

# **64 Grafton Way**

**(Carlton House)**



## **Design Proposals**

Planning Application Submission

Hinge ASSOCIATES

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## Introduction

This document is submitted in support of the Full Planning and Conservation Area Consent Applications for the proposed refurbishment and extension of the existing building at 64 Grafton Way, W1T 5DP, otherwise known as Carlton House. The building is located within the Fitzroy Conservation Area.

Our client, Ozone Investment Holdings Limited, has recently acquired the property. They propose to undertake substantial refurbishment, including extension, of the existing building in order to optimise development potential.

The existing building comprises restaurant use (A3) on the lower ground & ground floors, with residential use (C3) on all upper floors – currently providing three flats (a duplex unit at the top).

The proposals retain the existing uses – but propose a reconfigured internal layout and extension.

This document is divided into the following sections:

**Introduction**

**Site Description & Heritage**

**Development Proposals & Design**

**Approach**

**Conclusion**

**Appendix** – Nathaniel Lichfield & Partners Daylight,

Sunlight & Shadow Assessment, dated 05/08/14

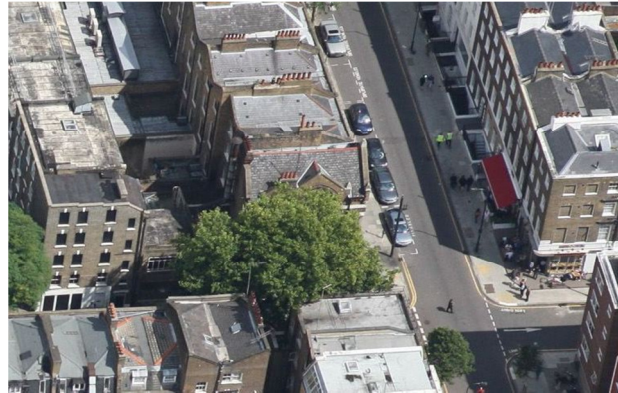
## Site Description & Heritage

### Location

Carlton House is located on the northern side of Grafton Way, to the west of Tottenham Court Road and is located within the Fitzroy Square Conservation Area. The property commands a corner location at the junction with Whitfield Street.



Aerial view from South



Aerial view from west



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### Location map

On Grafton Way the building abuts a Grade II Listed terrace of houses built in 1792. These houses are fine examples of Georgian architecture.



Grafton Way - Adjacent listed terrace

Most buildings in Grafton Way comprise a minimum of four storeys (ground, first, second & third floors), with basement accommodation, including vaulted areas beneath the pavement.





Grafton Way and Whitfield Street Junction - west corner



Grafton Way and Whitfield Street junction - east corner

To the rear of the site is Suffolk House, which overlooks Whitfield Place to the north, and which has planning permission for conversion into residential properties – (Reference 2010/5185/P). This permission is currently being implemented. Suffolk House stands five storeys above ground level and sits forward of the building line. 114 Whitfield Street is a rather unsympathetic two storey infill, now part of the above planning permission.



View of Suffolk House from rear of 64 Grafton Way



Grafton Way and Whitfield Street Junction - south corner



View of Suffolk House and 114 Whitfield Street



## The Building

64 Grafton way comprises accommodation over lower ground, ground, first, second, third and roof levels.



64 Grafton Way, Carlton House

The building's elevations are generally of yellow stock brick, matching the neighbouring properties, under a slate pitched roof set behind parapets and gables. Unlike the neighbouring properties Carlton House is somewhat of a pastiche with slightly Byzantine window and brick detailing, culminating in Gothic pointed arches and large gable features which all but conceal the roof behind.



Gothic arches and unusual eclectic masonry detailing

The corner is chamfered away at lower levels with a complex series of brick corbels. The elevations are punctuated with painted stone banding and finials.

To Whitfield Street the roof of Carlton House runs down in two locations to present short sections of eaves, above corbelled brick faux crenellations, with gutters and downpipes.



Short sections of eaves to Whitfield Street

To Grafton Way the pitched roof abuts a raised separating wall to the adjacent terrace. This party wall and chimney stack shared with 62 Grafton Way is in a reasonably poor state of repair.





Views of separating wall to the adjoining terrace on Grafton Way  
 Whilst the fabric of the building is generally in a reasonable condition fairly extensive masonry repairs will be necessary at high level. Furthermore the current replacement windows are mixed in nature, and are typically of inappropriate shape and quality.



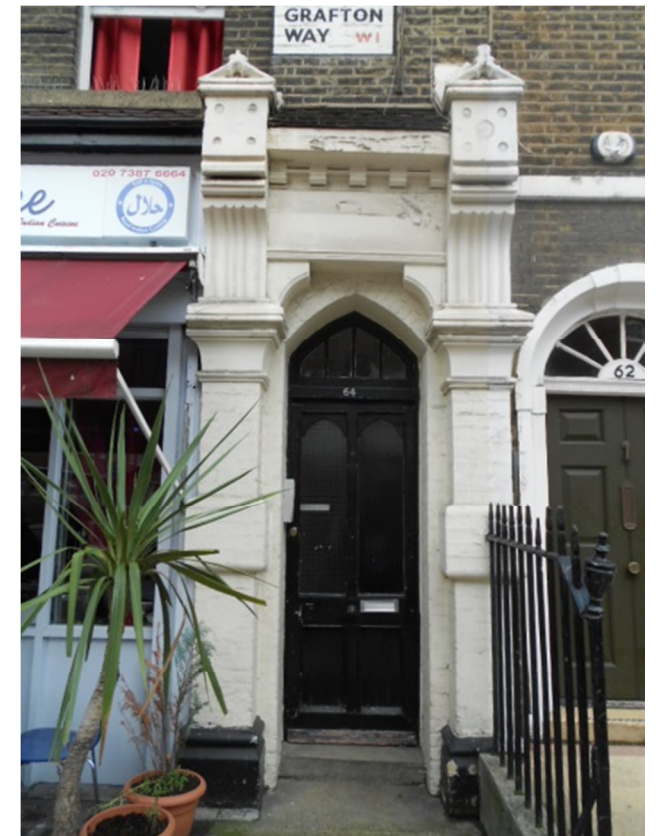
A mixture of inappropriate and poorly fitting windows



Shopfront to Grafton Way – The tenant has however changed.

The ground floor has a timber panelled shopfront, under signage fascia, all housed under a tiled projection.

The entrance to the residential accommodation on Grafton Way is via detailed masonry portal and surround.



Stepped residential entrance on Grafton Way