



Flat 9, 25 Hyde Park Gardens, London, W2 2LZ (City of Westminster)

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On behalf of
Capital Place Properties

1. Introduction + Application Description

- a) The attached heritage statement has been prepared in support of our application for listed building consent *at Flat 9, 25 Hyde Park Gardens, London, W2 2LZ*. The application property is a two bedroom flat located at the roof level of a mid-terrace, six storey building constructed in around 1840. It is an example of the late Georgian architecture that forms part of 25-38 Hyde Park Gardens and 22-35 Stanhope Terrace. The buildings are grade II listed and are situated within the Bayswater Conservation Area.
- b) The proposed scheme includes internal alterations and internal refurbishment works. The scheme will also include Internal alterations for diffusers, pipework which will run within the loft space. External changes to the building associated with the alterations proposed under this application have been applied for under a separate full planning application.
- c) The statement describes the nature of the works and seeks to assess the associated impact of those works on the historic and architectural value of the listed building. The intention of the statement is to allow the allocated conservation officer to make an informed decision on the acceptability of the proposal and issue listed building consent to the applicant.
- d) The descriptive and analytical writing within this statement is deliberately concise, and intends to highlight only relevant information that was considered during the preparation of the proposed scheme. It will however adequately demonstrate that any special architectural and historic interest of the listed building is to be preserved.
- e) A measured and photographic survey, as well as a visual assessment has been undertaken. The relevant drawings and images have been provided within this statement to aid the assessment of our proposal by the allocated conservation officer. Further information can be provided at request.

2. Site Description

a) The listing associated to no 25 Hyde Park Gardens was made in 1970. It has been extracted from the English Heritage archives and included below.

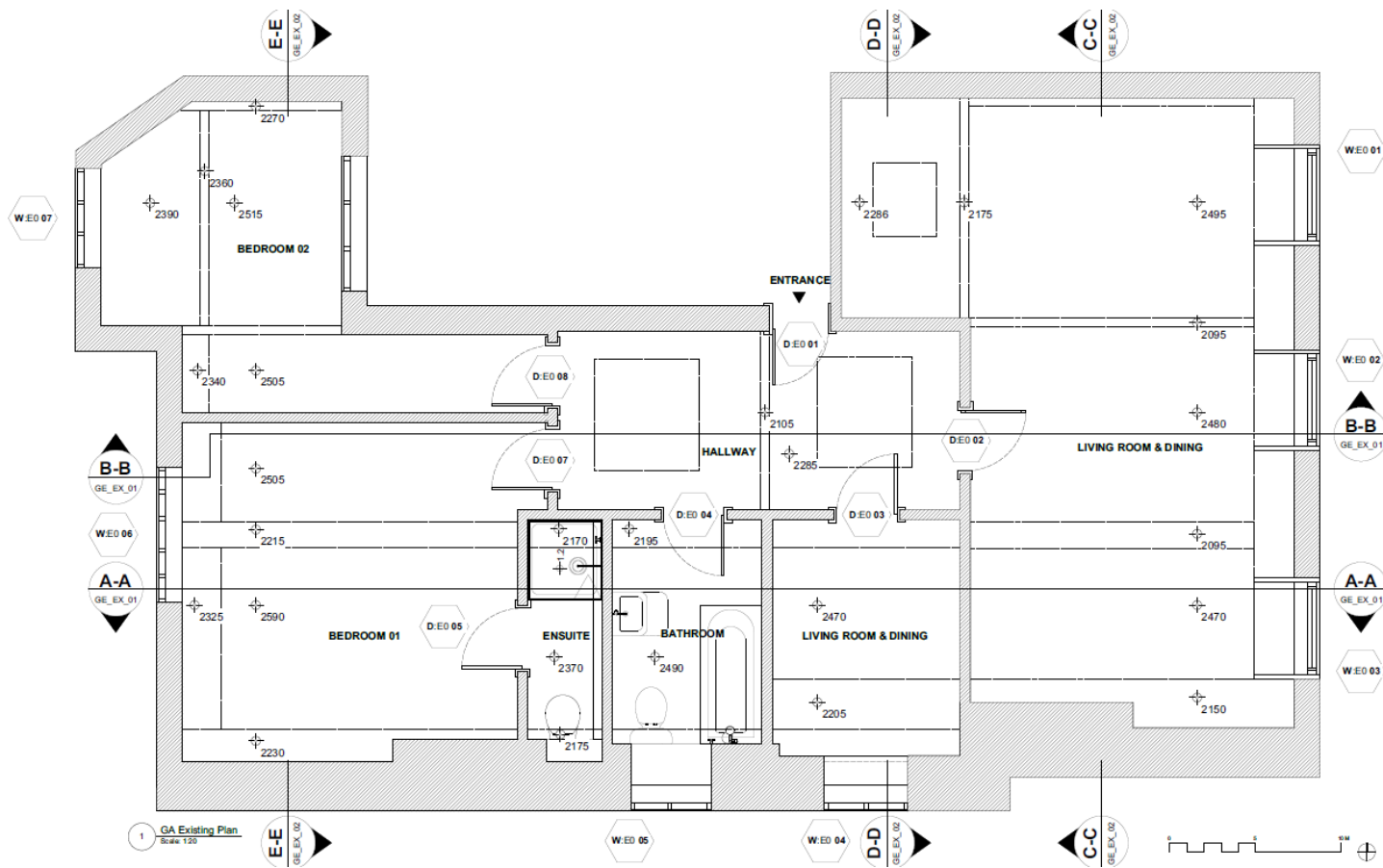
TQ 2680 NE CITY OF WESTMINSTER HYDE PARK GARDENS, W2 65/26 14.1.70 Nos 25 to 38 (consec including 22-35 (consec) Stanhope Terrace) GV II Terrace of houses. Circa 1840. Stucco. Slate mansards. Centre 5 houses break forward slightly and end houses slightly recessed. 4 storeys, plus attic to centre 5 houses; and attic mansards to others. Each 3 windows wide. Channelling to ground floor. Projecting Doric porches, but full Doric colonnade to centre house. First floor cast iron balcony breaking forward over porches, with pineapple finials. Square-headed windows, architraved above ground floor; corniced to first and second floors; pedimented to first floor of centre 5 houses and to end houses; where first floor windows treated as single triplet. Flanked by Corinthian order. Sashes, glazing bars. Cornice above third floor with consoles and dentil to centre 5 houses. Cornice to attic. Cast iron area railings with pineapple finials.

b) Our analysis of this listing and further research confirms that the aesthetic and architectural composition of the building's façade forms the primary focus of the listing and should be preserved in its entirety. This statement does not seek to delve further into the history behind the listing and the buildings role in the development of the wider area, particularly as there are no proposals to alter the external appearance of the building.

c) Despite the nature of the listing, we are under no illusions that careful consideration must also been given to any internal architectural features or details that still remain within the building. It is important first to explain how the original plan layout of the building has been altered and damaged in more recent times.

d) In the late 1960's, the original mid terrace houses were converted from single dwellings into multiple flats, leading to significant changes to the internal layout and loss of the original plan layout and form. The conversion and further refurbishment works undertaken since then have led to a general loss of architectural features and details from the late Georgian era.

e) In the case of the application property, the original plan both within the property and immediately outside the property appears to have been eroded following the conversion. Existing walls have been removed and new stud partition walls have been introduced to create space more suited to an individual dwelling, rather than its original purpose as living quarters for servants of the house.



f) Originally, 25 Hyde Park gardens would have been arranged with only a two room deep and two room wide plan. The staircase would have been located alongside the party wall, and each of the rooms would be accessible from a landing. The two smaller rooms would sit front and back of the staircase compartment with larger rooms front and back of the central spine wall of the building. In many cases, at roof level a secondary staircase off the main staircase would provide access to the smaller room at the front or rear of the building, although in this case it is not clear if that was the case. A modern lift has also been installed.

g) The original spine wall of the building appears to be partially in tact, with part of it removed to facilitate an enlarged hallway within the flat that provides access to rooms front and back of the property. New rooms, namely the kitchen and bathroom have been arranged either side of the spine wall eating into the original room depth. A partition appears to have been introduced parallel with the party wall within the original rear room to provide access to the original smaller rear room.

3. Planning Policy Background

a) The planning policy relating to such proposals is detailed and comprehensive, ranging from national to local level. Rather than listing the contents and specific wording of each document, we have listed the applicable policies, predominantly found in this case at local level and highlighted the wording we feel is relevant to our proposal.

b) National Planning Policy Framework (NPPF) (Paragraphs 128, 131 and 132)

Westminster City Plan Policy S25: Heritage

Westminster UDP Policy DES10: Listed Buildings

SDP 'Repairs and Alterations to Listed Buildings'

"In general, works to listed buildings should retain historic fabric and features of architectural or historic interest in situ and repair all damaged historic fabric or features, rather than replace them. The City Council encourages the reinstatement of missing architectural features where there is clear evidence of their original appearance. The exercise of listed building control must start with a professional assessment of the special architectural or historic interest of the building. In the majority of cases this will extend to the whole of the interior. In a few instances the special interest may be limited to the façade only. The City Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. However, the integrity of historic buildings can easily be undermined by piecemeal alteration. In sensitive interiors alterations may have to be restricted to a minimum"

c) Historic England provide written advice and guidance to local authorities. x

'Historic Environment Good Practice Advice in Planning: Note 2, Paragraph 29

"Change to heritage assets is inevitable but it is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be needed if it is to go ahead. In the case of listed buildings, the need for owners to receive listed building consent in advance of works which affect special interest is a simple mechanism but it is not always clear which kinds of works would require consent."

d) The purpose of the policies and guidance is clear. Identify the elements of a heritage asset that are of significant to the historic or architectural integrity of the building or listing, and preserve them at all costs. Where it is possible to reveal or rejuvenate original features this should be encouraged.

The policy from national to local level also makes clear that this policies should be enforced with care and consideration to ensure opportunities to enhance previously damaged listed buildings are not missed.

e) Importantly, it is noted that the City of Westminster have granted listed building consent for very similar proposals within the same building. The nature and impact of the works are approved are directly comparable to our application.

Planning reference numbers for the most notable proposals include: -

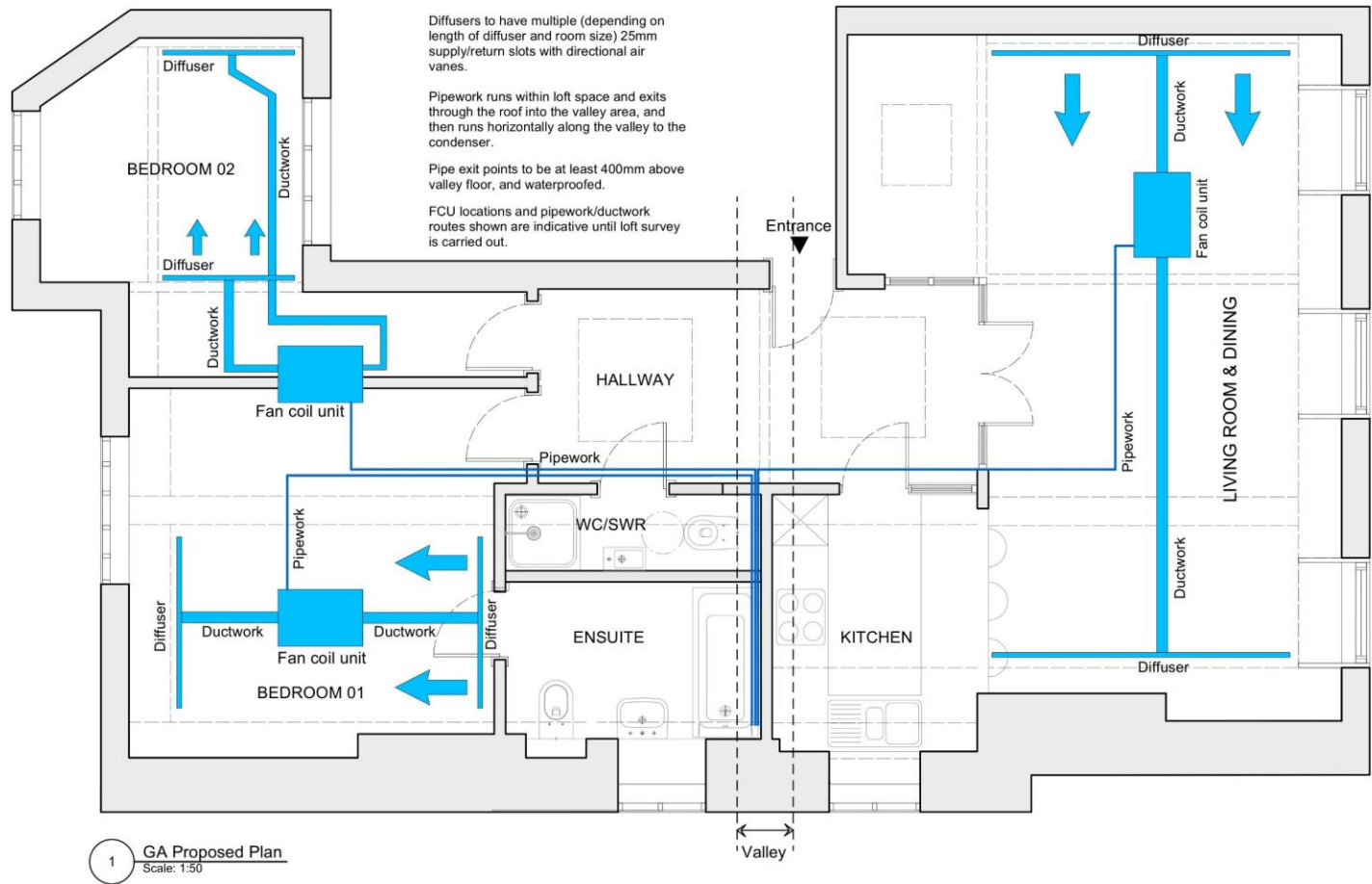
- 21/01437/LBC Flat 6 15 Hyde Park Gardens London W2 2LU

4. Proposed Works

a) The following section of this statement seeks to clearly explain the scope of the proposed alteration and refurbishment works, as well as the ways in which the works will affect the internal character and appearance of the existing flat. All works proposed here are in our opinion neutral or positive changes to the listed building that do not in any way impact what remains of its historic integrity.

b) The proposed works are listed in the following and photos of the existing flat are also used. The descriptions of proposed works should read alongside the existing and proposed drawings referenced as follows: -

- 554-PL-EX-P
- 554-PL-PR_P-01_Plan Diffuser and Pipework proposal



4. Proposed Works

- c) Minor interventions internally for the associated pipework and ventilation units would not harm historic fabric or architectural quality or character and the internal fan coil units would be mounted on anti vibration mounts.
- d) The proposals are similar to that which has already been consented by the City Council in March 09 2021 – Ref No: 21/01437/LBC but this application also includes details of the internal pipework and ventilation units associated therewith. The addition of the air condenser unit will improve and upgrade the flat making it a more liveable space whilst ensuring that the heritage value is conserved.

● **554-PL-PR_P-01_Plan Diffuser and Pipework proposal**



DRAWING NOTES:
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes/dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultant's information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.
 DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

STATUS	REVISION	DATE

DRAWING Proposed GA Plan Pipework	
SCALE 1:50 @ A3	DRAWING FILE REF 554-PL-PR-P
DATE Tue, 2021	DRAWN BY OAK
DWG No. 544-PL-PR-P-01	REVISION -
DRAWING STATUS PLANNING	

CAPITAL PLACE PROPERTIES ACQUISITION & DESIGN	
CLIENT Jarron Investments	PROJECT Flat 9, 25 Hyde Park Gardens, W2 2LZ