



FRANKHAM

HERITAGE STATEMENT

For

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

On Behalf Of

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

PREPARED BY:

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1.0 INTRODUCTION

This assessment forms an appendix to the Design & Access Statement submitted in support of the proposals by The Portman Estate for layout alterations as part of the external lightwell works to 2 Bryanston Square.

2 Bryanston Square forms part of the Statutory Listing, Ref: 1066352, as Grade II and is located within the Portman Estate Conservation Area designated by the City of Westminster.

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 2 Bryanston Square is primarily the properties front elevation, consistency with adjacent properties and its location.

3.0 PROPOSED WORKS

The proposed works are solely concerned with the recladding of the external stairs and lightwell leading to 2 Bryanston Square basement property. It is intended to restore heritage to the property by removing the existing tiles to the external stairs and lightwell, and replace with new York Stone Paving which is more in keeping with the heritage of the building.