



DESIGN & ACCESS STATEMENT

66 CHARLOTTE STREET | APRIL 2017



Project Description

The project is an existing 19th century building approximately 260 sqm over 4 stories plus small basement. Located at 66 Charlotte St. The application also includes 64 Charlotte St (not the residential) and 32 Tottenham St.



Fig.01_Location Plan

Application A – full scheme with mansard extension

- Change of use and reconfiguration of the existing basement and ground floors at no. 64 Charlotte Street (B1) and 32 Tottenham Street (A3) to locate the A3 use on Charlotte Street and the B1 use on Tottenham Street (as per Application REF 2016/3133?P);
- Retention and alterations to the ground floor retail unit (A1) at no. 66, including installation of a front lightwell and new shopfront;
- Retention of the existing lower ground floor (B1) at no 66;
- Conversion and extension of existing office accommodation on the upper floors of no. 66 (B1) to provide residential flats (C3), including extension of the closet wing, and erection of a mansard roof extension.
- Demolition of courtyard office building to the rear of no. 66 and the construction of a new replacement building across a new basement level, ground and first floor levels - to form an extension of office accommodation from no. 64.

Application B – full scheme with no mansard extension

- Change of use and reconfiguration of the existing basement and ground floors at no. 64 Charlotte Street (B1) and 32 Tottenham Street (A3) to locate the A3 use on Charlotte Street and the B1 use on Tottenham Street (as per Application REF 2016/3133/P);
- Retention and alterations to the ground floor retail unit (A1) at no. 66, including installation of a front lightwell and new shopfront;
- Retention of the existing lower ground floor (B1) at no 66;
- Conversion and extension of existing office accommodation on the upper floors of no. 66 (B1) to provide residential flats (C3), including extension of the closet wing, and replacement of the existing roof with no accommodation at roof level;
- Demolition of courtyard office building to the rear of no. 66 and the construction of a new replacement building across a new basement level, ground and first floor levels - to form an extension of office accommodation from no. 64.

1.0 Introduction

This Design and Access Statement has been prepared for the Planning Application for the Change of Use and development of the above site including rear extension and the amalgamation of the existing B1 unit occupying the rear ground floor of the building, which will be accessed from Tottenham Street.

The application concerns the Change of Use from B1 to

C3 of the First and Second floors to create 3 self-contained residential units (Third Floor is already C3). Residential units to be accessed through 64 Charlotte St. residential entrance on Tottenham Street and also share the same stairs.

One application includes a mansard (A) with lift accessed via front of the property. The other one includes a replacement roof (B).

A rear B1 extension including subterranean work will be accessed through and will incorporate 32 Tottenham St.

The application includes the removal of existing non-original pavement lights opening up the existing light well, the addition of new railings, the addition of new windows to the basement of the property, alterations to the existing shop front, the replacement of historically incorrect existing front and rear windows with timber framed to match existing windows below.

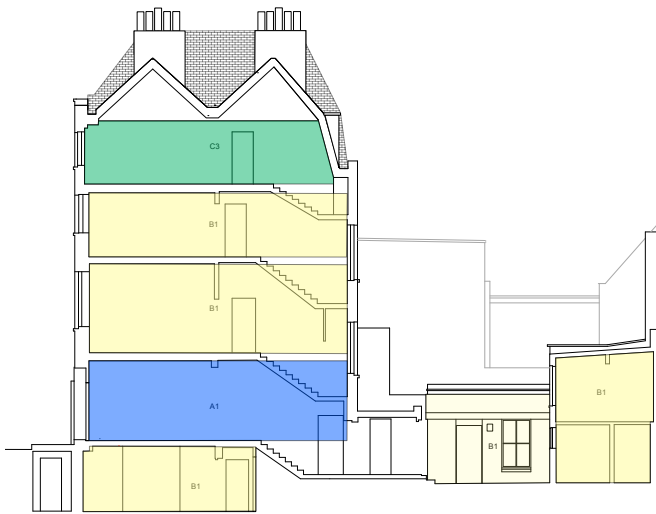


Fig.02_Existing Section F

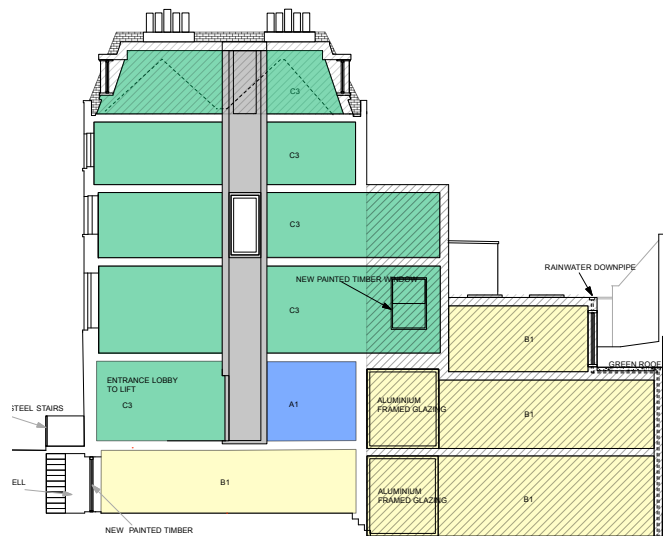


Fig.03_Proposed Section F Scheme A (Mansard)

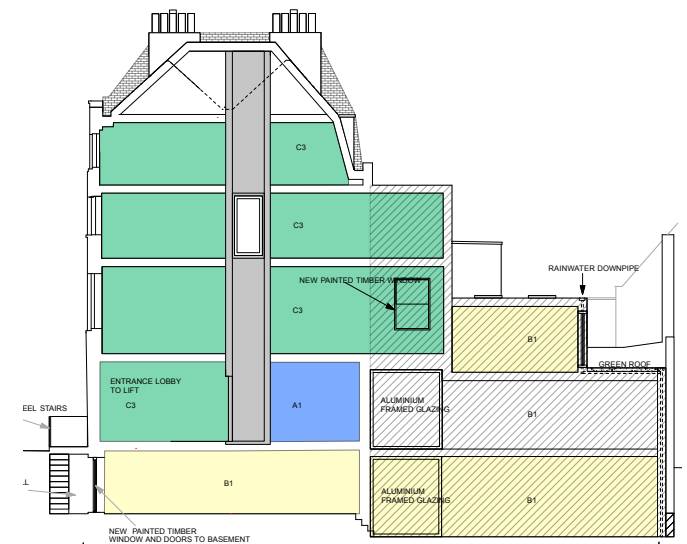


Fig.04_Proposed Section F Scheme B

2.0 General

The main building is an existing 19th Century 4 storey property plus a basement and separate converted haphazard outbuildings to the rear. The application also includes the neighbouring properties 64 Charlotte St and 32 Tottenham St. It is located within the Charlotte Street Conservation Area but it is not listed.

The existing building currently comprises 5 No. B1 office units, 1 no. A1 Shop and 1 No. C3 Flat over the existing four levels.

2.1 A History of the 66/64 site

In trying to design the rear extension we looked into the history of the building to try to create a visual reference to aid our design.

Hogarth Studios

The Calendarium, better known to curators and discerning print collectors as 'Monk's Calendar', has been with us since 1903.

Unlike other calendars you don't throw it out at the end of the year, for this one carries an etched headpiece –



The Calendar's founder was Master Etcher William Monk, born in Chester in 1863, the son of a gun maker. After a spell in Antwerp he returned to Chester and worked from his studio on the River Dee, issuing prints of Chester but also of London.

In 1892 he moved to London, setting up at the Hogarth Studios in 64 Charlotte Street. Naming it so after the famous artist and prominent etcher William Hogarth.

Fitzrovia was still then something of an artists' colony, and thanks to the Society of Painter-Etchers the work of British etchers of the moment was considered respectable, exhibitable, and eminently collectable. The great British Etching Revival was under way. Prices would soar, and artists such as William Strang, Joseph Pennell, Sir David Muirhead Bone, Nathaniel Sparks, Francis Dodd, and William Washington would flourish.

It was in this scene that Monk launched his Calendar. The Hogarth studios signage is still visible to this day on both the Charlotte St and Tottenham st elevations.

Eventually Celebrated Chilean painter Olga Lehmann acquired space at the famous Hogarth Studios, Charlotte Street, in the heart of Fitzrovia. Students from the Slade, the Central and St Martin's Schools of art rubbed shoulders with artists, fashion designers, models and anarchists.

3.0 Proposed development

The proposal is to create a mixed-use development that will enhance the local area encouraging use through the day and night that will allow the property to achieve full occupation as following:

Basement

At the front of the basement the proposal will extend the existing B1 office unit. This will be accessed from Charlotte Street. It is proposed to remove the existing area of non-original pavement lights at the front of the building and install a steel staircase. The non-original windows at basement level will be removed and a new window and a door at basement level will be created.

The basement will then be extended by 60 sqm beyond the existing build and into the rear. A light well will be constructed. This area will be accessed through 64 Charlotte St via the Tottenham St. entrance.

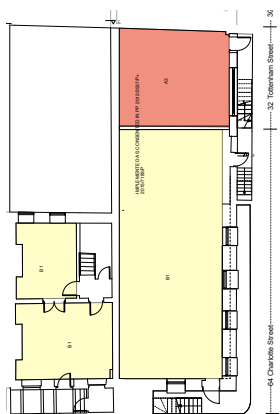


Fig.05_Existing Basement

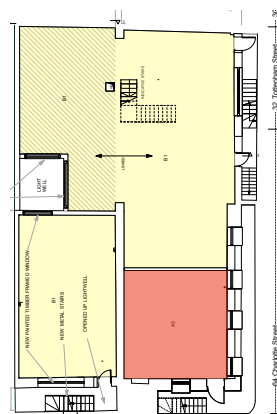


Fig.06_Proposed Basement

Ground Floor

Alterations are also proposed to create a new shop front at 66 on the Charlotte Street elevation. New traditional railings to match those at 70 Charlotte Street are proposed to border the opened-up light well with stairs at the front of the property providing access from pavement level. These proposals are made to offer an attractive, modernised and viable commercial space. The Ground floor will then be extended by 60 sqm beyond the existing building and into the rear. A light well will be constructed. This area will be B1 and accessed through No 32 Tottenham St. entrance.

First, Second floor

It is proposed to convert the first and second floors into 2 residential units with a 2 bed at first and a 2 bed at second.

The first floor will be extending by 60 sqm beyond the existing building and into the rear. New built additional closet of 10 sqm will be for the residential and 50 sqm for the rear B1. This area will be accessed through 64 Charlotte St via the Tottenham St. entrance. The second floor will be extending by 10 sqm beyond the existing building and into the rear. This area will be accessed through 64 Charlotte St via the Tottenham St. entrance.

Third and Mansard Floors

Option A will include new Mansard roof accommodation that will serve as the second story to a maisonette on the third floor creating a 2 story 3 bedroom apartment

Option B will include only a new replacement roof hence the third story will only be a one story one bedroom apartment.

This areas will be accessed through 64 Charlotte St via the Tottenham St entrance.



Fig.07_Neighbouring railings

4.0 Planning History

See past applications:

- 2012/3537/P
- 2015/7183/P
- 2016/3133/P

5.0 Design

Care has been taken in the design of this proposal to preserve and enhance the positive contribution the building makes to the Conservation Area. The proposed works affecting the external appearance are listed below with justification and explanation given for the design proposals.

New railings, light well and steps to basement.

The design of the new railings has taken as reference the existing railings at 70 Charlotte Street. These are traditional black painted metal railings with a plinth. Consideration has been taken of the many examples of basement light wells with railings both on Charlotte Street, Tottenham Street and throughout the Conservation Area.

New front external steps from street level to the basement are proposed to provide access. Their form and location are believed to be in keeping with established precedents on Charlotte Street and the local area. (See Fig.06)

Rear extension

Considering the rear new build elevation (visible only from Charlotte Mews) we didn't want to just add a pastiche intervention by attempting to mimic the aesthetic of the original construction.

We believe it would be more respectful to marry antiquity with modernity but to acknowledge the past by creating a language with William Monk and the medium.

By using the historical etching context as a design generator to create a modern element we believe a truthful, reverent, appropriate and harmonious architectural contribution can be achieved. There are two proposed formal solutions for the rear extension.

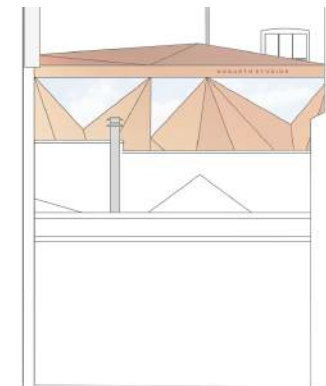


Fig.08_Proposed Rear Elevation from Charlotte St mews

5.0 Design

Rear extension - Materiality

The two precedents enclosed use very different techniques; the first one is a standard timber joist roof with brushed copper cladding on top and the second one is a set of Corian panels mounted on a hollow steel supporting structure.

The material finish that we would like the Council to consider is brushed copper panels. It relates back to the previous use of the building as an etching workshop since copper has historically been used as part of the etching process. It also marries well with the terracotta tonality of the surrounding bricks. A classic material with a re-interpreted use.



Fig.9_32-33 Great James Street by Emrys

Rear extension - Precedents

We have enclosed two precedents of similar facade treatments. One for each proposed construction technique.



Fig.10_Emporio Showroom by NU.DE

The first precedent is very close to our site, in Great James St and was designed by Emrys. It uses a very similar language to the one we are trying to establish: a triangulated roof clad in metal sheeting that adds architectural value both to the area and the interior of the office.

Corian or cementitious board panels cut to the desired shape is the second possibility. The Emporio Showroom by NU.DE in Kannur uses panels mounted to a welded-on-site frame of hollow mild steel pipes. Corian has the advantage of having a range of translucent products which would improve the of office's average daylight

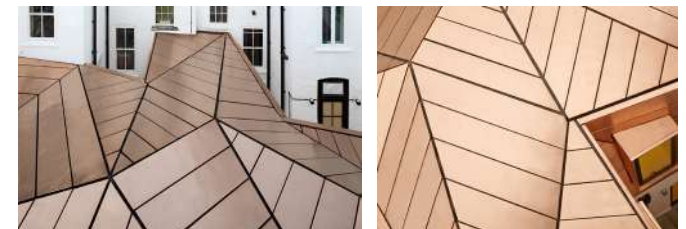


Fig.11_Details of copper roof by Emrys

5.0 Design

Window alterations

Ground floor shop front windows. Alterations are proposed to the existing shop front windows. These are intended to improve both the quality of natural light received, rationalise and simplify the overall appearance of the ground floor and as a consequence broaden the range of potential tenants for the unit. These will match the existing adjacent and are located by replicating the three column proportions that is prevalent within the terrace.

The new shop front window has been designed so that its height aligns with the height of the existing front door and is proportioned to and respectful of existing elements on the elevation. Please refer to drawing 1329-PA-003/004.

It is proposed to replace the existing Third floor Victorian windows with a more historically correct Georgian window with vertical glazing bars, which sub-divide the windows. This will then match the windows below and create a more architecturally consistent aesthetic. The existing sizes and locations of the windows will be retained. By replacing these windows whilst retaining their overall form the windows and elevations are given a more genuine appearance enhancing the relationship to the streetscape and adding a positive contribution to the Conservation Area.



Fig. 12_Precedent of Georgian windows at 74, Charlotte Street

New basement windows. By removing the existing pavement lights to open up the existing light well the opportunity arises to create a window at basement level to substantially improve the quality of light and space for the unit. The current small non-original windows being located below the pavement lights provide very poor levels of natural light, which contribute to its lack of appeal to potential tenants.

It is proposed to form one new window to the front elevation at basement level.

All windows, both new and replacement are proposed to improve the building's energy efficiency. The new windows will be painted timber framed double-glazed sash to match existing. The replacement ground floor and basement windows will be fixed painted timber framed double-glazed respecting the building's character.

Rear Extension

The proposed rear extension will be built up in London stock brick to match the existing

The new windows to the rear elevation will be in the same location as the existing. These are to be painted timber framed double-glazed sash to match those throughout the building.

A new low (200mm) safety handrail will be installed on top of the parapet for maintenance and safety purposes. There is a similar existing low handrail at roof level on the front elevation.

5.0 Design

Materiality

In accordance with policy guidance, the scheme proposes to use a slate for roof covering for the mansard extension with new traditional lead cladding for the dormers – with lead flashing above and below the window. The scheme proposes sliding timber sash windows with a timber cill.

Below the scheme proposes timber sash windows to match the historically correct Georgian aesthetic as per number 74 Charlotte Street (see *Fig.09*).

Where the party walls are proposed to be raised, the scheme proposes stock brickwork or painted render to match the existing building.

We would welcome the Council's guidance on this particular material and design treatment. Overall, the materials are sympathetic and traditional, and are therefore considered to respect the host building - and preserve the character of the conservation area.



Fig. 13_Existing Front Elevation



Fig. 14_Proposed Front Elevation Scheme A (Mansard)



Fig. 15_Proposed Front Elevation Scheme B

5.0 Design



Fig. 16_Ex. Rear Elevation

Fig. 17_Prop. Rear Elev. A

Fig. 18_Prop. Rear Elev. B

Residential entrance at Tottenham Street. It is proposed the upper residential floors will be accessed via the 64 Charlotte St. residential entrance on Tottenham St. The area has a dedicated refuse and recycling storage area. This allows a clear distinction between the commercial and residential entrances of the building.

We believe these proposals will improve the current appearance of the building whilst respecting its contribution to the Conservation Area.

Design of residential units. The residential units have been carefully planned to comply with minimum standards as set out in both CPG-2 Housing and the London Plan. The 2bed /3 ps bedroom units will have an approximate GIA of 61sqm, the three bedroom/ 6 ps units approximately 120sqm, thereby comfortably meeting both sets of standards.

Sustainability and Energy Efficiency. It is proposed to upgrade the building fabric to meet current Building Regulations requirements to improve its energy efficiency and sustainability credentials as far as the existing building constraints will allow.

An EcoHomes Pre-Assessment Report has been carried out together with accompanying SAP calculations, both of which are submitted with this application as supporting documents.

Improvements will for example take the form of the replacement of existing windows and new windows to be double-glazed, the addition of new roof insulation to improve thermal efficiency, the installation of new energy efficient boilers and white goods in all residential units, amongst others.

6.0 Access

The entrance to the A1 retail unit at 66 will be via a new door on the Charlotte Street front elevation. The entrance to the basement B1 unit will be via front external steps from street level to the basement. A Lift to the upper mansard levels is proposed and will be accessed via the existing entrance on Charlotte St.

The entrance to the residential units for No 66 is proposed to be from Tottenham Street as detailed above via the 64 entrance door opening onto a wide lobby with a staircase serving all floors. Level access from the pavement allows access for a wide range of users and ease of collection of refuse and recycling is allowed.

The rear B1 extension will be accessed from 32 Tottenham Street.

Lifetime Homes Statement

The proposal has taken into consideration the guidelines given in the Lifetime Homes Standards published in July 2010 and has sought to meet these as far as is reasonably possible given the restraints of the existing building. The design response against these criteria is listed below. Please also refer to proposed plans with annotations and dimensions indicating the design response to meeting the criteria as required.

6.0 Access

1. Car Parking Width

Not Applicable –

2. Access from Car Parking

Not Applicable –

3. Approach Gradients

The proposed communal entrance will be level with pavement level.

4. Entrances

The communal entrance will be illuminated with a clear opening width of 900mm with a minimum 300mm nib to the leading edge.

To maintain the existing appearance of the property and in consideration of its location within a Conservation Area it is not proposed to provide a covered entrance.

All front doors to individual dwellings will have clear openings of 900mm with clear 300mm nibs to the leading edge of the door.

5. Communal stairs & lifts

The communal stairs are easily accessible and comply with the Lifetime Homes criteria with a maximum rise of 170mm and minimum going of 250mm with handrails extending 300mm beyond top and bottom, handrail height of 900mm, distinguishable step nosing and clear width of 1000mm. A private residential platform lift is proposed to access the mansard apartment of 64 Charlotte St.

6. Internal doorways & hallways

Convenient movement through internal doorways and hallways for the widest range of people is enabled by compliance with guidelines as set out in the Lifetime Homes Standards.

7. Circulation Space

Convenient movement for the widest range of people is enabled in living, dining and bedroom spaces by compliance with guidelines as set out in the Lifetime Homes Standards with 1500mm diameter turning circles for wheelchair users.

8. Entrance level living space

All units will have entrance level living spaces.

9. Potential of entrance level bedroom

All units are on one level with entrance level bedrooms.

10. Entrance level WC & shower drainage

All units will have an accessible entrance level bathroom with provision for future installation of a floor drain.

11. WC and bathroom walls

Walls in bathrooms will be capable of firm fixing and future support for grab-rails.

12. Potential for hoists

Structure above main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and reasonable routes are provided from the main bedroom to the bathroom.

13. Bathrooms

An accessible bathroom providing ease of access in accordance with guideline as set out in Lifetime Homes Standards will be provided on the same level as the main bedroom.

14. Glazing and window handle heights

Windows will comply with the guidelines as set out in the Lifetime Homes Standards and will be easy to open/operate and will have sill heights above the recommended 800mm.

15. Location of service controls

Service controls will be within the recommended height band of 450 to 1200mm from the floor and at least 300mm away from any internal room corner.

7.0 Transport Links

The site is located within an area with excellent access to public transport being within walking distance of Goodge Street, Warren Street, Euston Square and Tottenham Court Road tube stations plus the extensive bus routes serving Tottenham Court Road, Gower Street, Euston Road and Oxford Street.

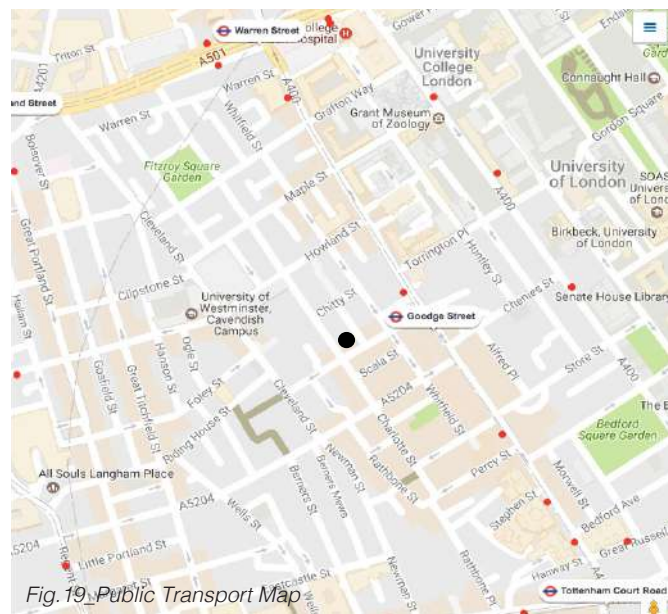


Fig. 19 Public Transport Map

8.0 Car and Bicycle Parking

Provision has been made to allow one cycle parking space per one bed residential unit and two spaces per 2+ bedrooms. The proposed bicycle storage area would be located at ground floor level within the entrance lobby. It is proposed to install a Josta bicycle rack as recommended.

C Conclusion

Further to the above and enclosed drawn proposals we respectfully ask for this proposal to be favourably considered.

9.0 Recycling and Refuse Collection Areas

A dedicated refuse and recycling storage area is proposed adjacent to the proposed residential entrance on Tottenham Street with its own lockable doors. The space allocated for this is based on the waste storage requirements guidelines (obtained from the Camden Council website).

Refuse collection for the retail space will be as existing.