

IN SUPPORT OF A  
**LISTED BUILDING CONSENT APPLICATION**

FOR AN  
INSTALLATION OF CCTV CAMERAS ON FRONT, SIDE AND REAR ELEVATIONS, INSTALLATION OF  
EXTERNAL LIGHTS TO FRONT ELEVATION AND FOR A NEW FRONT GARDEN SURFACE FINISH.

TO  
18 - 20 CRAVEN HILL  
LONDON W2 3DS

FOR  
CHG PROPERTIES LTD  
C/O WINKWORTH  
23 LEINSTER TERRACE  
LONDON  
W2 3ET

NOVEMBER 2023



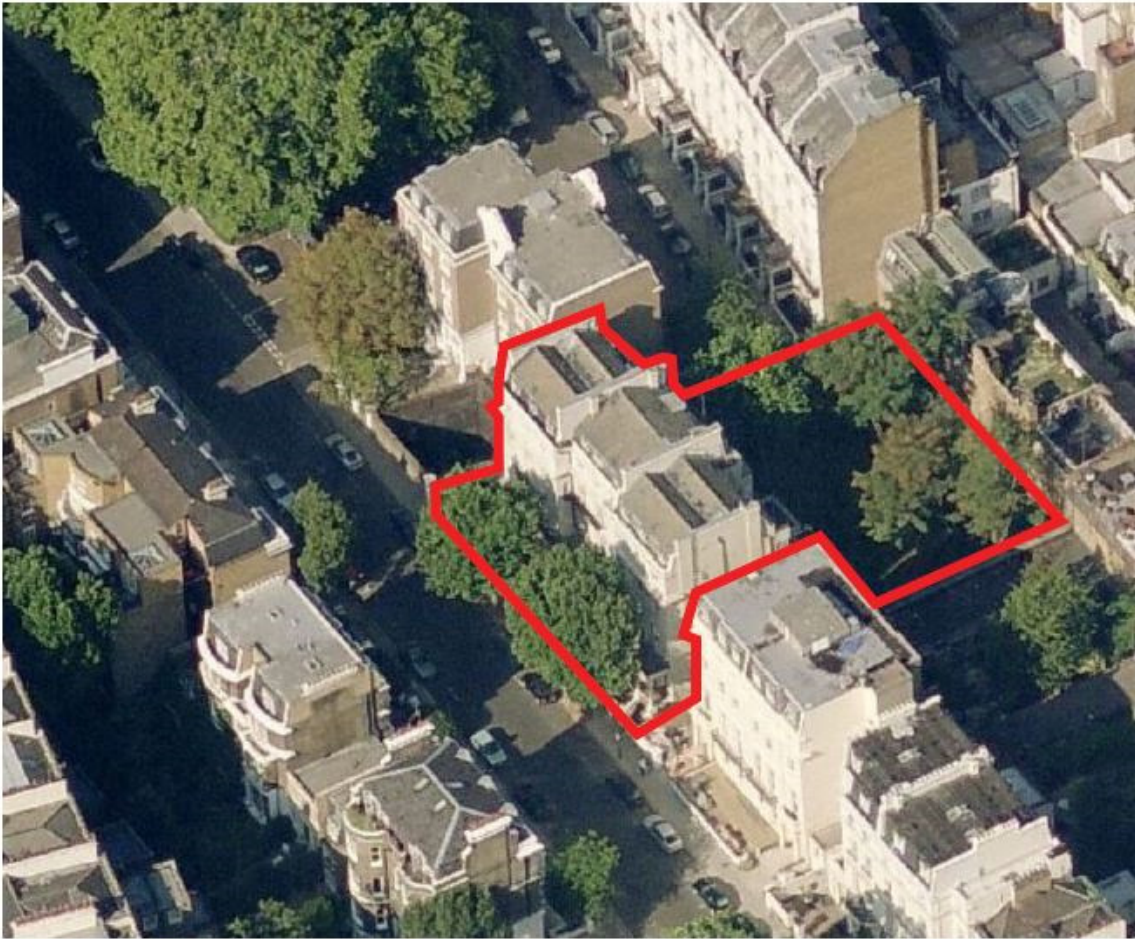
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**DESCRIPTION OF THE DEVELOPMENT AND SITE**

This heritage, design and Access statement relates to the proposed works at Nos. 18 to 22 Craven Hill, a grade II listed building located within the Bayswater Conservation Area. It accompanies an application for listed building consent for proposed works of installation of cctv cameras on front side and rear elevations and for a new front garden surface finish. The works aim to provide a modern standard of living whilst respecting its heritage interests.



18-22 Craven Hill comprises three Grade II listed terraced houses, constructed in the 1840s. They form part of the small villa quarter within the Bayswater Conservation Area, which largely consists of varying sized semi-detached houses in Craven Hill and Craven Terrace. These smaller buildings sit amongst the larger terraced houses, typical of Bayswater, which are now converted into flats, and the large mansion blocks closer to Lancaster Gate. The north side of Craven Hill is also characterised by mews buildings to the rear of the principal buildings, although the mews buildings at the back of Nos. 18 - 22 are mid-to-late 20th century insertions and are out of context with regard to townscape and scale of the immediate area.



The subject site currently comprises 33 flats. The three villas are located on the north side of Craven Hill and form a distinct group and composition along the street. Nos. 18 to 22 are covered under the same listing and are listed grade II.

Although built as three separate villas the properties have undergone substantial internal and external alterations during the 20th century, including the breaching of party walls at all levels and wholesale rearrangement of the plan form. These changes have left little historic fabric internally and have greatly eroded the significance of these three former town houses.

## **HISTORICAL DEVELOPMENT OF THE AREA**

The overall form of Bayswater was built up from several different speculators according to different plans that can be traced back earlier to field boundaries, footpaths and tracks. Of these developments, that by Victorian developer Henry de Bruno Austin is the most substantial. It takes the form of a triangle with its apex corresponding to Cleveland Gardens and culminates in the massive mansion flats in Lancaster Gate. The scheme is interrupted only

by the small villa quarter of Craven Hill and the more modest service street of Craven Terrace, which predates the scheme developed by Austin.

17th century Bayswater was a small hamlet that comprised scattered dwellings, farms and fields. Part of the land was owned by the Craven Pest House Charity and Craven Settled Estates, after the 3rd Earl of Craven (1700 – 1739) purchased 3 acres of rural land that had formed part of Upton Farm in Paddington and built pesthouses here in the 1730s to serve the local parishes. He also built a large house on the site of the farm with pleasure ground, ponds and a number of buildings occupying the present Craven Hill and Craven Hill Gardens.

This development was permitted through an Act of Parliament of 1734, provided that the buildings would be converted into a hospital should another plague arise. The Craven Estate remained in the family until the death of William, 7th Baron Craven, in 1825. The land was then divided among his heirs and let on building leases, which included a clause stating that lessees would lose the land if it were required in case of a plague. Terraced, detached and semi detached houses were constructed along both sides of Craven Hill, including 18 – 22 Craven Hill, although the land remained in the ownership of the Craven family until the late 1930s.

Map evidence shows that by 1848 the north side of Craven Hill was lined with five pairs of semi-detached villas. By 1862 Craven Hill Gardens had been laid out to the west and a terrace built on its eastern side, backing onto the site. By 1868 the western-most semi-detached pair of villas and the aforementioned terrace had been removed and the present Nos. 18-22 Craven Hill built. If the maps are correct, the date of c.1840s given in the list is approximately 25 too early.

## **DESIGN PROPOSAL**

Nos 18, 20 and 22 form the most imposing and distinguished group of buildings on Craven Hill being palatially composed as a single architectural entity. The external architectural language is both subtle and playful and unusually sophisticated for this period.

The years since the houses were subdivided into small apartments have been unkind to this distinguished and unusual group of buildings. Externally alterations have been insensitive to the front, especially front garden area which lost its original character over time. We are proposing to

partially restore the original character by replacing part of the existing concrete finish surface with Victorian style 'White Octagon and Black Dot' tiles similar to the ones that are still present on the entrance steps to No. 22 Craven Hill terrace.



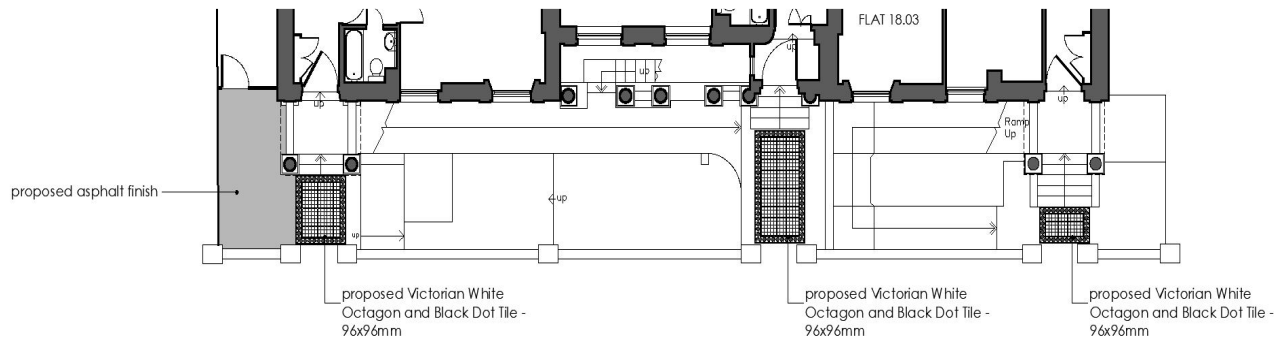
Above: Existing run-down Victorian style black and white tiles.



Above: Existing dilapidated front entrance steps and surface finish to No.20 terrace.



Above: Existing dilapidated concrete front entrance steps and surface finish to No.18 terrace.



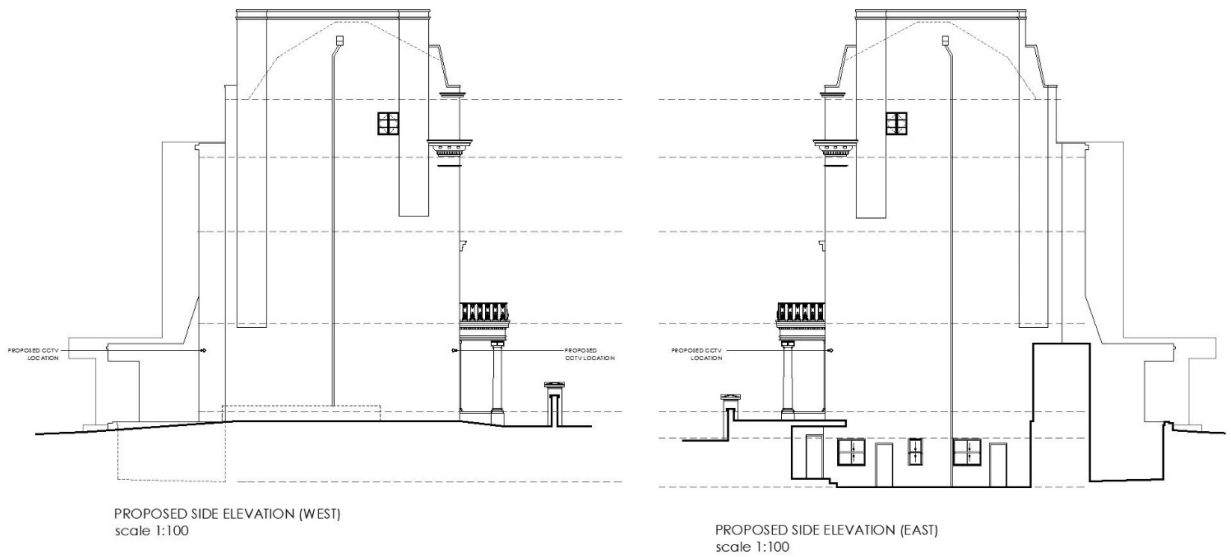
Above: Drawing showing the locations of the proposed surface finish.

Apart from the new front garden surface finish we are proposing the installation of new cctv cameras to front, side and rear elevations in order to increase much needed security for the residents of 18-22 Craven Hill. There have been numerous reports of criminal activity within the site and in the neighbouring area therefore it has become essential to increase protection of the site.



Above: Drawing showing the locations of the proposed cctv camera within the front elevation.





Above: Drawing showing the locations of the proposed cctv camera within the side elevations.



Above: Drawing showing the locations of the proposed cctv camera within the rear elevation.



Above: Image of the proposed cctv camera.

## **EXTERNAL LIGHTING PROPOSAL**

In addition to the above we propose installation of the external lights in order to increase the security of the premises as well as to enhance the appearance of the building.

We have prepared visualisations to demonstrate the positions as well as the intensity of the lighting at night.



Above: Front elevation street view.

Below: Front elevation bird's eye view.





Above: Front elevation lighting as view front right hand side front garden.

Below: Front elevation bird's eye view.

