



4 Flitcroft Street Facade Alterations Design and Access Statement

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Introduction

The following statement describes the proposals for facade alterations to 4 Flitcroft Street. These proposals are further to previous applications concerning this building. For reference, please see Application: *2012/6858/P granted 31 March 2015*

The consented applications include change of use at ground floor to provide a restaurant/venue space as part of wider works to the Denmark Street area. The consents also include provision of three residential apartments across the upper floors of the building. They do not include any alterations to the openings on the Flitcroft St. facade at ground floor.

The proposals outlined in this document aim to adapt the facade at ground floor to better accommodate these future uses, while re-establishing the proportions and alignment of the historic facade.

Overview

The proposed works include the following:

- Demolish existing render/stucco frontage at ground floor.
- Remove existing render from upper building to reveal original brick facade. Brick condition to be assessed on site. To be repaired/replaced if necessary. Any new facing bricks to match existing.
- Introduce a new steel box frame to provide a central, generous opening to both restaurant and residential areas.
- Rebuild two brick piers, clad in glazed brick.
- Provide full height glazing to restaurant frontage with perforated metal shuttering screen, and solid metal cladding to access to residential stair.
- Replace existing windows with timber framed windows with fenestration to match existing.

The materiality of the building is drawn from its original construction of stock brick with red brick details and red glazed brick base and reveal detailing. The proposed street frontage is reverential to these materials, and forms a vibrant, textural brick-red band.

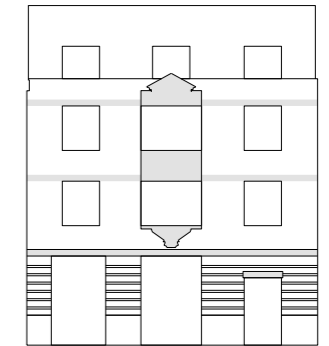
4 Flitcroft Street is of local importance and sits opposite a Grade 1 listed church and, as such, the developed proposal is sensitive to this historic setting and the building's original condition.

1.0 Executive Summary



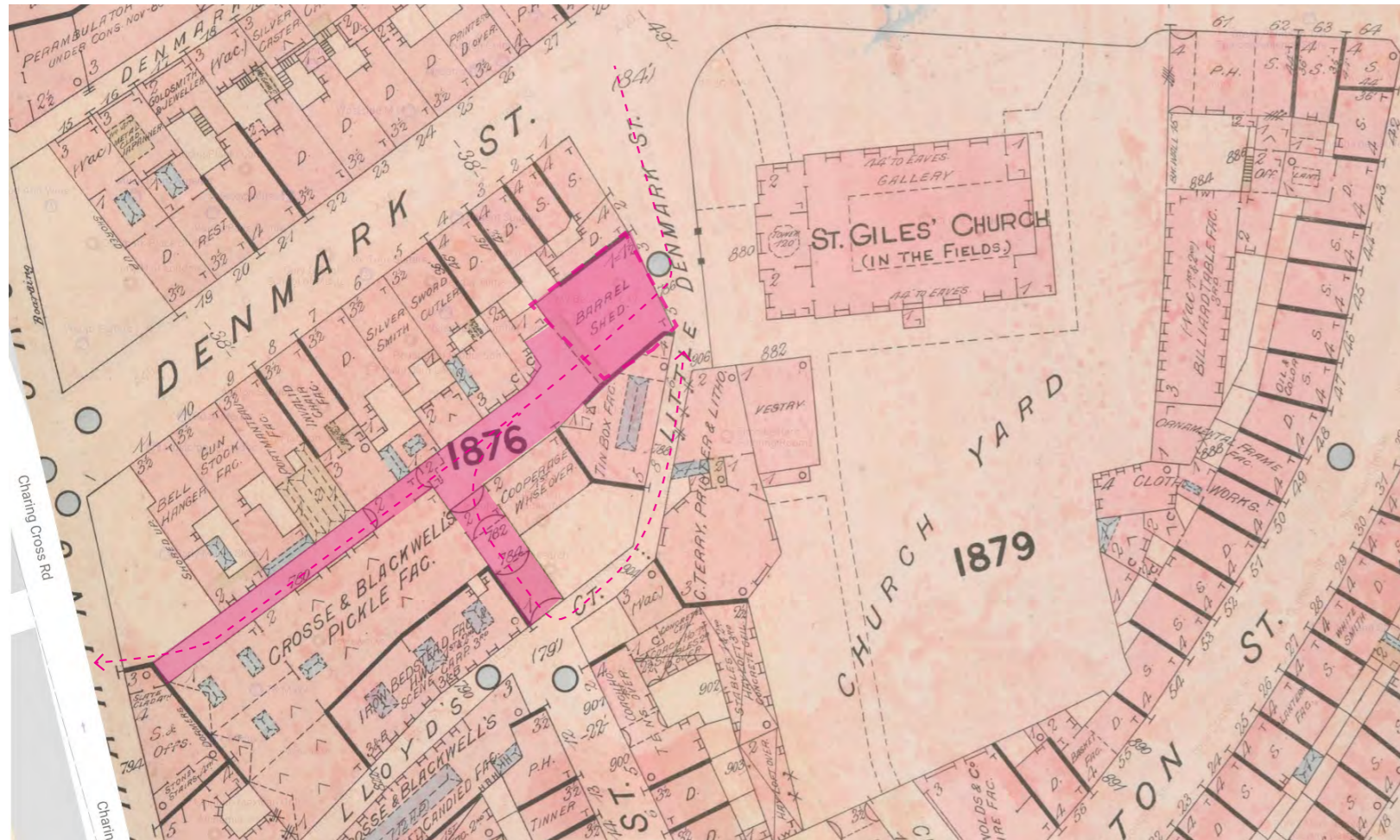
4 FLITCROFT ST. - 2017

The façade at upper level is finished in render applied over original brickwork. Horizontal bands of feature brickwork between windows, with a projecting central bay window with terracotta panelling. The ground floor façade has been significantly remodelled with two of the openings having been enlarged with painted metal glazing and prominent steel roller shutters. The lower facade is in stucco render with deep horizontal banding.



- Symmetry of facade disrupted by ground floor alterations.
- Facade has been rendered over the original brickwork with expressed brick banding retained.
- Lintols to ground floor have mostly been lost.
- Deep banded render to base of building.

2.0 Existing Condition



GOAD MAP - 1876

Historical maps of the area from the late 1800s, prior to the construction of 4 Flitcroft St. in its existing form, show that the Book Mews yard formed a passage connection from Flitcroft St. through to Charing Cross Rd.

At the time, 4 Flitcroft St. used to provide vehicular/ horse-drawn vehicular access through to the work yard beyond. Pedestrian access is possible through to Charing Cross Road. This allowed horse drawn vehicles to be drawn into and through the Mews yard, leaving via the Stacey St. exit. Following the full construction of Charing Cross Road, this yard access was cut off.

EXTENT OF FLITCROFT ST. AND BOOK MEWS YARD.



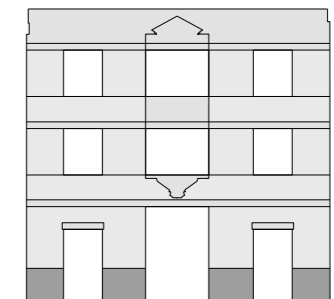
GOAD MAP - 1896

2.1 Historic Uses



4 FLITCROFT ST. - 1908
SHORTLY AFTER CONSTRUCTION IN 1903

The building was originally built in 1903 as a commercial building in the Queen Anne style, with warehousing on the ground floor and offices on the floors above. The principal elevation to Flitcroft Street is on three storeys with a mansard roof with dormer windows added later, above.



Symmetrical facade, windows arranged in a grid.

Brick facade with expressed brick banding.

Expressed brick lintols to ground floor openings.

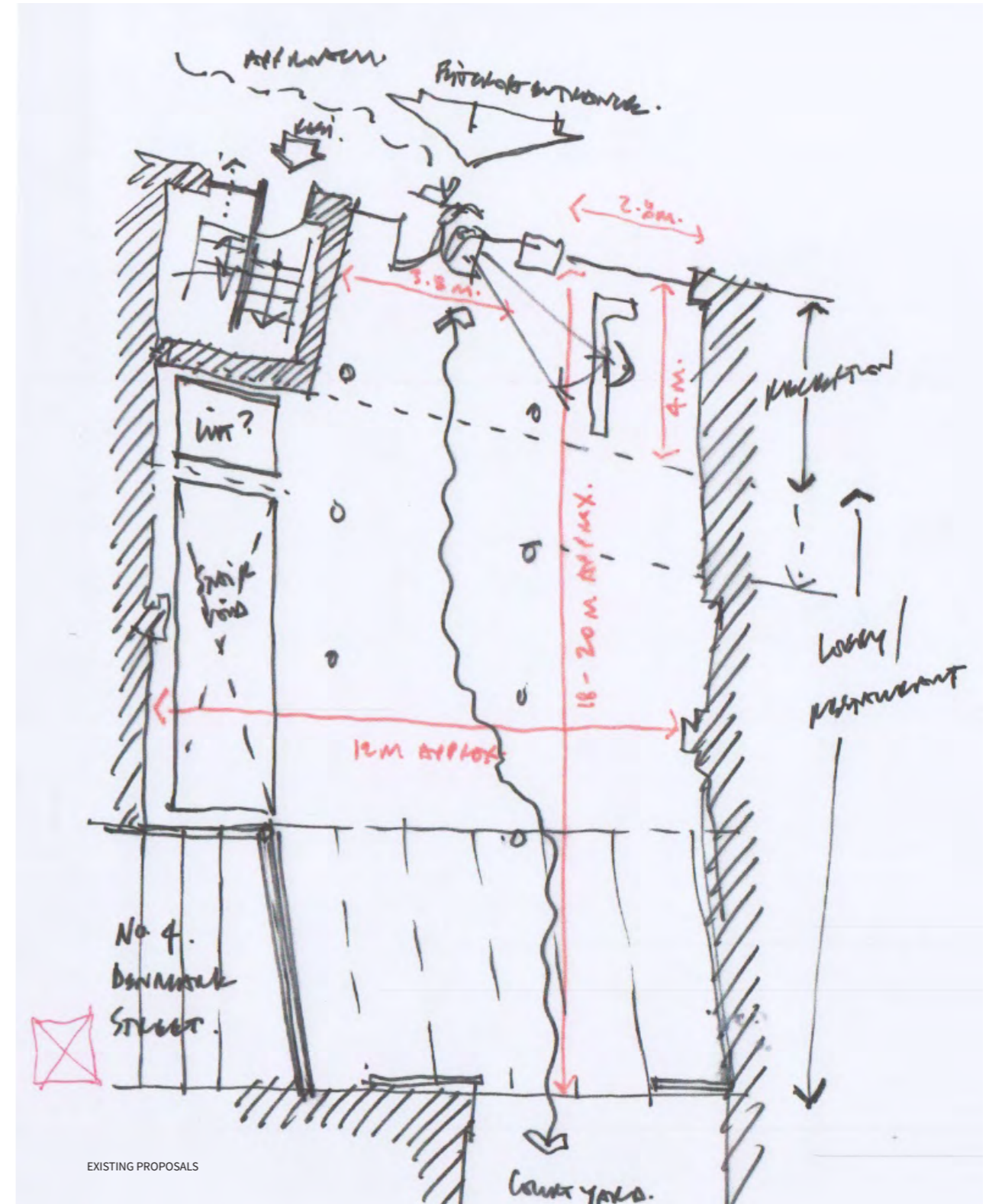
Dark glazed brick base.

2.2 Historic Condition

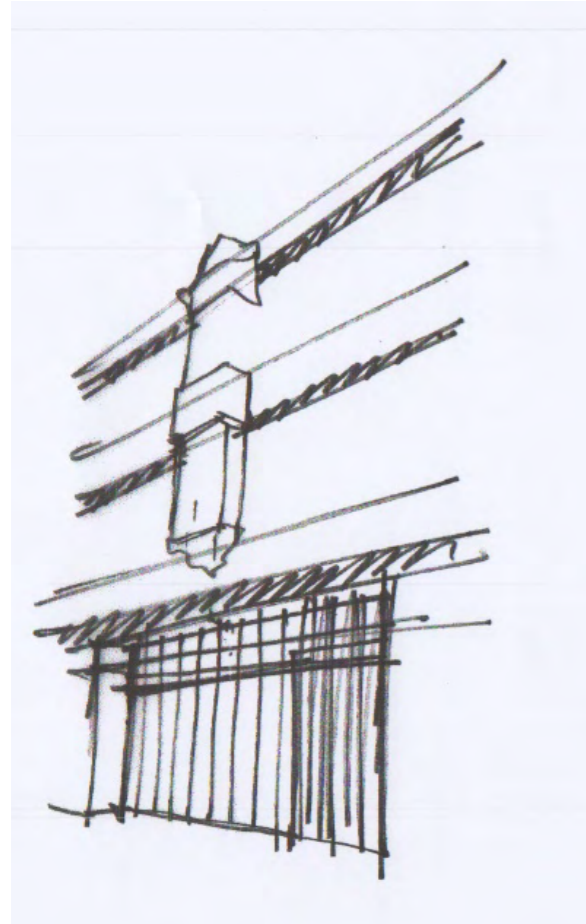
With regards to the Flitcroft St. facade, the consented works include:

- Repointing and repair of external masonry.
- Repair of roofing where necessary.
- Installation of new glazed shopfront and shutters to Flitcroft St. elevation.
- Installation of new timber doors to residential core on Flitcroft St. elevation.

These do not include alterations to the openings to the facade at ground floor.



2.3 Consented Condition

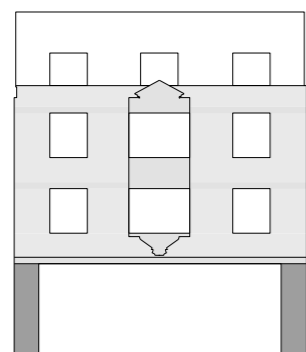


Brick band

Brick band with new beam behind

Brick band

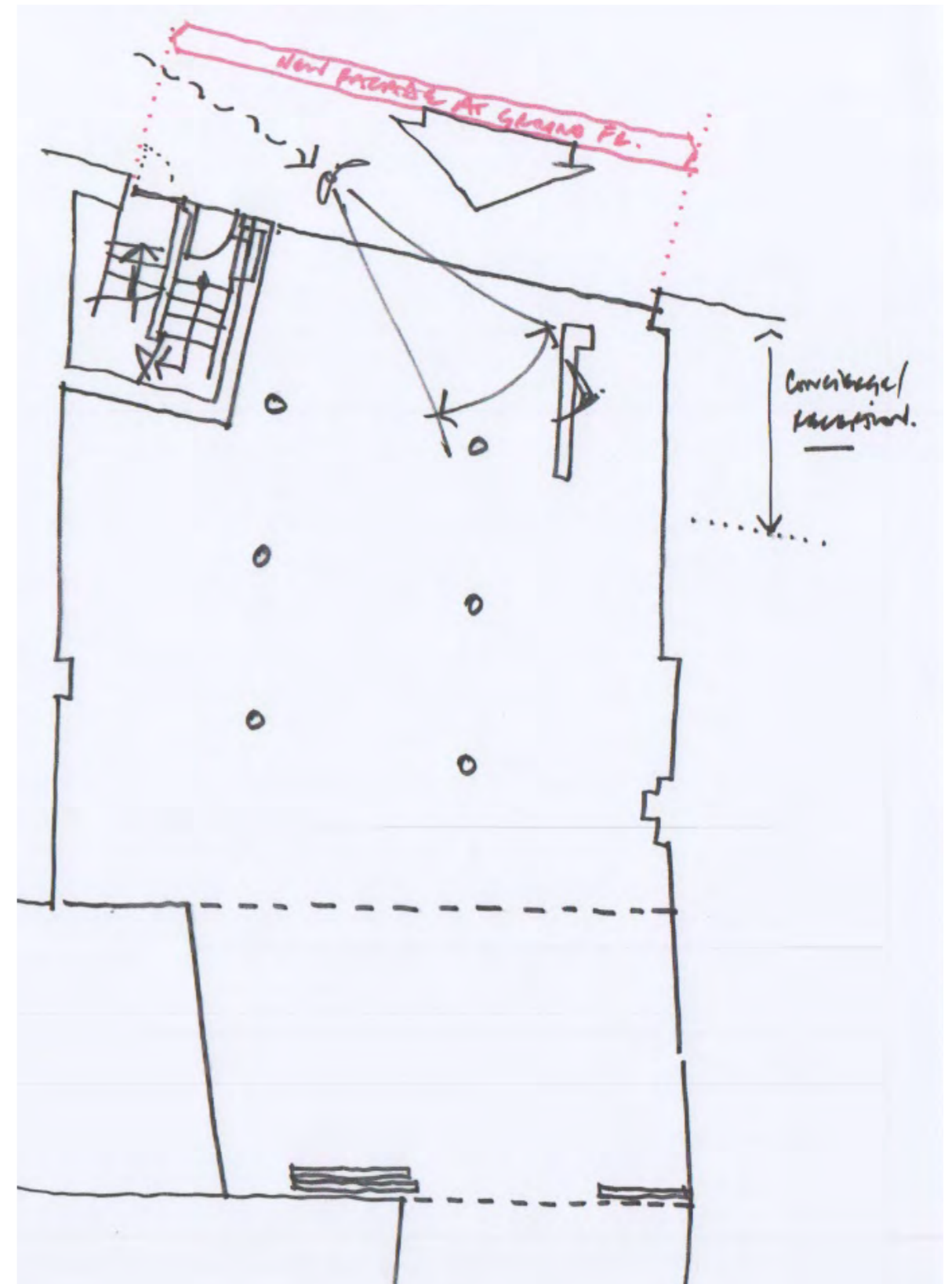
New masonry piers either side of new opening.



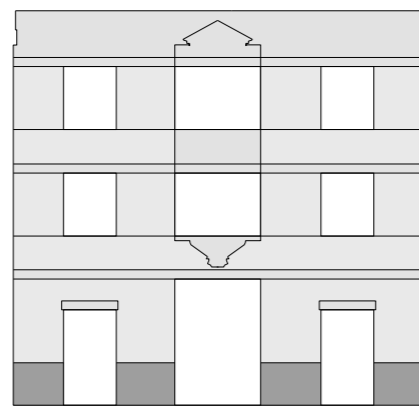
Re-instate symmetry of the facade with new, central ground floor opening.

Retain expressed brick banding.

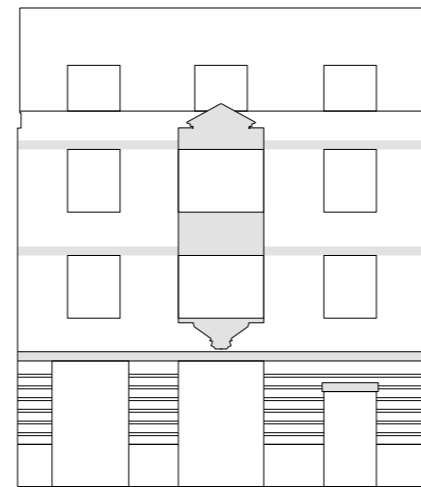
Reinstate glazed brick base with new brick piers.



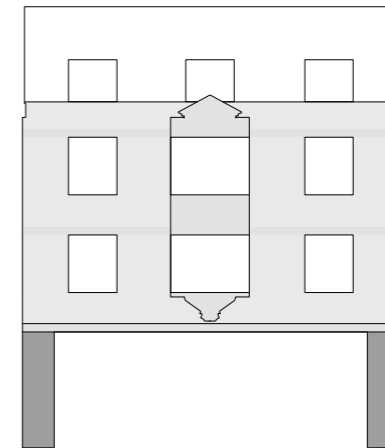
3.0 Design Ambitions



Original Condition

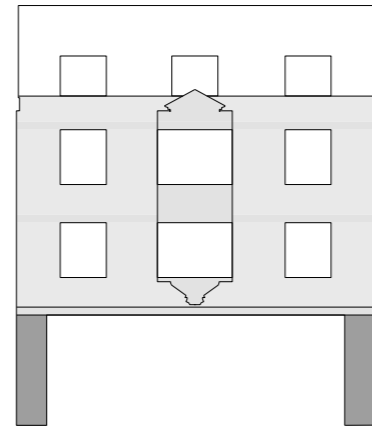


Existing Condition



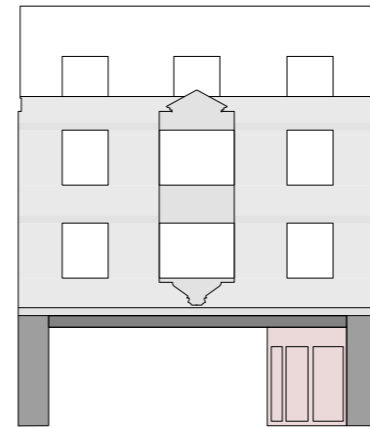
Proposed Condition

3.1 Design Considerations and Proposals

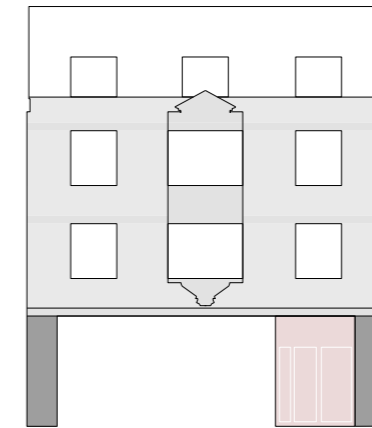


Form new box frame and construct new brick piers. Reinststate historic glazed brick base.

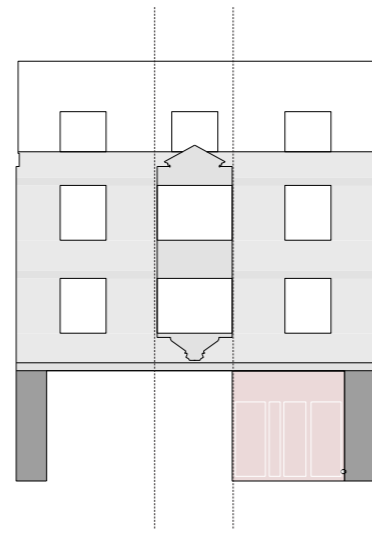
Remove render and repair/replace brickwork



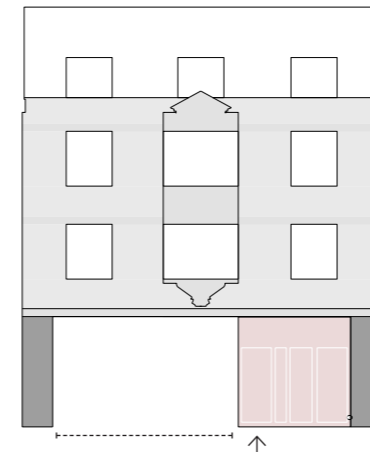
Timber clad infill panel to house access to residential stair, escape stair and gas meters.



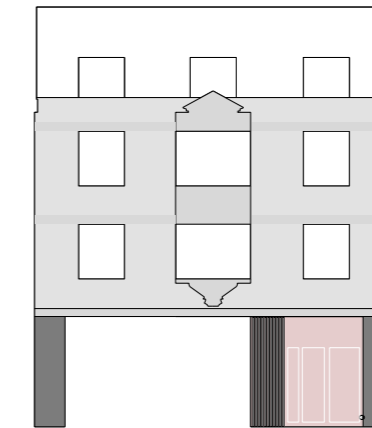
Set steel beam back from opening to affirm existing brick datum.



Extent of solid infill to reinststate gridline of the facade.



Create typical entrance within solid zone in order to allow all glazing to be openable.



Articulate solid cladding to distinguish between ground floor uses.

3.2 Relationship with Upper Building



RENDER TO BE REMOVED FROM UPPER BUILDING. ORIGINAL BRICK TO BE REPAIRED AND REPLACED WHERE NECESSARY.

EXISTING BRICK BANDING TO BE CLEANED AND REPAIRED.

UPPER WINDOWS TO BE REPLACED WITH TIMBER FRAMES WITH FENESTRATION TO MATCH ORIGINAL CONDITION.

NEW BASE COMPRISED OF GLAZED BRICK PIERS, COLOURED METAL SCREENS AND GLAZING.



3.3 Proposed Elevation

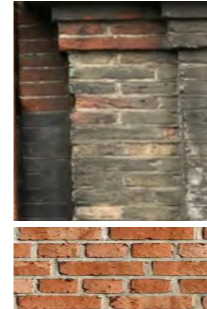


EXISTING SLATE ROOF

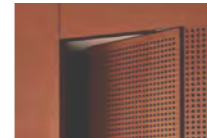
STOCK BRICK BODY BRICK WITH EXISTING RED BRICK DETAILS.

GLAZED BRICK PIERS WITH MATCHING STEEL CLADDING.

NEW SLIDING/FOLDING GLAZING TO RESTAURANT/VENUE OPENING, WITH PERFORATED METAL SHUTTER.



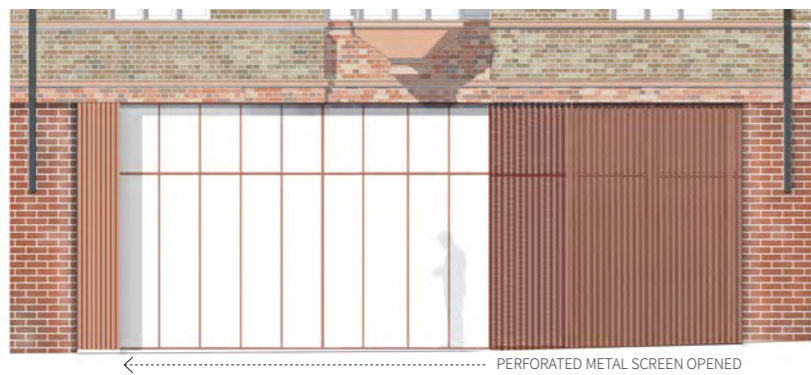
EXISTING MATERIALITY OF ADJACENT 3 FLITCROFT ST ASSUMED TO MATCH THE ORIGINAL MATERIALITY OF 4 FLITCROFT ST.



ORIGINAL GLAZED BRICK BASE TO STREETFRONT FACADE.

EXISTING RED GLAZED BRICK DETAILS TO WINDOW REVEALS OF REAR FACADE.

3.4 Material Palette Considerations



3.5 Screening and Signage



Proposed works seek to reference the light industrial history of the yard. The new opening reinstates a through route from Flitcroft St. into the yard behind.

GOAD MAP - 1896

3.6 Street View

Introduction

This statement has been prepared to support the amendments to 4 Flitcroft St. The content of the statement is based on the accompanying drawings submitted with this application. The statement confines itself to issues of relevance to planning only. Detailed issues relevant to Building Control approval will be dealt with as part of a further statement at a later stage.

Design Standards followed:

The following legislation and guidance has been followed in the preparation of the design:

External Access

Vehicular/Car parking

No additional car parking is proposed.

Public transport

The development is located in central London and has excellent public transport links.

The site is 1 minute walk from both Tottenham Court Road and Convent Garden tube station.

Major bus routes pass nearby on Charing Cross Road and St Giles High Street.

Pedestrian routes to entrances

As a central city site, access to the entrances is defined by the surrounding context. It is anticipated that level access up to entrance thresholds will be provided. Entrance will be well lit.

No 4 Flitcroft Street

The property is not listed, but is seen as a positive contributor to the conservation area.

Access from street level to the common staircase is currently stepped; subject to structural investigation, the threshold will be lowered to provide level access into the building.

Access from street level to the restaurant will be via a level threshold, with a door of suitable width for wheelchair access. The entrance will include power assisted doors, in accordance with Approved Document M.

Fire services/Means of Escape

The proposals for fire tender access remains unaltered

4.0 Access