



77-79 Charlotte Street
Collaboration House

Design Access Statement
February 2015

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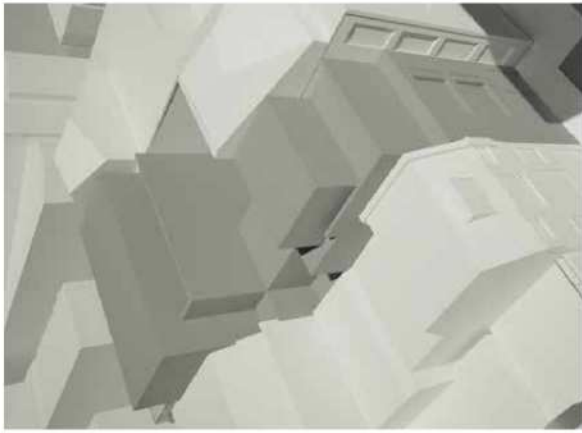
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<p>Architect</p> <p>CoveBurgess 6-8 Cole Street London SE1 4YH</p> <p>CoveBurgess is an architectural practice based in London, with a focus on projects in Central London.</p> <p>The practice's approach is characterised by understanding the existing urban context, and finding an appropriate modern language for new additions.</p> <p>Recent projects include consent for a new mixed use scheme in Savile Row, W1 and remodelling and extending an Arts and Crafts house on Blackheath, in London.</p>	<p>Design Team</p> <p>Planning Consultant: Boyer Planning 83 Blackfriars Road, London, SE1 8HA</p> <p>Project Manager: HUSH PMC Blackwell House Guildhall Yard London EC2V 5AE</p>	<p>Client</p> <p>Charlotte Street Property Ltd is buying the property to accommodate the Ostro family business (established in London in the 1960's), its charitable Foundation (The Fayre Share Foundation) and the principle charitable organisations it supports including the Council of Christians and Jews (the longest standing interfaith organisation in the UK) the Faiths Forum for London (FFL) and similar charities. FFL was created to serve Londoners by enhancing social cohesion amongst people of all faiths in London.</p>	<p>Collaboration House</p> <p>As the collaborative economy continues to develop, The Fayre Share Foundation (FSF) recognises the special value of bringing together faiths and charities to share their experiences and ideas, in order to collaborate and grow.</p> <p>As a result, it is opening Collaboration House in Central London, a hub to galvanise this integration and to act as the physical representation of these values.</p> <p>The concept of bringing charities together under one roof will enable them to build relationships and share resources in a new and innovative way.</p> <p>Collaboration House will accommodate charities and faith organisations and will also provide hub space for start ups.</p> <p>The new building will provide:</p> <ul style="list-style-type: none"> • Space for new ways of working • Access to business leaders and social entrepreneurs • Opportunities to collaborate across sectors • An embedded framework for local sharing and opportunities for swapping skills, tools, expertise and resources • The potential for deepening the relationships of like-minded people from multi-faith and non- faith backgrounds 	<p>The Existing Building</p> <p>Various charities are already occupying the existing building, funded by the Fayre Share Foundation. These charities include The Council for Christians and Jews, The Faith Boroughs Integration Network, The Women's Interfaith Network and a number of other similar organisations.</p> <p>Over the next year they will provide feedback to the architects and designers, so that the new building will facilitate enhanced collaboration.</p> <p>This joint effort between the occupants and the design team will help guide the design process to create the optimum solution for collaboration work.</p>
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View of initial scheme prior to pre-application advice from CC



View of planning application scheme following pre-application advice from CC

Changes made to the Planning Application scheme

We have addressed the above comments from CC, and made the following changes:

1. We have reduced the massing facing the mews.
2. We have reduced the area of residential use and increased the amount of B1 office accommodation within the proposal.
3. We have reduced the size of the mansard roof and pulled it back from the Charlotte Street elevation.

Initial scheme

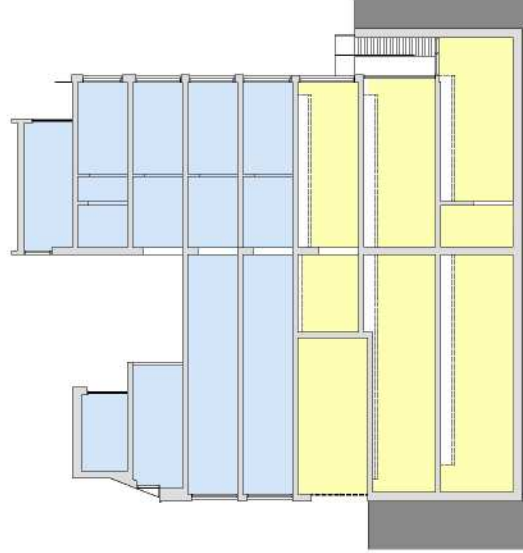
The initial scheme proposed a building with 6 floors (G+5) addressing Charlotte Street, and 5 floors (G+4) addressing Tottenham Mews.

The Charlotte Street frontage retained the height of the existing building and had a full width mansard floor to match the adjacent properties.

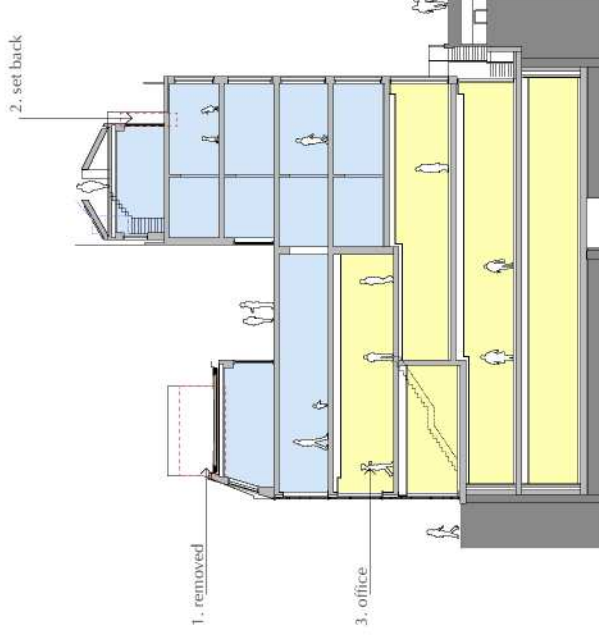
The proposal within Tottenham Mews was to remain lower than the building immediately to the south (no. 73 Charlotte Street, currently under construction) but to be a storey higher than the building to the north. This proposal aimed to reduce the impact of the gable end of no 73, whilst sitting comfortably within the mews setting.

CC Pre-application Comments (24th November 2014)

- Camden accepted the demolition of the existing building and erection of a new mixed use building in its place.
- Camden considered that the Tottenham Mews frontage was too high.
- Camden stated that they wished to see extent of B1 office space loss reduced.
- Camden questioned the scale and line of the mansard roof on the Charlotte Street frontage.



East West section of initial scheme prior to pre-application advice from CC



East West section of planning application scheme following pre-application advice from CC

Analysis - Wider Context

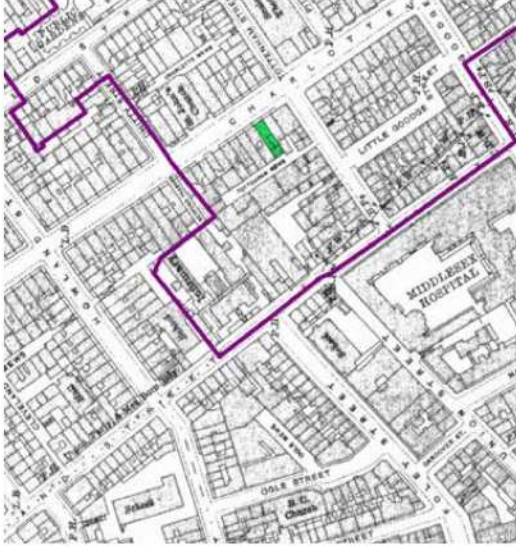
Historic Development

The historic maps below show the development of the site from 1875 until post war 1954. The Site is highlighted in green on the plans adjacent.

The overall pattern of streets was established in the 17th century. On the map from 1875-76 the pattern of larger plots on Charlotte Street and smaller Mews buildings can be read clearly.

Over the years some sites have been combined to larger plots.

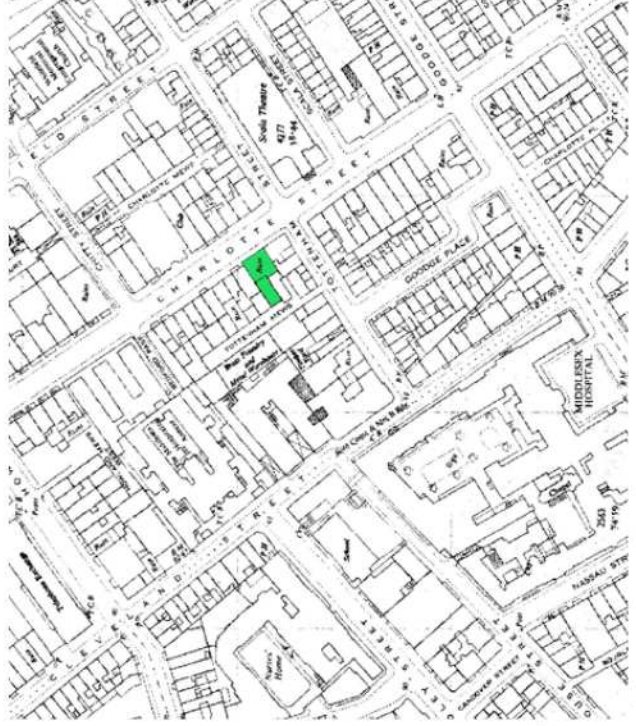
Prior to the second world war the area had a consistent grain, with plot sizes remaining substantially unaltered. After the war, some plots were combined for larger commercial developments.



Charlotte Street map from 1935 (conservation area shown)



Charlotte Street historical map from 1875-1876



Charlotte Street historical map from 1954



Charlotte Street Conservation area map

Analysis - Wider Context

Conservation Area Positive Contributors and Detractors

Today the conservation area retains much of the form and structure of the original plan and still includes many of the original 18th and 19th century houses along Charlotte Street.

However during the post war years a number of plots were combined to form sites for larger buildings, primarily as office developments. Many of these buildings are now identified as detracting from the character of the Conservation Area Character.

The existing building on the applicant site is a post war building and is considered to be of neutral contribution to the conservation area at a best.

- Conservation Area
- Positive contributors
- Listed buildings
- Detractors



A - 16 to 22 Cleveland Street
Grade II

B - 72 Charlotte Street
Grade II



C - 24 to 30 Tottenham Street
Grade II



D - 8 to 14 Goodge Place and 39 Tottenham Street
Street Grade II



E - 44 to 50 Tottenham Street
detractor



F - 46 Goodge Street
detractor



G - Tottenham Street/Scala Street
detractor



H - Tottenham Mews
detractor - planning permission granted for demolition and erection of new building

Analysis - Wider Context

The Conservation area

Charlotte Street and the adjoining roads broken up by some properties with raised ground floor levels and light wells to lower-ground floor levels onto the paving.

Building Usage

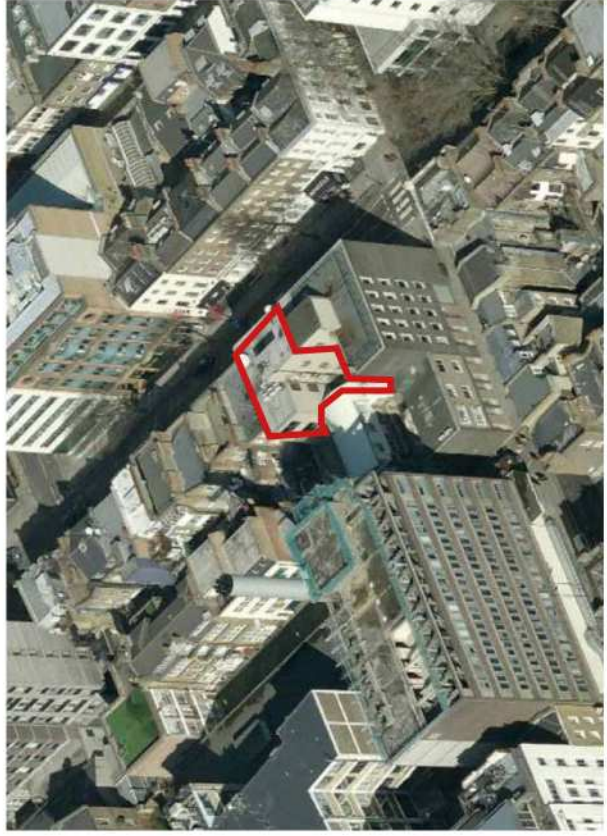
"The area's mixed fortunes have contributed to a varied pattern of uses, which is to an extent reflected in the variety seen within the building frontages. The historical subdivision of the townhouses, originally intended for single family residential occupation, to smaller dwellings, shops and other small scale business uses is evident today. This leads to a mix of uses within the majority of streets and many buildings, with a significant proportion of residential units on the upper floors of building."

- Charlotte Street Conservation Area Appraisal and Management Plan



The diagram shows the typical building heights in the area. The tallest buildings are the more modern developments, which are at odds with the historic grain.

A mix of scales can be found in the vicinity of the site. Buildings along news are generally lower and of smaller footprint than along main streets.



Overview of site showing typical scale of building around the site

Charlotte Street - South of Site

South of the site the number of active frontages increases. Towards the north the original street pattern is interrupted, leading to a lack of active frontage.

Charlotte Street - North of Site

In this area the frontages are less active with more lightwells in front of buildings and less public uses such as residential developments and clinics.

Residential uses

Residential use on upper floors is very common throughout the conservation area.

Inactive Frontages

Main streets have more active frontage ground floor uses compared to secondary streets such as Goodge Place where residential units reach ground floor levels.

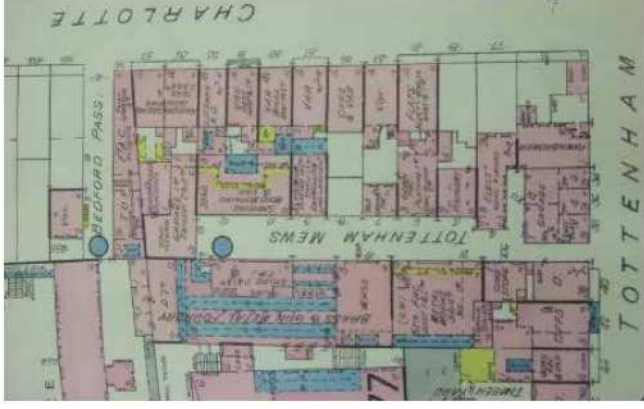
Analysis - Street-Mews Pattern



Tottenham Mews, showing the distinct industrial character of the pre-war buildings.



Goad Insurance Plan 1900



Goad Insurance Plan 1948

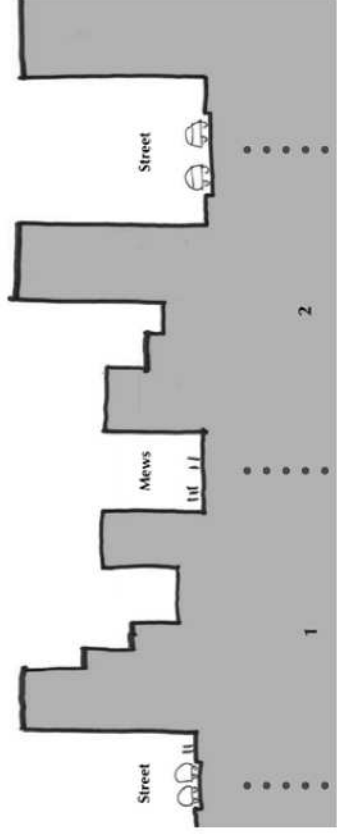
Street and Mews Pattern

The Charlotte Street conservation area has a traditional pattern of Streets and Mews. However in places this character has been lost due to larger developments which combine the buildings facing the street with the smaller buildings that address the Mews. This loss of definition and separation between street and mews buildings leads to a loss of character within the mews.

Tottenham Mews has maintained its distinct character, with many 3/4-storey industrial buildings remaining.

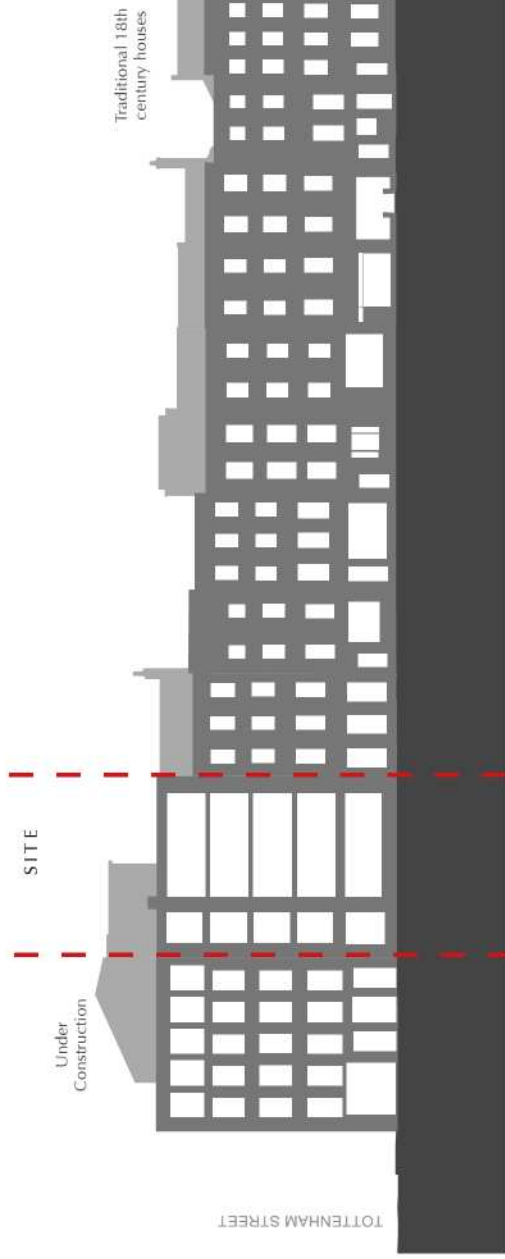


Charlotte Mews



Typical section through streets and mews

Analysis - Charlotte Street



Charlotte Street elevation including the consented scheme at 73-75

Scale

There is a modest increase in scale and height towards the southern end of the block. The 18th and 19th century houses along both sides of Charlotte Street are typically four floors, some have later mansard additions.

Post war buildings, including the application site and the adjoining site to the south are typically higher with five or more floors and additional set back roofs.

This small step in scale does not diminish the coherence of the conservation area and feels appropriate, given the width and setting of the street.

Elevation

The elevation along Charlotte Street can be split into lower, middle and upper zones. Windows at ground floor level are often shop windows, in the middle section vertical rectangles and in the top section squatter, almost square.

The two post-war buildings (73-75 Charlotte Street and 77-79 Charlotte Street) are breaking this pattern by introducing long horizontal window bands on each floor and a bay window on each level.

The consented proposal for No 73-75 Charlotte Street reintroduces windows in vertical proportions, as shown on the left.

Roofs

"Roof forms are commonly defined by a parapet and create a strong and often consistent roof line."
Charlotte Street Conservation Area Appraisal and Management Plan

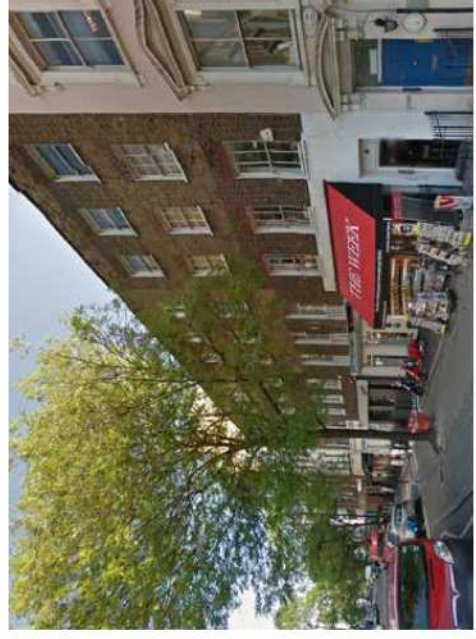
The majority of buildings feature set-back and mansard roofs that house additional accommodation or plant space. They are generally not visible from pavement level.



Charlotte Street southern part



Neighbouring buildings along Charlotte Street



East side of Charlotte Street, opposite the application site

Analysis - Charlotte Street

Materiality

Most buildings along Charlotte street are brick buildings with tones varying from London stock to light red.

The Ground floor zone is frequently rendered and painted white. Some buildings are rendered and painted white. Windows and reveals are typically painted white timber. Mansard roofs are typically slate.

The modern developments which are often considered to be detracting from the conservation area, show a range of materials from concrete frames with infill panels to curtain walling.



Tottenham Mews towards Tottenham Street



Photo looking North-East across Charlotte Street



Adjoining building to the North



Post war development to north of the site



Post war development to south of the site



Recent development to north of site

Analysis - Tottenham Mews

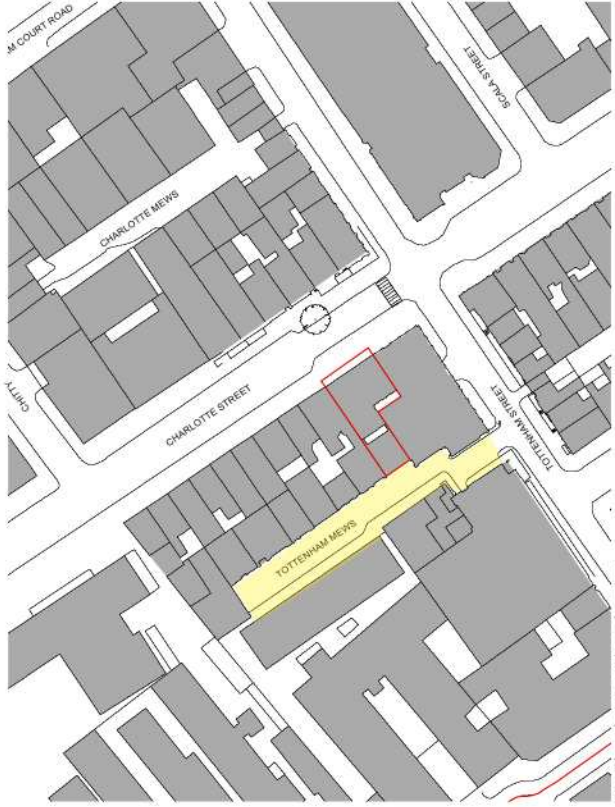
Tottenham Mews

Tottenham Mews leads north off Tottenham Street.

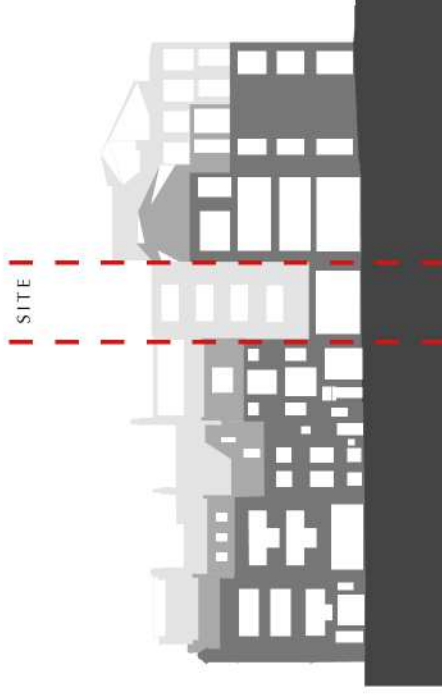
The overall character of the Mews is very much of a working back-street. The buildings framing the entrance to the Mews have very different characters.

The west side is formed by only two buildings. An eight storey tower on the corner of Tottenham Street followed by a two-storey prefabricated building. These are considered to be detractors from the conservation area. The latter one is to be replaced with a recently consented five-storey building.

On the east side of the Mews are an eclectic mix of buildings varying from three to five storeys. The majority have symmetrical facades which have fenestration reflecting their original warehouse character.



Site Plan showing Mews location



Tottenham Mews Elevation showing a clear gap on the site



Tottenham Mews from Tottenham Street



Tottenham Mews towards Tottenham Street



Line of first floor facade

Analysis - Tottenham Mews

Tottenham Mews Materiality

Elevations are a mixture of brickwork, painted brickwork, and render.

Windows are a mixture of timber sashes and timber casements with some metal and UPVC windows too. The modern building opposite the site is a mixture of concrete panels and metal windows.



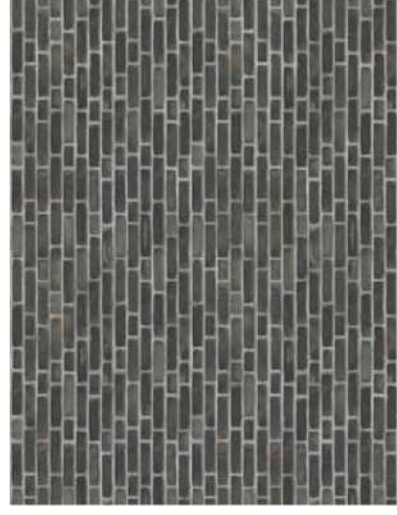
Exposed multicoloured brick



White painted brick



White painted render



Brick sample for new permitted scheme at 73-75 Charlotte Street



Brick sample for new permitted scheme at 73-75 Charlotte Street



London stock brick with red window surrounds

Analysis - Planning Consents



Visualization of proposal



Elevation onto Charlotte Street, with No.77-79 to the right of the consented scheme

Recent Planning Consents 73-75 Charlotte Street

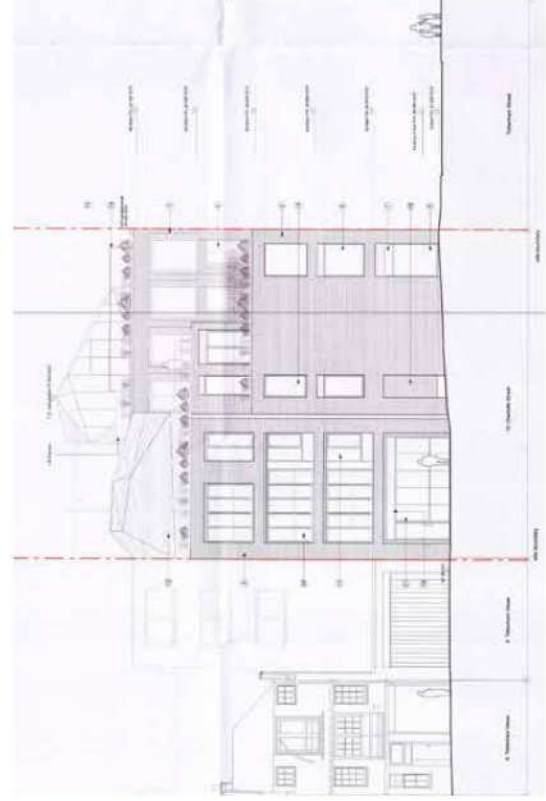
The adjoining site received consent for a new 6-storey building. Planning consent was given for the "Erection of a part 3/4/5 & 6 storey building plus basement level for a mixed use development comprising of 11 residential units (Class C3) and 253sqm of office (Class B1) floorspace at part basement and ground floor level), following demolition of existing buildings at 73-75 Charlotte Street & 34-38 Tottenham Street and 4 Tottenham Mews."

The proposal is stepping in scale from 6 floors on Charlotte Street to 3-4 storey on the Mews. It features a modern interpretation of a mansard roof which draws the eye in the Mews.

Building works have commenced and are due to be completed in 2016.



Model of proposal



Elevation onto Tottenham Mews with No.77-79 to the left of the consented scheme

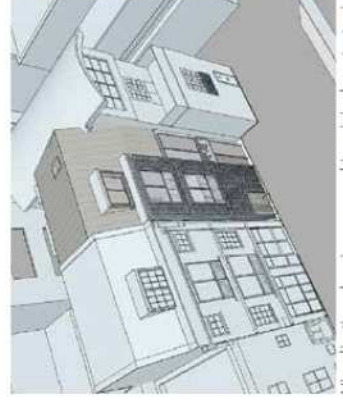
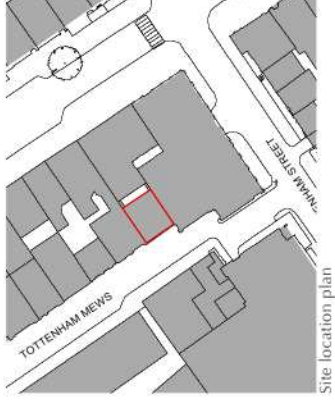


Analysis - Planning Consents

Recent Planning Consents 5 Tottenham Mews

The rear part of the application site received consent for a new 2-bed four storey home in September 2013. The design is out of character with the Mews with a tall double mansard and asymmetric facade.

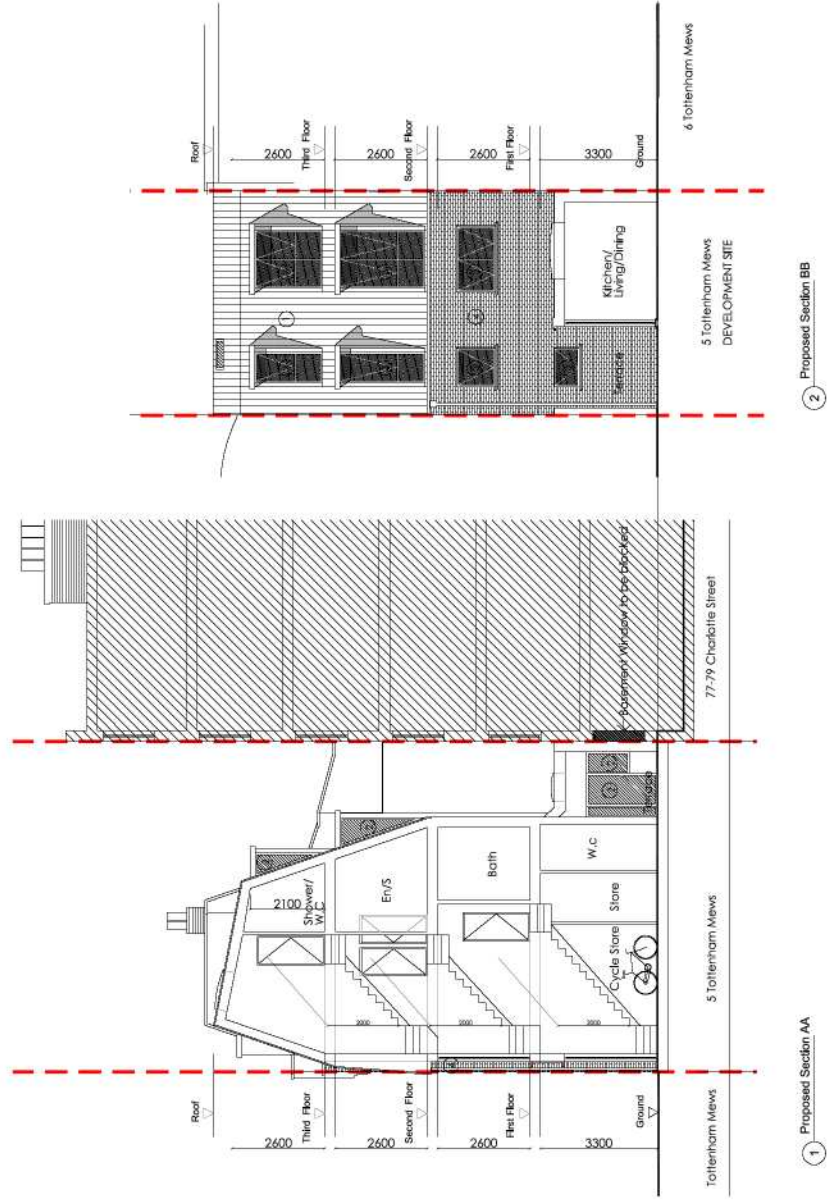
The scheme has four storeys on the mews elevation, matching the height of the adjoining property to the north.



Visualisation showing proposal in original context prior to construction of new adjoining scheme to the south



Visualisation with amended context



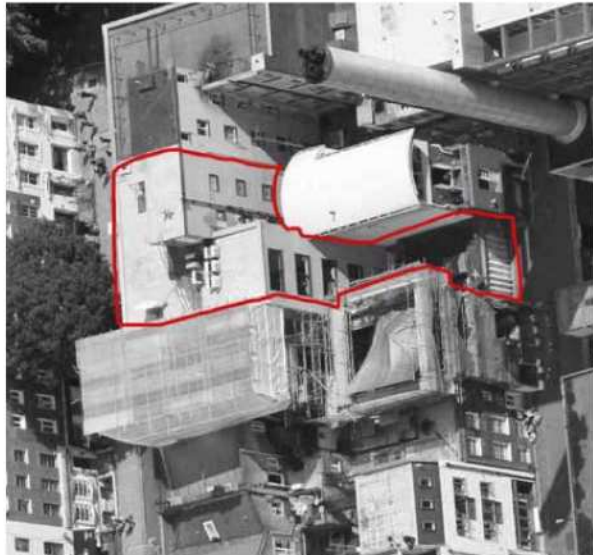
Analysis - Existing Building

Existing Buildings

Currently the site is made up of two buildings. On Charlotte Street is a five storey office building which also has a full basement. On Tottenham Mews is a single storey garage. The two are joined by a small lightwell.

The office building provides 757m² office use, but due to the inefficient nature of the building this allows for only 493m² usable office space (NIA). The garage has a GIA of approx. 40m².

The buildings were erected following planning permission granted in September 1958.



Aerial of site showing rear massing



Existing Building rear elevation



Existing Building - inactive frontage



Existing Building front elevation

Analysis - Existing Building

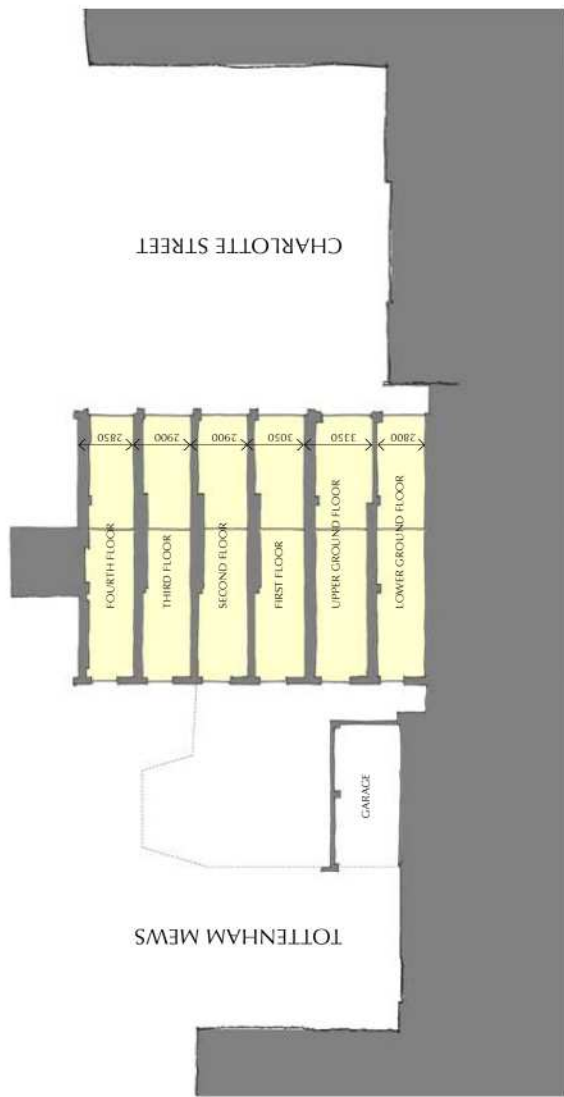
Existing Building

The existing office building is inflexible, inefficient and does not comply with current access regulations.

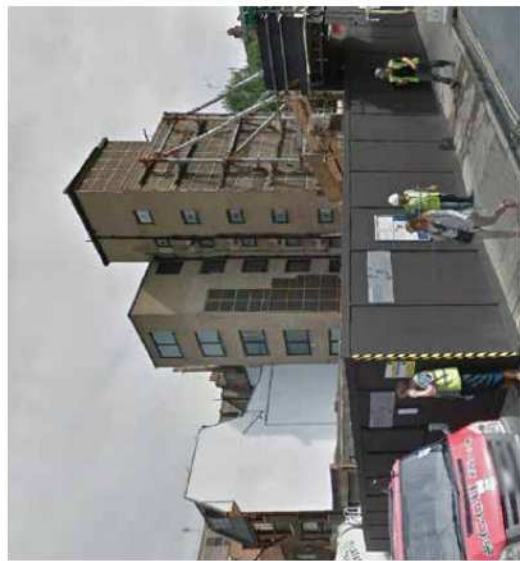
This section shows that the existing building is essentially two separate structures. It also shows the limited floor to ceiling heights, which are below current standards. Additionally the entrance, lift and stair core all fall short of DDA compliance.

The building's current cellular layout is highly inefficient with cramped and tightly enclosed spaces. Internal level changes further deteriorate the quality of the accommodation.

Externally, the building has a raised ground floor and no archive frontage. Neither the Charlotte Street nor Tottenham Mews facades positively contribute to the overall conservation area.



Existing Section showing the five storey offices onto Charlotte Street and the single storey garage onto Tottenham Mews



Currently exposed side and rear elevations

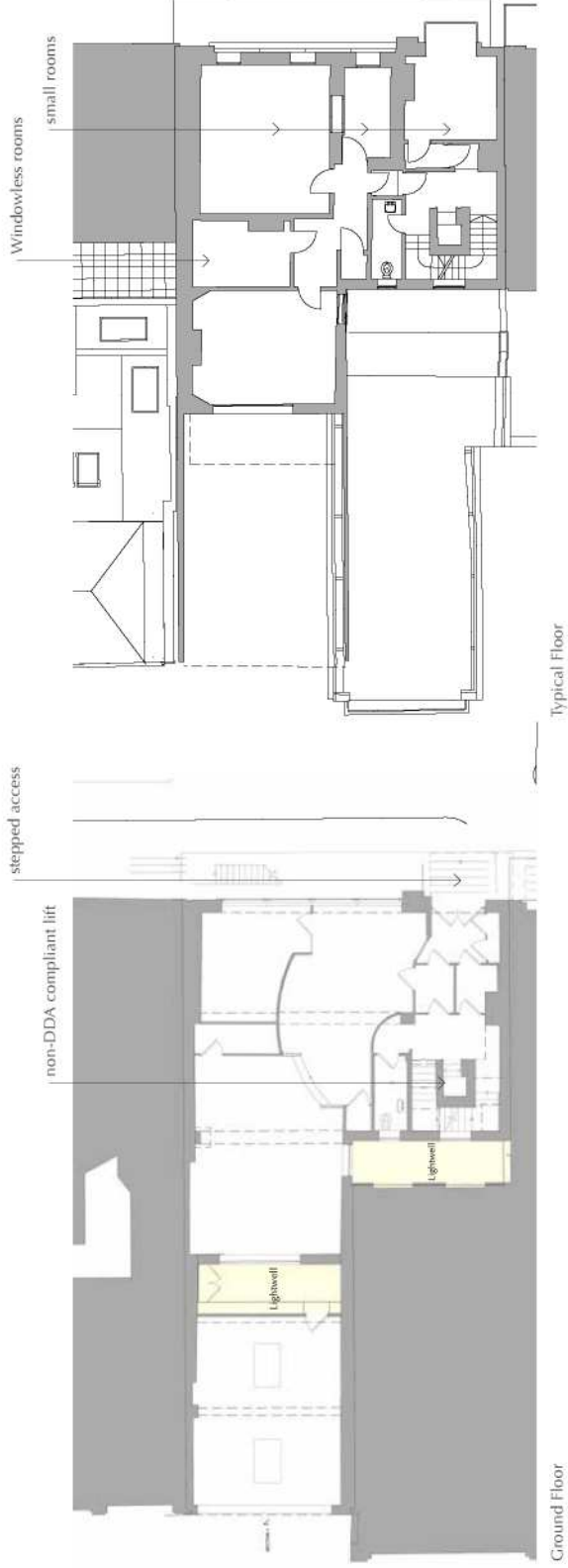


Existing Building stepped entrance

Analysis - Existing Building

Existing Building internal

The current lift serves the basement to the fourth floor, but is not wheelchair accessible due to its size and location in the building. The internal layout is characterised by many small rooms that make its use less flexible.



Circulation area



View from First floor window, looking south



Upper Ground Floor office



View from First floor window, looking south

Analysis - Summary

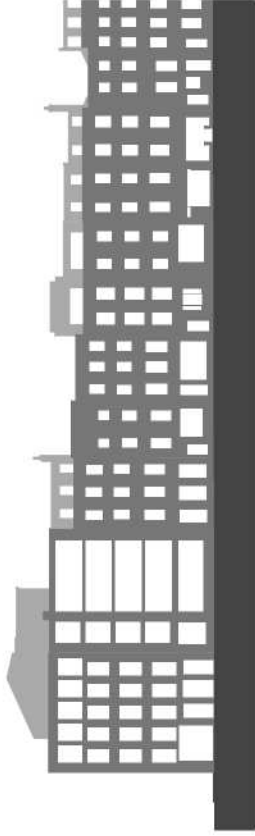
Two Contexts

The site addresses two contexts:

1. Charlotte Street
2. Tottenham Mews

Charlotte Street

Charlotte Street has retained its Georgian character. In our opinion, the current building detracts from this character, both in its architectural language and its lack of active frontage.



Charlotte Street massing



Tottenham Mews massing



Line of first floor facade

Tottenham Mews

Tottenham Mews has the gritty industrial character of a working mews. The current garage is a missing tooth in the mews, and detracts from the overall character. The existing consent on the site has a suburban residential language and is not in keeping with the overall mews character.



Charlotte Street

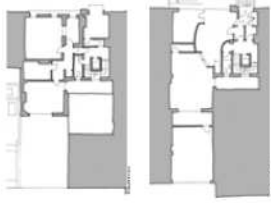


Tottenham Mews

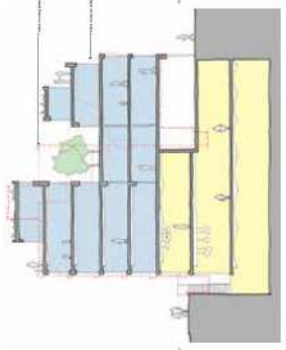


Public Consultation

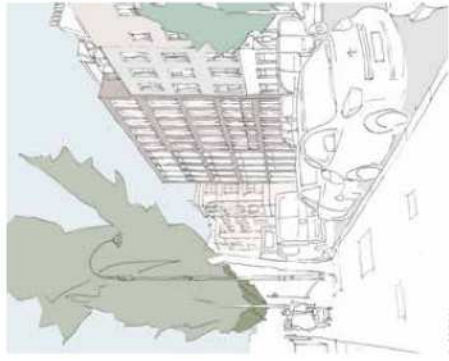
EXISTING BUILDING



NEW MIXED USE BUILDING



ARCHITECTURE



First Public Consultation

On 14th October 2014 a public consultation was held from 4-8pm inside the current building on site.

During the duration two visitors attended.

Second Public Consultation

Letters were sent to the same addresses as in the first consultation on 16 January 2015 and sought any further comments by 31 January 2015. There was no response received.

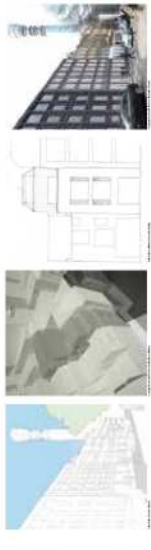
CHARLOTTE STREET - PUBLIC EXHIBITION - 14.10.2014



CHARLOTTE STREET - PUBLIC EXHIBITION - 14.10.2014



CHARLOTTE STREET - PUBLIC EXHIBITION - 14.10.2014



First meeting

An initial meeting with secured by Design officer Adam Lindsay has been held.

Key points of the meeting:

1. All communal and all residential doors will be to a security enhanced standard, BS PAS 24-2012 or LPS 1175 sr 2 or higher or other acceptable standard . www.securedbydesign.com
2. I was informed that there were no opening and accessible windows at this development. If there are basement windows they may need enhanced security such as bars or internal collapsible grills.
3. Post delivery would be to post boxes within the reception area of the building.
4. An internal security line would be provided by having BS PAS 24-2012 doors on the stairs and an encrypted job system on the lift.
5. Utility meters will be either remote read, or in a central location such as the vaults.
6. Lighting and stud partition are not relevant to this design.
7. Access control will be audio and video.
8. Bin store does not have an external access door.
9. Bikes would be stored in the building.
10. CCTV and alarm systems should be considered.

Secured by Design



Official Police Security Initiative