

60 Charlotte Street

Design and access statement

Level 7 and roof terrace



15.03.22

introduction

site location



Goodge street station

60 Charlotte street (with Scala House dotted above)

Aerial View



site

Site Location Plan

* Note red line indicates maximum extent of site. Footprint varies floor by floor.

Project Overview

This document outlines proposals for the modifications to 60 Charlotte Street, London, W1T 1RR to create access to the existing flat roof at the top of the building for the purpose of usage as a roof terrace for 7th floor office users.

Location

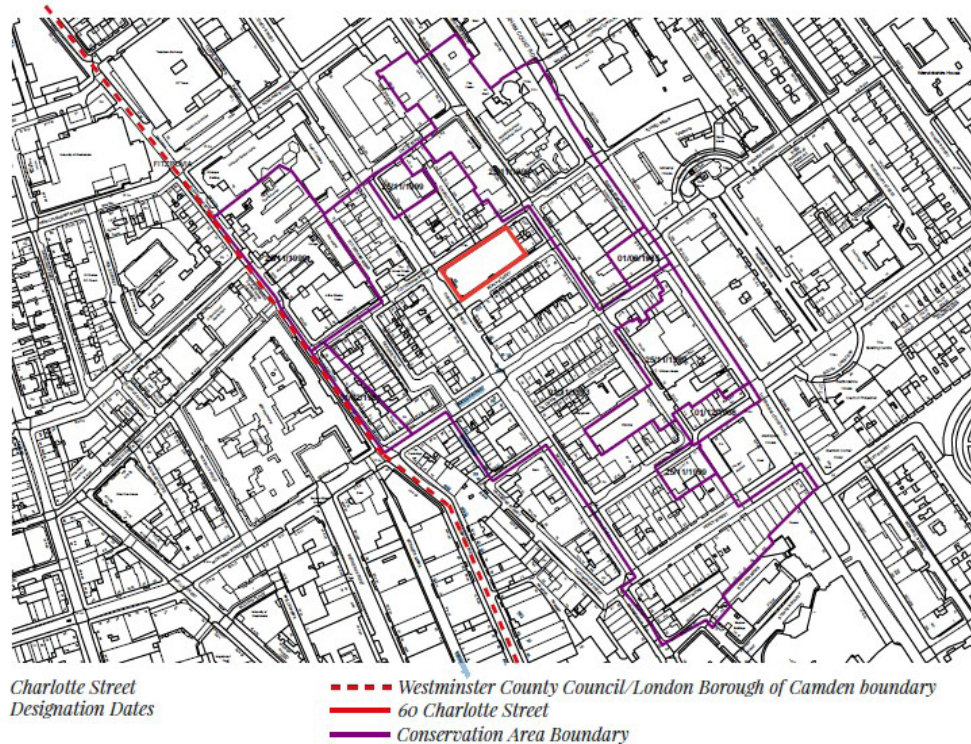
The site is located between Charlotte Street, Scala Street, Tottenham Street and Whitfield Street in the London Borough of Camden.

The Site

The property is a twentieth century mixed use building, that comprises office and restaurant.

introduction

site context



Charlotte Street Conservation Area

The site falls within the Charlotte Street Conservation Area. Charlotte Street Conservation Area covers an approximate 8.9Ha area extending from Tottenham Court Road in the east to Cleveland Street, the boundary with Westminster in the west, and from Chitty Street in the north to Gresse Street in the South, again adjoining the London Borough of Westminster.

Listed Buildings

60 Charlotte Street is not a listed building. The closest listed building is at 1 Scala Street.

Local Characteristics

'The area experienced significant alteration of building frontages during the 19th century and the construction of new development during the 19th and 20th centuries has meant that there is a huge range of different architectural detail within the area.*

The increasingly commercial nature of Charlotte Street and the surrounding streets abutting it has meant that there are a number of modern developments which sit along side the more historic buildings forming an eclectic mix of new and old street frontages.

* 2008, Camden Council, Charlotte Street Conservation Area Appraisal and Management Plan

Planning History

There have been several secured planning permissions in recent years for alterations and refurbishment to the existing building; notably:

2020/0006/P Use of part of third floor flat roof to the south as a terrace area including installation of access door and refurbished balustrade

2019/4582/P External alterations to west and south facades including increased footprint and new entrance at ground floor level and replacement of solid panels at first floor level with glazing

2021/2389/P –Approved planning application for roof terrace this application would replace that scheme as amended

introduction

street level photos



location A



location B



location C



location D



location E



location F



location G

introduction

roof level photos



View looking North West over roof terrace



View looking North East towards lift overrun



View looking South along line of ductwork



View looking North West at window cleaning winch/cradle



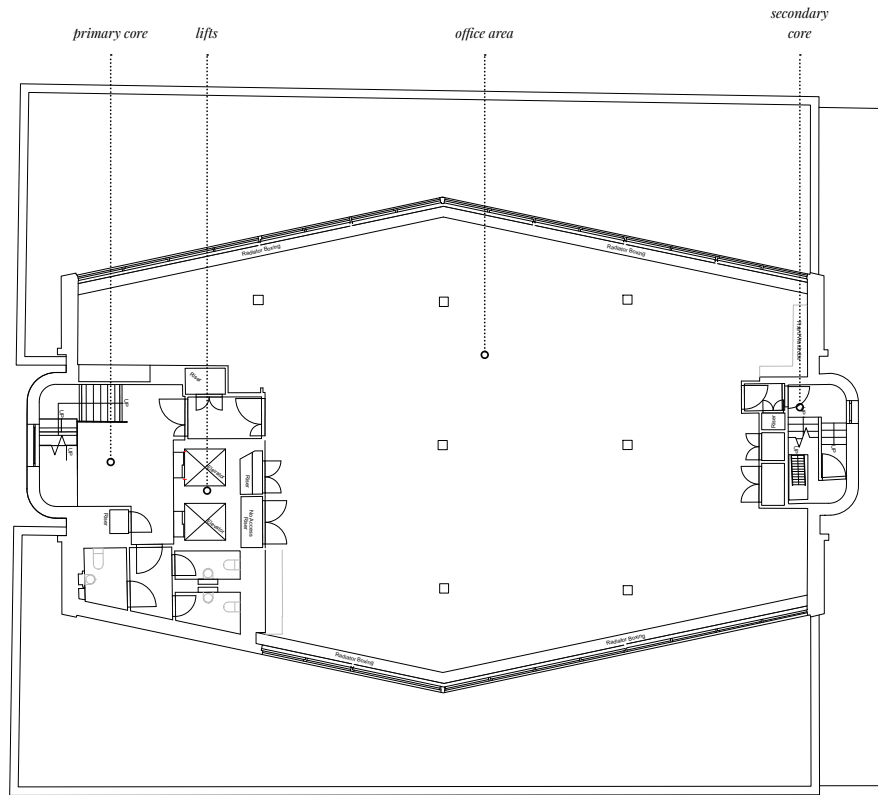
View looking South East adjacent access to roof level



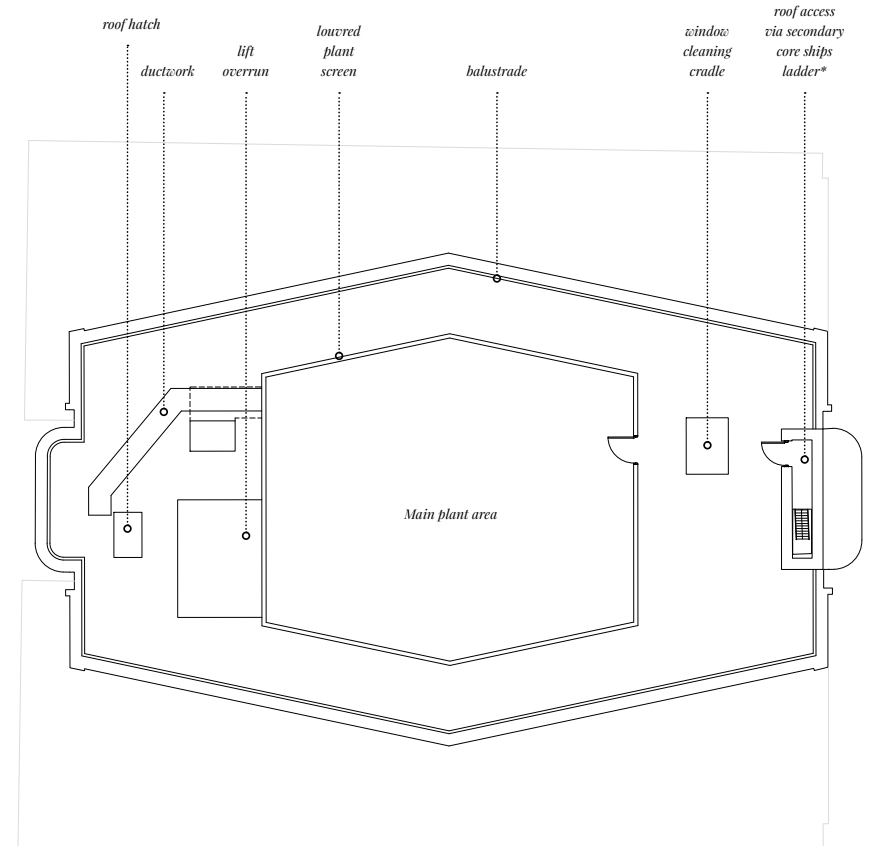
View looking North East towards neighbouring block

introduction

existing seventh floor and roof plan

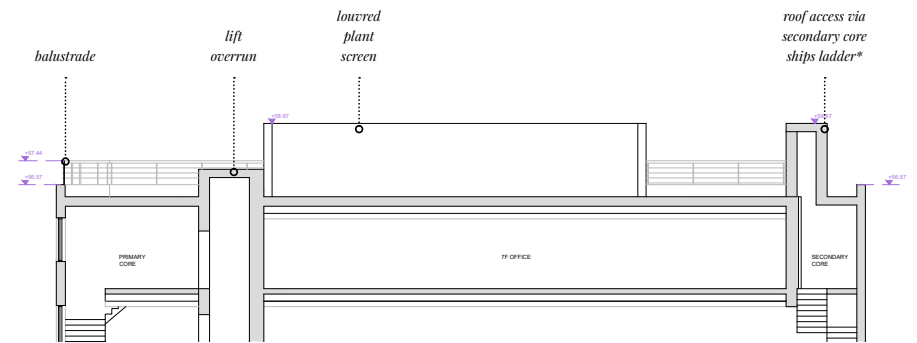


existing 7th floor plan



existing roof plan

*Existing access to roof level is via a ships ladder. Access is not suitable for tenants.

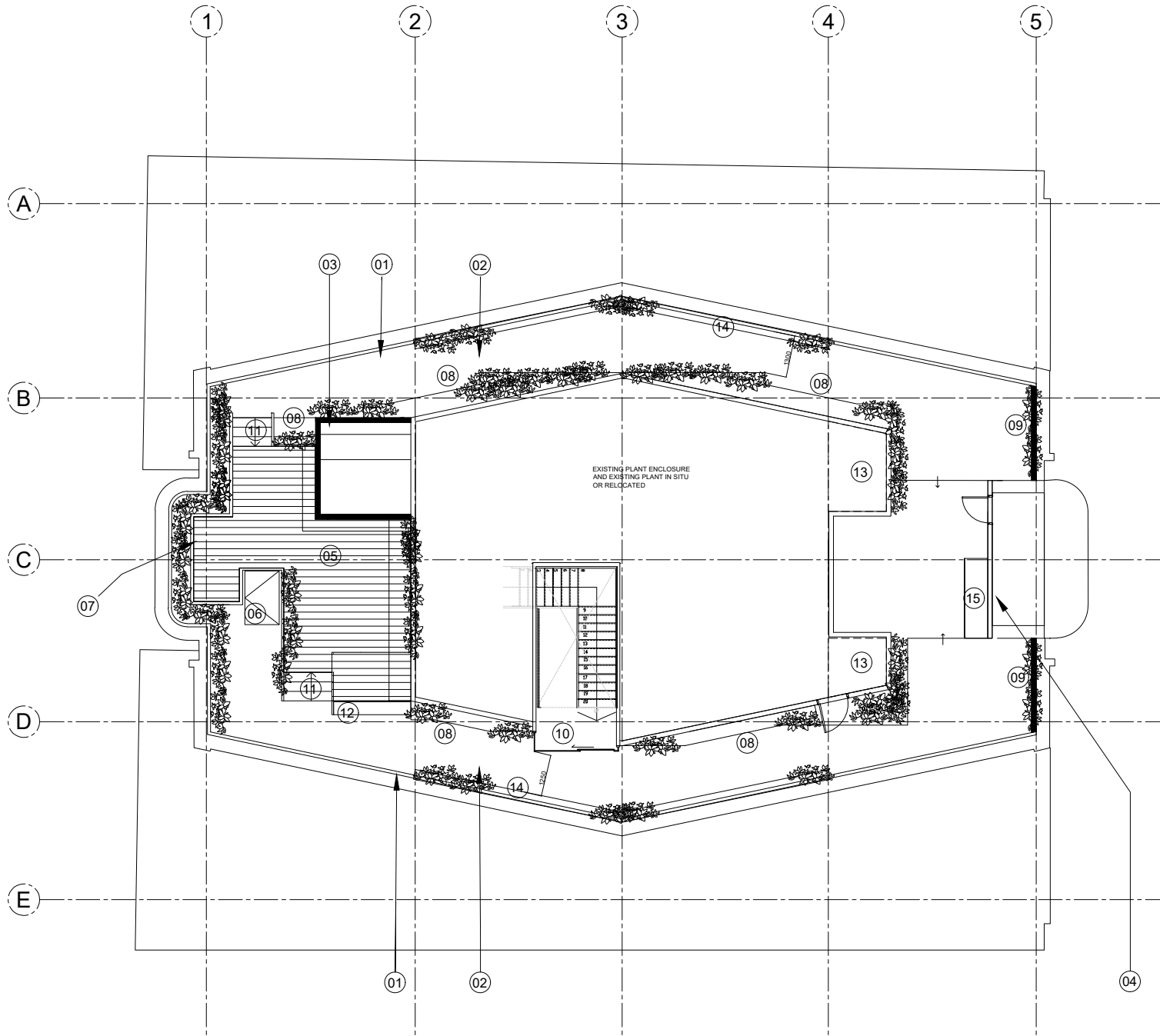


existing roof section

____proposals

proposals

proposed roof plan



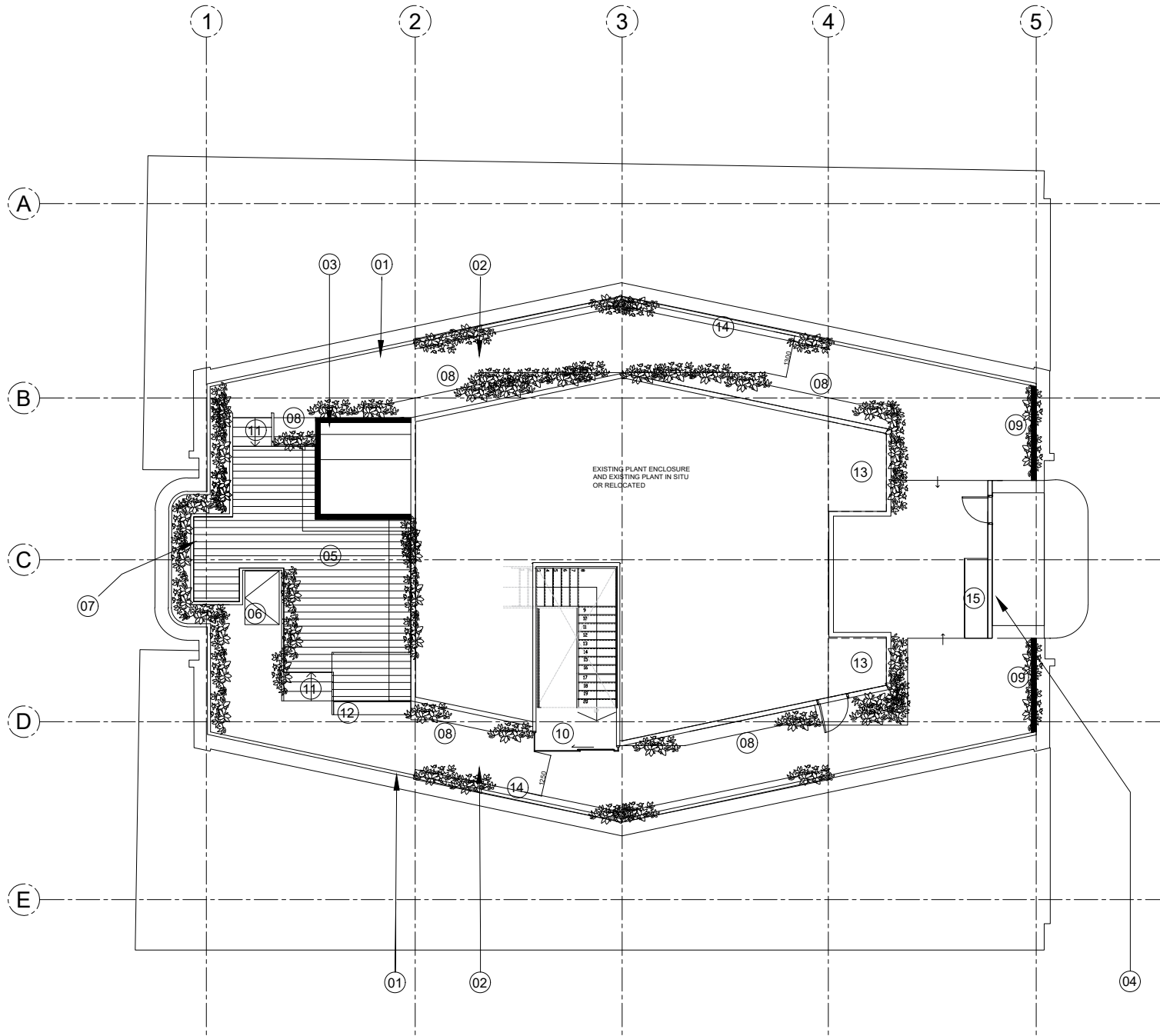
Note:

1. Existing metal balustrade additional rail to ensure compliance with Building Regulations
2. New recycled composite decking over existing roof insulation.
3. New cladding to existing exposed plant.
4. Existing stair core extended to allow for compliant fire escape.
5. Raised platform over existing lift overrun and ductwork.
6. Retained existing acces hatch refurbished and refinished.
7. New balustrade to match existing.
8. New timber slat screen, trough planters and built in benches in front of existing plant screen with creeper plants.
9. New privacy screen & trough planters with creeper plants.
10. New rooflight with glazed access doorway and stair to 7th floor office within existing plant enclosure.
11. New steps to raised platform.
12. Storage cabinets / sink
13. Extended area of plant to allow for relocated plant equipment. Screen to match proposed new larch slats.
14. Decking level planters with low level planting scheme at line of Balustrade
15. Existing riser overrun to remain and be re clad in decking material



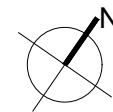
proposals

proposed roof plan



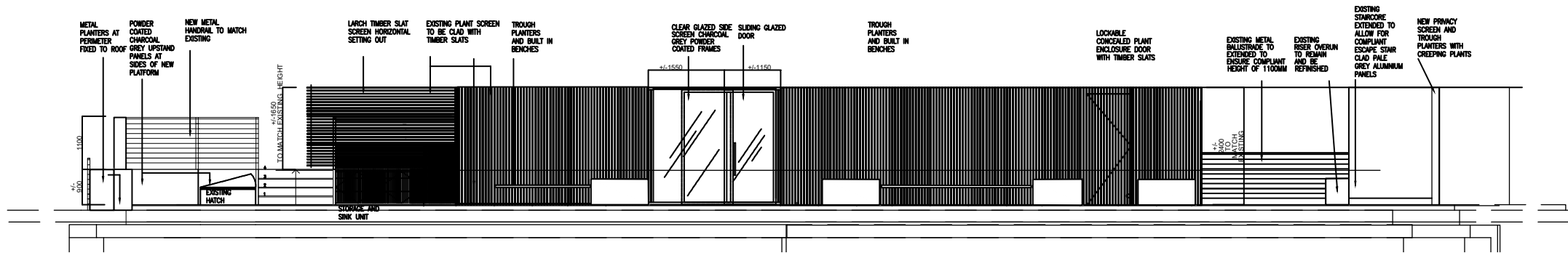
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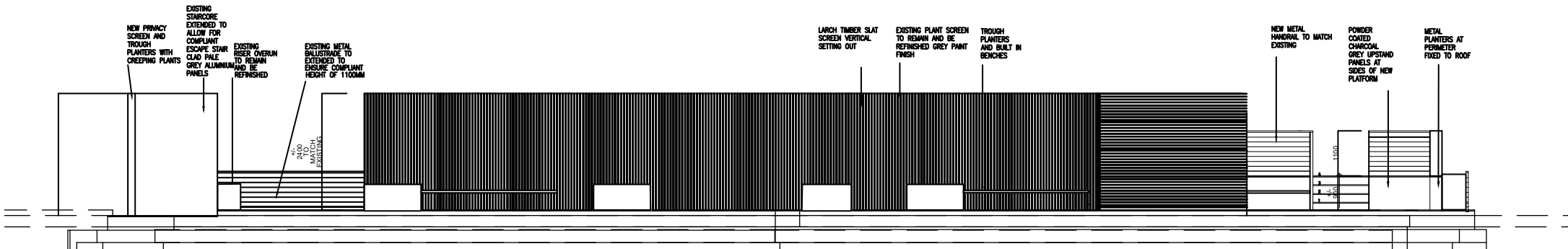


proposals

elevations - design concept



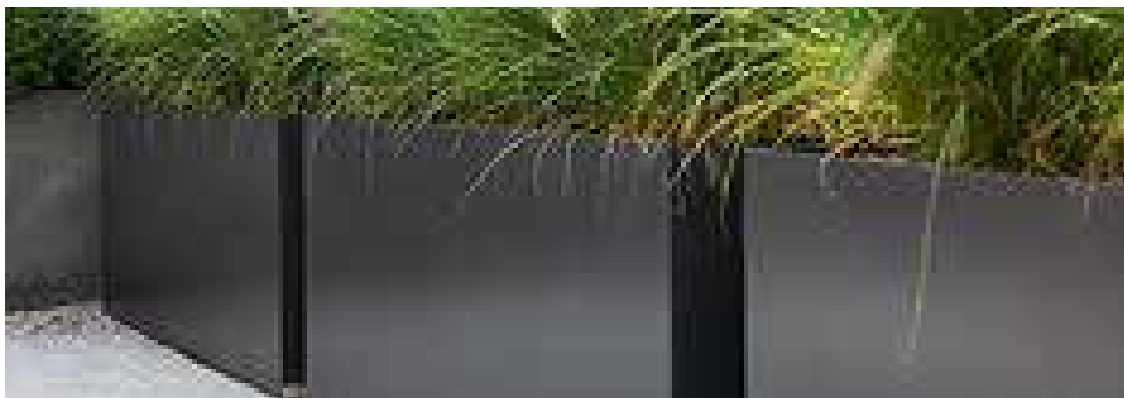
proposed south east elevation



proposed north west elevation

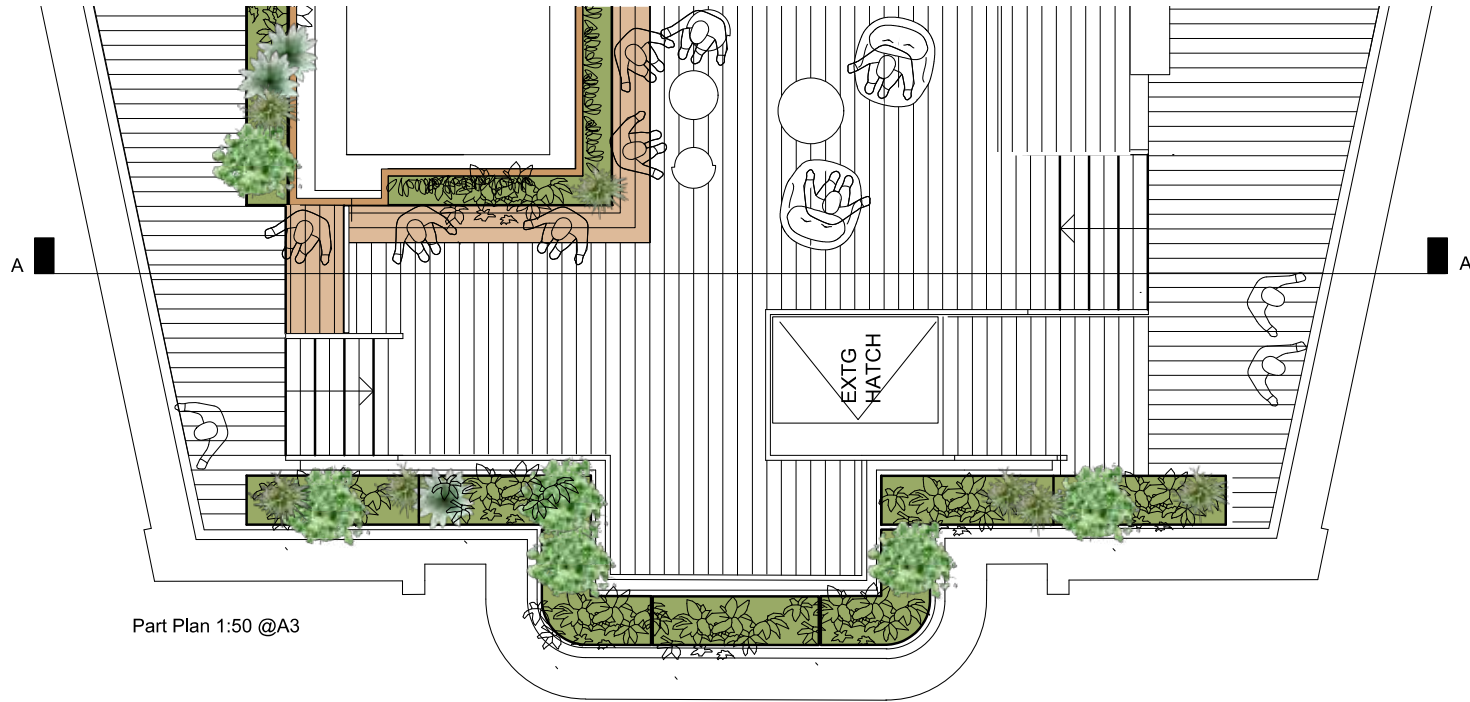
roof terrace

finishes

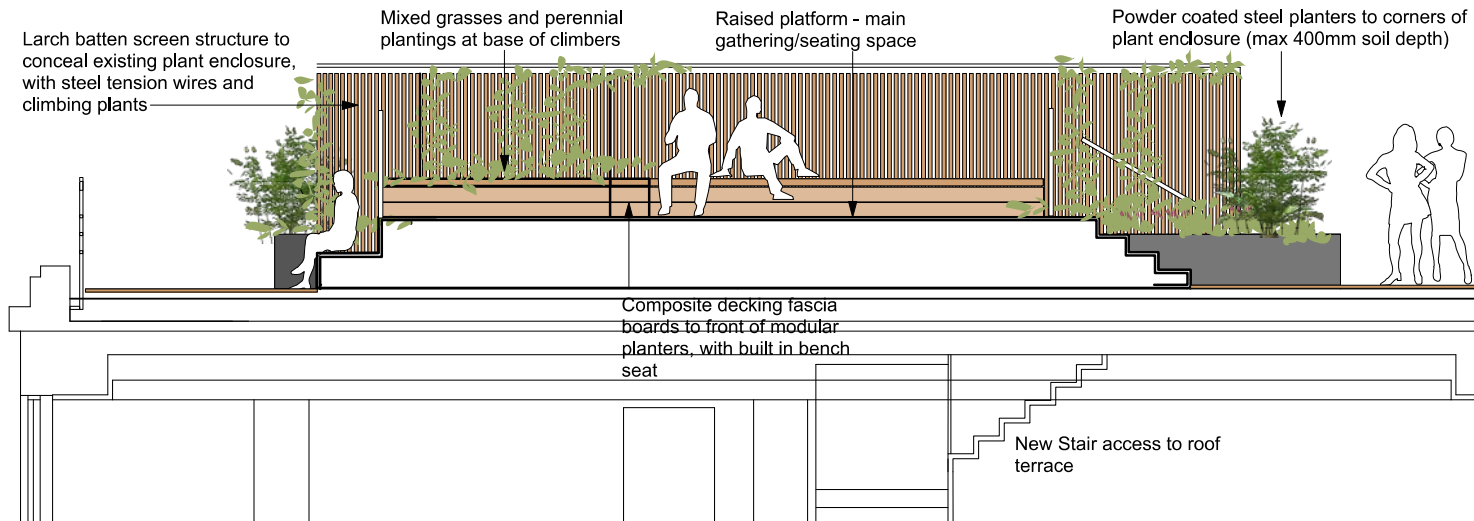


roof terrace

raised terrace area



Part Plan 1:50 @A3



Elevation A-A 1:50 @A3



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Job Title: 60 Charlotte Street, London.
ROOF TERRACE

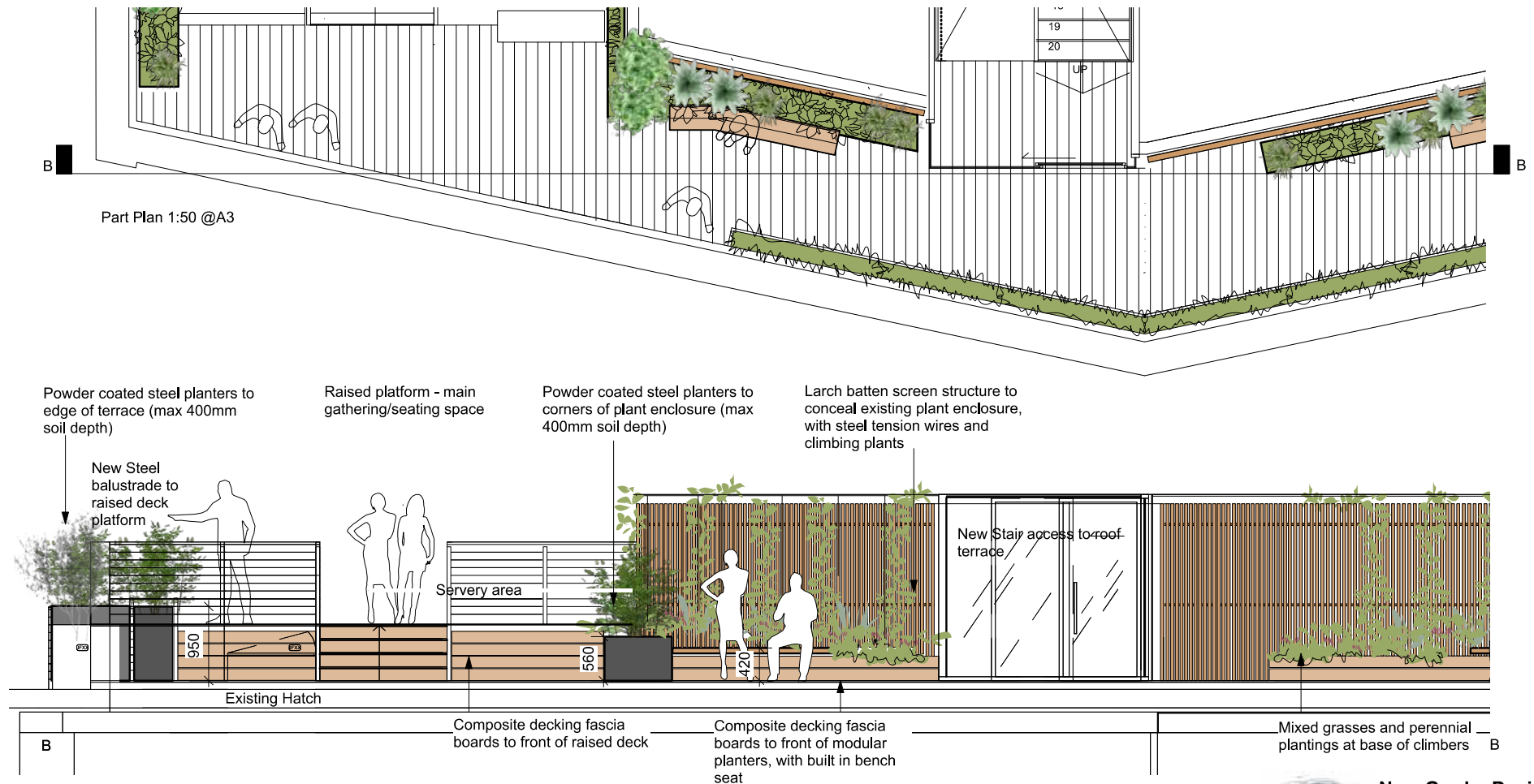
Drawing Title: Design Development
Landscape Elevation A

Date of Issue: 01/02/2022

Revision: A

roof terrace

stair up from level 7



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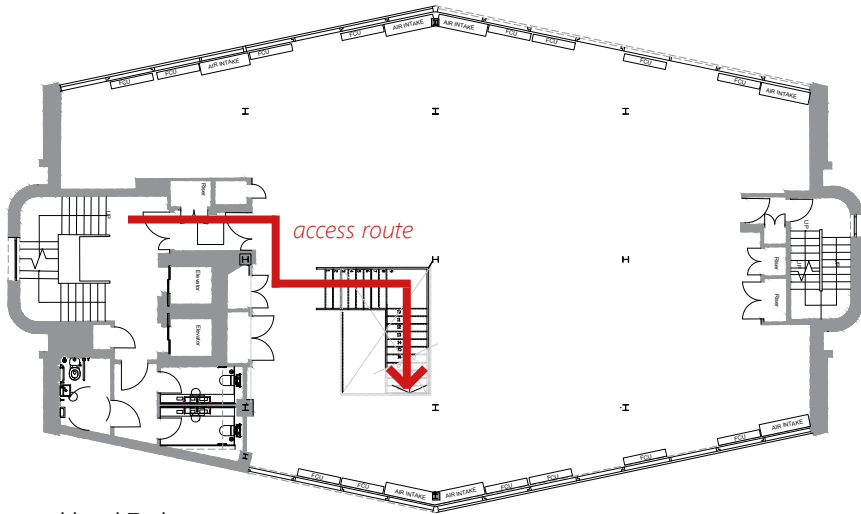
Drawing Title: Design Development
Landscape Elevation B

Date of Issue: 01/02/2022

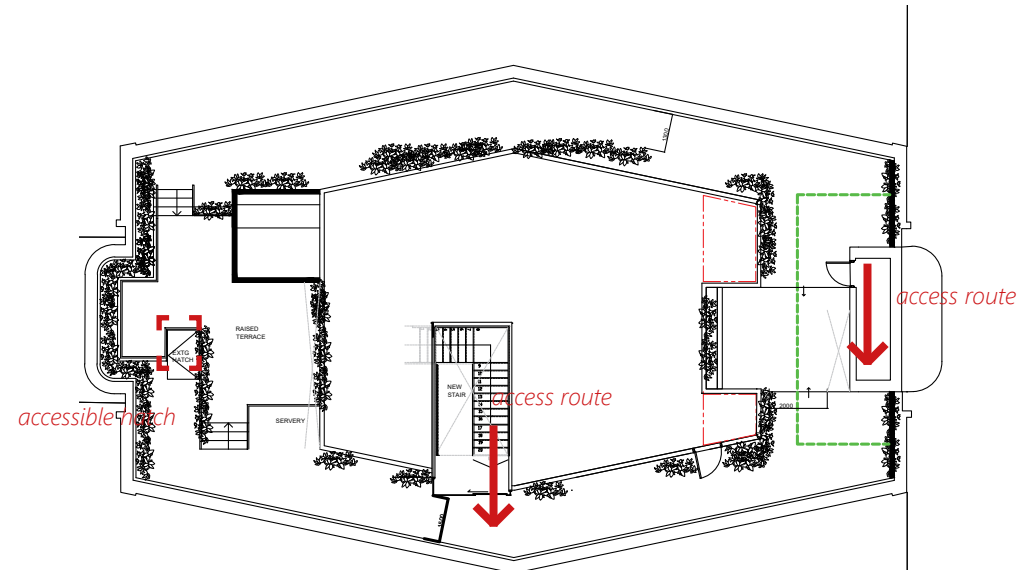
Revision: A

____access

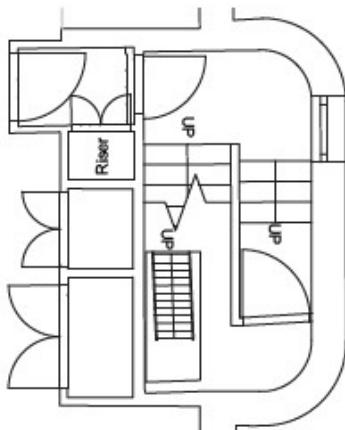
level 7 and roof plan



proposed level 7 plan



proposed roof plan



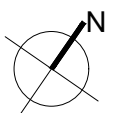
part plan secondary stair core

The current secondary core stair width is 1000mm, which restricts what can be offered in terms of roof access.

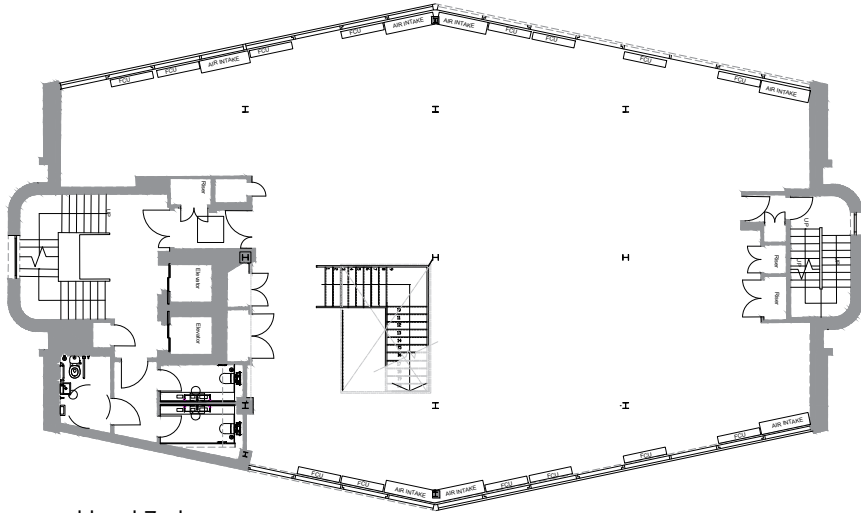
This does not allow for a wheelchair or platform lift however does allow for the use of an evacuation chair.

The existing ladder access is to be removed and replaced with a compliant utility stair which will significantly improve the access and egress.

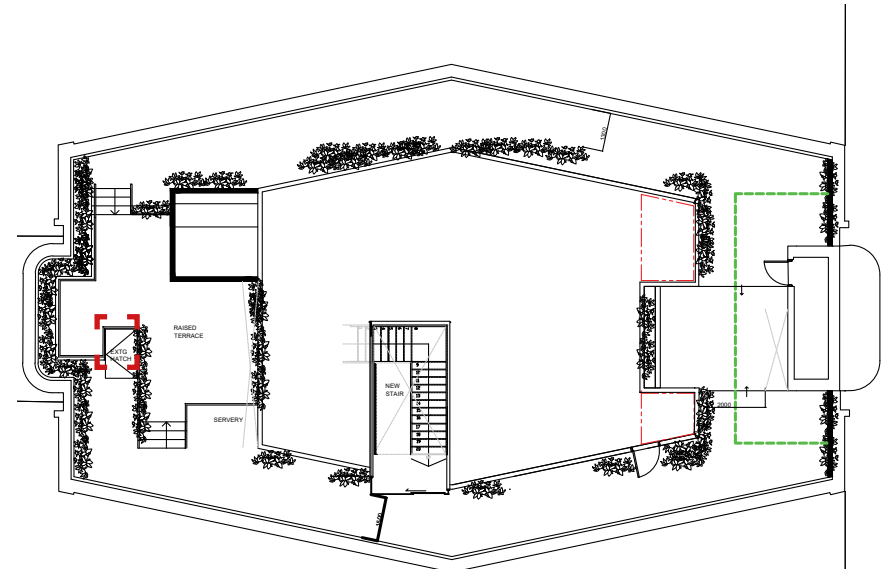
The new stair will also support better access for maintenance of the building wide plant that will remain on the roof.



conclusion



proposed level 7 plan

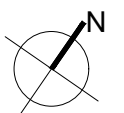


proposed roof plan

Our proposals include:

The installation of a new stair from 7th floor to roof level, which greatly improves access for building users and maintenance personnel.

Formation of a new roof terrace at the top of the building, providing valuable outdoor amenity space, which will enhance wellbeing and increase urban greening in the area.



____Thank you

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