

Design and Access Statement



69 Charlotte Street, W1T 4RW

Property of Charlotte Property
Ventures Ltd.

Contents

	<i>page</i>
1. Introduction	/2
2. Context	/2
3. Heritage Statement	/3
<i>Site Description</i>	
<i>Historic Significance of Charlotte Street</i>	
<i>Cultural Significance of Charlotte Street</i>	
<i>Aesthetic Significance of Charlotte Street</i>	
<i>Archaeological Significance</i>	
4. Building Use	/4
<i>Sunlight/Daylight</i>	
<i>Sustainability</i>	
<i>Transport, Refuse & Odour</i>	
5. Design Intent	/5
<i>Existing Plan vs. Proposal Plan</i>	
6. Conclusion	/8

1. Introduction

This Design and Access Statement has been prepared by Charlotte Property Ventures in support of the application for: The change of entrance location, and additional ceiling height to the basement at the address of 69 Charlotte Street, W1T 4RW. The characteristics of the existing property will remain and continue to adhere to the local environment.

This statement is in accordance with the national information requirements, as set out in the National Planning Practice Guidance and the form and content of Design and Access Statements. Prescribed by the Town and Country Planning (development Management Procedure) (England) Order 2015

All drawings shown within this document are indicative only and should not be scaled. Full details of the existing survey and proposal drawings accompany this document.

2. Context

The property is located on 69 Charlotte Street, which is bound to Tottenham Street to the West, and Charlotte Street to the East. The building falls within the local conservation area boundary of the London Borough of Camden. Within Charlotte Street Conservation Area there is a variety of building heights, ranging from four to eleven storeys. The predominant character of Charlotte Street is a mix of four to five storey Georgian and Victorian townhouses. There is considerable variety in the design and height of the buildings, with very few instances of a uniform terraces, which otherwise characterises the nearby Fitzroy Square to the north and the Bloomsbury area to the east. Several of the historic buildings within the Charlotte Street Conservation Area have mansard roofs, both original and modern extension.

The street houses a variety of tenures and building uses, ranging from commercial units to residential demises. Typically, on Charlotte Street the properties have active frontages with ground floor commercial use, similar to 69 Charlotte Street. Due to the context and location of the property, it has been agreed to not disrupt the architectural language of the building and instead embrace the history and location of the building.



3. Heritage Statement

Site Description

69 Charlotte Street is not a listed building, however located in a Conservation Area and being defined as a positive contributor. The appearance of the building adopts a neo-classical form and the elevations are faced in a stucco render finish which has been coursed using block lines to create the appearance of stonework. The windows are vertical sliding sash in painted softwood with single vertical glazing bars, and the main external door is a 6-panel timber door with a simple glazed fanlight over. The parapet roof is clad with artificial slate, with asphalt and lead gutters and valleys.

Historic Significance of Charlotte Street

The character of Charlotte Street is influenced by the initial development in the Georgian period as a residential suburb and the later social changes that have consequently affected the use of these buildings.

Cultural Significance of Charlotte Street

The change in the social status of the area during the 18th and 19th centuries from a wealthy residential suburb to a less affluent area saw the establishment of various independent commercial and retail units within the Charlotte Street area. Generally, the upper floors have remained as residential flats.

Aesthetic Significance of Charlotte Street

The buildings in this area are typically yellow stock brick and consist of four to five storeys with a basement level; however, 69 Charlotte Street has a rendered frontage. As 69 Charlotte Street is positioned on the corner, many of the rooms benefit from having dual aspect. The surrounding buildings generally have a traditional feel with the use of stallrisers used as the frontage of most commercial units in the area.

Archaeological Significance

There would appear to be no matters of archaeological significance relating to this property.



4. Building Use

Currently the property is mixed use, with lower ground and ground floor Class-E café and residential dwellings above Class-C3. We propose to keep the same use of class throughout the building.

Sunlight/Daylight

As the building height is not changing, there is not a requirement for a study to be conducted. The proposal will not impact negatively on the neighbouring properties. There is no additional overshadowing to the adjoining properties.

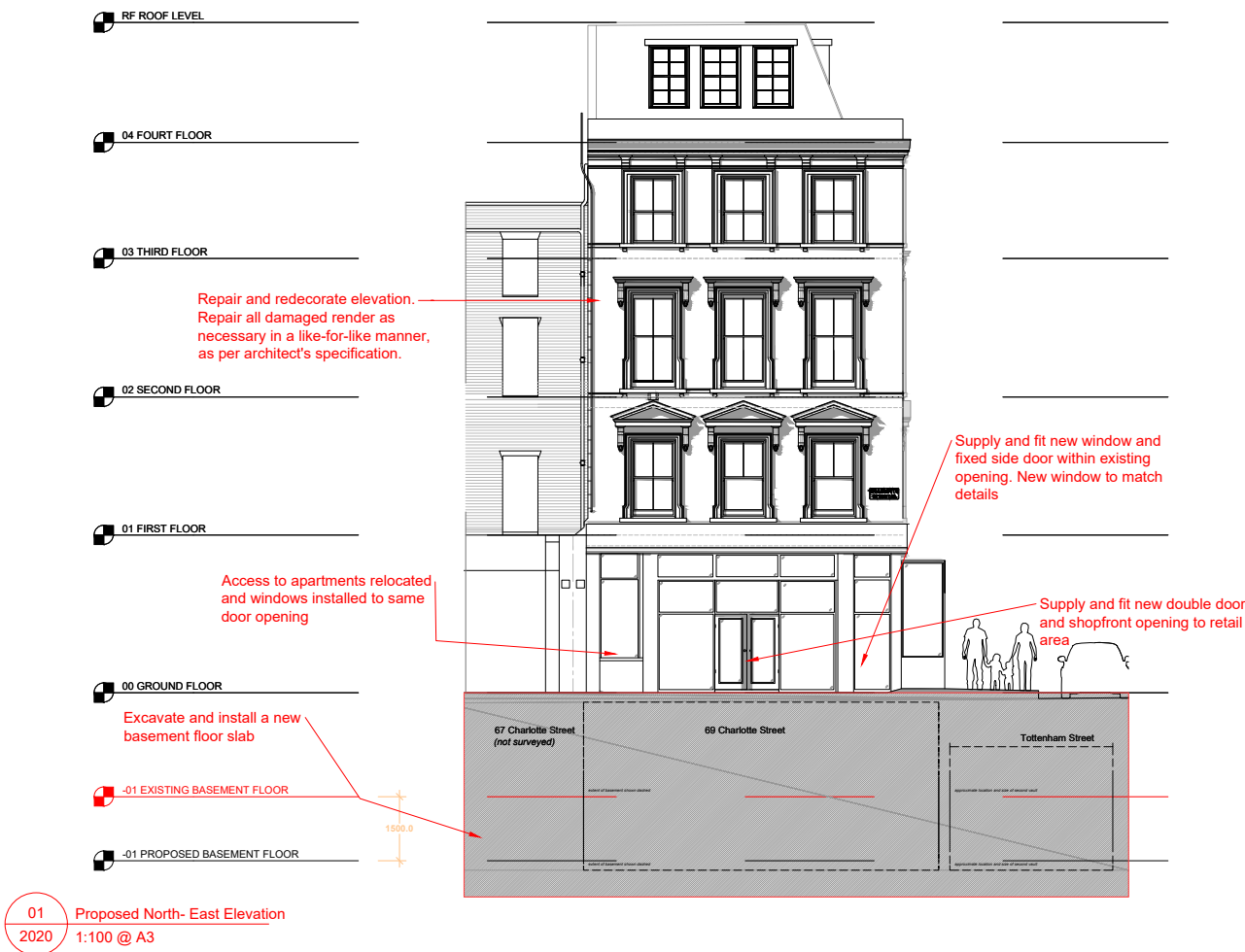
Sustainability

As the development is under 500m2 and does not propose more than 5 new dwellings, it is not subject to Camden Borough Council’s Sustainability guidance.

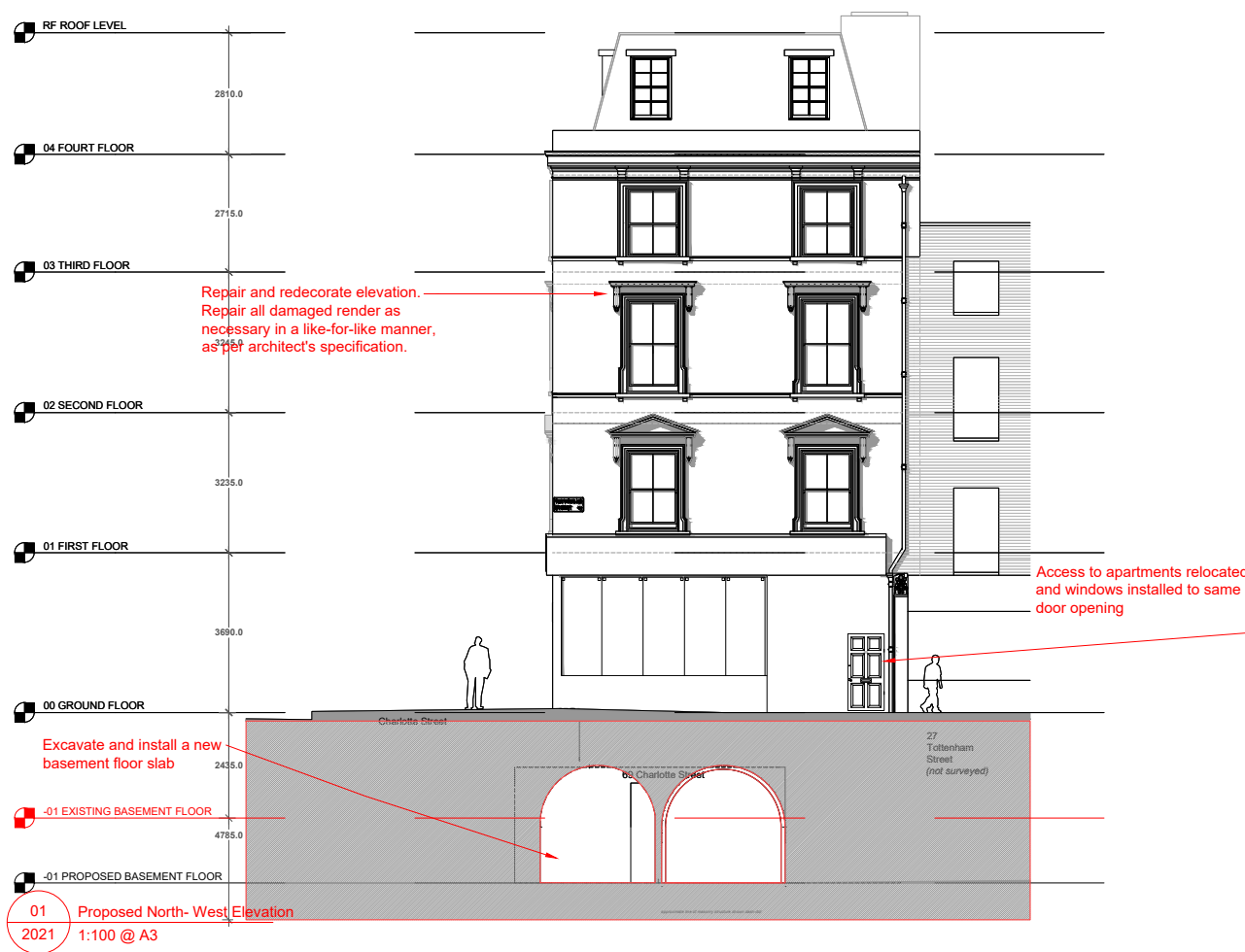
Transport, Refuse & Odour

The property is in walking distance of all local amenities and has good public transport links with regular bus stops on Tottenham Court Road, 2 minutes to Goodge Street Underground, 5 minutes to Tottenham Court Road Underground, 10 minutes to Warren Street Underground, and 15 minutes to London Euston, St Pancras and Kings Cross mainline railway stations.

A refuse collection point is provided to the rear of the glass enclosure on Tottenham Street. This area is for all waste and recycling of the building.



Charlotte Street Elevation



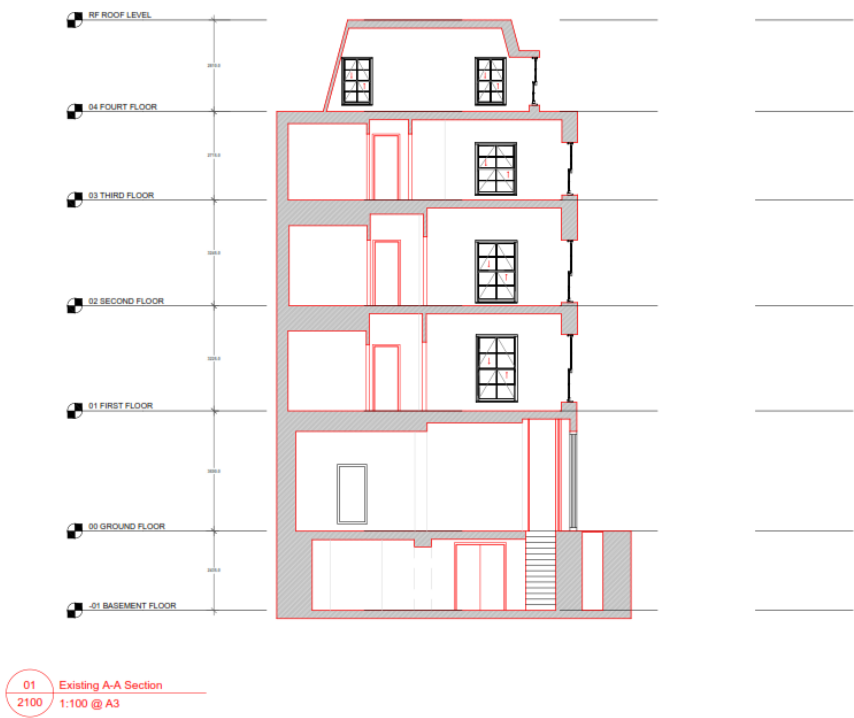
Tottenham Street Elevation

5. Design Intent 1.1

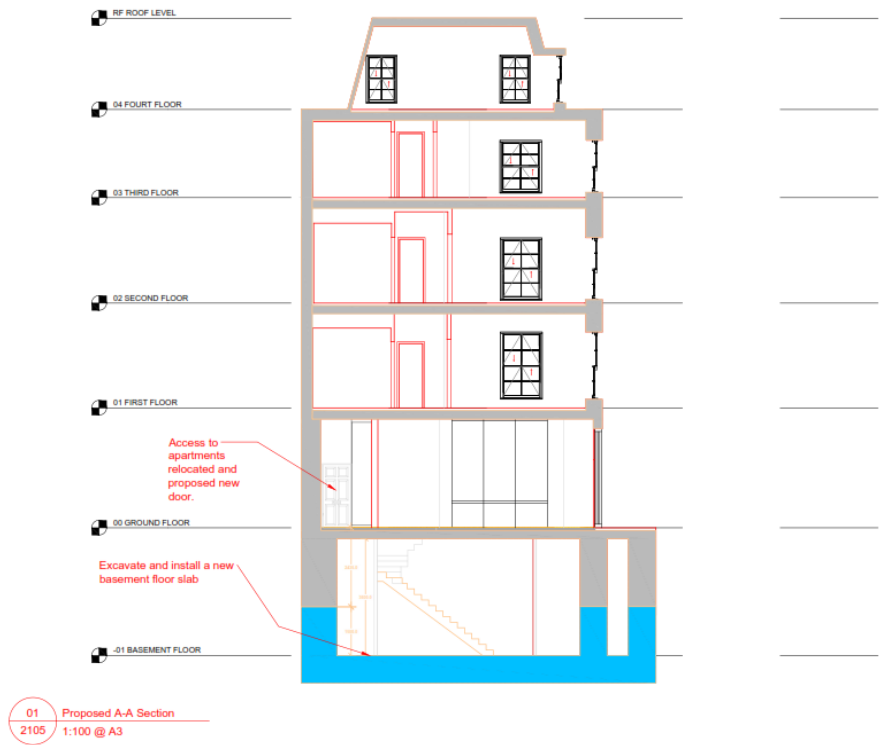
We are proposing to adjust the entrance of the ground floor café. The proposal centralises the entrance, which makes the café area more accessible and user-friendly.

We are proposing to lower the basement floor, which will allow all the current basement to be usable. The finished floor to ceiling height, currently stands at approximately 1.3m in certain locations, which is too low for the space to be usable. Lowering the basement slab, will give us a 2.9m clear headroom height in the lowest location.

Aside from the changes mentioned above, we are proposing to make minor internal layouts adjustments. Overall, these steps demonstrate a commitment to improving the quality of life for those who reside in the apartments.



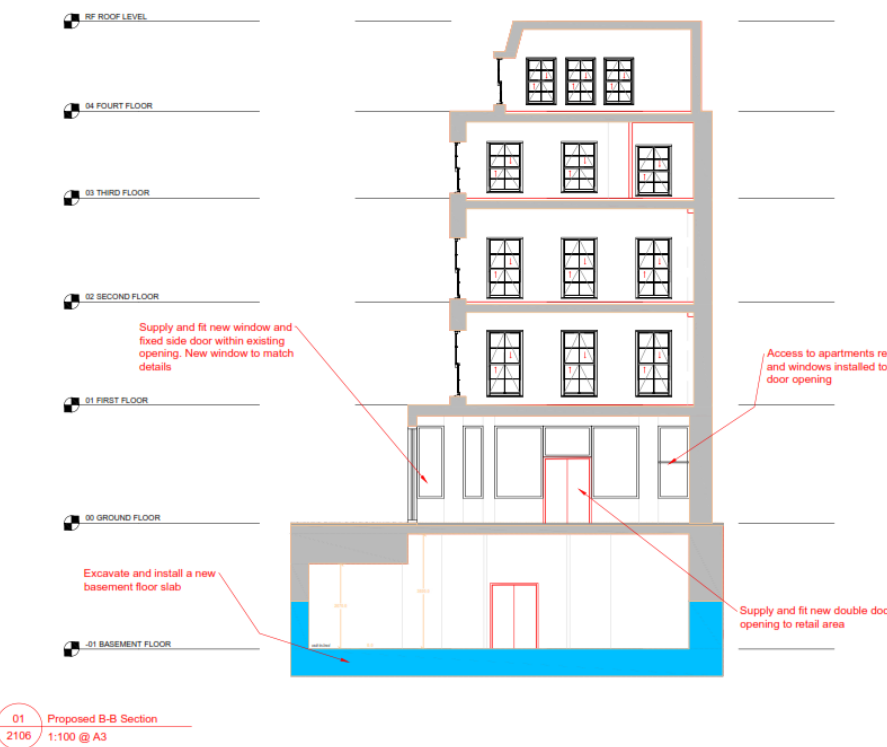
Existing Section A-A



Proposed Section A-A



Existing Section B-B



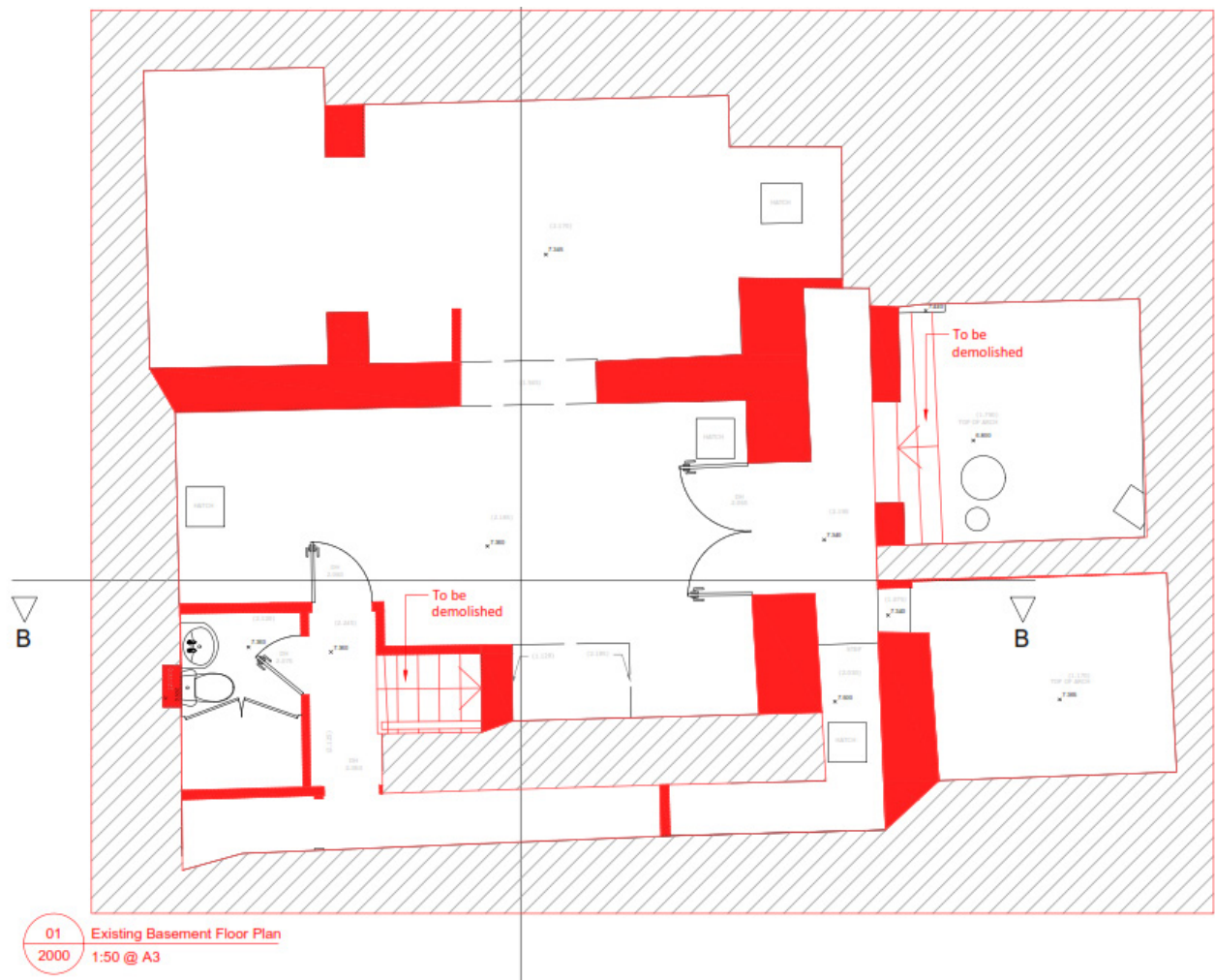
Proposed Section B-B

Design Intent 1. 2

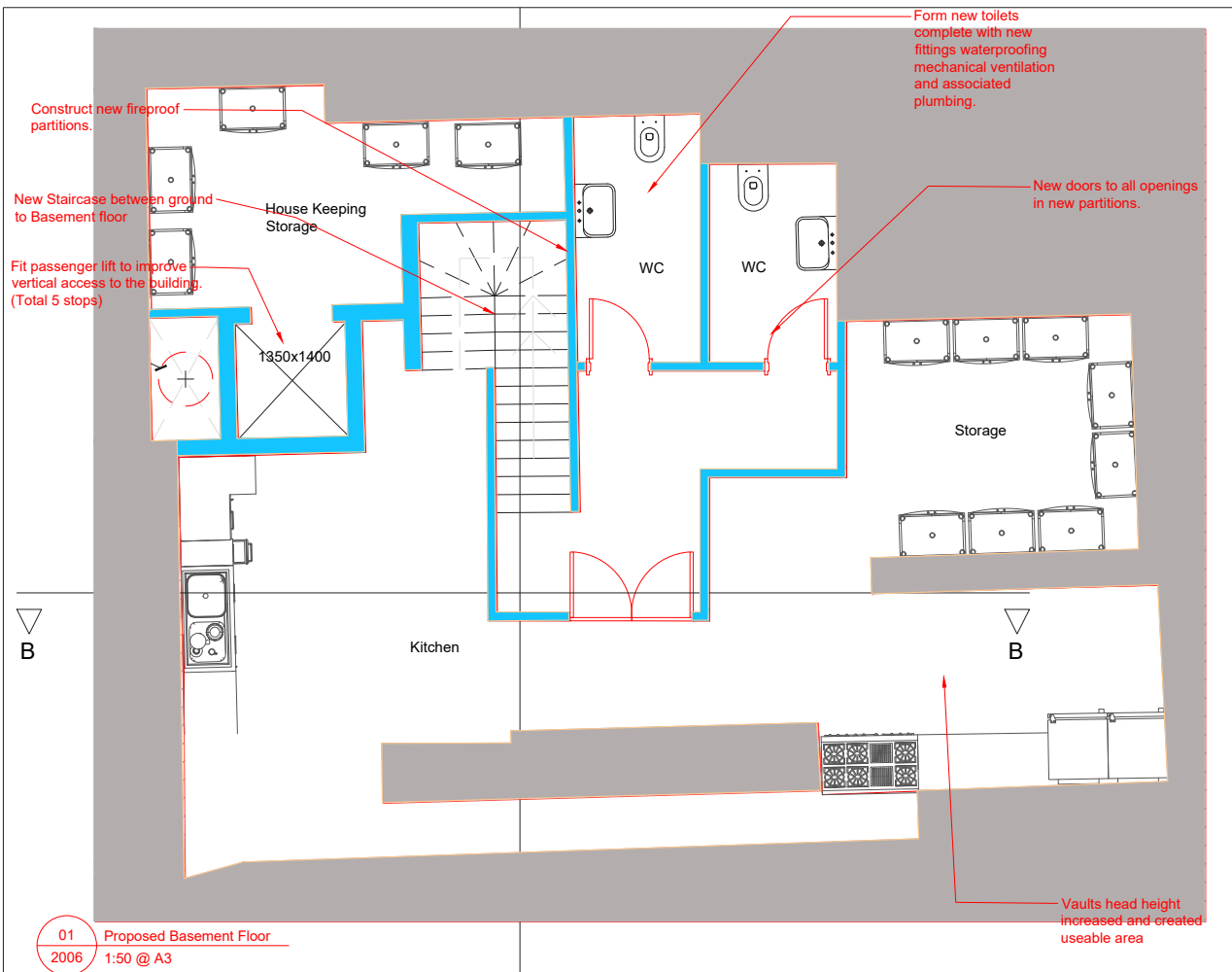
Basement Floor

The current basement is partly used as storage due to the restricted head height. We are proposing to lower the basement floor, allowing all the current basement to be usable. The finished floor to ceiling height, currently stands at approximately 1.3m in certain locations, which is too low for the space to be usable. Lowering the basement slab, will give us a 2.9m clear headroom height in the lowest location.

Once the slab has been lowered, we will utilise the space by providing a kitchen area to cater the café and waste storage for the café. We will also provide W/C facilities for customer use in the basement. In addition, we plan have a house keeping storage area for the apartments above. The residential lift will have access to this space. This proposal is optimising the basement and improving the usage of the building. As shown below, we plan to remove some of the structural walls in the basement, which will provide more usable space, without increasing the footprint of the basement.



Basement Existing Plan

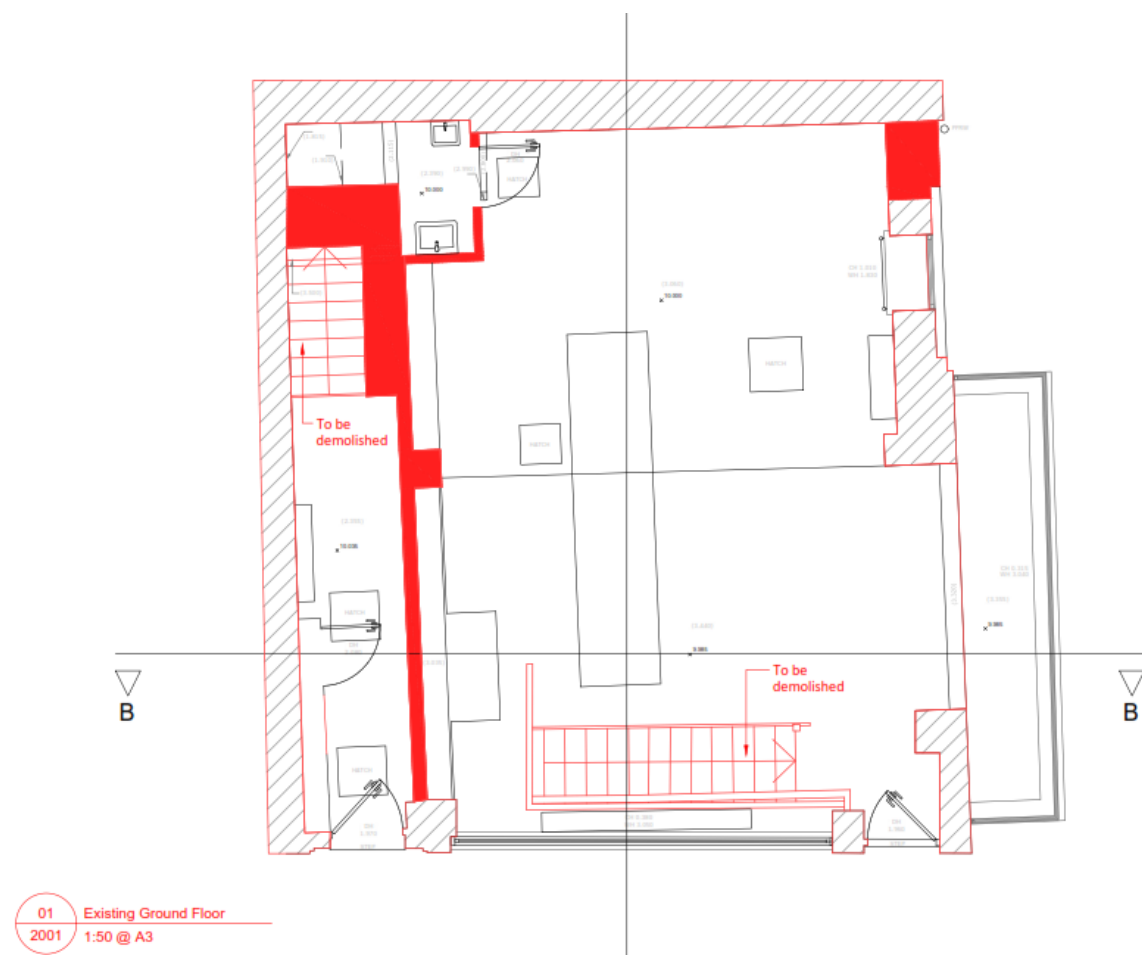


Basement Proposal Plan

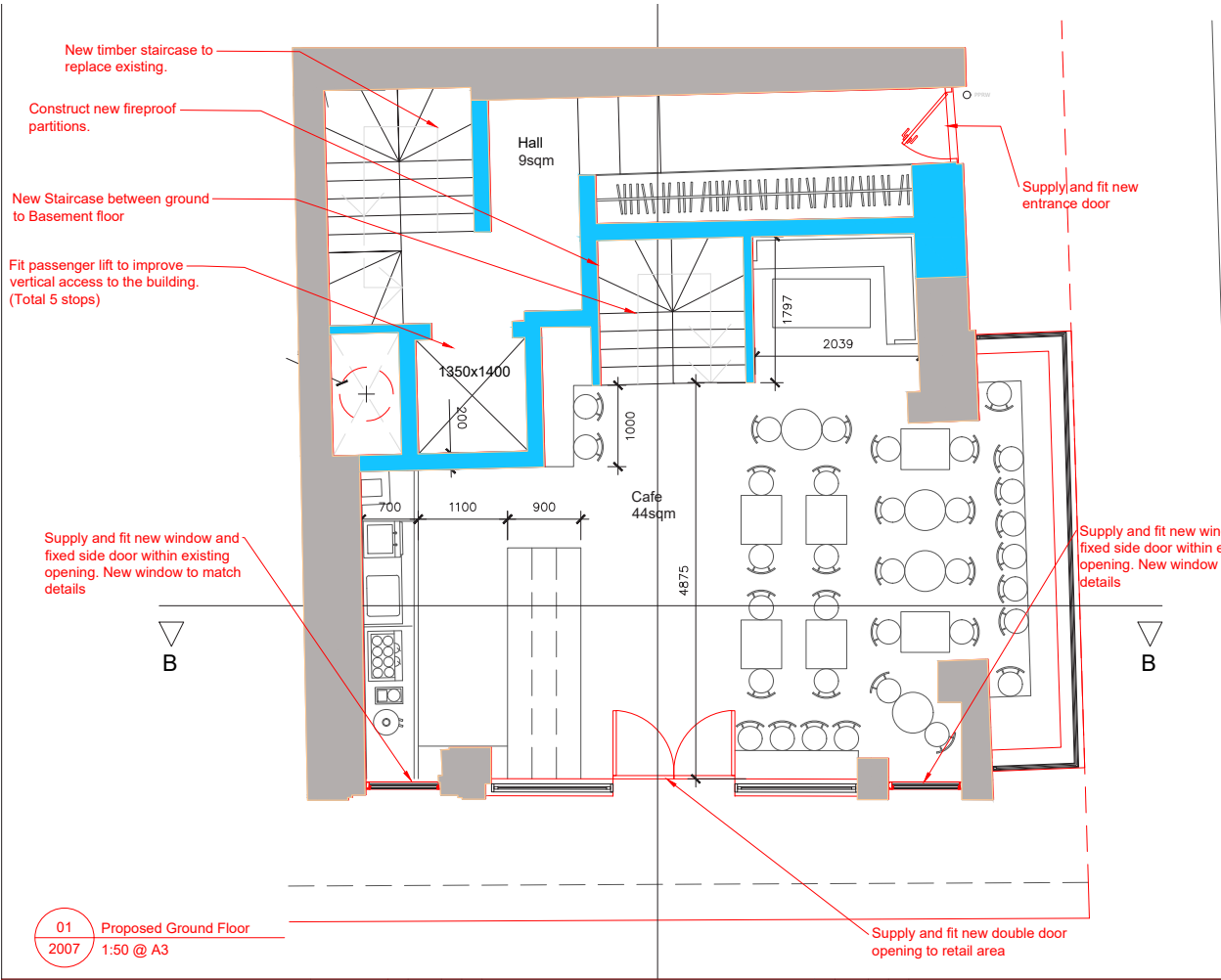
Design Intent 1. 3

Ground Floor

Currently the ground floor entrance is in the corner of the front façade and is not engaging to customers. We are proposing to adjust the entrance of the ground floor café. The proposal centralises the entrance, which makes the café area more accessible and user-friendly. Due to the changed entrance location, we have relocated the stairs to provide better usage of space in the café area. As we are focused on optimising the space and creating a user-friendly environment. Previously, the entrance to the apartments were located on the front façade, however this has now been moved.



Ground Floor Existing Plan



Ground Floor Proposal Plan

6. Conclusion

69 Charlotte Street falls within Camden’s expected growth area, as mentioned in the Camden’s Local Plan, the “Council will expect development in the growth areas... It should maximise site opportunities and the opportunities and benefits for the borough and the local area, in particular in terms of jobs, homes and facilities for the community”. This proposal has taken this onboard throughout the design process. It is important that all new proposals within the Tottenham Court Road area promotes “an excellent public realm, with an improved network of safe and attractive places” which is why we believe the changes to the façade are crucial.

We believe the changes to 69 Charlotte are within keeping of the local conservation area and is providing a wider range of use to the existing building. The proposal aims to enhance its local environment and provide a better use of unusable spaces.

We hope this has been made evident throughout the supporting documents.