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To:
Planning and Conservation
Department, Westminster County
Council

DESIGN & ACCESS 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 light well and internal alterations



The property

The property is a grade II listed building and within a conservation area. 38 Montagu Square also includes the rear two storey mews, 22 Bryanstone Mews East to the rear. It is connected at ground and lower ground (ground and first floor to the mews)

The main building is divided into flats:

FLAT 1 is Ground and Lower Ground including the mews.

FLAT 2 is 1st and 2nd floor

FLAT 3 is 3rd, 4th and 5th floor

This application is solely regarding Flat 1.

Relevant Planning History

1. 15/07681/LBC. & 15/07680/FULL - erection of single storey roof extension in order to extend Flat 3
2. 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
3. 10/07404/LBC – internal alterations at ground and first floor level.

Assessment

The front of the property facing the green of Montagu Square gardens enjoys uniformity with its neighbours from the street up. It is a well maintained heritage asset and benefit to the conservation area.

However, below street level in the front light well the door under the front steps has been lost and replaced with a window and the door to the enclosed vault has been filled in. This could be improved.

To the rear Bryanston Mews East is a mews that has not benefited from a consistent approach to development. Opposite is the rear and side of the embassy of Switzerland. The main entrance on Bryanston Square is neo-classical but the side and rear extensions are modernist and in concrete and glass. The opposite side of the mews continues in a consistent approach with brick converted mews houses in brick with sash windows and mansard roof extensions with lead dormers. Some retain their use as garages with timber garage doors, neither the ridge line nor the parapet line is consistent.



On the same side of the mews the building line starts off well with two mews houses with mansard roofs that line through, 19 & 20. The styling of 19-21 are with Edwardian bay window at first floor and a semi-subterranean ground floor level. They have a consistency. 22 is not the same, and is adjacent to 21 and 23 who are a whole storey taller. In effect 21 and 22 are missing teeth along this row of three storey houses, both missing an additional storey. Given the consistency of mansards opposite the property would benefit from a mansard roof.



The windows and garage door to the mews are haphazard and wholly inconsistent with the rest of the houses on the mews, which follow a traditional format of sash windows or have an Edwardian hexagonal bay window.

Proposal

The proposal is two fold. To the main house to re-instate a timber panelled door under the front steps to allow for occasional access here, and to insert a sash window in the blocked up former door to the vault.

The meat of the proposal is to extend the mews house with a mansard and to alter the fenestration of the front and rear façade of the mews along with dropping the cill of the rear lower ground bedroom window to insert timber framed French doors so that the courtyard light well can be used from the bedroom and not from the link. This increases the flat from three to four very good sized bedrooms.

The ridge of the mansard and front parapet will match the ridge height of no.20. The asymmetrical arrangement of windows will be replaced with three bays of sash windows with a central front door, and lead dormers with subservient windows lining through.

To the rear of the mews a further window is inserted at first floor level to match the existing and French doors are put in to access the light well.

All the materials match the existing building, namely brick, timber traditional windows, lead dormers and slate mansard roof. The massing and building line match the street.

Neighbouring Amenity



The proposal has no impact on neighbouring amenity. To the rear the windows at first floor serve the kitchen of the first floor flat. The aspect is south facing and the three windows are tall and serve the small kitchen, therefore there is no loss of sunlight/daylight or sky factor. Regarding loss of outlook the windows are frosted for privacy so there is no loss of outlook.

Conclusion

The proposed works improve the functioning and layout of the flat as well as bring it into this century without harming the heritage asset

Access

pedestrian access to the property is improved with a further occasional entrance at lower ground to the front street, access to the rear light well is improved with two set of French doors and a new front door is put into the mews.

In line with Westminster policy the existing small garage is removed to reduce the amount of cars on the road.

Please consider the proposal favourably,

PEEK Architecture + Design Ltd