

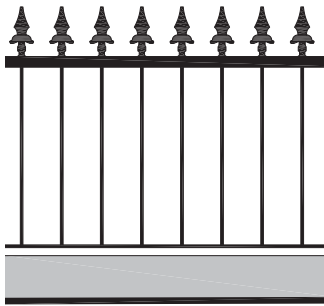
Extract from Charlotte Street Conservation Area Appraisal and Management Plan, Adopted 24 July 2008

**Characteristic Details**

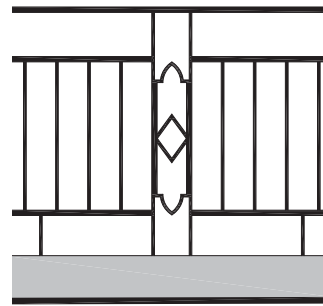
3.13 There is a notable character created by the consistent use of cast iron railings along frontages to separate the pavement from the basement lightwell. The details of the railings vary with an interesting variety of classically derived motifs (urns, trefoils, spears) and art nouveau and art deco detailing on later buildings.

The large range of architectural detail within and around the Charlotte Street Conservation Area is reflected in the design of the railings. Although the use of black painted cast iron is consistent, railing elevation designs vary referencing the period style of the building it fronts.

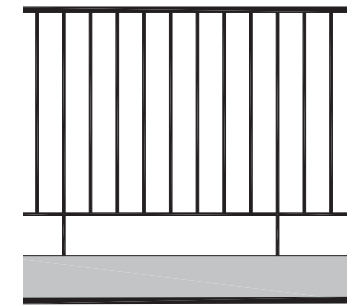
The most relevant local example for 30 Cleveland Street is neighbouring Middlesex House. These two buildings were built within a few years of each other in a similar style.



22 Cleveland Street built c. 1800 in the Georgian style. The railing design is traditional with a repeated Fleur de Lis motif.



Middlesex House built 1935-1936 in the Art Deco style. The railings reference the Art Deco detailing through the use of repeated geometric shapes with an ornamental motif in a symmetrical arrangement.



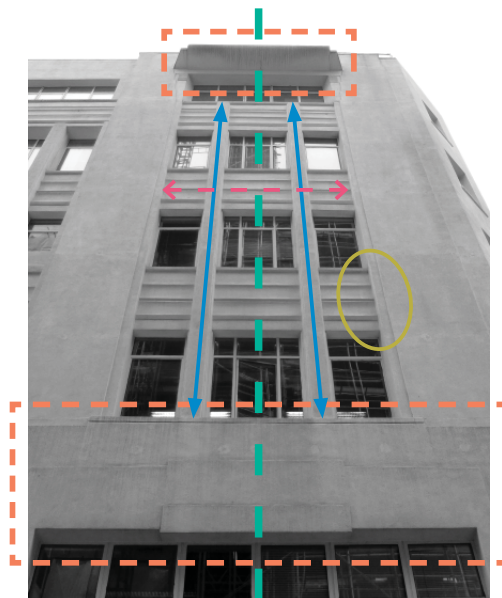
Middlesex House (facing Charlotte Street Conservation Area), built 2015. The railing design is simple and modern.

2.0 DESIGN INFLUENCE

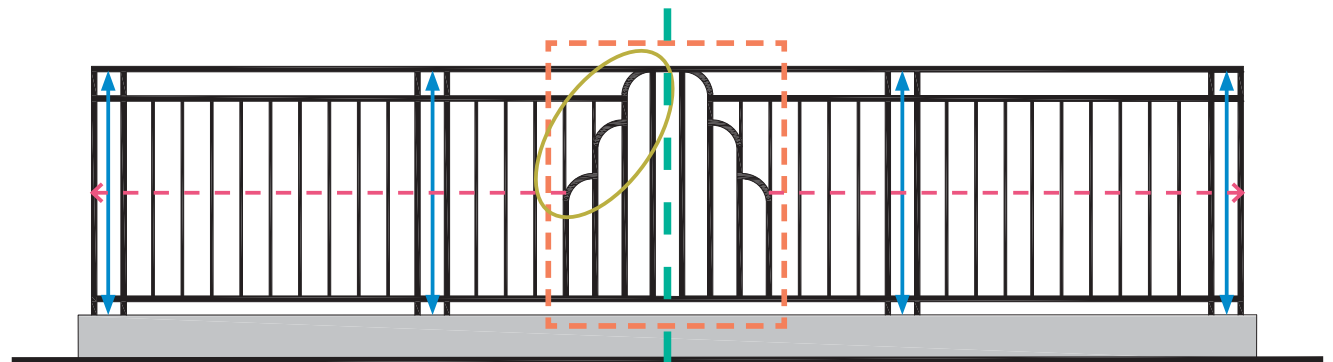
The railing design has been developed to subtly reference Art Deco detailing to tie in with the building. It is not a traditional design

The distinguishing features of the Art Deco style are simple, clean shapes, often with a "streamlined" look. It often included ornament that is geometric or stylized from representational forms.

The adjacent diagrams show how these Art Deco characteristics present in the existing building design have been incorporated into the proposed railing design.



30 Cleveland Street Facade Detail



Proposed Railing Elevation

Key:

- Symmetrical arrangement
- ➔ Vertical emphasis
- ➔ Repeated geometric shapes
- Ornamental motif
- Streamlined curves

**3.0 LIGHTWELL CONSIDERATIONS**

Photograph of Existing Metal Grilles to Top of Lightwell

In the current condition, the lightwells are covered with metal grilles. These grilles significantly reduce the amount of daylight entering the lower ground floor office space.

We have discussed the possibilities for this area including installing glazed infill units to increase light to the lower ground floor and improve the appearance of the building from the public realm. Unfortunately the fire strategy of the building uses these open lightwells for smoke extraction in the event of a fire. This would also become an enclosed space that would require ventilation that can not easily be facilitated.

Walk-on glass would therefore be an unsuitable replacement to the grilles as it would close off the lightwells, changing the nature of the space below and impacting the fire strategy.

Our proposed design of open lightwells surrounded by new railings would be an effective and attractive method of increasing the daylight to the office space without effecting the fire strategy.