

45 Whitfield Street - Planning Narrative

The building facade was altered during early 2010s as part of a wider building refurbishment undertaken by the client. These works incorporated the replacement of former carpark entrance to the north, and double entrance to the south of the building elevation, while the central steel portal system was retained.

The existing building elevation is of high quality with strong distinctive architectural features, precast & fluted concrete facade, recessed lozenge window reveals, smoked glass windows and high shine brushed stainless steel are synonymous with the 60/70s architecture, few examples of this material typology remain in central London.

The current system is of low quality and diminishes the craftsmanship and integrity of the facade materiality and composition as a whole.

The introduction of a new timber system seeks to improve the entrance condition and relationship between the building exterior and interior through material cohesion, crafted to reference the geometry and tone of the timber window reveals of the upper floors facing Whitfield St.

The craft and rigour of the original architecture is restored in the lozenge form of the proposed frontages while the timber will add tactility and warmth by way of natural material to revitalise and modernise the existing building, softening the sterile street presence and creating a welcoming arrival experience.

The use of timber should be welcomed from a sustainability perspective contributing to net-zero carbon/embodied carbon agendas within the borough and set a precedent for considered design in the grow.