

A_16_002_3.01

31st July 2017

28 Tottenham Street, WIT 4RH - Design and Access Statement

Use

28 Tottenham Street is listed Grade II and forms part of a terrace of small scale retail and residential properties along the north side of the street. Built in the late C18th, probably as a town house, but soon to have the ground floor partially adapted into a public house / shop, it became multi occupancy on upper levels and has remained in this condition for many decades. The front elevation was re-built in 1974, (including modern window joinery to 1st, 2nd & 3rd floors), due to subsidence from 2nd WW collateral bomb damage. Due to ongoing subsidence, further works were carried out recently within the basement to underpin the front facade and strengthen the ground floor. A small rear area adjoins Charlotte Mews, which is accessed by an immediately adjacent undercroft below the adjoining property to the east. The proposal is to restore the upper floors of the property; retaining the single residential use, and to refurbish the front and rear areas including re-construction of the original shopfront.

Amount

The building comprises a basement with under-pavement cellars, a ground floor retail unit raised from the pavement, and three upper floors containing a living room, kitchen, bathroom and three bedrooms amounting, in total, to some 205m² and a rear area of 23m².

Layout

Separate access to a hallway leading to the upper floors and basement, and the shop, is gained by two flights of three broad steps to doorways either side of the shop front. A back door to the rear yard accesses the staircase to basement and all upper floors.

The purpose of the proposed development is to restore/refurbish the existing upper floors and shop front/street level railings and steps. Accommodation will be principally the same as existing, i.e. three bedrooms, a livingroom, a kitchen and a bathroom. A shower room / w.c. is to be introduced to the 3rd floor to be shared by the two top floor bedrooms.

Statutory one hour fire separation between the existing retail and residential premises will be provided by construction of a one hour partition and ceiling within the ground floor shop and within the floor void of the existing hallway. Statutory fire compartmentation between the two uses will be obtained by construction of a partition and fire door to the rear lower stair landing.

Landscaping

The brickwork enclosing walls to the rear area will be re-instated together with painted joinery access gates and new internal paving, bins area and cycle stands. The front area railings will be reinstated together with restored stonework to the pair of entrance steps

Scale

Repairs to all the existing rear window joinery will faithfully match the pattern of the original windows. The restored shopfront will adopt the scale and pattern of the original utilising the remaining joinery profiles and the historical photographic record.