

Design and Access Statement and Conservation Statement

Address: First Floor, 53-54 Tottenham Court Road London W1T 2EJ



Proposal: Conversion of first floor into 2no x 2bed apartments

INTRODUCTION

This Design and Access and Heritage Statement has been prepared, to support a planning application for a change of use of the 1st Floor, 53-54 Tottenham Court Road, Fitzrovia, W1T 2EJ (hereafter 'the application site') from a vacant commercial unit into 2no. x 2bed residential flats.

SITE AND SURROUNDINGS

The application site is located within the designated Tottenham Court Road Central London Frontage on the south-west side of Tottenham Court Road between the junctions with Goodge Street and Windmill Street, respectively. An E1 use premises lies on the ground floor of the building below the application site. There are residential use(s) (flats) on the second and third floors of the building above the application site. It is bounded by a narrow courtyard on the north-west side, beyond which is a retail unit, a café on its south-east side and mixed-use offices to the rear (south-west). Opposite the application site is a four-storey building which accommodates a mix of retail and office uses. There are single yellow lines on the south-west side of the street immediately in front of the application site. The property has been vacant for close to eight years.

The nearest residential properties to the application site are located approximately 25m to the south-east on the upper floors of 46 Tottenham Court Road

Tottenham Court Road is a busy street which is home to a wide range of commercial uses including a variety of retail outlets and employment uses as well as residential uses within the heart of Fitzrovia.

The nearest tube station to the application site is 140m to the north-west. The nearest bus stops are on Tottenham Court Road to the south of the application site; there are therefore a number of public transport stops within a short walk of the application site.

The property is located inside the Charlotte Street Conservation Area. It is not located within an area at risk of flooding.

The total floor area at first floor is approximately 140sq.m . The internal layout comprises a kitchennette, wc and san electrical intake cupboard. The rest of the area is a large vacant space. The property is neither statutorily nor locally listed.

There is no vehicle parking at the property but the site has a PTAL of 6b with good access to London's public transport network including the tube and buses.

RELEVANT PLANNING HISTORY

2018/4674/P - Change of use of first floor from residential (2-bed self-contained flat) (Class C3) to office use (Class B1a). Withdrawn on 15/02/2019.

PS9804485R4 - The general refurbishment of the building together with the creation of one additional residential flat (making three flats in total); the construction of a four storey plus basement infill extension facing Kirkman Place for part retail, part residential use; and a two storey rear extension, over the existing ground floor extension to the property, for residential use. Granted Planning permission subject to s106 agreement on 10/02/1999.

33745 – Planning permission for the continued use of the first floor as offices at 54 Tottenham Court Road. Refused on 27/07/1982.

33248 Established Use Certificate for the use of the first floor no. 54 Tottenham Court Road as an office. Refused 01/02/82.

2020/0640/P - Change of use from vacant commercial unit that has been marketed as a flat (Class C3) to an office (Class B1)- allowed on appeal

RELEVANT PLANNING POLICIES

NPPF 2012

London Plan (2021),

Camden Local Plan 2017

H1 Maximising housing supply

A1 Managing the impact of development

A2 Open space

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport infrastructure

Camden Planning Guidelines

CPG Design

CPG Housing

CPG Amenity

CPG Transport

CPG Planning obligations

CPG Home Improvements

CPG Energy Efficiency and Adaptation

ANALYSIS/ASSESSMENT

Principle of Development

This proposal seeks to provide 2 additional 2 bedroomx4person flats by using the existing floor space . Such provision would accord with Policy H1 of the Local Plan because it provides acceptable quality of residential accommodation, which is analysed below. The Land Valuation Agency listed the first floor of no.54 as a residential flat (from 1st May 2013). However, there is no other evidence to suggest that no.53 was used as residential, therefore this application seeks for the use of these premises as C3.

Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace.

Policy H1 states that self-contained housing is the priority land use of the Camden Local Plan.

Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Considering this site is an opportunity to reinstate the previously lost residential use, it is considered that the C3 is appropriate.

Scale and Appearance

There are no external changes to the appearance of the building, therefore no impacts are considered here.

Heritage

Whilst the property is located within the designated Charlotte Street Conservation Area, the absence of material changes and minor alterations to the exterior of the building will have no impacts on the character and appearance of the Conservation Area. For the avoidance of doubt, the general appearance of the building will be unaltered such that it will continue to be in keeping with the vernacular of the area.

The proposed development will therefore be in accordance with Policy D2.

Living conditions for future occupants

Private internal Space

The proposed apartments have an internal GIA of 61sqm and 61.7sqm respectively, therefore in compliance with London Plan 2021. The apartments are accessed through a separate side alleyway and staircase for the upper floors, which is provided with security lock.

Floor to ceiling heights internally will measure approx 2.8m clear, the bedrooms are of good size for a double bedroom and a single bedroom and the units benefit from dual aspect and sufficient openings to adequately satisfy a reasonable outlook.

Amenity

No extension, outward addition are proposed to the property because the application relates solely to the use of the first floor of the building. There are two minor alterations to the openings on the internal elevation. The proposal will therefore have no overbearing visual impacts on nearby residential properties nor overshadowing on any amenity space or on the public realm below. Furthermore, the new external window will also result in no harm from overlooking.

With regards to internal noise, both apartments will be provided with good sound insulation by internally installing soundproofing of ceiling and floors

Transportation and Waste

With regards to the property's accessibility to the highway network, public transport and cycle linkages, the site benefits from a short walking distance to both Goodge Street and Tottenham Court Road tube stations alongside numerous bus routes and cycle lanes in proximity as well as on street cycle shelters.

The refuse is collected by means of street collection, there is no change envisaged.

CONCLUSION

The proposed additional residential units would cause no harm to residential amenity, the appearance and character of the neighbouring buildings and conservation area or local transport networks. Consequently, the proposal would be in compliance with London Plan 2021, and the Local Plan.

On this basis, the planning balance falls firmly in favour of approval of the proposed development.