

Heritage Statement



Flat 6, 6 Hyde Park Gardens, London W2 2LT

On behalf of:

**IMPERIUM TRUST COMPANY LIMITED AS TRUSTEE OF THE
PHOENIX HOMES NO 2 TRUST**

Pinnacle Consultants

SIEADCO Ltd (Company Number: 12977926)

Registered Address:

Kemp House, 160 City Road, London EC1V 2NX

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1.0 INTRODUCTION

1.1 This report has been written by Pinnacle Consultants on behalf of the owners of flat 6 at No.6 Hyde Park Gardens. The entire terrace (Nos.1-24) is listed grade II and located within the Bayswater Conservation Area.

1.2 This application is for Listed Building consent for replacement of sash windows (including timber frames, glass, ironmongery, staff bead and part bead with brush, sash weights, externally applied putty and sash chains) there will be no alterations to the layout of the flat as a result of the works applied for in this application. There will be no change to the external design of the present windows and the premises and the façade will be maintained as it is.

1.3 The proposed scheme has been refined and modified to provide a sensitive series of works that will enhance the property and preserve its heritage significance.

Policy HE6.1

“Local Planning Authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application’s impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.”

Description of the Heritage Asset Affected

1.4 Hyde Park Gardens was constructed in 1836 and designed by John Crake as a stucco fronted terrace, with a formal southern elevation fronting onto a

private garden overlooking Hyde Park. The entrance to each town house was from the north through two storey porches in stucco, which look directly onto the mews to the north. The terrace was listed in 1970, but before this Nos. 2- 8 were converted into flats involving considerable alterations to the interior and exterior of that series of town houses.

1.5 The interiors include replica detailing, carried out over the last thirty five years. This is indicated by dropped ceilings, downlights, replica cornices that run around boxed out service risers, and modern six panel doors and architraves. There is virtually nothing left that is original but the detailing retains some sense of the historic character of the interiors.

Purpose of this report

1.6 The purpose of this document is to provide Westminster City Council (the authority with powers to issue listed building consents in the geographical location where the property is situated) with an assessment of the special interest of Flat 6, No. 6 Hyde Park Gardens and its contribution to the conservation area, both designated heritage assets. Sections 4 and 5 provide an assessment of the effect of the proposed alterations on the heritage significance of the building and the area, including justification as to the acceptability of the works.

2.0 HISTORICAL BACKGROUND

Historical Context

2.1 The Church Commissioners' Hyde Park Estate, began development in 1807. Its street layout was influenced by the Grand Junction Canal, Marylebone Road, Edgware Road and Bayswater. Hyde Park Gardens was designed in 1836 and was constructed in 1837 to the designs of John Crake and is noted as one of the best examples of the Victorian stucco faced mansions in the area. He ceased practice in 1850 following his marriage in 1847 to *Mary Ann Todd* a lady of means when he retired to her ancestral home in Datchet. Crake's obituary was in *The Builder* xviii of 1860. The built form of Hyde Park Gardens is first seen in detail on the large scale 1872 Ordnance Survey Map, particularly the rounded corner of No. 1's two storey projecting entrance bay [Fig 1].

2.2 The first terrace created on the estate at Connaught Place adopted the formal Front façade overlooking Hyde Park with entrance to the buildings accessed off a private road (with the mews facing onto the private road). Thus, not only was the entrance of No. 6 Hyde Park Gardens away from the main thoroughfare but the rooms of the property overlooked the park. At Hyde Park Gardens this concept was carried through but modified to form a formal facade overlooking a strip of private gardens directly accessible from the former houses.

Historic Maps

2.4 An extract from the ordnance survey map appears at Appendix 1 demonstrate the location and context of the building was fundamentally altered when it was combined and laterally converted in the 1950s when the front two storey porches of all three were removed (no.4 and 5 entirely and no.6 partly). Appendix 2 shows a drawing of the front elevation of No. 6 Hyde Park Gardens which contains Flat 6.

Historic Plans and Images

Appendix 3 includes a floor plan of the property indicating which windows that are proposed to be changed.

Planning History

2.9 There is one application relating to this flat. In 1994 Listed Building Consent was sought, and was granted for the installation of gasfired internal boilers within the flat & external balanced flues and gas supply pipes (Ref: 94/05033/FULL).

Interior Condition

2.10 On inspection of the internal detailing of the property there is very little in its original state. This is indicated by the continuity between the treatment of architraves, doors and other pieces of joinery which are from a single phase of relatively recent 'restoration' in a more Georgian style than the date of the original houses suggests would have been intended.

2.11 The floor plans at first floor level within all the town houses has been completely reconfigured to the northern half to accommodate a lateral conversion, removing the staircases and converting the spaces into bathrooms and kitchen. Whilst on the southern side the formal proportions

and spaces have survived largely intact.

3.0 ARCHITECTUAL CONTEXT

3.1 Pevsner noted that the tall stuccoed Hyde Park Gardens faces the park, but is hidden from it by a generously leafy private garden. Like the earlier Connaught Place, it is entered from the back, by large two storey porches. John Crake a pupil of Decimus Burton, exhibited designs for the terrace in 1836.

3.2 The precedents for the stuccoed elevations had been set by *John Nash* in Regent's Park, then *Lewis Cubit* and *George Basevi* in Belgravia. As brick had been the ubiquitous language of 18thC domestic London, stucco was the language for the first half of the 19thC, spreading from Belgravia to Tyburnia and Kensington to the south of the park.

3.3 Whilst Nash adjusted the typical London terrace house plan to work in a double fronted arrangement at Carlton House Terrace, in Tyburnia Crake used a different plan for the Hyde Park Gardens houses. This is still apparent and it represents the one of the first shifts away from a plan form that was ubiquitous in London from 1860.

4.0 HYDE PARK GARDENS

4.1 The list description for this terrace reads as follows:

TQ 2680 NE and 2780 NW CITY OF WESTMINSTER HYDE PARK GARDENS, 65/28 ; 66/8 W2 14.1.70 Nos. 1 to 24 (consec.) G.V. II Symmetrical terraces of town houses. 1836 by John Crake. Stucco faced, slate roofs. Designed with entrance fronts to north but with principal front to south on to private residents landscaped garden and overlooking Hyde Park. 2 adjoining ranges. 4 storeys, basements and dormered mansards. 3 window wide fronts. North entrance fronts mostly have full height projecting entrance bays with engaged Greek Doric porches. Architraved sash windows, some retaining glazing bars. Plat bands and entablatures over 3rd floors, parapets with coping. Cast iron area railings. South front to Park has slightly advanced end pairs and central 3 houses of each range, with rusticated quoins. Architraved windows with cornices on

ground, 1st and 2nd floors, those to end and central houses with pediments. Plat bands and entablature over 3rd floor. Link houses have balustraded parapets. Central houses to each range have tent roofed verandah-balconies to 1st floor. Steps with geometric patterned cast iron railings giving access to private garden. Roofscape rhythm provided by party wall mounted, stucco, corniced 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.

4.2 This listed terrace has the following heritage significance;

4.3 Historical Interest: Derived from the association with John Crake, a prominent architect of the period who developed one of the finest terraces within the estate. Historical connection with prominent individuals such as John George Shaw-Lefevre, the clerk of the parliaments and the earl of Ducie in the 1830s and 40s is of interest also (they were occupiers of No.5). The terrace forms part of an estate that developed rapidly and although not able to rival Belgravia provided a new grand 19th century suburb.

4.4 Architectural Interest: the architectural form and appearance of the terrace is of significant interest. It has group value with other terraces within the estate, many of which have the arrangement of formal elevations overlooking the park or garden squares and entrances behind. The external envelope of the majority of the terrace survives but that of Nos.4, 5 and 6 have suffered from the lateral conversion, eroding their significance and the north side of the terrace. The southern elevation is of most architectural interest.

4.5 Many of the properties within the terrace could have original internal detailing which would add to their architectural interest.

Nos. 4, 5 and 6 Hyde Park Gardens

4.6 These three properties have mostly historical interest (as described above) and architectural interest embodied in their external elevations, most notably the southern elevations.

4.7 Internally there is little of special interest save for what survives of the plan form at the front (southern) side of the buildings. The three principal spaces survive intact in terms of proportions (albeit two of them have been partially sub-divided) and although the detailing is modern replica work, it provides character to the spaces and is somewhat historically accurate.

4.8 The rear areas of the flat have no interest except to demonstrate the contrast in scale with the formal living rooms to the front. These spaces have been largely altered beyond recognition and have lost all sense of the three separate townhouses with three separate staircases and well proportioned back rooms.

5.0 ASSESSMENT HERITAGE SIGNIFICANCE

5.1 Historic interest is intrinsic in the substantial survival of a building from around the *1840 Threshold*, Historic England's definition to represent *the significant number of houses both built and surviving after 1840. The increased availability of building materials delivered by train, and greater mechanisation in the building trades, combined to create a greater standardisation across the country; allied to these developments was the professionalisation of the building trade and the emergence of the local architect.* [Designation Listing Selection Guide: *Domestic 2: Town Houses*: 2011]. The development principles, design and construction of Hyde Park Gardens, on that cusp of change, confers significant historic interest.

5.2 There is perhaps less obvious architectural significance in the design of front, rear elevations and flank elevations, which are well mannered and well proportioned utilisation of a ubiquitous menu of classical ornamentation.

However, the fact of architecture having equal significance on each elevation, rather than a principal and therefore other, secondary elevations, is of interest conceptually and also in translating town architecture into mass and volume rather than just facade.

5.3 The configuration of the double fronted building also required design of significant elevations without entrances. The elevations that contain the entrances also presented architectural novelty by movement away from the relatively common columned porch, extended from the base course of the elevation, below a two storey giant order (actual or implied) and attic above the cornice. This was the beginning of complete architectural design, no longer merely the fashioning of an elevation onto a standard plan.

5.3 Conventional guidance is that *The domestic plan form of London terrace houses is an important part of their character and special interest*

[*London terrace houses 1660-1860: A guide to alterations and extensions*: English Heritage 1994]. The novel plan of this building, representing a whole-building design, rather than facadism, has *character and special interest* and this confers architectural significance on the plan form.

5.4 However this part the building, the windows of flat 6, given the almost identical design of the proposed windows renders the proposed works to be not so sensitive to change as to preclude the acceptability of modest proposal for the replacement of the present windows and frames.

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6.0 IMPACT OF PROPOSED ALTERATIONS, EFFECTS AND JUSTIFATION FOR THE ALTERATIONS:

- 6.1 There is more than one area where historic fabric has the potential to be affected but the new arrangement is minor in nature and will not harm the principal appearance thereby having a minimal orno impact on the historical value. It also required due to the deteriorating nature of the windows in general.

- 6.2 The installation of new windows to front rooms facing Hyde Park x 6, dining room x 2, kitchen x 1, plant room x 1, rear bedroom (1) x 2 and rear bedroom (2) x 2 [see Appendix 4].

Materials and Methods

The replacement windows will be constructed using hardwood (similar to existing windows) with similar method of installation to match the appearance of the existing windows.

Impact of the Alterations

All efforts will be made for the replacement windows (where permissible) to retain the principal surviving historic architectural features of the listed building and its overall significance. Following an examination of the

Policy Compliance

The Listed Buildings and Conservation Areas Act 1990 sets out the statutory provision for dealing with listed buildings and conservation areas. Section 16 relates to listed building consent. Section 66 places a duty on the decision maker to pay special regard to the desirability of preserving listed buildings and their settings. Section 72 sets out a similar duty in respect of preserving the character and appearance of conservation areas.

According to the National Planning Policy Framework (NPPF), this statement sets out basic information on the history and significance of the property to inform the decision maker. Regard has also been given to local planning policies affecting listed buildings. Paragraph 131 requires local planning authorities to take account of the desirability of new development, making a positive contribution to local character and distinctiveness.

Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

The importance and relevance of the definition “Conservation” (for heritage policy) is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

Essentially what the NFPP aims to do is to carry out a balancing exercise between the benefits derived from the proposal against the potential harm it might cause. It is

therefore accepted that Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

Regional Framework

The London Plan (March 2016) provides a city-wide context within which individual boroughs must set their local planning policies. Policies of relevance to the historic environment include:

Policy 7.4 (A) states that “Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area”.

(B) Planning decisions draws emphasis that buildings, streets and open spaces should provide a high quality design response that (a) “has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass”
And (e) “is informed by the surrounding historic environment”.

Policy 7.8 (C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. (D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. (E) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

Policy 7.9 (A) Regeneration schemes should identify and make use of heritage assets

and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm. And in respect of planning decisions (B) “The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality”.

Westminster Core Strategy

Policy CS24 states that “Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible”. It is argued that the new layout will improve the efficiency and accessibility of the property in line with this policy.

Policy C27 states that “Development must incorporate exemplary standards of sustainable and inclusive urban design and architecture. In the correct context, imaginative modern architecture is encouraged provided that it respects Westminster’s heritage and local distinctiveness and enriches its world-class city environment”. The policy continues to state that the “development should include providing for an extended life-time of the building itself through excellence in design quality, high quality durable materials, efficient operation, and the provision of high quality floorspace that can adapt to changing circumstances over time”. It is further argued that the proposed works will add to the life and durability of the property without adversely impacting on its character and heritage.

Compliance with Policy and Legislation

1. This statement purports to demonstrate that the proposed works will not have an adverse effect on the on the architectural or historic value of the property

considering that the internal layout of the entire building would have been altered prior to it being listed in 1970.

2. The proposed works to replace the windows of the property are considered to be minor in nature and where the historic fabric is affected this will involve minimal removal of dilapidated frames in order to facilitate an improved appearance and use across the whole of the flat.
3. The proposed alterations will not affect the setting of the listed building and have no significant impact on the external historic features of the property given that the proposed design for the replacement windows is matching the existing ones.
4. The proposed works/alterations are all in line with policy guidance contained within the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works have a positive impact on the historic character of the grade II listed building by improving its appearance and that of the overall conservation area.

7. CONCLUSION

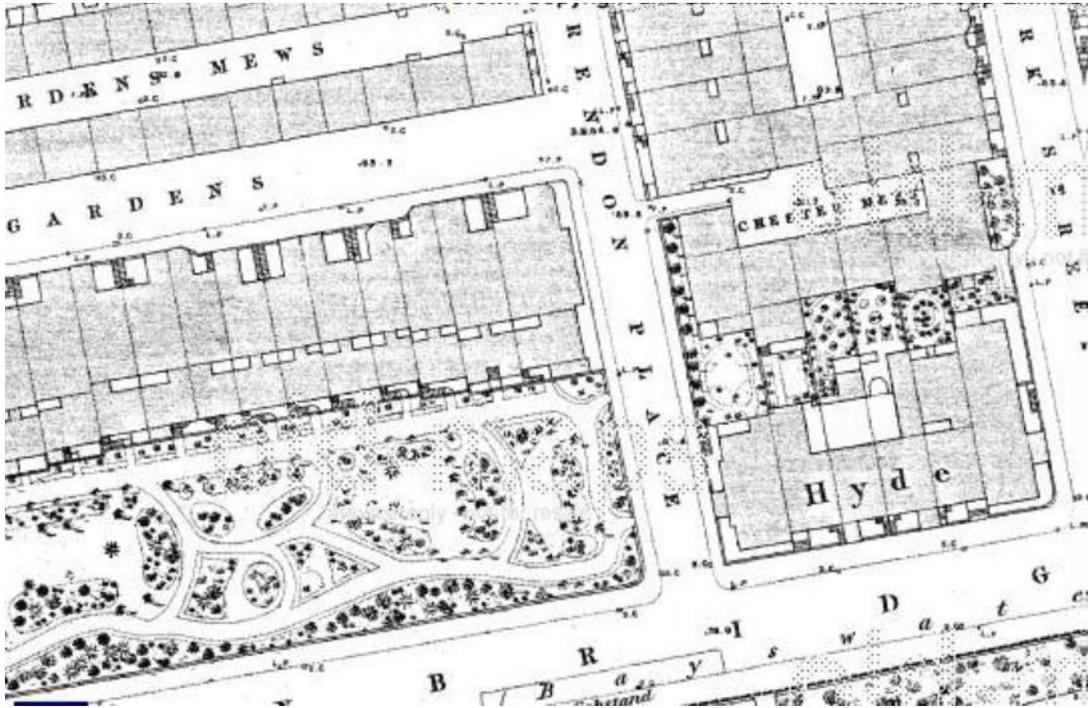
7.1 The replacement of the present windows' proposed aim is to restore the listed building and complement the surrounding area in particular the Bayswater conservation area.

7.2 The aim of the proposals is to ensure the future retention of the property and creating more acceptable appearance. In our opinion the proposals reflect the historic character of the building and the surrounding area.

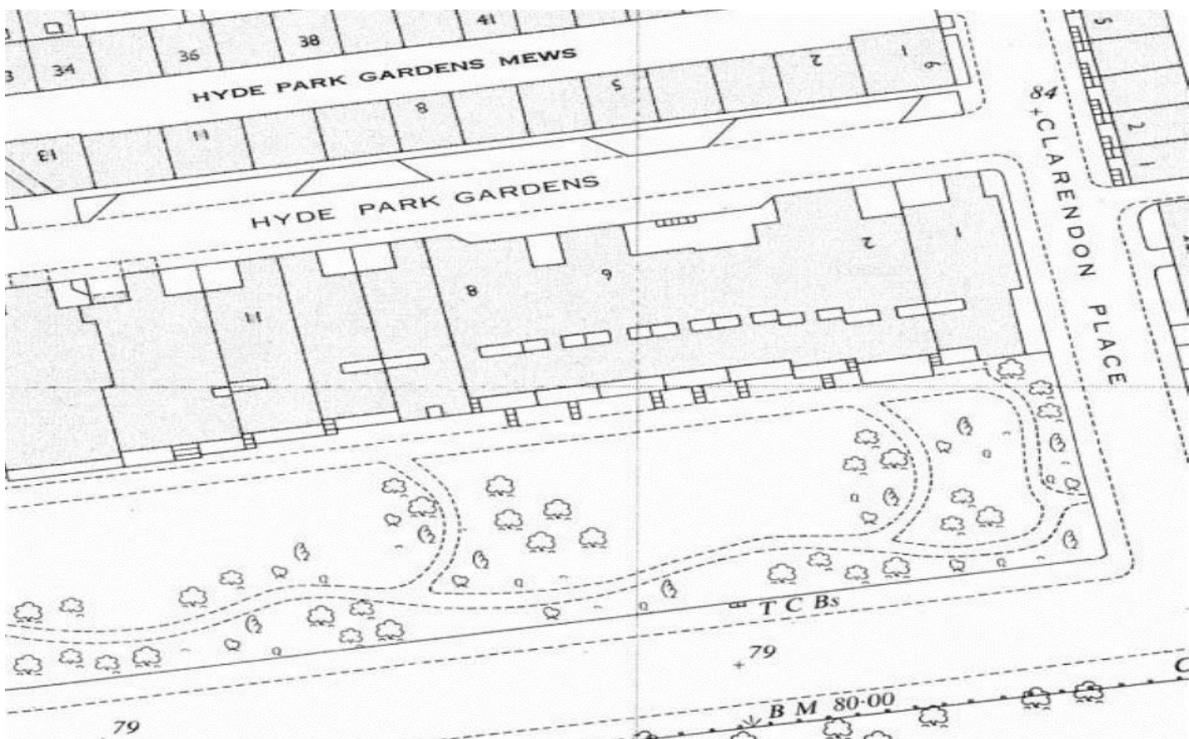
7.3 We welcome the opportunity to discuss the application and possible planning conditions where necessary.

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Appendix 1

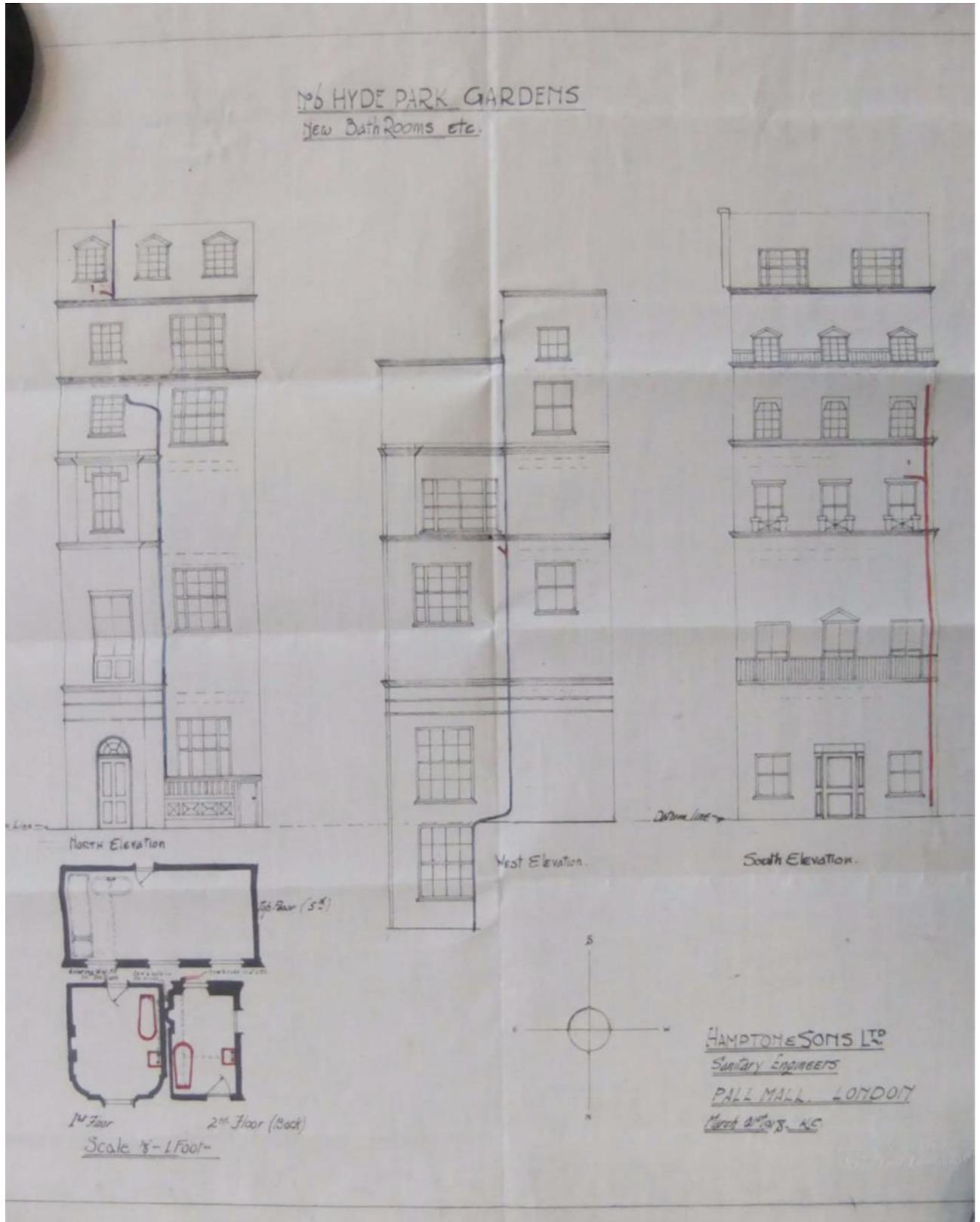


[Fig 1] 1872 Ordnance Survey Map

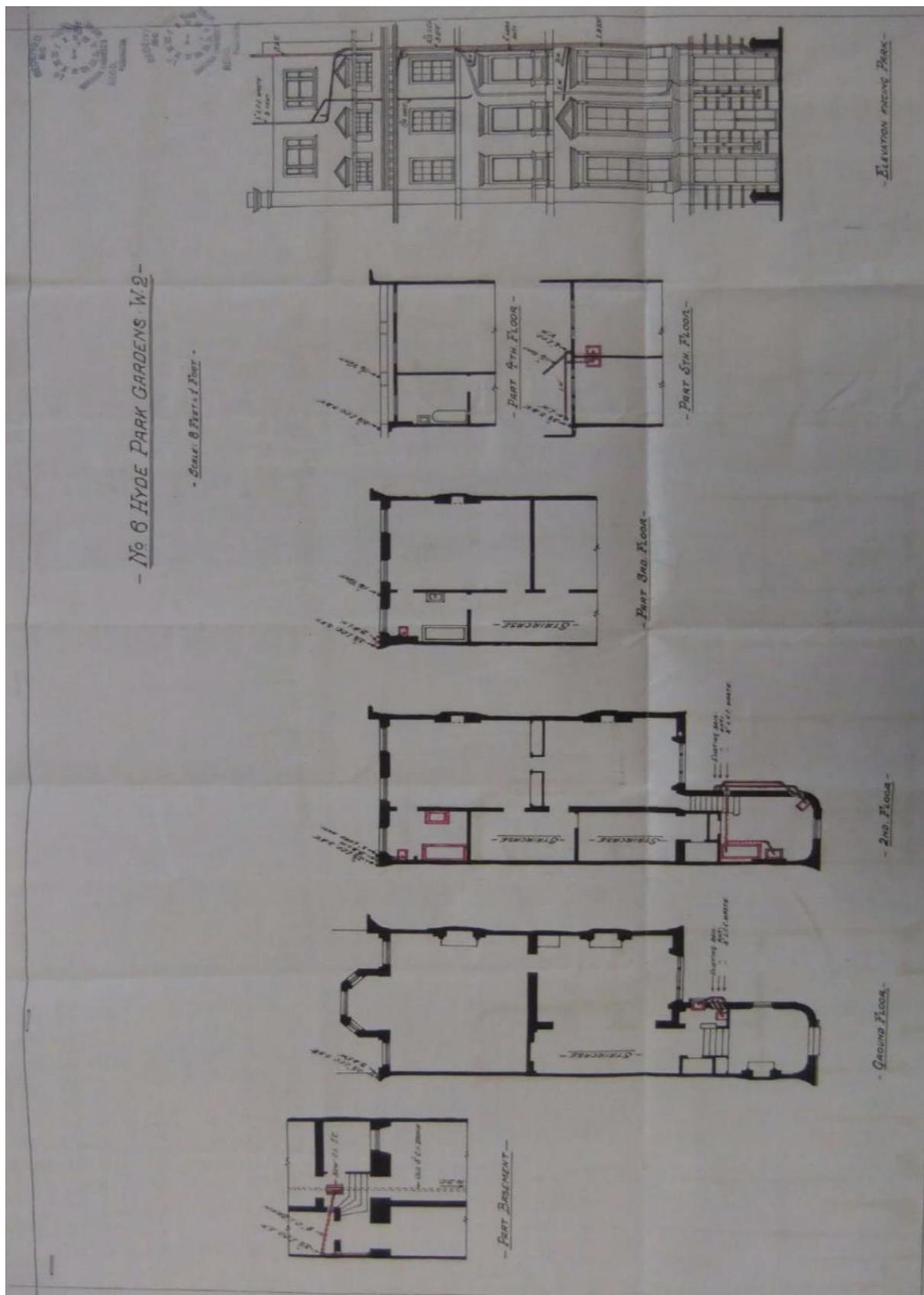


[Fig 2] 1963 Ordnance Survey Map

Appendix 2



Front Elevation Drawing of No. 6 Hyde Park Gardens



Front Elevation to No. 6 Hyde Park Gardens and Part Floor Plan

