

# 55 Tottenham Court Road and 16-24 Whitfield Street, Fitzrovia

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Residential Use  
November 2023

# 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

# 1.0

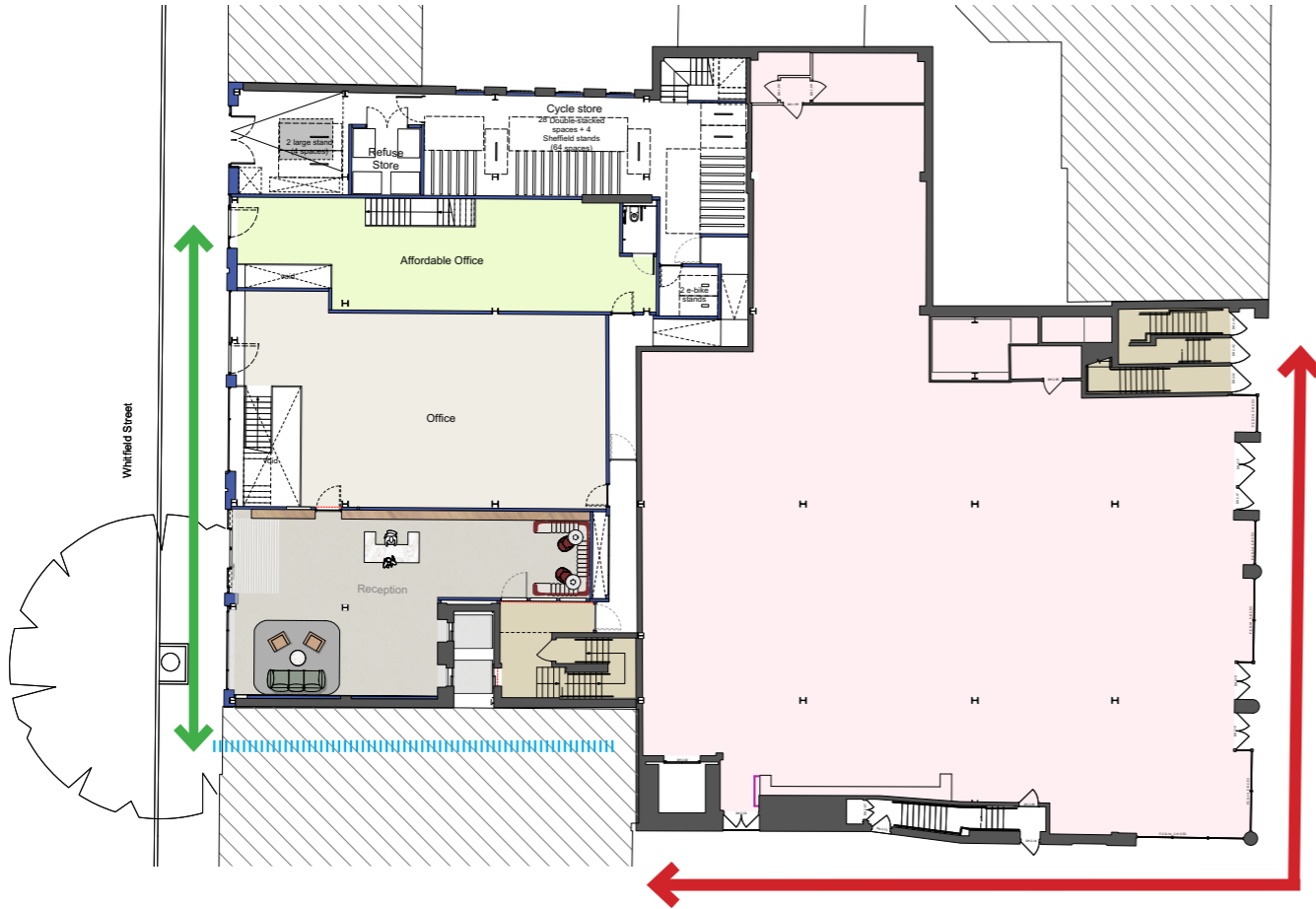
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## Residential use - Whitfield Street

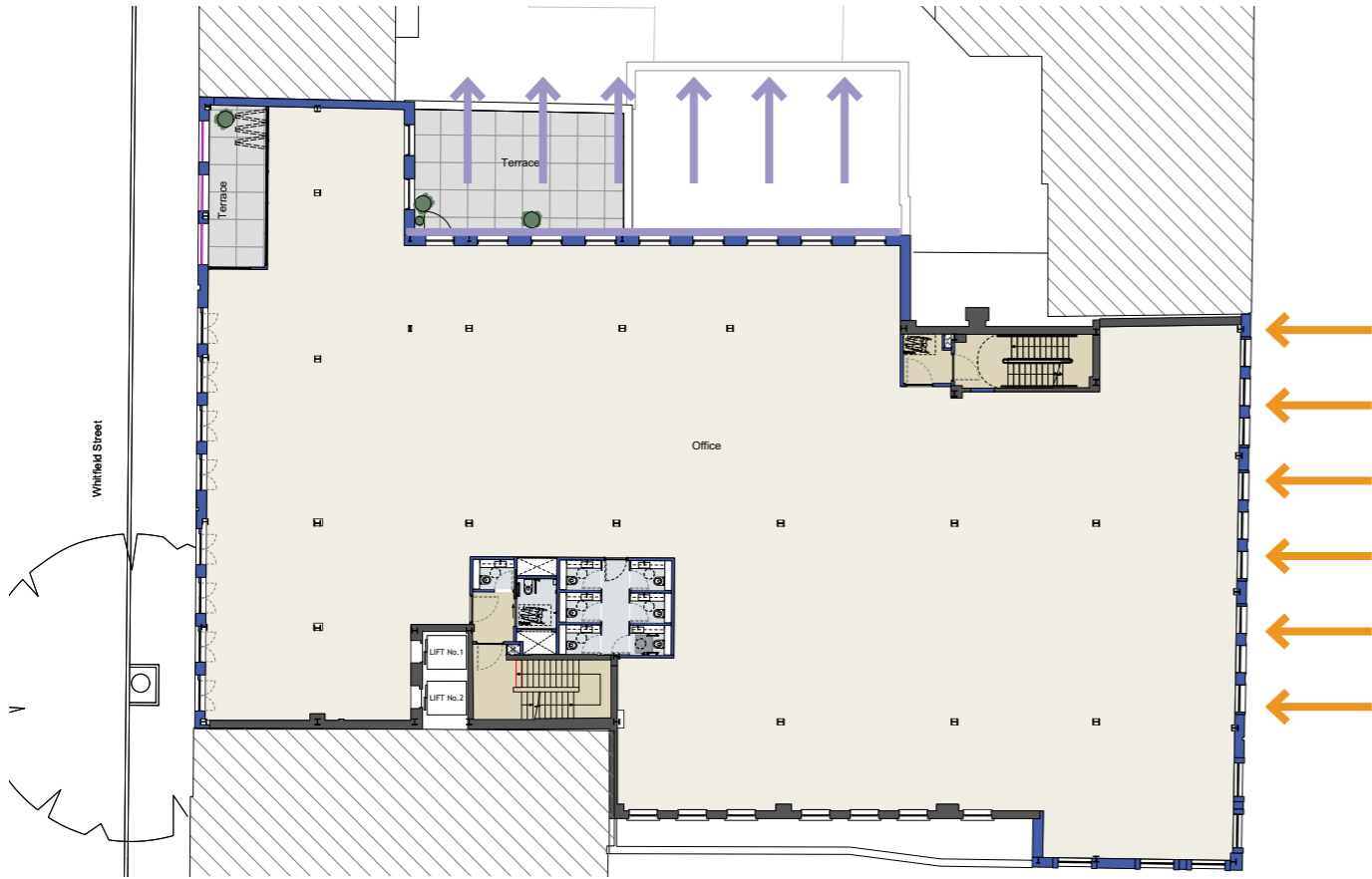
The following slides from Chapter 1.0 is extracted from Chapter 9 of the submitted Design and Access Statement

# 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



# 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

## Residential Use

### Design proposals - First floor plan

- 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)



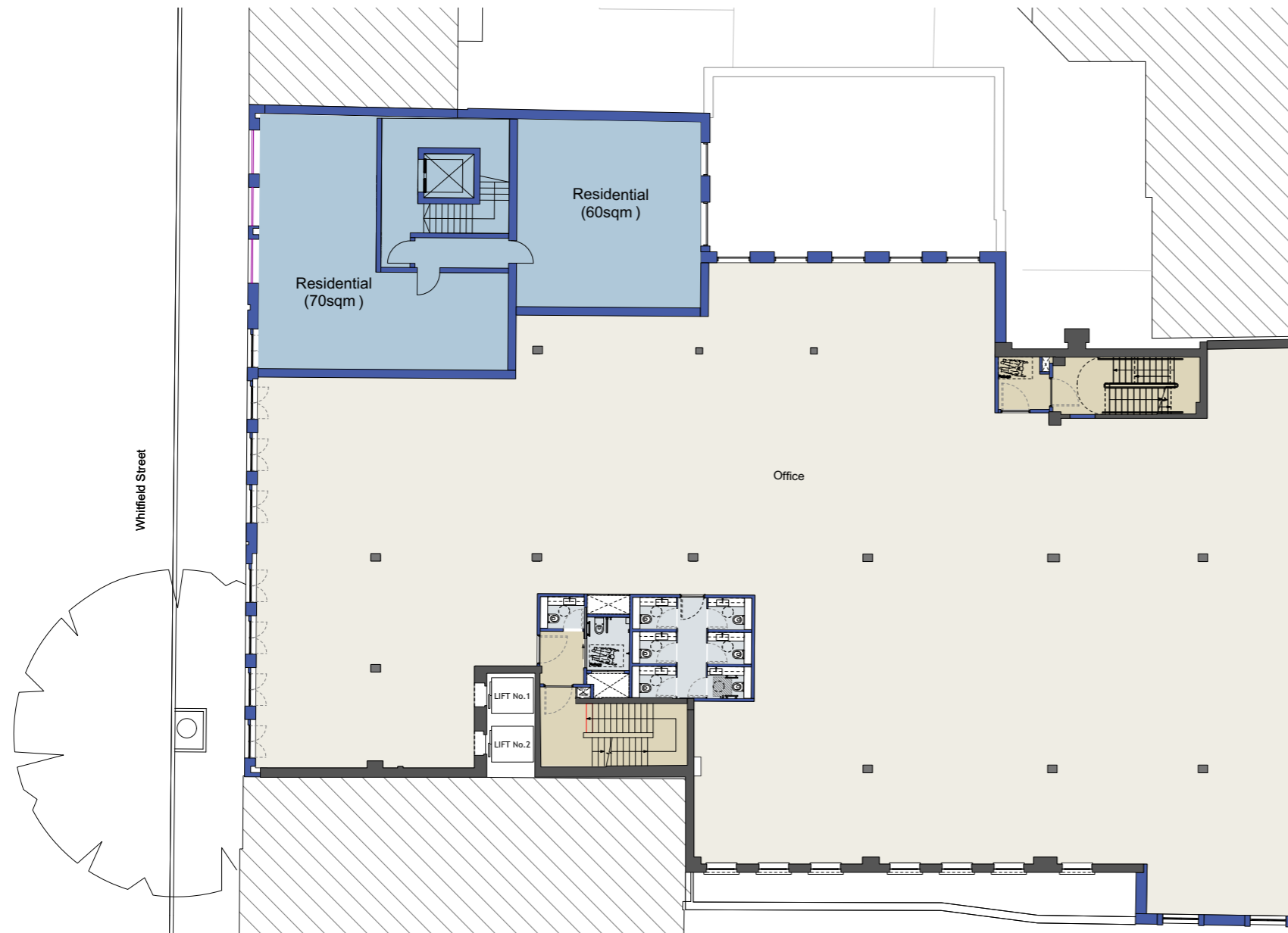
Proposed First Floor Plan - residential option

 New residential area

## Residential Use

### Design proposals - Second floor plan

- 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



Proposed Second Floor Plan - residential option

 New residential area

## Residential Use

### Alternative layout option (1st & 2nd floor)

- 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)



Alternative residential option (2nd floor shown)

 New residential area



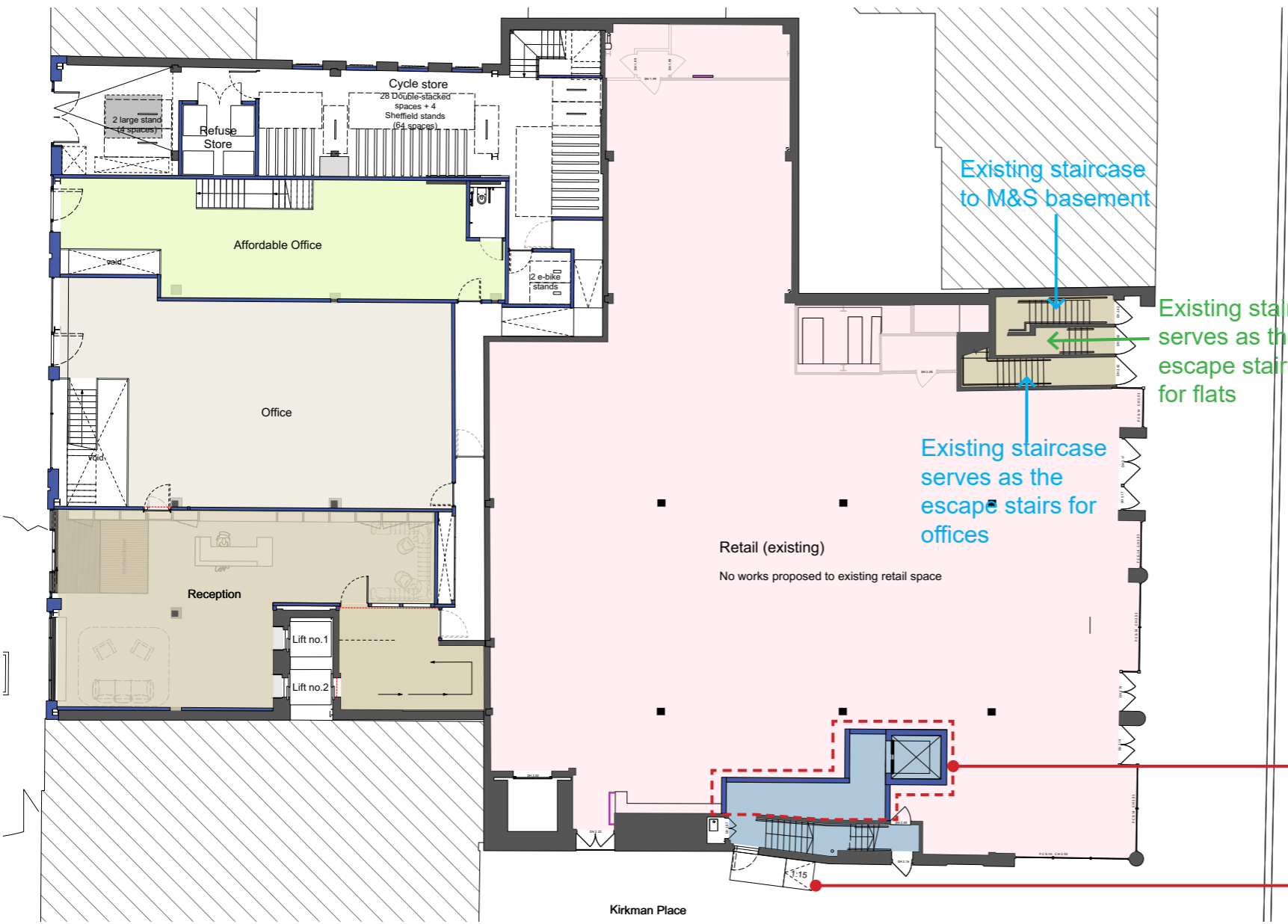
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Residential use - Tottenham Court Road

# Residential Use - TCR

## Design proposal - Ground floor plan



Proposed Ground Floor Plan - resi option (TCR)

 New residential area

- Main access from Kirkman Place utilising the existing staircase and a new lift, with a new external ramp access to negotiate the existing level differences. **The lift and access to the lift is located within Marks & Spenser's demise, and the new ramp will be within the Public Highway**
- Existing staircase facing onto Tottenham Court Road serves as a secondary (escape) staircase for the flats. It is not possible to position the lift in this location due to the existing staircase arrangement (i.e. the staircase serving the flats is sandwiched between two existing staircase. It is not reasonable to use the bottom staircase to serve the flats as this would involve significantly more demolition and/or new works to both staircases; whereas the proposed arrangement as shown would require no demolition work and only a new staircase between first and second floor is needed)

**Lift and access to lift outside of demise (within Marks and Spenser's demise)**

**New ramp access within Public Highway (Kirkman Place)**

# Residential Use - TCR

## Design proposal - First floor plan



Proposed First Floor Plan - resi option (TCR)

New residential area

- Two 1-bed flats provided
- 1no. of the flat will have single aspect only
- No private amenity space can be provided without detrimental impact to the facade design and the streetscape
- Due to the existing building configuration, the layout would result in a very long communal corridor
- Both flats are facing onto Tottenham Court Road, and therefore are susceptible to unacceptable level of noise and air pollution for residential use
- Natural daylight to the office floorplate blocked off from the east elevation

## Residential Use - TCR

### Design proposal - Second floor plan



Proposed Second Floor Plan - resi option (TCR)

 New residential area

In addition to the comments from the first floor plan - which are all applicable to the second floor, the following comments applies to the second floor also:

- Lift overrun will protrude into the third floor office space, resulting in a localised step in the floorplate
- The flat entrance door to the southern flat would need to be located at the corner of the unit to comply with fire escape distance, as there is only one staircase serving this floor (it is not possible to extend the existing staircase to the South as the staircase would extend beyond the proposed building envelope). This would result in a compromised internal layout design for the southern flat.

Tottenham Court Road

Lift overrun will protrude into the third floor office floorplate