



Aerial view of Arthur Stanley House from the south

# 2.0 Tottenham Street

## Introduction

Highlighted in the following pages is LB of Camden initial feedback response from internal consultees on Arthur Stanley House.

These highlight a number of requests for amendments in respect of, design, amenity, transport and sustainability.

LB of Camden comments *“in italic”*.

ASH design team comments “normal text”.

This section discusses and illustrates issues that relate to Tottenham street.

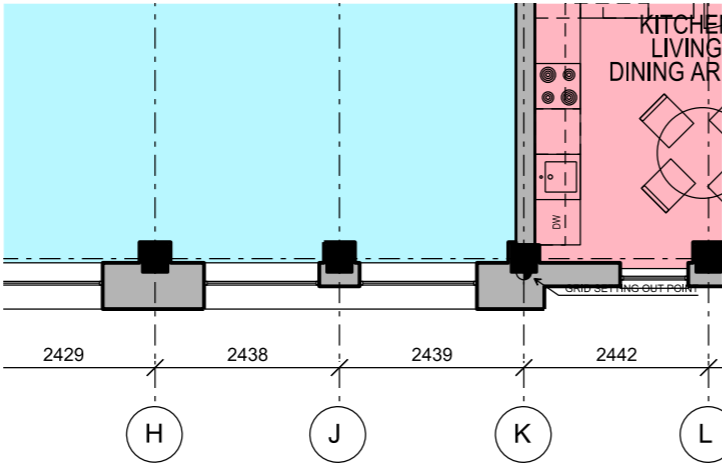
## 2.0 Tottenham Street Elevation

2.1 *It was agreed at pre-application stage that it may be possible to have a small amount of localised project to help modulate the facade beyond the building line, but not a wholesale moving forward of the façade. What is currently proposed shows a deep projection with limited detailing which looks bulky and clumsy in addition to the concerns of just moving the building forward into the site.*

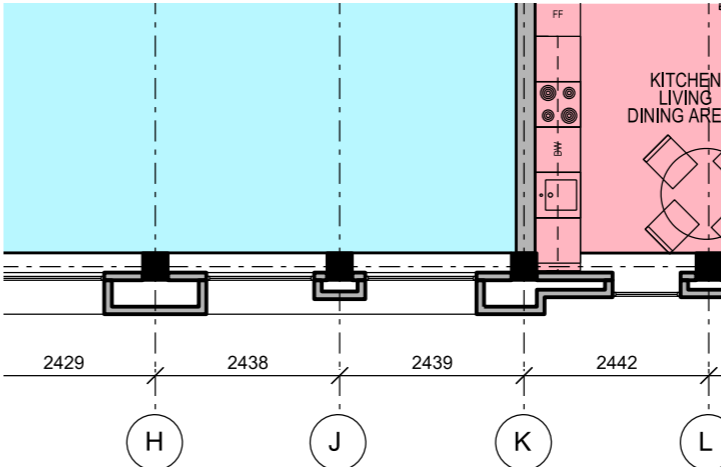
*The projection needs to be reduced.*

### 2.1.1 Design response

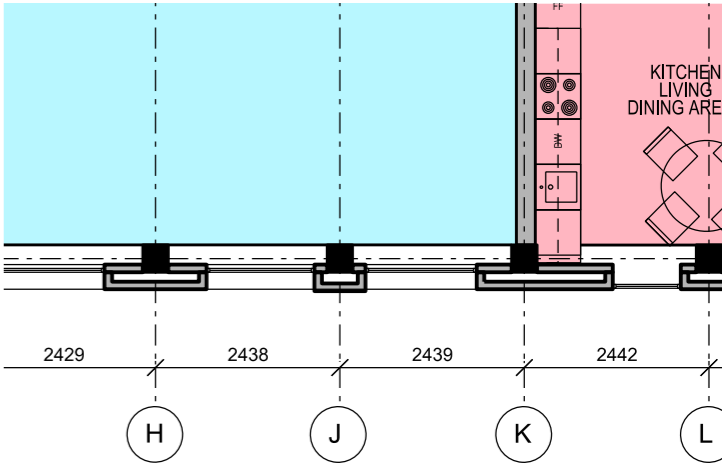
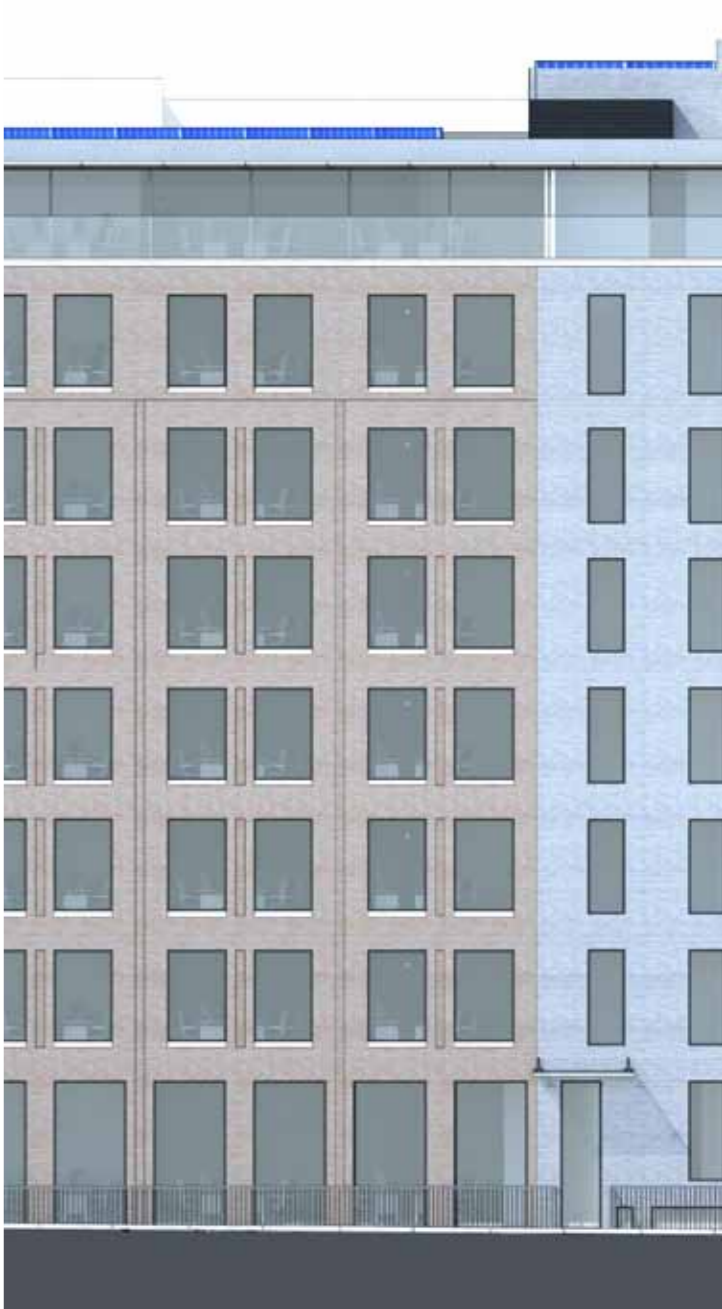
The following pages illustrates how the facade depth has been reduced and further brick detailing has been incorporated into the building facade.



Pre app meeting



Submitted planning application



Amended application - revised elevational treatment after discussions with LB of Camden March / April 2015.

## 2.0 Tottenham Street



Submitted planning application



Amended elevational treatment discussed with LB of Camden March 2015.

Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.

# 2.0 Tottenham Street

## 2.2 Tottenham Street Elevation Facade 6th floor level Office / Residential

2.2.1 *There is also concern over the materials specifically the grey brick banding up the right hand side of the elevation which extends the width of the elevation at 6th floor level.*

*This design is not characteristic of the conservation area. If you wish to have a different facade treatment of the residential elements that would be acceptable and appropriate, however, it should not oversail the rest of the elevation.*

### 2.2.2 Design response

Figure 2.2.1 illustrates the existing Arthur Stanley House facade and street elevation.

Figure 2.2.2 shows how the facade overall height and massing has been reduced. The existing high level columns on level 07 will be removed and the existing chimney. Level 6 facade incorporated glazing to reduce the bulk of the building and treats the building at higher level with glazing. This option looks to reduce the facade coping level by 2 levels compared to the existing coping level. The new coping level will then match the adjacent level of the adjoining neighboring building on Tottenham Street.

Figure 2.2.3 shows the current planning application submission. Glazing was removed from level 6 and brick piers introduced. These brick piers matched the adjoining residential brickwork as this level projected out at the same depth compared to the lower floor projections.

The following pages illustrates how the facade depth has been further reduced and brick piers introduced at level 6.

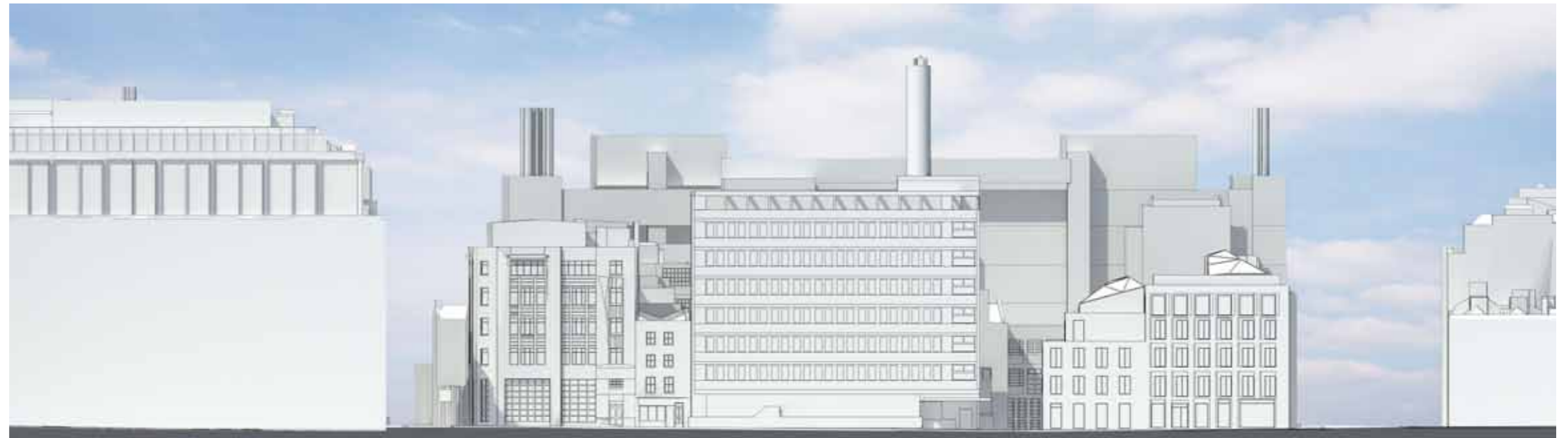


Figure 2.2.1 Tottenham Street facade - existing



Figure 2.2.2. Tottenham Street facade - proposed approach 1 ( stepped approach to facade responding to key levels in adjoining buildings).



Figure 2.2.3 Tottenham Street facade - proposed approach 2 ( submitted application - facade provides a simplistic ordered coherent approach). 2

## 2.0 Tottenham Street

White rendered panels to upper floor level replacing metal panels. This treatment will match the adjoining neighboring building.

Brick colour to match lower level below.

Brick piers depth reduced

Brick piers depth reduced and brick articulation added.

Brick columns reduced and replaced with brick detail recess margins.

Glass balustrade removed and replaced with black railings



Lower ground and ground floor apartment reconfigured and lightwell introduced to improve daylight / sunlight to lower floor bedrooms.

Amended elevational treatment for revised planning application submission.

Items that have been addressed:

Setback of brick piers,  
Articulation of brick piers within 200mm brick and insulation depth.  
Brick colour at higher level (6th floor).

## 2.0 Tottenham Street

### 2.2.3 Design response

Further illustrated views of Arthur Stanley House have been discussed with the LB of Camden.

Option 0 - shows the current submitted planning application view and visuals.

Option 1 - shows the brick piers between the office floors 0 - 6th floor with reduced brick pier depth.

Option 2 - shows the brick pier depth reduced further and brick piers to match existing brick and brick colour as per the lower floors.

Option 3 - Camden preferred approach to develop shows brick piers and columns to match floors below and create a visual break between office and residential space.

Option 4 - shows brick column brickwork to match adjoining residential brickwork colour.

Option 3 was highlighted by LB of Camden as the preferred approach to massing and elevational treatment. Further brick detailing and facade moulding was requested.

This has been looked into further as to how brick sculpturing / recessed treatment can be created within the limited brick facade build up of 200mm.

The facade treatment is illustrated on the following pages.



Submitted planning application - Option 0



Amended elevational treatment discussed with LB of Camden March 2015. Option 1

## 2.0 Tottenham Street

Preferred approach to be resubmitted



Amended elevational treatment discussed with LB of Camden March 2015. Option 2

Amended elevational treatment discussed with LB of Camden March 2015. Option 3. Preferred approach to be developed.

Amended elevational treatment discussed with LB of Camden March 2015. Option 4.

## 2.0 Tottenham Street



Submitted planning application - Option 0



Amended elevational treatment discussed with LB of Camden March 2015. Option 1

Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.



## 2.0 Tottenham Street

Preferred approach to be resubmitted



Amended elevational treatment discussed with LB of Camden March 2015. Option 2

Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.



Amended elevational treatment discussed with LB of Camden March 2015. Option 3 - preferred approach.

Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.

# 2.0 Tottenham Street



Submitted planning application - Option 0



Amended elevational treatment discussed with LB of Camden March 2015. Option 1

## 2.0 Tottenham Street



Amended elevational treatment discussed with LB of Camden March 2015.  
Option 2



Amended elevational treatment discussed with LB of Camden March 2015.  
Option 3. Preferred approach to be developed.

## 2.0 Tottenham Street



Option 3 - preferred approach - incorporating further amendments after March 2015 application meeting.

Final view incorporating LB of Camden requirements.



Amended elevational treatment discussed with LB of Camden March 2015. Option 3 - preferred approach.

Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.

## 2.0 Tottenham Street

White rendered panels to upper floor level replacing metal panels. This treatment will match the adjoining neighboring building.

Brick colour to match lower level below.

Panels removed between windows

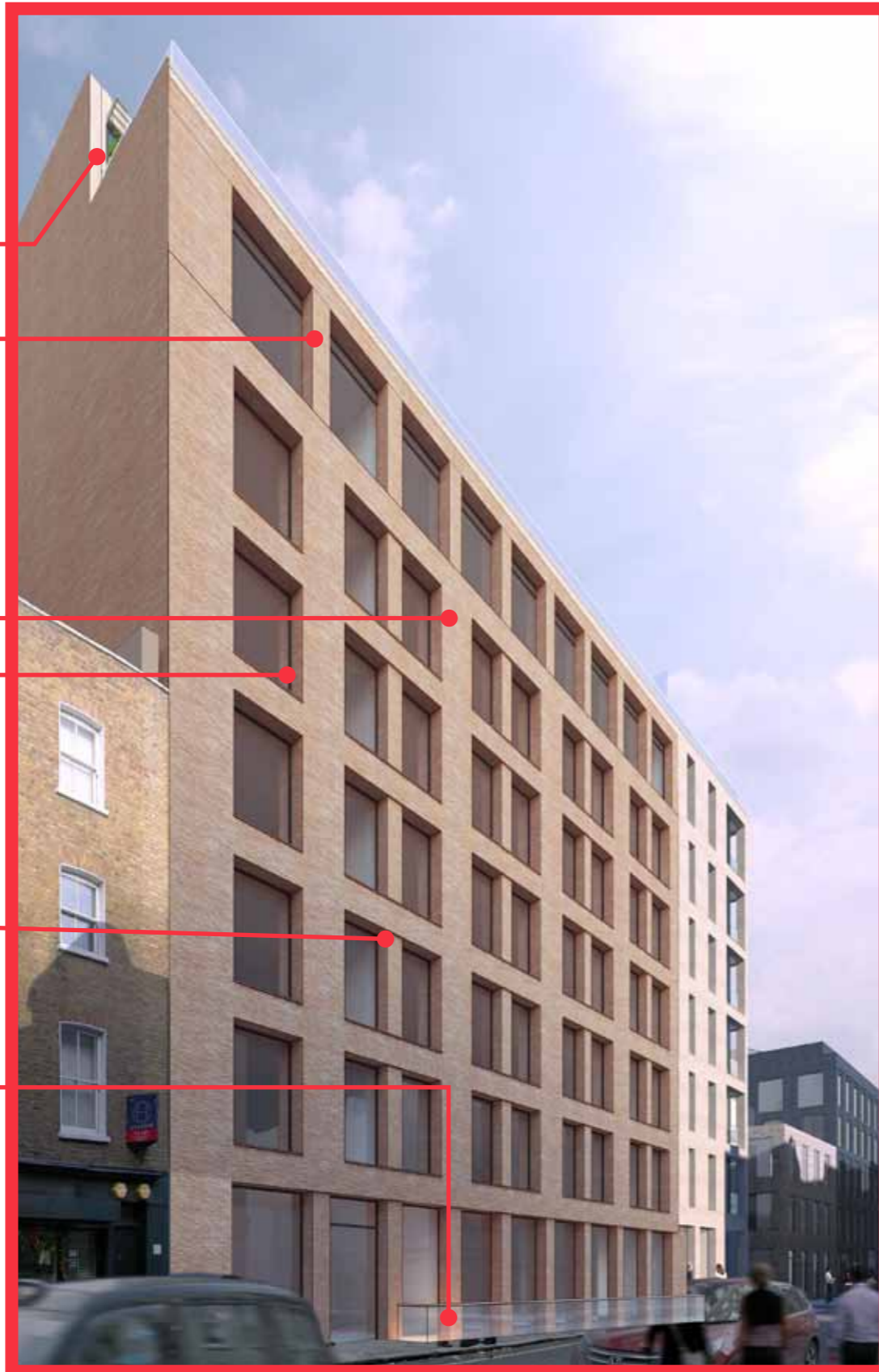
Reduced brick piers and brick recess created.

Brick piers depth reduced

Brick piers depth reduced and brick articulation added

Glass balustrade removed and replaced with black railings

Lower ground and ground floor apartment reconfigured and lightwell introduced to improve daylight / sunlight to lower floor bedrooms.



Amended elevational treatment discussed with LB of Camden March 2015. Option 3 - preferred approach.

Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.



Option 3 - preferred approach - incorporating further amendments after March 2015 application meeting.

Final view incorporating LB of Camden requirements.

# 2.0 Tottenham Street



Option 3 - preferred approach - incorporating further amendments after March 2015 application meeting. Final view incorporating LB of Camden requirements.



- White rendered panels to upper floor level replacing metal panels. This treatment will match the adjoining neighboring building.
- Brick colour to match lower level below.
- Panels removed between windows
- Brick piers depth reduced
- Brick piers depth reduced and brick articulation added
- Glass balustrade removed and replaced with black railings
- Lower ground and ground floor apartment reconfigured and lightwell introduced to improve daylight / sunlight to lower floor bedrooms.

Amended elevational treatment discussed with LB of Camden March 2015. Option 3 - preferred approach. Further issues to address: setback of brick piers, articulation of brick piers within 200mm brick and insulation depth.

## 2.0 Tottenham Street

### 2.3 Tottenham Street Elevation Facade 7th floor balustrade

2.3.1 *No comments have been raised specifically relating to the sixth floor balustrade.*

*Balustrade type has been raised relating to Tottenham Mews and railings at ground floor level to Tottenham Street. See section 3.0 design response relating to Tottenham Mews.*

2.3.2 Design response. The glass balustrade at level 6 has been retained for the following reasons:

- Reduce the visual impact compared to black railings
- Create a visual barrier without any gaps reducing the risk of any items of falling onto people passing by below.



White rendered panels to upper floor level replacing metal panels. This treatment will match the adjoining neighboring building.

Brick colour to match lower level below.

Panels removed between windows

Brick piers depth reduced and brick articulation added

Glass balustrade removed and replaced with black railings

Lower ground and ground floor apartment reconfigured and lightwell introduced to improve daylight / sunlight to lower floor bedrooms.



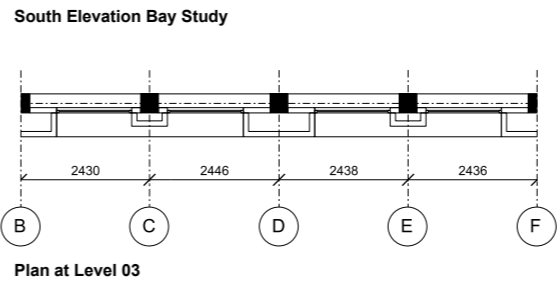
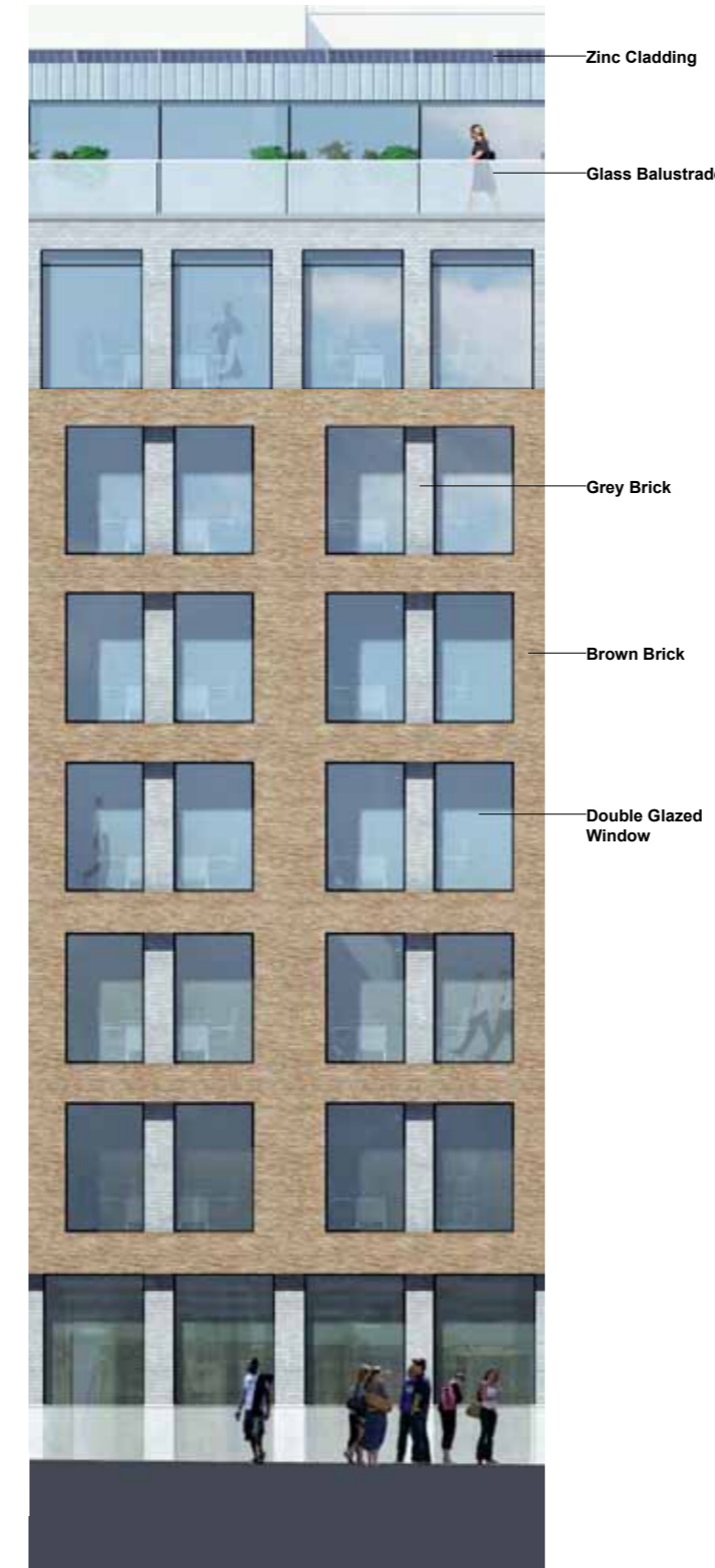
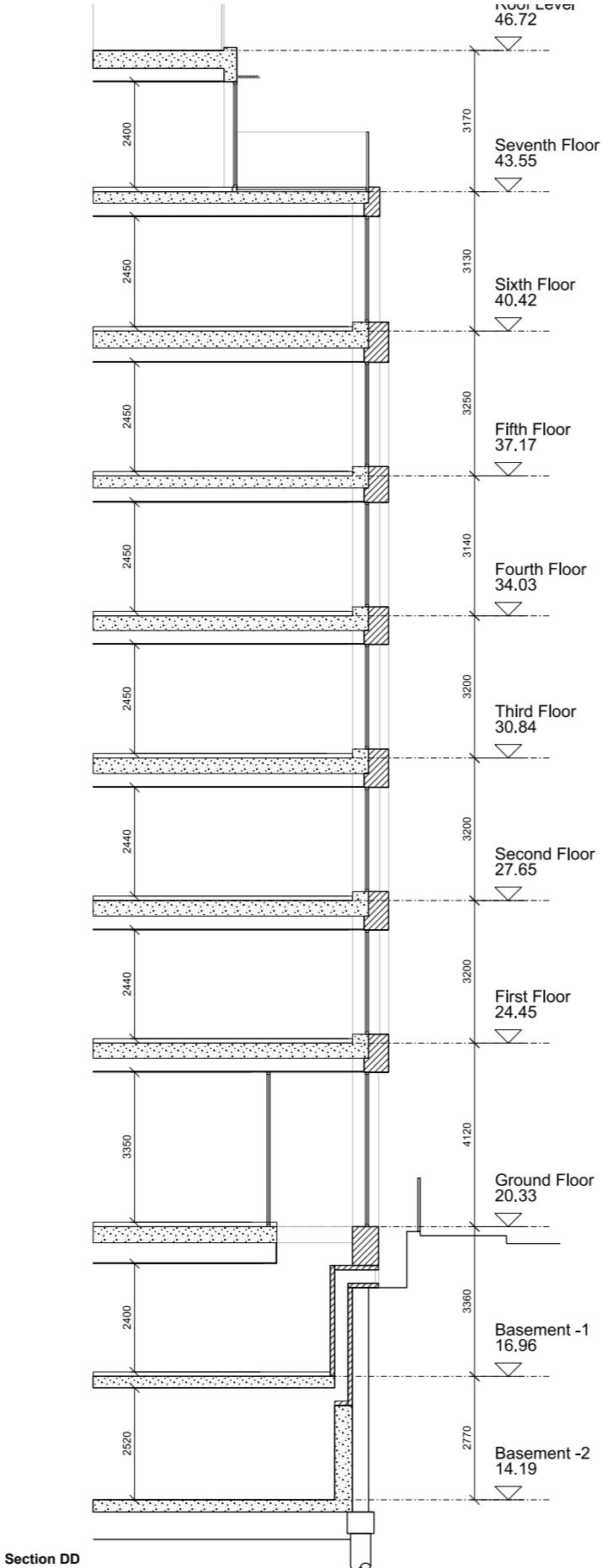
# 2.0 Tottenham Street

## 2.4 Tottenham Street Elevation Facade 7th Floor

2.4.1 *The façades don't reflect the quality in their form or detail expected in this conservation area and as demonstrated by the building being constructed to the east (Derwent) or the buildings across the way in Westminster. There is a lack of detail in terms of the facades and a lack of consideration to the upper storey.*

2.4.2 As illustrated within pages 30 - 43 of this report the facade treatment has been reconfigured incorporating Camden comments and aspirations.

- Brick piers and column depth have been reduced.
- A clear break in brick colour is provided between residential and office use.
- Small brick columns have been reduced and brick colour to match adjoining brick columns colour.
- Level 6 lightweight metal cladding has been replaced with a white render matching adjoining neighborhood properties.
- Brick window openings have been reduced and treated sympathetically relating to the existing Georgian Terrace Streetscape and window opening proportions.





# 2.0 Tottenham Street

