



DESIGN AND ACCESS STATEMENT

89 CHARLOTTE STREET

08 AUGUST 2018

CONTENTS

- 1.0 INTRODUCTION
- 2.0 DESCRIPTION
- 3.0 DEVELOPMENT PROPOSALS
- 4.0 PLANNING

REVISIONS

| NO. | DATE | DESCRIPTION | WHO |
|-----|------|-------------|-----|
|-----|------|-------------|-----|

1.0 INTRODUCTION

This short design and access statement will describe the proposals that require planning permission and the reasons for the changes.

2.0 DESCRIPTION

The property is located on the west side of Charlotte Street a short walk from Goodge Street underground station. The property is set behind a traditionally proportioned brick façade and is four storeys high plus a basement. The ground floor has a traditional fully glazed timber shopfront.

The ground floor and basement are currently used as a gallery, the first and second floors are offices and the top two floors are a self-contained flat. All floors are accessed through the main entrance door off Charlotte Street. The property is surrounded on all sides by other properties.

The property has a single stair that provides access to the offices and the flat. The first floor has a GIA of 60.8 sqm and the second floor 50.3 sqm, excluding the staircase.

3.0 DEVELOPMENT PROPOSALS

The office space desperately needs updating to meet current tenant demands, and the sanitary accommodation is woefully inadequate for the number of people working in the offices and poorly laid out. In order to meet statutory requirements for sanitary accommodation a minimum of two WC's are required. The first floor layout has been changed so that two WC's can be located in the rear part of the building.

The area where the WC's are to be located has a glazed roof which will need to be replaced as part of the changes and which also leaks. The roof is covered with timber framed mesh panels which are an eye sore. The new roof will generally be a flat roof lined with a grey single ply membrane with three roof lights and patent glazing to allow light in to the WC's and offices.

The external area between the property and Charlotte Street needs to be improved to make the entrance to the building more pleasant. This will be achieved by removing the redundant metal access hatch to the basement and infilling with new pavement glass smoke vents. The existing smoke vents will be removed and covered, along with the existing concrete slab, with stone slabs or stone effect porcelain tiles.

The stall riser below the shopfront currently contains several randomly placed vents and two non-symmetrical projections. To improve the look of the stall riser painted timber louvres will be fitted below the cill, the full width of the shopfront.

The windows to the front elevation are original Crittall type windows and single glazed, consequently they are draughty, not energy efficient and are poor at keeping the noise out. As part of the improvement works the windows will be replaced with dark grey double glazed slimline aluminium windows to match the shopfront.

4.0 PLANNING

The property is located within the Charlotte Street Conservation Area, the London Central Activities Zone (CAZ) and the Fitzrovia Area Action Plan. The property is also defined as having a secondary retail frontage on the Local Plan policies map.

As the property is in a conservation area planning permission will be required to demolish the glazed roof over the rear section of the first floor, in order to construct a new roof for the alterations and the additional toilets, for the new windows, stall riser and alterations to the external area.



FRONT ELEVATION



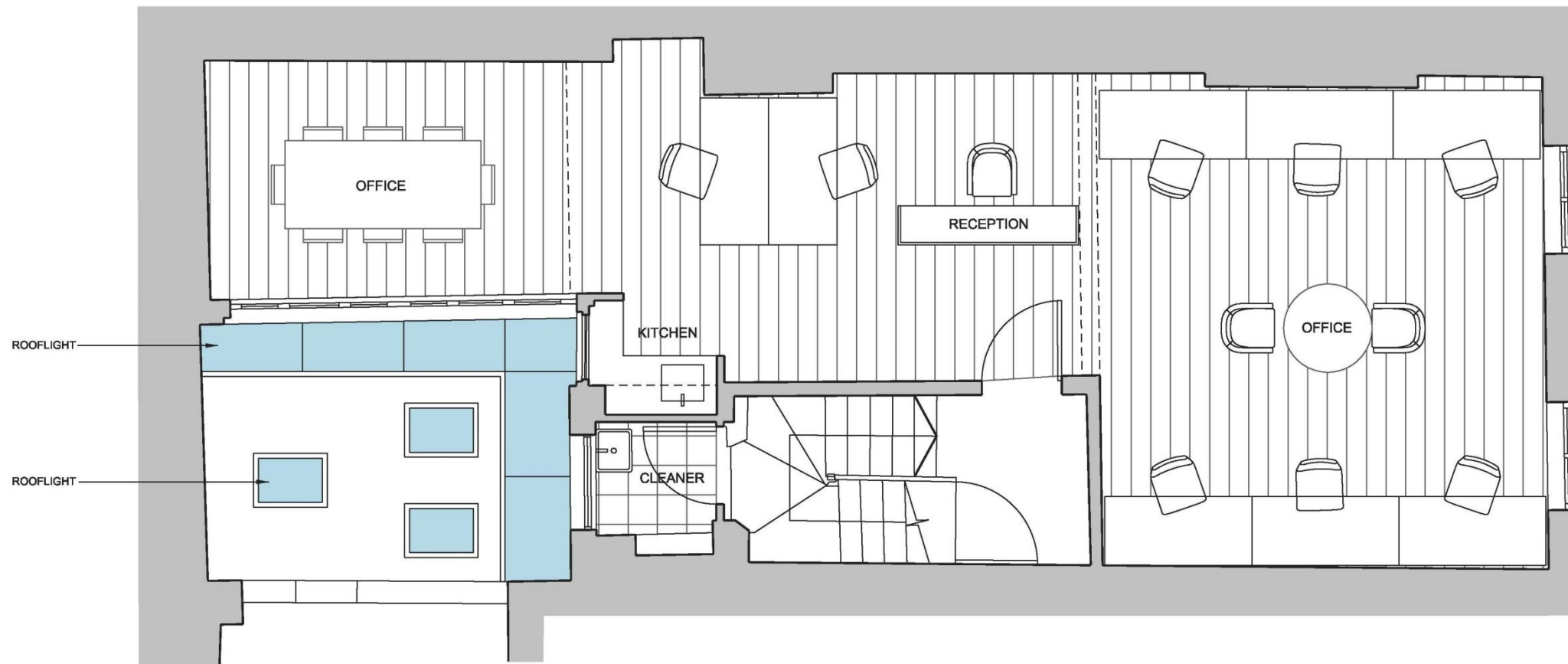
GROUND FLOOR SHOPFRONT TO GALLERY



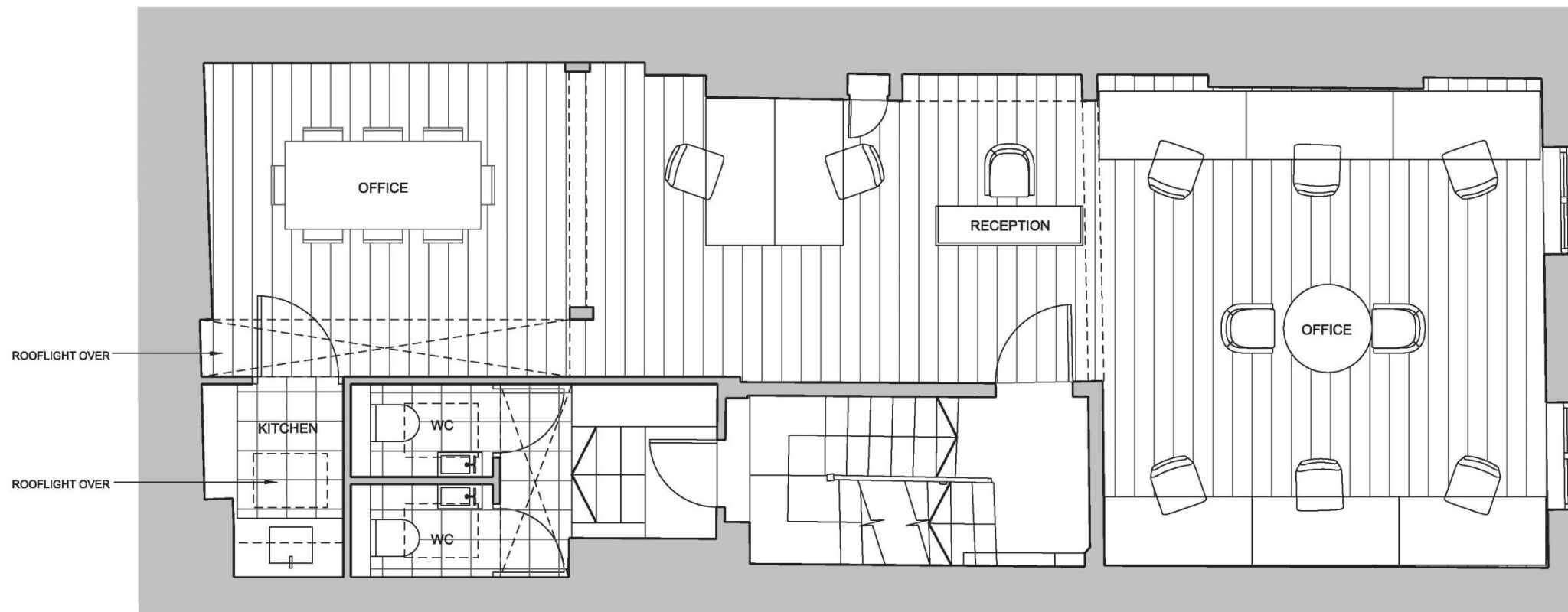
VIEW OF THE GLAZED ROOF ABOVE PIGEON PROTECTION



GLAZED ROOF BELOW PIGEON PROTECTION



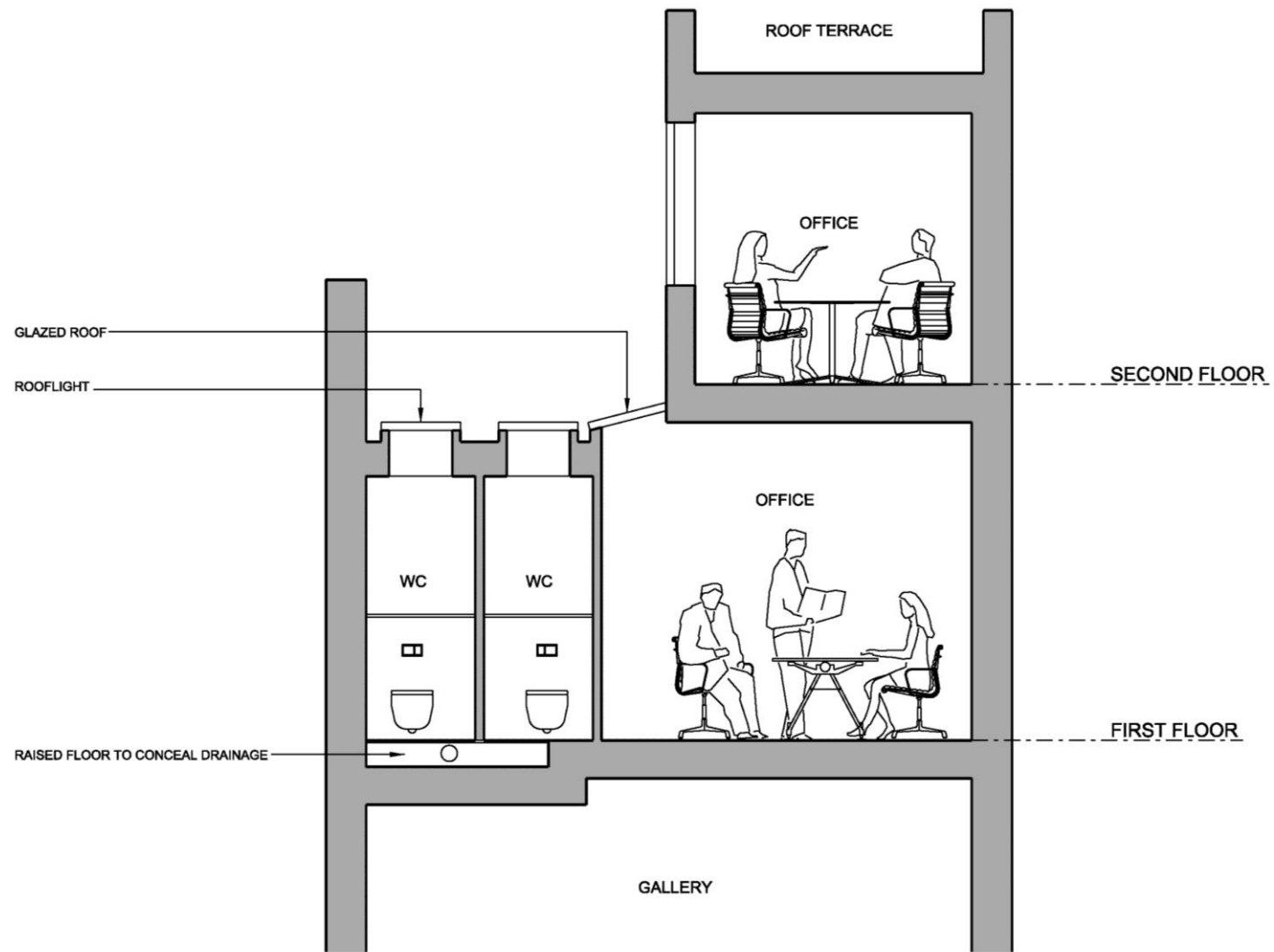
SECOND FLOOR



FIRST FLOOR



PROPOSED FLOOR PLANS



PROPOSED SECTION

Zuber Dobson Architects

Phoenix Yard
65 Kings Cross Road
London
WC1X 9LW

E: info@ZDArchitects.com

T: 020 7239 4920

W: www.ZDArchitects.com