



Non-Material Amendment Report

14-19 Tottenham Mews

0475-CVA-RP-A-(PL)NMA-01 April 2024

PROJECT TEAM

Client	Origin Housing Association
Contractor	Glenman Corporation LTD
Architect/ Lead Consultant	Cottrell & Vermeulen Architecture Ltd
Structural Engineer	Mark & Partners
MEP Engineer	Norman Bromley
Fire Engineer	Magnus Opifex
Principal Designer	Bailey Garner
Building Control	ICW (Approved Inspector)

Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
18.08.2023	-	First issue: Preliminary	SH	RC	TG
02.04.2024	01	Waste Strategy, revised Bedford Passage arrangement, terrace extents L05, signage	SH	RC	TG

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The consented development at 14-19 Tottenham Mews, London, W1T 4AA (ref: 2020/5633/P) comprises a residential led mixed use development. It will provide 23 affordable social and intermediate rent apartments, with a ground floor and basement Class E(g) affordable workspace.

Consent for the scheme was received in April 2022. It has become necessary to make some non-material modifications to the consented scheme, the reasons for which are outlined within this report.

This document is to be read alongside a set of revised drawings, please see section 5 of this report for further details of the submission.

*Items in pink- Revised since previous issue

1.0

PROJECT HISTORY

1.1

PLANNING

1.1.1

Current Consent

1.1.1.1

Planning History

A FULL Planning application, reference: 2020/5633/P, was consented on 12 April 2022 for the following works:

Erection of a six storey building (and basement) to provide office (use Class E) at part ground and basement levels and self-contained flats (use class C3) at ground and floors one to five; with associated landscaping, cycling parking and enabling works.

These works are linked to the development at the Network Building via a S106 agreement to provide affordable housing, and affordable workspace at 14-19 Tottenham Mews.

The development necessitated the demolition of a building totalling 706.34sqm /7,603sqft GEA on the existing site. Permission to undertake these works was consented under application number 2020/3289/P. The works have been undertaken.

1.1.1.2

Context

There are two major development sites in the near vicinity, Arthur Stanley House to the south, and the Middlesex Annex Hospital site to the north, both are mixed use developments with residential and office accommodation. The external works for the former completed earlier in 2023, the latter remains under construction.

1.1.2

NMA Application

1.1.2.1

Building Regulation Compliance

Consent for the scheme was received in April 2022 however a building control application was not submitted at that time. The development is therefore now required to comply with current Building Regulations. The majority of the amendments outlined in this application are required to enable to proposals to meet these current standards. See section 2 for further details. The design team has changed since the original application was made. See page 2 for current team list.

1.1.2.2

Pre-Planning Meeting

A pre-planning advice meeting took place between Camden Local Planning Authority (Camden LPA) and the current Design Team on Monday 12th June 2023. The proposed amendments to the consented design were discussed and formal written feedback was received on July 17th 2023, see Appendix 6.1.

A further meeting was held between Glenman Corporation LTD and Victoria Hinton (Camden LPA) on the 4th August 2023, call notes are included in Appendix 6.2. The proposals contained within this report have been carefully developed to respond to the feedback offered during the two meetings and the written Camden LPA pre-application report.

1.1.2.3

Recommendations

Overall, Camden LPA considered the general design changes to be acceptable and non-material subject to the receipt of further information. No particular objection was raised against the following items:

- Flat layouts
- Materials
- Boundary wall
- Rear deck changes
- Relocation of windows
- Changes to fenestration
- Ground Floor - East Elevation

The changes to the internal arrangements were deemed acceptable by Camden LPA and were described in their feedback as “much improved on previous scheme”. Some of the changes are granular in nature. Please see the Comparison Plans included later in this report for illustration of the modifications made.

Also discussed during both meetings were the changes to the building line, further to site investigation surveys, and the associated impact on the width of the passageway and the alignment to Arthur Stanley House. A modified proposal, that incorporates feedback from the pre planning session and the phone call, is included in this submission.

1.1.2.4

Rev 01 of NMA

The proposed details for the external landscaping design terminating along the Bedford Passage link boundary were received from the northern UCLH neighbours on the 24th November 2023. Following discussions with Camden LPA, it has been agreed that a slope will be introduced within Bedford Passage link to rise to the maximum level achievable to meet the level of the neighbouring site. It is understood that discussions are ongoing between Camden LPA and the UCLH site owners to address the remaining discrepancy. Further details can be found later in this report.



Tottenham Mews View
from consented application D&AS



Juliet Balconies View
from consented application D&AS

Bay Studies Extract
from consented application D&AS

2.0

NMA PROPOSALS

2.1

SITE EXTENTS

2.1.1

Findings and Proposals

2.1.1.1

Site Surveys

In April 2023, further to the demolition of the existing building on the 14-19 Tottenham Mews site, extensive surveys were commissioned by the current contractor to verify the site information. Discrepancies were identified and the footprint of the proposed building was modified to reflect the findings. An overlay of the consented scheme and the current proposal is presented in the diagrams, right.

2.1.1.2

Arthur Stanley House - South End

On the southern end of the building, Tottenham Mews is no longer proposed to sit flush with Arthur Stanley House. This is due to a change in the Arthur Stanley House building line since the original planning applications for both sites.

The green line documents the proposed building line of Arthur Stanley House (ASH), the light blue line illustrates the built line as surveyed on site earlier this year. There is a discrepancy of circa 600mm between the current proposed position of 14-19 Tottenham Mews and the as built position of ASH.

It is not possible to reduce the width of the proposal for 14-19 Tottenham Mews, from the consented scheme, to align with ASH without making the internal areas non-compliant. Camden LPA advised during the pre-planning process that this could be accepted with a brick finish to the protruding section of wall finished neatly against ASH.

It is also necessary to offer a small gap (circa 100mm) between the two buildings (from east to west) on account of a concrete upstand at ground level which sits on the ASH site.

2.1.2.3

Northern Boundary

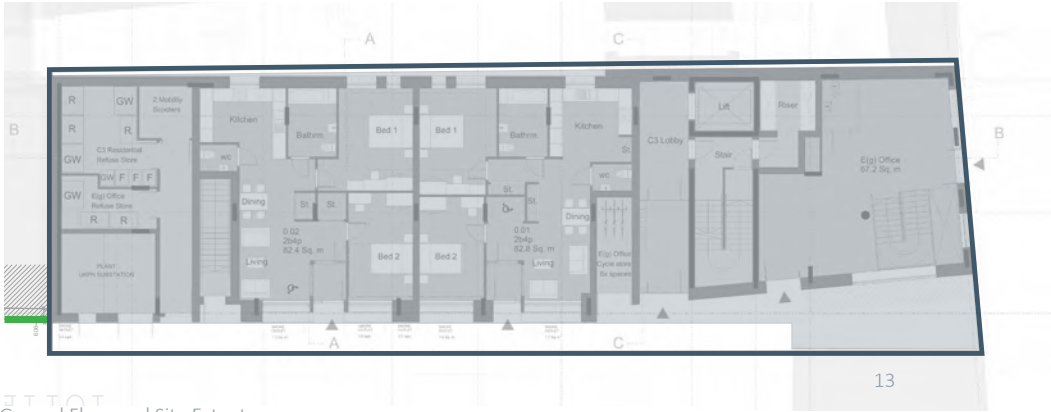
The site was found taper along the northern boundary, the facade has been aligned to this new position which has reduced the area on all floors. In addition, a level change between the 14-19 Tottenham Mews site and the northern UCLH site has been identified. A slope has been introduced and the basement escape door has been relocated to the passage.

2.1.1.5

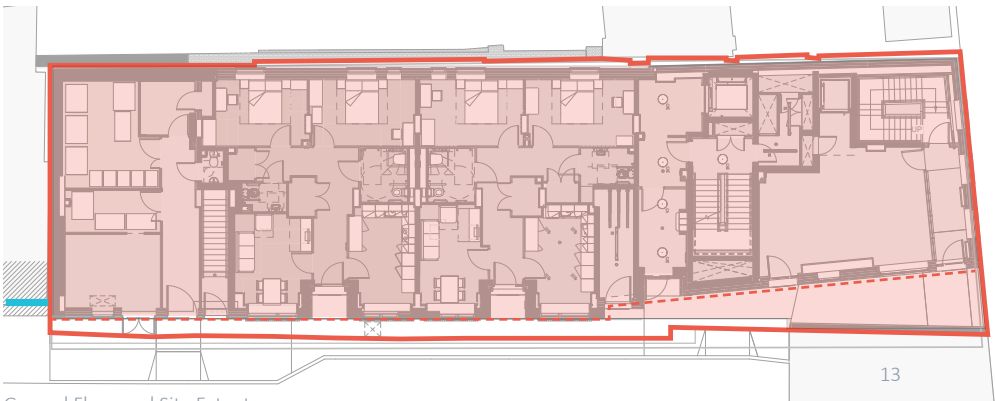
Bedford Passage Link

The surveyed position of 13 Tottenham Mews was found to be much further West than expected. In addition, structure along the passage, not illustrated in the original application, is necessary to support of the overhanging floors above. Overall this has contributed to a reduction to the width of the passage which will now be 1.7m wide at its narrowest. See section 2.2.

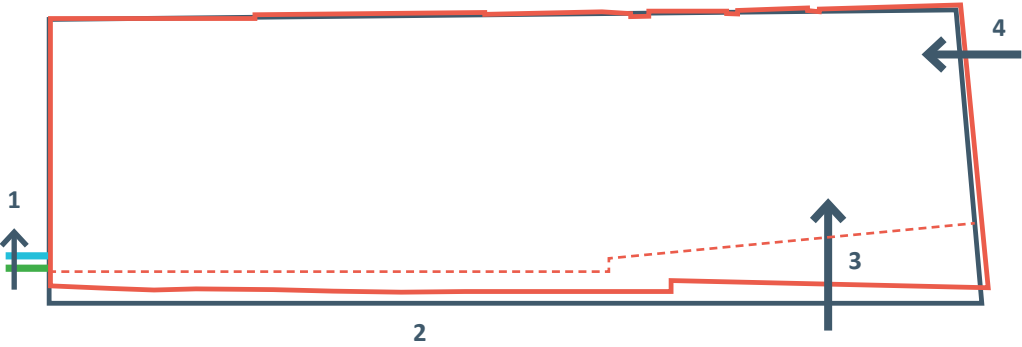
*Items in pink- Revised since previous issue



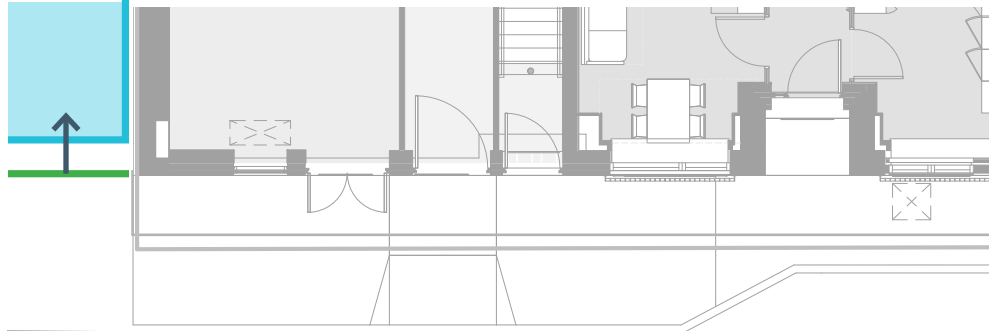
Ground Floor and Site Extents
As consented



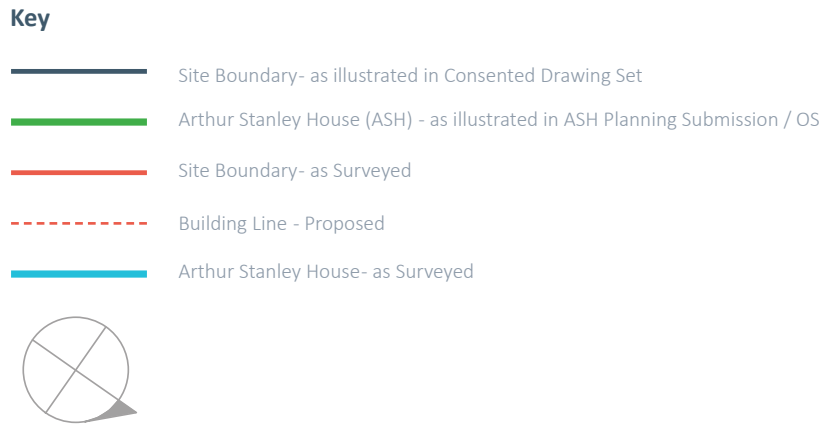
Ground Floor and Site Extents
As surveyed and amended



Summary Overlay Diagram



Ground Floor and Site Extents [excerpt]
Relationship with Arthur Stanley House



2.0 NMA PROPOSALS

2.2 BEDFORD PASSAGE LINK

2.2.1 Amendments

2.2.1.1 Sight Lines

Through the pre-planning process, the sight line from Tottenham Mews through the newly formed link to Bedford Passage and vice versa have been carefully reviewed. The proposal initially presented has been modified to chamfer the corner of the building where it steps back around the cycle store, to match the chamfer of the office façade. It is unfortunately not viable to extend the chamfer through to the front wall of unit 00.1, discussed, without compromising the unit areas. The external lighting and CCTV strategy for this area will be carefully considered during the upcoming design stages to further improve visibility and safety.

2.2.1.2 Materiality

The currently consented scheme (Rev A) shows a warm-toned metal cladding shop front stall-riser, glazed brick detail to passage entry, glazed ceramic cladding to passage soffit and luxcrete pavement lights to light basement storey.

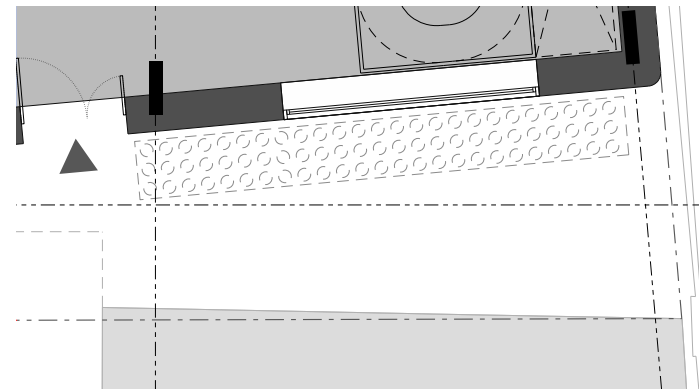
Pavement lights to the basement are no longer required as part of the smoke ventilation strategy. It is proposed to omit these enabling an improved insulation and waterproofing detail to this area of the passage, which forms the roof over the basement office space. Natural and mechanical smoke shafts have been introduced as part of the smoke and fire strategy.

Through detail design development of the MEP strategy, it has been found that there is not currently adequate louvred area to the façades to serve the Mechanical, Ventilation and Heat Recovery (MVHR) system. Due to restrictions on unprotected areas confirmed by the Fire Engineer in their Fire Strategy, the passage is the only viable location for these additional louvres which are essential to the functionality of the system. It is proposed to colour match the finish of this unit to the red-toned cladding of the shop front windows to ensure a high quality look.

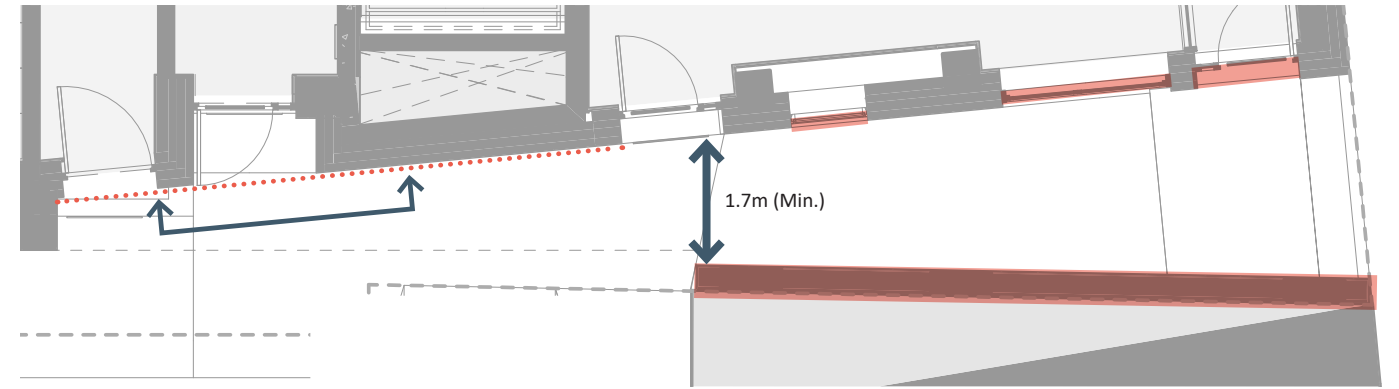
2.2.1.3 Fenestration and Doors

On account of the level change between the UCLH site and 14-19 Tottenham Mews, it is proposed to relocate the basement escape door to the eastern facade. Doing so will increase the amount of glazing along this facade providing increased overlooking of the passage. To the north, it is proposed to replicate the arrangement of the windows on level one at ground floor which will reflect more accurately the internal arrangement beyond and will work better with the planned cycle storage arrangement on the UCLH site.

*Items in pink- Revised since previous issue



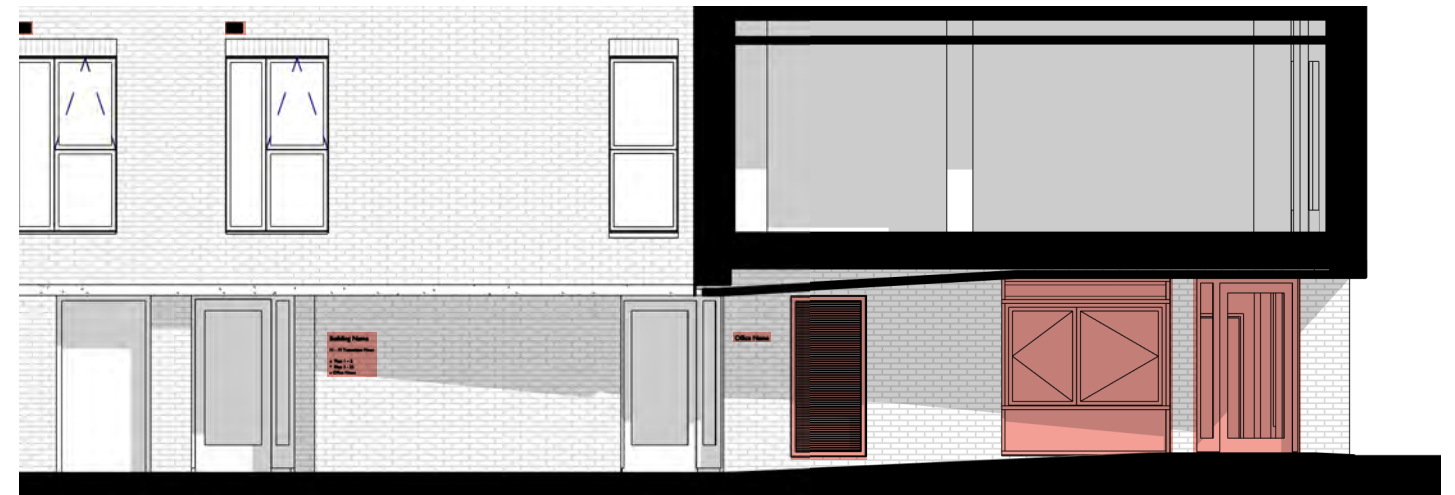
GFL Plan Rev A [excerpt]
As Consented



Proposed Bedford Passage Link Partial Plan
Proposed Amendment



GFL Elevation Rev A [excerpt]
As Consented



Proposed Bedford Passage Link Section
Proposed Amendment



Bedford Passage view
from consented application D&AS



Bedford Passage Partial Elevation
Proposed Amendment

2.0 NMA PROPOSALS

2.3 GROUND FLOOR MEWS

2.3.1 Facade

2.3.1.1 Rhythm and Materiality

As with the original application, there remains commitment to improving the public realm by introducing a pedestrian route from Tottenham Mews through to Bedford Passage via the link to the north. The quality of this journey has been carefully re-considered to address internal area deficiencies, building regulations requirements for the M(4)3 units at ground floor, plus restrictions on unprotected areas confirmed by the Fire Engineer in their Fire Strategy.

2.3.1.2 Windows

It has been necessary to adjust the window spacing from relevant boundaries and between different units to offer a minimum of 1.8m between unprotected areas for fire separation. In some areas, metal panelling has been introduced to avoid large, uninterrupted sections of masonry. The window heads have been adjusted and a louvred panel introduced where required to meet the requirements of the MEP strategy for ventilation. It will be necessary to locate all louvres and air bricks, **shown right**, on the East facade (to the mews) and the North facade only on account of unprotected area limitations on the West and South facade which abut boundaries.

2.7.1.4 External Wayfinding Signage

Proposed locations for the office unit and residential block are illustrated in the application.

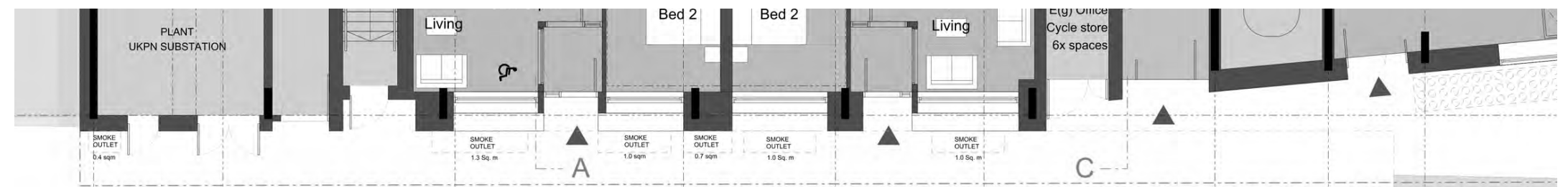
2.3.2 Layout

2.3.2.1 Plant and Waste Strategy

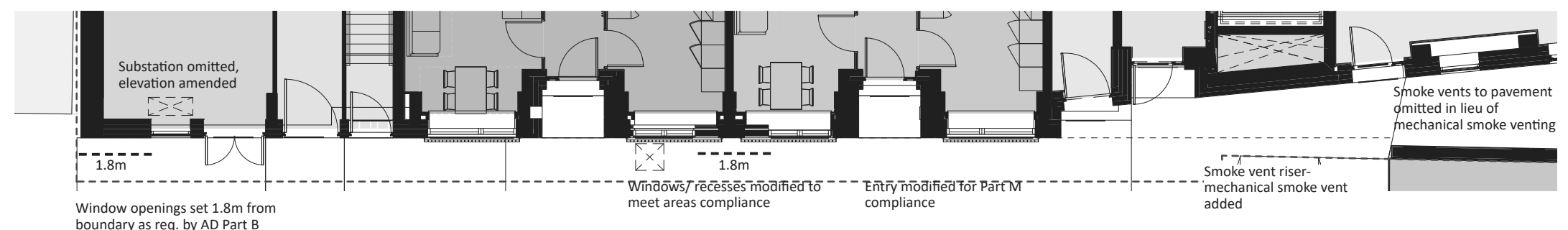
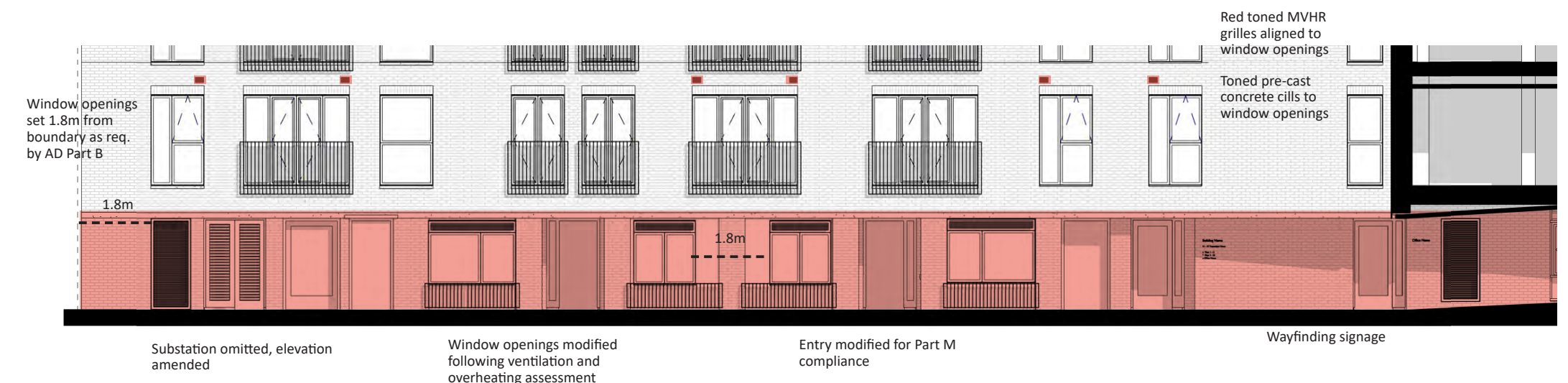
The ground floor UKPN substation has been omitted and the plans and elevations have been modified to reflect this. Relocating the residential bin store to provide street access was discussed and reviewed but was found not viable on account of the plant replacement strategy requiring double doors with direct street access. **Following input from Camden LPA, a dedicated Bulky Waste area within the building has been allocated. The access door arrangement from the street has been adjusted to ensure 150mm clearance around a 1280L bin module to aid operatives with collection and return of units.**

2.3.2.2 M(4)3 Window Recess and Entrance Doors

It is necessary to omit the window recess to the M(4)3 units at ground floor to enable area compliance. The recesses were introduced previously to offer privacy to the bedrooms. We note that the internal layouts have been reconfigured so that these rooms are all now living/kitchen areas.



Ground Floor Plan and Elevation Rev A [excerpt]
As Consented



Ground Floor Plan and Elevation
Proposed Amendment

*Items in pink- Revised since previous issue