

Heritage Statement
28 Tottenham Street
London W1

Planning Application For
Rear Extension
Ground Floor & First Floor
Rear Extension
& Refurbishments to
Apartments

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1.0 Significance of the architectural and historical interest and character of the building or structure

1.1 Introduction

This statement provides a brief history of 28 Tottenham Street and the surrounding area, details of its existing condition and a clear justification of the alterations proposed. This report will also illustrate the steps taken to minimize the proposal's impact on the existing building, neighbouring buildings and the Charlotte Street Conservation Area.

1.2 Site Location & History

The site is located in Fitzrovia in the London Borough of Camden, and lies within the Charlotte Street Conservation Area. Fitzrovia was developed during the mid to late 18th century mainly as a residential area for wealthy Londoners. As the area became less popular as a wealthy suburb in the early 19th century, Fitzrovia became more commercial. Many houses had their ground floor converted into shops, public houses, etc. during this time. The mixed-use nature of the area remains to this day.



fig. 1 – front façade of 28 Tottenham Street (1945)

1.3 Significance of Building

28 Tottenham Street is a Georgian four storey terraced house, typical of many of the buildings in the Charlotte Street Conservation Area. It is a Grade II listed building and is believed to have been built in the late 18th century, while the existing shopfront was constructed in the early 19th century. In 1974, a year after the building was first listed, the front façade of the top 3 storeys was replaced using yellow stock brick. Guaged red brick was used to form flat arches over the window openings. The building forms part of a typical terrace of houses along the street. In addition, the rear of the building forms part of a typical run of 18th century housing overlooking the Mews.



fig. 2 – rear of 28 Tottenham Street (2013)

1.4 Layout & Condition

The property consists of a basement level, ground floor, first floor, second floor and a loft style third floor. The ground floor is used as retail space while the basement and upper levels are used as residential space. The upper levels are split into a number of bedsit studios, one at each level, each with separate occupancies.

The interior of the property is in very poor condition. Some of the floors have bowed and slope significantly across the building. We would stabilise these floors and correct the level of each. Few original features remain inside. However, any original features will not be affected under this application. The rear courtyard has been altered significantly since its original construction. A small outhouse (WC) now sits on the site.

2.0 Principles of and justification for the demolition within a Conservation Area and proposed works:

2.1 Outline of Proposal

- A new rear extension is proposed, within the footprint of the existing rear yard on Charlotte Mews. This will include a new ground floor level as well as a first floor and mezzanine level. The new ground level enclosure will provide a WC plus a covered parking area. The parking area currently exists in this location.
- The new ground level WC will be provided exclusively for the retail unit (currently the retail unit has no direct access to a WC. They use the external yard WC).
- The first floor of the extension will link directly to the existing first floor to create a more spacious apartment. The kitchen and living room spaces will be provided by the extension.
- The property will be generally refurbished throughout with the residential units at second and third floors being provided with proper cooking and bathroom facilities.

2.2 Outline of Demolition

- The existing brick WC structure in the rear yard will be removed along with associated paving and rear doors and windows within the existing property at basement, ground and first floors.
- Limited adjustments will take place internally to accommodate the new layouts. However, existing doorways will be retained where possible.

- The corner fireplace located in the north facing room at each level will be removed to improve the quality of living spaces and to help satisfy the conditions of lifetime homes.

2.3 Justification for Works

- The removal of the existing external WC in the rear yard of 28 Tottenham Street is justified, as it does not provide the occupiers of the retail unit with satisfactory sanitary facilities. Being of little architectural value, its removal will not have a negative impact on the neighbouring buildings of Charlotte Mews.
- The rear yard (car park) was not always at the level as it currently stands. It has been built up over the years by various tenants. In addition, until recently, a wall remained around the rear yard. An application was made in 1983 to demolish “part of the rear boundary wall and doorway, forming a section of the open yard, to provide servicing and car parking area.” Planning Permission was granted for this work in 1984 by Camden Council. The proposal to build on this footprint returns the use to a more similar use to that of the original property.
- There is precedent for the presence of a structure on the footprint of the rear yard of 28 Tottenham Street. This can be seen on the 1894 OS map (fig. 4) and in a photograph of the rear elevation of 28 Tottenham Street taken in 1974 (fig. 5) showing a brick structure extending from the rear of building.



fig. 3 – 1894 OS map



fig. 4 – rear of 28 Tottenham Street showing full height brick structure (1974)

3.0 Impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings (if any)

3.1 Existing Building Respected

The new extension respects the existing building (28 Tottenham Street), separating itself by a zinc linking structure. The existing openings at the basement, ground and first floor will not be altered in width or height. Doors and windows will be removed to provide access to the extension. The new floor to ceiling heights will match the existing at basement and ground floors. The scale of the proposed extension is subservient to the existing building, but the overall form, bulk and scale is in keeping with the character of the existing building.

3.2 Consideration for Neighbouring Buildings

The proposal respects the neighbouring buildings in Charlotte Mews. The height of the proposed pitched roof is limited so that it matches that of the gable wall of number 14 Charlotte Mews while the height of the proposed parapet matches that of the beginning of the pitch of the same gable end wall.

3.3 Appropriate Use of Materials

We have proposed that the main body of the extension is constructed with brick painted in a similar manner to the surrounding buildings on Charlotte Mews. This is complimented by zinc panelling system used on the pitched roof and linking structure. The Mews is made up of an eclectic mix of materials, using large windows. The proposed basement, ground & first floor extension will utilise the same characteristics as the existing buildings on Charlotte Mews. These include items such as painted brickwork, large windows, articulation around windows and three storeys of development.

4.0 Summary

4.1 Sources Considered

Camden Council - Charlotte Conservation Area Appraisal and Management Strategies
 English Heritage
 London Metropolitan Archives – records and archives

4.2 Expertise Consulted

Camden Council - Charlotte Conservation Area Appraisal and Management Strategies
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 London Metropolitan Archives – records and archives

4.3 Steps taken to avoid or minimise any adverse impacts on the significance of the building

The proposed rear extension elevation has developed as an addition to the dynamic street facade of Charlotte Mews as well as a rear extension to a Tottenham Street property. The roof has been sloped at the same pitch as the adjoining property at no 3 Charlotte Mews. The proposed extension is visually separated from the rear of 28 Tottenham street. Materials are in keeping with the Mews & Tottenham Street.