



29th January 2021

27 Connaught Street, London, W2 2AY - Design and Access Statement

(To be read in conjunction with Colman Architects Existing and Proposed drawings)

Introduction

This Design and Access Statement accompanies a planning application to Westminster City Council for damp proofing works to the basement vaults, light-well and side walls as indicated on Colman Architects proposed drawings and details.

This document should be read in conjunction with the accompanying Scope of Works. The level of detail in this Design and Access Statement should be sufficient for the Planning application and to demonstrate the rationale to the development.

Project and Aims

No. 27 Connaught Street is a Grade II listed building located within the Hyde Park Estate and Bayswater Conservation Area. The Hyde Park Estate is a notable nineteenth century example of a planned ensemble, second only to John Nash's Regent's Park. This proposal would address the problem of dampness in the basement floor and walls of the unit.

This application is for the following:

- 1) Water proofing works to the Basement vaults, light-well and part of the side walls.
- 2) Finishes upgrade as shown in Colman Architects proposed drawings and finishes schedule.

Amount, Layout, Scale and Appearance

The proposal does not affect the existing layout of the property and will preserve the character and appearance of this Grade II Listed Building in this part of the Bayswater Conservation Area.

Access

No. 27 Connaught Street is accessed via Connaught Street. No changes to the access arrangements are proposed as part of this application.

COLMAN ARCHITECTS

CHRIS CORNER