

Design & Access Statement

Scale

17 Tottenham Street comprises a 5 storey property with basement which has been converted from two flats to a single residential dwelling. The existing scale and form of the property is reflective of the scale and form of adjacent buildings within Tottenham Street and those in the surrounding area. The proposals include minor external alterations to the building which would not substantially alter the scale and form of the building.

Layout

The layout of the building has been changed as part of the conversion to the single dwelling. However the building has generally better circulation and openness within the building as a result.

The rooms within the dwelling are spacious and there is a wc at ground floor level which would be accessible.

Appearance

The property consists of basement, ground, first, second, third and fourth floor levels and is a mid terrace Georgian property. The external alterations included modest extensions and the replacement and refurbishment of the windows within the main elevations reflective of the style and materials of the original fenestration within this property. The existing brickwork was also refurbished, plastic soil vent pipe removed, original cast iron cill guards to windows on the front elevation restored, external pipe work refurbished, railings surrounding the front lightwell have been re-instated and new gate to match railings installed

All of these alterations have led to a major enhancement of the property within the conservation area and surrounding street scene.

Approach

The property is approached from Tottenham Street and the pavement is of sufficient width to allow pedestrian movement. The nearest London Underground Station is Gode Street, which is around 200m to the north east of the site.

Cycle storage is provided within the property.

Entrances

The property has a low stepped entrance, however the entrance forms an original feature of this property and as a building of merit within the conservation area it is an important part of the character and appearance of the property which should be retained. In any event, the steps are low and any person with disabilities could easily be assisted into the property.