

DESIGN AND ACCESS STATEMENT (Privy) HERITAGE STATEMENT (see MOLA's statement)

June 2014 Rev --

16 Cleveland Street, London, W1T 4HX

1.0 INTRODUCTION AND HISTORY

- 1.1 16 Cleveland Street is Grade II listed and, according to the listing, dates to the late 18th Century and was built for residential use. The wooden shop front is dated as early 19th Century as such is an alteration from the original building. It further states that that shop front has been altered from its own original appearance. The building was listed in 1974 and includes the front railings. For Listing Description and details please see MOLA's Heritage statement.
- 1.2 This application seeks approval for demolition of the rear lightwell privy following the approved planning permission, REF 2013/7846/P and listed building consent 2013/7983/L which were granted in June 2014.

2.0 PROPOSAL

- 2.1 The existing outhouse although of a significant age is in a poor condition and it is proposed that this is removed. There is evidence to suggest that the outhouse is not original to the building but added at a later date, probably to provide a privy toilet to the building. The alterations to form access to this from the main property are unsympathetic. A narrative has been created for the history of the building whereby the appropriate extension was made in order to house toilets when sewerage was brought to the street. These privies are however no longer appropriate to the current sustainability of the building and as such it would be appropriate for the historical narrative to continue and for their removal to be approved.
- 2.2 Furthermore the bulk of the addition restricts the passage of light into the lower ground floor. Its removal would, along with the re-instatement of the larger windows at Lower Ground Floor, increase the amenity space to the building, whilst improving the sense of outlook from these rooms and the levels of light within them. We also propose to reduce the height of the walls of the rear lightwell. For photos and further description please see MOLA's heritage statement and LPA's drawing in association with this application.

3.0 ACCESS

- 3.1 Access remains as approved in REF 2013/7846/P and listed building consent 2013/7983/L which were granted in June 2014.

4.0 CONCLUSION

- 4.1 In conclusion this proposal is in association with the rear lightwell only and the proposal to demolish the privy and lowering of the lightwell walls which will not harm the significance or character of the listed building in its own right.