

Design and Access Statement

Our ref: 884-RT2-JH110618

Site Address:

83 Charlotte Street
Fitzrovia
W1T 4PR

Date:

June 2018

Applicant:

Searchgrade Ltd.

Agent:

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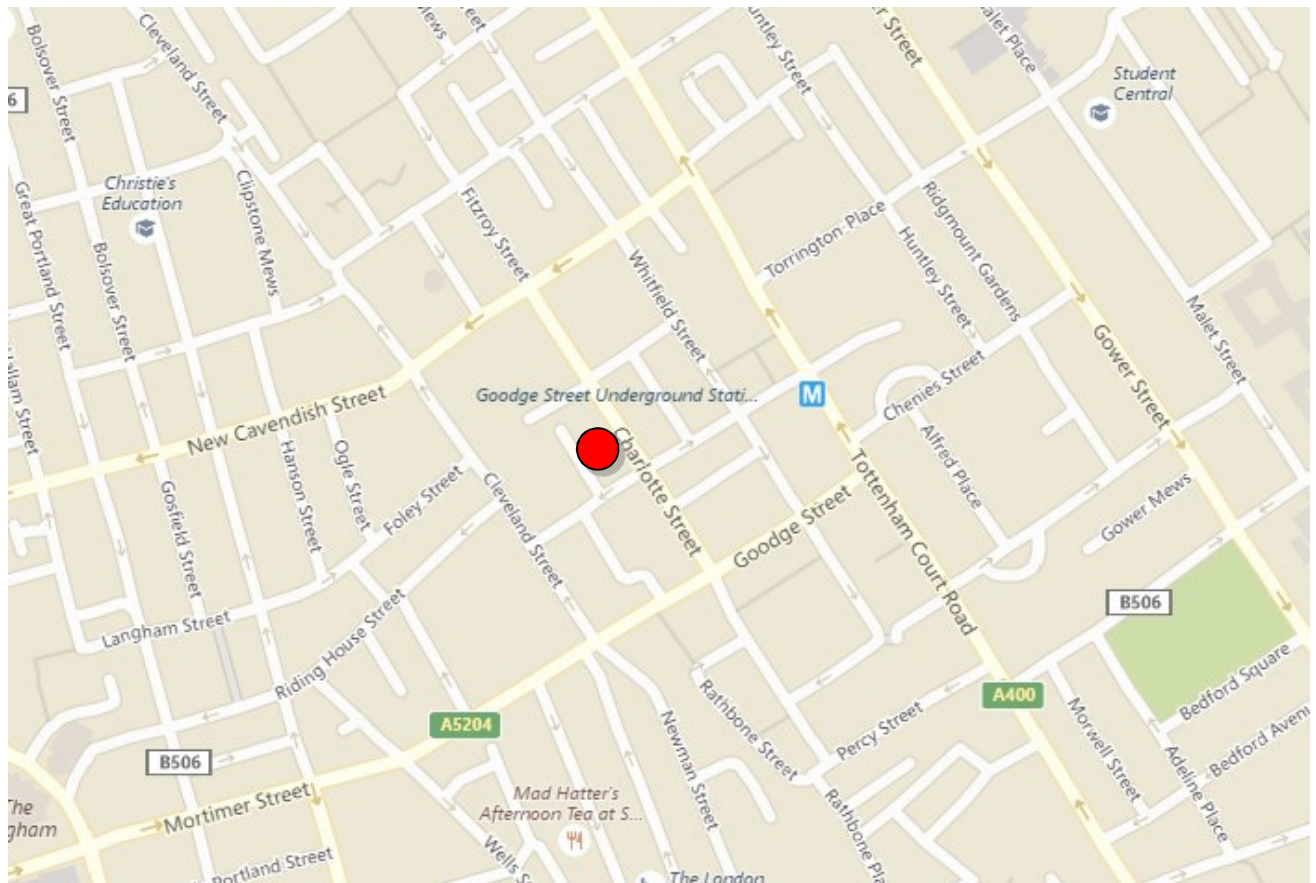
Introduction

This design and access statement has been prepared to accompany a planning application for the extension of the existing building on Charlotte Street and Tottenham Mews to create additional office space.

Location

The property is located on the West side of Charlotte Street. The existing building forms part of a 4-storey terrace of buildings of similar height and sizes, although not homogenous in design. Overall there is no consistent roof line along Charlotte Street. The immediate area is in mixed use with the majority of buildings providing commercial space on the ground floor and offices and/or residential use on the upper floors.

Tottenham Mews at the rear is more intimate and more diverse in terms of building style, height, and materials. No. 7 Tottenham Mews, which forms part of the application site, is noticeably lower than the adjoining buildings on Tottenham Mews.



Map of the area

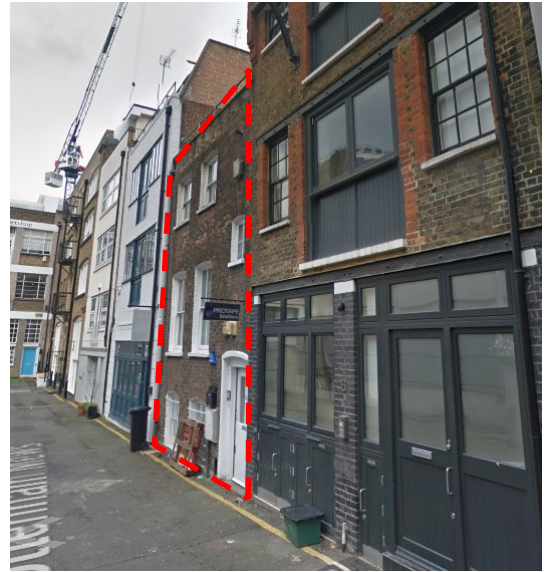
Existing Building

The existing building is an unmodernised commercial building which is connected with the mews building at 7 Tottenham Mews. It is occupied by a number of independent, self-contained office

spaces. The current main entrance is from Charlotte Street, but there is a secondary entrance from the rear on Tottenham Mews.



View from Charlotte Street



View to the North along Tottenham Mews

Statement of Intent

The applicant is planning to renovate and extend the existing building with the aim to provide additional office spaces on the second floor or 7 Tottenham Mews and on the fourth floor of 83 Charlotte Street.

Planning Statement

The application site is part of LB Camden's Charlotte Street Conservation Area. No. 83 Charlotte Street and No. 7 Tottenham Mews are both mentioned as positive contributors in the Conservation Area statement but they are not listed.

There is some local precedent for roof and mansard extensions in the immediate area. It should be noted that 83 Charlotte Street has a very tall parapet by comparison with the adjoining buildings. The proposed mansard roof extension would therefore not be noticeable from street level.

Planning History

(2017/4361/P) Full planning permission was granted in January 2018 for:
'Erection of single storey roof extensions to create third floor at 7 Tottenham Mews and fourth floor at 83 Charlotte Street to provide additional office space (Class B1).'

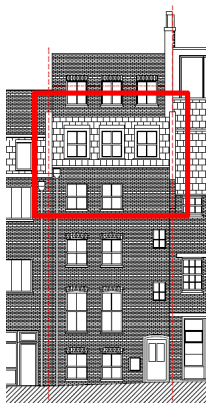
As far as the front building 83 Charlotte Street is concerned the new design is identical to the approved 2017/4361. It is merely the rear building on Tottenham Mews where an additional storey is proposed.

Design

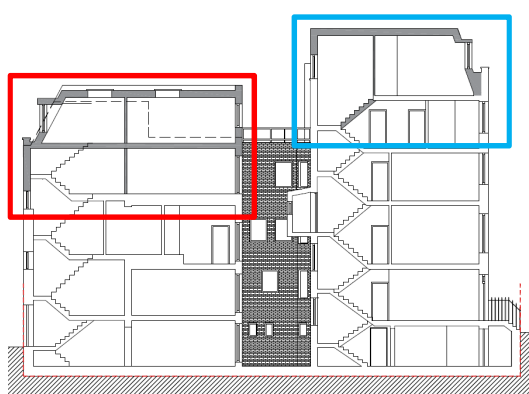
The proposed design includes two elements:

1. An extension to create new second and third floors on top of the existing mews building at 7 Tottenham Mews – shown in red below.
2. A mansard roof extension to create a fourth floor above 83 Charlotte Street as per the approved scheme – shown in blue below.

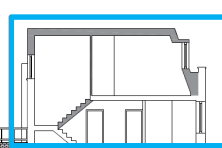
7 Tottenham Mews
Proposed Elevation



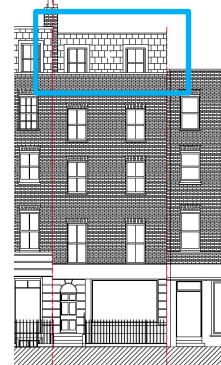
7 Tottenham Mews
Proposed Section



83 Charlotte Street
Proposed Section



83 Charlotte Street
Proposed Elevation



Mews elevation-
Approved single-storey extension



Proposed 2-storey extension

The new proposal realises the full potential of the mews side of the site by pushing up another storey above the approved design and retaining a balanced composition.

Access Statement

Accessibility

Access to the building will remain as existing from Charlotte Street and Tottenham Mews. Due to its age the existing building is only partially in compliance with Part M of the building regulations but the applicant is committed to making reasonable improvements to make the building as accessible as possible to all people.

Public Transport

The site has the best possible PTAL rating of 6b and benefits from excellent access to London's transport network. Euston Railway Station is 0.5 miles away and the nearest London Underground Station, Goodge Street, is 0.1 miles on foot. There are several bus stops nearby on Tottenham Court Road and Oxford Street, and there is a cycle docking station within a 2 minute walk from 83 Charlotte Street.

Car Parking:

It is not expected that the proposal will have an impact on car usage in the area and therefore no provisions have been made to provide parking.

Conclusion

Guidance

In designing the proposed roof extensions we have been guided by The London Plan, the local planning policies of the London Borough of Camden, as well as the Charlotte Street Conservation Area statement.

For accessibility matters we have taken into account part M of the building regulations although not all of it is relevant to this proposal.

Summary

The approval to the single storey mews extension offered the chance to reassess if the capacity for the rear building was being fully realised. The additional height is not incongruous and will harmonise with the composition of this row of mews buildings.

The proposed mansard roof extension to 83 Charlotte Street will barely be visible and will not adversely affect the character of the Conservation Area. This part of the design has already been approved in January 2018 (2017/4361/P).

The proposal seizes the opportunity to create additional office space which is currently in high demand in the area.