

80 Charlotte Street & 65 Whitfield Street:

Minor Material Amendment – Supplementary Design Report

Date
December 2015



WHITFIELD STREET

HOWLAND STREET

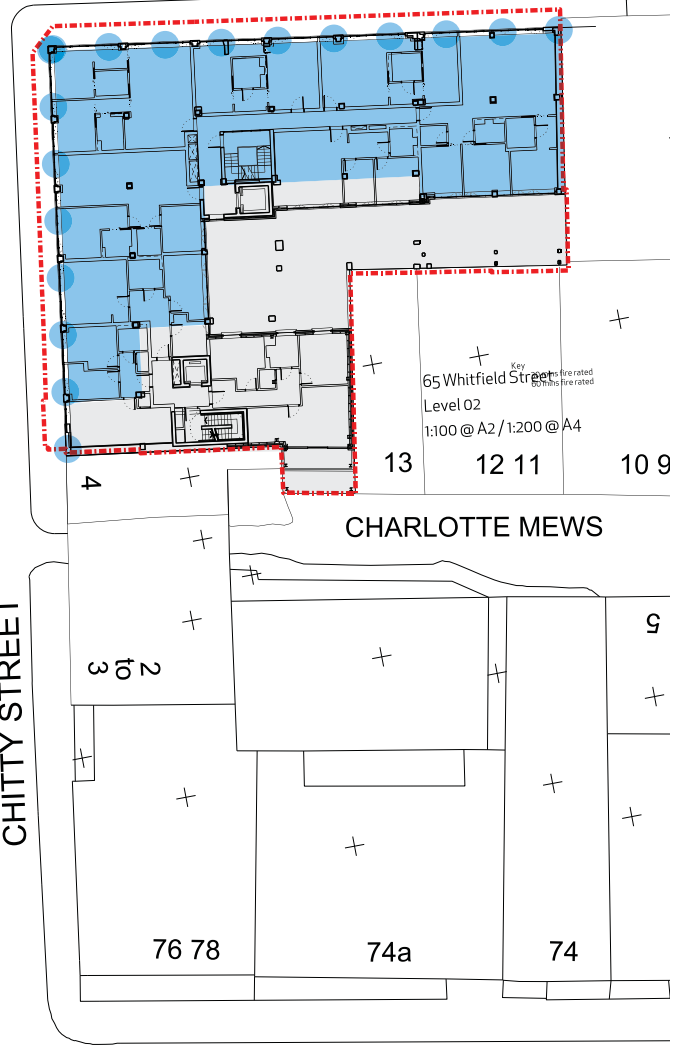


18 to 24

2

LB

CHITTY STREET



Key
 65 Whitfield Street
 Level 02
 1:100 @ A2 / 1:200 @ A4

CHARLOTTE MEWS

CHARLOTTE STREET

16

18

9

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● ● ● ● ● **Consented** retained facade

 **Consented** retained structure

 **Consented** new structure

 **Proposed** further demolition

Introduction:

This report outlines the requirements for further demolition at the site known as 80 Charlotte Street and 65 Whitfield Street (the Site). Planning permission (reference 2010/6873/P) was granted for the redevelopment of the Site on 16 March 2012 and was subsequently implemented. The report supports an application for minor material amendments to the approved scheme and follows a number of other non and minor material amendment applications which have been approved.

The existing permission (including approved amendments) allows for the demolition of all the buildings within the courtyard of 80 Charlotte Street, the buildings along Chitty Street (apart from the corner building on Whitfield and Chitty Street), and the retention only of the façade of 81 Whitfield Street. It also allows for the demolition of the corner block on Charlotte and Chitty Street together with the removal of the upper floors of the 1960's post office building including all the interior cores and staircases as well as the external staircase on Charlotte Street

This minor material amendment application seek to complete the demolition of the original 1960's post office building. This additional demolition does not result in any change to the consented massing, areas and uses. It does result in some design amendments to the lower floors, which are explained in following sections of this report.

80 Charlotte Street

01 Reasons for the amendments proposed

Since the appointment of the main contractor, Brookfield Multiplex, there have been numerous intrusive structural investigations of structures which were due to be retained. These have highlighted serious defects with the structural integrity of the existing 1960's concrete structure, in particular the lack of rebar cover and problems of extensive concrete honey-combing. To retain these structures, the required repairs would be extensive, complicated and time consuming. They would increase uncertainty and the deliverability of the project as currently approved. In particular, the load testing regime to ensure the existing structure is structurally sound would need to be particularly rigorous. Even so, the likelihood of a result which would prove the existing structure is unsuitable for planned loads is low.

The demolition of the existing structure will also allow for other opportunities, including the ability to design a longer lasting building, increasing an aspect of the schemes sustainability credentials. It will also allow for the scheme to target a BREEAM score of 'Excellent', rather than 'Very Good'. Although there will be additional demolition arising to be removed from site, together with a shallow basement, the construction programme will be more certain and deliverable as a result of the amendments proposed. The result will allow new improved buildings to be delivered with a longer and more certain lifespan.



Varying cover to reinforcement bars - durability repair required



Honeycombing of concrete beams



Existing structure following plaster and tile removal



80 Charlotte Street

02 Scope of the amendments

The scope of the amendments proposed are as follows:

- The demolition of the original post office building, beyond those areas already approved for demolition;
- The dropping of the level of the new ground floor from 1.2m above pavement level to 0.6m below, which results in the lowering of the level of lower ground and reorganised floor levels for floors 1 to 5;
- The lightwells are revised including a longer lightwell at Howland Street
- Reorganisation of elevations on a metric grid from the existing imperial grid.; and
- Design revisions to the appearance of the proposed scheme at lower floors.

No Change to the following:

- Consented overall height or massing or any shoulder heights;
- Consented areas and uses;
- The consented vehicular access point, servicing strategy or disable parking provision;
- The level of cycle provision, although it should be noted that the access to the relocated cycle store is now improved with a separate entrance rather than sharing the vehicular access ramp as consented;
- The location of entrances to all buildings and units from the surrounding streets, aside from a minor change to the entrance on Charlotte Street - explained in section 4;
- The roof plan general arrangement, mass and bulk;
- The consented access strategy of ramps, steps and platform lifts; and
- The residential buildings at No. 67-69 Whitfield Street and No. 65 Whitfield Street.

No Change to bulk or massing

No Change to upper floors

No Change to terrace shoulder heights

Revised floor to floor heights

Lowered ground and lower ground floors



Section at Charlotte Street entrance

80 Charlotte Street

03 Design amendments

Although the main element of the amendment application is the scope of demolition, amendments to the design of the permitted scheme are also required as a result.

A series of design reviews with Camden officers were held as part of pre-application discussions to debate the implications associated with design solutions and help refine the design options. These options are outlined as follows.

The key aspiration of the approved design was to respond to the unique context and character of Fitzrovia by breaking down the existing very large unsympathetic 1960s block into a number of 'separate' buildings, thereby ultimately achieving a new building grain which will be more in keeping with the existing character of Fitzrovia. The revisions proposed have enabled the divisions between the 'buildings' to be further emphasised by increasing the solidity slightly at key junctions and corners to further emphasise the identity of each of these 'separate' buildings.

The slightly dropped ground floor level has resulted in a visually reduced ground floor street elevation, therefore the façade has been adapted to embrace ground and first floor within a single concrete frame to reinstate a taller street presence. It also helps to reinforce the difference between buildings within the main urban street block, as it is proposed for 23 Howland Street and the main elevation to Charlotte Street, but not the lower buildings within the block. The main entrance on Charlotte Street has also been slightly repositioned, which allows for an improved reading of the concrete and steel materials proposed.

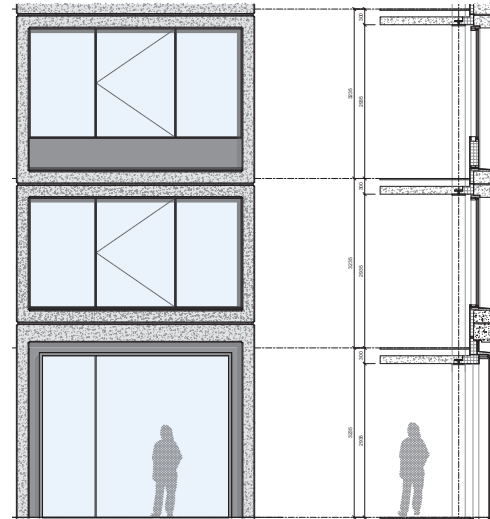
For 80-84 Charlotte Street the perceived first floor is reduced to increase the ground floor street elevation. This approach is also applied to 89 Whitfield Street which also ensures a similar window alignment with the retained façade. The lintels of the existing retained façade at 81 Whitfield Street no longer need to be removed (as previously approved under amendment application reference 2014/2518/P) as the new floor levels coordinate much more closely with most of the original floor levels therefore improving the visual impression of a complete building, rather than a façade retention scheme. Above the retained facade the set back floors brick mullion module is slightly amended to follow the new structural grid resulting in a slightly more solid facade which better complements the retained brick facade below.

Design review 1 - 22nd September 2015



Scope of additional demolition in red

Design review 2 - 5th November 2015

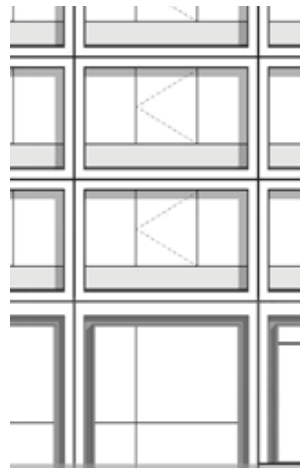


Due to the lowered ground floor the ground floor street elevation appears reduced, studies to raise the frames to the spandrel of first floor

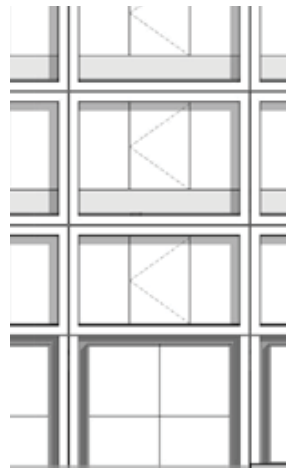
Design review 3 - 27th November 2015



Minor move to the main entrance enclosure on Charlotte Street to coordinate better with the new structure



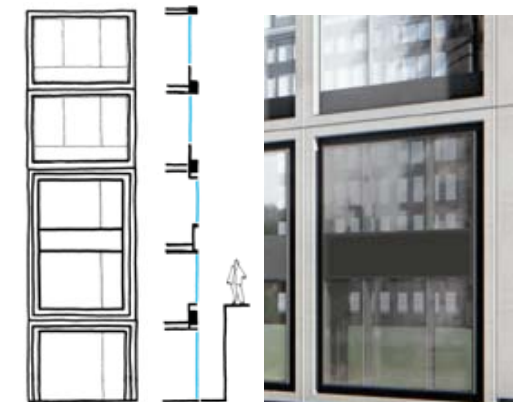
Street elevation studies: consented



study: raised frames to spandrel of first floor

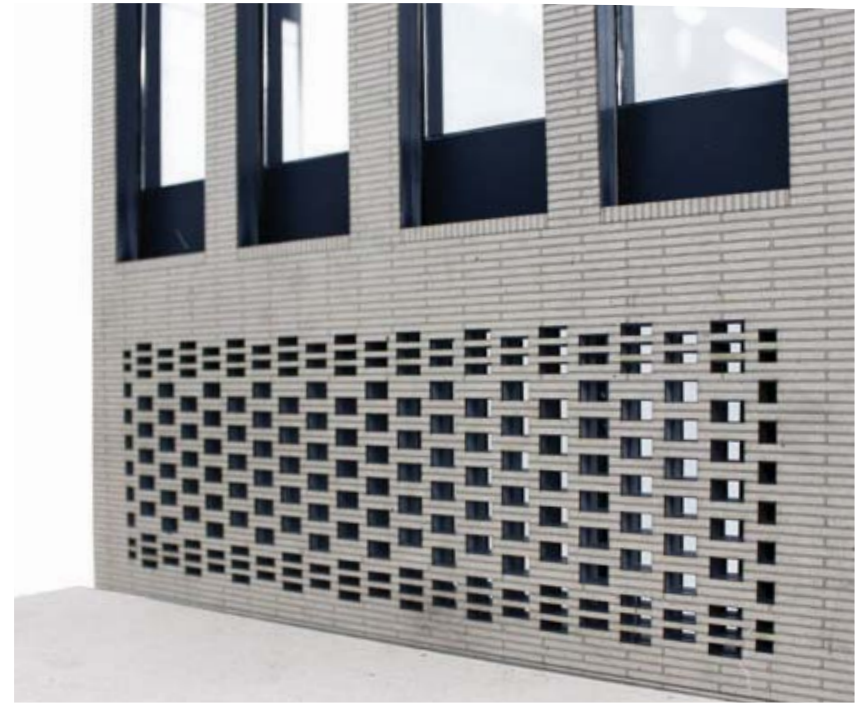
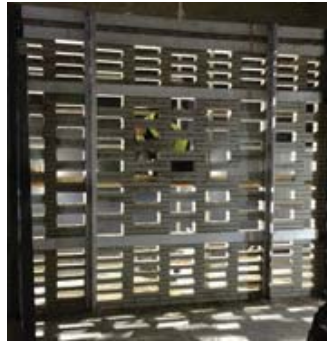


study: double height frame



Double height expressed cladding with metal spandrel panel

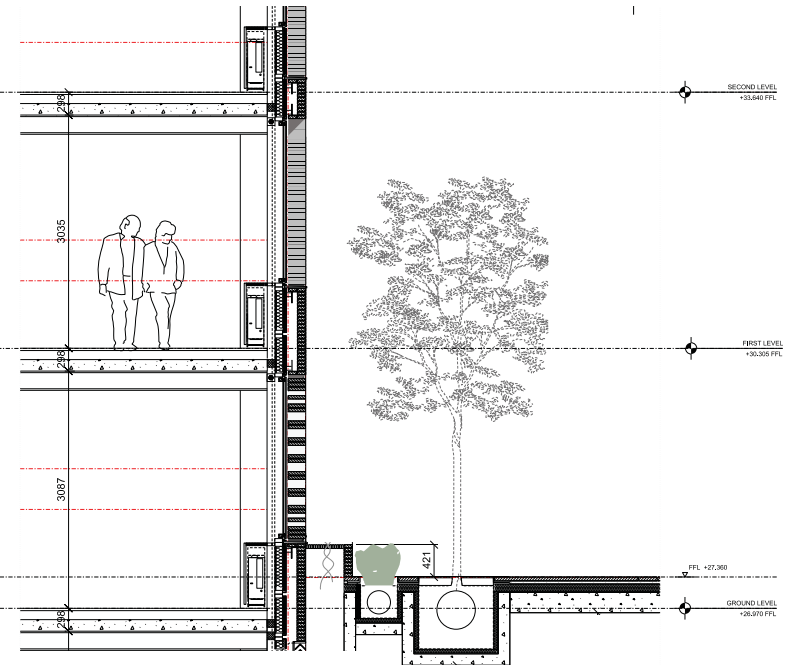
For 10-15 Chitty Street, at the rear of the pocket park officers were keen to ensure that the perception of the park was public and therefore queried potential office windows at a lower level. It was therefore discussed and agreed that a storey height lattice brickwork should be introduced, with the office windows behind, to limit views into the park. This will create an impression of solidity to the back of the pocket park, especially when viewed obliquely. The other advantages is at night, when the latticework will gently glow with light. The design also allows the office occupants to open the windows behind the lattice brick screen for natural ventilation, improving sustainable credentials. The proposal is similar to the approved lattice brick parapet to the retained façade, and is therefore in keeping with the architectural language of the approved scheme.



Brick weave introduced to Chitty street elevation at pocket park

Brick weave appears solid especially from oblique angles

Model of brick weave elevation at pocket park note metal spandrel at first floor

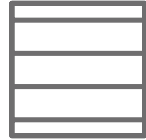


Section and elevation of facade at pocket park note as agreed at the meeting the brick extends to window cill height of first floor

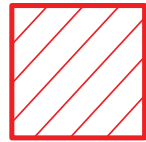
80 Charlotte Street

04 Summary plans and elevations

Demolition plan indicating the increased demolition scope compared to the consented.



Retained buildings



Proposed demolition



Consented demolition



Retained facade

