



# LIPTON PLANT ARCHITECTS

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## DESIGN & ACCESS / HERITAGE STATEMENT 548-CLE-004

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16 Cleveland Street, London W1T 4HX

### 1.0 INTRODUCTION AND HISTORY

- 1.1 This application seeks approval to reinstate the property at 16 Cleveland Street as a single family dwelling by combining two existing flats, and associated building improvements and layout alterations.
- 1.2 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.

### 2.0 AMOUNT OF DEVELOPMENT

The proposal comprises of the following:

#### Lower Ground Floor Level

- 2.1 Install secondary glazing to 2no. existing windows.
- 2.2 Replace existing timber 4-panel door to rear lightwell with new timber framed single panel glazed door.

#### Ground Floor Level

- 2.3 Remove existing double doors from kitchen entrance, leaving frame and architrave in-situ.

- 2.4 Form new opening between hallway and living room, and installation of new double 4-panel timber doors. This is to create access to the living room and kitchen from the main entrance hallway.
- 2.5 Replace existing 4-panel timber door leading to lower ground floor with new jib door.
- 2.6 Install secondary glazing to the front shopfront window.
- 2.7 Install secondary glazing to 2.no rear windows.
- 2.8 Install external lights to entrance doors.

### **First Floor Level**

- 2.9 Install new metal framed glazed Crittal double doors in existing opening to kitchen entranceway.
- 2.10 New gas fire to be installed into existing fireplace, including lining of existing flue.
- 2.11 Install traditional natural cast iron air vent in front elevation wall. This is to provide adequate natural ventilation to the room, as an associated building regulation requirement for the gas fire installation.
- 2.12 Install traditional styled panelled joinery along one wall of living room.
- 2.13 Install secondary glazing to 5no. existing windows.

### **Second Floor Level**

- 2.14 Install new traditional hearth and surround to existing chimney.
- 2.15 Install secondary glazing to 5no. existing windows.

### **Third floor level**

- 2.16 No proposed works to this level.

## **3.0 PROPOSAL**

- 3.1 The introduction of secondary glazing to the windows will improve the performance of the building significantly. The energy consumption will be reduced through the reduction of heat loss. The building's acoustic performance will also be improved. The details and frame patterns of the secondary glazing are designed to coalesce with the existing windows in order to minimise any visual impact from the street.
- 3.2 The installation of a new gas fireplace allows the house to benefit from a heating source close to as originally intended, but in a clean way and without the associated air pollution from coal fires.

- 3.3 In order to adhere to building regulations related to gas fires, the natural ventilation must be improved in the first floor living room. The proposal is to do this via traditional cast iron air vents to be in keeping with the local conservation area in terms of materials and design.
- 3.4 The new joinery at first floor level is designed to be in keeping with the traditional panelled doors that are featured throughout the building, adding much needed storage space to the family home.
- 3.5 The new door opening at ground floor level is in a position intended to replicate the original layout of the house, thereby reinstating part of its heritage.
- 3.6 All other existing wall openings are being kept in their current layout with minimal change.
- 3.7 The new hearth and surrounds at second floor level will replicate the existing consented designs currently in place at ground and first floor levels as close as possible. It will be installed in a position to replicate the original fireplace position in the building.
- 3.8 The new glazed door to the rear lightwell offers much needed natural light to the internal bathroom, which currently has none, despite being located on an external wall. The size of the existing wall opening will not be altered.
- 3.9 The new external lights have been chosen to blend in to the surroundings. The lights provide an element of additional safety to those using the building.

#### **4.0 ACCESS**

- 4.1 Access to the property remains as existing.

#### **5.0 CONCLUSION**

- 5.1 In summary, the proposals are sensitive to the original building in terms of scale, design and materiality. The proposals will not be harmful to the character and appearance of the conservation area.

#### **6.0 APPENDIX**

- 6.1 Secondary glazing specification.