

**Design and Access Statement
&
Heritage Statement**

SITE: Flat 10, 4 Craven Hill London W2 3DS

PROPOSAL: Internal alterations within Flat 10 only.

DATE: March 2022

Introduction and Features

This design and access statement has been submitted as part of an application for a retrospective listed building consent. The works carried out are wholly contained within the Flat 10. No external alterations have been carried out; no works have been carried out outside of Flat 10, nor to the internal lobby or the stairwell.

- **Use**
The existing property provides multiple flats located at each level of the building. As far as we are aware, the entire building is residential use
- **Amount**
The proposed GIA is 43.5 sqm. This is not an unreasonable amount and is required to facilitate the equipment as well as the open space for assisted movement/walking etc.
- **Layout**
Please refer to the drawings regarding the proposed layout.
- **Scale**
Please refer to the drawings regarding the proposed layout.
- **Landscaping**
There are no changes to the landscaping.
- **Appearance**
There are no external alterations. Please refer to the drawings regarding the proposed layout.
- **Access**
The flat is accessed from a communal stairwell within the heart of the building via the main property entrance fronting Craven Hill.

This Heritage Statement has been prepared to provide an understanding of the works carried out within a Grade II building at Flat 10, 4 Craven Hill ('the Site'), identified in Figure 1. This report has been produced in support of an application for a listed building consent for works at the Site, set out in the DAS as follows:

“Internal alterations only, consisting of demolition of walls, erecting stud partition walls, relocation of kitchen and bathroom and creation of an en-suite”

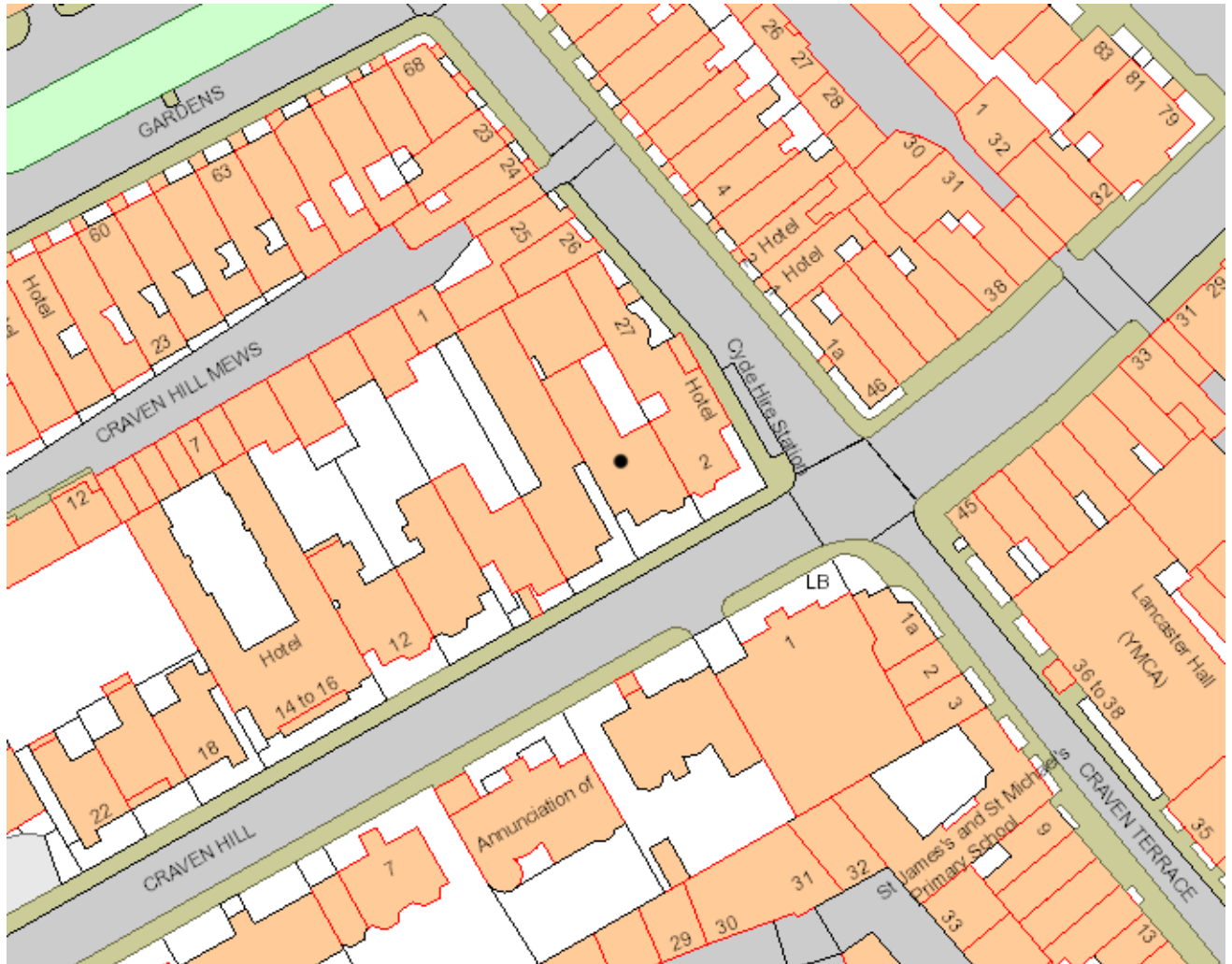


Figure 1

The works which have been carried out can be summarised as the following:

- Partial demolition of the wall and door forming the entrance into the reception room
- Removal of the door into the rear master bedroom, relocated to a new stud wall partition
- Extending the master bedroom dressing room to form an en-suite
- Block up the secondary door between the reception room and the secondary bedroom this formed a fire hazard potentially leading to a risk of life situation if a fire were ever to originate from within the reception to travel via the reception room
- Moving of the kitchen into the reception room
- Moving the main bathroom into the room which was the former kitchen

The flat prior to any works commencing was void of any detail. There was no wall panelling or details of any kind, certainly not any which would be worth preserving under a listed building order.

The Framework defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”

Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. The application site involves No. 4 Craven Hill, which was designated at Grade II in April 1975, as part of a group including Nos. 2-16 Craven Hill (consecutive, evens) with a List Entry Number: 1356940. The description of the group is as follows:

“Four linked pairs of houses. Mid C19. Stucco. Slate mansards (except Nos 6 and 8). 3 storeys attic, attic mansards and basements. Each house 3 windows wide, outer bays recessed with entrances, various doors. Channelling to ground floor. Ionic porches. Canted bay windows to ground floor of 2, 4, 10 and 12. First floor bombé balconies. Square-headed windows, architraved above ground floor. Corniced to first floor. Sashes, plate glass. French casements to first floor of Nos 10 and 12. Dentil cornices above second floor. Subsidiary cornice to attics.”

The application Site is located within the Bayswater Conservation Area, which was first designated by Westminster City Council on 9 November 1967, and subsequently extended in 1978, 1990 and 2002. The area was most recently extended in 2010 to include the area of Paddington Station and St Mary's Hospital.

Below is an OS map of Middlesex from 1866 which largely shows the row of terraces in Craven Hill as it is today. Prior to this there is a 1842 plan of the Parish of Paddington in the County of Middlesex, however at this time Craven Hill seem to be incomplete and properties No. 2-14 do not appear to have existed. There seems to have been a marked increase in development by 1896 behind the site, now known as Craven Hill Mews, as well as to Devonshire Terrace to the west of the north of the site. The 19th Century show further development and intensification with numerous developments occurring. This led to planned avenues, streets, square and terrace building to model contemporary and fashionable Belgravia.

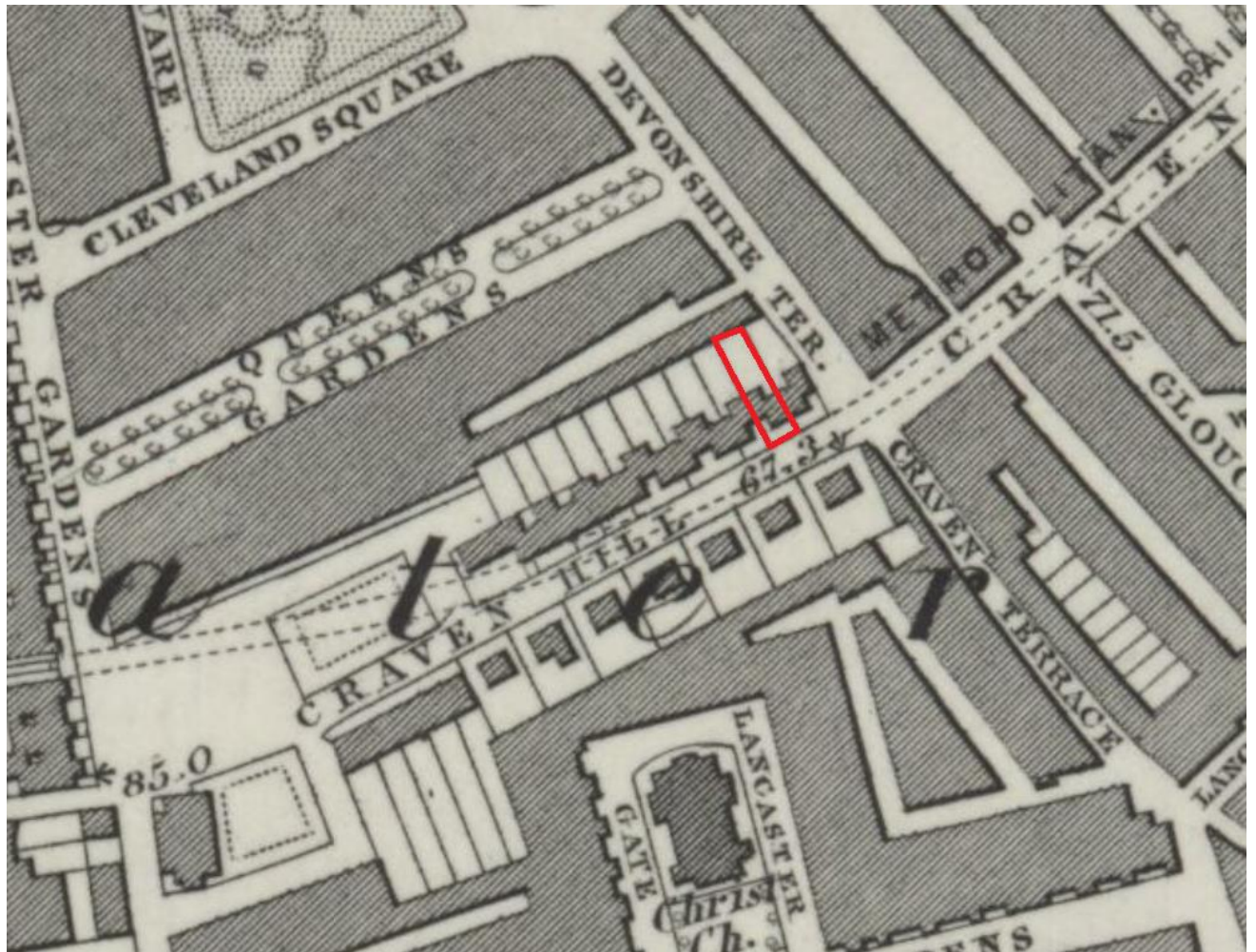


Figure 2 OS Map of Middlesex, 1866; No. 4 Craven Hill outlined in red.

The buildings comprise basement, ground floor, three upper floors, and a mansard roof storey as seen below (Figure 3). The rear elevation was not accessible at the time but as seen further below the rear elevation is largely void of any details (Figure 4).

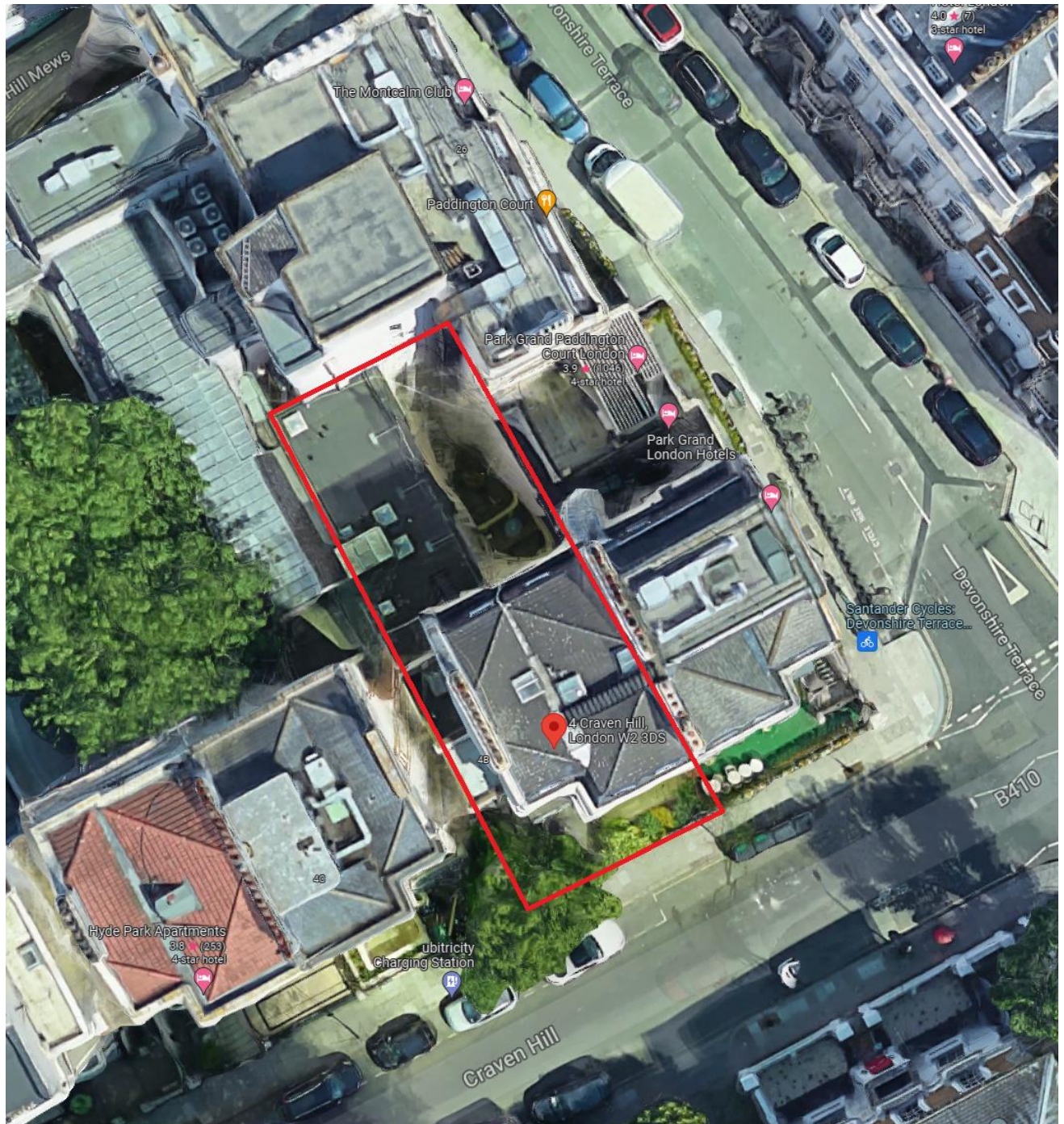


Figure 3

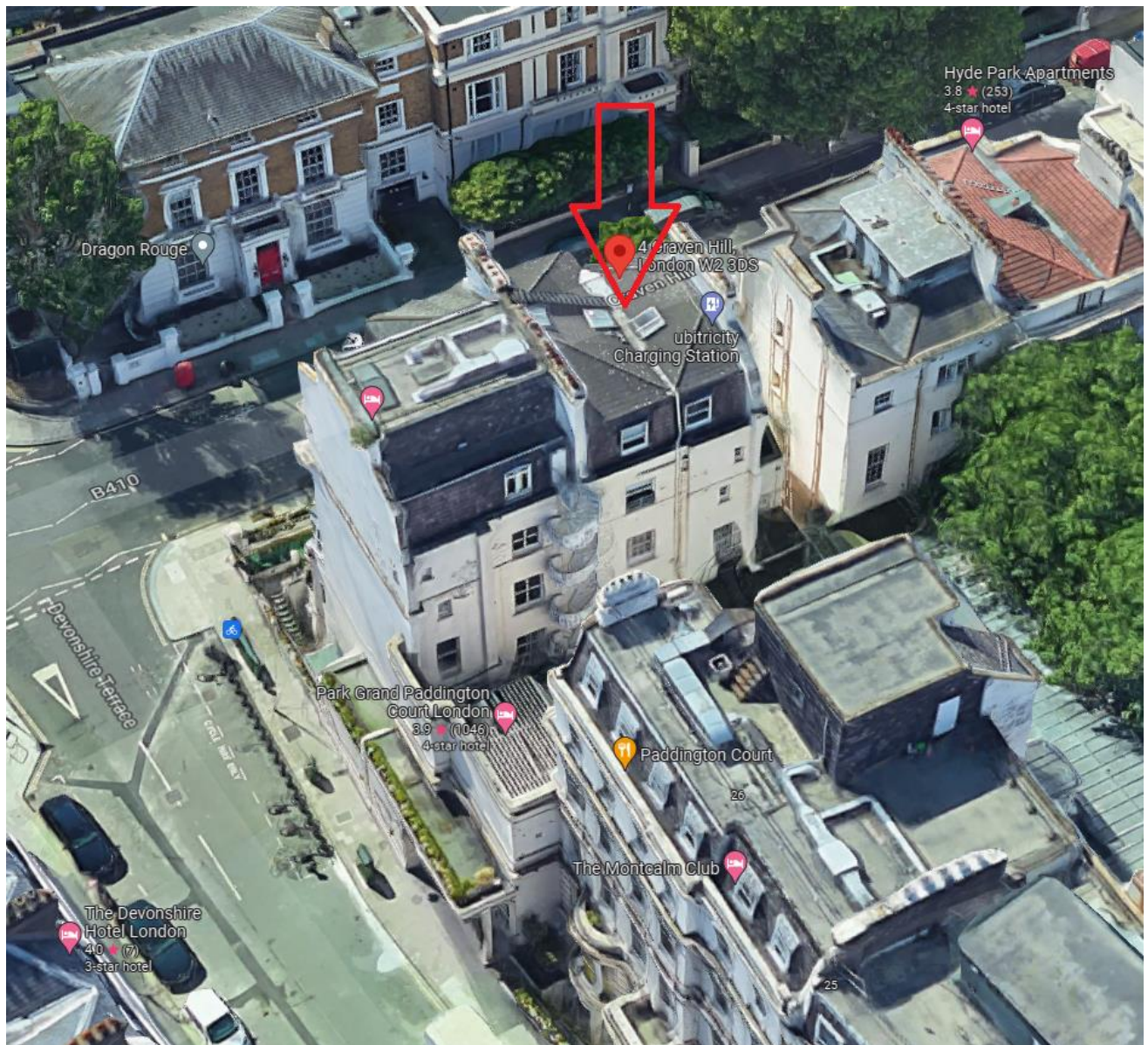


Figure 4

To the next page you will find a photo taken from site of the frontage as viewed from Craven Hill. Flat 10 is located on the second floor; no external alterations have taken place or any alterations to the stairs, stairwell, lobby, communal area etc. The inside of Flat 10 had no original character or features of any merit; it was quite bland and generic in nature. This may have been always the case or perhaps as part of the alterations that have occurred historically for which no planning history can be readily found on the planning search database.

In conclusion the changes that have occurred have not impacted the merits and listing of the building as these were likely for the external appearance and for internally for the communal areas, especially the staircase; which have not been impacted. In the Supplementary Planning Guidance 'REPAIRS AND ALTERATIONS TO LISTED BUILDINGS' states "The City Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly", we feel the merits of existing building are within the communal areas, stairs and the external facade. Photos of the internal will be provided in a separate correspondence.



Figure 5