

## 2.0 ANALYSIS

### Recent Planning Consent 11 - 12 Tottenham Mews

Initial application, proposed interior refurbishment and change of use from office to residential.

In August 2013 following an appeal a separate application was consented. It proposed a set back flat roof 4th floor extension.

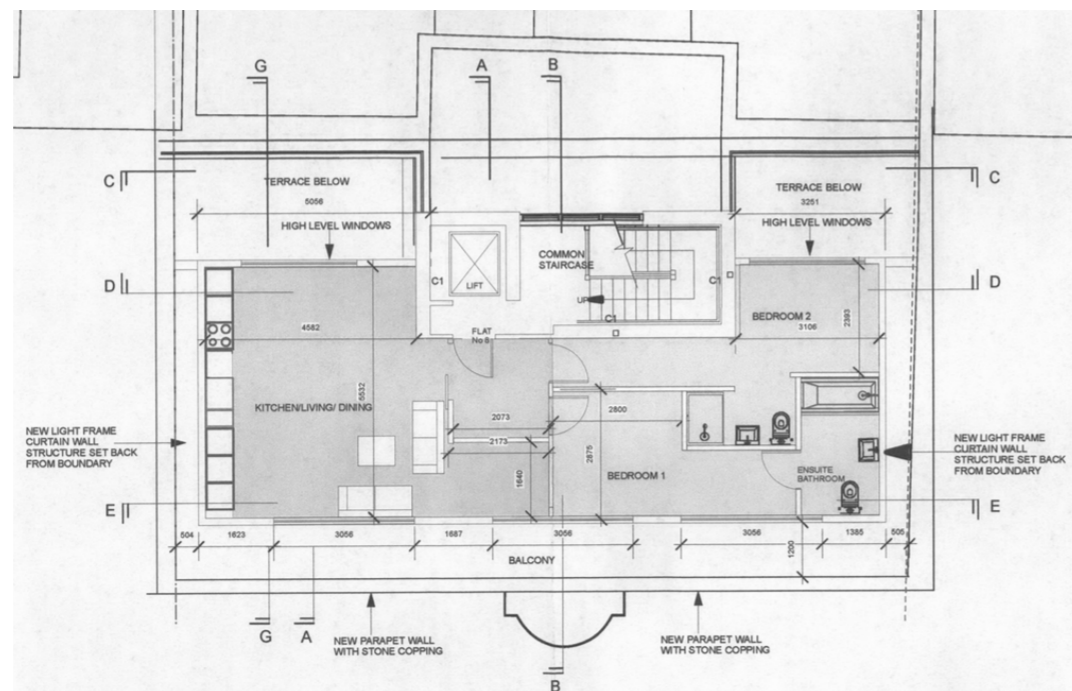
This increase in height has made it one of the tallest buildings along its side of the mews. The parapet, which hides the new extension when viewed from below, is the only visible change in height.



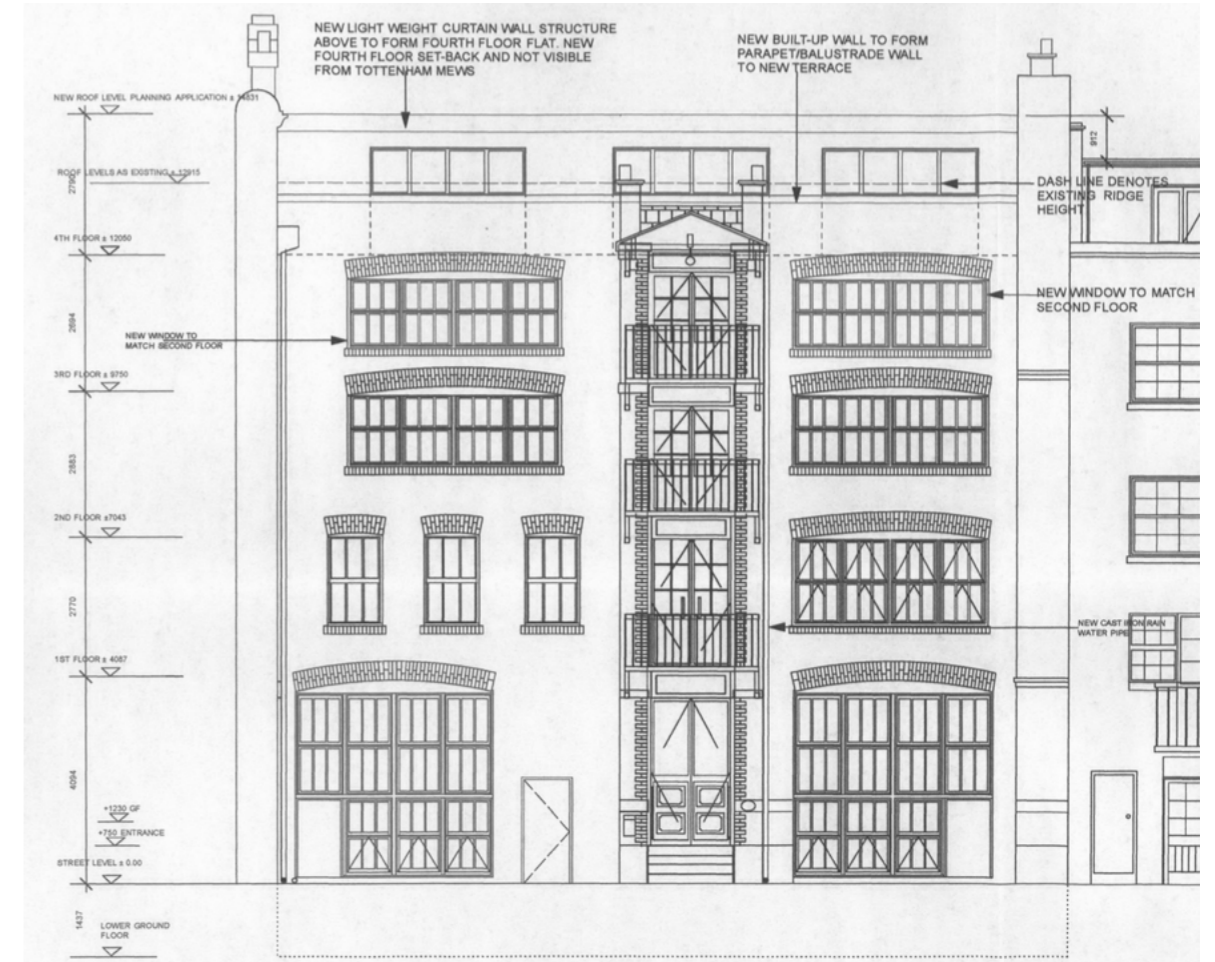
Site location



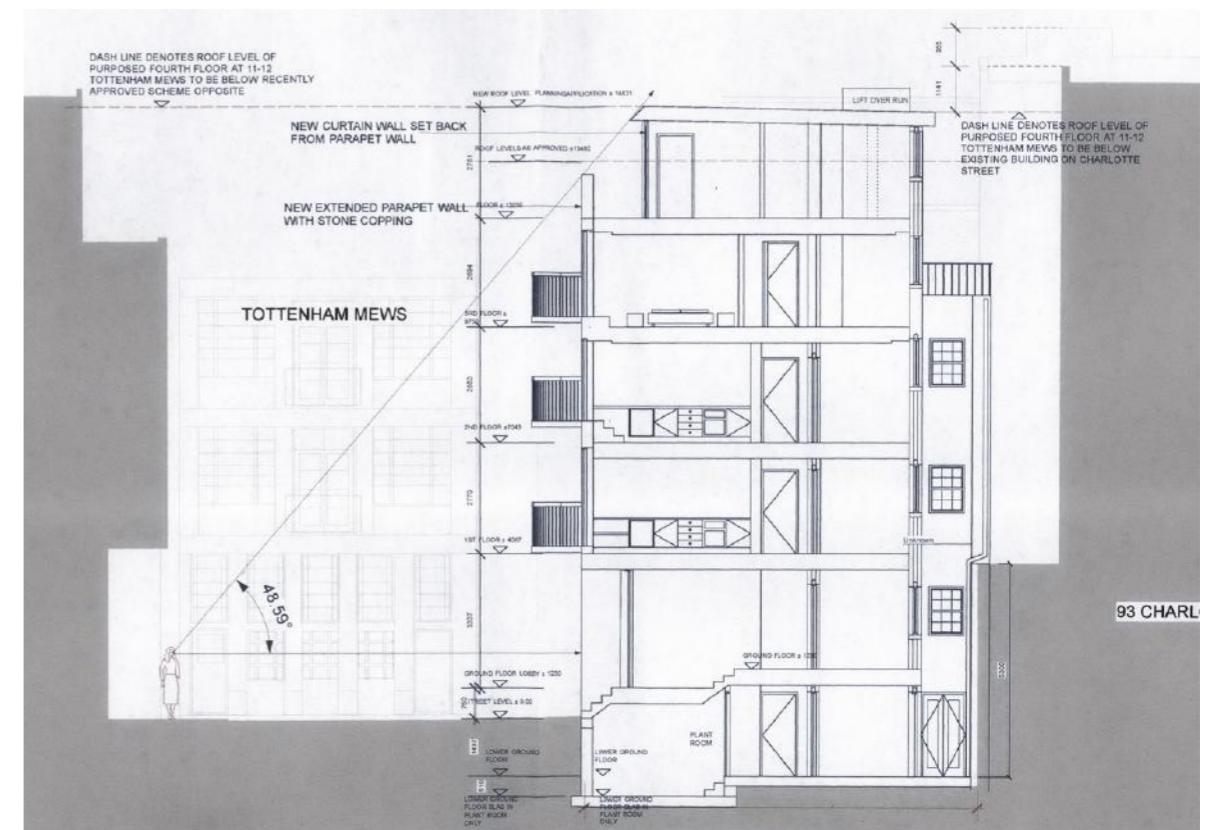
Existing building



4th floor extension plan



Proposed elevation with 4th floor extension.



Proposed section indicating use of parapet to conceal new extension.

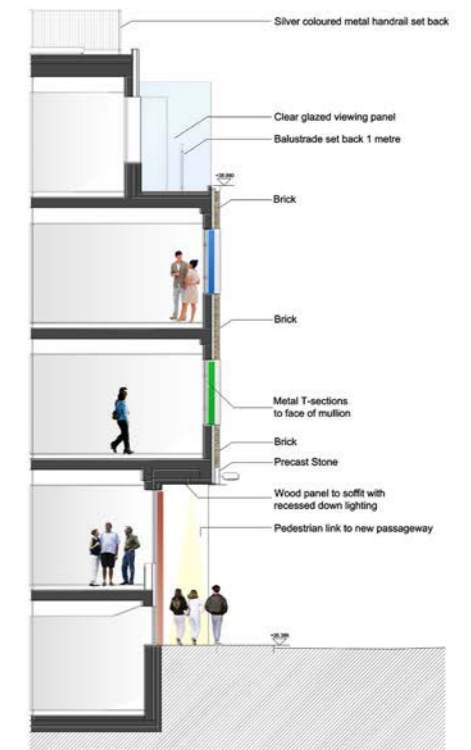
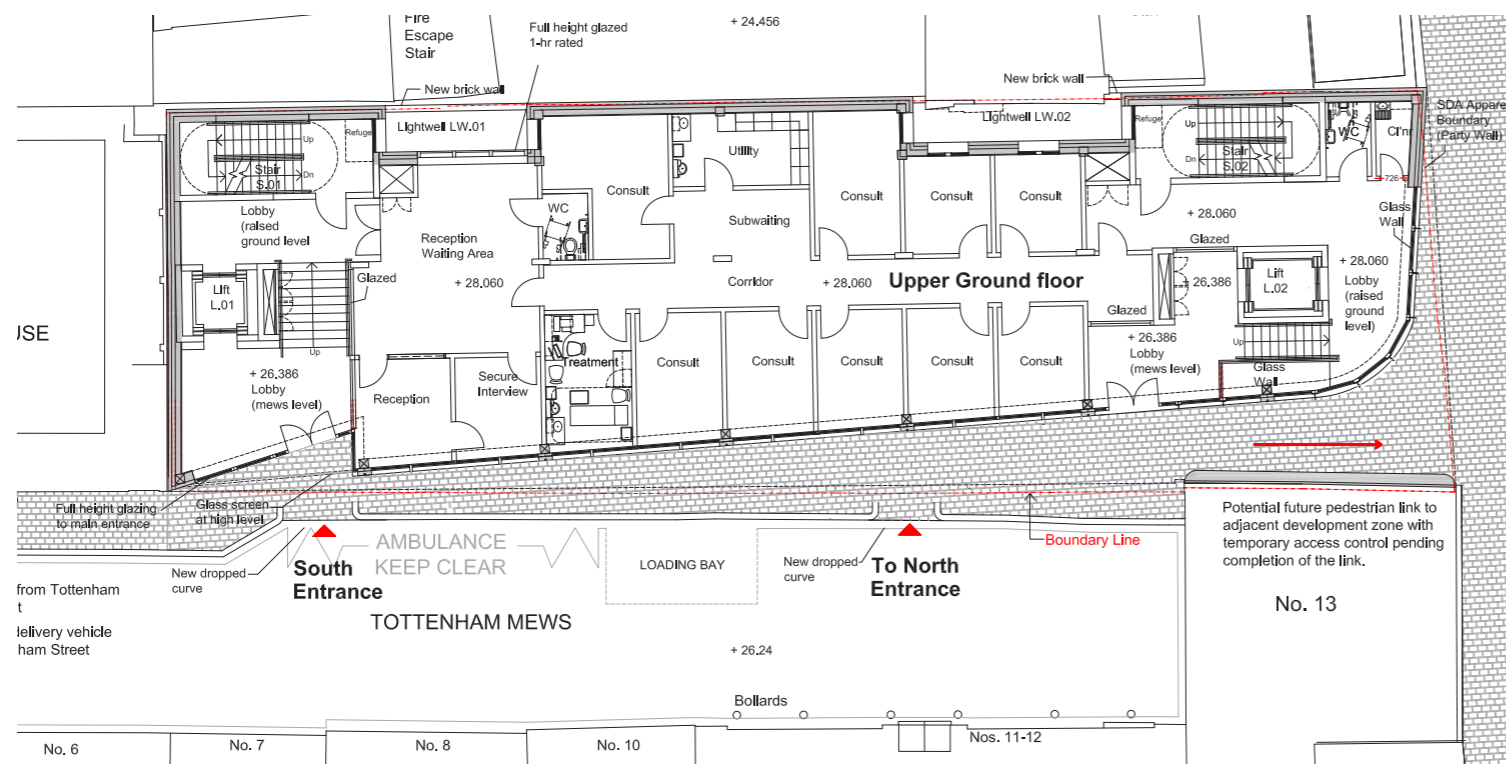
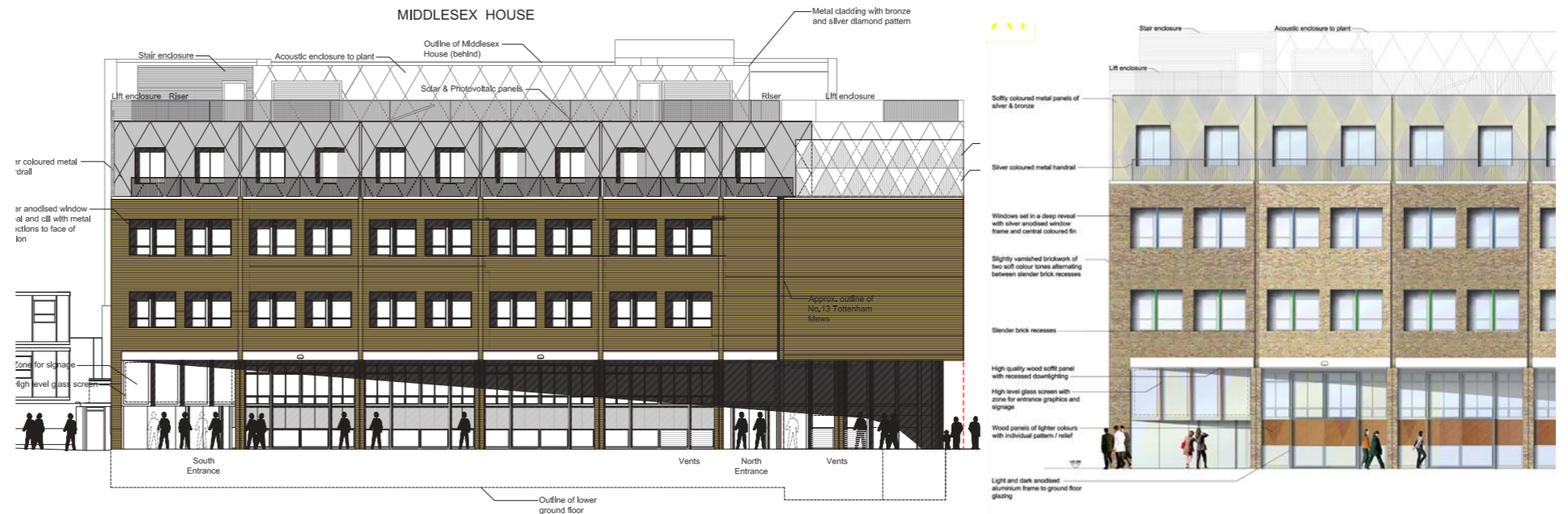


## 2.0 ANALYSIS

### Recent Planning Consent 14-19 Tottenham Mews

In December 2012 Planning consent was given for the "Erection of a 5 storey building, including basement level and roof level plant enclosure, to provide a Mental Health Resource Centre (MHRC) including recovery centre, consultation and activity rooms (Class D1) and 6 x 1 bed short-stay bedrooms (Class C2) (following demolition of existing two storey MHRC building (Class D1))."

This building has a strong horizontal emphasis, and at five storeys is taller than the original buildings on the opposite side of the mews.

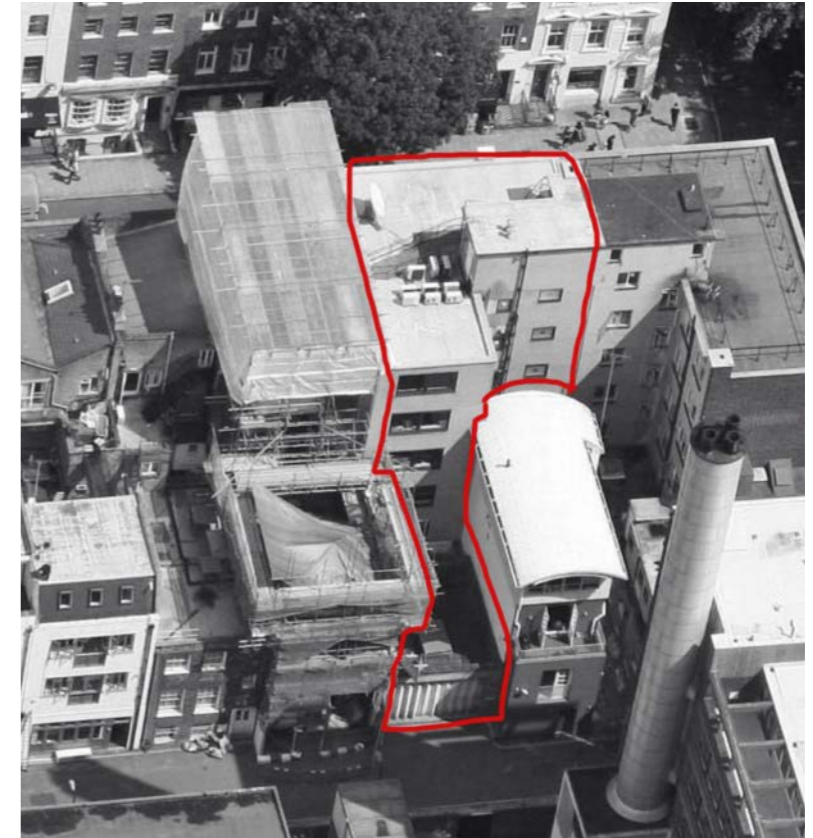




## 2.0 ANALYSIS

### 2.5 Existing Buildings

Currently the site is made up of two buildings. On Charlotte Street is a five storey office building which also has a full basement. On Tottenham Mews is a single storey garage. The two are joined by a small lightwell.



Aerial of site showing rear massing



Existing Building front elevation



Existing Building - inactive frontage



Existing Building rear elevation



## 2.0 ANALYSIS

### Office Building

The office building provides 757m<sup>2</sup> office space, but due to the inefficient nature of the building this allows for only 493m<sup>2</sup> usable office space (NIA).

The garage has a GIA of approx 40m<sup>2</sup>.

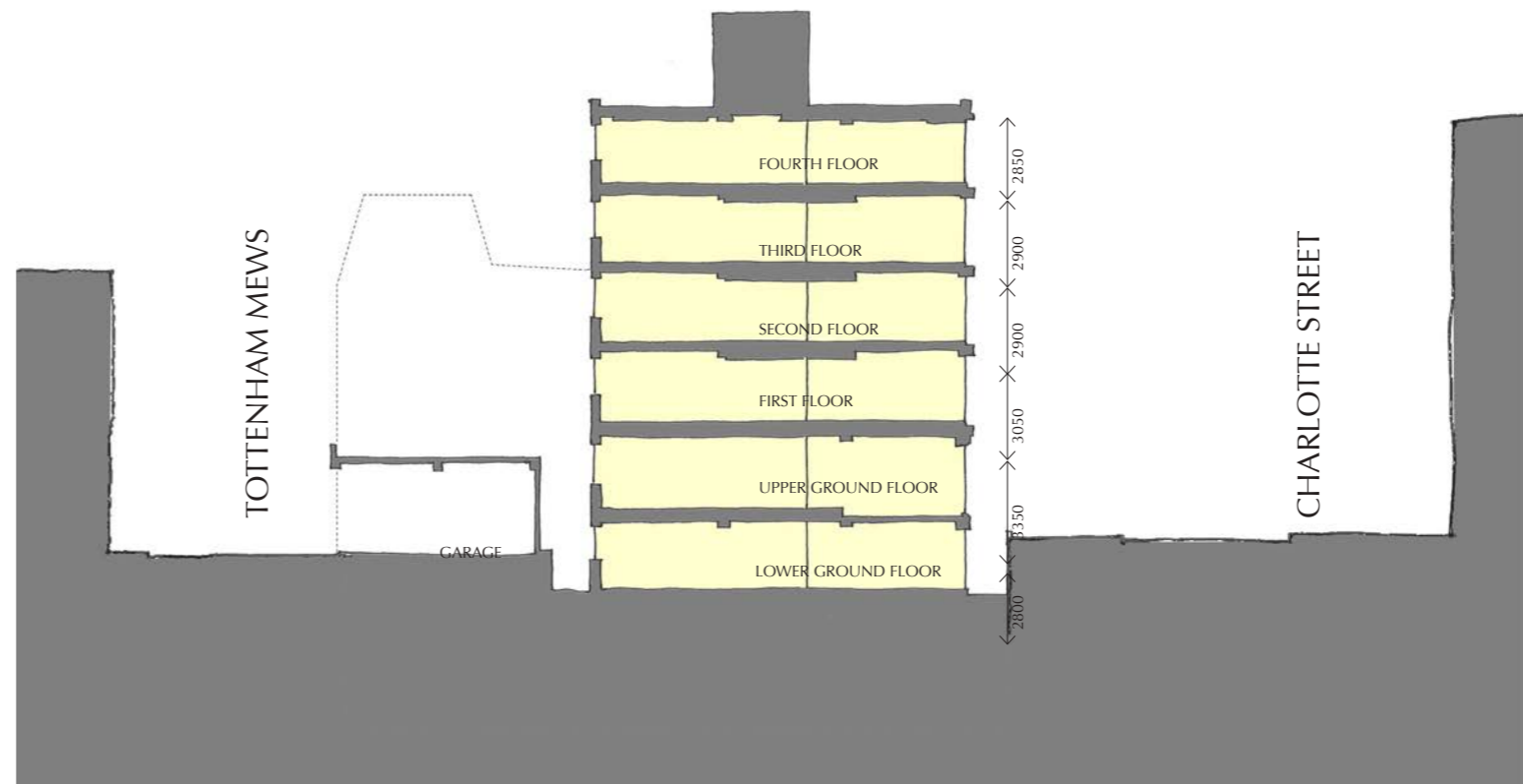
The buildings were erected following planning permission granted in September 1958.

The existing office building is inflexible, inefficient and does not comply with current access regulations.

This section shows that the existing building is essentially two separate structures. It also shows the limited floor to ceiling heights, which are below current standards. Additionally the entrance, lift and stair core all fall short of DDA compliance.

The building's current cellular layout is highly inefficient with cramped and tightly enclosed spaces. Internal level changes further deteriorate the quality of the accommodation.

Externally, the building has a raised ground floor and no archive frontage. Neither the Charlotte Street nor Tottenham Mews facades positively contribute to the overall conservation area.



Existing Section showing the five storey offices onto Charlotte Street and the single storey garage onto Tottenham Mews



Existing Building stepped entrance



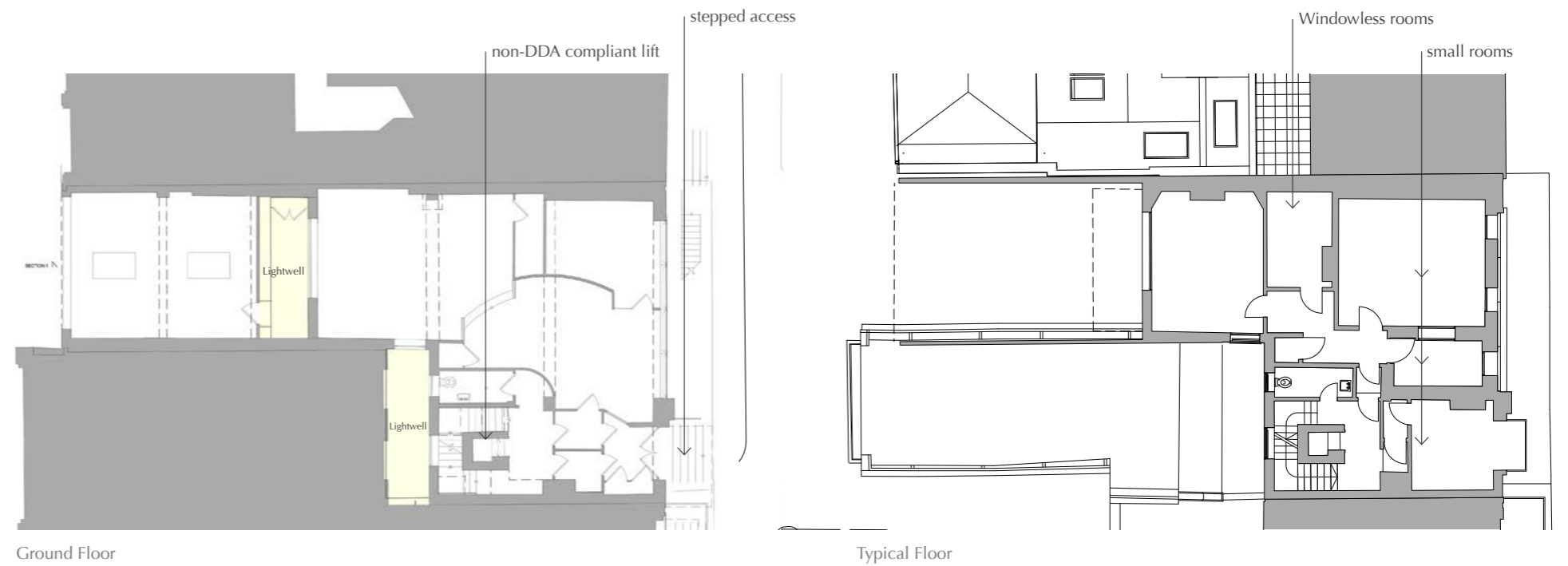
Currently exposed side and rear elevations

## 2.0 ANALYSIS

### Existing Building internal

The current lift serves the basement to the fourth floor, but is not wheelchair accessible due to its size and location in the building.

The internal layout is characterised by many small rooms that make its use less flexible.



Circulation area



View from First floor window, looking south



Upper Ground Floor office



View from First floor window, looking south



## 2.0 ANALYSIS

### 2.6 Summary

#### Two Contexts

The site addresses two contexts:

1. Charlotte Street
2. Tottenham Mews

#### Charlotte Street

Charlotte Street has retained its Georgian character. In our opinion, the current building detracts from this character, both in its architectural language and its lack of active frontage.

#### Tottenham Mews

Tottenham Mews has the gritty industrial character of a working mews. The current garage is a missing tooth in the mews, and detracts from the overall character. The existing consent on the site has a suburban residential language and is not in keeping with the overall mews character.



Charlotte Street massing including consented scheme



Tottenham Mews massing including consented scheme



Line of first floor facade



Charlotte Street



Tottenham Mews

## 2.0 ANALYSIS

### 2.7 Secured by Design

#### First meeting

An initial meeting with secured by Design officer Adam Lindsay has been held.

#### Key points of the meeting:

- All communal and all residential doors will be to a security enhanced standard. BS PAS 24-2012 or LPS 1175 sr 2 or higher or other acceptable standard . [www.securedbydesign.com](http://www.securedbydesign.com)
- I was informed that there were no opening and accessible windows at this development. If there are basement windows they may need enhanced security such as bars or internal collapsible grills.
- Post delivery would be to post boxes within the reception area of the building.
- An internal security line would be provided by having BS PAS 24-2012 doors on the stairs and an encrypted fob system on the lift.
- Utility meters will be either remote read, or in a central location such as the vaults.
- Lighting and stud partition are not relevant to this design.
- Access control will be audio and video.
- Bin store does not have an external access door.
- Bikes would be stored in the building.
- CCTV and alarm systems should be considered.



# 3.0 RESPONSE



## 3.0 RESPONSE

### 3.1 Two Buildings

#### General

A new mixed-use building with five floors of residential above new office space.

#### Key ideas:

- A building that responds to Charlotte Street & Tottenham Mews and retains a clear separation between them.
- Produce a coherent massing that expresses the distinct forms of Charlotte Street and Tottenham Mews.
- A contextual architecture that draws from the immediate context and enhances the conservation area.
- Our proposal draws together the two sites into a single building. In doing so we have sought to draw on the distinct characters of the Mews and Charlotte Street, creating a single architecture in two parts.
- A high quality Mews elevation that aims to enrich the set of interesting buildings of varying heights. The new proposal intends to form the link between the 3 storey plus roof historic building to it's left and the new 4 storey plus roof development to it's left. This is a form of approach already suggested in the preapplication process for the previous application, but was amended to address planning officer's concerns. It is still believed that this would create the more successful neighbour to the corner building.



A coherent and distinct form



Proposed Charlotte Street Elevation responding to the grain of the street



Visual showing distinct responses to Tottenham Mews

## 3.0 RESPONSE

### 3.2 Charlotte Street

#### Building Use

Our proposal is for a mixed-use building, with offices at ground and below and residential above.

The proposed building will allow for 493sqm NIA office / garage use and 543sqm NIA residential use.

A full area schedule is submitted with this document.

#### Office

The offices have been designed to create flexible spaces for the clients' two main activities:

- For the various charities as mentioned previously
- For Ostro Minerals

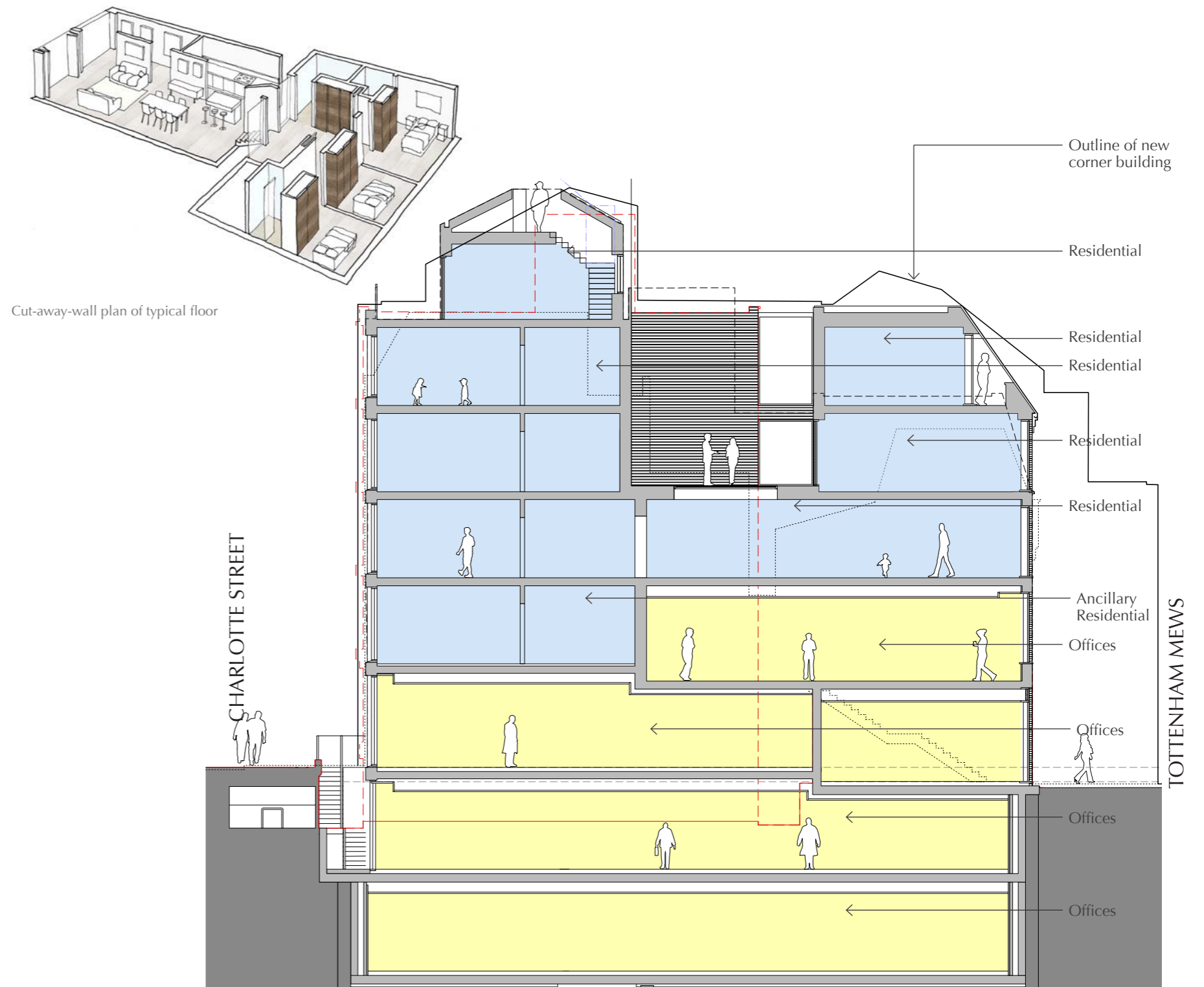
The offices are accessed from Charlotte Street, via a shared lobby which gives access to the office stair.

#### Residential

Above the offices are five floors of residential apartments, accessed from the shared lobby on Charlotte Street. Primary access to the apartments is via the lift.

Part of the first floor is an apartment that is ancillary to the office use. It will provide accommodation to clients to Ostro Minerals and visitors of the various charities.

Above this are 3no. three-bed apartments; two of which are lateral apartments on the 2nd and 3rd floors, with the third being a three-bed duplex spread over the 4th and 5th floors.



Proposed section