

Design and Access Statement

To accompany a Householder Planning and Listed Building Consent Application at;

Flat 8, 14 Bryanston Square, London W1H 2DN

This document has been prepared as part of a Householder Planning And Listed Building Consent Application for;

Replacement of 3 existing front elevation 5th floor windows with French windows/doors, replace 1 lantern type skylight with new flat single pane type and 1 new skylight with a similar flat single pane type and various internal alterations etc.

1. Use

Flat 8 is currently a single dwelling of three bedrooms and through replanning and alteration work will be a four bedroom Flat. There is no 'change of use'.

2. Amount

There is no increase in the gross internal floor area of the Flat

3. Layout.

14 Bryanston Square is Grade 2 listed and was originally a single dwelling house as part of a larger Georgian terrace and was split into self contained flats in 1954/55, and the 5th floor within a mansard roof was added in the late 1980's.

The proposals relate to reconfiguring the lower (4th floor) which is the bedrooms to create an additional bedroom, along with revised/new bathrooms. The upper (5th floor) remains largely as existing with some alterations to partitions, doors and improvements to the landing and hallway area.

4. Scale

The exterior of the building does not change in size or scale and no additional internal floorspace is created.

5. Landscaping

There is no landscaping within Flat 8 and no impact on any public realm landscape.

6. Appearance

The external appearance changes are limited to the front elevation 3 windows change to French windows/doors. These are 5th floor behind a parapet so the impact on the elevation is minimal. The change of skylight and new skylight is only seen from above so there is no impact on the building as seen from the public realm.

7. Access

Access to 14 Bryanston Square remains as existing with pedestrian access, private car/vehicles, taxi, and nearby busses and tube etc.

Access into 14 Bryanston square remains as existing using the front door.

Once inside the building the common parts stair and lift to 4th floor remain as existing.

8. Refuse Disposal

The existing storage for refuse and recycling in the building's common parts remains as existing.

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Rathbone Miller