

50A CHARLOTTE STREET

LONDON W1

DESIGN & ACCESS STATEMENT

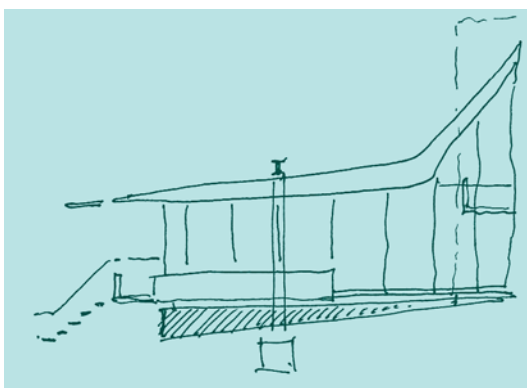
BY

TATE & HINDLE DESIGN LTD

ON BEHALF OF

MORLEY POOLED PENSIONS LTD

3700 L11 001A
AUGUST 2006



CONTENTS

1.1 EXECUTIVE SUMMARY

2.1 EXISTING BUILDING

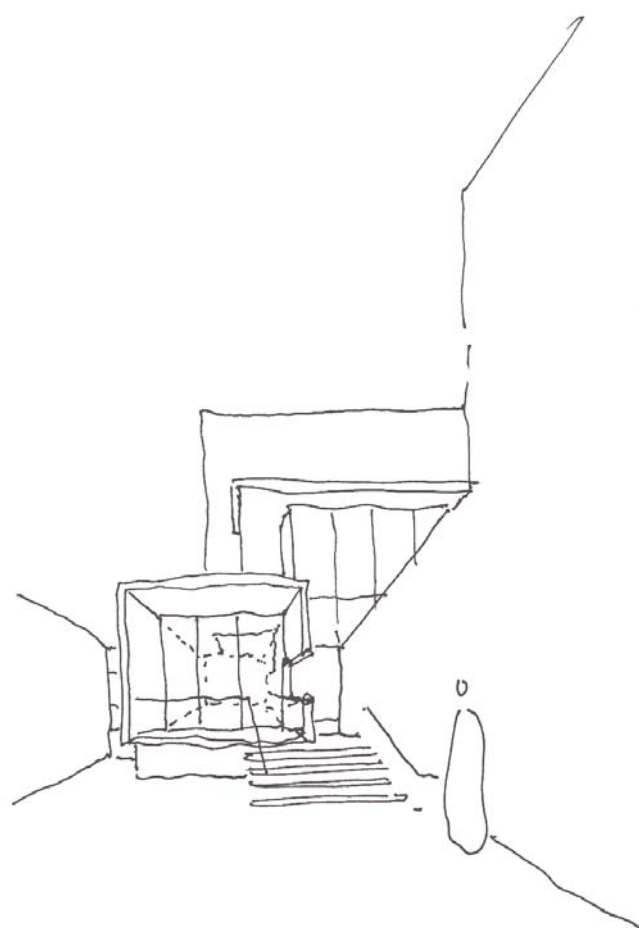
3.1 PROPOSAL - BUILDING ANALYSIS

3.2 ACCESS

3.3 SUSTAINABILITY

3.4 PARKING, REFUSE & SERVICING

3.5 PLANT ROOM



INITIAL SKETCH STREET VIEW

1.1 EXECUTIVE SUMMARY

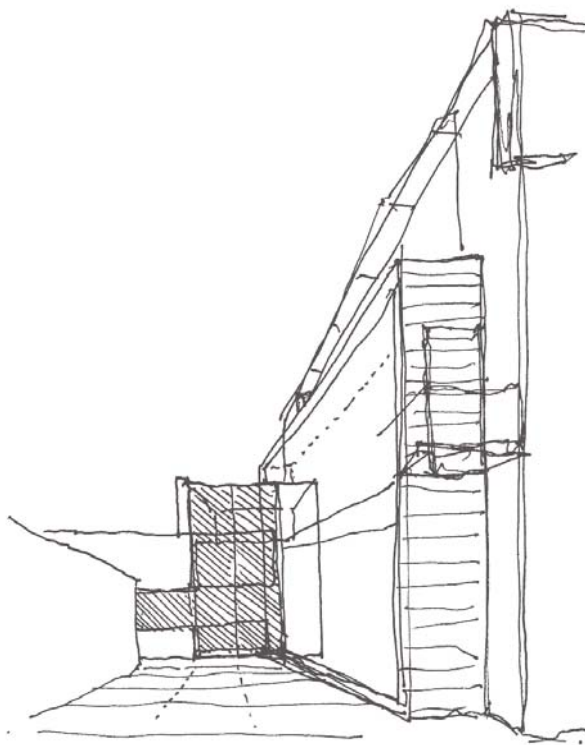
The current building was designed in 1968 as a bespoke recording studio for CBS. Due to changes in technology and the recording industry, the building is now redundant.

The site lies behind 31-37 Whitfield street and is also accessed via a gate way along Charlotte st. Our proposal is to split the building into two distinct addresses, this proposal at 50A Charlotte St and 31-37 Whitfield St whose entrance will remain off Whitfield Street.

Being designed as a recording studio, the internal arrangement had little need for windows natural light or ventilation as these would have been difficult to sound proof, and the current Charlotte St building is a ‘blind’ box.

Our proposal for the Charlotte St. building will provide new clear ‘top-light’ of- fice space with a ‘pavilion’ style entrance; a landscaped courtyard and a dou- ble storey height window on to the courtyard from the offices.

The building entrance is off Charlotte St through a narrow courtyard that is ap- proached underneath the exisiting street facade. The buildings surrounding the site are typically 4-5 stories of mixed age. Generally, the buildings are of commercial use although some are residential.



INITIAL SKETCH OF FRONT FACADE



2.1 EXISTING BUILDING

History

The site is currently 31-37 Whitfield Street. 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.

As a specialist building, the interior is a warren of sound-proof recording studios and associated offices and post-production suites.

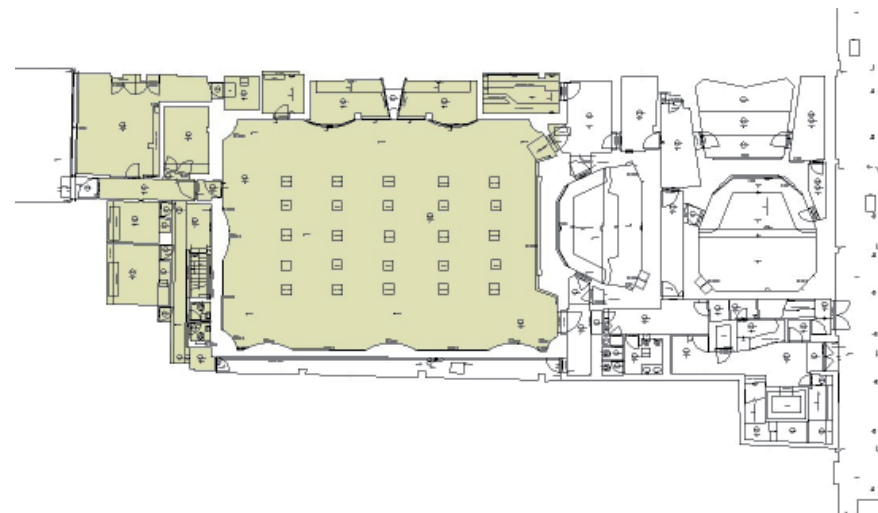
The studios are all extensively air-conditioned and accordingly the amount of plant is extensive and the kit is out of date and inefficient.

Context

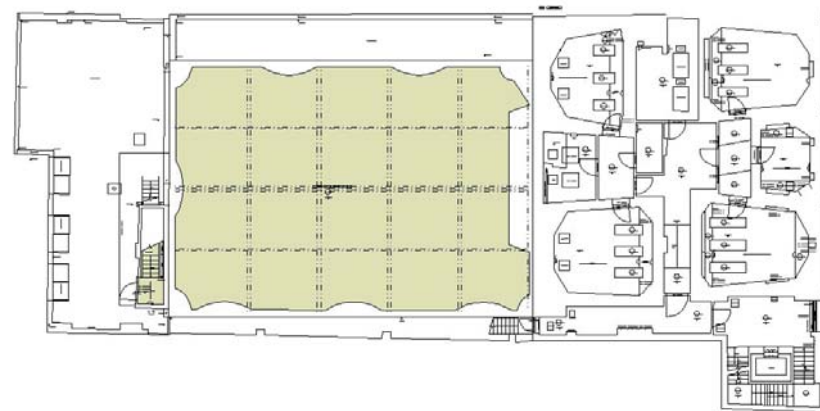
The site is located within the Charlotte Street conservation area. It, has a fragmented streetscape with little uniformity of period or style. These are architecturally anomomous brick buildings dating from the mid 20th century.

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.

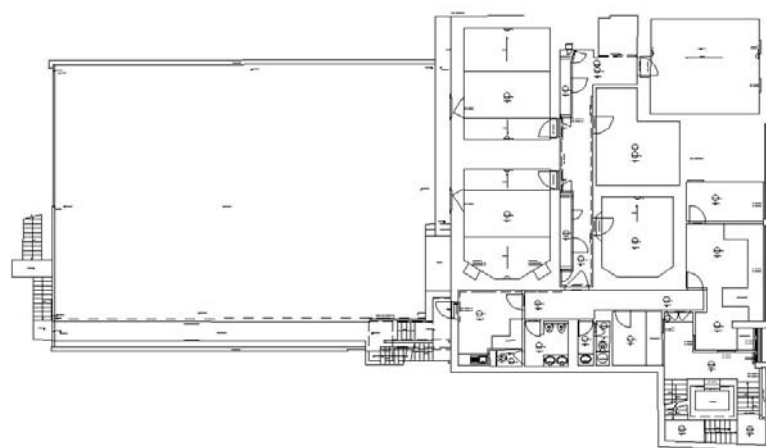
The Charlotte Street entrance (into the rear courtyard) is through the ground floor of a 'post-war' office building currently undergoing refurbishment .



01 - EXISTING GROUND FLOOR



02 - EXISTING FIRST FLOOR



03 - EXISTING



Layout

The Charlotte Street facade is not visible from the street, and as detailed in the photographs adjacent and on page 6, consists of a two-storey windowless box, constructed in load-bearing brick, that served as a group recording space. Consequently it was lined internally with false-work and adjustable acoustic baffles. Abutting this volume are two single storey structures, to the north is an integral extension extending to the site boundary and contained recording booths.

To the west a later lightweight extension contained ancillary office space and opens onto the rear courtyard from where access is gained to Charlotte Street via a gated entrance through an adjacent property.

A narrow light well runs between the rear block and the southern boundary wall.

Challenges

In the preparation of this design , a number of significant challenges had to be considered

- Specialised, heavily cellularised floor plates
- Worn finishes, fixtures and facilities,
- Inefficient and out dated services
- Ugly external envelope lacking transparency, views and daylight
- Poor access, and illegible circulation

Our solution addresses all of these points and significantly improves the quality of the workspace.



Site Photographs



1



4



5



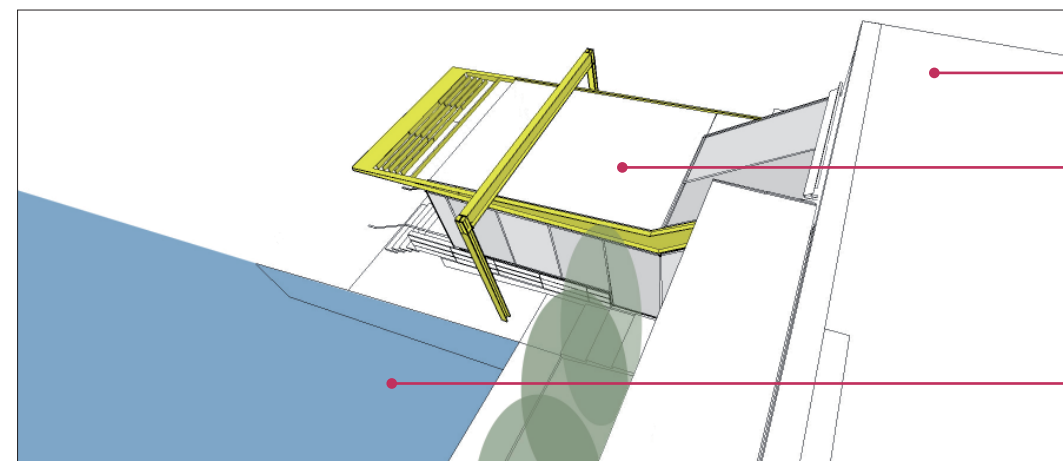
2



3



6

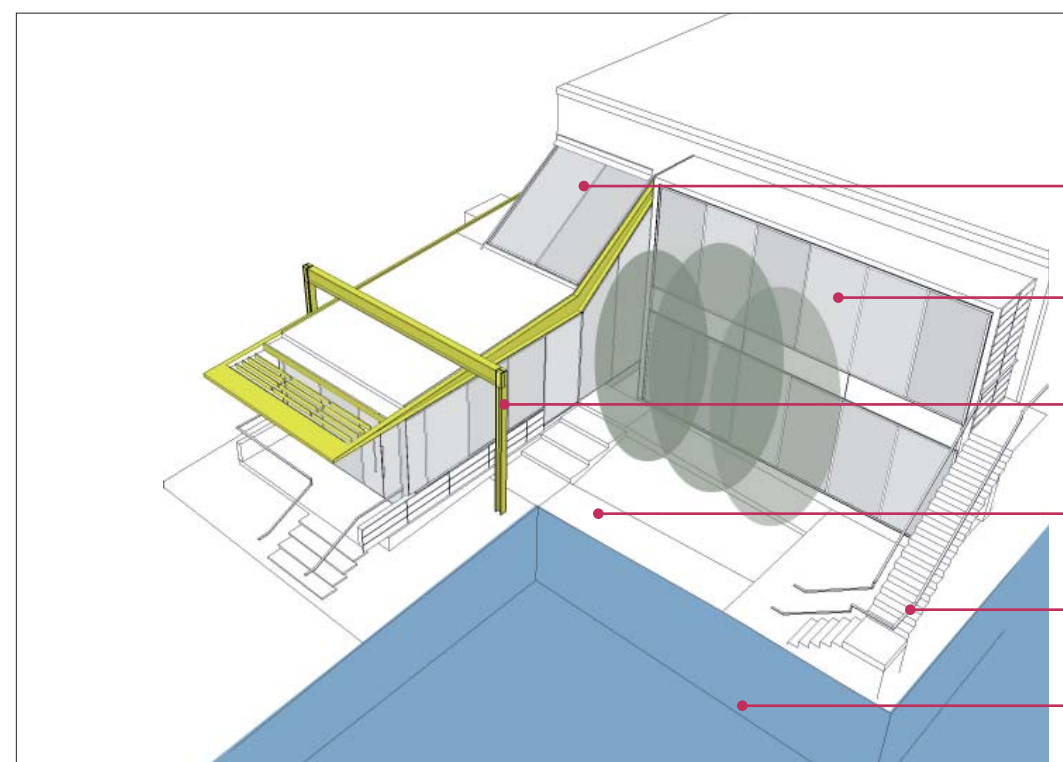


01 - AERIAL VIEW LOOKING NORTH - WEST

Existing Two Storey High Block

Replacement One Storey Entrance Pavilion

Adjacent Building Omitted for Clarity



02 - AERIAL VIEW LOOKING NORTH - EAST

Skylight over Reception

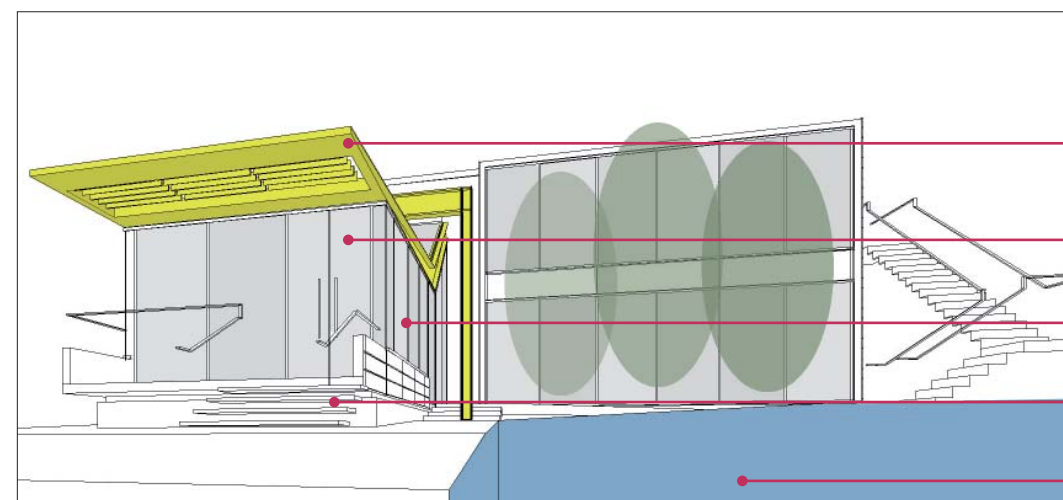
Two Storey Bay Window

External Expressed " Gateway" Structure

Graded Access through Landscaped Garden

Replacement External Escape Stair

Adjacent Building Omitted for Clarity



03 - GROUND LEVEL VIEW

Cantilevered Canopy & Sun Shade

Entrance Doors to Rear Block

Glazed Walls to Reception Space

Steps from Existing Slope of Courtyard

Adjacent Building Omitted for Clarity

3.1 PROPOSAL - BUILDING ANALYSIS

The rear part of the building has been designed as a standalone office space, with improvements to its access, layout and facilities.

It is proposed to demolish the existing poor quality single storey lightweight extension that currently faces the courtyard. This is replaced with three new elements, a single storey reception pavilion, a two storey high bay window facing onto a new landscaped courtyard garden. The existing escape stairs, will have to be relocated and replaced to maintain the shared escape routes from both the front and rear building. The existing surface finishes will be renovated or replaced.

The existing studio space is entirely artificially lit and with residential property either side the opportunities for new windows are limited. To allow effective re-use of the space new skylights are proposed through both the main roof and lower northern roof. In addition two new horizontal bands of glazing are proposed in the lower part of the southern elevation, facing a blank boundary wall across the light-well.

Pavilion

A new glazed entrance pavilion addresses the entrance off Charlotte Street. It is raised on a solid plinth, with glass walls set away from the existing masonry boundary walls either side. An overarching steel structure forms a notional gateway and adds emphasis to the lightweight nature of the pavilion. This external expression of the steel structure is echoed in the eaves beams that are exaggerated into a pronounced cantilevered plane that forms an exaggerated canopy clearly signalling the entrance. A small flight of steps leads up to the pavilion while ramped access is integrated into the landscaping of the courtyard.

Bay Window

The removal of the existing extension creates the opportunity for a new double height bay window to face west, toward the adjacent commercial building across the new landscaped area. This will successfully provide daylight and views, without causing overlooking, while occupying a similar volumetric mass as the existing semi-enclosed staircase when viewed from the south.

Landscape

the courtyard is formed by the removal of some of the current building. It is formed of new paving with trees set into composition. the trees will provide focus and shading to the new bay window.

3.2 ACCESS

The primary concern is to provide level access for all into and around the building, which given its age, is not currently provided as existing.

There is a significant level difference between Charlotte Street entrance to the main entrance. This requires the retention of stepped access similar to the existing, for ambulant disabled these wide steps will be shallow enough to be easy going. However another significant improvement is achieved with new external ramps integrated into the landscape of the new courtyard garden. These are shallower than maximum gradient allowed by Building Regulations yet still comply with the standards for width and landings. The ramps provide access into the rear of the reception.

Internally a new fully compliant stair links to the first floor together with provision for the future installation of a lift by tenants.

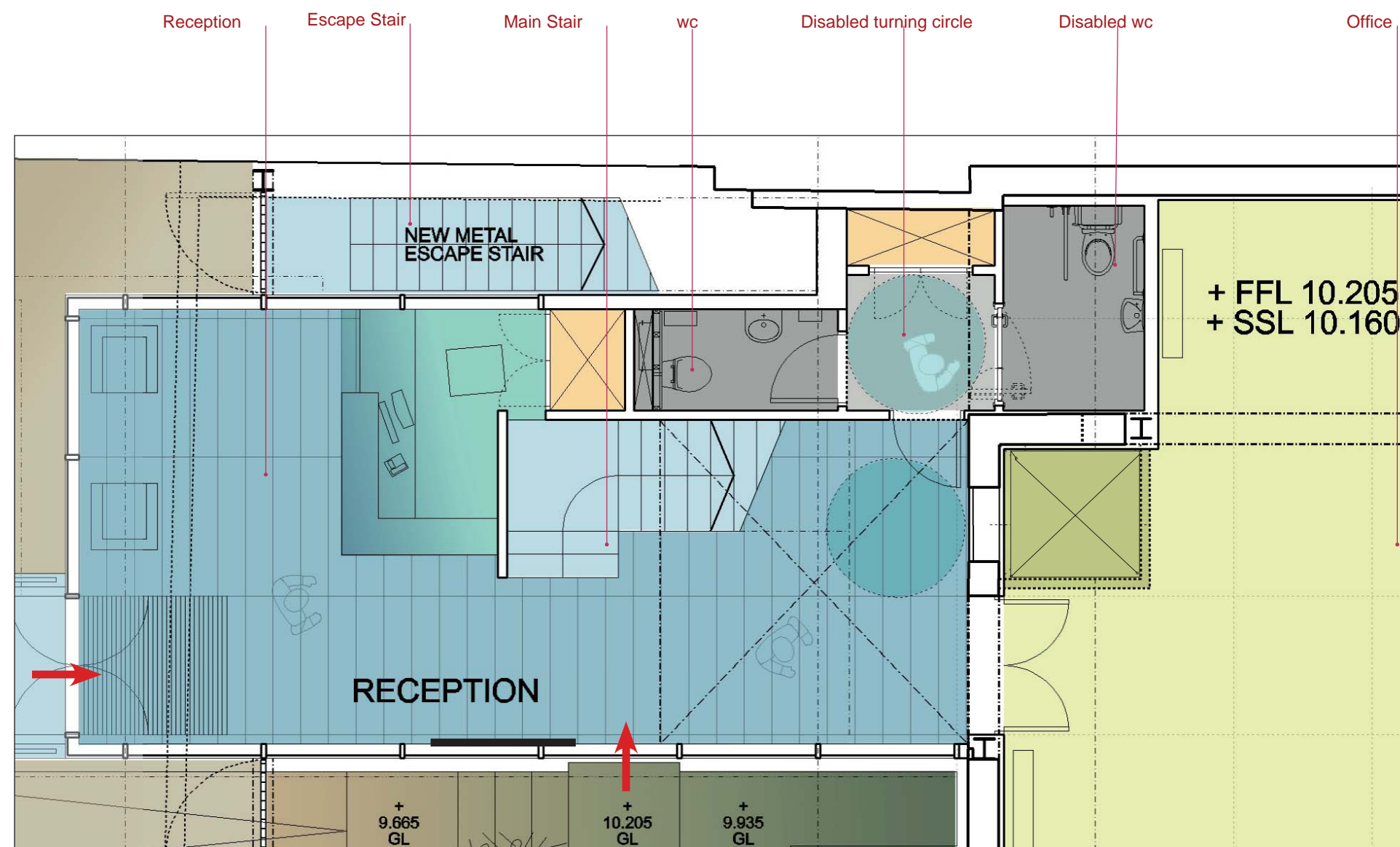
As all services and facilities are to be fully refurbished these will include provision of accessible sanitary accommodation to meet statutory guidelines (currently there is no provision). Where new raised floors create a change in level, integral shallow ramps will be incorporated.

3.3 SUSTAINABILITY

The recording studio relied heavily on mechanical air conditioning to achieve a comfortable internal environment.

The refurbished building presents an opportunity to replace the old inefficient plant with new highly efficient plant.

Coupled with new high performance double glazed windows and improvements to the building fabric and roof, the internal environment should light and comfortable.



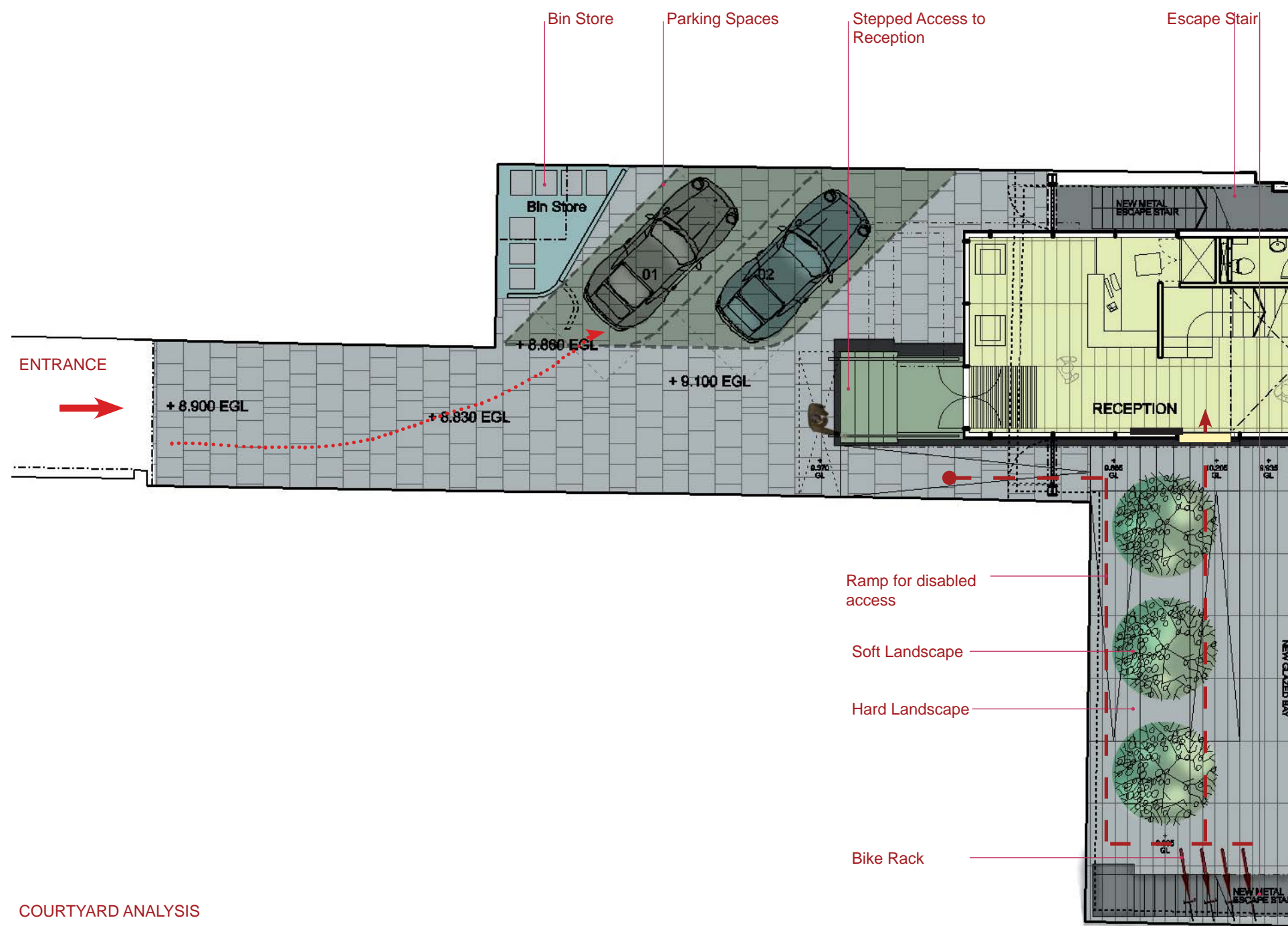
ACCESS ANALYSIS

3.4 PARKING, REFUSE & SERVICING

The existing rear courtyard is retained along with its gated vehicular entrance parking two cars. In addition a new bin store is provided in the courtyard. The courtyard is also suitable for delivery vans.

3.5 PLANT ROOM

The large existing airconditioning plant ductwork will be removed and replaced with new smaler profile ducts any holes or marks left on the building after removal will be repaired. Existing plant will be removed and will be replaced with new equipment, this will meet current energy efficient standards. This new plant will be located ont he roof of the 31-37 Whitfird Street as shared plant space for both buildings . This is furthest away from the surrounding courtyard building s and thus has the least impact.



COURTYARD ANALYSIS



EXISTING ELEVATION



PROPOSED ELEVATION