

6118 61-65 CHARLOTTE STREET, LONDON, W1T 4PF

STRUCTURAL FEASIBILITY REPORT



INTRODUCTION

The 61-65 Charlotte Street redevelopment, situated in the London Borough of Camden, approximately 500m north of Tottenham Court Road consists of three adjoining Georgian terrace properties which extend over five storeys including one level below ground. At the rear, adjoining the terrace, is a modern two-storey double height extension which housed post-production facilities for a media company. The ground floor level of each of the terrace properties are occupied by commercial units, with the basement level providing storage space for the commercial except for No.61 which connected to the rear buildings and provided additional media facilities space.



Extent of site

OBSERVATIONS ON EXISTING STRUCTURES

The terrace properties are of traditional load bearing masonry and timber joist floor constructions built some time towards the beginning of the 1800's and are very common of this era. They typically consist of a front and rear principal room at each level with access to each level via a staircase situated at the rear.



Nos. 61, 63, 65 Charlotte Street

The front façade of each of the properties is slightly different from one another which could be due to a number of reasons:

- As was typical of the Georgian era of building, on a street like Charlotte Street, the houses would generally be constructed in blocks of 4 starting from each end, as this was what a team of builders could construct in one year. The gaps between would subsequently be filled at a later date. In this case, the fourth house along from the Tottenham Street end is No.61. The gap in time between when the first four properties were completed and No.61 constructed may explain the slight change in styles of façade as tastes altered during that period.

- Buildings of this time typically had a 75 year lease, following the expiry of the lease, it would not be uncommon to demolish the building and rebuild using the general Georgian principles but with an updated version on the style.
- Bomb damage during WWII may have been a factor but upon review of the *London County Council Bomb Damage 1939-1945*, which show damage to buildings due to enemy attack during WWII, seems least likely. It would appear that that each of the properties from the corner of Charlotte Street and Tottenham Street towards No.61 suffered non-structural *general blast damage*, with the property next door but one to No.61 suffering *total destruction* possibly due to a direct hit.

Internally, over the years, a few of principal rooms at the upper levels have been subdivided to provide additional residential space, but on the whole appear to remain largely unchanged from the time at which they were built.

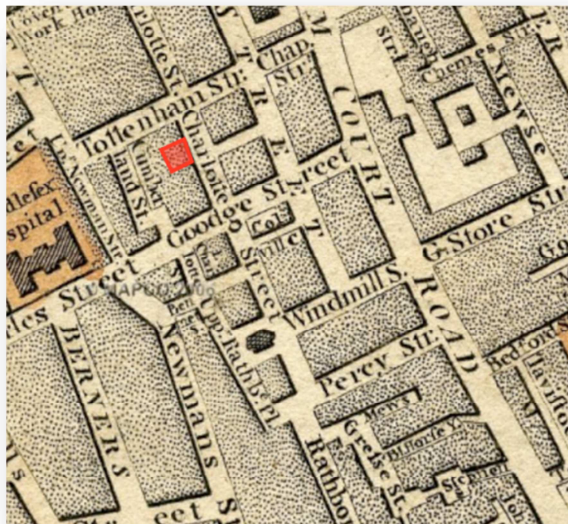
Booth's poverty map of 1898 records the residents of the immediate and surrounding area as a mix of *Mixed, some comfortable others poor* (purple), *Fairly comfortable, good ordinary earnings* (pink), *Middle class, well-to-do* (red). Given the intention of the houses, i.e. homes for the lower middle classes, the build would have been to a good standard using good quality materials (e.g. seasoned timber, well manufactured brick and built by experienced tradesmen and craftsmen. If any element of the build were poorer it would tend to be the foundations and their formation, which, given the intention of this project is not too much of a concern.



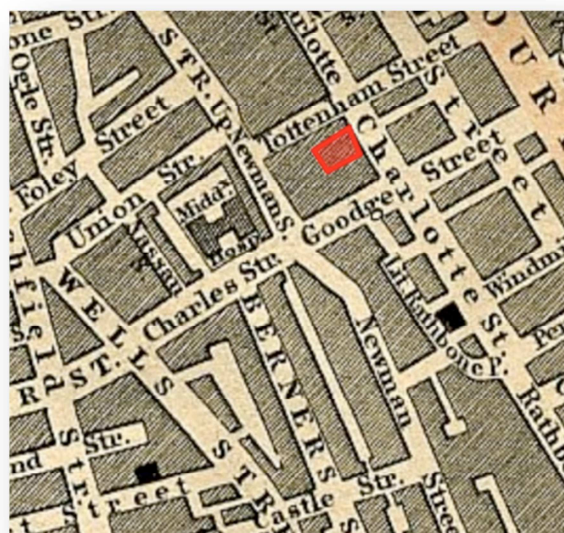
LCC Bomb damage map 1945



Cary's Plan of London 1795



Pigot Plan of London 1820



Wallis Plan of London 1801



Booth Poverty Map 1898

At the rear of the terrace properties are the single storey, double-height post-production facilities. The buildings consist of load-bearing masonry walls with light-weight steel truss roofs with boarded infill supported off purlins, these buildings will be demolished under the new proposals. Subject to confirmation through investigation works, due to the nature of the current rear buildings, we anticipate that the boundary walls in the most part will be separate from the neighbouring structures.



View of buildings to the rear of Nos. 61-65 Charlotte Street



View from inside of one of the rear buildings

COMMENTS ON PROPOSED DEVELOPMENT

The new proposals consist of the basement and ground floor levels being converted into office space with the ground floor commercial units to Nos. 63 & 65 being retained. The upper floors will continue to be for residential use albeit with altered internal layouts.

At the rear, the existing buildings will be knocked down in their entirety and replaced with a new two storey office block which will fit within the similar roof height as the existing. The additional storey within the same space will be achieved by lowering the existing basement level in some areas thus creating a consistent level throughout.

The new proposals for the development of the existing properties at the front of the site appear to be reasonable and fairly common of this type of refurbishment project. The existing structure will need to be surveyed upon strip-out however we do not anticipate there to be any problems with accommodating the likely amendments.

Discrete structural elements such as steel beams may be required where load-bearing walls are removed to allow for the revised layout and it is possible that some of the floor joists may need replacing/strengthened if damage is evident, but these activities will be straight forward to carry out for a suitably qualified builder.

The works to the rear of the terrace properties include the demolition of the existing structures which will be required to be carried out in a careful and controlled manner ensuring stability of the surrounding buildings is maintained at all times.

The new build works will be designed to suit the proposed layouts and site constraints. It is likely that the frame will be constructed in steel in order to achieve the clear spans required for the office layouts at basement and ground and ease of construction.

It is possible that underpinning of the adjacent buildings may be required due to the drop in level of the basement floor that is proposed, however this will be confirmed following further site investigations. The foundations for the new frame are likely to be reinforced pads and will be situated so that they do not adversely affect the foundations of the buildings that surround it.

These works, whilst in a restricted site due to there being buildings on all four boundaries, are reasonably straight forward and will not pose great difficulty to a suitably experienced contractor.

CONCLUSIONS

The works to Nos.61-65 Charlotte Street consist of refurb works to the existing Georgian era terrace properties at the front of the site, and demolition and new build works to the rear. The proposed works are fairly typical of this type of redevelopment and should not pose any significant risks to the existing/surrounding structures or difficulty in carrying out the works for a suitably experienced contractor.

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