

External decoration and maintenance works proposed at 22 Hyde Park Gardens, W2 2LY

1. Site Address

22 Hyde Park Gardens, London, W2 2LY

2. Is the application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	<input checked="" type="checkbox"/>
Within a conservation area	<input checked="" type="checkbox"/>
A scheduled ancient monument	<input type="checkbox"/>
Within the Westminster World Heritage Site ¹	<input type="checkbox"/>
A registered park or garden	<input type="checkbox"/>
In the setting of or adjacent to one of the above?	<input checked="" type="checkbox"/>
Within an archaeological priority area ²	<input type="checkbox"/>
A non-designated heritage asset	<input type="checkbox"/>

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

22 Hyde Park Gardens forms part of a terrace known as 1-24 Hyde Park Gardens. The entire terrace is a Grade II listed . The Listed Building reference is 1231617. It was listed in January 1970. 22 Hyde Park Gardens is privately owned and in different ownership to the rest of the terrace.

Listing NGR: TQ2703380906

It is located within the Bayswater Conservation Area as shown on the City of Westminster conservation areas map, reference area 6.

The south of the property overlooks Hyde Park Gardens, which is a registered garden.

¹ For applications within or adjacent to the Westminster World Heritage site a separate [Heritage Impact Assessment](#) may be required.

² In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected.

4. **The significance of the heritage asset(s)**

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

22 Hyde Park Gardens forms part of a terrace of Mansion Houses overlooking Hyde Park which were constructed in 1836. The terrace ranges in height from five to seven storeys and is constructed in regency style. The subject building is five storeys including a lower ground floor and a plant room vault below the North access road. The external walls are constructed with solid masonry, featuring faced brickwork on the main north-facing facade including small areas of decorative moulded lime render banding and stucco lime render to the projecting entrance bay and to the entirety of the South Elevation facing the park and gardens.

The roof is of cut close boarded timber construction and formed of two duo pitched roofs with central valley gutter running party wall to party wall. The south side there is a parapet wall a lead lined gutter. To the north the roof forms a mansard with dormer windows and a lead lined parapet gutter. The south roof as well as the north pitch of the north roofs are covered with slates whereas the south slope of the north roof is covered in synthetic slates, thought to likely contain asbestos. There are two timber glazed lanterns to the north slope of the south roof and a in line glazed roof window. The basement flats have access to amenity spaces in the form of lightwells, while the south elevation flats enjoy private terraces and balconies.

No. 22 Hyde Park Gardens building is Grade II listed for its special historic and architectural interest. Its historic interest derives from the age of the building, which dates from the nineteenth century. The building is an example of regency architecture.

The property was designed by John Crake, the architect who studied at the Royal Academy and was a pupil of Decimus Burton, amongst the most prominent English architects of the nineteenth century.

The building also has historic value as it was one of the first parts of the Paddington Estate to be developed, and it represents key design changes under Cockerell in 1807 and later Gutch in 1827.

The building was first converted to multiple dwellings in the early 1900s but was more extensively altered in to its current configuration of self-contained flats in the 1960s.

5. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

The project encompasses a maintenance and repair works of the exterior fabric of the building, with some minor essential alterations to reinstate the original architectural features and retain heritage value, i.e. coping detail to the north elevation.

Firstly, once safe access is provided, the external fabric will be carefully examined for any evidence of disrepair using non-intrusive traditional surveying methods like hammer testing. The essential works to be identified during the condition survey will include lime render repairs, repointing brickwork, stucco repairs, and also full redecoration of the exterior fabric, including chimney stacks, metalwork and joinery. These works are necessary not only for preserving the historical authenticity of the structure but also for maintaining its overall durability and resolve long term defects which periodically damage the fabric of the structure. The strategy is to retain all existing fabric where possible but otherwise all materials and repair techniques of the exterior of the building will be like for like to match with the original building fabric.

Any materials that can be salvaged, for example, roof tiles or chimney pots will be retained to ensure building's heritage is not hampered.

Installation of lead flashing is proposed to all projected moulded stucco bands, porticos, copings of the north elevation. This will reduce the risk of stucco erosion, preserve the original architectural features. It is also aimed at aligning flashing with the adjoining property at No. 21 Hyde Park Gardens.

The north roof covering is in disrepair, slates are missing, timber components of the roof structure have significant decay. There is evidence of leak to the interior of the building, therefore replacement is urgently required to preserve structure of the property.

South roof requires overhaul including replacement of the existing Georgian wired roof lights.

All existing natural slates on the north roof facing the street and artificial slates facing the central valley gutter will be replaced with materials like for like, whilst overhaul of the south roof will be undertaken with the retained materials or new to match existing. The street facing pitch will be replaced with natural Welsh Slate Penrhyn Heather Blue slates, minimum thickness 5.5mm, size to match existing. The existing Artificial slates of the south pitch will be replaced with artificial fibre cement slates of Marley Eternit, size to match historic.

Existing flat roofs to the north bays are covered in lead. The roofs are heavily soiled and in need of cleaning but so far, safe access has not been possible. An assessment is required to ascertain condition and scope of remedial works required, if any. Any essential roof repairs will be carried out using lead to match existing finish.

Conversely, should condition survey identify that lead finishes to the roofs and cheeks of the main roof bay dormers are deteriorated and cannot be repaired, replacement will be

undertaken with material to match existing. The roof finish profile will match existing to ensure integrity of the building's aspects is retained.

There is evidence of major deterioration of render finishes, flaunching, some flue pots are damaged and leaking water internally. External fabric will be carefully examined to determine full scope of repairs and where essential make good using traditional lime render materials. Any damaged flue pots will be replaced with traditional square of regency style.

Furthermore, installation of aluminium square copper cowls is proposed to chimney pots to protect against water ingress and bird nesting. Specification of the replacement flue pots and new cowls will be consulted with the Conservation Officer to ensure that it is not detrimental to building's heritage values.

Additionally, the project involves minor alteration of the north elevation parapet gutter and associated hopper, which is currently undermined by pigeon nesting and overflowing resulting deterioration of brickwork façade. It is proposed that the hopper is lowered and have netting installed, as the existing pigeon deterrent measures are ineffective. Opportunity will be taken to reinstate original coping, which was broken out to facilitate hopper.

The asphalt finish of the first floor south balconies has deteriorated, significant cracking is present that leaks water onto balcony slabs. Consideration was taken into retaining the existing asphalt finish as using it as a vapour control layer for the new top finish, however the surface is lifting in several areas, impeding balcony doors to open. Replacement of the asphalt covering was deemed essential to maintain durability of the structure. The new replacement product should match the colour of traditional asphalt colour to balconies. It is proposed that the roofing works are carried out using Protec or IKO liquid waterproofing systems suitable for heritage building projects. The proposed waterproofing systems carry long guarantee, which are aimed at improving durability of the balcony fabric.

In the north lightwell the proposed works comprise replacement of external doors to the plant room vault and understairs toilet and improvement in surface water drainage to prevent from flooding. The existing doors are made of modern timber and style and do not have any historic value. They have deteriorated and require replacement with more robust and appropriate alternatives.

The toilet door will have an exterior grade timber panelled door fitted to match existing. The plant room requires natural ventilation to comply with gas safety requirements, therefore it is proposed to replace the door with a bespoke metal louvered type with black colour to match existing.

Installation of drainage thresholds to both doors is proposed to reduce the risk of water ingress; current details are susceptible to flooding.

There is no information regarding details of original doors, the design of the existing doors is relatively modern. The replacement doors will be more suitable for exterior finish, comply with current regulations and reduce long term maintenance costs.

6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

The proposed works at 22 Hyde Park Gardens targets addressing issues of disrepair and ongoing up-keep of the external fabric of the building, which will preserve the condition of the building and protect heritage value of the property.

The understairs toilet and plant room vault of the north lightwell are subject to flooding and the hopper on the front elevation regularly blocks and overflows due to a lack of accessibility.

The works to the north elevation hopper outlet are essential to prevent overflowing, improve maintenance and deter vermin. The works will be taken as an opportunity to reinstate the original coping detail, which was damaged to facilitate drainage outlet, presumably when the front mansard was installed in the 1960s.

Furthermore existing modern doors are in disrepair, therefore replacement with exterior grade door materials is proposed. Whilst timber door can be installed to the toilet, bespoke door with a louvered vent is required to the basement vault to ensure compliance with the gas safety regulations. For this reason a more durable metal door is proposed. Basement vault doors are not visible from street level, which mitigates harmful impact on the heritage value.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

In summary, the external redecoration project is a holistic endeavour that encompasses essential repairs and decorations of the external fabric of the building with some necessary replacement works, where finishes reached end of their lifecycle, i.e. north roof covering, balcony asphalt finishes, chimney pots and north lightwell doors.

Minor alterations are also necessary to maintain integrity of the building's fabric and reduce maintenance cost of the building, i.e. installation of lead flashings to the stucco projections of the north elevation, adjustment of the hopper, installation of aluminium square copper cowls to the chimney pots, installation of drainage strips to thresholds of the north lightwell doors.

The proposed works above will preserve condition of a heritage asset and enhance its architectural attributes.

Works proposed to the hopper detail at the north elevation provides opportunity to make good damaged coping, thus reinstating historic architectural detail.

Reinstatement of coping is an evidence that the proposed works aim at maintaining the building's historical relevance, improvements to the guttering for efficient water maintenance, and the installation of bird deterrents to safeguard against avian-related issues. These measures collectively contribute to the preservation and enhancement of the property's overall condition and reduce the incidence of regular water overflows over the elevations.

It is acknowledged that introduction of metal doors to the plant room vault and photovoltaic panels on the roof will affect the architectural appearance of the building asset, however the proposed changes are not street facing/visible from neither of elevations, therefore direct impact on significance of heritage asset is mitigated.

Consultation with the Conservation Officer during the works will be required to ensure that specification materials and/or construction methods do not compromise the architectural or historic interest of the building.

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

Previous planning applications at 22 Hyde Park Gardens are as follows;

1. INTERNAL ALTERATIONS AT GROUND AND FIRST FLOOR LEVELS. (93/07864/LBC)
2. EXTERNAL & HARD LANDSCAPING WORKS:NEW PIERS & RAILINGS TO TERRACE.(94/02186/LBC)
3. ERECTION OF ENCASED FOLDAWAY FABRIC SUN AWNING ON SOUTH FACING WALL OF SUNKEN PATIO (GARDEN FLAT) (95/05393/FULL)
4. ERECTION OF ENCASED FOLDAWAY FABRIC SUN AWNING ON SOUTH FACING WALL OF SUNKEN PATIO BELOW GROUND LEVEL(95/05397/LBC)
5. AFFIXING EPOXY RESIN ANGLES TO PERIMETER OF REAR BALCONY & UPVC CHAINS FROM 1ST FLR BALCONY TO BASEMENT LEVEL (96/00007/LBC)
6. AFFIXING OF UPVC GUTTERS TO REAR BALCONY PERIMETER & RAINWATER PIPE FROM BALCONY TO BASEMENT LIGHTWELL (96/01733/LBC)
7. FORMATION OF EPOXY RESIN ANGLES AROUND PERIMETER OF 1ST FLR REAR BALCONY DRAINING TO RAINWATER PIPE AFFIXED TO REAR ELEVATION(96/09625/LBC)
8. 1 x Cherry 1 x Indian bean tree Fell and replace (04/01338/TPO) (Application Withdrawn)
9. External refurbishment including application of lime render to the lightwells along with associated painting and installation of PVC pedestals stands to accommodate raised paving system. (20/00756/LBC)
10. Amalgamation of the ground and first floor maisonette, with the second floor flat, the third floor and part of the fourth-floor penthouse to create a single family dwelling house, creation of separate self-contained four bedroom flat at fourth floor level (accessed via 19M Hyde Park Gardens). Demolition of existing extension at ground and first floor, installation of replacement windows at ground, first, second and third floors, demolition of crittal doors and terrace at fourth floor and roof level, erection of mansard roof with dormer windows and parapet, demolition of roof access and rendered chimney and erection of lift motor room at roof level (linked to 20/08323/LBC). (20/08322/FULL) (Application Withdrawn)
11. Amalgamation of the ground and first floor maisonette, with the second floor flat, the third floor and part of the fourth floor penthouse to create a single family dwelling house, creation of separate self-contained four bedroom flat at fourth floor level (accessed via 19M Hyde Park Gardens). Demolition of existing extension at ground and first floor, installation of replacement windows at ground, first, second and third floors, demolition of Crittall doors and terrace at fourth floor and roof level, erection of mansard roof with dormer windows and parapet, demolition of roof access and rendered chimney and erection of lift motor room at roof level. Internal alterations and refurbishment, including the reinstatement of original features throughout including fireplaces and joinery details, reinstatement of spiral stair from lower ground to third floor, demolition of lowered ceilings, removal of a twentieth century stair and addition and removal of partitions (linked to 20/08322/FULL). (20/08323/LBC) (Application Withdrawn)

Further help and advice

We offer a pre-application service to provide advice to applicants prior to the submission of an application. Further information can be found here:

[Westminster Pre-application Advice.](#)

Glossary of Terms

Heritage Asset

A building, statues, monuments, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets as well as non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Designated Heritage Asset

Listed Building -

Registered Park and Garden -

Conservation Area -

World Heritage Site -

Scheduled Monument -

Non-Designated Heritage Assets

Non-designated heritage assets are other buildings, statues, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Unlisted Buildings of merit which contribute to the character of conservation area are identified in the relevant conservation area audit. These are not designated heritage assets but proposals affecting unlisted buildings in conservation areas are assessed in term of their impact on the designated heritage asset (conservation area).

Setting

The setting is the surroundings in which a heritage asset is experienced or is visible from. Its extent is not fixed and may change as the asset and its surroundings evolve and does not relate to views only. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. For advice on whether setting is affected you should seek specialist advice or use our preapplication advice service.

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. For further advice see, Historic England's "Historic Environment Good Practice Note 2: Managing Significance in Decision - Taking in the Historic Environment".

Public Benefit

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits should flow from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Mitigation

Steps should be taken to avoid, minimise or mitigate any harm to the significance of the heritage asset(s) and should consider the following:

- Minimal intervention and reversible works: Are all the works absolutely required for the proposed use or function? Can new work be designed so that it can easily be installed and removed at some later date without causing damage to significant building fabric or archaeological deposits?
- Alternative methods of development: examining whether other options exist to meet the applicant's objectives. Could a less sensitive part of the building be used to accommodate a proposed use or function? Could a new building or extension be re-positioned so it is less detrimental to the setting of an archaeological feature or historic building?
- Sensitive design: examples include the installation of new services in a discreet manner so as not to compromise the qualities of a room, or skilfully designing an extension that takes account of the physical massing and scale in both the old and new work.
- Choice of materials: the careful selection of construction materials for new and repair works can avoid both visual and longer-term structural harm to a building.
- Recording: a programme for investigation and recording of architectural or archaeological features that would be obscured, damaged or destroyed.

Sources of Further Information

Further information on how to assess significance and potential impact of a proposal on that significance, including setting, can be found here:

- [Conservation Principles Policies and Guidance](#)
- [Historic England Advice Note 12 \(Statements of Heritage Significance\)](#)
- [Historic England Advice Note 16 \(Listed Building Consent\)](#)
- [Guide for Owners of Listed Buildings](#)
- [The Setting of Heritage Assets](#)

Further technical advice can be found on the Historic England [A-Z Guidance and Advice webpage](#), The Society for the Protection of Ancient Buildings (SPAB) [website](#) and [within Westminster City Council's Supplementary Planning Documents](#).