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DESIGN AND ACCESS STATEMENT
for
Flat 3, 102 Cleveland Street, London, W1T 6NT

1.0 Introduction

This design and access statement accompanies a Planning application for alterations to the above top floor flat.

This report explains the design principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the submitted drawings and the photographs of the site. It assesses the historical and architectural significance of the building and has been used to guide and inform the proposals.

The proposals contained within this application seek to improve the internal arrangement of this flat to create a desirable high quality residential unit for the family currently residing in it.

2.0 The Site and Surroundings – Heritage Assets

2.1 Setting and Exterior

102 Cleveland Street forms part of a terrace of houses on the street, within the Fitzroy Conservation area.

The Fitzroy Square Conservation Area covers an approximately 6.9Ha area extending from Tottenham Court Road in the east to Cleveland Street in the west - the boundary with the City of Westminster - and from Euston Road in the north to Maple Street in the south.

Fitzroy Square was part of the Bloomsbury Conservation Area, originally designated on 19th September 1968 but owing to its physical separation from the main part of Bloomsbury and its distinct character and evolution it was awarded separate designation, as a standalone Fitzroy Square Conservation Area.

Fitzroy Square Conservation Area is a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. The buildings varied in size and status, with the grandest overlooking the central formal, landscaped square, and the humblest located within the rear mews areas. In this instance the entrance to the humble flat in question is located on Cleveland street and the rear of the property overlooks Fitzroy mews, so there is no direct view to Fitzroy Square and any development would not be visible in any way from the main square.

The most notable views in the Conservation Area are the views into Fitzroy Square from the surrounding streets, in which the mature trees are a particular feature. The BT Tower, bordering Maple Street, is a landmark feature standing 177 metres high to the south of the conservation area boundary. It can be seen from numerous locations within the Conservation Area, including from Fitzroy Square itself. The proposed development does not restrict or affect any of the current notable views the neighbours may have.

Shops and public houses are a common feature of the streets that surround the square. They reflect a growth in commercial activity, with shopfronts inserted into the ground floor of the existing terraces. 102 Cleveland Street being an example of this type, being the top floor above a row of shops at street level. There are many examples of high quality shopfronts of varying dates. The public houses are located on street corners and most have Victorian or Edwardian adornments.

2.2 Interior

The interiors have been much altered over time, though the Party Walls are predominantly in place. The windows to the front elevations are velux type rooflights and are replacements, in fairly good condition and it is not intended to alter any of these on the front elevation.

At the rear the sash windows aren't original, but are in keeping with the character of the area. It is proposed that any windows on the rear facade of the extension will be fitted with sash windows to match existing, in order to retain the character of Fitzroy Mews and the area in general.

3.0 The Proposals

The proposed extension will be to the rear of the property and will add a bedroom to the extent of the mansard of the floor below. A similar extension was part of an application recently approved by the council (2016/2868/P), albeit at a larger extent comparatively to the extension proposed in this application.

The proposed extension will also be in context to the extension constructed by the neighbour below, in that it continues the use of slate and follows existing mansard slopes.

We feel the proposal is considered and in the context with the character and appearance of this part of the Conservation Area.

The proposed alterations include the addition of a rooflight over the existing bedroom and is of modest in scale. This skylight has been specified in reference to a skylight which has been recently granted permission in application 2016/2868/P, albeit the skylight in this application is smaller in height and width.

The proposal also includes the installation of an AC condenser on the roof similar in size to the condenser approved in application 2016/2868/P. In addition we would also like to propose that the skylight previously mentioned be openable in order to allow access to the roof for maintenance work only.

Layout:

The proposals are intended to improve the internal arrangement of this flat to create a desirable high quality residential unit with the addition of a bedroom for the current leaseholders.

The alterations proposed are as follows:

- i) Extension of rear mansard in line with neighbours below, following the same slope as below with dormer windows to match.
- ii) New internal partition to separate bedroom 1 & 2
- iii) Installation of new openable Rooflight
- iv) Installation of new AC condenser unit on roof.

We do not believe that the above alterations would have a detrimental aspect on this building. The improvements would contribute towards the long term viability of this residential unit.

4.0 Access

Cleveland street is easily accessible by public and private transport. There are two nearby underground tube stations – Great Portland Street which is approximately 0.2 miles away and Warren Street which is approximately 0.4 miles away and it is possible to walk to the property from each in under 5minutes and 8 minutes, respectively. The site is also well served by buses.

The proposals do not alter existing access to the site in any way. Pedestrian access to the property will be via the main entrance on Cleveland street.

The Disability Discrimination Act 1995 (DDA) has been considered in the design proposals. Given the Conservation status of the building, it was felt that a ramp for disabled access to the front of the house would be to the detriment of this building's appearance and may not be looked upon favourably by the local council.

5.0 Car Parking

No car parking is proposed, on street parking around the site is restricted and controlled by parking meters and permit parking restrictions.

6.0 Waste arrangements and recycling

Provision would be made for special recycling bins to be fitted within kitchen units for recycling waste, for pavement waste collection.