



Architecture + Design Ltd  
Second Floor Noland house,  
12-13 Poland Street,  
London, W1F 8QB

Tel: (+44) 020 7734 3094  
neal@peekarchitecture.co.uk  
www.peekarchitecture.co.uk

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**To:**

Planning and Conservation  
Department, Westminster County  
Council

HERITAGE STATEMENT:

**Address: Flat 1, Ground and Lower Ground Flat, 38 Montagu Square/22 Bryanstone Mews East, London W1H 2LL**

**Description:** Mansard extension to mews with new windows to internal and front light well and internal alterations

**The property**

The property is a listed building and within a conservation area.

**Relevant Planning History**

1. 12/09253/LBC & 12/09252/FULL - replacement of windows and doors at lower ground and ground floor levels including replacement of the garage door. Internal alterations at both floor levels
2. 10/07404/LBC – internal alterations at ground and first floor level.

**Listing**

The property is listed as part of a group listing with nos. 37 to 39 (consecutive). The listing gives this information:

"Terraced town houses. c.1810-11 by J.T. Parkinson as part of his Montagu-Bryanston Square development for the Portman Estate. Stock brick with channelled stucco ground floor; concealed slate roof. 5 stores and basement. 3-window wide fronts. Semicircular arched doorways with panelled doors and pilastered or fluted jambs, sidelights and fanlights. Recessed sashes, some with glazing bars, under flat gauged arches to upper floors. Plat band finishing off ground floor stuccowork. Crowning stucco cornice and blocking course. Continuous, cast iron, geometric patterned, 1st floor balconies. Cast iron area railings with urn finials. G.L.C. plaque records residence at No. 39 of Anthony Trollope."

Listing NGR: TQ2776081547

The mews is listed by virtue of it being within the curtilage of the main building whereas none of its independent neighbours' are listed, the mews has little historic value other than its bearing on the main heritage asset and the conservation area as a whole..

**Assessment**

Externally the property has clear heritage value having a well preserved front façade that is uniform to this attractive garden square.

The rear the main property is also in keeping with non uniform rear facades, albeit consistent in materials, massing, scale and design.

Internally the plan form has been altered at ground floor with the conversion, but it retains the cellular layout. At lower ground the front and rear receptions retain the shape.

The mews has had a lot of piecemeal changes and is untidy and not a positive contribution to the heritage asset or conservation area. The mews itself is inconsistent with this house and its immediate neighbour with well proportioned three storey properties with mansard roofs or full additional storey.

**Proposals**

1. Replace the window to the WC with a timber panelled and glazed

door to under the front steps to allow occasional access

2. Introduce a sash window to the bricked up vault opening to the front light well.

3. drop the cill to the rear lower ground bedroom to allow for timber framed French windows.

4. replace door to rear light well with a window in link to mews house

5. mansard extension with three lead dormers to the front and two to the rear of the mews

6. new fenestration to the front and rear of the mews with traditional timber framed sash windows and panelled front door.

### **Architectural and Historic Value**

The reinstatement of the door at lower ground and introduction of the window to the vaults are both positive contributions that return the use and appearance of this area back closer to how it was originally designed or altered.

The changing of the windows to the rear light well are with lowering of the cill retain the historic opening with no loss of historic fabric as the window is modern and improve the architectural functioning and light to the room.

The extension of the mews with a mansard roof, designed in line with Westminster design guide, reduces the gap of 'two missing teeth' to one and produces a consistent ridge line and parapet line, as well a reduces the overbearing of the neighbouring three storey properties.

The new windows and façade treatment to the front and rear of the mews improves the appearance and functioning and makes it more in keeping with the mews.

### **Conclusion**

The proposed works do not constitute harm to the heritage asset.

The mansard extension to the mews and changes to its fenestration bring about a positive change to the conservation area and do not impact harmfully to the host building.

Please consider the proposal favourably,

PEEK Architecture + Design Ltd