

22 Cleveland Street London WC1 4JB

15/12/2012

DESIGN AND ACCESS STATEMENT.

The property consists of four floors and basement situated on the corner of Cleveland Street and Tottenham Street. The ground floor is divided into three sections, the entrance hall for the three floors of flats above, a small button shop, and a Greek pie shop. Part of the basement is allocated to the pie shop for storage and preparation. The other part is unoccupied.

It is proposed that the button shop and the pie shop remain on the ground floor and the basement area is altered to form a studio flat (see drawing 366-22 revision 'A')

It has recently been confirmed that the house, at one time, was occupied by Charles Dickens and has a listed rating. To the front of the property there is a small metal grill which cannot be removed due to the listing of the building so only half of the light well can supply ventilation and light to the basement.

The major alteration to the fabric of the building will be the small screen which forms the lobby next to the court yard. The outside part of the lobby will house the electricity meter boxed for the upper level flats and therefore will need to be accessed by the other tenants.

The existing walls and staircase are in good condition and will merely be refurbished also the existing windows can be refurbished. The new door to the studio will be designed to match the existing.

ACCESS

The existing staircase is in good order and can be used as access to the studio, an external stair has received Planning permission 2008/1261/L and this can be used as secondary means of escape or, if preferred, the main access to the studio.

21 DEC 2012

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