

Planning Application Stage

Design and Access Statement – Rev D

39 Tottenham Street, Fitzrovia, W1T 4RX

On Behalf of

The London Borough of Camden

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Report prepared by	jmarchitects Ltd. 2 nd Floor Threeways House 40-44 Clipstone Street London W1W 5DW www.jmarchitects.net 020 7580 5330
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Author	Robert Fernandes-Dwyer / David Lees
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1 Application Address

1.1 39 Tottenham Street, Fitzrovia, W1T 4RX

2 Site Description

2.1 The property is located on the north-western side of the Tottenham Street / Goodge Street Junction, and forms the “bookend” of the two Georgian terraces. It is a typical late 18th century Georgian terraced house, which has had its ground floor turned into a shop at a later date. The existing property is within the West Bloomsbury Conservation Area, also known as Charlotte Street Conservation Area and is listed Grade II (placed on the list 14/5/74). The property was listed 14th May 1974 reference 1379039.

2.2 The property is four storeys over a basement similar to its neighbours; it has a three storey infill extension dated from the late 19th century to the rear which abuts 14 Goodge Place.

2.3 The property is in the ownership of the London Borough of Camden; currently the ground floor and basement is in use by the Fitzrovia Neighbourhood Association, with the upper residential floors vacant, although protected by security guardian occupation.

3 Listing Details

3.1 *TQ2981NW TOTTENHAM STREET 798-1/98/1648 (South side) 14/05/74 Nos.39*

3.2 *GV II*

3.3 *Terraced house with later shop. Later C18, altered. 4 storeys and basement, and storey extension. 2 windows and 1 window plus 1-window extension to Goodge Place. Darkened stock brick, upper parts refaced. Ground floor with earlier C19 wooden double shopfront on corner with pilasters carrying entablature and projecting cornice flanked by mid C19 stucco consoles. Shop window and doorway altered. Gauged red brick flat arches to recessed C20 casement windows. Parapet. INTERIOR: not inspected.*

4 Overview of Proposal

4.1 It is proposed to convert the existing building into three self-contained dwellings and a commercial unit.

4.2 The original entrance door on Tottenham Street be retained and will provide access to a hallway at ground floor level leading to two dwelling entrance doors, the one straight ahead leads to a duplex flat arranged over the first and second floors, the one on the right leads down to the basement flat.

4.3 **Basement Flat:** The existing stair will be modified and the flight leading to the basement, which is not original, will be replaced. It is proposed to reduce the floor level of the basement, to improve floor to ceiling heights in the newly formed basement dwelling. The light wells in pavement along Tottenham Street and Goodge Place will be opened up and enlarged. New railings, matching the traditional pattern of the neighbouring properties will

be installed around the light wells at pavement level. The three windows serving the basement space will be widened and new window / door screens installed, increasing the supply of daylight and ventilation to the dwelling.

- 4.4 Entered from Tottenham Street, the second door on the ground floor hallway leads into modified staircase leading up to the duplex arranged over first and second floors. The stair will also be used as the accommodation stair for this dwelling, connecting the two floors of the dwelling. The existing stair is in very poor repair and will need considerable re-construction to make it suitable for use. Work will also be required to provide fire and acoustic separation between the basement, ground and upper floors. The existing stair has been poorly modified to access the spaces in the infill extension, and these modifications will need to be removed and the stair remodelled accordingly.
- 4.5 The original entrance door on the corner of Tottenham Street and Goodge Place gives access to a ground floor commercial unit, with a separate W.C. and Kitchen.
- 4.6 The rear infill extension which abuts 14 Goodge Place will be replaced with a new more sustainable and efficient infill extension over same footprint, but which will create a new stair leading to the third and fourth floor duplex and provide small spaces on each floor linked to the adjacent spaces in the main building.
- 4.7 The new stair in the infill will provide access to a two-bedroom self-contained apartment arranged over the third and fourth floors of the building.
- 4.8 An additional floor added above the third floor using a traditional natural slate hung mansard roof construction complete with dormer windows. The rear infill extension maintains it as a three storey elevation to Goodge Street, however its roof line has raised slightly to make each floor layout more efficient, in addition to provide access to the 3rd floor at the back of the extension. From the street the infill to the rear of 39 Tottenham Street will be constructed with carefully detailed brickwork to match the neighbouring building with simple openings formed to match the proportions of the existing windows. The new windows will be deeply recessed with simple profiles. The roof behind the parapet will be neatly detailed in lead sheet, rising up to the rear.
- 4.9 All existing casement windows will be replaced with painted sliding sash windows with new box frames: the rendered reveals to the windows will be refurbished where defective. The parapets will be replaced with York stone copings and the external brickwork will have to be tied back to the suspended timber joists by way of inserting galvanised straps and with stainless steel helical bars bedding into the brick courses using epoxy grout. The defective red or yellow gauged arches will be replaced with matching gauge arches.
- 4.10 Where possible the timber floors will be upgraded, however many areas are defective, rotten and badly deflected. Where existing joists can be repaired, they will be re-levelled and additional joists inserted for strengthening. Rotten, overstressed, warped or damaged joists may need to be replaced. All floor levels will incorporate soundproofing and fire protection between separate dwellings in order to comply with current building regulations.

- 4.11 The existing mural at ground floor on Goodge Place will be recorded and re-instated in the same position on a refurbished render background.

5 Existing Condition

- 5.1 The property is in extremely poor condition internally and externally. In the past this property has been converted into flats and bed-sitting rooms with shared facilities. Many original features have been previously removed or damaged by previous work. There is clear evidence that the floors require strengthening and re-levelling, all plasterwork is defective and all services require renewal.
- 5.2 The rear infill extension which abuts 14 Goodge Place is reached by contorted “ad hoc” steps cut through the external wall at the half landing’s winders between ground & first and first & second floor levels from the main staircase.
- 5.3 The main roof consists of a pitched section with pantile coverings which are beyond repair having been covered in a hessian based asphalt paint and a flat section of roof. Both the roof structure and coverings require to be renewed in their entirety. Along Tottenham Street the parapets have precast concrete copings all of which require to be replaced.
- 5.4 The party wall between 37/39 Tottenham Street has been elevated considerably to enable the construction of an additional floor and mansard roof to 37 Tottenham Street.
- 5.5 The property has evidently been extremely poorly maintained for numerous years. On the top floor the ceiling has partially collapsed in all rooms due to water ingress. There is extensive damp in all the plasterwork to external walls at all levels, particularly the third floor. All timber floors have dropped indicating defective or undersized floor joists, and the external brickwork requires to be tied back to the main structure and the internal suspended timber floors.
- 5.6 In summary the property is in a poor structural repair, and all the finishes require to be extensively renewed. The existing services, electric, gas and water over ground drainage goods, all require to be replaced.
- 5.7 The late 18th century building’s basement & ground floor are accessed separately to the upper residential parts. The residential entrance is on Tottenham Street and the commercial unit is reached from the corner of Tottenham Street and Goodge Place.
- 5.8 The proposal seeks to rationalize the layout to create three dwellings and to renovate the property to a high standard in keeping with the conservation area and its listed status.

6 Planning Policy

- 6.1 The development will consider policies which cover the following issues:
Provision of Housing, Residential Standards and Amenity, Listed buildings and impact on the Conservation Area, Transport.
- 6.2 Policy DP2, Making full use of Camden’s capacity for housing

The proposal brings into use a half derelict and vacant property which had been extremely poorly maintained. In addition although one unit is split into two, one is also gained in the basement. The three which are created are of a high quality with an increase in residential floor area.

6.3 Policy DP3, Contributions to the supply of affordable housing

Of the three dwellings formed, the site will create 1 No. 2 bedroom, 4 person dwelling and 1 No. 2 bedroom, 3 person dwelling for affordable housing. 1 No. 1 bed 2 person dwelling will be for private tenure, and will subsidise work to affordable dwellings above.

6.4 Policy DP4, Minimising the loss of affordable housing

The property is currently un-inhabitable and as such makes no contribution to the supply of housing in the borough. The housing it previously provided was below the acceptable standard of housing so cannot be used as a benchmark as to the loss of affordable housing. No space has been lost to other use classes.

6.5 Policy DP5, Homes of different sizes

The Dwelling Size Priorities Table identifies a need for all housing sizes in the affordable tenures, leaning towards larger units. The table identifies a high demand for 2 bed properties in market tenure.

The proposal creates 2 no. 2 bed dwellings and 1 no. 1 bed dwelling for the London Borough of Camden.

6.6 Policy DP6, Lifetime Homes and Wheelchair Housing

Within the constraints of the listed property the design achieves as many of the lifetime homes targets as possible. No wheelchair standard housing is proposed within this development, although adaptations would be possible to improve access as much as possible.

6.7 Policies DP16-21 Promoting Sustainable and Efficient Transport.

The site location has excellent connections to public transport being extremely close Goodge Street Underground station and is within a 10 minute walk radius is Warren Street, Great Portland Street, Oxford Circus, Tottenham Court Road and Euston Square, furthermore numerous bus routes.

6.8 Policy DP 22 Promoting sustainable design and construction

Whilst the development falls below the thresholds set out in this policy, the aim would be to improve the thermal and energy performance of the property by higher levels of insulation and airtightness and more efficient space and water heating equipment. Low energy lighting, water efficient sanitary and kitchen fittings will also improve the performance of the property.

6.9 DP25 Conserving Camden's heritage

The proposal works hard to restore the appearance of the building from both Tottenham Street and Goodge Place, whilst the small intervention to the rear will be an elegant piece of design and construction maximising the quality of the dwellings which can be formed. Minor internal remodelling will be required to bring the property up to the space standards required, but the essential form of the original building will be maintained.

6.10 Managing the impact of development on occupiers and neighbours

The completed project will have no negative impact on the neighbours privacy, outlook, access to sunlight, daylight, it will create equal or less noise, pollution and waste than the existing property would have when occupied. The quality of accommodation will be high, working closely with the London Housing Design Standards and Camden Council Standards.

6.11 DP 27 Basements and Lightwells

The development re-develops the existing basement with minor external impact on the surroundings than the existing building, with the exception of the inclusion of two new railings around the perimeter of the widened lightwells. These will match with the surrounding context and will be a positive aesthetic addition to the streetscape than the existing rusty lightwell grates.

This application includes a report dated 23 June 2015 by Right of Light Consulting, Chartered Surveyors, which demonstrates the proposals and the levels of light that will be achieved by the new window openings and opening up the light wells.

7 Existing Provision of Housing

7.1 The building is largely un-inhabitable, although evidence suggests it formerly provided the following dwelling mix:

1 No. Commercial Unit at ground and basement.

1 No. 4 bed dwelling at first, second and third floors.

7.2 There is a large coal vault accessed from basement level which is currently in a derelict condition.

8 Proposed Provision of Housing

8.1 The proposed dwelling mix is as follows:

1 No. 1 bed dwelling at basement level.

1 No. commercial unit at ground level

1 No. 2 bed duplex dwelling at first and second floor level.

1 No. 2 bed duplex dwelling at third and fourth floor level.

8.2 Two dwellings are gained in the proposed redevelopment, furthermore there is a net gain of three habitable rooms.

9.0 Residential Amenity

9.1 The basement floor dwelling will benefit from full use of the existing coal vaults. The vaults are approximately 13m long and 2.5m wide, and 5m long and 1m wide.

9.2 The first and second floor duplex and the third and fourth floor duplex will not receive dedicated external space. The form of the existing property prevents the addition of balconies or terraces.

10 Residential Standards

The proposed development has been designed with reference wherever possible to the London Housing Design Guide, Lifetime Homes Standards and the Camden Council Standards.

10.1 Basement & Ground Floor One Bed Apartment

The one bed at basement and ground level has a total internal floor area of 39.2m². The proposal strives to achieve the areas recommended by the London Residential Design Guide however due to the constraints of the listed building, and existing floor space it has not been possible to fully reach all of these goals.

The access to this dwelling is via the front entrance on Tottenham Street from street level, and is not ideal for those with disabilities. An internal stair lift could be installed, although this is not proposed at this stage, and the building is not well suited to this form of conversion.

The apartment comprises a large kitchen, living and dining area, a double bedroom and all at the same level, with the bathroom off the half landing.

10.2 First Floor & Second Floor Duplex

The first and second floor duplex has a gross internal floor area of 75.7m², access to this dwelling is via the existing stair position accessed from Tottenham Street at ground level. This duplex occupies the original *piano nobile* of the property, (First Floor) where the highest floor to ceiling height is created, and the existing stair connects to second floor level. The London Housing Design Guide recommends a total internal area of 83m² for this type of dwelling. The Guide also recommends combined 'living kitchen dining' area of 27m² plus 12m² for the bed area, 4.4m² for a bathroom and 2.5m² for storage. The proposed dwelling exceeds the individual room requirements, however is slightly lower than the total recommended area, largely due to the compact nature of the circulation, occupying the original footprint of the building.

10.3 Third Floor & Attic Floor Duplex.

The third and attic floor duplex has a gross internal floor area of 61.9m² and occupies the new Mansard Roof of the property. Including the area of the access stair, the total area is 83.9m². This exceeds the 61m² target set by the Camden Council Standards for a two storey three person dwelling.

The two bedrooms measure 9.4m² and 12.8m² respectively exceeding minimum standards for single and double bedrooms.

The combined living kitchen and dining space at the Attic floor level has an internal floor area of 22m², slightly below the 25m² recommended by the London Housing Design Guide recommendations due to the constraints of the listed building.

10.4 Summary

In summary therefore, the residential amenity of the three proposed dwellings is of a high standard. Whilst the proposed dwellings total internal floor areas are in line with the expectations of the London Housing Design Standards, furthermore exceeds the expectations of Camden Council Standards (Policy CPG2), the nature of the existing space dictates the re-use of the spaces within the building, however it is felt that this layout is workable, and the retained main volumes of the combined living spaces relates closely with the original volumes of this property.

11 Design Principles

The main principle adopted in the redevelopment of this property is to strip back the decades of adaptations to understand the historic volume of the building. Although the intention is to sub-divide the property, it is important to adapt these original volumes to suit the proposed use- for instance retaining the intact volume of the first floor drawing room and its symmetry within the 2 bed duplex dwelling at this level.

12 Proposed Works to the Listed Building

12.1 Basement Level

There is little to no original fabric remaining at the basement level that is of any architectural importance or that that isn't defective and requiring renewal.

The proposal is to remove the existing defective staircase and a new stair will be constructed connecting just the ground and the basement with a new staircase which will flood the hallway with natural light from the front door's fan light, creating a brighter internal hallway. The bathroom (understood to be a modern addition) off the half landing with numerous partitions, will be replaced with a more open plan bathroom.

The front storage room will become the new kitchen, living and diner. The existing rear meeting room will be gutted out and stripped back to become the new bedroom. The dwelling will benefit from the lowering of the current floor level in the basement, and

construction of new exterior door and window in the front room, in addition to the widening of all the existing light-wells and windows.

12.2 Ground Floor

The original shop front and entrance door to the commercial unit on the corner of Tottenham Street and Goodge Place will be retained and restored giving access to a refurbished commercial unit which has been carefully remodelled with a separate W.C. and Kitchen.

The rear infill extension which abuts 14 Goodge Place will be replaced with a new more sustainable and efficient extension. The existing residential entrance hall on Tottenham Street will be relocated to the rear infill extension on Goodge Place. A new staircase is formed leading to the upper two duplexes.

12.3 First Floor

The first floor plan remains largely intact, with exception of the addition of a new stair in the infill extension and the connection through the wall between the kitchen into the utility area, also in the infill extension.

The front room, the original *piano nobile* of the property, becomes the living and dining area of the duplex, with the fireplace restored. As part of the reinstatement of the sliding sash windows, the shutters that are currently missing will be reinstated within the existing projecting shutter boxes. The rear room is opened up to link the infill extension to create a large bright open plan kitchen.

12.4 Second Floor

The second floor also remains largely intact, with exception of the addition of the existing back wall opened up to link the infill extension and the front room being subdivided to create a bathroom for the inhabitants.

12.5 Third Floor

This becomes the lower floor of the upper duplex unit. Two bedrooms are created, one to the front of the building and one to the rear by inserting two new studwork partitions. Each partition is positioned to enable the retention of the front chimney breasts. The existing spine wall is to be adapted to enable the bathroom and staircase to the top floor to be constructed centrally in the most efficient place. The new stair from the infill extension arrives at third floor. The existing stair opening in the floor is infilled, separating the third floor from the second. A new stair is added connecting the two floors of the duplex (third and fourth) together.

12.6 Fourth (Attic) Floor

The fourth floor although it is a new addition, its shape needs to adhere to the surrounding building. Due to this floor being smaller than the third floor, an open plan living, kitchen and dining space has been formed accessed from the new stair connecting to third floor below.

The roof will be a mansard style roof covered in slate tiles, with lead detailing, dormers and windows to match the traditional sash windows.

12.7 General Works

The property will receive new plumbing, central heating and the drainage will be rationalized to minimize the external pipework. Any flues will be positioned discretely to the rear of the property.

The electrics will be renewed throughout.

External walls will receive a thermal lining internally, with the exception of in areas where existing features will prevent this happening.

Party walls and floors will be upgraded with acoustic linings to prevent passage of sound and where necessary will be upgraded to provide fire resistance between different compartments within the building. The main spine wall which runs throughout will be examined to see if it can be strengthened; if it is found out to be defective it will be rebuilt.

The external windows will be replaced with new timber double glazed sliding sashes to match the design of the original property.

The external fabric of the property will be renovated in keeping with the original building- brickwork cleaned and repaired where necessary, render and stucco renovated and redecorated, flashings replaced in lead.

The roof will be taken off and replaced with a new natural slate hung mansard to match surroundings.

Rainwater goods and SVPs will be replaced where required in black metal.

12.8 External Works

On the Tottenham Street and Goodge Place elevations, the building presently has rusty metal grates over the existing light wells. These light-wells will be widened to let in more light to the basement apartment, thus these grates will be replaced with railings around the perimeter of the widened light-wells in keeping with the neighbouring buildings.

13 Impact on Neighbours

The proposed works will benefit the neighbouring properties on all sides, in addition to both terraces by fully renovating and bringing back into use this “bookend” of the two listed Georgian terraces.

The proposed extension at the fourth floor level is a traditional hipped mansard with natural slate and code 5 lead work, will blend in well with the existing extension to 37 Tottenham Street and Goodge Place Elevation

The replacement infill extension will be refigured to create more efficient floor levels. Moreover it will be no higher than the neighbouring properties, and keeps to the original

depth of the existing infill extension thus creating no impact on the neighbours' access to daylight, sunlight or outlook.

14 Conclusion

The property is in a very poor state of repair. The proposed redevelopment will restore a semi derelict listed building sensitively, retaining as many of the existing architectural features as possible, benefitting the conservation area while also providing much needed high quality affordable housing for Camden.