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Arthur Stanley House
40 - 50 Tottenham Street,
W1T 4RN

Refurbishment and extension
For and on behalf of University
College London Hospitals Charity
(UCLHC)

Design and Access Statement

Design team

Temple
URS
Arup
Crosby Transport Planning
Urban counsel
Delva Pateman Redlar

19th January 2015



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Introduction

Introduction

Purpose of the document

This Design and Access Statement is an illustrative document that sets out the detailed design proposals for Arthur Stanley House at 40 - 50 Tottenham Street. It provides an explanation of the background of the project, factors that have influenced the evolution and development of the design.

Scope of the design and access statement

This Design and Access Statement is one of a number of documents that have been prepared to support this detailed application for Planning Permission.

This document provides the following:

- a description of the site and its location,
- the historic context,
- the constraints and opportunities of the site
- vision for the site and the development
- the architectural brief.
- illustrates the design concept and the arrangement of the building.
- how the design has evolved through consultation with local authorities and stakeholders and the community
- townscape and street views
- A landscaping strategy and proposals

Design development from consultation

The design team has carried out consultations with the following groups throughout the design process:

- The Camden planning and design officers, housing and highways officers;
- Representatives from local conservation and heritage groups at a public exhibition;
- The general public at exhibitions;
- Exhibition boards have been made available on an online website www.arthurstanleyhouse.co.uk
- The Crime Liaison Officer regarding Secured by Design

Comments and feedback from these meetings have informed the development of the design. These changes are highlighted within this document. The key design iterations are:

- The scale and massing
- Street frontage and elevational approach
- The character of Tottenham Street and Tottenham Mews facades
- addressing the conservation area
- Servicing of the site
- The courtyards and amenity space provision
- The security features

Design team and associated reports

Reference should also be made to more detailed supplementary information submitted as part of the application under separate cover, including the following:

- Planning Statement prepared by Temple;
- Heritage Statement prepared by Urban Counsel;
- Contaminated land assessment by URS
- Sustainability Statement (including Energy and Construction) by Arup
- External Sunlight and Daylight Report prepared by Delva Pateman Redlar
- Transport Assessment prepared by Crosby Transport;
- Ecology by the Ecology Consultancy;
- Travel plan prepared by Crosby Transport;
- Air Quality Assessment by Temple;
- Noise Assessment by Temple;
- Statement of community involvement by Temple

Additional information included within the design and access statement

- Access & Inclusivity statement, see section 5.7;
- Townscape and street views, see section 7.0;
- Waste and Recycling Strategy see Section 5.4.2

1.0 Site objectives

1.1 Description of the development - existing

Arthur Stanley House is located at 40-50 Tottenham Street, London W1P 9PG

The 6,164m² property, comprises a brick and concrete finish 1960's office building arranged over sub-basement, basement, ground and seven upper floors.

The property is of reinforced concrete frame construction and is complete with brickwork elevations and single glazed windows.

Located in the Charlotte Street conservation area on the corner of Tottenham street, it's main frontage, and Tottenham Mews, the rear and side overlooks Tottenham mews. The buildings to the North and West are of comparable height.

The site is also located in the Mayor of London's Strategic Viewing Corridor from Parliament Hill to the Palace of Westminster.

The occupied enclosure to the uppermost storey is set back front and back behind the concrete frame which is extended as an exposed frame above the rooftop terrace to create a street front cornice and loggia at the upper roof level.

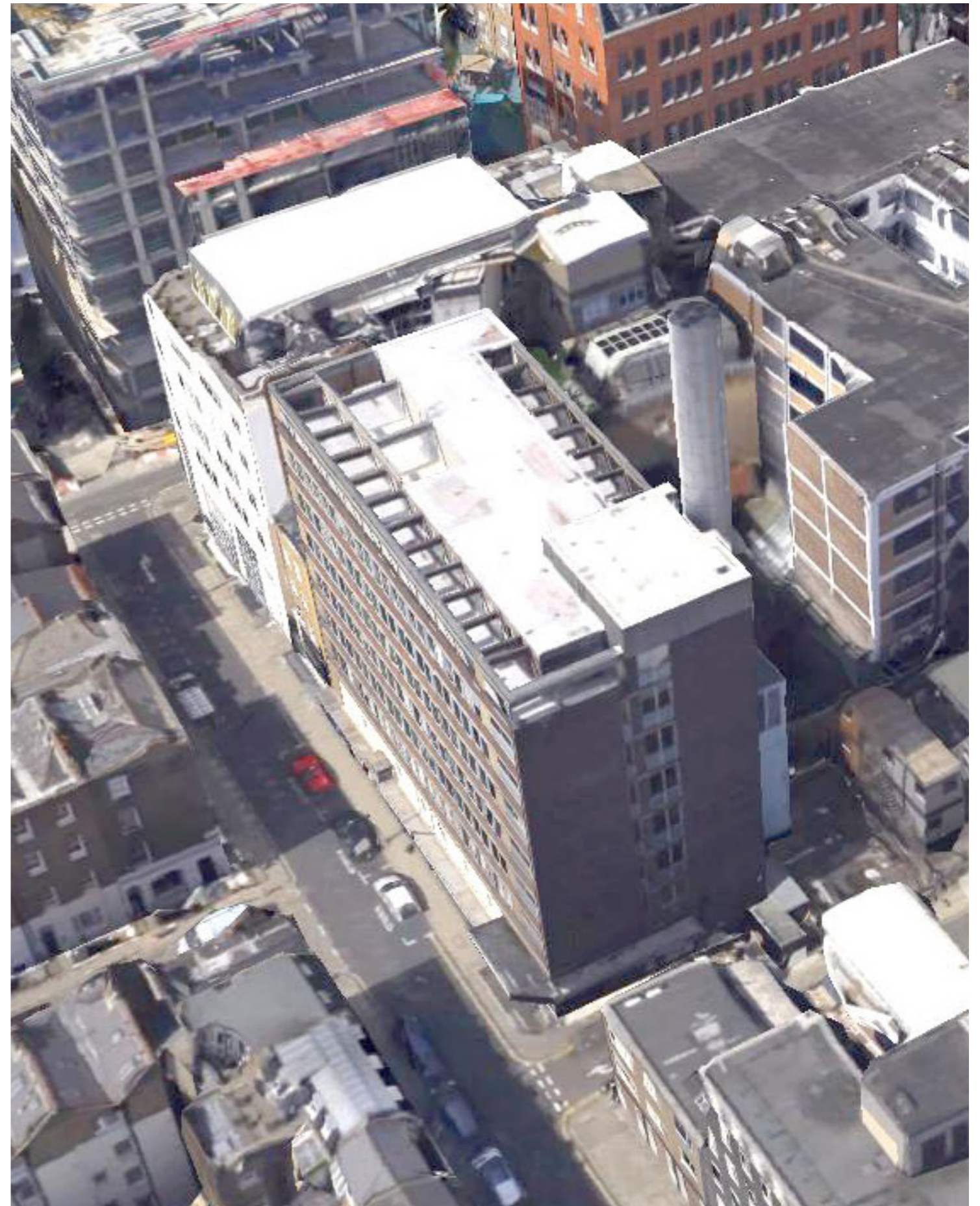
The terrace is infilled at the rear and east with building fabric of poor quality.

A large boiler flue extends several metres above the rooftop, along with a number of smaller flues which penetrate the upper roof.

It was noted in consultations with the local community that the building is not an attractive building and has poor street frontage with an entrance canopy in poor repair.

1.2 Arthur Stanley House schedule of areas

	GEA m ²	NIAm ²
Basement level -2	1038.62	835.98
Basement level -1	1050.67	376
Ground Level 00	862.90	715.57
Level 01	501.18	367.57
Level 02	501.18	364.44
Level 03	501.18	364.84
Level 04	478.69	364.38
Level 05	478.69	364.38
Level 06	478.69	364.68
Level 07	272.35	186.79
Total	6164.15m²	4304.63m²

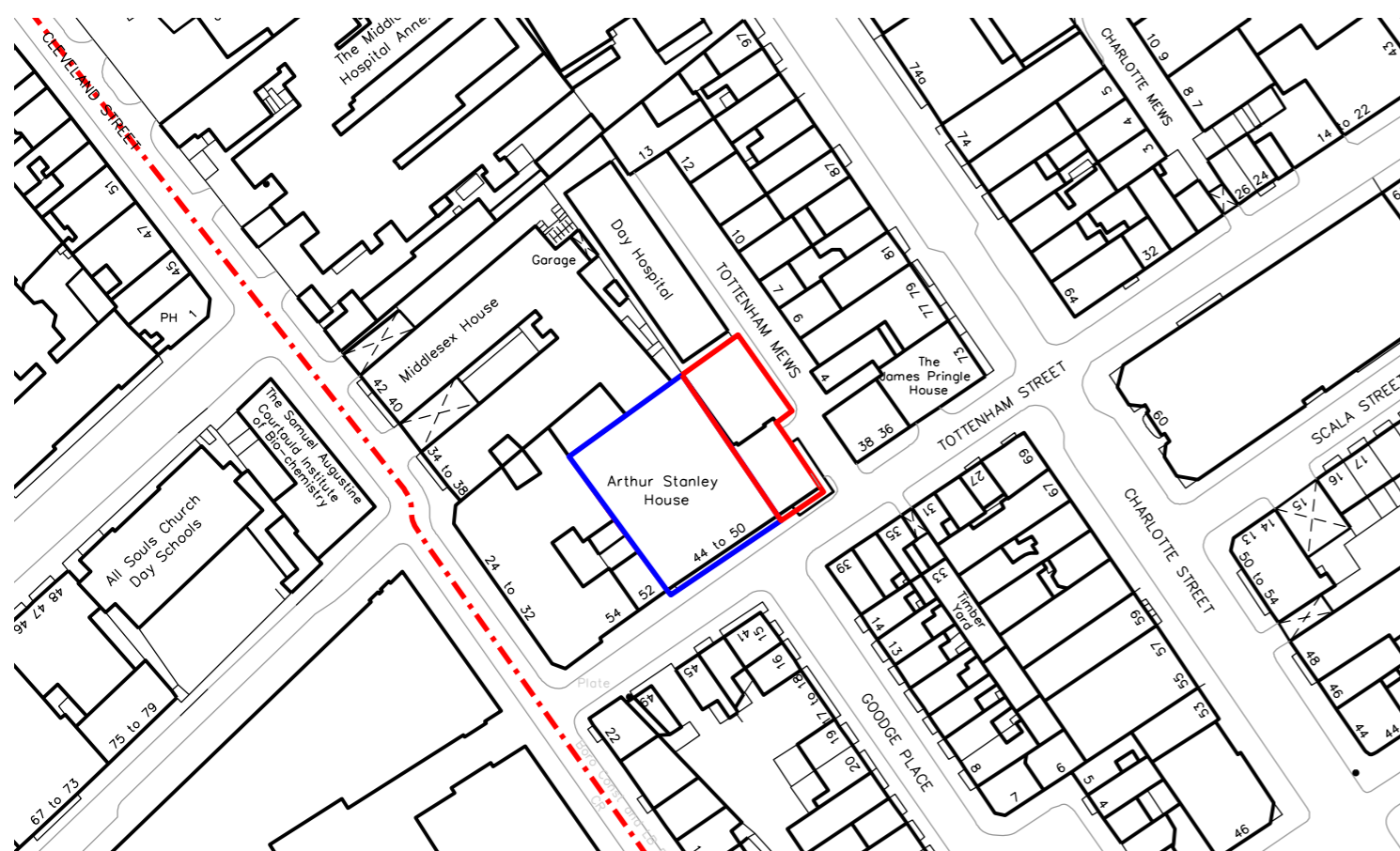


Aerial view of Arthur Stanley House from the south east

1.0 Site objectives



Site location plan 1:1250



Site ownership plan 1:1250

1.3 Loss of healthcare facilities

The existing healthcare facilities and uses within Arthur Stanley House have been relocated to the main UCL hospital campus in 2005/06. Arthur Stanley House has been vacant since 2005/06. The healthcare services once provided includes: orthopedics; rheumatology; a hydrotherapy pool; and surgical administration services.

The design and access statement illustrates how further uses for the building can be incorporated. Potential future Uses at ASH:

- Residential (C3 use)
- Commercial (B1)

1.4 Site ownership

The scheme has been designed to consideration of the site ownership, which is currently split between the applicant and an additional freeholder. This is illustrated on the adjoining site location plan highlighting the site ownership boundaries.

- UCLH Charity
Freehold owner & leasehold owner of entire site
- 2nd Freeholder

The site ownership and boundary issues have been explored as to how the site can be developed. The design and access statement illustrates how the site potentially can be developed based on the following approach

- The existing Arthur Stanley House building developed as office space;
- The existing Arthur Stanley House building developed as office and residential space with new build residential on UCLH site demise;

- The existing Arthur Stanley House building developed as residential with new build residential on UCLH site demise;
- The existing Arthur Stanley House building developed as part office space with new build office space on the 2nd freeholder demise. Residential space is partly located within the existing Arthur Stanley House building with new build residential on UCLH site demise;

1.5 Description of the development

The application seeks permission for the comprehensive redevelopment and modernisation of the Arthur Stanley House site and to provide a mixed use development.

The proposals will meet key local and regional planning objectives including;

- Provision of modern and high quality residential and commercial space.
- Enhancing the local context (including the Conservation area)
- Increasing the level of and access to local amenity space
- Improving the public realm
- Improving the environmental performance of the site and addressing climate change