

6.3

Heritage and Townscape Assessment Existing building and proposed scheme



EXISTING VIEW

This viewpoint is situated on the western pavement of Whitfield, north of the junction with Goodge Street. It is experienced by pedestrians and representative of the views experienced by vehicles.

The Site is experienced in the middle distance as a mid-terrace element with trees to its frontage and the taller Met Building serving as a backdrop. The lower northern element results in a streetscape gap that allows visibility of the return wall to the southern taller element of the existing building.

The foreground building on each corner of the street junction are visually dominant and in contrast to the understated frontage of the Site.



PROPOSED VIEW

The proposed development brings about only modest change to the view. Continued use of brick as the primary material limits the perceivable change and maintains the mixed streetscape character and appearance of the townscape.

An increase in height is perceivable when compared to the existing view but once built any visual impact is slight. The additional massing and height have the beneficial effect of reducing the visibility of the Met Building, as a backdrop, and these increase one's appreciation of the townscape scale of Whitfield Street. The increased height of the northern lower part of the proposed development removes an uncharacteristic gap in the upper streetscape.

Overall, the visual impact is minimal and the nature of change is consistent with the townscape character. The Whitfield Street frontage to the development would respect the silhouette of the urban block.

7.0

Sustainability

Sustainability Key design moves



Fabric First Approach

- Improvements to the elevations to increase thermal performance
- Approx. 70% of carbon are captured in the superstructure in a typical building. The proposed scheme retains the majority of the existing structural steel frame and floor slabs to reduce waste and cut energy consumption.
- Circa 97% of existing slab is retained
- Circa 30% of existing brickwork facade is retained
- New high performance windows throughout
- Demolition aggregate reused on site for new slabs where possible or recycled into new elements off-site.

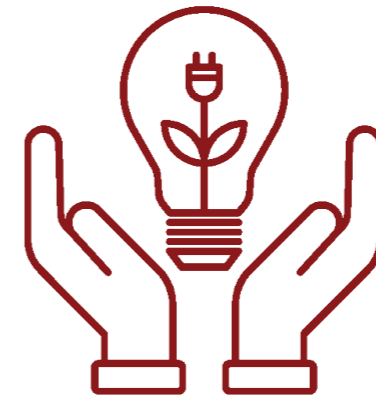


Material Specification

Material and products specified are to have high recycled content, low embodied energy and are locally sourced where possible.



Some of the IG masonry support system (shown top) are carbon neutral, and resin flooring system (shown bottom) can mimic a polished concrete finish while being much lower in carbon footprint and embodied energy than actual concrete

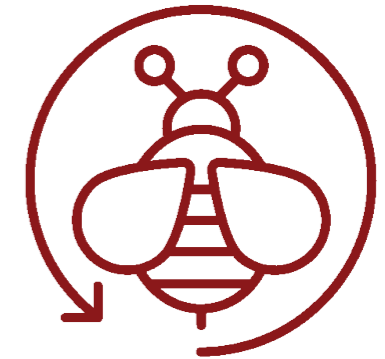


Renewable energy

Renewable energy is provided from the south-facing PV panels at roof level.



PV panels at roof level



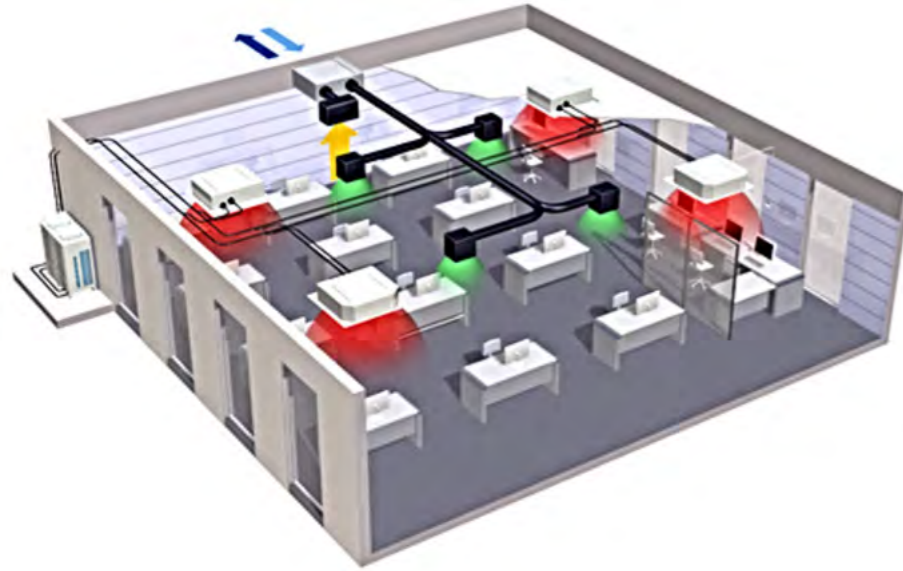
Increase biodiversity

Green roof is to be provided at the roof level where wildlife can thrive

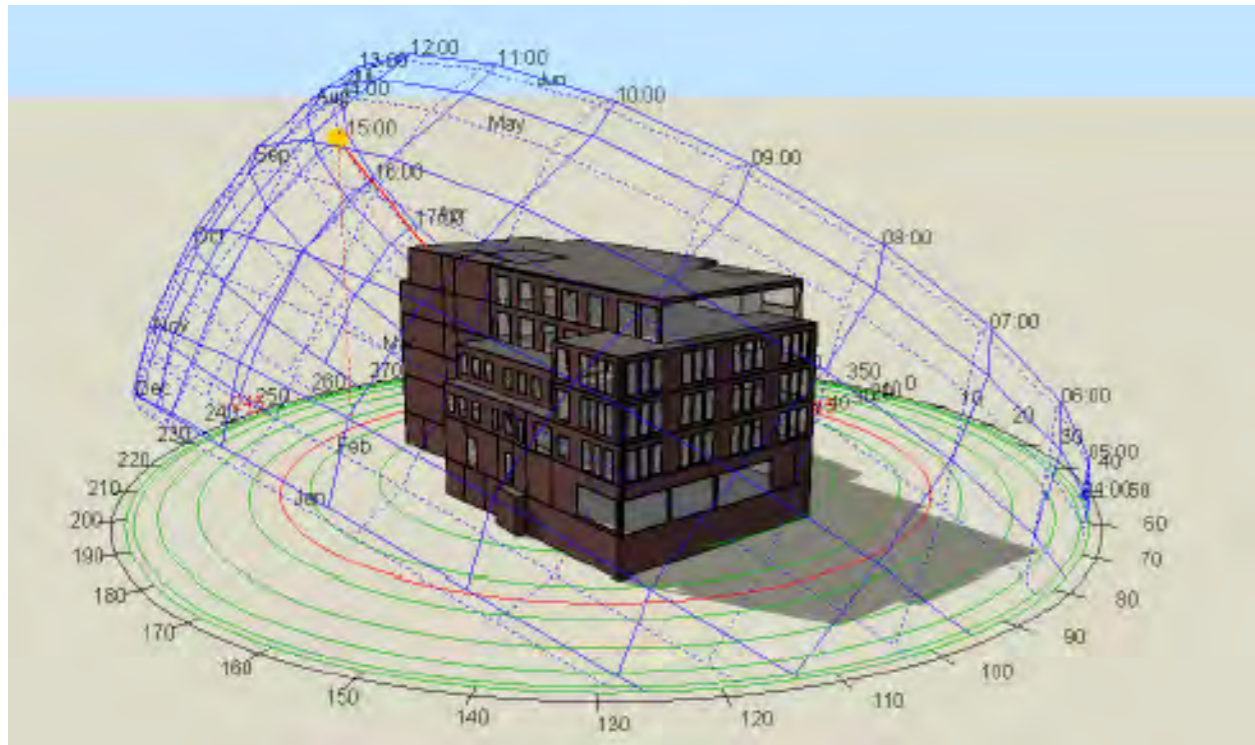


Integrated bat & bird boxes in facades to increase biodiversity

7.2



MVHR system providing heating and cooling to office spaces



A thermal model of the building will be created in 3D design build and will be used to provide the energy report and the necessary design sizing of the MVHR / VRV / Condensers

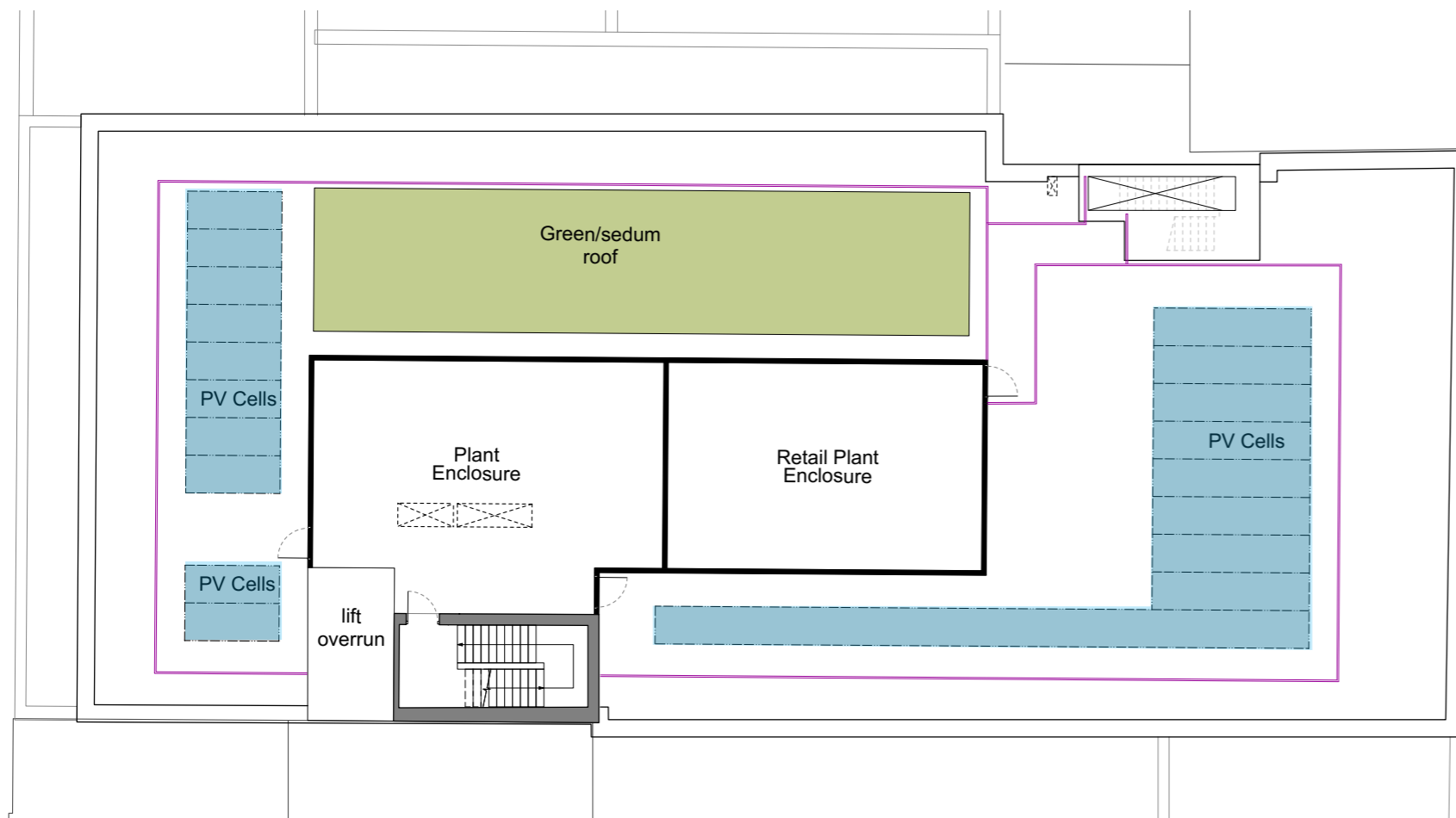
Sustainability

Proposed sustainability measures

- We will be using high efficiency heat recovery type air source heat pumps serving internal units to provide simultaneous heating and cooling through the office spaces.
- There will be no on-site combustion of fossil fuels.
- We are proposing PV panels (kW peak TBC) at roof level to reduce the building electricity demand from the grid.
- All lighting will be high efficacy LED through, fully dimmable and presence controlled with the use of presence detectors and daylight sensors for daylight dimming. This reduces the time luminaires are in operational and also modulates the output to make beneficial use of natural daylight where possible.
- New glazing elements shall be low g value (circa 0.4 or better) to reduce overall solar gain cooling demand in the office spaces thus reducing the demand for larger plant for cooling purposes.
- Ventilation shall be provided on a floor by floor basis allowing for plant to be modulated depending to how and when each floor is occupied.
- Ventilation shall incorporate highly efficient (circa 80% minimum efficiency) heat recover heat exchangers making use of waste heat in the extract to temper the fresh air supply further reducing heating or cooling load to condition incoming fresh air.
- All hot water generation plant will be local point of use type thus reducing potential energy demand to match localised hot water needs rather than having a large central calorifier to serve the entire building.

7.3

Sustainability A Greener Roof Plan



Proposed Roof Plan

- Some high-level external plant is still required within a new smaller centralised rooftop enclosure
- The footprint and height of this new enclosure has been minimised to reduce impact on neighbouring properties
- Solid acoustic treatment can be applied to the back of the metal cladding panels if require, to avoid acoustic disruption to neighbouring properties
- The remainder of the new flat roof will be utilised for new south-facing PV cells to provide renewable energy for the scheme
- Other areas of the roof will be planted as sedum roofs to improve biodiversity on the site



8.0

Mural Relocation

The following pages have been used as part of a wider online public consultation for three weeks during August 2023. Please refer to Statement of Community Involvement for the feedback and results of the consultation.

8.1



55 Tottenham Court Road & 16-24 Whitfield Street, Fitzrovia

Design & Access Statement - August 2023

Options for mural relocation

Existing mural location

- The existing murals are located on the ground floor facade of the former British Transport Police Station on Whitfield Street.
- The murals are located opposite and facing onto, Crabtree Fields.



- 16-24 Whitfield Street & 55 Tottenham Court Road
- Crabtree Fields
- Existing location of murals

8.2

Options for mural relocation Design concept and dimensions



View of Crabtree Fields from 16-24 Whitfield Street from 16-24 Whitfield Street

- Both murals were commissioned in 2003 and originally designed to disguise the large solid elements of facade at ground floor required for security when the building was used as a police station.
- Entitled 'On Reflection', the 2no. murals are by the artist Paul J Marks, who used 40,000 vitrified ceramic triangles to create abstract 'reflections' of Crabtree Fields opposite the site.
- Each mural measures circa 4.14m (w) x 2.83m (h).
- The mural to the North is mounted on a concrete wall which originally concealed a holding cell behind.
- The mural to the South is mounted on a blockwork wall which backed onto the rear of the police reception office



Front view of the murals, reflecting the parkscape of Crabtree Fields



View of the murals from the entrance of Crabtree Fields

8.3

Mural relocation Existing Whitfield Street elevation

- The murals dominate the street level frontage and reduce the level of permeability to the building.
- Minimal glazing reduces the extent of 'active frontage' and increases the sense of security and enclosure



8.4



Mural relocation Proposed Whitfield Street elevation

- British Transport Police have now vacated the premises and the building is to be redeveloped as Class E office space.
- A highly solid facade for security is no longer required with the change of use away from police station.
- The change from police use to office at ground floor necessitates the removal of the murals to increase daylighting to the proposed office accommodation and increase the amount of active frontage at street level.
- Maximising daylighting reduces the requirement for artificial lighting, helping with sustainability, and provides a more attractive environment in which to work.
- New high-level louvres are required at ground floor for ventilation, including basement smoke ventilation and new office mechanical ventilation
- Given the specific context of the murals, they could be relocated to other locations nearby, as below

8.5

Mural relocation Existing murals overlaid onto proposed elevation



Elevation showing clash of existing murals and proposed ground floor facade

- If the proposed elevation design and the location of the murals are left unchanged, this would result in an adverse effect to the architectural design and architectural rhythm of the elevation design.
- Daylight to the ground and basement level office space and the main office reception lobby would be significantly reduced.
- Visibility into the reception lobby would also be significantly reduced.

8.6

Mural relocation Revised elevation design to incorporate murals



Revised elevation showing existing murals retained

- The ground floor fenestration design, including new entrances into the offices and the main reception lobby would need to be updated to work around the retained murals.
- A single sliding door would access (in lieu of a double sliding door) the reception lobby as a result of the murals being left in-situ
- The elevation is of a poorer architectural quality and design when compared to the proposed design where the murals are relocated.
- The position of the murals in relation to the proposed treatment of the upper floors appears discordant.

8.7



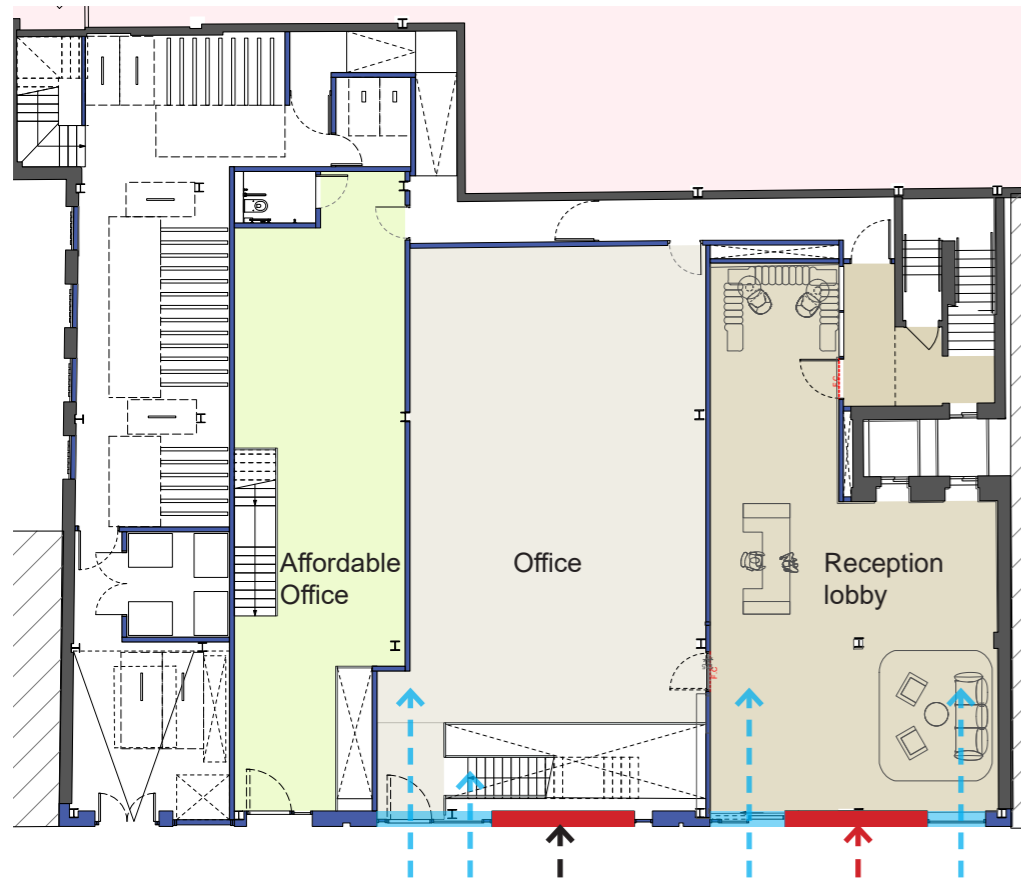
Proposed elevation with mural integrated

Total surface area at ground floor = 112 sqm, of which:

- Mural accounts for 21% (23 sqm)
- Clear glazed area accounts for 15% (17 sqm)
- Grilles for UKPN and office ventilation accounts for 24% (27 sqm)
- Cycle and refuse store door (solid) accounts for 4% (5 sqm)
- Solid elements (brickwork, stall risers etc) accounts for 36% (40 sqm)

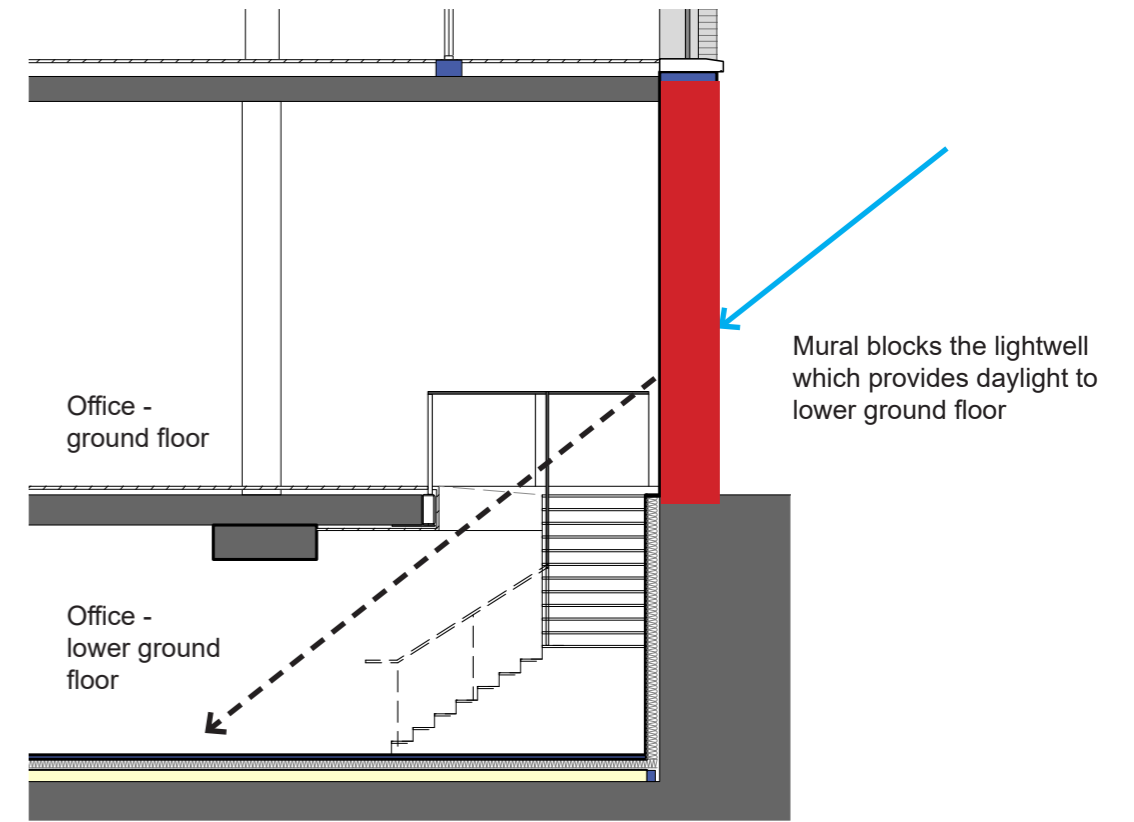
Mural relocation Impact on ground and lower ground floors

- Natural daylight to the ground and lower ground floor office spaces and the main office reception lobby would be significantly reduced.
- Visibility into the reception lobby would also be significantly reduced.



Proposed ground floor plan with mural integrated

- > Limited daylight and visibility to office space and reception lobby
- > Mural blocks daylight and visibility to reception lobby
- > Mural blocks the majority of the lightwell which provides daylight to lower ground floor



Section through the mural and the lightwell to basement

8.8

Mural relocation Local precedents

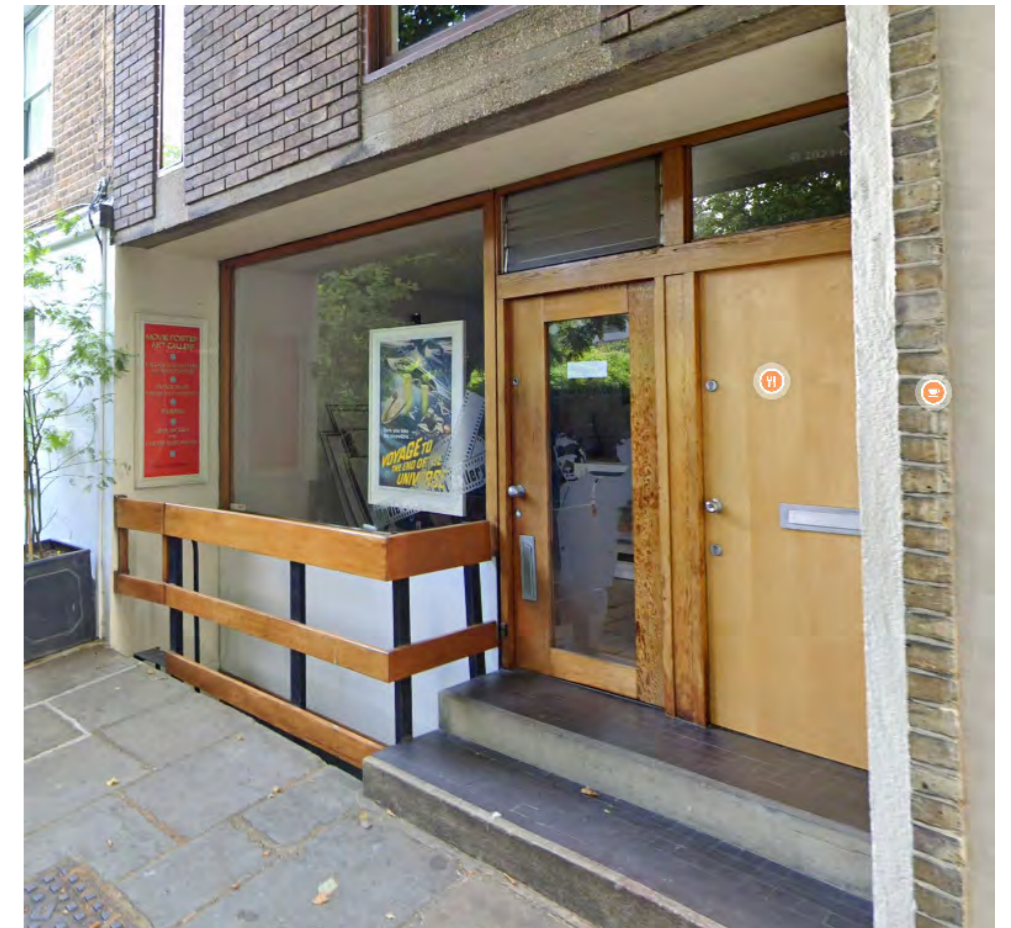
- There are a number of precedents in close proximity of 16-24 Whitfield Street which display examples of lightwells providing daylight to the basement storey, and large amounts of glazing at street level to provide an active street frontage and daylight into ground floor spaces



27 Whitfield Street



10 Whitfield Street



1 Coville Place

- 16-24 Whitfield Street
- 27 Whitfield Street
- 10 Whitfield Street
- 1 Coville Place
- Crabtree Fields



8.9

- 16-24 Whitfield Street & 55 Tottenham Court Road
- Crabtree Fields
- Existing location of murals
- Proposed new location of murals



Mural relocation - Option 1 Relocation to Crabtree Fields

- The murals are proposed to be relocated to the back wall by the play area in Crabtree Fields.
- By relocating the murals to this location, the concept of reflecting the parkscape of Crabtree Fields is retained.
- It is appropriate and well suited for the mural to be relocated to the park (Crabtree Fields), as the mural itself pays homage to the park.
- With reference to Crabtree Fields, it was noted in the article "Seating to be temporarily removed from outside public park" in *Fizrovia News*, dated 1 August 2023, that "One resident said the park has "too much ivy" and it should be returned to its original design of a "formal" garden" when it was created in 1986."
- Relocation to Crabtree Fields will be subject to the necessary consents from Camden Council, which have not yet been acquired.

This is the preferred option. Further information on how this is secured, through a Mural Relocation Plan Section 106 obligation, is covered within the accompanying Planning Statement.



Proposed new location for the murals shown blue-dashed



8.10

Mural relocation - Option 2 Relocation to new reception lobby

- Reflective nature of the work is reduced
- Artwork is no longer located within a public space



8.11

Mural relocation - Option 3 Option 3 - relocation to Kirkman Place

- Mural / artwork is no longer contextual as it is not close to Crabtree Fields
- Fairly hidden and not very visible to the public



Proposed elevation of Kirkman Place with murals



3D visual of Kirkman Place with murals

9.0

Residential use

Residential Use

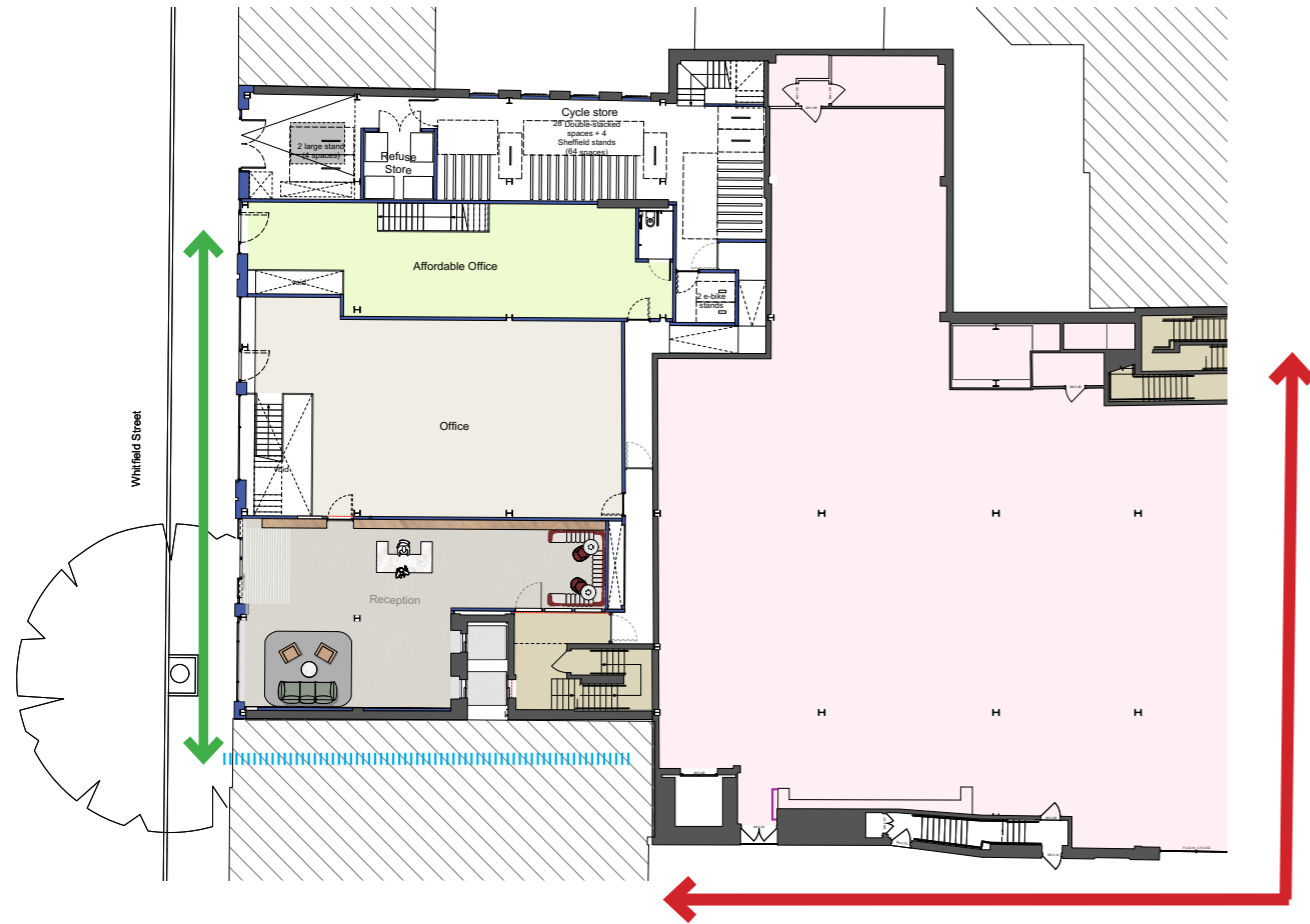
Policy and design analysis

- The current proposed scheme adds 801sqm GIA of new commercial office area over the existing building.
- Under Camden mixed-use policy, any uplift of commercial space over 200sqm GIA should provide 50% of that space as residential use.
- A study was therefore been carried out to explore the feasibility of incorporating self-contained housing as part of the scheme.
- Based on the proposed uplift of 801sqm over the existing building, a 50% requirement of 400.5sqm of residential floor space has been tested
- The study has used the following guidance on residential planning principles :-

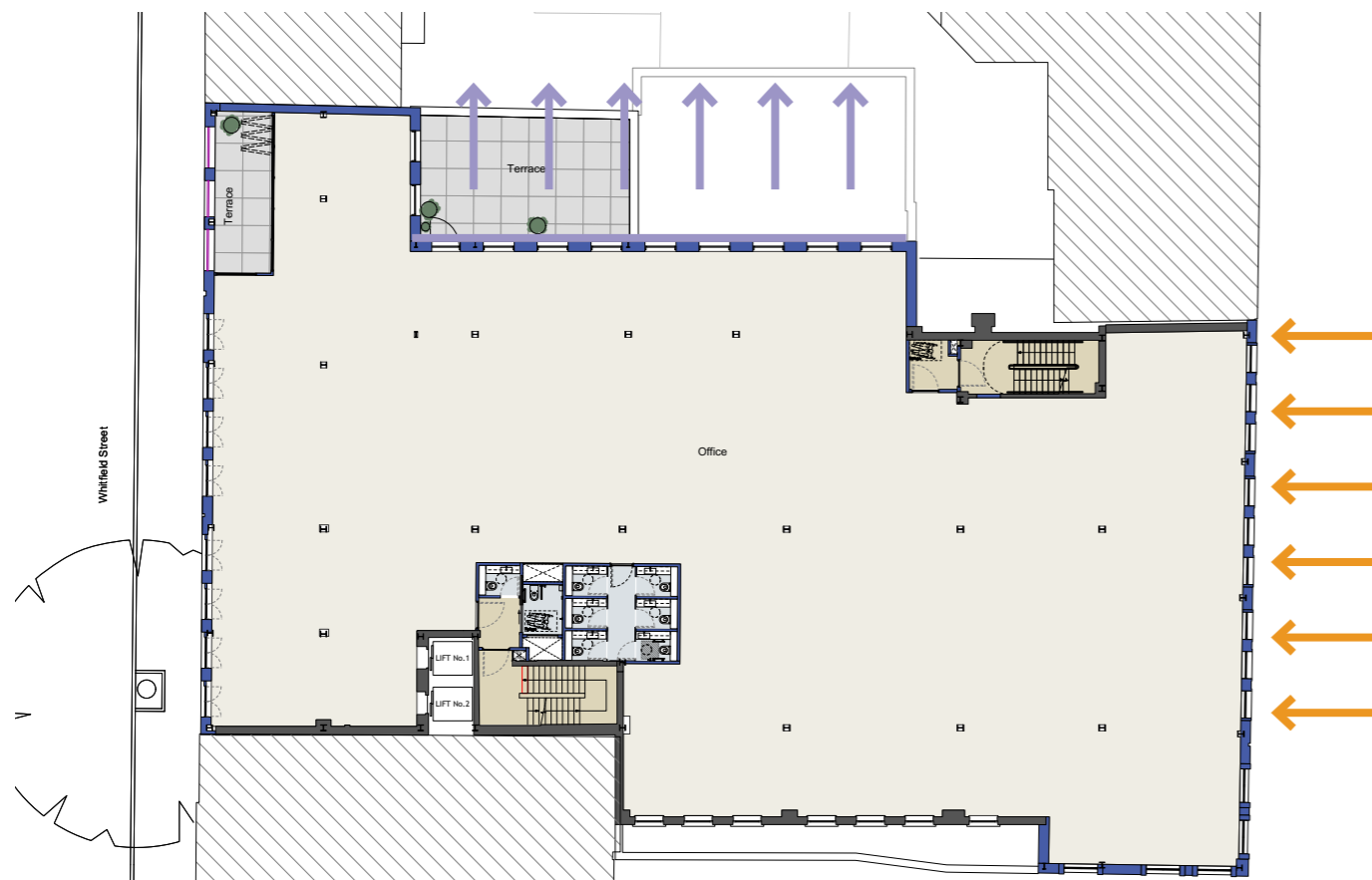
1 bed flat	50sqm	8 linear metres frontage
2 bed flat	70sqm	11 linear metres frontage
3 bed flat	97sqm	13 linear metres frontage

9.2

Residential use Existing building restrictions



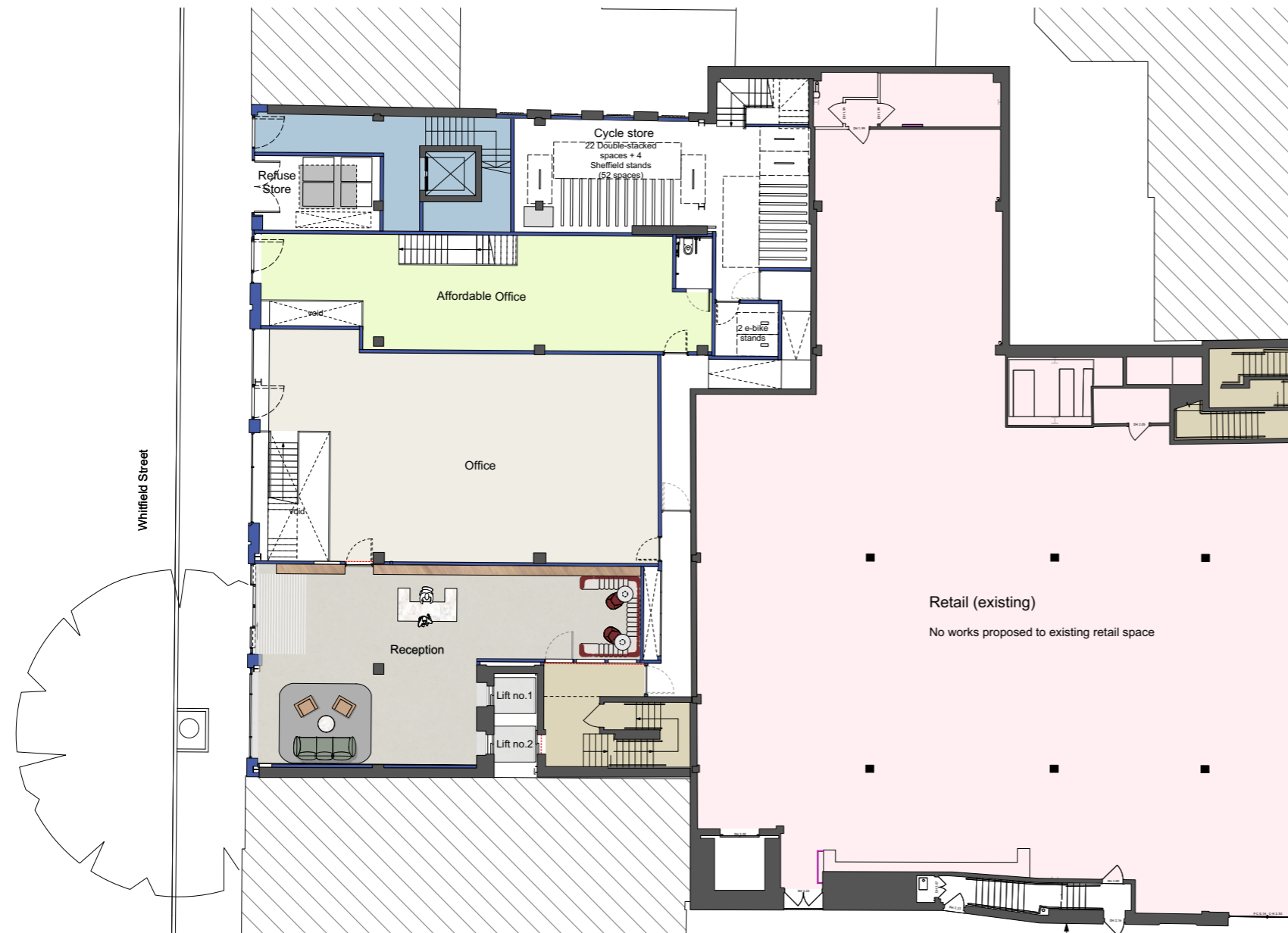
- 1 No possibility of residential entrance and core onto Tottenham Court Road due to existing retail frontage
- 2 South elevation solid party wall onto Whitfield St
- 3 Limited entrances to Whitfield St elevation due to requirement for large commercial entrance and affordable workplace requirement
- 4 Potential overlooking to existing residential uses
- 5 High levels of noise and air pollution from busy Tottenham Court Road elevation



9.3

Residential Use Design proposal - Ground floor plan

- New ground floor entrance onto northern edge of Whitfield St leading to new dedicated core including lift and stair
- The residential entrance can only be from Whitfield Street side and the required area and massing assumes it would be configured as a vertical stack to the northern boundary
- Due to limited access from Whitfield Street, access to cycle store and refuse becomes limited.
- Existing UKPN access and extract duct penetration modified presents a logistic challenge
- Large number of required entrances at street level onto Whitfield St will not create an active and well-considered streetscape and have an adverse impact on the architectural quality of the Whitfield Street elevation



Proposed Ground Floor Plan - resi

 New residential area

9.3

Residential Use Design proposals - First floor plan



Proposed First Floor Plan - residential option

 New residential area

- Single aspect to the west facing residential unit
- Dual aspect residential unit to the east facing residential unit. However this unit has a deep floor plan and all windows overlooks the 1st floor roof where the integrated exhaust/planter is located
- Difficult to provide private amenity space to residential units
- Quality of the office space is compromised due to no daylight to the northern elevation
- Difficult to provide amenity space to office
- Acoustic separation between office floorplate and residential use can be challenging due to the existing slab being retained
- Office roof terrace (at 2nd floor) on top of the east-facing residential unit - if option 2 for the second floor is implemented (refer to p.126)

9.3

Residential Use

Design proposals - Second floor plan



Proposed Second Floor Plan - residential option

 New residential area

- Single aspect residential units at second floor level
- Difficult to provide private amenity space to residential units
- Office roof terrace (at 3rd floor) on top of the west facing residential unit
- Difficult to provide amenity space to office
- Potential Rights of Lights issue to the neighbouring properties to the North as a result of the extra massing from providing the east facing residential unit
- Loss of daylight from the north elevation to the office floorplate

9.4

Residential Use Alternative layout option (1st & 2nd floor)



Alternative residential option (2nd floor shown)

 New residential area

- Single aspect residential units facing onto Whitfield Street
- Difficult to provide private amenity space to residential units
- Office at third floor, including roof terrace, would sit on top of the residential units, causing acoustic issues
- Difficult to provide amenity space to office
- Quality of the office space is severely compromised; resulting in a pinch point between the southern residential unit and the core, and the space being segregated
- Severe loss of daylight from the Whitfield Street elevation to the office floorplate
- Insufficient linear metres frontage to the southern residential unit (8.1m) to accommodate a 2 bed flat (11m required, refer to p.121)

10.0

Additional Information

GROSS INTERNAL AREA (GIA)

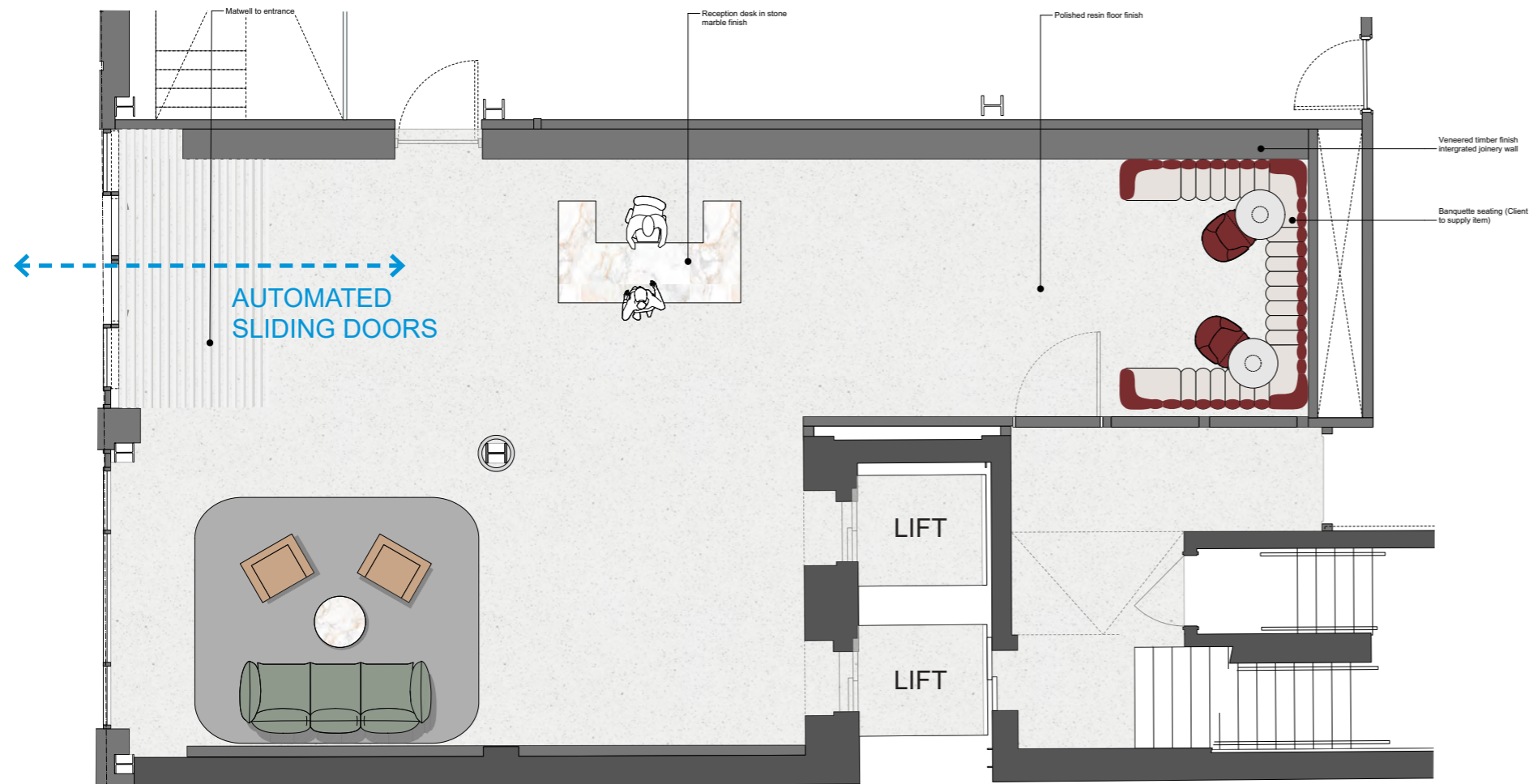
Land Use (Use Class)	Existing (sqm)	Proposed (sqm)	Change (sqm)
Retail (Class E)	1,640	1,383	-257
Police station (Sui Generis)	3,878	0	-3,878
Office (Class E)*	0	4,936	+4,936
TOTAL	5,518	6,319	801

*including affordable workspace measured at 255sqm GIA

GROSS EXTERNAL AREA (GEA)

Land Use (Use Class)	Existing (sqm)	Proposed (sqm)	Change (sqm)
Retail (Class E)	1,721	1,456	-265
Police station (Sui Generis)	4,093	0	-4,093
Office (Class E)	0	5,248	+5,248
TOTAL	5,814	6,704	890

10.2



Detailed ground floor plan showing the main reception with level access from the street and lifts to main core

Access Statement

The design approach of every project within the practice aims to enable all potential users, regardless of ability or age, to enter our buildings and access the accommodation.

Using Approved Document M of the Building Regulations 'Access to and use of buildings' as our main source of guidance and advice, we also consider the guidance contained in BS 8300:2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'. In the spirit of current legislation and in line with our objective to provide a wholly inclusive environment, this access statement sets out our approach to the refurbishment of this existing building.

The Existing Building

The existing building entrance from Whitfield Street is limited in terms of accessibility for wheelchair users due to the limited door widths and non-automated doors.

The proposed new office reception would open up the frontage onto Whitfield St and add automated entrance doors with level access to improve usability. The reception leads to the main core which has 2no. DDA-compliant passenger lifts serving all floors. The design proposals for the additional floor will extend both lifts up to the new fourth floor.

The new proposals will also be incorporating fully accessible Part M-compliant WCs to all floors as well as new refuges with call points to both cores. The proposals also provide a new accessible shower/WC in the basement accessed from the main core, as there are currently no accessible showers in the building. Space will also be provided in the new cycle store for accessible bikes with level access from Whitfield Street.

The new proposed roof terraces will all be designed to have level access from the office floors.