

Heritage Statement

**To accompany a Householder Planning and Listed Building Consent Application at;
Flat 8, 14 Bryanston Square, London W1H 2DN**

1. Background

The National Planning Policy Framework states;

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

This document aims to fulfil the Applicants obligations in describing and assessing the Heritage Asset, to assist in the Planning Authority identifying and assessing the Heritage Asset in their consideration of this Application.



2. Introduction to No 14 Bryanston Square and the adjoining terrace etc

Flat 8 is a 'duplex' two level Flat with the lower floor at 4th floor and upper at 5th. The Flat is accessed via the staircase and lift of No 14 but as shown on the Application Plans the Flat occupies part of No.14 and part No.13

No14 Bryanston Square form part of a wider terrace of early-19th century town houses on the east side of the square.

The property is Grade 2 Listed as part of a wider Listing number 1066352, first Listed in 1954 and subsequently amended in 1970 and incorporates;

1 and 1A Montagu Mews West
1 – 21 Bryanston Sq
16 and 18 Montagu Place
1A Bryanston Sq

The List Entry describes the row as:

“Terrace forming east side of square. 1811 by Joseph Parkinson for the Portman Estate; Nos. 10 to 12 and 19 to 21 rebuilt in facsimile. Brown brick with banded stucco rustication to ground floor, the end and centre houses entirely stuccoed; slate roofs. Symmetrical terrace design, the centre and end houses larger and dressed with Ionic order and pedimented attics. 4 storeys and basements (some heightened to 5 storeys). The centre and end houses each 5 windows wide; the intervening houses each 3 windows wide. Entrances to left hand, except for centre and end houses, panelled doors with sidelights and semicircular fanlights; No. 14 with inset Greek Doric columns and No. 15 with pilastered jambs. Recessed sashes, a few retaining glazing bars, under flat gauged arches to upper floors of 3-bay fronts (No. 7 has ground floor windows replaced by single canted bay). The end and centre stuccoed houses have 1st and 2nd floors articulated by Ionic order with flanking pilasters and engaged columns to centre carrying entablature; the attic storey with pilaster strips, cornice and blocking course and pediment over central 3 bays. Intervening houses have continuous, cast iron, 1st floor balconies and crowning stucco cornices and blocking courses. Cast iron area railings with urn finials. No. 1A has its front to George Street; stuccoed; 3 storeys, 5-bays wide; central wood doorcase with Doric columns, triglyphs, mutule cornice, open pediment and panelled soffit; stucco plat bands to 1st and 2nd floors, cornice and blocking course. The adjoining No. 1A Montagu Mews West has a 3 storey front with segmental arched recess containing garage door and tripartite 1st floor window; 2 recessed sashes to 2nd floor; parapet with coping. Plain mews building beyond. No. 1 has G.L.C. plaque recording residence of Mustapha Reschid Pasha in 1839.”

As well as being Grade 2 Listed No.14 Bryanston Terrace is located within the Portman Estate Conservation Area. A Conservation is designated such on the basis of their special architectural and/or historic interest, the character of which it is desirable to preserve.

No.14 Bryanston Square forms part of an early-19th century Classically influenced terraced row on the east side of Bryanston Square. This type of housing and architectural language developed in the Portman Estate area of Westminster and more broadly reflects the wider 18th and 19th century residential townscape. The narrow frontages and terraced design are the dominant building type in the area with facades of brick with Classically inspired stucco render ground floors and moulded cornice bands.

No.14 and the adjoining No.13 Bryanston Square has undergone several significant developments in its life, firstly with the addition of the 4th floor as an additional brick constructed floor/storey above the once

top facade cornice. The exact date for this addition is not known but is believed to be mid to late 19th century.

In 1954/55 the building underwent a radical transformation to Flats and this conversion has dramatically reduced the originality and legibility of the original plan form at all levels.

In 1986 Permission was granted for a further additional floor level along with various internal changes and new layouts forming an additional Flat. The additional level is the current 5th floor within the slate mansard roof structure with flat roof and skylights.

Flat 8 occupies space within the 4th and 5th floors, space/volume which is all additional/extension to the original building.

3. This Application;

Exterior proposals

Replace three existing 5th floor front elevation sash windows in the 1980's mansard roof with 3 No French windows/doors of similar style and design to the windows – the width and head of the windows remains with the new doors extending downwards behind the parapet. The proposed doors are to be painted timber with traditional moulding profiles and have glazing bars of similar style and proportion to the existing windows and will overall have a very similar appearance. The existing parapet and railings obscure the lower part of the proposed window/doors and with the new door/window glazing bars being of similar proportion and spacing to the existing windows the discernable difference when viewed from the street or across the square will be negligible. The proposed new glazed windows/doors are double glazed in order that the works make some positive contribution to Westminster's 'Zero Carbon 2040' target. The glazing bars are applied over the sealed unit with spacers between panes in order for the sealed units to give a good 'U' value and equally importantly for the glazing bars to be slender (20mm) similar to the existing sash window glazing bars.



The existing front windows to the 1980's built 5th floor mansard - external and internal photos

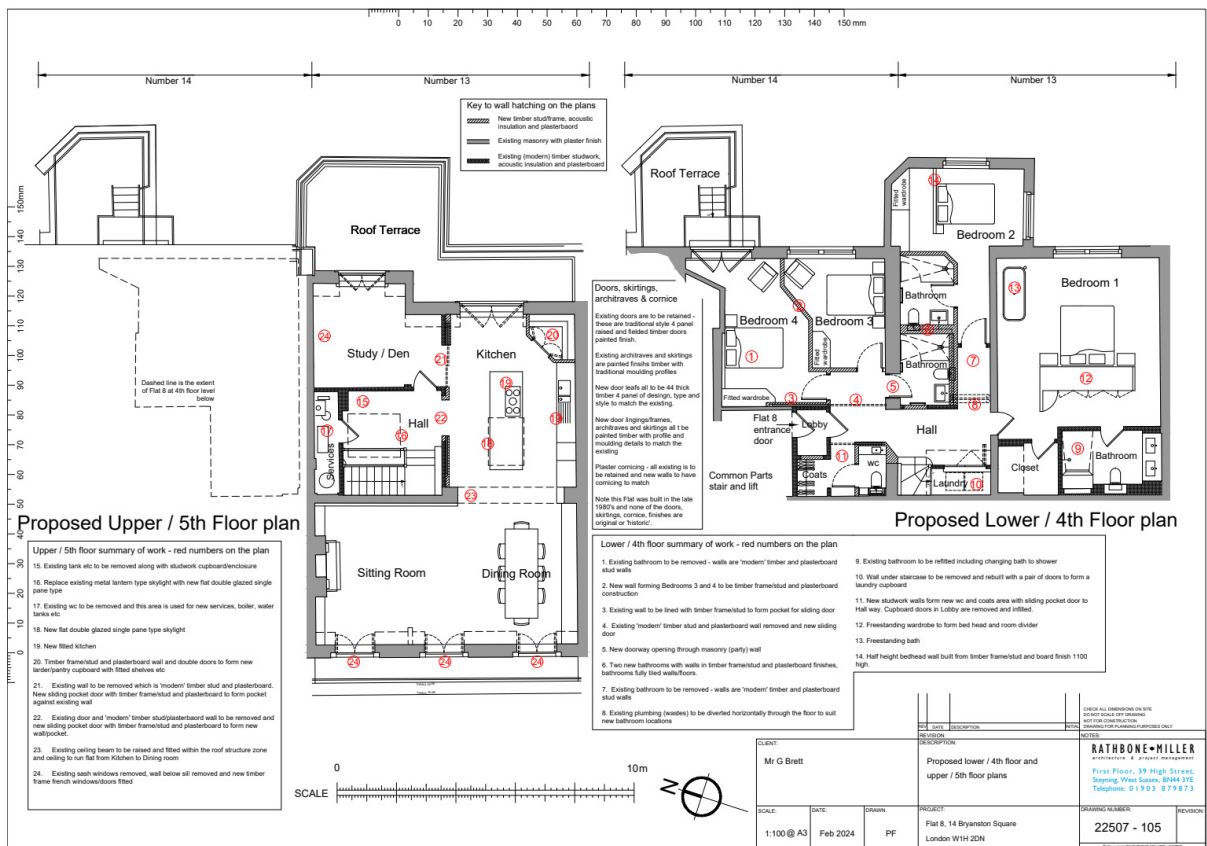
Replace the existing metal framed single glazed 'lantern' type skylight with a new double glazed flat panel skylight and add 1No additional similar type flat panel skylight. The skylights are located centrally in the flat roof and they are only ever seen from above therefore the change of type/style will be visible only from the inside of Flat 8.



The existing skylight seen from inside Flat 8.

Interior Proposals

There are various changes to the internal plan at both levels including subdividing an existing room to make two smaller bedrooms, new bathrooms, some new openings etc. With the exception of one new door opening, all the changes to walls are to modern (1980's) timber stud and plasterboard partitions. The new door opening at lower/4th floor (numbered 5 on the proposed plan – see drawing 22507 – 005) is through the masonry party wall between No 13 and No.14. Within Flat 8 there is no 'original' floor plan and there are no materials, finishes or fixtures etc which are original or historic.



4. The Impact of the Proposal on 14 Bryanston Square and in the wider context

Setting; The proposals will have no impact on the setting of the Listed Building

The Building; Flat 8 has recently been subject to Planning Pre-Application Advice in connection with a different much larger design proposal (reference P23/00423) and Mr Sebastian Knox in his reply letter states;

'The proposals to introduce French doors to the front dormers is likely to be considered acceptable, subject to these being no wider than the existing dormers and having suitably traditional joinery profiles for the French doors which demonstrably harmonise with the existing fenestrations and those in surrounding buildings elsewhere on Bryanston Square'.

'Internally the works seek changes including to largely later internal partitions and given the highly modernised interior and apparent absence of any historic decorative finishes the proposals are not considered contentious in this regard, subject to proposals achieving a suitably appropriate and traditional finished appearance, particularly at 4th floor level'.

The two extracts from Mr Knox' letter above related to a much larger and more significant design proposal. Given that this current proposal is very limited in external changes the overall impact on the building will be minimal.

The Listed Building as a whole and the Conservation Area; there will be no impact overall on the exterior of the Listed Building with the new and replaced skylight not visible and the three front windows changing to doors being partially obscured from public view by the existing parapet and railings and their position at 5th floor. Flat 8 is a private with no public access and therefore the internal design, layout etc is of no impact or significance.

5. Summary and Conclusion

Flat 8, 14 Bryanston Square is part of a Grade 2 Listed Heritage Asset which has been identified and described in this document.

The property was originally a single residence and part of a wider early 19th century development. Conversion to flats and two additional floors has significantly diminished the historic value and integrity of the plan form and interiors. The facade despite the addition of the 4th floor in the mid to late 19th century and 1980's mansard roof 5th floor does make an important contribution to the Georgian townscape and Conservation Area.

The proposed works and alteration that this Application seeks permission for have been informed by understanding of the Heritage Asset.

Proposals have been reviewed in this document to assess their impact on the Listed Building and its wider context.

It is the conclusion of this report that the proposals would not negatively impact on the Listed Building, either as Flat 8, the whole terrace as a Listed Building, or the Conservation Area and the significance of the Heritage Asset would be sustained and preserved.

It is therefore respectfully requested for Permission to be granted for the proposals.