

Design & Access Statement

PROPOSED EXTERNAL ALTERATIONS

8 TOTTENHAM MEWS, FITZROVA, LONDON, W1T 4AE

SUBMITTED ON BEHALF OF BERICOTE PROPERTIES LIMITED

Introduction

1.1 This Design and Access Statement has been prepared in support of the above application for the proposed external alterations at 8 Tottenham Mews, Fitzrovia, London, W1T 4AE. Specifically, the following development is proposed:

“External alterations to second floor”.

1.2 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 the guidance set out within Section 3 of the DCLG Circular 01/2006 and CABE’s Guidance “Design and Access Statements: How to Write, Read and Use Them”.

Proposal – Use and Quantum

1.3 This application proposes a series of external alterations at a mixed use residential / office building. The external alterations are considered to be minor in nature and consist of the following:

Front Elevation

- Installation of 3 no. replacement velux windows to match existing; and
- Installation of replacement riverdale slates to match existing.

Roof Elevation

- Installation of new concrete effect tiles; and
- Installation of replacement bridge to match existing and relocated to gutter line.

Rear Elevation

- Installation of 1 no. aluminium window to match lower floors;
- Installation of new glazed handrail with opaque glass.
- Installation of new cladded box section to conceal SVP pipe;
- Installation of new anthracite timber slatted cladding; and
- Installation of new wall lights.

Access

1.4 The building will continue to be accessed from its existing access point at 8 Tottenham Mews.

Layout

1.5 No changes to the layout of the building are proposed.



Note continued

Scale

- 1.6 The proposed development will not result in the creation of any floorspace. The proposed external alterations are minor in nature.

External Appearance

- 1.7 The proposed external alterations will be located at the front and rear elevations of the second floor and the roof plan of 8 Tottenham Mews, which is situated within the Charlotte Street Conservation Area. The proposed external alterations are mainly like for like replacements and have been carefully considered against the context of the surrounding area.
- 1.8 The appearance of the building will remain largely unchanged and will be unrecognisable from key vantage points.
- 1.9 The external alterations have also been designed to ensure that they do not have a significant adverse impact on surrounding amenity.

END