

48-54 Charlotte Street, Fitzrovia

Design & Access Statement

November 2023

PL1

halebrown

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1.0

Introduction

1.1 Introduction



This planning application is being brought forward by Bourne Office Space Group (BOSG), a serviced office provider, who already have a number of properties across London and are looking to improve 48-54 Charlotte Street.

The building has been vacated by Regus and has suffered from a lack of investment over the years, so Bourne Office Space Group will be looking to deliver development proposals where refurbishment and improvement works are clearly required.

In terms of its overall aspirations, Bourne Office Space Group is seeking to retain and reuse the existing building fabric, but look at ways of enhancing the ground floor, add external amenity space and replace the existing windows.

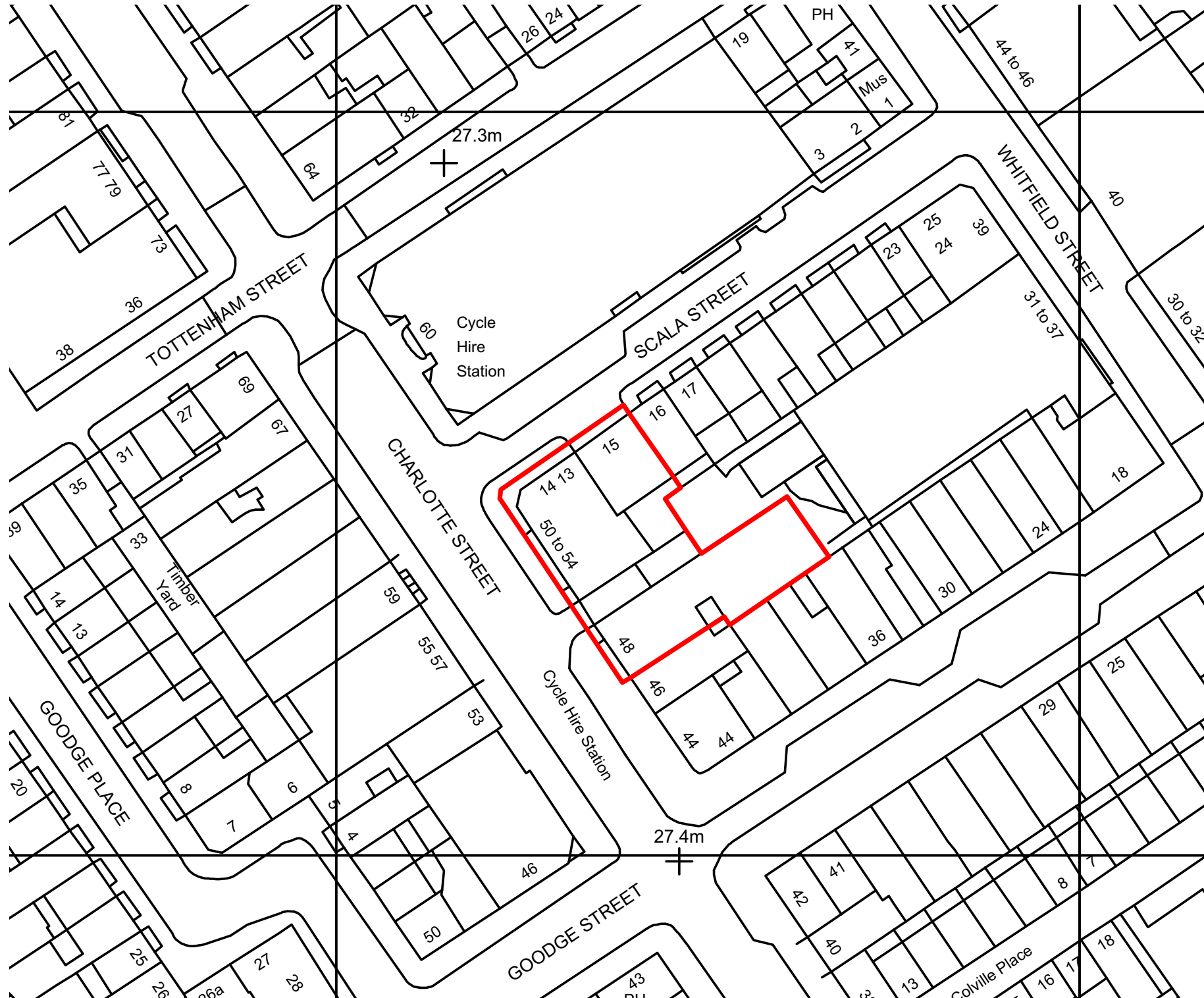
The following changes are sought at the site:

- Amendments to the Charlotte St and Scala Street elevations to provide facade improvements and rationalise entrances
- Introduction of 3no. new roof terraces, one to the north-west corner replacing an existing flat roof on the 5th floor and two smaller ones to the rear elevations on the 1st and 3rd floors
- Replacement of all existing windows to improve the thermal performance of the building

Bourne Office Space Group has instructed a full project team to work up these proposals to make the best use of this site whilst ensuring that they are acceptable in terms of land use, design / heritage, impact on local residential amenity, and highways / servicing.

2.0

The existing building



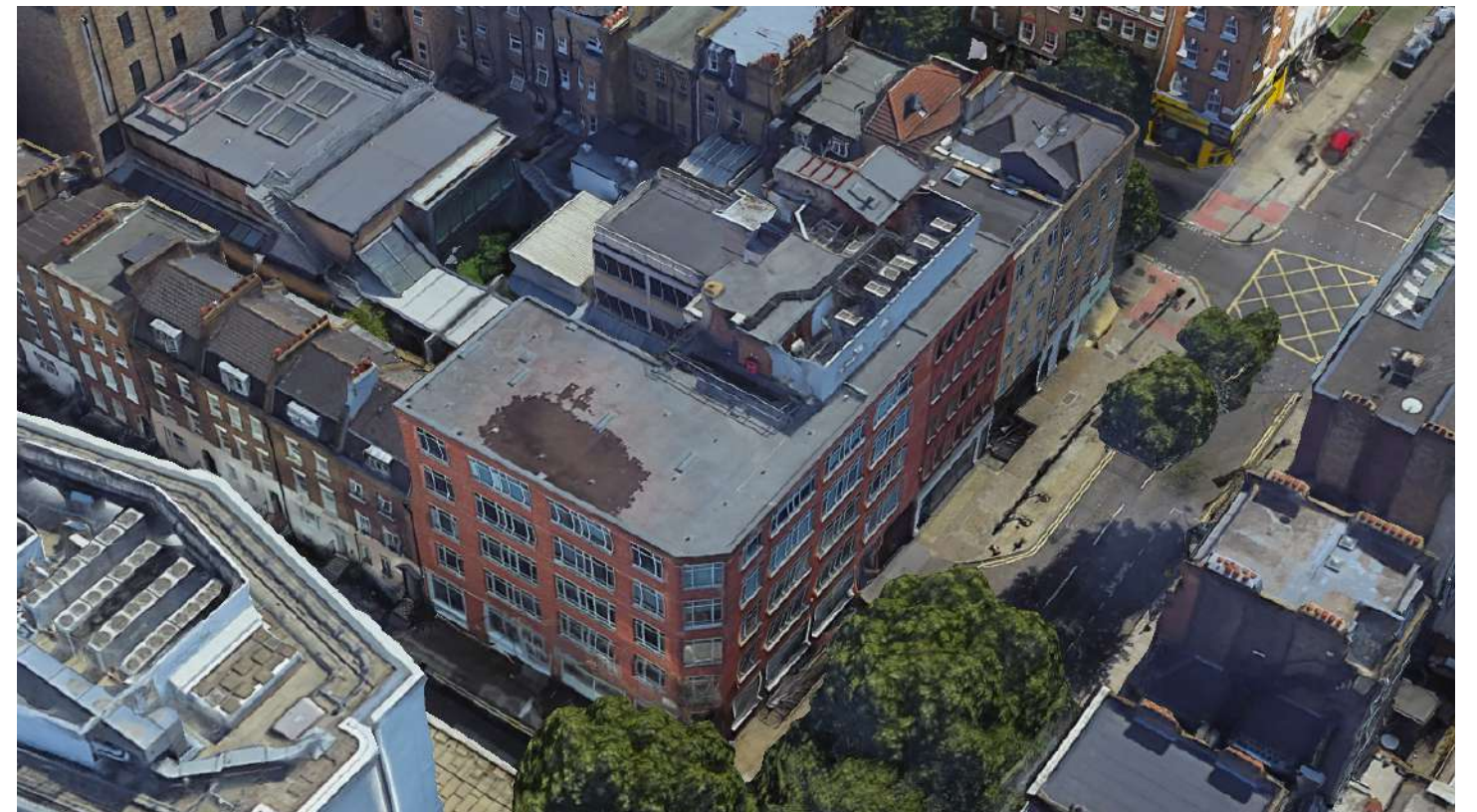
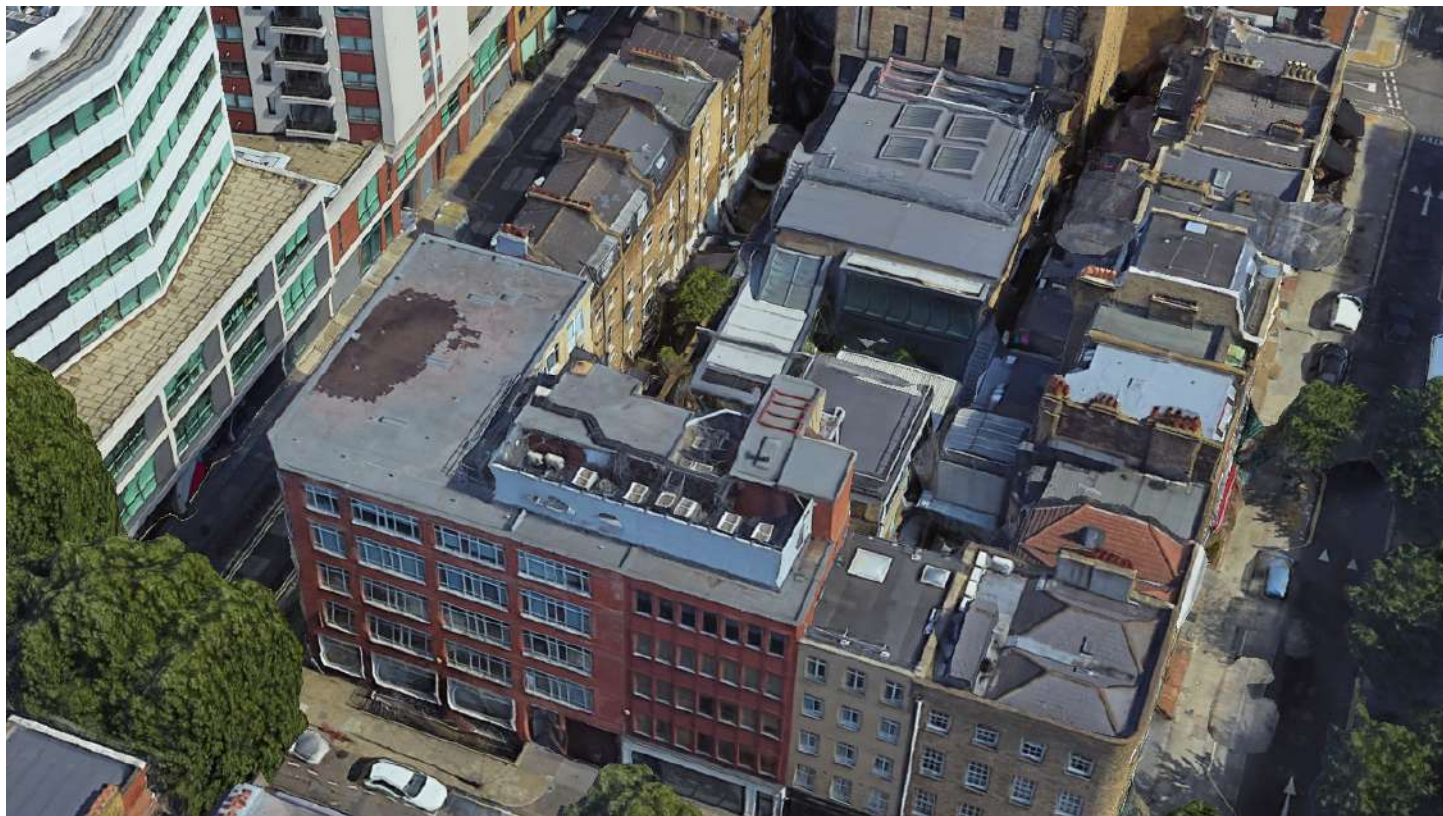
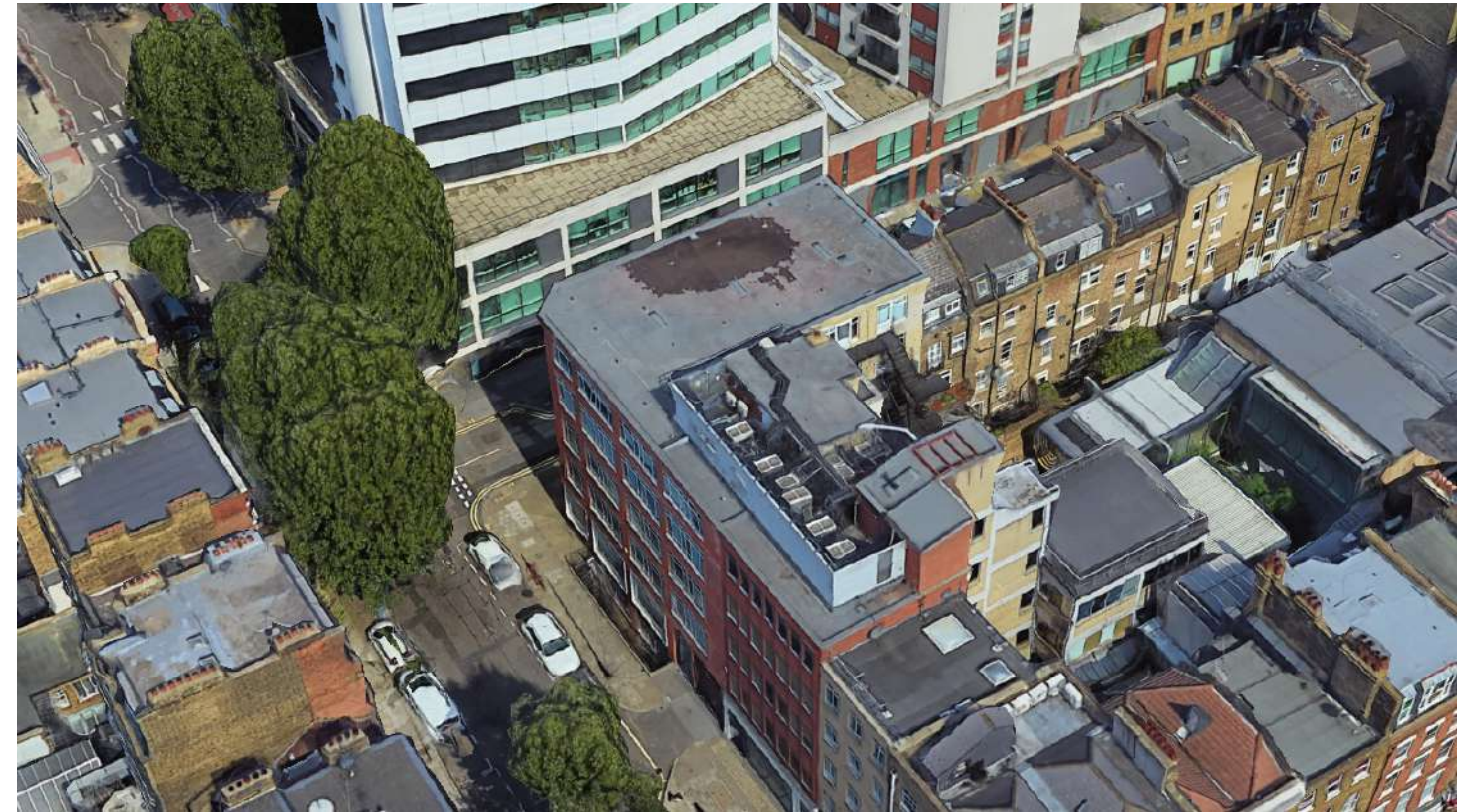
2.1 The Existing Building

Site Location

- Nos. 48-54 Charlotte St is actually 2no. buildings situated within the Charlotte Street Conservation Area in Camden
- The buildings are situated on the corner of Charlotte Street and Scala Street and are constructed from an in-situ re-inforced concrete structure with clay-facing brickwork to all street facing elevations.
- No.48 was constructed in the 1970's and No. 50-54 in the 1950's. The buildings were joined in the 1990's and in 2015 was refurbished.
- The building's main frontage overlooks both Charlott Street and Scala Street, with the rear of the property overlooking
- There are cycle hire bays adjacent to the property on Charlotte Street and Scala Street
- The buildings are within 5mins walking distance of the Northern Line tube station at Goodge St

2.2 The Existing Building

Site Context



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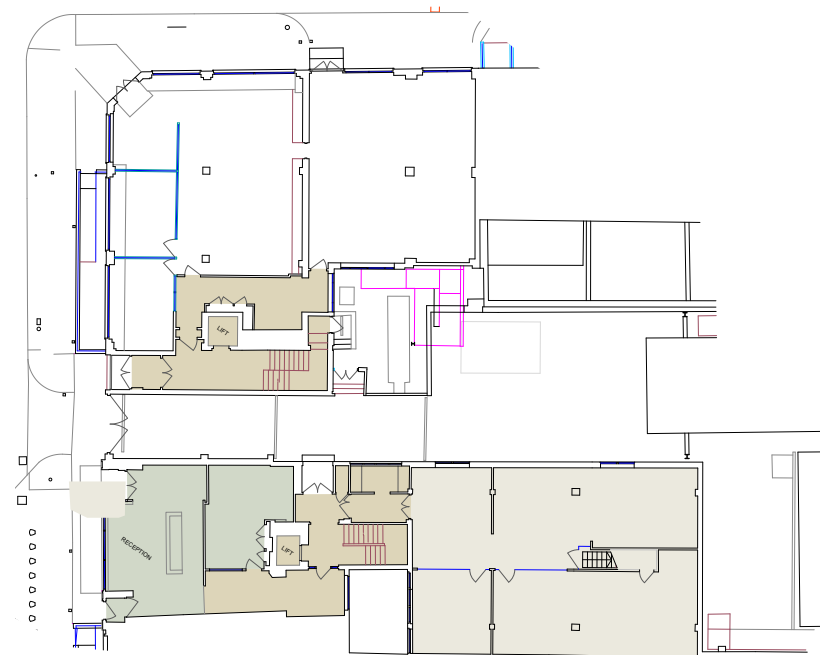
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2.3 The Existing Building

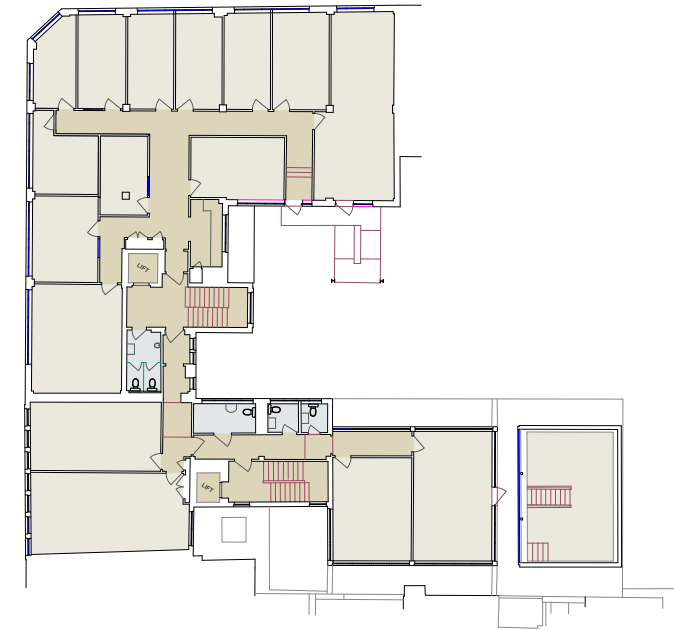
The Existing Plans



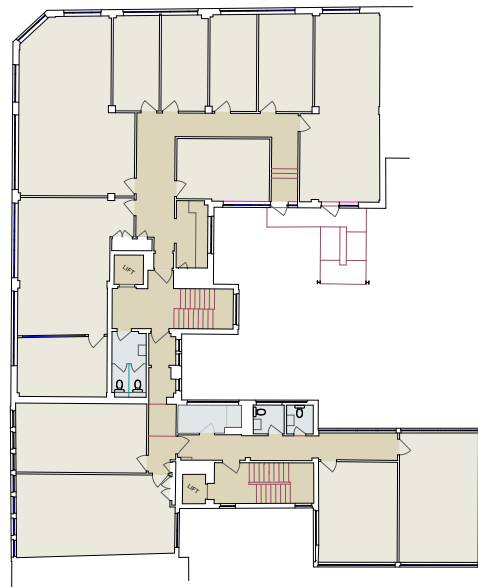
BASEMENT



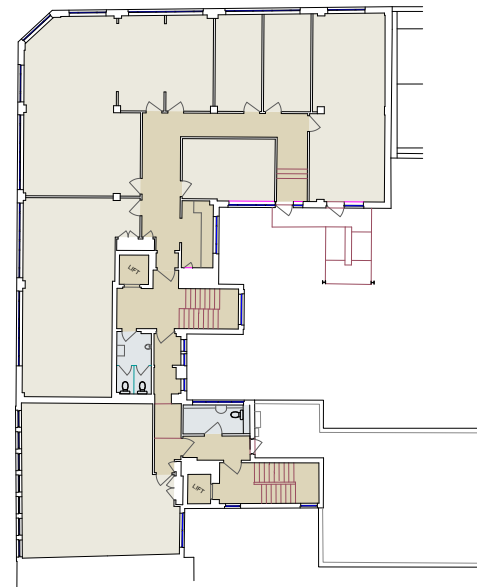
GROUND FLOOR



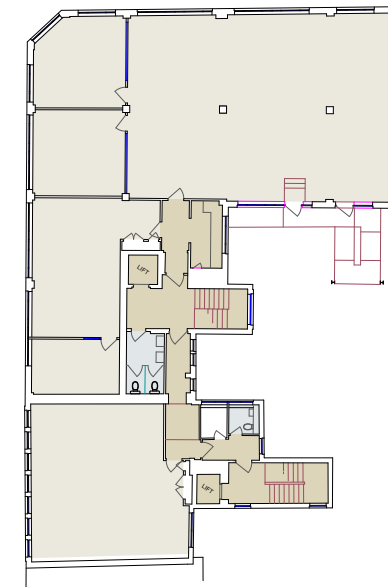
FIRST FLOOR



SECOND FLOOR



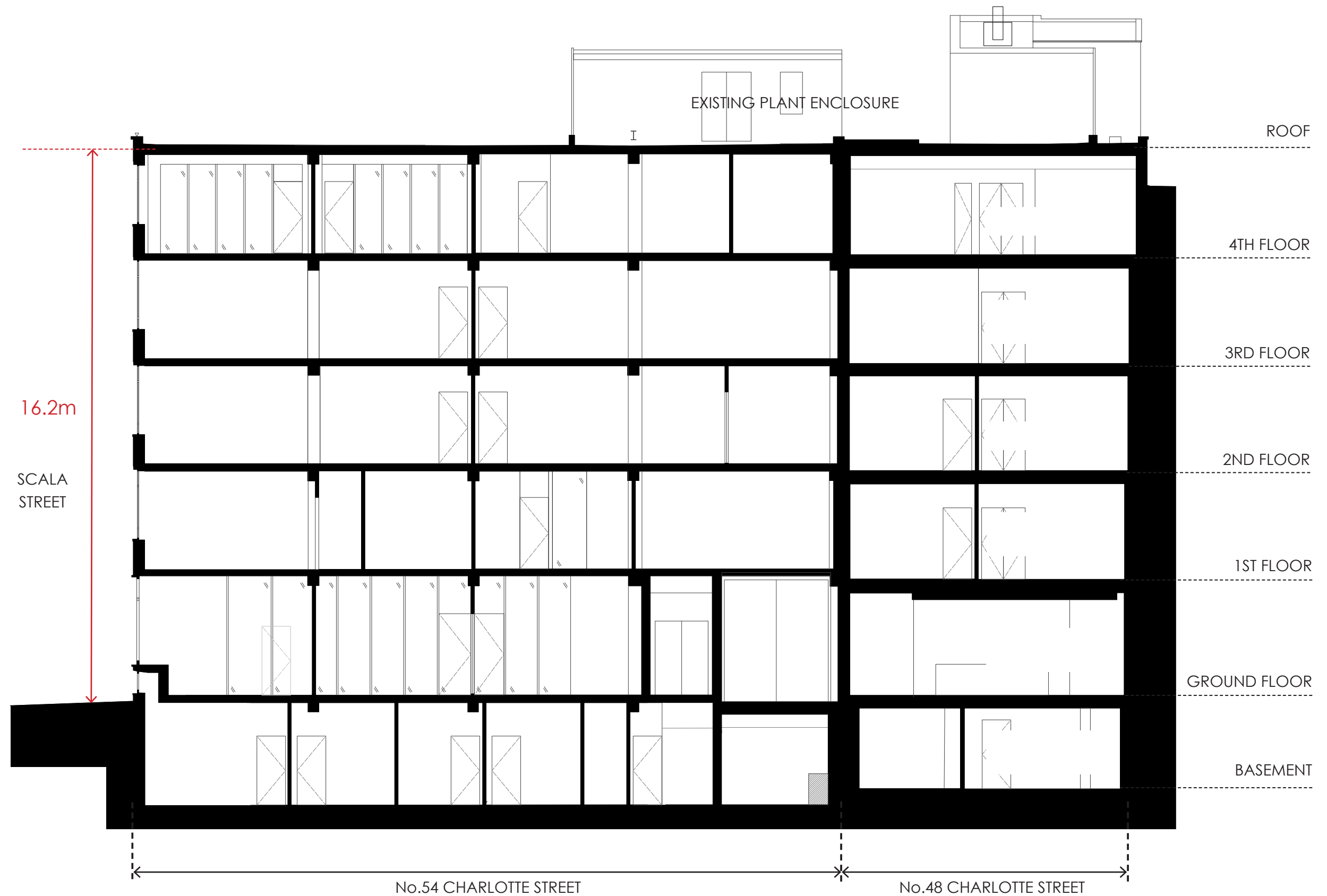
THIRD FLOOR

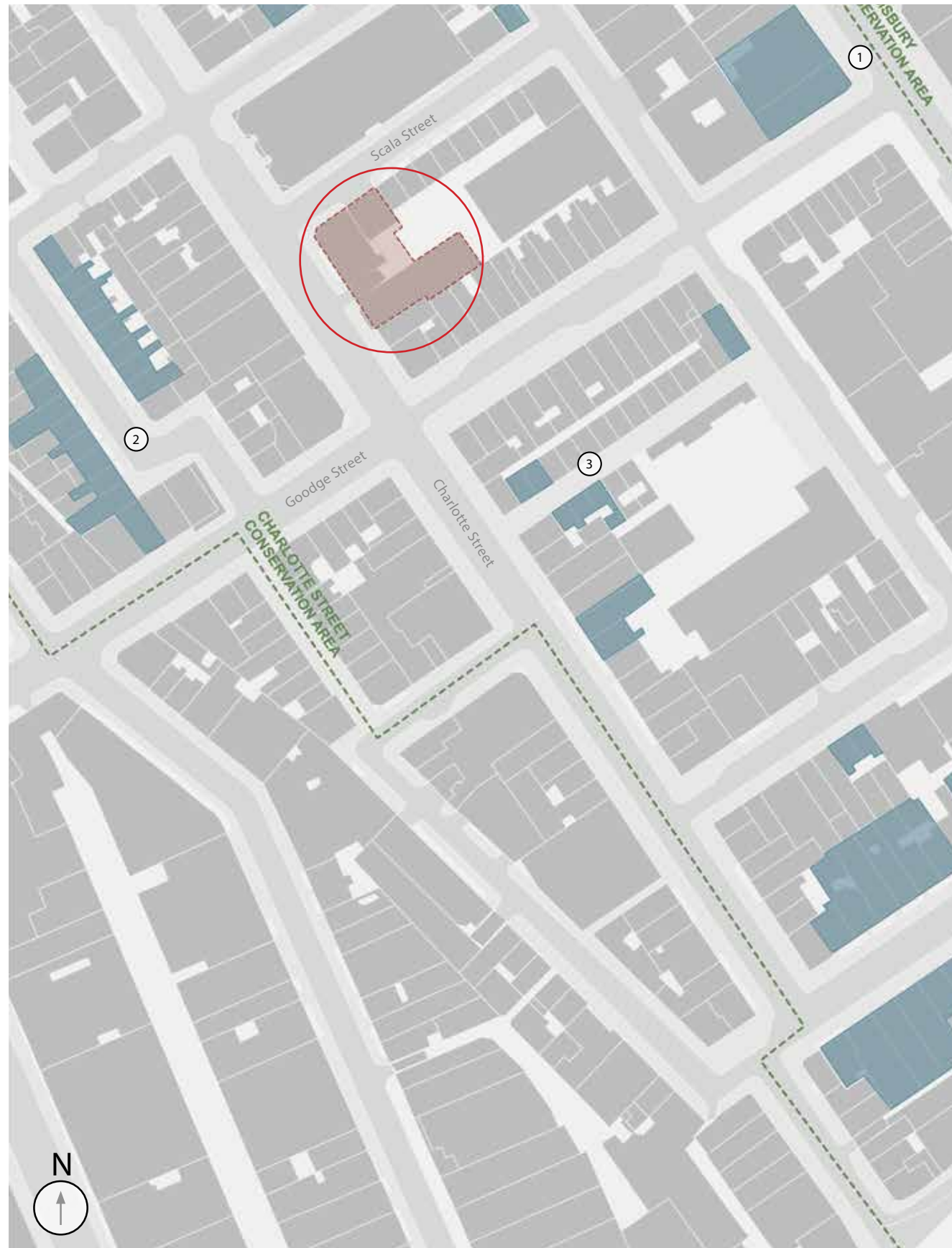


FOURTH FLOOR

2.4 The Existing Building

The Existing Section





2.5 Heritage Location

- Nos. 48-54 Charlotte St is not listed but located within the Charlotte Street Conservation Area in Camden
- The surrounding area has number of listed properties mainly concentrated in the more residential streets and predominantly characterised as terraced houses
- No.48 was constructed in the 1970's and No. 50-54 in the 1950's. The buildings were joined in the 1990's and in 2015 was refurbished

- Site
- Grade 1 Listed
- Grade 2 Listed
- Grade 2* Listed
- Conservation area boundary

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RESIDENTIAL PRECEDENTS



Scala street
Painted stucco elevation



Colville terrace
Stucco fronted terraces



Goodge Place
Painted brick and stucco terraces

COMMERCIAL PRECEDENTS



44 Charlotte Street
Painted timber shop front



59 - 65 Charlotte Street
Painted timber shop fronts and entry
doors to flats above



44 Goodge Street
Painted timber frontage and
awnings

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2.6 Heritage

Charlotte Street Conservation Area

The conservation area that we see today was primarily developed during the 18th and 19th century and there are numerous squares and town houses which define the typology of the area. The terraces are often characterised by painted stucco at ground floor level with brick above in addition to raised curbs and railings. 48-54 Charlotte Street lies in the Charlotte Street conservation area and is a more modern 1970s and 1950s collection of brick buildings with metal framed windows.

Numerous retail, shops and offices line the streets surrounding 48-54 Charlotte Street and are also typified by ground floor painted timber frontages, in addition to large glazed windows and doors which provide good visual connection into the commercial spaces from street level. Shop fronts were often inserted into existing townhouses during the 19th Century when wealthier residents moved away from the area as it became poorer. The upper floors of the building were further divided for residential use and basements were defined with pavement railings and curbs.

The design proposals, in terms of modifications to 48-54 Charlotte Street, aim to reference elements of the existing conservation area and immediate locality by enhancing the following:

- Visual connection to ground floor stucco and timber frontages in the surrounding streets
- Improving the elevations along the building's Charlotte Street frontage to emphasise local architectural qualities
- Connection to existing terraces on Scala Street and introduction of existing architectural features to reflect the architecture and scale of the terraces
- Reference local commercial buildings by introduction of larger windows and improve visual connection into building from street level

3.0

Design proposals

the design proposals....

1
Creating a new entrance

2
Providing new amenity spaces

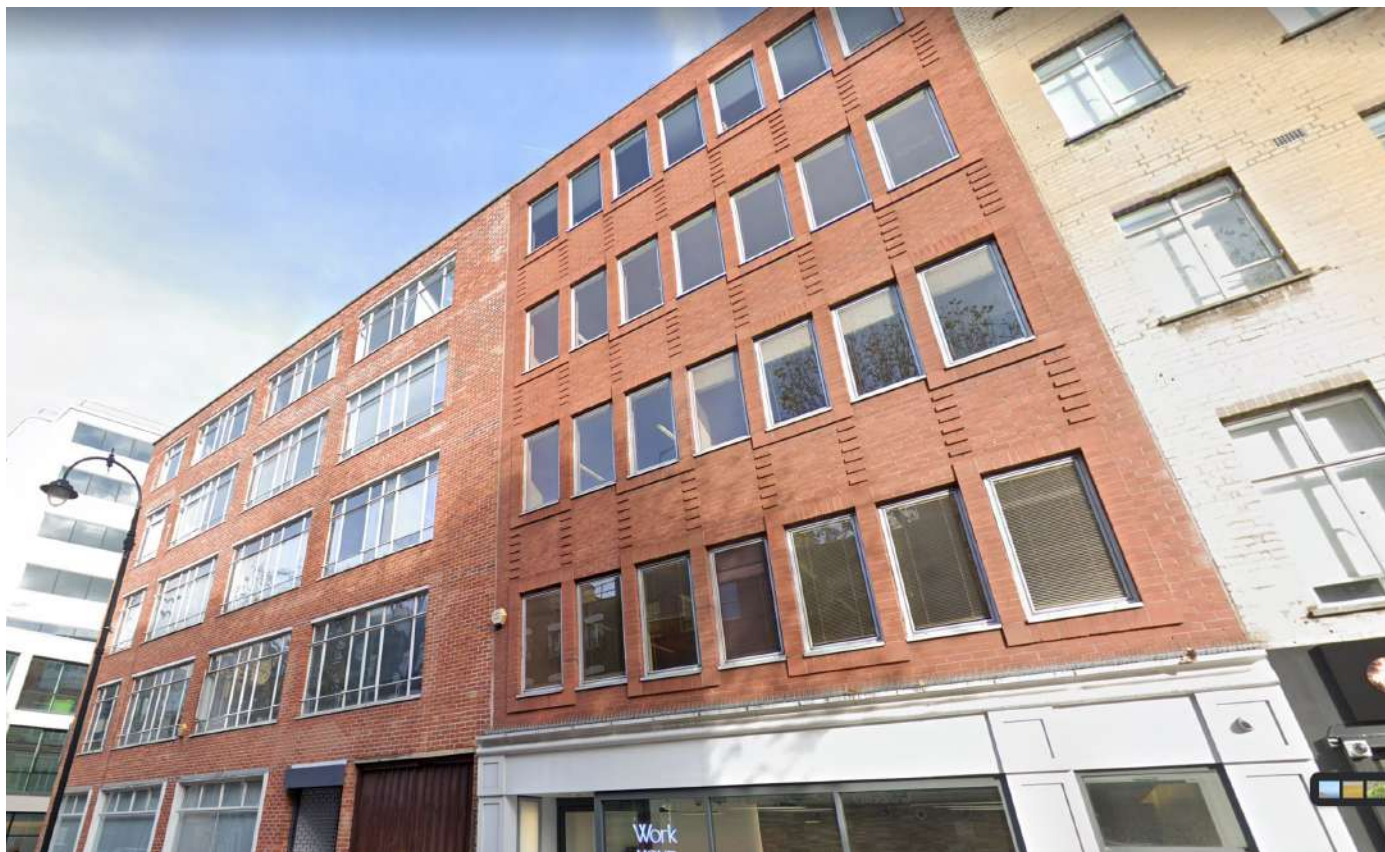
Creating a new entrance

3.1 Creating a new entrance

The existing streetfront



- The ground floor facade to Charlotte Street has a number of 'entrances' that could be confusing and lack legibility for visitors
- The ground floor also has a large 'opening' through to the Whitfield Studios site behind with new gates and a dropped kerb
- The frontage on the upper floors is clearly 2no. buildings with slightly different coloured brick and fenestration design





3.2 Creating a new entrance

Existing ground floor conditions

- The existing ground floor has a variety of conditions and floor finishes
- On Charlotte Street, there is a section of black painted metal railings around an existing lightwell
- On Scala Street, there are a number of different floor finishes where pavement lights have been infilled and a section of dropped kerb where there was an historic loading bay
- The immediate streetscape around the building is of poor quality and lacks a unified presence to compliment the building



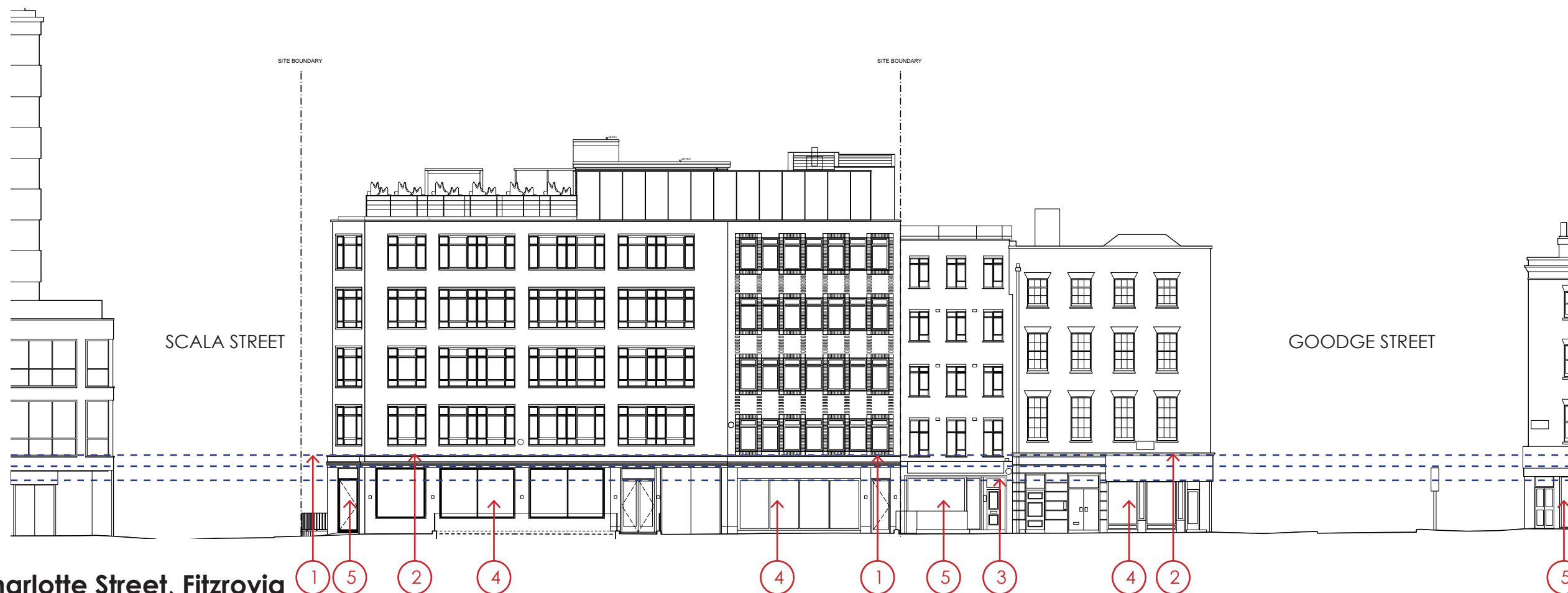
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- ① Top cornice profile lines
- ② Top fascia profile lines
- ③ Lower fascia profile lines
- ④ New commerical/retail windows
- ⑤ Large glazed doors

3.3 Creating a new entrance

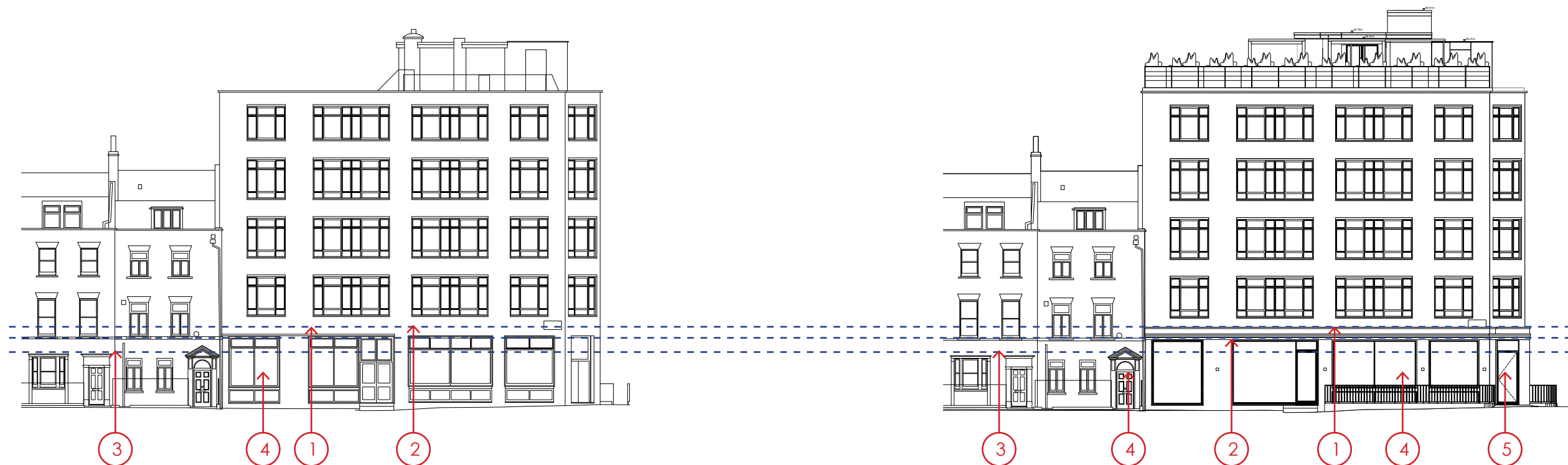
Existing / proposed Charlotte Street Elevations



3.4 Creating a new entrance

Existing / proposed Scala Street elevation

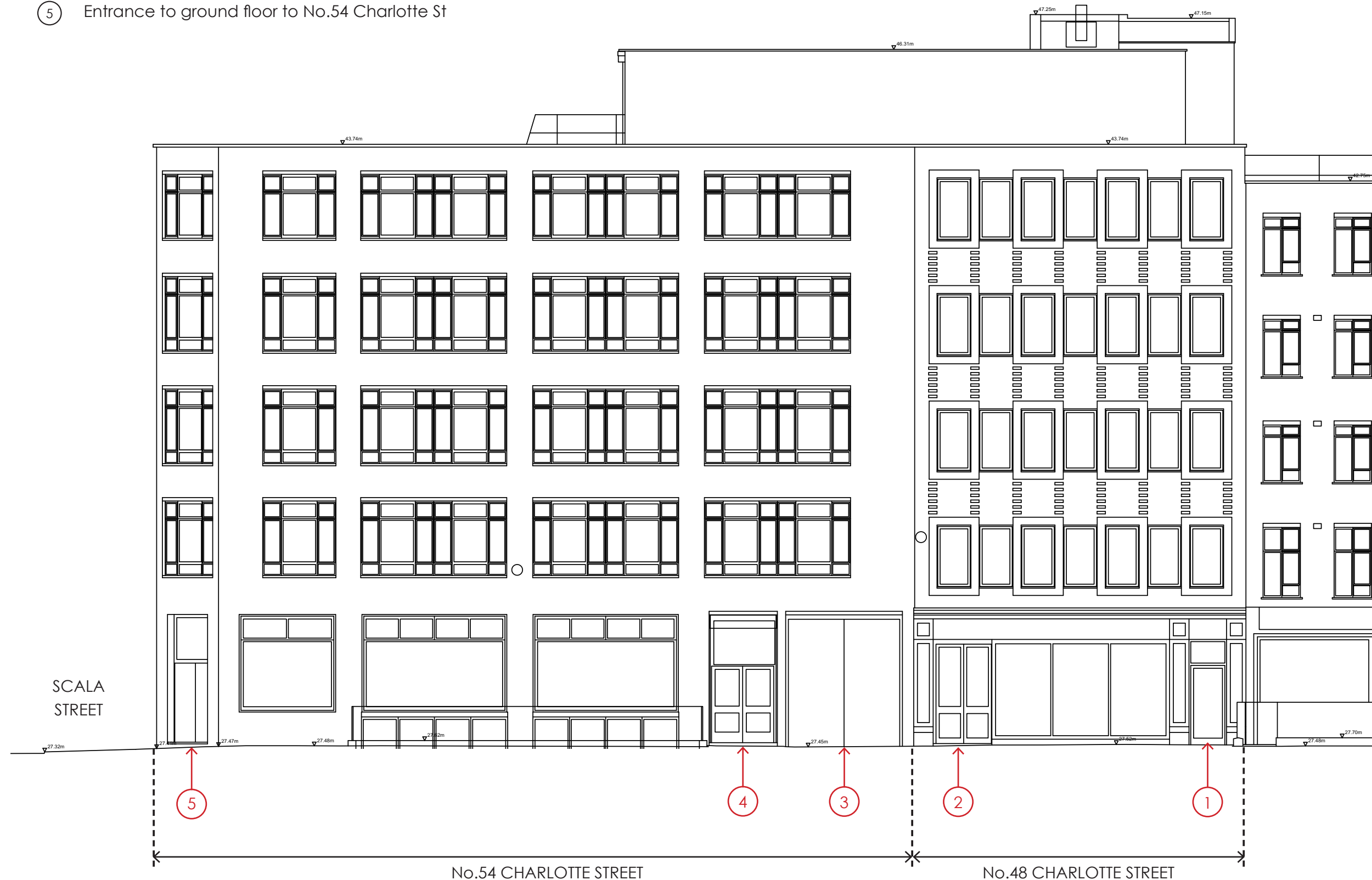
- ① Top cornice profile lines
- ② Top fascia profile lines
- ③ Lower fascia profile lines
- ④ New commercial/retail windows
- ⑤ Large glazed doors



- ① Entrance to the ground floor of No.48
- ② Entrance to the ground floor of No.48
- ③ Entrance to Whitfield Studios (outside of demise)
- ④ Entrance / exit to No.54 Charlotte St
- ⑤ Entrance to ground floor to No.54 Charlotte St

3.5 Creating a new entrance

The existing Charlotte Street facade



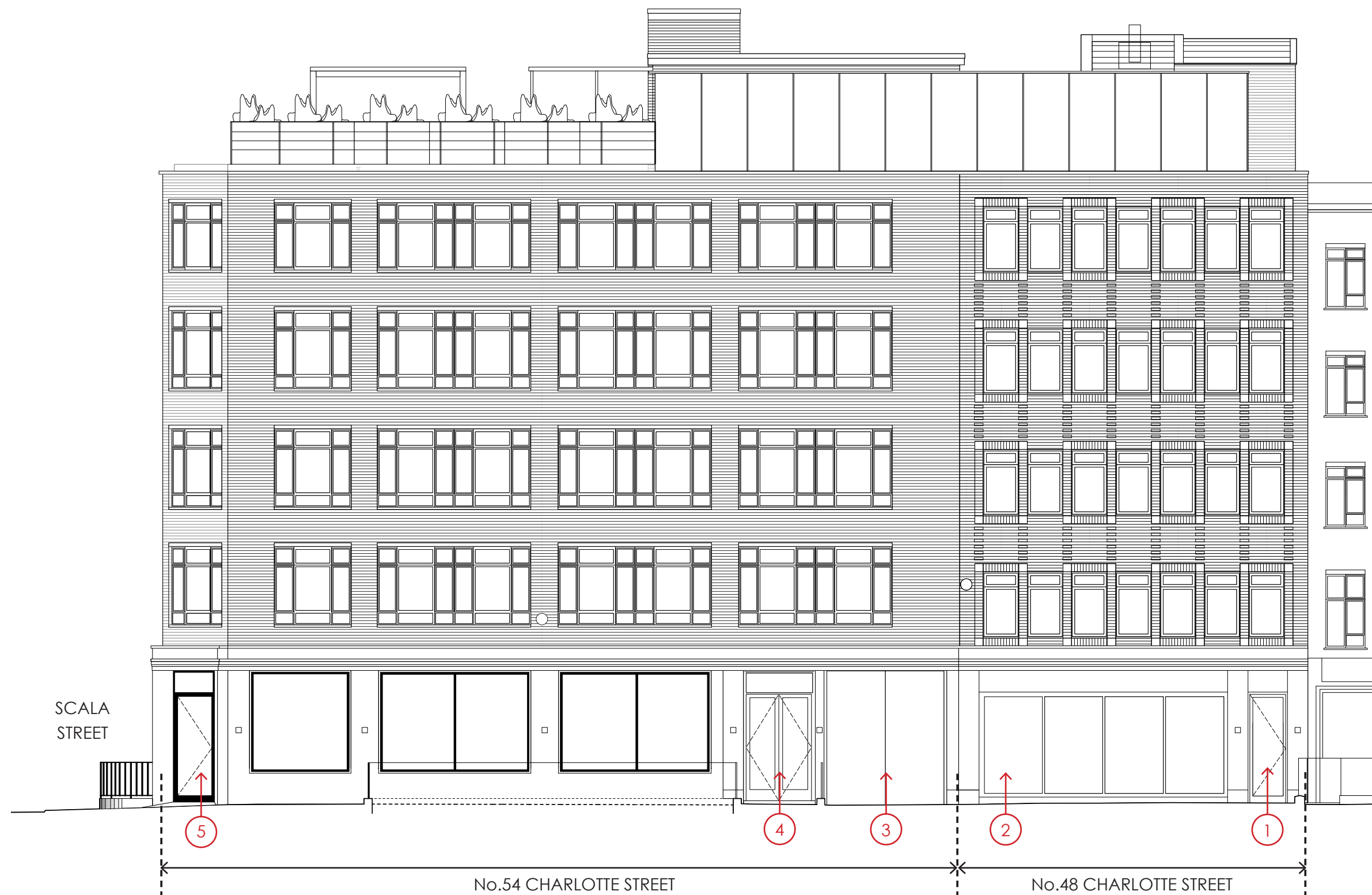
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- ① Entrance to the ground floor of office unit
- ② New window to enhance connection with street
- ③ Entrance to Whitfield Studios (outside of demise)
- ④ Door moved forward to align with facade (exit only)
- ⑤ New primary entrance to No.54 Charlotte St and new reception area

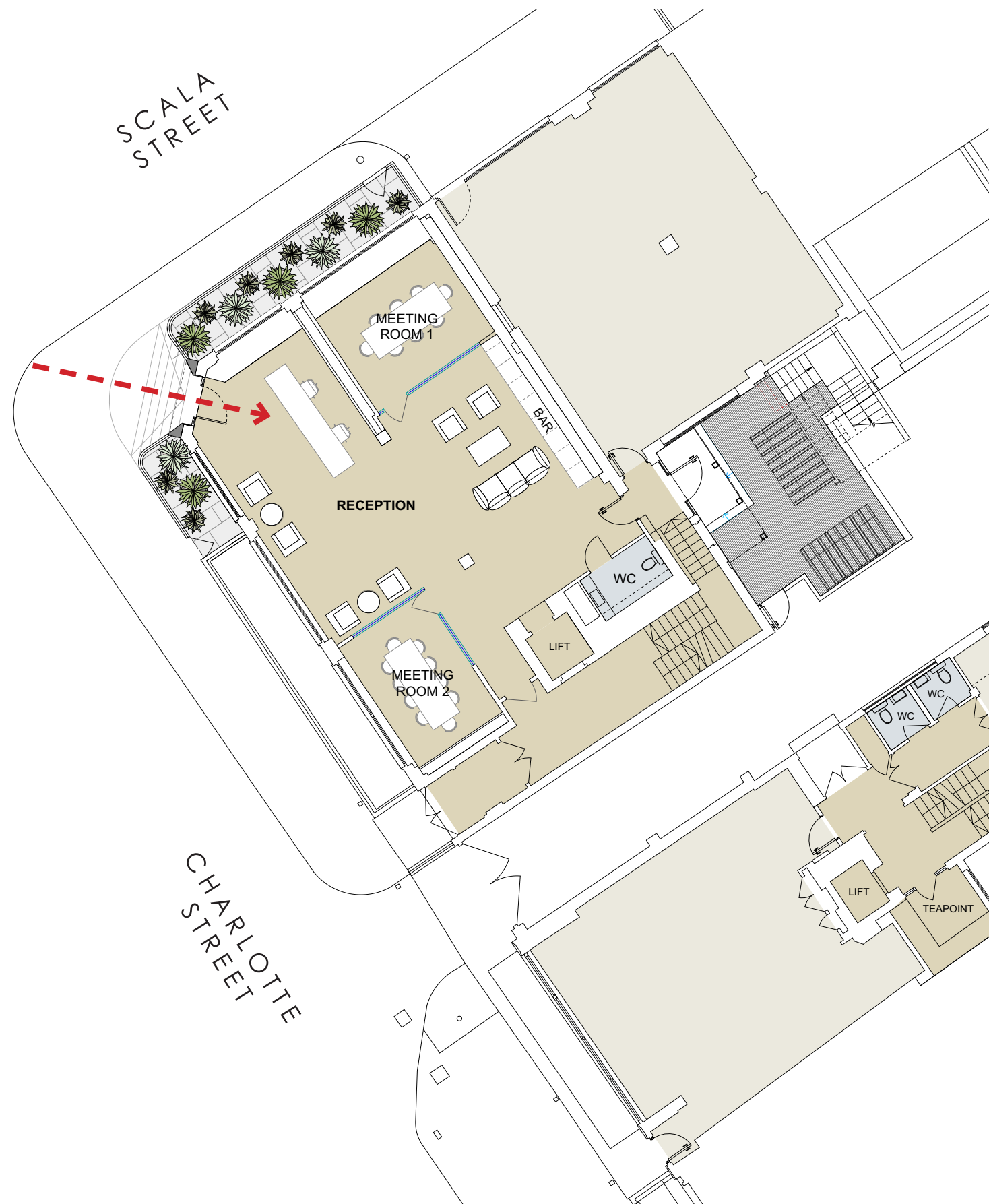
3.6 Creating a new entrance

The proposed Charlotte Street facade



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3.7 Creating a new entrance

Design proposals

- The proposals aim to rationalise the existing entrances and give them more hierarchy with a new main entrance moved onto the corner of Charlotte Street and Scala Street
- Strong, corner entrance takes advantage of the largest windows and existing timber parquet flooring
- Existing 'plinth' to No.48 to be extended round to No. 54 to link the buildings and provide an increased presence for the new corner entrance
- New shopfront glazing to ground floor and some of the existing doors converted back to windows
- New metal railings are proposed to be added to extend the existing on Charlotte Street and link the streetscape into the existing residential railing line on Scala Street
- This space could be filled with planted pots and shrubs to provide some urban greening
- Improved street furniture with upgraded paving, building signage and awnings

3.8 Creating a new entrance

Design proposals



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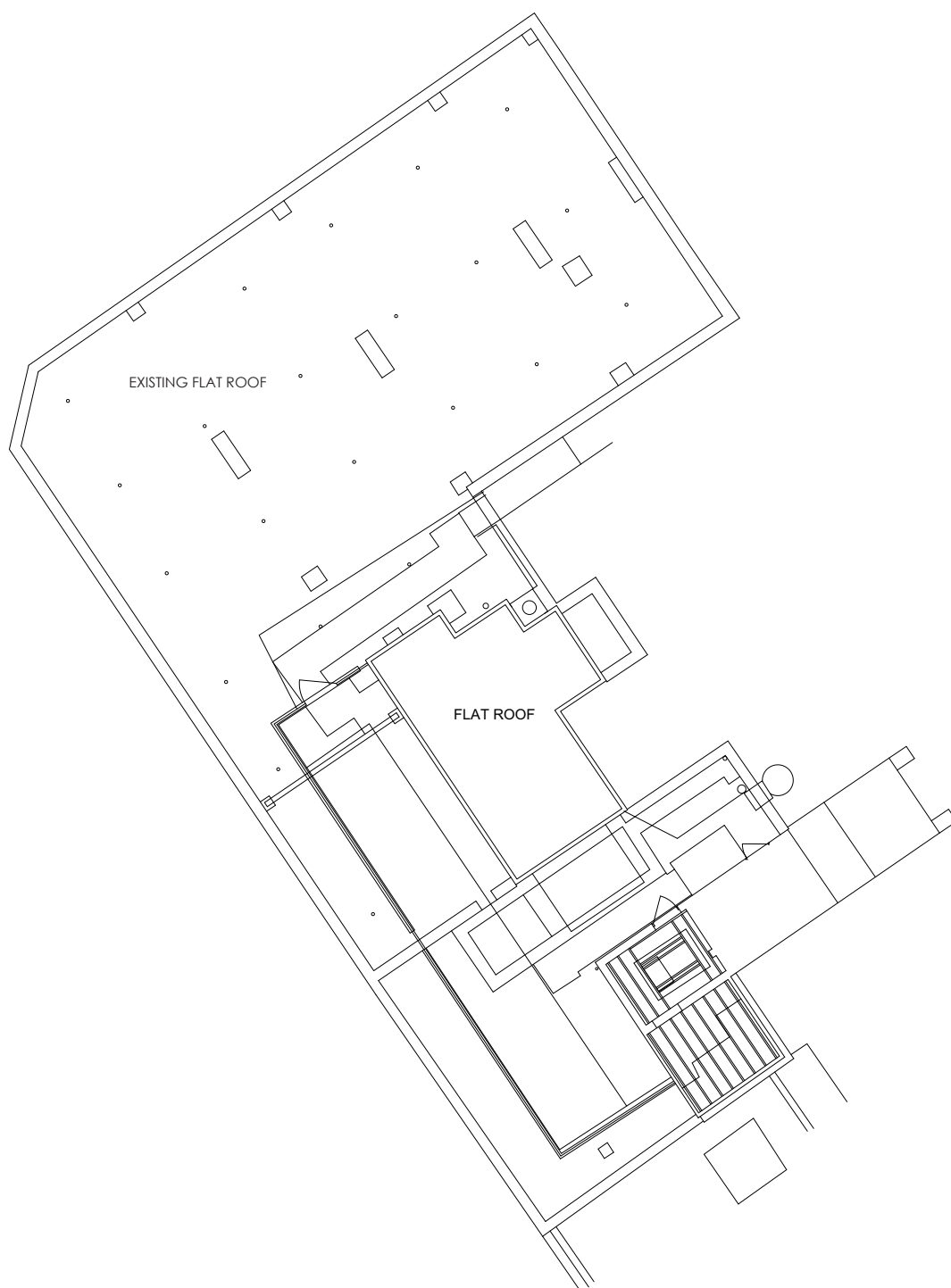


3.9 Improving the streetscape

Design proposals

- As well as creating a new entrance, further improvements to the primary elevations are proposed
- It is proposed to repair the brickwork on the upper levels
- The proposal is also to replace all windows to improve the thermal performance of the building
- New external low level directional lighting added to the front entrance and adjoining doors to accentuate the brick piers at high level

Providing new amenity spaces



Existing roof plan

3.10 New Roof Terrace

Existing arrangement

- Flat roof to NW corner of the building could potentially be converted into a roof terrace
- The roof is only accessed by an external stair currently, but extending the main internal stair and utilising a redundant plant room could provide a better arrival experience
- Minimal overlooking to neighbouring buildings and precedent of new roof terraces at 60 Charlotte St to the north



Existing flat roof with new roof terrace to 60 Charlotte St opposite

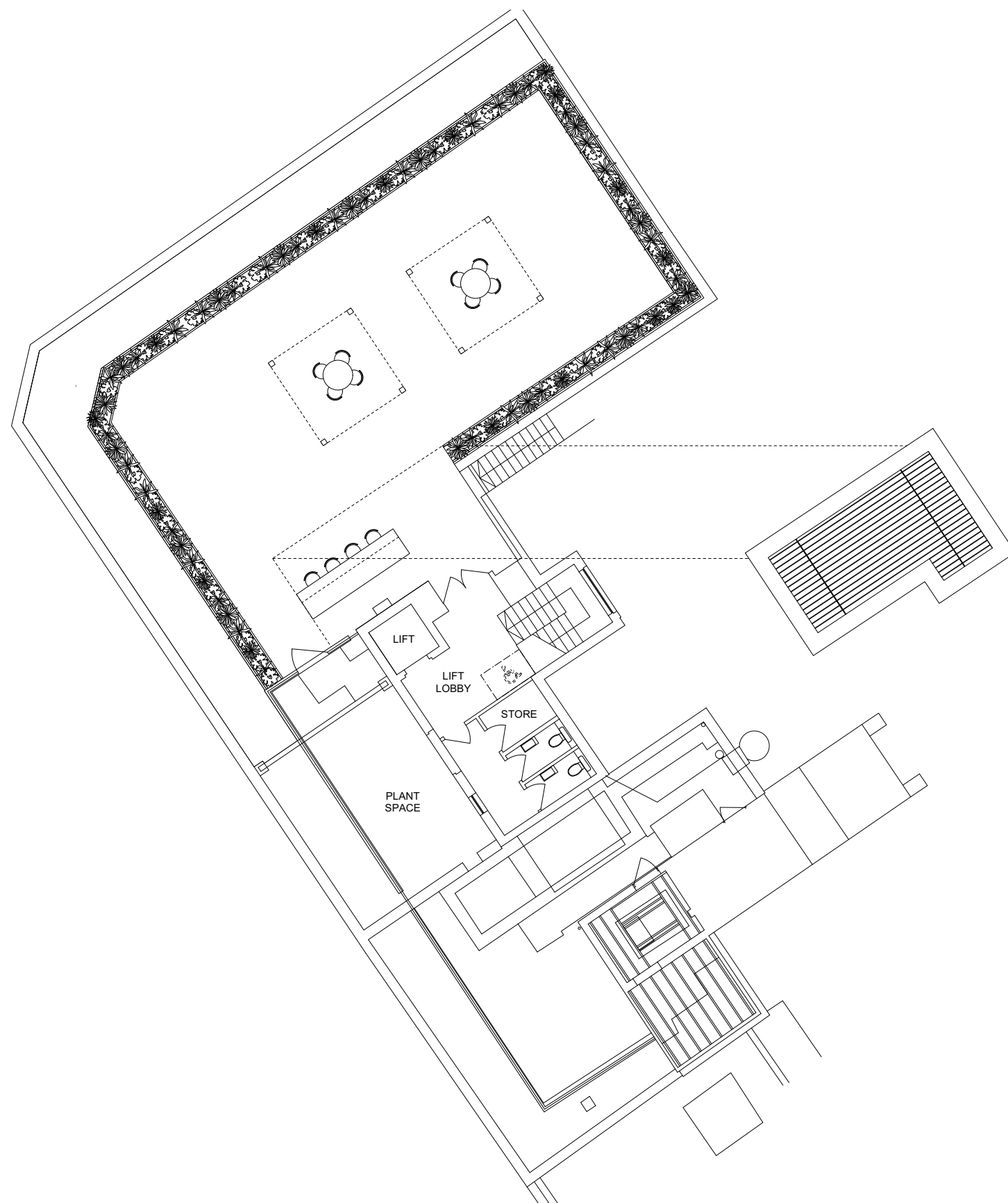
3.11 New Roof Terrace

Existing arrangement



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Proposed fifth floor plan

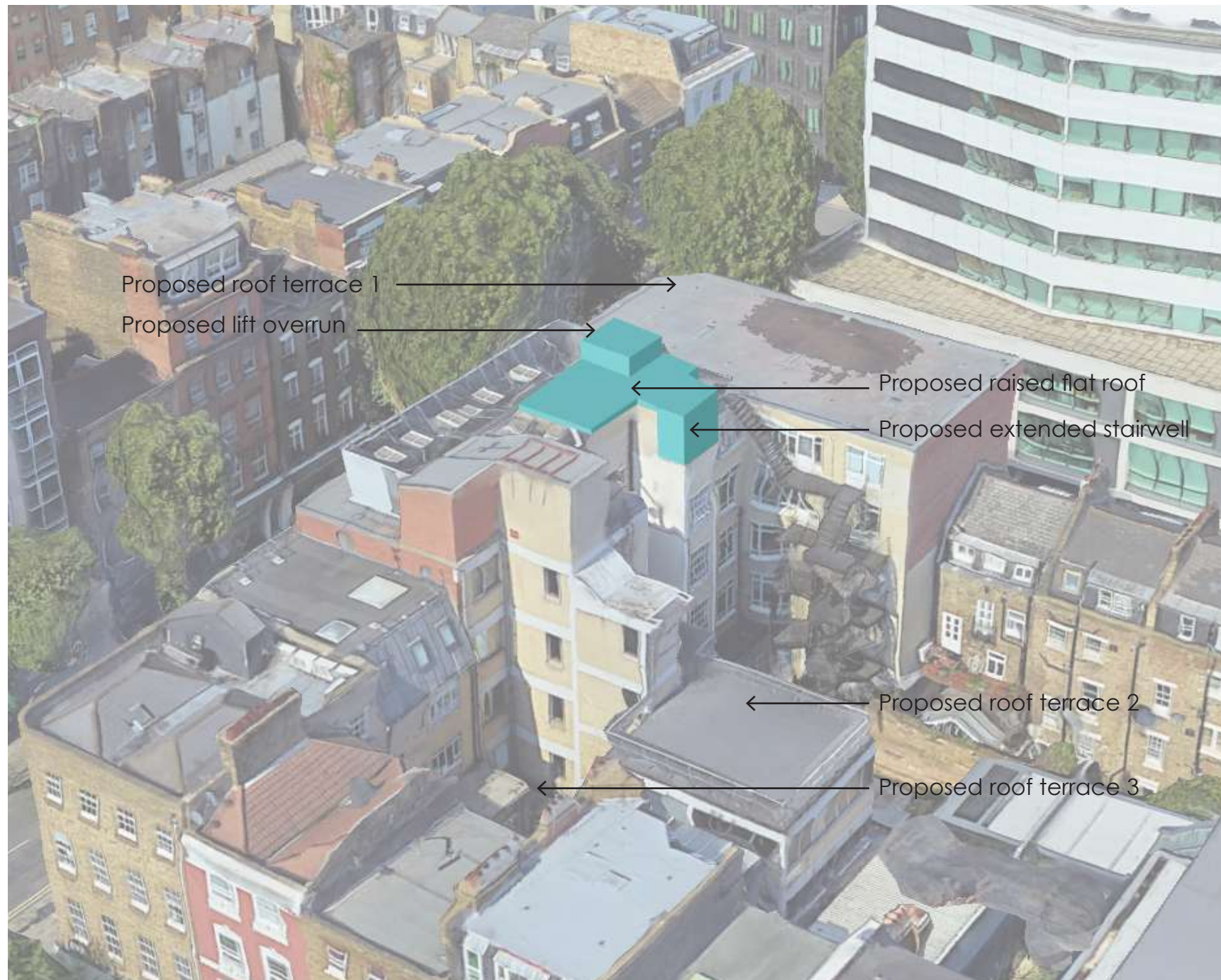
3.12 New Roof Terrace

Proposed arrangement

- Existing lift and main staircase extended up to roof level to improve access
- An existing redundant plant room would be re-purposed as the new lift lobby space with new WCs providing access onto roof terrace
- Roof terrace of approx 144sqm set back from building edge in line with the existing plant screen and to reduce impact from street level
- Louvred pergolas to provide some shade
- Raised planters to the edges with a new sedum roof to the perimeter of the remaining flat roof

3.13 New Roof Terrace

Proposed arrangement



Aerial view showing proposed rooftop extensions in blue

- The existing roof already has some existing massing with a redundant plant room and old lift motor room
- As part of improving access to the roof, the existing lift and main staircase would need to be extended up to roof level to improve access. The existing plant roof is proposed to be extended by about approximately 500mm and the associate lift overrun would extend by a further 1.6m
- The lift shaft would need to be raised approximately 1m above the existing
- The main stair enclosure would need to be raised by 3.1m to align with the roof of the lobb in the same brick to match existing
- Neither of these extensions would be visible from the primary surrounding streets, Charlotte Street and Scala Street

3.14 New Roof Terrace

Proposed arrangement



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3.15 New Roof Terrace

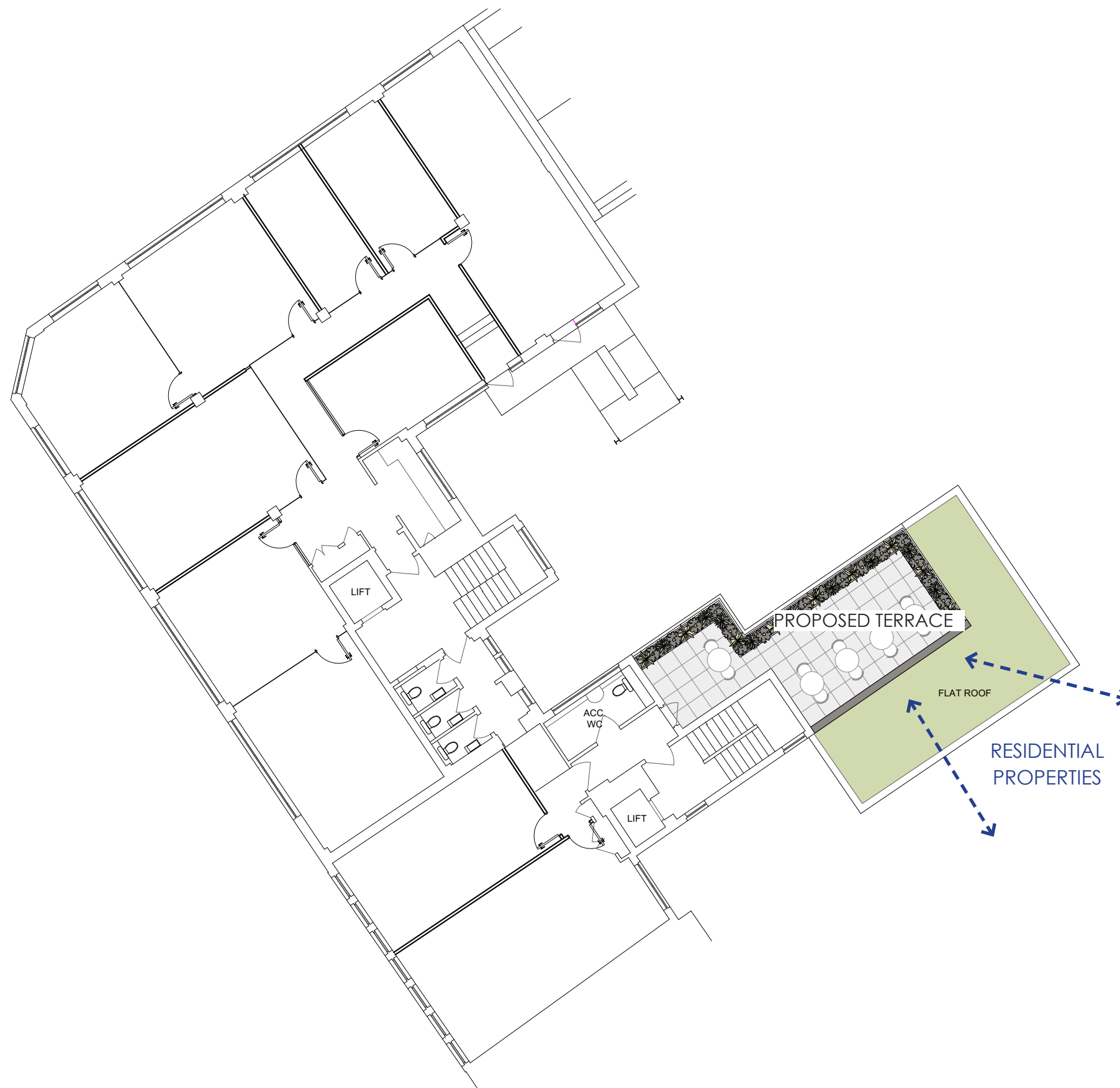
Proposed visual



3.16 New Roof Terrace

Proposed visual





Proposed third floor plan

3.17 Third Floor Roof Terrace

Proposed arrangement

- Secondary roof terrace to be incorporated at third floor
- An existing area of flat roof can be converted, although there is some residential overlooking to the south so the size would need to be restricted
- The terrace would incorporate a 2m high planted screen to restrict views into neighbouring properties and has existing access from the No.48 core



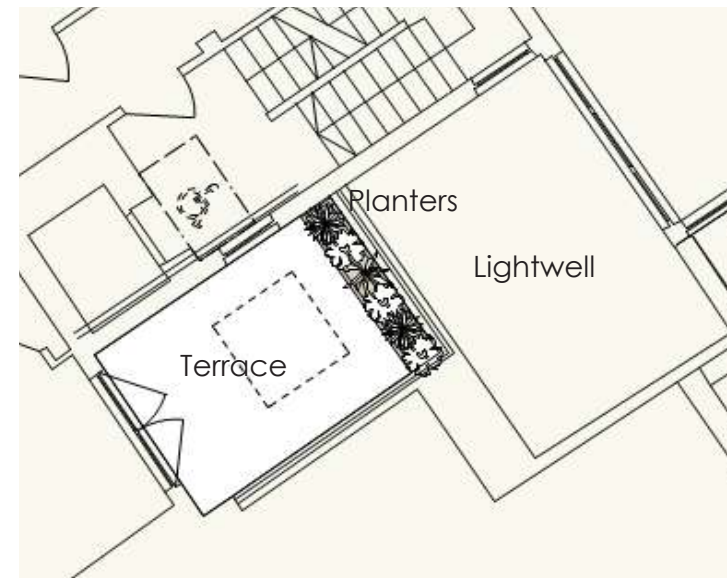
Potential location of smaller roof terrace

3.18 First & Third Floor Roof Terraces Proposed design

FIRST FLOOR - ROOF TERRACE PROPOSED



View of proposed first floor roof terrace with planters overlooking lightwell



Small roof terrace area overlooking lightwell

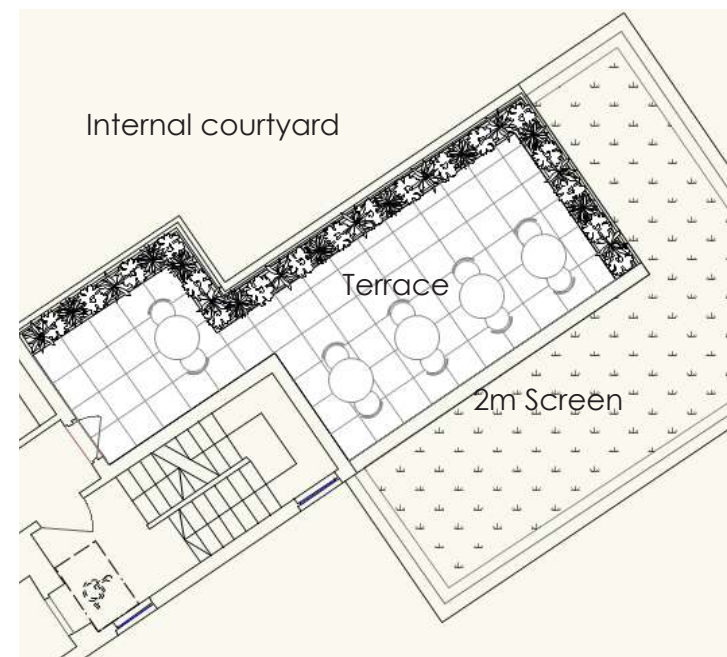


Obscured glazing in screens

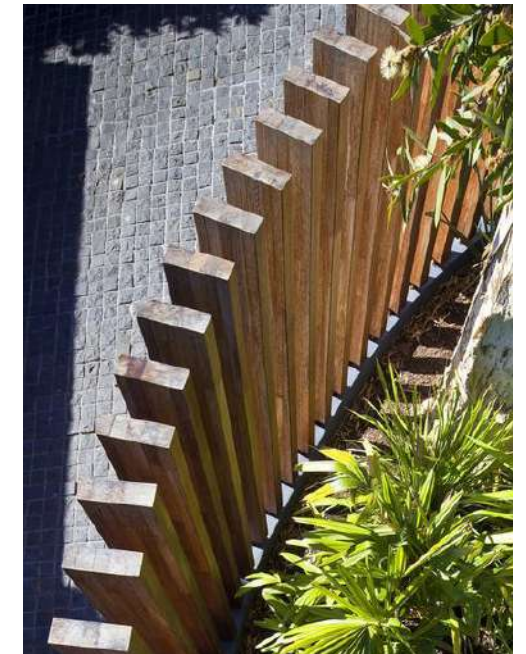
THIRD FLOOR - ROOF TERRACE PROPOSED



View of proposed third floor roof terrace with 2m high screen with timber slats and obscure screening



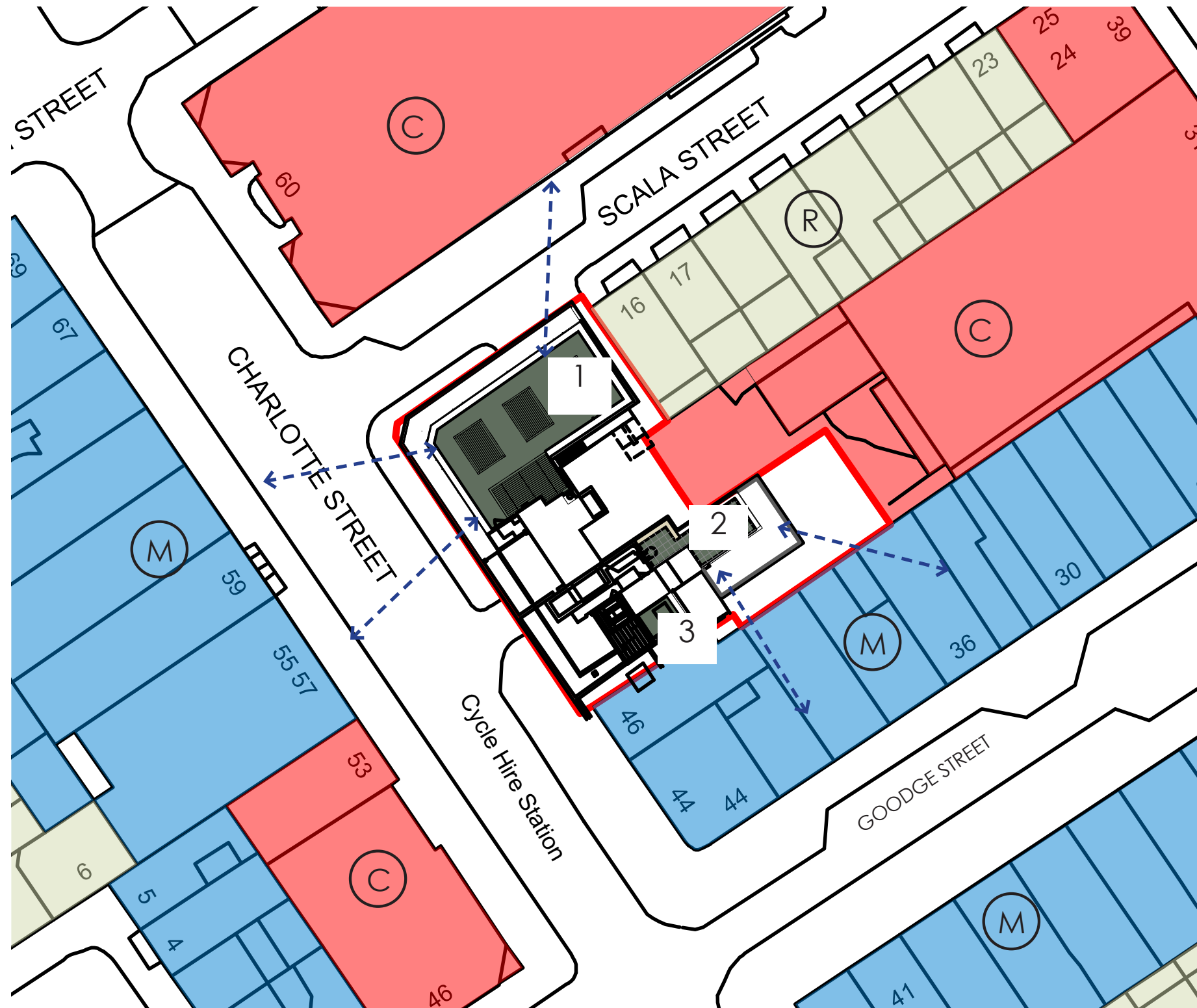
Small roof terrace area overlooking lightwell



Timber privacy screens

3.19 Overlooking Analysis

Analysis of proposed roof terraces



- Roof terraces predominantly overlook commercial or mixed use buildings in the area
- The largest of the terraces (1) overlooks Scala Street and Charlotte Street. It sits above the residential terraces on Scala Street to the north-east and has no visual connection to existing windows
- The terrace to the rear (2) is proposed to have a significant screening to the areas near the rear of the residential terraces on Goodge Street which is a mixture of retail and residential, which was discussed on the previous pages
- Terrace (3) is tucked below buildings on the first floor and partially hidden from the rear of the buildings on Goodge Street

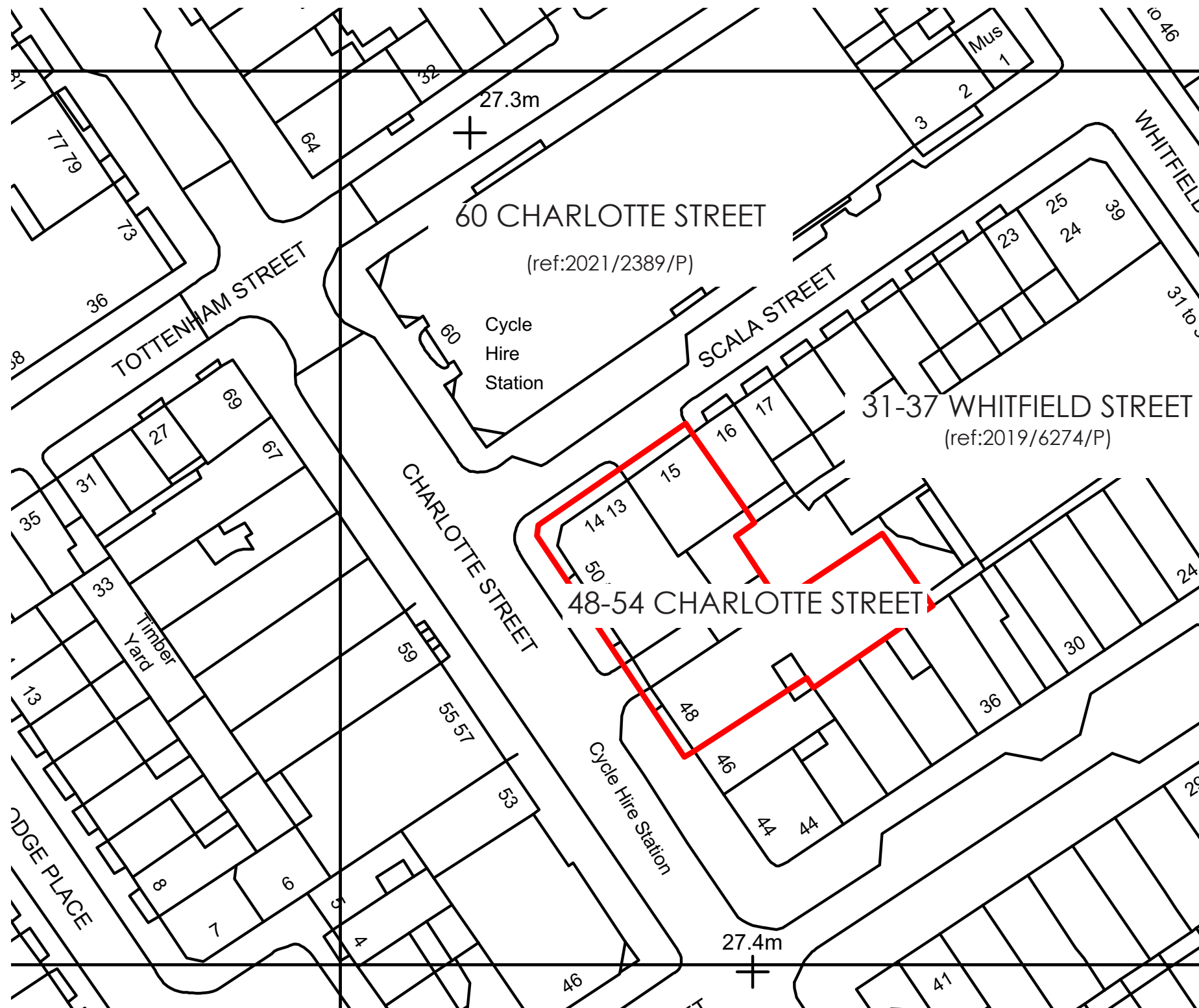
- (R) Residential property
- (C) Commercial property
- (M) Mixed use property

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3.20 Precedent studies

Locally consented roof terraces



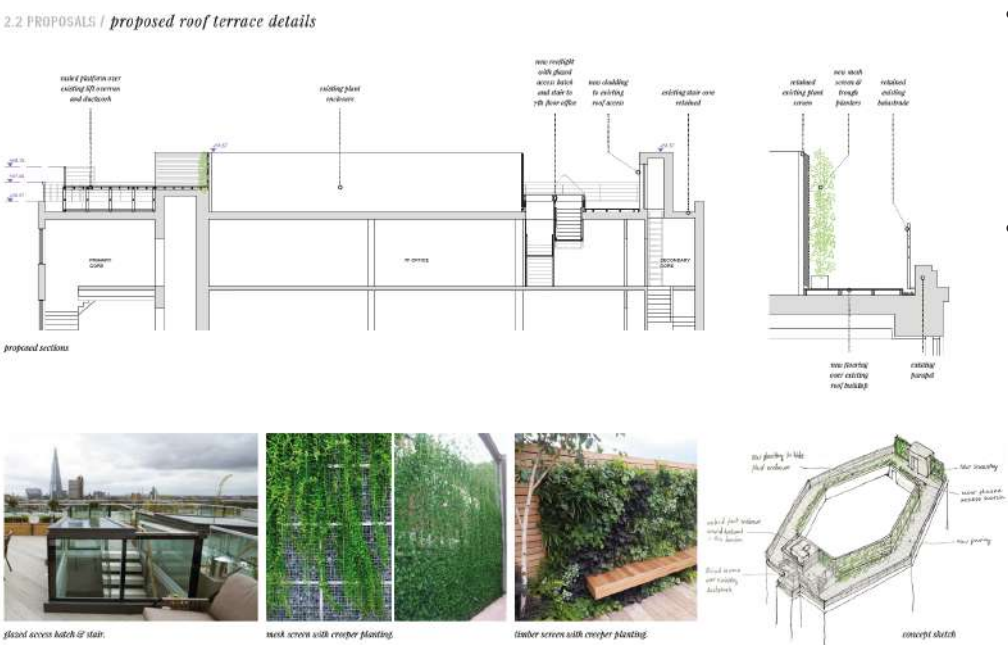
- A new roof terrace was approved at 60 Charlotte Street (ref: 2021/2389/P) which is adjacent to 48-54 Charlotte Street and represents a very similar approach that is being taken for the large roof terrace on the fifth floor. The application for no.60 was for a large rooftop terrace to improve amenity space for the tenants and visitors and increase the urban greening in the area
- Whitfield Studios was granted planning for a roof terrace to the rear of the building (ref:2019/6274/P). The proposal included the introduction of 1.8m perimeter fencing and planting. The new terrace areas sit to the rear of Whitfield Street and the addition of 1.8m screens and planters are proposed to improve greening and provide amenity space for the tenants and visitors
- The roof terrace proposals for 48-54 Charlotte Street are intended to mirror the consented schemes in the area and provide valuable access to amenity space for the tenants and visitors. The proposed planters, green screened walls and sedum roofs are intended to improve the greening of the site and increase some level of the biodiversity in the local area

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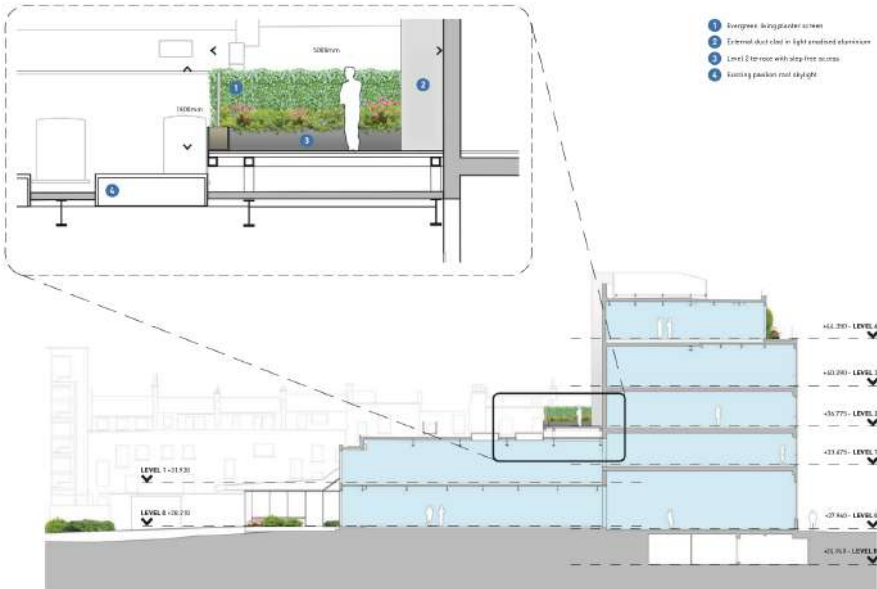
3.21 Precedent studies locally consented roof terraces

60 CHARLOTTE STREET - ROOF TERRACE PROPOSALS



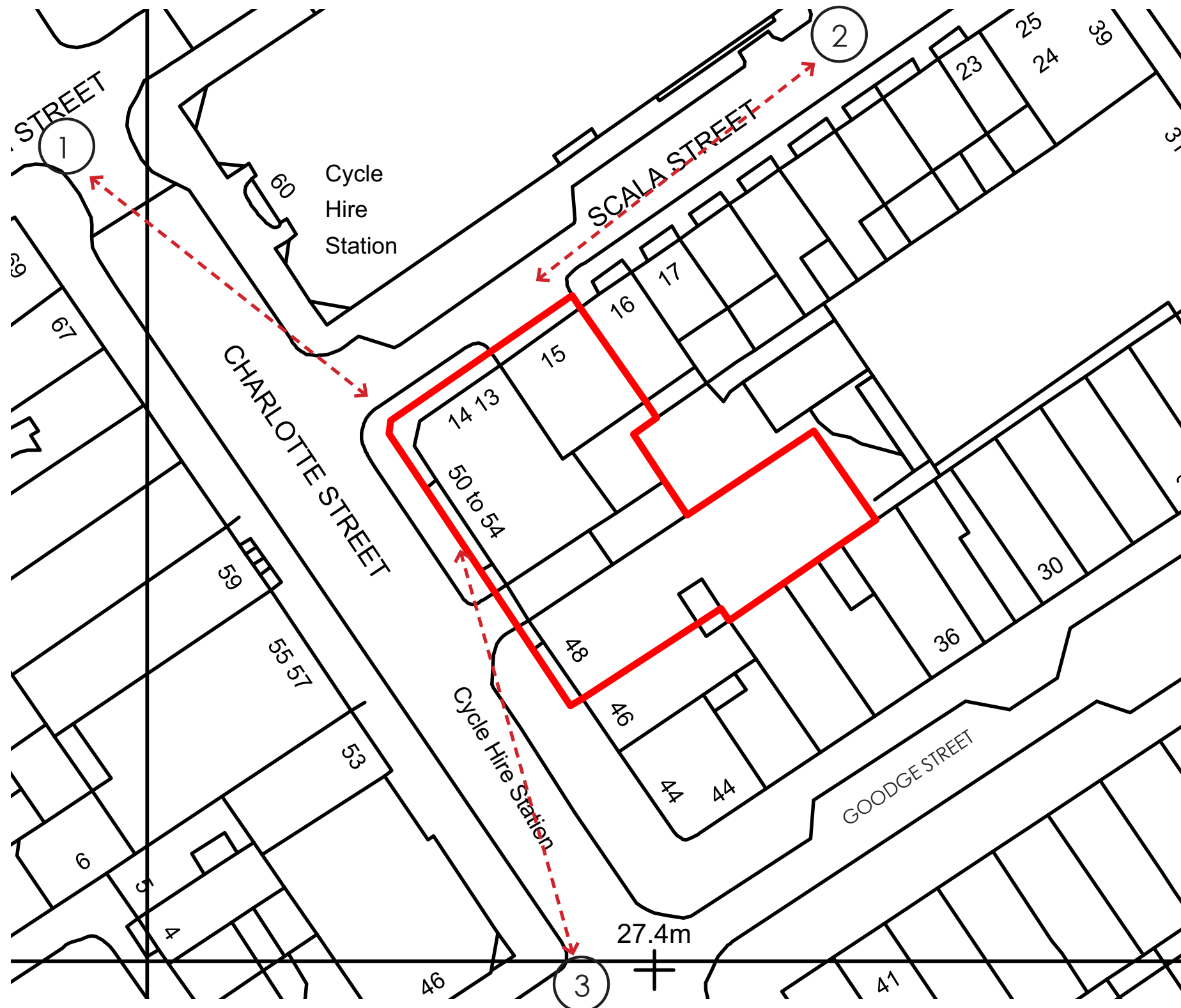
- The new amenity spaces at 60 Charlotte Street (ref: 2021/2389/P) proposed a top floor level roof terrace and planting with some green screens and seating which is similar to the proposals at 48-54 Charlotte Street for a new 5th floor roof terrace
- Whitfield Studio (ref:2019/6274/P) included proposals for a new 2nd floor roof terrace area, planting and privacy screens similar to the proposed on the third level at 48-54 Charlotte Street

31-37 WHITFIELD STREET - ROOF TERRACE PROPOSALS



3.22 Street Views

Views from street level (key plan)



- ① Street view from corner of Charlotte Street and Tottenham Street
- ② Street view from end of Scala street (near Whitfield Street)
- ③ Street view from corner of Charlotte Street and Goodge Street

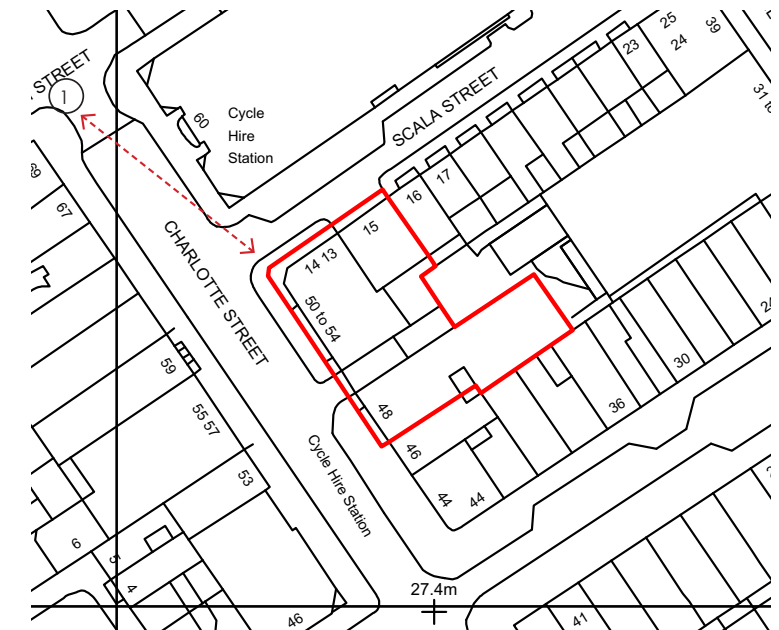
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3.23 Street Views

Charlotte Street View 1 Proposed

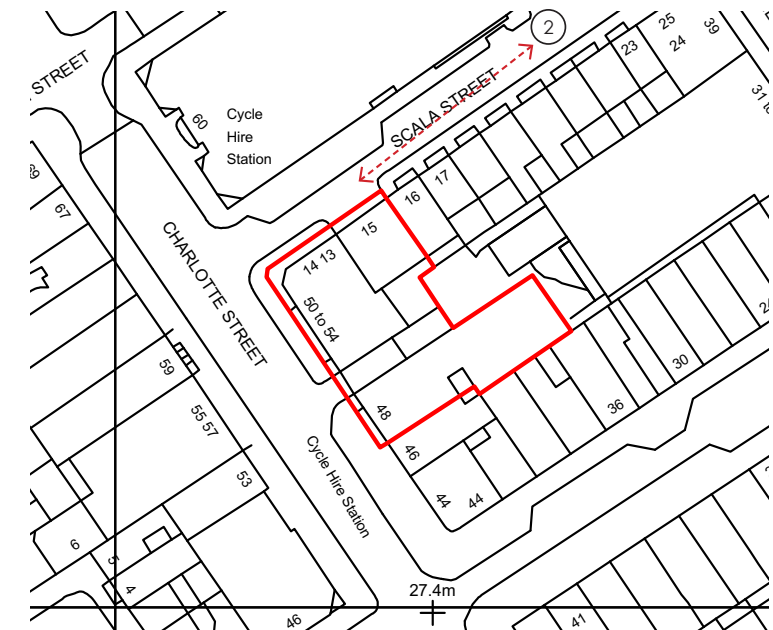
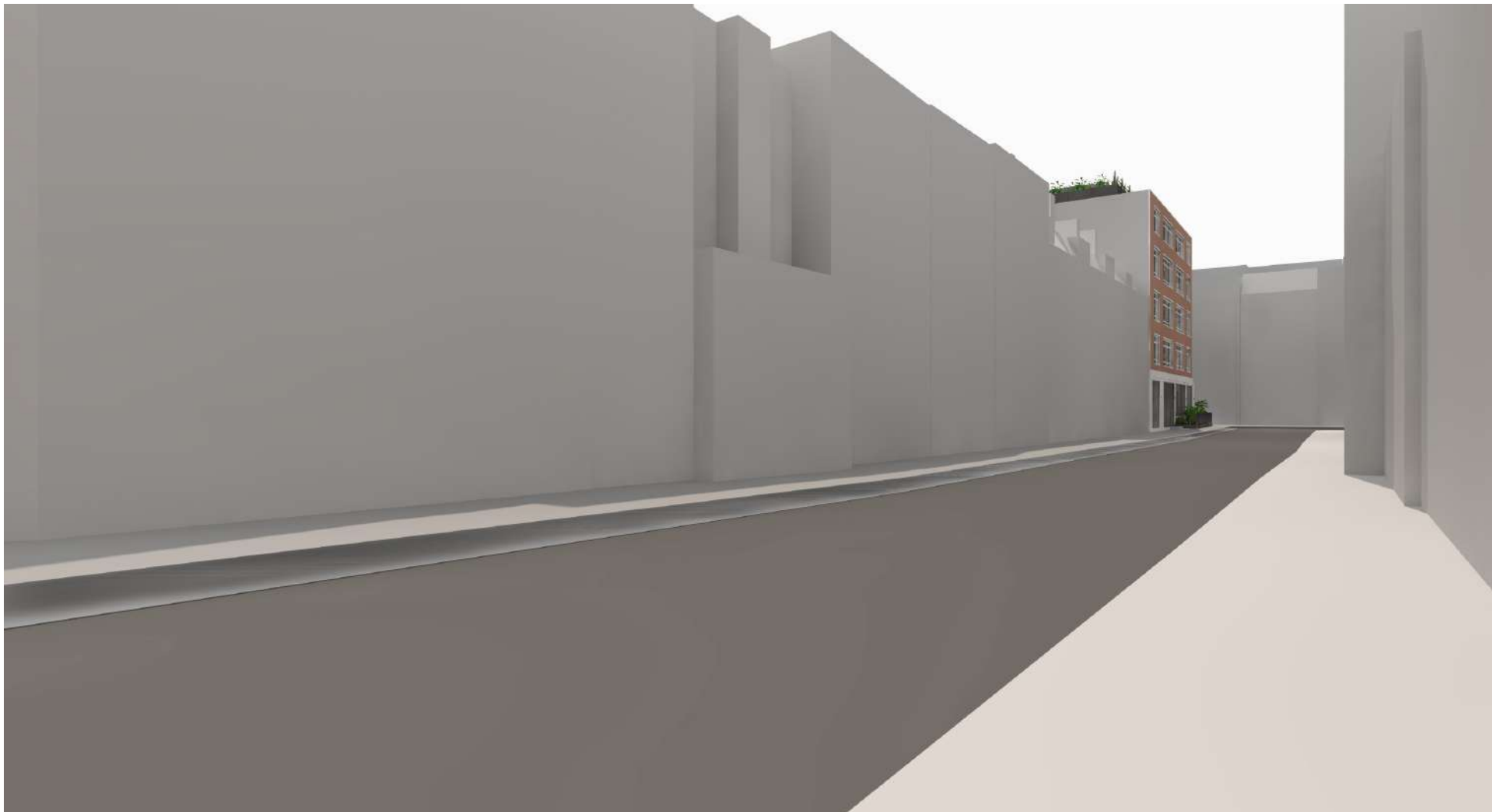
- Existing plant screens visible
- Only new edge planters visible



3.24 Street Views

Scala Street View 2 Proposed

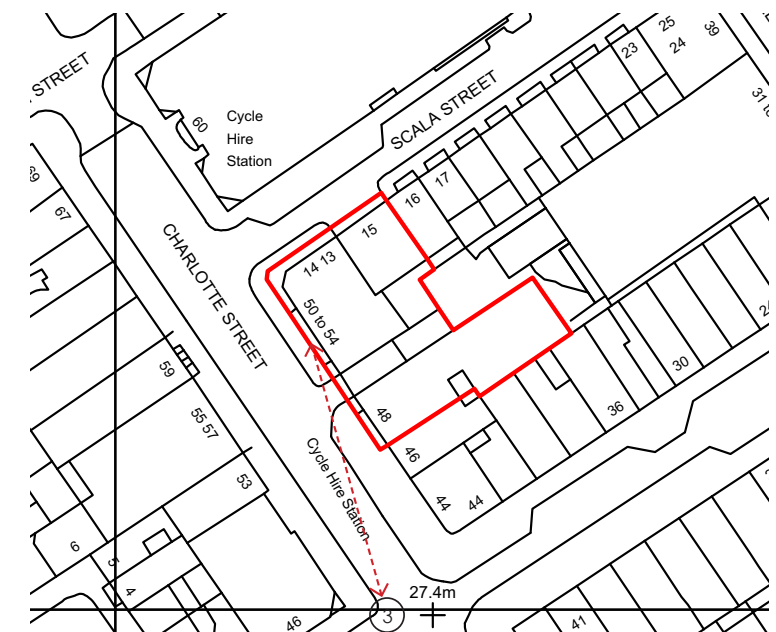
- Only new edge planters visible



3.25 Street Views

Goodge Street View 3 Proposed

- Existing plant screens visible
- Only new edge planters visible



3.26 New Green Roofs

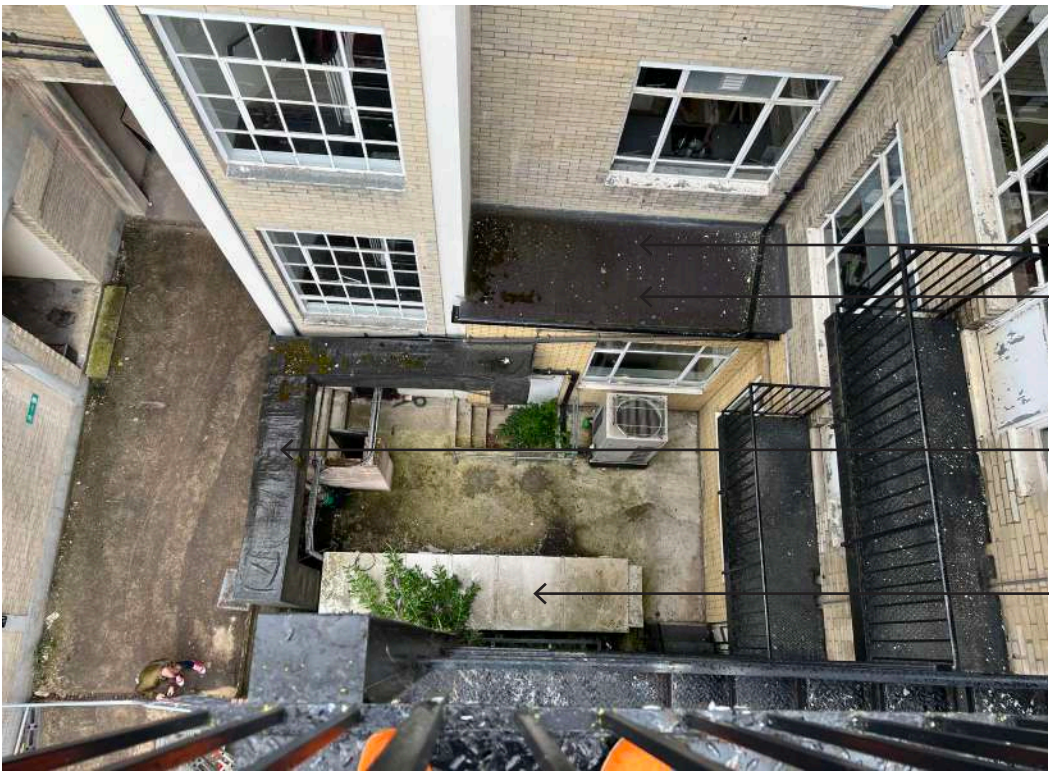
Improving biodiversity



- The roof terrace proposals would look to add new sedum roofs to the remaining areas of flat roof around the proposed terraces
- These green roofs would improve aspect from neighbouring properties and add biodiversity to the site
- Green roofs provide a good habitat for species diversity and encouraging pollinators, as well as foraging and shelter for birds and invertebrates.
- Sedum is well adapted for use within extensive green roofs, being drought tolerant, able to withstand extremes in climate and able to grow on shallow substrates.
- The planting palette would consist of a mix of sedum, wildflower and meadow grass varieties, including native species
- The total area of green roof (sedum) proposed would be 69m² which equates to 41m² on the 5th floor and 28m² on the third floor levels

3.27 Mechanical Services

AHU relocation



- Proposed location of AHU
- Roof lowered and extended to accommodate unit
- External ductwork proposed to be removed
- Existing AHU location. Proposed removal of unit and associated ductwork

- Part of the services strategy is to relocate the current external AHU (air handling unit) to another location
- The proposed AHU would be a more efficient model providing supply air into the lower ground floor areas where there is no natural ventilation
- The removal of the AHU at ground floor level will tidy the courtyard area and include removal of the unsightly ductwork that sits along the elevation and adjoining courtyard
- The new AHU is proposed to be located at first floor level on an existing roof extension
- The AHU would be covered with a timber enclosure to minimise its visual impact from the surrounding buildings and courtyard below
- A noise impact assessment report by Peninsular acoustics accompanies this application for the proposed AHU



- Proposed location of AHU
- Proposed timber screen cover
- New lowered and extended roof to accommodate unit

EXTERNAL WALL LIGHTS



Wall lighting for ground floor level entrances and external circulation areas

EXTERNAL TERRACE LIGHTS



Lighting for roof terraces and planters

3.28 lighting

Creating a sense of place and wayfinding

- Introduction of soft wall lighting to ground floor level areas to identify entrances and for way finding
- New lighting at roof terrace level provide soft lighting in the form of low level spike planter lights and bollard lights
- External roof lighting will be switched off when the terraces are not in use

3.29 Additional Information

Area schedule

GROSS INTENRAL AREA (GIA)

Level	Existing (sqm)	Proposed (sqm)	Change (sqm)
Lower Ground Floor	471	471	0
Ground Floor	524	526	+2
First Floor	486	486	0
Second Floor	452	452	0
Third Floor	383	383	0
Fourth Floor	385	385	0
Fifth Floor	27	30	+3
TOTAL	2,728	2,733	+5

- Small internal gain of 2m2 on the ground floor by moving the door to align with the front elevation
- Addition of 3m2 on the fifth floor to form the new stairwell extension