

## Construction Work Ongoing on Mixed Use Developments in London

Construction work is ongoing on two mixed-use development projects in London, in Westminster and Camden.

Our project on Dacre Street in Westminster SW1, comprises four residential units over a ground floor retail unit.

Haines Phillips Architects were appointed in 2014 to carry out feasibility proposals for development of the existing building on the site which contained a Barbershop and Betting Office on the ground floor, with offices over at first and second floor levels. The existing building frontage, whilst not listed, formed part of the Edwardian Style grain of the local conservation area and thus our proposal for development of the site incorporated the retention of this front façade, with a new building frame and rear extensions behind.

The form and fenestration of the new building behind the retained façade was carefully designed to respect the character of the existing streetscape and to minimize any impact on privacy, daylight and sunlight of the adjoining buildings. Planning consent was obtained for the residential development in 2016 and for change of use of the commercial spaces to a retail unit in 2019. Construction of the development commenced in 2018.

Further details on the project can be viewed on our website [here](#).

Our project on Goodge Street in Fitzrovia W1, is a similar development of three residential units over a commercial space.

Haines Phillips Architects were appointed in 2015 to prepare proposals for development of the site. The existing building in the Charlotte Street Conservation Area dates from the late 18<sup>th</sup> century but has been much altered over the years with the insertion of retail premises at ground level, currently a betting shop, and with 3 sub-standard flats on the first and second floors.

Adjacent buildings along the Goodge Street frontage have been rebuilt with more modern elevational treatment, however we proposed that the existing building frontage, being a positive contributor to the Conservation Area, was retained as part of the development.

Our design proposed a new building frame, rear elevation and first, second, third floor and mansard roof level accommodation behind the retained frontage and over the ground floor Betting Office. 3 new dual aspect residential units are proposed, one bed apartments at first and

second floors and a two bed maisonette at third and fourth floors.

A pre-application enquiry was submitted in 2016 and planning consent was obtained for the development in 2017. Construction of the development commenced in 2019.

Further details on the project can be viewed on our website [here](#).