



# **DESIGN AND ACCESS STATEMENT FOR: PROPOSED ALTERATIONS TO 81 CHARLOTTE STREET AND 6 TOTTENHAM MEWS, LONDON W1**

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## **1. INTRODUCTION**

1.1 The proposed scheme concerns 81 Charlotte Street and 6 Tottenham Mews, London W1, which are not listed but are in the Charlotte Street (Bloomsbury) Conservation Area. The 'front' building at 81 Charlotte Street is a five storey Georgian terraced townhouse built around 1750-1770. It has a basement accessed from the street via a front lightwell with cast iron railings. The ground floor is white stucco rendered with new modern windows replacing the original ones. The upper floors of the front elevation are in London Stock brick. There is a parapet wall with a flat asphalt roof beyond it, rather than the expected butterfly construction. The rear elevation has a mixture of additions and extensions in brick, render and corrugated metal.

The 'back' building at 6 Tottenham Mews is a 19th Century warehouse characterised by a brick base, large loading windows on upper floors, and a hoist. A big roller shutter door was added at a later date and access to the first and second floors made only via corridor through the lightwell from Charlotte Street.



Front elevation of 81 Charlotte Street



Front elevation of 6 Tottenham Mews

1.2 These two buildings have been owned by the same family for four generations (since around 1905) and the purpose of the proposed conversion is to provide residential accommodation for the next, fifth, generation (i.e. five flats for five children).

1.3 This report assesses the proposed alterations to the two properties in relation to the prevailing planning and conservation area policies, having first addressed the context of the scheme in accordance with the normal Design and Access statement criteria advice in Circular 01/2006.

1. 4 The main elements of the proposal include:

- construction of a partial mansard roof extension at 81 Charlotte Street,
- the demolition of some of the outbuildings and extensions within the lightwell at basement, ground and first floor levels,
- the addition of a small rear extension at first and second floor level of 81 Charlotte Street and rear of 6 Tottenham Mews,
- proposed change of use of the mews building from B1 (office/garaging use) to C3 (dwelling houses).

1.5 The current scheme is very similar to the previous application (2010/0069/P) but with the mansard extension to 6 Tottenham Mews removed, as this was the main reason for refusing the original scheme.

The proposal benefits from Lighting Studies and design revisions carried out as consequence of comments on the previous, larger scheme. Furthermore, extensive research was carried out into the marketing of the vacant office space as well as a survey of similar vacant B1 properties in the area. Both the Daylight Report and Comparable Available Properties Schedule are included in this submission.



1.6 An overriding priority of the proposed scheme was to develop the site to its full potential in accordance with the 2008 London Plan while enhancing the long term viability of the property and its ability to accommodate the demands of future housing needs in view of changing demographics and social patterns.

1.7 The policy contained within **PPS5: Planning for the Historic Environment**, has been taken into consideration during the design process. As advocated by Policy HE6.1 the significance of the buildings upon the site have been assessed and following this the proposals developed in accordance with the sensitivity of the built fabric and character of the buildings. A separate Supporting Statement (CgMs Ltd Report 11445) identifies the significance of the heritage assets and the impact of the development upon that significance.

## 2. THE PROPOSAL

2.1 The current accommodation comprises one self contained residential flat at the first, second and third floor levels to the Charlotte Street elevation with retail A1 space beneath currently occupied by a travel agent at basement and ground floor level. Within the mews, the two upper floors which are linked through from the Charlotte Street building and are not accessible from Tottenham Mews have been in use for offices for the last 10 to 15 years or longer but are now vacant and un-let. The rear mews ground floor accommodation is self contained and only accessible from Tottenham Mews. It is used for garaging purposes currently let out on a licence.

The proposal is in two parts, as described below. One concerns the additions, part demolition, and internal re-planning of both the buildings and the other the change of use of the mews property.

2.2 Design criteria - The current proposed scope of works includes:-

- Additional floor at roof level to the front building at 81 Charlotte Street – this is a proposed with similar ones further down the street and covers approximately two thirds of the roof space leaving the remainder as roof terrace. It is designed in accordance with **Camden Planning Guidance 2006 ‘Roof Alterations and Extensions – general principles’** in that it follows an established form of roof additions to the group of buildings (five out of the existing terrace of eight have mansard roofs) and by using traditional materials (slate tiles and timber sash dormer windows) it is in keeping with the character of the front elevation.

This is in compliance with **Camden Replacement UDP policy B1** (General Design Principles) in general and **B3** (Alterations and Extensions) and **B7** (Conservation Areas) in particular.

The rear elevation onto the terrace is a modern mainly glazed design to enhance the feeling of space and light in the living/dining room and kitchen. The existing rear elevation of 81 Charlotte Street varied with different window sizes and patterns, so a simple modern glazed addition seems appropriate.

- Extending the first and second floor flats at 81 Charlotte Street to the rear – the relatively small extension on two floors (3.7 m wide x 1.9 m deep) allows for stacking



the bathrooms and providing a better layout to the flats. The first floor bathroom window is positioned so as not to overlook the opposite building and will be of opaque glass. The second floor has a skylight on the flat roof. These alterations follow the **Camden Replacement UDP policy S4 and H3** (Protecting Existing Housing) by improving the layouts and increasing the area of the existing one bedroom flats.

- Demolition of part of the existing WC block in the lightwell at ground and first floor level – the proposed scheme aims to rationalise the structures in the lightwell and re-instate the separation between the front and back buildings. Currently the office space on the first and second floor of 6 Tottenham Mews is accessed via a series of corridors from 81 Charlotte Street. By severing this link the circulation is simplified and the area needed for WCs at the rear can be reduced. All the floors of the mews building will be accessed by a new entrance from 6 Tottenham Mews. These alterations revert the buildings back to their original layout in terms of separate entrances and division between the main house at the front (on Charlotte Street) and the mews house at the rear (on Tottenham Mews), which follows the **Camden Replacement UDP policies B1 and B7**.
- Adding a storey at second floor level (of 6 Tottenham Mews) onto reduced WC block –  
The proposed extension will be against the existing tall flank wall and hence have no impact on the light in the courtyard. It will house the bathrooms for the flats and there will be no windows, just mechanical ventilation or rooflights, hence no overlooking issues.
- External alterations to the rear mews elevation – the proposal includes remodelling the ground floor of the 6 Tottenham Mews elevation, which currently is dominated by a roller shutter door. The new design uses the existing steel lintel as a demarcation line and creates a new door/window composition across the facade. The opening is divided into sections which reflect the proportions of the windows and French doors above using a mixture of solid and glazed panels in a timber frame. The bottom two glazed panels will be opaque to ensure privacy. The design creates a new entrance to the building which serves all floors and re-instates the building as a separate entity. This opening up of the elevation maximises natural light on the ground floor, while the overall design follows the **Conservation Area Guidelines** in terms of materials and proportions and comply with **Camden Replacement UDP policy B7**. The existing upper floor loading windows and hoist will be refurbished and retained.

### 2.3 Change of Use:

- Change of use of the rear mews garaging (B1) to residential (C3) – please refer to Planning Policy Statement (separate document).
- Conversion/change of use of the rear mews offices (B1) to residential (C3) – please refer to Planning Policy Statement (separate document).



- The table below shows the floor area schedule of the existing and proposed floor plans:

Location	Existing (sq m) Gross	Proposed (sq m) Gross
<b>81 Charlotte Street</b>		
Basement (excl. Vaults)	82.6 – retail A1	82.6 – retail A1
Ground floor	88.8 – retail A1	85.4 – retail A1
First floor	85.1 – 1 bedroom flat C3	90.1 – 1 bedroom flat C3
Second floor	68.5 – 1 bedroom flat C3	75.8 – 1 bedroom flat C3
Third floor	68.5 – 2 bedroom flat C3	68.5 – 3 bedroom C3
Fourth floor		53.5 - maisonette C3
<b>6 Tottenham Mews</b>		
Ground floor	61.2 – garaging B1	60.1 – 2 bedroom C3
First floor	61.2 – office B1	63 – maisonette C3
Second floor	46.9 – office B1	55 – 2 bedroom C3
<b>TOTAL</b>	<b>562.8</b>	<b>634.0</b>

### 3. DESIGN AND ACCESS STATEMENT

#### 3.1 Applying the standard D&AS criteria to the above proposal:

- Amount** – the scheme adds additional space to both buildings. The size of the additions is net gain of approximately **71.2 sq meters** (gross) and is unobtrusive in its location - on the roof and rear of the building, therefore not compromising the overall massing or proportions of the original design. This is in line with **Camden Replacement UDP policy B3** (extensions are subordinate to the original building in terms of scale and situation).
- Layout** – the new layout aims to rationalise both the circulation in both buildings and the space planning within the flats. By separating the front and back buildings the amount of dead corridor space is reduced and the additional steps eliminated, currently needed as the front and back buildings are at different levels. Demolishing part of the WC block at the back of 81 Charlotte Street and a small protrusion on the back of the mews tidies up the lightwell. The addition of the bathroom at first and second floor level aids the re-planning of the two flats to provide better layout and room proportions. All the new flats an maisonette created follow the **Camden Planning Guidelines 2006** – Residential development standards, in terms of General Guidance and Space and Room sizes. The new layout creates:
  - 3 no. One bedroom flats: 2 no. in 81 Charlotte Street (one with roof terrace – existing flats – improved layout) and 1 no. In 6 Tottenham Mews
  - 1 no. Two bedroom maisonette (in 6 Tottenham Mews)

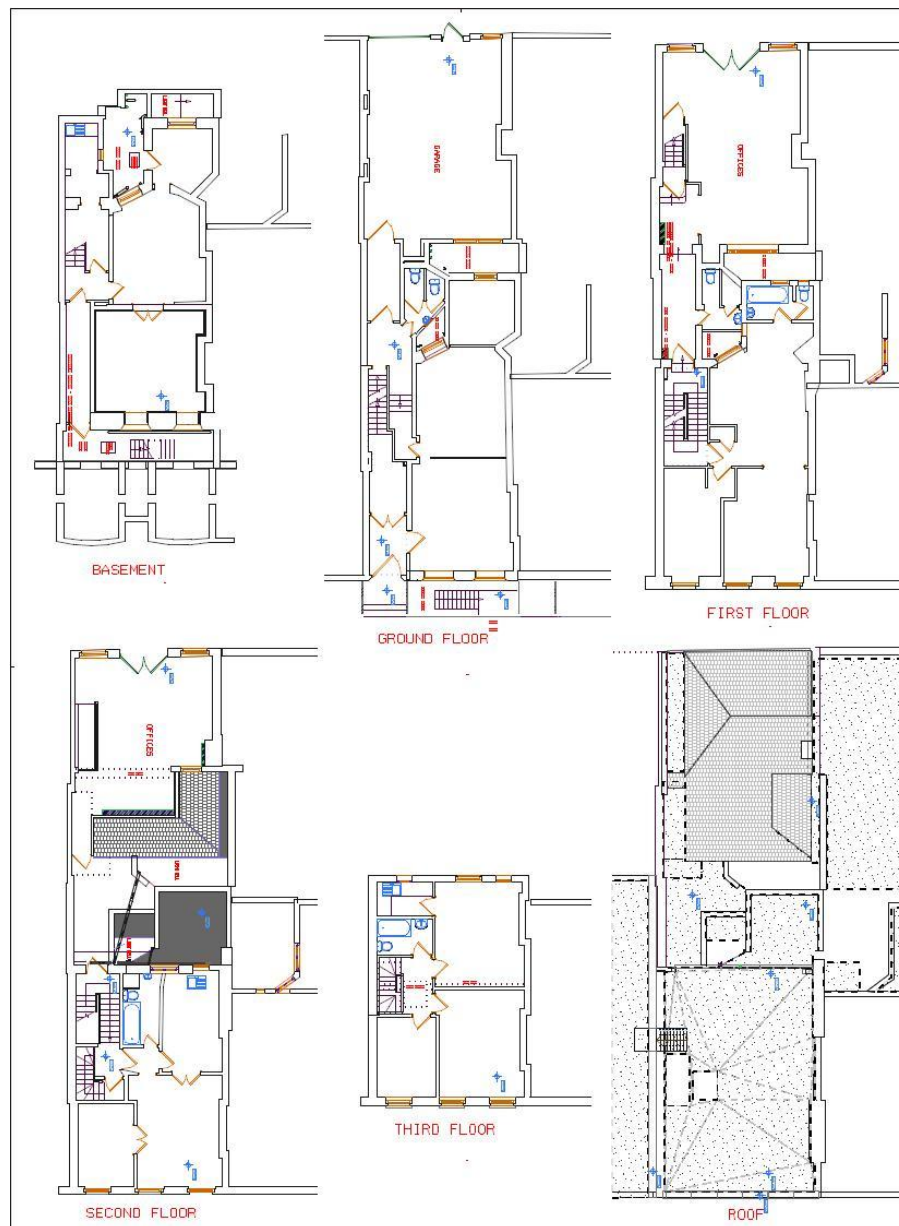




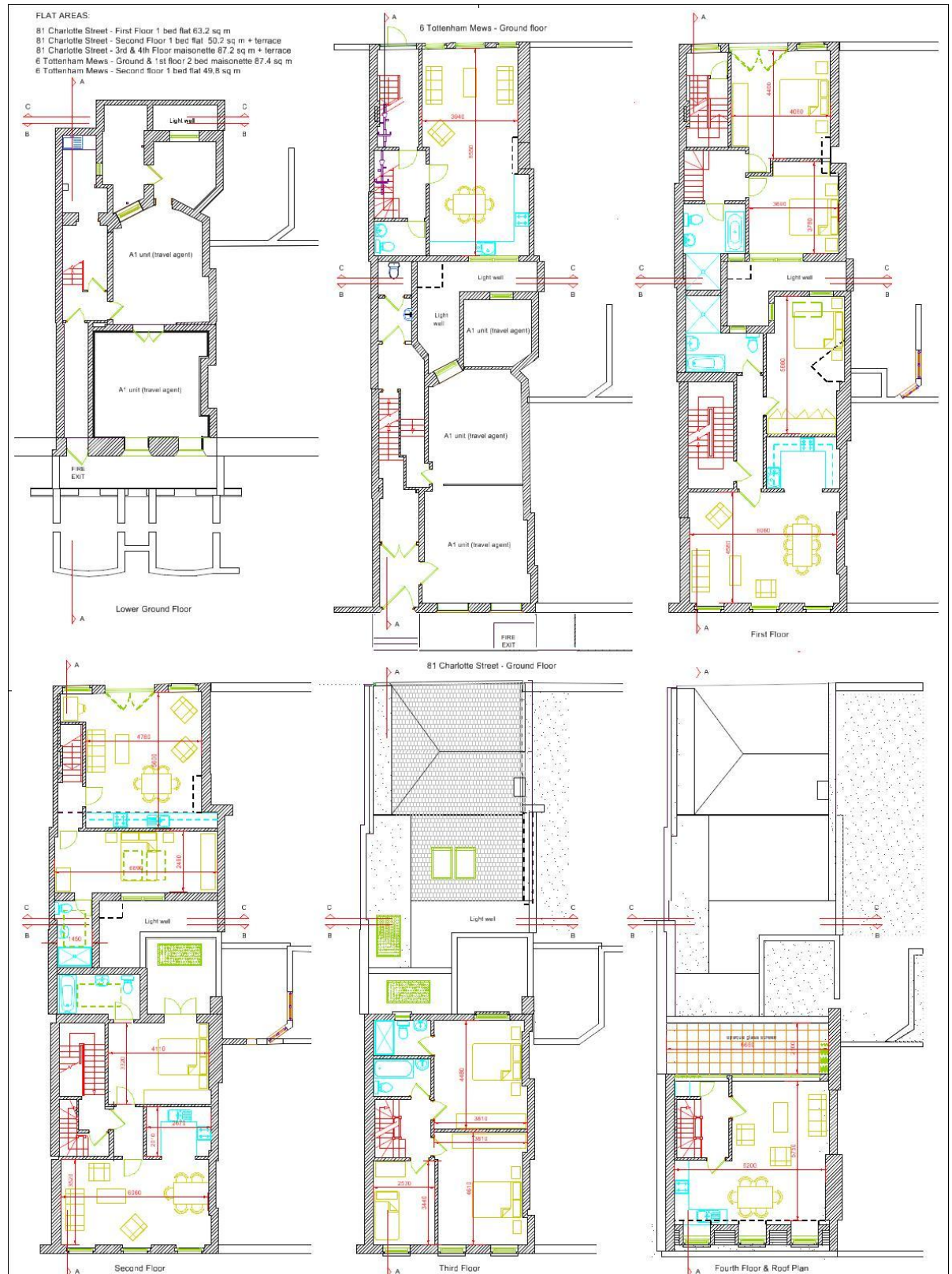
- 1 no, Three bedroom/two bathroom maisonette with roof terrace (in 81 Charlotte Street) – extension to existing 2 bed with improved amenities.

This is in line with **Camden Replacement UDP policies H1 and H3** in general (protecting existing residential accommodation and adding more) and in particular policy **H8** – providing a mix of units to cater for a wider variety of occupants, single people, couples and families.

The layout maintains the current retail use on the ground floor and basement of Charlotte Street which is accessed via the main door.



**EXISTING FLOOR PLANS (NOT TO SCALE)**



PROPOSED FLOOR PLANS (NOT TO SCALE)



- Schedule of habitable room sizes:

<b>81 Charlotte Street</b>		
<u>Location</u>	<u>Gross Internal Unit Area</u>	<u>Habitable Room Area</u>
First floor – 1 bedroom flat	66.2 sq m	Bedroom 1 – 17 sq m
		Living room – 28.1 sq m
Second floor – 1bed flat	50.3 sq m	Bedroom 1 – 13.7 sq m
		Living room – 21.5 sq m
Third & fourth floor maisonette	94.1 sq m	Living room – 29.3 sq m (including kitchen)
		Bedroom 1 -16.6 sq m
		Bedroom 2 – 16.5 sq m
		Bedroom 3 – 8.7 sq m
<b>6 Tottenham Mews</b>		
Ground & first floor maisonette	89.3 sq m	Living room – 33.8 sq m (including kitchen)
		Bedroom 1 – 18.4 sq m
		Bedroom 2 – 13.2 sq m
Second	55 sq m	Living room – 28.3sq m (including kitchen)
		Bedroom 1 – 16.7 sq m

- Scale – the scale of the proposal is modest reflecting the hierarchical location at roof level and in the rear lightwell. The height of the roof extension at 81 Charlotte Street is designed to align with adjoining buildings (77-79 Charlotte Street) which also has a similar mansard roof. The space created has adequate ceiling height under the **Camden Planning Guidelines 2006** – Residential development standards and is in keeping with the character of accommodation found in this location with its sloping eaves.
- Landscaping – there is no change to the landscaping outside the buildings. The new courtyard space in the lightwell will be re-paved and the external wall painted with white reflective paint to maximise brightness.
- Appearance – as described in point 2.2 above the external appearance of both roof extensions is designed with the context in mind and **Camden Replacement UDP policies B1 and B3**. Both elevations onto the street and mews have dormer windows aligning with windows below (and similar shape and proportion) and are covered in natural slate. The rear elevation of the roof extension at Charlotte Street is modern with a large framed opening divided into panels of clear and opaque glass and solid infill. The pattern responds to the internal needs of the building as well as the more varied skyline of the back elevations.
- Use – the existing use of the ground floor and basement at 81 Charlotte Street will continue as A1 (travel agency) and remainder of 81Charlotte Street will continue





as C3 residential. The proposal is to change the use at 6 Tottenham Mews from B1 (office/garaging) to C3 residential – see point 2.3 above. The increase in permanent residential accommodation is in line with **Camden Replacement UDP policy S4** – ‘The Council will seek to provide housing to meet strategic housing needs. It will seek to secure net additions to the housing stock wherever possible and retain existing permanent residential accommodation. Housing is the priority use of the UDP’.

- Access – the access to 81 Charlotte Street remains the same, via the main front door from Charlotte Street. The access to 6 Tottenham Mews will be from the Tottenham Mews via the new front door, which is at street level (no change in level) with no steps.

Generally, both Charlotte Street and Tottenham Mews benefit from excellent public transport facilities and can be accessed from Warren Street and Goodge Street tube stations and several bus stops on Tottenham Court Road nearby.

#### 4. GENERAL COMMENTS ABOUT THE DESIGN IN VIEW OF POLICIES BELOW

4.1 London Plan 2008 **Policy 4B.1** – requires proposals to maximise the potential of the site, to respect local context, history, built heritage and character and to respect the natural environment and character. The proposal does make greater use of the site within the constraints of space and structural integrity and the need for the extensions to remain subordinate to the existing buildings. There is very little change to the overall appearance with the extensions respecting local context and history both through design, detail and material. The scheme therefore fits into the street scene as well as the wider conservation area.

4.2 London Plan 2008 **Policy 4B.5** - expects that designs should be inclusive, flexible and responsive to different needs and wants, allowing the building to be used in different ways. The proposal increases the amount of residential space and adds to the mix of units, providing one, two, and three bedroom dwellings and adding some amenity space (two roof terraces).

4.3 London Plan 2008 **Policy 4B.11**- requires London’s historic environment to be protected and enhanced, allowing thereby London’s growth to be accommodated in a sustainable manner. The modest enlargement of the houses in the manner proposed continues to protect the heritage value of the properties and the structural works will enhance its durability. It provides the opportunity for a wider range of families to live comfortably in the houses in the foreseeable future. Making the most of the existing housing stock to satisfy those needs and expectations will ease a little of the pressure for such demands to be met only by the construction of entirely new houses. The “extension approach” is in that *respect* a highly sustainable means of meeting those demands.

4.4 Camden Replacement UDP **Policy SD1** - seeks to foster sustainable communities, which paragraph 1.8 explains as comprising communities which “meet the diverse needs of existing and future residents, their children, and other users, contribute to a high quality of



life, and provide opportunity and choice.” As discussed in paragraphs 4.2 and 4.3 above (re: Policies 4B.5 and 4B.11), the additional space will fully meet those objectives. Also see section 7. Other Material Considerations below with regard to issues of daylight and sunlight.

4.5 Camden Replacement UDP **Policy SD4** - states that “The Council will grant planning permission for development that makes full use of the potential of a site and not grant permission for development that makes inefficient use of land.” This proposal does make the fullest possible use of the site, whilst responding sensitively to the heritage constraints upon it.

4.6 Camden Replacement UDP **Policy SD6** - requires the amenity of occupiers and neighbours not to be harmed. The location of the proposal on the roofs and at the back of the building for Common Law Rights of Light will have sufficiently little impact, considering it is within the backdrop of the taller wall behind, such that no right to light injury will be caused. In terms of mutual overlooking the proposed new windows are positioned so they are staggered with existing ones and the new bathrooms have either opaque glazing or no window but a skylight. Also see section 7. Other Material Considerations below with regard to issues of daylight and sunlight.

4.7 Camden Replacement UDP **Policy SD8** - protects neighbours from disturbance from (A) plant and machinery and (B) demolition and construction works. There is no proposal for noisy plant and machinery. Great care will be employed during the development works to minimise any form of disturbance. Access from both streets means deliveries and personnel can be staggered to avoid persistent nuisance.

4.8 Camden Replacement UDP **Policy SD10** - requires evidence to demonstrate that potential instability caused by development can be overcome without risk to adjoining land and local amenity. There will be a structural engineer involved and the contractor will be required to provide a Construction Method Statement to explain how stability will be safeguarded during the development works process.