

77-79 CHARLOTTE STREET

Design and Access Statement

COVEBURGESS 6-8 Cole Street, Studio 11, SE1 4YH London



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1.0 INTRODUCTION

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CoveBurgess is an architectural practice based in London, with a focus on projects in Central London.

The practice’s approach is characterised by understanding the existing urban context, and finding an appropriate modern language for new additions.

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.

1.1 The Client

Client

Charlotte Street Property Ltd has bought 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.

1.2 The Brief

Brief

The client’s brief is to specifically include office space for businesses and charities with residential uses above which can be used in part as ancillary spaces for the offices.

The design team was asked to explore options for a commercial and residential scheme. We have considered options that retain the existing building, as well as a new-building proposal.

The proposal is a mixed use scheme, to be known as Collaboration House.

Collaboration House

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.

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.

The concept of bringing charities together under one roof will enable them to build relationships and share resources in a new and innovative way.

Collaboration House will accommodate charities and faith organisations and will also provide hub space for start ups.

The new building will provide:

- 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

1.3 The Existing Building

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.

Over the next year they will provide feedback to the architects and designers, so that the new building will facilitate enhanced collaboration.

This joint effort between the occupants and the design team will help guide the design process to create the optimum solution for collaboration work.

1.0 INTRODUCTION

1.4 Summary

Following a previous consent, this planning application aims to reintroduce a taller massing into the Mews as shown in an earlier design study during the Pre-application process of appliaction 2015/1076/P. Planning officers comments led to the removal of the floor even though the design team strongly believed that this massing would be more adequate in the current context of the new corner development. Other comments included:

- 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.

These points had been addressed, for the planning application and remain an important part of this application. Below is a summary of the changes to the design of the scheme in respect to the successful consented application.

Application comments

2015/1076/P

Demolition of existing buildings and erection of a new part four, part five and part six storey building plus double basement to provide 4 x flats (1 x 1 bed; 3 x 3 beds) along with B1 and B1c floorspace.

Has been approved at committee 24/09/15

Changes made to the Planning Application scheme

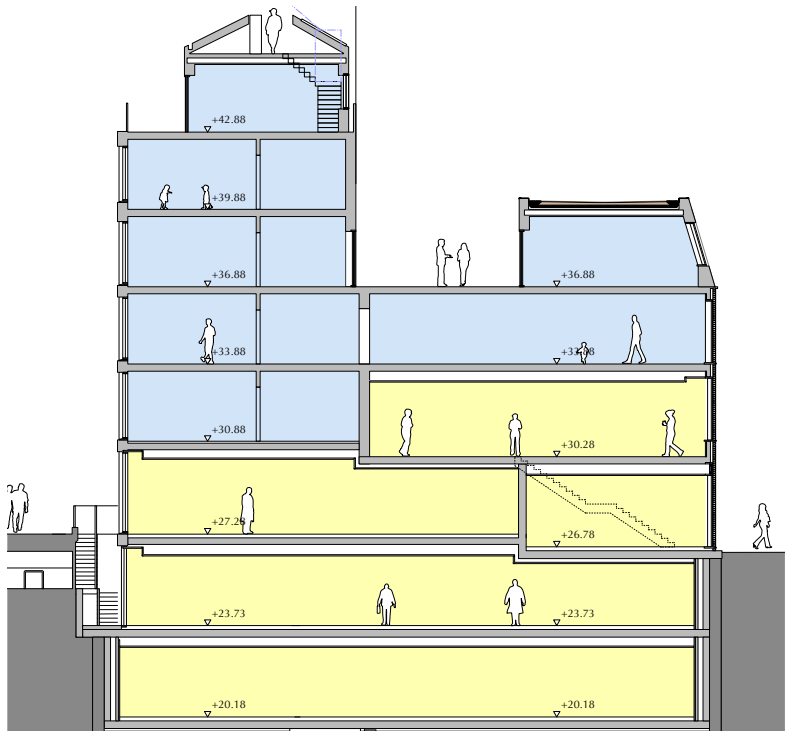
Additional 4th floor extension.

4th floor pitched roof within outline of adjacent building

3rd floor now same as 2nd floor with central light well.

Fully glazed connection between main building and 4th floor extension.

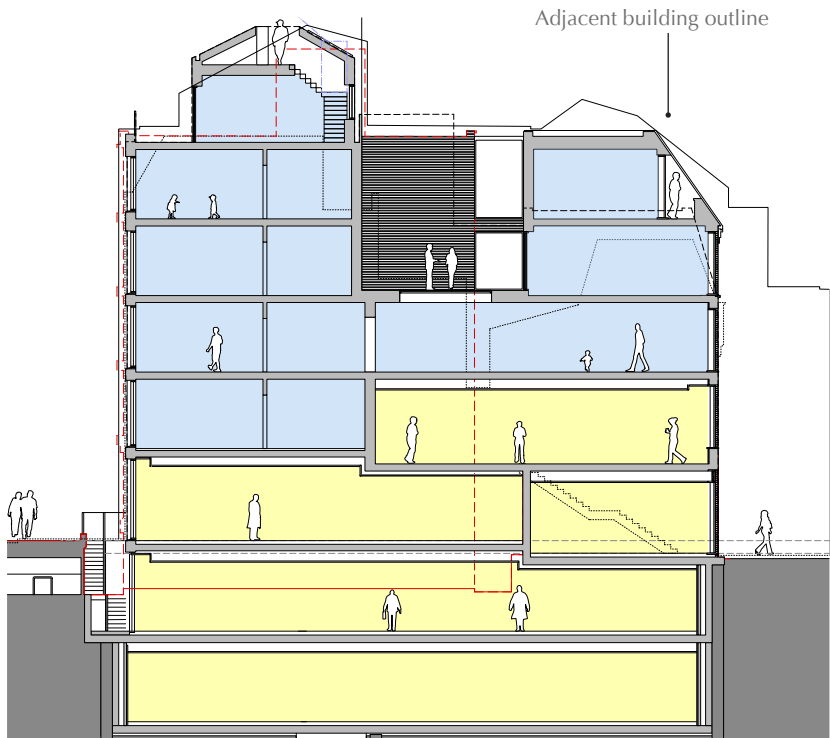
Planning consent comments dependent on 106 Clause.



Section of consented scheme



View of consented scheme



Section of new proposal



View of new proposed scheme

2.0 ANALYSIS

2.1 Wider Context

Location

The site is in Fitzrovia, Camden, close to the boundary with Westminster. It is within the Charlotte Street Conservation Area.

It has a PTAL rating of 6b. It is close to Goodge Street and Tottenham Court Road tube stations, providing good links across London via the northern and central lines. A number of mainline stations and the future Crossrail station are easily accessible. There are numerous bus stops along Tottenham Court Road (northbound) and Gower Street (southbound).

The site shares a boundary with the corner site (73-75 Charlotte Street), which has recently received planning consent for a new mixed use commercial/residential building (primarily residential), which is currently being implemented.

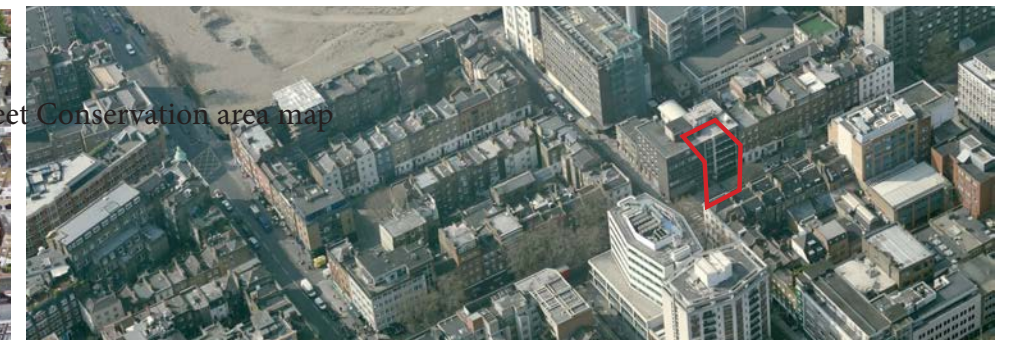
The site is a combination of two plots fronting Charlotte Street and a single plot on Tottenham Mews.



Site Location Plan



Aerial view from north-west



Aerial view from south-east, showing the site of Fitzroy Place development currently under construction

2.0 ANALYSIS

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.

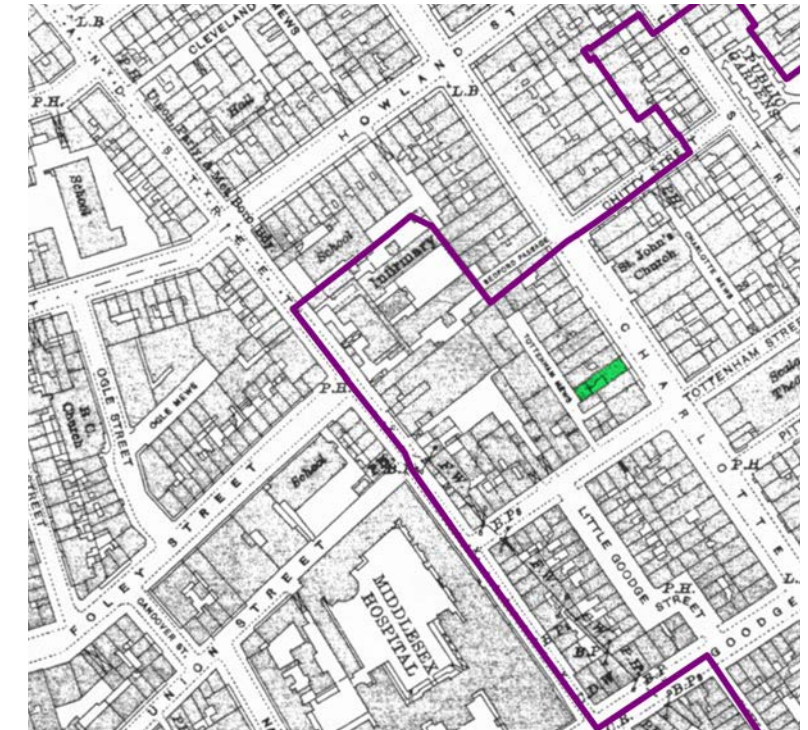
The overall pattern of streets was established in the 17th century. On the map from 1875-76 the pattern of larger plots on Charlotte Street and smaller Mews buildings can be read clearly.

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.



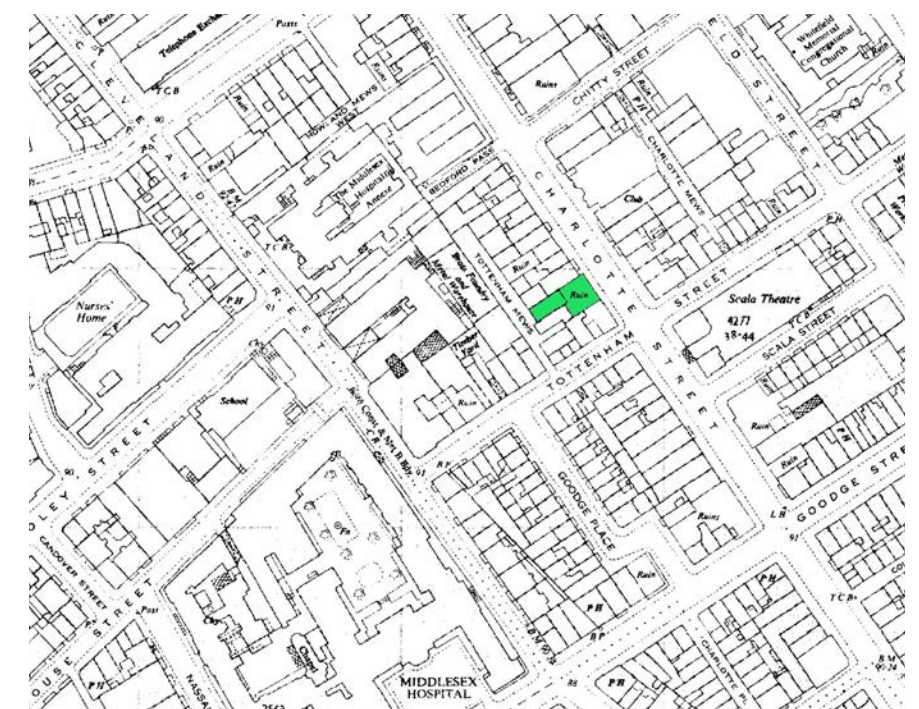
Charlotte Street historical map from 1875-1876



Charlotte Street map from 1935 (conservation area shown)



Charlotte Street Conservation area map



Charlotte Street historical map from 1954

2.0 ANALYSIS

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.

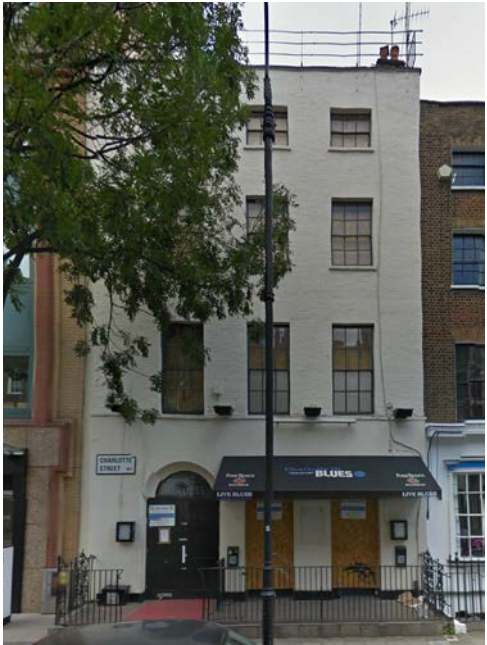
The existing building on the applicant site is a post war building and is considered to be of neutral contribution to the conservation area at a best.



- 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 Goode Place
and 39 Tottenham Street Grade II



E - 44 to 50 Tottenham Street
detractor



F - 46 Goode Street
detractor



G - Tottenham Street/Scala Street
detractor



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

2.0 ANALYSIS

The Conservation area

Charlotte Street and the adjoining roads benefit from a wide range of active frontages, 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

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

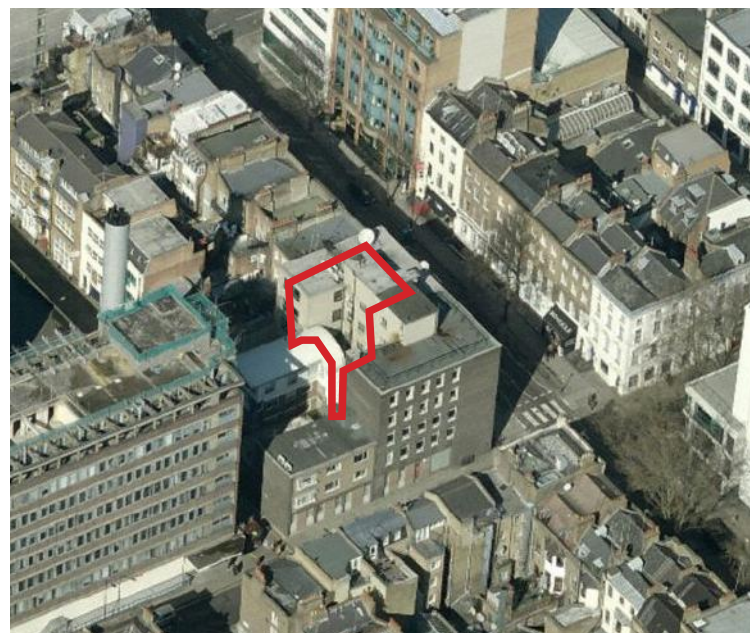
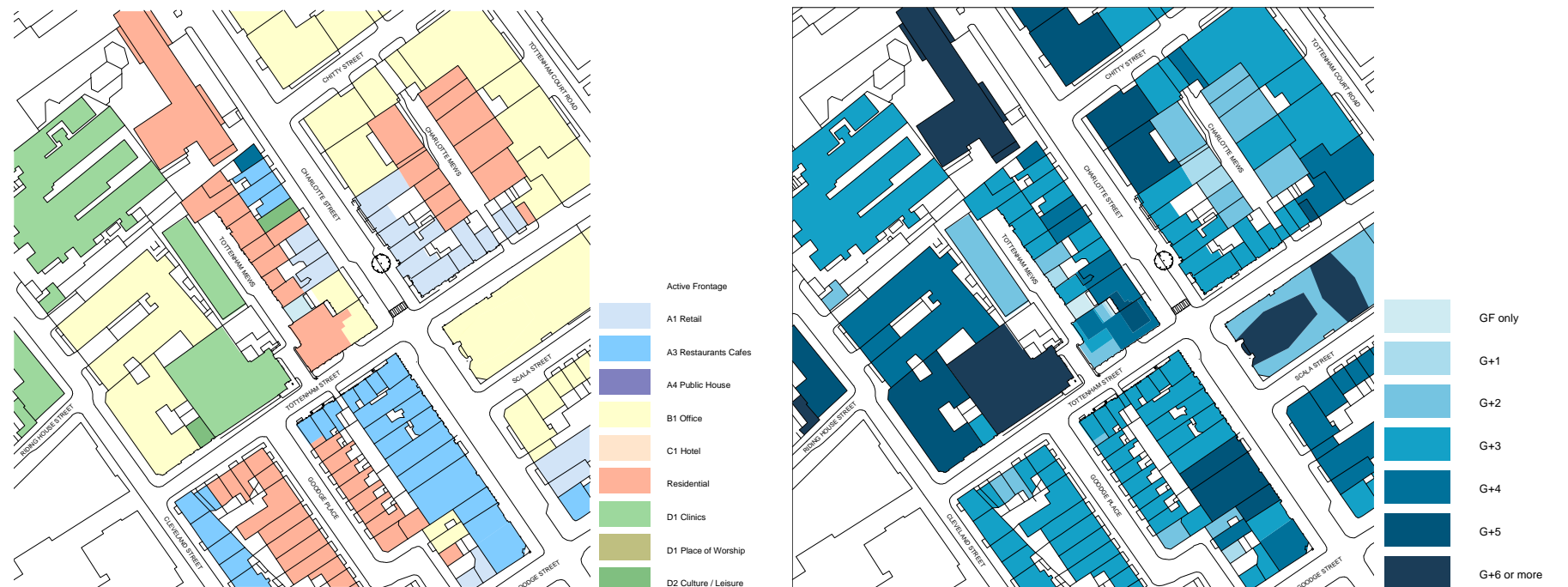
In this area the frontages are less active with more lightwells in front of buildings and less public uses such as residential developments and clinics.

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.



Overview of site showing typical scale of building around the site

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.

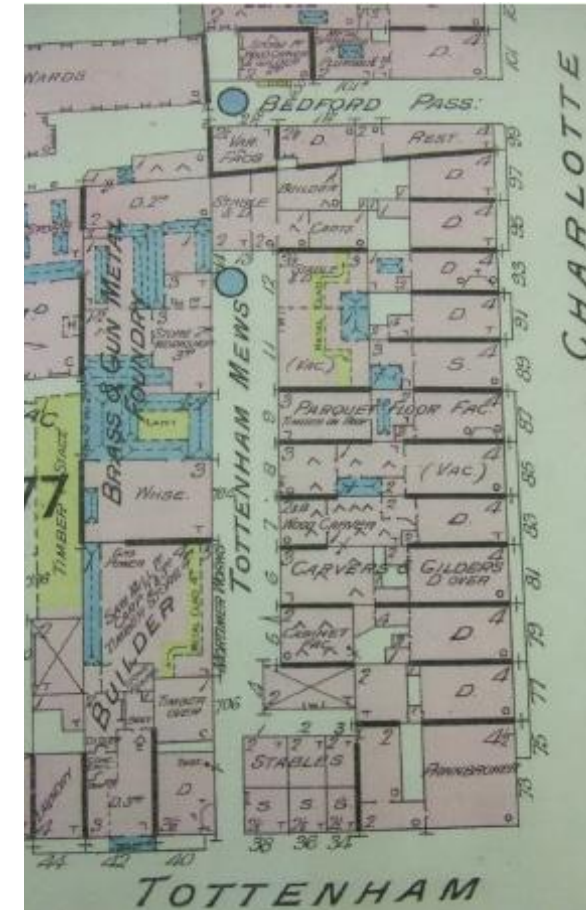
A mix of scales can be found in the vicinity of the site. Buildings along mews are generally lower and of smaller footprint than along main streets.

2.0 ANALYSIS

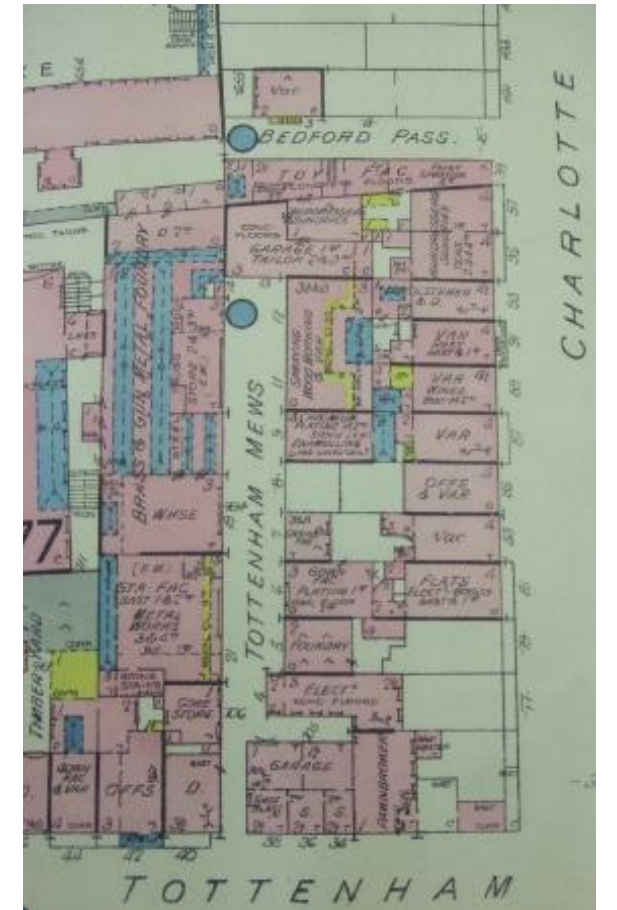
Street and Mews Pattern

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 (+roofs) industrial buildings remaining.



Goad Insurance Plan 1900



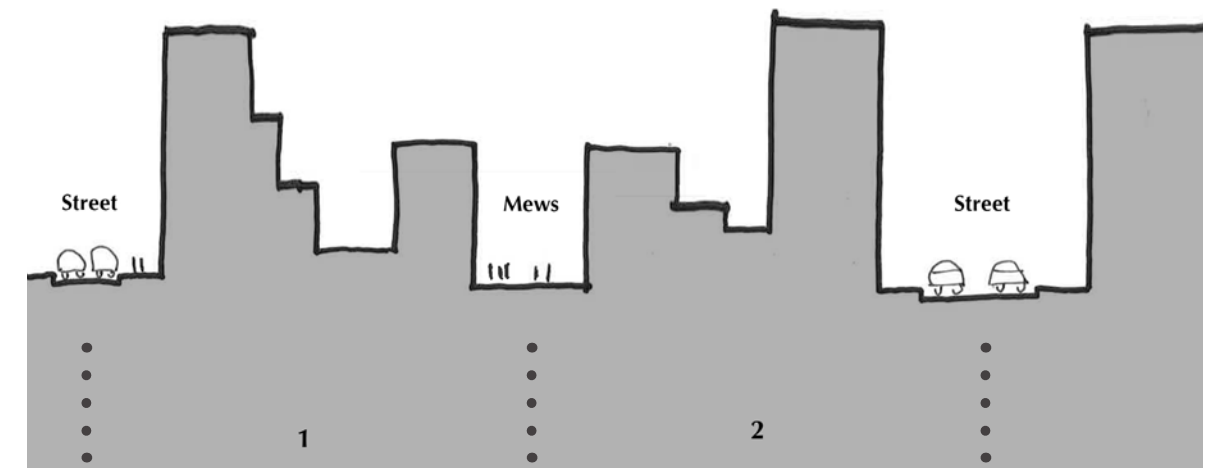
Goad Insurance Plan 1948



Charlotte Mews



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



Typical section through streets and mews

2.0 ANALYSIS

2.2 Charlotte Street Pattern

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.



Charlotte Street southern part



Neighbouring buildings along Charlotte Street



East side of Charlotte Street, opposite the application site

2.0 ANALYSIS

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.

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.

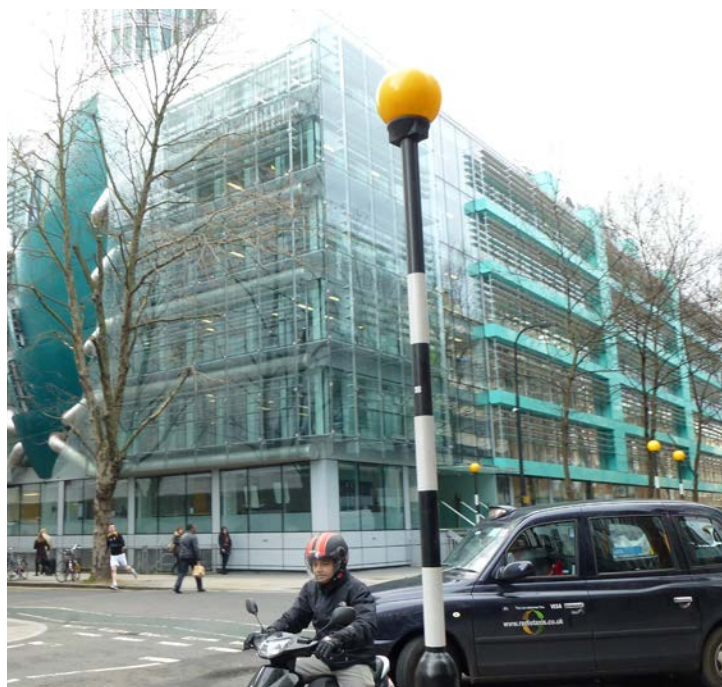
The modern developments which are often considered to be detracting from the conservation area, show a range of materials from concrete frames with infill panels to curtain walling.



Photo looking North-East across Charlotte Street



Tottenham Mews towards Tottenham Street



Recent development to north of site



Adjoining building to the North



Post war development to north of the site



Post war development to south of the site

2.0 ANALYSIS

2.3 Tottenham Mews Pattern

Overview

Tottenham Mews leads north off Tottenham Street.

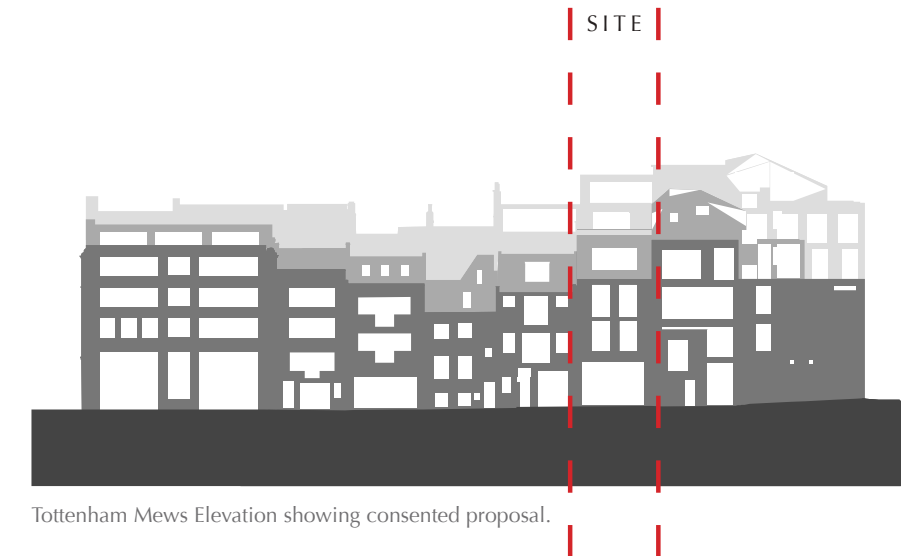
The overall character of the Mews is very much of a working back-street. The buildings framing the entrance to the Mews have very different characters.

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 six storeys. The majority have symmetrical facades which have fenestration reflecting their original warehouse character.



Site Plan showing Mews location



Tottenham Mews Elevation showing consented proposal.



Tottenham Mews from Tottenham Street



Tottenham Mews towards Tottenham Street



Line of first floor facade

2.0 ANALYSIS

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.

Roofs also show a wide variety of shapes and sizes. They include mansard roofs, flat roofs and pitched roofs.

The various heights and materials form a rich context.



White painted render



White painted brick



Exposed multicoloured brick



London stock brick with red window surrounds



Recently completed scheme at 73-75 Charlotte Street



Recently completed scheme at 73-75 Charlotte Street, rear block.

2.0 ANALYSIS

2.4 Recent Developments

Recent Development 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 externally completed with full practical completion scheduled for 2016.



Visualization of proposal:
Charlotte Street



Visualization of proposal:
5 Tottenham Mews



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



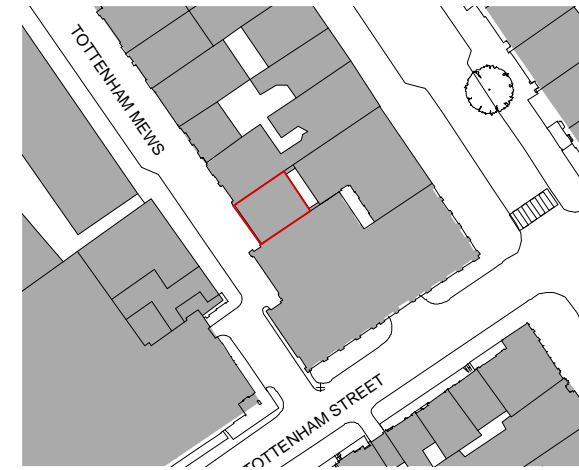
Elevation onto Tottenham Mews with No.77-79 to the left of the consented scheme

2.0 ANALYSIS

Recent Planning Consent 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.

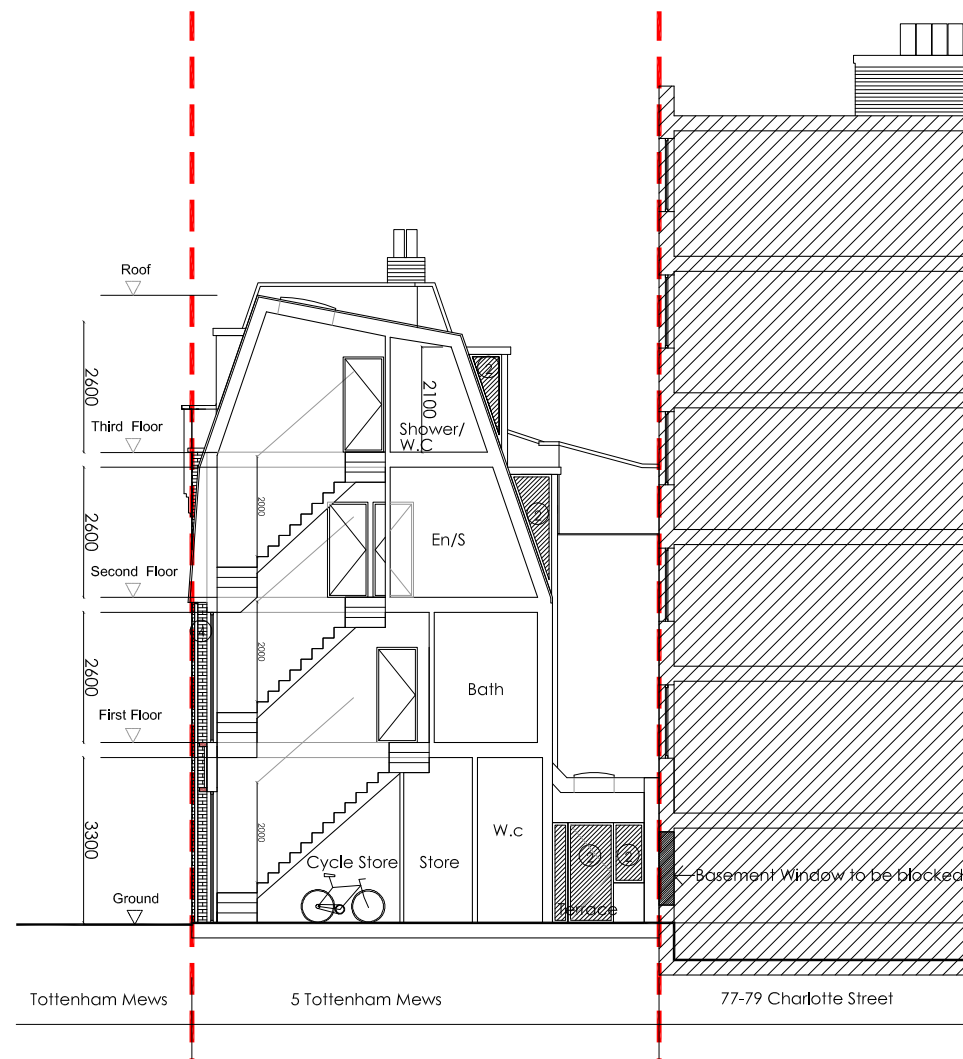
The scheme has four storeys on the mews elevation, matching the height of the adjoining property to the north.



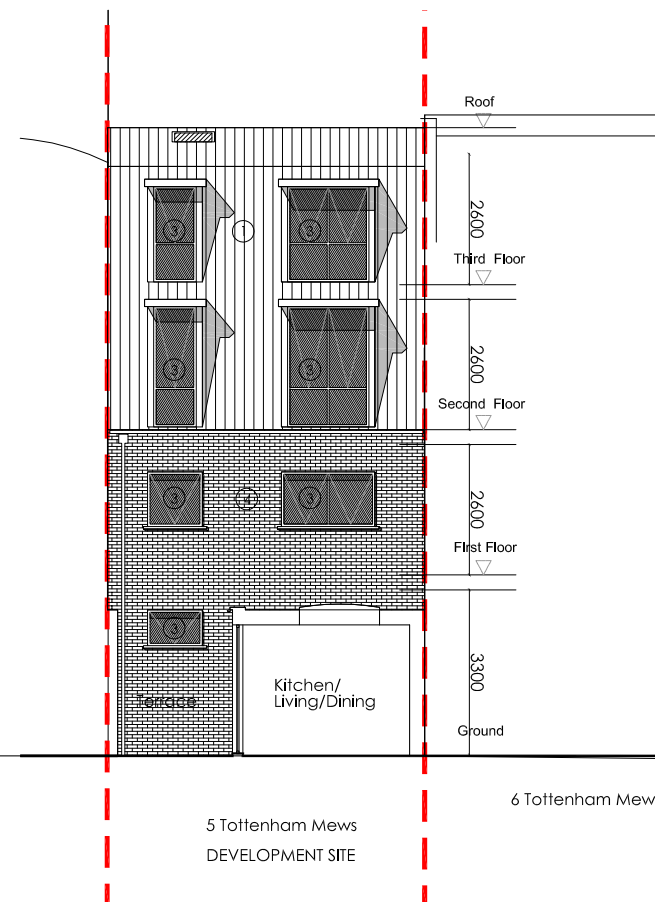
Site location plan



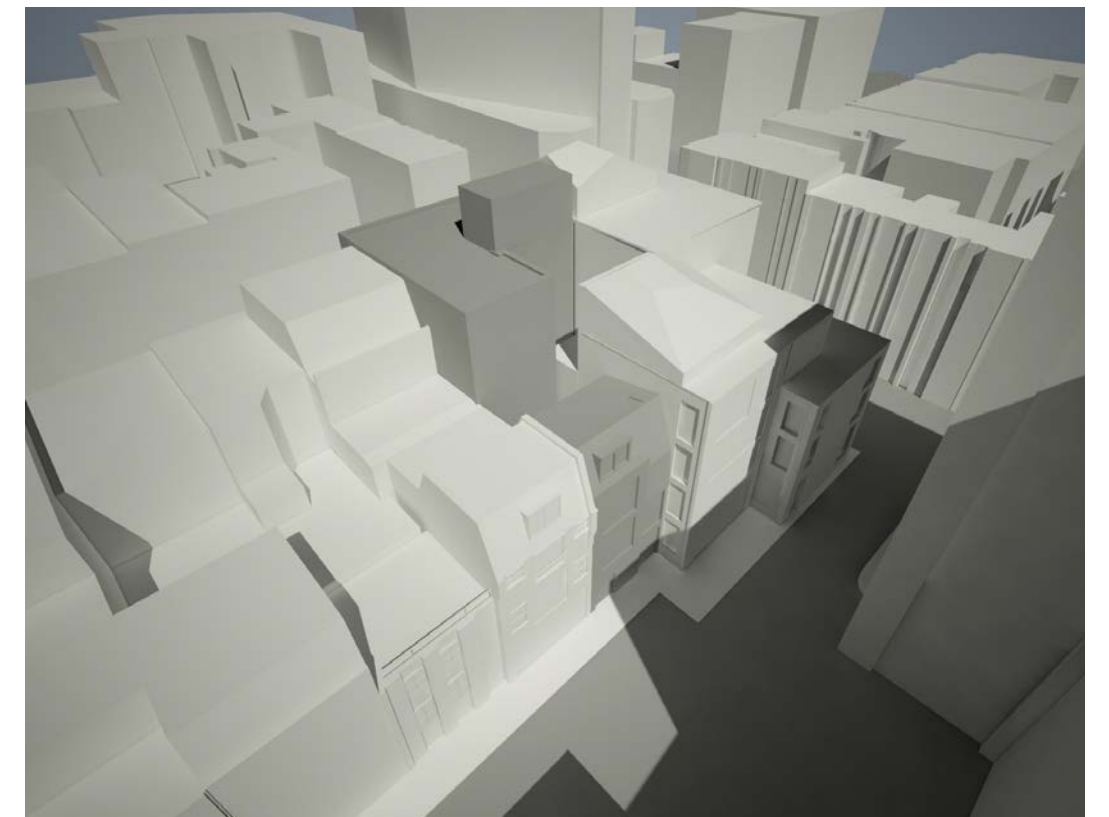
Visualisation showing proposal in original context prior to construction of new adjoining scheme to the south



1 Proposed Section AA



2 Proposed Section BB



Visualisation with amended context