

Simon Miller Architects Ltd

12 Forres Gardens
London NW11 7EX

Tel: 020 8201 9875
Fax: 020 8201 9877
Email: info@simonmillerarchitects.com

London Borough of Camden
Development Management
Camden Town Hall
Argyle Street
London
WC1H 8QB

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Ref: 311/T.MEWS

Design & Access Statement

Subject: Planning application for fourth floor extension to an existing building with current approval for change of use from B1 to C3 Comprising of 7 No. Flats.

Please find enclosed a full set of existing and proposed drawings for the additional floor extension at fourth floor at 11-12 Tottenham Mews

The Site:

No. 11-12 Tottenham Mews was an office building, which in 2012 received Planning Permission for change of use from offices to flats. It is set within the Charlotte Street Conservation Area. The site is currently under construction for the approved change of use to flats.

The site is well served by good public transport network, within walking distance to main underground networks bus stations and Kings Cross St Pancras Station. The proposed scheme involves the construction of additional floor for an additional unit of flat to increase the currently 7 No. Approved to 8 No. The building is situated within a tight boundary with neighbouring properties; any overlooking issues have been addressed in the proposed scheme by use of obscure glazing where applicable

The building is located at the end of a cul-de-sac West of Charlotte Street, an area of mix use and residential terraces. The surrounding areas also comprises of high value residential flats, houses, office building shops and restaurants.

Proposed scheme sets to maintain the character and appearance of the building and its surrounding context, new window fenestration and all brick works are to match existing

Access to the site is from the front main door on Tottenham Mews. The existing approved scheme comprises of 3 X 1 bedroom flats and 4 X 2 bedroom flats. The proposed scheme seeks to add an additional 3 bedroom flat at new fourth floor extension. The new roof is to be of slate (as existing) and the proposed additional fourth floor to have a mansard roof as per the approved scheme on existing third floor.

The Entrance:

The main entrance to the Building is from Tottenham Mews with front steps as existing

Staircase:

New Staircase and lift core are to be constructed to serve all existing floors (Current 3 floor) and the additional floor

Windows, and doors:

The existing windows will be retained. All new windows will match the existing and will be double-glazed..

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Rear and side Elevation:

The proposed front and rear elevation are to be constructed of reclaimed London yellow stock bricks to match existing, the new mansard roof to be of slate as existing

Emergency Access:

Access for the emergency services does not change from that of the existing situation. Emergency escape from the building will be via the front garden unto the main street.

Bin store:

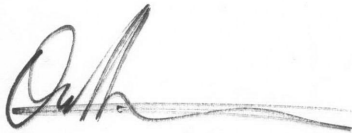
New bin stores are to be constructed in accordance with the approved scheme with area for recycle refuse.

Should you wish to scale off our drawings for planning purposes please do not hesitate to do so.

For Sustainability supporting information please refer to Previous application by Claridge Architects

We believe the above description of the proposed design has addressed the key issues of Design & Access. Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact myself, and we look forward to hearing from you in due course.

Regards

A handwritten signature in black ink, appearing to read 'Derek Owusu-Afriye', with a long horizontal flourish extending to the right.

Derek Owusu-Afriye
for and on behalf of Simon Miller Architects Ltd

cc: Scott Levy (Client)