MAY 2014

22 TOWER STREET
DESIGN AND ACCESS STATEMENT
WC2

CONTENTS

This document has been prepared as part of the planning application for 22 Tower Street. The proposals comprise of the change of use of the Grade II listed building from B1 office into 22 residential apartments. These include 22% Affordable Housing.

In doing so, it is intended to replace one existing PVC conservatory extension with a higher quality contemporary addition, remove another to reinstate an outdoor amenity space and various internal alterations including subdivision and the forming of new mezzanine levels within the building.

In generating an architectural design, Claridge Architects have worked closely with Heritage Consultants, Purcell, to ensure that the proposals respect the heritage of the building and enhance the listed fabric as much as possible. A heritage appraisal has been undertaken to ensure that spatial characteristics and elements of heritage value were identified early on in the design process. This has driven both the internal layouts and external appearance of the proposals to ensure the special architectural character of the former Edwardian School is both preserved and enhanced where possible.

INTRODUCTION

The current building has been unlet for a period of 18 months, which is supported by an accompanying marketing statement. This can be directly attributed to the quality of the spaces, state of repair and covenent offered. There are also many more modern buildings offering space at a very similar rent in the area.

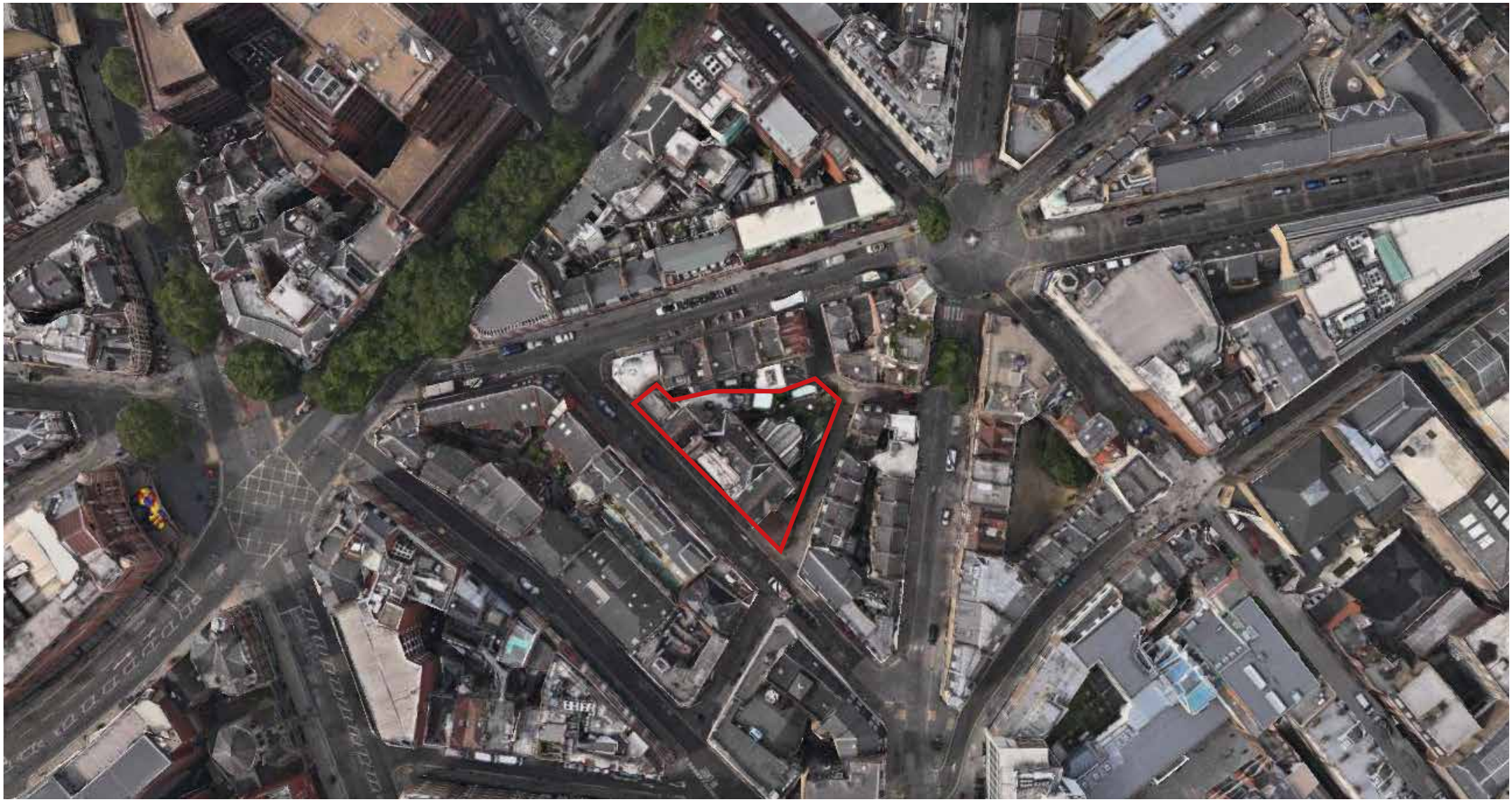
The listed status of the building is a fairly daunting prospect too, as the covenant requires the occupants to pay for all repairs and maintainance which, as the building is reaching 25 years since it last had significant work done, creates serious risk.

The buildings conversion to office space was also completed at a similar time, and the decor has become quite dated. To attract a long term tenent, then a significant rennovation would need to be undertaken. However, the cost of this would take a long time to recoup because the commercial would still remain fairly low.

Whilst a considerable rennovation could create a characterful office with modern amenity, speculative office developers favour buldings which can be demolished and rebuilt for purpose, rather than problematic adaptations of Listed buildings.

Allowing conversion of this fantastic building into residential property would move responsibility for its upkeep onto the residents, and safeguard its future.

JUSTIFICATION



The red outline shows the site location adjacent to Tower Street, Tower Court and a row of four storey buildings along Earlham Road. The building is currently laid out for use as offices, though it was built as a school. The site is also partially screened by trees along Tower Court. Its central position in this high density area, gives an excellent range of amenities for residents.

SITE LOCATION

Aerial View (East)
The surrounding building heights differ on all sides. They represent different construction dates ranging from 1960s until the 1980.

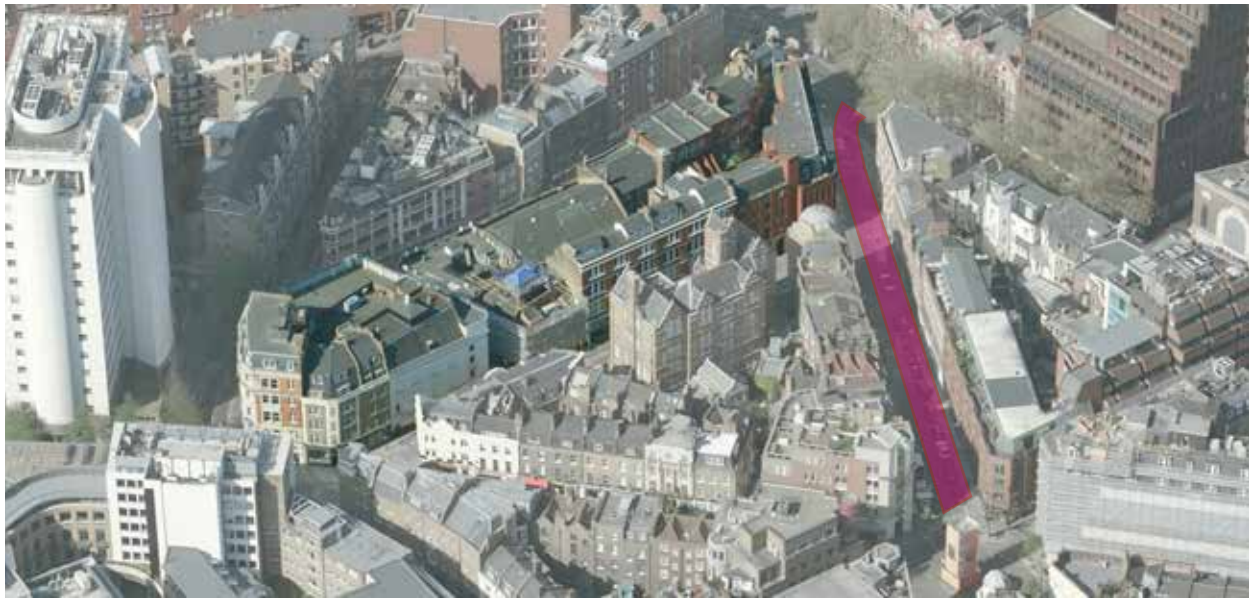
Aerial View (South)
This view shows the building's existing conservatory and it's relationship with the surrounding 4 storey residential dwellings.

Aerial View/(West)
This view focuses on the Earlham Road and the four storey dwellings to the North of the site.

Aerial View/(North)
This view highlights the building's location at the junction Tower Street and Tower Court.

In addition to the roads shown in these images, Tower Court extends round the corner and joins Earlham Street. This connection completes the island that the building is placed on.

AERIAL PHOTOGRAPHS



Aerial view with Earlham Street shaded pink.

View from the upper level of the building looking at the rear of the buildngs on Earlham Street.

Office Building _ Built in 1980.

View from the upper level of the building showing one of the terraced buildings on Tower Court, highlighting the character of the Victorian street with its original street lamp.

Aerial view with buildings on Earlham Street highlighted.

View of the rear extension looking towards Tower Court.

View out from the garden. Buildings on Monmouth Street can be seen down the alley

View of Victorian terraced dwelling on Tower Court
Site map number _9 & _10

View of the rear of Earlham Street from the upper level of the building

Office Building _ Built in 1980.

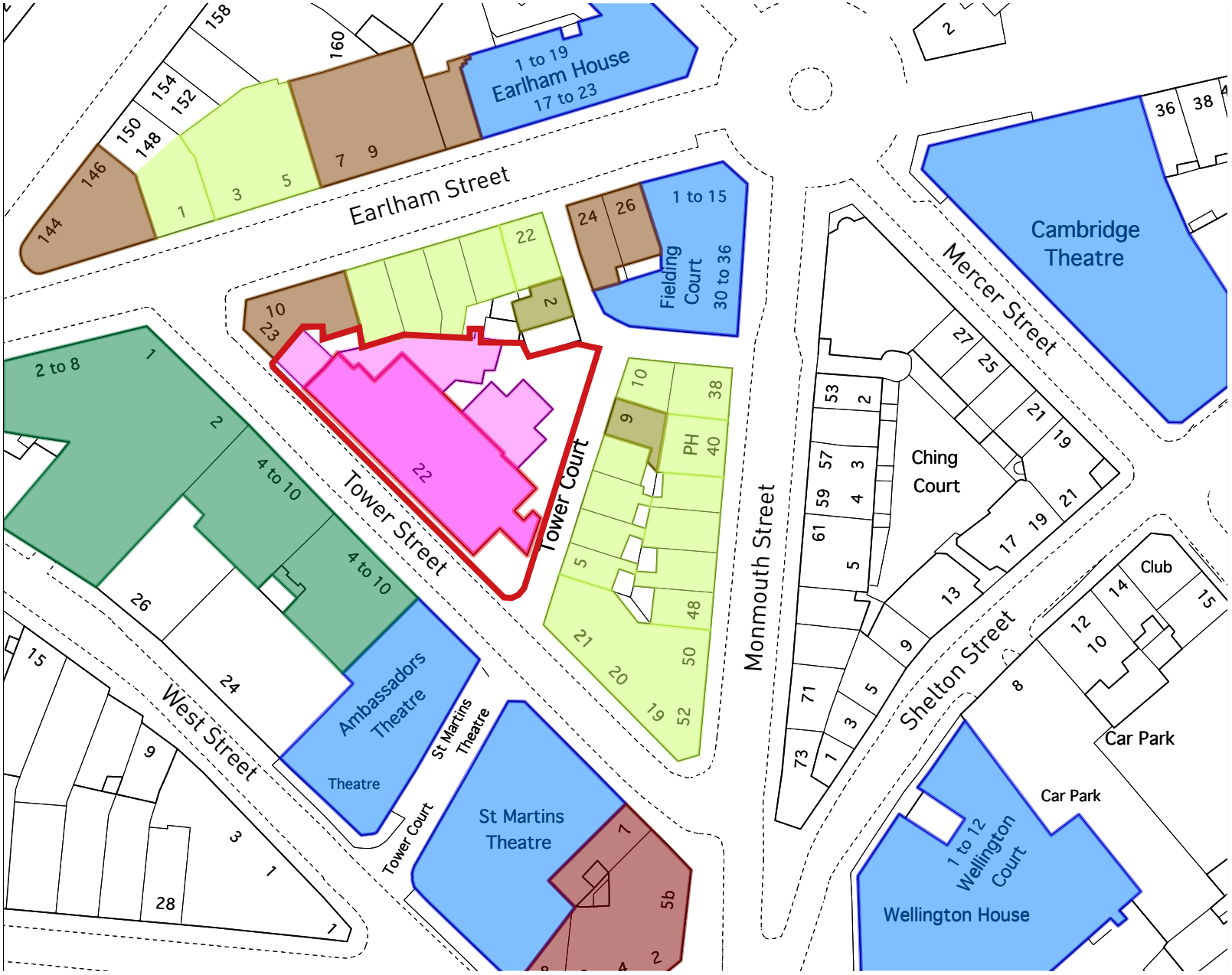
View of adjacent building, also on the junction of Tower Street and Tower Court

View from the garden of the Victorian terraced buildings on Tower Court

View of the the rear of a building on Earlham Street

View of one of the buildings on the opposite side of Tower Street

View of the the rear of a building on Earlham Street



London Borough of Camden Town and Country Planning Act 1971

- Main building of interest. _Four Storey Building.
- Conservatory and traditional style addition_Single Storey Buildings.
- Residential Dwellings. _Two Storey Buildings.
- Mixed Use Commercial and Residential _Three Storey Buildings.
- Mixed Use Commercial and Residential _4 Storey Buildings.
- Offices _4 Level Buildings.
- Buildings of a other Use:

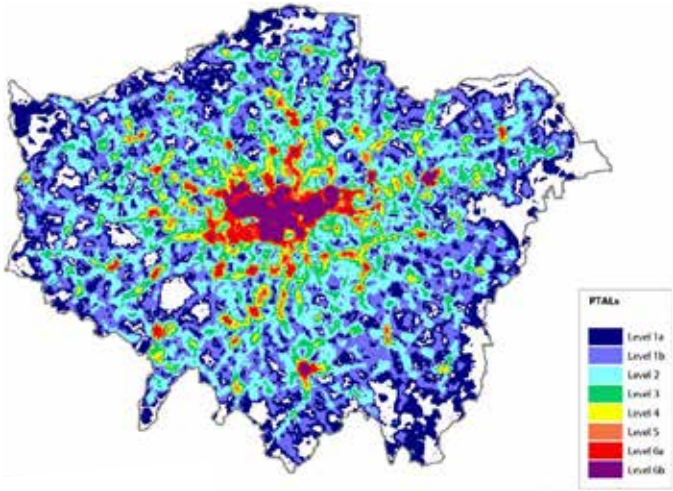
A_The Ambassadors Theatre.
B_St. Martins Theatre.
C_Cambridge Theatre.

Analysis of the surrounding buildings_Categorization into different Functions and Height Levels.

A_The Ambassadors Theatre.

B_St. Martins Theatre.

C_The Cambridge Theatre.

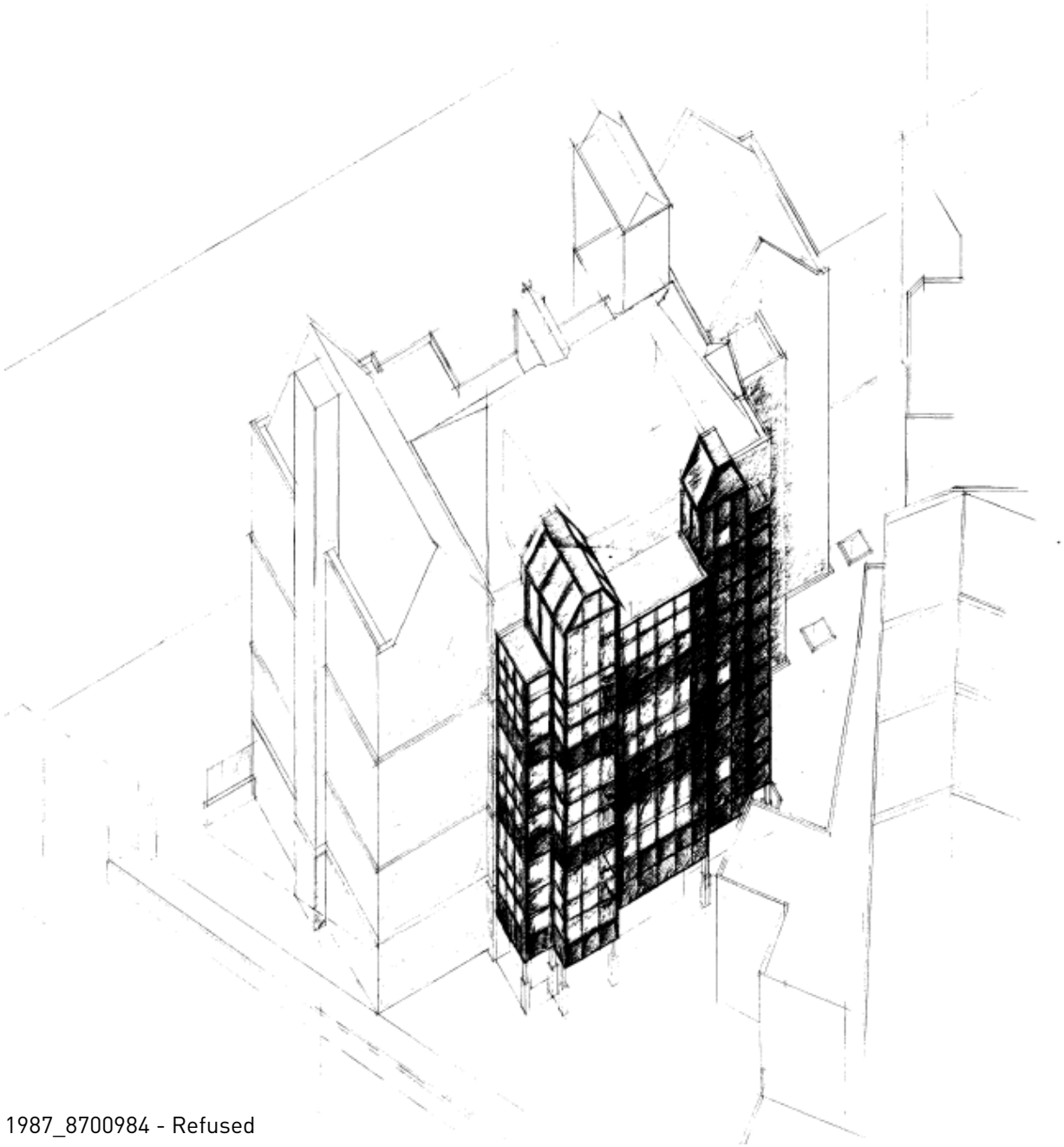


The site has a PTAL rating of 6b.

The location of the building is within a triangle created by the Covent Garden, Leicester Square and Tottenham Court Road Underground Stations, giving easy access to the Piccadilly, Northen and Central Lines.

A short Desktop study shows that both Covent garden and Leicester square are within a 5 minute walk and Tottenham Court Road Station is 8 minutes away.

TRANSPORT



1987_8700984 - Refused

1980_P14/60/6/30611 - APPROVED
Alterations To Car Port And Improved Access To Rear Area, The Demolition Of A Small Rear Outbuilding And Erection Of Ground Floor Rear Extension, Together With The Rennovation Of The Railings Enclosing The Courtyard To Tower Court, Including Landscaping Of The Courtyard.

1987_8700984 - REFUSED
Four Storey Rear Extenson

1987_8770161 - APPROVED
Alterations and refurbishment works including the excavation at basement Level to provide additional floorspace, the erection of a single storey side extension partly into the rear yard and the erection of a Lift tower,

1988_8800002 - APPROVED
The erection of a single storey rear conservatory extension and the installation of a glazed "winter garden" at second/third Level on the front elevation.

1989_8900614 - APPROVED
Demolition of the single storey structure and construction of LEB sub-station and the provision of one off-street car parking space and other minor alterations on south east corner of Tower Street frontage,

1989_8970022 - APPROVED
Details of Condition 3 of 1987_8770161, relating to replacement roof bracing.

1991_9170192 - APPROVED (renewed 2008)
The installation of external security bars to ground floor and basement windows.

1992_9270123 - APPROVED
Installation of internal partitions to fourth floor including high Level glazing,

2010_2010/5790/L - APPROVED
Replacement of existing windows to the third and fourth floor level of Tower street elevation with new timber windows

PLANNING HISTORY

EXISTING BUILDING

South West Elevation

North East Elevation

South East Elevation

Site Photos Position.

South East Elevation

South West Elevation

North East Elevation

Site Photos Position.

South West Elevation

SOUTH WEST ELEVATION

South East Elevation

Site Photos Position.

North East Elevation

South West Elevation

South West Elevation

Site Photos Position.

South West Elevation

South West Elevation

South West Elevation

South West Elevation

South West Elevation/Tower Street

The building was originally built as school, but has undergone multiple changes in recent times since it has been converted to offices. These are referenced in the Planning History.

The overall height is currently divided into five storeys plus a mezzanine level above the fourth floor and basement. However, the original building was only four storeys plus basement.

On this facade there are a number of noteworthy features. These include the main entrance, which is faced in white marble and sits in constrast with the rest of the facade where hand moulded red stock brick is the dominant material. Smooth faced red bricks provide the detailing around windows and on corners, with a small amount of ornamentation further up the building.

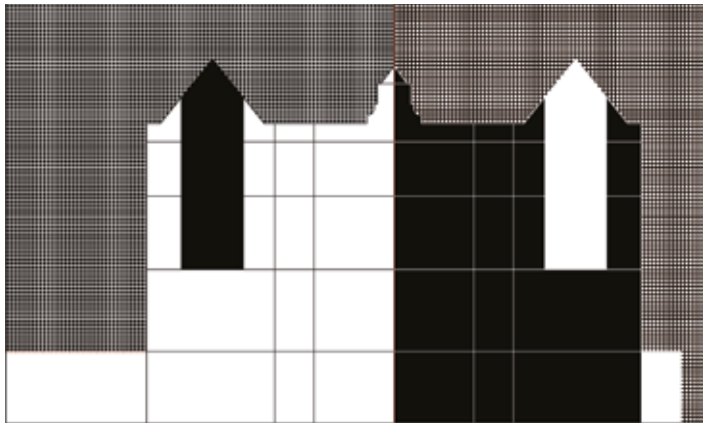
The original separate entrances for the boys and girls remain when the building funtioned as a school. Behind these are the main vertical circulation stairs.

On the upper floor of the building, the windows become larger.

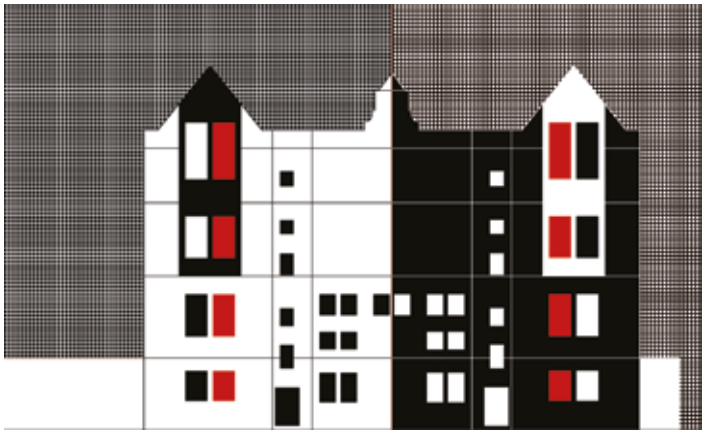
Notable architectural features also include a large tower, above the left staircase and the chimney stacks.

The more recent modifications include a third floor PVC lean to over the original terrace.

EXISTING ELEVATION ANALYSIS

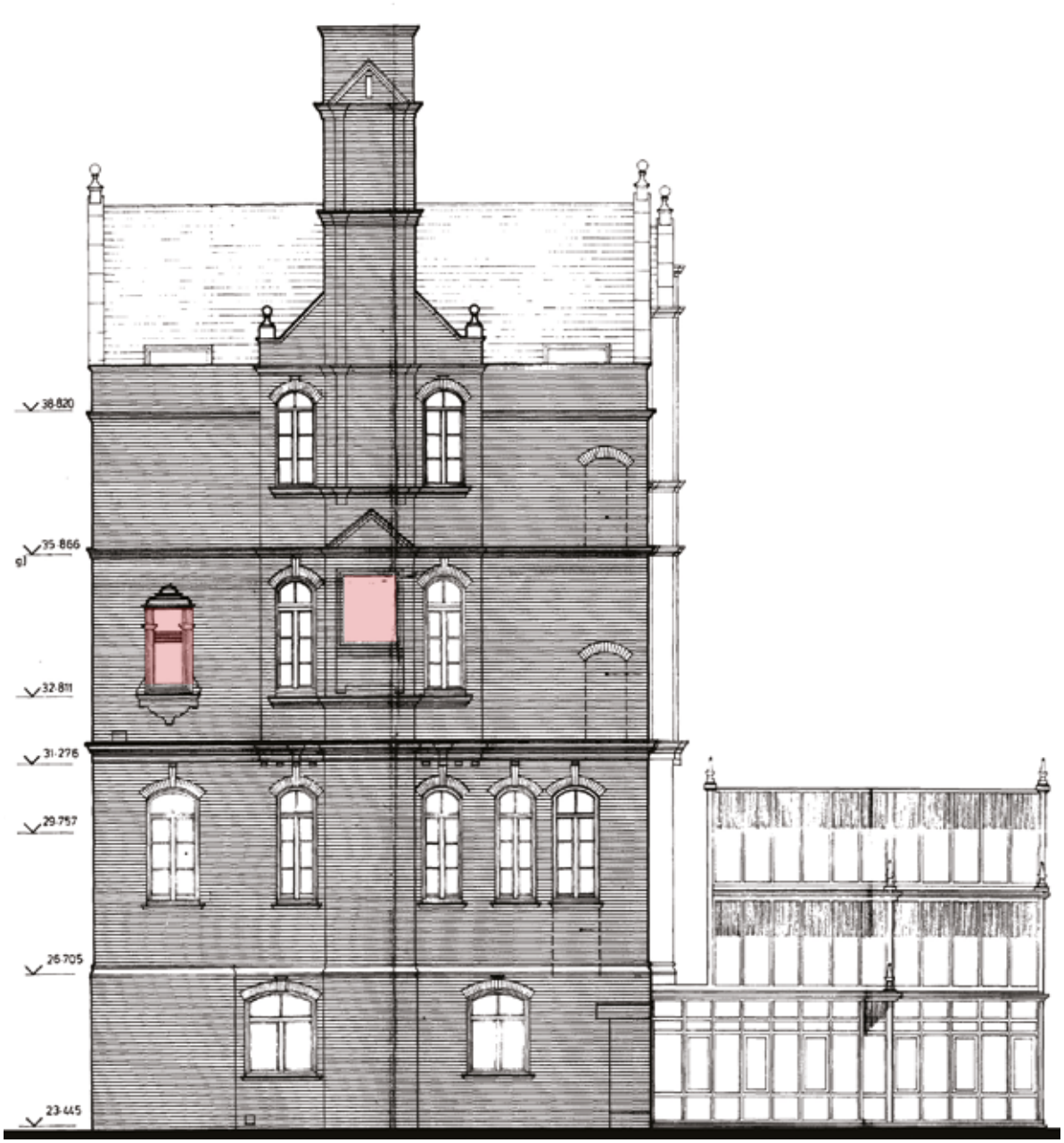


1. Symmetry
Both massing and fenestration on the front elevation are symmetrical. The building follows the classical tripartite system.



2. Fenestration
There is a clear horizontal division of the main volume in four parts. Building components (e.g. windows) tend to be laid out in matching pairs.

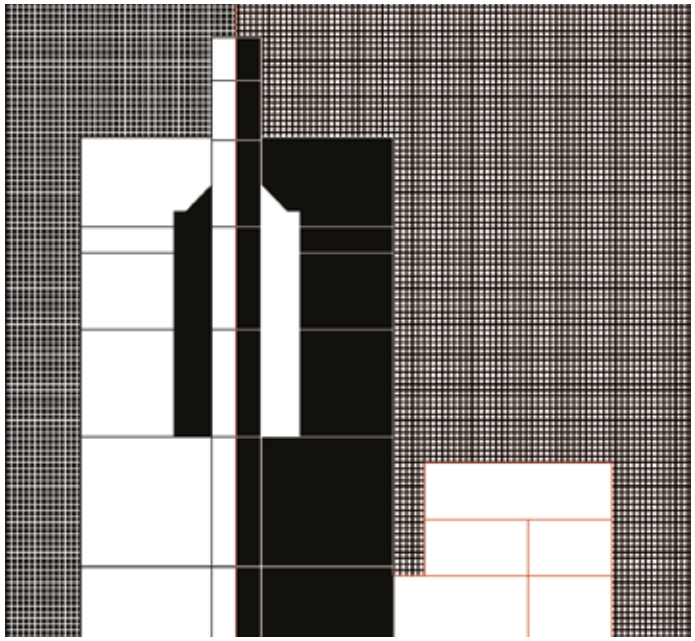
3. Features
The tower breaks the symetry, yet lines up with the windows laid out on the facade below. The building is split vrtically into three and can be read as three connected volumes.



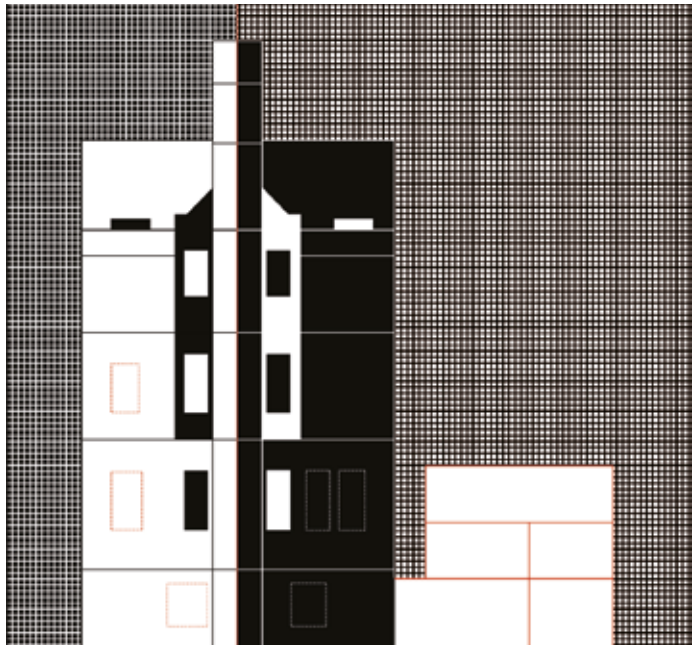
South East Elevation

The South-East elevation features a school crest (below), a reminder of the former use of the building. This is elaborately decorated and positioned at the height of the third storey.

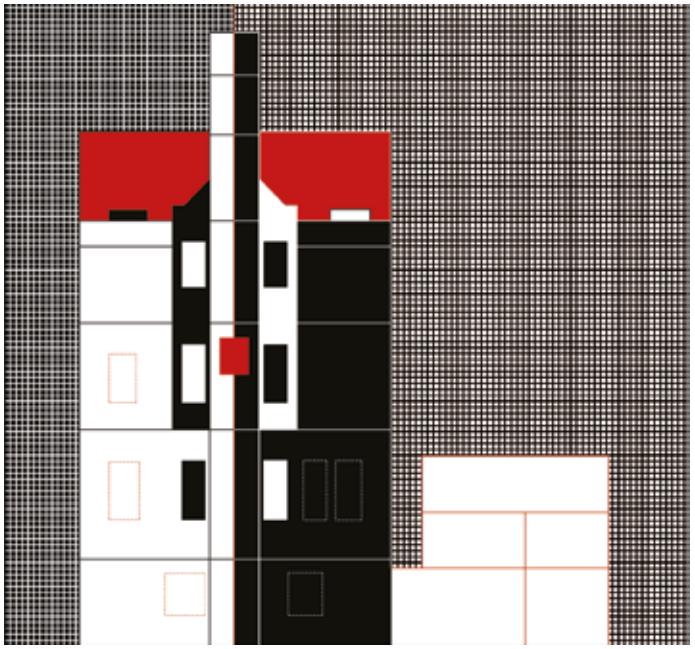
EXISTING ELEVATION ANALYSIS



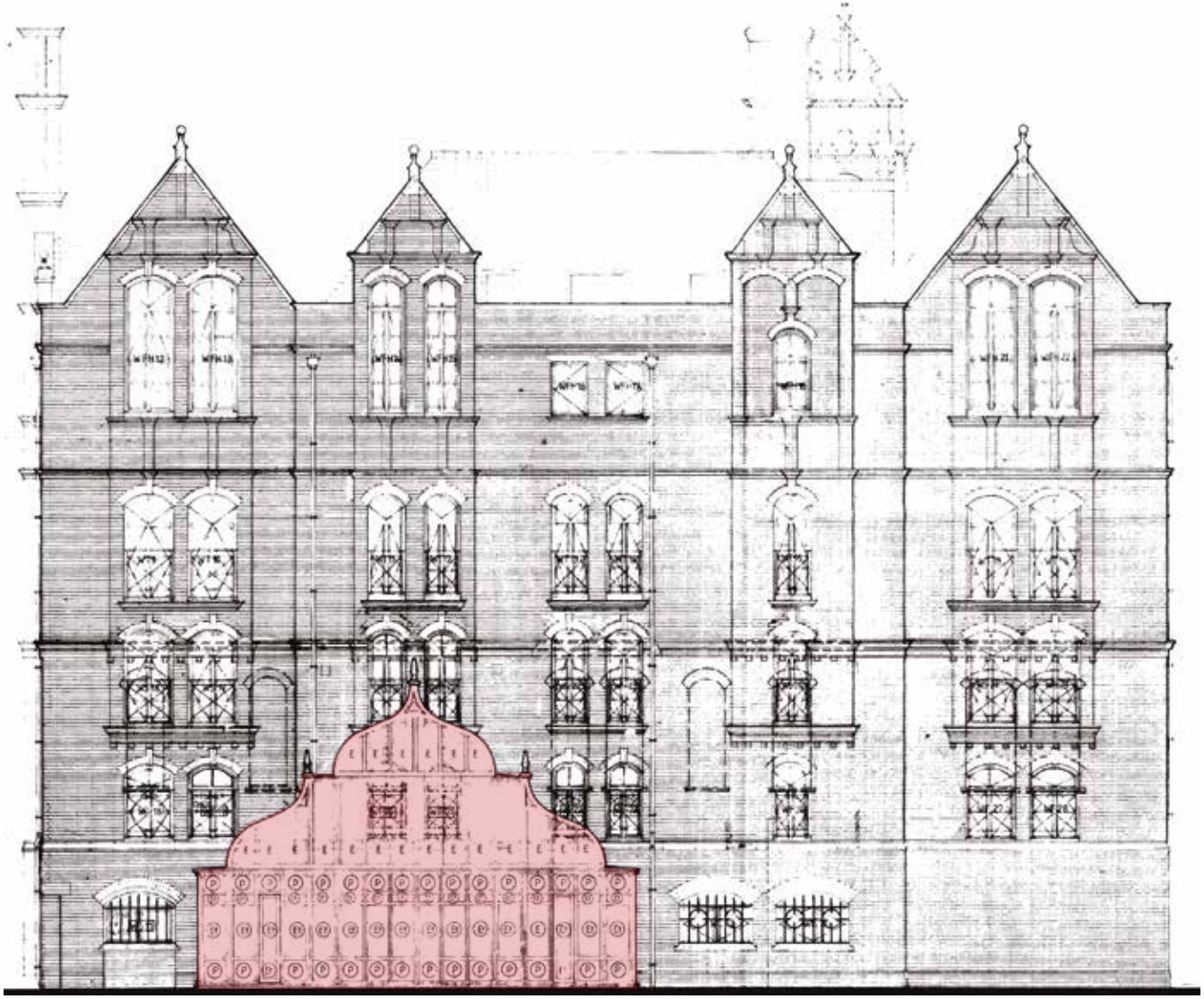
1. Symmetry
There is a clear horizontal division of the main volume into four parts. A line of symmetry exists along the centre of the chimney breast.



2. Fenestration
The position of openings is usually reflected on the other side of the facade, however there are some exceptions.



3. Features
The main characteristics of this elevation are the visible slate roof, the school crest and the dominant presence of

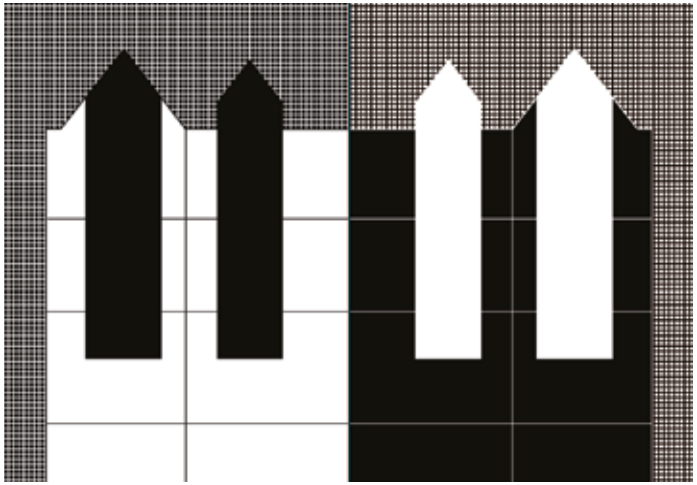


North East Elevation

The rear elevation has similar window proportions and detailing as the front, however, there have been more modern wraught iron railings placed in front of windows to prevent falling hazards where floorplates have been adjusted and sills are lower.

The most notable features of the rear elevation are now the 1980's additions. The conservatory and low level extension (on the right) dominate the ground level view.

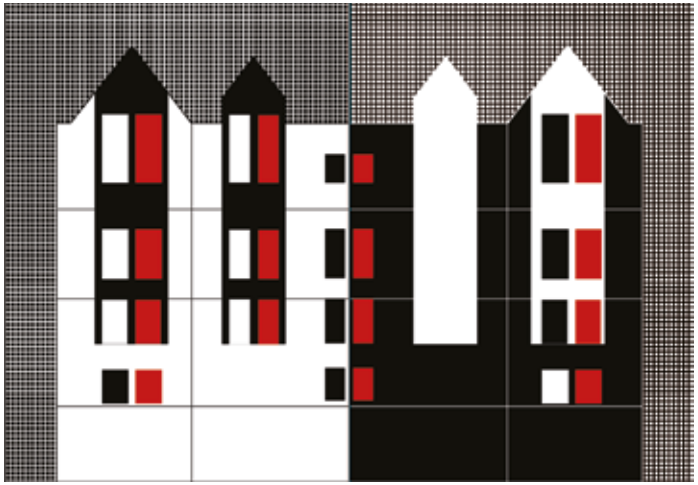
EXISTING ELEVATION ANALYSIS



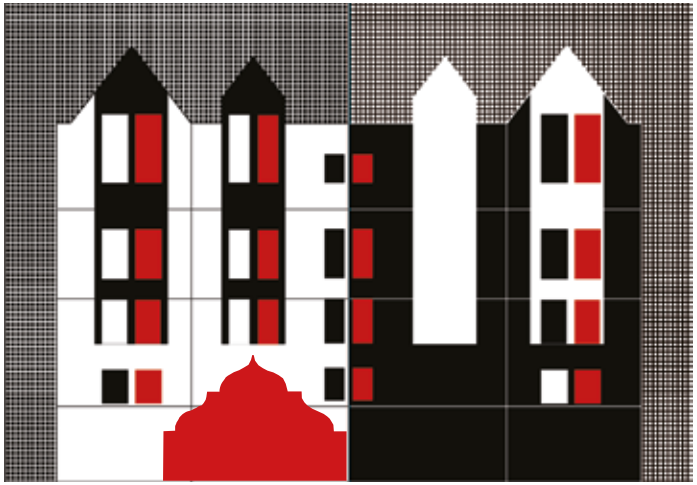
1. Symmetry
This facade is divided vertically into four parts and symmetrical on the centreline of the building.

However, the right hand side section is set back to accommodate the site plan.

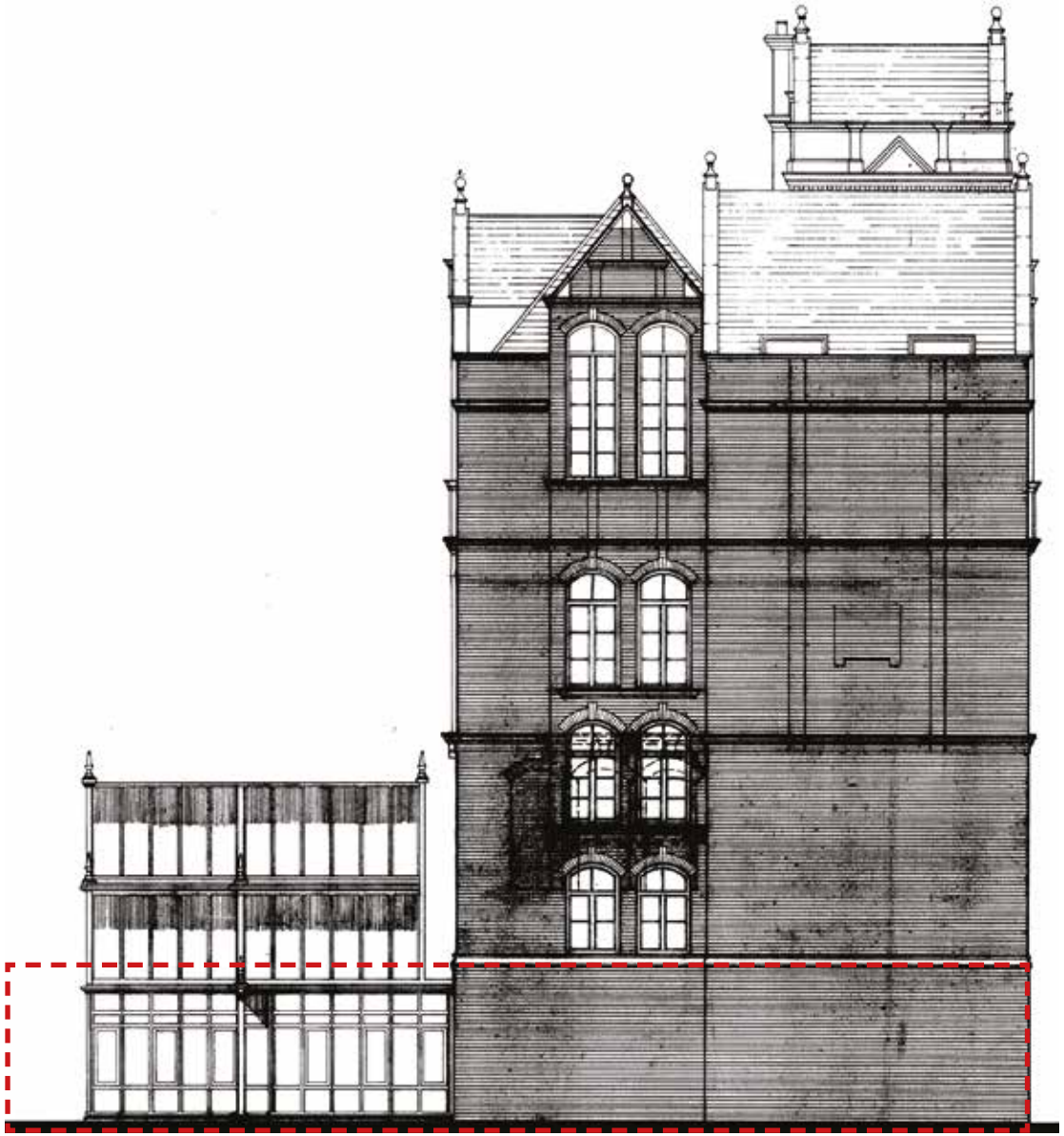
The left hand section is set back slightly from the middle.



2. Fenestration
The position of the windows ismostly reflected along the central line of the facade, with the exeption of the single column of windows in the central section of the building



3. Features
The conservatory is aligned with the line of symmetry on the right, with the ridge running in line with the centre of middle left bay.



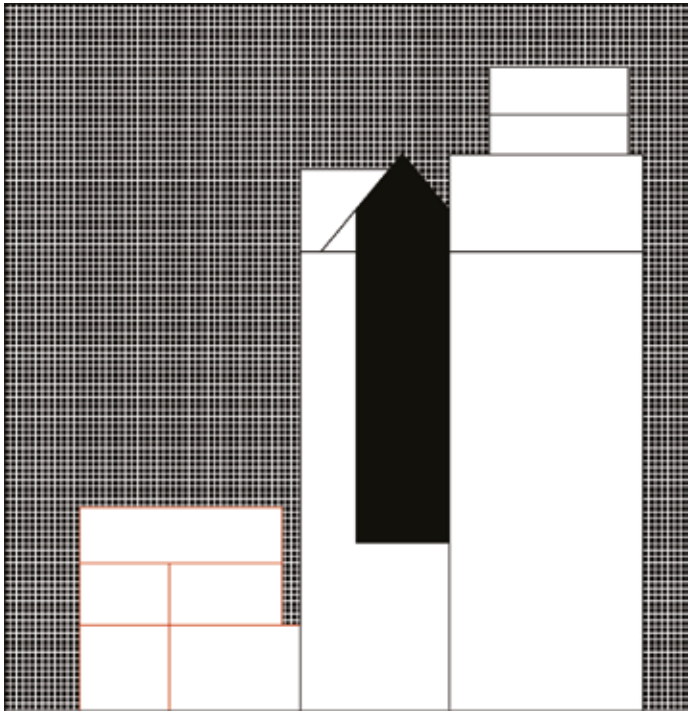
North West Elevation

The less visible North West Elevation follows the same principles as the other side elevation, but incorporates a slightly shorter section due to the site constraints.

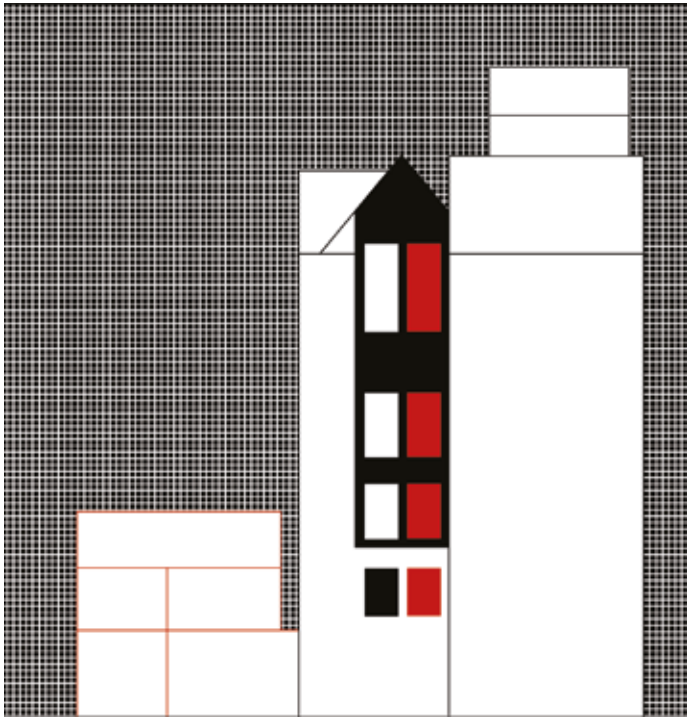
There is another school crest, and the tower is visible.

The modern ground floor extension is shown in dottd red.

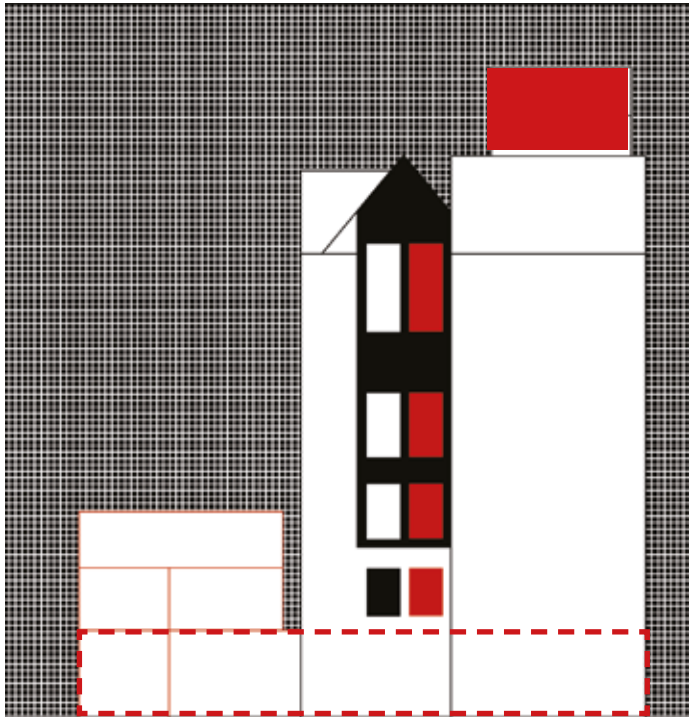
EXISTING ELEVATION ANALYSIS



1. Symmetry
There are two main volumes on this facade, although there is no symmetry that can be seen between them



2. Fenestration
The windows on the facade are laid out symetriacally.



3. Features
The windows on the facade are laid out symetriacally.

The low level ground floor extension dominates.

The tower is visible

Photo of the hall area facing towards the existing light well_Corridor_Basement.

Photo of the hall area_Corridor_Basement.

Photo of an Existing Classroom located on the South East side of the building.
_ Ground Floor.

Light well_ Stair connecting basement and ground floor level.

Exit to the existing light well_ Stair connecting basement and ground floor

Double height conservatory_Ground Floor.

Conservatory and its connection with the existing building. Apart from at the ground floor level it is not attached to the building_Ground Floor.

Conservatory and its connection to the surroundings_Ground Floor.

Natural lighting of both structures. _Ground Floor.

Conservatory _Third Floor.

Openings to the conservatory_Third Floor.

Conservatory _Presence of arch-windows _Detail of connection_Third Floor.

Room with mezzanine level_Fourth Floor.

Mezzanine _Third Floor.

Mezzanine and the view to the outside._Third Floor.

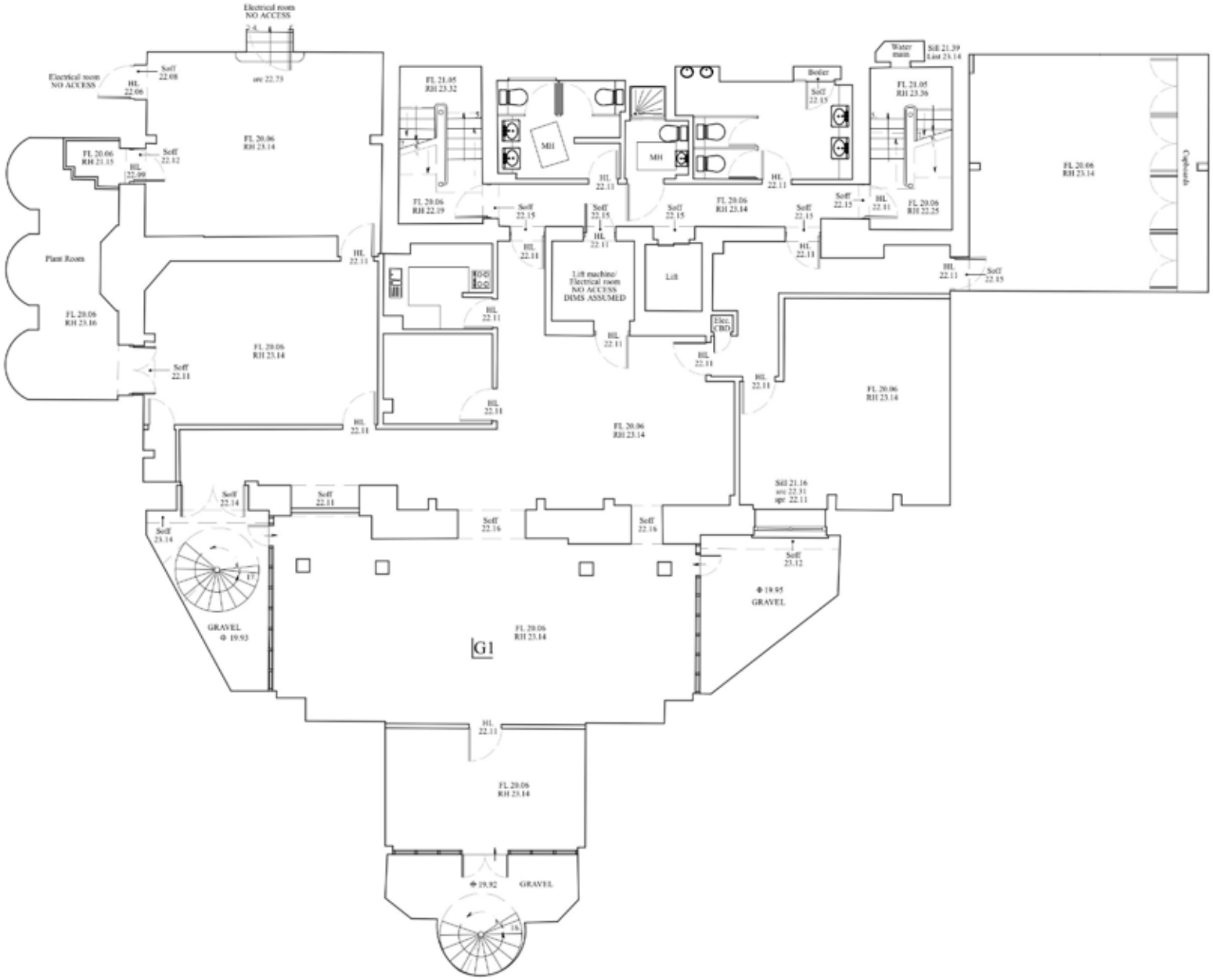
Double height windows and its connection with the existing floors_Second Floor.

Internal Partitions._Fourth Floor.

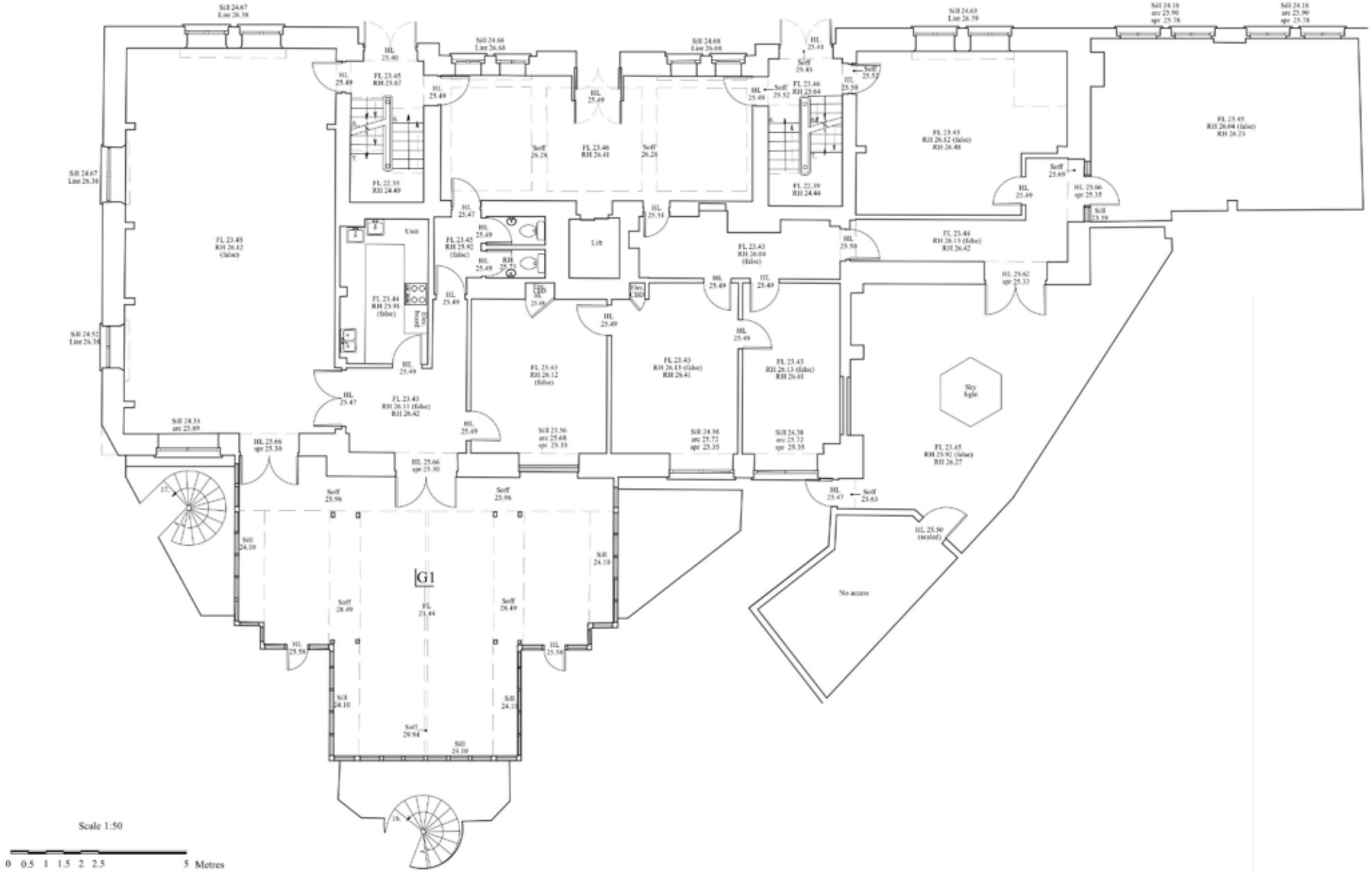
Arch Braces Trusses and their connection with the internal partitions_Fourth Floor.

View of trusses_Fourth Floor

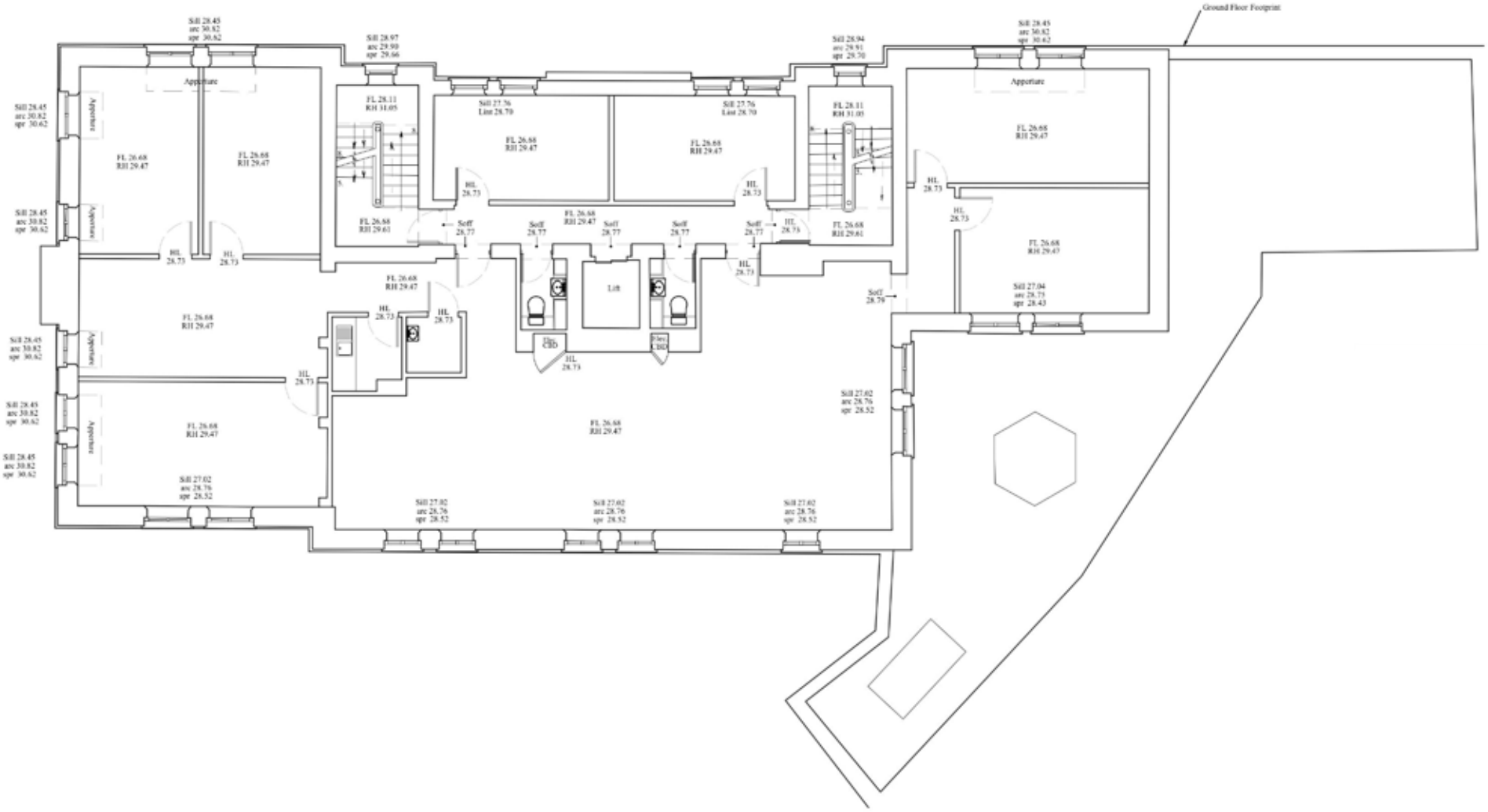
Old Classroom_Fourth Floor

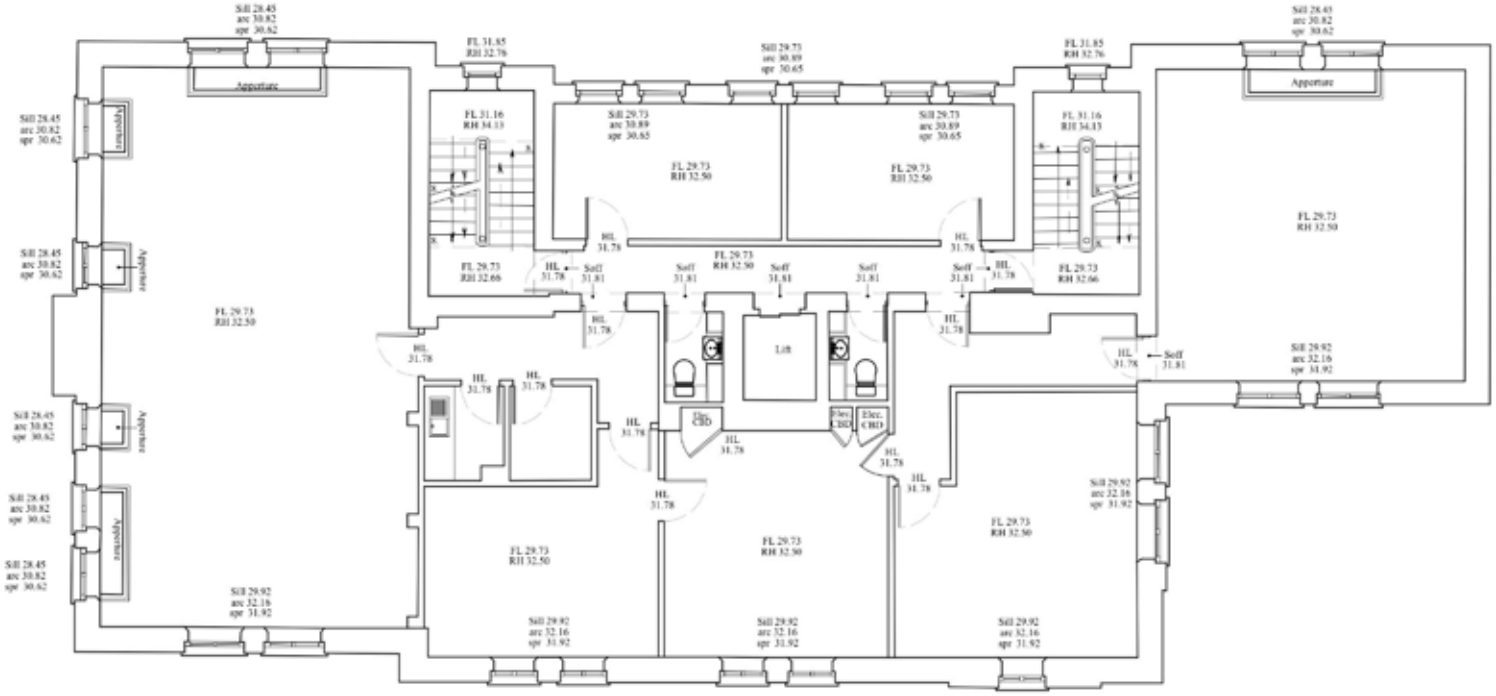


EXISTING PLANS - BASEMENT



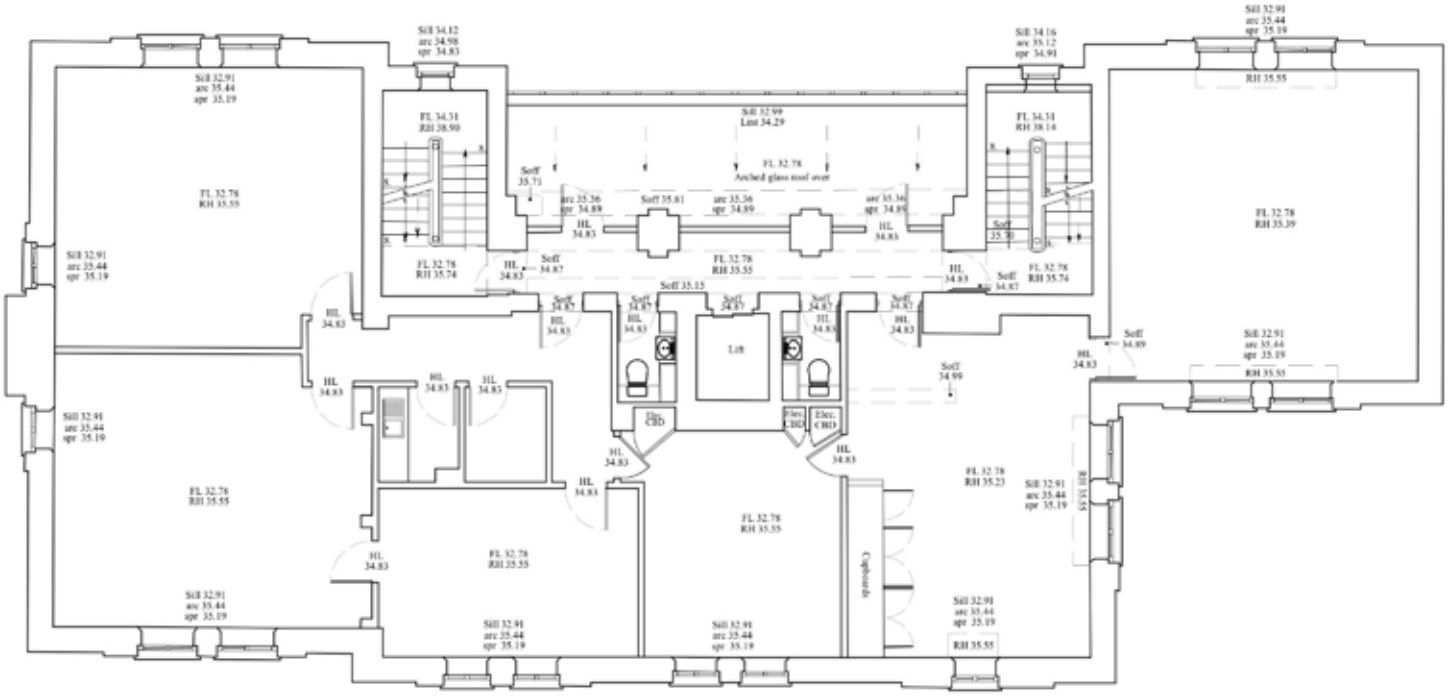
EXISTING PLANS - GROUND


Ground Floor Footprint
Aperture
FL 26.68
RH 29.47
FL 28.11
RH 31.05
FL 26.68
RH 29.61
HL
28.73
Soff
28.77
Lift
Sill 27.02
arc 28.76
spr 28.52
Sill 27.04
arc 28.75
spr 28.43
Scale 1:50
0 0.5 1 1.5 2 2.5 5 Metres



Scale 1:50

0 0.5 1 1.5 2 2.5 5 Metres



Scale 1:50

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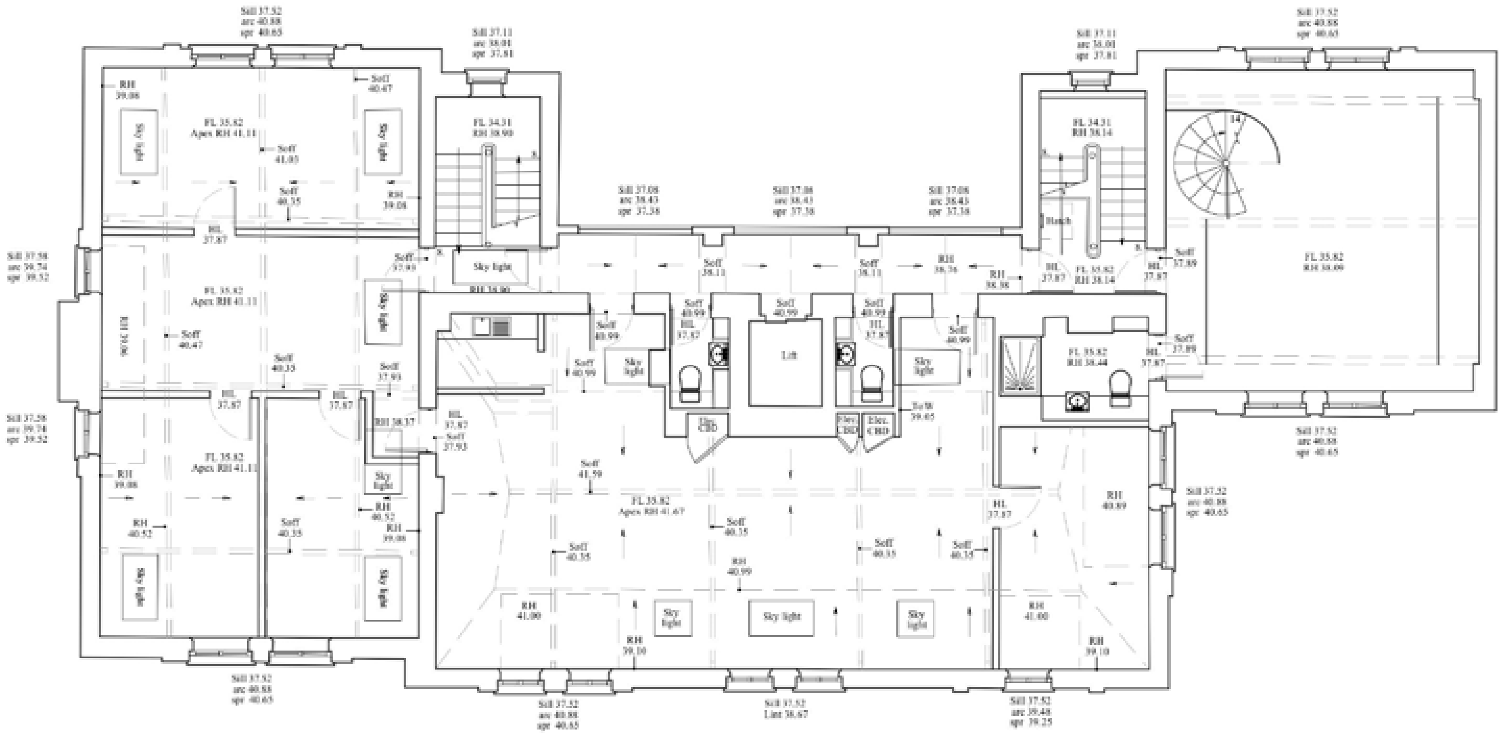

Scale 1:50

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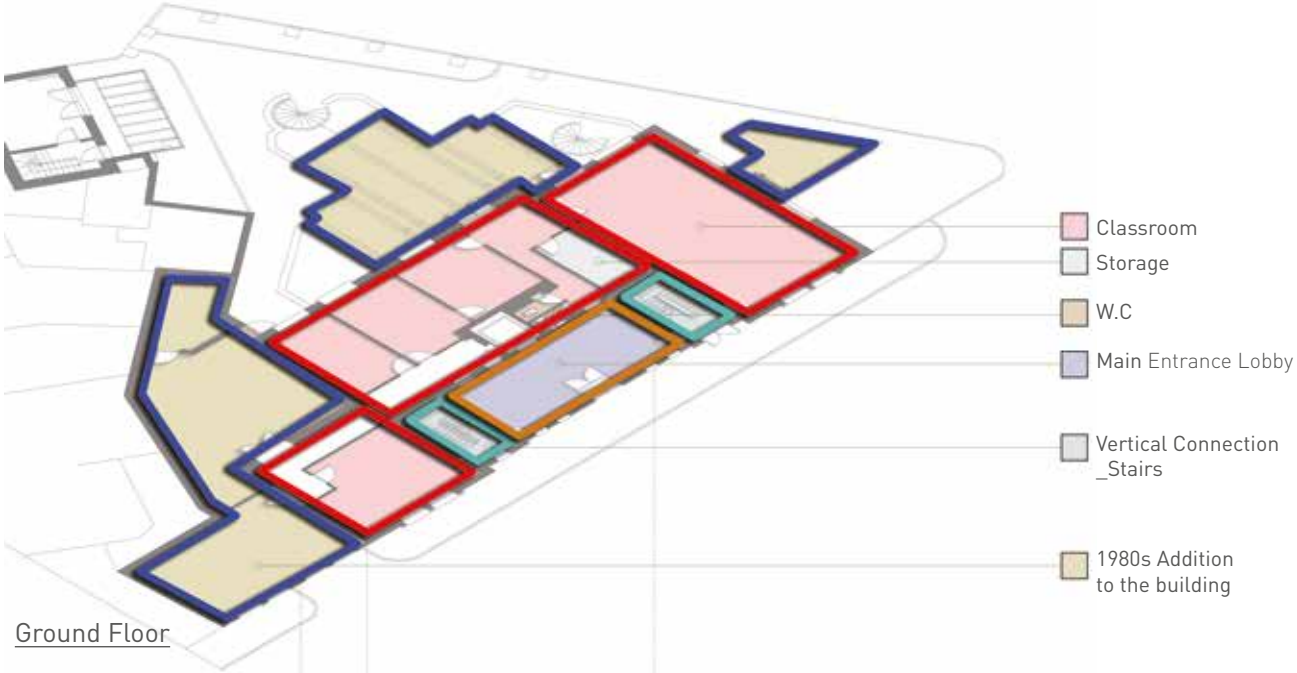
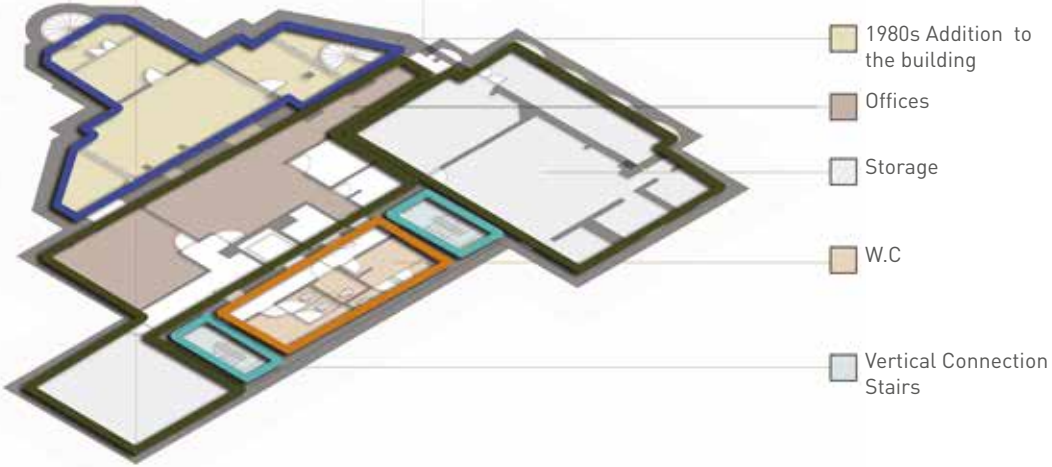


Ground Floor



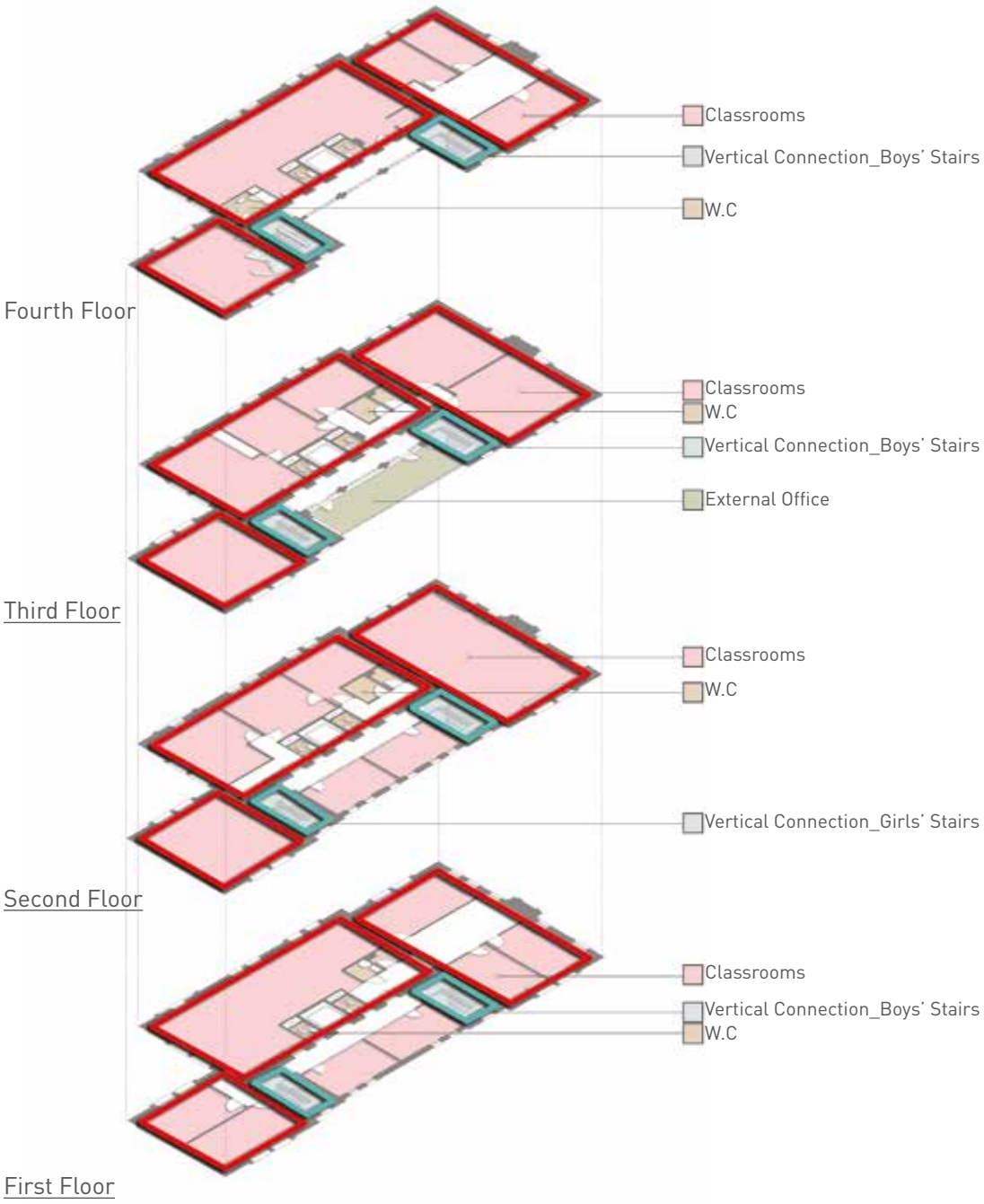
Basement

Shown opposite are the existing plans with the original uses overlaid.

The original building is made of four main volumes per floor comprising three classrooms, and a central space which alternates uses between WC's, storage and offices.

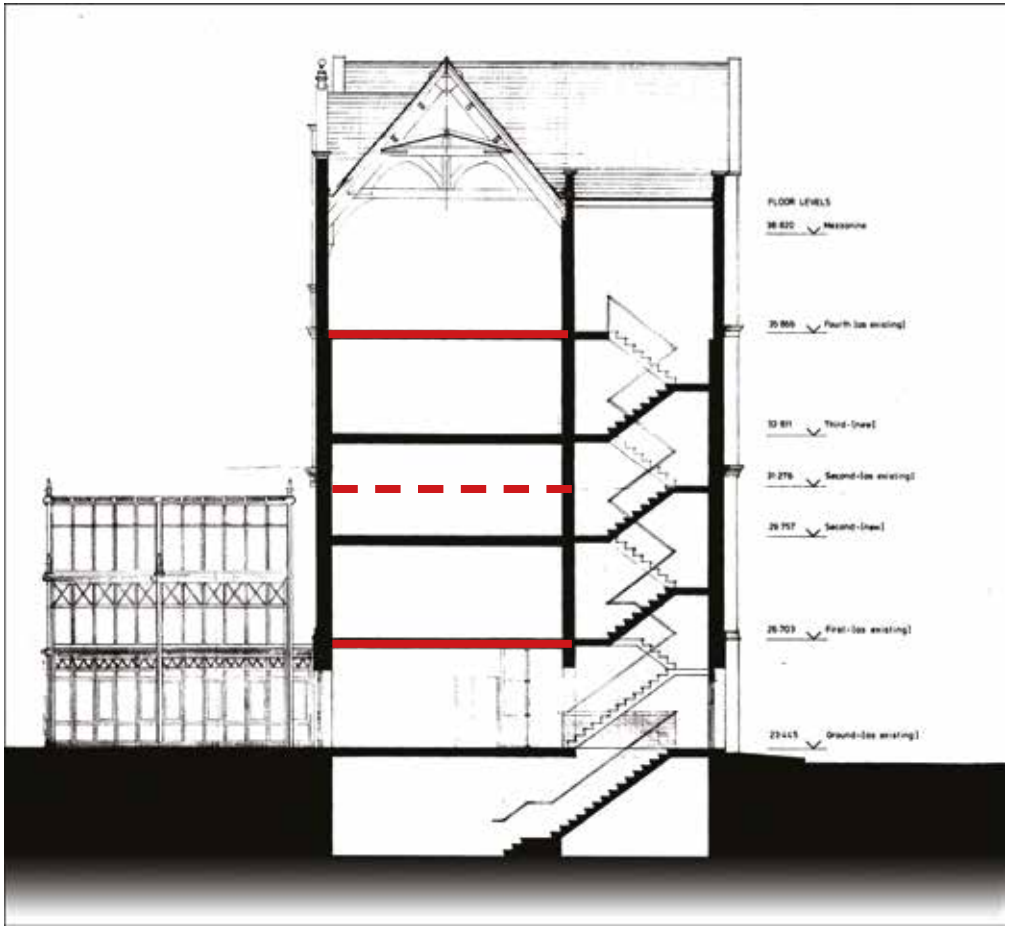
The current partitioning breaks the volumes into cellular offices via corridors which are quite difficult to navigate.

EXISTING PLANS ANALYSIS



The original volumes are clearer on the upper floors, but the new lift core, partitions, kitchens and corridors break down the original spaces into uninteresting pockets.

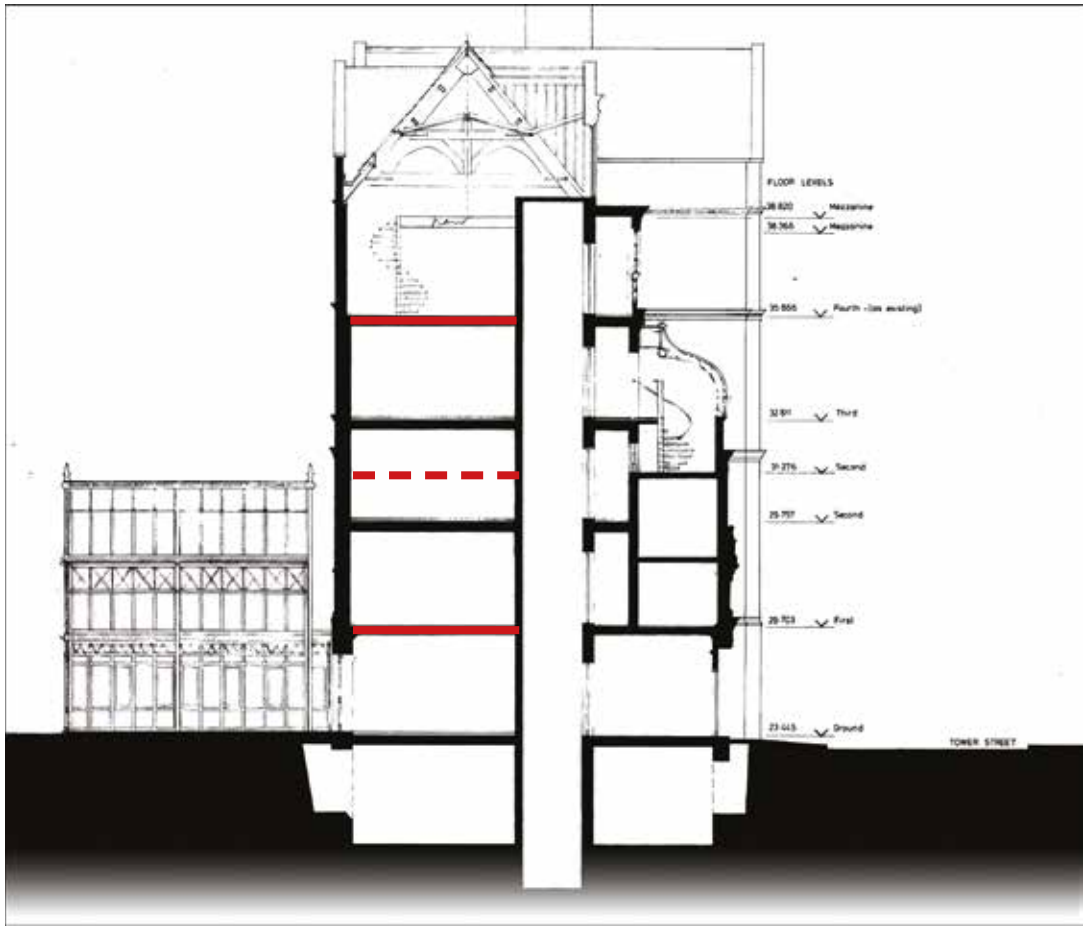
EXISTING PLANS ANALYSIS



Section A-A
Shown here, on the existing section, are the original floor levels. The original second floor (shown red dotted) has been removed and two inserted in its place.

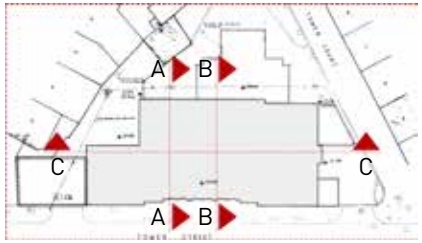
Upon investigation, we have established that all floors have been replaced with modern timber joists and suspended ceilings.

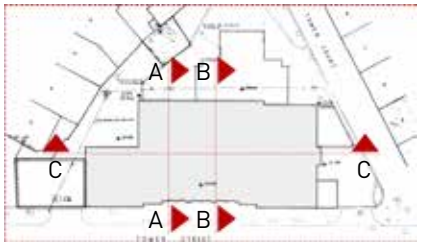
The stairs have also been completely replaced at all levels with a modern concrete stair.



Section B-B
On the alternative planning approved section, this shows the mezzenine level and the levels of the current floors.

This approval was not fully implemented however, as the front canopy has been left at the level of the original floor, which is not the case.

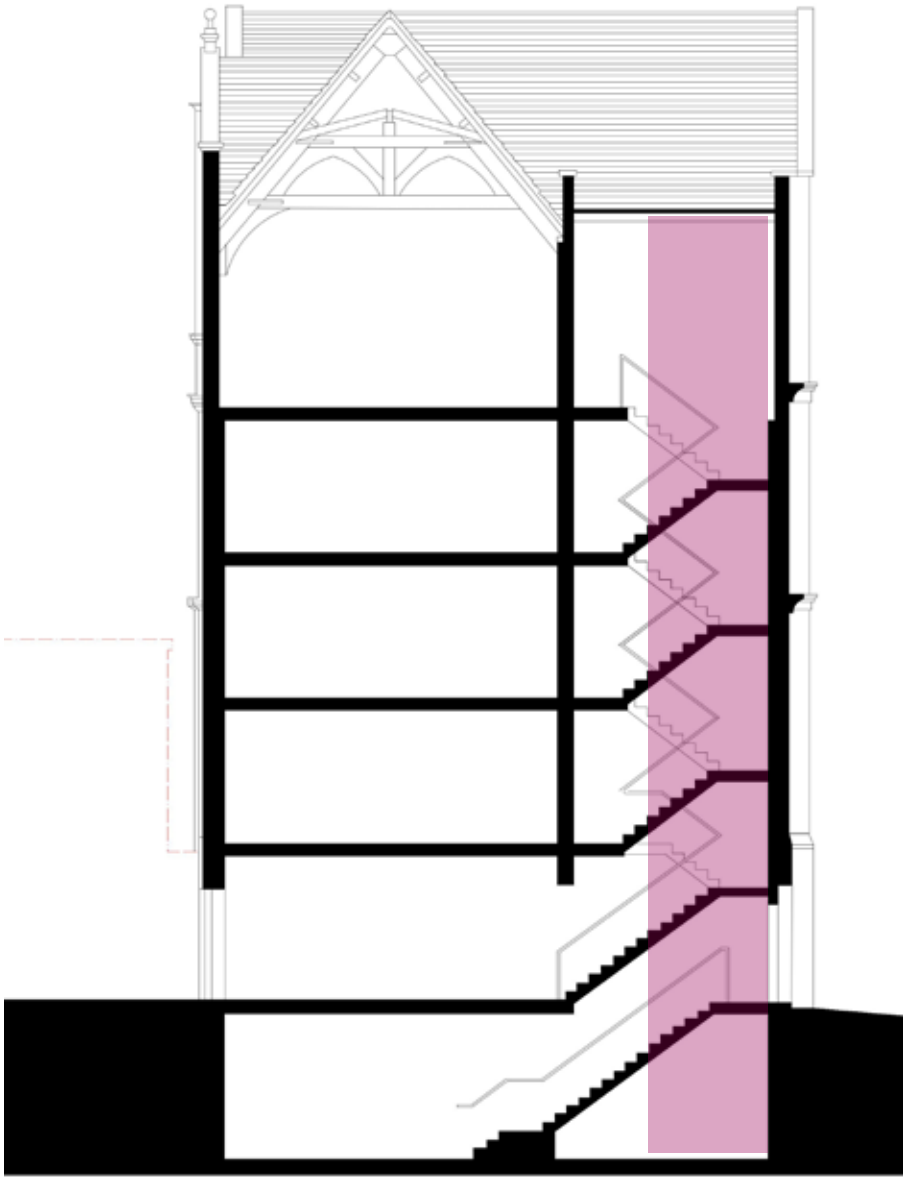




Section C-C
Shown here [although inaccurately because the window locations are incorrect] there are two unimplemented approved mezzenine levels in blue.

The vaults underneath the carparking area are also shown.

EXISTING SECTIONS ANALYSIS



Upon receipt of our Pre-Application response, it was requested that both vertical circulation cores be kept to preserve the character of the building. This is accepted as there are no other remaining details of the original building.

However, as the current lift shaft punctuates the larger volumes at the rear of the building, deminishing their integrity. We propose its removal, and the positioning of a new lift within one of the original stair shafts.

The existing stairs are not original features so the removal of one, and reuse of its shaft for modern vertical movement would seem an elegant solution which embellishes on the heritage and allows the reinstatement of the original large classroom volume.

CHANGING CIRCULATION

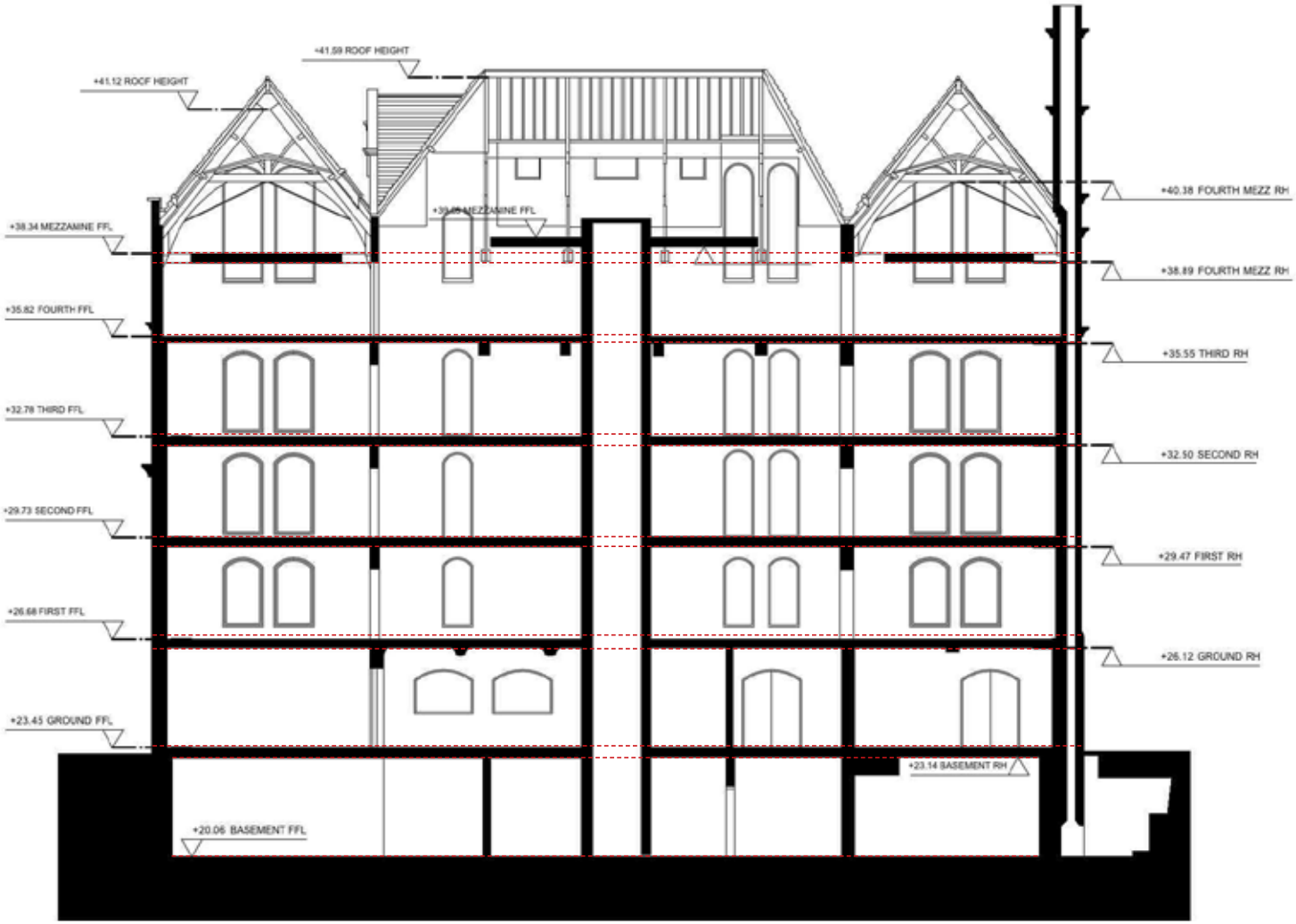
Front Elevation

Ground Floor

Although all the original openings will be kept, we propose the sealing of the single sex entrances to improve security.

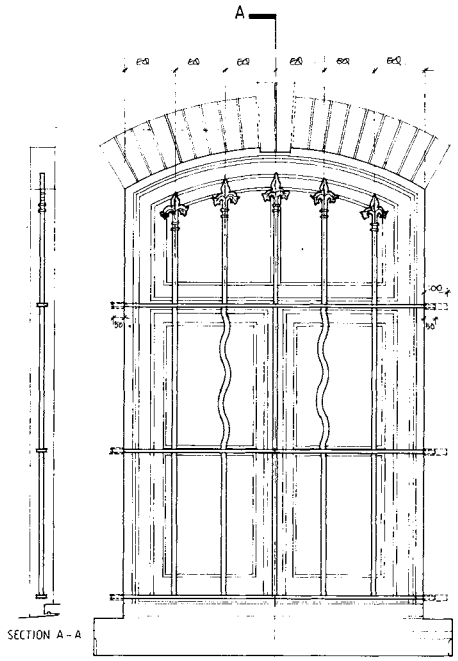
The doors will be kept externally, but they will be blocked in behind and plastered over.

RETAINING OPENINGS

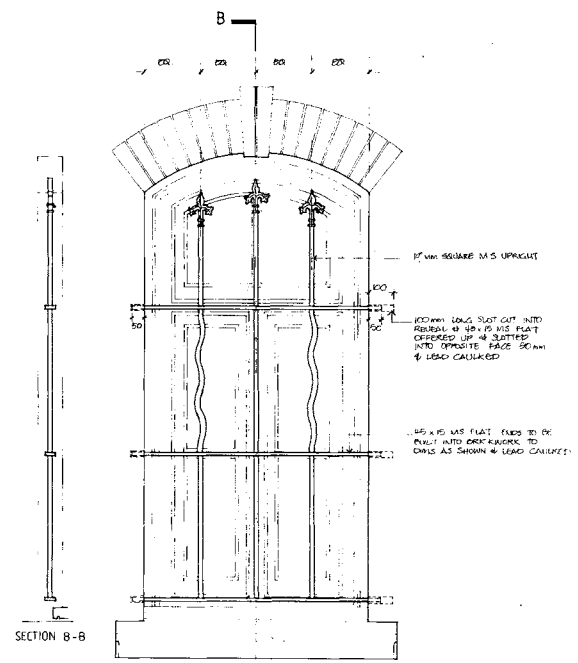


The existing floor to ceiling heights are still very generous, even after the more recent adaptation and insertion of another floor. The windows [contrary to the shown drawing] are sometimes split by floorplates.

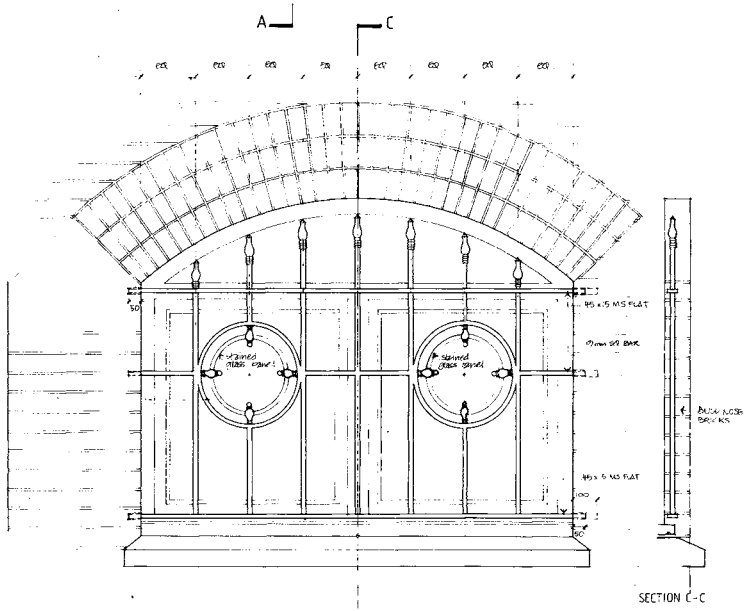
FLOOR TO CEILING HEIGHTS



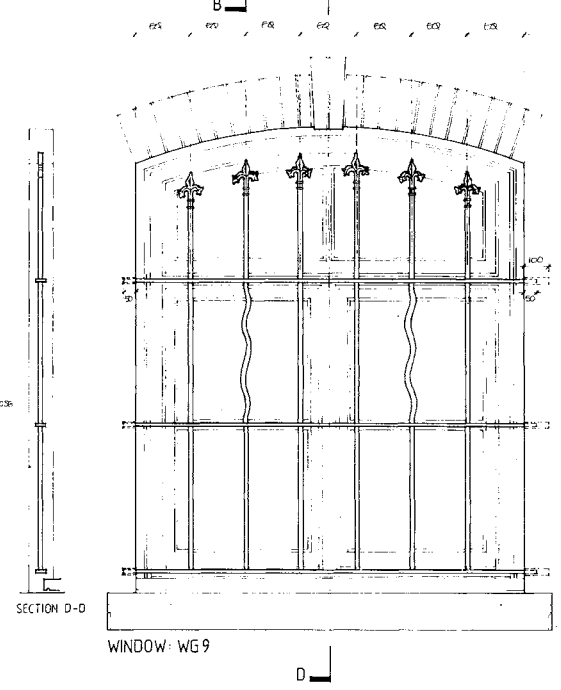
WINDOWS: WG1, 2, 7, 8, 10, 14, 15, 16, & 17



WINDOWS: WG 3, 4, 5 & 6.



WINDOWS: WG12 & 13 with roundels to suit stained glass panels
WG11 & WB2 with straight security bars



WINDOW: WG9

1	All dimensions are to be checked before work is commenced
2	Dimensions are not to be scaled from this drawing

window number	structural opening width	height to springing	height to crown	height to u/s of keystone
WG1	1220	1700	1860	1840
WG2	1220	1700	1860	1840
WG3	920	1700	1855	1840
WG4	920	1700	1855	1840
WG5	920	1700	1840	1830
WG6	920	1700	1850	1840
WG7	1230	1700	1850	1840
WG8	1230	1700	1850	1840
WG9	1580	1695	1840	1830
WG10	1375	1830	1970	1960
WG11	1760	1000	1390	No Keystone
WG12	1840	1000	1275	No Keystone
WG13	1835	1000	1355	No Keystone
WG14	1220	1700	1860	1840
WG15	1220	1700	1860	1840
WG16	1220	1700	1860	1840
WG17	1220	1700	1860	1840
WB2	1840	1000	1275	No Keystone

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY MANUFACTURER PRIOR TO COMMENCEMENT OF FABRICATION.

Due to the former function of the building, the windows are very large, allowing light to penetrate the deep plan.

Taking advantage of this, all apartments are designed in order to achieve high quality Natural Lighting Levels.

LIGHTING LEVELS

Ground Floor

Second Floor

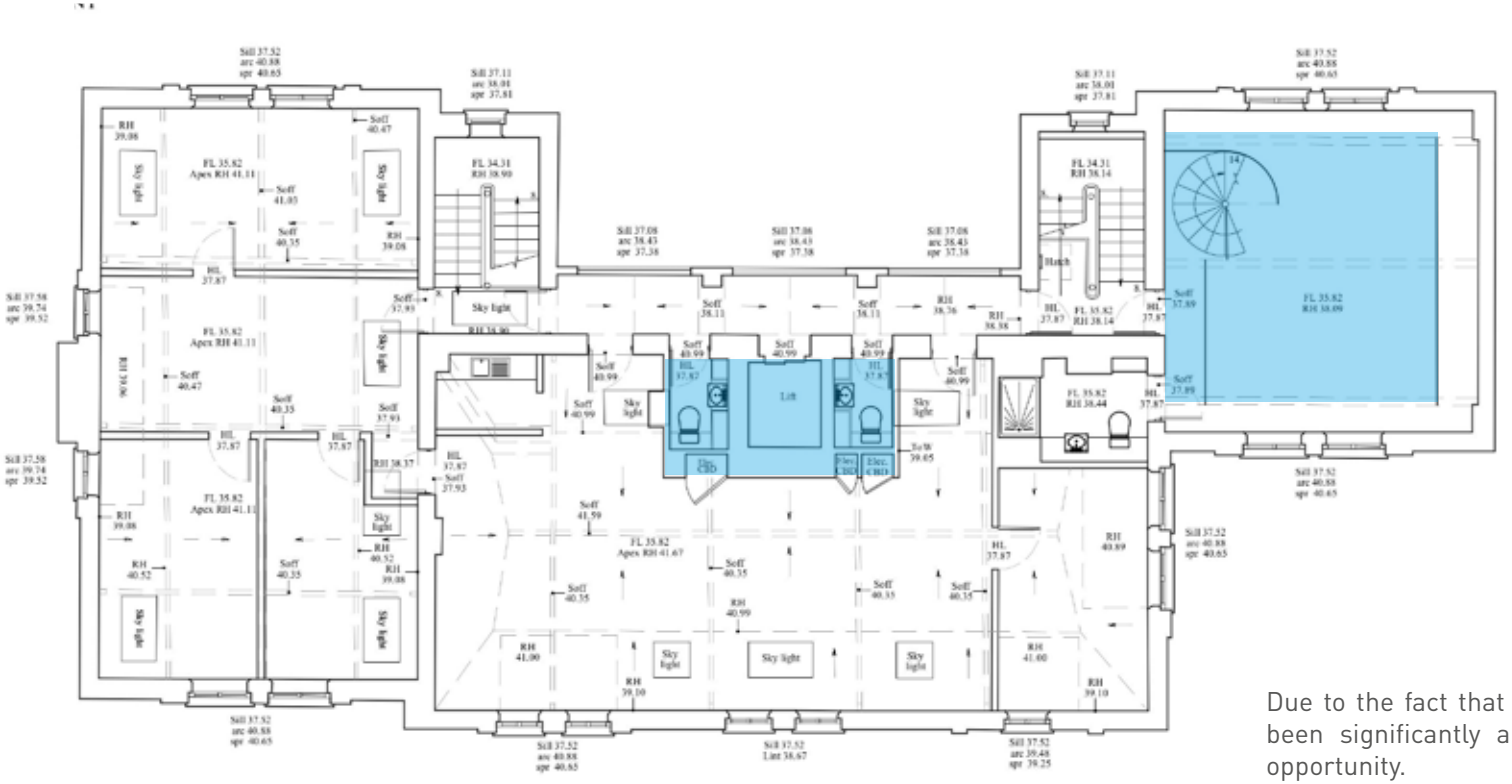
First Floor

Third Floor

The Layout of our proposal respects the three distinct volumes of the existing building.

By proposing another function such as offices it wouldn't have been possible to maintain this relationship.

SHAPE AND SUITABILITY OF FLOORPLATES



Due to the fact that the existing building has already been significantly altered, this can be seen as an opportunity.

Our research proves that all floors are un-original, as are the stairs. The lift core and mezzenines are also new construction. As detailed in the Heritage assessment, there are no original features retained internally either.

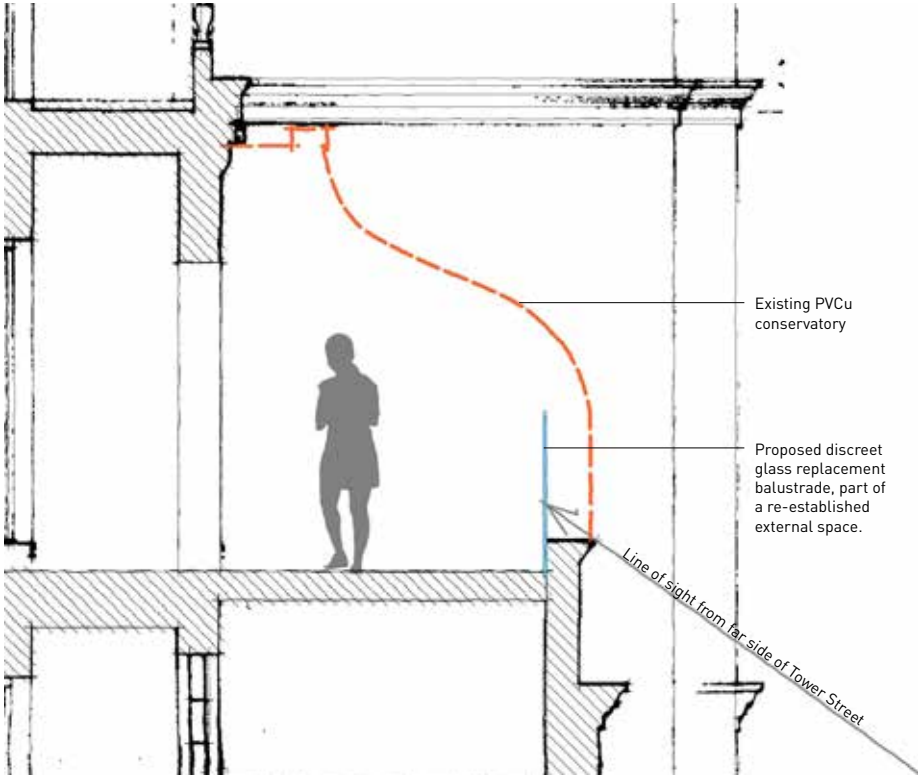
What is accepted however, are that the character of the volumes of the 'original building' should be retained where possible, and stay visible.

We believe that all non-original features, construction and finishes, have the possibility of change / removal, and that the original features and character should be preserved and supported by sympathetic installations.

Where possible, we will reinstate original features and volumes.

ADAPTABILITY

CONSERVATORY AS SEEN FROM TOWER STREET

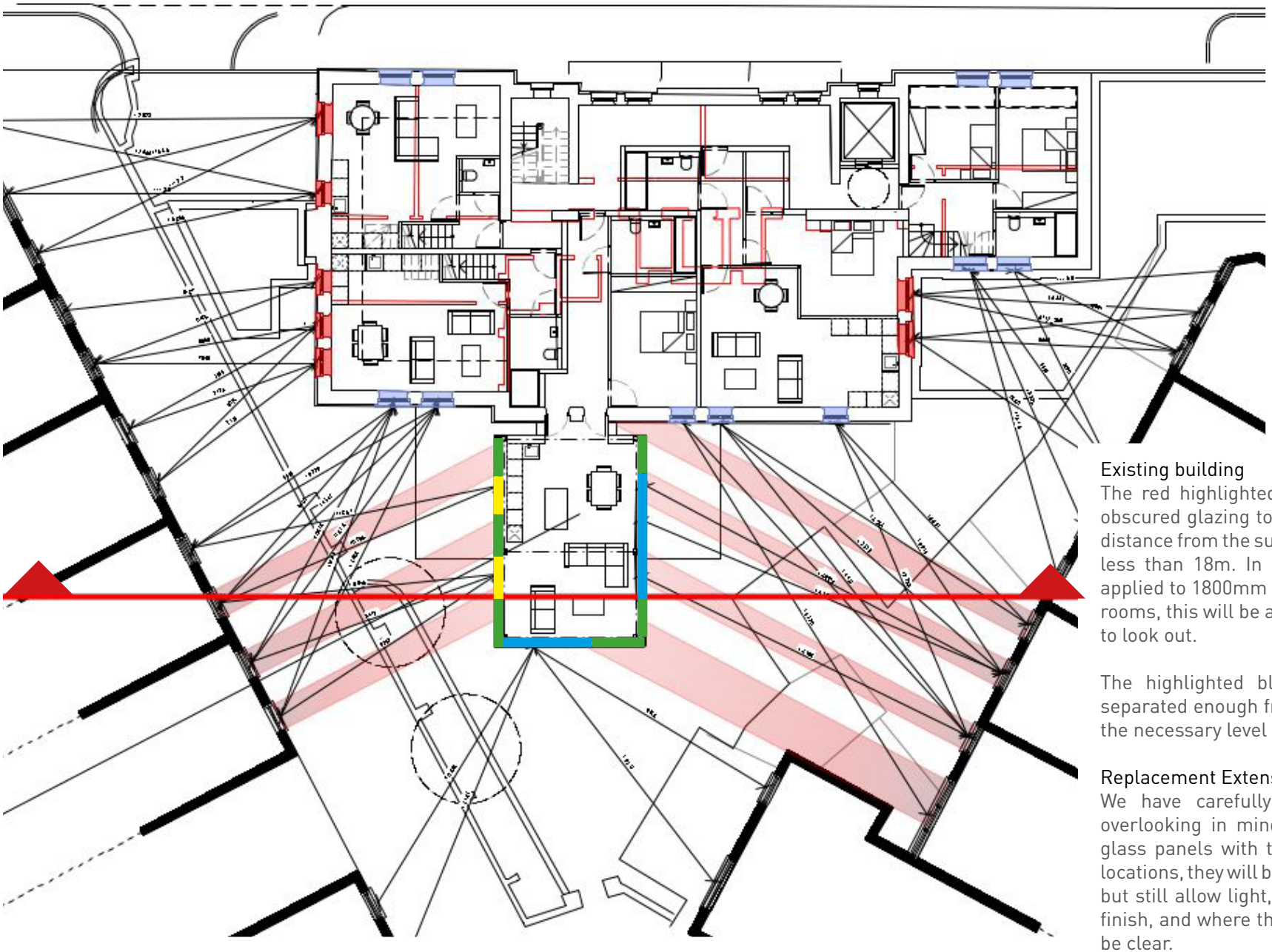


INTERNAL PHOTO OF THIRD FLOOR CONSERVATORY

The current PVCu conservatory extension on the Tower Street facade is of low quality and detrimental to the character of the area. It is currently in a state of disrepair and the clear plastic, which was used as a cheap alternative to glass, has become damaged by UV rays

We propose to demolish this conservatory and re-establish the outside space as an outdoor amenity space for residents. Due to the height of the floor level a discreet glass balustrade would be installed for safety reasons. It would be fixed behind the parapet to minimise its impact. We have calculated that it would only be possible to see a 600 mm glass strip when viewed from the far side of tower street, and it would not be visible at all when viewed from most of the street.

OPPORTUNITIES



Existing building

The red highlighted openings are those which require obscured glazing to improve privacy. This is due to their distance from the surrounding residential buildings being less than 18m. In non essential locations this will be applied to 1800mm from finished floor level. In habitable rooms, this will be applied up to 1500mm to allow people to look out.

The highlighted blue windows are those which are separated enough from the windows opposite to achieve the necessary level privacy for the dwellings.

Replacement Extension

We have carefully designed the new building with overlooking in mind. Its facade will be constructed of glass panels with three options of opacity. In sensitive locations, they will be fully opaque, to prevent overlooking, but still allow light, there will be some with an obscure finish, and where there is no overlooking issue, they will be clear.

Fortunately, there are existing trees on site at the closest points between our building and neighbouring property.

PRIVACY AND OVERLOOKING

As shown in the diagram opposite, the building is well screened from overlooking.

It must also be taken into consideration that this is a constrained urban site, and that the surrounding existing buildings of residential use do not meet current guidelines for overlooking. However, we have endeavoured to mitigate as much habitable room to habitable room overlooking as possible by using both opaque and obscure glazing.

All pedestrian views are blocked by a fence which is currently covered with bamboo matting, but behind this is dense vegetation to 2.2m.

Higher level views where the building is close to habitable residential windows are screened by the trees. Whilst during summer, this is acceptable, we appreciate that deciduous trees cannot prevent overlooking all year round, so we have used obscure glazing to bring in light whilst still giving privacy.

PRIVACY AND OVERLOOKING

Strategy

Regarding the schoolhouse, our aim is to strip back the building to its original state and sensitively divide the spaces such that they retain as much of the sense of place as they originally had. Replacement components will be of high quality and both sympathetic and supportive in style to the features of the original building.

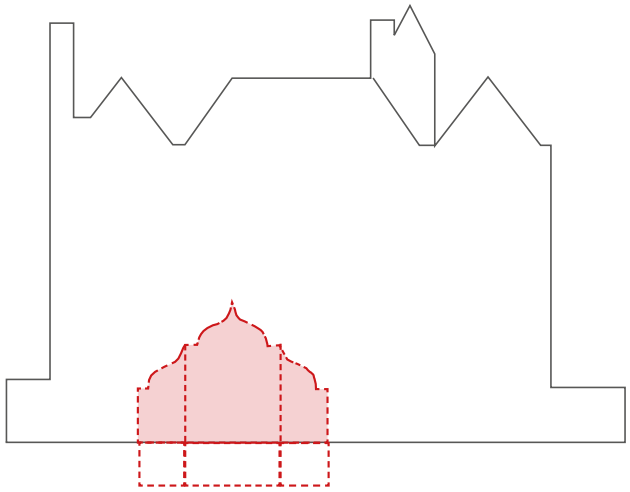
Addressing the rear extension; our strategy has been to replace the glass and metal structure with something of a similar aesthetic which remains subservient to the original school building.

This sensitive approach, while uncontroversial, allows us to build upon an established typology, but replace it with something more suited to residential use, and of a much higher specification.

Materiality and scale are again kept similar, as we feel that a lightweight structure has less visual 'permanence' which would acknowledge the schoolhouse as the focus. Material pallette is restrained to create a visual simplicity as a contrast to the Edwardian brick detailing.

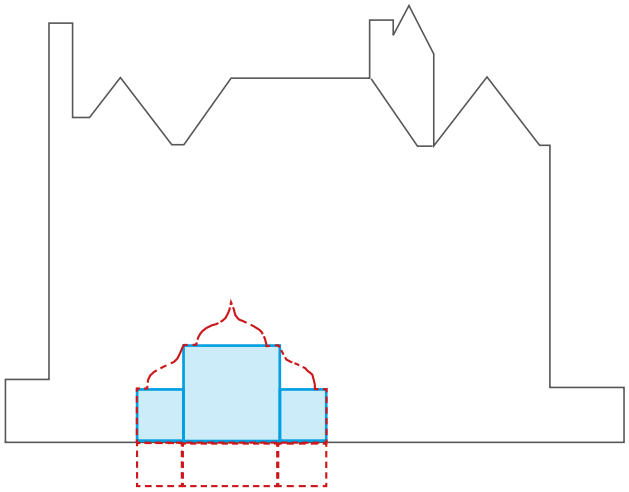
Fenestration detailing is kept minimal, to reflect the modernity of the installation and set it apart from the traditional school house. The proportion of the glazing panels is retiscent of the elegant school house fenestration.

DESIGN DEVELOPMENT



1. Simplified original

Shown above is the simplified mass of the existing conservatory and associated lightwells.

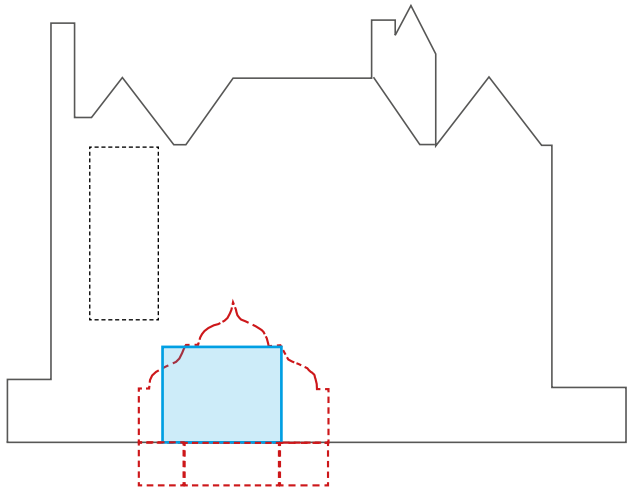


2. Reinsertion of essential parts

To limit major structural works, we will reuse the lightwells to the basement. This limits the form of the structure to the footprint of the existing

The existing is then reduced in volume to the essential spaces.

The same symmetrical plan and elevation are retained, with two wings to the main mass.

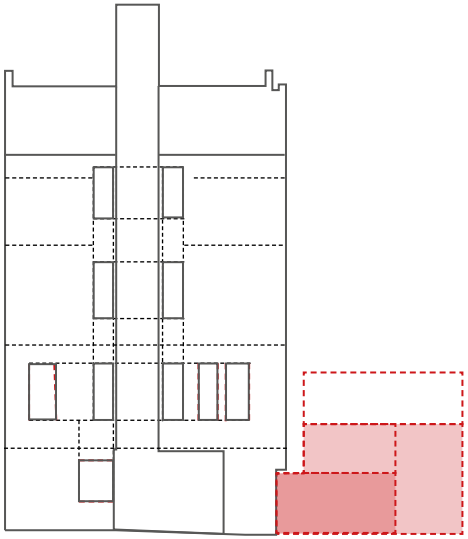


3. Adjustment

Following consultation with LB Camden, it was requested that the form be simplified further than stage 2, to differentiate the new addition from the conservatory.

The mass has been amalgamated into one simple rectangular box which is set away from the school house, and the 'wings' removed.

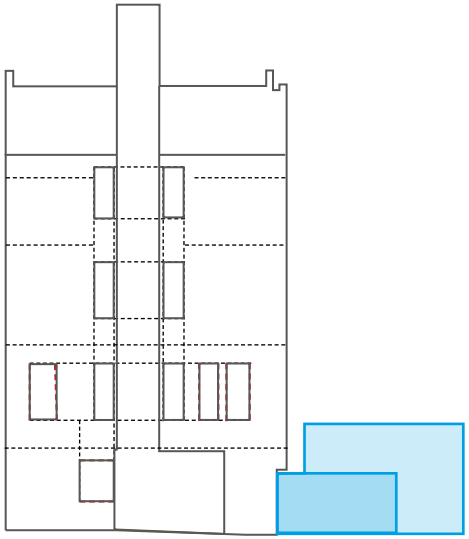
As the position of the conservatory was asymmetric to the school, its position is therefore relatively flexible and we have extruded the left side to line through with one of the projecting bays at second floor.



1. Simplified original

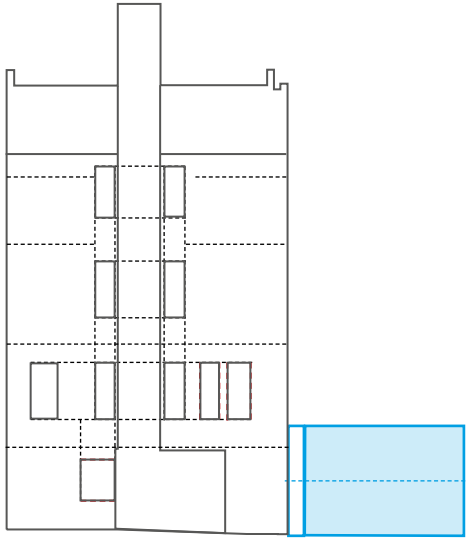
Shown above is the simplified mass of the existing conservatory and associated lightwells.

It is separated from the original building and only has a small connection at ground level.



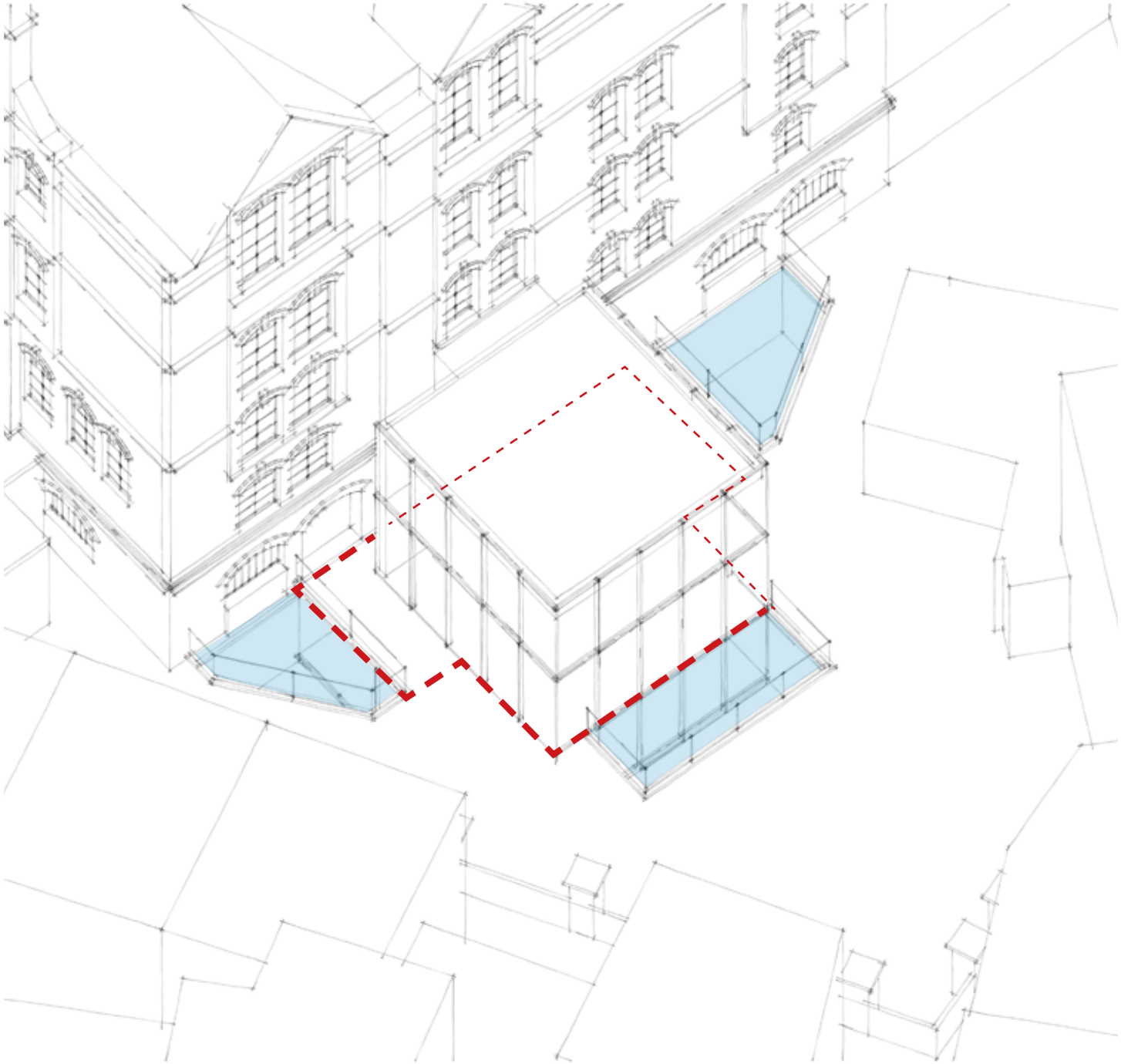
2. Reinsertion of essential parts

The pitched roofs are removed and the volumes retained.



3. Adjustment

The link between the extension and the school building becomes double height, but is stepped back significantly so that it has no visual presence.

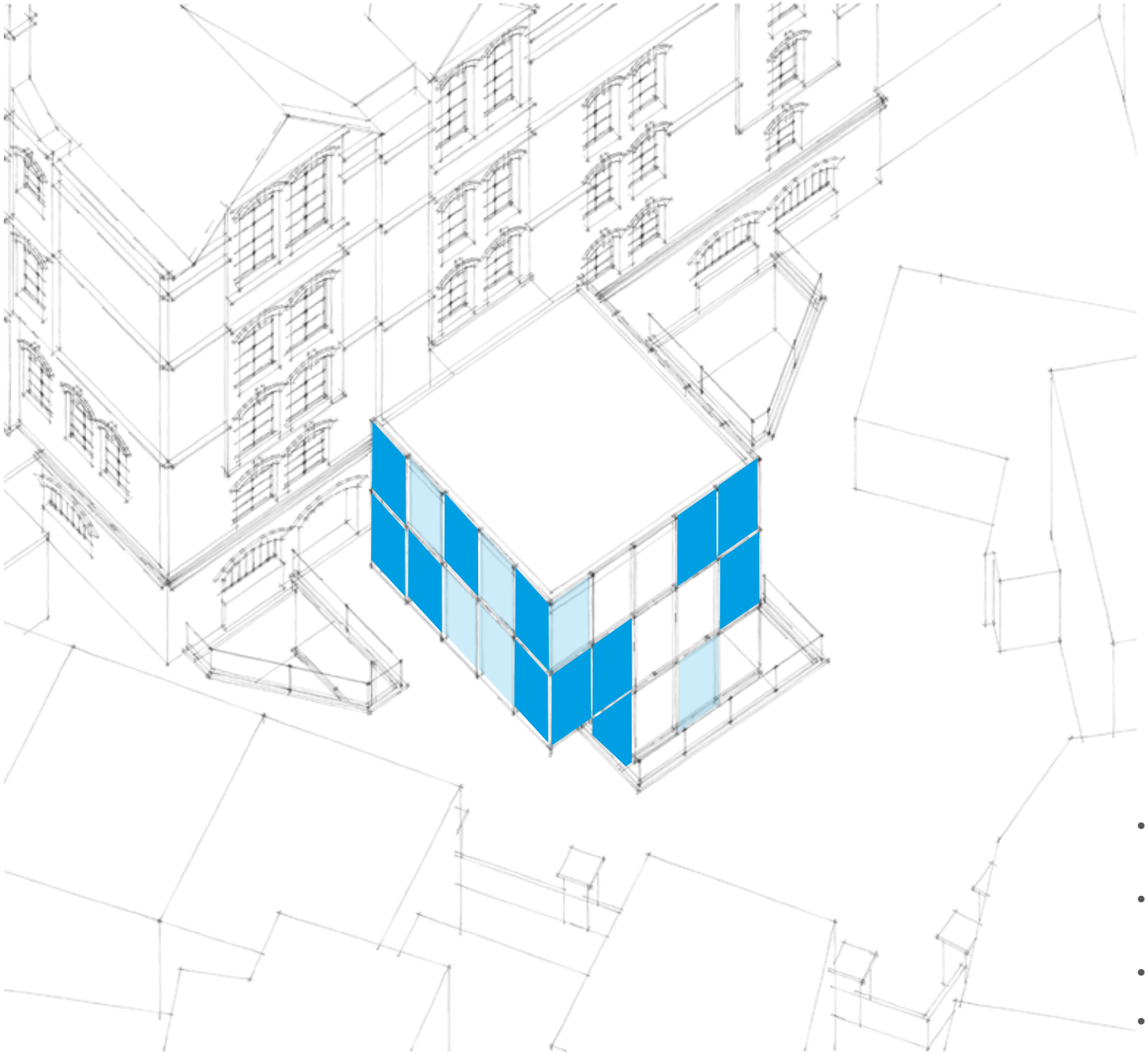


- The footprint of the new extension is slightly smaller than the original building. This removes the need to excavate further in an archaeologically sensitive area, taking advantage of existing ample light wells to get light down into the basement.
- By avoiding further excavation, disturbance for local residents is kept to a minimum during the building process.
- The extension sits comfortably within the courtyard, respecting the shape of the original external space.

LIGHTWELLS

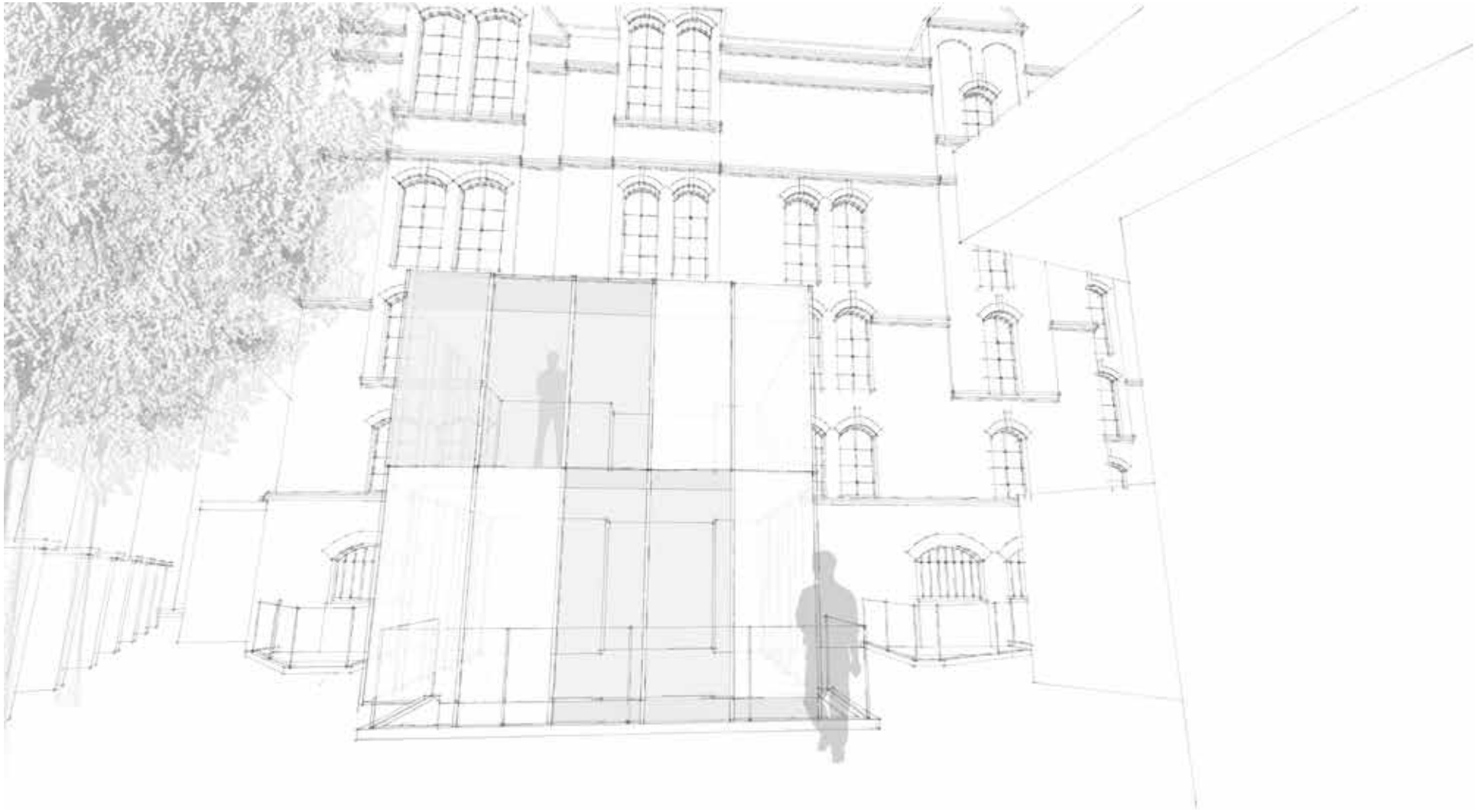
- Our proposal incorporates a green roof. This is in line with the Seven Dials Conservation Area Statement which points out that it green roofs can "provide visual amenity to the neighbouring properties." This would be a great improvement on the current extension which currently dominates the space of Tower Court. The view of the green roof is likely to be welcome in an area where there is little greenery.
- Parapets surround the edge of the green roof. In the Conservation Area Statement parapets are highlighted as a detail that is characteristic of the area.
- While a flat roof is out of character with the area as a whole, this would provide beneficial visual amenity for all.

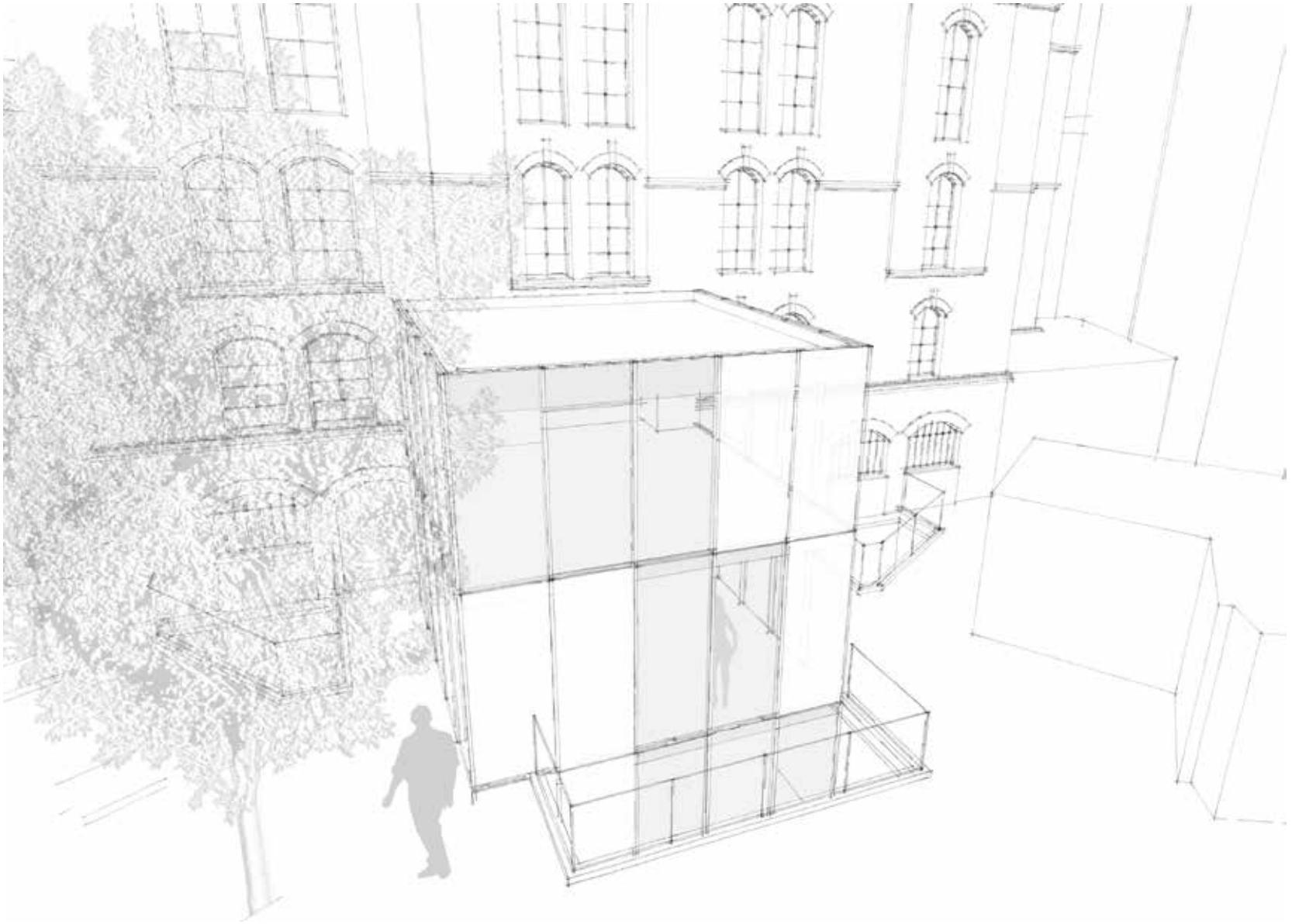
ROOFSCAPE

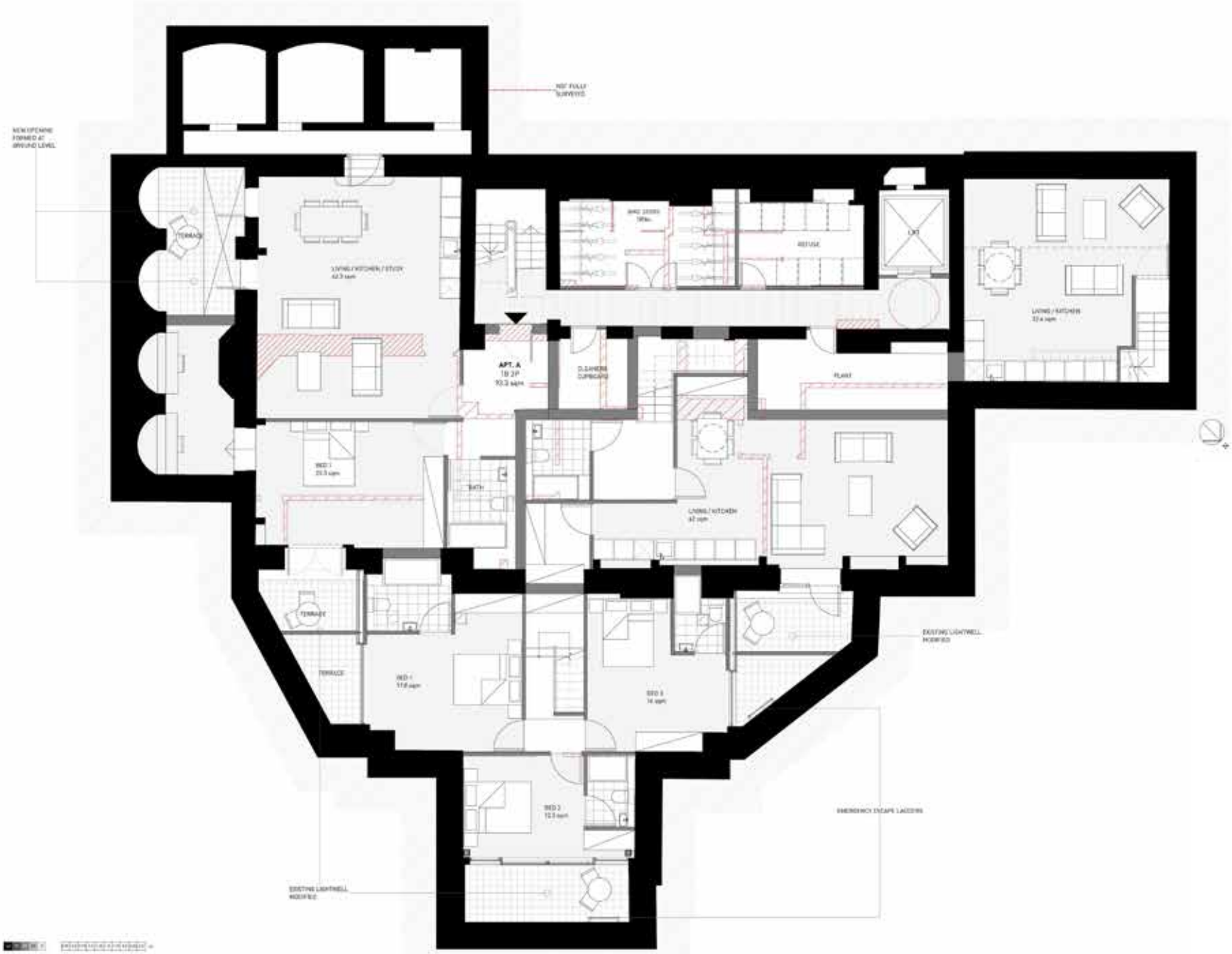


- The facade has been broken down into multiple glazing panels to mimic the elegant proportions of the Edwardian fenestration.
- To mitigate the overlooking we have acepted that some panels will need to be opaque, some transluscent, and some clear.
- This uniformity of surface treatment is broken by the varying opacities.
- Opacity changes take place depending on the use of the room and the proximity to overlooking windows.

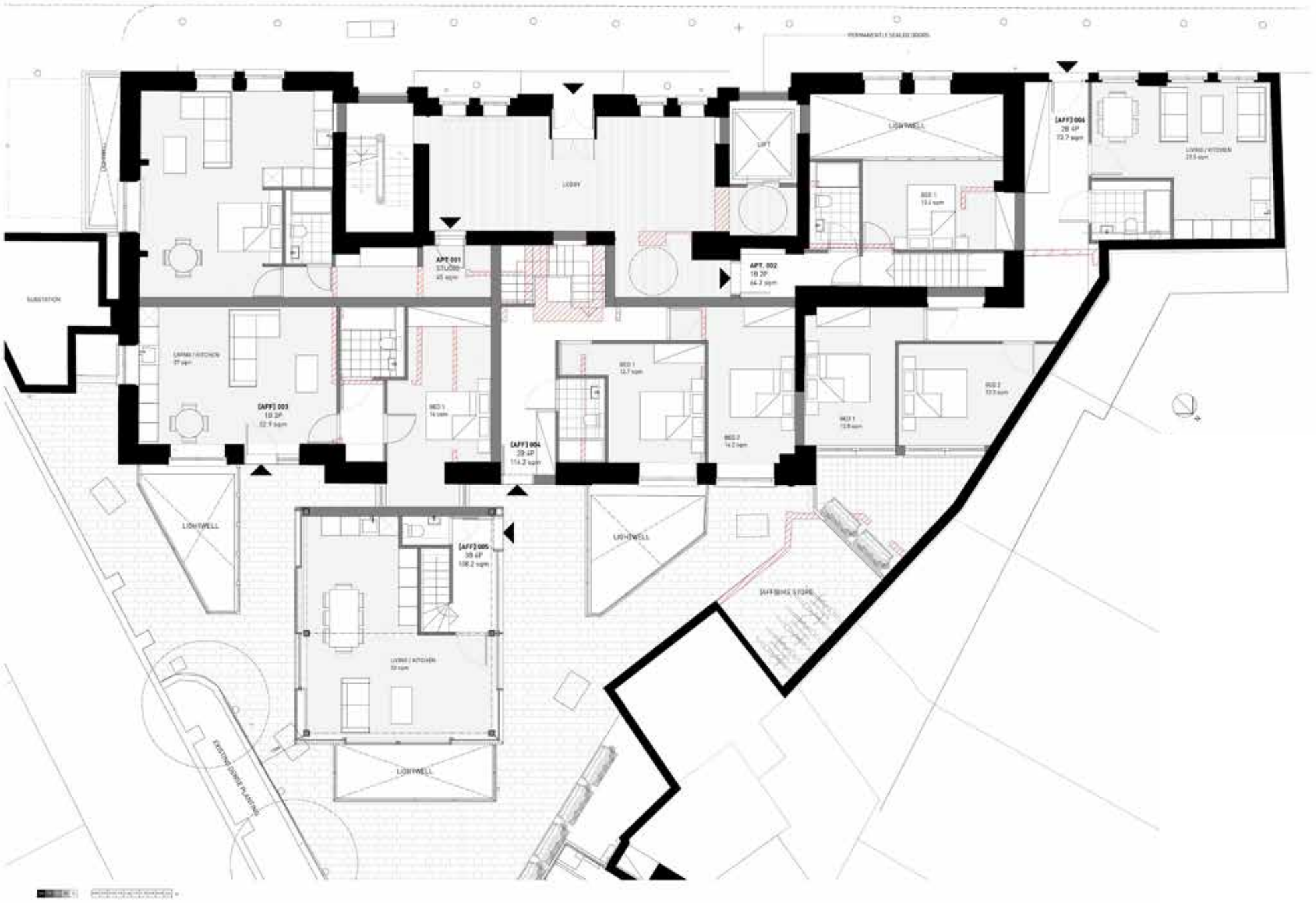
FACADE



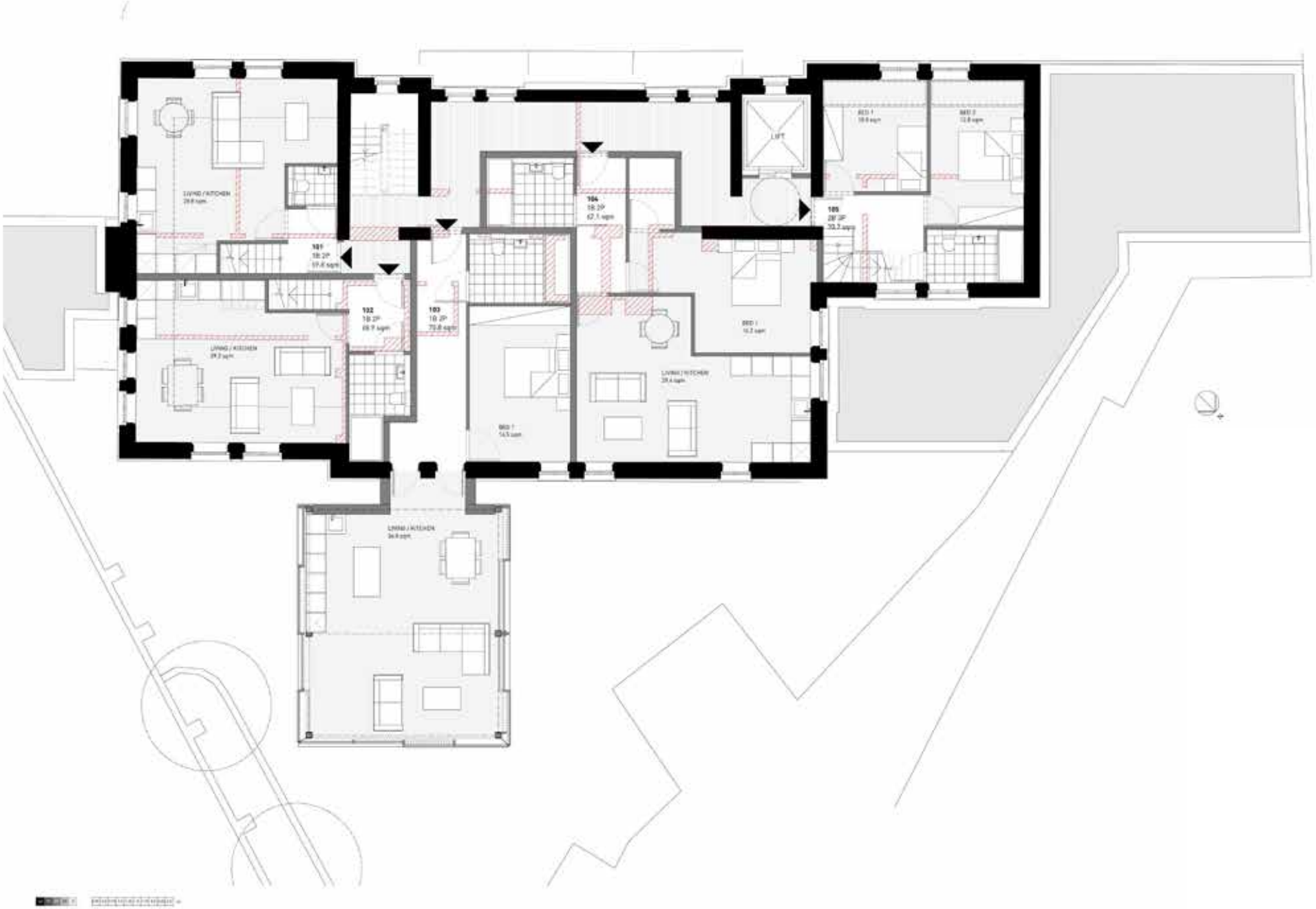




BASEMENT PLAN



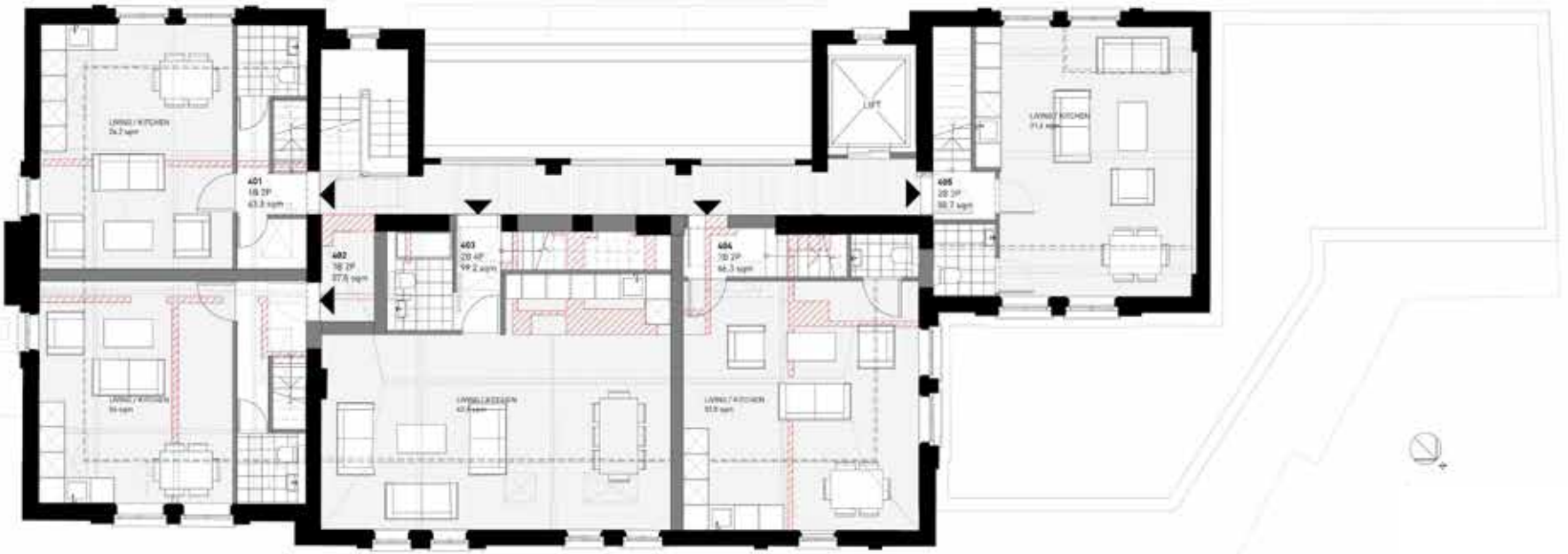
GROUND FLOOR PLAN



FIRST FLOOR PLAN

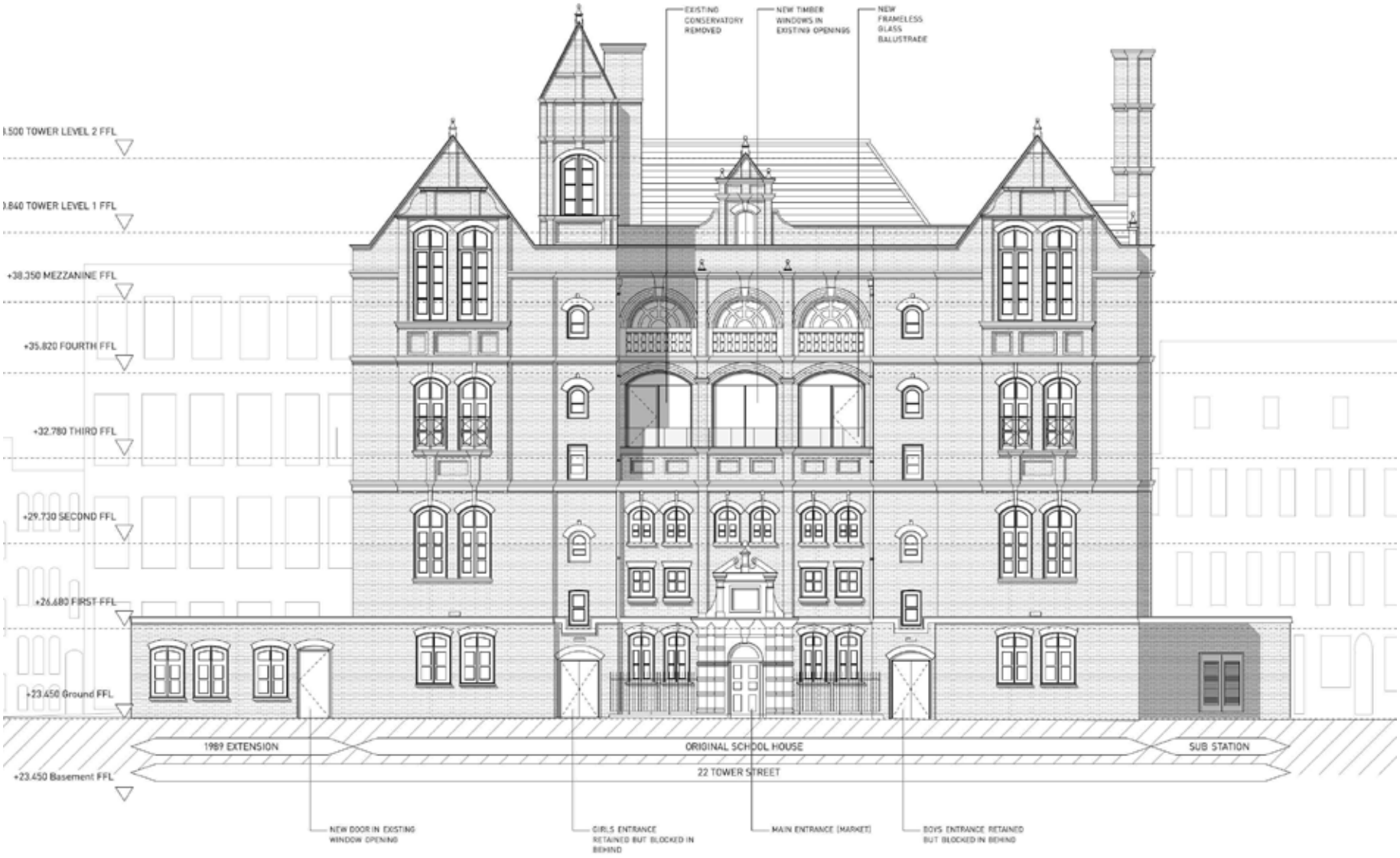
SECOND FLOOR PLAN

THIRD FLOOR PLAN



FOURTH FLOOR PLAN

FIFTH FLOOR PLAN


EXISTING CONSERVATORY REMOVED
NEW TIMBER WINDOWS IN EXISTING OPENINGS
NEW FRAMELESS GLASS BALUSTRADE
.500 TOWER LEVEL 2 FFL
.840 TOWER LEVEL 1 FFL
+38.350 MEZZANINE FFL
+35.820 FOURTH FFL
+32.780 THIRD FFL
+29.730 SECOND FFL
+26.680 FIRST FFL
+23.450 Ground FFL
+23.450 Basement FFL
1989 EXTENSION
ORIGINAL SCHOOL HOUSE
SUB STATION
22 TOWER STREET
NEW DOOR IN EXISTING WINDOW OPENING
GIRLS ENTRANCE RETAINED BUT BLOCKED IN BEHIND
MAIN ENTRANCE (MARKET)
BOYS ENTRANCE RETAINED BUT BLOCKED IN BEHIND


TRANSLUCENT GLAZING
OPAQUE GLAZING
+43.500 TOWER LEVEL 2 FFL
+40.840 TOWER LEVEL 1 FFL
+38.350 MEZZANINE FFL
+35.820 FOURTH FFL
+32.780 THIRD FFL
+29.730 SECOND FFL
+26.680 FIRST FFL
+23.450 Ground FFL
+23.450 Basement FFL
TOWER STREET
ORIGINAL SCHOOL HOUSE
EXTENT OF CURRENT CONSERVATORY
22 TOWER STREET
NEW GLAZED BALUSTRADE TO NEW LIGHTWELL
NEW GLAZED BALUSTRADE TO EXISTING LIGHTWELL
NEW GLAZED BALUSTRADE TO EXISTING LIGHTWELL


TRANSLUSCENT GLAZING
CLEAR GLAZING
OPAQUE GLAZING
+43.500 TOWER LEVEL 2 FFL
+40.840 TOWER LEVEL 1 FFL
+38.350 MEZZANINE FFL
+35.820 FOURTH FFL
+32.780 THIRD FFL
+29.730 SECOND FFL
+26.680 FIRST FFL
+23.450 Ground FFL
+23.450 Basement FFL
SUB STATION
ORIGINAL SCHOOL HOUSE
1989 EXTENSION
22 TOWER STREET
NEW GLAZED BALUSTRADE TO EXISTING LIGHTWELL
NEW FLAT ENTRANCE IN EXISTING DOOR OPENING
NEW GLAZED BALUSTRADE TO EXISTING LIGHTWELL
GIRLS ENTRANCE RETAINED BUT BLOCKED IN BEHIND


TRANSLUCENT GLAZING
OPAQUE GLAZING
+43.503 TOWER LEVEL 2 FFL
+40.840 TOWER LEVEL 1 FFL
+38.350 MEZZANINE FFL
+35.820 FOURTH FFL
+32.780 THIRD FFL
+29.730 SECOND FFL
+26.680 FIRST FFL
+23.450 Ground FFL
+23.450 Basement FFL
TOWER STREET
ORIGINAL SCHOOL HOUSE
EXTENT OF CURRENT CONSERVATORY
22 TOWER STREET
NEW GLAZED BALUSTRADE TO NEW LIGHTWELL
NEW GLAZED BALUSTRADE TO EXISTING LIGHTWELL
NEW GLAZED BALUSTRADE TO EXISTING LIGHTWELL

		Apt Type	Area m²	Area sqft	Person
	Ground Floor – AFFORDABLE				
1	3		52.9	566.03	1bed 2 person
2	4	[DUPLEX]	114.2	1221.94	2bed 4 person
3	5		108.2	1157.74	3bed 6person
4	6	[DUPLEX]	73.7	788.59	2bed 4 person
	NIA		349	3734.3	22%
	Basement				
5	A	[DUPLEX]	93.3	998.31	1bed 2 person
	Ground Floor				
6	1		45	481.5	Studio
7	2		64.2	686.94	1bed 2 person
	First Floor				
8	101	[MEZZ.]	59.8	639.86	1bed 2 person
9	102	[MEZZ.]	68.9	737.23	1bed 2 person
10	103		70.8	757.56	1bed 2 person
11	104		62.1	664.47	1bed 2 person
12	105	[MEZZ.]	70.7	756.49	2bed 3 person
	Second Floor				
13	201		46.2	494.34	Studio
14	202		55	588.5	1bed 2 person
	Third Floor				
15	301		69.2	740.44	2bed 4 person
16	302		57.8	618.46	1bed 2 person
17	303		75.7	809.99	2bed 4 person
	Fourth Floor				
18	401	[MEZZ.]	63.3	677.31	1bed 2 person
19	402	[MEZZ.]	57.5	615.25	1bed 2 person
20	403	[MEZZ.]	99.2	1061.44	2bed 4 person
21	404	[MEZZ.]	66.3	709.41	1bed 2 person
22	405	[MEZZ.]	88.7	949.09	2bed 3 person
	NIA		1213.7	20455.19	
			1562.7	16720.89	

The accommodation schedule opposite shows that 22% of the floorspace is to be allocated as housing association.

Of the 22 units there are:

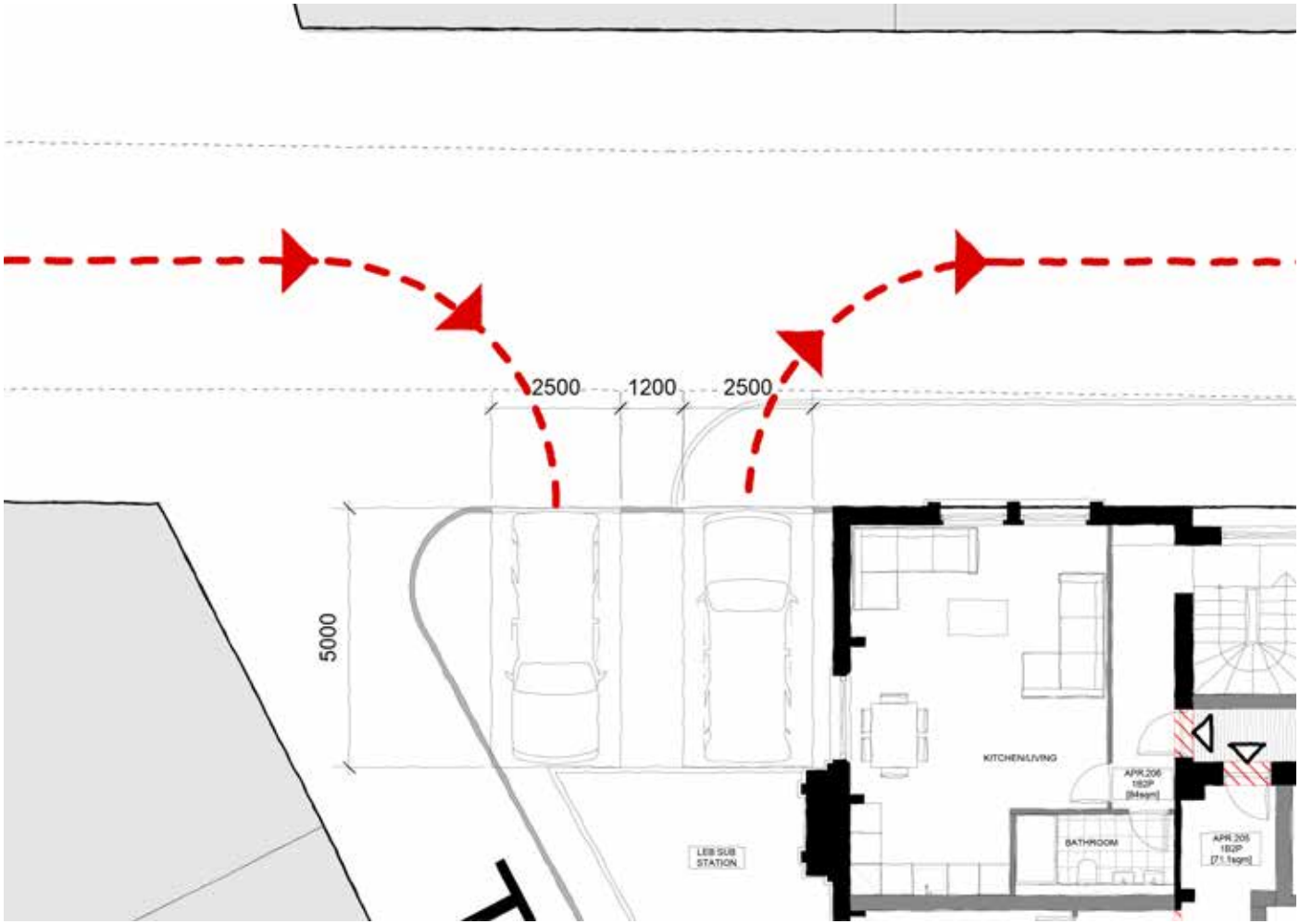
2 No. Studios
12 No. 1 Bed Units
7 No. 2 Bed Units
1 No. 3 bed Unit

Whilst this does not meet London Housing Design Guidance for 40% 2 Bed units, this is an existing Listed building which has been challenging to adapt.

Of the affordable units, two are 2 Bed, one is a 3 Bed, and there is one 1 Bed.

All apartments meet london Space standards.

SCHEDULE OF AREAS

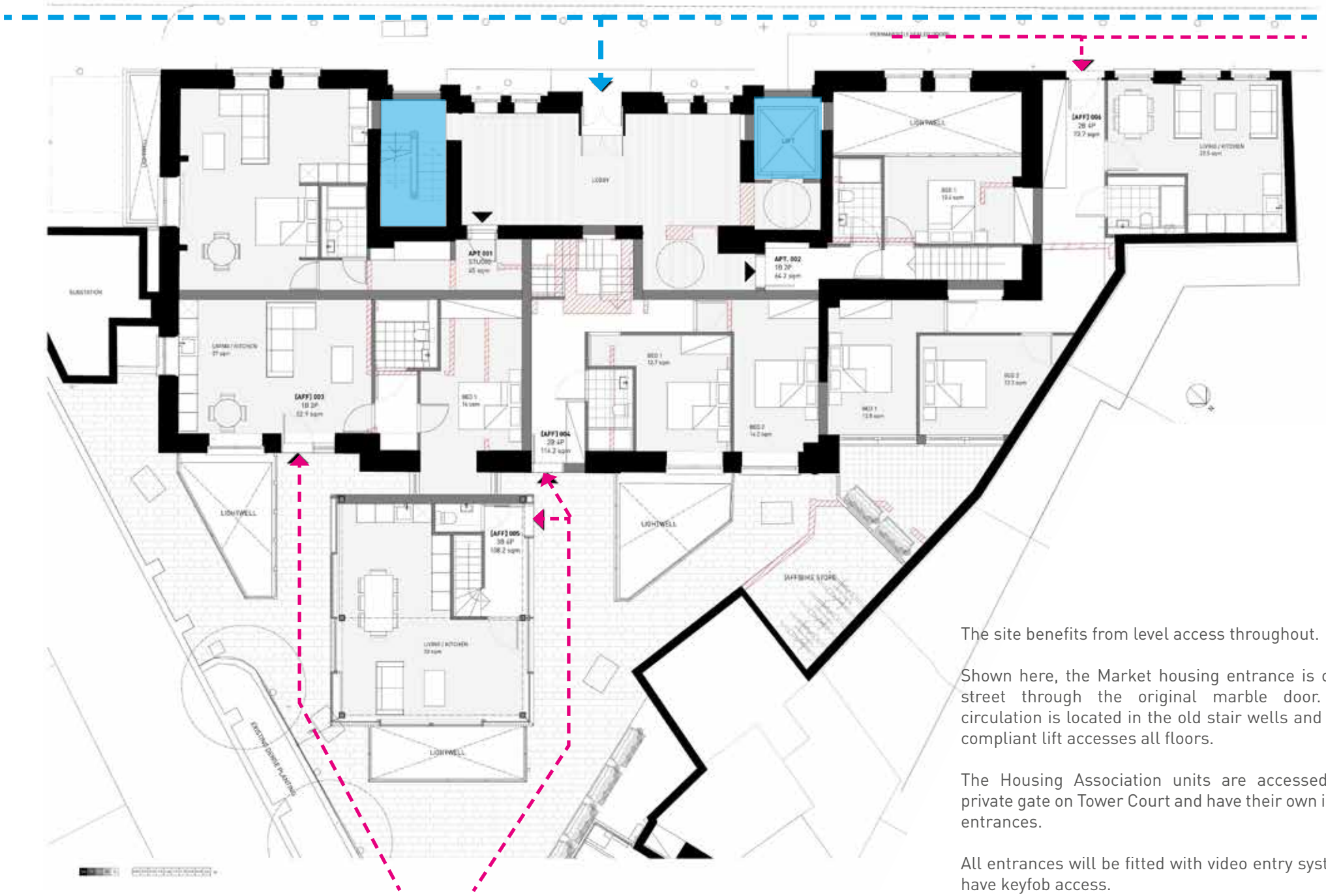


The site has two off street parking spaces which will be assigned to the two wheeelchair accessible residential units at ground floor.

The space is currently capable of accepting two disabled spaces if they share the 1.2m wide access strip.

The rest of the site will be designated as car free, due to the PTAL location and lack of on street parking facilities.

PARKING



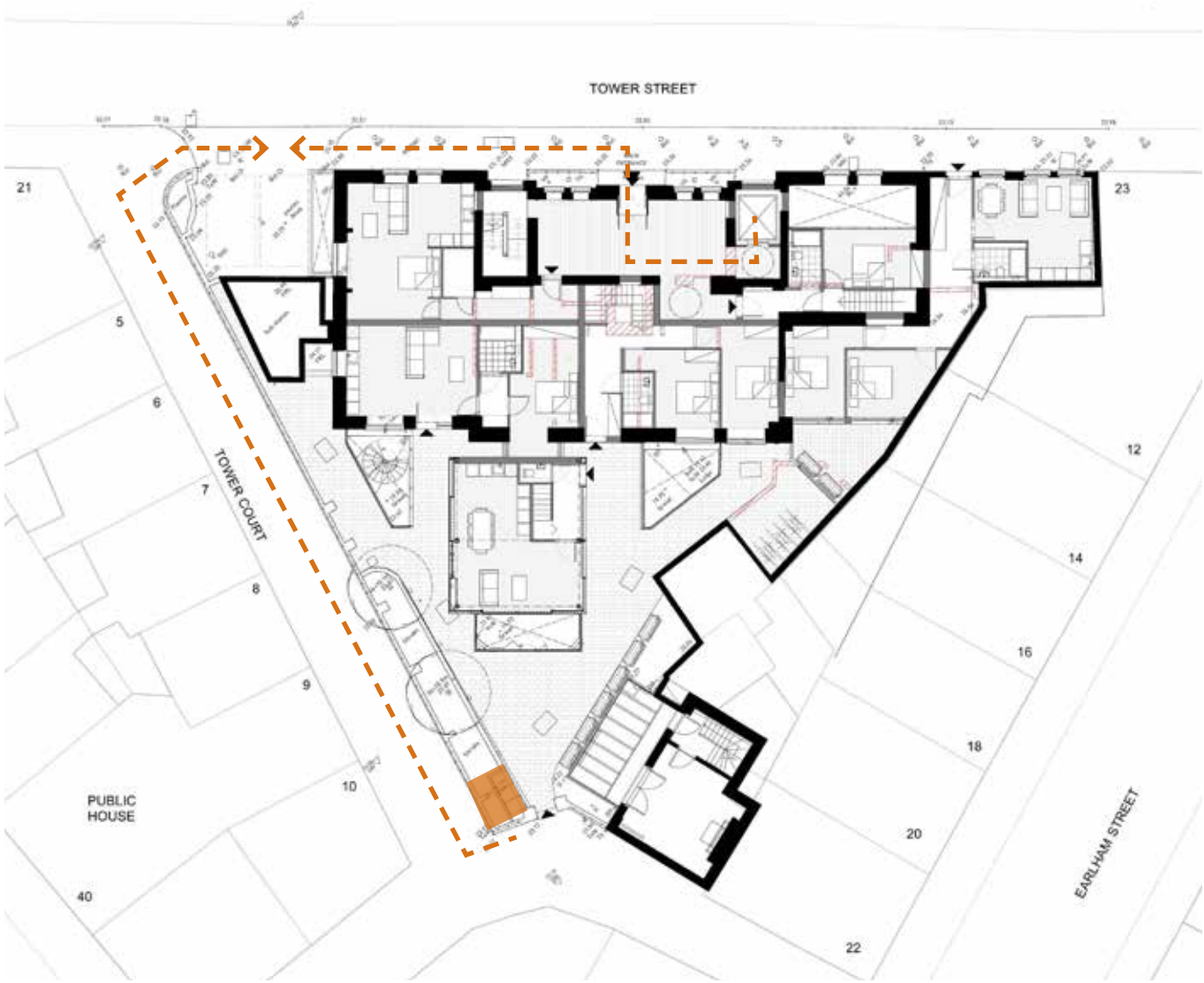
The site benefits from level access throughout.

Shown here, the Market housing entrance is off Tower street through the original marble door. Vertical circulation is located in the old stair wells and a Part M compliant lift accesses all floors.

The Housing Association units are accessed from a private gate on Tower Court and have their own individual entrances.

All entrances will be fitted with video entry systems and have keyfob access.

ACCESS



A communal refuse store for the market housing is located in the basement and is capable of accepting in excess of the London Housing Design Guide recommendation.

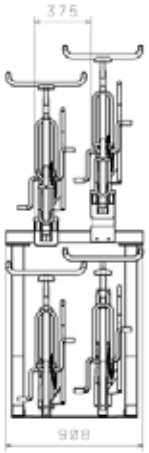
For 23 bedrooms [market] we would require:

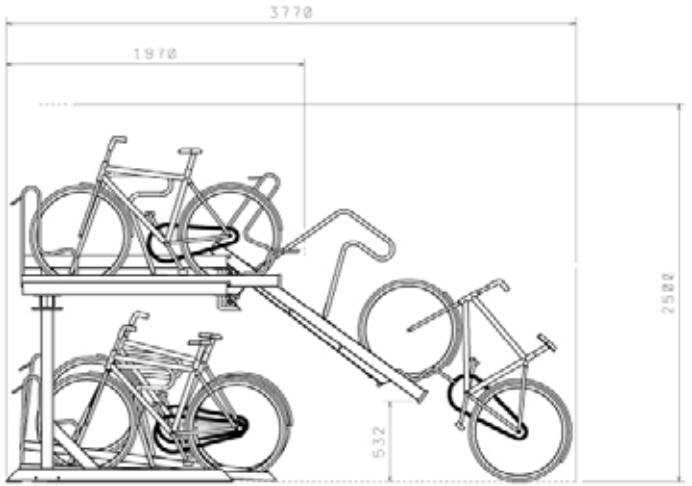
1380l Dry Recycling
1380l General Refuse
530l Compost and Garden Waste.

These bins will be brought to Tower Street for collection on the specified day by the concierge.

The Market housing refuse store will be at Ground floor by the entrance gate on Tower Court. These will be brought to Tower Street by the concierge on collection day.

REFUSE





We have capacity for 18 No. bicycles in the basement bike store which will serve the Market housing. This is accessed via the lift which is capable of accommodating a bike. These will use a two tier Josta System.

The affordable units will have a dedicated external bike store at ground level located in the courtyard. This is capable of accommodating 5 No. bikes and will be covered .

CYCLE STORAGE

Whilst there is little usable amenity on site due to the limited space, we will resurface and replant the communal garden to provide a great deal of visual amenity. There will however be areas for sitting. Most flats are also in excess of London Space Standards.

The Market flats also benefit from a communal terrace on the front elevation which can be accessed and used by all residents.

All the affordable units benefit from private external amenity space.

AMENITY

The proposed development aims to meet the requirements of Secured by Design (SBD) (New Homes 2010) where possible given the constraints placed upon the scheme by the strategy to convert a former Victorian school (currently an office building) into residential uses. The following is a summary of the key criteria that have helped inform the scheme design so far and that will continue to inform the design further during the detailed design process:

Section 1:The Development- Layout&Design:

Demonstrate adherence to the seven attributes of a sustainable community. (1.5)
-Access and movement
-Structure
-Surveillance
-Ownership
-Physical protection
-Activity
-Management and maintenance

- Demonstrate an awareness of the crime and disorder issues in the area and proposing measures to mitigate any identified problem. (1.9)
- Propose of visually open, direct, and well used vehicle and pedestrian routes. (3.1)
- The development is not compromised by excessive permeability caused by the inclusion of too many routes. (4.1)
- Design the footpaths to minimise the opportunity for crime and disorder. (5)
- Footpath landscaping to minimise the opportunity for crime and disorder. (6)
- Footpath seating, design and location to avoid the creation of inappropriate loitering places and opportunities for crime and disorder. (7, 19.1 and 19.6)
- Provide appropriate lighting for footpaths. (8)
- Communal areas designed and located is such a way as to allow natural surveillance. (9.1)
- Adequate mechanisms to be in place to maintain communal areas. (9.2.2)
- Private outdoor space has been secured to restrict access to the occupants of the building for which this space has been provided (9.6)
- Boundaries between private and public space clearly defined. (10.1)
- Access paths to the sides of dwellings have been securely gated on or as near to the front building line (10.5)
- Side and rear boundary fencing is adequate for the crime risk (10.6)
- Gable end walls have been avoided or designed to mitigate crime and disorder problems that they might generate (12)
- Rear access footpaths have been avoided or gated at the entrance to the footpaths at the building line (13)
- Dwelling identification will be clearly displayed (14.1)
- Aids to climbing have been avoided (15)
- Car parking arrangements have been designed to minimise crime opportunity (16)
- Internal courtyard car parking is protected by a gate, the specifications of which will be agreed with the CPDA (16.3)
- Communal parking areas are to be lit to BS 5489 (16.6)
- Planting (soft landscaping) arrangements do not impede natural surveillance and do not create hiding places (18) All street lighting for adopted highways, footpaths, private estate roads and car parks complies with BS 5489.
- (19) Overall uniformity of street lighting and its colour rendering qualities achieve at least the
- Minimum levels required (19.3 – 19.4)
- Light pollution has been minimised (19.6)

Section 2: Physical Security [Building Control 7 Code For Sustainable Homes:

- All door sets to be tested and certificated to BS PAS 24-1:1999 'Doors of enhanced security' and PAS 23-1:1999 'General performance requirements for door assemblies'.
- Locking systems to comply with SBD requirements.
- Door sets to be secured to the fabric of the building in accordance with the manufacture's installation specifications and not to be recessed by more than 600mm.
- Glazed panels, in or adjacent to doors to be glazed with laminated glass and to be either part of the manufacture's range of certificated door sets or to be certificated to BS 7959:1997.
- All external door sets not designated as main accesses routes to meet the same physical standard as 'Front Door'.
- All ground floor and easily accessible windows to be tested and certificated to BS7950:1997 and assessed to the relevant material standard.
- Lighting to illuminate all external doors, coach parking and footpaths.
- Low energy lamps to be used.
- A wire free alarm system, which complies with BS 6799 to be installed.
- Utility cupboard to be located externally as close as possible to front building line and to be overlooked.

1.0 Land and Building Use

The planning application proposal involves the conversion of the existing building into residential use and the replacement of an existing extension. There is no loss of any existing Greenfield space. The scheme supplies more residential units through minimum damage to natural resources.

2.0 Noise

In terms of noise generated by the finished scheme, a commercial use building will be converted into residential. As the site is in close proximity to main bus routes, underground stations and is in the city centre there should be a reduction of vehicular traffic on to and around the site.

3.0 Air Quality

It is not anticipated that the proposals will have any negative impact on air quality, other than the usual kitchen/bathroom extracts, which are standard to any residential development. Combination reduced C02 emitting boilers are likely to be utilised within the units, which alongside other measures are working towards the Government's target of cutting C02 emissions by 60% by 2050. It is therefore not considered necessary for an air quality assessment to be undertaken.

4.0 Public Realm

With regards to urban grain, proposals occupy the existing building footprint, with the storey height remaining the same. The main entrance to the building will be from Tower Street. The courtyard space on the site provides valuable amenity and green space. Where possible the proposed residential units will have a terrace each,. However, due to the listed status of the building, it has only been possible to achieve this for some of the units on the lowest two floors of the building.

5.0 Site Location and Public Transport

There is access from the site to Tower Street to the South West. A number of bus routes operate along the nearby Sahftesbury Avenue and Charring Cross Road. Leicester Square, Covent Garden are both within a 5 minute walk Tottenham Court Road is 8 minutes away. Charring Cross National Rail Station is 9 minutes walk away. As noted in item '2' above, it is genuinely anticipated that residents will use public transport to a large extent.

6.0 Facilities for pedestrians and cycles

In order to encourage further sustainable transport there will be an external cycle store which will be large enough to provide accommodation for I bicycle per unit and there will be an internal store for the commercial units. The facility will be secure to encourage use by the residents.

7.0 Renewable Energy and Resource Efficient Design

To achieve a 'best practice' standard in energy performance the following measures will be committed at the building design stage:

- Commitment to meet proposed Building Regulations 2013 standards
- Enhanced insulation to reduce heat loss in the building fabric.
- High performance glazing to reduce heat through the glazed areas.
- 90% low energy light fitting in each apartment and 100% in communal areas to reduce energy in use.
- High efficiency condensing boilers to serve all apartments.
- Energy efficient appliances and services to reduce energy consumption and cost.
- Natural ventilation for the residential accommodation.
- Design for air-tightness.

The design team has reviewed options for the use of on-site renewable energy in line with the Mayor's policy aspirations, including the technologies proposed in the recently published London Energy Partnership's Integrating Renewable Energy into New Developments Toolkit.2. Whilst every effort will been made to incorporate onsite renewables in the scheme, the extent to which they can be employed will be limited by the listed status of the building and the fact that it lies within a conservation area.

8.0 Recycling

During the construction process it is proposed that the contractor endeavours to recycle as much of the demolished waste as possible. Where possible materials for the construction of the new development will be specified that can potentially be recycled in the future. The contractor will be responsible for managing the site works, and will be responsible for reducing the possibilities of pollution to water, air and land. The refuse store is located within the building at basement level, and will be accessed on refuse collection day by a building manager. This area is sufficient in size to accommodate both general refuse and recyclable materials. Within the flats, areas within the kitchen cupboards have been allocated for the temporary storage of the three waste types before they are brought to the communal store.

9.0 Materials

The materials utilised in the construction of the development will be carefully selected in relation to their impact on the environment and whether they are derived from managed sustainable/renewable sources. Insulation will be carefully selected depending on its impact on the environment.

The Proposed Development has been designed to consider the guidance set out in the following documents:

- Approved Document M: Access to and Use of Buildings , published by The Stationary Office 2004
- Lifetime Homes Standards , as published by The Joseph Rowntree Foundation 1999
- Designing for Accessibility , published by CAE
- BS 8300 :2001 Design of Buildings and their approaches to meet the needs of disabled people - Code of practice published by the BSI 2004 .
- Sign Design Guide, published by the Sign Design Society .
- Meeting Part M and Lifetime Homes , published by The Joseph Rowntree Foundation 1999.

1.0 Car Parking

Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

- 2No. disabled spaces are provided for residents.

2.0 Access From Car Parking

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

- The disabled spaces are located adjacent to the building close to the main entrance.

3.0 Approach

The approach to all entrances should be level or gently sloping.

- The communal approach is at a level gradient.

4.0 External Entrances

All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

-All entrances will be illuminated and level at threshold. The main residential entrance will use a radio chip to allow quick access.

5.0 Communal Stairs

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

- All stairs and lifts are easily accessible.

6.0 Doorways & Hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

- **All doors conform to part M and where possible a 300mm nib on the leading edge.**

7.0 Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

- All units are fully wheelchair accessible from lift.

8.0 Living Room

The living room should be at entrance level.

- Most living rooms are located at entrance level. Unfortunately, due to the constraints of the existing building this was not possible in all residences.

9.0 Two Or More Storey Requirements

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

- Duplex units are adaptable.

10.0 WC

In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

- All units have a wheelchair accessible toilet at entrance level. However, due to the listed status of the building, in a limited number of bathrooms it was not possible to achieve the required flexibility.

11.0 Bathroom & WC Walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

- The walls are capable of taking the adaptation of handrails.

12.0 Lift Capability

The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

- All units have can accommodate a future stair lift and a lift through floors.

13.0 Main Bedroom

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

- All units could provide a reasonable route for a potential hoist from the bedroom to the bathroom.

14.0 Bathroom Layout

The bathroom should be designed for ease of access to the bath, WC & wash basin.

- All bathrooms have ease of access to the toilet, WC and basin.

15.0 Window Specification

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

- Due to the fact the scheme is for a conversion of a listed building some of the window heights in living rooms are above 800mm from floor level. All accessible windows will be easy to open/operate.

16.0 Fixtures & Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

- All service controls will be between the recommended 450mm and 1200mm.