

DESIGN AND ACCESS STATEMENT

...in relation to the proposed works at

Flat 3 & 4, 31-32 Hyde Park Square Queens Gate, W2 2NW

produced by RJHArchitecture Ltd.



1. INTRODUCTION

This Design and Access Statement is submitted to Westminster City council in support of the proposed reinstatement of the historic staircase between Flat 3 (second floor) and Flat 4 (third floor), removed during previous works as documented in the accompanying Heritage Statement, at 31-32 Hyde Park Square.

This application seeks to reinstate a staircase in the original enclosure to provide private access between self-contained apartments.

2. THE SITE

Built as a Grand House within a terrace of seventeen, No. 31 Hyde Park Square is 3-bays wide and of four storeys plus attic and basement. It has a stucco ground floor with exposed London stock brick above. Window surrounds and cornice are also in stucco, and a first-floor balcony extends the full width of the property. A staircase would have risen through the property at the rear, in line with the front door, with two principal rooms existing at ground floor level, the front larger than the rear. Number 31 was combined with its neighbour at 32 and laterally converted in the mid-20th century. The original staircase was removed at this time.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 It is a Grade II Listed Building, with 31 Hyde Park Square of National Importance and of Special Interest. The full Listing Details are provided overleaf and for further Heritage related documentation please see the enclosed Heritage Statement.

STATUTORY LISTING

The subject building did listed Grade II, on 10-Apr-1975, as part of the terrace of houses comprise Nos 30-37. The listing description by Historic England is as follows:

TQ 2780

“Symmetrical terrace. c. 1830-40 probably by Ledwell Taylor. Stock brick with stucco ground floors incised with coursing, slate roofs. 4 storeys, basements and dormered mansards. 3 window wide fronts in composition of 3:6:6:6:3 bays with end houses slightly advanced. Corniced and architraved doorways to left and right hands. Recessed sashes, most with glazing bars, those on 1st floor with architraves and cornices and with pediments to end houses and centre pair; architraves to 2nd floor windows. Entablature with dentil cornice over 2nd floor, attic cornice and blocking course. Cast iron geometric pattern balcony continuous to 1st floor. Cast iron spear head area railings. Roofscaperhythm provided by party wall mounted, stucco, corniced chimney stacks. Part of the Tyburnia development planned in 1827 by S.P. Cockerell for the Bishop of London's Estate (Church commissioners), but laid out to modified plan by Cockerell's successor G Gutch.”

Listing NGR: TQ2710180997

BAYSWATER CONSERVATION AREA

The subject site is located within the Bayswater Conservation Area, which was first designated in 1967 and then extended in 1978, 1990 and 2002. Hyde Park Square sits within the eastern section of the Conservation Area, known as Tyburnia. The Bayswater Conservation Area Audit was prepared by Alan Baxter Associates (adopted as SPG in 2000) and it provides a thorough appraisal of the area. In addition, WCC had prepared the Bayswater Conservation Area mini guide (2004), with summaries of the area's special character:

“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”



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: 30-37, HYDE PARK SQUARE W2

Heritage Category:

Listing

List Entry No :

1231641

Grade:

II

County: Greater London Authority

District: City of Westminster

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:

TQ 27101 80997

Map Scale:

1:2500

Print Date:

27 January 2021



Historic England

HistoricEngland.org.uk

3. EXTERNAL APPEARANCE (REAR FAÇADE)

The rear elevation has been altered through the years, including entirely rebuilding the area of the original staircase and changing the position of these windows. The house was built as single dwelling as part of the Bishop of London's Tyburnia Estate. It was combined with No.32 and subdivided in the mid-20th century. This phase of works was responsible for the majority of the internal and many of the external changes, and the subsequent loss or reduction of historic features. The works have no effect on the external appearance of the building.



4. EXISTING

Flat 3 at No.31-32 Hyde Park Square is located on the Second Floor; this is a generous two-bedroom apartment with a kitchen, dining room and a spacious living room.

Flat 4 at No.31-32 Hyde Park Square is located on the Third Floor with a similar layout (two-bedroom flat); all 'as existing' arrangements can be reviewed in full within the enclosed drawing packages accompanying this submission.

Flat 3 – Second Floor



Existing Kitchen



Existing door connecting dining & kitchen area.

Flat 4 – Third Floor



Existing kitchen with a hatch on the wall

5. PROPOSED

The proposal seeks to re-configure two 2-bedroom flats (Flat 3 & Flat 4) at 31-32 Hyde Park Square to create a four-bed family duplex for our client and a self-contained one bed-flat.

The flat at second floor, despite the current size (140 sqm), is a 'non-family' flat as defined by the City Plan being a 2-bedroom flat. The re-configuration would be made easier by reversing some of the works done in 1950's by closing off the party wall opening between 31 and 32 at 3rd floor.

As result of this operation, the duplex at second floor & part of the third floor would be a 4-bedroom flat (222 sqm circa), creating the family home that the client needs, whereas the remaining part of the third floor would be a self-contained one bedroom-flat (62 sqm).

The proposal seeks also to reinstate the historic staircase in its original location, which is in the existing kitchen location, between 2nd and 3rd floor, that would allow each flat to be independent.

The historic research carried out by MVHC LTD (Please refer to the Heritage Statement that accompanies this application), confirms that historically there was an internal staircase, which connected the whole building as it was a single dwelling, in the location this application seeks to reinstate. The impact of the alteration is assessed in the Heritage Statement.

The new staircase has been carefully designed to minimise its impact on the existing partitions, windows, and surrounding fabric. The existing kitchen window at second floor, which is not original, is retained and the staircase is stepped off the wall and existing architraves to ensure there is no residual impact in this area from the proposal.

The existing doorway that connects the kitchen with the dining room at Second Floor is not original and this proposal seeks to infill this portion. This in turns improves the resultant new kitchen arrangement.

At the Third Floor the proposal seeks to infill a non-original serving hatch in the wall to ensure privacy to Bedroom 3.

The proposed timber staircase aesthetic and materiality is in line with the age and history of the building. It has been carefully designed to match the Georgian aesthetic details for the spindles and the handrail (Please refer to the drawing 2040_02-30 – Section AA as Proposed for further details).

The remaining part of the flat at third floor is one-bedroom flat in which we proposed a new kitchen arrangement.

6. EXISTING ACCESS

The access to each apartment will continue to be via the main staircase and lift in No 32.

7. SCALE

Due to the generous size of the two dwellings, this operation would not be harmful to the area as the re-configuration balances the two properties.

8. CONCLUSION

The proposal is considered to sustain the building's historical and architectural interest by preserving and reinstating an element of significance. The proposed changes respect the significance of the site as a Listed Building and in the context of its location within the Conservation Area.

RJHArchitecture and our client are devoted to ensuring a considered and appropriate development is proposed and would welcome dialogue with the appointed Planning & Conservation Officer.