



Cleveland Square

Low-Carbon Refurbishment of a 2nd Floor Mansion Block Flat

DESIGN ACCESS AND HERITAGE STATEMENT

July 2021

RAFT

RETROFIT ACTION
FOR TOMORROW

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01/ Introduction

This Design Access and Heritage Statement report has been prepared in support of the Full Planning Application and Listed Building Consent for the refurbishment of Flat 15C Cleveland Square, W2 6DG.

The purpose of this report is to provide a detailed explanation of the design process and describe why the proposal is appropriate for the users, site and urban and historic contexts.

The application site is a private dwelling. No changes are proposed to the existing access.

Existing Building and Context

The property is a characterful single level flat in a Grade II listed Victorian 'grand terrace' development dating back to 1855. The second-floor flat is triple aspect with views over the large communal gardens to south and the smaller communal gardens to the north. The current layout has 3 rooms (bedrooms/study) facing the south garden with a living space on the north side and kitchen in between. There are two points of entry into the flat from the communal landing; the main one directly into the kitchen and the other into the dining/living space. The property has generous, high ceilings with large windows.

The property is Grade II listed by Historic England since 09th January 1970 under list entry number: 1066257 (See listing description below).

"Grand terrace of houses. Circa 1851 onwards. Stucco faced. 4 storeys, attic mansard and basements. Each 2 windows wide. Facade to Cleveland Gardens treated as symmetrical composition with balcony projecting. 3 window wings to ends with rusticated quoins. Channelling to ground floor. Square-headed windows, architrave above ground floor, pedimented to first floor with flanking Corinthian columns, corniced to second floor. Casements, plate glass. Individual stucco balustraded balconies to first, second and third floors. Rich modillion cornice with foliated frieze above third floor. Dentil, cornice to attic. Balustraded parapet. Rear elevation also of interest with 2 storey porches, having superimposed ionic and Corinthian orders; similar windows and cornice. Stucco area balustrade. Dominant terrace in Cleveland Square layout."

Source: < <https://historicengland.org.uk/listing/the-list/list-entry/1066257> >



Site context and Location - Scale 1:2000

02/ Reference Documents

This statement should be read in conjunction with the attached reference documents as follows:

Architect's Drawings - Retrofit Action for Tomorrow:

R006_RAFT_00_00_DR_A_1.00-Site Location and Context_S4

R006_RAFT_00_00_DR_A_2.00 - Existing Plan_S4

R006_RAFT_00_00_DR_A_2.10 - Proposed Plan_S4

R006_RAFT_00_00_DR_A_2.11 - Proposed Mezzanine Plan_S4

R006_RAFT_00_00_DR_A_3.00 - Existing Section AA & DD_S4

R006_RAFT_00_00_DR_A_3.01 - Existing Section BB & CC_S4

R006_RAFT_00_00_DR_A_3.10 - Proposed Section AA & DD_S4

R006_RAFT_00_00_DR_A_3.11 - Proposed Section BB & CC_S4

R006_RAFT_00_00_DR_A_4.00 - Existing Elevations_S4

R006_RAFT_00_00_DR_A_4.10 - Proposed Elevations_S4

R006_RAFT_00_00_DR_A_5.00 - Window Schedule_S4

R006_RAFT_00_00_DR_A_5.01 - Photos of Existing Windows_S4

R006_RAFT_00_00_DR_A_5.02 - Existing Typical Window Elevation_S4

R006_RAFT_00_00_DR_A_5.03 - Existing Typical Window Details_S4

R006_RAFT_00_00_DR_A_5.04 - Existing Bathroom Window_S4

R006_RAFT_00_00_DR_A_5.10 - Proposed Typical Window Elevations_S4

R006_RAFT_00_00_DR_A_5.11 - Proposed Typical Window Details_S4

R006_RAFT_00_00_DR_A_5.12 - Proposed Bathroom Window_S4

03/ Site and Historic Context

Site Context

The property is located in the heart of the Bayswater district, located in the City of Westminster, north of Central London's Hyde Park. Cleveland Square is part of the Bayswater Conservation Area, immediately west of Paddington Station.

Cleveland Square and Cleveland Gardens are communal gardens privately maintained by a local residents association (CSRA) for the surrounding buildings. Cleveland Gardens is referred to in the Bayswater Conservation Area audit with respect it being part of a common urban design treatment in the form of a terrace with two primary elevations. The architectural character surrounding Cleveland Square is highlighted for the uniformity of its stuccoed terraces and the leading views this creates.

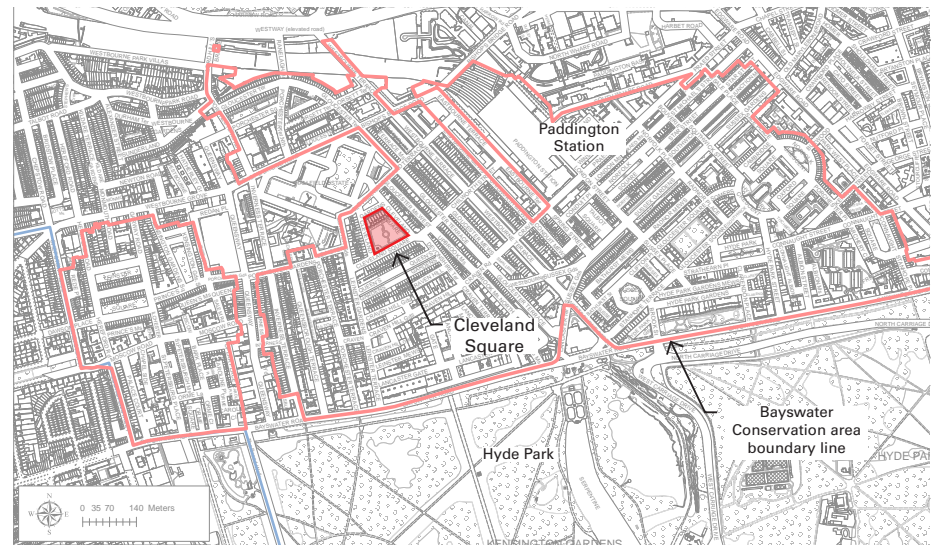
History

Cleveland Square was built in 1850's as part of the development of the Paddington Estate. The square was named after William Frederick Cleveland, who owned a farmstead and manor which stretched across a broad area of Paddington. The architectural and historical characteristics of Cleveland Square date back to the 1830's, where the influence of John Nash's use of stucco was widespread. Key features of the time include pedimented windows with pilasters, grand entrance porches with Doric or Tuscan columns, stucco treated as rustication to the ground floor, elaborate basement area railings, iron railings and projecting cornices or pierced parapets in front of mansard roofs with dormers.

During the Second World War, the area surrounding Cleveland Square was heavily damaged by bombs (visible in the 1950's map on the bottom right). A new modernist development now *Hallfield Estate* was developed soon after. Cleveland Square was hit twice by aerial bomb attacks, destroying houses no.8 to no.11. Barrage Balloons were then stationed above Cleveland Square as an anti-aircraft measure and the majority of the square remained relatively intact.



Aerial View of 15 Cleveland Square



Bayswater Conservation Area Map 2010 - (Westminster.gov.uk)

Sources: <https://www.british-history.ac.uk/> and <https://www.britannica.com/place/City-of-Westminster>
Bayswater Area Audit (2000) - <https://www.westminster.gov.uk> & www.clevelandsquare.co.uk

03/ Site and Historic Context



Historic photo taken above Bayswater District (1949) <britainfromabove.org.uk>



Ordnance Survey Historic Map of Cleveland Square dating back to 1860's



Ordnance Survey Historic Map of Cleveland Square dating back to 1950's

03/ Site and Historic Context: Cleveland Square

12 - 15 Cleveland Square

The building was listed (Grade II) in January 1970, as it was one of the most distinctive developments of the area due to its character, layout and size. The building maintenance and record keeping was supported by the Heritage Lottery Fund from 1999 to 2008*.

The main building characteristics are the use of stucco, the projecting Doric porches, the square-headed windows with flanking fluted Corinthian cornices and the dentil cornices to the attics. The building is formed of 5 floors in addition to basements and mansard roof extensions (later additions).* Planning applications and Listed Building Consent records suggest that the building was purpose-built as flats rather than a single family home, however, we have not found definitive evidence of this.

*Source: < <https://historicengland.org.uk/listing/the-list/list-entry/1066257> >



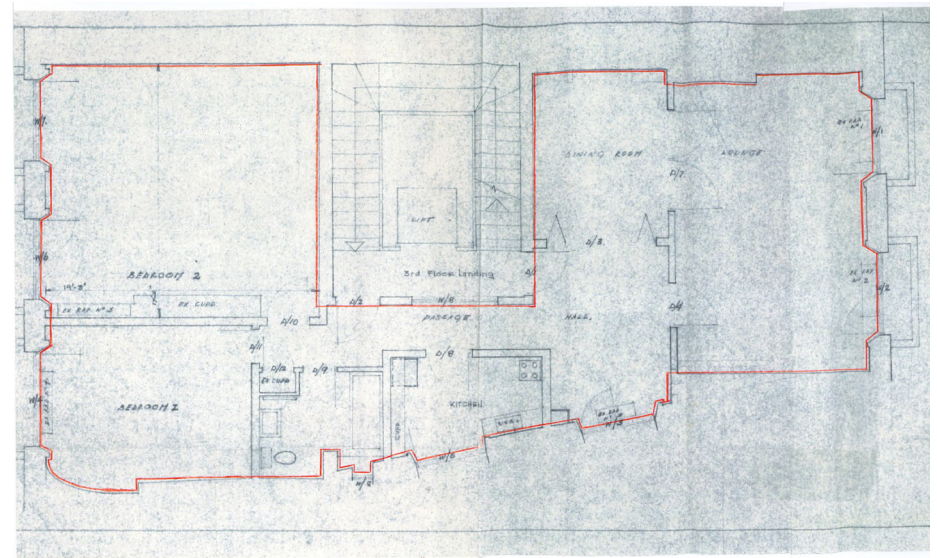
Rear and Side Elevation photographs 15 Cleveland Square



15C Original and Existing Layouts

In the plan of the 3rd floor flat (below), we can observe similarities and interesting differences with the existing 2nd floor flat layout:

- There is a large opening (window) between the central staircase and the internal hallway of the flat.
- There are large openings between the living and dining room, which didn't have any windows.
- Bedrooms 1 and 2 have roughly the same layout as the floors below (excluding the later partition wall addition).
- The chimney breasts locations are suggested by the extrusions in the walls (bedroom 2 and living room)



Photocopy of original plans from Lawful development applications Flat D, 15 Cleveland Sq. (3rd floor)

04/ Design: Summary

Current Condition

The flat has undergone extensive works over the years which have left very few, if any original features. The flat has been renovated and converted into separate living and working spaces, changing the original layouts and adding lowered ceilings, harming the historic significance.

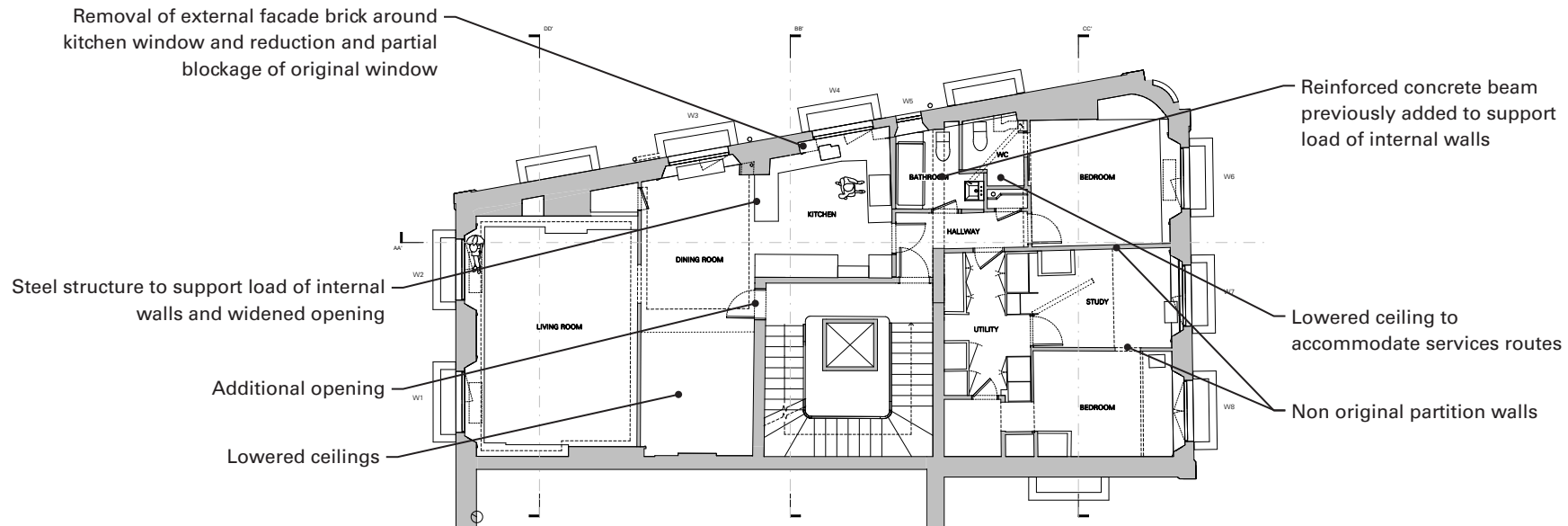
Restoring Historic Significance

The proposal aims to restore the original layouts and features of the flat as much as possible, opening the ceilings to their original heights, retaining and restoring any original features.

General Approach

The following measures summarise the general approach towards sensitively reconfiguring the layout of the flat while achieving a comfortable space with low energy demand. To achieve long-term building robustness it is essential that a holistic approach towards the building fabric is taken including the following measures:

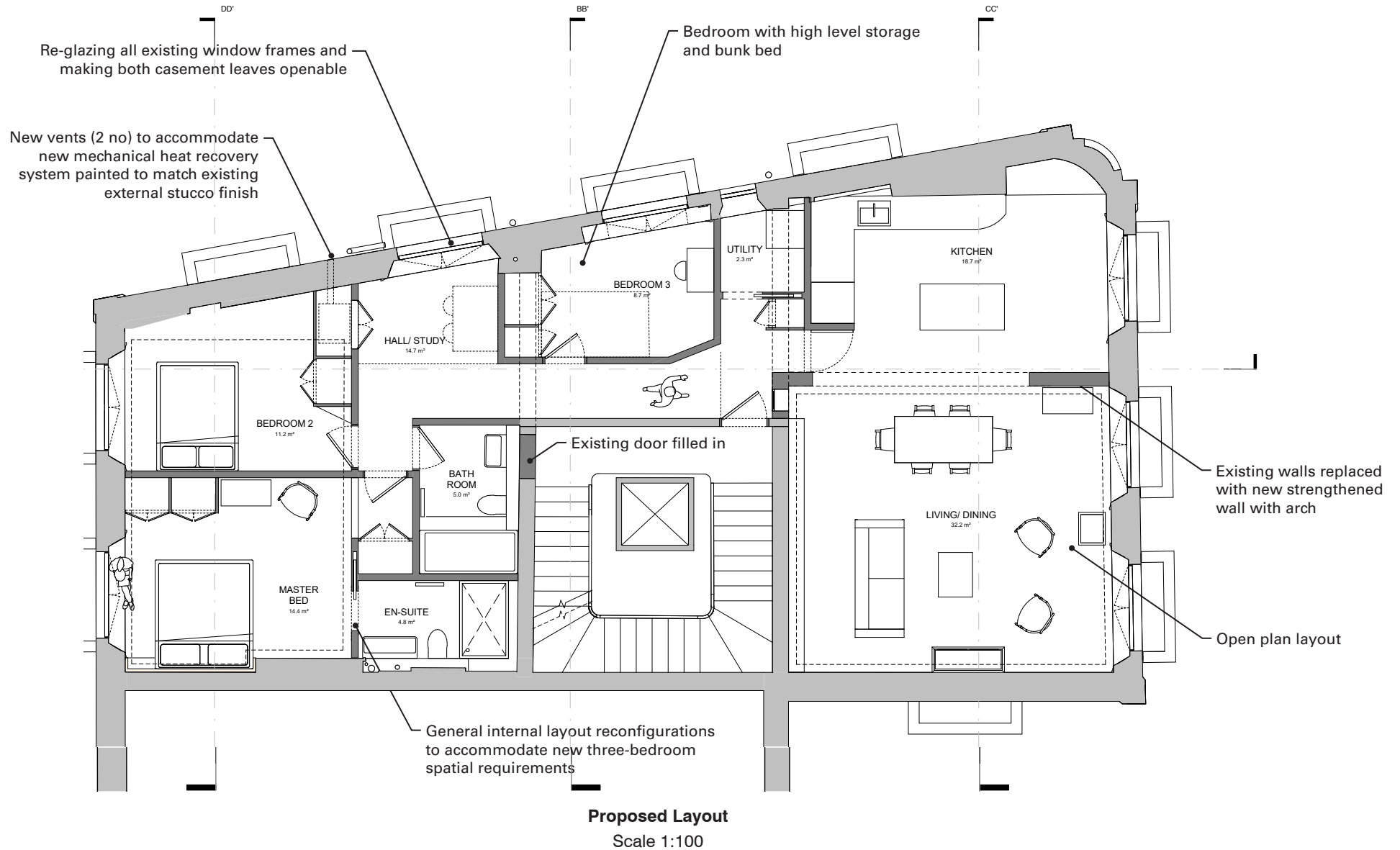
- Internal reconfiguration of spaces
- Thermal upgrade to all walls using thin layer, vapour-open, natural materials
- Re-glazing of timber casement windows with double glazing within existing frames
- Airtightness and moisture control strategies
- Mechanically controlled ventilation with heat recovery
- Accommodating for enhanced natural ventilation for summer cooling



Summary of Existing Layout

Not to Scale

04/ Design: Proposal



04/ Design: External Facade

Re-glazing of Timber Sash Windows

It is proposed to re-glaze the 7 no. existing painted timber casement windows at second floor level serving the proposed master bedroom, second and third bedroom, study, kitchen and living/dining room.

The 1 no. non-original windows serving the utility is also to be re-glazed in the same way. The top pane of the window serving the utility room is currently hidden by the ceiling void. It is to be re-installed in clear double glazing using the existing frame which aligns with the original mullion heights.

New Vents on External Facade

Vents on external facade to match existing, painted in original stucco colour (marked in blue on elevations).

- MVHR Air Intake
- MVHR Air Outlet



Existing external elevations showing proposed location of new vents and existing casement windows

04/ Design: Re-glazing Windows

Proposed Works

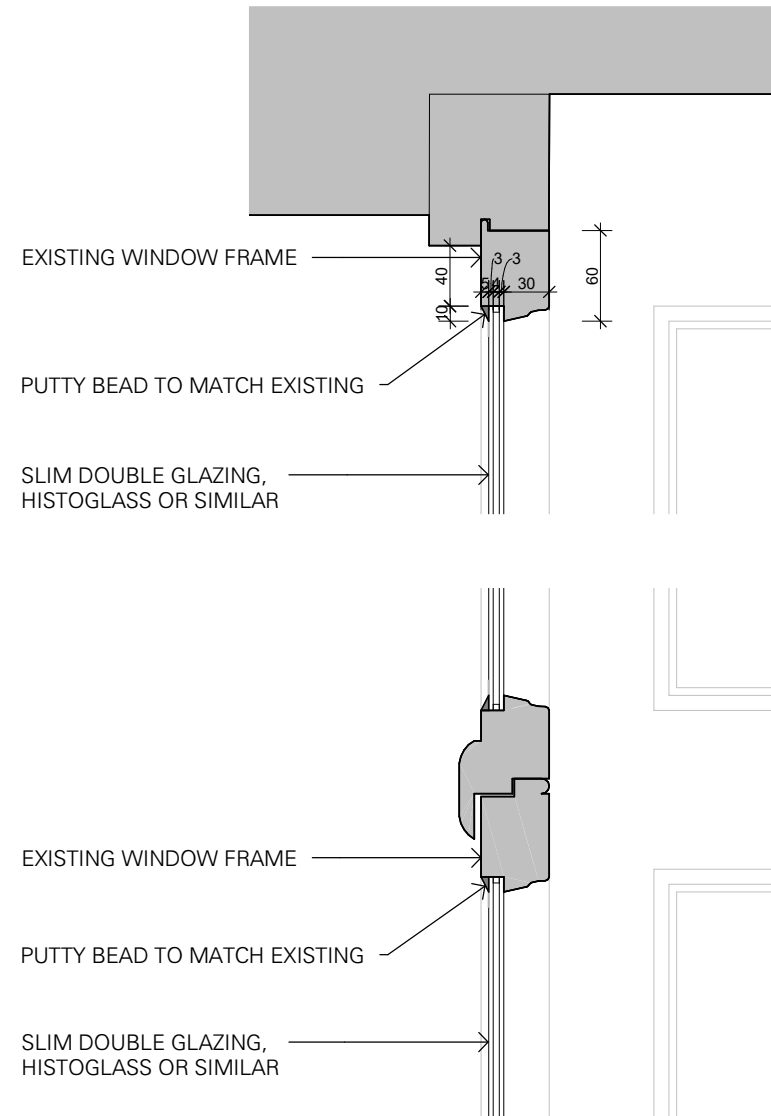
The existing single glazing will be removed and the existing timber window frames will be re-glazed with high performance slim double glazing (maximum 12mm thickness), Histoglass or similar.

On-site measurements indicate that this will increase the depth of the glazing from 3mm to 10mm, requiring a 6mm depth to be routed into the existing frames and glazing bars. Since the overall depth of the glazing is approximately 40mm and the shoulder profile between interior edge and glazing is approximately 15mm, this will not change their existing profile. 1mm can be taken up by a slightly reduced putty bead depth.

The existing frames will be retained and the existing putty beads replaced with new to match the existing. The re-glazed frames will be repainted to match the existing stucco.

The non-original, thermally leaky louvred fan lights in windows facing Cleveland Garden which harm the heritage significance of the existing facade to be replaced with clear double glazing in the same manner.

Both leaves of casement windows to be reinstated as openable.



Excerpt of R006_RAFT_00_00_DR_A_5.11 - Proposed Typical Window Details_S4 showing proposed re-glazing of existing window frames



W1
Existing living room window, RHS opening.



W2
Existing living room window, RHS opening.



W3
Existing dining room window, RHS opening.



W4
Existing kitchen window, RHS opening, bottom panes covered.



W5
Existing bathroom window, RHS opening, top pane covered.



W6
Existing living room window, RHS opening.



W7
Existing dining room window, RHS opening.



W8
Existing kitchen window, RHS opening, bottom panes covered.

*Non-original, thermally
leaky louvred fan lights in
windows facing Cleveland
Garden*

Excerpt of R006_RAFT_00_00_DR_A_5.01 - Photos of Existing Windows_S4

RAFT

04/ Design: Thermal Strategy

General Approach

The thermal performance of the flat has been calculated using the thermal analysis software DesignPH to assess the performance of vapour open, lime-based insulation materials to achieve a lower space heat demand and improved comfort. The proposed strategies are summarised below:

Preliminary Proposals

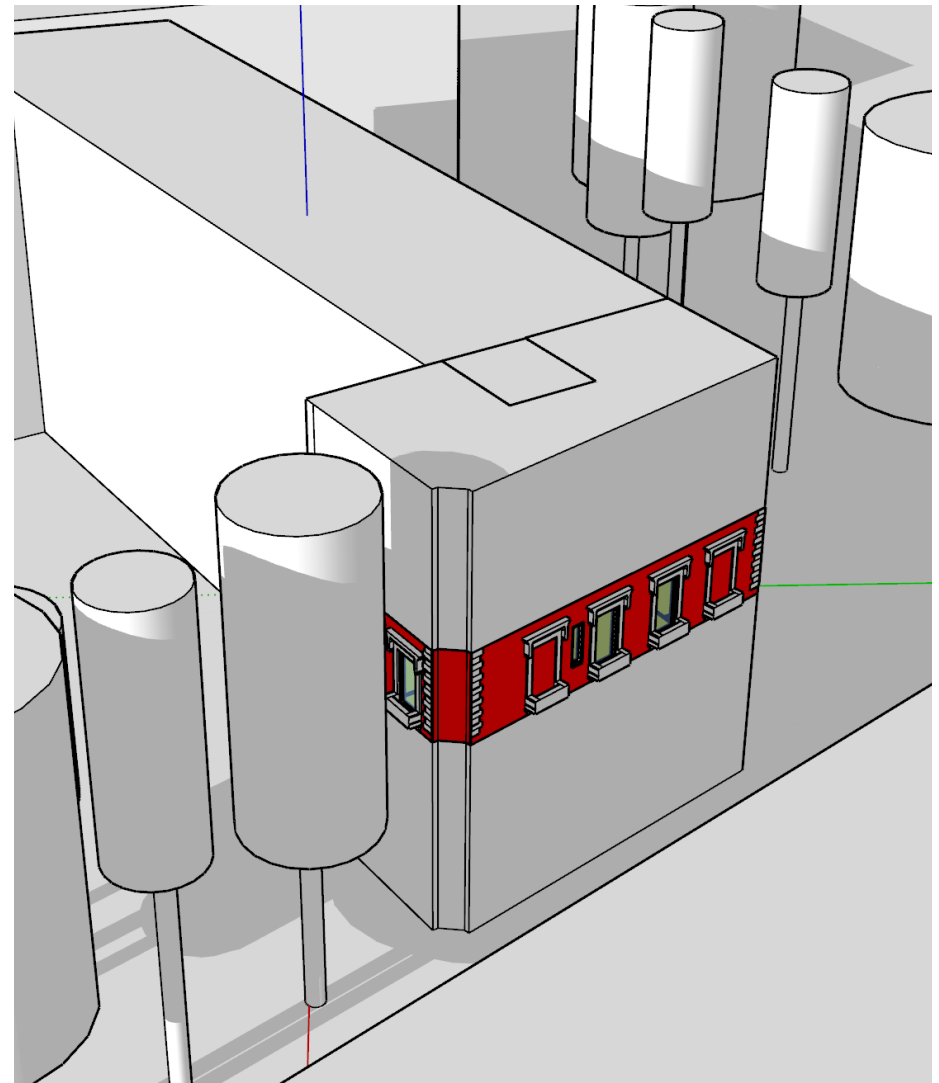
- Reduce heat loss through walls by adding vapour open internal wall insulation.
- Repairs to windows to improve airtightness and reduce drafts.
- Re-glazing to improve thermal and acoustic efficiency of windows.

Airtightness

- The application of a parge coat to walls will achieve wall airtightness.
- The airtightness of the windows can be achieved through taped membranes below the timber cornices and around windows to avoid drafts.
- Taping ceiling and floor junctions to avoid heat loss.

Ventilation

- We intend to install a whole house ventilation system (Mechanical Heat Recovery System) to maintain good air quality and keep relative humidity within the healthy range of 40-60% for occupant and building health.
- The vents required for this system will be an intake and an extract of air, both on the external facade. These vents will be installed with no impact to the historic building fabric and will be painted in the original stucco colour. The associated ducts can be installed with no impact on historic building fabric.



Cleveland Square Context - Model for DesignPH Analysis

05/ Heritage Statement

Assessment of Significance

In 2008, Historic England published 'Conservation Principles' - a policies and guidance document to be used as a guide when assessing the historic significance of a building with heritage value. These principles are the following:

- *Evidential, deriving from the potential of a place to yield evidence about past human activity;*
- *Historical, deriving from the ways in which past people events and aspects of life can be connected through a place to the present;*
- *Aesthetic, deriving from the ways in which people draw sensory and intellectual stimulation from a place;*
- *Communal, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.*

**Source: <<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>>*

The Evidential value of 15C Cleveland Square is mild and it is unlikely that the building fabric may reveal more than that which is already apparent.

The Historical value of 15 Cleveland Square is as a representative of the development of the Bishop of London's Paddington Estate, and its architectural character. The building has characteristic architectural features illustrating the style of the developments between the 1840's and 1860's.

The Aesthetic value of the flat lies in its location and context; sitting between Cleveland Gardens and Cleveland Square. Its form, proportions, detailing and craftsmanship are notable and particularly valuable.

In terms of Communal value, the flat itself may not be of value, but its exterior, associated with the Cleveland Square Gardens has significant local community value.



View of South Elevation from Cleveland Square

05/ Heritage Statement

Proposal

Refurbishment with general internal rearrangement of living spaces to allow living room and kitchen to engage with the communal space of Cleveland Gardens. This is achieved through the removal of non-original, non-structural partition walls.

Strategies for mitigation of heat loss include the removal of existing non-gypsum plaster and replacement with natural, vapour open insulation with lime plasters. Heat gain and sound pollution would be mitigated by re-glazing existing timber window frames with slim high performance double glazing. Internal humidity controlled by the installation of a Mechanical Heat Recovery System.

Externally, the works are kept to a minimum; the addition of two vents for the intake and outlet of air, to match the existing vents on the facade, and the re-glazing of the existing frames, both painted in matching colour to the existing stucco. The external appearance of the windows and facade will not be altered by the re-glazing of existing frames.

Justification of Proposals

The internal reconfiguration aims to restore the historic room proportions by removing all non-original lowered ceilings in the main rooms. The approach is based around restoring and retaining original layouts and features where possible.

The strategies for mitigating heat gain and heat loss will greatly improve the thermal efficiency of the dwelling, improving the carbon footprint of the building, and ensure healthy humidity levels which will protect the historic building fabric.

By minimising the proposed works to the facade, the proposal does not detract from the significance or character of the Listed Building and preserves the character of the Bayswater Conservation Area, sustaining the significance of the heritage asset.

Conclusion

Over time, the building has undergone many refurbishments therefore there are very few original features left. The proposal aims to safeguard the remaining historic fabric, ensuring the structure and characterful features are protected in a careful and historically sensitive manner.



View of North East Elevation from street adjoining Cleveland Square

06/ Planning: Ownership and Site Layout

Ownership

The applicants are registered as the leasehold owners of 15C, Cleveland Square, W2 6DG, London under reference number SM/E10226.4 - see agreement document below.

Leasehold Information Form (2nd edition)

TA7

Address of the property

FLAT C
15 CLEVELAND SQUARE
LONDON

Postcode W2 6DG

Full names of the seller

AS EXECUTORS OF THE LATE

Seller's solicitor

Name of solicitors firm

LAWRENCE STEPHENS SOLICITORS

Address

50 FARRINGTON ROAD, LONDON EC1M 3HE
DX 53318 CLERKENWELL

Email

SMESSIAS@LAWSTEP.CO.UK

Reference number

SM/E10226.4

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person
- 'Buyer' means all buyers together where the property is being bought by more than one person
- 'Property' means the leasehold property being sold
- 'Building' means the building containing the property
- 'Neighbour' means those occupying flats in the building

Instructions to the seller

The seller should provide all relevant documentation relating to the lease when they return this completed form to their solicitor. This may include documents given to the seller when they purchased the property, or documents subsequently given to the seller by those managing the property.

Instructions to the seller and the buyer

Please read the notes on TA6 Property Information Form

1 of 6



The Law Society

www.lawsociety.org.uk

Laserform International 12/10

Site Layout

The site layout (external layout and access) will remain unchanged and the main entrance to the flat will be through the current existing door.



06/ Planning: History

Planning History and Designation

A planning portal check has identified a number of planning applications on Cleveland Square mostly to do with internal re-arrangements, roof mansard extensions, upgrading services and windows and general maintenance. According to the Westminster City plan and the Unitary Development Plan, the proposed applications must aim to preserve and enhance the special architectural and historic character of the building and the conservation area.

Although there is clear evidence that changes have been previously made to the building, it retains its character, which is representative of the area. There is no history of planning applications for Flat 15C Cleveland Square specifically. Below are planning applications which have been granted with similar scopes of work in the same building;

Flat 15A Cleveland Square - 23/10/2003

Application granted: application for boiler flues visible on ground floor external facade, to be repainted with original colour of external render to match existing.

15 Cleveland Square Basement - 24/10/2011

Application for conversion of basement into flats for habitable purposes with general internal re-configurations.

Flat 15C1, D, D1 Cleveland Square - 15/01/2019

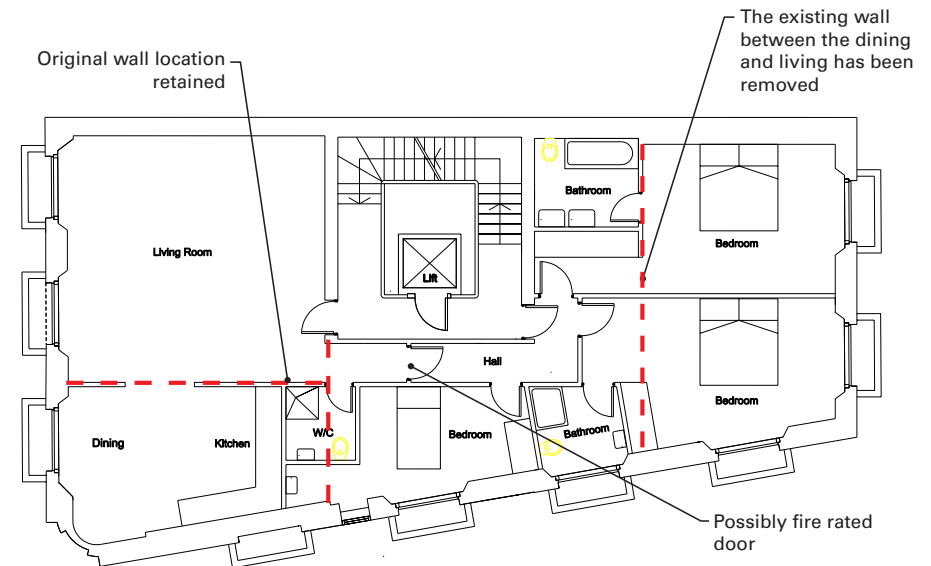
Multiple applications for internal layout re-arrangements and a Lawful development certificate to form three self-contained flats. The most recent application is to return the floor into one single flat. *(See opposite)*

Flat 15D, Cleveland Square - 14/01/21

Amalgamation of 3 residential flats on the third floor and associated internal alterations.

Planning Observations - 15D Cleveland Square 14/01/21

- Similar layout to this proposal
- Living and dining spaces proposed in similar location facing Cleveland Gardens
- Original wall locations retained where structural loads/paths present
- Drainage locations correspond to proposed SVP locations
- Different access points from staircase
- Non-original small window also present in this floor (in single bedroom)



Extract from proposed layout planning application 15D Cleveland Square (3rd floor)

06/ Planning: History

Planning History and Designation

Recent planning and listed building consents have been authorised by Westminster to enable alterations to the internal and, to a lesser extent, external fabric of surrounding properties. These include an application to re-glaze existing timber window frames with slim double glazing in the same manner as is proposed at 8 Cleveland Gardens.

8 Cleveland Gardens - 29/03/2021

Application granted: application for boiler flues visible on ground floor external facade, to be repainted with original colour of external render to match existing.

In the Planning Officer's Delegated Report it is concluded that:

"Due to its detailed design and use of materials, it is considered that the proposed slimlite double glazing would be appropriate to the architectural significance of the grade II listed building and it would preserve the character of the Bayswater Conservation Area. In summary, the works are considered to be acceptable in design and heritage terms, not impacting on the special interest of the listed building or the character and appearance of the conservation area."

Planning Observations 8 Cleveland Gardens - 29/03/2021

- Similar proposal to re-glaze and retain existing window frames
- Similar age and architectural character of building
- Double glazing has been chosen for its enhancement of thermal and acoustic performance and its potential to preserve and enhance the long term building fabric
- The re-glazing at No. 8 Cleveland Gardens is to ground floor windows rather than less visually prominent second floor windows

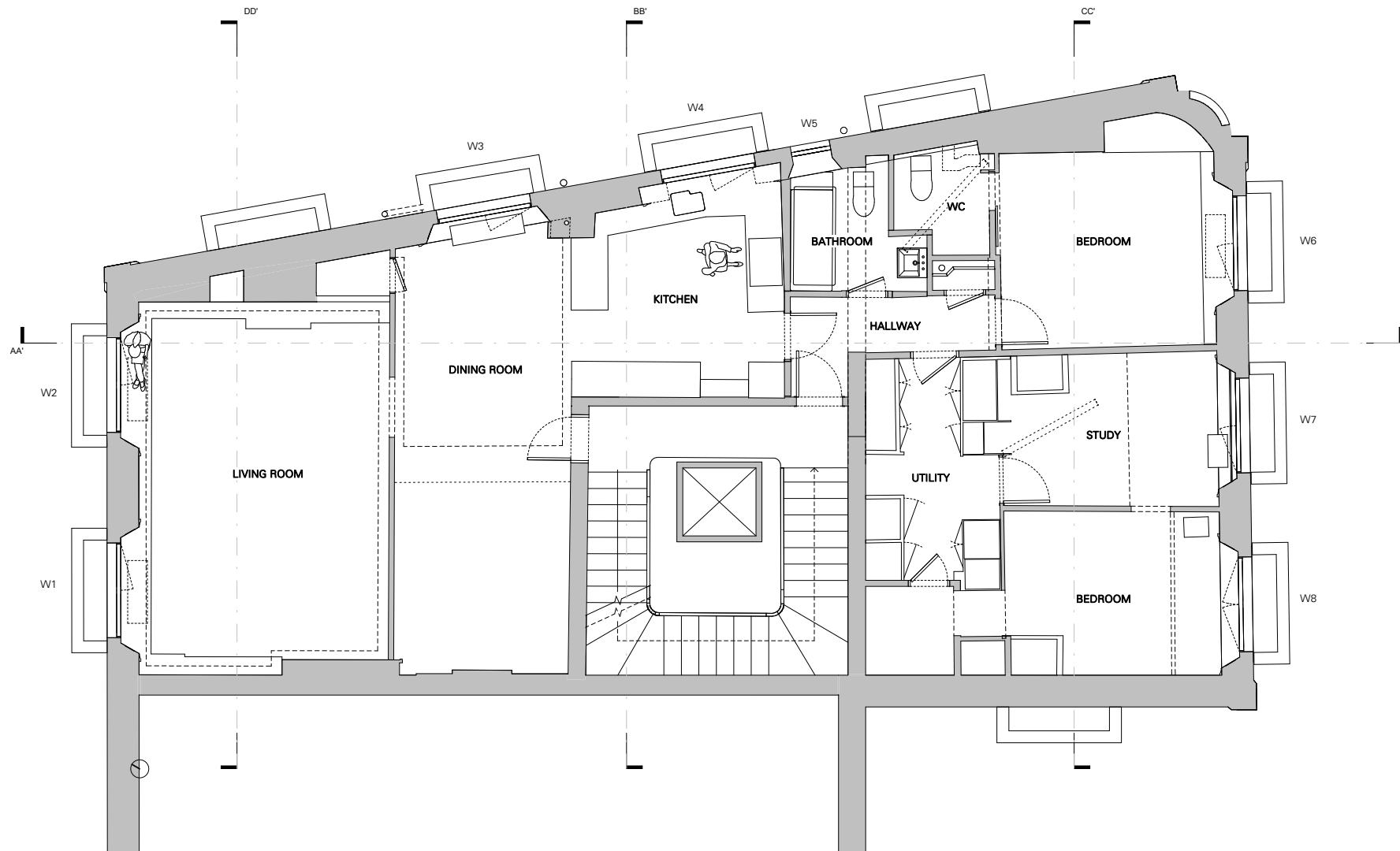


No. 8 Cleveland Gardens

No. 15 Cleveland Square

View of re-glazed ground floor windows at No. 8 Cleveland Gardens showing No. 15 Cleveland Square in background

07/ APPENDIX: Existing Drawings

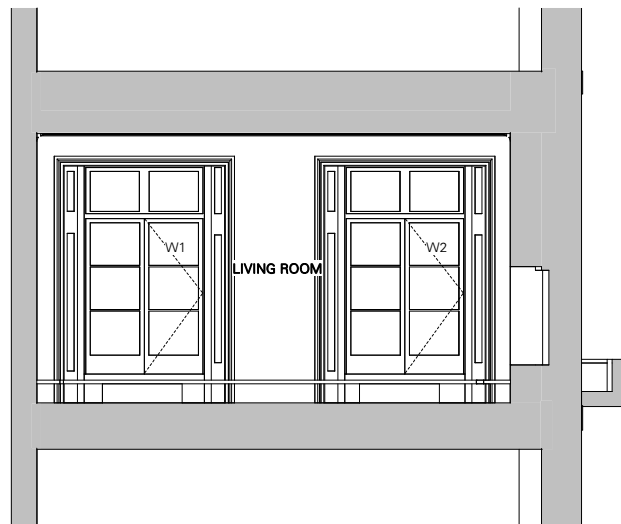


EXISTING FLOOR PLAN
scale: 1:100

07/ APPENDIX: Existing Drawings



EXISTING SECTION AA'
scale: 1:100

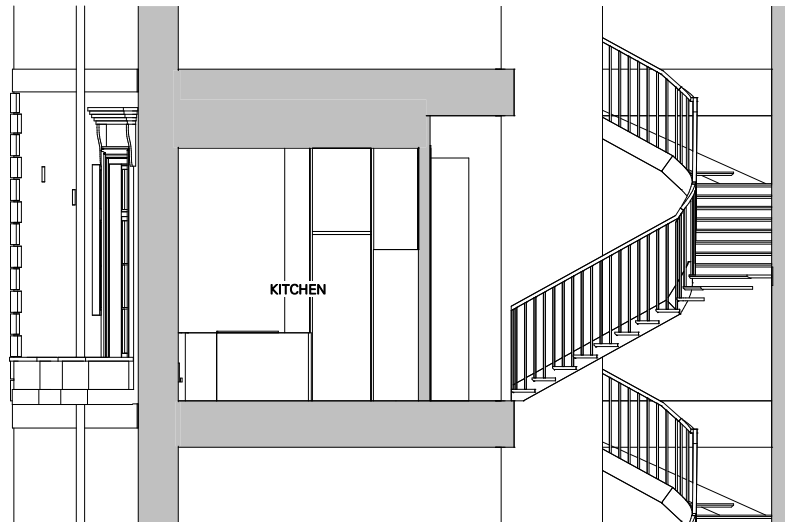


EXISTING SECTION DD'
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07/ APPENDIX: Existing Drawings

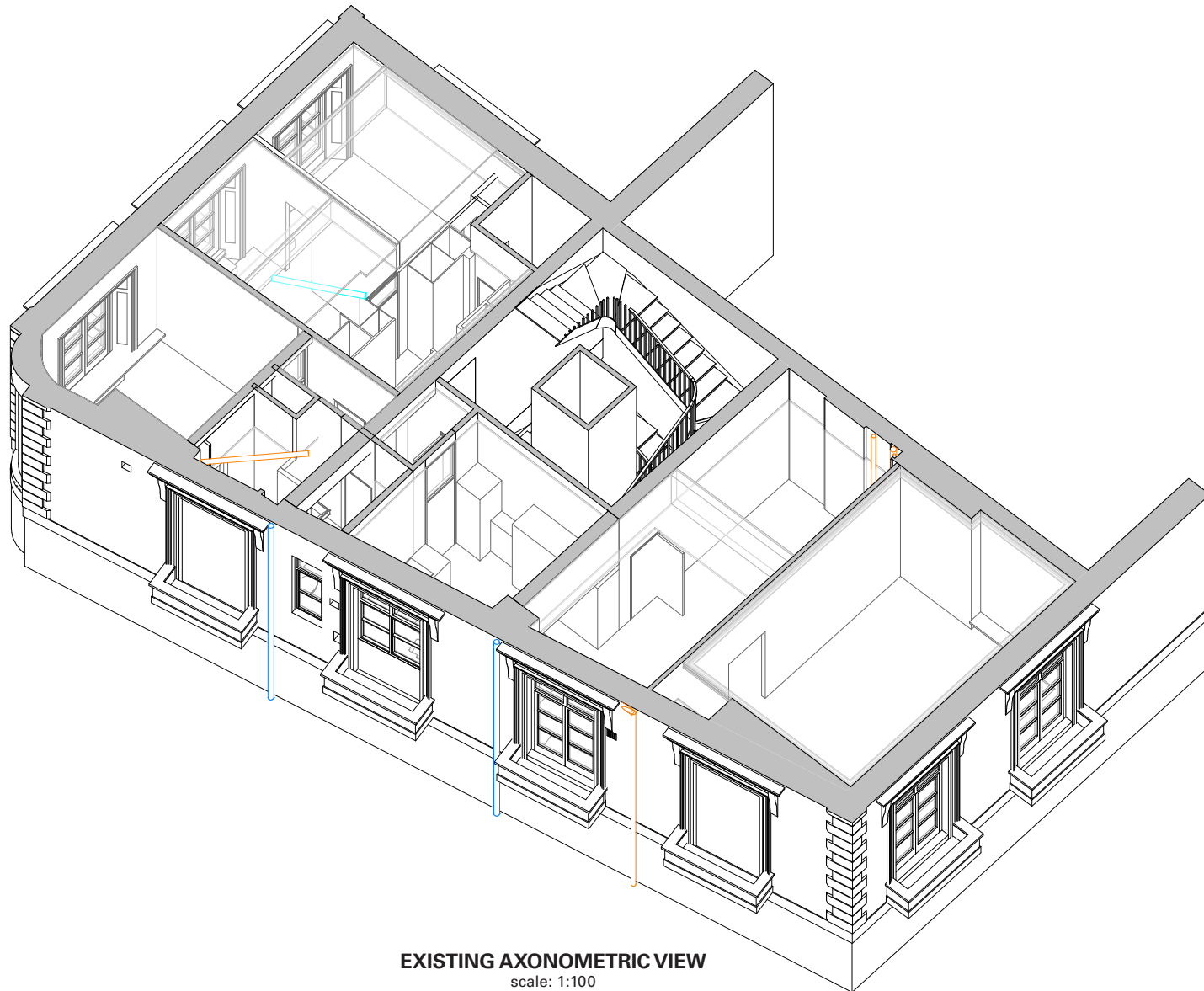


EXISTING SECTION CC'
scale: 1:100



EXISTING SECTION BB'
scale: 1:100

07/ APPENDIX: Existing Drawings



07/ APPENDIX: Existing Drawings



EXISTING EXTERNAL ELEVATIONS

1:100