

Design, Access & Conservation Statement

Site at

GIGs

Fish and Chip Restaurant & Take Away

12 Tottenham Street

London W1T 4RE



Proposal

Demolition of existing fascia sign and erection of reduced sized fascia signs with reinstatement of individual historical capitals/consols on all existing column/pilasters with retention of associated blinds and new hardwood shopfront (with access for all).

Local Planning Authority
London Borough of Camden

Applicant
Mr Aristos Papasavva


2nd March 2010

GrAhAm KnOtT

Btp, MRTPI, DOCA (Int).

Architectural, Town Planning, Environment and Conservation, Planning Consultant

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Forward

I Graham Anthony Knott Btp. DOCA. ICI (Int), have been working and practicing Town and Country Planning for over 30 years now as my profession having specialised in UDP Planning Policy, Conservation, Planning Law, Development Control and the negotiating and processing of planning applications and 'written representation', 'informal hearings' and planning 'public inquiries' planning appeals.

I have been employed by a number Metropolitan Local Authority Environmental and Planning Departments within Planning Policy, Development Control, Conservation and Special Projects Departments and Divisions between April 1979 and May 2003. I have lead teams in negotiating on many complex sites and scheme proposals in conservation areas throughout London and have also acted as an LPA liaison officer with the Metropolitan Police Service both at 'Local' and 'National' levels with a specific remit to the now extant circular 5/94 'planning out crime'.

I have specialised in most planning disciplines including Conservation Area Planning (statutory and non statutory listed buildings), within a number of London boroughs with regard to their assessment, 'designation' and 'enlargement', building alterations and new building design, working closely with Conservation Area Advisory Committees, English Heritage and other National and Local amenity groups.

I have undertaken over 250 'written representation' planning appeals as well as a number of 'informal hearings' and planning 'public inquiries' within both the public and private sectors. I have written UDP planning policies and Supplementary Planning Guidance (SPG) documents. I have given evidence at both UDP and public local planning inquiries and have given planning evidence at the Royal Courts of Justice, the High Court, Strand, London WC1.

My independent planning research into 'Crime with the Built Environment' enabled the first UDP planning policy and planning condition in the UK to be applied to a planning application which resulted in my invitation and acceptance to the role of vice chairman of the 'Designing Out Crime Association UK' DOCA (a body set up by the Association of Chief Police Officers - ACPO), between 1998 to 2001. At this time I also undertook the role as an advisor to the Home Office on 'Planning and Designing Out Crime' matters.

I currently assess and advise of both complex and non complex planning application proposals throughout the UK and lecture part time in planning law and planning out crime in the built environment at Oxford Brookes University as an external lecturer as well as a number of other UK universities. I have been afforded the opportunity through invitation to lecture on 'planning law', 'the built environment' and 'planning and designing out crime in urban and rural environments' and 'planning conservation' throughout the UK and Europe.

I have visited the application on a number of occasions with regard to my planning appraisal and assessment considerations and I am fully familiar with the site of 12 Tottenham Street W1T and immediate area.



Site Details

12 Tottenham Street, London, W1T 4RE

SITE DETAILS

<u>Local Planning Authority</u>	:	London Borough of Camden
<u>Appeal Site Application Address</u>	:	12 Tottenham Street, London, W1T 4RE
<u>Applicants Planning Consultant</u>	:	Graham Knott <i>Btp. MRTPI. Doca (Int)</i> Architectural, Town Planning + Environment and Conservation Consultant
<u>Ward</u>	:	Bloomsbury
<u>Conservation Area</u>	:	Charlotte Street Conservation Area
<u>Listed Buildings in the Immediate Area – Grade II</u>	:	24, 26, 28, 30 and 39 Tottenham Street W1T
<u>Relevant UDP Planning Policies</u>	:	<u>UDP (2006)</u> SD1C - Access for All SD6 - Amenity for Occupiers & Neighbours B1 - General Design Principles B4(B) - Advertisement & Signs B7 - Conservation Area <u>PPG's (2006)</u> Sc. 2 - Advertisements & Signs Sc. 10 - Conservation Areas Sc. 43 - Shopfronts

<u>Relevant 'Material' Publications</u>	:	Charlotte Street Conservation Area – Character Appraisal and Management Plan. <u>Author</u> : Nathaniel Lichfield & Partners Ltd <u>Dated</u> : 11th July 2008 <u>Adopted</u> : 24th July 2008
<u>Buildings Classified as ~ 'Positive Contributors'</u>	:	1, 9, 11, 15-19(odd), 27-37(odd), 41-45(odd, 49. 8-12(even), 12a, 32, 52, 54. Tottenham Street W1T
<u>Shopfronts of Merit</u>	:	15, 19, 26, 28, 30, 35, 39 Tottenham Street W1T 41 Whitfield Street W1T
<u>Elements of Streetscape Interest</u>	:	Granite Kerbs, Cobbled Crossover, Coal Holes.
<u>Conservation Area ~ Detractors</u>	:	44-50 (Arthur Stanley House) Tottenham Street W1T Whitfield Gardens
<u>Planning Application Documents</u>	:	Design, Access, Environmental and Conservation Assessment Report
<u>'Draft' Drawings</u>	:	1. 'Former' Shopfront (pre fire – February 2009) 2. 'Existing' Shopfront 3. 'Proposed' Shopfront

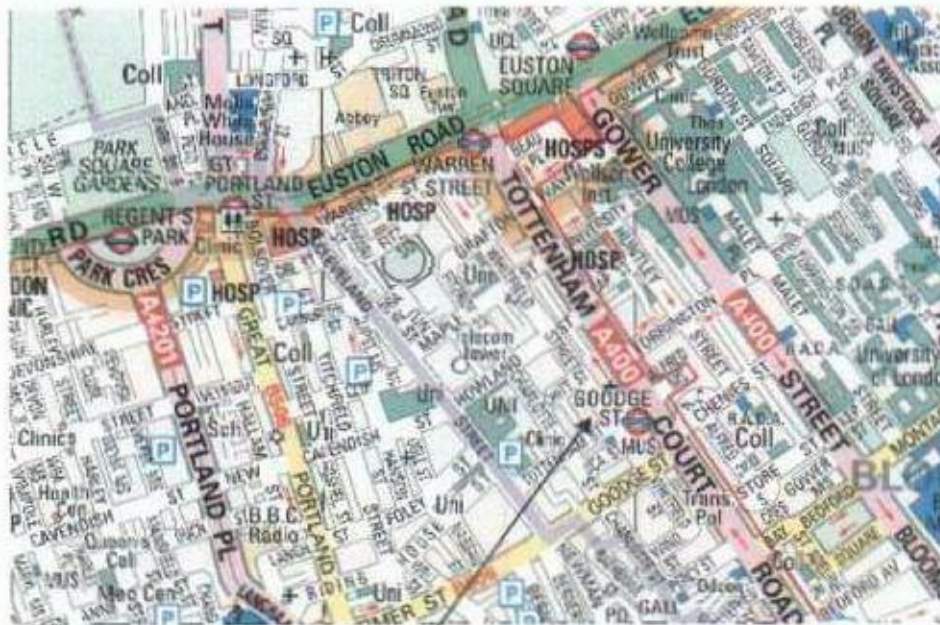
1.0 The Site and Surrounding Area

- 1.1 12 Tottenham Street W1T 4RE site is located in the Central and North London Borough of Camden.



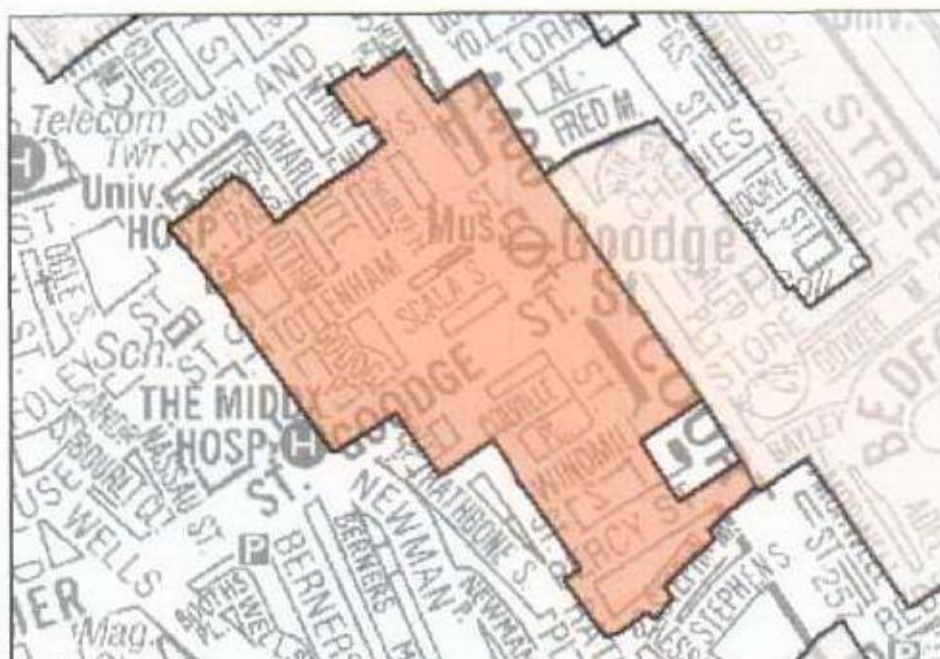
- 1.2 12 Tottenham Street W1T 4RE is located close to Goodge Street Underground Station (Northern Line) on Tottenham Court Road.





Gigs - 12 Tottenham Street. W1T 4RE

- 1.3 12 Tottenham Street W1T is located with the borough conservation area of 'Charlotte Street' (boundary of the 'Charlotte Street Conservation Area' shown below).

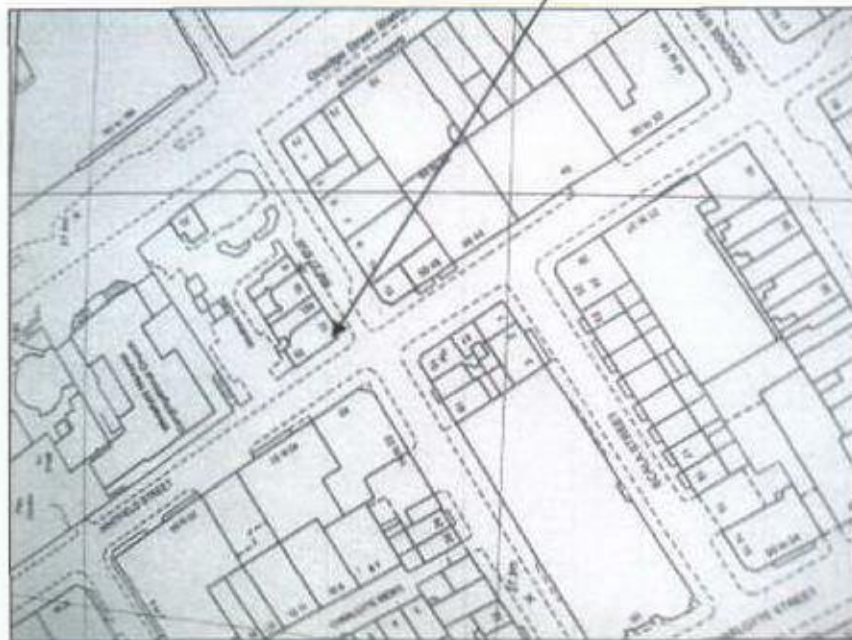


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- 1.4 12 Tottenham Street W1T is located at the juncture with Tottenham Street W1 and Whitfield Street W1T with an area of mixed uses of restaurants, shops, offices, commercial, residential and local open spaces, this area is known as Fitzrovia.



Gigs - 12 Tottenham Street. W1T 4RE



- 1.5 The ground floor of this corner building is provided with a 'fish and chip take away and sit down restaurant (A3) with approximately 30 internal covers and pavement seating for approximately 10 covers. Residential accommodation is located above and accessed from 12a Tottenham Street W1T. The take away section of the shopfront is located in Whitfield Street W1T which occupies the longest frontage of the fish and chip restaurant and take away.

2.0 The 'post' Fire Rehabilitation Works - Design Considerations

2.1 Fire - February 2009

The ground floor of the building was gutted by a severe fire back on Monday 2nd February 2009.

It is understood (after an investigation by the London Fire Brigade), that it was likely that a chip fryer had probably caught alight due to an electrical/thermostat fault. The fire travelled extremely rapidly and speedily through the existing extractor fan which heightened the speed in which the fire travelled through the basement and ground floor of the fish and chip restaurant and take away.

- 2.2** The fire caused substantial damage to the basement and ground floor of the building. The residential accommodation (C3) above, fortunately, was unaffected by the fire.

The basement was gutted and substantial fire damage was caused to the ground floor take away element of the customer service area (Whitfield Street W1T elevation), and also the ground floor restaurant (Whitfield Street and Tottenham Street W1T elevations).

- 2.3** The floor joists and boards between the basement preparation area and the ground take away and restaurant were severely fire damaged. Both joists and floor boards also suffered water damage from the fire hoses of the London Fire Brigade when the Brigade put the fire out and also their 'dampening down' of the fire.

Further, when assessed after the fire, the joists and many of the floor boards were found to have been rotten suffering from age and wood worm impregnation which hastened the spread of the fire.

- 2.4** The stall risers and complete shopfront was unstable and in danger of collapse and was considered a 'dangerous structure' and was demolished on safety grounds.

2.5 The 'post' fire Shopfront - 'design considerations'

Shopfront

Mr Papasavva noticed that as there were a number of shops fronts in the immediate area that have been permitted to remove their existing stall risers and be provided with full depth glazing stall risers all within a 15 second walk of the site, notably at ;

2	Tottenham Court Road W1T	-	SAI News
3	Tottenham Court Road W1T	-	MicroMend
5	" " "	-	Easy Living Furniture
7	" " "	-	Easy Living Furniture
9	" " "	-	Easy Living Furniture
11	Tottenham Street W1T	-	Easy Living Furniture
77	Tottenham Court Road W1T	-	Starbucks Coffee
	(* flank frontage with 1 Tottenham Street W1T)		

- 2.6 Mr Papasavva was also concerned, (quiet understandably due to the fire), that his elderly customers, mothers with buggies and wheelchair bound customers had great difficulty entering and leaving the restaurant and considered that part of the shopfront be provided with opening concertinaed doors to assist their access into the restaurant (not the take away element on the shopfront which has been fitted with an extra customer door).

Mr Papasavva also considered this an acceptable option as many restaurants in Camden and in the immediate area of the property (and in most notably in Soho and Covent Garden), were provided with concertinaed 'French style' opening doors in which there were numerous examples of.

Further, former London Major Mr Ken Livingston openly encouraged a 'café society' in central London in which restaurants were permitted to utilise their forecourts for seating customers many being provided with concertinaed doors.

- 2.7 Due to these considerations it was decided to provide the Tottenham Street W1T frontage with a traditional stall riser that would be open and glazed and not covered (no concertinaed doors are provided).

On this basis and assessment, two of the three remaining ground floor bays were to be provided with opening concertinaed doors at the Whitfield Street W1T elevation of the property.

- 2.8 The last bay (flank bay) of the Whitfield Street W1T elevation was the fish and chip 'take away' element of the property (pre fire) and was to remain so.

To ease shop congestion (as there was only one entrance to enter and exit the shop – see drawing OPB and 001), it was decided to provide both an 'entry' and 'exit' door (one extra doorway), that would ease the internal customer congestion and assist and enhance customer safety, especially at busy times when customers frequently queued outside into Whitfield Street W1T waiting to be served.

Just as the Tottenham Street W1T elevation of the property, a traditional stall riser shopfront façade would be provided between both entry and exit doors that would be open and glazed and not covered.

- 2.9 The existing doorway to the restaurant at the juncture with Tottenham Street and Whitfield Street W1T, (whilst the existing opening between both brick pier has remained), the entrance door has been widened so that the elderly, mothers with double buggies and wheel chair bound persons can enter and exit into the restaurant freely whereas they were unable to do so before (pre fire doorway opening).

3.0 Design and Access

3.1 The Charlotte Street Conservation Area – ‘Character Appraisal and Management Plan’ - 11th July 2008 (Nathaniel Lichfield and Partners) – adopted by the Council on 24th July 2008

3.2 **The Charlotte Street Conservation Area – Character Appraisal and Management Plan – adopted by the Council on 24th July 2008 makes two very interesting conclusions ;**

1. **12a Tottenham Street W1T (the residential accommodation on the upper floors above the fish and chip restaurant and take away), is classified as a building that is a ‘ Positive Contributor ’ to the conservation area.**
2. **Of the shopfronts classified as ‘shopfronts of merit’ in the conservation area, 12 Tottenham Street W1T is not classified as a shopfront (pre fire of February 2009), of merit, whereas the following shopfronts are, 15, 19, 26, 28, 30, 35, 39 Tottenham Street W1T and 41 Whitfield Street W1T.**

3.3 Based on these findings I consider that the current shopfront requires to be remodelled and improved, as the building above ground level is considered by the Charlotte Street Conservation Area report as a ‘positive contributor’ to the conservation area.

I would therefore strongly advise that the fascia sign is integrated back into the architectural form of the parent building and that this can be facilitated by the reinstatement of the five vertical pier consoles above the shopfront dividing bay piers. This would reduce the dominance of the existing fascia and facilitate 5 smaller and individually bay sectioned fascias.

If this was achieved the link between the ground floor shop unit and the upper floors (residential), would be reinstated and would facilitate the reinstatement of the vertical emphasis and architectural natural ‘eye lines’ back into the overall building.

Further, such a proposal would address the buildings historically and natural past bringing the refined architectural detailing of the fascia components and detail back to the present day to the benefit of the parent building, the immediate area and adjacent buildings as well as positively preserving and enhancing the Charlotte Street Conservation Area.

3.4 I consider that if Mr Aristos Papasavva sought planning permission for the above alterations and architectural refinements to the fascia and shopfront that the

impact of the existing new shopfront would be greatly enhanced and visually improved.

I further consider that the concertinaed opening doors do not detract to such a degree that demonstrable harm has been caused to the overall shopfront.

To the contrary, I consider that they add visual interest to the shopfront complimenting it and importantly both of the end two bays are provided with traditional stall risers at the Tottenham Street and Whitfield Street W1T elevations. This balance in shopfront detail is not over fussy but visual interesting and pleasing to the eye and compliments the Charlotte Street Conservation Area to its benefit.

- 3.5 The use of hardwood as the shopfront material sets this shopfront apart when compared to others in the immediate vicinity which exhibits good conservation design that is sympathetic and respectful to these considerations, whilst most other shopfronts close to the site would fail such architectural and conservation scrutiny.

3.6 The 'New Approach' and 'Way Forward'

- 3.7 I consider after assessment that the overall shopfront and fascia sign of 12 Tottenham Street W1T that has two road frontages in both Whitfield Street and Tottenham Street W1T needs to be reassessed with regard to the following considerations ;

- i) Reassessment of the shopfront and fascia sign by looking at the overall building from the ground floor and upper floor levels to see how well they fit together.
- ii) Conduct a visual and photographic survey of existing shopfront design in the immediate area to see how the existing shopfront and fascia compare.
- iii) Assessment of the shopfront and fascia sign with regard to the considerations of Nathaniel Lichfield and Partners report titled, Charlotte Street Conservation Area – Character Appraisal and Management Plan, dated 11th July 2008 and adopted by the Council on 24th July 2008.
- iv) Reassessment of the shopfront and fascia sign with regard to relevant UDP 2006 planning policy and Planning Policy Guidance 2006 (PPG's).
- v) Reassessment with regard to the streetscape within which the shopfront and fascia is set.

3.8 I consider that the following elements of the shopfronts design needs to be appraised and considered ;

- a) The existing column/pilasters have been altered and have had their capital/consols removed which has resulted in an extended and continuous fascia.
- b) There is an opportunity to re-design of the shopfront façade by the reintroducing the capital/consols on top of the existing columns/pilasters which would reduce the single horizontal fascia and reintroduce the historical 5 separate bay fascia signs and shopfront bays.
- c) Retain the shopfront canopies which comply to LB Camden UDP and PPG planning policy and guidance which do not distract from the shopfront elevations.
- d) Reassess the access both 'into' and 'out of' both the restaurant and take away areas with regard to the following client groups, the elderly, wheel chair bound persons and mothers with single or double buggies with regard to Part 3 of the Disability Discrimination Act which gives persons with disabilities a right of access to goods, facilities and services.

3.9 Reinstatement of Capital/Consols on all existing column/pilasters

3.10 The existing shopfront and fascia is unbalanced with a dominating continuous fascia sign.

3.11 The only way to rectify this is to reinstate the capital/consols on the existing five columns/pilasters. This will have the following benefits ;

- the reinstatement of the historical and original architectural features of the Shopfront at both the Tottenham Street and Whitfield Street W1T elevations .
- reintroduce the five elevational shopfront bays of the original shopfront.
- reduce the longitudinal dominant fascia sign breaking it down into five smaller bayed fascias as the building was originally designed.

- preserve and enhance the shopfront façade in accordance with the Charlotte Street Conservation Area considerations as detailed by Council UDP planning policy and PPG advice and with regard to the conservation area considerations detailed in the report titled, Charlotte Street Conservation Area – Character Appraisal and Management Plan, dated 11th July 2008 and adopted by the Council on 24th July 2008, (Nathaniel Lichfield and Partners).

3.12 Shopfront

The new shopfront is a welcome improvement with regard to the previous post fire shopfront that had to be removed due to internal fire damage and becoming a dangerous structure.

The use of traditional hardwood material with the retention over two bays of the former stall risers and the reinstatement of the transom and fanlight above door openings and across the shopfront, all accords with conservation area considerations and is a big improvement over the pre fire shopfront and most importantly, positively 'preserves' and 'enhances' the Charlotte Street Conservation Area.

- 3.13 12 Tottenham Street W1T is a rare ground floor shop in that it spans 3 bays (Whitfield Street W1T) and has an angled entrance/exit main restaurant door bay (Whitfield and Tottenham Street W1T), as well as a single bay shopfront in Tottenham Street W1T.

Whilst concertinaed opening door shopfront doors are generally discouraged by the LPA, at this location over a 5 bay corner property with two stall riser bays, the pair of concertinaed doors sit remarkably comfortably within the overall shopfront and work very well, within the street scene architectural design domain.

- 3.14 The important point here is that the whole shopfront is not being provided with concertinaed doors which I consider would be unacceptable in a conservation area.

Only two of the shopfront bays of the five are being provided with concertinaed doors. An additional key important point is that both end shopfront bays are provided with stall risers in their respective shop fronts which positively addresses the street scene, urban environment through architectural form.

4.0 Shopfront Precedents in the Immediate Area

TOTTENHAM STREET W1T



12 / GIGS / Residential Entrance
12a / SECOND SIGHT / shopfront style unknown
10 / PERUGUIN
8 / SAI News

FULL DEPTH - (NON STALL RISER) 'APPROVED' SHOPFRONTS

TOTTENHAM COURT ROAD



77
 / STARBUCKS COFFEE

TOTTENHAM STREET W1T



Flank Elevation with 1 TOTTENHAM St
 / STARBUCKS COFFEE /

TOTTENHAM COURT ROAD - TOTTENHAM STREET W1T



77

1

3

5 & 7

/STARBUCKS/ / MICROMEND / EASY LIVING FURNITURE /

FULL DEPTH - (NON STALL RISER) 'APPROVED' SHOPFRONTS

TOTTENHAM STREET W1T



5 & 7

9 & 11

13

EASY LIVING FURNITURE / LONDON GRAPHIC CENTRE /

- 4.1 I like Mr Papasavva (the applicant), and I am aware that there were a number of shopfronts in the immediate area (notably in Tottenham Street W1T), that have been 'permitted' by the Council to remove their existing stall risers in the Charlotte Street Conservation Area and have been provided with full depth glazing stall risers all within a 15 second walk of the site, notably at ;

□	2	SAI News	Tottenham Street W1T
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□	3	MicroMend	Tottenham Street W1T
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□	5	Easy Living Furniture	Tottenham Street W1T
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□	7	Easy Living Furniture	Tottenham Street W1T
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□	9	Easy Living Furniture	Tottenham Street W1T
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□	11	Easy Living Furniture	Tottenham Street W1T
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□	77	Starbucks Coffee	Tottenham Court Road W1T
		[*] flank frontage with 1	<u>Tottenham Street W1T</u>]

- 4.2 The 7 shopfronts detailed above and shown on the photographs on pages 16 and 17 of this statement are all within a 15 second walk (as stated above), of the application site of 12 Tottenham Street W1T.

5.0 Conclusion

5.1 This application and shopfront retention proposal as detailed in submitted photograph and plans G/12TS/SF/0PB, G/12TS/SF/001 and G/12TS/SF/002 is a marked improvement on the previous shopfront (pre fire February 2009) as detailed in photograph G/12TS/SF/0PA, in the following ways ;

- ✓ Access into both the restaurant and take away areas for the elderly, persons with disabilities, persons wheelchair bound and mothers with single or double buggies in accordance with Part 3 of the Disability Discrimination Act 2005 and UDP Policy **SD1C** – Access for all.
- ✓ The reinstatement of the 5 capital/console on top of the column/pilasters reducing the single horizontal fascia and reintroducing the historical 5 separate bay fascia signs and distinctive historical shopfront in accordance with National planning legislation documents **Planning (Listed Buildings and Conservation Areas) Act 1990** and **Planning Policy Guidance Note 15 'Planning and the Historic Environment'** and LB Camden UDP general planning policies **SD6** – Amenity for occupiers and neighbours, **B1** – General design principles and **B4(A)** – Shopfronts as well as UDP 'conservation' planning policies **B7** – Conservation Areas and also LB Camden PPG 'guidance' considerations **Section 10** – Conservation Areas.
- ✓ The reinstatement of the **historical and original architectural features** of the shopfront at both the Tottenham Street and Whitfield Street W1T elevations coupled with the reintroduction of the five elevational shopfront bays of the original shopfront accords with LB Camden UDP general planning policy **B1** – General design principles and **B4(A)** – Shopfronts as well as UDP 'conservation' planning policies **B7** – Conservation Areas and also LB Camden PPG 'guidance' considerations **Section 10** – Conservation Areas.
- ✓ The **reduction and complete elimination** of the longitudinal dominant fascia sign breaking it down into 5 smaller and traditional bayed fascias as the building was originally designed accords with LB Camden UDP general planning policy **B1** – General design principles and **B4(A)** – Shopfronts as well as UDP 'conservation' planning policies **B7** – Conservation Areas and also LB Camden PPG 'guidance' considerations **Section 10** – Conservation Areas.
- ✓ The shopfront both '**preserves**' and '**enhances**' the Charlotte Street Conservation Area in accordance with the **Planning (Listed Buildings and Conservation Areas) Act 1990** and **Planning Policy Guidance Note 15 'Planning and the Historic Environment'** and LB Camden UDP 'conservation' planning policies **B7** – Conservation Areas and LB Camden PPG 'guidance' considerations **Section 10** – Conservation Areas.