

# 32 HYDE PARK SQUARE FLATS 3 & 4 HERITAGE STATEMENT



Prepared for:

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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by MVHC Ltd, to accompany application for Listed Building consent for internal alteration works to Flats 3 and 4, at No 32 Hyde Park Square, W2 2JP.
- 1.2 This document should be read in conjunction with the Planning statement prepared by Metropolis Ltd, drawings (“as existing” and “as proposed”), prepared by RJHArchitecture Ltd.
- 1.3 In accordance with the National Planning Policy Framework (NPPF), as well as Westminster Local Planning Policy requirements, this document provides sufficient information about the application site, its historic background, significance, and setting. It analyses the significance and special character of the subject site. Also, it provides an assessment of impact of the proposals on the significance of identified heritage assets. The adopted methodology applied in the report is a production of the visual inspection and evaluation of the site, based on a professional experience and a review of literature and primary and secondary sources.
- 1.4 No. 32 Hyde Park Square is a Grade II listed terraced building which was built c.1836. It comprises six floors of residential accommodation including basement and mansard level above. The application site was formed by lateral conversion and amalgamation of Nos 31 and 32, in 1958. Flats 3 and 4 are located on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. Hyde Park Square is part of the Church Commissioners for England’s Hyde Park Estate and is located within the Bayswater Conservation Area in the City of Westminster.
- 1.5 The proposal involves re-instatement of the internal stair, between 2<sup>nd</sup> and 3<sup>rd</sup> floor ( within former No 31), in the original location, closing of the opening in the party wall between Nos 31 and 32 on the 3<sup>rd</sup> floor, and other minor internal changes. For full details, please see Section 9 of this document and architect’s drawings.

## 2.0 PLANNING POLICY FRAMEWORK

- 2.1 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. This section of the statement outlines relevant national and local policy and guidance.

### THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 2.2 The legislation context managing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act of 1990. Section 66(1) of the Act requires decision makers to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay *“special attention... to the desirability of preserving or enhancing the character or appearance of that area.”*

### NATIONAL PLANNING POLICY FRAMEWORK, (NPPF), 2019

- 2.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018 and again in February 2019. It is the principal document that outlines Government’s planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. *“These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”*
- 2.4 NPPF, Section 16 *“Conserving and Enhancing the Historic Environment”* and the paragraphs 189 – 202, relate to developments that may have an effect upon the historic environment:
- 2.4.1 *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary [...]”* (Paragraph 189)
- 2.4.2 *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”* (Paragraph 190)

2.4.3 *"In determining applications, local planning authorities should take account of:*

*The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and "The desirability of new development making a positive contribution to local character and distinctiveness."* (Paragraph 192)

2.4.4 *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm, total loss or less than substantial harm to its significance."* (Paragraph 193)

2.4.5 *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens should be exceptional.*
- b) *assets of highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens and World Heritage sites should be wholly exceptional. (Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)"* (Paragraph 194)

2.4.6 *"Where a development proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.* ( Paragraph 195)

2.4.7 *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Paragraph 196)*

2.4.8 *Paragraph 200 of the NPPF advises local planning authorities to 'look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal it significance) should be treated favourably.'*

2.4.9 *"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."* (Paragraph 201)

#### NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)

2.5 In 2014 the government published new planning practice guidance for the National Planning Policy Framework and the planning system (NPPG).

2.6 Conservation and enhancement of the historic environment (Paragraph: 003 Reference ID: 18a-003-20140306)

NPPG explains that the *"conservation of heritage assets in a manner appropriate to their significance is a core planning principle."* It further states that *"Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets [...]"*

NPPG also states that *"In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time."*

and

*"[...] Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available."*

2.7 Importance of "significance" in decision taking (Paragraph 009, Reference ID: 18 a-009-20140306)

When considering to which extent proposed works may affect the heritage assets NPPG states: *"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*

2.8 Setting of a heritage asset (Paragraph: 013 Reference ID: 18a-013-20140306)

*"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."*

2.9 A viable use for a heritage asset (Paragraph 015, Reference ID: 18 a-015-20140306)

*"[...] sustaining heritage assets in the long term often require an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation."*

2.10 Assessing harm (Paragraph: 017 Reference ID: 18a-017-20140306)

*"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. [...] significance derives not only from a heritage asset's physical presence, but also from its setting."*

*"Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."*

2.11 Avoid or minimize harm to the significance of a heritage asset (Paragraph 019, Reference ID 18 a – 019- 20140306)

*"A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way."*

2.12 Public benefits (Paragraph 020, Reference ID 18 a- 020-20140306)

*"Public benefits may follow from many developments and could be anything that delivers economic, social, or environmental progress [...] However; benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."*

*Public benefits may include heritage benefits, such as:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation"*

#### HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES

2.13 The NPPF inherited many of the essential concepts of former PPS5 (planning Policy Statement), *"Planning for the Historic Environment."* PPS5 was accompanied by a *"Planning for the Historic Environment Practice Guide,"* published by Historic England (former English Heritage). On 27 March 2015, The PPS5 Practice Guide was withdrawn, and replaced with three separate documents: Good Practice Advice notes 1, 2 and 3:

- Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

2.14 Further Guidance by Historic England has been adopted in February 2016:

- Conservation Area Designation, Appraisal and Management Historic England (Advice Note 1)
- Making Changes to Heritage Assets Historic England (Advice Note 2)

THE LONDON PLAN (March 202)

2.15 The London Plan 2021 is the current the spatial development strategy for London. The London Plan encourages the enhancement of the historic environment and looks favourably upon developments which seek to maintain the setting of heritage assets.

Policy HC1 - Heritage conservation and growth, in particular following paragraphs:

2.16 HC1 (c): *“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.”*

*HC1 ( 7.1.7) Heritage significance is defined as the archaeological, architectural, artistic or historic interest of a heritage asset. This may be represented in many ways, in an asset’s visual attributes, such as form, materials, architectural detail, design and setting, as well as through historic associations between people and a place, and where relevant, the historic relationships between heritage assets. Development that affects heritage assets and their settings should respond positively to the assets’ significance, local context and character to protect the contribution that settings make to the assets’ significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details, and form.*

WESTMINSTER LOCAL PLANNING POLICY AND GUIDANCE

Westminster City Plan 2019-2040, adopted April 2021

2.17 Westminster’s City Plan 2019 -2040 replaces previous planning policy (UDP 2007 and City Plan Strategic Policies 2016). The relevant UDP and Strategic policies are superseded by Policy 39 - Westminster’s Heritage. In particular, relevant policy for this application is 39.9 which states:

*“We expect alterations and extensions to listed buildings to safeguard important or original fabric and relate sensitively to the architectural detail, materials and style of the original building and any later phases of work which contribute to significance. Applicants should identify and protect those elements which contribute to special interest. This may include internal features such as plan form, location and hierarchy of rooms, historic floor levels, the structure of the building (including foundations), as well as patterns of openings, chimney breasts, staircases and roof structures. Historic fixtures and fittings can be at risk of damage or theft when buildings are vacant, undergoing work or on the market and applicants should consider how this risk will be managed. If such features are damaged or stolen, we will require their reinstatement.”*

OTHER PLANNING GUIDANCE

2.18 Repairs and alterations to listed buildings (1995)

- *“DES 8(D) All proposed works should be shown in an application and any matter that might be the subject of control under other legislation or by another authority should be resolved or be capable of resolution in a satisfactory manner [...]”*

2.19 Bayswater CAA (by Alan Baxter & Associates, 2000)

## 3.0 SITE CONTEXT

### 3.1 LOCATION



Figure 1 – Aerial view of the subject site (marked in red)

### 3.2 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. Roofscape rhythm 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

- 3.3 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.

- 3.4 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"*



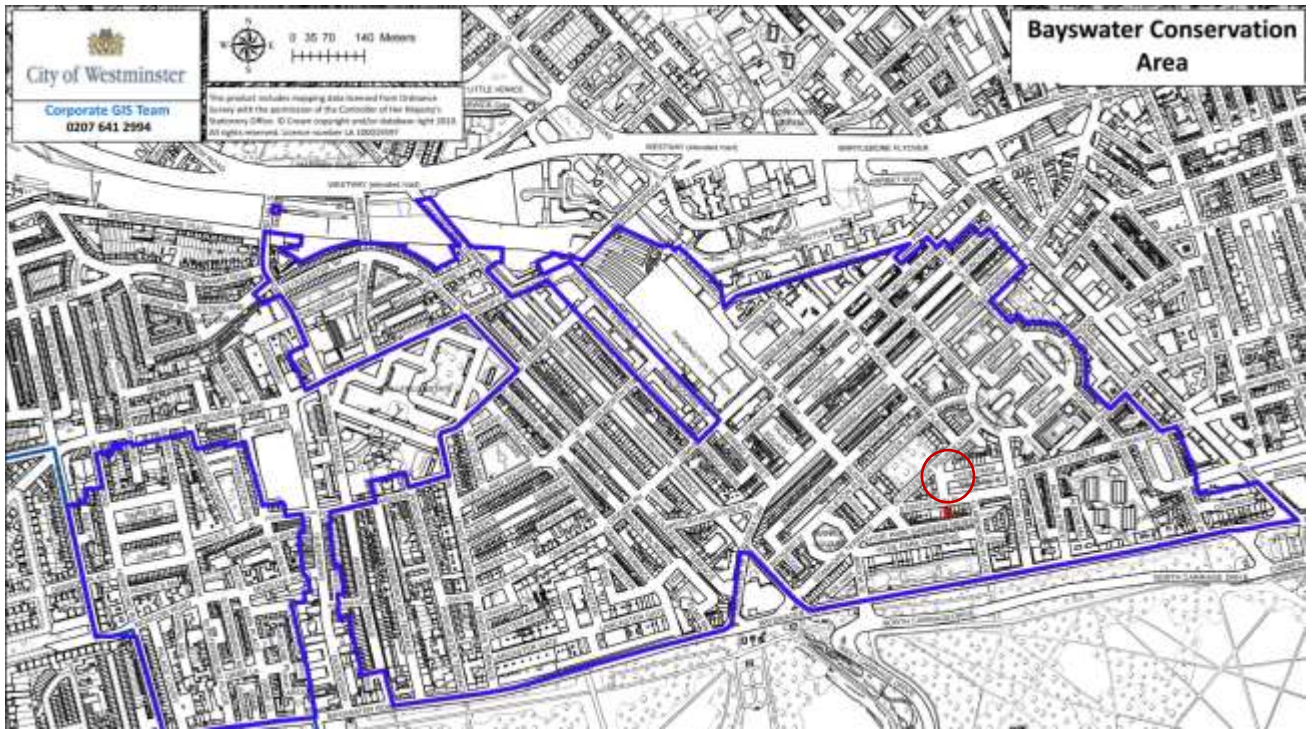


Figure 2 – Bayswater Conservation Area boundary in blue (WCC 2010). Application site marked in red.

### 3.5 Key Features:

*“There are several large areas of nineteenth century architecture of predominantly stuccoed terraces of housing with a variety of later, predominately 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 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 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.”*

### 3.6 Listed Buildings: There are approximately 1800 listed buildings within the Bayswater Conservation Area. Below is a screenshot of the interactive map, on WCC planning portal, which shows listed buildings in the vicinity of the application site.



Figure 3 showing part of the WCC Interactive Map with listed buildings in the vicinity of the subject site ( marked in red)

## 4.0 HISTORIC DEVELOPMENT

### HISTORIC BACKGROUND

- 4.1 The application site is located within part of Paddington, known as Tyburnia – named after the stream, Tyburn, which divided two manors, Ebury and Westminster. Tyburnia was known for the notorious “Tyburn Tree” –which was, for centuries, London’s principal site of public executions and hangings. The gallows were moved to Newgate Prison grounds in 1783.
- 4.2 In 1742 the whole area was farmland, part of the bishop of London's Paddington Estate. The earliest building between Tyburn and Bayswater was a chapel built by the parish of St. George, Hanover Square, on a part of Tyburn field it had acquired in 1763. By 1790 St George's vestry had built fourteen houses in two terraces known as St George's Row. No. 4 was from 1772 the home of the artist Paul Sandby (1725-1809), who lived next door to the marine painter Dominic Serres (1722- 93). A few isolated buildings were put up along Edgware Road during the 1790s, while fields remained behind them.



Figure 4 - 1795 Carry Map of Paddington - Bayswater and Tyburnia. The site is depicted with the red circle

- 4.3 The continuing expansion of London naturally extended into the land owned by the Bishop of London. In 1801, Grand Junction Canal reached Paddington. The proximity of the Hyde Park, further added to its potential to attract wealthy Londoners. The development of this area became known as Paddington Estate. Following the Building Act of 1795, the bishop's surveyor, Samuel Pepys Cockerell, designed a wide avenue running from the Uxbridge Road (later Bayswater) to Edgware Road, eventually completed as Grand Junction Street (later Sussex Gardens). The avenue would separate the residential area that was proposed, from the industrial belt around the new canal basin. Many changes would be made to the plans, but the attraction of Hyde Park always permitted a layout in the grand manner.
- 4.4 Many changes were made to the plans, but the attraction of Hyde Park always permitted a layout in the grand manner. Intended improvements of 1809 included not only the avenue from the Uxbridge road to Edgware Road, eventually completed as Grand Junction Street (later Sussex Gardens), but two focal points in the form of a large open space to the south, called the polygon, and an imposing crescent facing the park west of St. George's burial ground. By 1807 the first house had been built at No. 1 Connaught Place and others soon followed. Success and status was assured as early lessors included royalty and the aristocracy.
- 4.5 By 1842, Cockerell's successor, George Gutch (formerly surveyor to the Grand Junction Canal Co) had completed the plan for the estate development (Fig 5). He made further changes to the original plan, although it still catered for the rich, by introducing more squares and larger houses. Gutch's final proposals determined the appearance of Tyburnia for almost a hundred years. Many of them had already been carried out, Grand Junction Street having been almost completed as a tree-lined avenue, bordered by carriage roads called Cambridge Terrace to the north and Oxford Terrace to the south. The whole of the area south of Grand Junction Street had been filled by 1840, except Gloucester Square, Sussex Square, and a small gap at the avenue's western end. Star Street, farther north, had also been finished. The proposed west end of Berkeley Street West was widened to form Hyde Park Square.



Figure 5 - 1840's George Gutch plan for development of Paddington Estates



Figure 6 – 1834-36 Map of principal estates. The application site is marked in red.

- 4.6 The monumental Hyde Park Gardens was designed by John Crake but presumably it was Gutch who decided to repeat the back-to-front principle of Connaught Place, with mews behind the entrances to the north and the main rooms facing the park across a large strip of communal garden. The same arrangement was used in Gloucester Square, where in the 1840s George Ledward Taylor's houses faced the central garden, with their entrances in the approach roads behind. Taylor, who took over many sites from Crake, also built Chester (later Strathearn) Place and part of Hyde Park Square.
- 4.7 Early 20<sup>th</sup> century saw piecemeal rebuilding. Along Edgware Road, almost all of the original terraces were replaced by modern blocks of flats with shops beneath. The redevelopment was stopped by the Second World War; however, after the war ended, bomb-damaged sites were re-developed. In the 1950s, The Church Commissioners, who had, in 1953, succeeded the Ecclesiastical Commissioners, bought out the remaining beneficial lessees' interest in the Paddington Estate. In 1954 the Commissioners stopped using the name 'Paddington Estate' and renamed the area south-east of Sussex Gardens the 'Hyde Park Estate'.

In 1957, an ambitious redevelopment project by Anthony Minoprio began with demolition in Hyde Park Square. Many early 19<sup>th</sup> century terraces were demolished, (central area around the polygon). In 1961 demolition between Sussex Gardens and Norfolk Crescent created the development known as The Water Gardens which was completed in 1966. New flats were built on the former St. George's burial ground, in 1967. Further demolitions were halted by the designation of the Conservation Area, (following introduction of the Civic Amenities Act in 1967). The conservation became much more popular and helped prevent more extensive change to the

area. A new plan for the estate was drawn up by Leslie Lane, ex-director of the Civic Trust, promoting renovation rather than rebuilding. As a result, the majority of the estates' original 19th century buildings survive, mainly near its perimeter and most notably in Connaught Square, Stanhope Place, Albion Street, Westbourne Street, Strathearn Place and in the south-eastern corner, around Porchester Place and Kendal Street. Renovated shops in Porchester Place and Connaught Street sustain Connaught Village as a busy retail centre. Thus, despite some losses of original fabric, Cockerell, and Gutch's elaborate plan of streets, squares and crescents, still survives.

## 5.0 31-32 HYDE PARK SQUARE (Flats 3 & 4)



Figure 7 – Nos 31 and 32, now amalgamated into one property  
Application site ( Flats 3 and 4 are marked with red rectangle).

### DESCRIPTION

- 5.1 Hyde Park Square was laid out by 1836 and can be seen on Gutch's map in the process of the buildings around it being completed. The layout of the terraces can be seen in detail on the 1842 map. The garden in the square was provided for the private use of residents. The OS map surveyed 1862-65 shows in detail the mature development of the estate.
- 5.2 The houses making up Hyde Park Square were larger and finer than those smaller properties on the subsidiary streets such as Upper Berkeley (now Connaught Street) or Albion Streets. To the rear are mews which serviced these large households. It can be seen that the houses in the terrace, which includes No. 34, have substantial rear extensions, most built around a small lightwell and a small rear yard abutting the mews buildings behind.
- 5.3 Flats 3 and 4 are located at the second and third floor of Nos 31 and 32 Hyde Park Square, formed by lateral conversion of these houses, in 1950s. The property has four principal storeys, basement, and mansard roof. The houses are set within the terrace. The houses have coursed stucco ground floor and plain stucco basement levels. Each house is 3 windows wide to the front elevation with square headed cornices above casement French windows at first floor level. Second floor windows are 6-over-6 sashes and thirds floor 3-over 3 sashes.

- 5.4 Decorative details include an entablature with dentil cornice over the 2nd floor, an attic cornice, and a blocking course. Decorative ironwork balconettes on the 1<sup>st</sup> floor run the full-width of the terrace and are supported by scrolled corbels. At street level, cast iron spear-headed railings surround the open basement areas and metal steps lead down to the basement entrance.

HISTORIC MAPS



Figure 8 – 1870 OS map. The application site is marked in red.



Figure 9 – 1890 OS Map, showing some changes to the footprint of the application site – at rear.

BOMB MAP - 1945



Figure 10 – 1945 bomb map – shows level of destruction in the vicinity of the application site. While most of the terraces on the Hyde Park Square suffered only blast damage, some buildings were completely destroyed or damaged beyond repair. The application site is marked in red.



Figure 11 – 1950 OS Map



Figure 12 – 1970 OS Map. This map shows changes to the terrace (replacement of former Nos 27-29 individual family houses to Strathearn House and Nos 24-26, to Claredon House).

HISTORIC PLANS

- 5.5 Building records found at the WCC archives, date from 1905 to 1958, showing conversion, /amalgamation of two houses into one property, subdivided into self-containing flats. These show installation of the new lift, removal of the stairs to No 31, as well as other alterations associated with the 20th century conversion.

No 31 Hyde Park

1903 ALTERATIONS

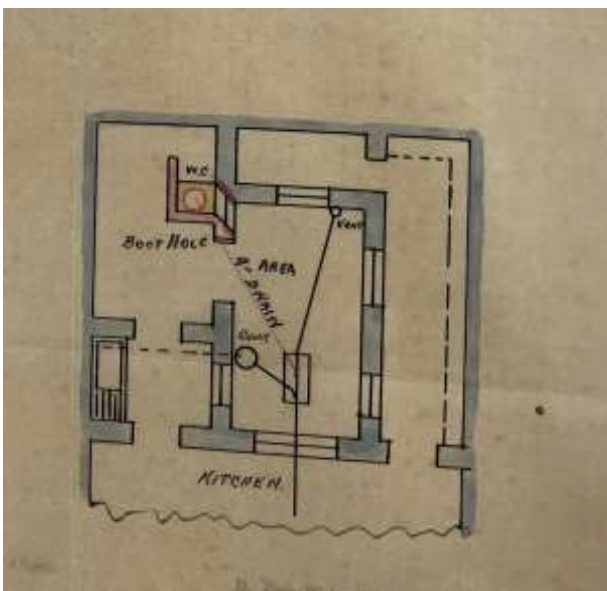


Figure 13 – Basement Floor

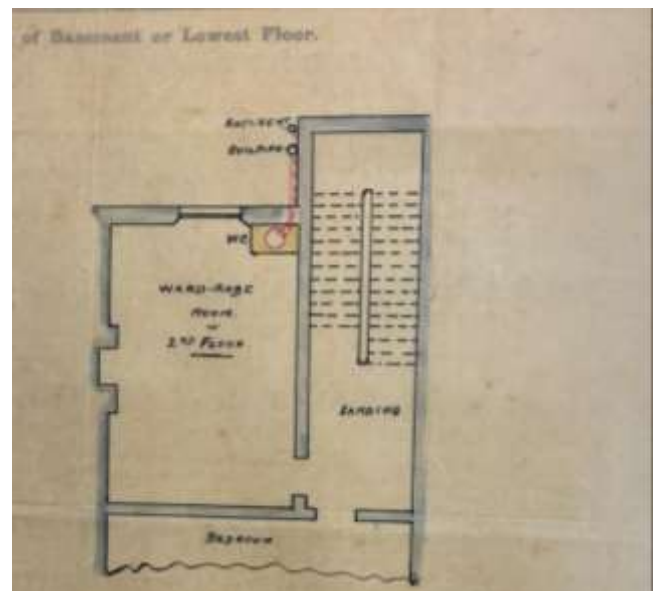


Figure 14 – 2nd Floor

1919 ALTERATIONS

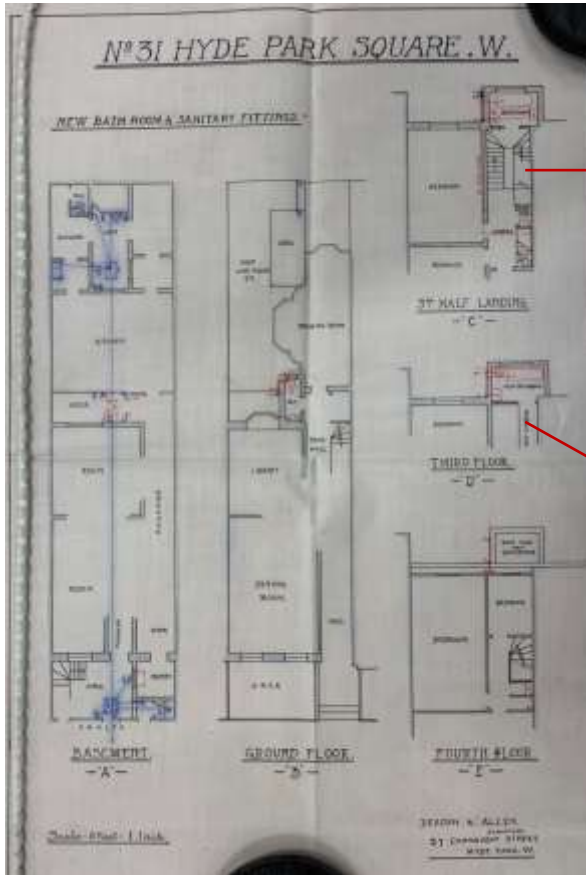


Figure 15 – Alterations to Basement, Ground, 3<sup>rd</sup> and 4<sup>th</sup> Floors

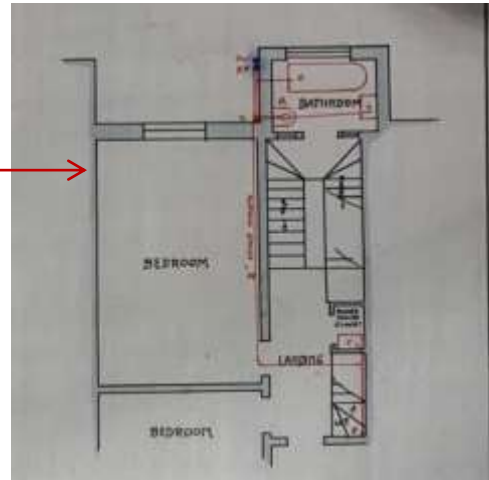
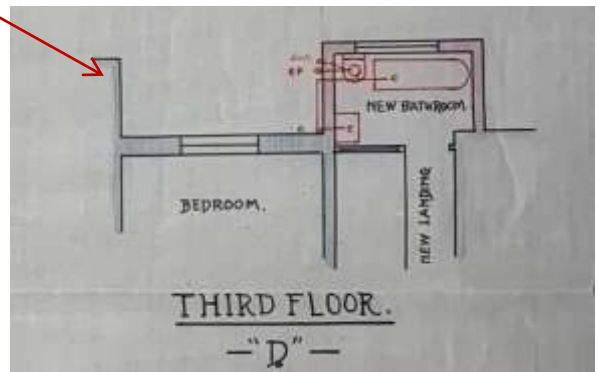


Figure 16 & 17 – 3<sup>rd</sup> Floor Half landing and 3<sup>rd</sup> Floor (at rear)



1928 Alterations

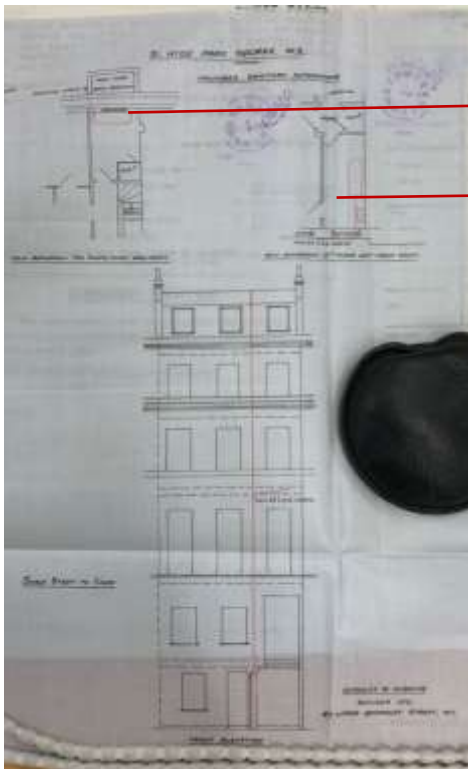
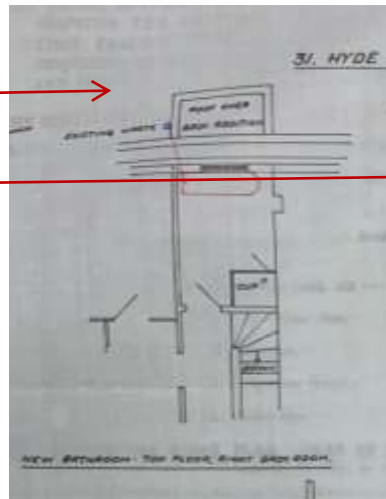


Figure 20 – Alterations to 2<sup>nd</sup> and top floor



Figures 18 & 19 – Enlarged details from the plan



1958 ALTERATIONS

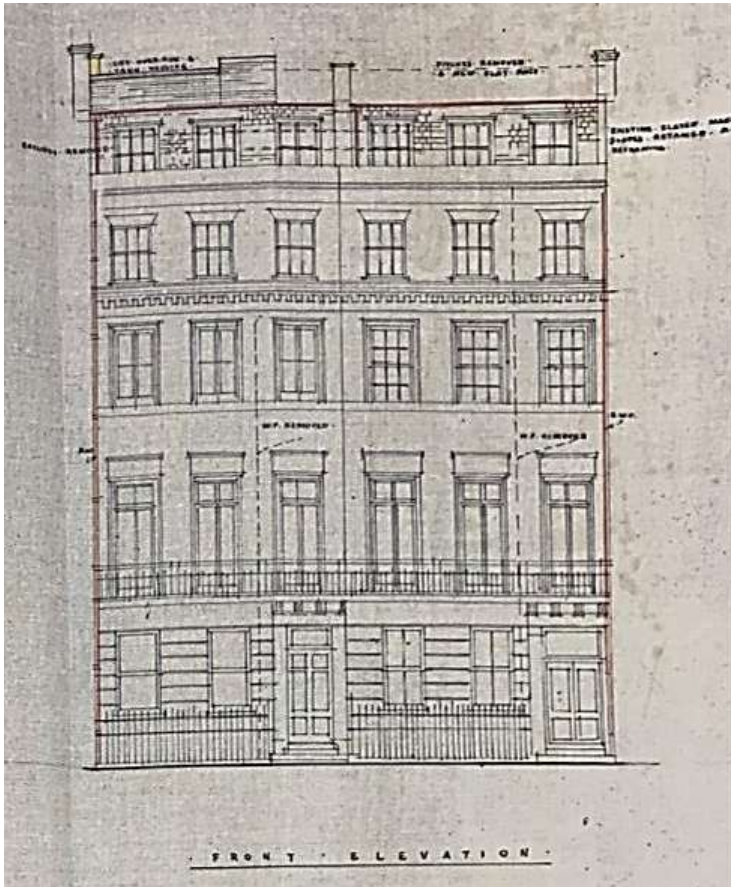


Figure 21 – No 31 – Front Elevation

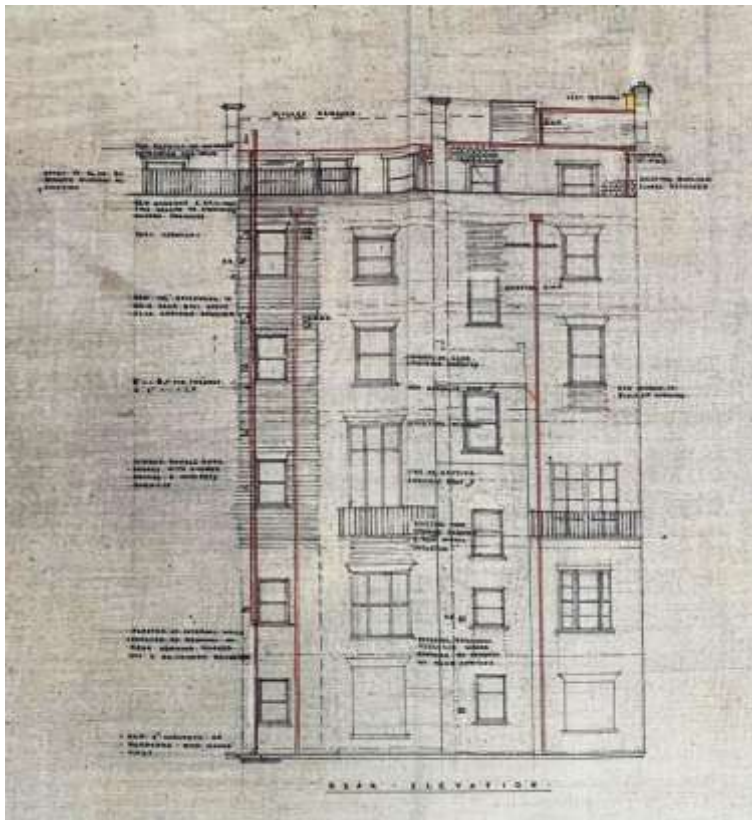


Figure 22 – No 31 - Rear Elevation

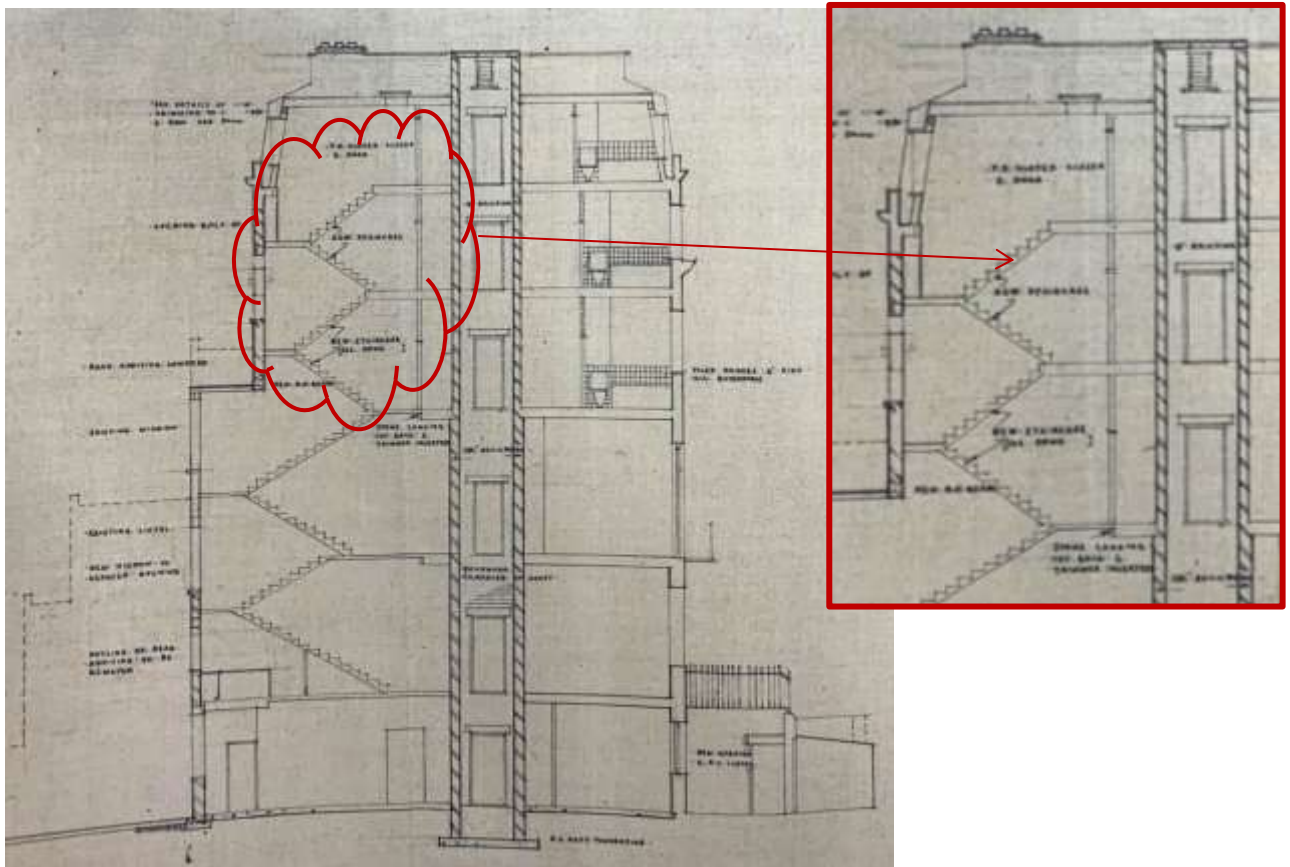


Figure 23 – Section A-A – showing new stairs being installed to the upper floors of No 32

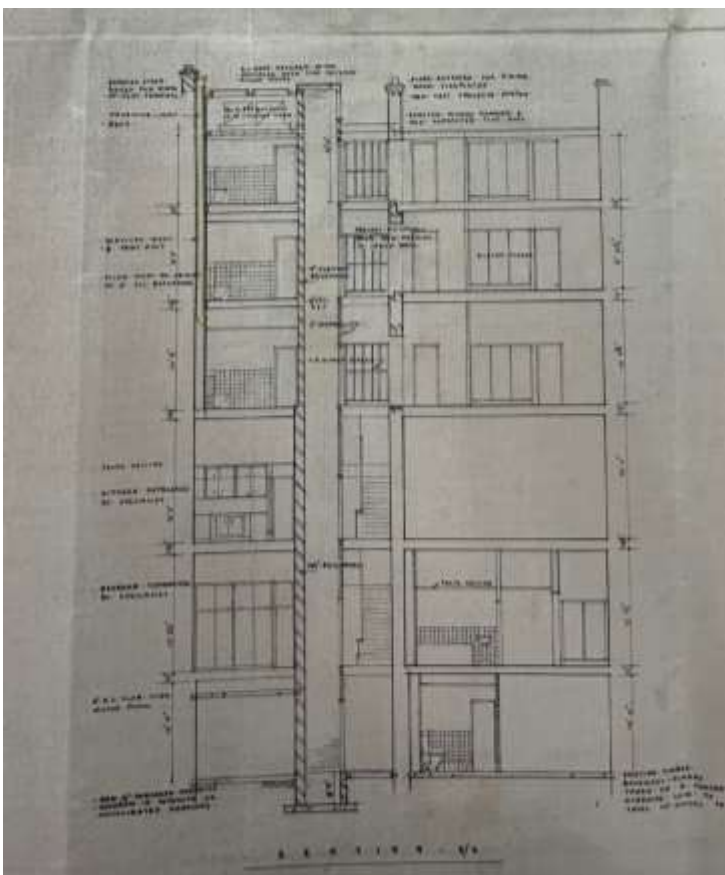


Figure 24 – Section B-B

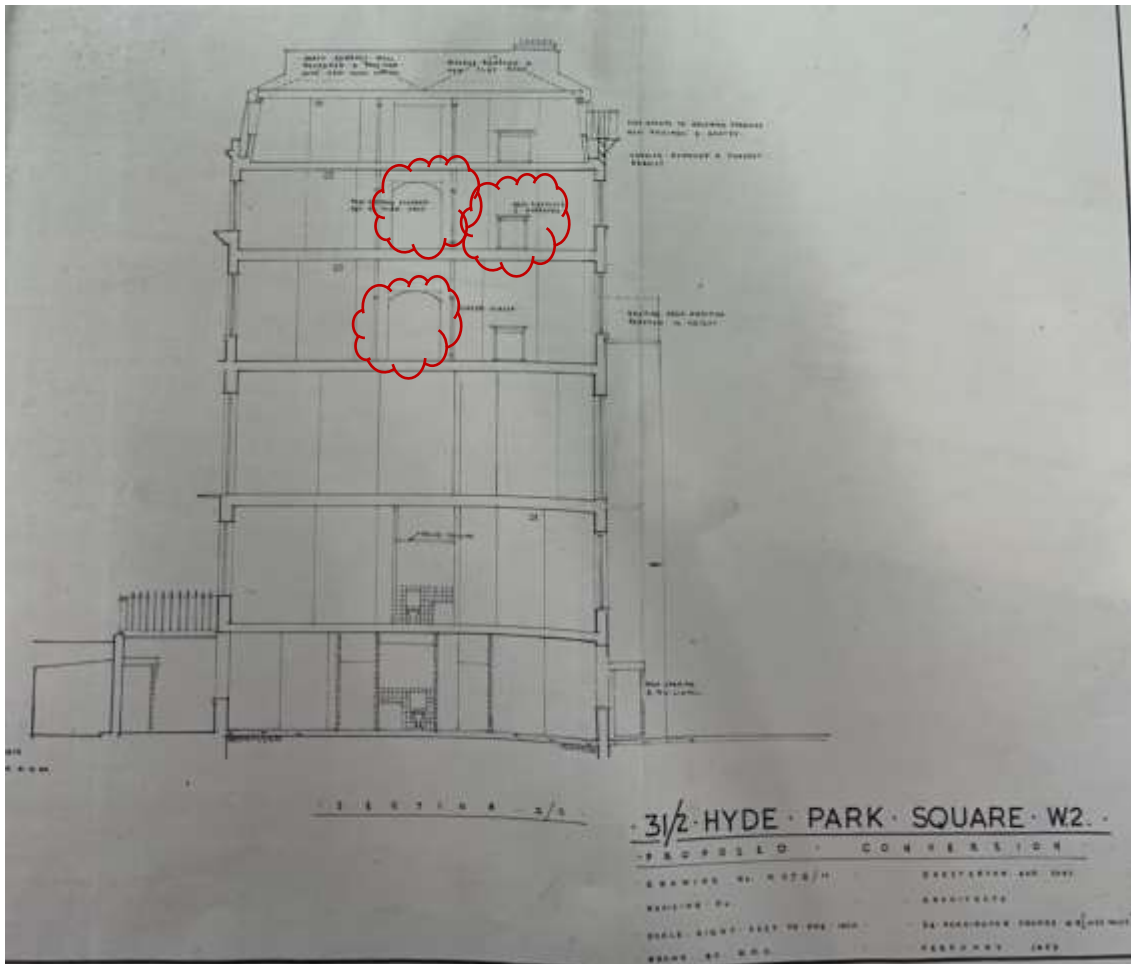


Figure 25 – Section C-C – New openings in the party wall between Nos 31 and 32 Hyde park Square

**NO 32 HYDE PARK SQUARE**

1905 -ALTERATIONS

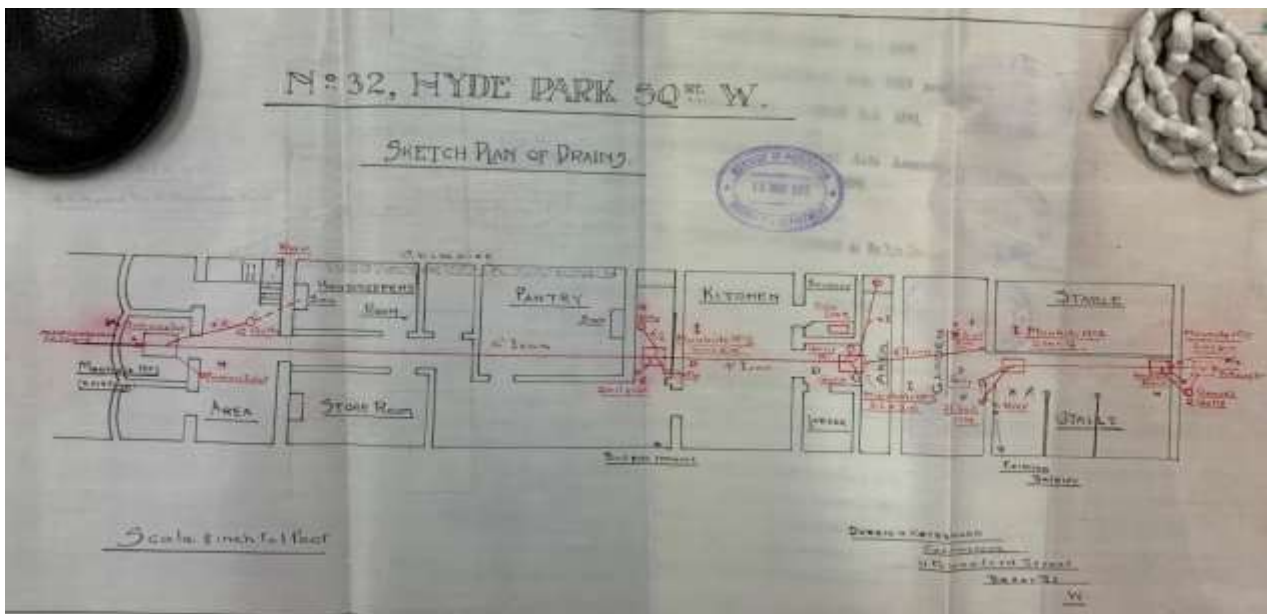


Figure 26 – Basement Plan

## 5.6 RELEVANT PLANNING HISTORY

### No 31 Hyde Park Square

- INTERNAL REFURBISHMENT OF FLAT UNIT TO INCLUDE DEMOLITION & RECONSTRUCTION  
Ref. No: 86/02809/LBC | Status: LB
- Amalgamation of two flats at second floor level to form one single flat (Nos. 31, 32 and 33).  
Ref. No: 12/01875/FULL & 12/01876/LBC - Application Refused
- Internal alterations and external alterations including installation of new wrought iron planter box and louvre grilles at rear, plus widening of existing window opening at rear and installation of double doors leading onto newly formed balcony with associated railings. Ref. No: 15/06535/FULL & 15/06536/LBC - Application Refused
- Internal alterations and external alterations including new wrought iron planter box to front window cill and louvre grills at rear.  
Ref. No: 15/06551/FULL & 15/06552/LBC, Status: Application Permitted
- Internal alterations to ground floor.  
Ref. No: 18/06371/LBC | Status: Application Permitted

### No 32 Hyde Park Square

- Installation Of Platform/Gallery In Sitting Room  
Ref. No: 90/06410/Lbc | Status: Application Permitted
- Enlargement Of Rear Garden French Windows  
Ref. No: 98/07156/FULL & 98/07157/LBC | Status: Application Permitted

## 6.0 STUDY OF THE EXISTING FABRIC

- 6.1 A coloured plan is produced based on a current survey, archival documents and analysing existing fabric of the subject site.

### SECOND FLOOR PLAN



THIRD FLOOR PLAN



## 7.0 PHOTOGRAPHIC SURVEY

### 2<sup>ND</sup> FLOOR – ( Former 32) ENTRANCE LOBBY



Figure 27 – View of the entrance lobby



Figure 28 – View of the entrance lobby area

Figure 29 – View of the entrance lobby

2<sup>ND</sup> FLOOR – (Former No 31) KITCHEN



Figure 30 – View of the kitchen



Figure 31 – View of the kitchen



Figure 32 – View of the kitchen



Figure 33 – View of the kitchen elements

3<sup>RD</sup> FLOOR – (Former No 31) KITCHEN & HALLWAY



Figure 34 – View of the kitchen



Figure 35 – View of the kitchen



Figure 36 – View of the hallways

3<sup>RD</sup> FLOOR ( Former No 32)



Figure 37 – View of the front room – sash windows

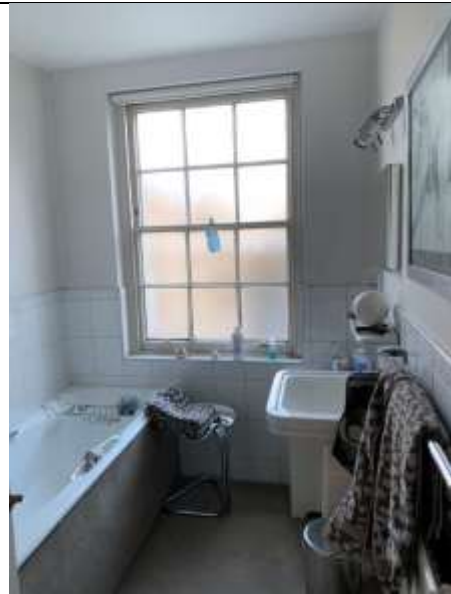


Figure 38 – View of the bathroom



Figure 39 – View of the Rear Bedroom



Figure 40 – Rear Bedroom



Figure 41 – Rear Bedroom



Figure 42 – Ensuite bathroom

3<sup>RD</sup> FLOOR (Former No 32) - LIFT, STAIRS, & party wall opening between No 31 and 32

Figure 43 – View of the lift doors



Figure 44 – View of the lift



Figure 45 – View of the stairs

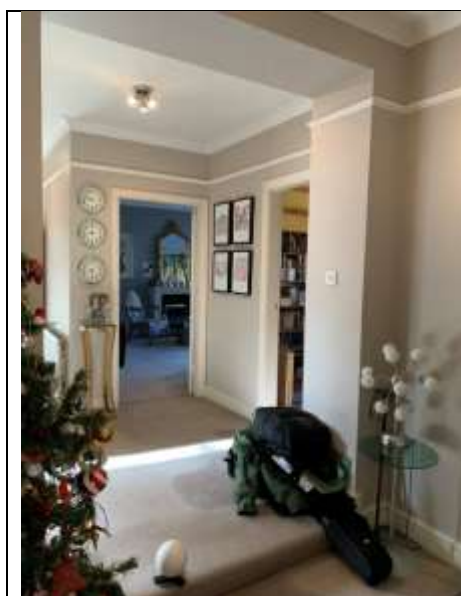


Figure 46 – Opening in the party wall between Nos 31 &amp; 32



Figure 47 – View of the hall

## 8.0 SIGNIFICANCE

- This section deals with the 'significance' of the heritage assets that may be affected by the proposal, based on the findings and analysis of the previous sections (Section 3 and 4). 'Significance' as defined by NPPF as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be *archaeological, architectural, artistic, or historic*.
- NPPF also points out that "significance derives not only from a heritage asset's physical presence, but also from its setting." It defines "*setting of a heritage asset*" as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.*"
- The methodology used to assess significance follows methods prescribed by Historic England "Conservation Principles, Policies and Guidelines, 2008" (CPPG), which recommend testing of various "*heritage values*". These values are listed as: *evidential, historical, aesthetic, and communal*.



## 8.1 EVIDENTIAL VALUE

- CPPG (2008) in Paragraphs 35 and 36 states:

*"Evidential value derives from the potential of a place to yield evidence about past human activity"*

*"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"*

- Externally, front elevation of Nos 31 and 32 Hyde Park Square retain their original features. The rear elevation of both buildings has changed, at the time of 1958 conversion. The closet wing of No 31 has been removed, and new windows installed in its place.
- Internally, the key changes involve removal of the main stairs to the upper floors of both buildings, then building of the new stairs to upper floors (only to No 32). No 31, has lost its main stairs, and instead - on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor, a new area has been created, used as a kitchen.
- Also, the new lift shaft was installed within No 32, servicing all floors, which significantly altered its original plan-form and resulted in loss of original historic fabric. Additionally, new opening were created in the party wall between Nos 31 and 32 on 2<sup>nd</sup> and 3<sup>rd</sup> floors. Existing walls were removed to both buildings and new partition walls erected.
- As a result of these works, the original plan-form of these previously individual family houses were altered, in order to amalgamate floors laterally, involving new openings in party walls, loss of the original stair to upper floors, as well as creation of new door openings in the existing partition walls, or existing openings blocked off, to facilitate these changes.
- The changed plan-form and a loss of some key elements of the original fabric have reduced its evidential value to the interiors of these buildings. The ability to read original historic plan-form has been lost. The external appearance, although altered, is more preserved, and its evidential value has been retained.

## 8.2 HISTORICAL VALUE

- CPPG (2008) in Paragraphs 39 and 44 states:

*"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative"*

*"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value"*

- The application property is a part of the mid-19<sup>th</sup> century development of Hyde Park Square, which was partly designed by architect Taylor, George Ledwell (1788–1873) who was also responsible for development of Westbourne Terrace (where he built a house for himself), Chester Place, and parts of Gloucester Square.
- The square represents the way in which past people lived, in the context of Victorian urban expansion and property development. The building was originally built as part of a much larger contemporary development of terraced townhouses designed to surround the central gardens of Hyde Park Square (which are included on Historic England's Register of Parks and Gardens of Special Interest), and forms part of an important townscape group within this part of Bayswater Conservation area. Although the conversion of these houses in 1958 have altered the interiors and reduced ability to experience and appreciate the original layout, its associative historic value has been preserved.

## 8.3 AESTHETIC VALUE

- CPPG (2008) in Paragraphs 46 and 47 and 48 states:

*"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place."*

*"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive."*

*"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure, or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views, and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship."*

- The exterior, in particular the front street elevation, retains a high level of aesthetic value. Internally, plan-form is changed and altered. No particular architectural details have been preserved, apart from front windows, which have also been replaced in post WWII repairs. It is not possible to see the original house as a whole, because of its conversion to flats. The internal detailing is predominantly modern, with some elements (mainly windows) of aesthetic value.
- This building is a typical example of the speculative developments that occurred in this area during the early and mid-Victorian period and architecturally, it does not represent a particularly high level of craftsmanship or construction. The greater aesthetic merit derives from the group expression with the sequence of terraces that enhance the visual and architectural interest. Overall it is considered that this building as a whole holds aesthetic value of a moderate significance, however, internally, aesthetic value of the individual flats is considered to be reduced and is of **moderate** significance.

#### 8.4 COMMUNAL VALUE

- CPPG (2008) in Paragraphs 54 and 56 states:

*"Communal value derives from the meanings of place for the people who relate to it will for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional specific aspects."*

*"Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction, and coherence."*

- The building(s) provides us with 'evidence about past human activity'. It is a reminder of a particular period and style, being part of development built for the middle classes in the early 19th century. It communicates information about its past, not only through its fabric, design and appearance, but through its uses. The 20<sup>th</sup> century conversion to self-contained flats, has changed the originally intended use (being single family Victorian houses), however the residential use has been preserved as well as and its relationship with wider Hyde Park Estate. As such it retains its communal value which is considered to be of **moderate** significance.

#### 8.5 SIGNIFICANCE PLANS

The significance of this historic property is further assessed by visual analysis of the floor plans, by applying descending levels of value as suggested in the guidelines and documents by James Semple Kerr<sup>1</sup>, in particular The "Conservation Plan" (2013, 7<sup>th</sup> edition) as well as "Guidance on Heritage Impact Assessments for Cultural World Heritage properties Conservation, ICOMOS, adopted by Historic England and others. The "ladder" with the appropriate number of levels is used for the presentation of the assessment. These are then used to produce a "Significance Plans." The suggested categories of significance are described below:

- High Significance – items of exceptional significance in a broad context where elements of special interest are essential part of the value of the building being a major contributor to its historical evolution.
- Moderate Significance – attributed to those elements of the building that are of moderate special architectural / historic interest, which contribute to the building as a whole and its historical evolution.
- Low Significance – attributed to those elements that have low special interest, but still add to some aspects of the value of the building as a whole
- No Significance/adverse - Parts or elements that do not have special interest, and/or have adverse effect on the building, diminishing its overall value

<sup>1</sup> **James Semple Kerr** (6 July 1932 – 15 October 2014), an architectural historian and heritage practitioner in Australia, who was prominent in the drafting of the original Burra Charter and developing standards for conservation practice, in relation to conservation assessments and management reports. Kerr's influence in the conservation movement is most notable for his publication of the Conservation Plan, which has guided building conservation in Australia and around the world.

SECOND FLOOR PLAN



- KEY:
- HIGH SIGNIFICANCE
  - MODERATE SIGNIFICANCE
  - LOW SIGNIFICANCE
  - NO SIGNIFICANCE/ADVERSE

THIRD FLOOR



## 9.0 PROPOSAL and IMPACT

2<sup>ND</sup> FLOOR3<sup>RD</sup> FLOOR

- 9.1 It is proposed to re-instate stair between 2nd and 3rd floor, within the current kitchen area, which was previously a stairwell belonging to No 31 Hyde Park Square. The style / detail of the proposed stair will match the appropriate style /period of the house. Also the proposals involve closing off the opening in the party wall between No 31 and 32 on the 3<sup>rd</sup> floor to facilitate creation of larger family unit comprising the area on the 2<sup>nd</sup> floor (which includes No 31 and 32) and area of the 3<sup>rd</sup> floor of the former No 31. This proposal also involves re-arrangement of the 3<sup>rd</sup> floor area of the former No 32, in order to facilitate creation of the self-contained one-bedroom flat.
- 9.2 The proposals of stairs re-instatement do not involve loss of any historic fabric. The installation of the stair includes removal of the floor / ceiling between 2<sup>nd</sup> and 3<sup>rd</sup> floor, which is not historic, but was installed in 1958 conversion. The position of the proposed stairs is in the same location where the original stair was positioned, prior to its removal. Also, the closing of the party wall opening on the 3<sup>rd</sup> floor will re-instate to some extent the historic layout. The proposed layout changes to the 3<sup>rd</sup> floor area located within the former No 32 comprises re-arranging later partition walls which were all installed in 1950s, at the time houses were laterally converted, and when the majority of changes to the historic fabric occurred.
- 9.3 The key significance of this building is attributed to its contribution to the setting of Hyde Park Square, as well as its front elevation, and having a group value of the listed terrace.
- 9.4 Although the proposed works will generate some impact upon the special interest of the building, it is considered that it will be *minor*, with *benefits* such as re-instatement of the stairs, in its original location and in appropriate style, re-instatement of the historic layout on the 3<sup>rd</sup> floor and some minor arrangements of the modern partition walls.

## 10.0 COMPLIANCE WITH LEGISLATION, GUIDANCE, AND POLICY

### THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

10.1 The conclusion of the impact assessment, in the previous section of this statement is that the proposed re-instatement of the stairs between 2<sup>nd</sup> and 3<sup>rd</sup> floor will have overall minor / beneficial impact upon the significance of this heritage asset. The proposed alterations therefore comply with Section 7.2 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to 'substantial' harm or any meaningful level of '*less than substantial*' harm to the heritage asset.

### THE NPPF - DISCUSSION

10.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018 and again in February 2019. It is the principal document that outlines Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets.

10.3 With reference to NPPF Para 189 - 202

- Flats 3 and 4 at 32 Hyde Park Square are located within Grade II listed terrace (30-37 Hyde Park Square). Their special interest lies mainly in the front elevation, with much altered internal elements, holding lesser significance.
- The area where it is proposed to reinstate the stairs has no elements of any historic significance. The re-instatement of the stairs will be in the same location, where the original stairs were in the past.
- The closing of the opening in the party wall will be beneficial - the historic layout of this floor will be re-instated
- The changes to the arrangement of the 3<sup>rd</sup> floor area within the former no 32, involves mainly modern fabric. No historic elements will be affected.
- The applicant has appointed conservation consultants with an established reputation in dealing with a range of high quality conservation projects and who was involved in the design and conservation work in all its phases.
- As recommended by NPPF, an assessment of the significance of this listed Grade II property has been provided as part of the application and can be found in Section 8 of this report. It is believed that the assessment is proportionate to the importance of the heritage assets being considered. The assessments in this report provided a sufficient level of information for the planning authority to assess the potential impact of the proposals on the special historic and architectural interest of this heritage asset.
- An impact assessment has been undertaken as part of the overall assessment of the proposals for this application and any 'harm' vs beneficial impacts were evaluated to assess the overall impact which concluded to be less than significant, in some instances, minor and overall beneficial.
- "Conservation" is defined in the NPPF as: "*the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*" The proposed development can be described as 'sustaining and enhancing the significance of heritage asset and putting it to viable use consistent with its conservation'. It preserves the special architectural and historic interest of this heritage asset.
- The proposals will ensure that the significance of the application site is sustained and enhanced. The proposed works will enhance the overall quality of the building, whilst preserving the status of the Hyde Park Square area.
- The proposed scheme complies with NPPF - it certainly does not lead to 'substantial harm or total loss of significance of a designated heritage asset'. The scheme also cannot be considered to harm the Conservation Area.
- The public benefits of this scheme are as follows:
  - Substantial investments are vital to enable sustainable, dedicated, lasting care of the property.
  - Improvements will bring the benefit of ensuring the continued appropriate use and maintenance of the premises.

- The "special architectural and historic interest" of the building is preserved while allowing it to meet the functional requirements of a continued residential use. The proposals are considered to be of appropriate design and sympathetic to the historic fabric of the heritage asset. The key consideration in preparation of the design concept for the scheme, have been an appreciation of the character and the historic values of this listed building and its setting within the Bayswater Conservation Area.

#### NPPG GUIDANCE – DISCUSSION

10.4 With reference to NPPG Paragraphs 003, 009,015, 017, 019 and 020:

- The proposals understand and accept that conservation of the heritage asset must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is understanding of the term 'conservation' being the '*active process of maintenance and managing change*'.
- It is considered that the significance of the relevant heritage assets (the listed building) has been properly assessed. This way, sufficient information has been provided and used for an acceptable proposal to be developed. The significance and special interest of the application site has been eroded by the past alterations
- The optimum viable use for the building is to stay in residential use, which will cause the least harm to the significance of the asset, now and in the future. The applicant wishes to upgrade these properties, by improving the way they function, thus ensuring continuation of their use as a residential property.
- The impact of the proposals on the significance of the heritage assets has been fully considered, and it is concluded that the proposals and will be balanced by the public benefit of enhancing of the interior compatible with its heritage significance.
- Public benefits of the scheme are contained in a regeneration of this heritage asset, whilst sustaining / enhancing its significance and securing its optimum viable use. In this way, and according to this definition, the proposals represent tangible public and heritage benefit in architectural, economic and regeneration terms.

#### WESTMINSTER CITY COUNCIL POLICIES – DISCUSSION

10.5 With Reference to Westminster City Plan (2019-2040), Policy 39.9:

- It is proposed to reinstate the stair between 2<sup>nd</sup> and 3<sup>rd</sup> floor of the former No 31, in its original location. This stair was removed during the 1950's lateral conversion of Nos 31 and 32 Hyde Park Square into flats. The 1950s conversion also involved removal of the original flights of the main stair to No 32 - the upper floors, and construction of new flights, to allow for installation of new lift core. Other alterations include new openings in the existing party wall between Nos 31 and 32, on the upper floors, thus amalgamating two buildings. These alterations have caused a significant loss of the historic fabric.
- The proposed staircase will be constructed to match the original style of the house using appropriate detail and materials. No original / historic fabric will be lost, as the ceilings and the floors in the location where the proposed staircase will be built (currently kitchen), are all modern. Also, it is the proposed to close the opening in the party wall on the 3<sup>rd</sup> floor. On the 3<sup>rd</sup> floor there will be minor changes to the layout, but the planform will be retained.
- Overall, it is considered that the proposals are **beneficial** to the special interest of this listed building, as they involve reinstatement of the lost features and the original plan-form, whilst retaining the originally intended residential use.

#### SUPPLEMENTARY PLANNING GUIDANCE

10.6 With Reference to: "Repairs and alterations to listed buildings"

- All relevant works and details have been included in the application documents as required. (Policy DES8-d)
- The proposed works will not be detrimental to the architectural or historic integrity or detailing of the building. The proposed alterations have been designed to accord with the original architectural ethos ensuring that the principal elevations and plan form remain dominant and unharmed. (Policy DES8 – e)
- The proposals have been designed to be sensitive to the original building.

## 11.0 CONCLUSION

11.1 The existing building (Nos 31/32 Hyde Park Square) is part of the Grade II listed terrace, within the Bayswater Conservation Area. The proposed alterations have been designed to the highest architectural standards, and will be constructed to exacting conservation requirements. The proposal to re-instate previously removed stairs within the original location and closing of the opening in the party wall on 3<sup>rd</sup> floor will enhance the significance of this heritage asset.

Furthermore, the proposal ensures the continued use of this site as domestic family dwellings, which is in keeping with the existing and historical use.

11.2 As required by NPPF, the consideration of the impact and potential 'harm' of the proposal has given weight to the avoidance of "harm" that may reduce the value of the relevant heritage assets. As a result of the analysis of the significance and assessment of the impact, the conclusion has been reached that the impact will be **minor** to the significance of this listed building and the Bayswater Conservation Area "as a whole" and that the overall impact will be **beneficial**.

11.3 Historic England "Conservation Principles" and the NPPF define conservation as "*managing change*." The NPPF recognises that change and adaptation must occur if historic buildings are to survive at all. This can be achieved only with investment in the repair, maintenance, and enhancement of properties, as here is the case.

11.4 The implication of existence of impact, does not immediately translate that into "harm." The level of impact is minor, thus "*less than substantial*," and in this way the proposals will comply with the National and Local policies and guidance for urban design and the historic built environment.