



FRANKHAM

HERITAGE STATEMENT

For

**68 Great Cumberland
Place, London,
W1H 7TX**

On Behalf Of

PREPARED BY:

**FRANKHAM CONSULTANCY GROUP
LIMITED
THIRD FLOOR
BAIRD HOUSE
15-17 ST.CROSS STREET
LONDON
EC1N 8UW**

TELEPHONE: 020 7651 0790

**REF: 441553-0404
CHECKED BY: PAUL MARSH
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STATUS: PLANNING ISSUE**

**THE PORTMAN ESTATE
GROUND FLOOR
40 PORTMAN SQUARE
LONDON
W1H 6LT**

1.0 INTRODUCTION

This assessment forms an appendix to the Design & Access Statement submitted in support of the proposals by The Portman Estate for the internal alterations within Flat 6, 68 Great Cumberland Place, London, W1H 7TX. It is to be read in conjunction with the drawings and other documentation submitted to Westminster City Council with the application for Listed Building Consent.

68 Great Cumberland Place is included on the Statutory List for 56-68 Great Cumberland place as Grade II and is located within the Portman Estate Conservation Area designated by the City of Westminster ref: 1066770.

Westminster City Council policies for listed buildings are set out in supplementary planning guidance, Repairs and Alterations to Listed Buildings (1995), and The Protection of Historic Buildings in Westminster (2000).

Guidance on making changes to heritage assets is set out in Making Changes to Heritage Assets – Historic England Advice Note 2.

2.0 HISTORIC VALUE

The Level of Importance: The building is not unique in national or local terms but is of historic interest primarily as part of the residential development of the Portman Estate.

The Building's Setting and its Contribution to the Local Scene: The significance of 68 Great Cumberland Place is primarily the properties' front and side elevation, which provides consistency with the adjacent buildings.

3.0 PROPOSED WORKS

The proposed works are primarily concerned with the investigation of the floor void to determine whether any sound mitigation was introduced during the major works to the building. If no acoustic system is evident then a new system outlined within the design and access statement will be introduced.

The remainder of works are purely decorative to bring the property up to standard for the modern rental market, including a full redecoration of the property, new floor finishes, new kitchen and bathroom suite, and new internal doors.

Footprint and Internal Layout: There are no internal layout alterations to take place.

Original Internal Joinery and Plasterwork: The internal joinery and decorative cornicing was heavily altered as part of the large refurbishment within the period of 2003-2008 as part of *Development Site For Hotel At 17-18 Montague Mews South And 68 Cumberland Place And 50 - 62 Great Cumberland Place London*. We have no intention of altering any of these features as part of the scheme. During the process of installing new floor finishes the existing skirting is to be removed and reinstated to sit on top of the new wood flooring, mitigating the need for beading. It is expected that some sections of skirting will be damaged during this process, we therefore intend to match the existing profile and replicate within the sections where the original is unable to be reinstated.

Front & Rear and Side Elevations: The front and rear elevations are unaffected by the proposed refurbishment.