

50A CHARLOTTE STREET
LONDON W1

DESIGN & ACCESS STATEMENT

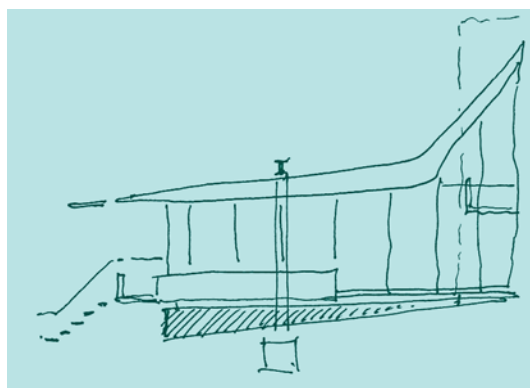
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ON BEHALF OF

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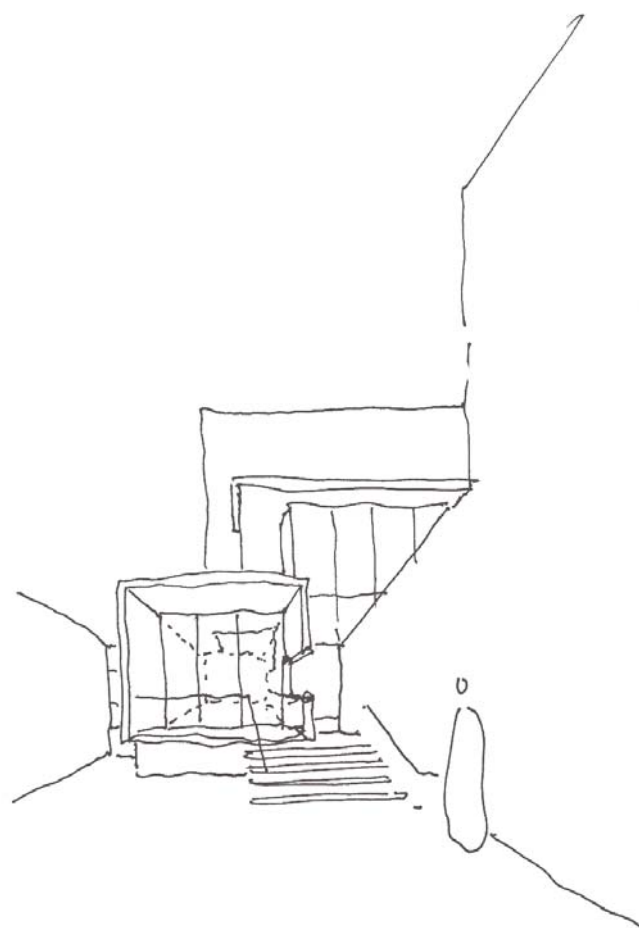
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INITIAL SKETCH STREET VIEW

1.1 EXECUTIVE SUMMARY

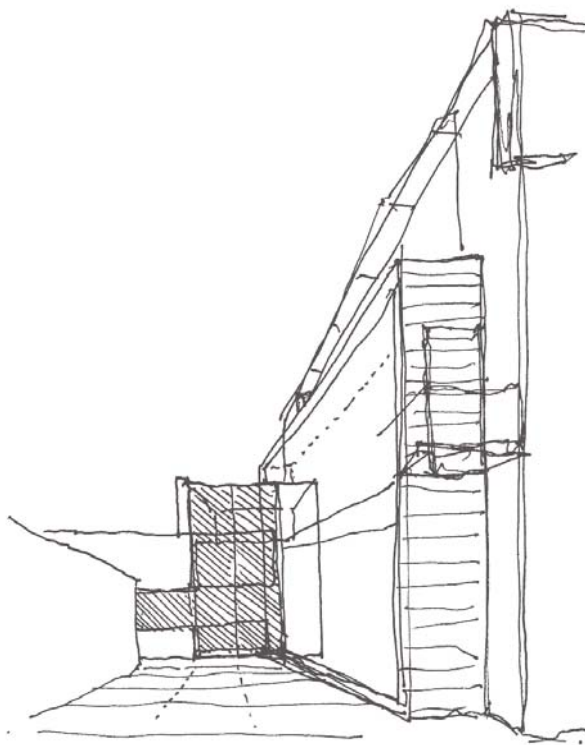
The current building was designed in 1968 as a bespoke recording studio for CBS. Due to changes in technology and the recording industry, the building is now redundant.

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.

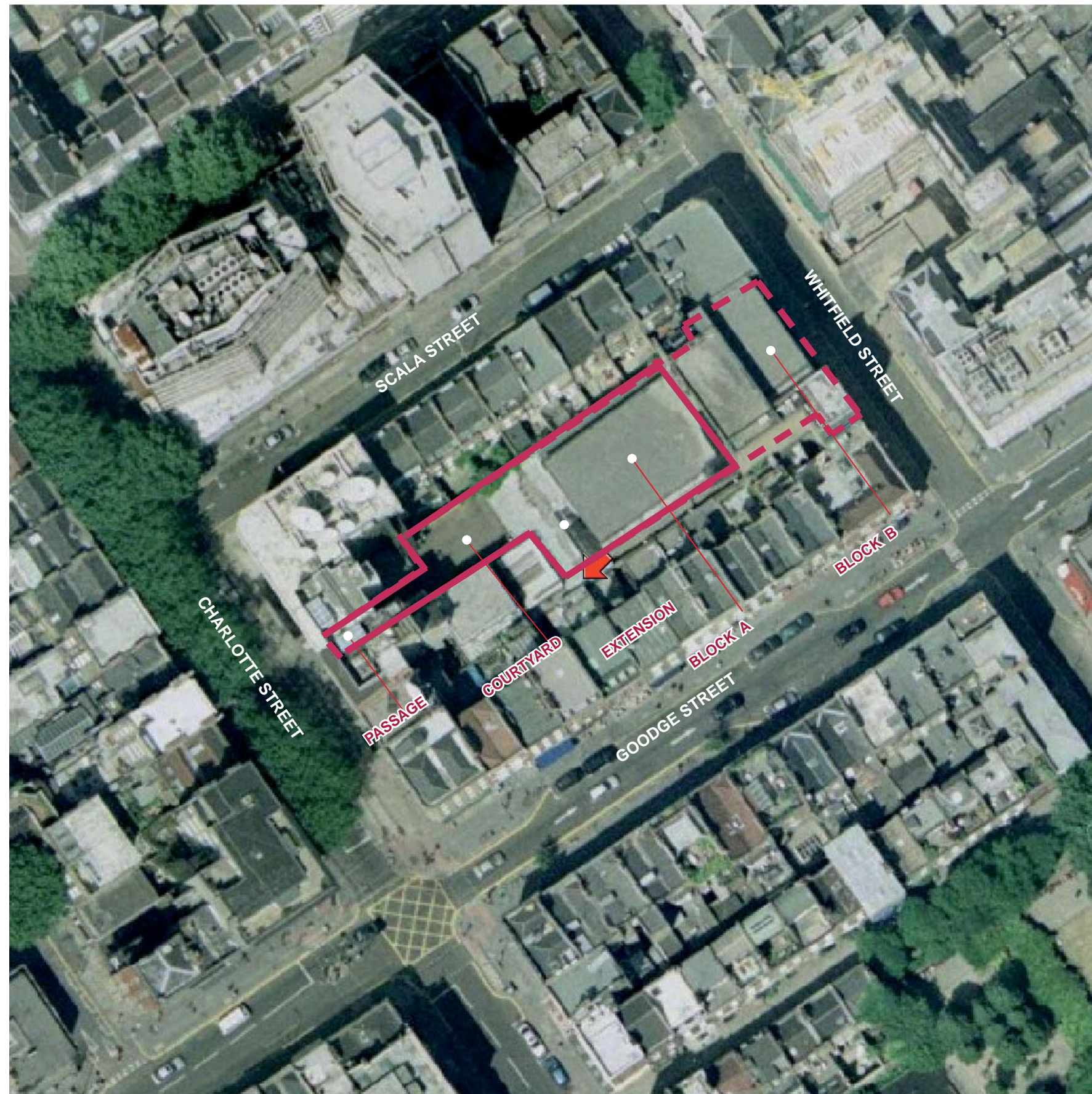
Being designed as a recording studio, the internal arrangement had little need for windows natural light or ventilation as these would have been difficult to sound proof, and the current Charlotte St building is a ‘blind’ box.

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 .