

50A CHARLOTTE STREET

LONDON W1

EXTERNAL GATE APPLICATION



DESIGN & ACCESS STATEMENT

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ON BEHALF OF

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EXISTING ROLLER SHUTTER GATE

1.1 EXECUTIVE SUMMARY

The building for which the gate gives access was designed in 1968 as a bespoke recording studio for CBS. It is now being refurbished and extended to create new office space as the consented planning application ref. 2006/4022/P.

The current gate from the street through the passageway to the courtyard is an industrial style roller shutter.

Our proposal is to replace the shutter with an attractive and practical swing gate which can be remotely controlled from the new office reception to improve security and provide a suitable entrance to the office development.

The buildings surrounding the site are typically 4-5 stories of mixed age. Generally, the buildings are of commercial use although some are residential.



View of Gate from Street

2.1 EXISTING BUILDING

History

The site was previously 31-37 Whitfield Street with this gate only a rear service access. Now 50A Charlotte Street, the gate will form the main access to the site. The building was designed in 1968 for CBS records as a purpose built recording studio. Latterly the building was owned by the Sony Corporation. Changes in technology and production techniques have left the building redundant.

The architecture of the building follows the functional minimalist approach which has resulted in a relatively bland and anonymous elevation on to Whitfield Street.

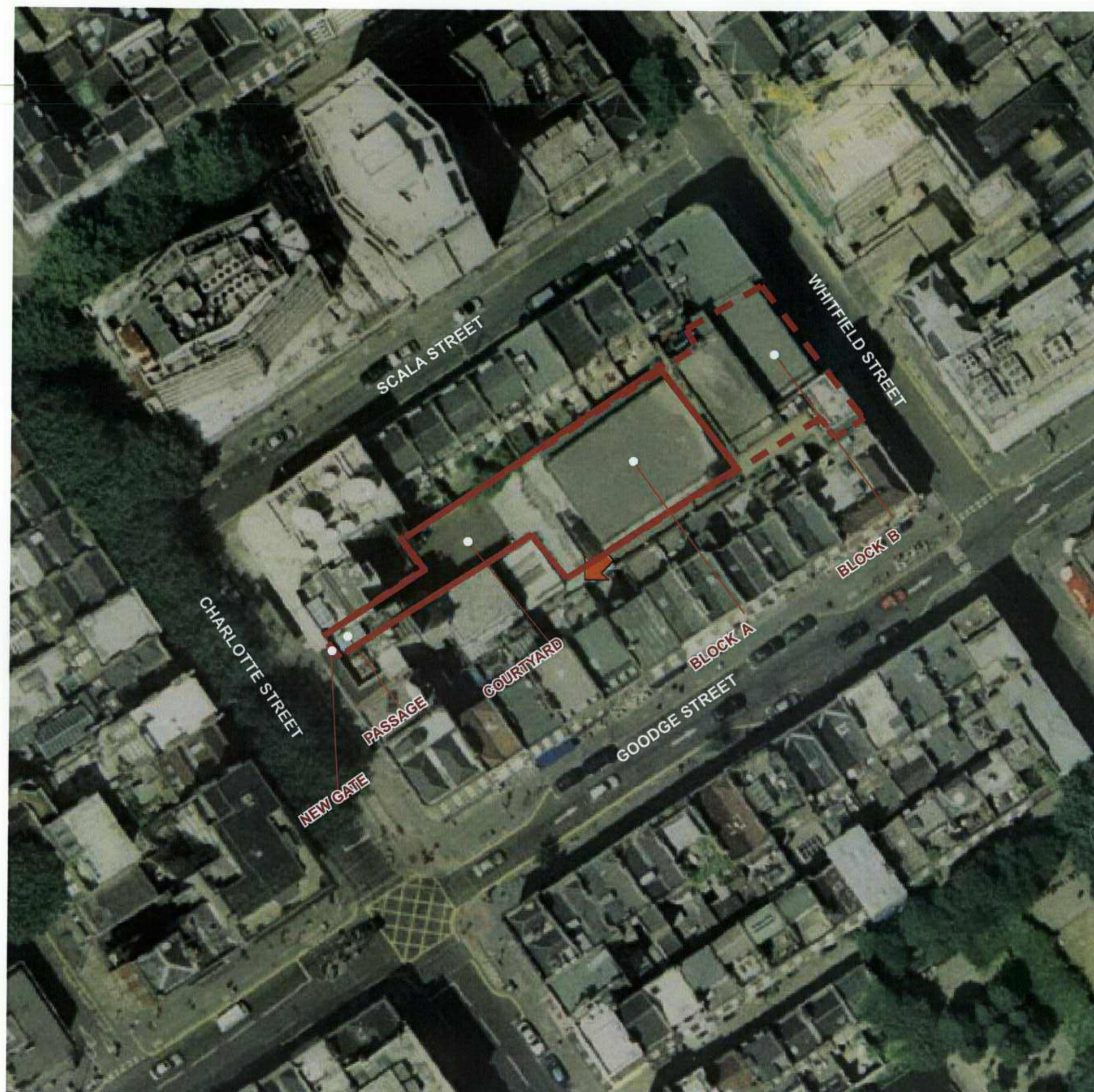
Recently 2 planning applications, one for Block A and Block B have received conditional consent to be refurbished and extended to provide new office space. The planning application references for these two developments are: 2006/4022/P and 2006/4024/P

Context

The site is located within the Charlotte Street conservation area. It, has a fragmented streetscape with little uniformity of period or style. These are architecturally anomalous brick buildings dating from the mid 20th century.

Opposite the site are three more recent commercial blocks, four and five storeys high, with individual elevational treatments of a mixture of red brick and pale stone. The adjacent properties that border the site to the north and south along Scala Street and Goodge Street respectively appear to be largely 19th Century brick built townhouses with a variety of extensions and infills to the rear. There is a prevalence of commercial use at ground floor level on Goodge Street.

The Charlotte Street entrance (into the rear courtyard) is through the ground floor of a 'post-war' office building currently undergoing refurbishment.





Site Photographs



Street Relationship

The Charlotte Street facade from the street consists of only the Gate, and as detailed in the photographs adjacent. The Gate is therefore the only indication on the street of the offices within the courtyard.

Consequently it was felt that the gate should sit comfortably in the streetscape but also act as a marker and give a glimpse of the courtyard and building beyond.



01 - EXISTING VIEW FROM CHARLOTTE STREET

02 - PROPOSED VIEW FROM CHARLOTTE STREET

3.1 PROPOSAL - ANALYSIS

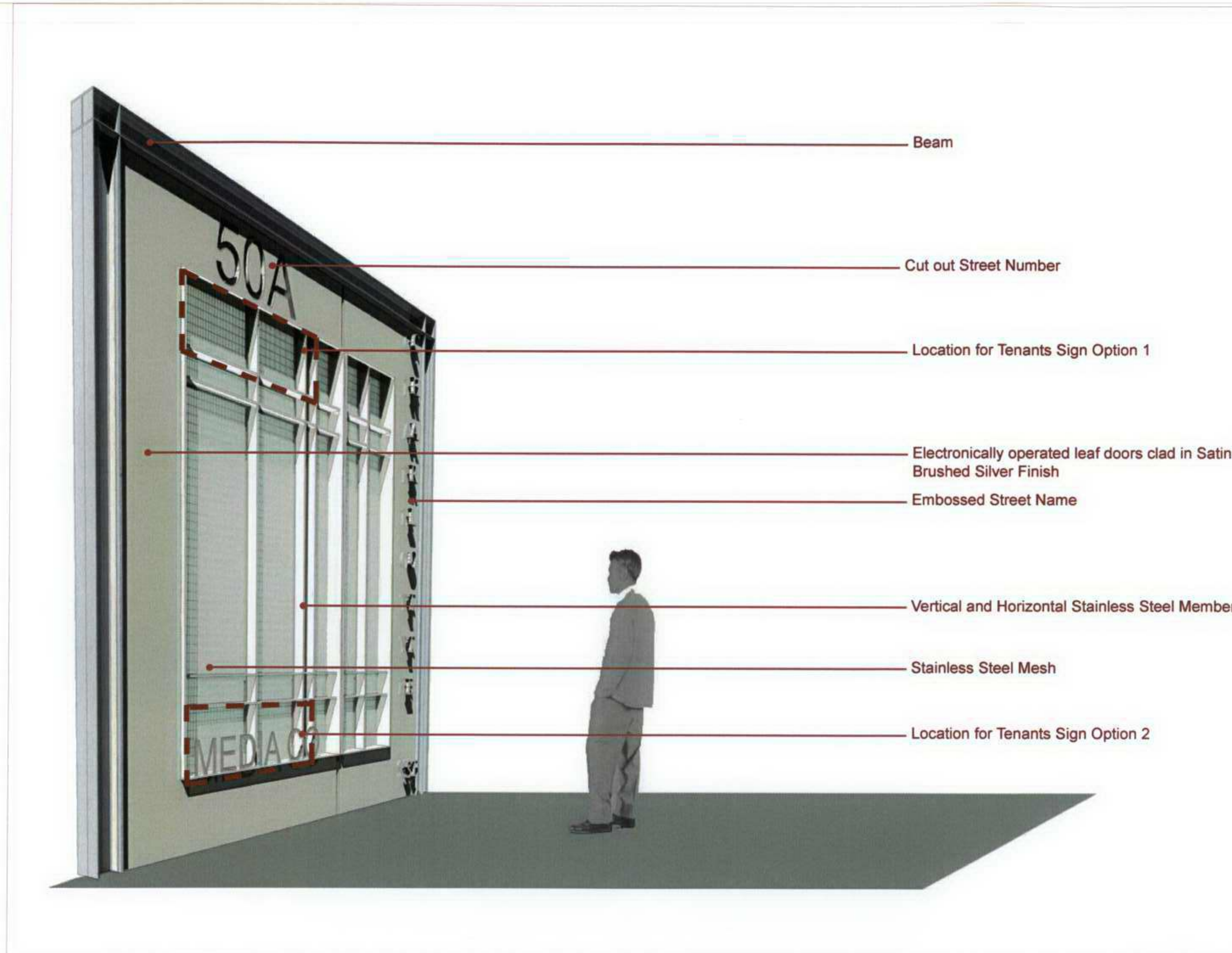
Materials

The gate's construction fills the void left by the removal of the roller shutter and is positioned to be flush with the line of it's neighbouring buildings to which it is fixed.

It is proposed that the gate be clad in brushed Satin Stainless Steel Panels with heavy duty yet attractive Stainless Steel Mesh affording views into the courtyard beyond. Space has been allowed for the Tenant's signage within the frame of the gate itself.

Accessibility

The Powered Doors of the Gate can be controlled remotely from the new office reception to allow visitor access and can be operated locally by key panel / swipe card or remote control to allow staff pedestrian and vehicle access from the street. The Doors are split into thirds, 1/3 being the pedestrian access door. The door leaf is 1000mm clear opening and provides a width in excess of that required for disabled access into the building.



MATERIAL STUDY OF GATE