

**28 Tottenham Street
London W1**

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

Photographic Report

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1.0 Site Viewed from Surrounding Streets

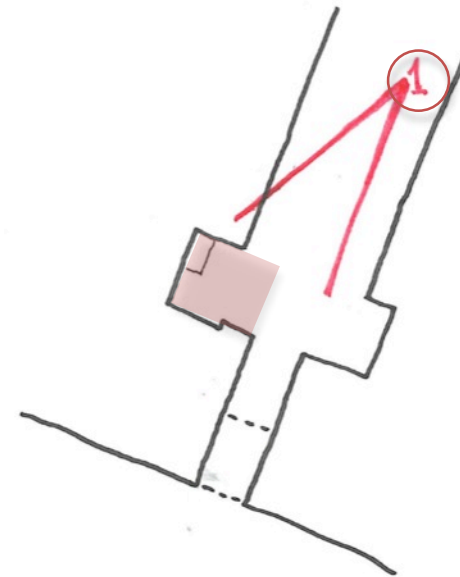


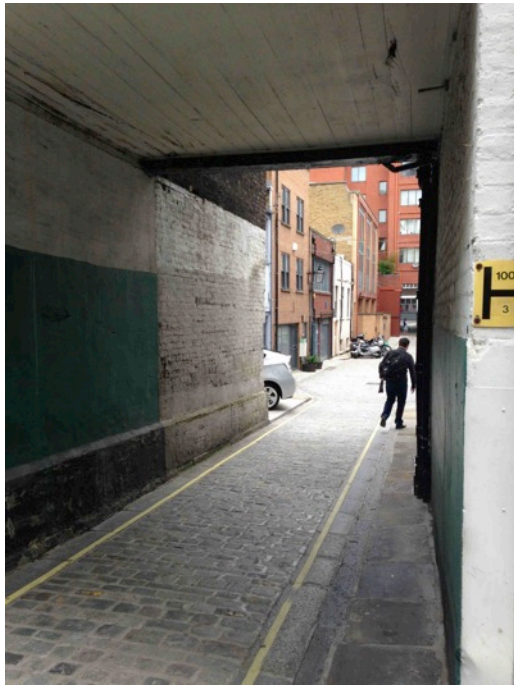
View 1

The site of proposed works is principally viewed from Charlotte Mews. Other parts of the existing property can be seen from the surrounding streets and these are shown in the following pages.

1. View from Charlotte Mews:

View of the rear yard of property, which Forms the site of the proposed alterations.

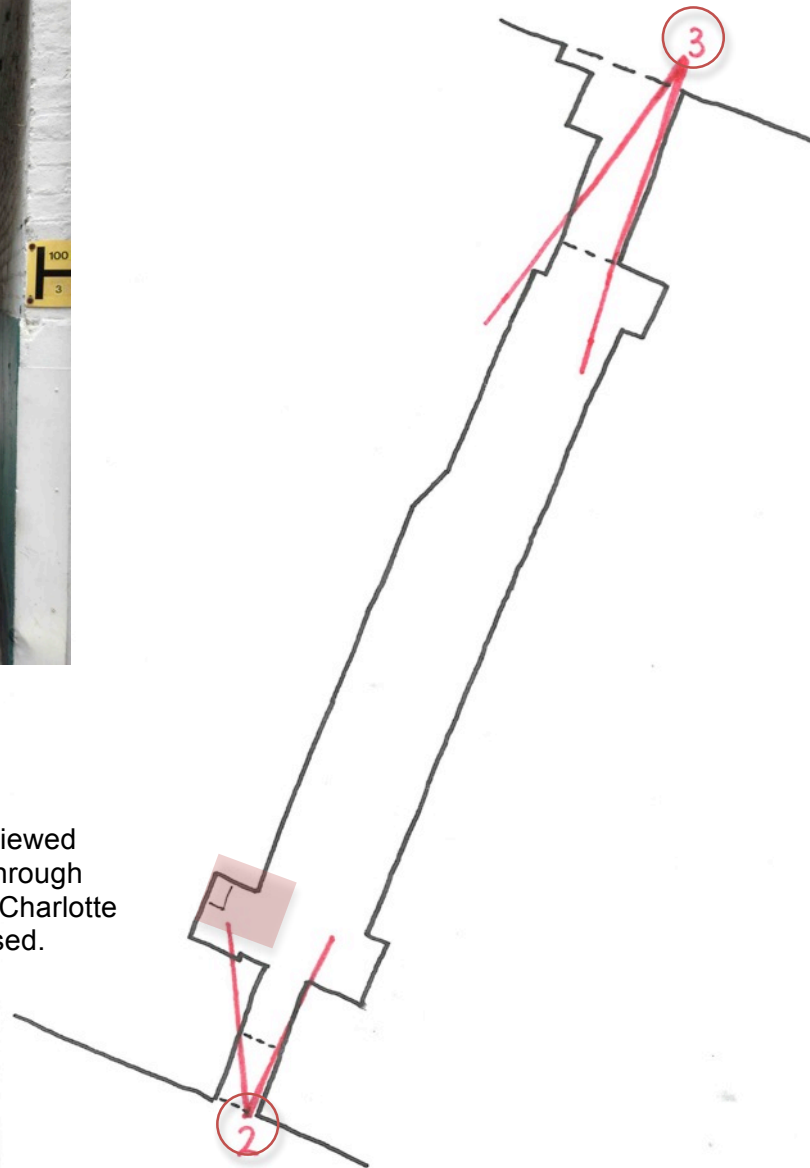




View 2

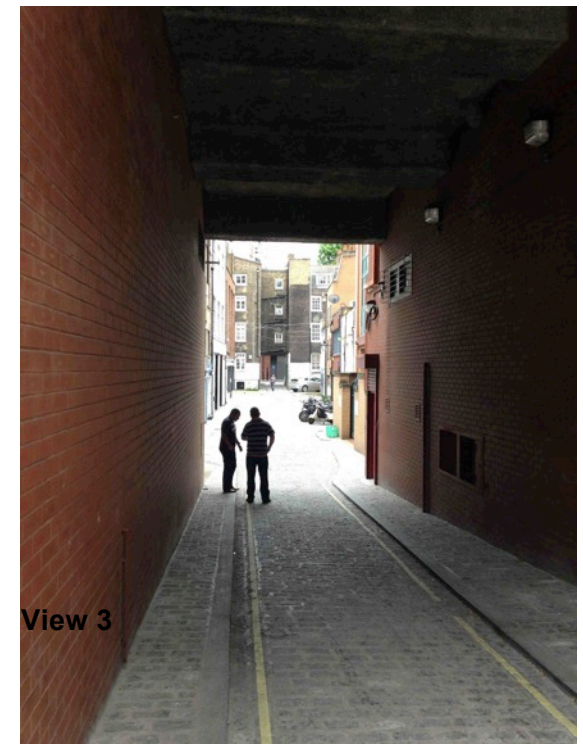
2. View From Tottenham Street:

The site for proposed works can be viewed Only briefly from Tottenham Street, through an underpass at the southern end of Charlotte Mews from which the street is accessed.



3. Views From Chitty Street:

The site for proposed works can be viewed in the distance only briefly from Chitty Street, through an underpass at the northern end of Charlotte Mews from which the street is accessed.



View 3

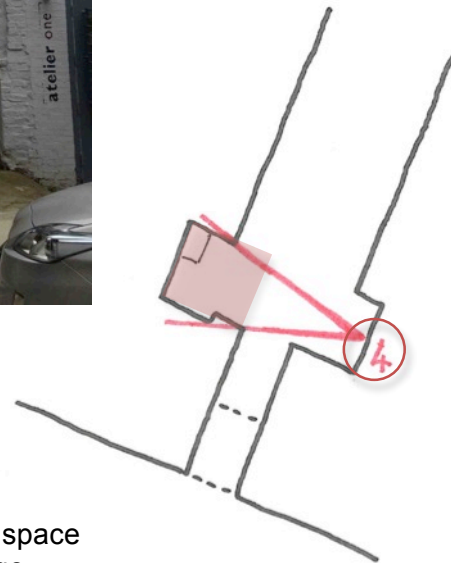
2.0 Existing Yard & External WC



View 4

4. Existing Yard

The existing yard is a dark and damp space in an otherwise dynamic street frontage.



5. Existing External WC

An External WC is the only WC available to the retail unit on the ground floor of the existing property. Access to the WC from the retail unit is not ideal as there is no pedestrian path. The Proposed development includes a WC for the retail unit, accessed internally.

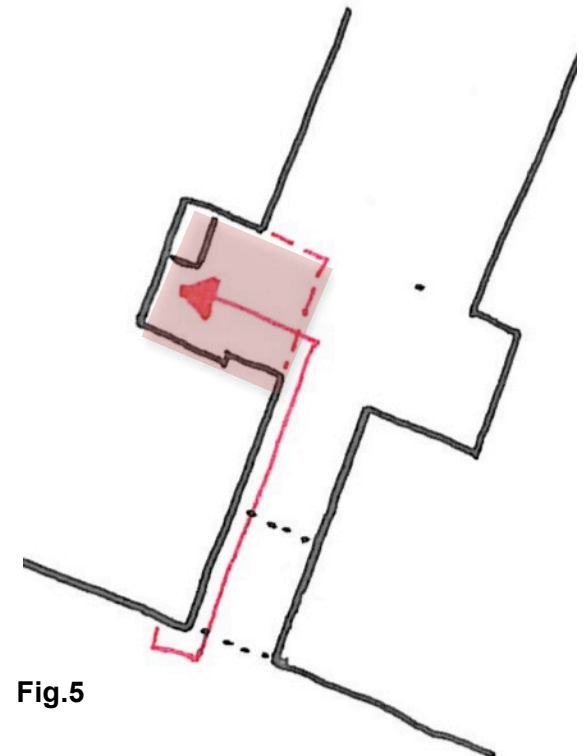


Fig.5

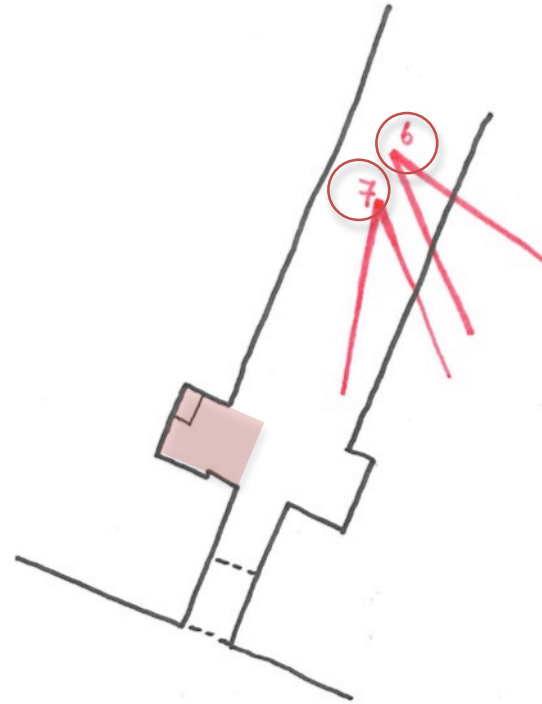
3.0 Existing Precedents within the Local Vicinity



View 6
Painted brickwork & Large areas of glazing

6. Façades:

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.



7. Windows:

Existing developments in the surrounding area have utilised thin metal framed, large windows similar to that of the proposed.



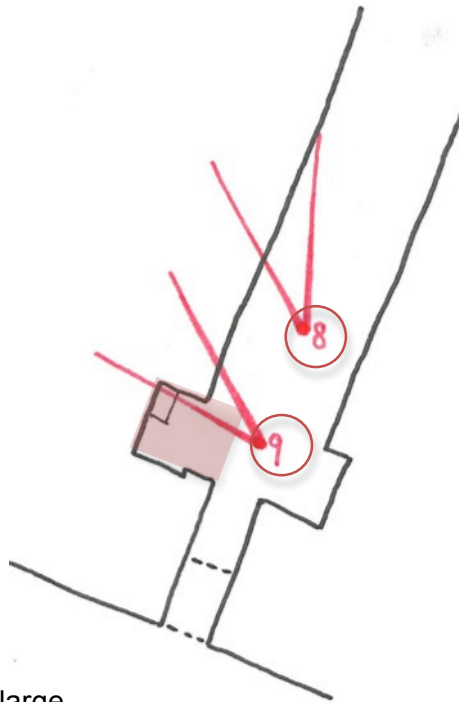
View 7
Articulation around large windows used on three storey development.



View 8
Large windows & painted brickwork

8. Roof Profile:

Existing properties in the Mews have utilised large windows and painted brick, informing the decision to include both design elements in the proposed development.



9. Adjoining Development number 14 Charlotte

The adjoining property has a large pitched roof with three dormer windows. The profile of this roof is similar to that utilised in the pitched roof & dormer design of the proposed development.



View 9
Painted brickwork, pitched roof & dormer windows