

13 Tottenham Mews

Design and Access Statement

13 Tottenham Mews, Fitzrovia, London W1T 4AQ

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Project Details

Site Address:
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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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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 single storey rooftop extension. To stay in keeping with the industrial appearance, the scheme proposes a metal clad extrusion of the existing building which harmonizes with the existing facade horizontal detailing. The proposal height has been set to match the adjacent properties.

A previous proposal for a two storey extension was refused by Camden Council in November 2018, application 2018/4282/P.

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.

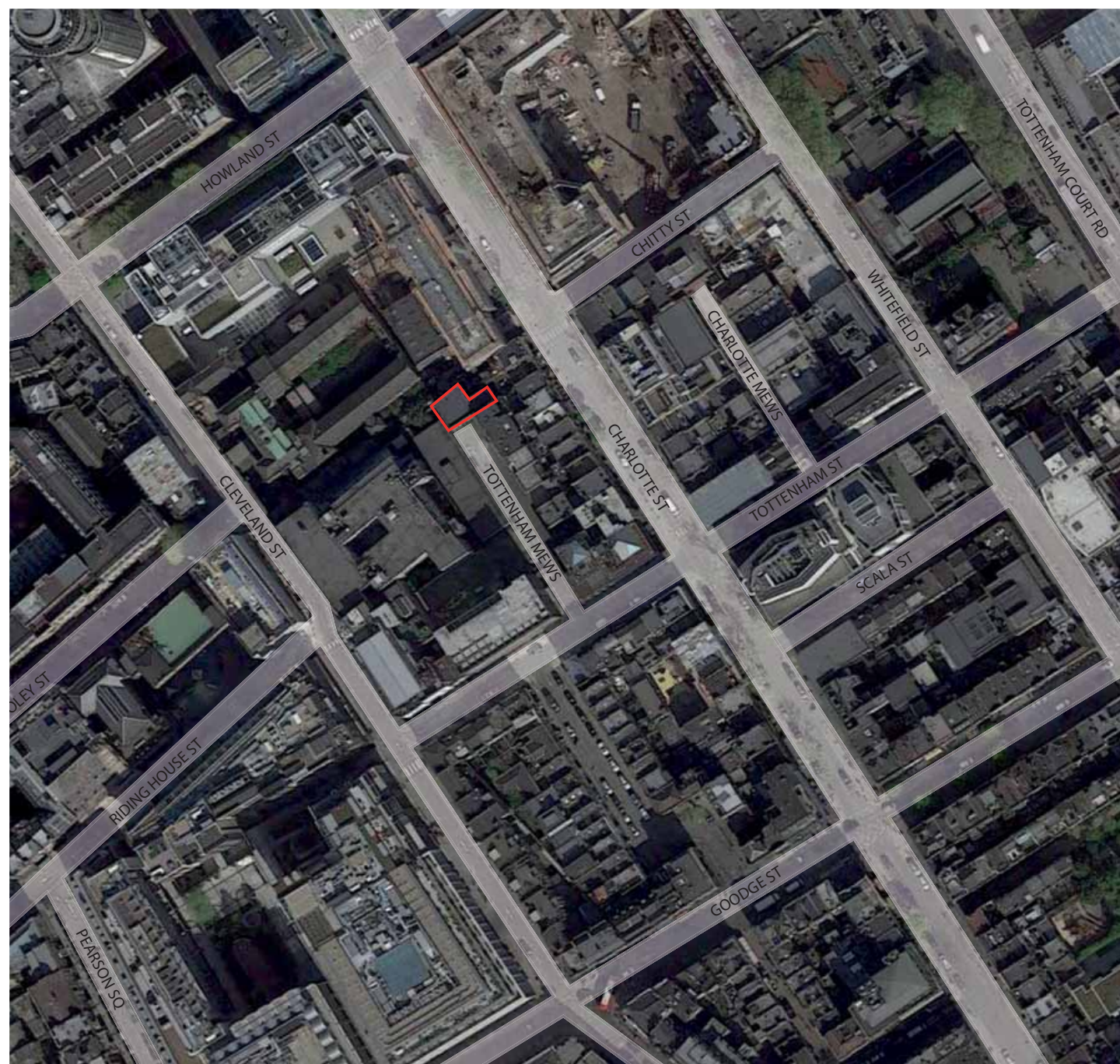
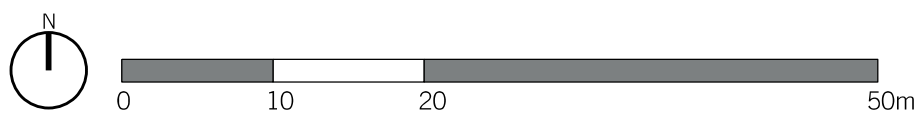


Image courtesy of Google Maps

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 detractor.

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.

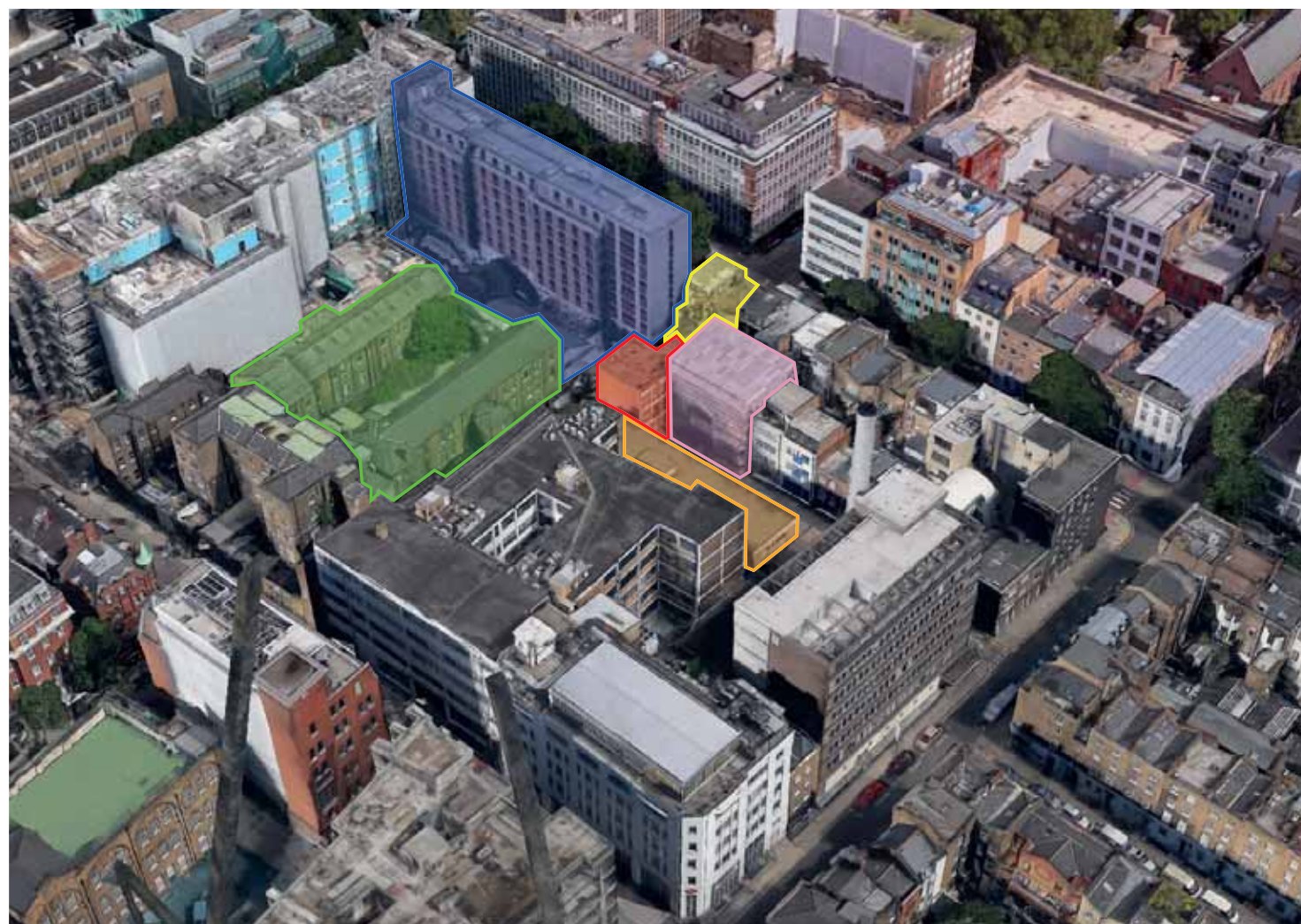
Highlighted in Orange is a vacant 2 storey Day Hospital. The site was consented for a new 4 storey Mental Health Resource Centre which was granted planning approval in 2012. The approval has since elapsed due to a three year planning condition.

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



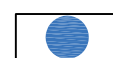
Listed Buildings



Positive Contributors



Detractors



Charlotte Street Conservation Area Positive Contribution Map, Camden Council



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A Right of Light BRE Daylight and Sunlight Assessment and maximum development envelop 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 Envelop in relation to Daylight and Sunlight which has shown that a three storey extension may be constructed without significant impact on any neighbouring properties.

While the assessment has shown that a three storey extension will not create any significant negative impact to the neighbouring properties, the proposal being submitted will be significantly smaller in height as a single storey extension only, and therefore it is assumed that there will be no negative impact on neighbouring properties.

Maximum Envelop Assessment Findings

Daylight -

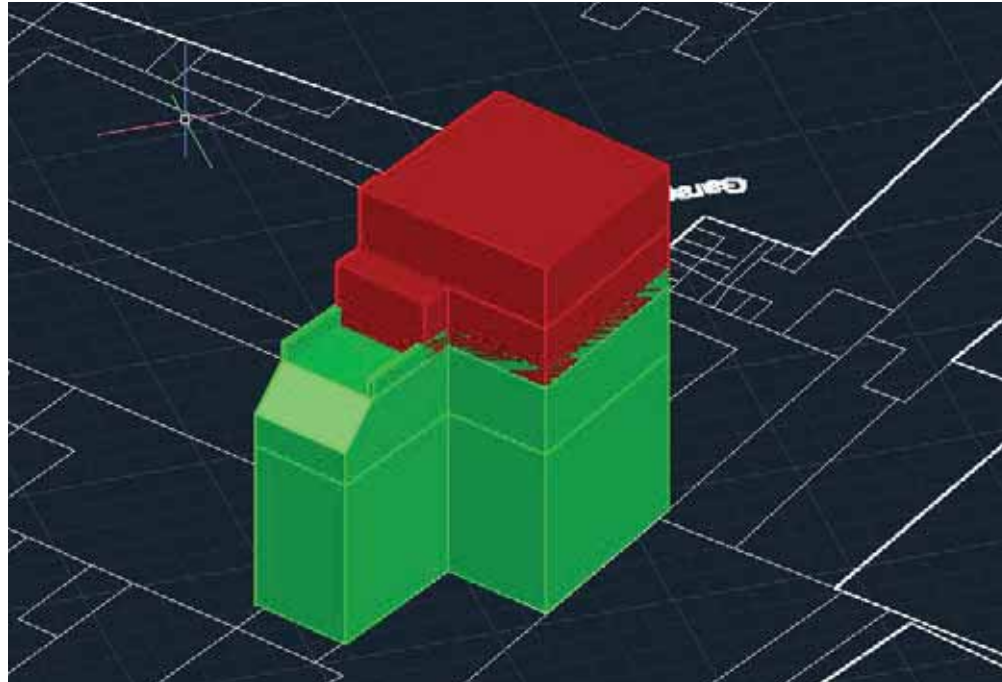
The report has stated that one window serving 12 Tottenham Mews will have a reduction in daylight levels below the guide recommendations of 0.8 of the former value, this window will have a reduction 0.78. However, the report confirms that this room is served by a second unaffected window and due to the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

Sunlight -

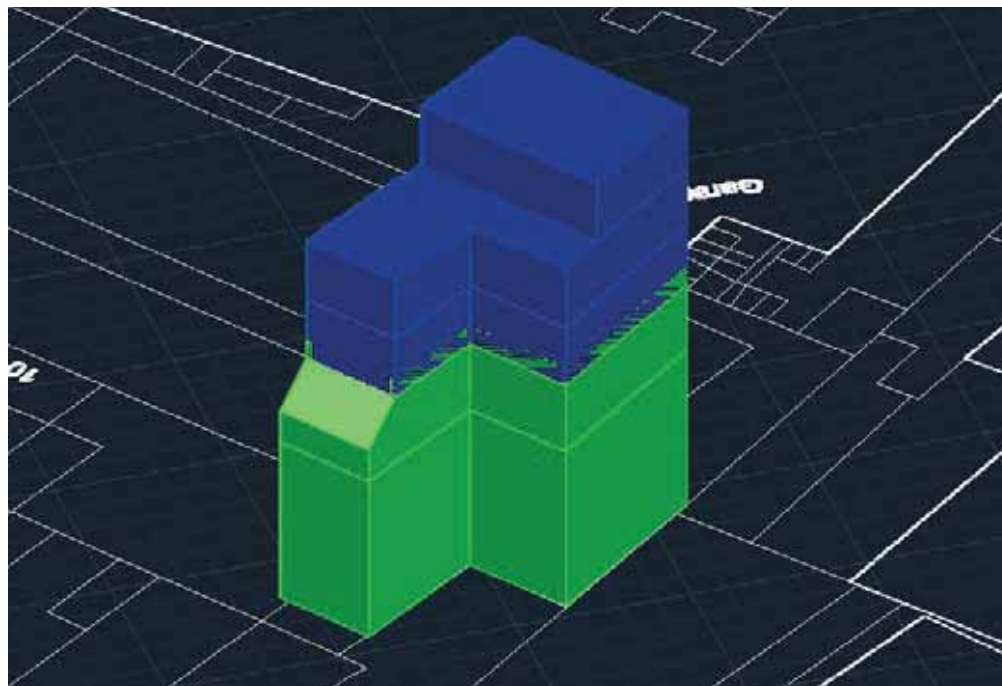
No habitable rooms will be negatively affected by the proposed development.

Conclusion -

The proposed single storey extension will not have any significant impact on any neighbouring properties.



Indicative Two Storey Scheme



Indicative Three Storey Maximum Envelope

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 Officers Report and decision notice for application 2018/4282/P has been reviewed and the comments have been taken into account through the revised design development.

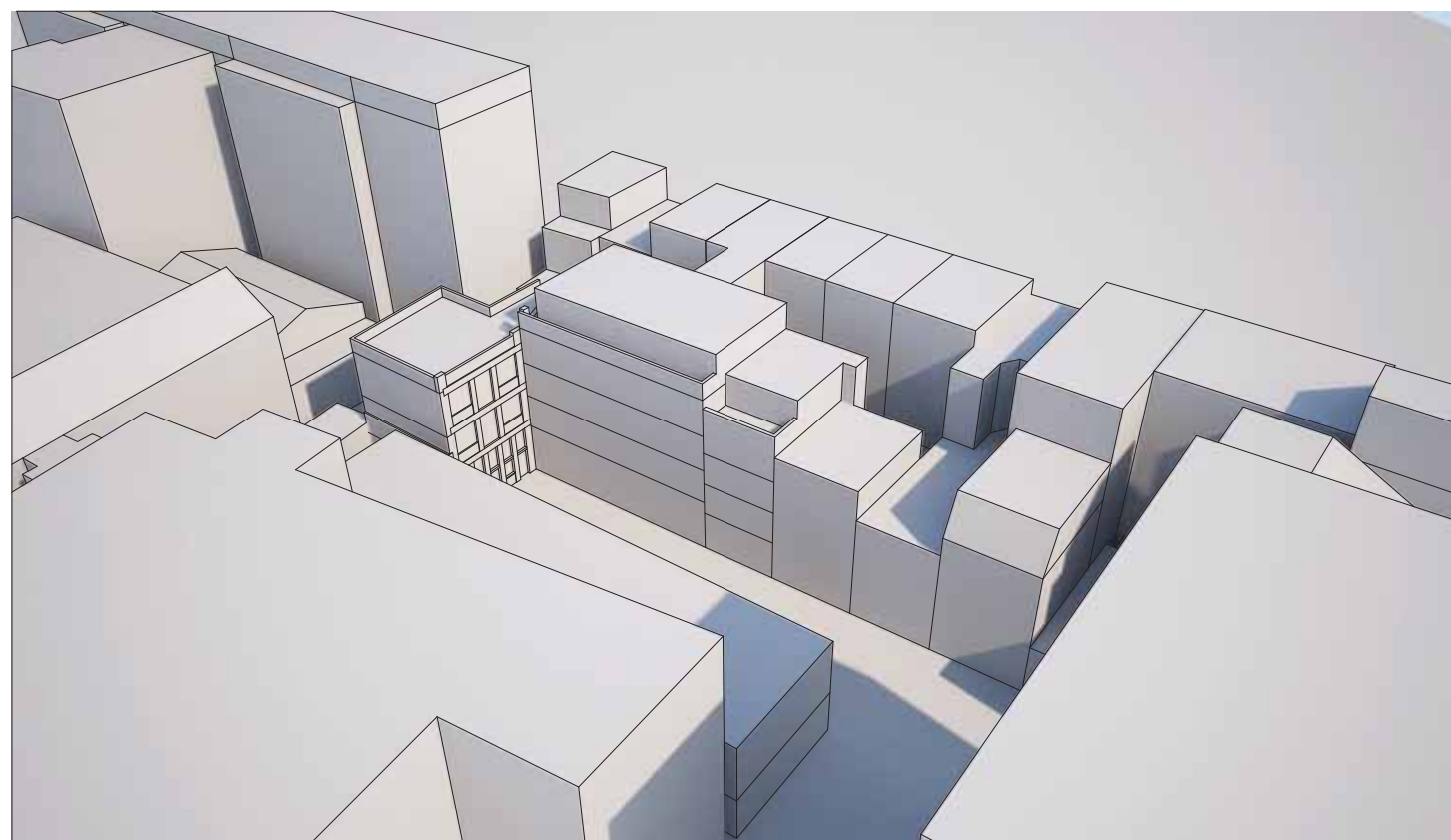
The existing mews buildings are mostly four storey ex-industrial buildings constructed in the late 19th century, with most including a rooftop extension. The adjacent buildings have recently been extended which has created an imbalance in the mews topography.

The existing building front elevation is characterised with expressed horizontal concrete floor beams, vertical brick piers and horizontally orientated critical windows to each level. The rear and side elevations are continuous brick faces due to the building's maintained boundary and party wall arrangements with the neighbouring plots.

The proposed design will respect and enhance the horizontal character established in the existing building through the use of an entablature formed of zinc metal cladding which provides a distinct horizontal appearance to the extension facade. The use of metal cladding has been considered as an appropriate material to for a modern extension while enhancing the industrial character of the existing building.

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 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.

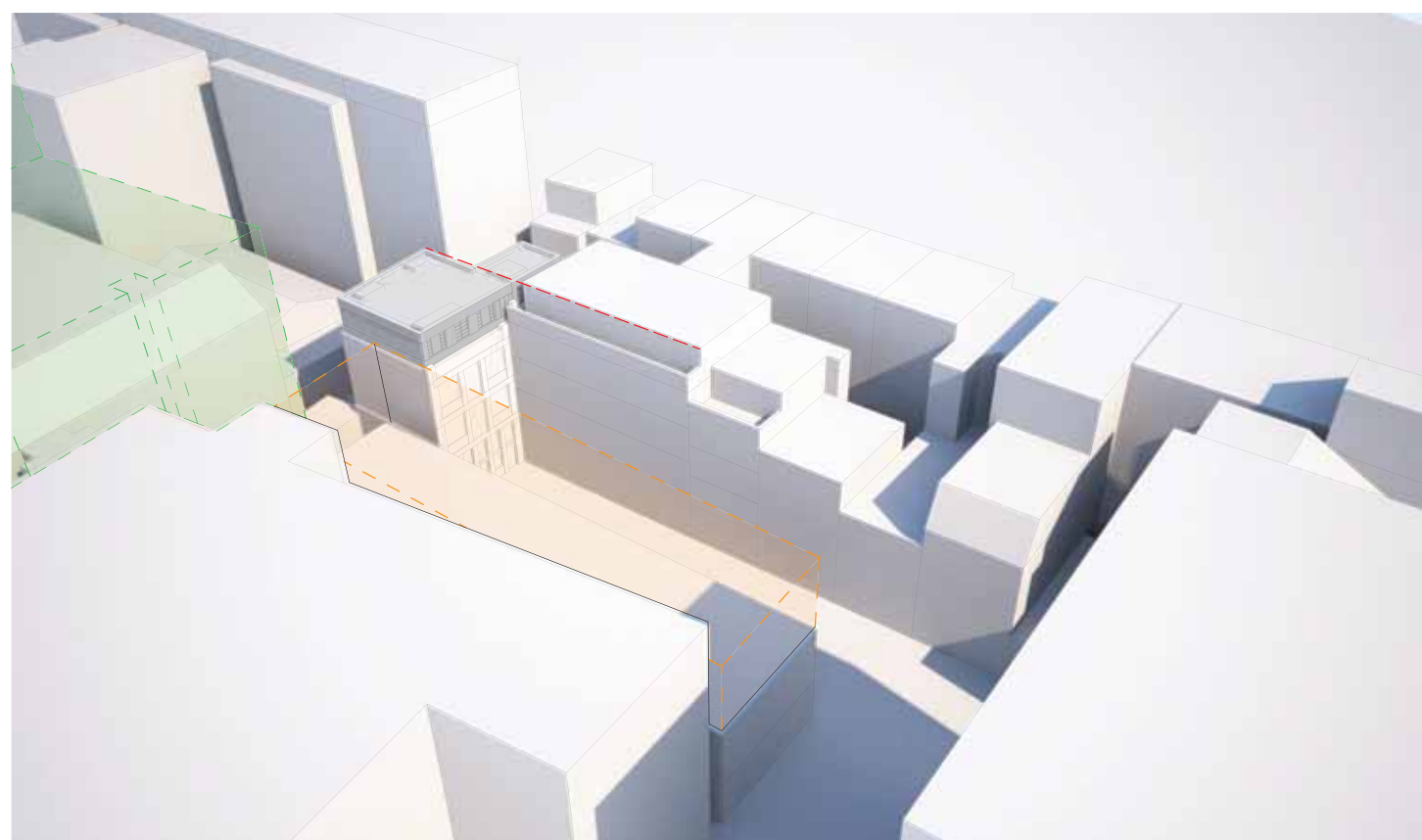


Existing Massing

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

— — Massing set to match adjacent properties

■ 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 single storey extension has been considered to match the adjacent height of the neighbouring properties while providing an appropriate terminus for the Mews.

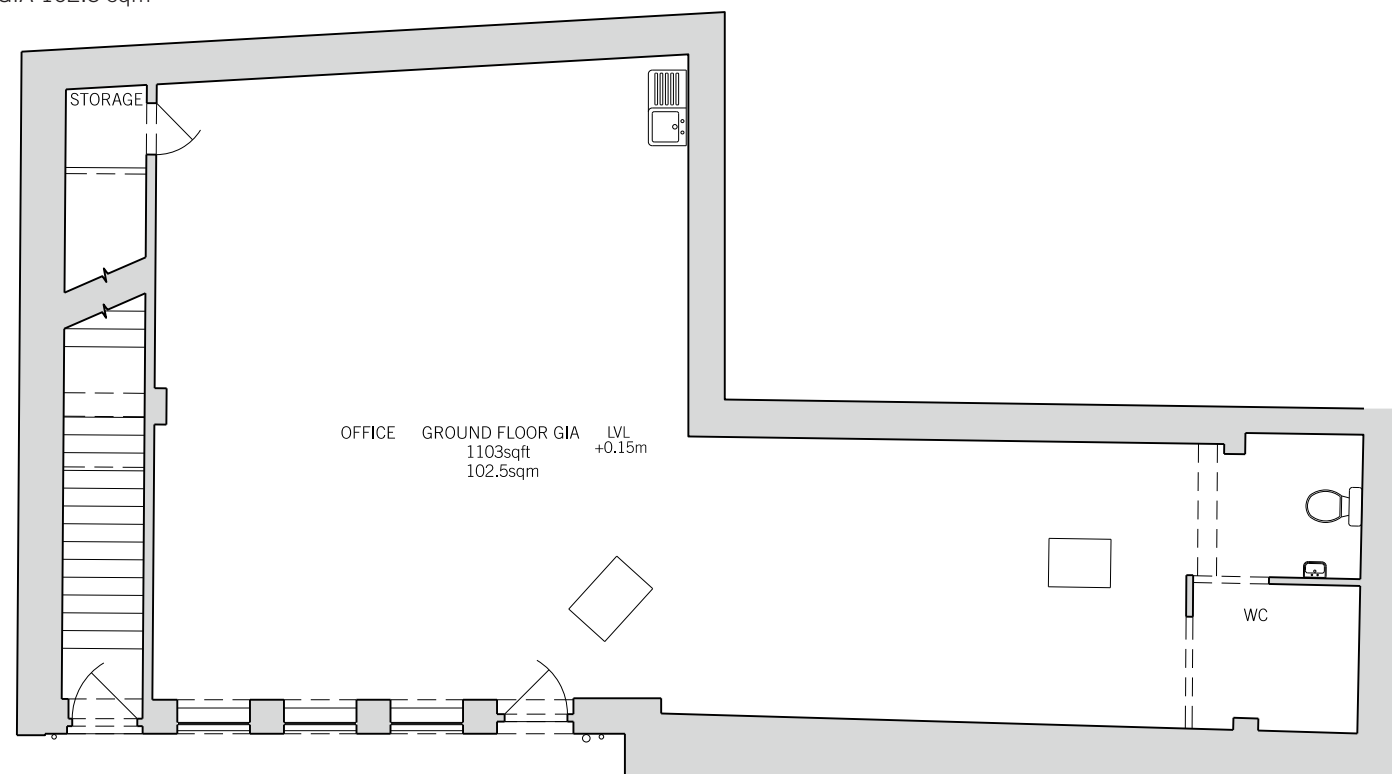
The existing neighbouring property of No11-12 Tottenham Mews is significantly taller than No13 and has therefore created an imbalance in the views down the Mews. The proposal for No13 therefore aims to unify the roofscape of the road.

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.

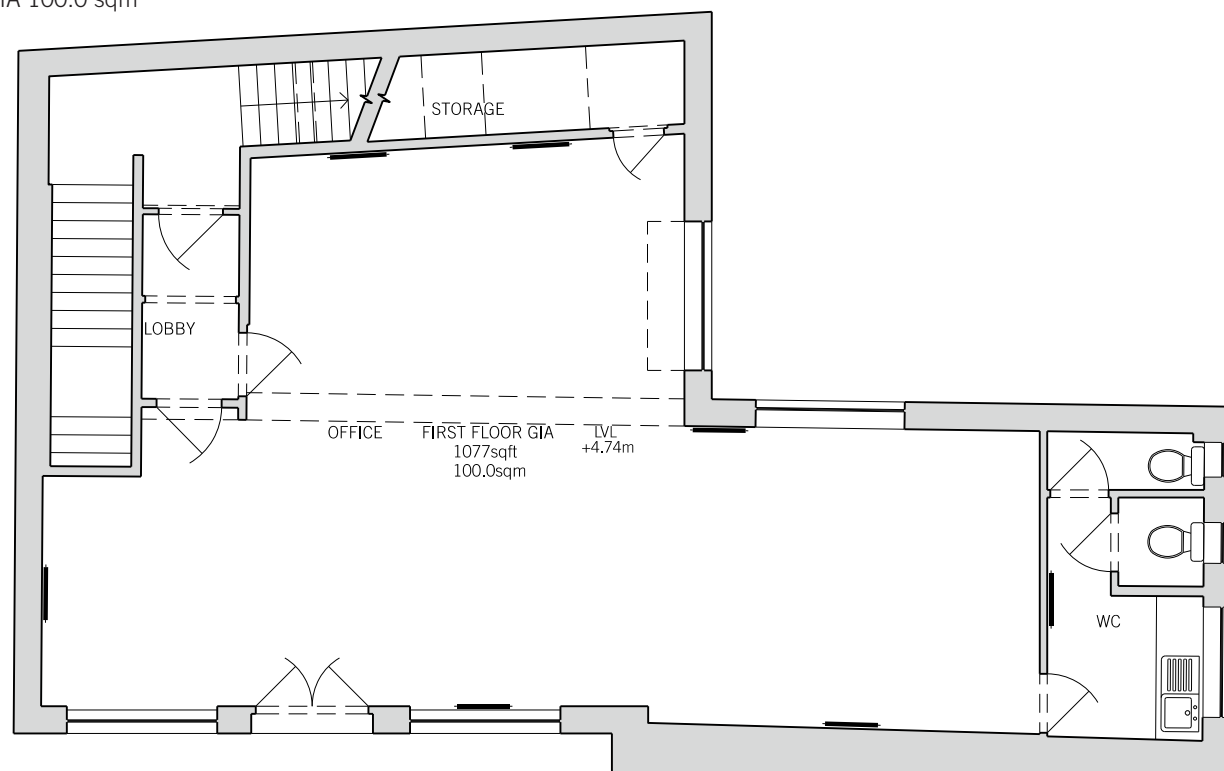
GROUND FLOOR
GIA 102.5 sqm



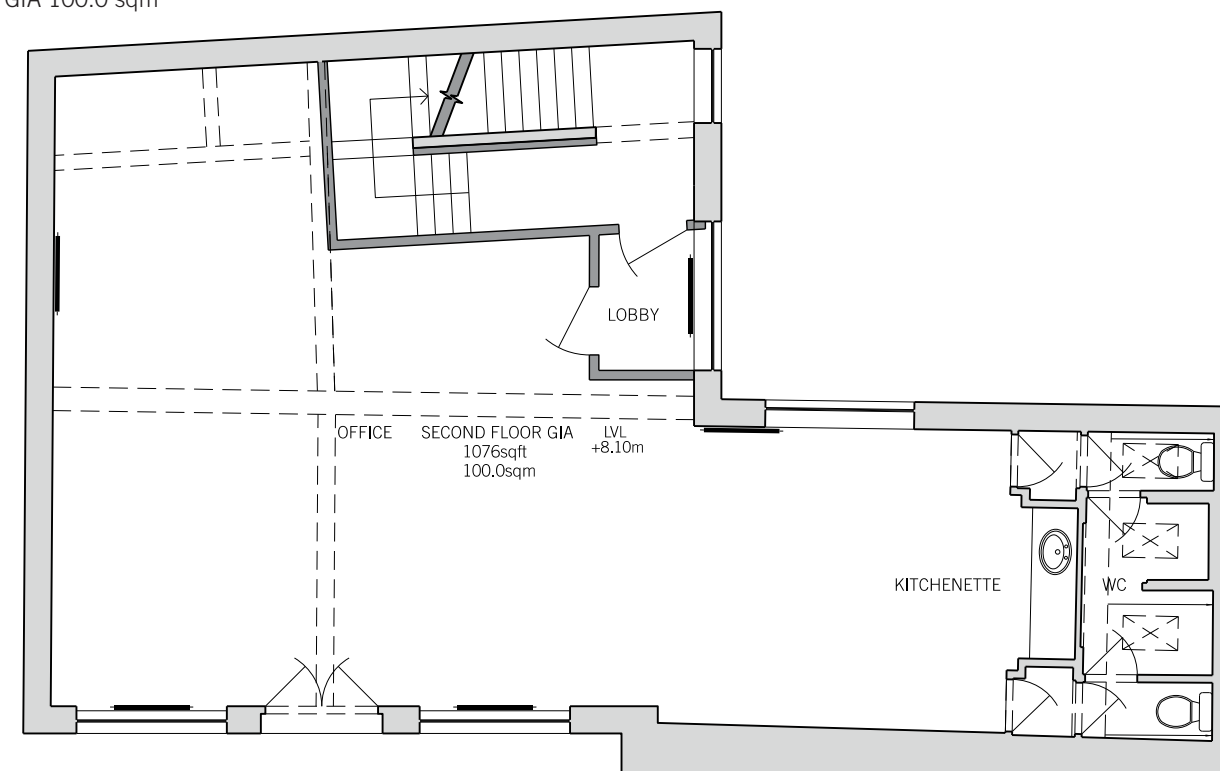
The building is arranged with a single access staircase leading to the first and second floors. The ground floor is accessed exclusively from the ground floor street entrance.

The proposal will modify the internal staircase to extend the staircase to the new third floor.

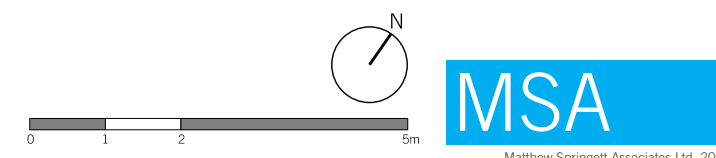
FIRST FLOOR
GIA 100.0 sqm



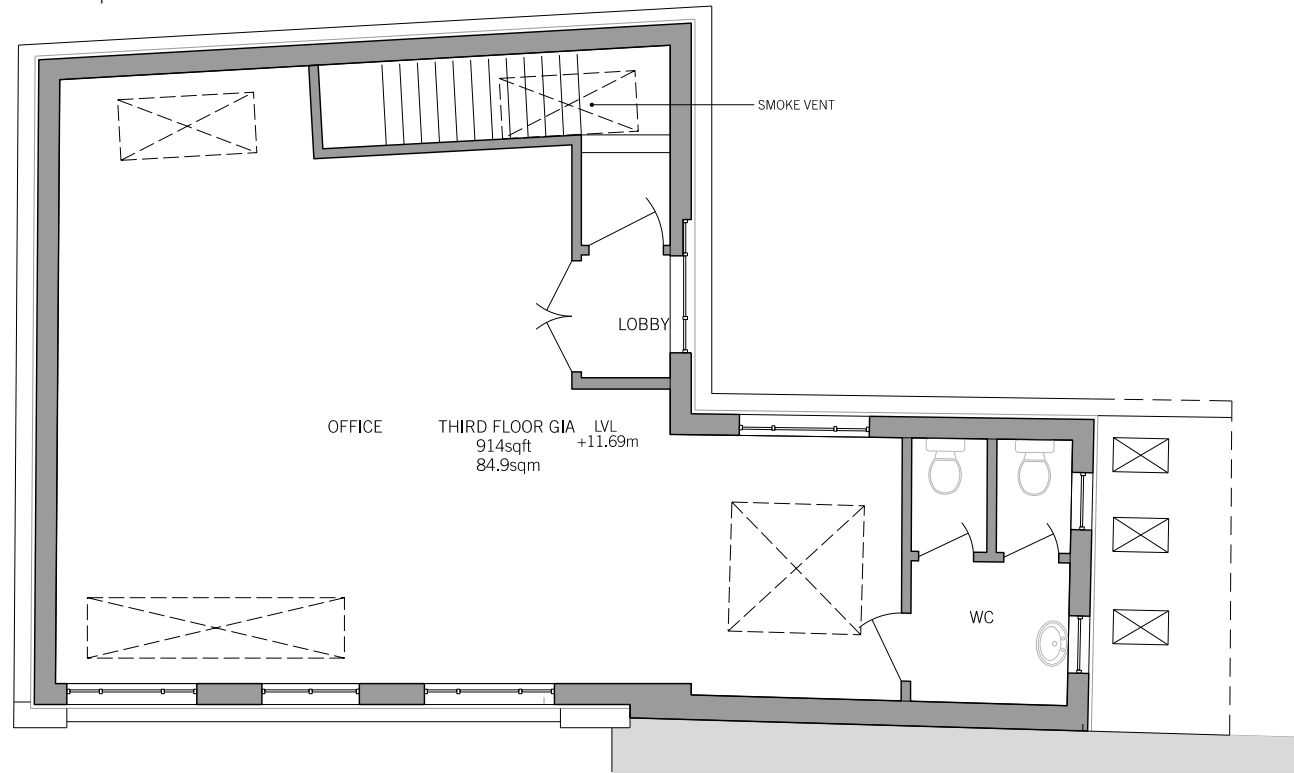
SECOND FLOOR
GIA 100.0 sqm



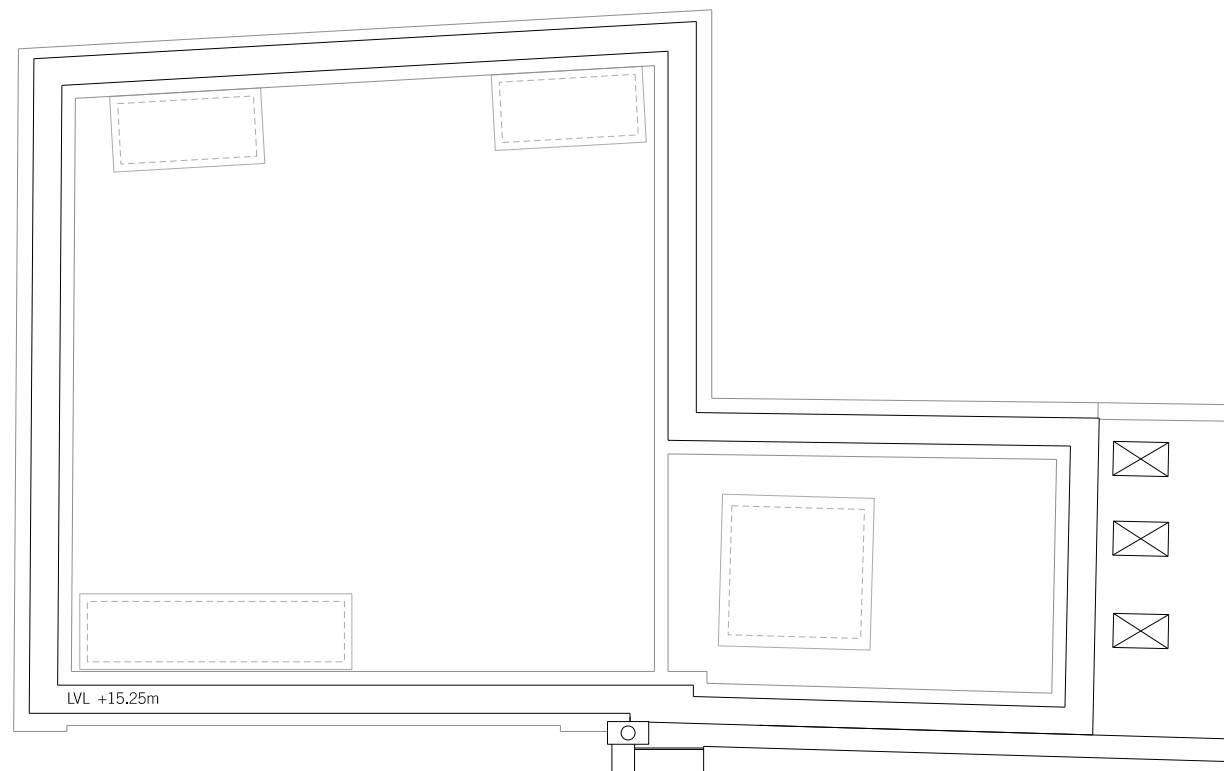
PLANS
Scale 1:100



THIRD FLOOR
GIA 84.9 sqm

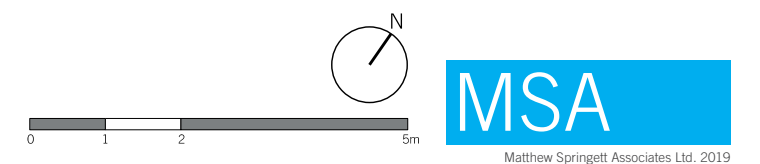


ROOF PLAN



We have developed the design to provide an additional storey 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.

The proposed extension creates a new floor with a Gross Internal Floor Area of 84.9sqm, which includes 77sqm of lettable B1 Offices.





View down Tottenham Mews from Tottenham Street



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 proposed extension will create a more harmonious appearance of the roof heights along the road as No13 will have a matching height to the neighbouring properties.



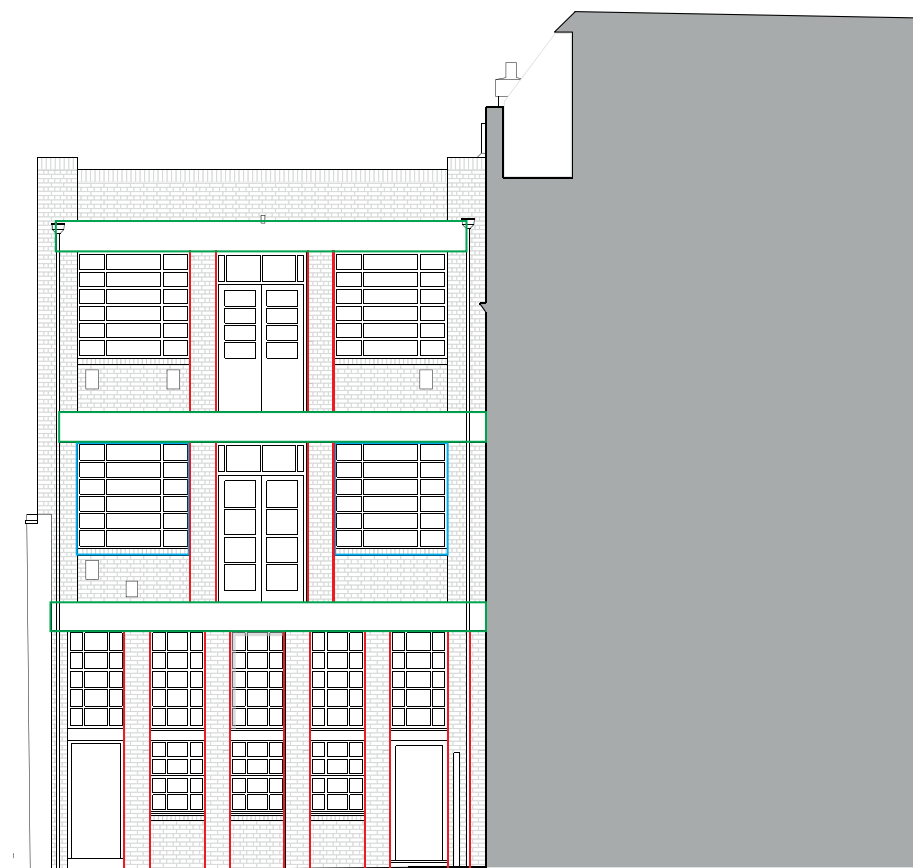
Existing View

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.

The existing southern facade is characterised by expressed horizontal concrete floor beams, vertical brick piers and horizontally orientated side opening crittall glazing windows.

To appropriately respond to the existing building with a modern extension, the proposal has established a horizontal top and bottom band of flat lock zinc panels and vertical flat lock panel piers between the windows.

The existing building has a symmetrical arrangement which is repeated on the proposed third floor including a narrower window in the centre.



Existing South Elevation Assessment



Proposed South Elevation Proportion Response

- Vertical Piers
- Window Proportions

The proposed third floor will be fully clad in flat seam zinc panels. The metal cladding has been chosen to create a modern industrial appearance to the extension which will integrate with the industrial brick of the building while acknowledging the design as a modern addition to the existing building. The metal palette will give the extension a lightweight and subservient appearance which will rest on top and slightly set in from the existing brick parapets.

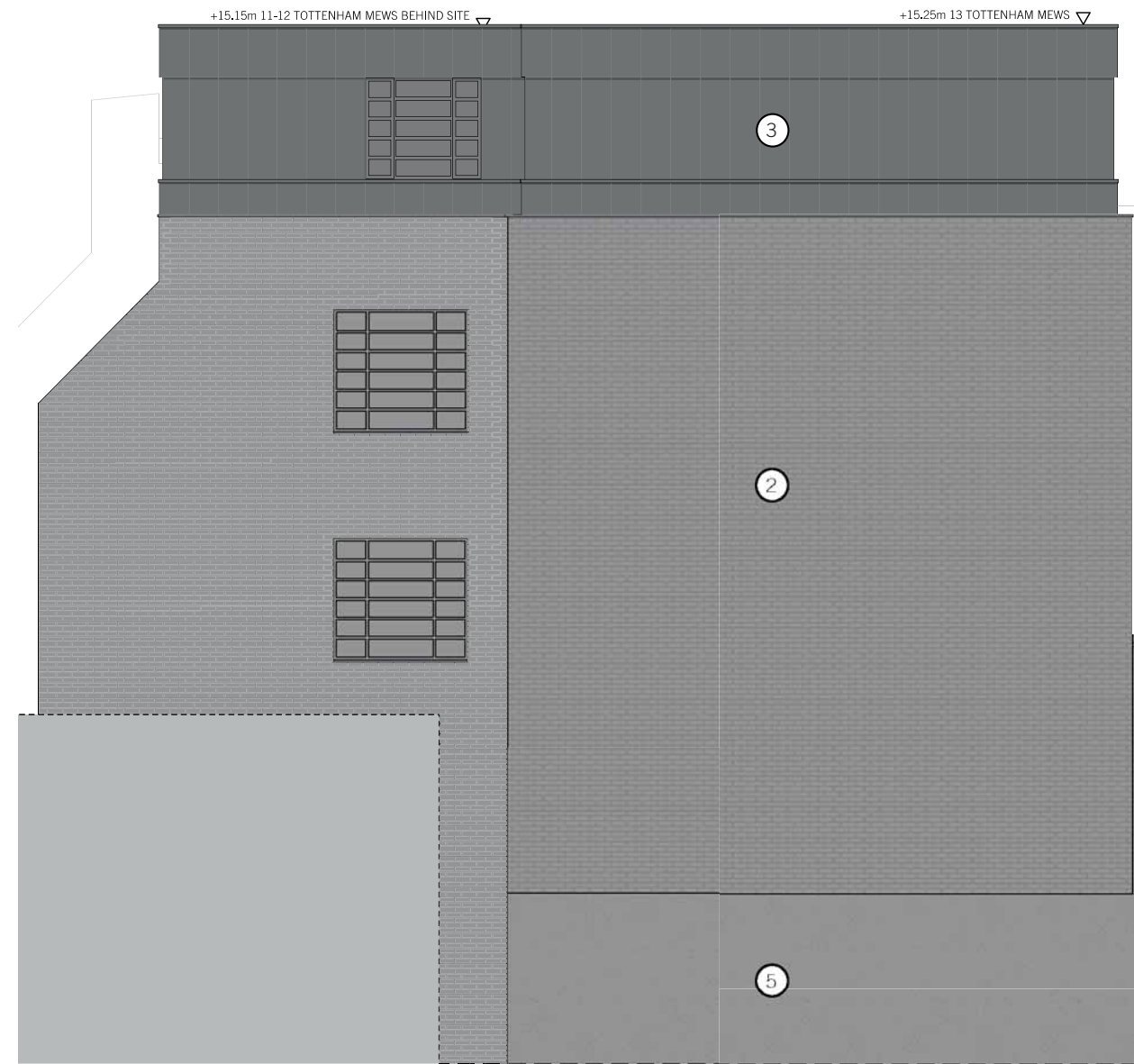
The choice of high quality metal material for the extension will help to create a complementary appearance to No13 and the whole of Tottenham Mews, as well as the building's setting within the wider Charlotte Street Conservation Area.

The North facade of No13 is an existing boundary wall clad in brick. The proposed extension continues the zinc metal cladding around the proposal to create a homogeneous appearance for the new extension.

- 1 - Concrete
- 2 - Brick
- 3 - Flat Seam Zinc Panels
- 4 - Painted Metal Windows
- 5 - Render



13 Tottenham Mews
South elevation



13 Tottenham Mews
North elevation

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.