
51 Calthorpe Street, London, WC1X 0HH

Minor Material Amendment Application

May 2022

1308-PA



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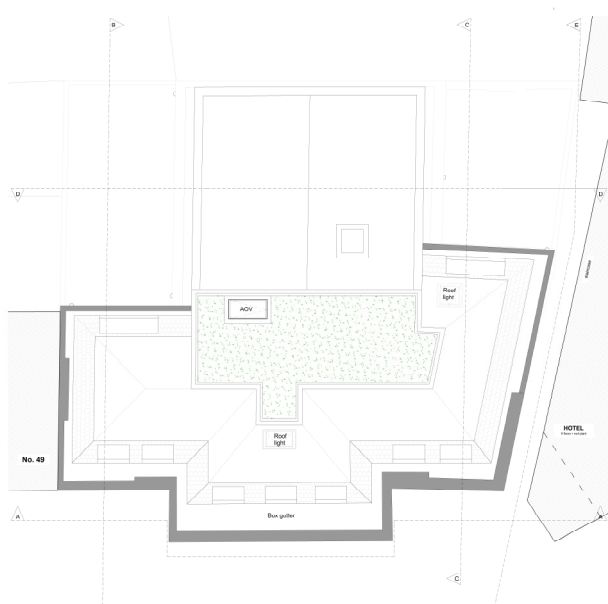
1 Introduction

An application has been made for a minor material amendment to the planning permission granted in respect of 51 Calthorpe Street, London WC1X 0HH under reference 2018/1142/P. This document summarises the differences between the approved and proposed schemes and explains the rationale for them. In summary, the changes comprise:

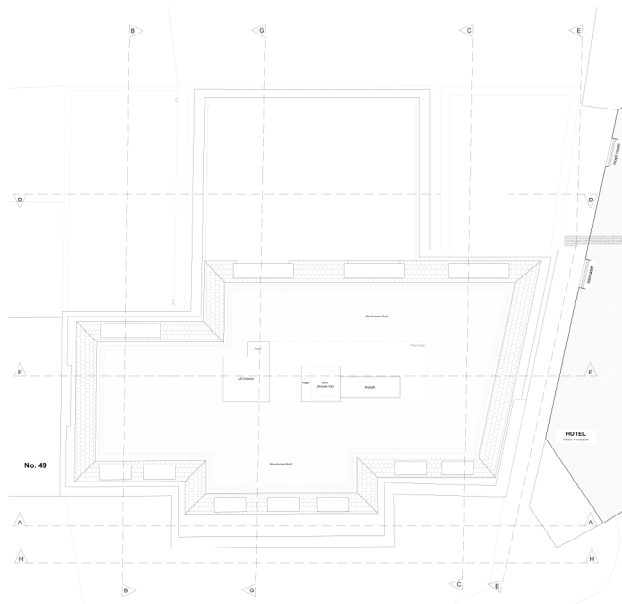
- (a) consolidating the design of the mansard roof;
- (b) enabling lift access at third floor level;
- (c) minor changes to the layout of some of the flats in the building (no change in number of units or descriptions);
- (d) a reduction in scale of the basement office space and;
- (e) provision of secure basement cycle storage

2 Mansard Roof

The consented scheme has a roof form that involves a mix of two different styles which, on reflection, do not intersect elegantly. Although this is at the rear of the building, with limited visibility from the public realm, there is scope for improvement in the architectural design.



Approved Roof Plan



Proposed Roof Plan

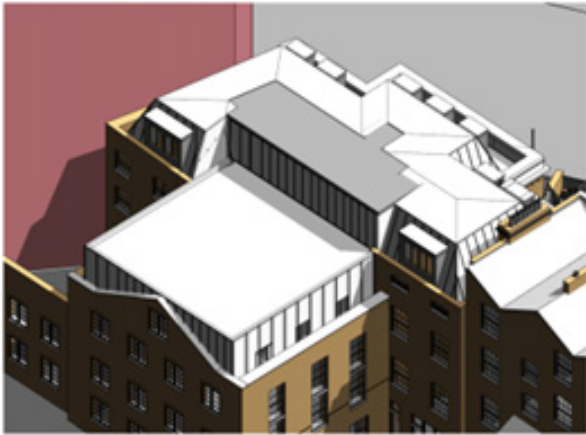
The proposed changes avoid the jarring effect of the two intersections by incorporating a mansard roof form across the rear elevation of the third floor.

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2 Mansard Roof - cont

That this is a much more elegant design can be seen from the following 3D schematic:

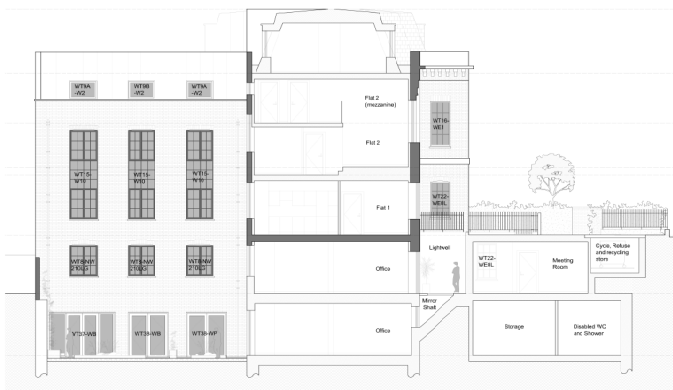


Approved Roof Form



Proposed Roof Form

The design of the windows in the extended mansard section will be identical to the approved mansard windows facing the rear of the building in the consented scheme. The entire mansard is proposed as slate tiles to match the adjacent and surrounding terraces.



Approved Section BB



Proposed Section BB

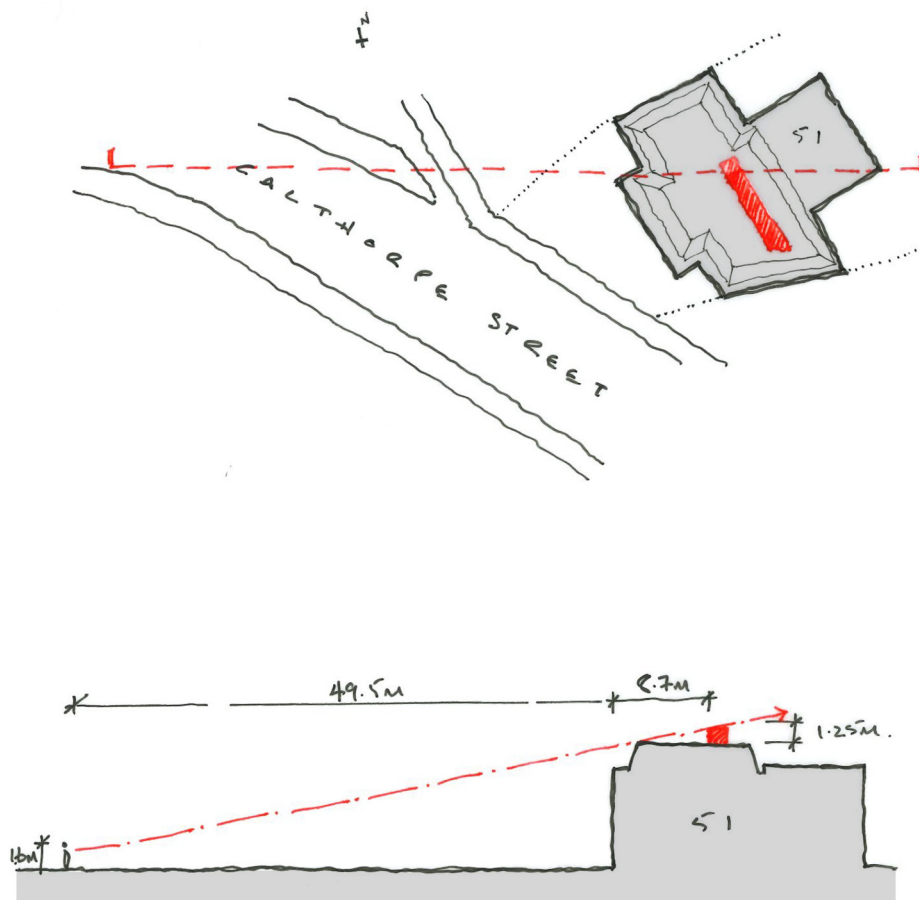
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3 Lift

In the consented scheme, the residential lift reaches second floor level, which is where the entrance to Flat 8 is located. However, the majority of the accommodation for this flat is on the third floor and so it is now considered preferable for there to be direct lift access (using a keypad and a personal identification number) to that floor, in line with DDA regulations.

As a consequence, there will be a lift overrun of approximately 855mm above the proposed roofline but this will not be visible from the public realm except from in a single long view at the corner of Calthorpe Street and Pakenham Street. This view is illustrated within the series of views below. These views also show that the lift overrun will not be visible when standing on the pavement outside the site or from adjacent the hotel. As a result of the construction that is currently under way on the Royal Mail's Mount Pleasant site, any view to the building from Farringdon Road will be obscured.



Section through Calthorpe Street and
Pakenham Street

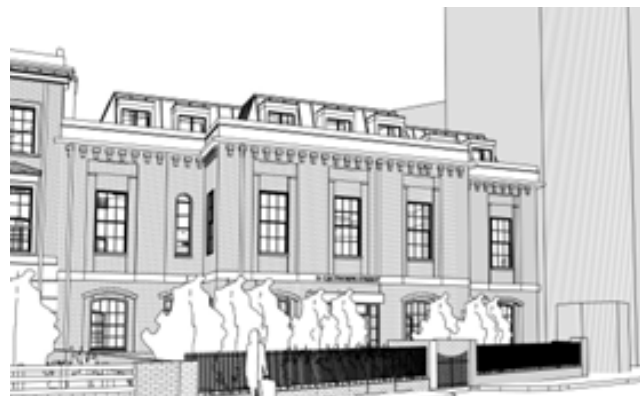
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3 Lift - cont



A



B



C



D



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4 Flat Layouts

Various changes to the layouts of the flats have been made but these do not affect the mix of flats or the approved description of the units within the original approval. The alteration to the roof form at third floor level will increase the floor space of this area by around 16sqm. Development of the design throughout RIBA Stages 3-5 have resulted in an improvement of the efficiency of the buildings floor plates and a modest increase in usable area for several flats, which will greatly improve the quality of the accommodation.

Approved		
No.	Size	Area (SQM)
Flat 1	2B/4P	70.0
Flat 2	2B/4P + M	95.0
Flat 3	2B/4P + M	95.0
Flat 4	3B/6P + M	100.0
Flat 5	2B/4P	76.0
Flat 6	1B/2P	52.0
Flat 7	1B/2P	63.0
Flat 8	3B/6P	137.0
Total:		688.0

Proposed		
No.	Size	Area (SQM)
Flat 1	2B/4P	70.0
Flat 2	2B/4P	87.6
Flat 3	2B/4P	88.2
Flat 4	3B/6P	114.4
Flat 5	2B/4P	86.7
Flat 6	1B/2P	56.4
Flat 7	1B/2P	68.0
Flat 8	3B/6P	157.7
Total:		729.0

5 Basement and Cycle Provision

The majority of the approved, excavated basement office space has been deemed to be not feasible on technical grounds. The basement has therefore been reduced to 97sqm consisting exclusively of plant space and cycle storage for the bikes required by the original permission. We have taken the opportunity to include two extra spaces for parking of cycles for riders with additional support needs, which were not provided within the original scheme.

Cycle storage has also been moved to the basement to ensure it is not accessed directly off the residential access corridor which would be in contradiction of Part B of the Building Regulations which does not allow for ancillary accommodation accessed via a protected lobby within a small single stair building.

The total residential provision will be 19 (17 permanent + 2 short stay).

The total area of the proposed office space will be 590.7sqm. 9 cycle spaces will be provided for the office users in line with the London Plan (8 permanent + 1 short stay).

6 Conditions 15 & 16

Please see attached an Air Quality Assessment reference: 6927 - 51 Calthorpe Street - Air Quality Assessment -2204-26nv prepared by Eight Associates. The report concludes that Conditions 15 and 16 of the decision notice 2018/1142/P should be removed. Further details and reasoning are contained within page 38 of the above document.