



FRANKHAM

**DESIGN AND ACCESS
STATEMENT**

For

**2 BRYANSTON SQUARE,
LONDON,
W1H 2DH**

On Behalf Of

PREPARED BY:

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STATUS: PLANNING ISSUE**

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

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2 Bryanston Square, London, W1H 2DH

1.0 INTRODUCTION

This Design and Access Statement has been submitted to support the application for replacement floor finishes to the external stairs and lightwell located to the basement of 2 Bryanston Square. It is to be read in conjunction with the drawings and other documents submitted to Westminster City Council as part of our request for Listed Building Consent.

The proposed works are only concerned with the replacement external floor finishes to the front lightwell and entrance stairs.

2.0 SITE DESCRIPTION

New Quebec Street dates from the 1780s or 1790s. The houses appear on Horwood's map of 1799 and represent the development to the Northwest of Portman Square.



Extract from Westminster City Council – Listed Building Map.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1066352

Date first listed: 10-Sep-1954

Statutory Address: 1 AND 1A, MONTAGU MEWS WEST

3.0 PROPOSAL

The proposed works are solely concerned with the recladding of the external staircase and lightwell flooring leading to the basement flat. As existing, the stairs comprise of Stone construction and overlaid with Grey External Tiles with Dark Grey Border.

It is proposed that the existing coverings to the external stairs and lightwell floor is removed. The stairs are to be clad in 1000mm long x 300mm wide x 40mm thick York Stone paving slabs, and the lightwell is to be clad in 600 x 600 x 40mm thick York Stone paving slabs.

4.0 ACCESS

Access to the site can simply be accessed via the public footpath, the proposal requires no changes to this access.

5.0 PHOTOS

