



Architecture & Interior Design

Flitcroft House

114-116 Charing Cross Road, WC2H 0JR, London

E&A Property Investment Company Limited

Planning Addendum - PL2

8 February 2023

Rev A

01 Amended Design

Previous Massing

1.1 Massing Amendment



The original planning application massing proposed two additional storeys continuing vertically up from the existing building. Initial feedback from Camden Local Authority was that the massing felt too heavy and dominated the view of the building from street level.



DMBA have amended the massing with a 900mm setback at 6th floor level, reducing the visual weight of the new storeys from the pedestrian view below, and allowing the hierarchy between the existing heritage and proposed new facades to balance sympathetically.

Previous Planning Proposal







maxx

120

COME FROM AWAY

PHOENIX

FOYLES



T-max

120

HOME
ON
WAY

WINNER!
4
OLIVIER
AWARDS
INCLUDING
BEST NEW
MUSICAL

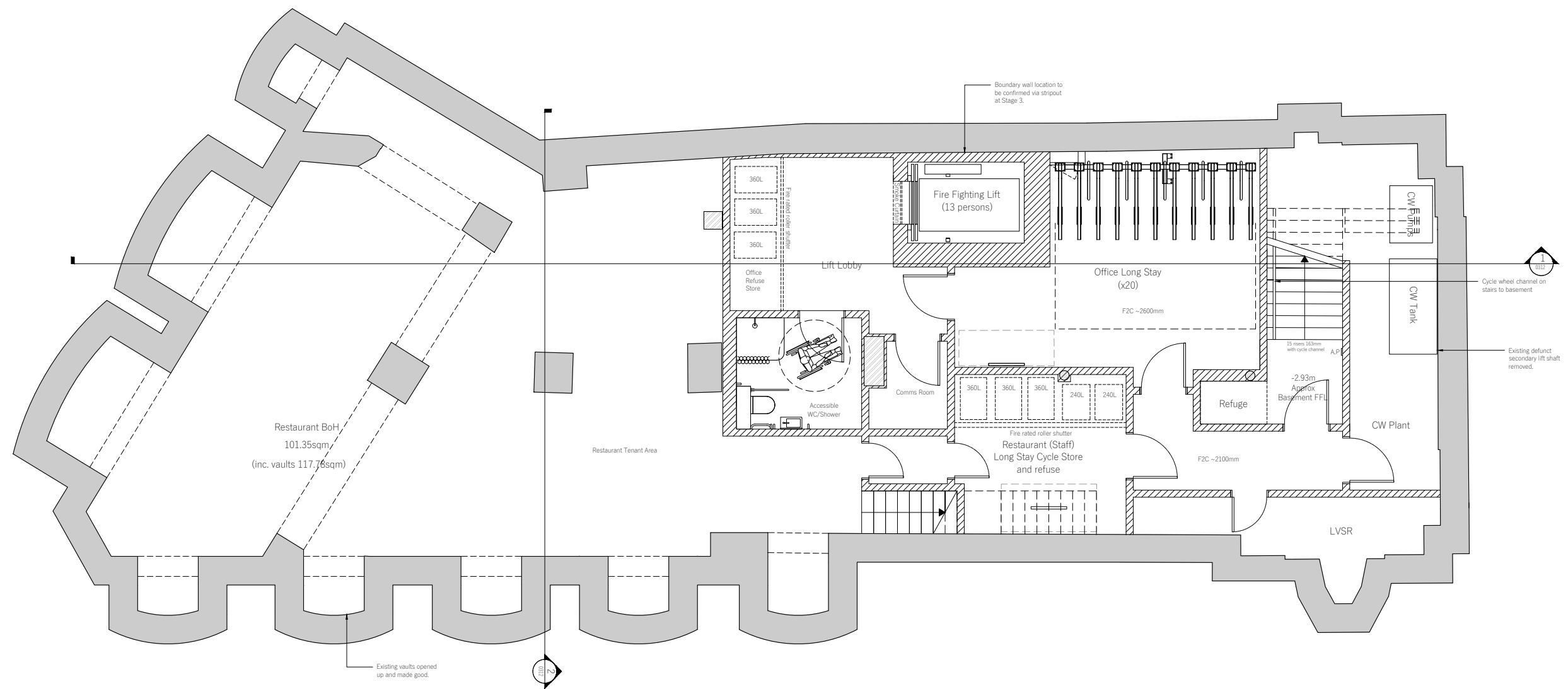
PHOENIX

THEATRE

02 Amended Proposed Plans

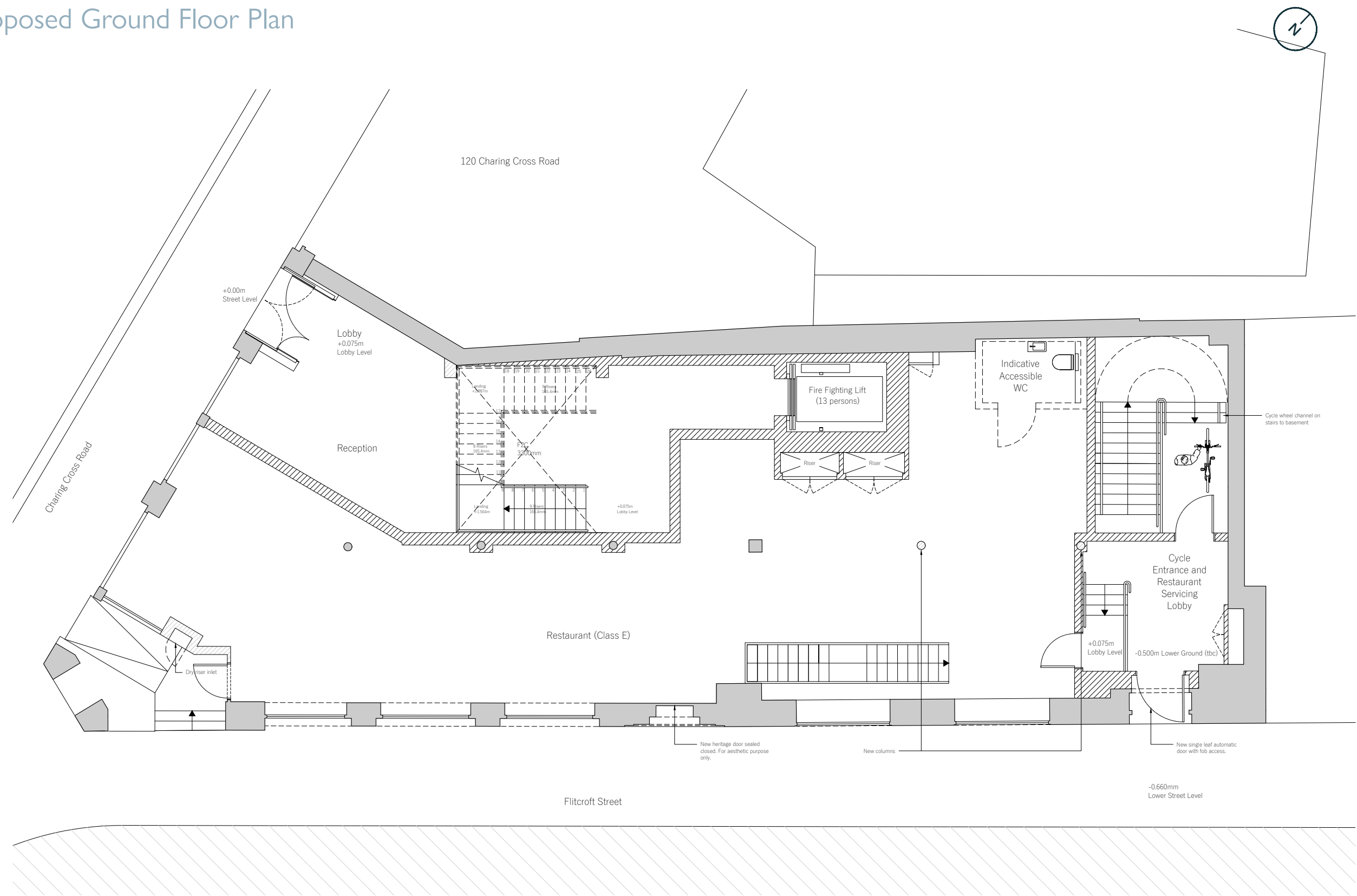
See updated drawing packages for full sets of existing and proposed drawings.

2.1 Proposed Basement Plan

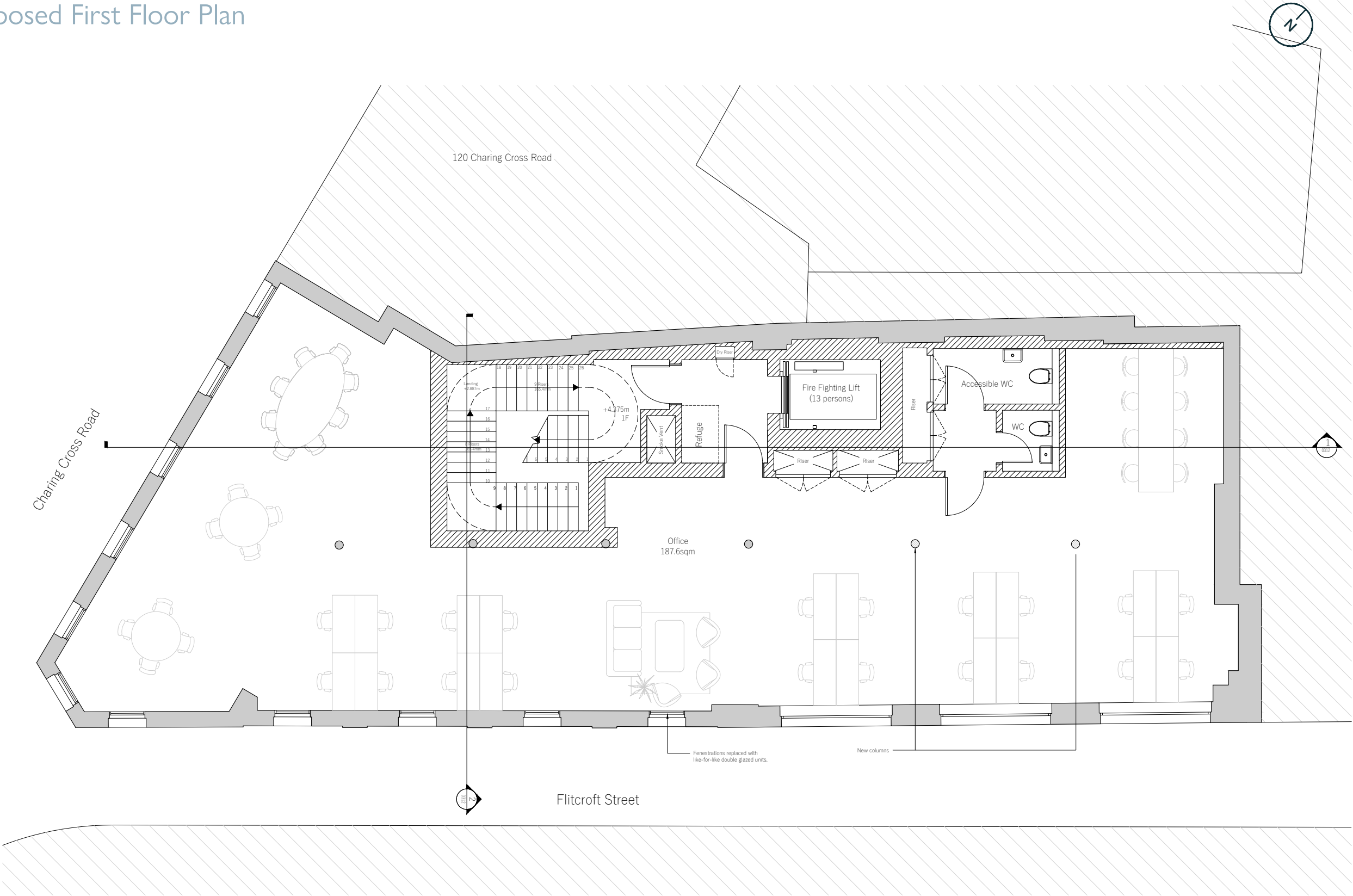


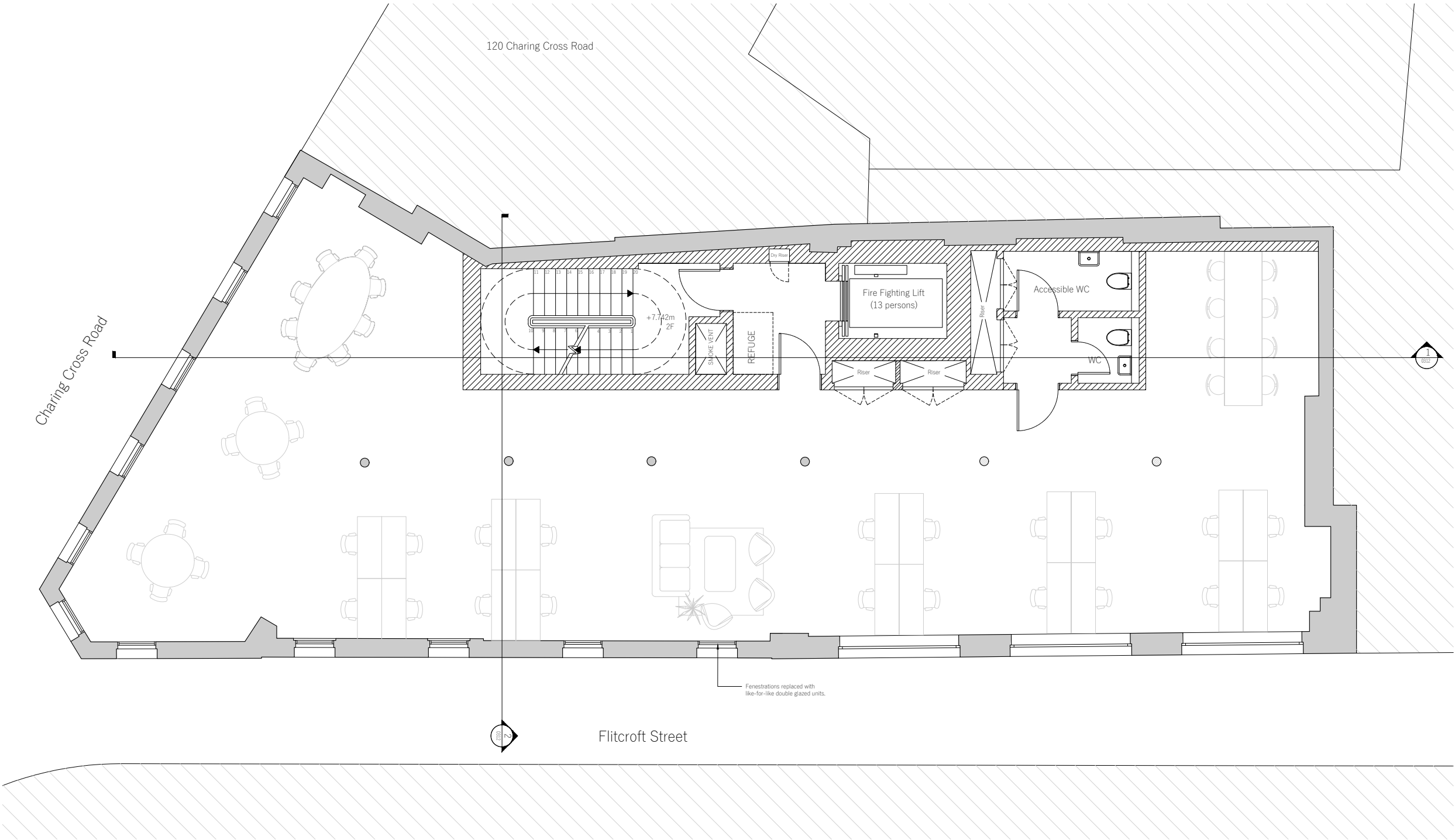
Amended Proposed Plans

2.2 Proposed Ground Floor Plan



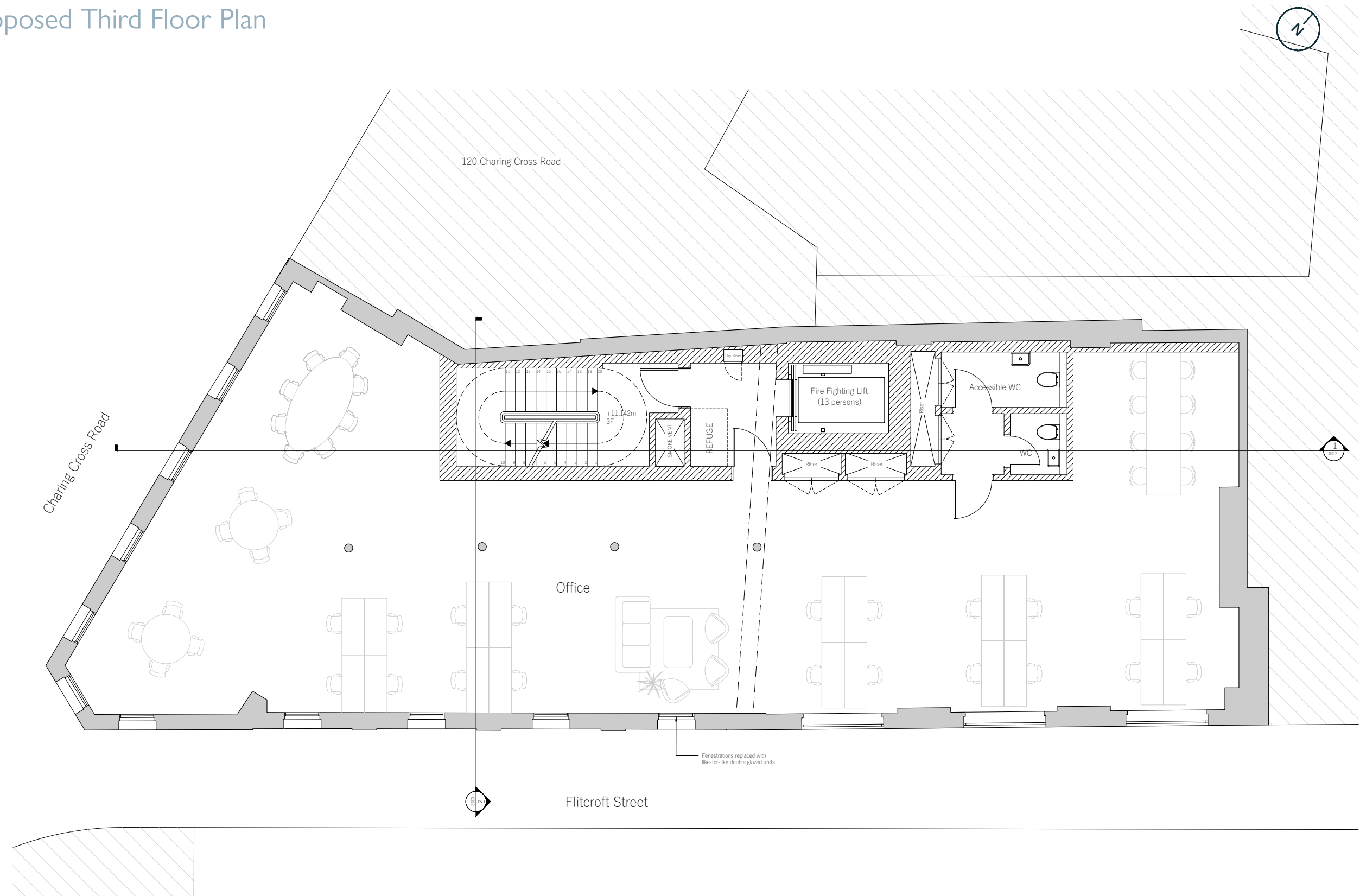
2.3 Proposed First Floor Plan





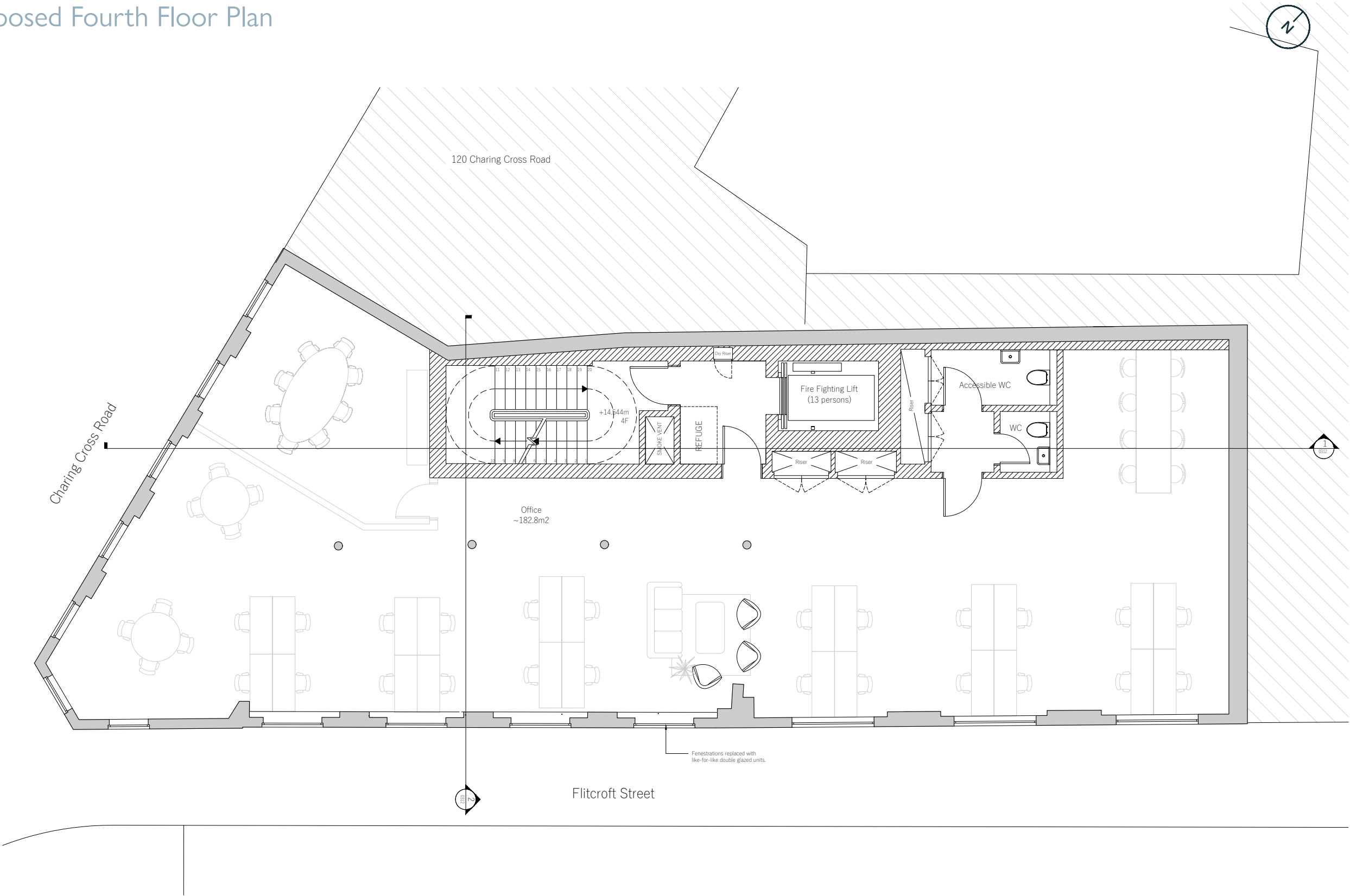
Amended Proposed Plans

2.5 Proposed Third Floor Plan

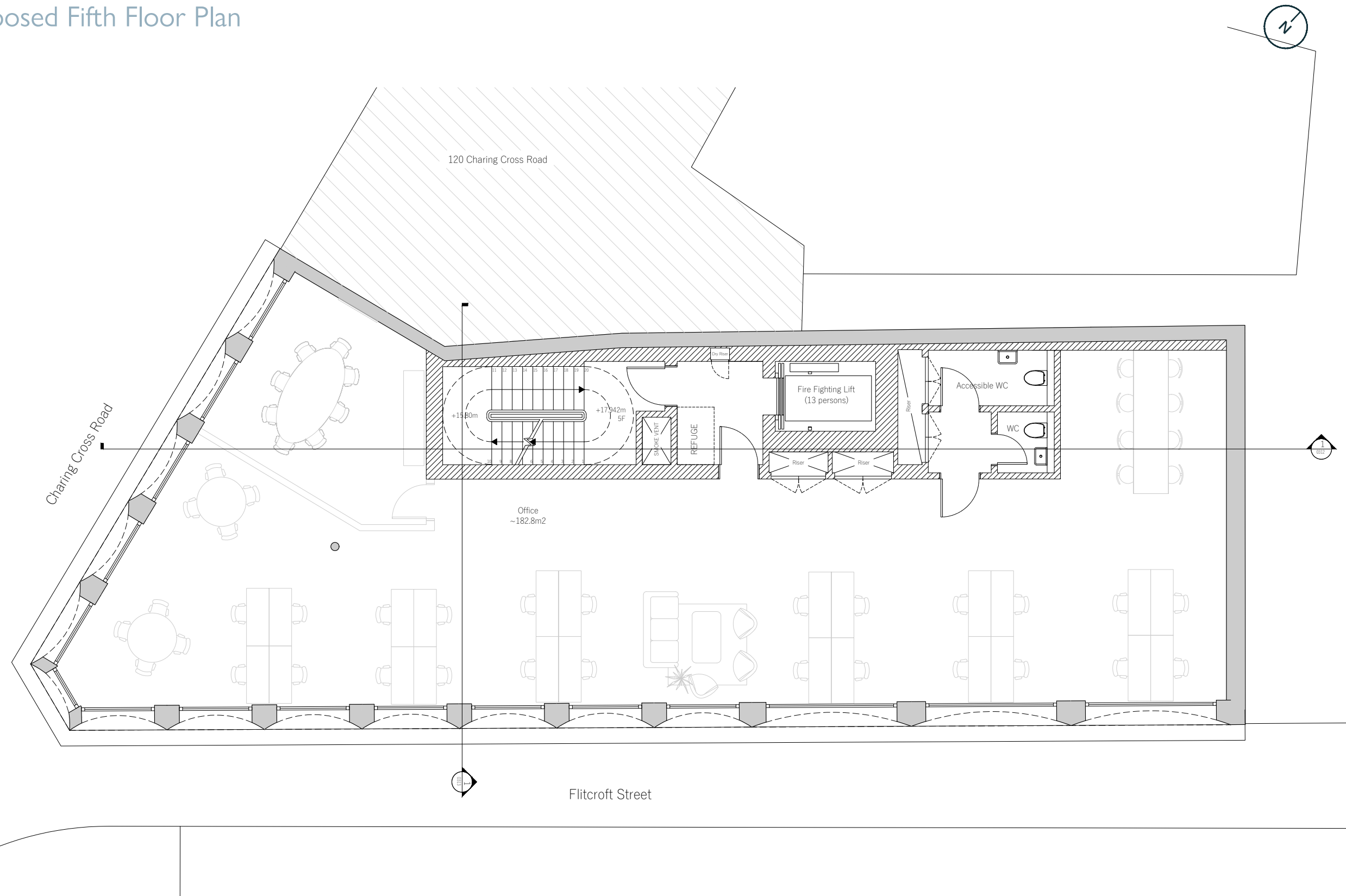


Amended Proposed Plans

2.6 Proposed Fourth Floor Plan

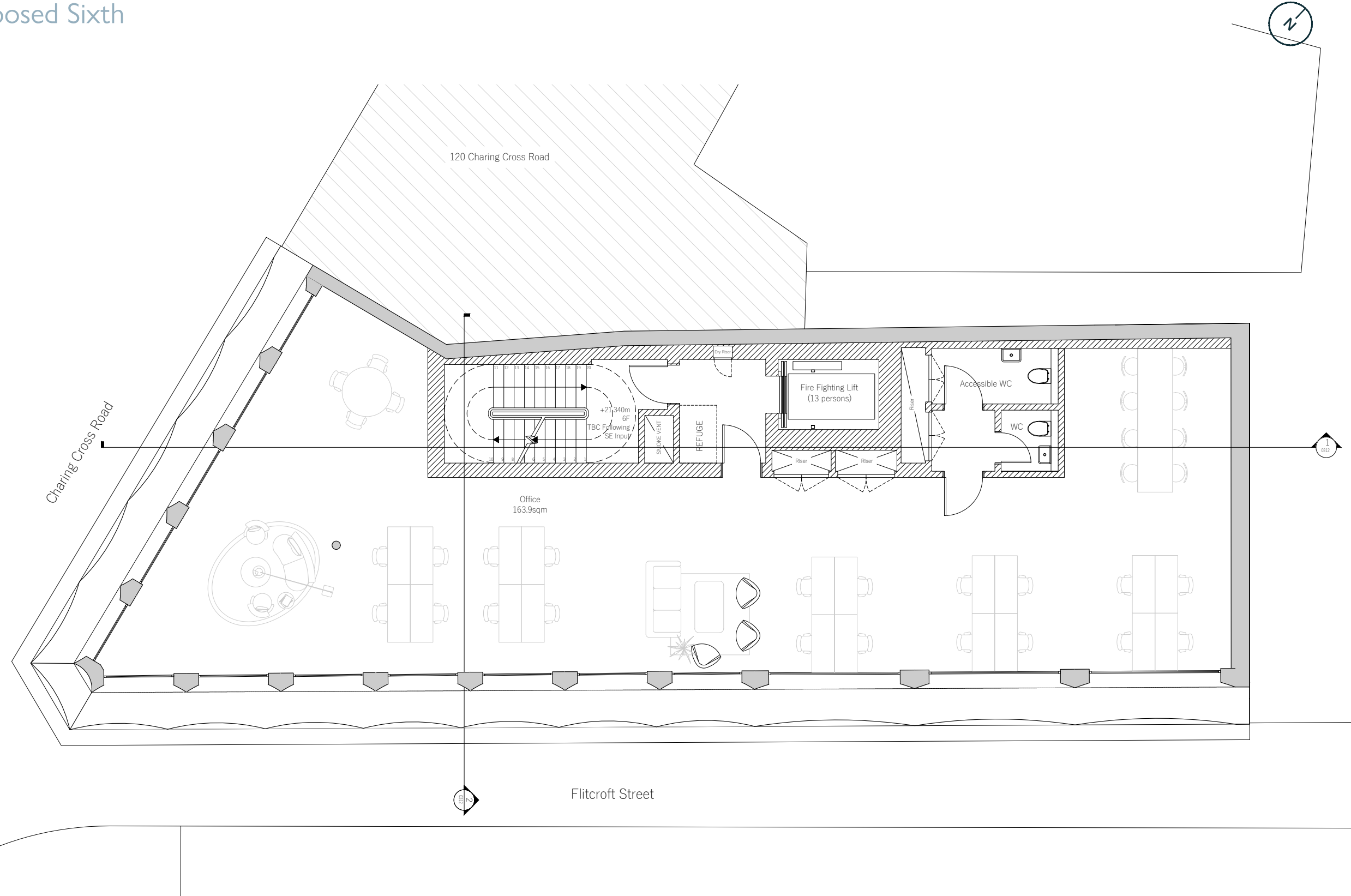


2.7 Proposed Fifth Floor Plan



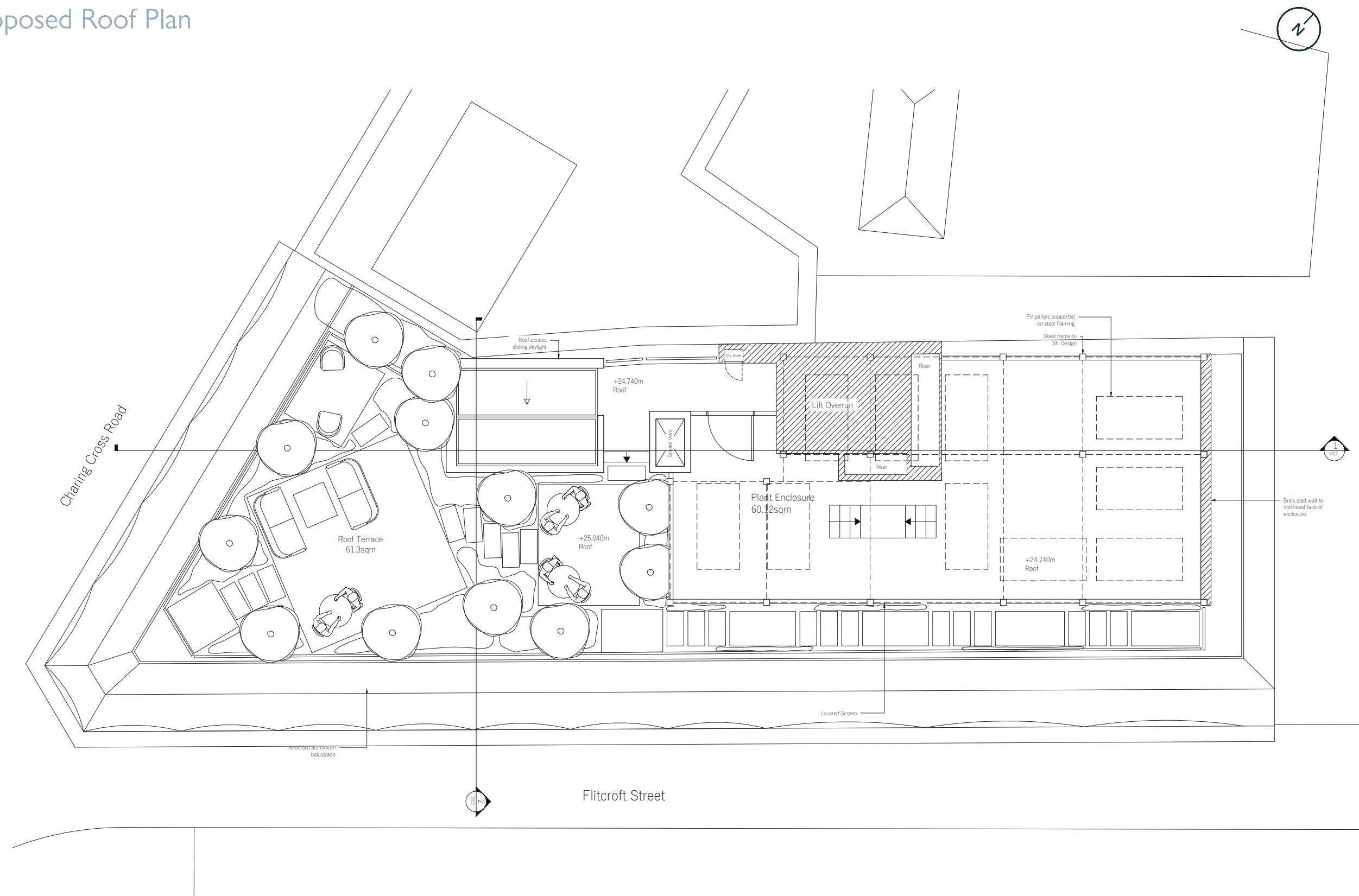
Amended Proposed Plans

2.8 Proposed Sixth



Amended Proposed Plans

2.9 Proposed Roof Plan



2.10 Proposed Charing Cross Road Elevation A

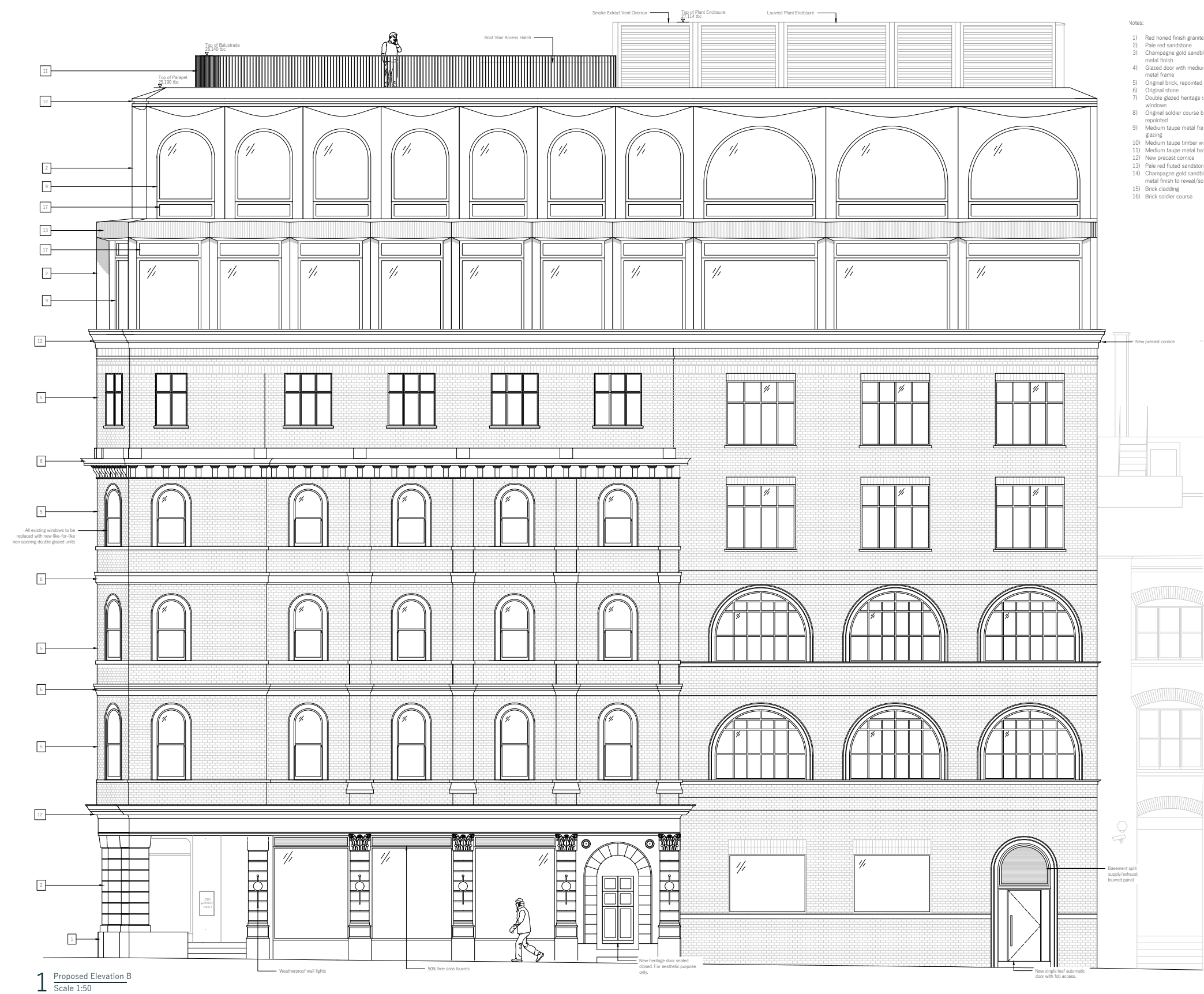


- 1) Red honed finish granite
- 2) Pale red sandstone
- 3) Champagne gold sandblasted metal finish
- 4) Glazed door with medium taupe metal frame
- 5) Original brick, repointed
- 6) Original stone
- 7) Double glazed heritage style windows
- 8) Original soldier course brick, repointed
- 9) Medium taupe metal framed glazing
- 10) Medium taupe timber windows
- 11) Medium taupe metal balustrade
- 12) New precast cornice
- 13) Pale red fluted sandstone
- 14) Champagne gold sandblasted metal finish to reveal/soffit
- 15) Brick cladding
- 16) Brick soldier course
- 17) Medium taupe metal panel

1 Proposed Elevation A
Scale 1:50

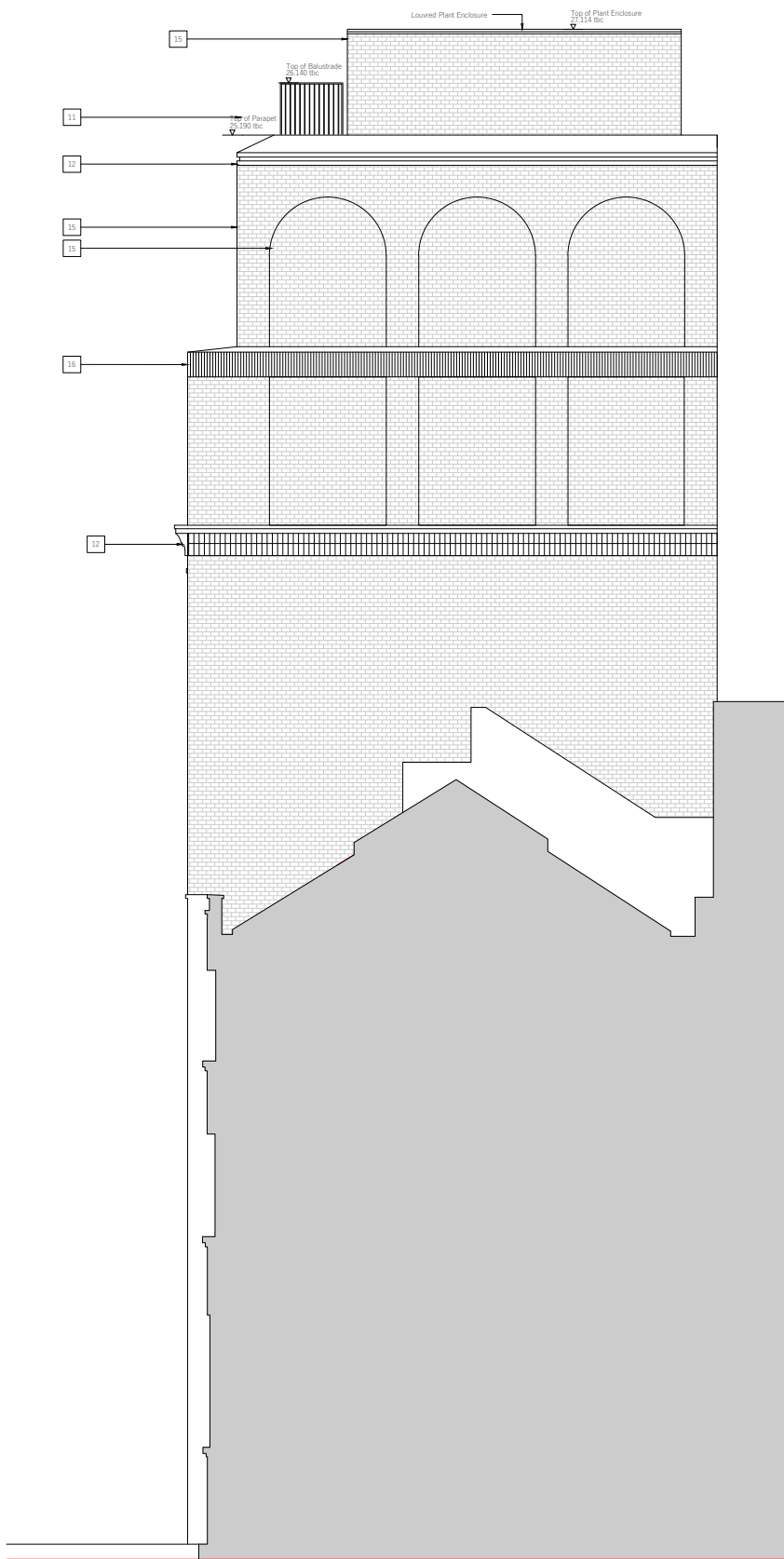
Amended Proposed Plans

2.11 Proposed Flitcroft Street Elevation B



Amended Proposed Plans

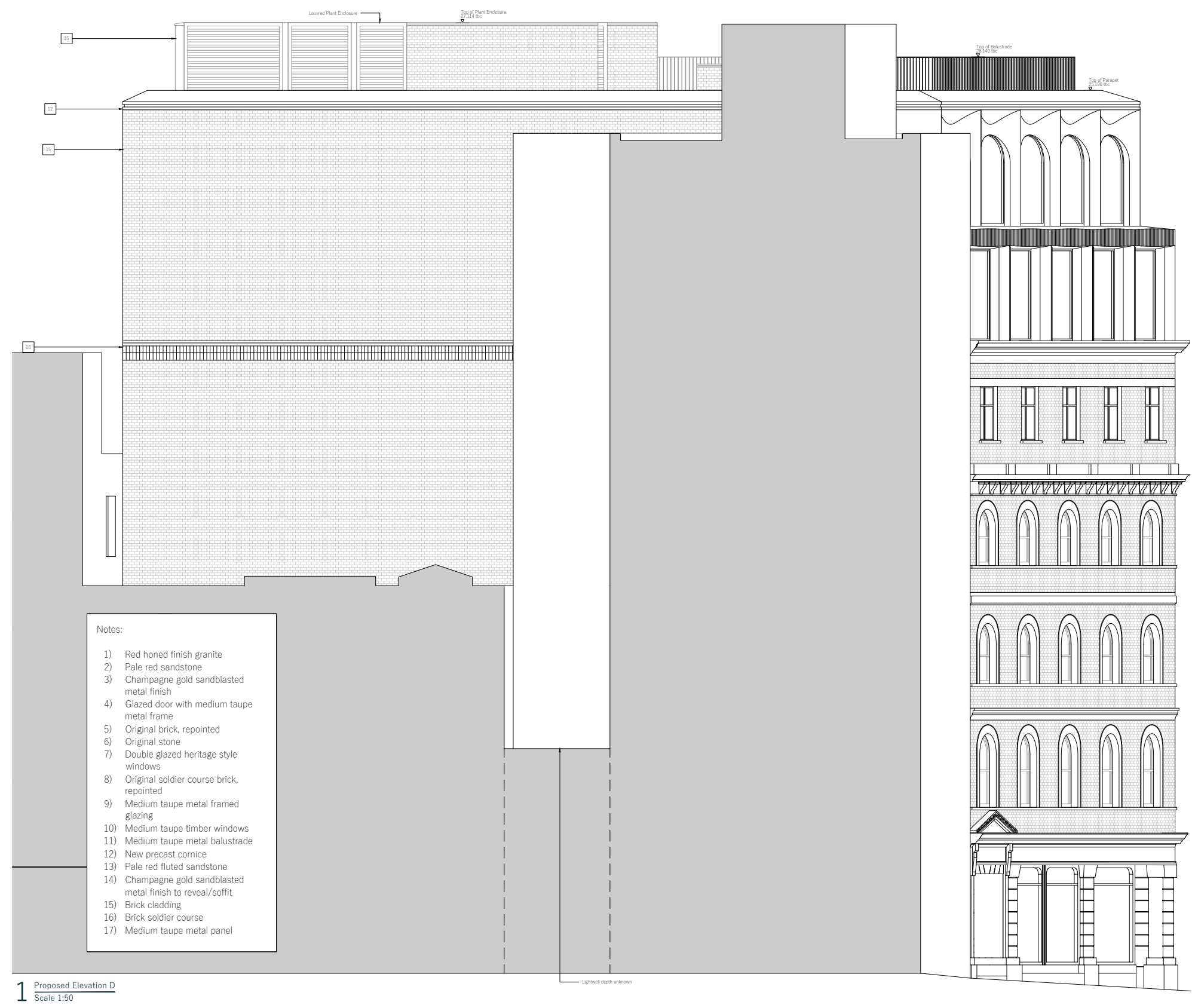
2.12 Proposed Elevation C

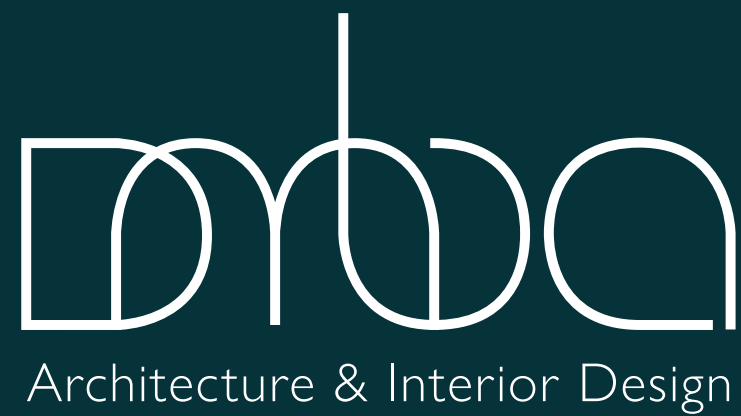


1 Proposed Elevation C
Scale 1:50

Amended Proposed Plans

2.13 Proposed Elevation D





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