



80 CHARLOTTE STREET LONDON

80 Charlotte Street is a nine-storey mixed-use development comprising of offices, residential apartments, ground floor retail units and a new south-facing public space in the historic district of Fitzrovia.

As well as fabricating, supplying and erecting the steelwork, Bourne Steel also designed and installed 6m-long precast planks. A grand total of 4,800 of these prestressed planks were needed for the project, with the majority being bespoke units. The 9m x 6m grid was chosen as the optimum size to accommodate the thin precast planks that allow the project to maintain a nine storey and 3.3m floor-to-ceiling height into a designated height restriction.

80 Charlotte Street also has a bespoke steel-framed solution, whereby all columns and beams are left exposed within the completed scheme, along with the underside of the precast flooring planks. This combined with the 9m x 6m column grid pattern has created a contemporary and spacious office environment. The structure has a 90-minute fire resistance period and is provided with intumescent dark grey pigmented paint to add to the industrial feel of the space.

80 Charlotte Street has a BREEAM 'Excellent' rating and is a Net zero operational carbon building.

Awarded a Commendation at the Structural Steel Design Awards 2021.

Market Sector:	Retail, Commercial, Residential & Refurbishment
Client:	West London Suburban Property Investment Ltd
Engineer:	Arup
Main Contractor:	Multiplex
Architect:	Make Architects

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