

DERWENT
LONDON

80
CHARLOTTE
STREET.
FITZROVIA W1

make
ARUP
dp9

67 Whitfield Street Change of Use Application - Addendum

Date
April 2021

Stage/Revision Number
Planning



General summary

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Introduction

This document provides additional detail to 2020/5930/P.

67 Whitfield Street is a 166.3m² / 1,790ft² (NIA) A1 Retail opportunity created by the 80 Charlotte Street development, situated within Fitzrovia, and its proposed use change to Restaurant use E. Located on the ground floor, this unit has frontage on two streets, Whitfield Street and Chitty Street.

The unit opens out towards The Poets' Park; the park is part of the public offering and outside the unit demise. There is no dedicated external seating within the Park for the unit. The park contains a number of permanent public benches.



View of Proposed 67WS entrance



View of potential 67WS layout .

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 ventilation

- No dedicated kitchen extract required.
- No kitchen extract flue required, internal recirculation canopies to be installed by operator.
- Treatment of grease and odour at source by operator to remove odour, grease and moisture from general extract.
- Functional change will not impact neighbouring properties.

- Enlarged opening required to accommodate increased provision of background ventilation for increased seated occupancy over baseline.
- Enlarged louvre to be located within screened enclosure, no change to visible elevation.

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 limited to minimise airborne noise.
- The fresh air and WC extract fans will be attenuated at source and exhaust air will be ducted to an external screened enclosure surrounding the bin store.
- A small air conditioning unit will be located in an accessible location at low level within the lightwell, minimising noise transmission to the pedestrian environment. The units will be supplied and installed by the tenant.

Single Restaurant Unit

MEP Provision

See plan showing service provision requirement.

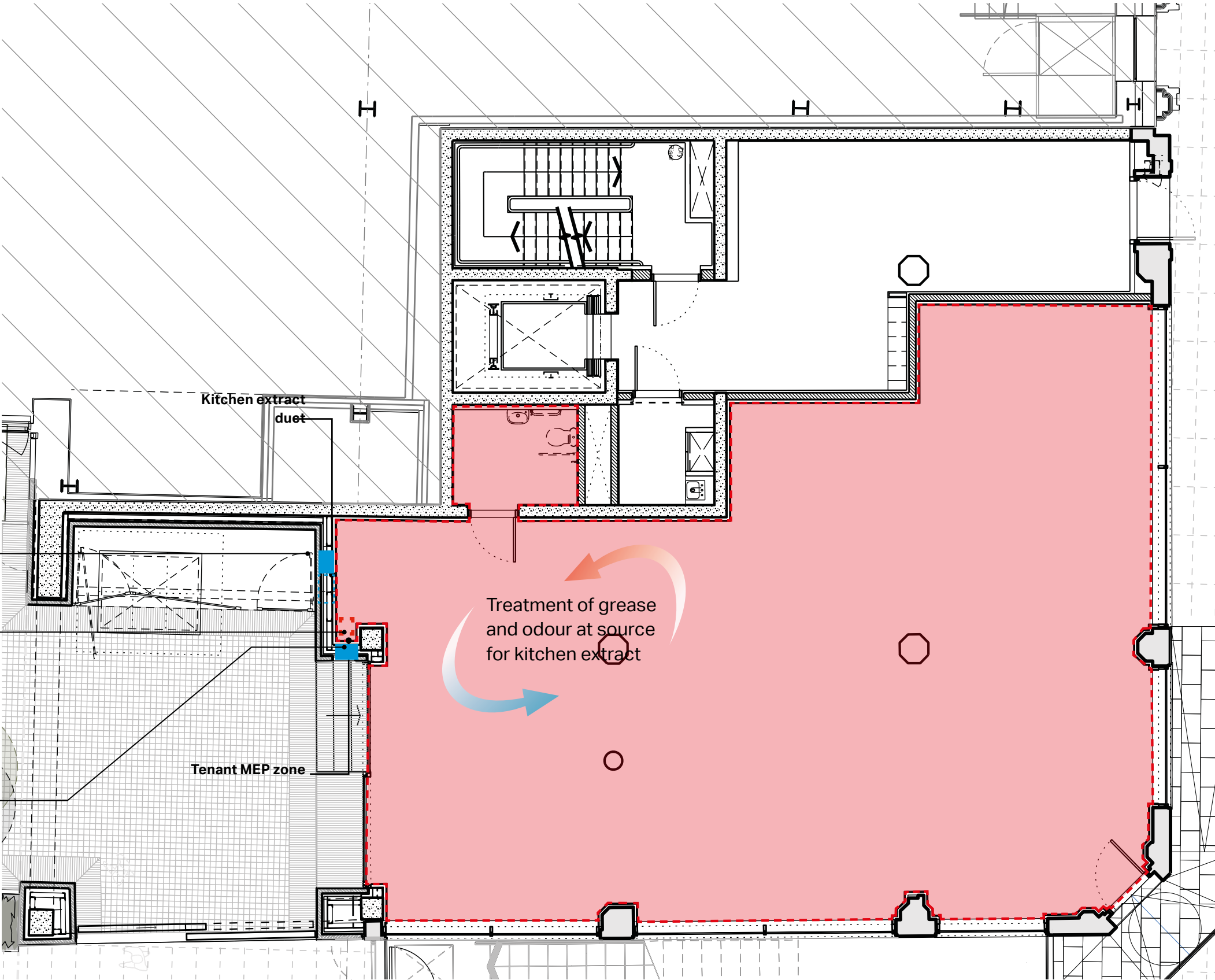
300x150mm vent in wall to outside for WC extract at high level (as per base build provision).

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

Dedicated zone for tenant MEP.

Full height louvre for intake for ventilation (500mm W x 3100mm H).

Note This is installed as part of base build provision, no increase required.

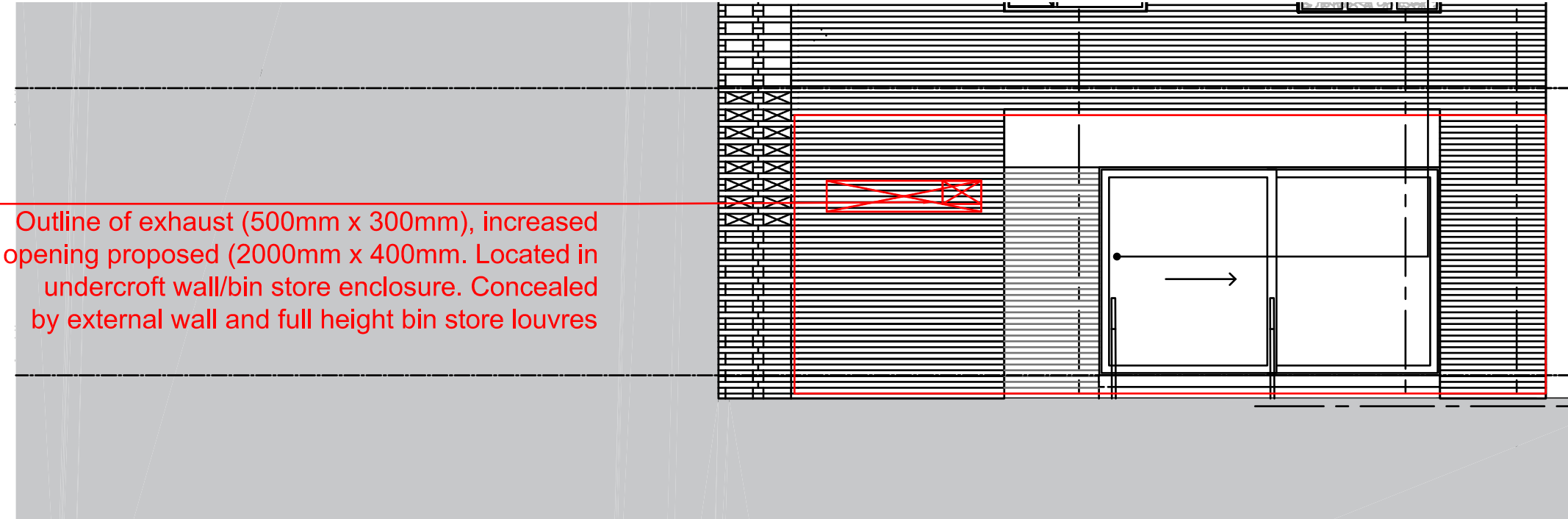


Proposed Ground Floor Plan - Services

Single Restaurant Unit

Louvres

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



Outline of exhaust (500mm x 300mm), increased
opening proposed (2000mm x 400mm. Located in
undercroft wall/bin store enclosure. Concealed
by external wall and full height bin store louvres

Pocket park Elevation



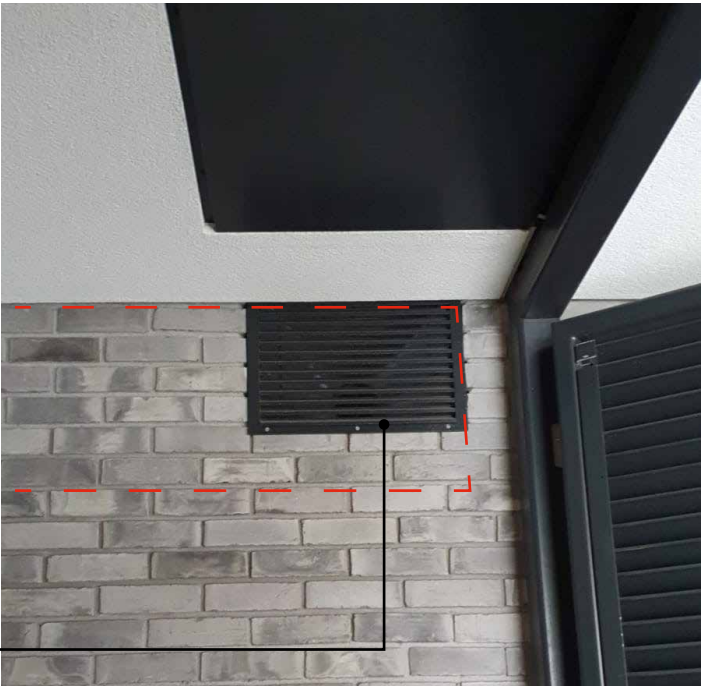
Intake louvre as installed



Exhaust louvre
concealed by screen

Bin store elevation (Screened enclosure)

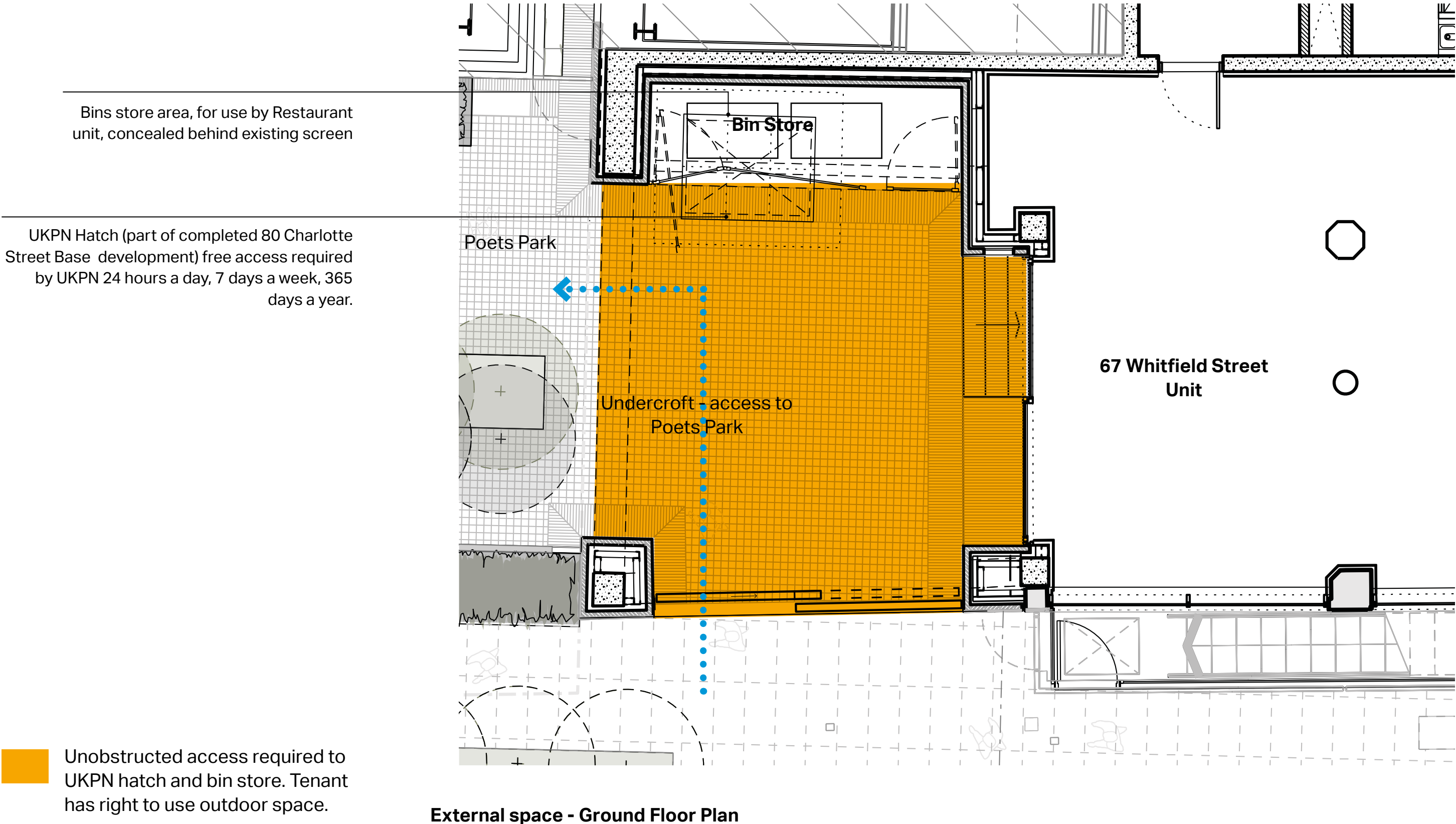
Exhaust louvre as installed,
increase required for change of use



Exhaust louvre as installed

Single Restaurant Unit

Poets Park connection



External space - Ground Floor Plan



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