



Design and Access Statement

Full Planning application
November 2014

4-6 Charlotte Street
London W1T

Part 1

Design

1. Introduction

This Design & Access Statement has been prepared to accompany a full planning application for the proposed works on the site at 4-6 Charlotte Street.

This Design & Access Statement should be read in conjunction with the submitted application drawings.

2. Site Context

The site is situated at the south end of Charlotte Street and can be accessed via Goodge Street from the north and Percy Street from the south. The north end of the street is connected to Fitzroy Street and leads to Euston Road. The buildings are in the Charlotte Street conservation area but are not listed.

The area is predominantly occupied by shops, cafes and restaurants on the ground floors with residential use above. Euston Station and Oxford Street are within walking distance of the site. The surrounding properties are primarily Georgian town houses, many of which have been renovated over time.

The application site sits in a varied row of terrace houses. The front elevation is painted render.



Extract from Bing Maps – Site Location

3. Conservation appraisal

The aspiration of this proposal is to invest in and regenerate the buildings so they can play their role in creating a better future for the Conservation Area. The owner of this building is a long term investor in this area and has a great interest in contributing to the character.

The building is currently neglected and poorly maintained; therefore it is in the interest of the owners to restore and upgrade the building in turn enhancing the appearance of the Conservation Area. The proposal would be completed in phases; the first would be the mansard roof extension which in our view would cause no harm. The second will be the restoration of the façade to reinstate the former glory of the buildings.

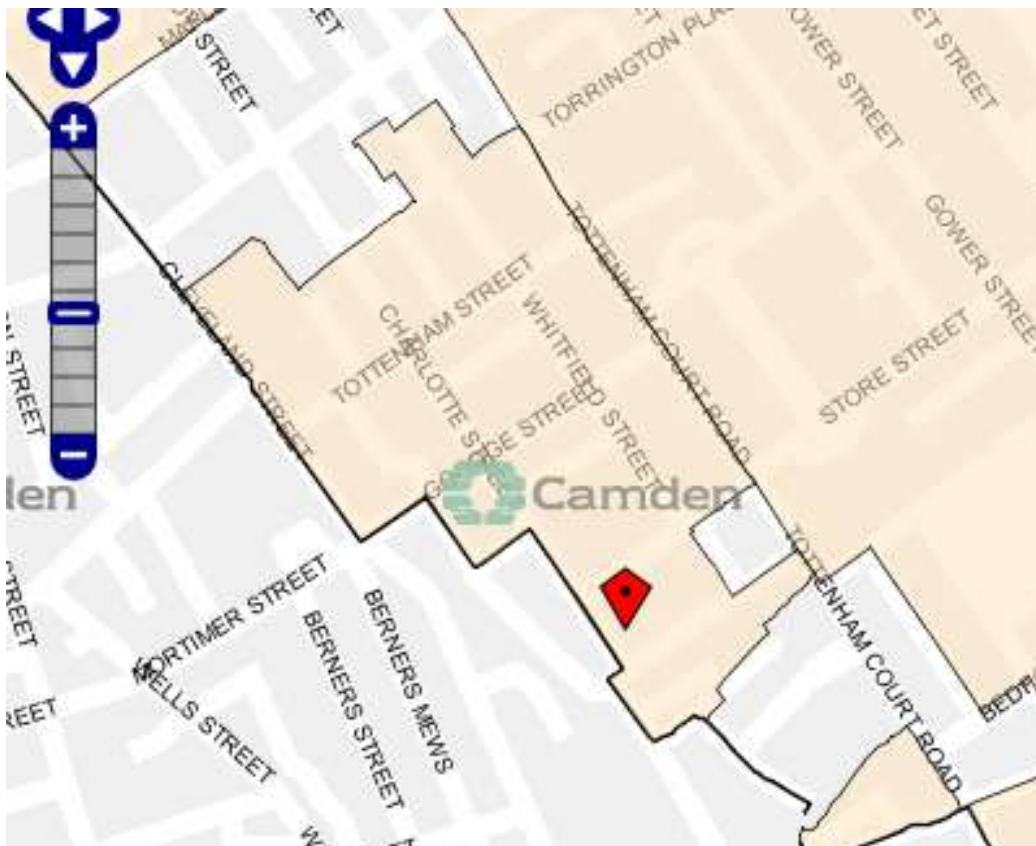
Schedule of repair:

- Restore your stone paving at front;
- Repair cornice and details on front elevation;
- Reinststate original shop fronts when leases expire;
- Repaint and re plaster front elevation and hide lose hanging cables.

3. Planning Context

A. Planning Policy G

The site is within the Charlotte Street Conservation Area.



Extract from Camden Council website – Conservation Areas Map

There are no other constrains besides the above mentioned.

Relevant Policies and Guidelines:

- National Planning Framework
- Lifetimes Homes
- London Plan 2011
- Camden Core Strategy
- Camden Planning Guidance
- Charlotte Street Conservation Area Appraisal and Management Plan
- Camden Development Policies

B. Planning History

There have been a number of approved planning applications in the area, the most relevant are listed below.

□ **P9600362R1**

Decision 08.08.1996 – Granted

Site 4 Charlotte Street

Description Erection of a rear extension in the rear yard to provide additional seating for restaurant use, new retractable canopy to the front elevation to replace existing and extract ducting to rear elevation, as shown on drawing numbers 9455/Ex1, /1, /2, /3B and /4B.

□ **2005/3445/P**

Decision 27-01-2006 - Granted

Site 18 Charlotte Street London

Description Mansard roof extension to provide a one bedroom self-contained flat.

□ **PS9904005**

Decision 30-11-1999 – Granted

Site 14 Charlotte Street London

Description Erection of mansard roof to create new fourth floor self contained 1-bed flat, relocation of staircase to upper floors in rear extension, remodelling of second and third floor flats and relocation of existing duct.

□ **2012/4646/P**

Decision 17.09.2012 - Granted

Site 69 Charlotte Street London

Description Change of use of the first and second floors from office (class B1) to 2 X 2 bedroom flats (class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedroom maisonette.

C. Previous Planning Application□ **2013/4500/P**

Decision 25.09.2013 – Refused / Appeal Allowed – Planning Permission Granted

Site 4-6 Charlotte Street London

Description Conversion of 1 x studio flat and 1 x 2 bedroom flat with erection roof extension at no 4 and 6 Charlotte Street and alteration to chimney to residential dwelling (Class C3).

4. Proposed Scheme

A. General description

During the planning process of the previous planning application, No 6 property was refurbished internally, and the flats have been let.

The proposal therefore is almost identical to the approved scheme except that the access is from No 4.

B. Amount

The proposed development comprises 3 new residential units in No 4.

	Existing		Approved Planning		Proposed	
	No 4	No 6	No 4	No 6	No 4	No 6
Ground	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
1st F	1 BED	1 BED	1 BED	1 BED	1 BED	1 BED
2nd F	2 BED	1 BED	2 BED	1 BED	Studio	1 BED
3rd F	--	1 BED	--	Studio	Studio	1 BED
4th F	--	--	--	2 BED	2 BED	--
Total	5 Units		6 Units		7 Units	

The proposed mix comprises 3 x 1 bed/studios and 1 x 2 bed in No 4.

This proposal is in line with policy DP5 of the Camden Development Policies which states that two bedroom market properties are in very high demand.

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented		medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market		very high	medium	medium	40% 2-bed

Extract from the Camden Development Policies

Due to the size of the floor plans, the flats created within No 4 fall into the category of studio. However in this part of Camden, where the living is very much "urban" and where the building itself offers no external amenity space, studio accommodation is very desirable for single workers or pied-a-terres.

C. Layout

- Access to the building is directly from Charlotte Street
- Access to new residential units is through No 4 Charlotte Street.
- The current flat in the first floor will remain unaffected.
- All units provide self-contained accommodation
- All units are double aspect and have access to natural daylight and ventilation

- All units meet and where possible exceed the minimum standards set out in The Mayor's London Housing Design Guide 2011 in terms of overall floor area.
- This proposal is in line with policy DP5 of the Camden Development policies which states that two bedroom market properties are in very high demand.

UNIT	TYPE	LOCATION	HR	P	MIN Area*	GIA		%	COMPLIANCE
						sq m	sq ft		
1	1 Bed	No 4 - 1 F	2	1	37	37.9	408	102%	exceeds
2	Studio	No 4 - 2F	1	1	37	37.9	408	102%	exceeds
3	Studio	No 4 - 3 F	1	1	37	37.1	399	100%	exceeds
4	2 Bed	No 4 - 4F	3	3	61	67.9	731	111%	exceeds
5	1 Bed	No 6 - 1F	2	1	37	38.5	414	104%	exceeds
6	1 Bed	No 6 - 2F	2	1	37	38.5	414	104%	exceeds
7	1 Bed	No 6 - 3F	2	1	37	41.0	441	111%	exceeds
TOTAL			13	9		298.8	3216		

D. Height / scale /character

Owing to the incremental development of Charlotte Street, it has a diverse character with a variety of architectural styles, including Georgian, Victorian and Edwardian. The mansard roof has been designed in a traditional style to maintain the character of this Conservation Area.

The new mansard roof will add one story to the building. The overall scale and height of the mansard roof will be in proportion to its surroundings. Guidance for the design has been sought by referring to Camden planning guidance for mansard roofs.





These images show that through historic development the rhythm of the roof line has been altered. This variation adds to the diverse character of the Conservation area.

The proposed roof extension will not interrupt the rhythm but blend into the Conservation Area sensitively.

E. Appearance / Materials



Front Elevation

Front elevation

The mansard roof will be faced with slate and lead detailing; the dormers have been designed to align with the fenestration on the front elevation, in keeping with the appearance of the conservation area. All materials will be of high quality and appropriate to the context.

The new dormer windows are reduced in size following the offset pattern and creating a balanced look to the building.

The front of the building will be restored back to its original character.

5. Landscaping

The existing building covers 100% of the site and the proposal does not involve any landscaping.

6. Waste Management

Waste is collected from the street by Camden Council.

6. Conclusion

The Charlotte Street Conservation Area is a vibrant area with a wealth of historic character. Our proposal aims to restore the characteristics which will contribute to the future of the area. The mansard roof will mould seamlessly into the varied roof line of Charlotte Street while the revived elevation will bring back the charm of the area.

Part 2

Access

The proposed development is accessed directly from Charlotte Street with easy access to the local infrastructure. Main transport networks are all within minutes' walk from the property.

A. Public Transport

The site has a PTAL map rating of 6b (excellent transport links). It is within 5 minutes walking distance of Goodge Street and Tottenham Court Road tube stations, and 10 minutes walk from Oxford Circus Station. The location is served by many bus routes.

B. Vehicular Access

The site is just off Goodge Street (A5204) and close to Tottenham Court Road (A400). The street has parking for permit holders.

C. Bicycles

There is no specified storage for bicycles.

D. Inclusive Access

The site constraints do not allow for a fully inclusive access owing to the nature of the property; however the new unit has been designed to incorporate Life Time Homes standards where possible.