

# Design & Access Statement

981.70 - 12 Charlotte Place. W1T 1SL

brooks  
murray

October 2018



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# Part 1 Design

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## Part 1 Design

### 1 Introduction

This design and access statement is in support of a planning application at 12 Charlotte Place, Fitzrovia, London, W1T 1SL. This application is for an internal re-configuration from 1 x studio and 1 x 1 bed that are not self contained to provide 1 x self contained studio and 1 x self contained 1 bed flat.

### 2 Site Context

Charlotte place is a pedestrian lane with commercial units on the ground floor and residential units above them. The site is in the heart of Fitzrovia and is within 200m of Goodge Street underground station, and is surrounded by restaurants and shops, situated 600m east of the site is The British Museum.

### 3 Planning Context

The site is located within the Charlotte street conservation area. Within the document '*Charlotte Street Conservation Area Appraisal and Management Plan*' there is an emphasis on maintaining the current character of the local area. The building is not listed and within the area there are many neglected buildings, particularly on the upper storeys. The management plan encourages the maintenance of any building within the conservation area, particularly the upper floors, whilst maintaining the characteristics of the area. [Charlotte Street Conservation Area Appraisal and Management Plan, Para 13.11]

### 4 Planning History

2018/3386/P - Third Floor Flat 12 Charlotte Place London W1t 1SL - Use of third floor of building as self contained flat (Use C3) - 16-08-2018 - GRANTED

2013/4501/P 10,11 and 12 Charlotte Place London W1T 1SH - Mansard roof extension to numbers 10, 11 12 Charlotte Place to create 3 x 1 bed maisonettes and replacement of front elevation casement windows at No 10 to sash windows to residential units (Class C3) - 30-07-2013 - REFUSED



# Part 1 Design

## 5 Existing Site Photographs



A view along Charlotte Place looking South East



A view along Charlotte Place looking North West



A view of Charlotte Place looking North west

# Part 1 Design

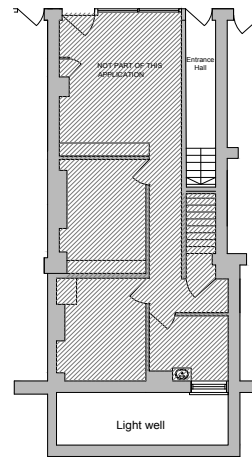
## 6 Proposed Scheme

### A General Description

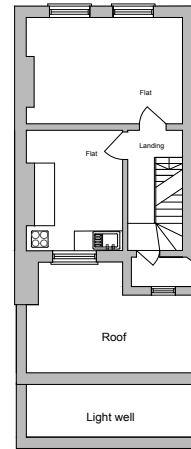
The proposed building currently consist of a beauty clinic on the ground floor (not part of this application) and has 2 flats on the upper floors that currently do not comply with the London Housing design guide space standards.

Planning permission has already been achieved to use the third floor as a self-contained flat. [Ref: 2018/3386/P]

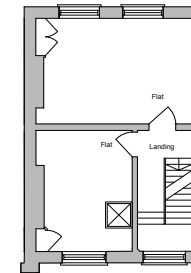
We are proposing an internal re configuration to allow us to create 2 self contained flats. No changes will be made to the exterior of this building and therefore will not impact the existing character of the conservation area. There is no change in the number of flats.



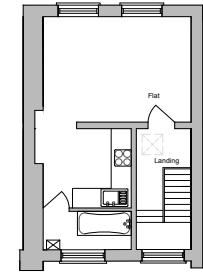
Existing Ground Floor



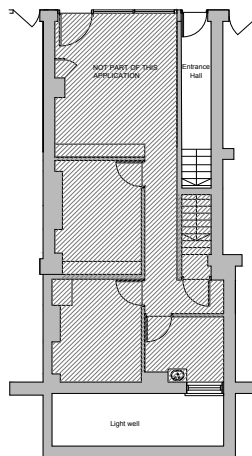
Existing 1st Floor



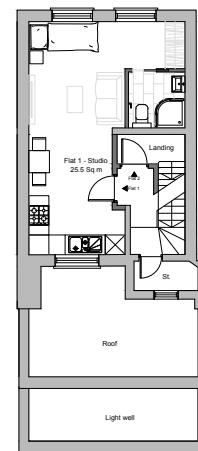
Existing 2nd Floor



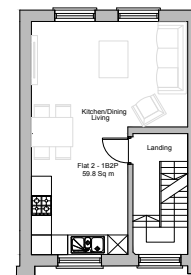
Existing 3rd Floor



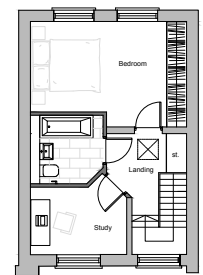
Proposed Ground Floor



Proposed 1st Floor



Proposed 2nd Floor



Proposed 3rd Floor

## Part 1 Design

### 6 Proposed Scheme

#### B Layout & Amount

The entrance for the flats is through a door on the front elevation. Currently the first and second floor are being used as a flat and the third floor is being used as a self contained studio flat.

Our proposal is to bring the studio flat to the first floor and pass the 1 bed unit to the floors above. We are proposing a new partition on the first floor which will make both flats self contained flats.

The 1 bed flat will now exceed the minimum space standards, However the studio flat will still not meet these standards but we have increased the floor area.

#### C Living Conditions

The proposed development will provide better living conditions for the residents of the flats.

#### D Refuse

The situation with refuse and recycling will remain the same as the existing.

EXISTING RESIDENTIAL AREAS					
FLAT	TYPE	HR	P	MIN GIA	GIA SQ M
1	1 BED	2	2	50	49.8
2	STUDIO	1	1	37	25.0
<b>TOTAL</b>		<b>3</b>	<b>3</b>	<b>87</b>	<b>74.8</b>

PROPOSED RESIDENTIAL AREAS					
FLAT	TYPE	HR	P	MIN GIA	GIA SQ M
1	STUDIO	1	1	37	25.5
2	1 BED	2	2	50	59.8
<b>TOTAL</b>		<b>3</b>	<b>3</b>	<b>87</b>	<b>85.3</b>

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# Part 2 Access

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- 1) Public Transport
- 2) Vehicular Access



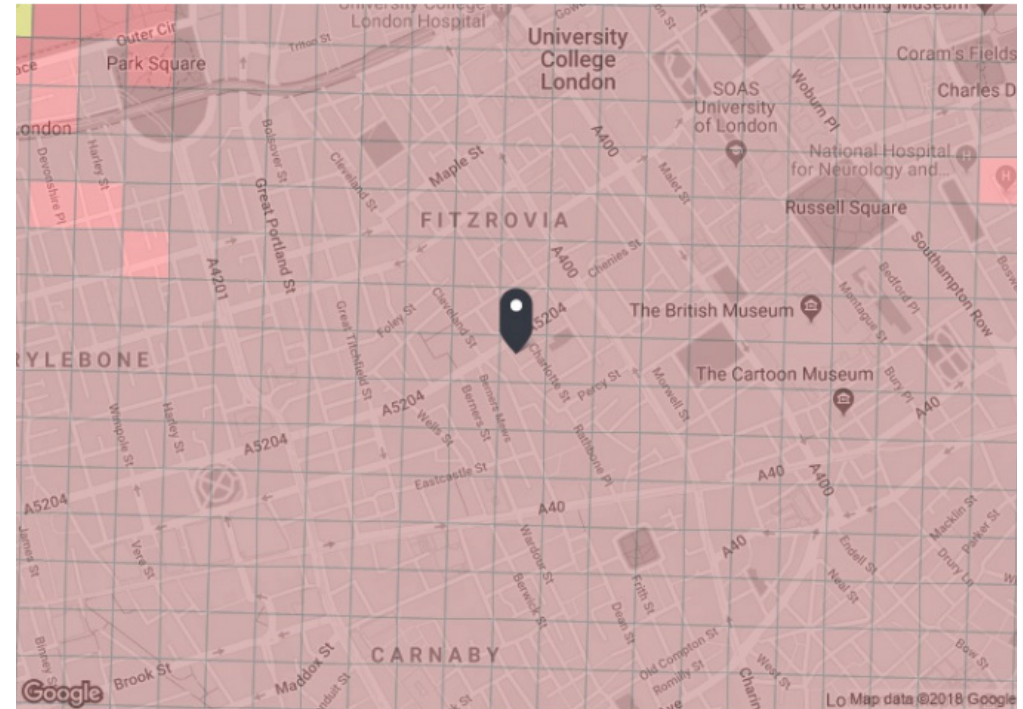
## Part 2 Access

### 1 Public Transport

The proposed site is located in an area that has a PTAL rating of 6b. The closest station to the site is Goodge Street underground station which is located approximately 200m from the site.

### 2) Vehicular Access

The proposed site is actually located on a pedestrian lane. On either side of the lane, there are bollards and vehicles are not permitted to enter this area.



#### PTAL output for Base Year 6b

WIT 1SL  
Charlotte Pl, Fitzrovia, London W1T 1SL, UK  
Easting: 529433, Northing: 181648

Grid Cell: 86348

Report generated: 27/09/2018

#### Calculation Parameters

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
Bus Node Max. Walk Access Time (mins)	8
Bus ReliabilityFactor	2.0
LU Station Max. Walk Access Time (mins)	12
LU ReliabilityFactor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail ReliabilityFactor	0.75

#### Map key - PTAL



#### Map layers

PTAL (cell size: 100m)