

WORKS

16 upper montagu street
london w1h 2an

Design and Access Statement

Cleveland Court
86-90 Cleveland Street
London W1T 6NH
10.03.23

Design and Access Statement

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Existing – view of Cleveland Court looking South down Cleveland Street

1.0 Introduction

This statement relates to a submission for planning permission for proposed works at Cleveland Court, Cleveland Street, London W1T 6NL.

Conditional planning permission was granted for a new 5th floor of accommodation (**your reference 2021/3245/P**). The proposal in this submission is to add a new external lift to the rear elevation using the approved scheme for the new 5th floor as the 'existing' scheme. The lift runs from 1st to 5th floor.

A pre-application was submitted in 2019 and a response was received on 24.04.20 (**your reference 2019/4010/PRE**). Included in this submission was reference to a new external lift. This application will refer to the pre-app response.

We have reviewed *Camden's Local Area Requirements for Planning Applications (2018)* document and believe the necessary submission statements are contained in this Design and Access Statement and supporting drawings, documents.

2.0 Planning History

Apart from **2021/3245/P**, there are no records for any relevant or recent works associated with this property on Camden's planning database.

3.0 Land use

Cleveland Court is a 5 storey, mixed use building.

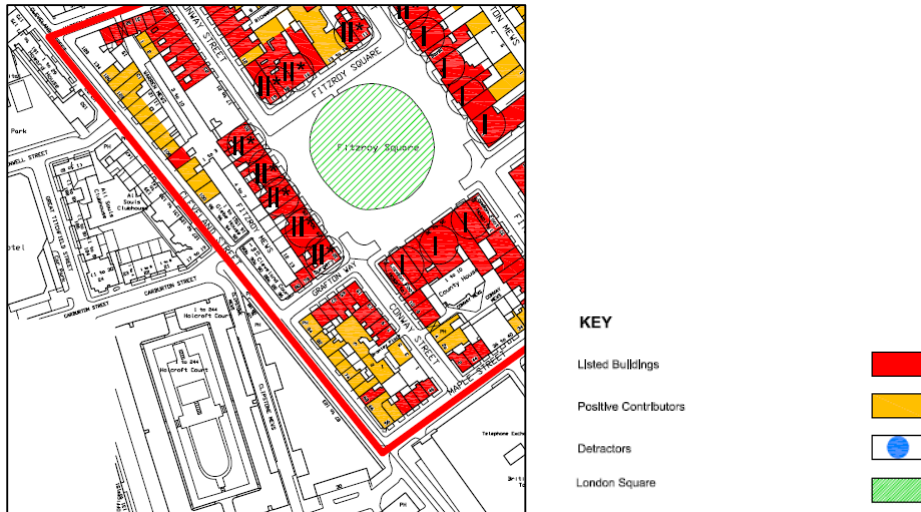
- Ground floor – Class A1 and A3 – 6 units
- 1st to 4th floors – Class C3 – 13 apartments
- Approved scheme for 5th floor – Class C3 – 2 apartments

4.0 Conservation Area Appraisal

Cleveland Court sits on the boundary between the fine historic grain of Fitzroy Square, and the more heterogenous grain of Cleveland Street and the large mixed-use buildings and developments on both sides of Cleveland Street. Cleveland Court is within the Fitzroy Square Conservation Area and is described in the appraisal as follows:

Cleveland Court is a five-storey red brick interwar mansion block with ground-floor shops at the junction with Grafton Way. It has Art Deco-influenced ornamental brickwork, together with white banding and canted bays. The entrance and staircase bay is accentuated by dramatic vertical planes of white concrete, and the balconies have decorative wrought iron screens. This is seen in juxtaposition with Glebe House, to the north of the entrance to Fitzroy Mews, an out-of-keeping modern brown brick block with residential above shops. Both buildings are of a different scale and materials from other development in the street.

The extract of map below is from the *Fitzroy Square built heritage audit plan 2008*. A **red dot** shows Cleveland Court and the adjacent Glebe House buildings. Both buildings are not recorded as *positive contributors*.



Extract from Fitzroy Square built heritage audit plan 2008

Cleveland Court (*red dot*)

The following Design Statement will describe the proposals in more detail to demonstrate the limited impact the proposed lift will have on the host building as well as thereby the surrounding conservation area. We note the conservation area appraisal states that Cleveland Court is rather an anomaly in that it is *a different scale and materials from other development in the street*.

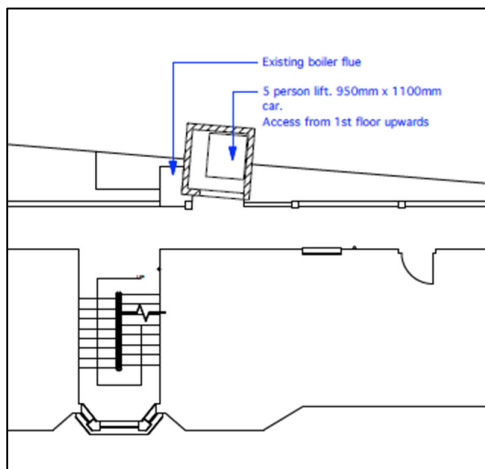
5.0 Design Statement

The pre-application proposals for the new lift element were acknowledged in the pre-application response as having *limited visibility from the public realm*. However, the proposed lift was *still considered to represent an incongruous addition that would not preserve or enhance the character of the host building or the surrounding conservation area*.

The main reason the proposal was considered *incongruous* was:

- The geometry of the lift enclosure
- The lift enclosure extending beyond the site boundary line (above ground level)

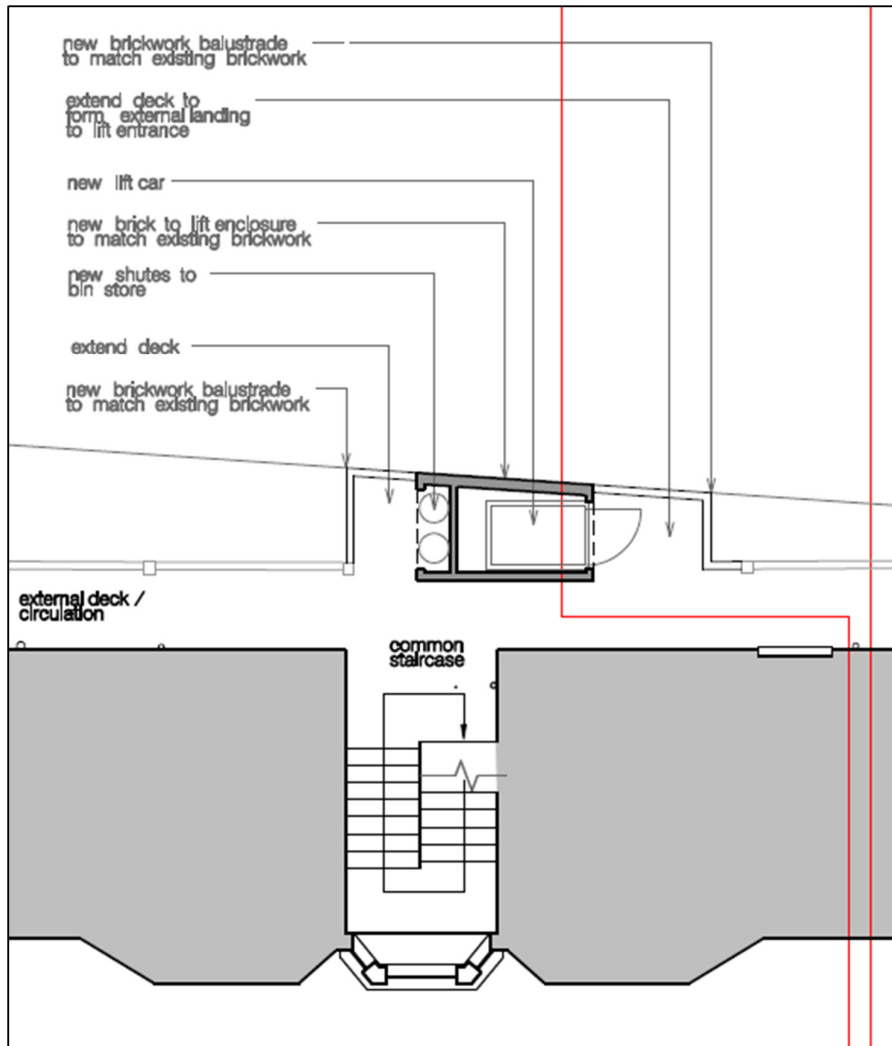
The extract below from the proposed 3rd floor plan illustrates these points:



The revised proposals address this:

- Lift enclosure sized to fit within the boundary and geometry of the rear elevation.
- Materials and detailing to match those of the approved 5th floor addition.
- The welcome addition of a new rubbish chute that all floors of residential accommodation have access.
- Existing external deck access modified to form landings to both lift car and rubbish chute.

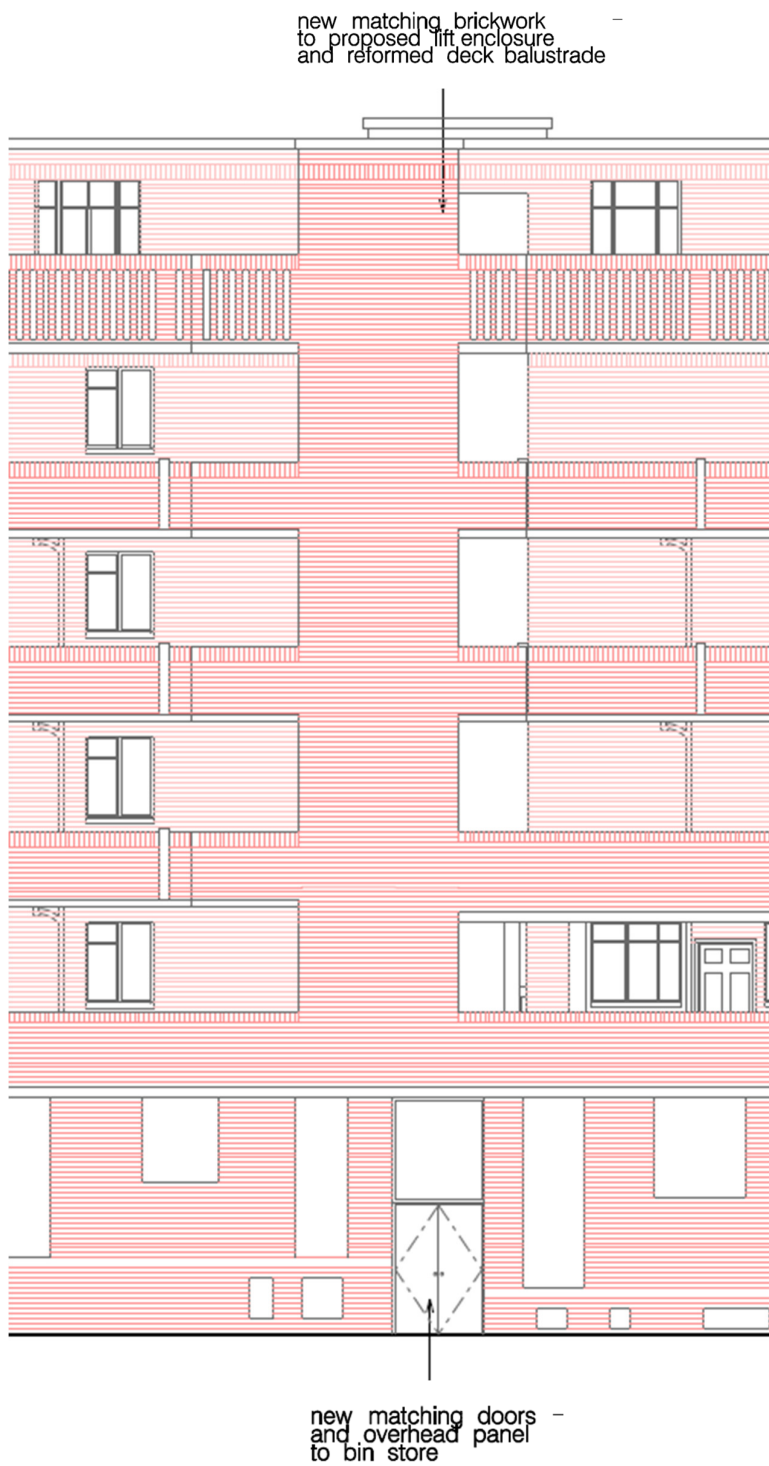
The extract below from the proposed 3rd floor plan illustrates these points:



6.0 Appearance and materials

As stated above, the facing materials / detailing for the proposed lift enclosure and modified balustrades to the external deck, would be in brickwork to match the existing. As such, the proposals are entirely in sympathy / harmony with the host building and in keeping with the principles of extending it as established by the additional 5th floor. The proposals also include for new external doors and overheads panel to the bin store – in painted timber to match the existing.

See partial extract from the proposed rear elevation below:



7.0 Waste

All rubbish and recycling will continue to be stored in a bin store in the lower ground floor of Cleveland Court, access via Fitzroy Mews. Access is now proposed to be for all levels of residential accommodation via new chutes (waste and recyclables). Collections will follow the normal, established timetable.

8.0 Access

Principal access to residential units continues via the common staircase off Cleveland Street. Due to the configuration of the existing building, it is still not possible to fully comply with Approved Document M in terms of access, however, the proposed inclusion of a new passenger lift to all residential floors, will be a very welcome addition.

9.0 Water

Surface water run-off from the new flat roof over the lift enclosure should have no adverse effect from the proposal on the capacity of the main system.

10.0 Amenity / Daylight / sunlight

As acknowledged in the original pre-application response, the proposals for a new 5th floor should not cause any issues:

The size, scale and location of the proposed roof extension is not considered to cause harm to neighbouring amenity in terms of loss of light or outlook. Furthermore, the proposed rear windows would share the same outlook as the existing windows on the façade below and would not exacerbate current levels of overlooking as a result.

A BRE Daylight & Sunlight assessment was carried out by Right of Light Consulting, Chartered Surveyors. It was included as part of the approved scheme design (2021/3245/P) and has been updated to reflect the new lift proposals. The Report is included with this submission. Item 4.5 in report is the following conclusion:

The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of window 16 at Glebe House, window 61 at 11 Fitzroy Mews, windows 67 & 69 to 73 at 12 & 13 Fitzroy Mews, windows 82, 84 & 85 at 78 Grafton Way and windows 251, 252 & 260 at 115 to 125 Cleveland Street and sunlight test in respect of window 46 at 10 Fitzroy Mews, windows 55 & 57 at 11 Fitzroy Mews and windows 70 to 73 & 76 to 77 at 12 & 13 Fitzroy Mews. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

The conclusion is therefore the same as the conditions of the original approved scheme.

11.0 Flood risk

The property is not in a flood risk zone.

12.0 Construction Management Plan

We acknowledge that a successful planning application will trigger the production of a suitable Construction Management Plan in due course. Our understanding of Camden Policy is that the timing of this follows the appointment of a Principal Contractor.

13.0 Sustainability Statement

The proposed works for the new lift are all external. However, as the intention is to integrate their construction with the approved scheme design (2021/3245/P), the construction principles established there will apply to these works.

14.0 Policy

We believe the proposals demonstrate a sensitive understanding of building typology and are an appropriate response to context. As such, we believe the proposals are a positive response to Camden's Planning Policies and guidance:

- Camden Local Plan 2017
- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- H1 Maximising housing supply
- H4 Maximising the supply of affordable housing
- Camden Planning Guidance
- CPG Design (2019)
- CPG Amenity (2018)
- Fitzrovia Area Action Plan
- Fitzroy Square conservation area appraisal and management strategy 2010

We believe the following criteria in CPG Design (2019) have been addressed:

Understanding and responding to context

2.11 Good design should respond appropriately to the existing context by:

- ensuring the scale of the proposal overall integrates well with the surrounding area
- carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area
- positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas;

15.0 Conclusion

The proposed works for a new lift to Cleveland Court are designed to be a sensitive addition to the building that integrates elegantly into the rear elevation. It will provide very welcome enhancement of access to the residential units as well as improved facilities for waste collection.