

DESIGN AND ACCESS STATEMENT

8 TOTTENHAM MEWS, FITZROVIA, LONDON, W1T 4AE

CREATION OF ROOF TERRACE; AND ASSOCIATED WORKS

FULL PLANNING APPLICATION SUBMITTED ON BEHALF OF BERICOTE PROPERTIES LTD.

This Design and Access Statement has been prepared in support of the above application for the creation of a roof terrace at 8 Tottenham Mews, Fitzrovia, London.

This statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990 (as amended). Moreover, it accords with Guidance set out within Section 3 of DCLG Circular 01/2006 and CABE's Guidance 'Design and Access Statements: How to Write, Read and Use Them'.

Proposal – Use and Quantum

This application proposes the creation of a new roof terrace above an existing mixed use residential/office building. The use of the roof terrace will be ancillary to the existing uses at 8 Tottenham Mews.

Access

The roof terrace will be accessed from 8 Tottenham Mews.

Layout

The roof is currently not accessible to the occupiers of the building, but with a minor reconfiguration to the existing stairs on the balcony, the roof will be accessible. No other changes to the layout of the building are proposed.

All changes are shown on the existing and proposed drawings which support the application. For the avoidance of doubt, these are listed below:

Reference	Title	Scale
1259_Bericote_04_RP Rev A	Existing and Proposed Roof Plan	1:25 @ A1
1259_Bericote_05_EL Rev C),	Existing and Proposed Front Elevations	1:25 @ A1
1259_Bericote_06_SS Rev D	Existing and Proposed Street Scenes	1:50 @ A0

Scale

The proposed development will not result in the creation of any floorspace. The minor alterations will facilitate access to the roof by occupiers of the building and it will be ancillary to the main building. The roof itself measures by 4737 x 5839mm (27.7 square metres).

External Appearance

The proposed terrace will be located at the top of 8 Tottenham Mews, which is situated within the Charlotte Street Conservation Area (CA). As such, the appearance of the terrace has been carefully considered against the context of the surrounding area.

The building is located on a street with a varying roof line, with the properties to the north being between half a storey and a storey higher. The proposed terraced has therefore been designed to align with the building directly to the north and comprises a 1100mm fence line, which has the effect of creating a more uniform roof line.

Minor works are necessary to facilitate the roof terrace, and these include the reconfiguration of the existing stairs to the rear of the building, a new tiled floor, the erection of a 1100mm Tensile Wire Balustrade with Steel Frame and soft landscaping on the east, south and west elevations comprising boxed planters. No works to the remainder of the building will be carried out and as such the original features will be preserved.

The appearance of the building will remain largely unchanged and from most angles at street level the terrace will not be visible. To the rear, the buildings on Charlotte Street, which are taller than the building in questions, will screen views of the terrace.

The terrace has also been designed to ensure that it does not have a significant negative impact on amenity. The proposed balustrade and boxed planters will provide screening and prevent overlooking from the terrace. In addition, the location of the terrace means it is set back from the properties to the rear, by way of the existing third floor balcony. The local area is also comprised of numerous commercial businesses and much fewer residential homes and therefore the impact of the roof terrace on surrounding occupiers will be much less.

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