

31-37 WHITFIELD STREET
LONDON W1

DESIGN & ACCESS STATEMENT

BY

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ON BEHALF OF

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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.

Our proposal is to split the building into two distinct addresses, This one at 31-37 Whitfield St and one (formally the rear part of the building), whose entrance will be off Charlotte St.

Our proposal for the Whitfield Street building will provide an exiting addition to the streetscape.

The ground floor entrance improves access to for the disabled and improves the 'linkage' with the street.



SKETCH OF FRONT FACADE



EXISTING STREET VIEW



2.1 EXISTING BUILDING

History

The site is located at 31-37 Whitfield Street. The current building was constructed in c.1968 as a purpose built central London recording studio for CBS, later the Sony Corporation, a role which it fulfilled successfully until recently, when it was closed due to changes in current production technology. Behind the relatively blank and anonymous Whitfield Street elevation the building is a warren of specially shaped and acoustically separately recording suites over two floors with associated production and management offices above. On the fourth floor is a substantial existing plant room and associated open cooling tower, servicing the significant conditioning load the building's former use required.

Context

The site is located within the Charlotte Street conservation area. Whitfield Street, onto which the principal façade faces, has a fragmented streetscape with little uniformity of period or style between the properties, including those immediately adjacent to the site. To the south is a three storey (plus pitched roof) public house which turns the corner onto Goodge Street. To the north is a four storey block which turns onto Scala Street, both of these are architecturally unremarkable brick buildings dating from the mid 20th century.

Opposite the site are three more recent commercial blocks, four and five storeys high, with various individual treatments in 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 along their rears. There is a prevalence of commercial use at ground floor level on Goodge Street.