

Design & Access Statement &

Heritage Statement

15 Goodge Place/41 Tottenham Street, London W1
Erection of mansard to accommodate 1 x Studio flat



Introduction

We wish to add a mansard roof above to create an additional storey above 15 Goodge Place/41 Tottenham Street by converting unused roof space into a comfortable, self-contained dwelling. We kept the proposal in keeping with the already approved schemes in the vicinity (listed below) by using conservation designs, conservation materials and constructing the new storey as a recessed mansard roof, set back from the existing parapet boundary so much that it will not even be seen from the pavement.

The current roof space is unused and already fully enclosed with a parapet wall and high/raised wall facing both neighbours on Goodge Place and Tottenham Street. Due to the sloped design and also being set back, visibility of the mansard will be very limited as, given the angle, a passer-by would need to stand several meters away from the property in order to see the new storey.

The existing butterfly roof is over 180 years old, leaks very often and is in urgent need of replacement. Given the nature of the design of the existing butterfly roof, it will not be commercially viable to upgrade and add dormers due to the low ceiling heights and several peaks and valleys. We wish to create well needed high quality living space whilst simultaneously and respectfully upgrading the roof and make the most of the space. The immediate vicinity has a mix of both a commercial and also a village feel to it and we want to respect the surroundings, which is why we have proposed to set the property back so that it cannot be visible from the pavement immediately below and add conservation design features and materials.

Notes:

- The proposal is in a Conservation Area ('Charlotte Street')
- The proposal is not on a Listed Building
- The proposal is not on a Locally Listed Building

Overview of proposal:

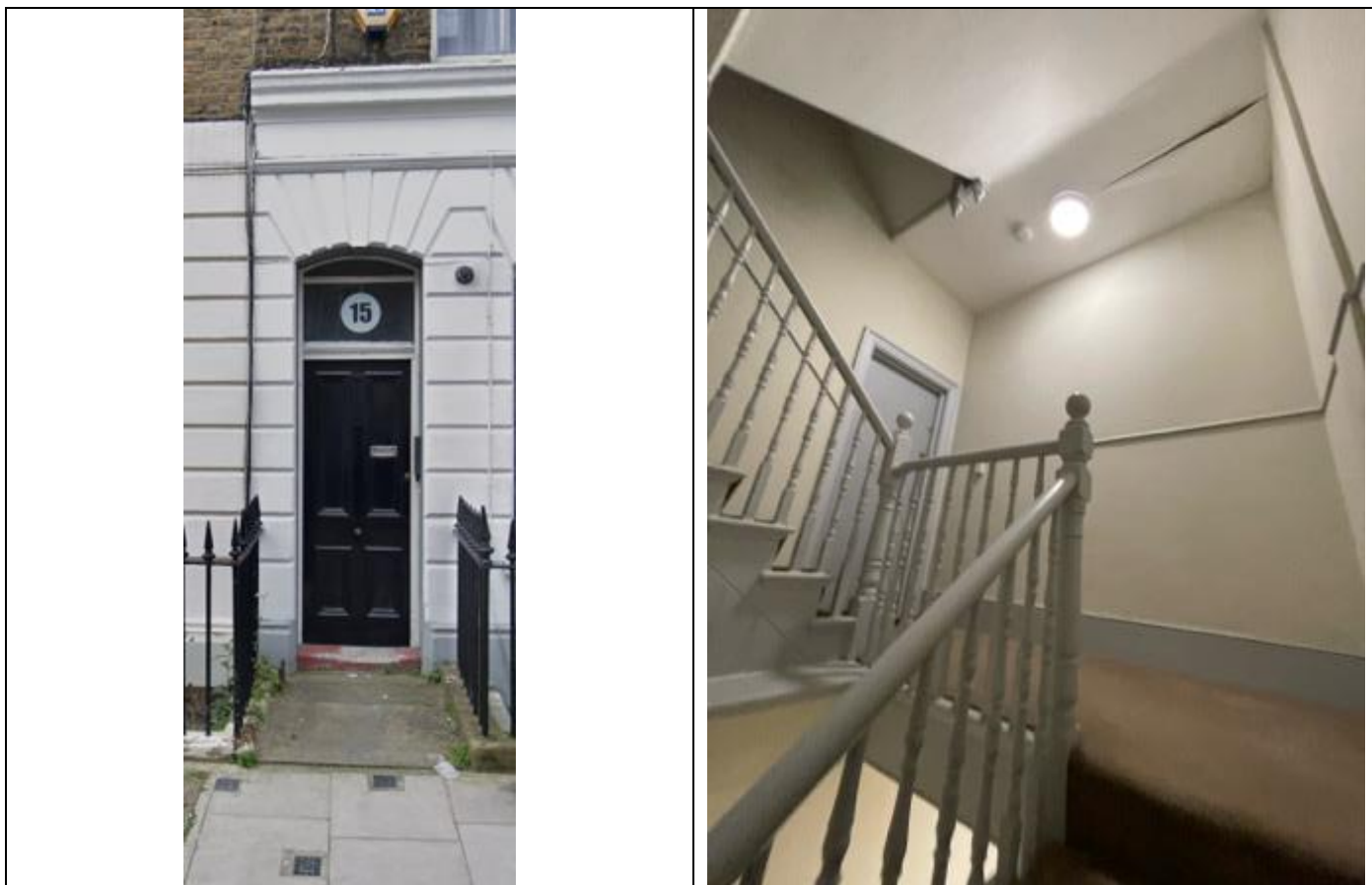
-Add a new storey to existing property to house a studio apartment space with associated bicycle and bin storage

-Ensure the development is in keeping with neighbouring properties that have been granted an additional storey

-Use conservation material, hardwood timber for all external windows, lead roof, hanging slates, to remain in keeping with the conservation area

Access

Using the same front door to existing flats that are accessed via the 15 Goodge Place entrance. It has a beautiful solid wooden door with gorgeous Georgian stucco stone surround. There are only 3 existing upper residential units and the hallways and staircases are very wide and spacious allowing for capacity for an additional studio unit. The common parts will be upgraded and refurbished during the proposed development with CCTV and new video intercom to help improve security.






Recessed mansard



We have carefully selected conservation materials and a non imposing design for the mansard. It has been set back from the main footprint of the building, making it less visible and decreasing the total mass of the development. The view of the proposal from the street scene will not be visible when standing on the pavement outside the property. The proposal can only potentially be seen if one was to cross the street where the top of the property may be visible, the same as the neighbour's approved schemes listed below. The maximum proposed height of the property will only be increased by 1.5 meters, and set back (as per drawings) therefore decreasing visibility by a significant amount (similar, for example to the limited view of the fourth floor mansard roof pictured below on 6 Windmill Street).



Relevant Approved Schemes in the vicinity/Character and Context of the area:



Please see approved schemes for similar developments in the immediate vicinity within the Charlotte Street Conservation area and some slightly beyond that show original buildings designed similarly to our proposed development, as well as planning applications that have been approved for similar designs to our proposed development:



Address	Description of the Approved Planning	Image	Planning Ref:
39 Tottenham Street London W1 Access via Goodge Place entrances	Erection of a mansard roof extension with 2x front and 1x side dormer windows with roof light and solar panel, rear extension at part third floor level with balustrade & terrace facing onto Goodge Place, replacement of windows on front elevation from first to third floor level, replacement of windows/doors on Goodge Place elevation and internal restoration works all in connection with change of use of first to third floor from 1 x 3-bedroom residential flat to 1 x 2 -bedroom maisonette and 2 x 1-bedroom self contained flats (Class C3).		2013/1606/L

<p>40-50 Tottenham Street, W1</p>	<p>The erection of an eight-storey building, plus basement, on the site of Nos. 40-50 Tottenham Street and 20-22 Tottenham Mews, St. Pancras, for use by the Department of Physical Medicine and the School of Physiotherapy of the Middlesex Hospital.</p>		<p>TP8221/C</p>
<p>Tottenham Street/Charlotte Street 69 Charlotte Street, W1</p>	<p>Change of use of the first and second floors from office (Class B1) to 2 x 2 bedroom flats (Class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedrooms maisonette, erection of a single storey glazed extension at ground floor level to replace the existing structure on Tottenham Street, replacement of the existing shopfront and refurbishment of the existing facade.</p>		<p>2012/4646/P</p>

64 Charlotte Street, W1	Erection of mansard roof extension to create new 3-bed residential unit.		2015/6701/P
53 Goodge Street, W1T	Change of use of third floor from offices (Class B1) to residential (Class C3) and the erection of a roof extension to provide a 3rd/4th floor self contained two bed maisonette (Class C3) together with the relocation of existing air conditioning units to the top of the new roof.		<u>2009/3588/P</u>

29 Tottenham Street, W1	Demolition of roof addition and the erection of a roof extension		PS9804989R1
27 Tottenham Street W1T	Erection of a single storey mansard roof extension to enlarge the existing units to create a maisonette at first and second floors, and another at third and fourth floor level (Class C3).		2012/3248/P

33-35 Tottenham Street, W1	. Change of use of rear part of ground floor to form an extension to the existing retail unit (Class A1) and an access area for the upper floors; change of use of the first, second and third floors from part non self-contained residential accommodation and ancillary retail to 3 x self-contained flats (one per floor), erection of mansard roof extension to provide additional floorspace to the third floor front and replacement of windows on front, side and rear elevations.		2008/0311/P
37 Tottenham Street W1	Erection of a mansard roof extension and rear roof terrace at fourth floor level.		203/29600/P



52 Tottenham Street, W1T	Demolition of existing building and redevelopment to provide affordable workspace, and residential units. [For consultation purposes only: Proposed building is basement plus 11 storeys, containing 4 duplexes on the upper floors (3 x 1 bed, and 1 x 3 bed), with affordable workspace at ground floor, and ancillary cycle and refuse storage at basement].		2020/3043/P
20 Goodge Place, W1	Conversion of upper floors to provide a one-bedroom 1- person flat on first floor and a two-bedroom 4-person maisonette on second and third floors along with associated roof and rear elevation alterations as shown on drawing numbers 181/12 13 01 & 11B revised by letters dated 13 October 1992 and 2 November 1992.		9201038

<p>27 Goodge Place & 52 Goodge Street</p>	<p>Provision of a ground floor access off Goodge Street to the office accommodation proposed on the 1st 2nd & 3rd floors of the development at 52 Goodge St/27 Goodge Place (variation to the scheme of redevelopment to provide a basement-ground floor timber store ground</p>		<p>8400885</p>
<p>2-4 Goodge Place, W1</p>	<p>Erection of roof extension to provide an additional self-contained flat as shown on drawing numbers GP/P/01 & 02.</p>		<p>8702012</p>



<p>24 Goodge Place, W1</p>	<p>Erection of roof extension to annex building to provide an internal mezzanine.</p>		<p>2019/2052/L</p>
<p>73 - 75 Charlotte Street, 34-38 Tottenham Street and 4 Tottenham Mews, London, W1T</p>	<p>Demolition of existing buildings at 73-75 Charlotte Street, 34-38 Tottenham Street and 4 Tottenham Mews in association with a new mixed use development.</p>		<p>2012/2052/C</p>


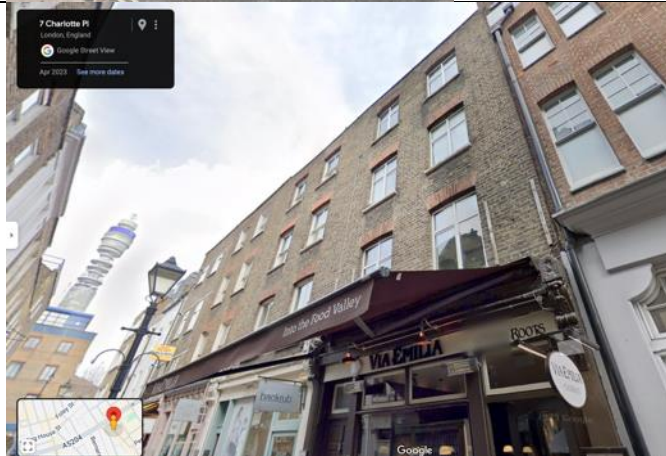
<p>24, 26 & 30 Charlotte street, W1</p>	<p>Fourth floor mansard</p>		<p>No records found</p>
<p>18 Charlotte street, W1</p>	<p>Erection of mansard roof extension to provide one self-contained studio flat (Class C3)</p>		<p>2013/5785/P</p>

<p>14 Charlotte Street London W1</p>	<p>Erection of mansard roof with roof terrace above; conversion from 3x self-contained flats to 2x self-contained duplex flats</p>		<p>2021/6259/P</p>
<p>10 Charlotte Street, W1</p>	<p>Erection of mansard roof extension to provide additional self-contained one bedroom flat and external facade alterations as shown on drawing numbers 307/01 & 02A</p>		<p>9100747</p>

<p>4-6 Charlotte Street, W1</p>	<p>Conversion of 1x bedroom flat to 1x studio flat and 1x 2-bedrooms flat with erection roof extension at no 4 and 6 charlotte street and alteration to chimney to residential dwelling (Class C3).</p>		<p>2013/4500/P</p>
<p>6 Windmill Street, W1</p>	<p>Fourth storey mansard roof extension</p>		<p>No planning record found</p>

29 & 30 Rathbone Place, W1	Fourth floor mansard roof extensions		No planning record found
37-49 Rathbone Street, W1	Original fourth storey mansard with dormer windows		No planning records found

<p>31 Windmill Street, W1</p>	<p>Flush fourth storey extension</p>		<p>No planning records found</p>
	<p>Change of use, including works of conversion, of the first, second, third and fourth floors to four self-contained flats, the erection of a spiral staircase at rear and the rebuilding of the mansard storey.</p>		<p>CTP/N13/20/L/31 602</p>

	Replacement of fourth floor and erection of mansard roof extension (11-13 Windmill Street) to create fifth floor, removal of plant room and erection of fifth floor extension to No.14, alterations to front façade at ground floor level, replacement of all fenestration and installation of windows to east elevation, replacement of external plant at second floor level and installation of fire escape between fourth and fifth floor all in connection with existing offices (Class B1).		2012/6693/P
10, 11 and 12 Charlotte Place London W1T 1SH	Mansard roof extension to numbers 10, 11, 12 Charlotte Place to create 3 x 1 bed maisonettes and replacement of front elevation casement windows at No 10 to sash windows to residential units (Class C3)		2012/0786/P

11-13 Goodge Street, W1

Increase in height of the mansard roof
approved under planning permission
2013/6456/P dated 13/02/15.



2013/6456/P

Maintaining and enhancing employment

- The ground floor commercial unit will remain.
- This proposal provides no loss of employment as the commercial unit will remain.
- The proposal requires no loss of retail area; this will remain as existing.
- The proposal requires no loss of residential
- The existing dwellings to remain

In Keeping with character and appearance of the area

- The proposal is in keeping all of the neighbour's approved schemes (listed above) for additional storeys to form a fourth storey recessed mansard fronting Goodge Place and Tottenham Street
- Our proposal does not exceed the roof line of the existing buildings on Goodge Place and Tottenham Street, as well as other similar buildings in the vicinity:
 - 2-4 Goodge Place has a high roof line (planning reference listed above)
 - 27 Goodge Place has a very high roof line (planning reference listed above)
 - Tottenham Street has multiple fourth storey mansard roof extensions as well as a recently granted 11 storey building approved (planning reference listed above)
- It was very common for Georgian buildings of our type to have been originally built with a mansard and therefore in keeping with the appearance at the time of the building's construction.
- We feel this dwelling would make an ideally located, beautiful town centre apartment with conservation materials used throughout and a building that the occupants can be proud to live in and the neighbours will be proud to be near to.
- Our proposal has carefully considered the local character and been designed to that effect with a non-imposing design set back from the existing parapet.
- Due to the basement lightwell, the entire building is recessed away from the pavement, thus making a lesser impact on the street scene when the mansard is then further set back behind the parapet
- The proposal has been sensitively designed in a way which is typical and compatible with the surrounding conservation area, especially with regard to its conforming design and materials used (slate, lead and timber). We believe will fit in, in harmony with other fourth storey mansard extensions on Tottenham Street and Goodge Place and beyond.
- The scheme is a sustainable form of development, making the best use of urban land within an established urban area, without compromise to the design and appearance of the building and the surrounding conservation area. The site is easily reached by public transport facilities, including Goodge Street underground station nearby. It therefore lies within a sustainable location where urban development is encouraged, and where the design respects the conservation area.
- *Chimney stacks and pots*
 - *Existing stack and pots will be retained as a feature and not removed*

Camden Local Plan 2017

We have done our best to ensure the proposal satisfies the Camden Local Plan 2017 and have highlighted some points below for your kind consideration:

- Council Policy D1 Design

“a: respects local context and character;”

The proposed design has been detailed to match its surroundings and the character of the conservation area in regard to the shape and materials used for each part of the mansard roof. It follows the granted applications listed above

“c: is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;”

This design aims to reach an EPC rating of B by way of Kingspan roof insulation, 200mm floor insulation and energy efficient fluid filled WIFI controlled ROINTE radiators for energy efficient remote control.

“e: comprises details and materials that are of high quality and complement the local character;”

We have specified the same materials as were granted in Listed planning consents above, using hanging slate, lead roof covering and timber framed sash windows.

“i: is secure and designed to minimise crime and antisocial behaviour;”

We will install CCTV and video intercom to all units to cover all external areas and common parts

Section 7.2, 7.3 and 7.4 of the Policy Document encourages local design and character. The council will welcome designs that ‘respond to the context’. This proposal mimics all mansard roof extensions in the vicinity that have been granted and has been designed to be no higher than the other mansards in the vicinity.

All residential developments are required to be designed and built to create high quality homes. The Council will seek to ensure that residential development, both new build and change of use:

- *is self-contained and has its own secure private entrance;*

Our proposal offers this

- *has good ceiling heights and room sizes;*

Our proposal offers this

- *is dual aspect except in exceptional circumstances;*

Our proposal offers this

- *has good natural light and ventilation;*

Our proposal offers this

- *has good insulation from noise and vibration;*

Our proposal offers this

- *has a permanent partition between eating and sleeping areas (studio flats are acceptable where they provide adequate space to separate activities);*

Our proposal offers this

- *incorporates adequate storage space;*

Our proposal offers this

The National Policy Framework 2023

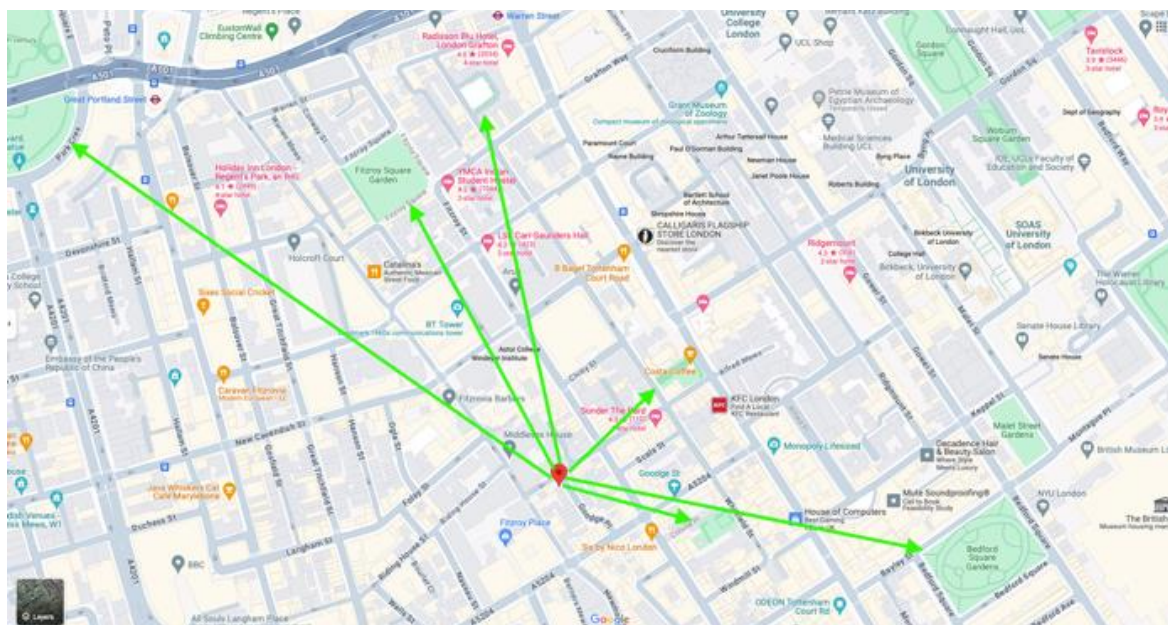
We have ensured that our proposal is in line with the National Policy and have highlighted some areas that we believe that we have adhered to:





- Section 60 ‘significantly boosting the supply of homes’
 - We believe that our proposal will contribute in reaching this target, albeit in a small way
- Section 63 ‘creating homes for different ‘groups’, namely students and travellers
 - We believe our proposal will be ideal for working professional, student, travellers and many others alike. We admit that the proposal is not ‘accessible’ but the building is an original Georgian building with limited space and does not lend itself to a lift or any further accessible features.
- Section 11 identified as making effective use of land’ and in section 124 d) specifically refers to the encouragement of ‘converting space above shops’ and ‘supporting the development of under utilised buildings’, especially where ‘supply is constrained’ in town centres.
- Section 124 e) refers to “supporting opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards and can maintain safe access and egress. They should also allow mansard roof extensions on suitable properties”

Amenity

In this location and surrounding vicinity, it is not common at all to have a dwelling with amenity space. The vast majority of dwellings do not have amenity space. Given the central location and no opportunity for private amenity space, residents use local amenity spaces within the vicinity.

Fitzrovia itself provides all amenities that residential occupiers desire to make for a desirable area to live in such as restaurants, convenient stores all located on Tottenham Street, Goodge Place, Charlotte Street, Goodge Street, Tottenham Court Road and beyond. Whitfield Gardens / Fitzroy Square/ Crabtree Fields/The Warren, Bedford Square, Regent’s Park



	
<p>Crabtree Fields</p>	<p>Whitfield Gardens</p>
	
<p>Fitzroy Square</p>	<p>The Warren</p>

Surface Water Drainage/Waste

The proposal has existing drainage to the mains for surface water. The proposal also has existing mains sewer connections on site. Mains electricity, gas and water are also easily accessible.

Transport links/Sustainable Transport

The proposed dwelling is in a very well connected location in terms of transport and will not add pressure to the transport network. Our proposal is in line with *Section 114-116* of the National Planning Policy Framework 2023 whereby it encourages developments in areas suitable for sustainable transport.

Tube Links:

Goodge Street Station (Northern Line)

Warren Street Station (Victoria Line, Tottenham Court)

Tottenham Court Road Station (Elizabeth Line, Central, Northern line)

Busses & Night Busses:

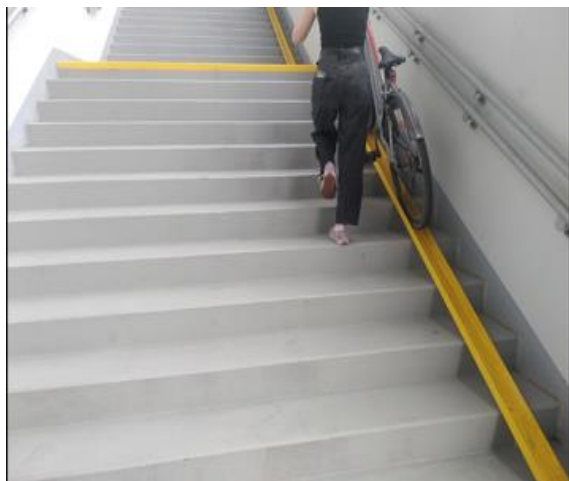
8 - 14 - 19 - 24 - 29 - 38 - 55 - 73 - 98 - 176 - 188 - 390 - N1 - N5 - N8 - N19 - N20 - N25 - N29 - N38 - N41 - N55 - N68 - N73 - N98 - N171N207 - N242 - N253 - N279

The proposal is very near a strategic road network, Tottenham Court Road is a major road in Central London. The road runs from Euston Road in the north to St Giles Circus in the south; Tottenham Court Road tube station lies just beyond the southern end of the road. Historically a market street, it became known for selling electronics and white goods in the 20th century.

Supporting sustainable forms of travel such as walking and cycling – our proposal provides secure bicycle parking. The proposal is in a central location with several amenities within walking distance whereby a car will not be necessary for most journeys.

Bicycle Parking

The proposal aims to provide easily accessible, secure and sheltered bicycle parking to encourage the use of this mode of transport in the area in a secured location on the lower ground (hidden from the eyes of thieves) via the addition of a 'bicycle stairway track' (various types exist, some that fold away and some super thin). This will be retro fitted to the existing metal staircase that leads to the basement. There is a sheltered area in the lower ground area marked on the proposed drawing. If this proposal is not sufficient, we will happily contribute to the cost of a bike hanger in the street as per *Section 8.5 of the Transport CPG 2021 Document*.

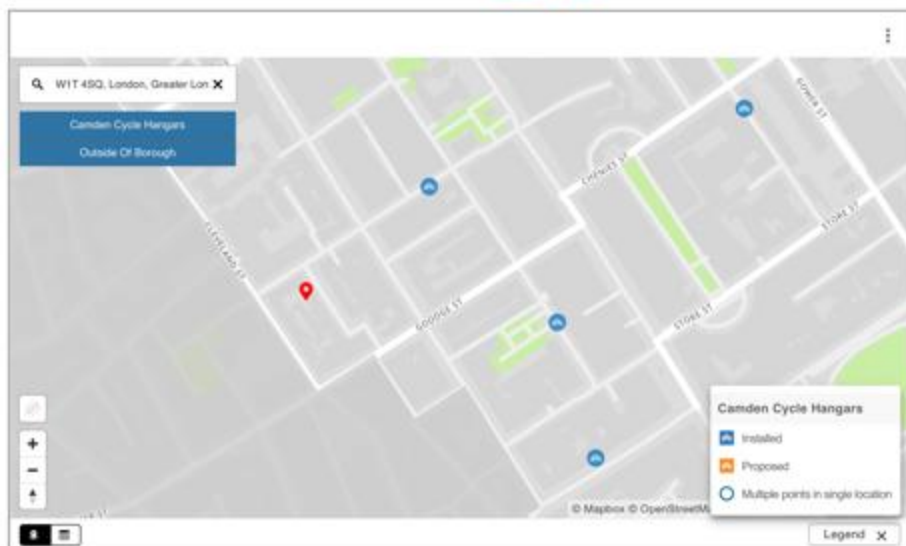


There are multiple bicycle parking hangers in the vicinity, as well as bicycle lock spaces. There are 3 existing secured on-street bicycle parking hangers on Tottenham Street (30 second walk, pictured below), Whitfield Street (60 seconds walk) and Ridgemount Street (2 min walk) nearby and 300 hangers in the borough of Camden.



There are now more than 300 hangers in Camden and there are plans to deliver at least 100 more every year but there is still a long waiting list and funding is an issue. **CycleHoop** used to supply and manage all the hangers but now some are supplied and managed by **Falco**.

The locations of existing and planned hangers are shown on Camden's [interactive map](#) –



There is a local bicycle parking spot available on Tottenham Street (pictured below), just a few yards away from the proposed development.



E-Scooter & Bicycle Hire location

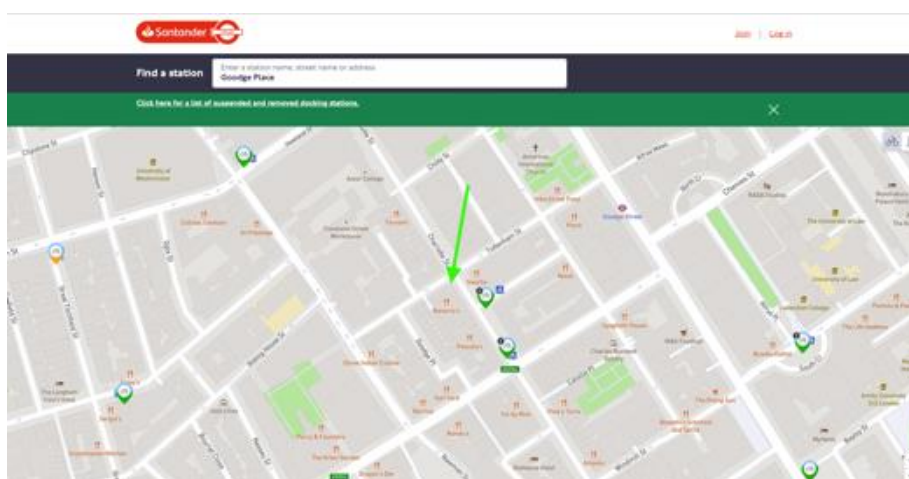
There is bicycle and scooter hire bay just a few yards away from the building making it super convenient to travel sustainably and very conveniently.

There is a further hire location Outside 57 Charlotte Street (1 minute walk from the proposed dwelling)



Santander bicycle Hire locations

There are 2 docking stations within a 1 minute walk and plenty of other bicycle docking stations within a few minute walk.

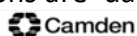


No Vehicle Parking Policy

The proposal wishes to encourage sustainable living and therefore we propose to ensure that a 'no residents parking permit' policy can be applicable here if the Council deem it appropriate. This can be established by way of agreement of a Section 106 between the Freeholders and the local council. The area is so incredibly well connected with tube, bus, bicycle, bike and scooter rental, bicycle parking and safe pedestrian routes, we are confident that the occupiers will commit to the above transport routes and be more than happy and comfortable.

Refuse/Recycling

The proposal allows for provisions for covered bins and recycling storage conveniently located on the ground floor with easy access to recycle easily and follow the instructions on rubbish collection days. Domestic waste and domestic recycling collections are 'daily' alleviating the need for a large bin store area.



My Recycling and Rubbish Collection Services

Need help putting your bins out?
 If health issues regularly prevent you moving your bins, please email uk.occamden@veolia.com or call us on 020 3567 8105 to see if we can help.

Address
 Flat 3rd Floor, 15 Goodge Place, London, W1T 4SQ
[Change address](#)


Related pages

- Bulky waste item
- Return to Camden Council website

Order bins, bags and recycling supplies

Subscribe to Green Garden Waste Service

Domestic rubbish collection [ADD TO MY CALENDAR](#)




Collection day	Last collection	Next collection
Daily	Today	05/06/2024

Collection in Progress.

[Feedback](#)

Missed collections can only be reported within 2 working days.

Domestic food collection [ADD TO MY CALENDAR](#)




Collection day	Last collection	Next collection
Monday Weekly	03/06/2024	10/06/2024

Last collection: Completed (03/06/2024 at 08:03).

[Missed Collection](#) [Feedback](#)

Missed collections can only be reported within 2 working days.

Domestic recycling collection [ADD TO MY CALENDAR](#)



Collection day	Last collection	Next collection
Daily	Today	05/06/2024

Collection in Progress.

[Feedback](#)

Sustainable Design

We aim to achieve a 'C' EPC Rating or better. This will be achieved through the use of bespoke solid hard-wooden sash windows with built in draft proof measures; ensuring we respect the Conservation Area. We will also of course insulate the property throughout the floor, walls and ceiling with 200mm Kingspan insulation, 200mm rockwool and the use of sound proof plasterboards to achieve the C Rating (full building specifications can be provided on request). The floor will be laid using 'SIF1 floating floor' which acts as a sound proof measure between the existing third floor flat and the proposed new dwelling. (Detailed building specifications available upon request).

Camden's Local Plan is supported by 'healthy and sustainable transport choices'.

This proposal aims to meet the 'Health & Wellbeing' (Section 10.3 Camden Local Plan) by encouraging 'active travel' such as walking and cycling.

The proposal also meets the 'air quality' target (Section 10.4 Camden Local Plan) by offering a 'No Parking Policy'. Camden has failed the Government's air quality objectives since 2000, and has been declared an Air Quality Management Area (AQMA), and this proposal encourages a better air quality

The Camden Local Plan wishes to encourage Sustainable Communities (Section 10.5 Camden Local Plan) with proposals that encourage social interactions and sense of community. This proposal does exactly that, especially being on a quaint, Georgian cobbled one-way street and fits the description.

Section 10.9 promotes walking as a 'zero carbon' means of transport and promotes healthy lifestyles. The proposed dwelling is in a location that certainly promotes walking, with multiple commercial/retail outlets on Tottenham Street, Charlotte Street, Goodge Street, Tottenham Court Road and beyond, as well as green public spaces all within walking distance.

Schooling

This proposal does not put pressure on local schooling because it is not a family dwelling and the proposal does not generate the need for new or upgraded infrastructure (Section 19.13)

CIL – there may be a CIL payment due.

Crime Reduction and community Safety

We will install an upgraded video intercom system and CCTV en-block, in order to promote this in the area (Section 4.14 Camden Local Plan)

Housing Quality

Section 4.14 Housing quality – space and layout, noise insulation, fabric energy efficiency, shading, and ventilation.

This proposal offers dual aspect windows for maximum daylight, cross-breeze and comfort. The proposal also aims to meet a 'C' grade EPC, with 200mm insulated walls on all external walls, 200mm ceiling insulation, double glazed wooden sash windows. All of the above helps reduce noise, increase energy efficiency, encourages a lower cost of living. The vast majority of properties in Fitzrovia are over 180 years old and likely not to have been made to a high specification, therefore the more sustainable options for residents to live, the more it improves the quality of life for the residents of Camden and the more disposable income the residents will have that they may be likely to spend in local shops and amenities.

Overlooking

The proposal requests a recessed mansard behind an existing parapet wall that will naturally obscure views and therefore will be no direct overlooking onto other properties. The large development at 52 Tottenham Street was already built with overlooking onto the existing dwellings along the existing flats in the block, as well as other dwellings on Tottenham Street. The bedroom of the proposed dwelling has been strategically designed to face the quieter 'Goodge Place' view, to ensure minimal impact.

View from outside the proposed bedroom window onto Goodge Place:



View from outside the proposed bedroom window onto Goodge Place/Tottenham Street:



The building directly opposite (39 Tottenham Street) is derelict (with planning also granted for a recessed Mansard roof extension). It also has a large wall with no windows that is opposite. These windows are also lower than the proposed dwelling; and with the dwelling being recessed back with a mansard, there will be no way of looking down into the windows below, even if the building was not derelict. Pictured below:





To alleviate any concerns, we have specified for the windows to be built 'one way glass' so that views out onto Tottenham Street can be possible, but overlooking into the proposed dwelling is not possible.

Our proposal is also recessed and realistically eradicates any overlooking into the proposed property from any passers-by or neighbours.

Conclusion

The proposal aims to provide a high-quality dwelling suitable for many people who love Town Centre living with easy access to public transport and public parks. The proposal has respected the heritage of the local areas and taken special care in designing the proposal with conservation materials whilst respecting the context of the proposal and mimicking Granted proposals in the vicinity. The use of a mansard roof is regarded as a historically appropriate solution for traditional townscapes and the most appropriate form of extension for a Georgian or Victorian dwelling and very common in the immediate vicinity. The proposal aims to convert a dilapidated and unused roof space to provide a positive contribution to the area by giving this building a residential use that can be enjoyed comfortably.