

13 Tottenham Mews

Design and Access Statement

13 Tottenham Mews, Fitzrovia, London W1T 4AQ

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Project Details

Site Address:
13 Tottenham Mews, Fitzrovia, London W1T 4AQ

Applicant:
Chalfords Limited

Agent:
Matthew Springett Associates Ltd.
70 Hatton Garden, London, EC1N 8JT
020 7692 5950

This document is to be read in conjunction with the following drawings and documents submitted as part of the application including other consultants reports.

MSA Drawings:

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Consultant Reports:

Daylight and Sunlight Study

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Matthew Springett Associates Ltd. 2018

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Introduction

This Design and Access Statement has been prepared as a tool to illustrate the design intent behind the proposed extension of 13 Tottenham Mews.

Project Summary

13 Tottenham Mews is an existing 3 storey, B1(a) office building. The building was constructed during the early 20th Century as an industrial building and warehouse. The ground floor has until recently been a mechanics garage, but has been recently converted to office use.

This proposal seeks to extend the building with a rooftop extension to add an additional 2 floors. To stay in keeping with the modern industrial appearance, the scheme proposes a modern, crisp extension to the end of the Mews which can act as a transition between the increasing height of the Mews, towards the larger existing and proposed buildings behind.

Site Location Plan

Site

The site is located at the end of Tottenham Mews, which was originally created as a service road for the main residential houses on Charlotte Street, and is accessed from Tottenham Street.

To the North of Tottenham Mews are Astor College, a university halls of residence currently under renovation and extension, and Middlesex Hospital Annexe buildings, an old Victorian work mill converted as part of the hospital and currently vacant which has planning permission for demolition and a new hospital tower block.

The east side of Tottenham Mews are a mixture of residential and converted industrial buildings. The original 2 storey mews houses have historically been demolished and replaced with taller 3 and 4 storey brick industrial buildings of varying quality. Behind the mews buildings are the original main residential houses which face onto Charlotte Street.

The west side of Tottenham Mews is a two storey unoccupied prefabricated medical day hospital. Behind the west buildings is a large office building Middlesex House.

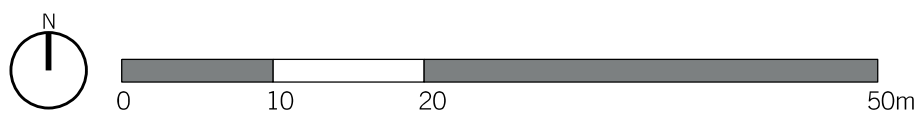
The entrance of Tottenham Mews is lined by Arthur Stanley House to the west, an office 8 storey office block, and to the east is a three storey building with a modern rooftop extension.

13 Tottenham Mews is a later edition to the road, being constructed in the early 20th Century as a purpose built industrial building with an industrial garage on the ground floor and warehouse storage on the first and second floors, including central loading doors on both levels.



Image courtesy of Google Maps

Site Location Map scale 1:500 @ A3



Tottenham Mews

Tottenham Mews and the surrounding context has been altered through its history with some modifications considered to benefit the conservation area and some considered as a detraction.

Tottenham Mews offers a view of the BT Tower down the length which has been noted in the Charlotte Street Conservation Area documents. The Tower is aligned to the left of the Mews and above the proposed alterations to the Middlesex Hospital Annex. 13 Tottenham Mews can be seen to the right of the tower as viewed from Tottenham Street.

The mews buildings 6-12 have been altered through their history to the current arrangement of three to five storey buildings. There is a hierarchical rise along the length of the Mews with a new rooftop extension to 11-12 Tottenham Mews being the highest point on the road. These Mews buildings are considered an asset to the Conservation Area.

The Arthur Stanley building on Tottenham Street and the entrance to Tottenham Mews is considered to be a detractor to the Conservation Area and there is a planning application under consideration for development and extension of the building to create new residential units and refurbishment of the existing façades.

The vacant prefabricated Day Hospital at 14-19 Tottenham Mews has been marked for development with an elapsed approved application for a new healthcare building. The site has recently been sold and further applications are anticipated.

The view down Tottenham Mews from No13 shows the existing descending roof topography, as well as a modern rooftop extension built as part of the development of 73 Charlotte Street - 4 Tottenham Mews.



View down Tottenham Mews towards the BT Tower



10-12 Tottenham Mews



7-8 Tottenham Mews



Arthur Stanley House from Tottenham Street



Vacant Day Hospital 14-19 Tottenham Mews



View down Tottenham Mews from Roof of 13 Tottenham Mews

Surrounding Context

In analysing the surrounding context, there are a number of construction, planning projects and existing buildings which have been considered in relation to the site at 13 Tottenham Mews (highlighted in Red).

Highlighted in Blue, Astor College is currently extending their on-site accommodation by building a new tower behind the existing accommodation block. This new block is to the north of 13 Tottenham Mews and will create a new 8 storey extension behind the existing building which is being re-clad with new facade.

Highlighted in Green is the Middlesex Hospital Annex building which has been consented for demolition and redevelopment with a new mixed use tower.

The existing vacant buildings immediately to the North West of the site are early 19th Century Victorian ward extensions to the hospital which are no longer suitable for a modern hospital and have been vacant for an extended time.

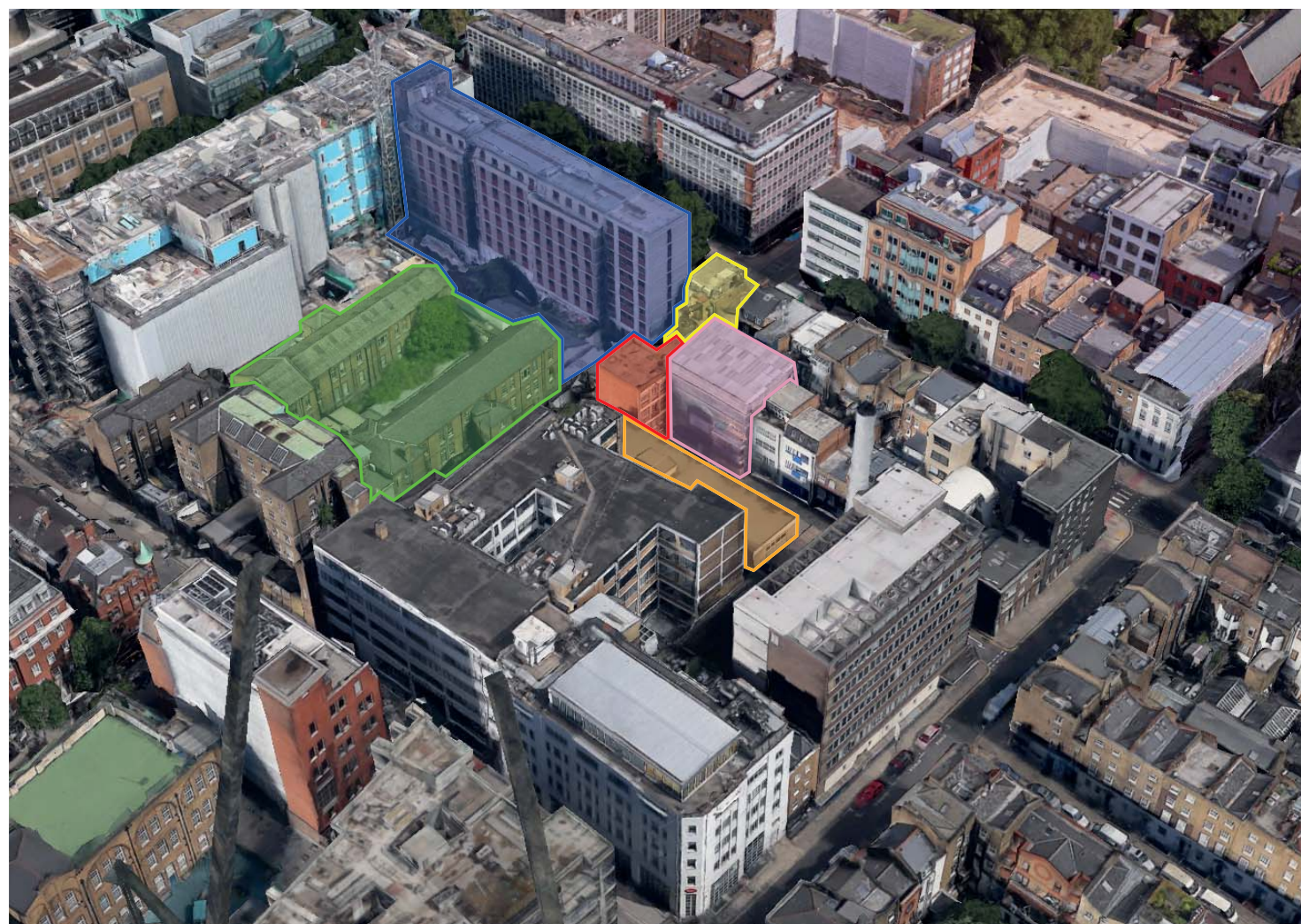
Highlighted in Orange is a vacant 2 storey Day Hospital. The site was consented for a new 4 storey Mental Health Resource Centre which was granted planning approval in 2012. The approval has since elapsed due to a three year planning condition.

Adjacent to the site and highlighted in Pink is 11-12 Tottenham Mews which was recently granted planning approval for a rooftop extension to create a new residential fourth floor. The new extension at 11-12 has created an unbalanced Topography through Tottenham Mews.

97 Charlotte Street is an office building, highlighted in Yellow. It has been altered a number of times with a mansard extension and multiple extensions at the rear. The property was originally built as a residential property but was changed to office use through Permitted Development in 2002.



Google Earth Image of site from South East



Google Earth Image of site from South West

Conservation Area

Tottenham Mews is within the Charlotte Street Conservation Area. The conservation area has been set up to help protect the special interest of the area. The area was originally developed as a residential area in the mid 18th Century, however it later fell into decline and developed a mixed use of shops, industrial and businesses which provide part of the character of the area at the moment.

The existing buildings along the eastern side of the road are considered to be positive contributors to the conservation area. The Arthur Stanley House at the entrance to Tottenham Mews, and the pre-fabricated unused Day Hospital to the west side of Tottenham Mews are considered to be detractors to the conservation area. 13 Tottenham Mews is not considered to be either positive or a negative contribution.

The existing site building is a newer addition to the conservation area with a more modern appearance to most of the other industrial buildings in the mews and includes large areas of concrete and glass.



13 Tottenham Mews



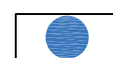
Listed Buildings



Positive Contributors



Detractors



Charlotte Street Conservation Area Positive Contribution Map, Camden Council



A Right of Light BRE Daylight and Sunlight Assessment and maximum development envelope exercise has been conducted for 13 Tottenham Mews to determine any effects a rooftop extension might have on neighbouring buildings.

The scheme has been considered for a Maximum Envelope in relation to Daylight and Sunlight which has proposed a three storey extension may be constructed without significant impact on any neighbouring properties.

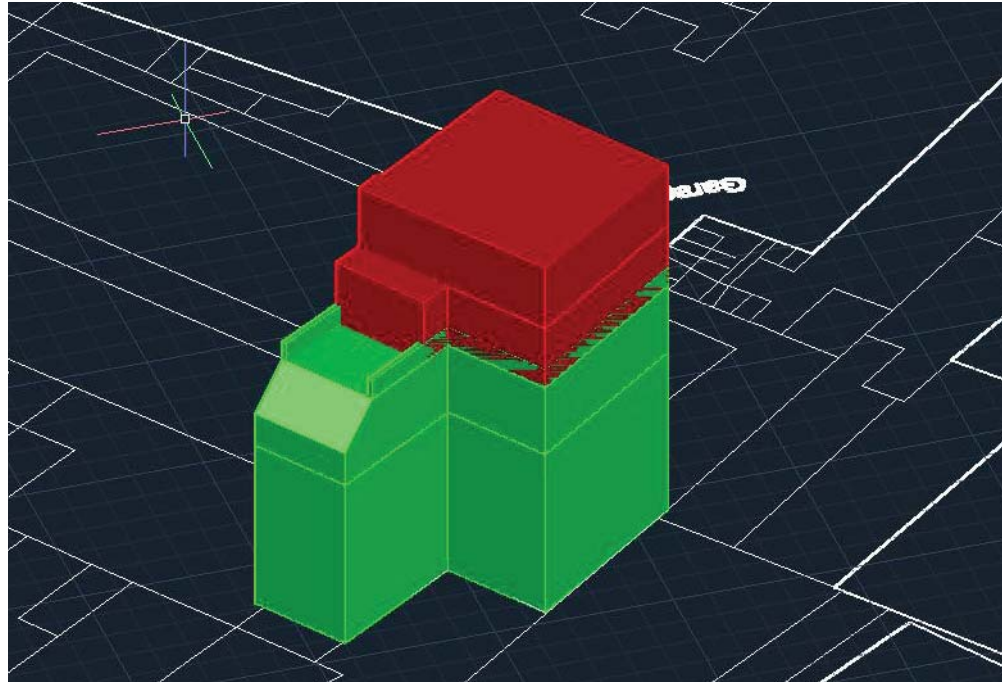
Following design development, it is proposed for a two storey extension to be built on the site which allows for appropriate circulation within the building.

Daylight -

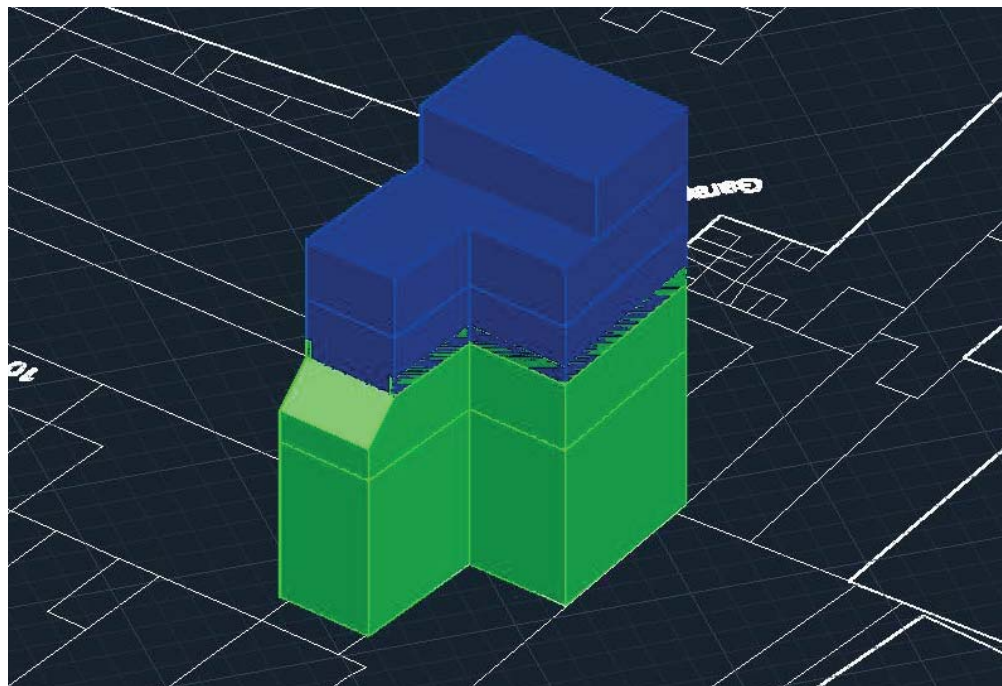
The report has stated that one window serving 12 Tottenham Mews will have a reduction in daylight levels below the guide recommendations of 0.8 of the former value, this window will have a reduction 0.78. However, the report confirms that this room is served by a second unaffected window and due to the marginal difference, it is believed a 2-storey or 3-storey extension would have an unnoticeable affect on the surrounding neighbours.

Sunlight -

No habitable rooms will be negatively affected by the proposed development.



Indicative Two Storey Scheme



Indicative Three Storey Maximum Envelope

Design Process

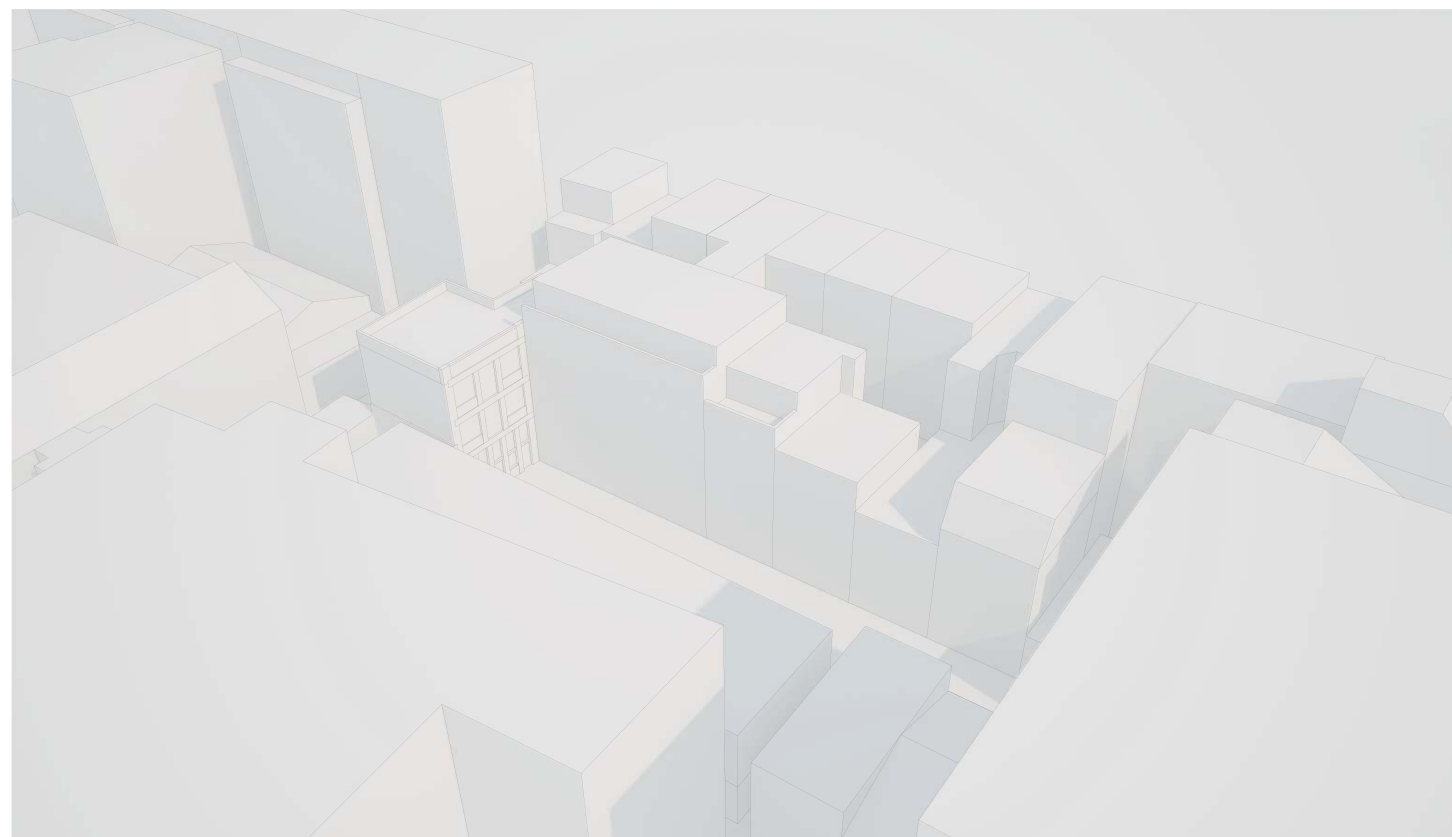
The design of the extension to No13 has been approached to balance the typology and elevational topography of Tottenham Mews through the creation of a modern extension at the end of the mews.

The existing mews buildings are mostly four storey ex-industrial buildings constructed in the late 19th century, with most including a rooftop extension. The adjacent buildings have recently been extended which has created an imbalance in the mews topography.

We have consulted with both national and local guidance for developing such extension including close attention to the Camden Local Plan D1 & D2 and the Charlotte Street Conservation Area Appraisal and Management Plan, along with a reference to recently completed buildings within the mews and local area.

The design process has been mindful of the positive precedent that new modern architecture has had within the area including the recent developments at 73-75 Charlotte Street, 34-38 Tottenham Street and 4 Tottenham Mews where there is clear distinction between lower and upper elements of the developments.

The design has been borne out of the above extensive research as well as an iterative refinement to create a considered and finely crafted addition to the existing building.

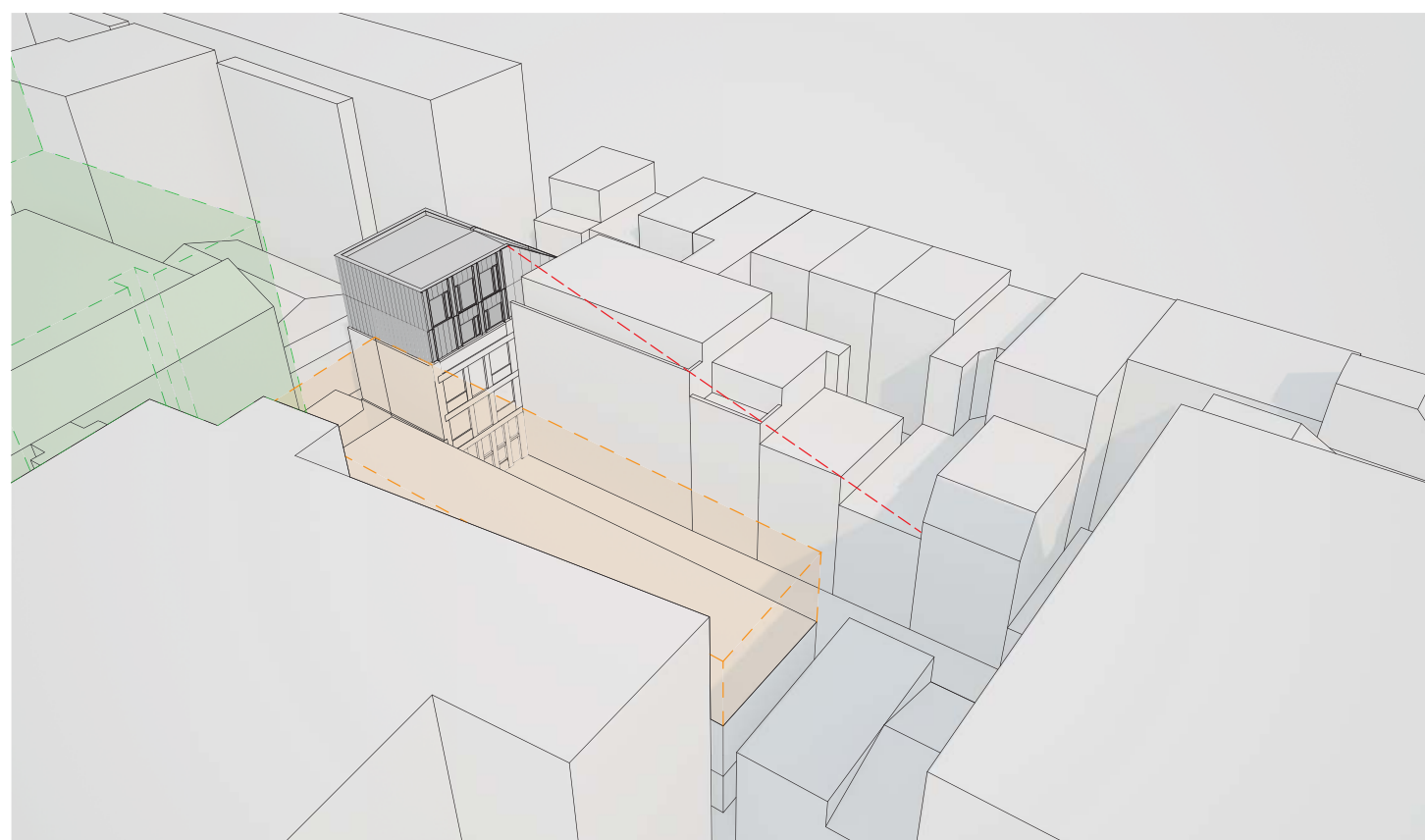


Existing Massing

This diagram has been developed to demonstrate the loss of proportional massing along Tottenham Mews.

The existing topology of the Mews has created an imbalance of 13 Tottenham Mews reduced below the neighbours overall height.

Further developments in development beyond at the Middlesex Hospital Annex will further increase the scale of buildings around the Mews, as well as potential developments expected on the site of the Day Hospital (14-19 Tottenham Mews).



Proposed Massing

— — Ascending Massing line along the Mews

▭ In Development Proposals for Middlesex Hospital Annex

▭ Potential future development at the 14-19 Tottenham Mews

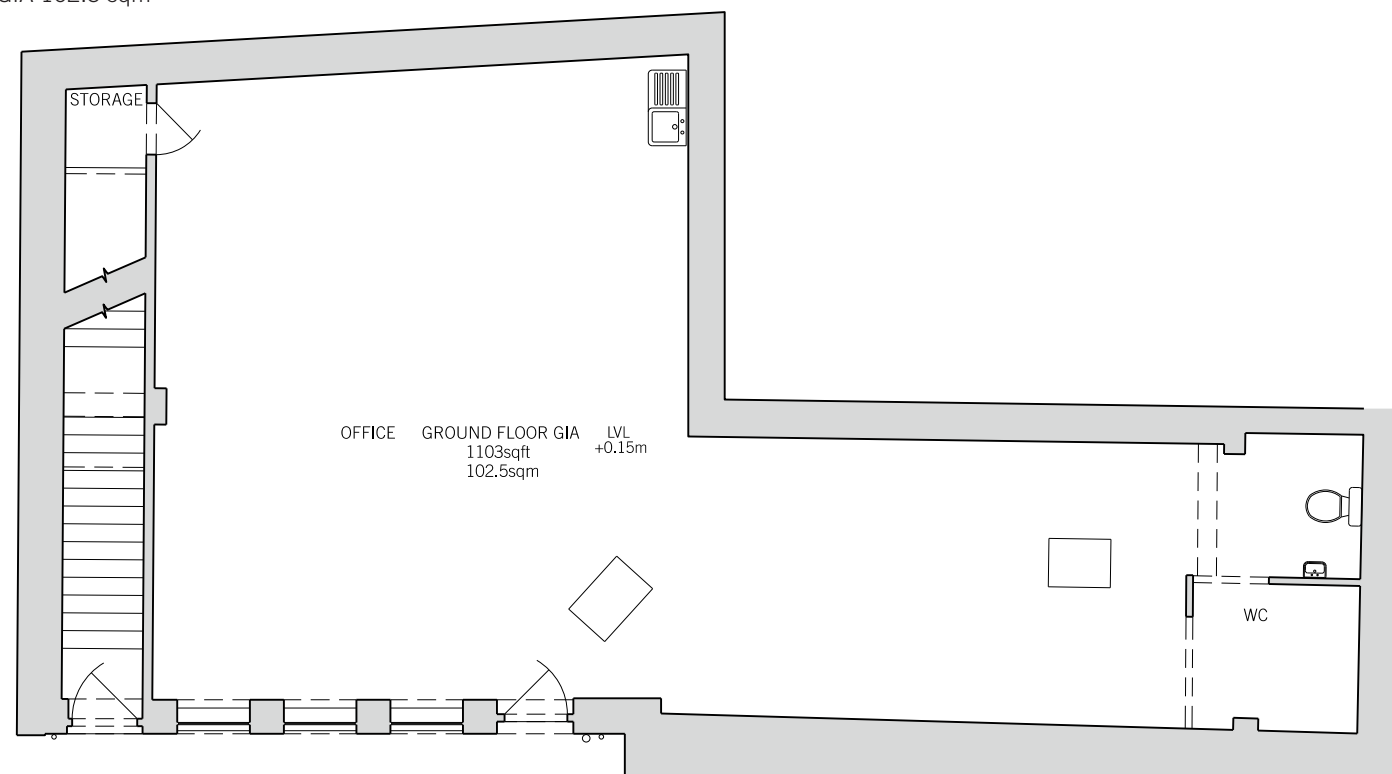
The proposed addition to No13 has been developed with consideration of the current and future anticipated development of the mews and surrounding city scape while being conscious of the building's importance and the closing 'bookend' to the streetscape.

The 2 storey extension has been considered in such a way as to follow the ascending step up in the neighbouring row of buildings flanking the eastern side of the mews. Based on previously approved planning applications it is anticipated that future developments on the west side of the mews will be significant and that our proposals will be appropriate and proportionate to any such development.

As set out in earlier sections, the design scale and massing has been developed so as to respect rights to light of surrounding properties and slopes to the east to maintain established and to meet BRE requirements.

The scale and rhythm of the main south facing mews façade considers the orthogonal historic rhythm of the elements below while clearly establishing new identifiable extension. The simple, refined setting out respects the scale and proportion the existing structure below to create a scale that is appropriate to the context and respects lines of sight to the BT tower etc. that are afforded from the other end of the mews.

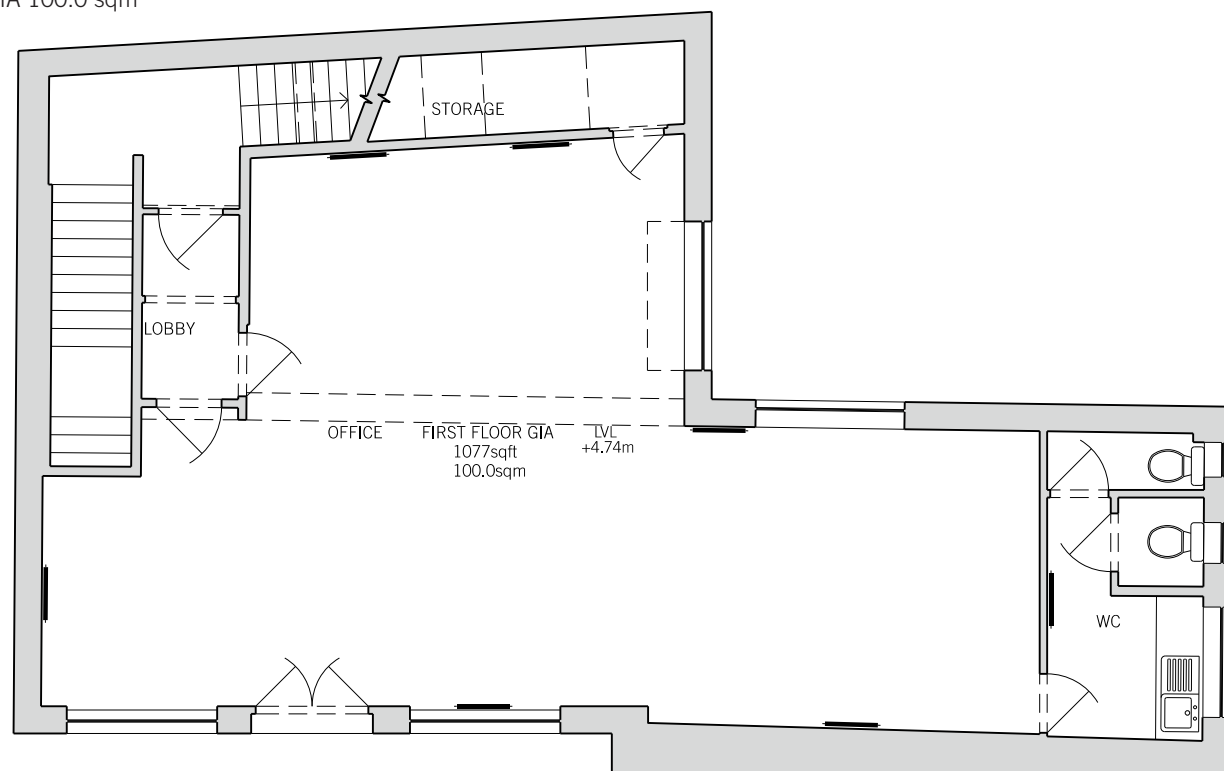
GROUND FLOOR
GIA 102.5 sqm



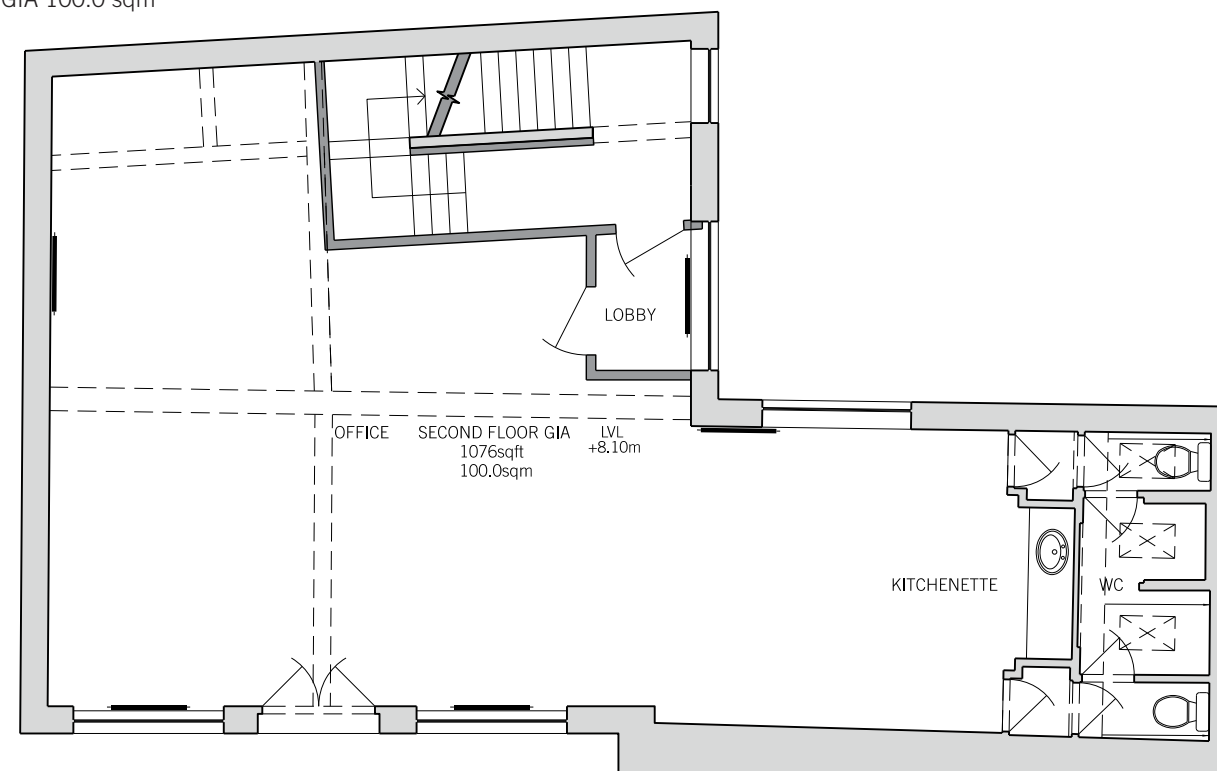
The building is arranged with a single access staircase leading to the first and second floors. The ground floor is accessed exclusively from the ground floor street entrance.

The proposal will modify the internal staircase to extend the staircase by two floors.

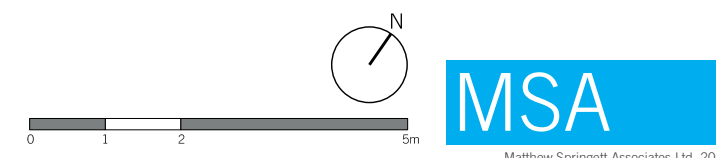
FIRST FLOOR
GIA 100.0 sqm



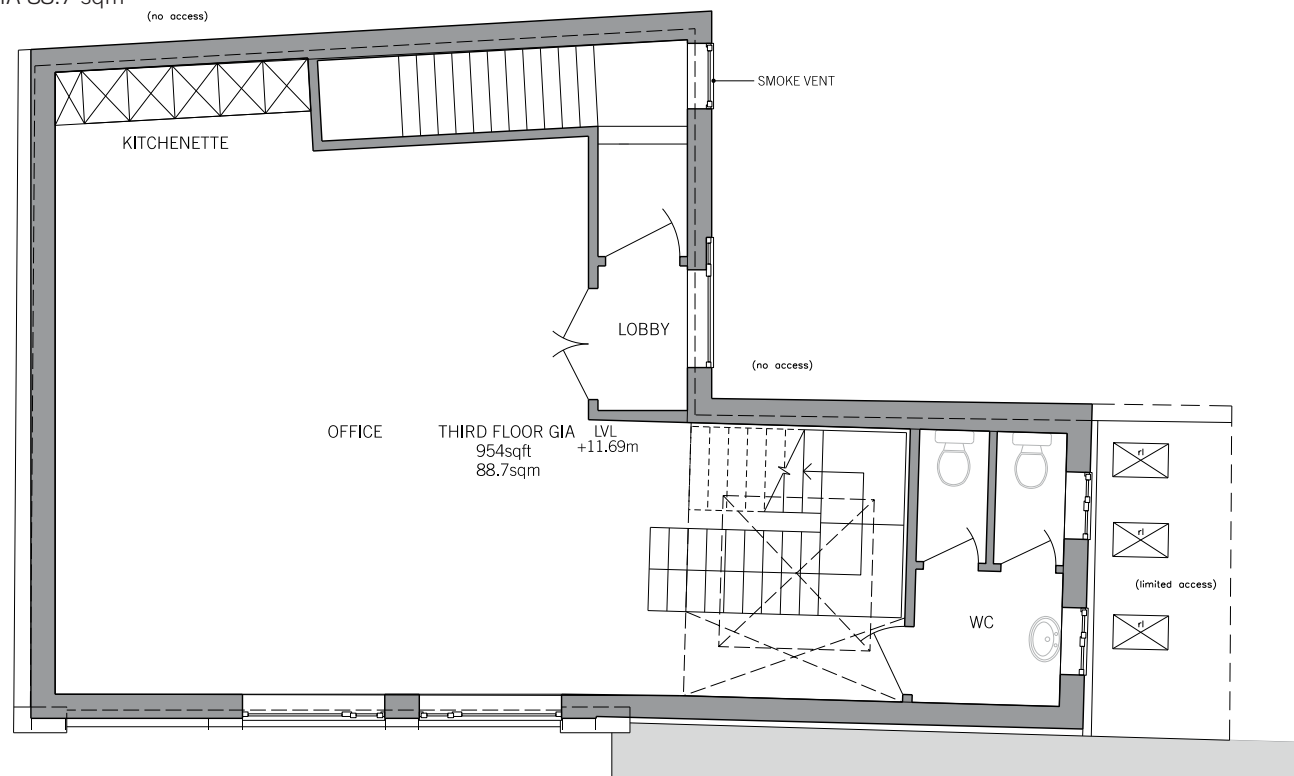
SECOND FLOOR
GIA 100.0 sqm



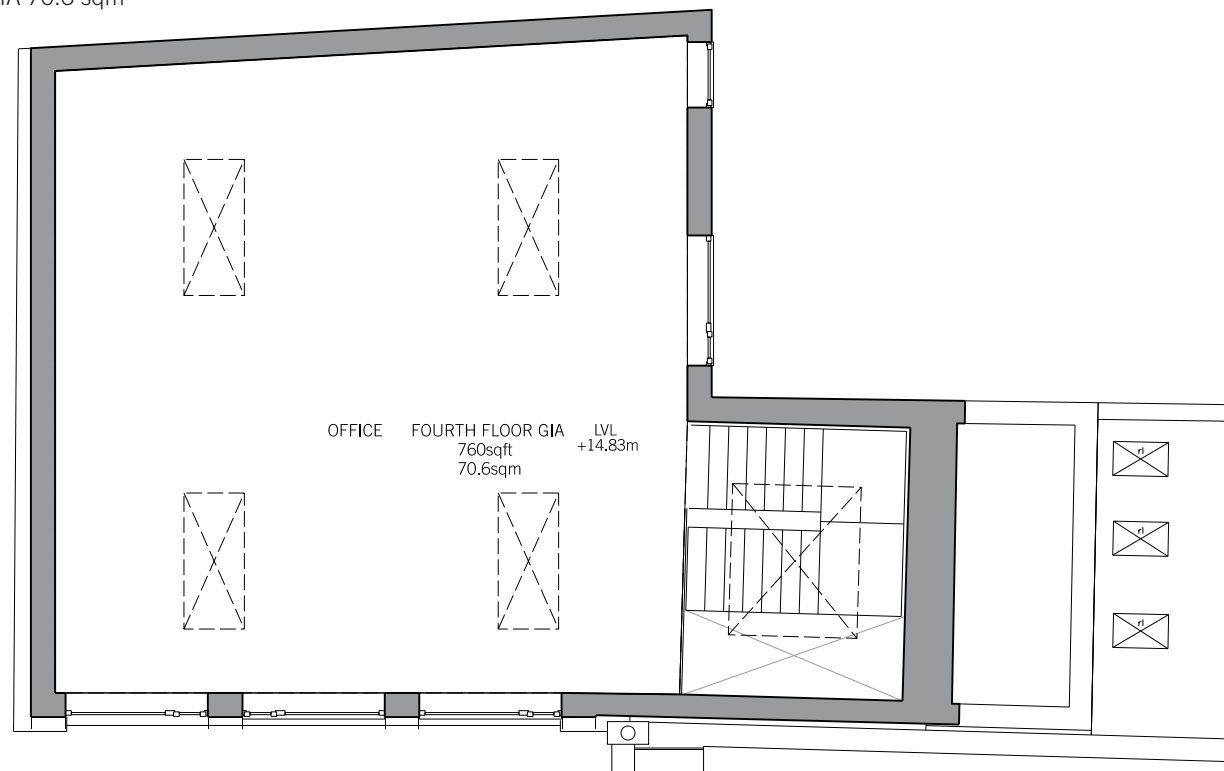
PLANS
Scale 1:100



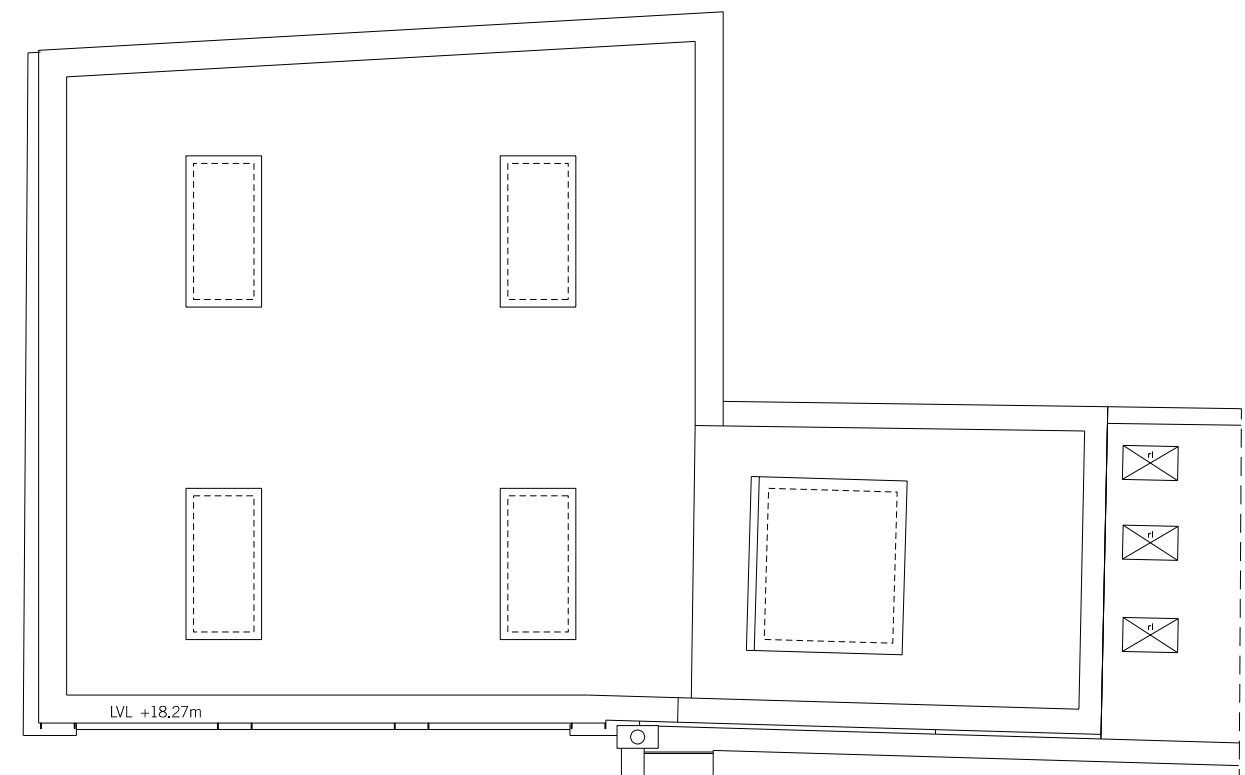
THIRD FLOOR
GIA 88.7 sqm



FOURTH FLOOR
GIA 70.6 sqm



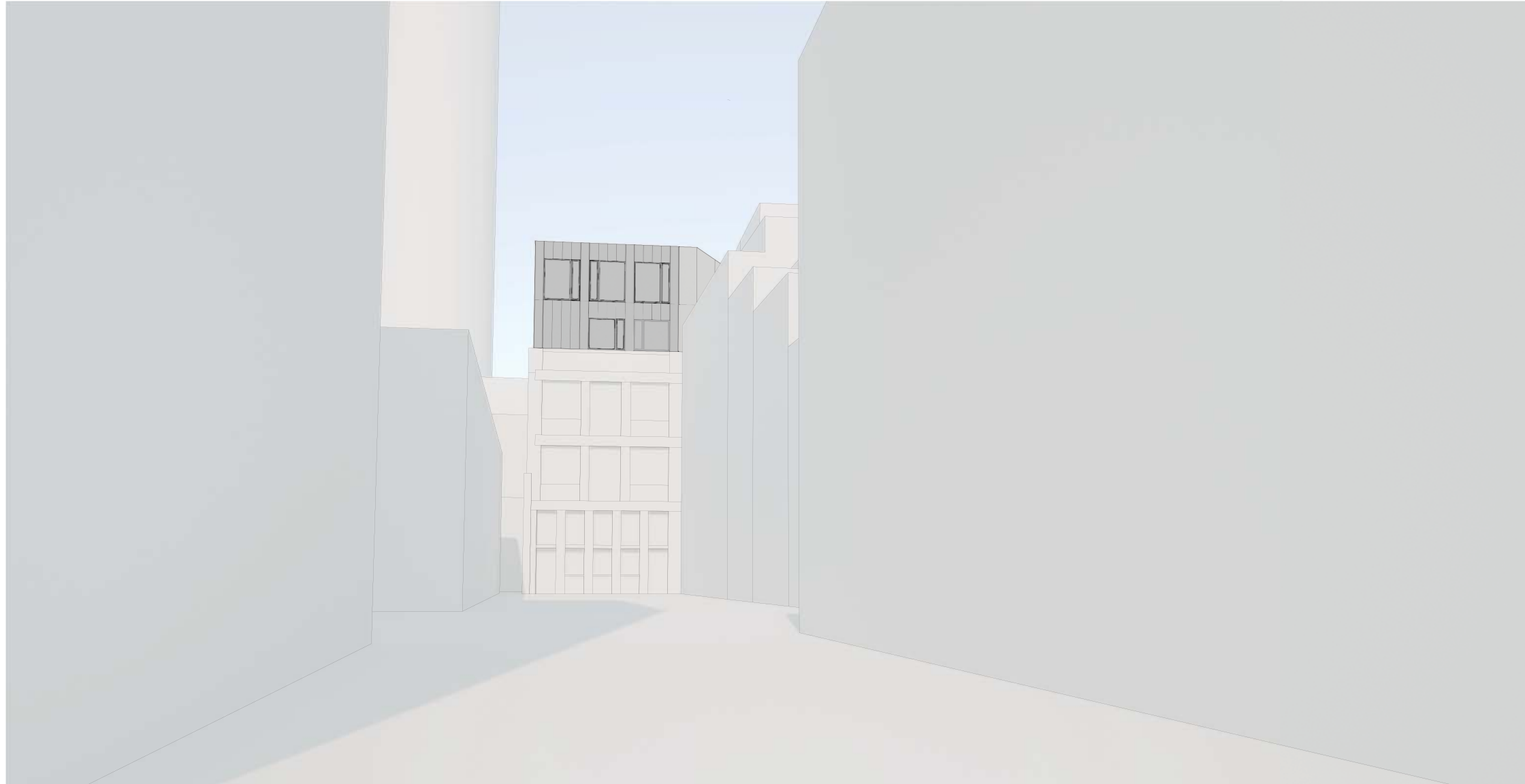
ROOF PLAN



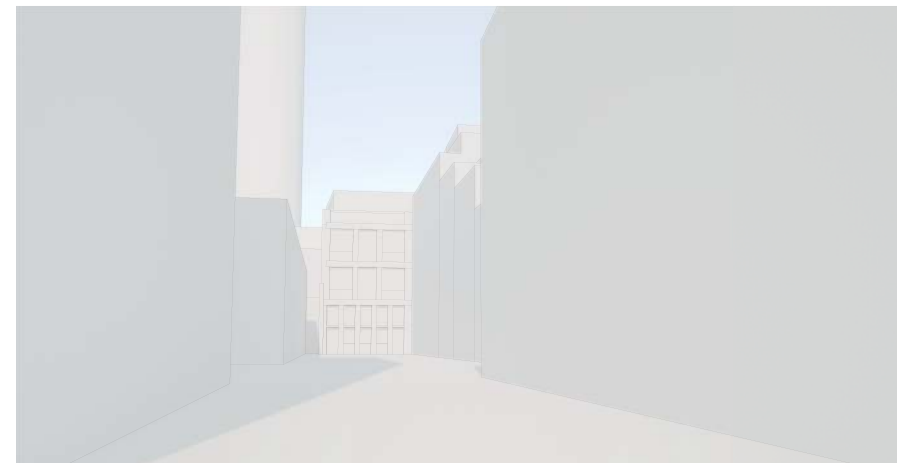
A north arrow pointing upwards and a scale bar showing 0, 1, 2, and 5m.

We have developed the design to provide an additional two storeys of B1 office accommodation for a single tenant. Following the planning relaxation in recent years the demand for similar small office spaces has increased and it is anticipated that this extension supports the growth in B1 usage.

Strict building control limits relating to means of escape issues and fire control will restrict the proposal being extended further than the current scheme and we therefore believe the apportionment of another 148.2 sqm of B1 space for a single tenant would be a positive contribution to the local employment network .



View down Tottenham Mews from Tottenham Street



Existing View



The view down Tottenham Mews affords views towards the BT Tower. The proposed extension to 13 Tottenham Mews will neither block nor interrupt these views.

The proposal balances the views up the Mews with a feature bookend building to provide the Mews with a terminal focus.

Proportions

The existing building's historic light-industrial heritage is reflected in the paired-down palette of materials. It is composed of a brick and rendered facade with steel frame 'Crittall' type windows and much of its arrangement is as originally built.

In considering the materials, we sought to find an appropriate palette of materials that shared the pared-down language of the existing, yet was distinctly contemporary. In such a design it is important to clearly define what is new while making sure it is subservient to the mass of the original.

In developing our design as a response to complement the existing structure and context we have looked to use a high quality, visually lightweight panelised material that can be crisply and finely detailed through to construction.

We are proposing the use of a refined and tailored fibre cement panel system that uses varying profiles to subtly breakdown the appearance and massing of the extension. The aesthetic is complemented with painted metal windows. The overall arrangement is sympathetic with the original patterns below while subtly playing with the more delicate arrangement of open and fixed low profile frame glazing units.



Material Response and Precedents



Cementitious Cladding



MSA Project Kingstown Street, London NW1 8JP



13 Tottenham Mews
South elevation
1:100

As set out earlier in the document we have closely considered local precedents and have paid particular attention the visually lightweight material of the new development at 73 Charlotte Street-4 Tottenham Mews.

Set out opposite is an example of a project that we have referenced in the development of the design, Kingstown Street London, which we consider to be good exemplars for the chosen material palette.

The shown precedent project is a scheme MSA Ltd completed in the Primrose Hill Conservation Area and was the recipient of a Camden Design Award 2004 along with several other national awards [Structural Steel Award 2005, Brick Award 2004]. This end of Mews project shows the practice's design pedigree and attention to detail for creating well-crafted buildings. Similarly to 13 Tottenham Mews, the building is modern and yet contextually sensitive as it can be read within the mews context and from a distance as a 'book end'.

The choice of materials for the extension have been made to give a crisp, modern appearance which will harmonise with the proportions below. The materials will be different shades of grey to define the office space and circulation area of the building.

1. Cementitious Board - dark grey
2. Cementitious Board - light grey
3. Painted Windows

Conclusions

The proposals for 13 Tottenham Mews will provide valuable and necessary additional office space in an area which requires more small office spaces to support a growing market.

The existing building is a more modern building which is proposed to be extended with a sensitive and proportioned modern extension which will balance the topography of Tottenham Mews, while respecting the surrounding and context without negatively affecting the use of these buildings.