

DESIGN AND ACCESS PLANNING STATEMENT:

(Incorporating **Heritage Statement** in accordance with policy HE6 of PPS 5)

SITE: 51 AND 52 TOTTENHAM COURT ROAD.

1.0 SITE LOCATION AND DESCRIPTION

- 1.1. The site is located on the south-western side of Tottenham Court Road. The site is within a terrace of properties between Windmill Street to the south and Goodge Street to the north.
- 1.2. The site is bounded by the main thoroughfare of Tottenham Court Road to the north-east. To the north and south are other terraced properties and to the west and rear by properties in Whitfield Street.
- 1.3. No. 51 is a four storey building with the upper fourth floor set back. This property is commercial on the ground floor with the residential above. No.52 also comprises 4 storeys of commercial use.
- 1.4. There is an archway to the rear of the site. The rear of the site has a mixture of designs and heights. The rear is dominated by the rear buildings of Whitfield Road.

2.0 CHARACTER OF LOCALITY.

2.1 The character of locality is certainly a mix of commercial uses on the ground floor and a mix of residential and commercial above. There is a mixture of different building heights and designs. The differing uses, designs, and building heights all contribute to the character and appearance of the conservation area.

2.2 The townscape in this locality appears to be characterised by well – designed individual buildings which blend into the existing townscape.

2.3 The character of the locality is heavily influenced by the Tottenham Court Road itself a major transport artery through Central London.

4.0 PLANNING HISTORY

51 Tottenham Court Road:

4.1 In 1967 a shop front was approved for Amathus travel agency use.

4.2 In 1988 a planning application for “Works of Alteration to the Side and Rear Elevations was approved together with advertising consent.

4.3 Planning Application PS9804744R1 was approved on the 07-10-1998 subject to a legal agreement relating to parking for the following development.

“Change of use and conversion of the first, second, third floors from offices (use class B1) to use as four self-contained flats with alterations to the fenestration on the front elevation and installation of new shop front.

51 and 52 Tottenham Court Road

4.4 Planning Application 2009/5669/P was refused planning permission on the 24th August 2010 for the following development:

Erection of six storey building and excavation of basement to create retail space (Use Class A1) at ground and basement levels, and 3 x 2 bedroom flats, 2 studio flats (Use Class A3) and 20 bedrooms for student accommodation with shared facilities (Sui Generis) on the floors above, following demolition of the existing buildings.

4.5 Conservation Area Consent was also refused for the application listed in section 4.4.

5.0 THE PROPOSED DEVELOPMENT:

5.1 The development involves raising the height of 51 Tottenham Court Road by one storey. This would result in the addition of 1, two bedroom flat.

5.2 The existing mansard roof would be raised by one level in order to achieve the extra floor

6.0 POLICY CONSIDERATIONS:

6.1 Local Development Framework: Camden Development Policies Proposed Submission.

It is considered these policies are material considerations.

Policy DP 1 Mixed Use Development.

Policy DP 10: Helping and promoting small independent shops.

Policy DP 22: Promoting Sustainability, Design and Construction.

Policy DP 23: Water

Policy DP 24: Securing High Quality Design

Policy DP 25: Conserving Camden's Heritage

Policy DP 26: Managing the Impact of Development on Occupiers and Neighbours.

Camden Unitary Development Plan 2006(2009 Saved Policies)

SD1 Quality of Life

SD3 Mixed Use Development

SD4 Density of Development

SD6 Amenity of Occupiers and Neighbours

SD9 Resources and Energy

H1 New Housing

H3 Protecting Existing Housing

B1 General Design Principles

B4 Shop fronts
B7 Conservation Areas
T3 Pedestrian and Cycling

Camden Planning Guidance 2006
PPS 5 Planning for the Historic Environment

Other Supplementary Guidance

Charlotte Street Conservation Area Character Appraisal and Management Plan

7.0 PLANNING CONSIDERATIONS:

7.1 The principal planning issue for consideration in this case is as follows:

HERITAGE STATEMENT:

1. The raising of the application property roof by one storey.

7.2 The application site is located in the Charlotte Area Conservation Area, the conservation area was declared in 1974. The Conservation Area Appraisal defines the application site as having a positive contribution to the conservation area. Therefore the principal issue in this case is whether or not the character and appearance of the conservation area and the building would be preserved.

7.3 No 51 is four bays wide and three storeys high, with a mansard roof containing two dormer windows to the street. An archway through to the rear of the property is located on the southern side of the ground floor. The rest of the ground floor is taken up by a modern shop front. The eight windows on the first and second floor are timber sliding sashes. Both buildings are very altered and dilapidated. The building is brick, but the brick facade to Tottenham Court Road has been painted white. The roofs of No. 51 are in artificial slate, with some kind of pressed metal (probably zinc) parapet flashing tacked to the masonry and around the dormer windows. The rear return roofs are in modern tile or artificial slate.

7.4 The character and appearance of the conservation area between the part of the Charlotte Street Conservation Area that includes the block between Windmill Street and Goodge Street on Tottenham Court Road is characterised by variety: there are twelve building in this part of the street, and each is very different from the other. They vary in age, plot width, height, material, fenestration, and decoration. The conservation area appraisal acknowledges this by observing that ‘Tottenham Court Road is notable for the variety of heights, building styles and materials along the frontage’. The only unifying characteristic of this row is the ground floor retail use. This variety may reflect the constant evolution of the street from the middle of the 19th century as it became a retail centre, and this continuing evolution is reflected in the presence of the recent new development at 55 Tottenham Court Road.

7.5 A large office building at 6-10 Whitfield Street, significantly extended, sits immediately to the west of the rear, separated by a narrow alley.

7.6 The application building is currently significantly lower than the buildings either side. The application site would still maintain critical differences in design with the mansard roof which is set back from the main elevation. The main design elements of the building are retained. The building would be extended vertically by one storey, in all other respects the existing building would not be altered except to be refurbished and improvements to the fenestration.

The additional floor would have the added benefit of screening the large development to the rear of the site from the conservation area.

7.7 Policy B7 of the UDP deals with conservation areas, and

Says:

A - Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area. The Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area’s character, appearance or setting.

7.8 It also states in section 5.22 that:

The architectural characteristics of a conservation area derive from, among other things, the detailing of existing buildings and the particular materials used in their construction. The Council will encourage the use of high quality and sustainable materials that complement and enhance the conservation area.

7.9 PPS 5 Planning for the Historic Environment Policy HE 7.5 states “ Paragraph HE7.5 says:

Local planning authorities should take into account the Desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

7.10 In this case the additional floor would be designed to compliment the scale and height of the adjoining developments. It would also assist in screening the large office development in Whitfield Street behind the application site. The design would match what currently exists, in addition it would allow additional accommodation to be provided. It would quite clearly preserve the character and appearance of the conservation area and with the use of appropriate materials for the roof, the proposals would enhance the appearance of the building and the conservation area.

2. Addition of 1, two bedroom flat.

7.11 The proposal would result in one new flat. The flat would be two bedroom and have an area of 57.3 square metres. The flat would be within the roof space and a considerable distance away from the noise from the road and the street.

7.12 The provision of one extra flat in this location would provide a sustainable development and make an efficient use of the site.

7.13 Policy H1 of the Unitary Development Plan 2006 states that the Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation. This scheme provides one e 2 bed- unit.

7.14 Policy H8 of the Unitary Development Plan (2006) requires that developments provide an appropriate mix of units, but provides no guidance on the exact proportions of large and small units that should be provided. It does state the council should consider the best mix of units best suited to the site conditions and locality. In this case the application proposal.

Public Transport

7.15 The site has excellent connections to bus, underground and national rail networks. There are bus routes immediately outside the site on Tottenham Court Road and several other are accessible within short walking distance such as Oxford Street. The site is also a short walking distance from tube stations at Goodge Street, Warren Street, and Tottenham Court Road.

7.16 The site is accessible by a wide range of public transport facilities; it is for this reason that the scheme would not have a discernible effect on the local transport network.

Car-Free:

7.17 It is envisaged the residential element of the scheme would be car-free due to the limited amount of on street parking. It is recommended that this could be secured through a legal agreement.

8.0 CONCLUSIONS:

8.1 The proposed introduction of an additional floor incorporating an additional flat would at a minimum preserve the character and appearance of the conservation area and also provide additional residential accommodation within a sustainable location.

8.2 It is respectfully considered the proposals should be granted.