

HERITAGE STATEMENT: 70 WESTFIELDS AVE BARNES

Describe how the proposal retains the integrity and significance of the building as a whole, the location and hierarchy of rooms, historic floor levels, the structure of the building including foundations, fabric as well as features such as original staircases, original roof structures and other features identified as being of significance.

The existing property at 70 Westfields Avenue in its current configuration provides 3 small, poorly ventilated bedrooms on the first floor, with limited access to natural daylighting, outlook and storage.

The ground floor arrangement as existing provides an enclosed kitchen with a substandard ceiling height of approximately 2.15m. A small plastic rooflight provides limited daylight to the north facing living room, which opens onto a landscaped rear yard which receives limited sunlight due to the building mass of the terraced house

The proposed works to 70 Westfields Avenue builds on the existing consent granted in 2017, retaining the majority of the existing structure while introducing a number of new interventions which open up the ground floor layout introducing daylight and natural ventilation deep into what was previously a disjointed and restricted plan.

It is proposed to raise the street facing parapet to match the height of the neighbouring parapet at No. 68 Westfields, with a new second floor bedroom set back from the parapet line, aligning with the front ridgeline of the neighbouring roof extension. The principle for this second floor extension was established and consented in the earlier 2017 application, providing an additional bedroom and bathroom. The height of this approval has been maintained in this proposal.

External openings at first floor level have been retained largely as per the previous consent with a new fixed glazed rooflight to the ground floor below, bringing light deep into the floor plan over the entirety of the site.

The existing north facing garden has been incorporated into the proposed floor plan, allowing the kitchen and living rooms to be entirely opened up onto the external amenity space.

This pattern of infill provides more usable external amenity space, allowing the courtyard and surrounding ground floor spaces to be used in a variety of configurations. The principle of this extension to the rear has been established by the neighbour at No. 68, with the height of the proposed rear living room not to exceed the existing neighbouring conservatory.

Demonstrate the proposal is of exceptional design that integrates with and makes a positive contribution to the heritage asset

Windows to the first floor bedroom have been adjusted to proportionally align with the neighbour at No.68, while the ground floor bay window has been detailed in a more considered, contemporary manner.

The overall composition and massing of the proposed front facade is respectful of the existing neighbours with the omission of the gable end and raising of the parapet allowing No.70 to be read as a continuous entity when viewed in the context of the street elevation. The majority of the existing brick facade will be retained with minor modifications, and new applied external render finish.