

Design & Access Statement

22 Hyde Park Gardens W2 2LY

Application for a Listed Building Consent

1. Introduction

This document serves as a Design and Access Statement, specifically created for the purpose of outlining proposed external repairs and redecoration works of the building fabric at 22 Hyde Park Gardens, London, W2 2LY. The scope of the project encompasses redecoration works to the external walls and boundaries with associated render, stucco and brickwork repairs, roof slates and rooflight replacement, chimney pot replacement and cowl installation, as well as door replacement to the north lightwell and general maintenance tasks such as essential repairs of the rainwater discharge system to the north elevation. The focus of these efforts will be to preserve the original features of the building and maintain integrity of the building's external fabric.

2. Design

The building is located on Hyde Park Gardens parallel to Bayswater Road in the Bayswater Conservation Area. The front window bay provides main entrance to the building at street level and to secondary entrance to the basement flat from lightwell. The property encompasses multiple levels, including a lower ground floor, upper ground floor, first, second, third, fourth and fifth floors with the fourth and fifth being a duplex. Additionally, there is a distinctive flat roof bay projection to the front of the property providing caretaker's accommodation to the basement, entrance lobby to ground floor and former Maids accommodation at first floor, whereas basement vault under the public footpath facilitates the plant room. There is also a toilet located under stairs leading to the north lightwell.

The external walls of the property are primarily constructed using masonry brickwork, finished with lime render on the lower ground floor, ground floor, first, second, and third floors. However, the rear elevation and sections of the first, second, and third floors comprise of facing brickwork, accompanied by lime render detailing around the windows. Painted timber sash windows are installed.

The main roof is of a 'butterfly' layout with parapet gutters to the front and rear elevations and a central valley gutter running from party wall to party wall. The outer faces of the roofs facing street and rear garden are finished with traditional slates, whereas inner pitches are predominantly finished with artificial slates.

Flat roofs of the front window bays are covered with lead.

The proposal involves carrying out necessary maintenance and minor repairs to the external elevations, roof, chimney structures and boundary walls of the property.

Furthermore, the front elevation parapet gutter outlet and the associated cast iron hopper and rainwater pipe are proposed to be altered. Section of original cornice projection above the hopper will be reinstated, where damaged. Access for maintenance of the hopper is hampered, pigeons are nesting, causing the hopper to overflow. This work aims to enhance weather protection while ensuring symmetry by matching the original cornice projection.

3. Schedule of Works

External Walls and Boundaries

Essential masonry repairs will be carried out using lime based products to match the existing finishes and maintain the original character of the building. Use of cement products is forbidden.

Stucco and lime render repairs will be carried out in three coats using 1:3 (NHL 5 lime: mixed size sand) mortar. When carrying out the external decorations at 22 Hyde Park Gardens, all colours and materials used will be the exact same to match the original building fabric.

The paint material will be sourced from the specialist paint supplier for heritage buildings. Rose of Jericho Gardenia Casein Bound Limewash Paint is proposed (<https://roseofjericho.co.uk/product/gardenia/>).

As for brickwork repairs, any deteriorated mortar will be carefully chiselled out to a depth of 30mm using traditional techniques to ensure integrity of bricks is maintained and repaired with a lime mortar mix of 1:3 (3.5 NHL lime : sharp sand).

Stucco (Thought to be Roman Cement)

There is evidence of stucco erosion. Any essential repairs will be carried out using traditional techniques.

Stucco surface will be faced-up with acid-free tissue prior to removal of any defective stucco to prevent any loss of detail. Cracks will be cut out with a slight undercut to form a key for lime-based stucco. Fine materials and dust will be removed and hollow areas and voids flushed out with acetone with Primal WS24 solution injected into the voids prior to grouting in order to increase the bond mix. Original stucco profile will be reinstated using 1:3 (NHL line: mixed size sand) mortar.

On completion of repairs, decorations will be carried out using specialist paint in Gardenia colour to match the external façade.

Windows and Doors

All external surfaces of windows and doors will be undergoing repairs using traditional timber repair techniques, but in limited areas Woodcare resin maybe used where timber decay is limited.

Paintwork specification comprises Weathershield exterior high gloss paint in a total of four coats (primer, two undercoats and one final coat).

The front entrance door is stained, which has deteriorated and it is essential to carry out redecoration to ensure integrity of the door and prevent from decay. Exterior grade Dulux Trade Yacht Varnish was specified to reinstate the existing finish. The existing paintwork will be stripped and new applied in accordance with the manufacturer's instructions.

Metalwork

All existing wrought iron railings and cast iron pipes of the building also require repairs. These works will be limited to stripping back areas of defective paintwork, applying prime coat of Hammarite red oxide paint and final coat of Hammarite direct to provide smooth black or green finish to match existing.

Any corroded wrought iron surfaces will be made good using cold repair technique, such as bonding using epoxy resin, or other specialist repair techniques suitable for in-situ restoration.

Roofing Works

The north roof of the property has deteriorated, there is evidence of leaks and timber decay of the roof structure, therefore replacement of roof covering is essential to maintain integrity of the building. The works will involve stripping back of the roof covering and replacing it with new slates to match the existing. The existing asbestos fibre cement slates to the south pitch of the roof will be replaced with artificial fibre cement slates, size to match existing .

The north pitch of the south roof, which is finished with artificial slates is in need of overhaul. Any essential repairs will be undertaken using materials that match the existing finishes. No alterations to the structure is proposed. Works are limited to the fabric of the roof.

All leadwork to flat roof, dormer cheeks, flashings, upstands, etc. will be carried out in code 5 lead in accordance with Lead Sheet Association Guidelines and to BS6915.

Please refer to the drawing BSC1073_101_01 for the proposed roofing layout.

Rooflights

There are two single glazed timber rooflights located to the north pitch of the south roof and one to the south pitch of the north roof. There is evidence of significant decay to timber elements, glass panels are broken, they are leaking water internally. Replacement is essential, which will be carried out with materials to match existing.

Please refer to the drawing BSC1073_101_01 for the proposed roofing layout.

Chimney Stacks

The lime render to the chimney stacks will be made good, flaunching renewed and any broken or damaged flue pots replaced. It is also noted that some of the flues are obsolete, as the openings were formed in the parapet wall/ chimney stacks during the conversion works in 1960s.

It is noted that various types of chimney pots were installed to replace the original pots. Where replacement is essential, a Victorian style replacement pot will be installed subject to the Conservation Officer approval.

To prevent water ingress, it is proposed that flue pots are provided with square aluminium copper cowls to match the building style. This will improve the overall weatherproofing of the building while maintaining integrity of the structure. Any redundant metal flue pots will be replaced with traditional clay pots to match the historic architectural qualities of the building.

On completion of repairs to the chimney stacks, decorations will be carried out using specialist paint in Gardenia colour to match the external façade.

It is important that the external redecorations are carried out to ensure the building is provided with adequate weather protection, whilst maintaining the building's external fabric and protecting its heritage.

Hopper Detail

In relation to the alteration of the hopper detail to the north parapet wall, our intention is to maintain integrity of the building fabric and replicate the original coping profile to the north parapet wall.

The repair works are aimed at preventing the bird nesting and reducing maintenance cost related to cleaning the hopper.

It is noted that there is evidence of staining to brickwork, which appears to be related to the numerous events of overflowing hopper. A flashing detail is proposed to be provided at the junction between the hopper and adjacent property, which will provide additional weathering protection of the brickwork and stucco finishes.

In addition to the functional advantages, the heritage will benefit from reinstatement of the original cornice detail. Refer to drawings BSC1073_R01-100_05 and 102_02 for the proposed alteration details to the hopper and coping.

Internal Rainwater Pipe (RWP)

The internal cast iron RWP located at the party wall with No. 21 Hyde Park Gardens property, collects surface water from the central valley gutter. The pipe is in most areas concealed internally behind timber panelling, but where exposed in the roof access riser there was evidence of corrosion. There is evidence of a leak from the RWP and it has corroded from the inside therefore replacement is necessary.

Replacement cast iron pipes are long elements, therefore in circumstances installation of traditional system would be difficult. Replacement of the pipe in cast iron would be difficult causing unnecessary damage to the internal surfaces of the common parts and staircase, which would entail major works to the building fabric and redecoration of the common parts.

As the pipe cannot be seen, its replacement in UpVC will not detract from the historical fabric of the building. On the contrary, the replacement of the pipe will reduce the incidents of leaks to this pipework. A modern pvc-u Geberit Fluvia system is proposed. Rodding points will be provided at all levels as part of the design, which will be accessible via existing removable panels, therefore internal finishes will not be disturbed. RWP will be connected to the existing drainage system with proprietary fitting.

North Lightwell – Door Replacement

The north lightwell provides access to the Plant Room with a gas fired boiler located in the basement vault and to the understairs toilet. There is evidence of water ingress via the door thresholds. To overcome the issue, it is proposed to install drainage strips to collect excess of surface water and discharge to adjacent gulley.

The associated doors, which are made of timber have deteriorated and it is not feasible to repair them, therefore replacement is required. The plant room door requires provision for background ventilation to comply with gas safety requirements. It is proposed that the replacement door are made of metal and have a bespoke louvered grill fitted.

With regards to the existing door to the toilet, they appear to be of an interior grade, therefore exterior grade replacement door is proposed to match existing panelled profile.

The proposed works in the north lightwell are aimed at providing weather protection and reducing maintenance cost in the long term.

4. Appearance

The aim of the works is to maintain integrity of the structure and preserve architectural qualities of the building. Only essential works will be carried out in sensitive and proportionate manner using traditional repair techniques, wherever possible.

Existing flat roofs to the front bays are covered in lead. The roofs are heavily soiled and in need of cleaning. Survey is required to ascertain condition and scope of remedial works required, if any. Roof repairs will be carried out using lead to match existing finish.

Conversely, any essential repairs to leadworks of the dormered mansard roof, will be replaced with material to match existing.

The pitched roofs are finished with slates – outer pitches facing street and garden are covered with natural slates, whereas the inner roof pitches are covered with artificial fibre cement slates.

Replacement works of the entire north roof and repair works to south roof are essential as the roofs are leaking.

The north pitch will be replaced with Welsh Slate fixed using copper nails. The existing slates of the north pitch are in poor condition, however it may be possible to salvage the slates of the south roof. The replacement artificial slates and clay ridge tiles will be sourced from Marley Eternit roofing product manufacturer.

All ridge tiles will be wet-fixed to ensure original character of the building is maintained. The wet system shall be supplemented by mechanical fixings to comply with the current Building Regulation requirements.

The condition of existing chimney flue pots will be examined for evidence of cracking, holes. Replacement pots, where essential will match existing owing to the historical significance and architectural character. Consultation with the Conservation Officer is required with regards to the works to the chimney pots and installation of aluminium square capper cowl.

Essential repairs of any metal elements including cast iron balustrades to balconies, rainwater downpipes, soil pipes, railings, will be carried out with use of the specialist repair techniques, to ensure they match the existing style, profile and colour.

There is evidence of cracking to the stucco, render and brickwork. Hammer test survey is required to ascertain the full scope of repairs. The cracks have potential to allow rainwater into the structure, leading to damage of the interior finishes. To address this issue, any cracking discovered during the condition survey will be carefully cut out and repaired using lime based masonry repair product or similar approved in accordance with the manufacturer's instructions.

Once masonry repairs are completed, decorations will be carried out using breathable exterior paint in matching colour Gardenia Casein Bound Limewash of Rose of Jericho specialist paint supplier (<https://roseofjericho.co.uk/product/gardenia/>) which is the "estate colour".

We will also be incorporating flashings to the stucco projections to the north elevation to ensure protection of the stucco against erosion from water run-off and splashback. The flashing details will also match adjacent buildings of the terrace to ensure consistency of the finishes. Please refer to the existing and proposed elevation drawings ref. BSC1073_100_01 – 100_03 for the layout of the lead flashing details.

The proposed works in the north lightwell comprise replacement of doors to the plant room and understairs toilet. We have no information regarding the original doors. The toilet will have exterior grade panelled timber door installed.

The existing timber door to the plant room is proposed to be replaced with a bespoke metal louvered door, which will ensure that sufficient background ventilation is provided to the boiler room to comply with the gas safety regulations.

The replacement doors will be more suitable for exterior finish and reduce maintenance costs in perpetuity.

Installation of drainage strips to thresholds of existing doors is essential to prevent flooding. Slim threshold drains are proposed, which is a discreet alternative to a traditional drainage channels.

5. Access

The current access to the property will remain unchanged. To ensure the safe execution of the works, scaffolding will be erected to provide access to all elevations, with a tin hut scaffolding above main roof to ensure weather protection of the property.

The scaffolding will incorporate netting to control the risk of dust spread and mitigate hazards of falling debris, material and equipment during the construction works.

6. Amount

No increase in floorspace is proposed. The project is an external refurbishment although has some element of internal decorations associated with the replacement of internal RWP.

7. Layout

There are no proposed changes to the building layout.

8. Scale

There are no proposed changes to the building scale.

9. Landscaping

To improve the rainwater run off we have also allowed to carefully rake out joints and take up paving slabs within the north lightwell. Installation of the drainage threshold strips to the toilet and plant room door openings are proposed to overcome flooding issues.

10. Significance

22 Hyde Park Gardens is located within the Bayswater Conservation Area, which falls under the jurisdiction of the City of Westminster. In planning the proposed maintenance works, careful consideration has been given to ensure that condition of external fabric is preserved and historical significance and architectural character is respected.

11. Impact

With regards to the replacement of any damaged or redundant metal flue pots of the party chimney stacks, they will be carefully selected to match the existing profile and character. Installation of aluminium square cowls to pots will provide protection against water ingress. The specification and method of installation will be consulted with the Conservation Officer to ensure that there is no detrimental impact to the building's heritage.

The works to the north elevation hopper outlet and installation of pigeon deterrent netting is essential to maintain the surface water drainage. The works will also allow the damaged cornice to be replicated. Furthermore, the proposed design will have a positive heritage impact.

All projected stucco of the north façade is subject to erosion, therefore installation of lead flashing is proposed which will preserve the stucco once essential repairs are carried out. The addition of flashings will also integrate the stucco details with the adjoining property, ensuring consistency of the architectural detail of the building.

Replacement of the north lightwell doors is essential as the existing have deteriorated and are not fit for external use. Whilst the profile of the existing timber door to the understairs toilet will be maintained, it is proposed that the basement vault is replaced with a bespoke metal louvered door, which will provide more security and ensure gas safe regulations are complied with.

Installation of drainage thresholds to the toilet and plant room doors is aimed at providing protection against flooding. Slim threshold drains are proposed, which is a discreet alternative to a traditional drainage channels. The proposed alterations are not visible from the street level, therefore there will be no detrimental effect on the building's heritage.

Other proposed works comprise the following:

- External decorations and repairs of all external building fabric
- Replacement of the north roof covering and overhaul of the south roof with associated replacement of roof lights which are life expired.

The significance of the above works is that the external fabric of the building will be maintained in good condition.

All works proposed has taken into account the unique architectural and historical significance of the property and its surrounding structures. The design approach aims to conduct repairs in a manner that is sensitive and proportionate, preserving the original character. In cases where repairs are not feasible, the intention is to replace elements in a manner that faithfully replicates the original features. With careful attention to these principles, we are confident that none of the proposed work will compromise the heritage significance of the building.