

3 HYDE PARK PLACE, LONDON
DESIGN, ACCESS AND HERITAGE STATEMENT
MARCH 2021



BEN REED ARCHITECTS

Contents

JOB TITLE	3 HYDE PARK PLACE
JOB NUMBER	325
REPORT TITLE	Design, Access and Heritage Statement
REPORT NUMBER	01
REVISION	00
DATE OF ISSUE	March 2021
PURPOSE OF ISSUE	Planning
FILE NAME	325-99-01_DS HYDE PARK PLACE

01. INTRODUCTION

01.01 Purpose of Document

02. SITE APPRAISAL

02.01 Site Location

02.02 Bayswater Conservation Area

02.03 Existing Site Plan

02.04 Site Images

02.05 Existing Listed Building

03. PLANNING HISTORY

03.01 Planning History

04. DESIGN PROPOSALS

04.01 Proposed Design Alterations

04.02 Proposed Rear Lightwell

04.03 Existing and Proposed Floor Plans

04.04 Existing and Proposed Rear Elevation

05. ACCESS

05.01 General Access Arrangement

01

INTRODUCTION

01.01 Purpose of Document

This report is an illustrative document that sets out the design proposals for alterations to the ground floor and lower ground floor of the property known as 3 Hyde Park Place in Bayswater.

The report briefly describes the site location, heritage context and the planning history of the existing building, all of which are factors that have influenced the design proposed. The design alterations are described in the final section of the report.

The applicant and design team respectively request Westminster City Council to review the material included in this document and the accompanying supporting drawings which comprise the full planning application submitted to the Planning Authority.



02

SITE APPRAISAL

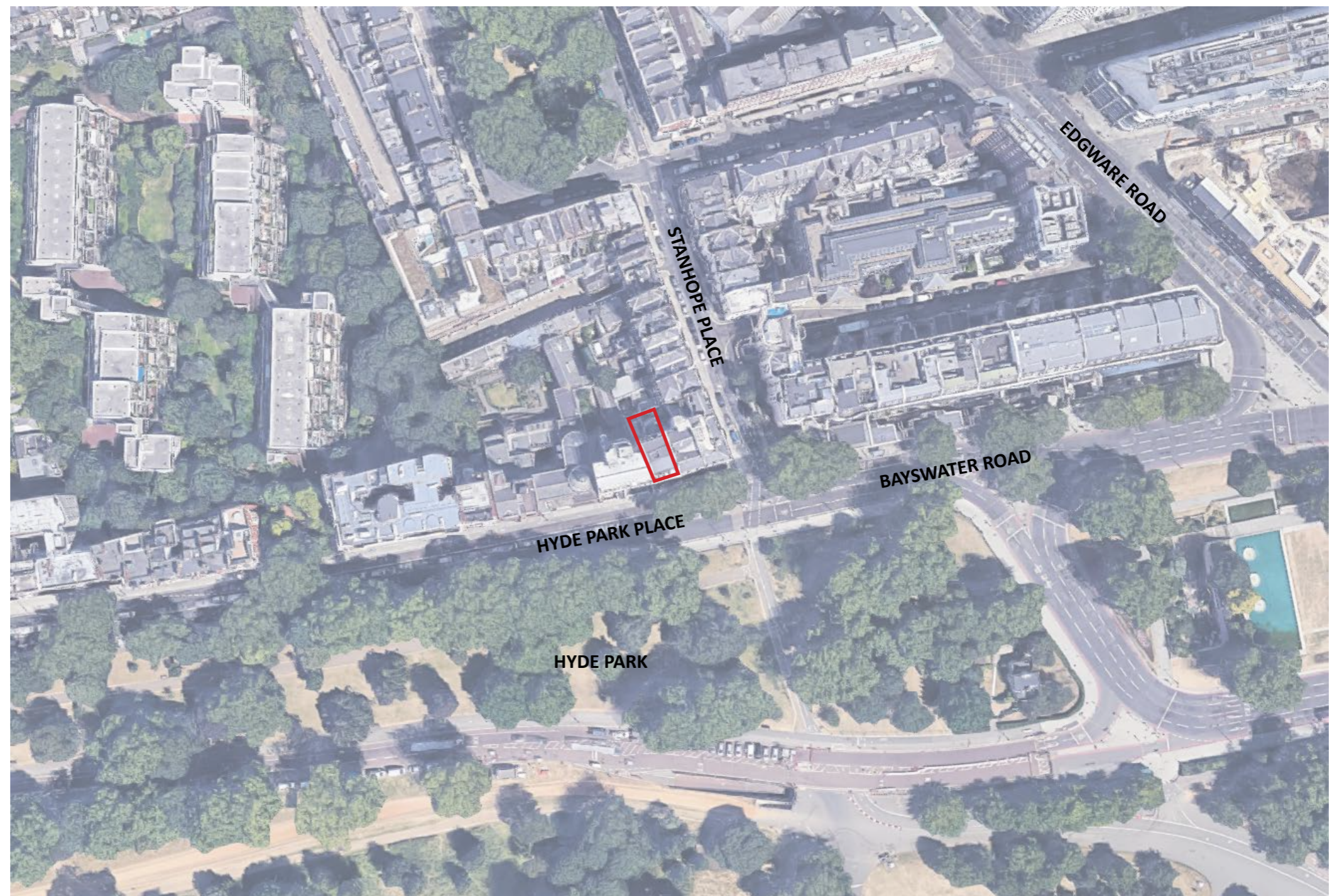
02.01 Site Location

The site is located on the north side of Hyde Park Place and faces south directly overlooking Hyde Park. The site is located within the Bayswater Conservation Area and is in the London Borough of Westminster City Council.

Hyde Park Place is a busy thoroughfare running east - west with numerous bus routes along it. The road turns into Bayswater Road to either side, connecting Marble Arch and Mayfair to Lancaster Gate and Notting Hill. The nearest underground train station is Marble Arch, approximately 300m to the east of the site.

The area surrounding the site is predominantly made up of residential apartments. However there are a few isolated offices, shops and restaurants nearby. There is a much greater abundance of commercial premises to the east along Edgware Road and Oxford Street.

There are numerous small green spaces and squares to the north of the site, however the primary amenity space is Hyde Park to the south.



02.02 Bayswater Conservation Area

The site is located in the Bayswater Conservation Area.

As quoted from the “Bayswater Conservation Area” general information leaflet produced by the City of Westminster, Bayswater Conservation Area is described as follows:

Historical Background

The initial designation covered the original nineteenth century development which defines the essential character of the area. The development of Bayswater as a fashionable residential area commenced in 1827 when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road and development extended westwards as the century progressed. The scheme was carried out in a grand manner in the form of an inter-related pattern of wide streets, crescents and squares planned on either side of the two main boulevards, Westbourne Terrace and Sussex Gardens

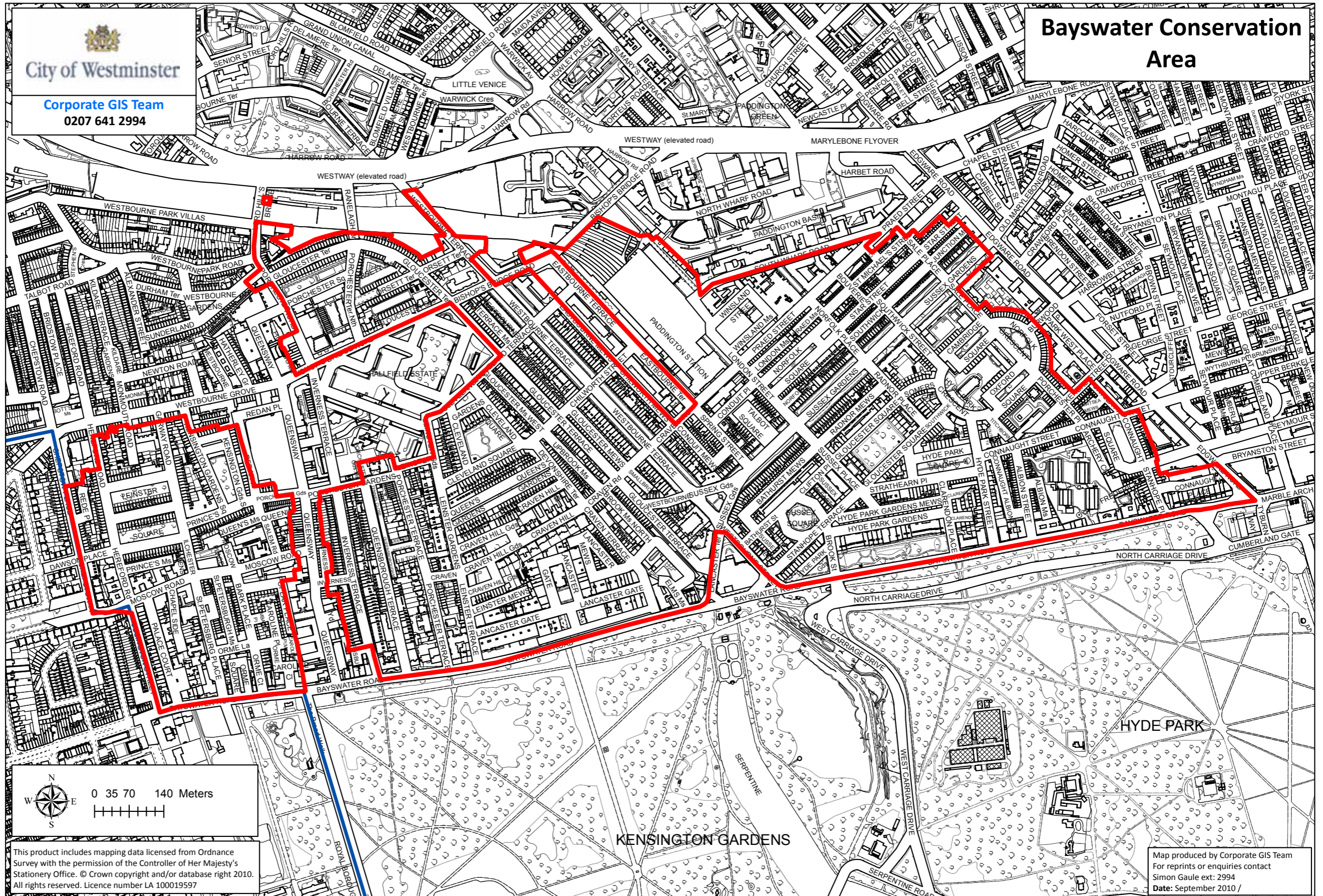
Key Features

There are several large areas of nineteenth century architecture of predominantly stuccoed terraces of housing with a variety of later, predominantly residential developments in between. The area around the two grand boulevards of Westbourne Terrace and Sussex Gardens includes Gloucester Terrace and comprises thoroughfares of fine classical terraces on a grand scale. The composition of streets and squares from this time is of particular value bringing bringing unity to the buildings of this period. A variety of development from later periods follows the original street pattern, most notably Norfolk and Hyde Park Crescents.

The area includes streets and mews such as Star Street and Bathurst Mews of smaller scale whilst the monumental Lancaster Gate development frames the spire of the former Christ Church and forms a splendid ‘entrance’ to the complex of buildings further north.

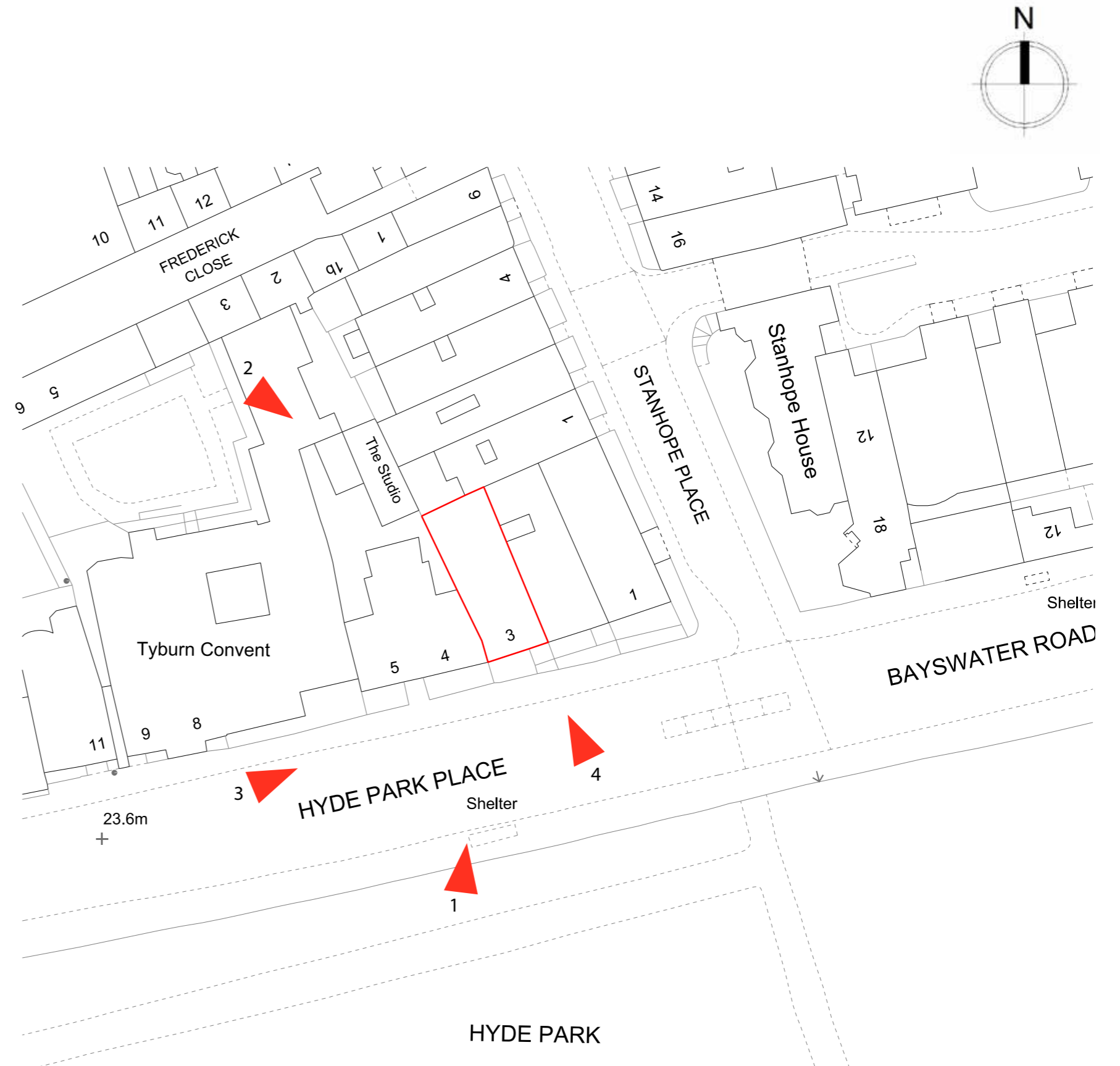
The character of the area remains predominantly residential, with many of the larger houses converted into flats, and numerous mansion blocks. There are also local shops, including along the southern side of Praed Street and a series of open spaces with fine trees and formal squares, all forming essential elements in the townscape composition and character of the area. The built edge of Bayswater Road on the southern boundary forms the backdrop to Hyde Park and Kensington Gardens.





02.03 Existing Site Plan

The existing site plan adjacent shows the boundary for the site. The red arrows show where the aerial birds eye views and street views were taken as shown on the following pages.



02.04 Site Images



1. Birds eye view from above Hyde Park looking north.



2. Birds eye view looking south east towards the back of the site, Hyde Park Place and Hyde Park

02.05 Existing Listed Building

The existing building at 3 Hyde Park Place is Grade II Listed.

The Listed Building register describes the buildings at 1 - 3 Hyde Park Place as follows:

“Terraced town houses. c. 1837-40 probably by George Ledwell Taylor. Stucco, slate roofs. 4 storeys, basement and dormered mansards. 3 windows wide fronts. No. 1 has entrance to return in Stanhope Place whilst Nos 2 and 3 have entrances to right hand, all with fluted Greek Doric porches, projecting to pavement. Recessed sash windows, a few retaining glazing bars, in architrave surrounds with cornices and pediments on 1st floor, architraves only to 2nd floor. Entablature over 2nd floor. No. 3 has later additional attic storey. Parapets with copings, that to Stanhope Place return of No. 1 balustraded. Cast iron spear head area railings. Corniced stucco chimney stacks. Part of the Tyburnia development planned by S.P. Cockerell in 1827 for the Bishop of London’s Estate (Church Commissioners) but laid out to modified plan by Cockerell’s successor G Gutch. ‘The History of Tyburnia’, G Toplis; Country Life 15, 22 Nov 1973.”

As described, 3 Hyde Park Place is a terraced townhouse with stuccoed frontage and with London stock brick to the rear facade. There are a total of 7 floors including the basement and mansard roof levels albeit some of the upper floors are split level. As identified in the planning history in the next section, the building use has changed over the years, although it was originally a residential building and currently all the upper floors remain as residential apartments

This application comprises the basement and ground floor levels. The ground floor is currently a single storey apartment, accessed from the communal ground floor lobby. The basement originally was for residential use also, but is currently used as office space. The basement can be accessed via a staircase within the ground floor apartment or via an external stair to the front of the building directly from the street.



03

PLANNING HISTORY

03.01 Planning History

Since its original construction in the nineteenth century there have been numerous planning applications and modifications to the building, both internally and externally. The building was originally built for residential use and whilst parts of the building have since been used for office use, the building remains primarily residential.

The site has a long and complex planning history and it appears that not all the delegated reports describing the full planning history have been published. It is not therefore possible for us to fully describe the planning history, however the table adjacent schedules the key applications made over the last 70 years as far as we can understand from the records available.


Planning Reference	Date	Application Description	Status
Not stated	28th Nov 1949	Use of basement, ground, 1st and 2nd floor as offices by the National Chamber of Trade and 3rd and 4t floors residential - limited until 01.07.54 * see below.	Approved
Not stated	28th Aug 1954	Application above * extended until 01.07.61	Approved
Not stated	29th June 1962	Application above * extended until 31.12.1967	Approved
Not stated	29th June 1962	Use of 3rd floor for offices	Refused
Not stated	20th Feb 1968	Application above * extended until 30.06.1977	Approved
Not stated	1972	Occupied until 1972 by National Chamber of Trade ** see below	Approved
Not stated	31st Jul 1972	Application above ** extended until 30.06.1990	Approved
Not stated	24th Oct 1972	Additional storey for residential and rear extensions for office	Refused
Not stated	21st Dec 1972	Erection of additional storey for residential	Approved
Not stated	13th Jun 1973	Construction of rear extension for office / showroom purposes	Refused

Planning Reference	Date	Application Description	Status
Not stated	4th May 1977	Retention of flagpole	Approved
Not stated	30th Nov 1981	Permanent use of basement, ground, 1st and 2nd floor for offices.	Refused
84/03802/FULL	4th Mar 1985	Use as offices on lower ground, ground, 1st and 2nd mezzanine floors and residential on 2nd - 5th floors	Refused
87/04635/LBC	16th Sep 1987	Creation of two duplex apartments, one apartment and office accommodation and erection of 2 conservatories	Unknown
87/04635/LBC (also PT/TP5974)	2nd Jun 1988	Creation of two duplex apartments, one apartment and office accommodation and erection of 2 conservatories	Approved
84/03802/FULL	1988	New steel staircase at the rear linking ground and 2nd floor levels (fire escape)	Unknown
89/01533/FULL	22nd Mar 1989	Extension of permission for office usage of basement and ground floors only from 1990 in perpetuity	Approved
89/01534/FULL	22nd Mar 1989	Extension of permission for office usage of basement and ground floors with option to maintain office usage on first floor and mezzanine apartment from 1990 in perpetuity	Unknown
90/03840/FULL	1st Aug 1990	Change of use of ground floor from residential class C3 to class B1 Business use and basement floor from class B1 Business use to Class D2 use - Bridge Club	Approved

Planning Reference	Date	Application Description	Status
90/04984/FULL	1st Oct 1990	Change of use of basement only from Business (B1) to Bridge Club (D2).	Approved
91/00564/FULL	4th Mar 1991	Refurbishment of Basement Bridge Club and ground floor flat; provision of new entrance to Bridge Club	Approved
91/00605/LBC	4th Mar 1991	Alterations to walls on ground floor; retention of ornate ceilings and covings; additional mouldings to be applied to living room.	Approved
91/03463/FULL and 91/03470/LBC	10th Oct 1991	New chimney stack to rear	Approved
91/03496/LBC	20th Sep 1991	New steel staircase at rear linking ground and 2nd floor level (fire escape)	Withdrawn
93/03474/FULL	10th Feb 1994	Retention of air conditioning units at rear first floor level and provision of plant housing	Approved
98/06852/LBC	13th Aug 1998	Erection of new mansard roof with dormer windows	Approved
98/06234/FULL	19th Oct 1998	Internal modifications, new mansard roof to Hyde Park Place, modifications to rear roof, new escape stair and improved access from roof well to adjoining properties, all at flat 3	Approved
98/06235/FULL	1998	Increase accommodation at mezzanine level; reduction of existing terrace and creation of new terrace above, all at flat 2	Withdrawn

Planning Reference	Date	Application Description	Status
98/03622/FULL	16th Nov 1998	Fire escape to replace that removed by adjacent development	Refused
98/03695/LBC	16th Nov 1998	Erection of full height fire escape to rear of building to replace that removed by conversion of adjoining property	Refused
99/11330/FULL and 99/11335/LBC	20th Oct 1999	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace	Refused
07/09527/FULL	1st Nov 2007	Use of basement as offices (B1) with associated internal and external alterations including replacement of air conditioning units and installation of new door and windows within front basement lightwell.	Approved
07/09528/LBC	1st Nov 2007	Internal and external alterations including replacement of air conditioning units and installation of new door and windows within front basement lightwell	Approved
07/10611/FULL	5th Dec 2007	Partial demolition of existing rear glazed conservatory and installation of new conservatory at first floor level.	Withdrawn
07/10612/LBC	5th Dec 2007	Internal alterations including removal of partitions, two staircases and alterations to doors.	Approved
08/03295/FULL	11th Apr 2008	Demolition of existing first floor rear conservatory and erection of new conservatory, replacement windows to front and second and third floor windows	Approved

Planning Reference	Date	Application Description	Status
08/03481/LBC	11th Apr 2008	Partial demolition of existing rear glazed conservatory and installation of new to match. Replacement of sash windows to front elevation to match original.	Approved
08/04604/FULL and 08/04605/LBC	23rd May 2008	Installation of six air conditioning units and screening on second floor roof	Approved
08/05134/FULL and 08/05135/LBC	12th Jun 2008	Removal of roof ventilation cowl and replacement with rooflight to rear flat roof area.	Approved
09/07870/FULL	28th Sep 2009	Replacement of second floor windows to front and rear.	Approved
10/08049/FULL and 10/08050/LBC	22nd Sep 2010	Removal of existing roof, erection of additional storey on rear elevation, heightening of chimney stacks and erection of slate clad roof with glazed doors to front elevation and three dormer windows to the rear elevation: all to provide additional residential accommodation.	Approved
18/06135/FULL and 18/06136/LBC	15th Sep 2018	Removal of existing first floor conservatory, timber decking and glass balustrade and erection of a two storey rear extension at first and second floor levels with terrace and metal balustrade also at second floor level and associated internal alterations including replacement of spiral staircase with conventional staircase.	Withdrawn



In summary therefore, there is clearly a long and complex planning history to the building. It is obviously known that the original building when built in the nineteenth century, was used solely as a residential dwelling. This appears to have remained the case up until the mid twentieth century when it appears that part of the building was used for office accommodation. However, the application in 1988 planning reference 87/04635/LBC establishes the conversion of the first to sixth floors as apartments / duplex apartments. The application in 1991 planning reference 91/00564/FULL establishes the ground floor apartment as residential use and the application in 2007, planning reference 07/09527/FULL establishes the basement floor as office accommodation. These uses remain current today.

The planning history also demonstrates there has been planning approval for a number of alterations, modifications and extensions internally throughout the building and externally, particularly to the rear of the property. The front facade remains of clear historical importance and is largely unaltered, retaining its original features. However the rear facade lacks any architectural cohesion and design merit with a mixture of styles from a number of different eras. Furthermore, the neighbouring properties also lack cohesion and sympathy to the original design and historical context. The alterations and modifications have been poorly executed as is currently evident in the windows and brickwork.

The approved applications set a clear precedent for the proposals included in this application. The current condition of the rear facade invites further improvements to be made!

04

DESIGN PROPOSALS

04.01 Proposed Design Alterations

The basement accommodation, currently arranged as offices is redundant and no longer in use. The minimal fenestration, makes the space undesirable for use as office space. As there is currently an internal stair directly connecting the basement and the ground floor apartment, it seems logical to combine the two floors to create a single duplex apartment. This application therefore comprises a request to change the use of the basement office accommodation to residential.

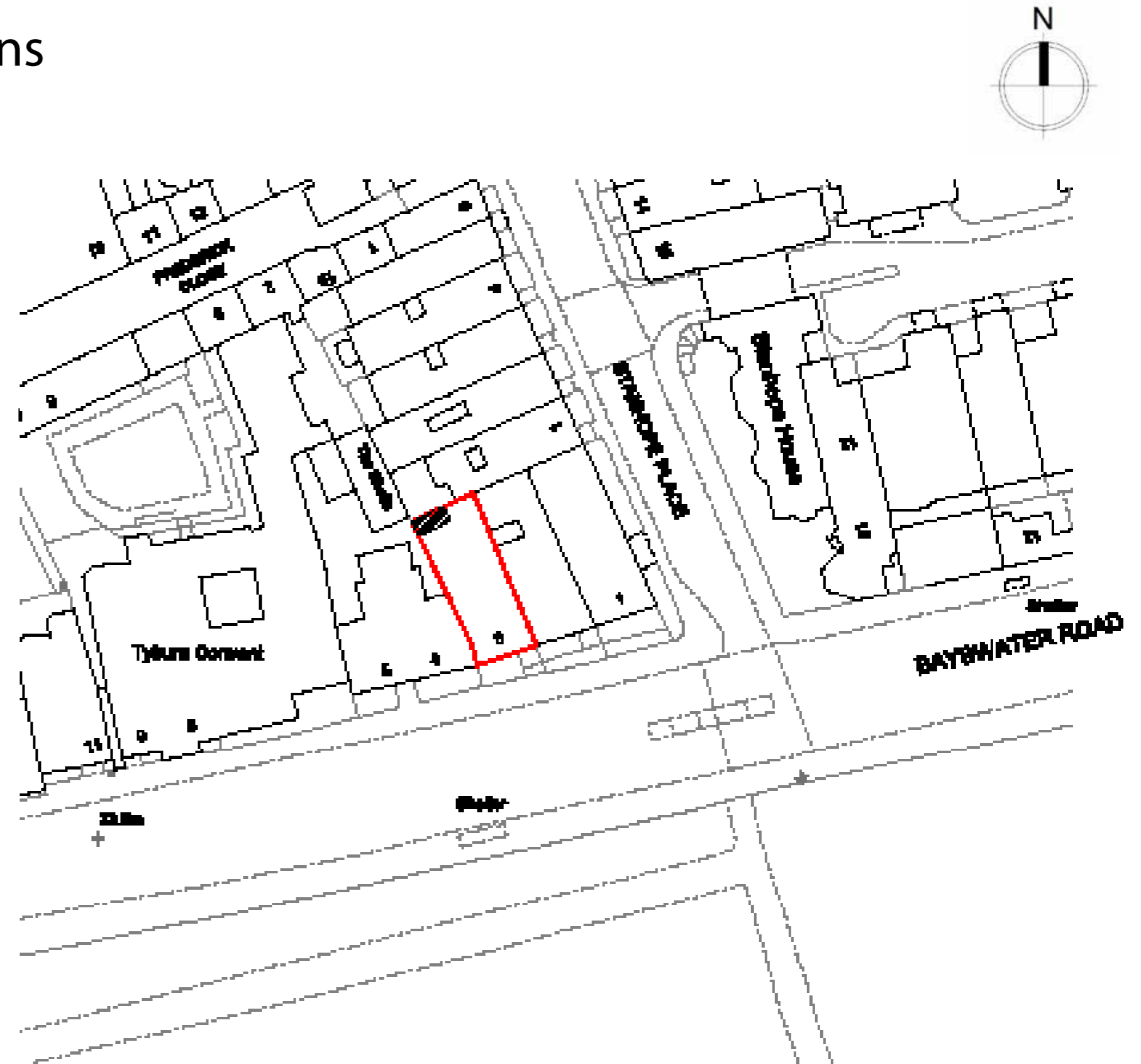
As noted, there is very limited natural light / daylight at basement level. Given the architectural quality and historical importance of the front facade, no changes can realistically be proposed here. However, to the rear of the building as evidenced in the planning history, there have been a number of changes approved. The small outside space at ground floor to the rear is bound on the southern side by a non original conservatory-like extension. It also has a non original roof light (providing some natural light to the basement) but making the space unusable as outdoor amenity space.

The proposal therefore is to lower the outside space to create an external lightwell at basement level. This will allow full height glazed windows and doors to be installed to the new spaces at basement providing much improved natural light and ventilation and will also provide usable external amenity space. The hatched area on the site plan adjacent shows the location for the proposed lightwell.

The fenestration to the existing conservatory like extension overlooking the rear lightwell is to be replaced given it is in a poor state of repair. A juliet balcony is to be incorporated in the replacement fenestration to improve the quality of the space.

In addition, to satisfactorily convert the existing basement offices and ground floor apartment into an appropriate 3 bedroom duplex apartment, a few new openings are required to some structural walls. These are however, kept to a minimum and will not result in the loss of any original features and therefore will not in any way compromise the Listed Building.

The combination of these proposals will result in a high quality apartment, appropriate to the size, architectural quality and location of the building. Through it's conversion and refurbishment, the historical importance of the building will be maintained for many years to come.



04.02 Proposed Rear Lightwell

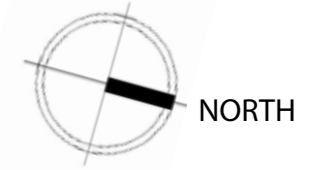
The photographs below are of the existing conservatory-like extension and of the rooflight in the small courtyard space at the rear of the property providing natural light to the basement. As has been identified in the planning history, these additions are not original to the building. Furthermore the glazing and framework to both the rooflight and conservatory are of poor quality and in need of upgrade.

The removal of the rooflight and creation of an open lightwell to basement level is not considered in any way detrimental to the quality or character of the architecture and will in fact enhance the building at the rear.

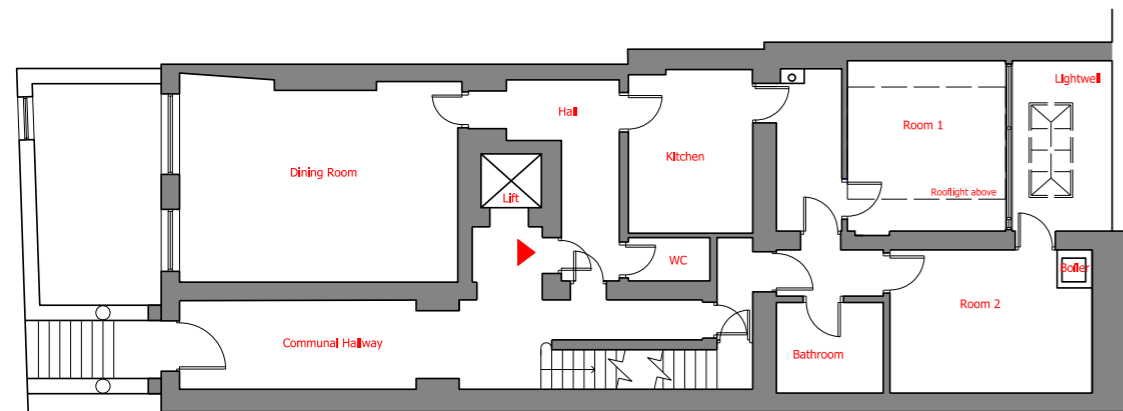


Glazed rooflight and conservatory-like extension to the rear of the property at ground level

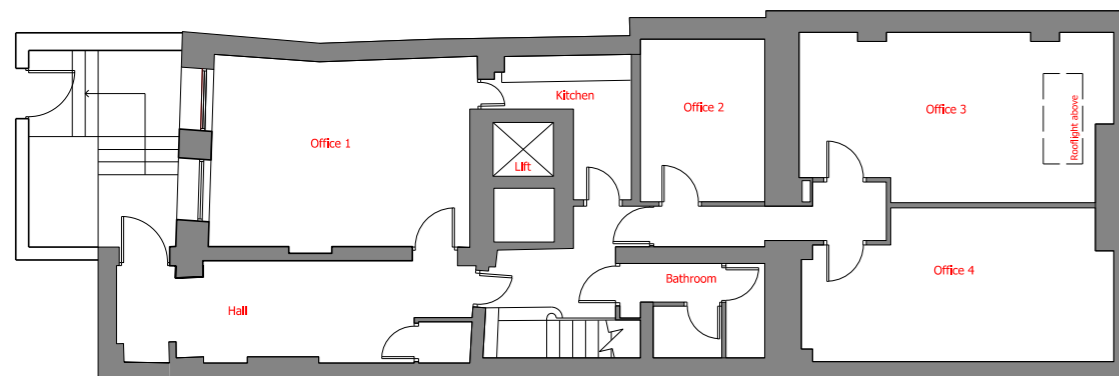
04.03 Existing and Proposed Floor Plans



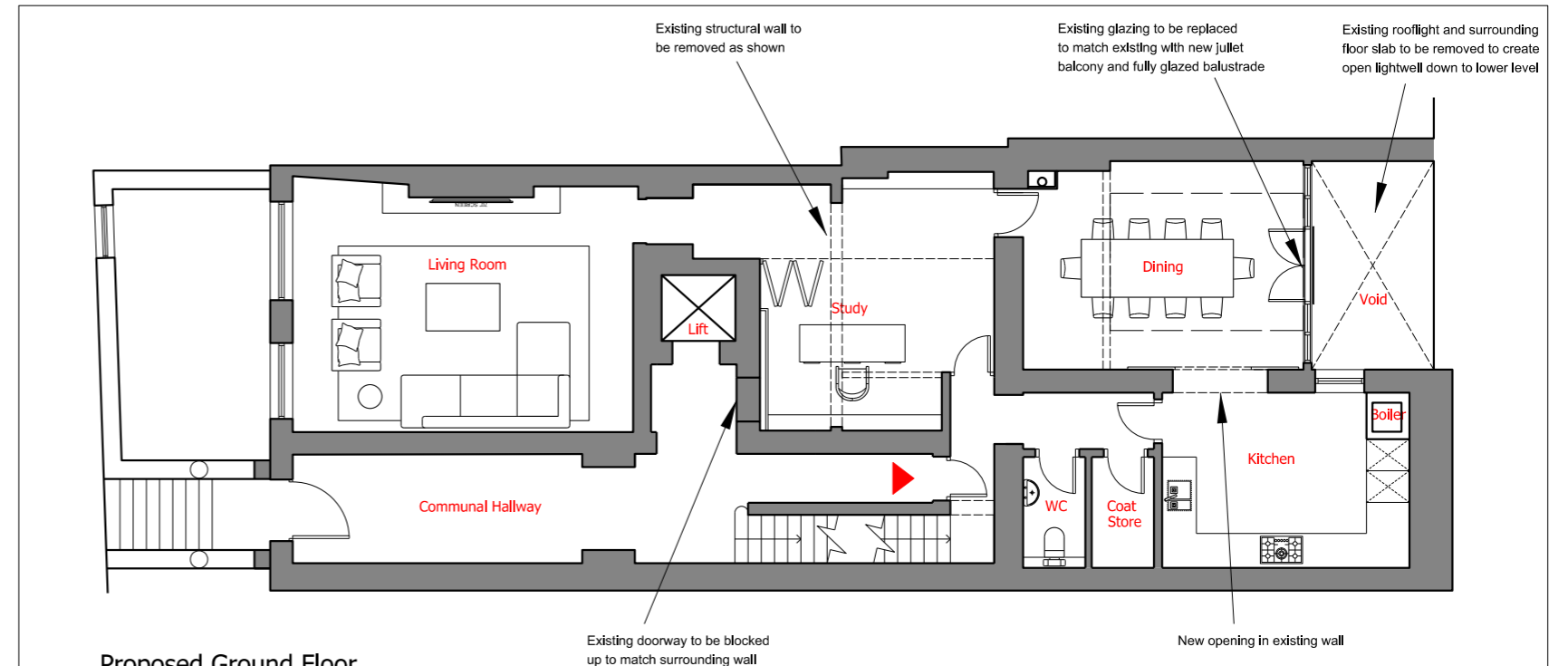
The alterations to the rear of the property and creation of the new lightwell are shown on the proposed plans to the right. The proposed plans also show the internal alterations and the new duplex apartment that is to be created.



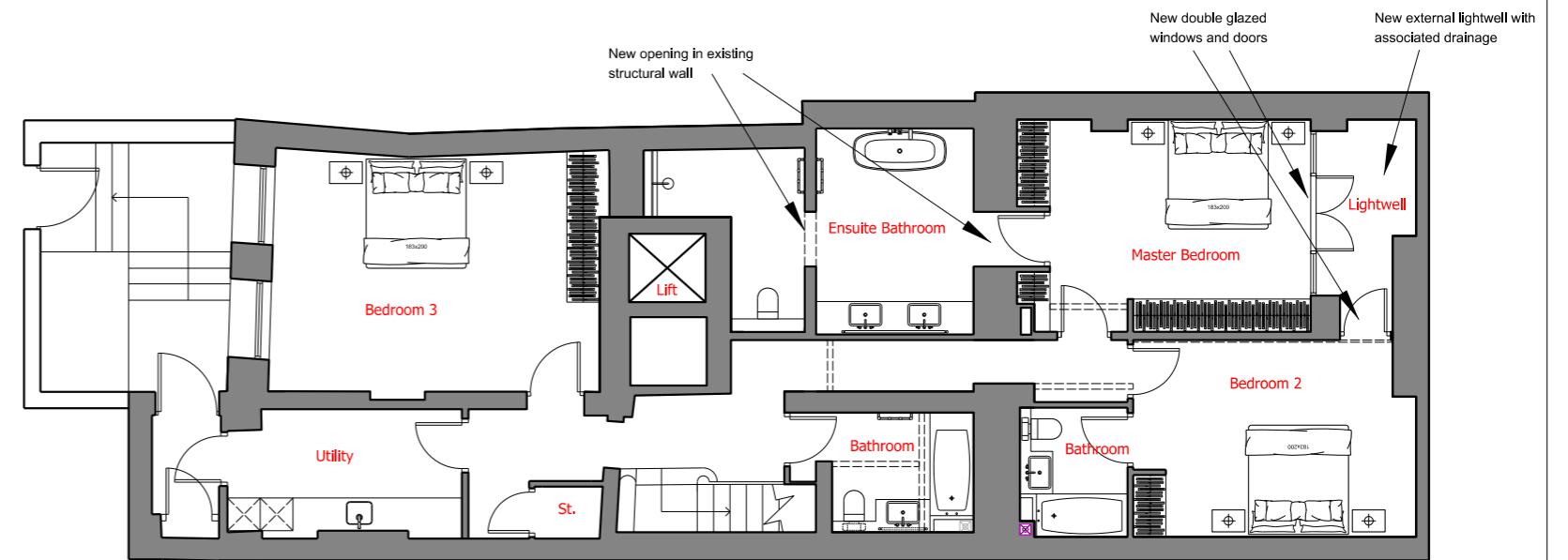
Existing Ground Floor



Existing Lower Ground Floor



Proposed Ground Floor



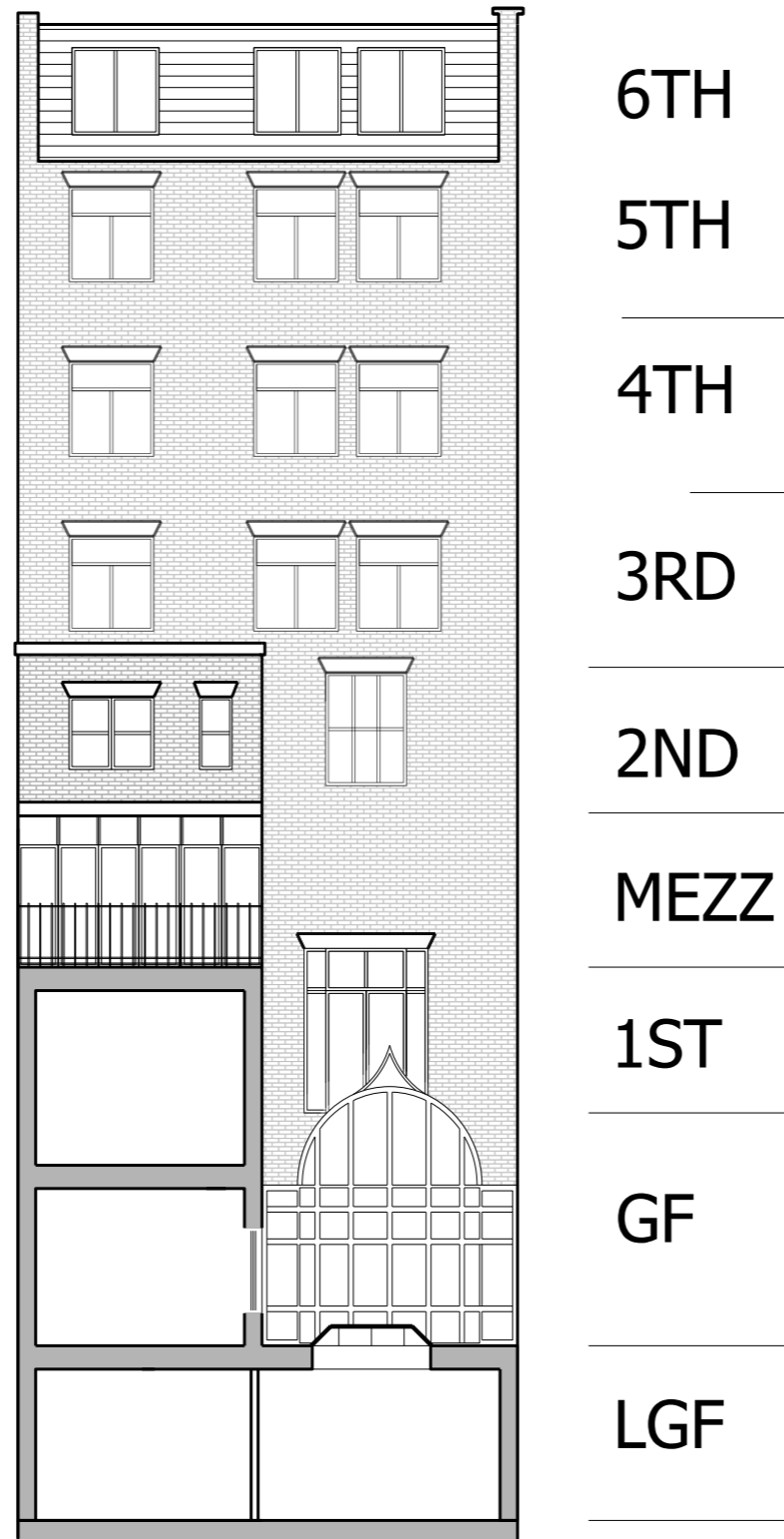
Proposed Lower Ground Floor

04.04 Existing and Proposed Rear Elevation

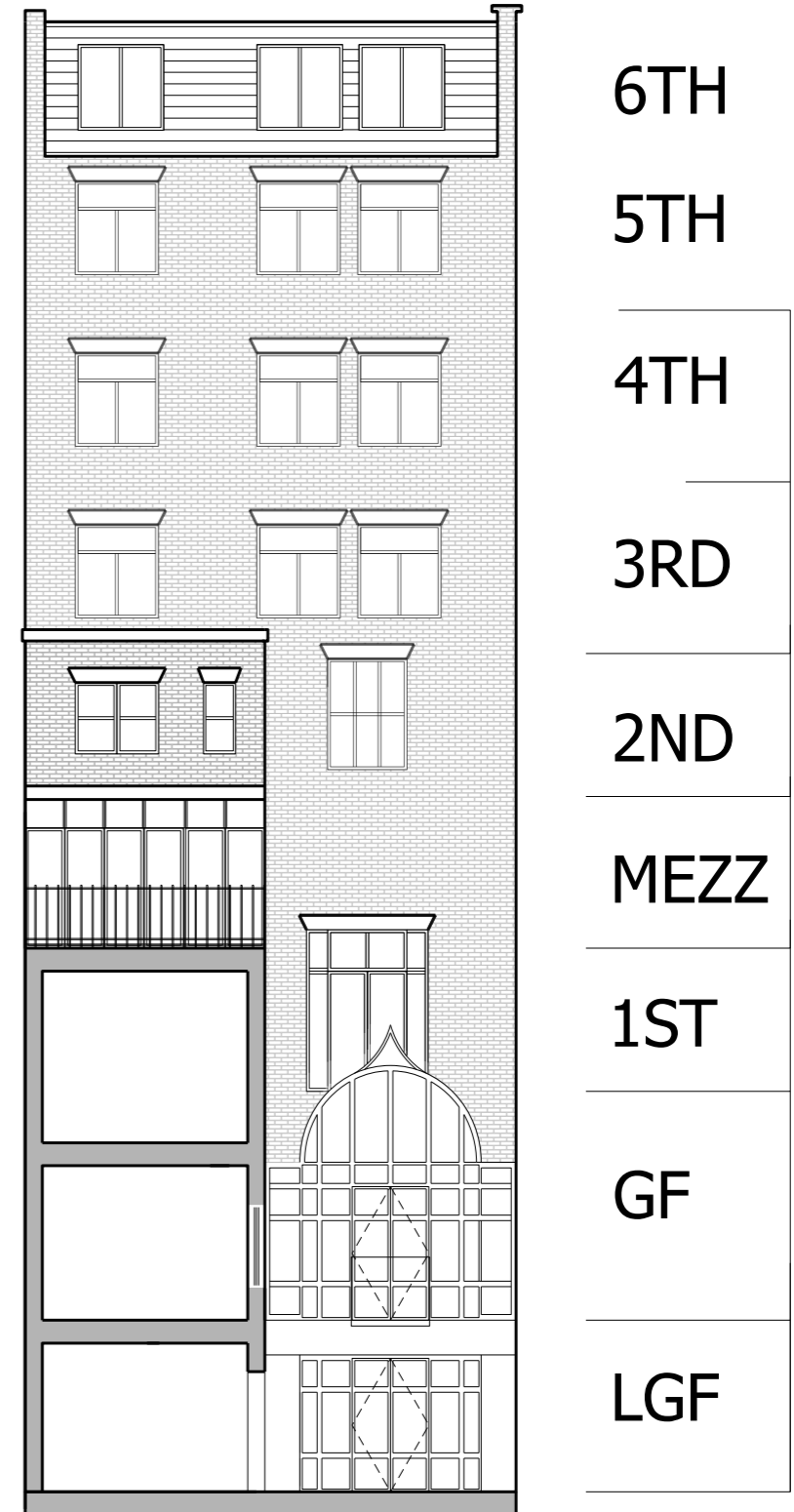
The existing and proposed elevations adjacent show the proposed alterations to the rear of the property. The existing glazed rooflight is to be removed and a lightwell is to be formed down to basement level. New large glazed windows and doors at basement level will maximise natural light and ventilation to the newly created bedrooms at basement level.

A juliet balcony is proposed to the ground floor conservatory-like extension.

None of the alterations proposed will be visible from any adjoining properties or from any public vantage point.



Existing Rear Elevation



Proposed Rear Elevation

05

ACCESS

05.01 General Access Arrangement

The site is extremely well served by public transport with numerous bus routes running along Hyde Park Place and Marble Arch underground station (on the Central Line) in very close walking distance.

There are currently no car parking provisions to the site and this will remain unchanged.

Access to the property at ground floor is currently via the communal lobby at ground floor level. Access to the basement is via a private stair within the ground floor apartment and via an external stair to the front lightwell of the building directly from the street. Whilst an alternative (existing) entrance door is to be used for access in the ground floor communal lobby, the access arrangement to the new duplex apartment remains unchanged.

Access within the duplex apartment also remains unchanged from the existing and original arrangement.

BEN REED ARCHITECTS

1A ATHELDENE ROAD
LONDON
SW18 3BN

T: +44 (0) 20 8870 6982
E: info@benreedarchitects.com