

**108 Cleveland Street
London W1T 6NY**

**Design & Access Statement For:
Change of Use at Basement Level
New Rear Extension**

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1.0 Introduction

1.1 General Overview

This statement sets out how the design of the proposed alterations was developed. It describes how the building responds to the site and the informed decisions that have led to the proposed alterations. The alterations proposed will work with the composition of the existing building and will improve the quality of accommodation at the upper three levels of the building. Careful consideration has been given to the relationship between the existing neighbouring residential properties and these proposals.

1.2 The Site

The site is located in the London Borough of Camden. It is in the Fitzroy Square Conservation Area. The rear of the property opens onto Warren Mews, which is accessed off Warren Street. The property is located on the western edge of the conservation area.

1.3 Existing Building Use

The building consists of a basement level plus a ground floor, first and second floors plus a loft style third floor. The basement and ground levels are used as retail space and the upper levels are split into two residential units.

1.4 Outline Proposals & Use

The new proposals include the following features:

- Demolition of rear yard wall and canopy.
- Construction of new rear extension at basement and ground level.
- Change of Use at basement of existing property from Retail to Residential.

1.5 Access

The two existing residential units at first to third floors will retain their existing entrances off Cleveland Street. The existing Ground Floor retail unit will also retain its existing access off Cleveland Street. These areas do not form part of this application.

The new residential unit will have its main entrance on Warren Mews, at the rear of the property. A level threshold will be provided into the property. A staircase will provide access to the basement level accommodation. There is insufficient space to include a lift to the basement but sufficient space has been included to enable a stair-lift to be fitted.

There will be provision within the structure to accommodate future ceiling hoists in the main bedroom and bathroom. The basement will include an accessible bathroom with a shower capable of being fitted flush with the floor to enable floor drainage.

Refer to the Lifetime Homes Compliance Checklist which accompanies this application for further information.

2.0 Design Alterations Proposed

2.1 Demolition of Rear Yard

The rear yard wall will be demolished to accommodate the proposed rear extension. The existing corrugated clear uPVC roofing over the yard will be removed. As part of these works the existing chimney breast will be removed at basement and ground level only.

2.2 New Rear Extension & Alterations at Rear Elevation

Accommodation

A new extension is proposed, within the footprint of the existing rear yard. This will include a full basement level and a ground floor level. The basement will provide a master bedroom, which will link directly to the existing basement (see below). A small courtyard will allow sunlight and fresh air into the basement bedroom. The ground floor will accommodate the main living space. It will include a sloped ceiling with a high level rooflight.

Design

The concept for design has come about due to the site constraints and a consideration of the existing traditional building forms. The site sits between the large two storey flanking wall of number 106 Cleveland Street and a low mono-pitched out-building at number 110 Cleveland Street. A notional sloping roofline is formed by linking these two neighbouring components.

The proposed rear extension has developed around the traditional out-house building concept. There are in fact two existing mono-pitch out-house buildings at the neighbouring property, number 110, which can be seen in photograph nos.1 & 2 below. This scheme proposes to incorporate two such 'out-buildings' or 'blocks' separated by a glazed linking structure. It can be seen in the proposed rear elevation that the first proposed block is placed immediately adjacent to number 106 at the existing high-level wall. The second block is located immediately next to the outbuilding at number 110.

The neighbouring outbuildings can be seen in photographs 1 & 2 below.



Photograph 1



Photograph 2

We have proposed that the blocks are constructed with buff coloured engineering bricks. This material forms a link between the existing brick building and the contemporary rear extension.

Windows are kept at the lower parts of the blocks on the rear elevation, so that there is a reference to the typical door / opening heights along this side of the mews. Refer to photograph 3 below.



Photograph 3

An inset lightwell will be provided to northern end of the site, in order to bring light and fresh-air into the basement. There will be a glass balustrade along the Warren Mews façade. The roof will be open above the lightwell.

2.4 Change of Use from Retail to Residential at Basement

It is proposed that the basement will be used as part of the residential accommodation for the rear extension. The paving at the front of the property, along Cleveland Street, will be replaced with glass pavement lights. These will provide light into the basement light well.

The front part of the property will have the existing opening increased in size to accommodate large glazed sliding doors onto the basement lightwell. The space will be used as a Gym and Home Office space. The existing rear part of the property will be re-configured to accommodate two bathrooms plus Utility and storage space.

3.0 Building Materials & Elevations

- 3.1 The new rear extension will be constructed in brickwork and steelwork as described above. The buff coloured engineering bricks to the rear out-house blocks will be in Flemish bond in order to relate to the bond of the existing property. Brick joints will be square recessed. The painted steel frameworks will surround slim-line aluminium frameworks to the glazing system.

Roofing to the rectilinear shaped blocks will be in the form of flat rubberised roofing with a mid-grey colour to approval.

4.0 Summary

These proposals protect the character of the conservation area whilst at the same time providing an additional quality residential unit. The new rear extension combines a contemporary design with references to the vernacular architecture in a sympathetic and harmonious manner.