Rolfe Judd

Planning Proposed Minor Amendments
62-63 Tottenham Court Road, 1-3 Goodge Street

Revision B

Reference 5315

January 2014

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Contents

Appendices

1.0 INTRODUCTION

The 61-63 Tottenham Court Road, 1-7 Goodge Street project gained planning approval on 6th December 2012.

Appeal A - Ref: APP/X5210/E/12/2177813
Appeal B - Ref: APP/X5210/A/12/2177819

As the Design Team has been working up the scheme towards full construction stage, carrying out further site investigation and responding to the planning conditions, it has been necessary to review some elements of the approved scheme.

This short report sets out the reasoning for the adjustments.

The following conditions have been discharged by Camden Council since the application was approved.

Planning Conditions

- Condition 6: Cycle Storage
- Condition 7: Appointment of suitable qualified engineer
- Condition12: Submission of method statements for foundations, basement and ground floor structures

Section 106 Clauses

- Clause 4.2: Construction Management Plan
- Clause 4.4.4: Levels Threshold Plan
- Clause 4.7.1/4.7.2: Sustainability Plan

2.0 PROPOSED PLANNING AMENDMENTS

2.1 Basement layout

As part of the detail design process the structural engineer has identified that the area along the length of No.9 Goodge Street gable elevation and the area behind No.7 basement, need to be excavated to allow for underpinning of existing structure and installation of the new foundations. In addition, the basement walls beneath the existing façade line are to be removed to allow for insertion of new structural frame.

The proposed amendment is to utilise the excavated area to form new basement space and remove redundant previously load bearing basement walls. Basement level will be rationalised to create a level basement across the development, this level is set to tie in existing basement to No.62. The basement plan has been reconfigured to accommodate the adjustments. A separate updated report has been prepared by Bridges Pound Structural Engineers – Refer to Appendix 1.

At planning stage the basement to No. 63 was inaccessible with areas marked as 'assumed basement'. These areas have now been surveyed and added to the drawings for clarity. Vaults are to be filled with concrete for structural stability.

2.2 Waste management strategy updated / ground Floor retail kiosk enlarged

In order to provide a more active street frontage (refer to drawing T(20)E02 Rev. H) and to increase the viability of the retail space to 5-7 Goodge Street, the waste management strategy has been reviewed and refuse / recycling store relocated from the ground floor to the basement. Ground floor and basement internal layouts have been adjusted accordingly (refer to drawings T(20)P-1 Rev.G, P00 Rev.H)

There will be common residential recycling store at basement level, managed by the building manager. This area is sized to accommodate a minimum of 5x360ltr wheelie bins or approx 30 recycling boxes on shelves. The building manager will bring the waste to street level at times and frequency to be agreed by Camden Council. In line with the changes to recycling collection which came into force on 1st July 2013, dry recyclables including paper, card, glass, plastics, tins and cartons will be mixed. Each apartment will also have general waste and recycling storage within the dwelling.

The general waste strategy will also be a managed solution whereby refuse will be left by residents in front their respective apartment doors at agreed times to be taken to street level by the building manager (or the residents themselves), times and frequency to be agreed with Camden Council.

Retail refuse strategy will be as existing with refuse being collected from the street at times agreed with the council

2.3 Extract ducts from existing retail unit

The existing retail unit to the ground floor of No. 62 Tottenham Court Road has extract ducts that terminate approximately 1m above the existing roof to the first floor. There is a large condenser unit. This area will form a private roof terrace in the approved scheme (refer to drawing T(20)P01 Rev.G

In the interest of public health it is proposed that the ducts be extended to rise above the height of the uppermost private terrace. The ducts would be connected to the rear elevation of the new stairwell (refer to drawing T(20)E03 Rev.E). The ducts will be accessible for access and maintenance. A separate report has been prepared by MTT M&E consultants reviewing the need for the ducts as previously requested refer to Appendix 2

The existing condenser will be replaced by 2 smaller condensers that will be incorporated within the plant area on the roof of 1-3, 5-7 Goodge Street (see 2.5).

Existing extract

Existing condenser unit

Proposed duct material

2.4 Rear window to stairwell / Stairwell configuration

The approved drawings show a small slot window to the communal stair on the rear elevation (drawing T(20)E03 Rev.C). The approved Building Control inspector has advised that this is located within the 1.8m fire resisting construction zone identified within diagram 24 of Approved Document B Volume 2. As the building is served by a lift and the stair will mostly be used for escape purposes, the proposal is to omit this small window to the rear elevation (refer to drawing T(20)E03 Rev.E). A new electrical riser is introduced in this location (refer to T(20)P01 Rev.G).

2.5 Rear windows adjacent to No. 9

The Party Wall surveyor has advised that the proposed rear windows adjacent to No. 9 Goodge Street fall along the boundary with the adjacent property, the rear stairwell boundary encroaches upon the party wall line. It is recommended that these windows be set back off this line. The proposal is to set back the window line as suggested and adjust the stairwell configuration to suit Refer to drawings T(20)P01 Rev.G, T(20)E03 Rev. E

2.6 Roofline

Further review of the mansard roof to Nos.1-3 Goodge Street in the approved drawings (T(20)S02 Rev.A), identified that the lower slope (steeper) was less than that identified in the Camden Planning Guidance CPG1 page 37 (Refer to Drawing T(20)E04 Rev.D). The slope had been adjusted to reflect the guidance with no perceivable difference in the roof line when viewed from the street.

Following discussion with London Borough of Camden Design Officer, the upper slope of the roof has been adjusted to act as a partial screening device for lift overrun and plant. Visible chimney stacks will be rebuilt and increased in height as recommended in the Design Guide. (Refer to drawing T(20)E04 Rev.F)

In order to assist in providing safe access to the plant area and photovoltaic panels, it is proposed that the approved 6 degree slope to the rear of the buildings be reduced to be 'flat'. This profile is continued to connect with the new roof to the rear of No. 62, there is no visible impact from the street or the rear of the properties. ((Refer to drawing T(20)E04 Rev.F and roof plan T(20)P05 Rev.G)

The new roof to No.62 and 63 along with the flat roof to the rear have been raised slightly to accommodate floor build up and services zones required to achieve building regulations and Code for Sustainable Homes compliance. The new roof to the front of 62 will be the same pitch as the existing.

Measured surveys have identified existing chimney stacks to No. 62 to be leaning. These, together with the end gable at the upper floor will be rebuilt to match existing and increased in height, where necessary - refer to drawing T(20)E01 Rev.G.

The plant screen to Nos. 1-3, 5,7 had been extended to the junction of no. 63 maintaining a constant roof line and allowing space for new smaller condensers for the existing retail unit in No. 62 (see 2.2) – refer to drawing T(20)E02 Rev.H.

The approved Goodge Street elevation (T(20)E01 Rev. E) does not distinguish clearly between the existing building plots at the junction of No.63, 1-3 and 5-7 Goodge Street at roof level. It is proposed that this historic demarcation be reinforced by introducing a raised party wall detail when viewed from the street – refer to drawing T(20)E02 Rev.H.

A roof light had been added to No.5-7 roof with minor adjustments to the roof lights to 62.A retractable wall / roof light has been introduced to the top floor at the junction with No. 62 Tottenham Court Road. This broadly reflects the line of the approved scheme and is an area

that is set back from the main façade and does not adversely impact on the roof or streetscape - refer to drawing T(20)E01 Rev.G.

2.7 Elevation to Nos. 5-7 Goodge Street

Following the submission of the original planning application, minor adjustments to thefenestration of No. 5-7 were discussed with the design officer as part of subsequent application Option A and Option B as a way of improving the façade. These adjustments have been incorporated in the proposed amendments – refer to drawing T(20)E02 Rev.H.

2.8 Elevation to Nos. 1-3 Goodge Street

The elevation to Nos. 1-3 Goodge Street has had to be removed on Health and Safety grounds. The shop front has been removed and retained in part for reference purposes. The circumstances regarding this are fully documented elsewhere.

The proposal is to rebuild the façade and shop front as a faithful reproduction of the original. Refer to Appendix 3 and drawing T(20)E02 Rev.H

Appendix 1

Bridges Pound – Proposed Basement Planning Comments

62-63 TO
TOTTENHAM COURT ROAD

PROPOSED BASEMENT PLANNING COMMENTS

62-63 Tottenham Court Road - New Basement Works

PROPOSALS

The proposed development requires a small extension to the existing basement this can be seen on the attached plans, and to deepen slightly the existing areas to match the levels in No 62 Tottenham Court Road.

The new basement will be constructed using underpinning techniques the exact extent of which will not be able to be determined until demolition has occurred.

Initially our primary concern was the proximity of the tube infrastructure, namely the northern line and it can be seen from the attached layout from TFL that the tube does run beneath the site. We have met with TFL and at this point the lines are some 28m below the site so in principal there is no problem with our development as we are proposing raft foundations to any new structure and the “weight” of the new development will not be significantly greater than that which is already there.

There are proposals to conduct Geotechnical investigations to allow the ground conditions to be assessed; again these will be carried out once the properties are vacated.

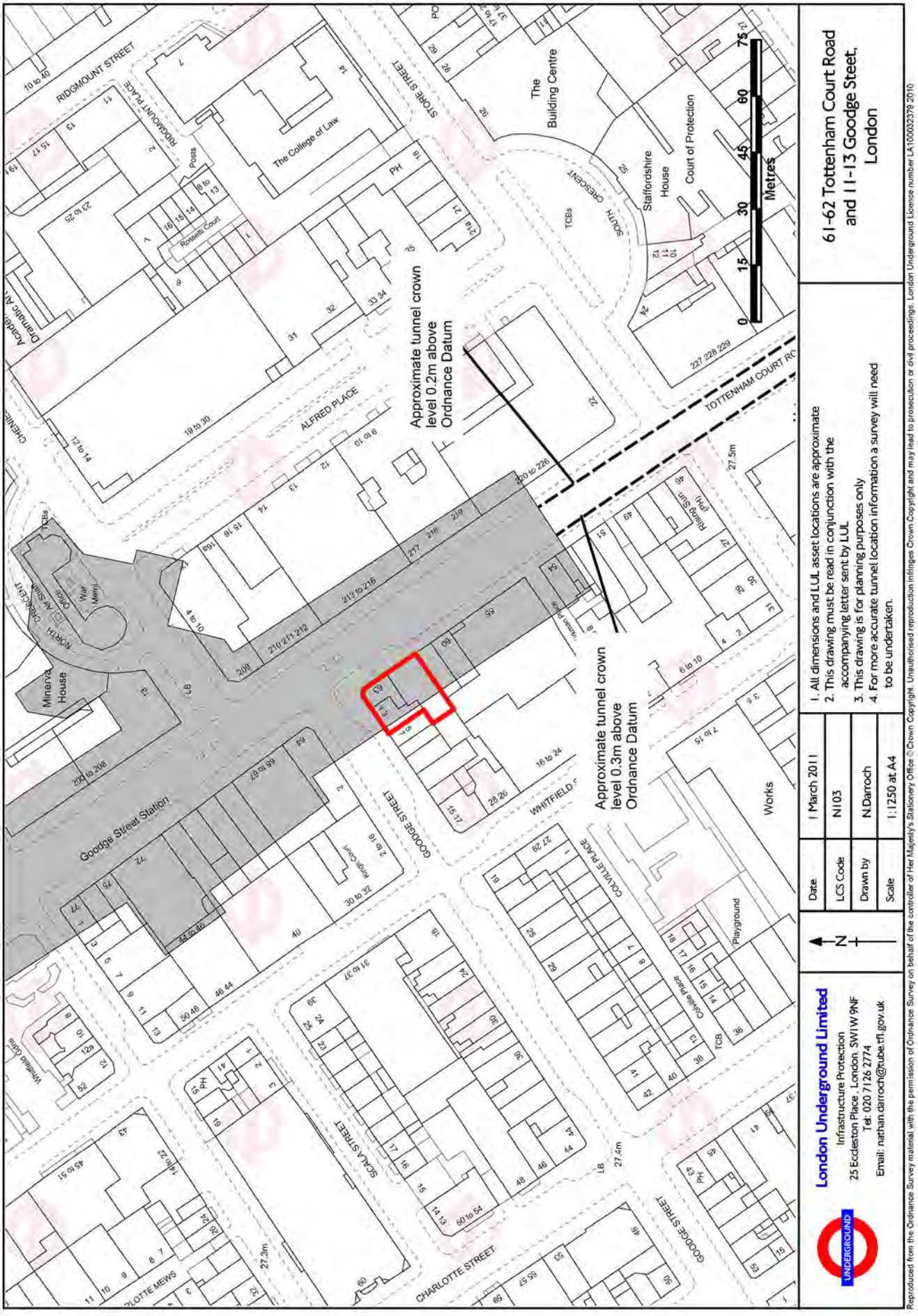
From the information available the site is not within a flood risk area and will not require a flood risk assessment.

We have looked at the guidelines produced by the London Borough of Camden for subterranean development. In this instance we are extending within an area surrounded in close proximity to other basements effectively within an island site.

For that reason we believe that the impact on groundwater flow and local hydrology to be insignificant in this instance. (See the attached plan). We looked at this against the Subterranean (groundwater) flow screening flowchart in Appendix E of the Arup document and conclude that the development will not affect flows in the surrounding local area due its small size and location and therefore no basement impact assessment will be required.

exstg
basements

new
basement



TUBE LOCATION MAP

Appendix 2

MTT - 62 Tottenham Court Road Eat Ductwork

62 tottenham court road

EAT ductwork

...sustainable building services solutions

issue and contents...

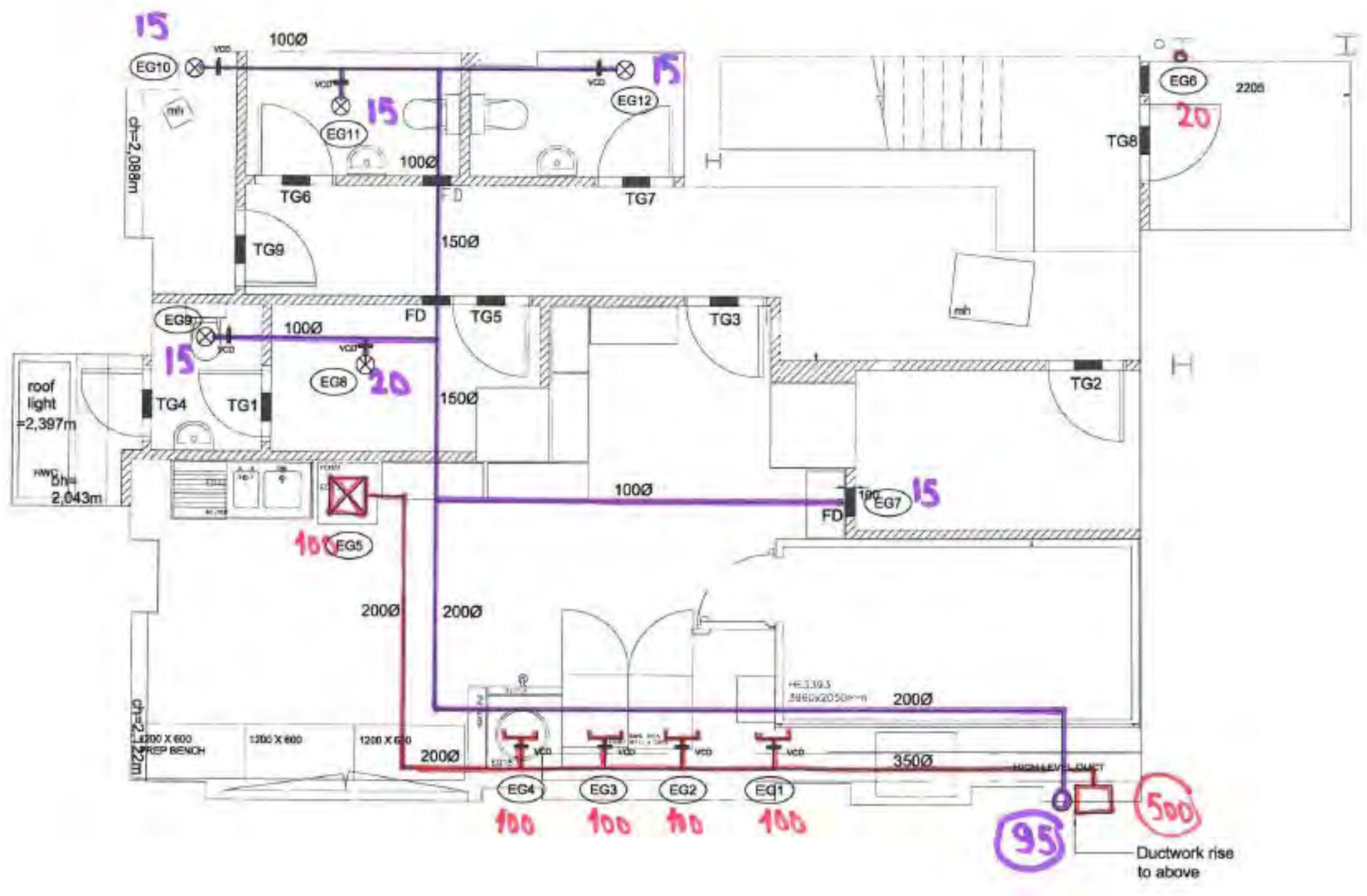
DATE OF ISSUE	DETAILS OF ISSUE	AUTHOR	CHECKED
21st JANUARY 2014	ISSUE ONE	MR	LN

issue and contents...

1.0 existing arrangement...

There are currently three ducts serving the EAT demise terminating at first floor roof:

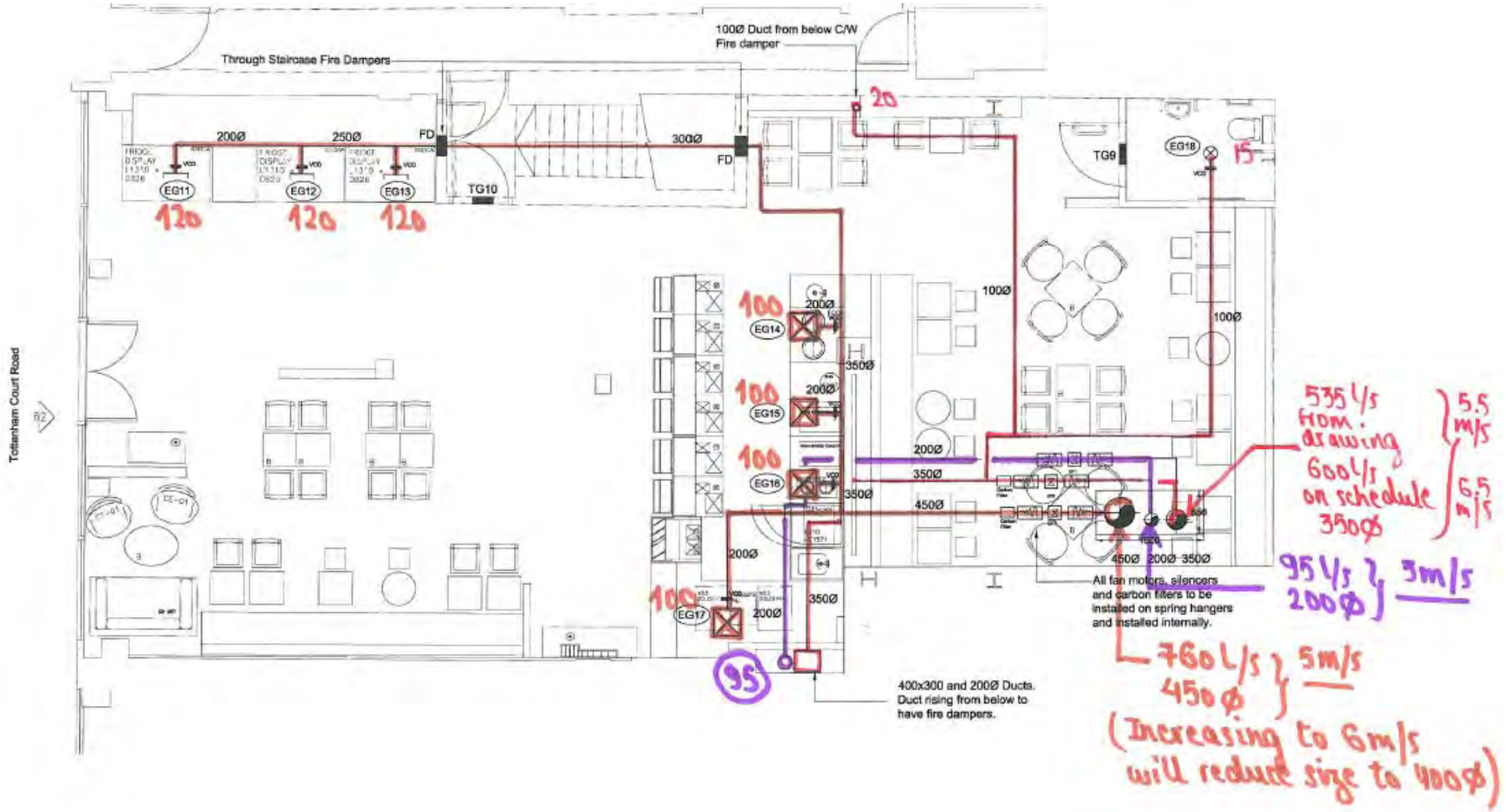
- 1 No. Ø450mm display area extract
- 1 No. Ø200mm toilet extract
- 1 No. Ø350mm kitchen preparation extract



'As Installed' Basement Ductwork Layout

existing arrangement...

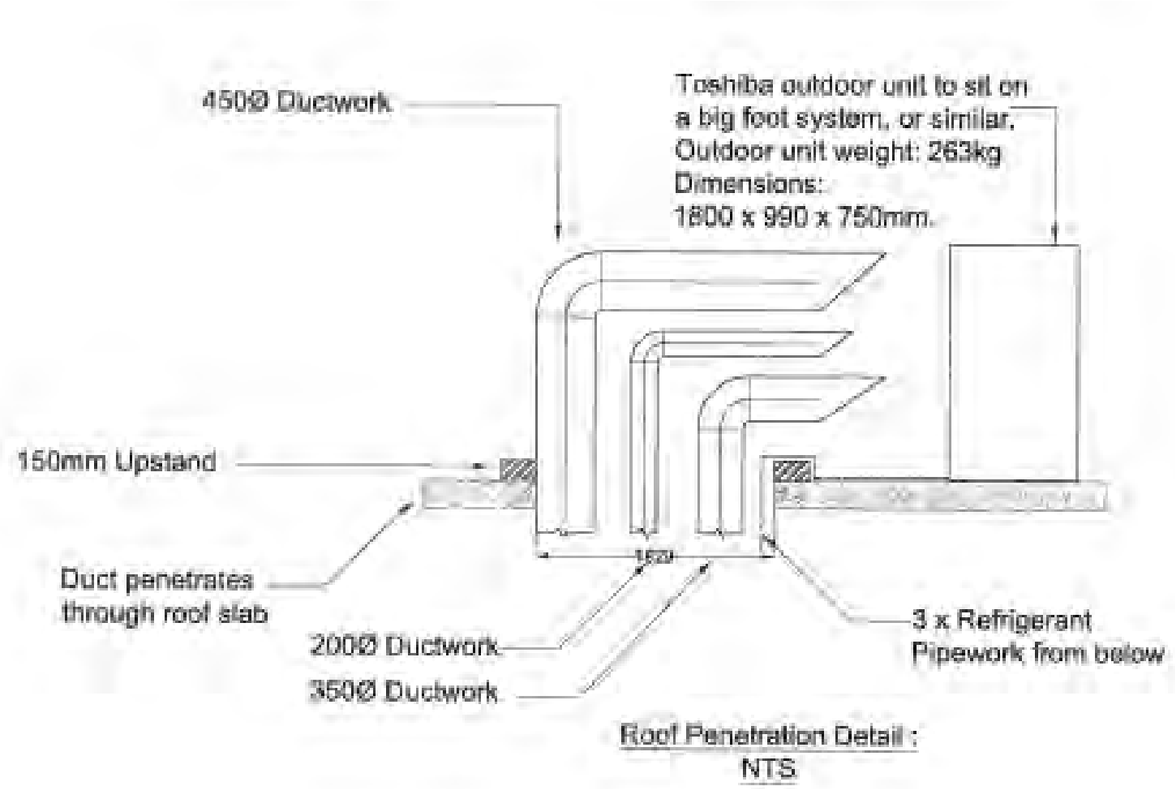
1.0 existing arrangement...



'As Installed' Ground Floor Ductwork Layout

existing arrangement...

1.0 existing arrangement...



'As Installed' Section (Indicating ducts terminating at first floor)

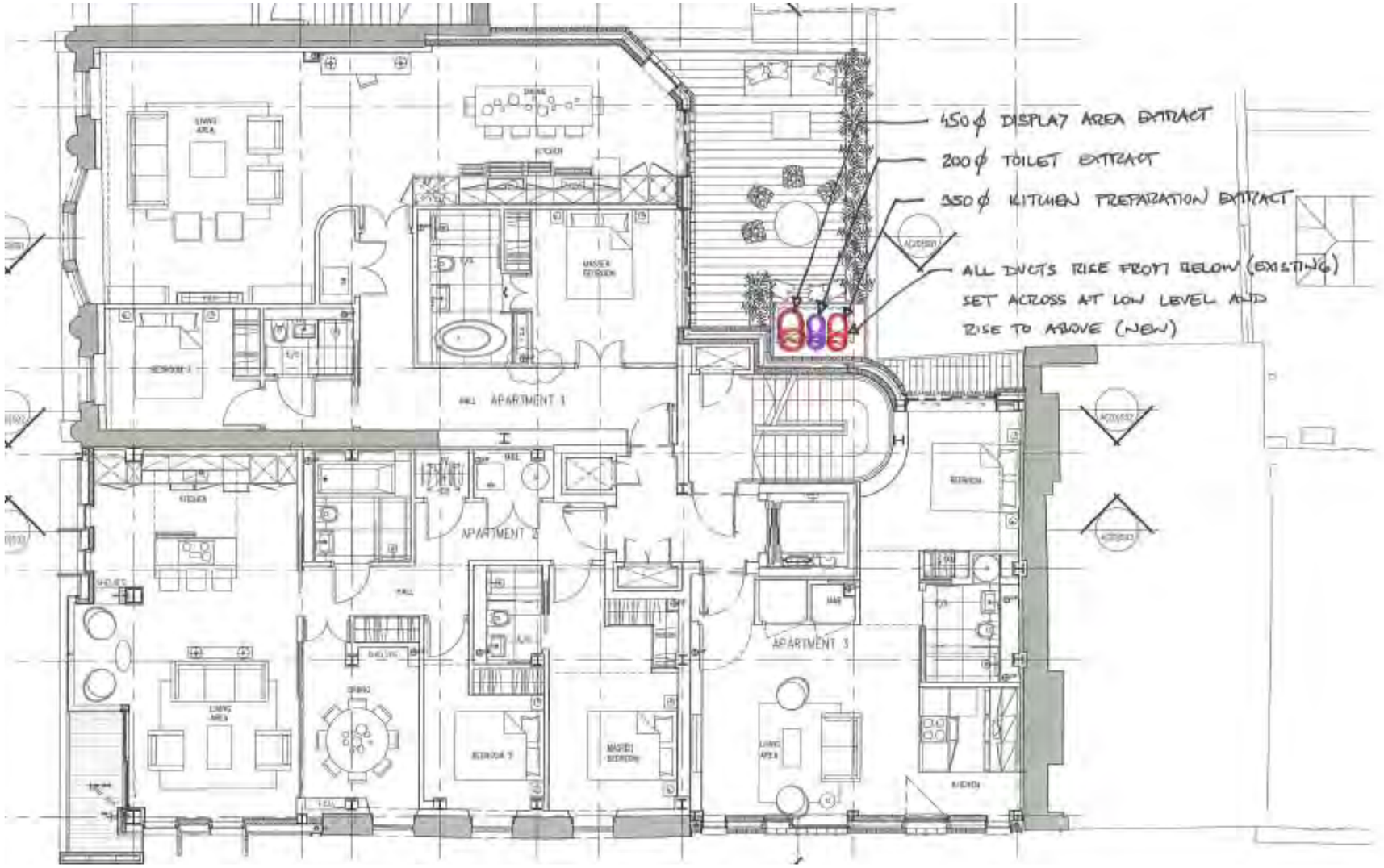
existing arrangement...

2.0 proposed arrangement...

...sustainable building services solutions

The new residential proposal incorporates a large residential terrace at first floor level where the ducts currently terminate. As all ducts carry foul air from kitchen preparation and toilet areas, the intention is to discharge all three ducts above the new roof level to eliminate the negative impact on the residential development as well as the retailer's need for extensive air treatment of the existing ventilation system.

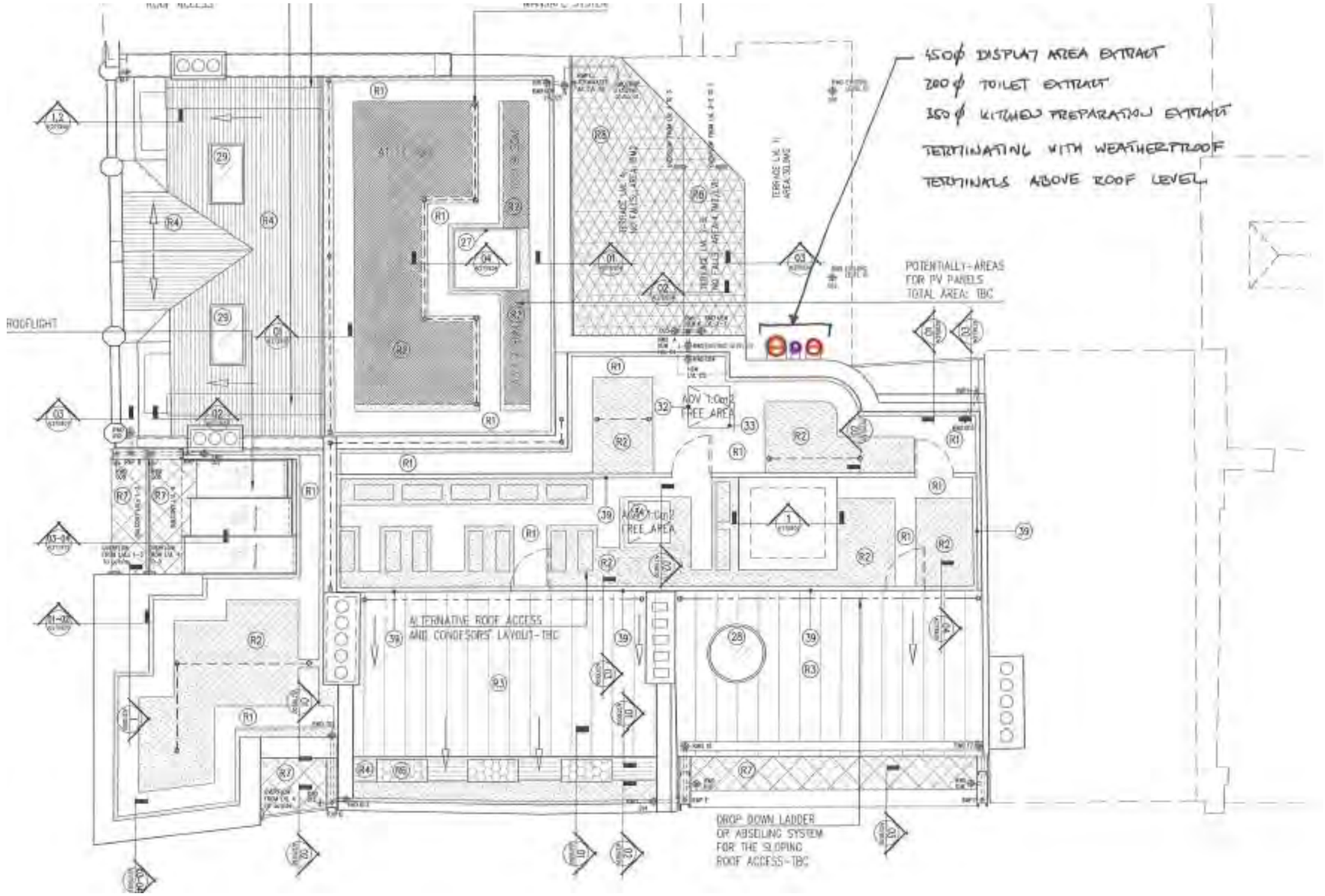
It is proposed to cut the existing ductwork at first floor level and install new ductwork extending to the new roof level and running externally within an architectural enclosure/cladding. Appropriate access in line with relevant standards will be incorporated into the design of both, the ductwork and its enclosure.



'Proposed' First Floor Layout

proposed arrangement...

2.0 proposed arrangement...



'Proposed' Roof Layout

Appendix 3

1-3 Goodge Street Façade Report

Contents

INDEX

1.0 1-3 GOODGE STREET EXISTING WALL DESCRIPTION

1.1 OVERVIEW:

1-3 Goodge Street was built in circa 1763. The building was four storeys in height and three bays in width (see photos: 1, 2 and survey elevation on page 3).

PHOTO 1 - Front view of brick facade of 1-3 Goodge Street with surrounding buildings:

PHOTO 2 - Close up of brick facade of 1-3 Goodge Street:

MEASURED SURVEY ELEVATION - 1-3 Goodge Street Facade:

1.2 MATERIALS AND CONSTRUCTION:

The facade was constructed using London stock bricks with lime mortar bedding and jointing. The façade was sooted giving an uneven blackened appearance. The salvaged bricks reveal the original brownish / pinkish grey colouration and confirm imperial brick dimensions. Bricks were laid in Flemish bond with flush pointing.

EXISTING DETAIL 1 - Detailed elevation of facade illustrating brick bonding and pointing:

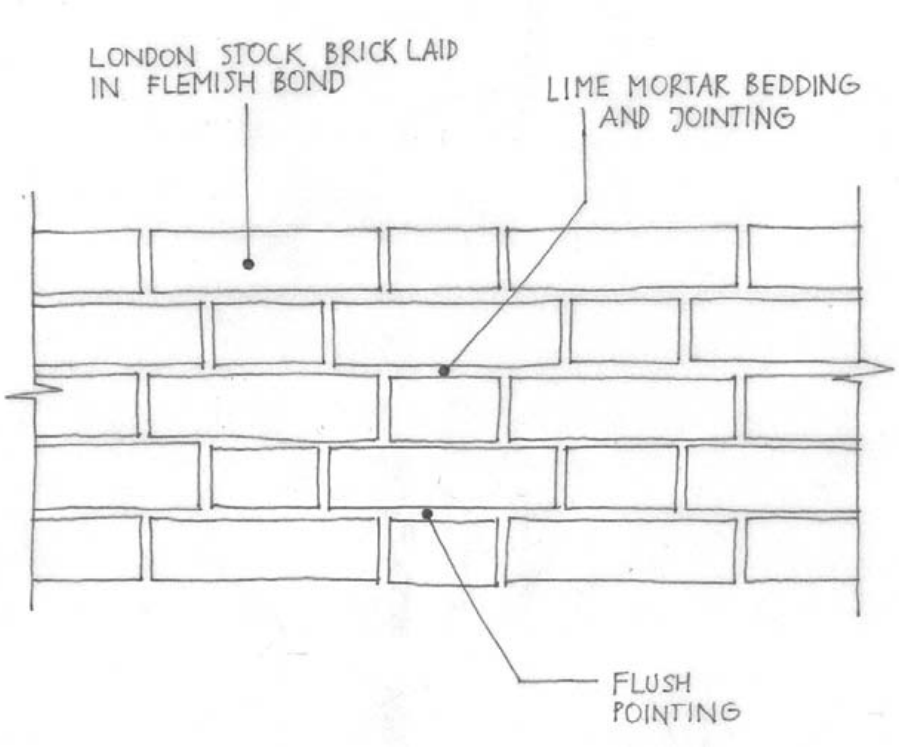


PHOTO 3 - Close up of facade illustrating bricks laid in Flemish bond with flush pointing. Structural ties evident above.

PHOTO 4 - Close up of facade illustrating brick bonding and pointing. Blackening is evident

PHOTO 5 - Close up of facade illustrating brick bonding and pointing:

1.3 SPECIAL FEATURES:

1.3.1 Window heads.

The heads to the nine windows were straight arches formed using gauged brickwork (see photos: 1, 6 and existing details: 2, 3) One head had been repaired, probably with render / concrete, which had been false jointed and painted in an attempt to match the original brick heads. However the false joints did not follow the jointing pattern of the original brick gauged arches (see photo 7).

EXISTING DETAIL 2 - Detailed section cutting through the window head:

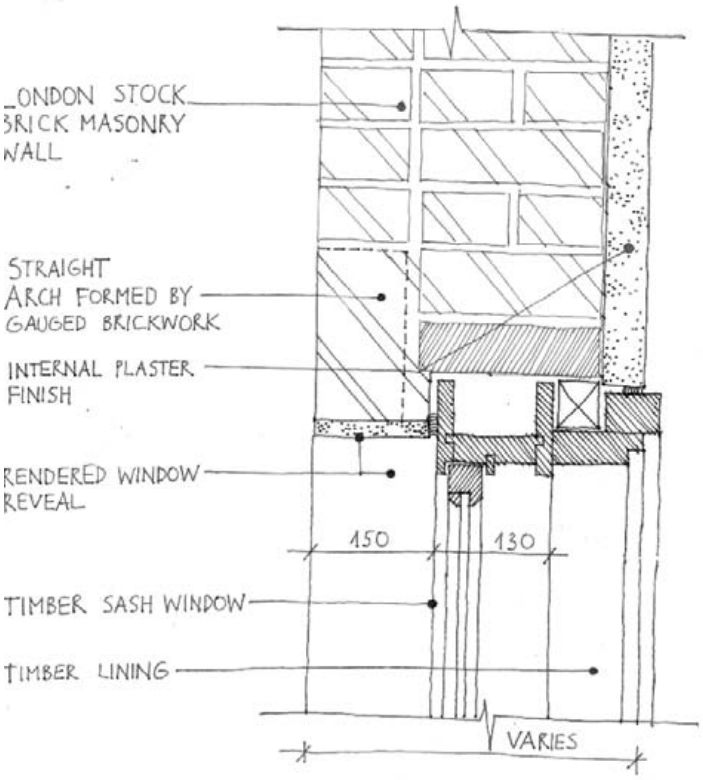


PHOTO 6 - Close up of straight brick arch, repairs evident to the arch on the left:

EXISTING DETAIL 3 - Detailed elevation of straight brick arch and bonding to window reveal – original jointing:

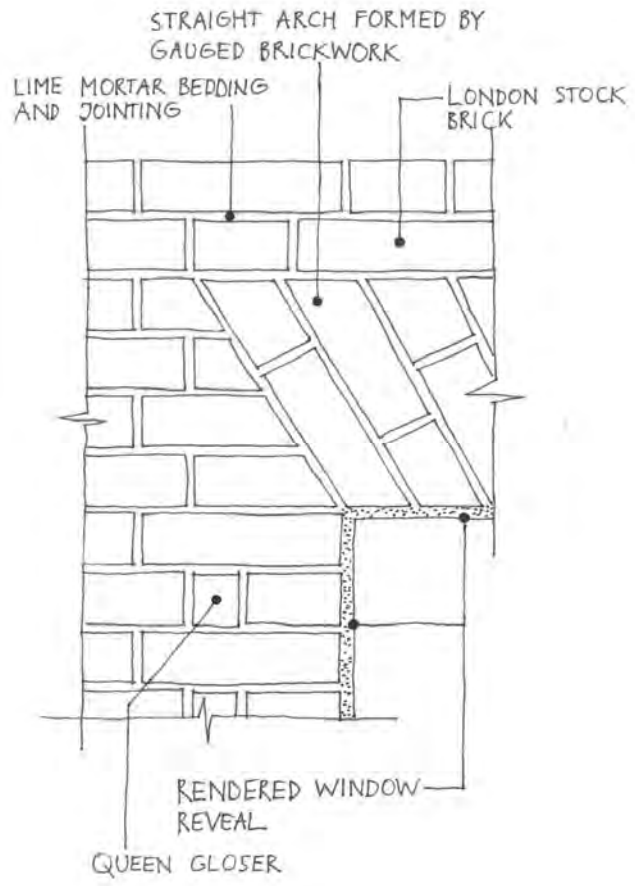


PHOTO 7 - Close up of repaired straight brick arc, jointing does not match original:

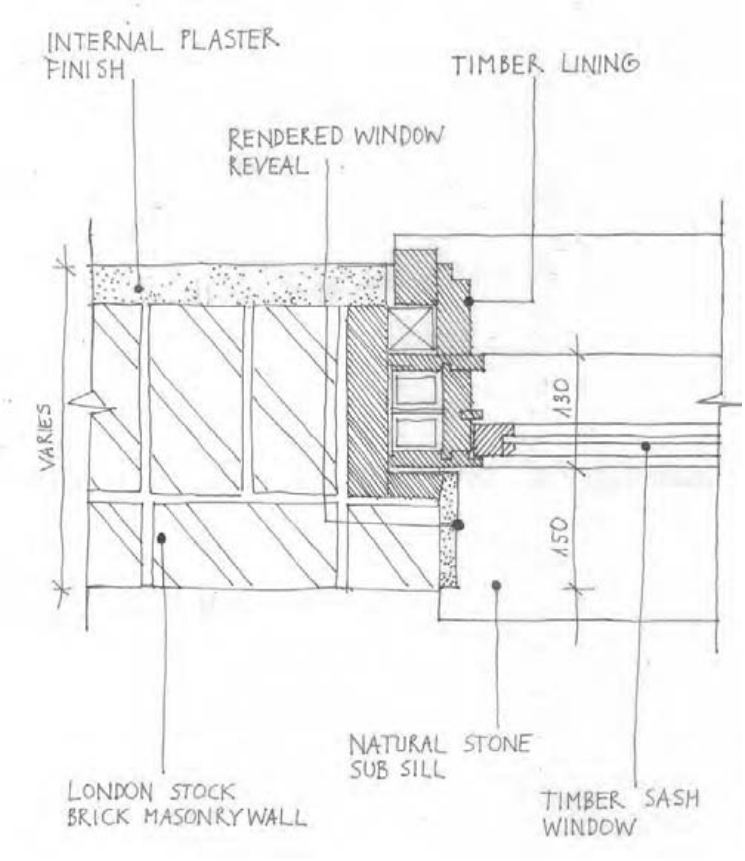
1.3.2 Window reveals.

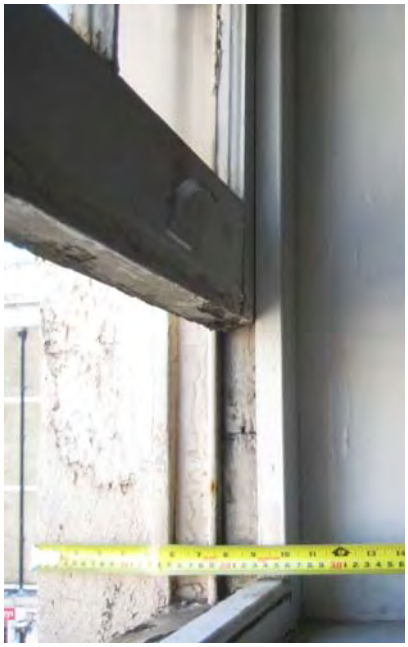
The reveals to the windows were rendered and painted, which was cracking and peeling (see photos: 8, 9, and existing detail 4).

PHOTO 8 - Close up of window reveal and sub sill. Wall thickness varied but window reveal's depth remained constant at approximately150mm. Paint cracking and peeling.

PHOTO 9 - Front view of windows and sub sills in brick wall:

EXISTING DETAIL 4 - Detailed horizontal section cutting through window jamb.





1.3.3 Window sills.

The window sub sills are understood to be natural stone or reconstituted concrete (see photos: 10, 11 and existing details 5).

EXISTING DETAIL 5 - Detailed vertical section cutting through the window sill:

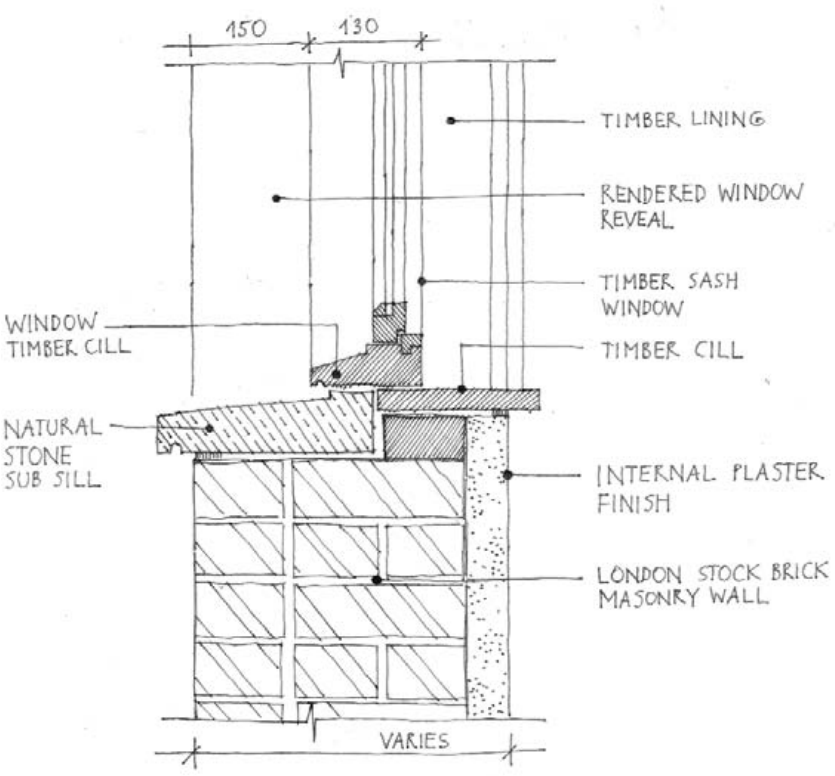


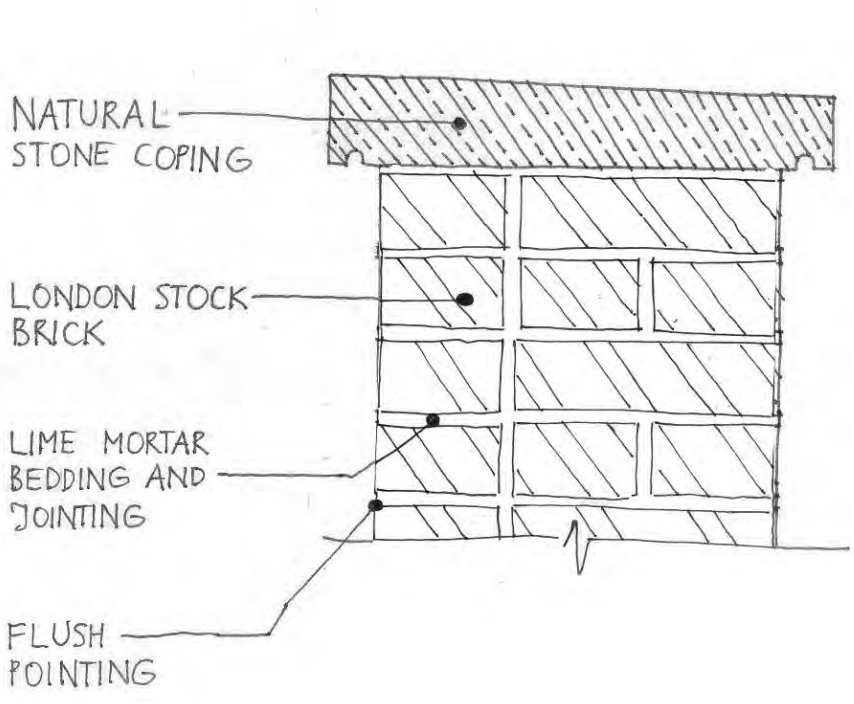
PHOTO 10 - Close up of a typical window sub sill.

PHOTO 11 - Close up of a typical window sub sill and timber sill. Both sub sill and sill were in poor condition and in need of replacement.

1.3.4 Copings.

Coping to the brick wall is understood to be made of natural stone or reconstituted concrete.

EXISTING DETAIL 6 - Detailed vertical section cutting through brick wall coping:



1.4 WINDOWS:

Six of the nine timber sash windows are not panelised. It is believed that these windows were not original as panelled windows are more typical of the period. The top floor windows were panelled and as such, are more likely to have been to the original design. Various extract fans had been installed within the glazing to the windows. A down pipe had been unsympathetically installed, exposed on the front elevation.

PHOTO 12 - Timber sash windows

1.5 FACADE DEFORMATIONS AND PENETRATIONS:

There were a number of cracks running through the heads and into the spandrel brickwork above, which would indicate movement of the brick facade. The brickwork above the shop front had bowed outwards. There was a balance flue vent and heating overflow pipe in the brickwork at the 1st floor level between the 2nd and 3rd window.

PHOTO 13 - View of brick wall penetrations on the 1st floor:

2.0 PROPOSED FACADE DESCRIPTION

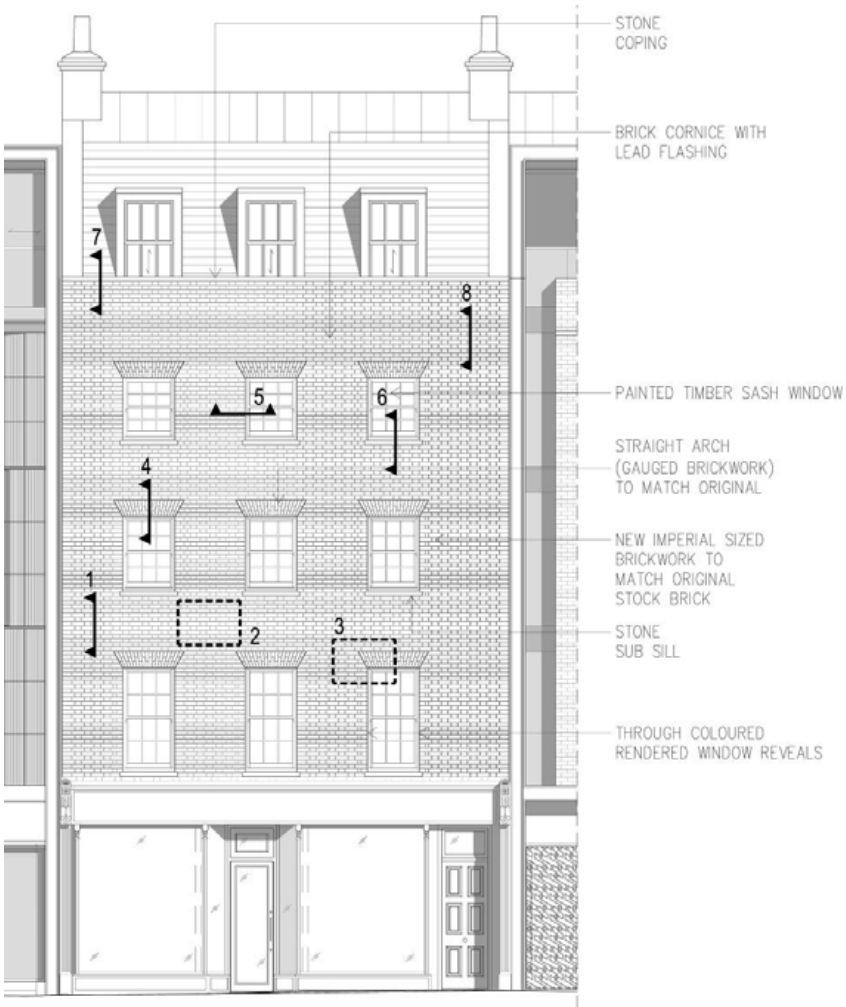
2.1 OVERVIEW

Proposed facade will faithfully replicate the original appearance omitting the obvious adaptations and deformations identified previously.

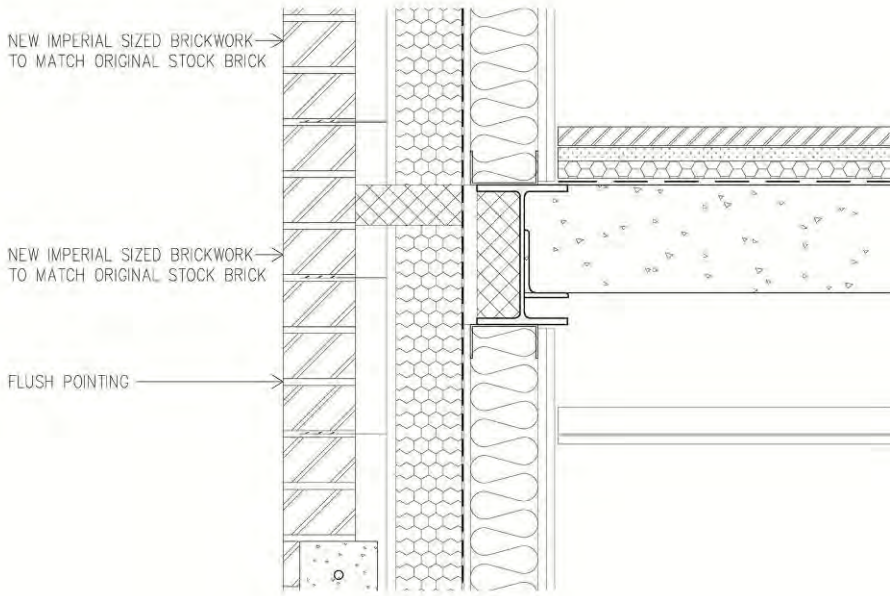
2.2 MATERIALS AND CONSTRUCTION

The proposed facade will be constructed using modern methods of construction for the internal walls with the external facade and detailing replicating the original appearance. New or reclaimed imperial sized stock bricks will be laid in Flemish bond with lime mortar, jointing and flush pointing (see proposed elevation and details: 1 & 2). Brick to be agreed with Camden.

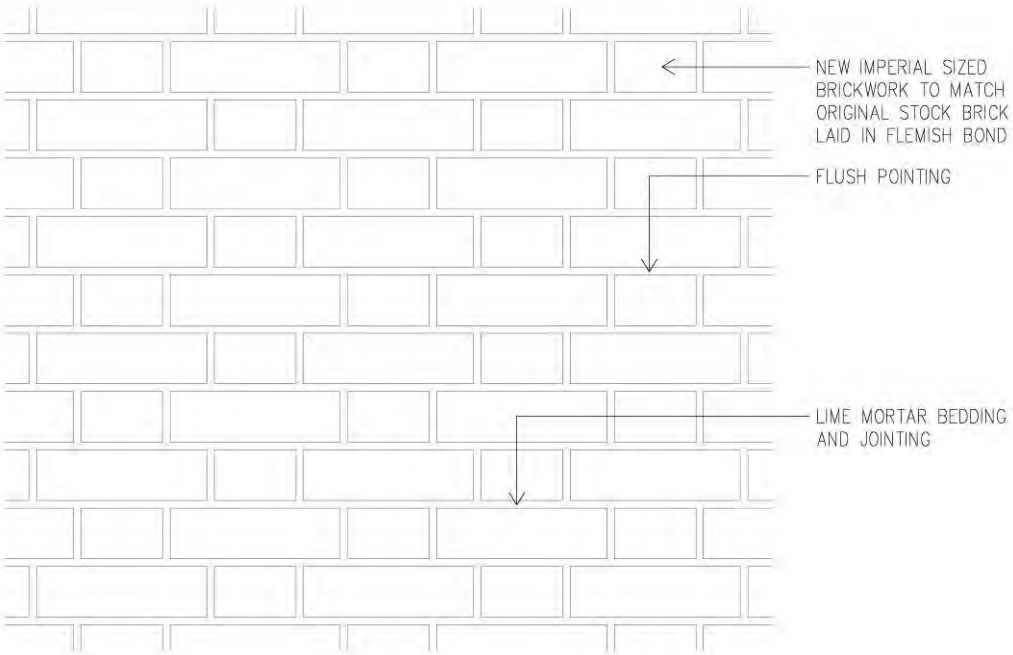
PROPOSED ELEVATION - 1-3 Goodge Street Façade (refer to drawing T20DE01):



DETAIL 1 - Typical wall to floor detail:



DETAIL 2 - Detailed elevation illustrating brick bonding and pointing:

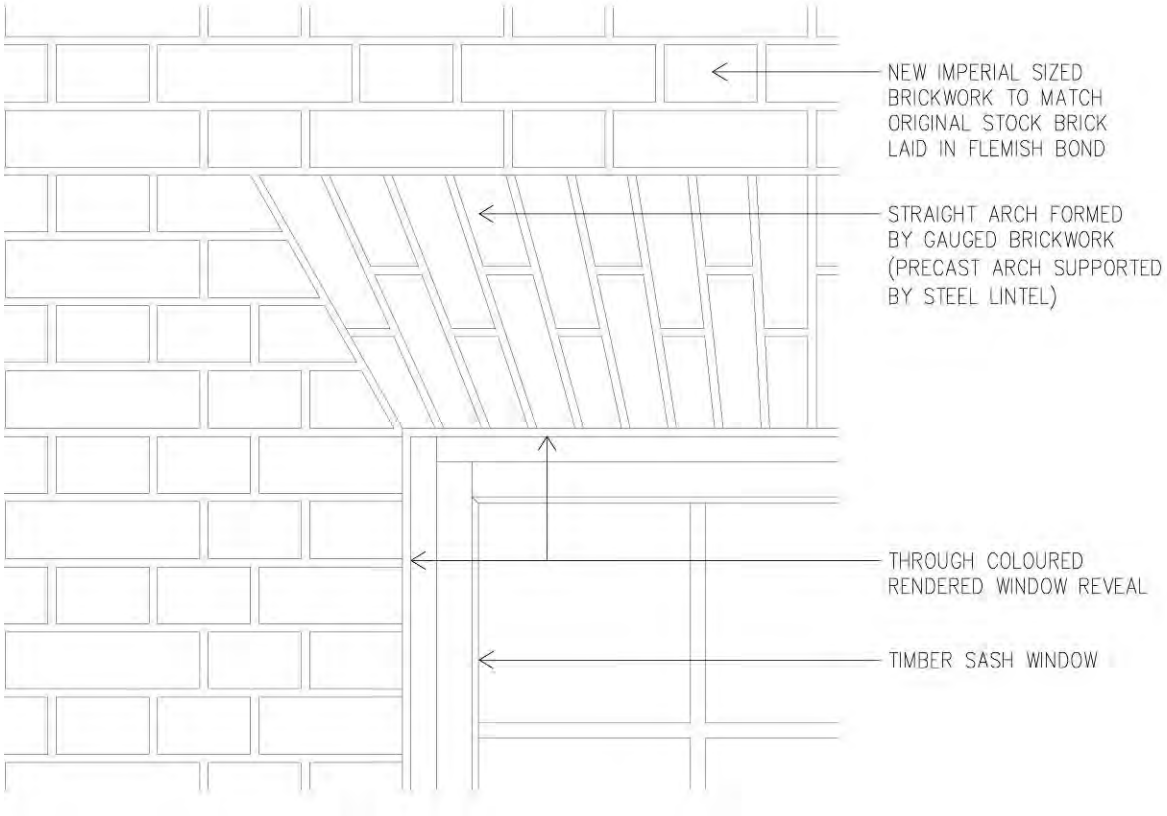


2.3 SPECIAL FEATURES

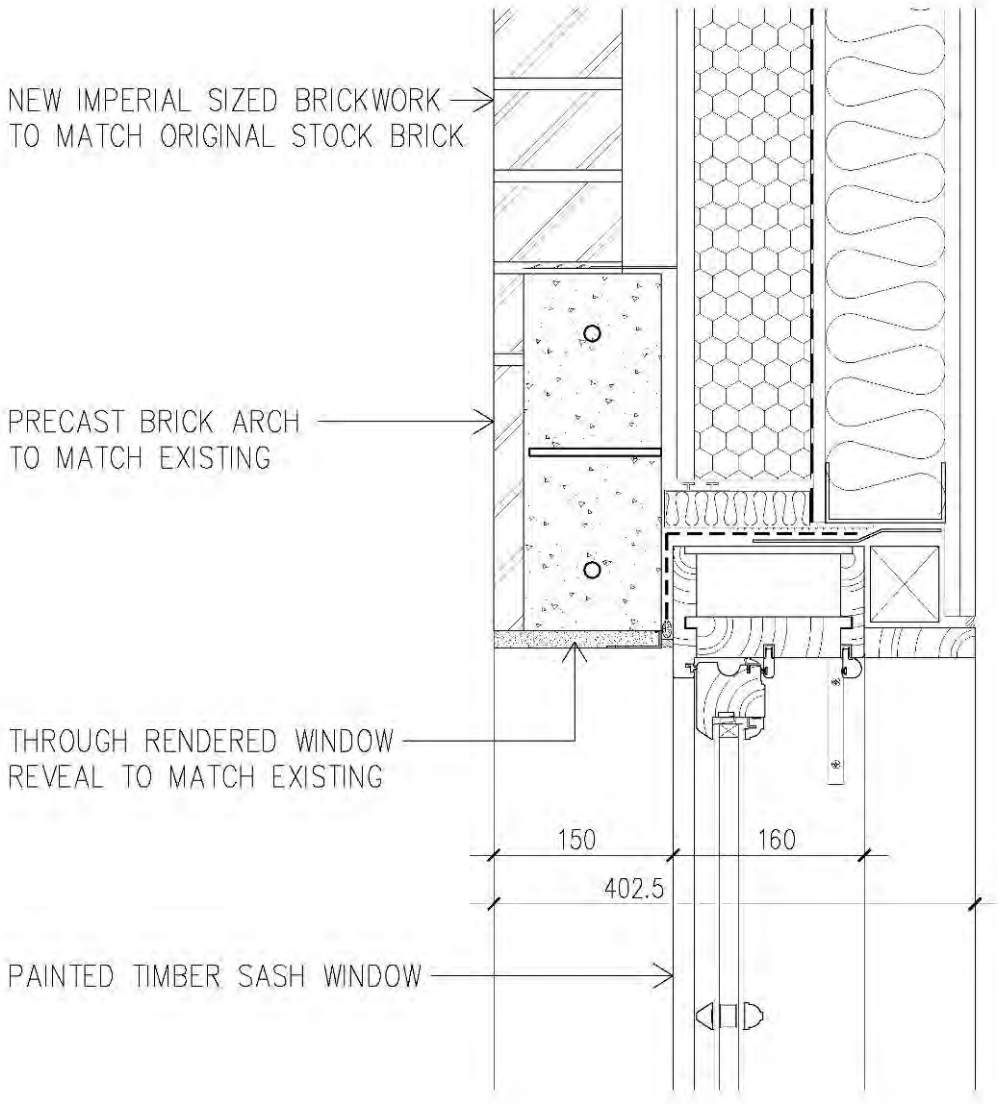
2.3.1 Window heads.

The heads to the nine windows will be straight precast arches formed using gauged brickwork (to match original red brick in contrast to the rest of the façade). They will be supported by steel lintels or brick support angles (see proposed details: 3 & 4).

DETAIL 3 - Detailed elevation illustrating brick arch and window reveal:



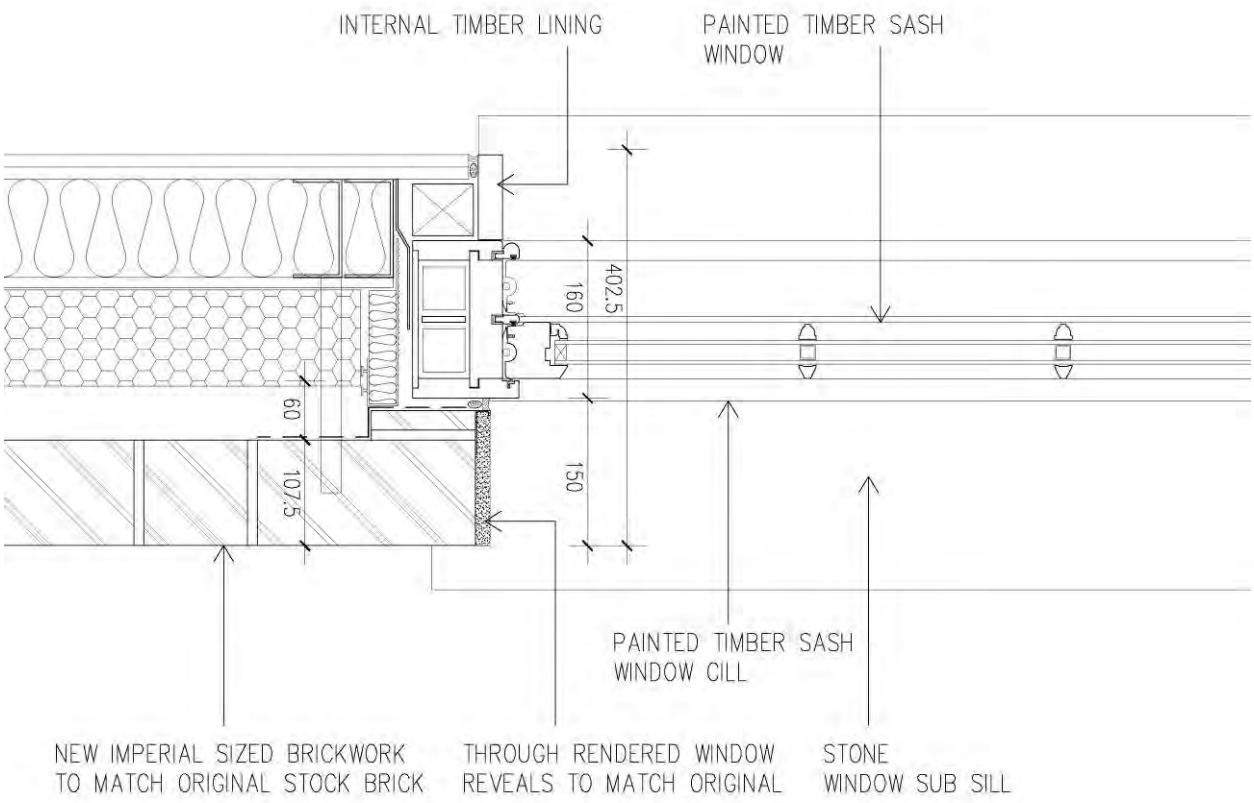
DETAIL 4 - Typical window head detail:



2.3.2 Window reveals.

The reveals to the windows will be through coloured render (see proposed detail 5).

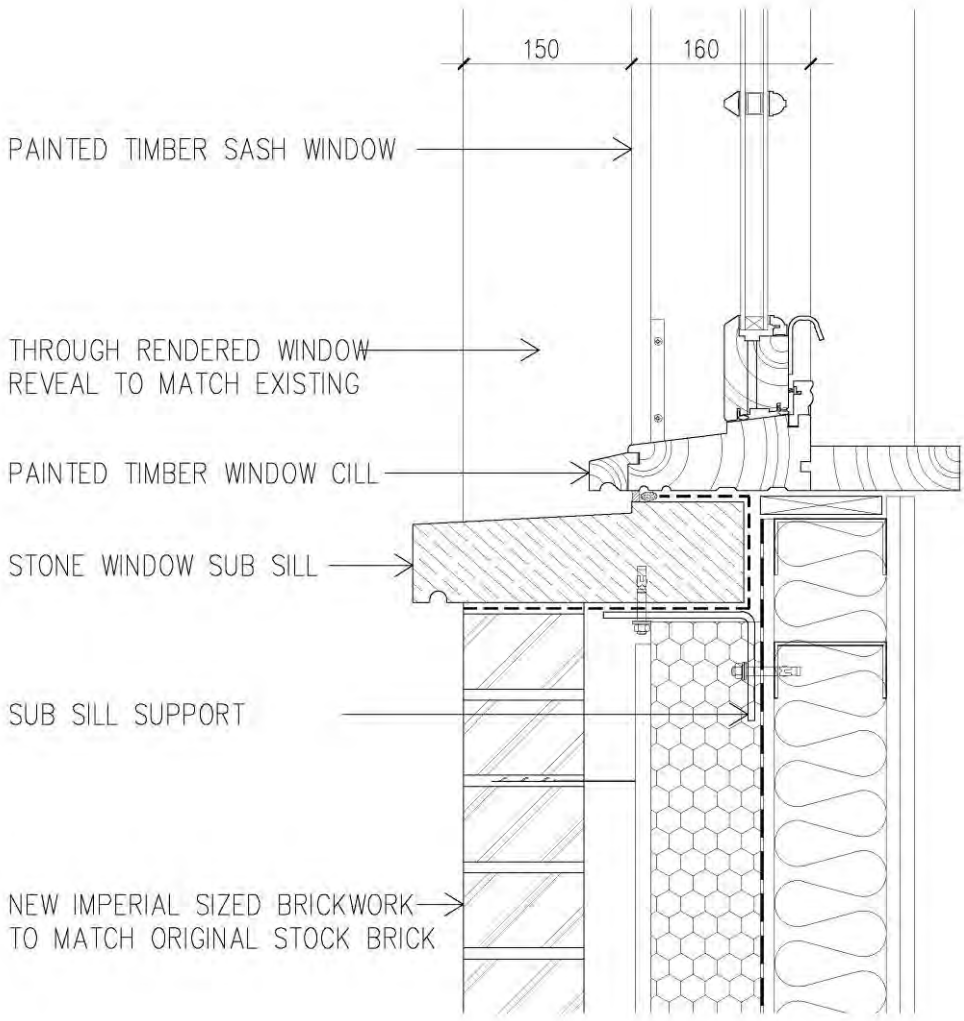
DETAIL 5 - Typical window jamb detail:



2.3.3 Window sills.

The sub sills to the nine windows will be made of natural stone or reconstituted concrete (see proposed detail 6).

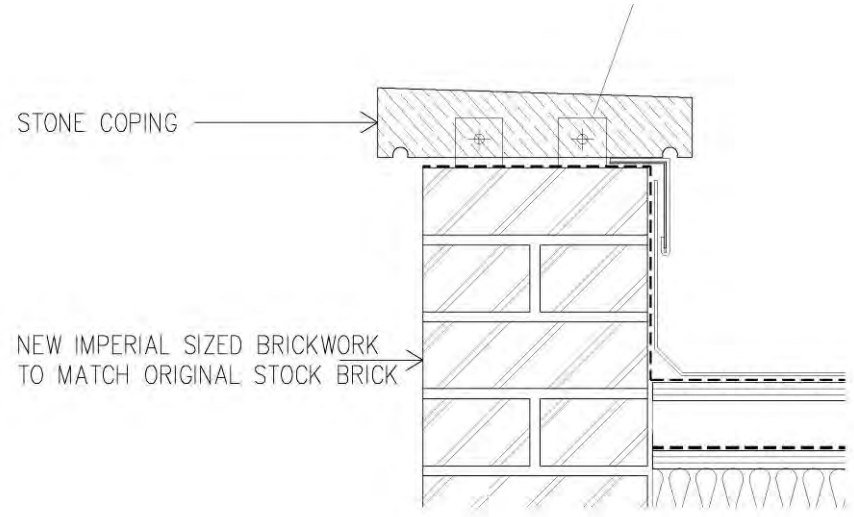
DETAIL 6 - Typical window jamb detail:



2.3.4 Copings.

Coping to the brick wall will be made of natural stone or reconstituted stone

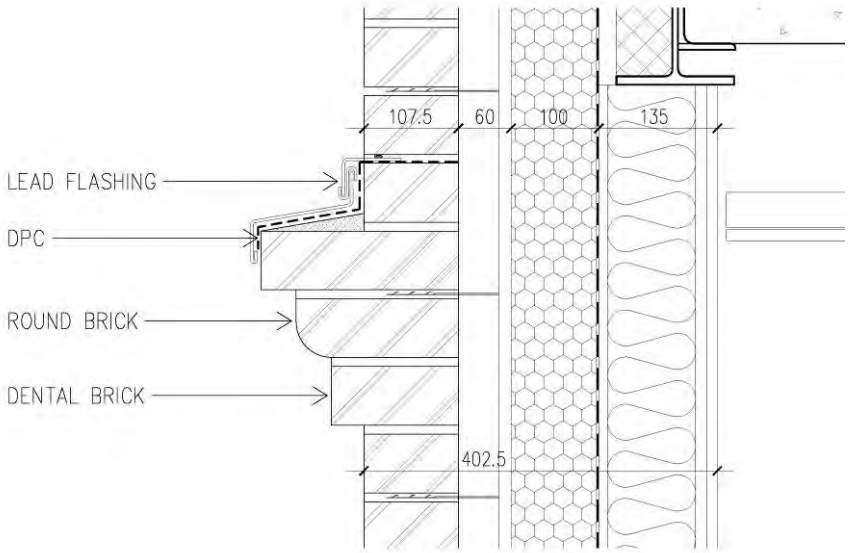
DETAIL 7 - Typical wall coping detail:



2.3.5 Cornice.

Cornice between 3rd and 4th floor will be made of three courses of brick (size and colour same as facade - see proposed detail 8).

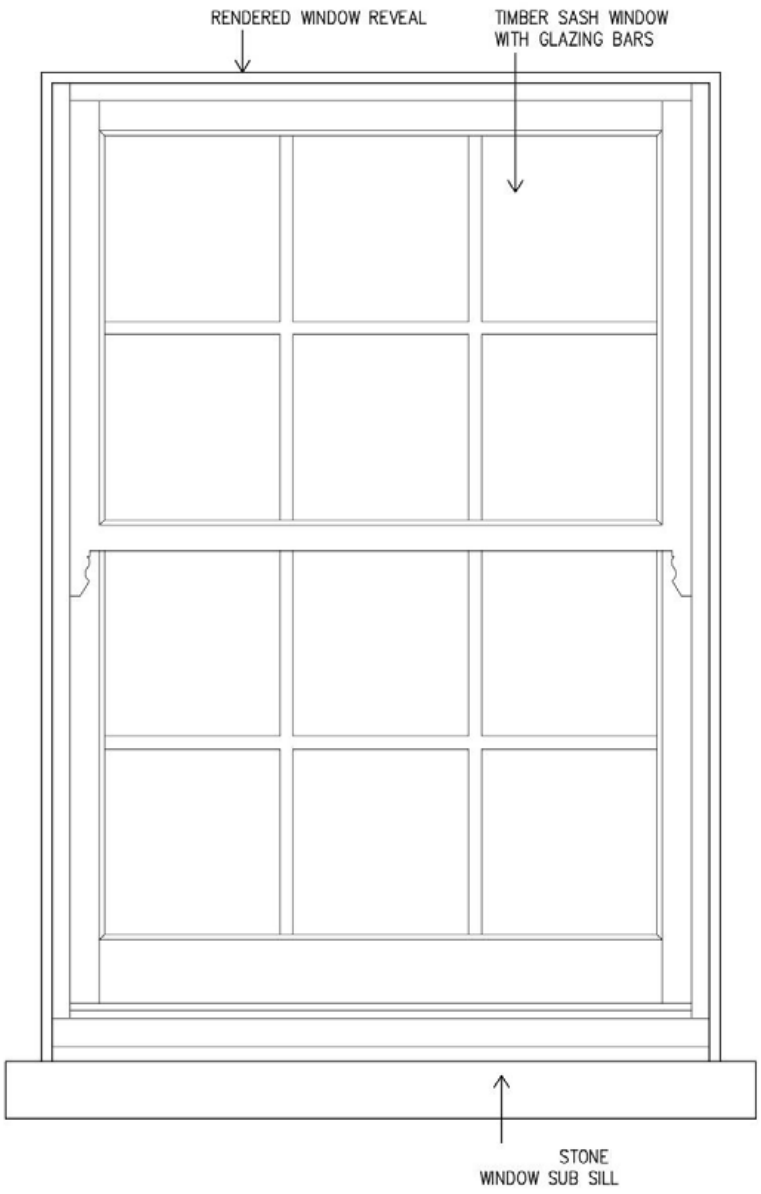
DETAIL 8 - Cornice detail:



2.4 WINDOWS

All nine windows will be timber box sash windows with glazing bar division (see: proposed detail 9)

DETAIL 9 - Detailed elevation of timber sash window:



Appendix 4

1-3 Goodge Street Shop Front Report

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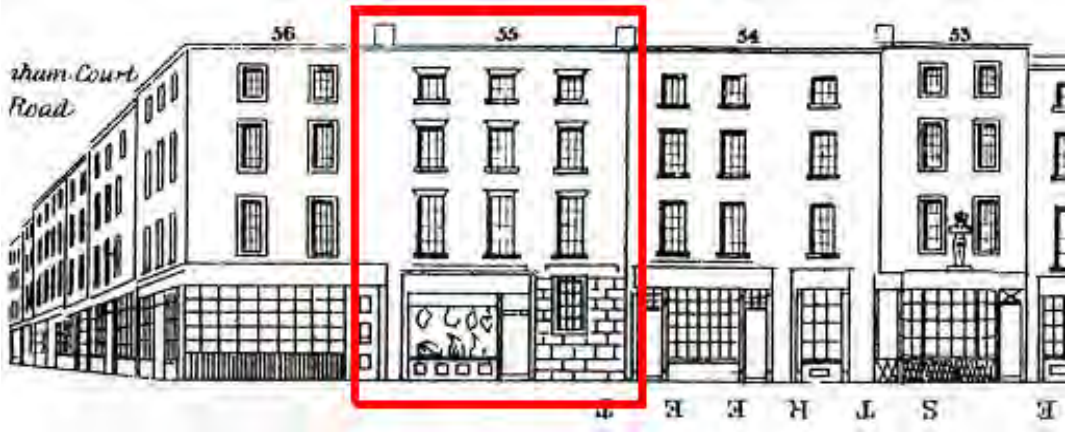
1.0 1-3 GOODGE STREET SHOP FRONT DESCRIPTION

1.1 OVERVIEW:

'Goodge Street was formerly the site of a weekend fruit and vegetable market and during the 19th and 20th centuries was an important retail street for the residents of Fitzrovia, with everyday shops such as greengrocers, butchers and ironmongers. During the 19th century shops began to be introduced into the ground floors of some of the 18th century terraced houses and in both Tottenham Court Road and Goodge Street (see Figures 6 & 7). This had clearly occurred by the time that John Tallis produced his 'London Street Views' of 1838-1840 which included elevations of the site under discussion. The shop front has decorative supporting columns and a deep inset entrance door, and it is noted in the Charlotte Street Conservation Statement as a 'shopfront of merit'

Extract from KM Heritage Report 2011



Extract from Tallis 'London Street Views'

The original Georgian ground floor frontage has long since disappeared. What remained was a largely intact Victorian plate glass shop front, however, it is evident that over the decades the frontage had been adjusted and adapted including unsympathetic canopies and fascias.

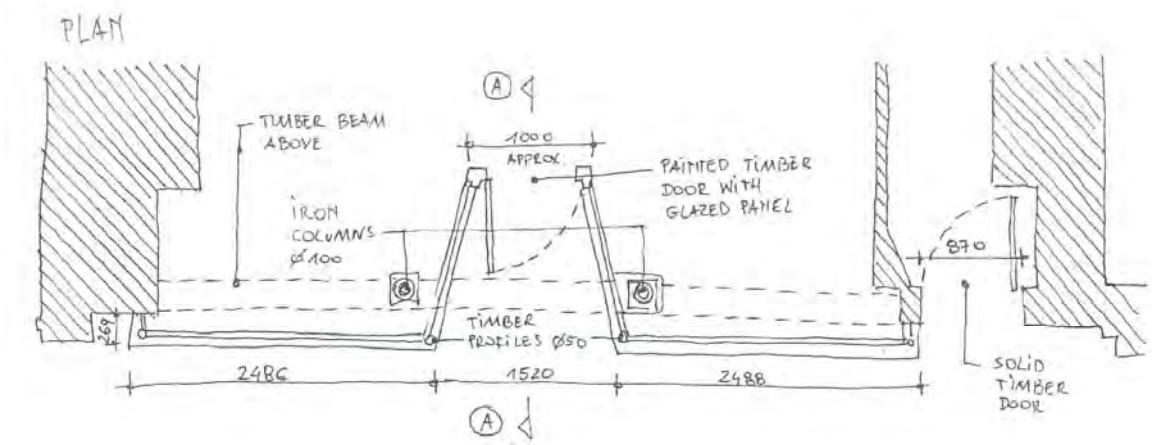
This report analyses the shop front with a view to providing a replica replacement of the Victorian frontage. Elements of the shop front have been retained in order to create new mouldings where applicable.

1.2 MATERIALS AND CONSTRUCTION:

The frontage has large plate glass windows with a deep inset entrance to the centre. The main entrance door is timber with glazed central panel, the fan light above is timber rather than glass. To the right side is a solid timber panelled entry door which has been adapted with letterbox inserts, there is a glass fanlight above. The slender timber mullions have a decorative capping that was concealed behind a modern canopy

SHOP FRONT - VIEW FROM GOODGE STREET

EXISTING SHOP FRONT ANALYSIS – PLAN AND ELEVATION

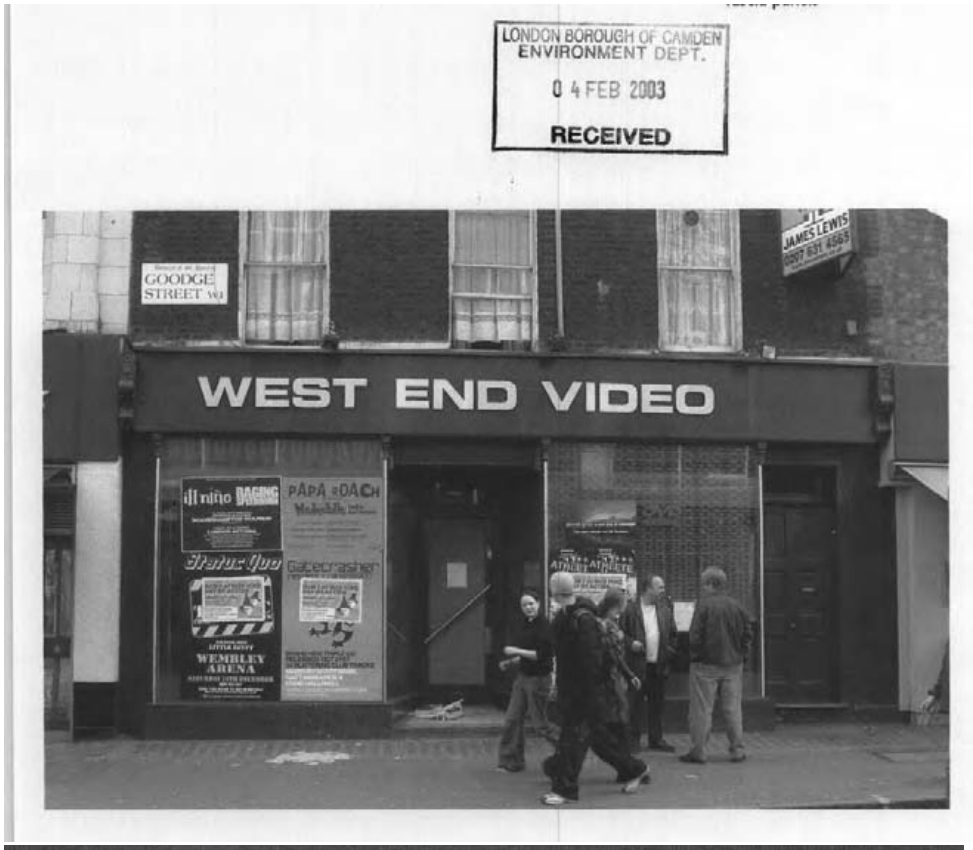


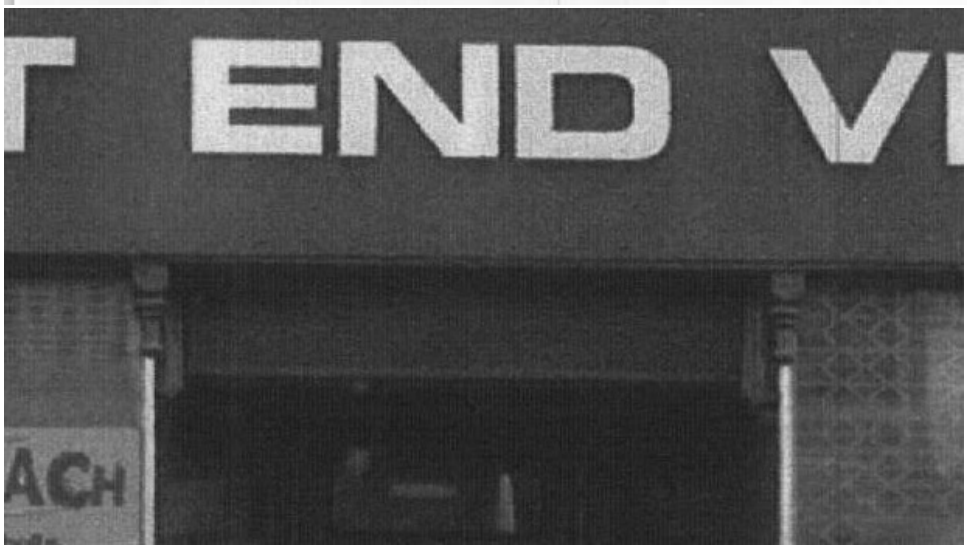
Whilst there are decorative console brackets to either side, there are no pilasters decorative or otherwise. The stall risers are plain timber without extended sill to the base of the windows. Internally cast iron columns formed support to the Bessemer beam.

1.3 SPECIAL FEATURES:

1.3.1 Timber Mullions / Decorative Capping

The slender timber mullions have a decorative capping that was concealed behind a modern canopy. The capping can be seen below in this image from Camden Online Planning records application No.ASX0304037. These were subsequently covered up.





PHOTOS TIMBER DECORATIVE CAPPINGS

1.3.2 **Console Brackets**

Whilst there are decorative console brackets to either side, there are no pilasters decorative or otherwise. It is assumed that the original would have had simple fluted pilasters.

EXISTING CONSOLE BRACKETS

1.3.3 ENTABLATURE

The entablature would appear to have been removed or extensively altered as there is no visible cornice and a number of layers of fascia both glass and timber. A modern canopy has been unsympathetically installed. It is unknown when this occurred.

TIMBER FASCIA WITH MODERN CANOPY

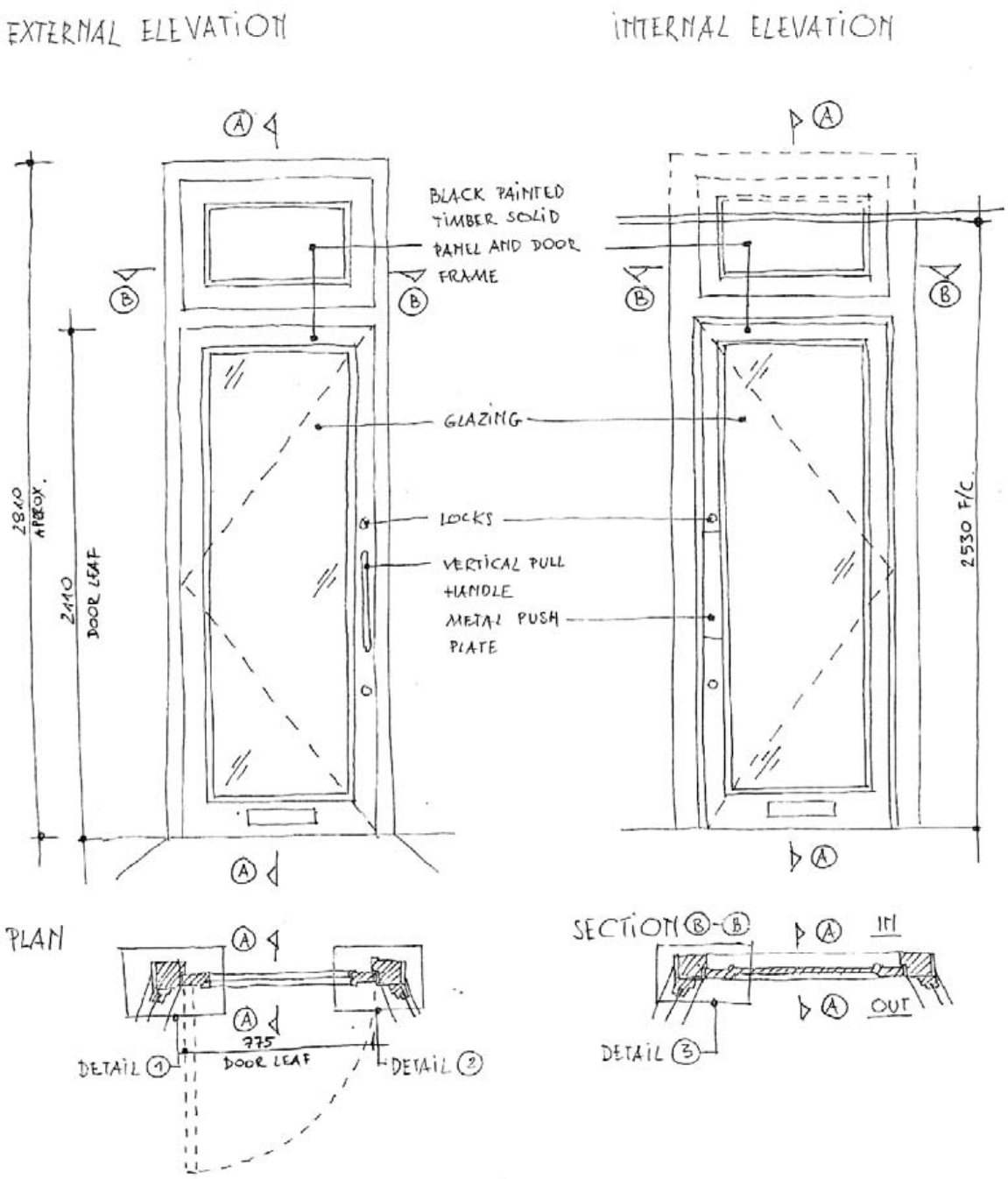
GLAZED FASCIA EXPOSED

1.3.4 Glazed entry door

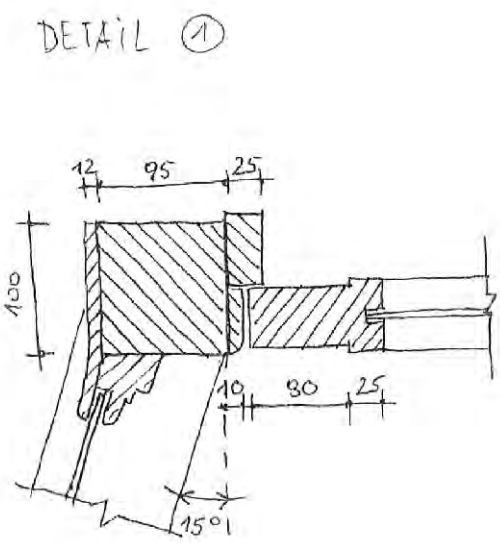
The existing entrance door has had adaptations over the years with ironmongery being adapted and replaced. It is unknown if the door is from the original Victorian shop front. The fanlight above has a timber infill.

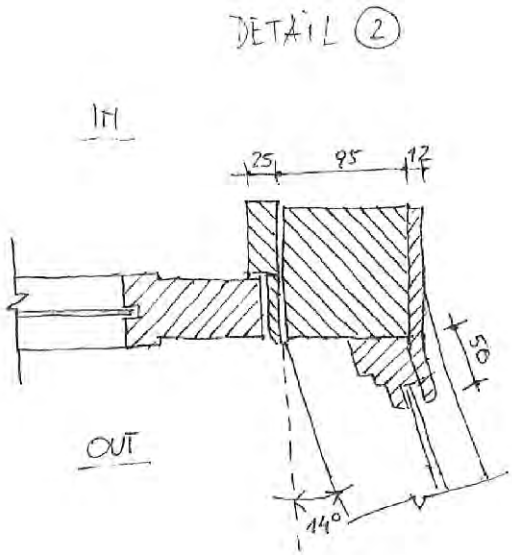
EXISTING TIMBER DOOR - TIMBER FANLIGHT AND SOFFIT PANEL

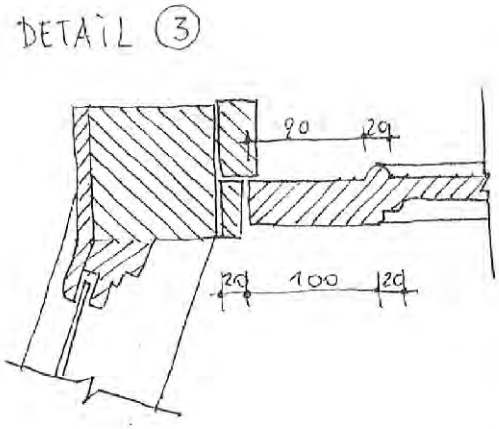
GLAZED DOOR PLAN, ELEVATIONS



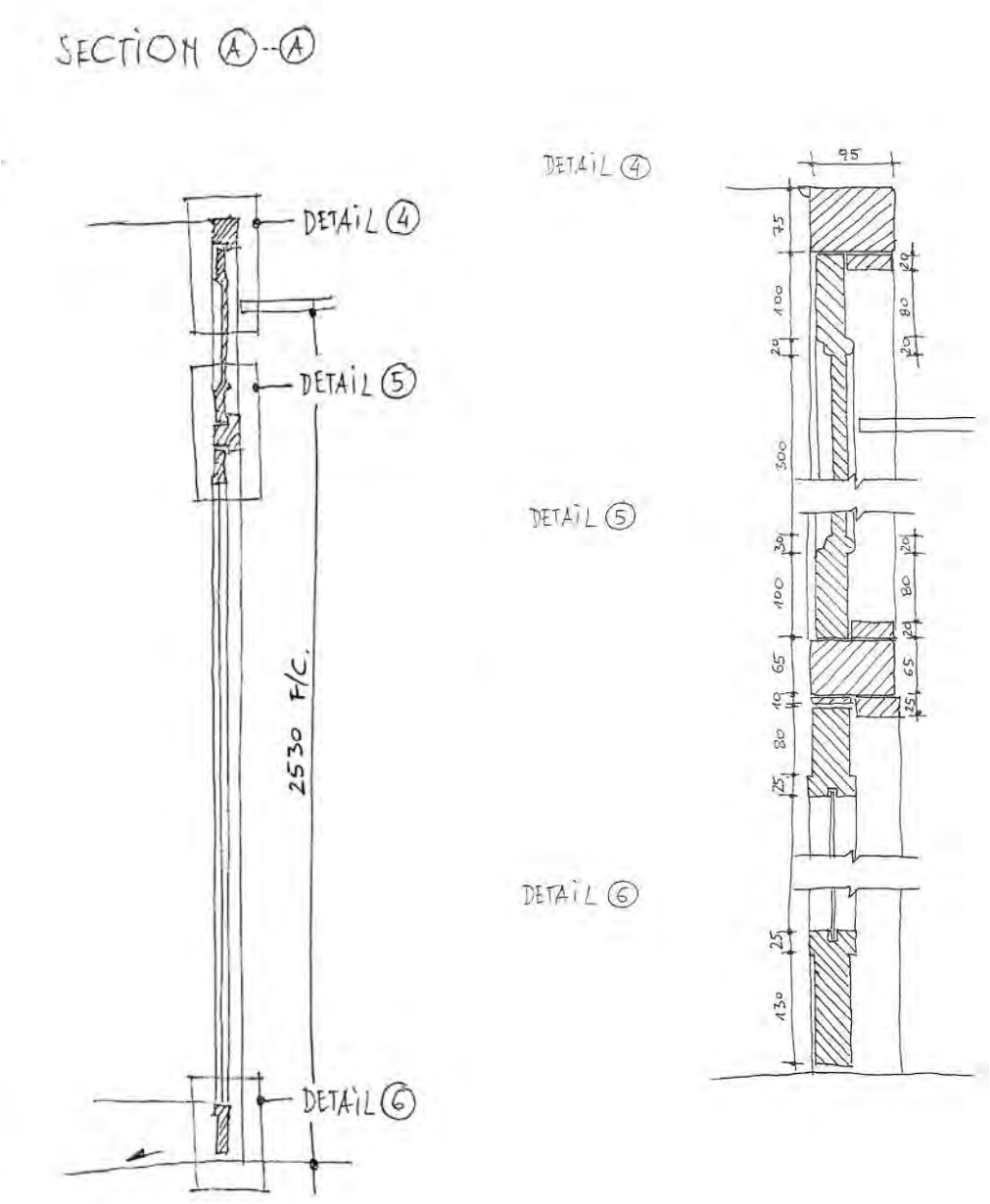
GLAZED DOOR DETAILS 1,2&3







GLAZED DOOR SECTIONS / DETAILS

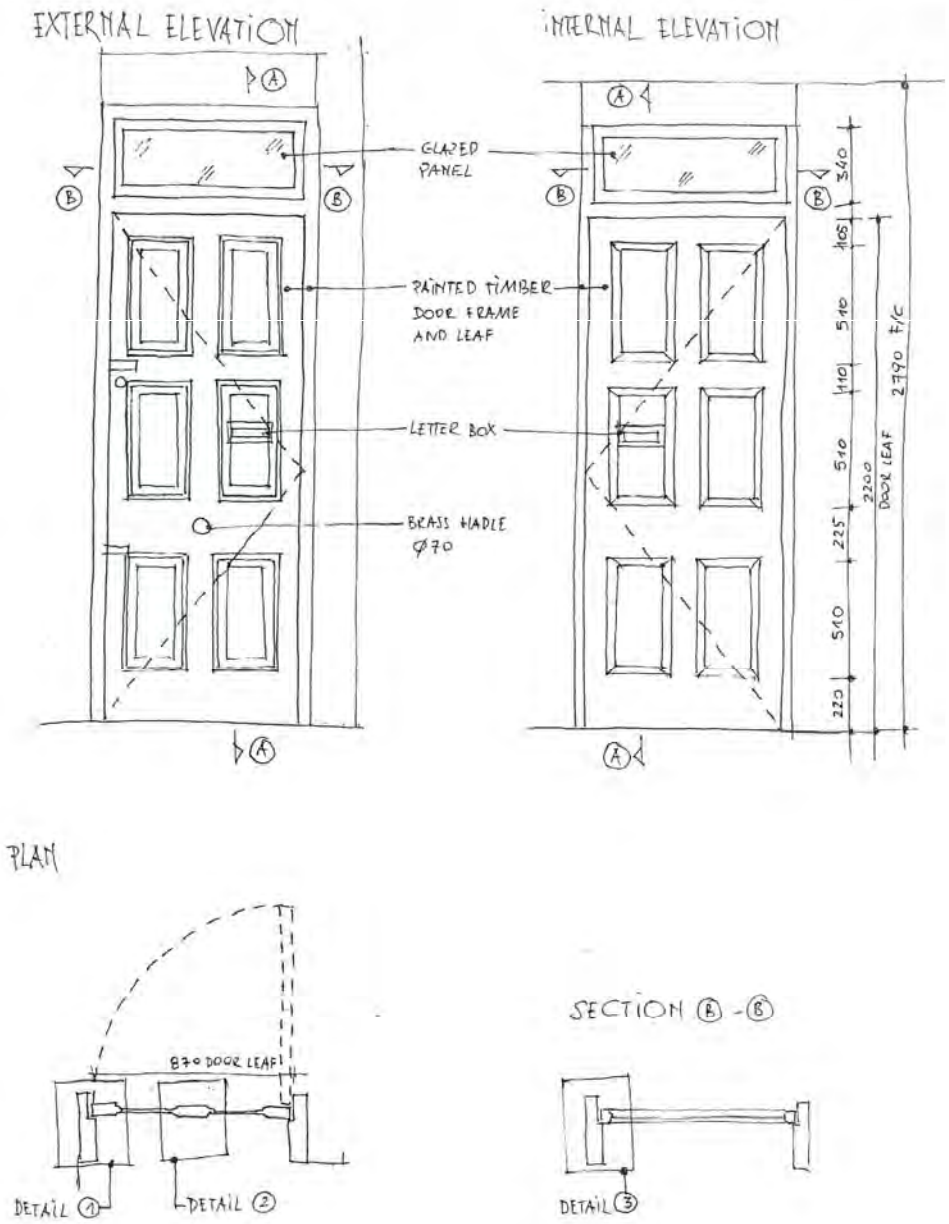


1.3.5 **Solid timber door**

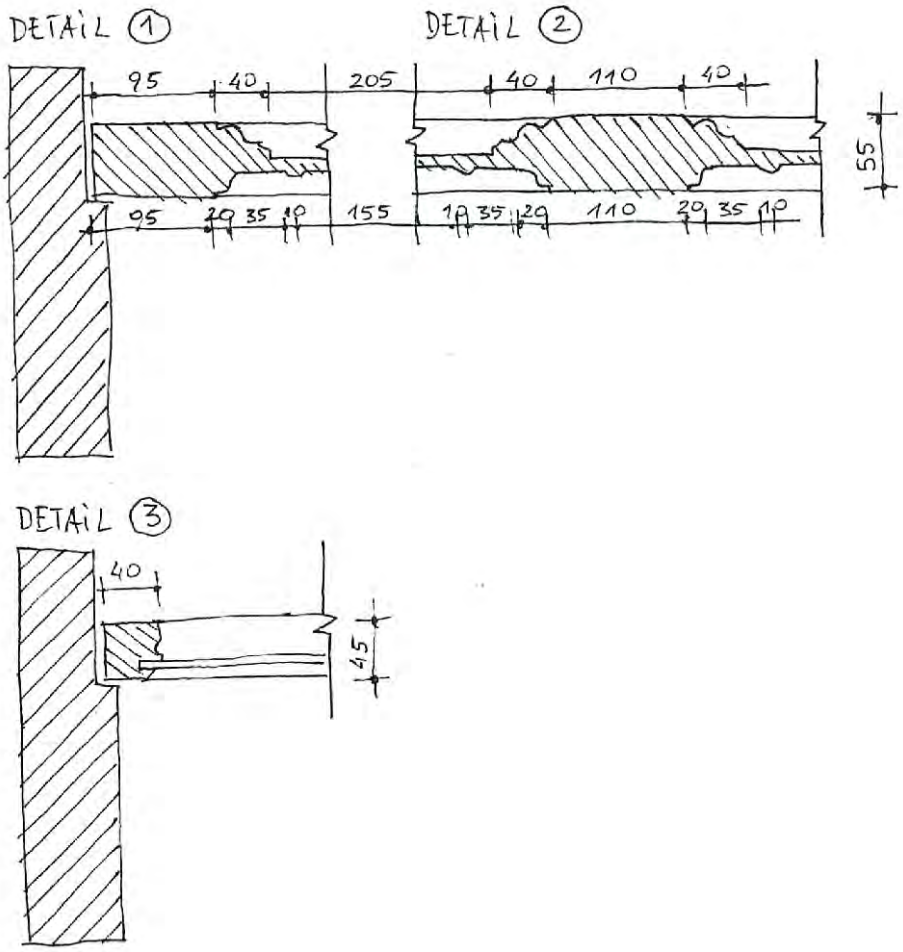
The external side entrance door is a six panelled 44mm solid door with glazed fanlight above. Ironmongery additions have detracted from the quality of the door

EXTERNAL DOOR

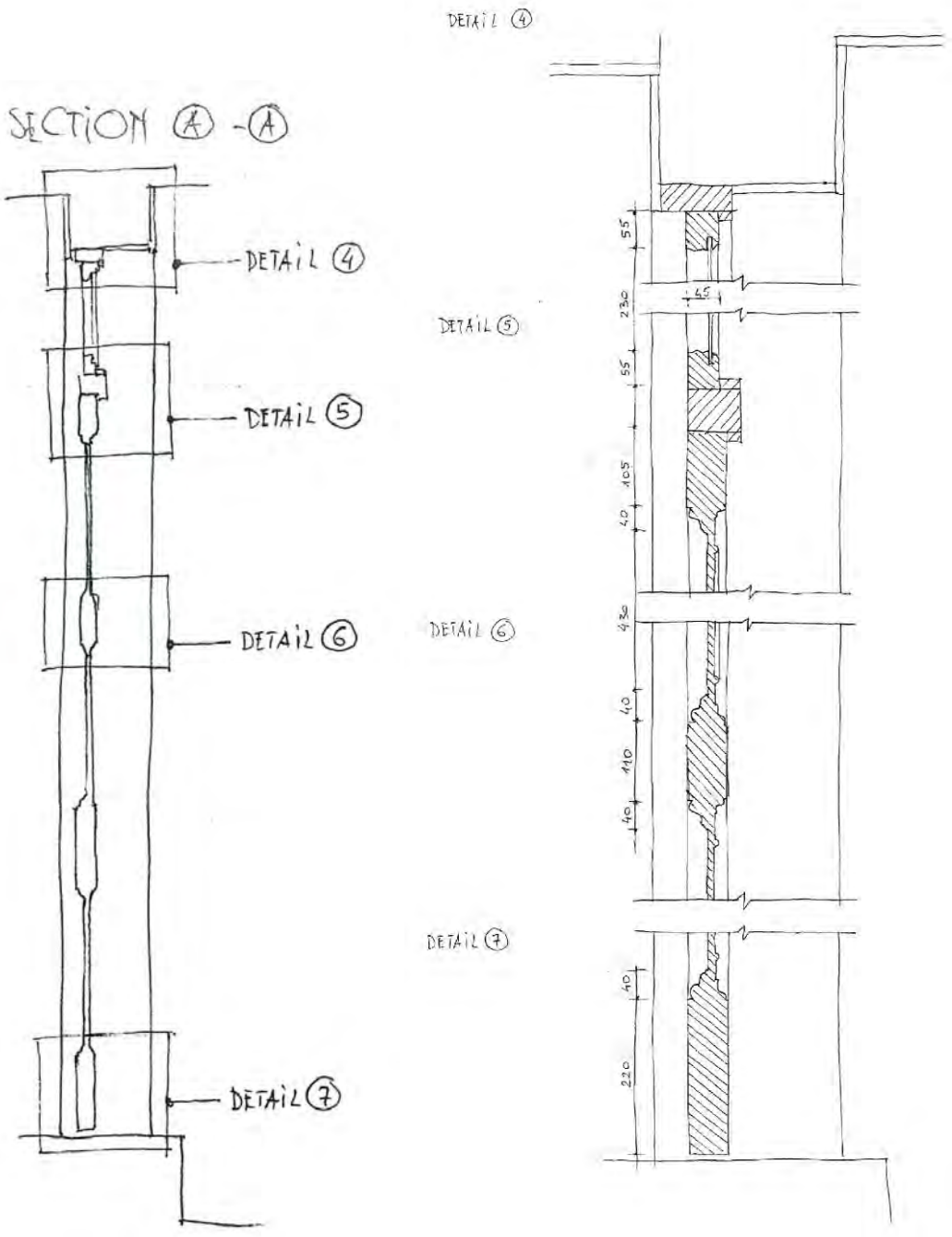
SOLID DOOR PLAN, ELEVATIONS



SOLID DOOR DETAILS 1,2&3



SOLID DOOR DETAILS 4,5&6



PANELLED DOOR DETAIL

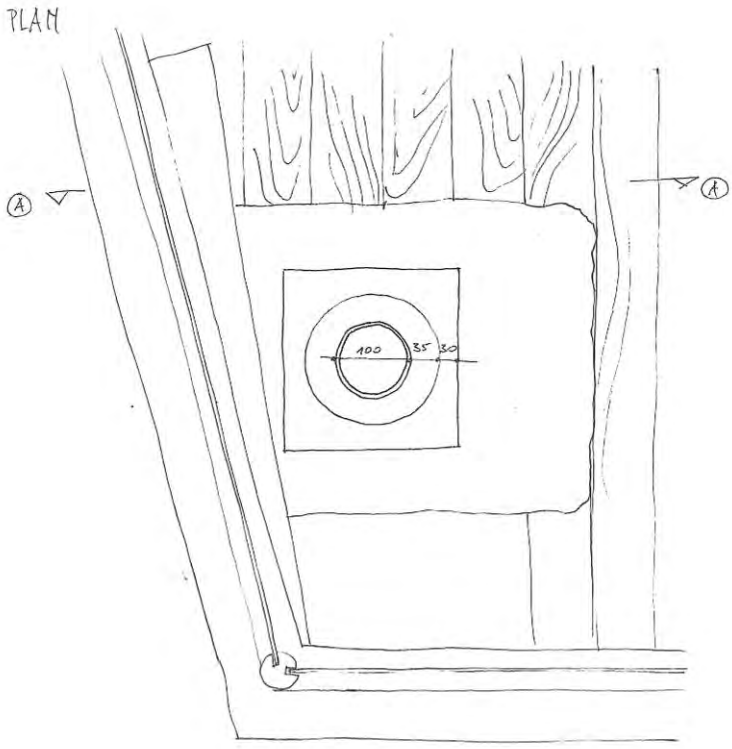
1.3.6 Cast iron columns

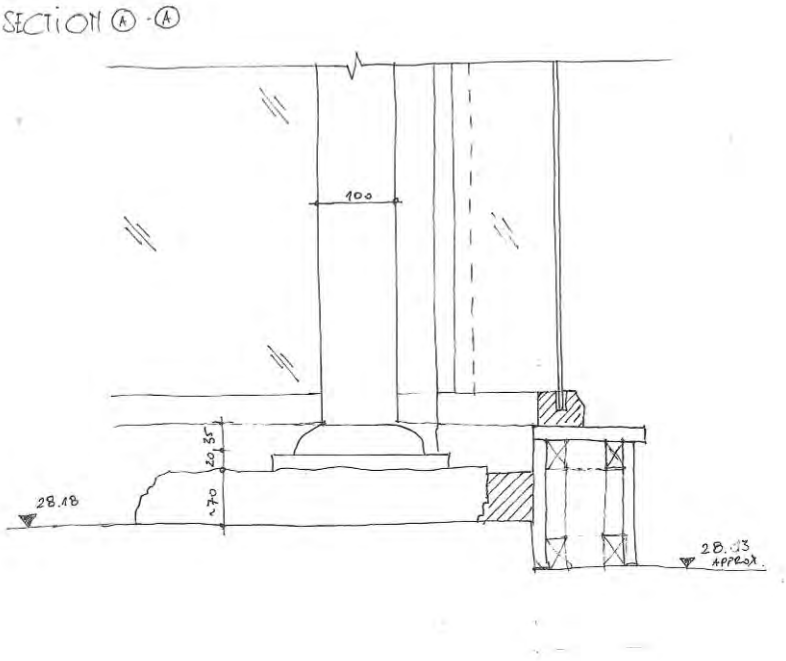
Internally cast iron columns support the Bessemer beam above. There is a simple yet decorative plinth to the base of the column.

INTERNAL CAST IRON COLUMN - PENETRATION THROUGH GROUND FLOOR CEILING

BASE DETAILS

EXISTING CAST IRON COLUMN AND WINDOW BASE DETAIL





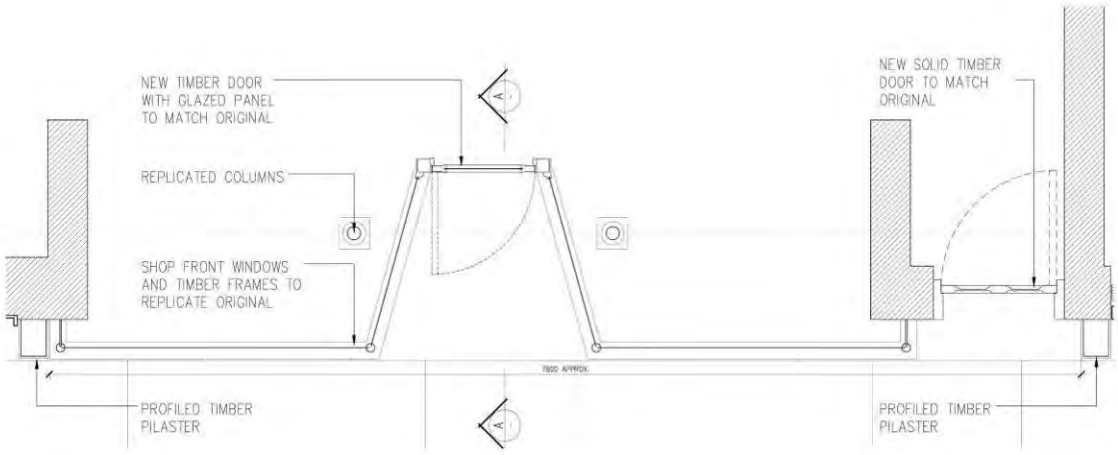

GOODGE
STREET W1
BETTY
Secured by VPS

2.0 PROPOSED SHOP FRONT DESCRIPTION

2.1 OVERVIEW

The proposal is to rebuild the shop front to replicate the Victorian frontage. The frontage will reinstate the missing elements of the shopfront eroded over time.

PROPOSED SHOP FRONT PLAN:

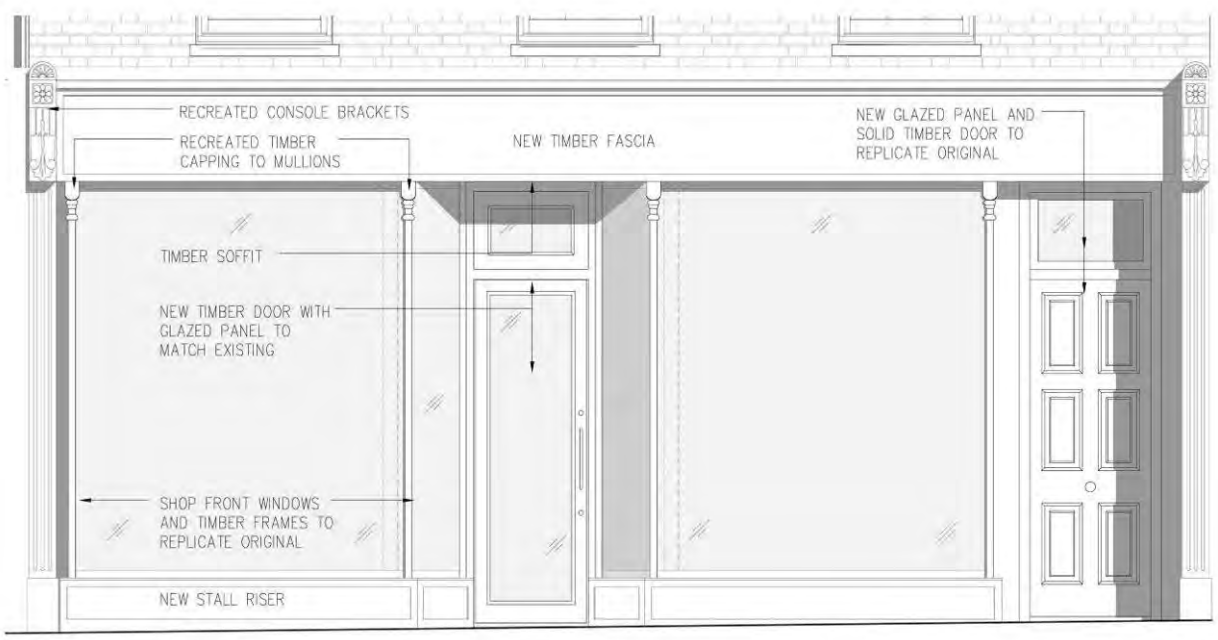


A new timber shopfront will be installed. Decorative console brackets to match the original will form the top of new pilasters to either side of the frontage. The entablature will be recreated with a defined cornice, correctly proportioned sloped timber fascia.

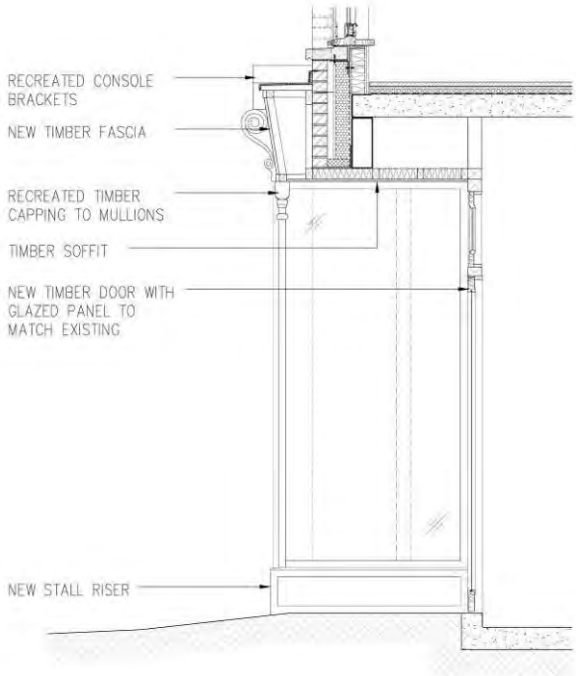
Timber window mullions together with decorative capping to match the original will be installed above a simple panelled stall riser. The recessed entrance and timber glazed door with glazed panel above will be installed with sloped glazed panels either side. *(It should be noted that whilst this matched the original, Camden Council have previously asked for the recess to be boarded up due to problems with rough sleepers. Our client is happy to consider an in line entrance if deemed appropriate.)*

A new timber panelled door with glass fanlight above will be installed to the right of the main shop front.

PROPOSED SHOP FRONT ELEVATION:



PROPOSED SHOP FRONT SECTION



Appendices