

**Design & Access Statement
28 Tottenham Street
London W1**

Planning Application For
Refurbishments to Apartments
& Basement

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1.0 Introduction

1.1 General Overview

This statement sets out how the design of the proposed alterations was developed. It describes how the building responds to the site and the informed decisions that have led to the proposed alterations and extension. The alterations & additions proposed will work with the composition of the existing building and will improve the quality of accommodation at each level of the building. The property is currently in very poor condition. Sanitary facilities are below standard and the property requires extensive remedial works plus repairs to all finished surfaces. The property is cold, damp and draughty. Works are required to make the building habitable.

1.2 The Site

The site is located in the London Borough of Camden, and is within the Charlotte street conservation area. The rear of the property opens onto Charlotte Mews, which is accessed off Tottenham Street.

1.3 Existing Building Use

The existing building is listed Grade II. The building consists of a basement level plus a ground floor, first, second and third floors. The ground level has use as retail space while the basement and upper levels are used as residential space. The property is in poor condition but it retains many existing features. The upper levels are split into a number of bedsit studios, one at each level, each with separate occupancies.

1.4 Outline Proposals & Use

The new proposals include the following features:

- Refurbishment of the existing basement, which will be connected via a new internal staircase to the ground floor retail unit.
- Creation of an enclosed basement lightwell with the introduction of new pavement lights.
- A refurbished residential unit to be located at first floor (total 33.3 sq.m.)
- The residential units at second & third floors will be combined into one residential unit of 66.5 sq.m. to provide proper cooking and bathroom facilities, with two bedrooms.
- The property will be generally refurbished throughout.
- The existing outhouse WC will be removed.

1.5 Access

The existing residential units at 1st, 2nd, and 3rd floors will utilise the existing entrance off Tottenham Street. The existing Ground Floor retail unit will also retain its separate existing access off Tottenham Street. The basement unit will be accessed via a new internal staircase at the rear of the Ground Floor retail unit. In general terms access will remain as existing.

2.0 Design Alterations Proposed

2.1 Demolitions

The proposed works respect the existing building (28 Tottenham Street), by retaining as much historic fabric as possible.

See attached drawings 250-101, 250-102 & 250-104 for an appraisal of all features of interest, with confirmation of their retention.

- The rear yard external WC will be demolished. The existing brick structure will be removed along with associated paving. New paving will be laid across the whole yard to an approved detail and specification.
- Limited adjustments will take place internally to accommodate the new layouts. Existing doorways, lath and plaster partitions, panelling and plasterwork will be retained where possible.
- One small section of the floor at ground level is to be removed to allow for the new staircase.
- Limited adjustments will take place internally at basement and ground floor levels only to extend the commercial facility into the basement. Existing vaults are to be retained.

Justification for Works

- The removal of the existing external WC in the rear yard of 28 Tottenham Street is justified, as it does not provide the occupiers of the retail unit with satisfactory sanitary facilities. In addition, the existing brick structure is largely of modern construction and is of no architectural value. Its removal will not have a negative impact on the neighbouring buildings of Charlotte Mews. The WC building has been used by drug addicts and homeless people for anti-social and illegal behaviour. The removal of the WC would benefit the mews and the environment as a whole.
- Removal of some of the floor at ground level is justified by the need to return the basement to commercial/retail space, as it has been used the recent past. Currently the basement is unsuitable as a residential unit, due to a limited daylight. There is also a high demand for retail space in the area. Access to the basement by the

existing staircase is not suitable, as it could not be separated from the residential access route. Access to the basement through the front lightwell would not be suitable as there is not space to meet Building Regulations.

- Creation of the enclosed lightwell is justified by the following reasons:
 - a) Health and safety (shoes and heels get caught in existing grille if stood on)
 - b) There will be better access for viewing into the shop front.
 - c) Pavement lights have been used elsewhere on the street and surrounding area in many instances.

2.2 Adjustments to Basement Level at Tottenham Street

The basement is currently used as storage space. It is proposed that the basement will be linked directly to the ground floor retail unit. There is a demand for this use by the current occupier. The introduction of a WC at the basement level for the retail unit will significantly improve welfare facilities for this unit.

Original windows to the lightwell will be reinstated with pavement lights above- to replace the existing grille. These larger openings and enclosed space will allow for more light to filter in through the void above on Tottenham Street.

The door opening in the front wall will be re-instated to provide access to the yard space and external vault.

2.3 Adjustments to Interiors at First, Second & Third Floor Levels

At all levels, existing plan form, floor structures, walls, fireplaces, staircases and internal partitions are to be retained and repaired with minimal structural alteration.

The proposal at ground floor level retains the traditional hierarchy between front and back rooms by decreasing the area at the rear to accommodate a new staircase.

The interiors at levels 1,2 & 3 will be re-modelled to provide proper cooking and washing facilities. In addition it is proposed that external walls will be insulated and glazing will have slim double glazed units installed without losing glazing bars as existing.

In order to provide better self contained residential units, it is proposed that the existing openings between the staircase and the proposed living room at 1st and 2nd floors be retained but not used.

On floors 1, 2 & 3, where the floors slope significantly, the scheme proposes localised techniques of repair and levelling, retaining the existing fabric and structure and, where necessary, improving its performance.

Both of the apartments comply with Camden Planning Guidance CPG2 for space standards as noted below:

- 1st Floor 1 person apartment has a GIA of 33.3 sq.m. (Min standard = 32 sq.m.)
- 2nd / 3rd Floor 3 person apartment has a GIA of 66.5 sq.m. (Min standard = 61 sq.m.)

The bedroom to the 1st Floor apartment falls short of the 11 sq.m. requirement in CPG2. However, the extensive Living /Kitchen space at over 20 sq.m. more than compensates for this.

The 1st and 2nd bedrooms in the second apartment comply with CPG space standards as follows:

Bed 1: 20 sq.m. (min standard 11 sq.m.)

Bed 2: 7.5 sq.m. (min standard 6.5 sq.m.)

With regards to the Mayor of London's Housing Design Standards, there is no standard for a 1 bed 1 person apartment. The Mayor's standard for a 2 bed 3 person apartment calls for a space of 61 sq.m. which is met in this proposal.

Our assessment of the above would imply that these proposals are more than reasonable given that the property is a listed building and in very poor condition where multiple occupants have previously lived on each level.

2.4 Lifetime Homes

We have considered the proposals in terms of Lifetime homes. Due to the nature of the existing Listed Building and the desire by the Senior Conservation Officer, Antonia Powell, to retain as much of the existing fabric as possible it is not possible to comply with all Lifetime homes requirements.

In addition, the Listed building has a very steep and crooked stairs up to the residential units. It would not be possible for anyone with significant disabilities to access the apartments. Nevertheless, Lifetime Homes will be borne in mind during the refurbishment works and where possible these will be incorporated.

3.0 Summary

These proposals are considerate towards the character and features of the Conservation Area whilst at the same time providing a greater amount of commercial floorspace and two top quality residential units.

Please refer to the Internal Renovation Report for detailed information on existing features to be retained. In addition, refer to the Heritage Statement as prepared by Heritage Collective.