

## DESIGN ACCESS STATEMENT

FOR

## 35 STANHOPE TERRACE, W2

This document is to accompany the retrospective listed building application for the installation of air bricks to the external façade at ground floor level of No 35 Stanhope Terrace (Westbourne Street side). Stanhope Terrace is situated to the north of Bayswater Road, a east-west thoroughfare which runs along the northern edge of Hyde Park. Stanhope Terrace is a terrace of dwellings located at basement level. They form part of the back of nos. 25-38 (consecutive) Hyde Park Gardens which collectively form a terrace of 15 Georgian town houses built circa 1840. Stanhope Terrace is a comparatively quiet street with relatively low levels of pedestrian and vehicle flows. The terrace was comprehensively remodelled during 1952-53 as part of the conversion of the 15 houses into flats. The terrace was statutorily listed at Grade II on 14 January 1970.

This application specifically relates to the ground floor external walls of No 35 Stanhope Terrace, and in particular, the Westbourne Street side of the property where three existing airbrick vent grilles have been moved to an alternative nearby location, as shown on the photos below. The original air bricks were filled in and decorated to match the existing façade finish and the new air bricks have been installed and finished to match existing as well.

Access to the site is via the existing footpath via a private external 'light well' area to 35 Stanhope Terrace wrapping around the corner of Westbourne Street, and the works did not affect parking. The works involved the drilling of 160mm diameter holes to the external wall of No 35. And the holes were terminated in a suitable airbrick. The works have not affected the structure of the building and a SE letter accompanies this application.

The new location of the air vent bricks, painted to match existing, are less imposing than the previously installed vents as they are located at a lower level.



# MDW

mash design works



35 Stanhope Terrace as viewed from Westbourne Street

# MDW

mash design works



35 Stanhope Terrace as viewed from corner of Stanhope Terrace and Westbourne Street

# MDW

mash design works



35 Stanhope Terrace viewed from Westbourne Street

# MDW

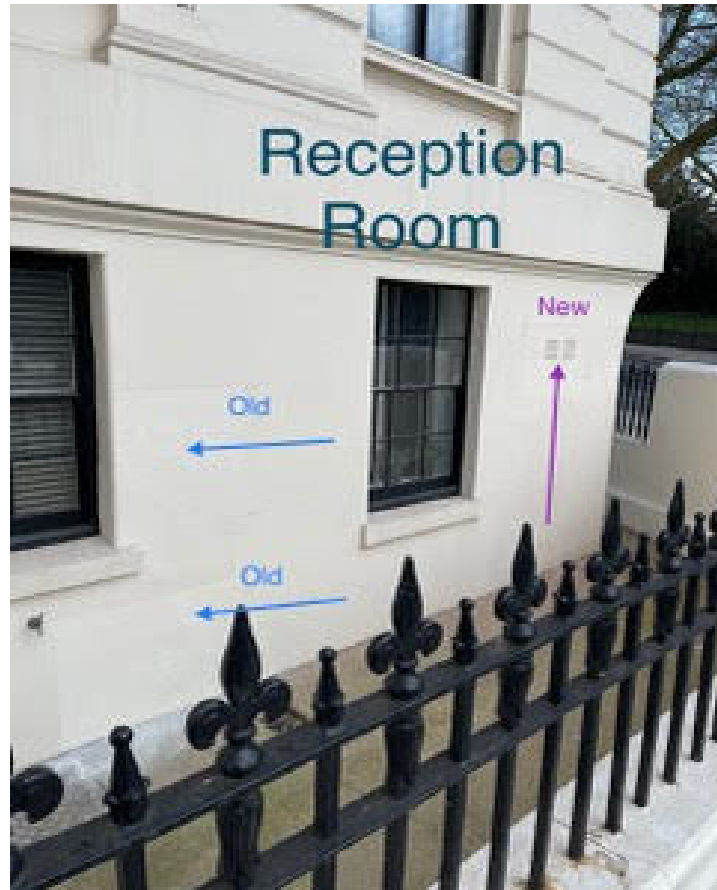
mash design works



Old air brick closed and painted over to match existing external finish (35 Stanhope Terrace viewed at Westbourne Street as current)

# MDW

mash design works



35 Stanhope Terrace viewed from Westbourne Street (as current with vent grill moved)