

Planning, Design & Access Statement

66 Charlotte Street, W1T 4QE

Our Ref: 1329-66 Charlotte P2 rev1

Planning Application

Project Description

The project is an existing 19th century building approximately 265 Sq.m over 4 stories plus small basement and a two story rear outbuilding of 55 Sq.m located at 66 Charlotte St.

The proposal is:-

- To relocate the interior stairs to a new closet wing at the rear (where a smaller closet wing exists)
- Demolish the non-original disconnected outbuilding to the rear and rebuild with a new high quality B1 office.
- Construct a mansard with dormers to the rear.
- To retain all the existing uses within the property: Ground floor retail space, and office in the basement and all upper floors.
- To fully renovate the existing property to high quality A1 and B1 space suitable for small businesses.

The proposal will create approximately an additional 92 sq.m

Current existing 320 Sq.m (48 A1, 272 B1)

Proposed 412 Sq.m (48 A1, 320 B1 + 44 B Mansard)

Uplift of 92 Sq.m

The mansard will not change the roofline to the front of the building and will only be visible to the rear. There will be no glazing to the front and two dormers to the rear.

This application includes the raising of the rear elevation brick parapet by 2,000mm in matching brickwork.

The mansard would create an additional 44 sqm of high quality B1 space suitable for small businesses.

1. Introduction:

This Design and Access Statement has been prepared for the Planning for the development of the above site including rear extension.

2. General:

The main building is an existing 19th Century 4 storey property plus a basement with separate converted haphazard outbuildings to the rear. 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.

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3. Proposed development:

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

The Ground and first floor will be extending by 53 sqm beyond the existing building and into the rear. A light well will be constructed. This area will be B1 and accessed through 64 Charlotte St.

A closet wing / outrigger is proposed to replace the existing one at ground floor. This will house the staircase serving the first and second floors. The third floor will be access via a staircase housed in the original host building.

4. Planning History:

N/A

5. Change of Land Use:

No changes in the current planning uses are proposed.
The rear buildings are currently B1 and will be rebuilt as such.

6. Design:

Considerable 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.

6.1 Window alterations

Ground floor shop front windows

The ground floor front elevation will remain as existing.

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 historic appearance enhancing the relationship to the streetscape and adding a positive contribution to the Conservation Area.

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. Respecting the building's character.

6.2 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 vertically sliding sash windows 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.

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

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6.3 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.

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.

6.4 Mansard Options

P2 includes a mansard option.

The mansard will not change the roofline to the front of the building and will only be visible to the rear.

There will be no glazing to the front and two dormers to the rear.

It will raise the parapet to the rear by 2000mm.

7. Access:

The entrance to all units will be via the existing door on the Charlotte Street front elevation.

8. Transport Links:

The site is located within an area with excellent access to public transport being within walking distance of Gode 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.

10. Recycling and refuse collection areas:

Refuse collection will be as existing.

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

Paul Newsome

07/08/2018