



## City of Westminster

### Design and Access Statements Information Sheet for Listed Buildings – Minor Works

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission and/or listed building consent. Please note that we are unable to deal with your application until a completed statement is provided.

#### What should be included?

- **An assessment of the site and its surroundings**

You should include an assessment of the site's immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

- **Design and appearance (questionnaire below)**

The site analysis should support your proposal where access, layout, scale, and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the question below).

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

Fundamentally the works to be carried out on 17 Chester terrace are interior decoration. The property consists of 5 floors. With no works were carried out on the basement. The position of rooms within the property and their function has remained entirely the same. The scale of rooms and ceiling heights have not been altered.

All excising architectural details (Skirting's, architraves, doors, Cornices and other plaster work detail) have remained as per the existing detail. Where skirting and cornice needed to be added or repaired it was replaced like for like.

M&E required modernisation throughout the property. See attached the mechanical schematic. The M&E improvments worked with the existing warm air system.

Existing down lights have been replaced with new fittings and down lights were added sparingly where required. The majority of electrical sockets have been kept in their existing location. Extra small power has been added where required (for example the new kitchen)

The existing lift had a cosmetic upgrade from lift specialists 'Omega City Lifts'

Please refer to attached drawings

#### 001 – Ground Floor

The red dash line indicates joinery that has been removed to fit a new kitchen. High grade Interior finishes Finishes have been used throughout. Materials replaced like for like within the property. Stone floors in the entrance hallway and kitchen and timber in the family room. The walls are Painted throughout with wallpaper to an elevation in the family room.

**002 – First Floor**

The red dash line indicates joinery that has been removed to separate the dining and reception room.

See attached images 001 and 002 showing the reception room

New high quality parquet flooring has been laid throughout and high grad carpet in landing and staircases. Paint finish throughout and wallpaper in the dining room has been used for wall decoration.

**003 – Second Floor**

The red dash line indicates the removal of a new stud partition wall.

Carpet floor have been used throughout. Wallpaper has been used in the master bedroom with paint finishes used for the throughout the rest of the areas. The master bathroom was not touched as part of the works.

**004 – Third Floor**

The red dash line indicates new nibs in the guest bedroom that have been removed and a stud partition cupboard in the kids bedroom 2.

Carpet floor have been used throughout. Paint finishes used for the throughout on the walls. New bathrooms have been fitted.

**Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?**

No, the works are minor interior decoration and M&E improvements.

**If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?**

N/A

**If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?**

N/A

**If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?**

As explained in section 1.

**Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?**

High quality timbers / stone and specialist finishes have been used. The materials used will restore the beauty of the property and enhance architecture. The finished project will be a high end house. The materials used will be sustainable where possible.

**How have you followed the advice provided by CABE\* and Westminster City Council\*\* on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.**

No, The works are minor interior decoration on a residential property

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

We improved the interior decoration of this residential property within its existing limitations. There is an existing lift in the property that has been upgraded.

- \* CABE access guidance – Design and Access Statements: How to write, read and use them. Available from [www.cabe.org.uk](http://www.cabe.org.uk)
- \*\* Westminster City Council access guidance – Inclusive Design and Access: Supplementary Planning Guidance. Available from [www.westminster.gov.uk](http://www.westminster.gov.uk).