

DERWENT  
LONDON

80  
CHARLOTTE  
STREET.

FITZROVIA W1

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ARUP  
dp9

# 67 Whitfield Street

## Change of Use Application

Date

Updated February 2021

Stage/Revision Number

Planning





Completed view looking north east from the corner of Charlotte St and Chitty St



View of completed Charlotte Apartments and Ground floor unit

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## General summary

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### Project description

67 Whitfield Street within the context of 80 Charlotte street a 379,000 sq.ft new Grade A development, consisting of a high quality, mixed office and residential use building with A1, A3, and B1 use across the ground floor.

The composition as a whole will be strikingly graphic and crafted. Its uncluttered materiality, lucidity and simple detailing will create a distinct architectural and spatial language.

In all of this, the crucial factor in the design is light, both natural and artificial. Not just ambient light, but different qualities of light and shade which will, due to subtle contrasts in surface materials details and spatial modelling, appear in many guises: soft, finely-cut, pale, vivid. These final ingredients will give the architecture its sense of character, its aesthetic traction and its aura of possibilities.

The design of 80 Charlotte Street seeks to create an environment of possibilities, with an absolute clarity of space and materials that gives an immediate visual imprint of the buildings' changing function and programme.

80 Charlotte Street is a visual expression of a 'collection' of interrelated buildings, spaces and uses placed at the heart of and responding to Fitzrovia.



View of completed Poets Park

## General summary

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### Introduction

This document outlines the specification for the 166.3m<sup>2</sup> / 1,790ft<sup>2</sup> (NIA) A1 Retail opportunity created by the 80 Charlotte Street development, situated within Fitzrovia, and its proposed use change to Restaurant. Located on the ground floor, this unit has frontage on two streets, Whitfield Street and Chitty Street.



View of Proposed 67WS entrance





View of potential 67WS layout .



# Retail unit summary

## Unit summary

67 Whitfield Street provides accommodation allowing to be as a single unit with dual frontages and access directly to the Poets Park through an undercroft.

The unit has frontage on both Whitfield Street and Chitty Street.

Current use and area -

Single retail unit (NIA)			
	ft <sup>2</sup>	m <sup>2</sup>	USE
Ground Floor	1,790	166.3	A1

NB: Areas stated are subject to construction and measurement tolerances and do not necessarily equate to net lettable/effective lettable areas. No provision has been made for special tenant requirements.

## Proposed use change

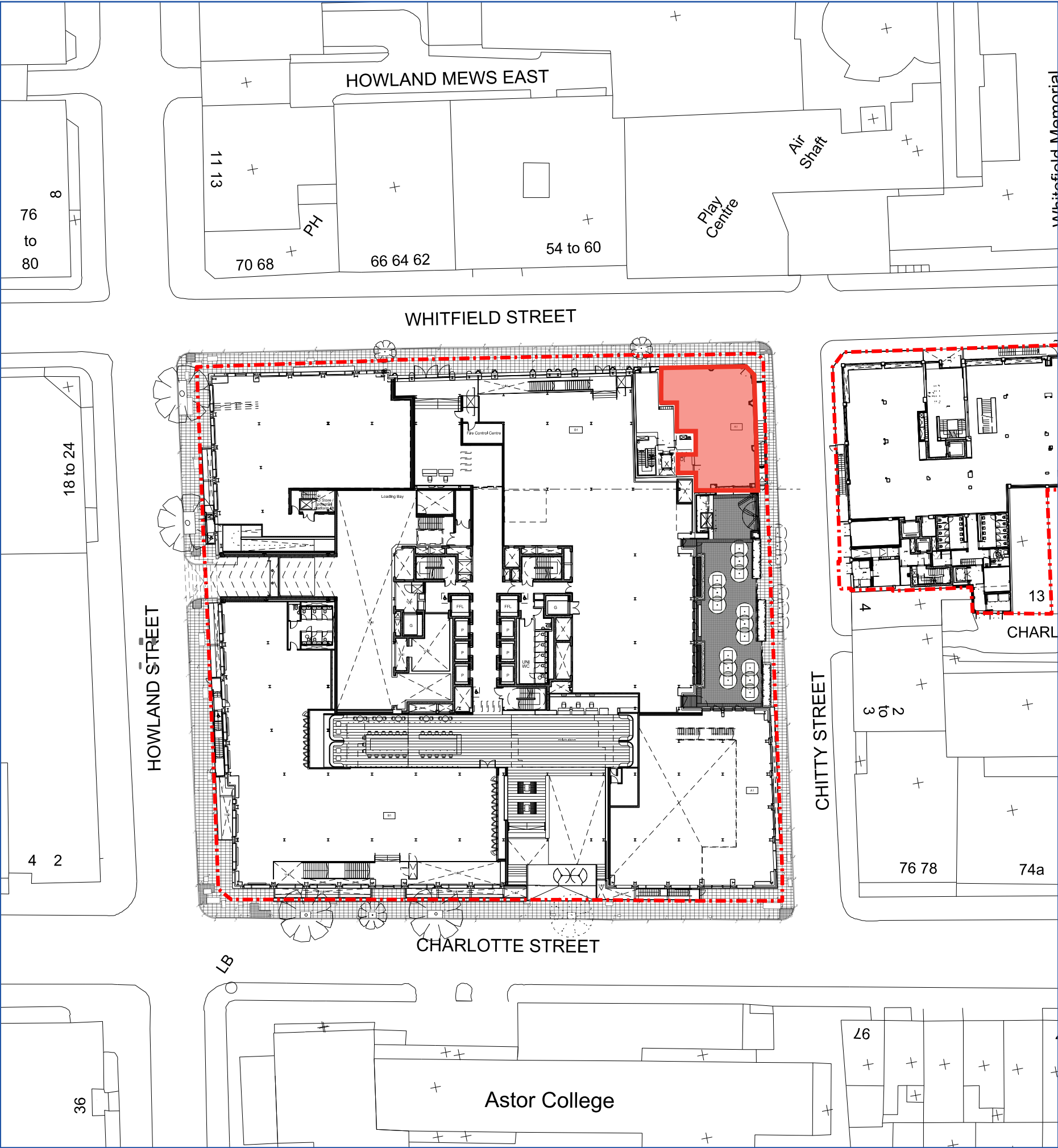
The unit at 67 Whitfield Street currently approved for uses a A1 Retail, the unit layout and frontage, as well as location lends itself to use a Restaurant subject to approval. Please refer to Planning statement and application form for further information.

## Proposed operating hours

Monday – Friday 7.30am – 11.30pm

Saturday 9am – 12.30am

Sunday 9am – 10.30pm



# Retail unit summary

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## Base build specification

See below list of basebuild works provided by Derwent.

### Architectural works

**Use Classification:**

- A1 (current, propose to change to A3)

**Height Dimensions:**

- Max Height: 3.5m
- Min height: 3.1m

**Retail Frontage:**

- The retail frontage of the building is installed as part of the Landlord works. To be in keeping with style and quality of overall development.
- External louvres incorporated into the retail façade to allow for ventilation and heat rejection.

**Retail Signage:**

- A signage strategy will be outlined by the landlord which will be in keeping with style and quality of overall development.

**Internal Finishes:**

- Walls: Exposed concrete or blockwork
- Columns: Mixture of new / existing columns

- Floors: Wood float finish concrete slab
- Ceilings/Soffits: Exposed concrete

**Servicing / Deliveries**

- Deliveries: Serviced from Street level in accordance with the approved scheme.

**Servicing / Waste**

- Collection: Serviced from Street level (bin store to rear of unit).

**Fire Rating**

- Unit walls range from 90min to 120min fire compartment construction (Integrity and Insulation)

### Structural works

**Structural Grid**

- 6 x 8m (Existing frame)

**Dead Loadings**

- New Ground: 1.00 kN/m²

**Live Loadings**

- New Ground: 4.00 kN/m²

### MEP works

- **For MEP requirements, please refer to specific base build and recommended provision for unit.**

### Sustainability

67 Whitfield Street sits within the wider 80 Charlotte Street development, an all-electric building, with central heating and cooling provided from air source heat pumps, significantly reducing carbon emissions compared to traditional gas boilers. As such 67 Whitfield Street is intended to operate on renewably source electrical energy. A gas connection can be added should the tenant choose however the space is intend for a zero carbon supply.

67-69 Whitfield Street (in which 67WS is located) utilises a “Retrofit first” methodology to reduced embodied carbon by retaining as much of the sites previous building as was practical. 67-69 Whitfield Street is a hybrid of existing and new facade with the structure being retained and strengthened during the conversion to apartment above. Whilst the facade is retained from a conservation and embodied carbon perspective, the fabric has been updated to current building regulations.

Arup carried out a detailed embodied carbon study early on, which has been tracked throughout the project. To further reduce embodied carbon, Derwent London’s Sustainable Procurement Policy focused on use of responsibly sourced materials, materials with a high recycled content and regional materials,

along with waste minimisation and recycling. Informed by this project, all future Derwent London projects will undergo carbon appraisals, as well as financial appraisals.

**Wider development achievements -**

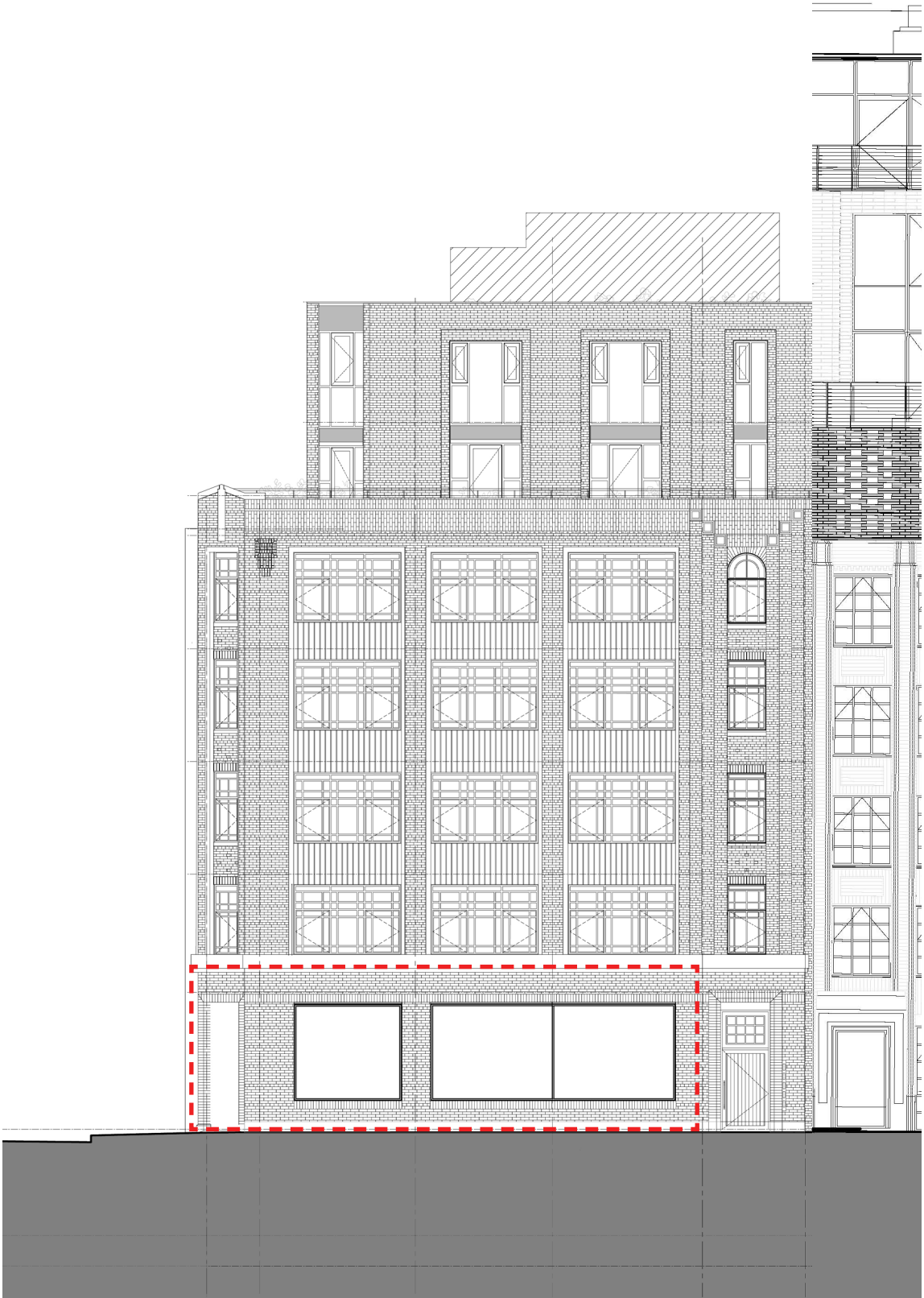
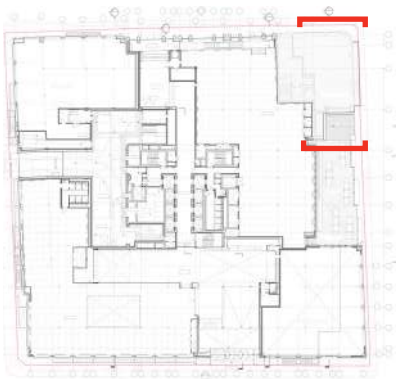
- 80 Charlotte Street is designed to achieve 28% lower embodied carbon intensity than the RICS benchmark, with estimated embodied carbon of 850kg CO<sub>2</sub>ₑ per m², versus the RICS Building Carbon Database (offices) average benchmark of 1177kg CO<sub>2</sub>e per m².
- Making positive socio-economic contributions to the local community, including employment opportunities, reflected in 45/50 score on the Considerate Constructors Scheme, rated Exceptional on every aspect.
- High sustainability ratings, including BREEAM Excellent achieved at design stage. The project achieved BREEAM Excellent post construction, LEED Gold and Energy Performance Certificate (EPC) B.



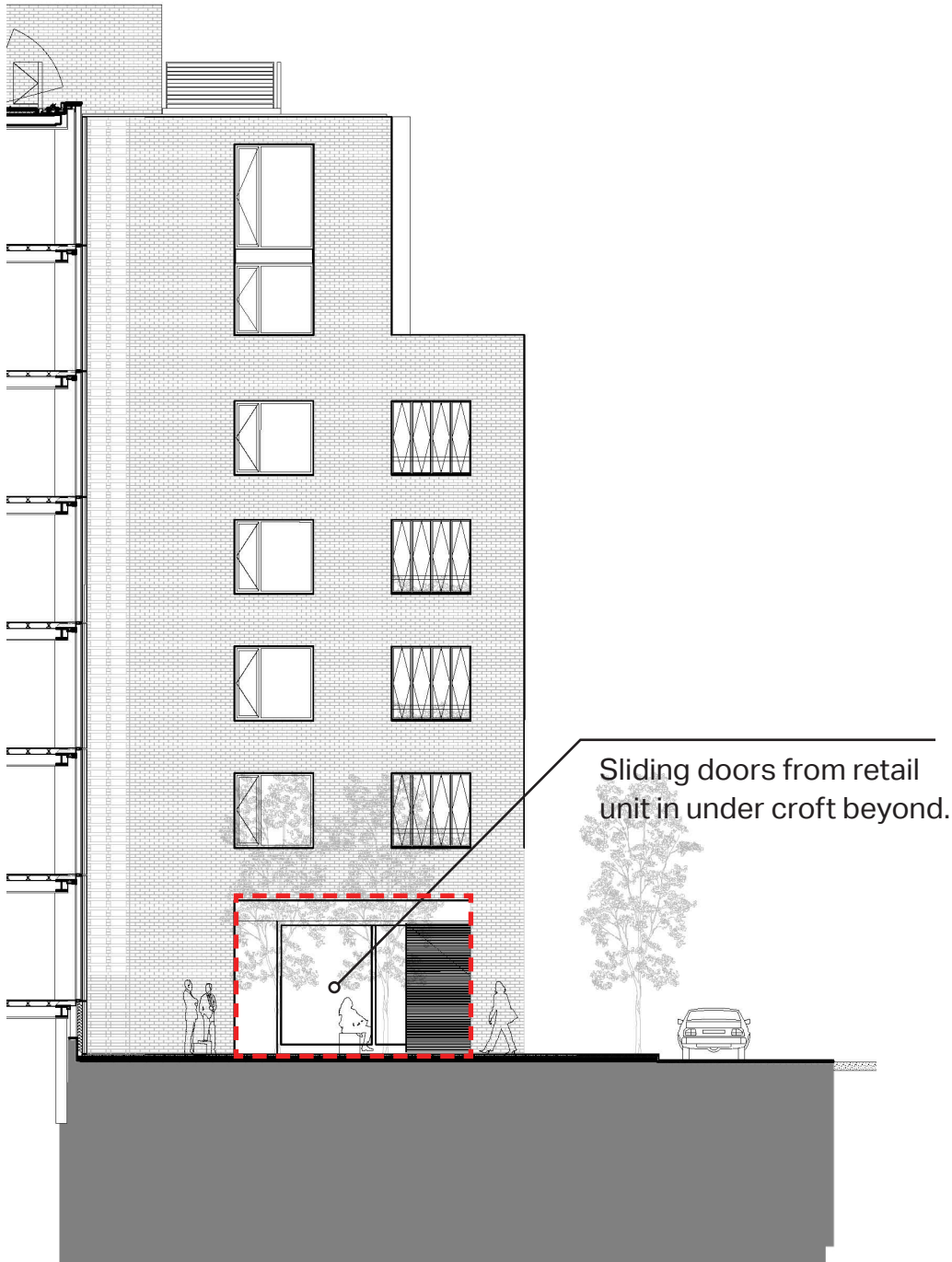
Retail unit summary

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Retail elevation - Whitfield Street and Poets Park



Retail Unit elevation on Whitfield Street

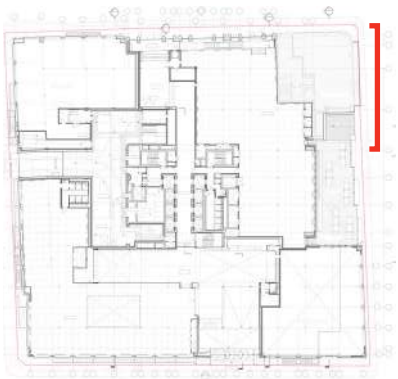


Poets Park Elevation

Retail unit summary

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Retail elevation - Chitty Street



Retail Unit elevation on Chitty Street



# Single Restaurant Unit

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## Detailed unit plan

### Single tenancy retail

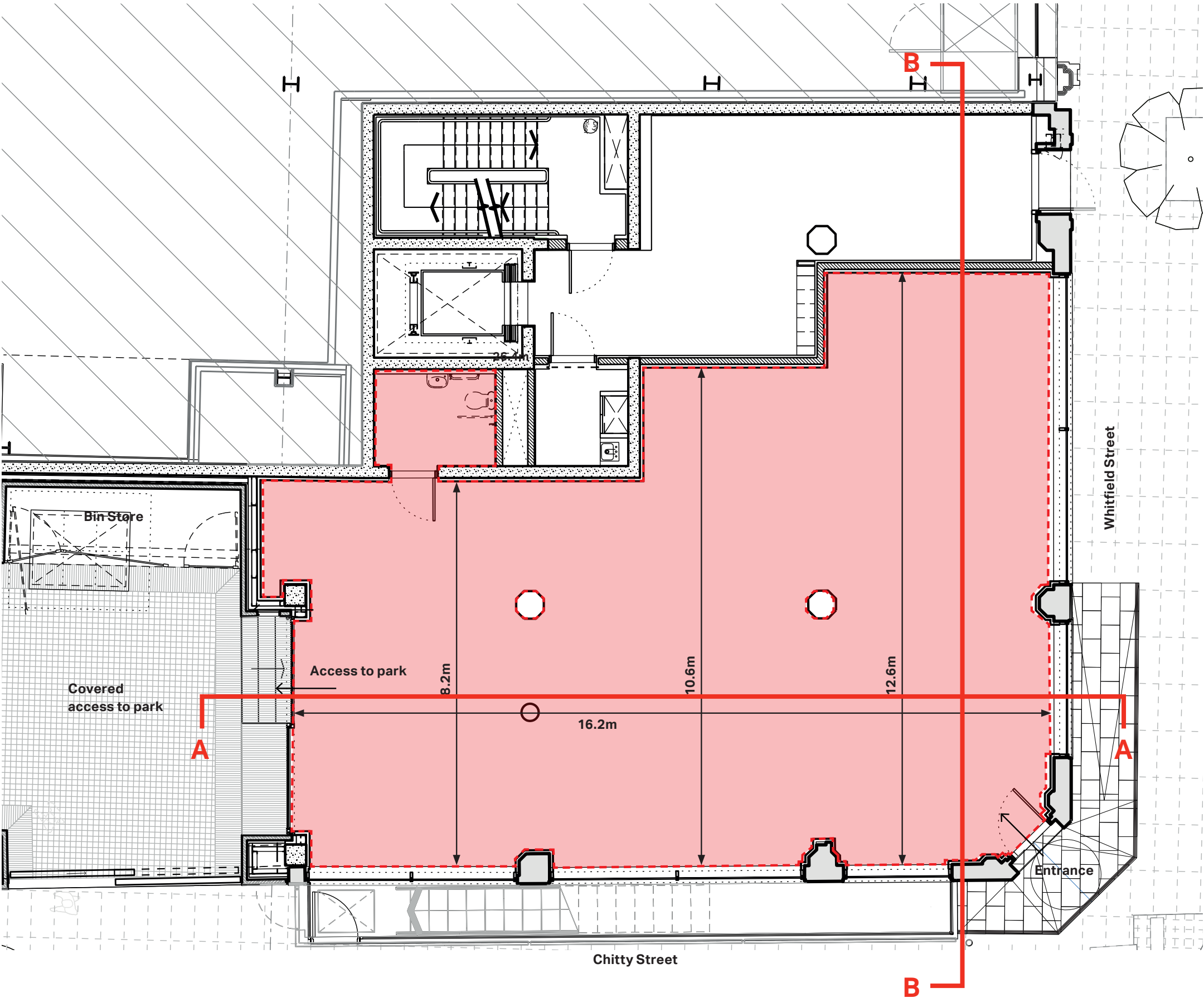
NIA: 166.3m<sup>2</sup> / 1,790ft<sup>2</sup>  
GIA: 175.1m<sup>2</sup> / 1885ft<sup>2</sup>  
GEA: 186.8m<sup>2</sup> / 2010ft<sup>2</sup>

NB: Areas stated are subject to construction and measurement tolerances and do not necessarily equate to net lettable/effective lettable areas. No provision has been made for special tenant requirements. Extental undercroft to the Poets Park side is excluded from GEA.

The Ground Floor unit has been designed to enable adaptation, allowing flexibility for potential tenant whilst providing base build space for the washroom (tenant fit-out).

The unit has direct links to the Poet’s Park through rear sliding doors. The refuse store associated with the unit is located between the park and retail space, providing a concealed secure location for refuse storage and collection.

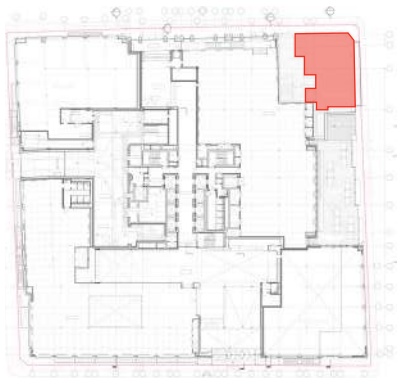
Deliveries activities are proposed to take place from the street frontage in line with approved development.



Proposed Ground Floor Plan

# Single Restaurant Unit

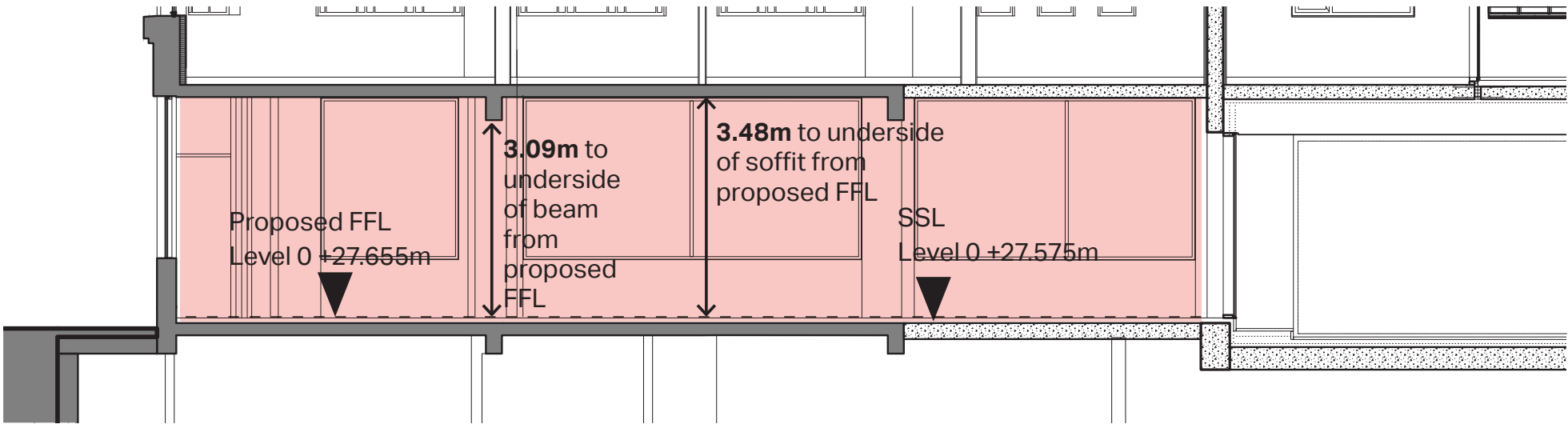
## Unit section



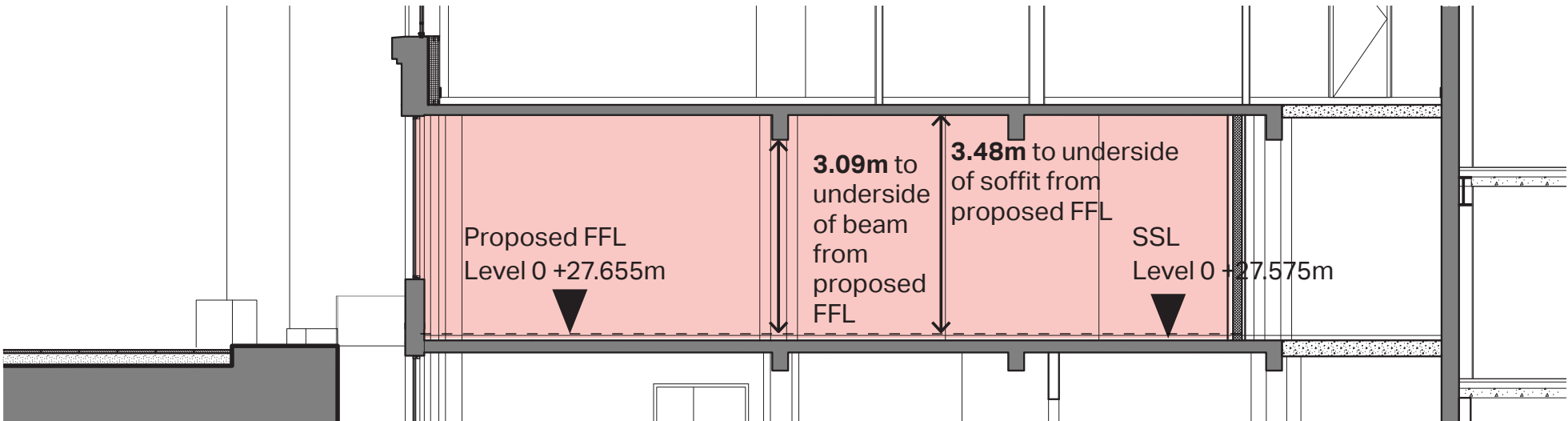
### New and existing concrete structure

The structure is formed by an existing reinforced concrete frame typically supporting in-situ reinforced concrete slab. Giving anominal 3.48m floor to soffit.

- FFL assumes a 80mm floor finishes zone
- Beam support for the Level 1 slab reduces height around the downstands to 3.09m nominally.



Proposed Unit Section A-A



Proposed Unit Section - B-B



# Single Restaurant Unit

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## Recommend services specification

Based on the base build specification of the unit, see below assumptions for potential restaurant use fit-out of space.

### Ventilation

- Packaged air handling plant to be installed by tenant in their demise

### Louvres - Pocket Park undercroft

- 1.55m² total louvre area for exhaust and intake

### Toilets

- 1 space provided for DDA toilet, fit out by tenant, with capped serviced to space provided by landlord.

### Heating and Cooling

- Heating and cooling of space is done through condensers
- Condensers to be located in the lightwell or if placed in the retail demise to discharge to street level via high level louvres in the facade
- Condensers are supplied by the tenant.

### Smoke Ventilation

- Natural smoke clearance by facade openings on ground level

### Fire alarm Installation

- Connection to main fire alarm system provided. Dedicated interface unit provided for the space.

### Electrical Provision

- 3 phase 200A for lower ground and ground levels

### Telecoms

- Cable route from intake room to dedicated "comms" riser in ground and lower ground levels.

### Generator Power

- No provision

### Fire Compartmentation

- 90 min fire compartmentation

### Kitchen Extract

- Additional facade opening required to accommodate kitchen extract.
- Treatment of grease and odour at source for kitchen extract

### Drainage

- Ø100mm stub stack drain point within riser
- Any drainage within plantroom space would require pumping.

### Water Services

- Ø28mm capped water supply in the riser
- Metering done at the main in the basement of 67 Whitfield St

### Gas

- Ø150mm sleeve has been provided in the gas meter room in basement of 67 Whitfield St
- Tenant to make application, provide a capped of connection and metering.

### Noise Statement

- The unit shall be conditioned using new fresh air ventilation and VRF systems. Ventilation equipment will be internally located, and intake/discharge velocities will be reduced to suitable levels to minimise noise arising from air intake/exhaust via louvres.
- Air conditioning/VRF equipment will be located within enclosures, minimising noise transmission to the pedestrian environment.

### Operational Hours

- Conditioned hours shall not extend 1 hour prior and 2 hours after the operational hours of the unit.

Single Restaurant Unit

MEP Provision

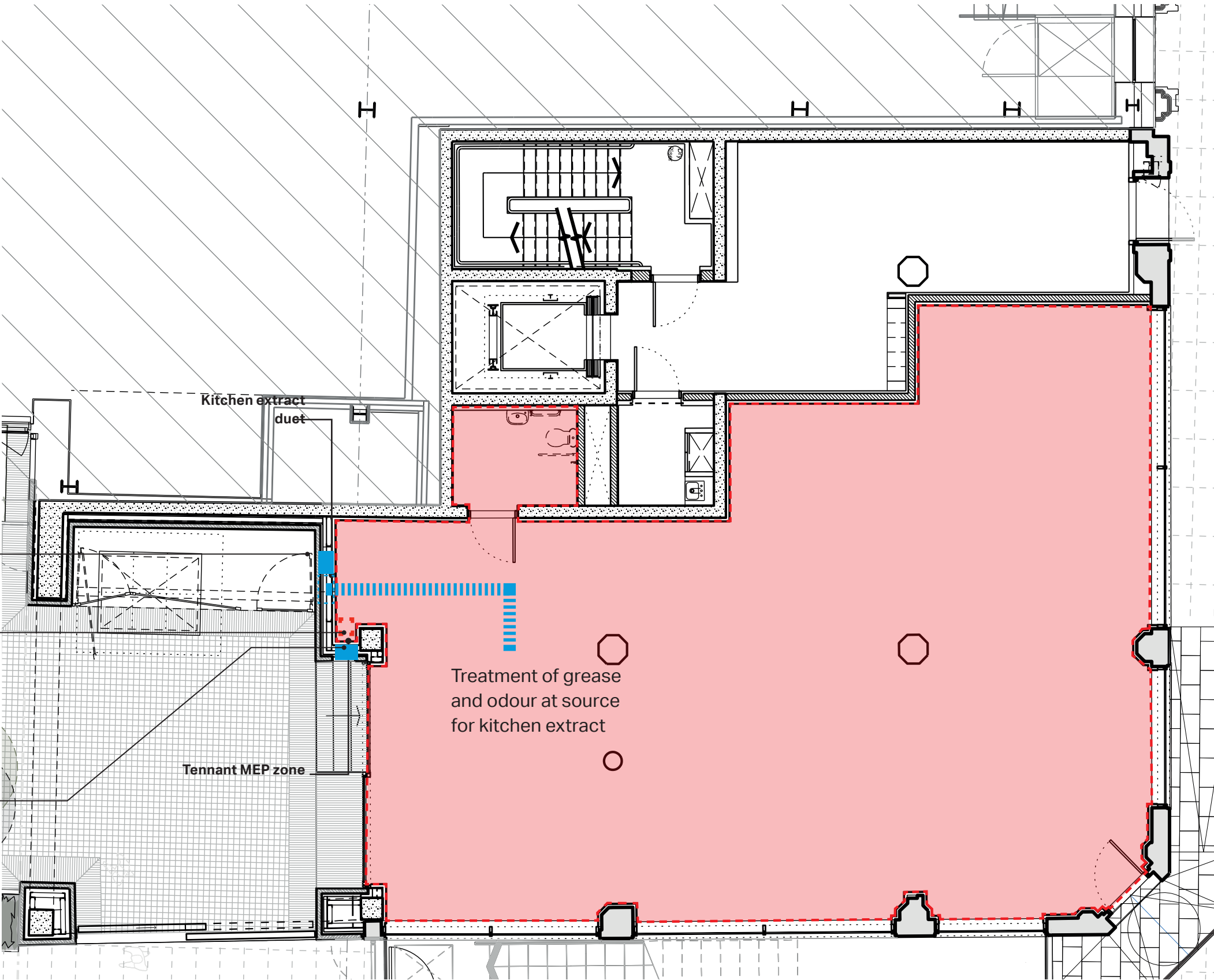
See plan showing service provision requirement.

300x150mm vent in wall to outside for WC extract at high level (as per base build provision).

Additional extents of vent opening to incorporate new kitchen extract vent in change of use.

Dedicated zone for tenant MEP.

Full height louvre for intake, provision of exhaust and intake air weather louvres for retail ventilation (500mm W x 3100mm H). **Note** This is installed as part of base build provision, no increase required.



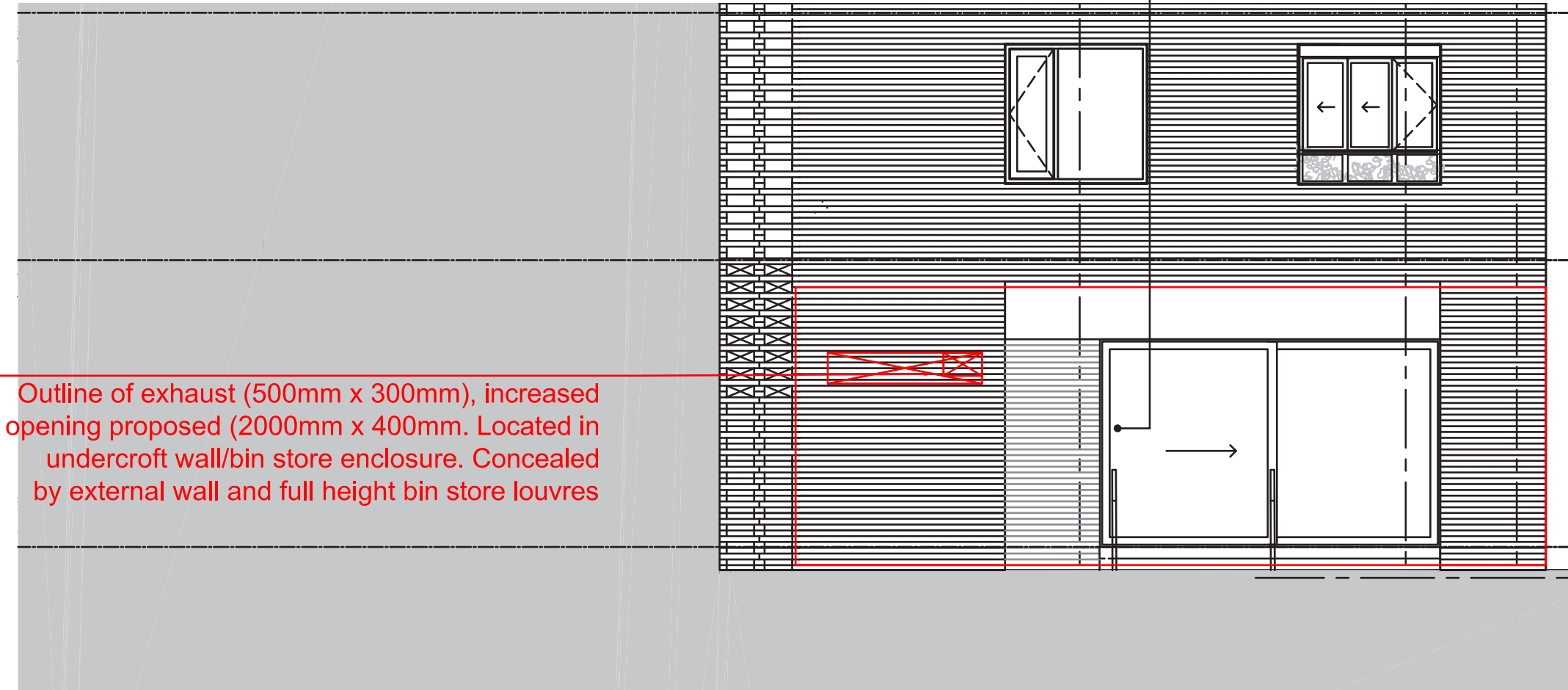
Proposed Ground Floor Plan - Services



Single Restaurant Unit

Louvres

Full height louvre for intake, provision of exhaust and intake air weather louvres for retail ventilation (500mm W x 3100mm H). **Note** This is installed as part of base build provision, no increase required.



Pocket park Elevation



Intake louvre appearance





View from Poets park of 67WS showing use as restaurant.