

Robin Partington & Partners  
built around people

# Parker House Proposed Design Development August 2016

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## Introduction

This document summarises how the Parker House redevelopment scheme has evolved during the period between attaining Non-material amendments in May 2016 (ref. 2016/2476/P) and the present date.

Naturally as the design has been developed in considerably more detail some change is inevitable. The design development presents an opportunity to enhance the proposal, both in respect of the architectural design, commercial preferences and its response to local planning legislation.

The Design Team has retained the fundamental design principles and concepts that underpinned the proposal at planning stage, and added additional design knowledge and skill to complete the crafting of the arrangement of the internal spaces. Additional layers of detail and richness have further enhanced the scheme.

Prior to the submission of this formal application we engaged London Borough of Camden planning and design officers to discuss the scope and content of the proposed revisions. This submission reflects those discussions, the conclusions of which were that they could be considered as non-material amendments to the approved scheme.

# 1.0 Ground Floor

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Parker House

## 1.0 Ground Floor

### 1.01 Entry Sequence

Parker Street currently suffers from a lack of animated frontage. The length of the street is populated with a combination of small residential entrances and service entrances, punctuated intermittently by small scale commercial frontage.

The current facade of Parker House is particularly unanimated with ground floor windows covered by security railings and entrances to the building not easily identifiable.

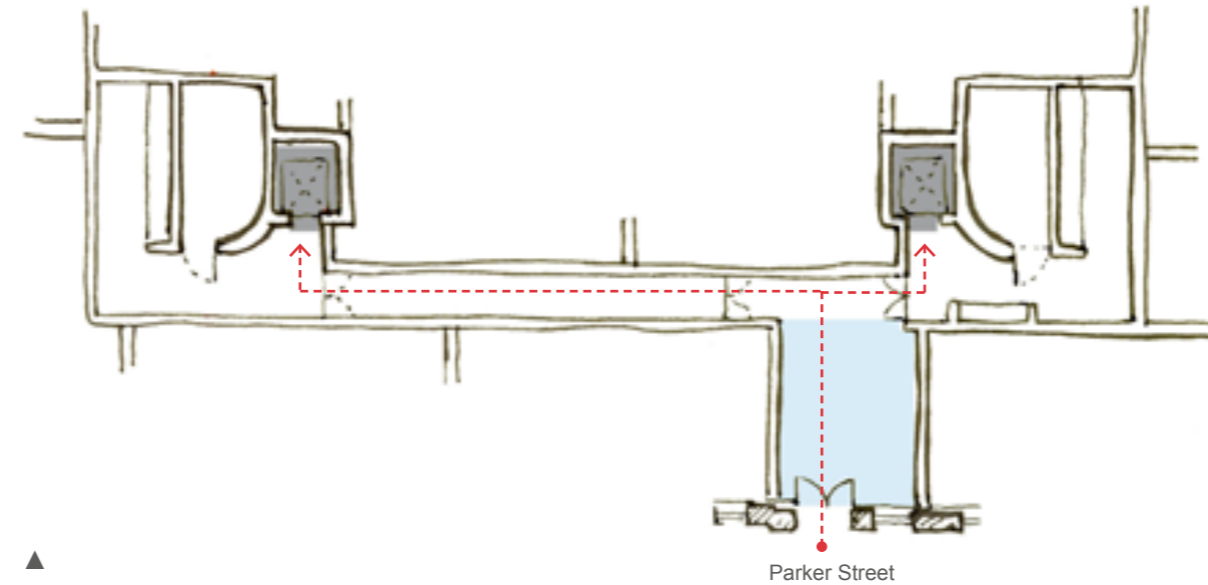
Whilst the consented scheme improves the streetscape, the re-use of the existing entrance does little to enhance activity. Internally, a small lobby is connected to both cores via a long corridor, which offers little in terms of an entrance experience.

Upon detailed review, it is thought that it is necessary to increase the size of the residential lobby to maximise the active frontage onto Parker Street in line with the GLA's Housing Supplementary Planning Guidance (2016). A proposed larger and grander entrance will also serve to improve the quality of the entrance sequence into the building from the street.

#### Key

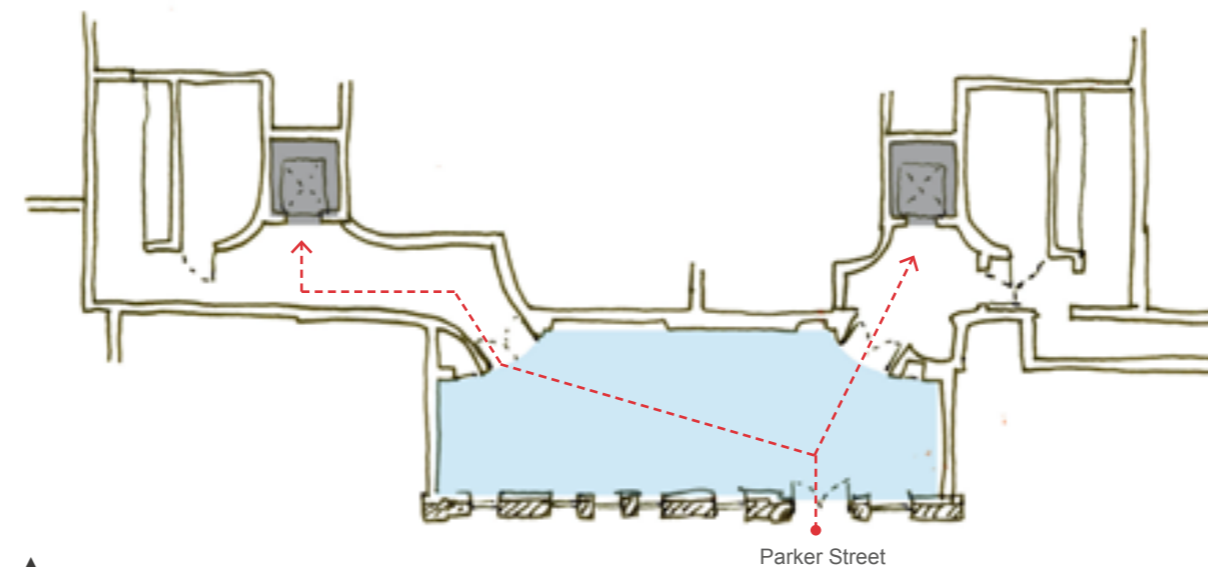
- Entrance lobby
- Entry sequence

#### Consented



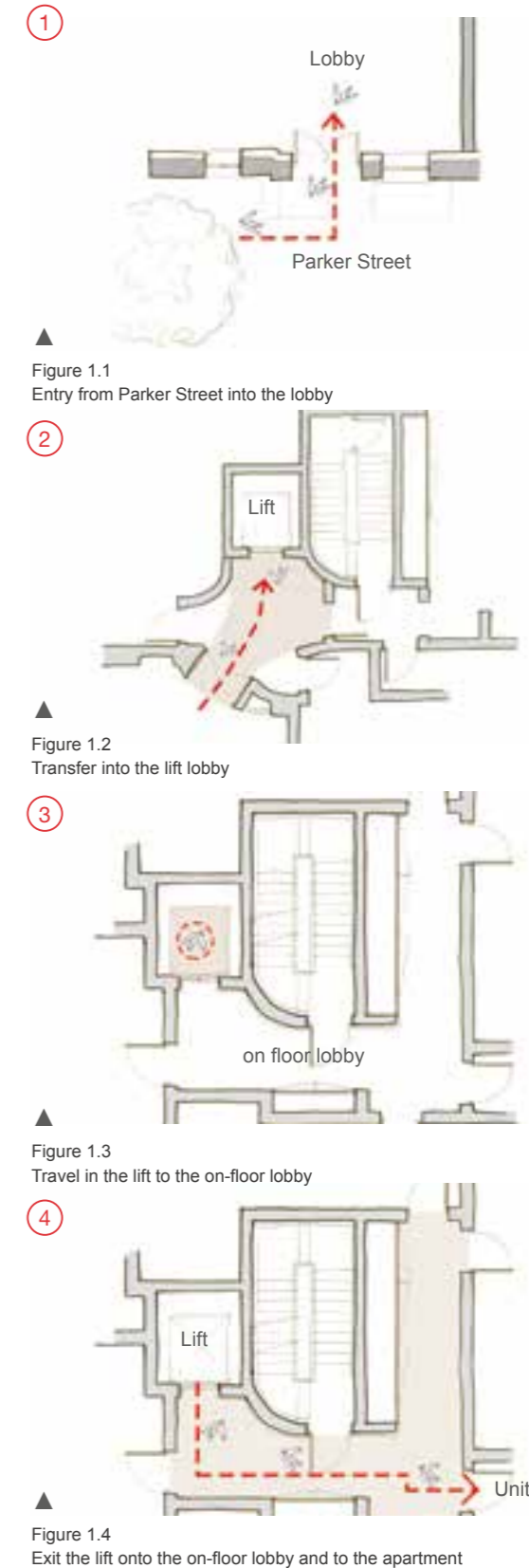
▲ Figure 1.5  
The consented scheme re-uses the existing entrance, leading into a corridor between the lift and stair core.

#### Proposed



▲ Figure 1.6  
The proposal seeks to enlarge the entrance to provide animation and improve the entry experience to the lift and stair cores.

#### Proposed Entry Sequence



## 1.0 Ground Floor

### 1.02 Proposed Lobby

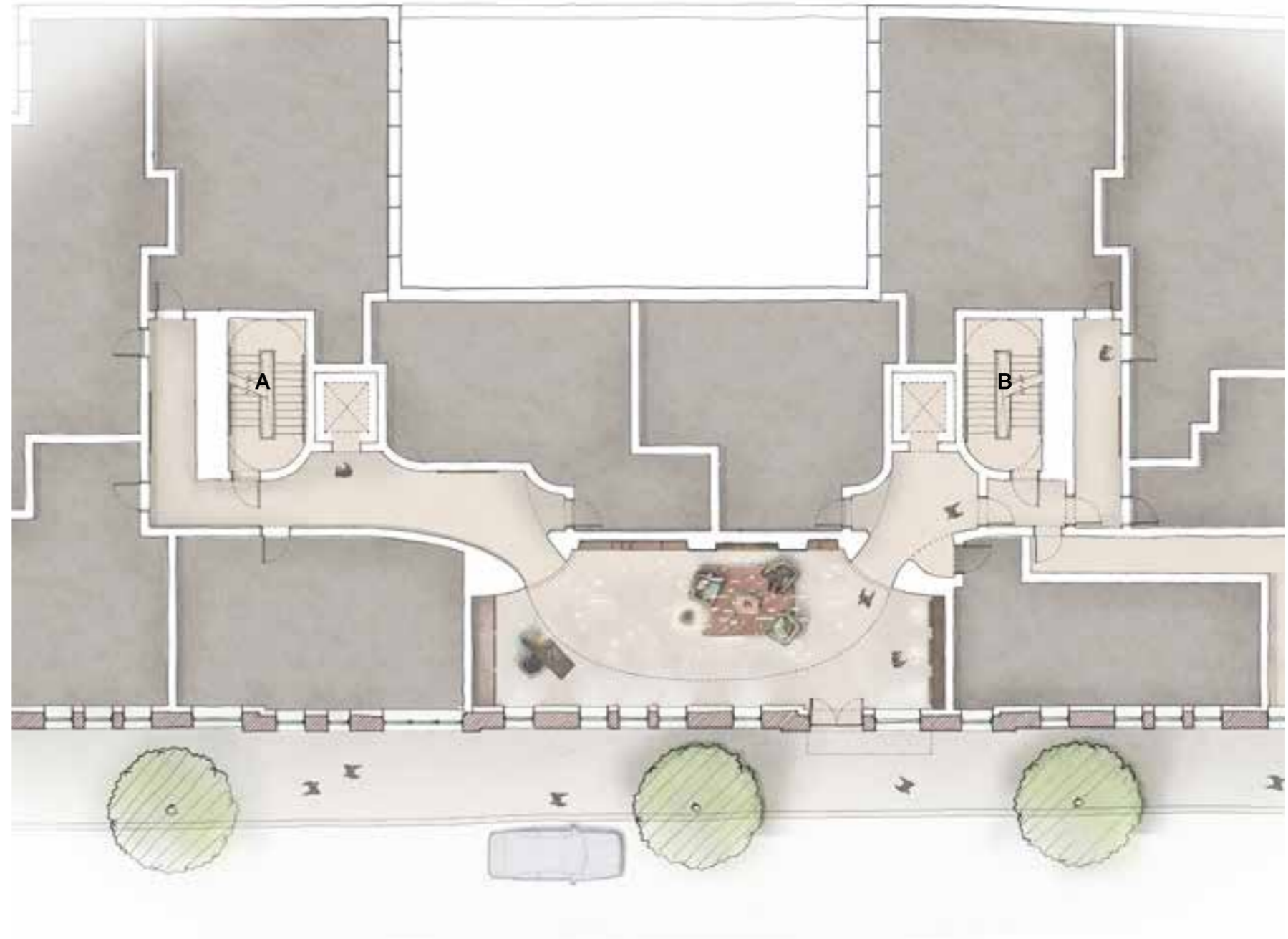
A larger entrance lobby offers an opportunity to enhance the look and feel of the space, befitting of its prominent Covent Garden address.

The reconfiguration of the spaces internally will provide:

- An enhanced entrance experience for users moving through a series of more generous spaces, creating a sense of arrival.
- Space for ancillary residential facilities such as concierge, private mailboxes and a naturally lit residents seating area.
- Improved quality, reducing the amount of corridor and circulation spaces.
- A balancing of the entry sequence and experience for all occupants regardless of core.



▲  
Figure 1.7  
Proposed Lobby



▲  
Figure 1.8  
Proposed Ground Floor Plan



# 2.0 Apartment Layouts

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Parker House

## 2.0 Apartment Layouts

### 2.01 Apartment Layouts

#### Consented

A detailed review of the apartment layouts was undertaken, which has led to a series of improvements to the quality of the apartment layouts.

It is proposed to alter the apartments layouts as follows:

- Ensure that all apartments provide double bedrooms, with every bedroom large enough to accommodate a double bed.
- Provide a greater number of open plan units.
- Improve efficiency by reducing the amount of corridor and circulation space.

The total number of units and the number of wheelchair accessible units remains unchanged from the consented scheme.











In the proposed scheme an additional 2 units have private external space through the inclusion of two additional balconies to the rear facade of the third floor.











#### Proposed

#### KEY

■ Not meeting expectations of the brief

■ Meeting expectations of the brief

	Studio	1 beds	2 beds	3 beds	PH <sub>s</sub>
single bed	 0 units	 0 units	 1 units	 3 units	 0 units
wheelchair accessible	 0 units	 1 unit	 2 units	 0 units	 0 units

	Studio	1 beds	2 beds	3 beds	PH <sub>s</sub>
single bed	 0 units	 0 units	 0 units	 0 units	 0 units
wheelchair accessible	 0 units	 1 unit	 2 units	 0 units	 0 units



## 2.0 Apartment Layouts

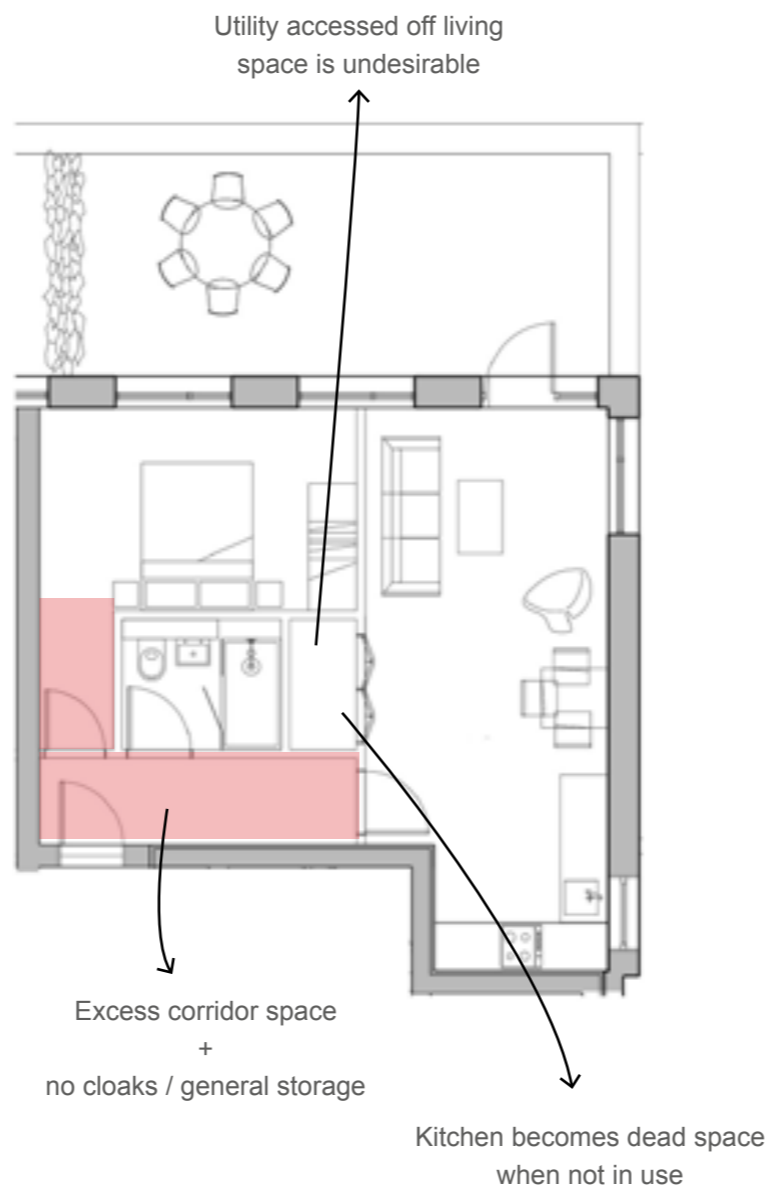
### 2.02 1 Bed Layouts

The development of apartments has improved the look and feel of the interior spaces.

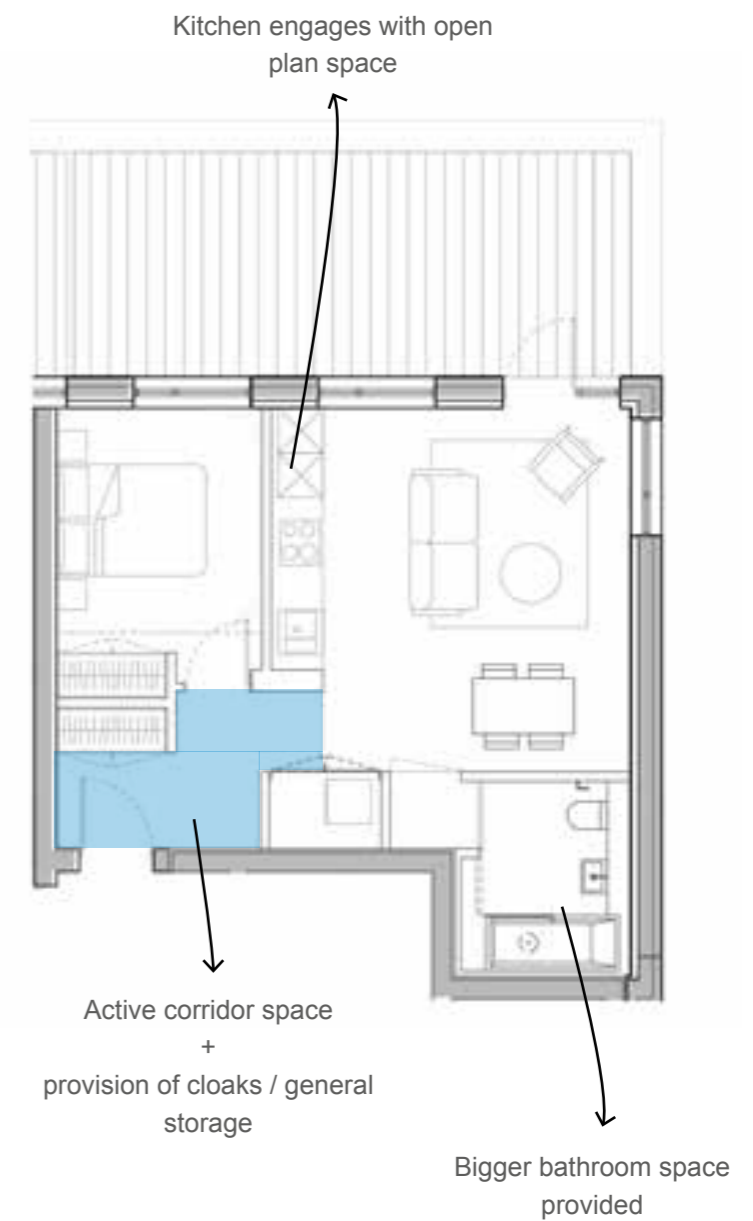
Each apartment will benefit from double bedrooms and some will benefit from open plan living, improving the amount of natural light entering the apartment and creating more efficient spaces.

The diagrams opposite and on Pg. 12 demonstrate the approach applied to one bedroom and one three bedroom apartment.

Consented



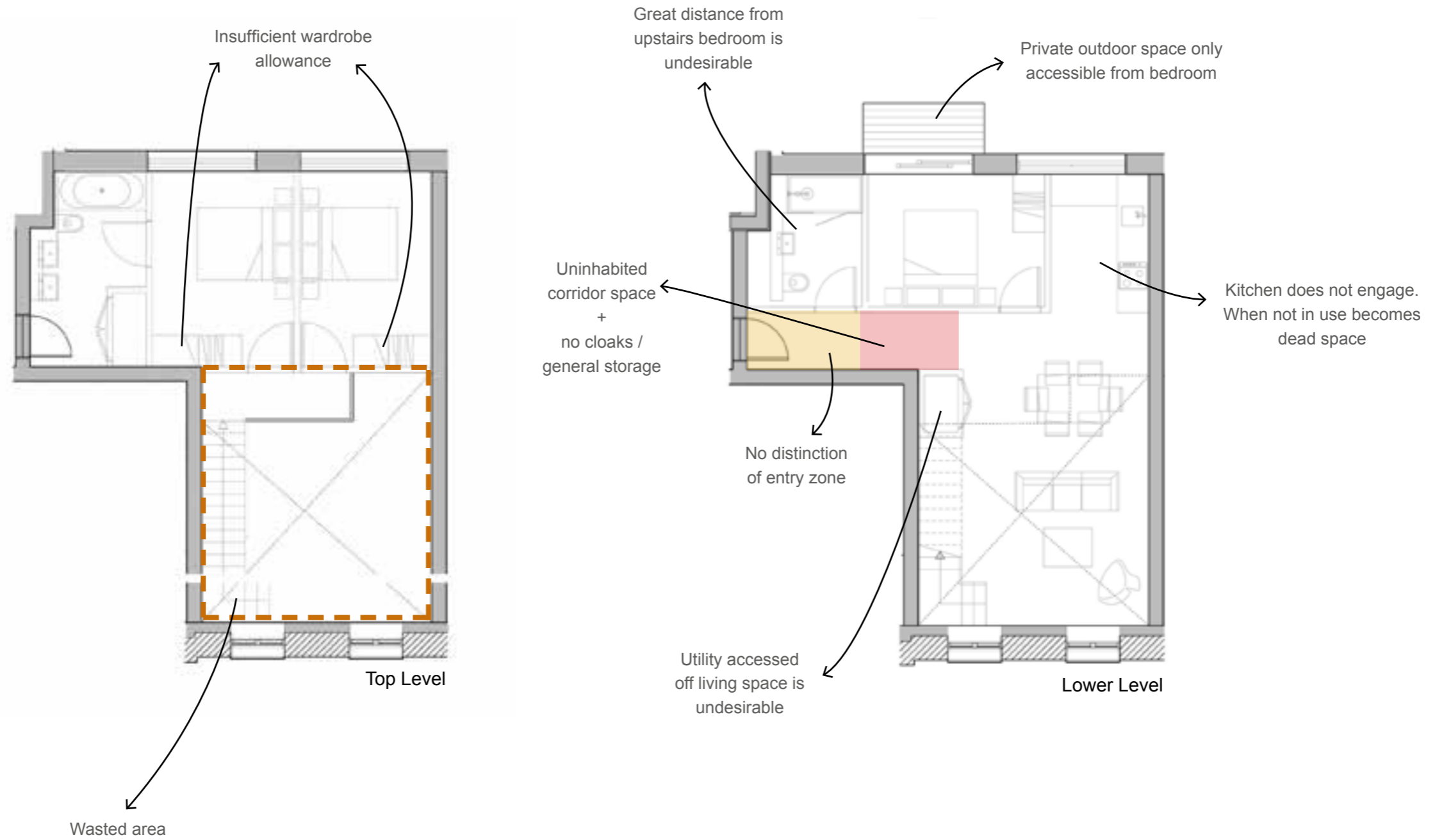
Proposed



## 2.0 Apartment Layouts

### 2.03 3 Bed Layouts

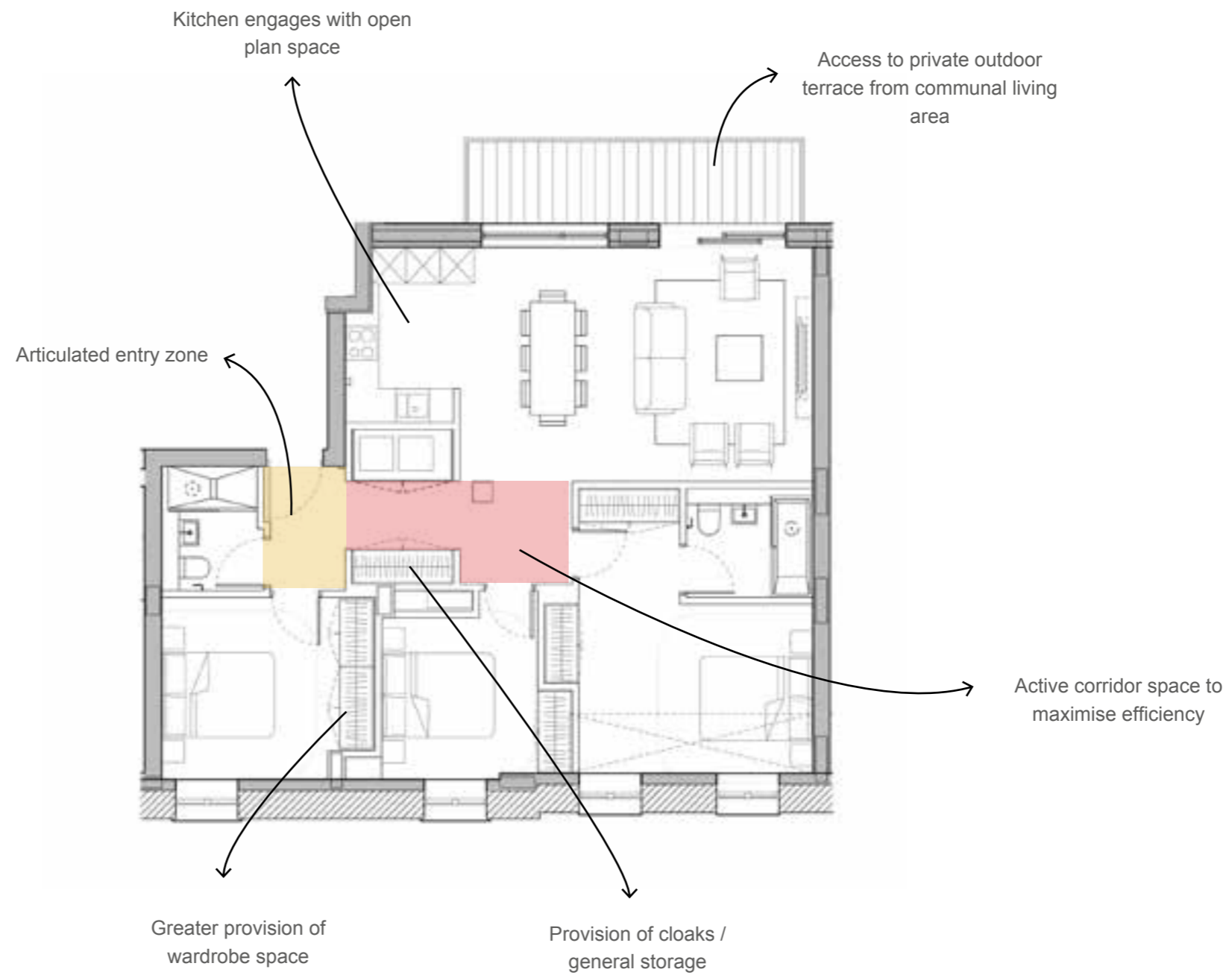
Consented



## 2.0 Apartment Layouts

### 2.03 3 Bed Layouts

Proposed

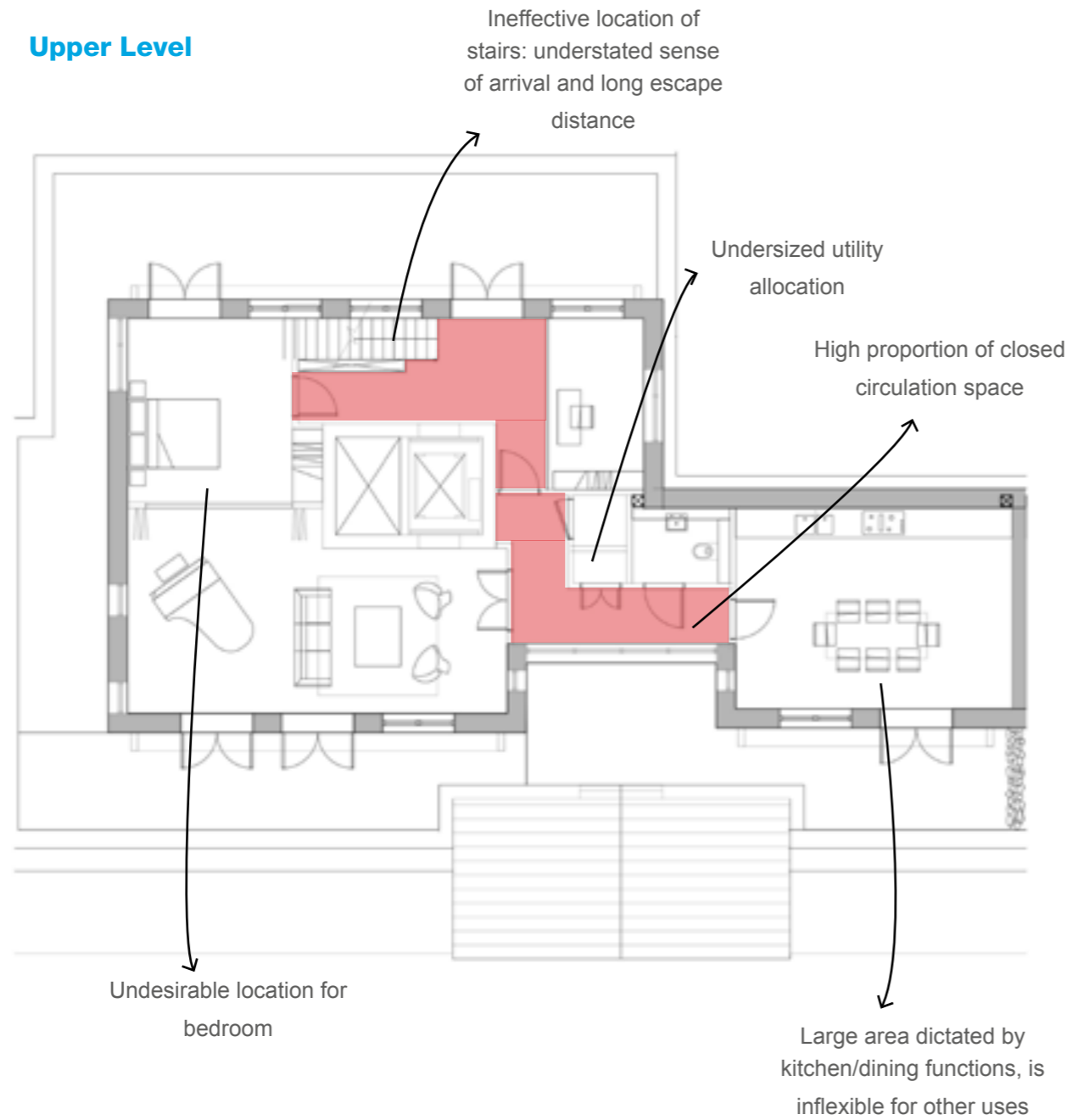


## 2.0 Apartment Layouts

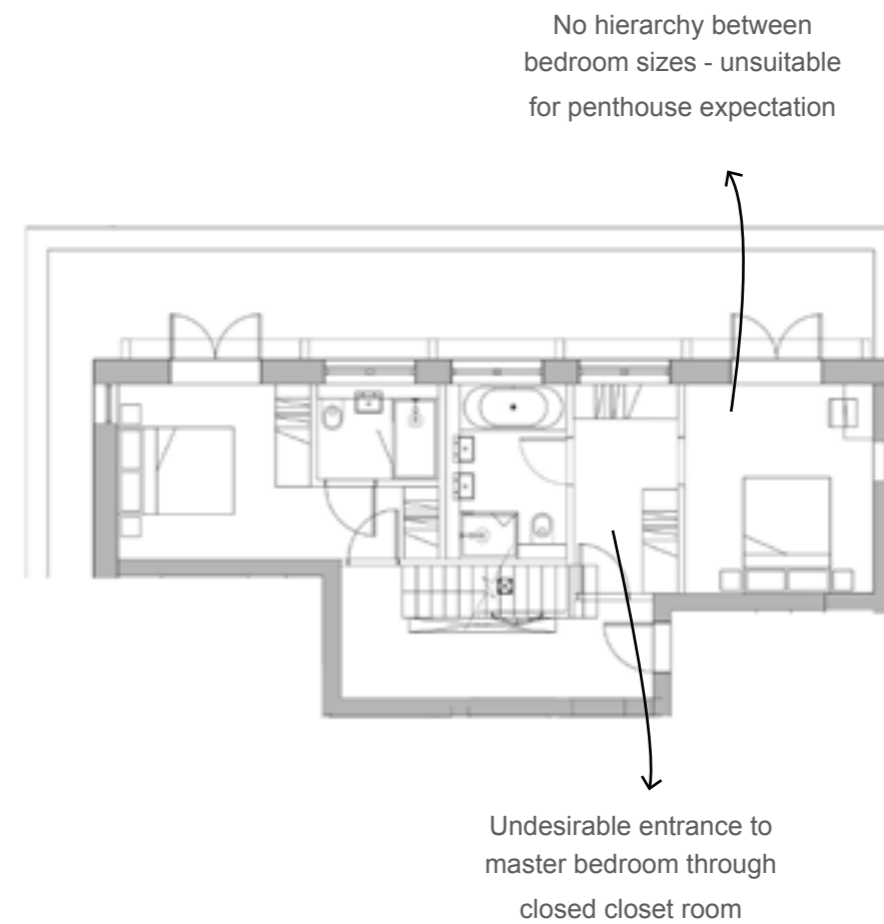
### 2.04 Penthouse Layouts

Original Consented

#### Upper Level



#### Lower Level

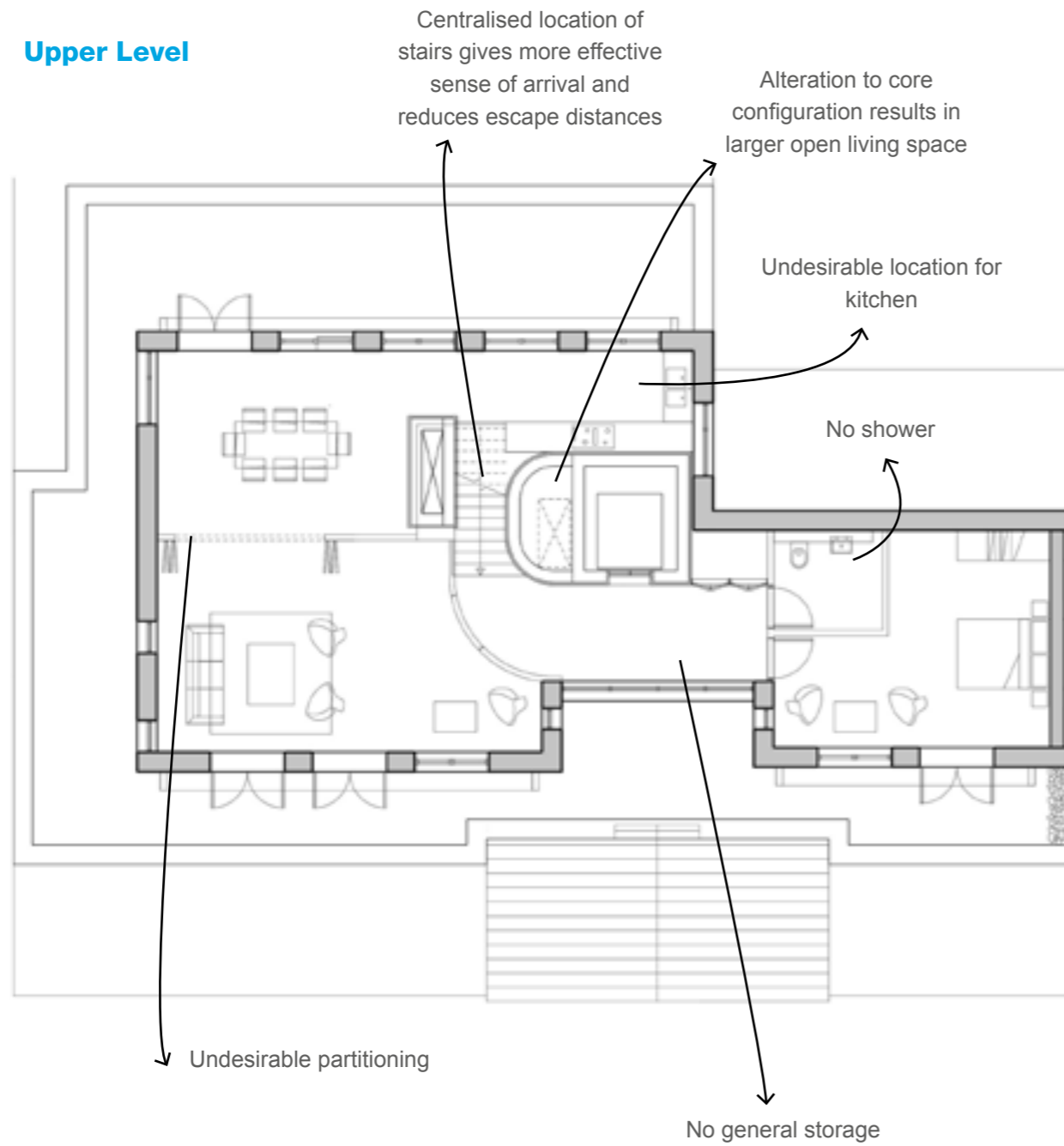


## 2.0 Apartment Layouts

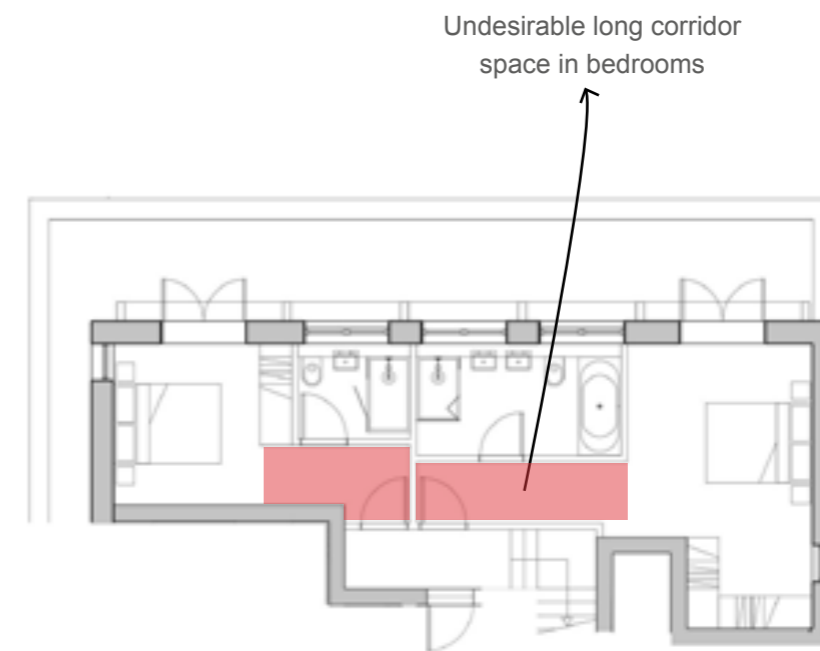
### 2.04 Penthouse Layouts

NMA Consented

#### Upper Level



#### Lower Level

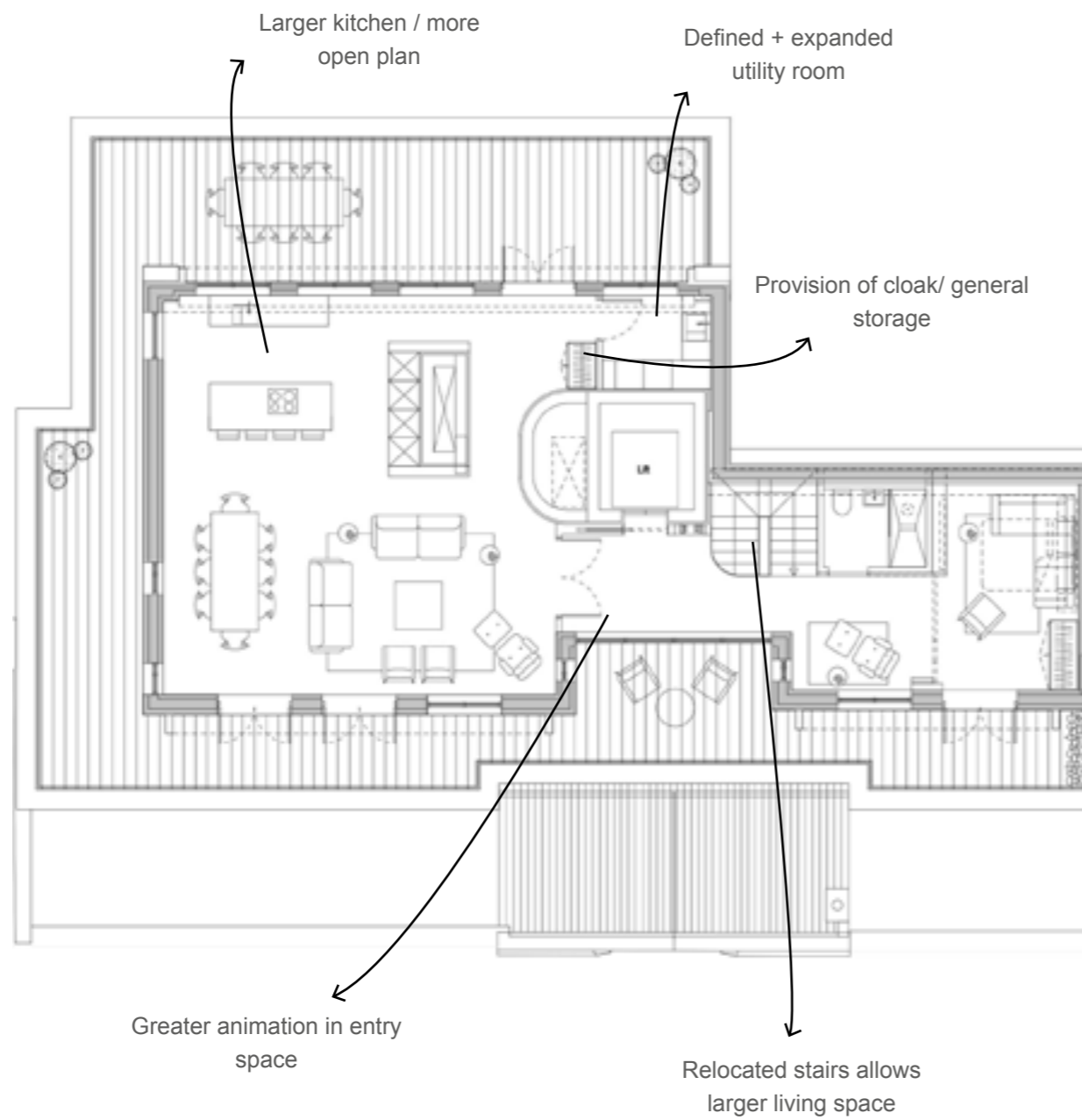


## 2.0 Apartment Layouts

### 2.04 Penthouse Layouts

Proposed

#### Upper Level



#### Lower Level



## 2.0 Apartment Layouts

### 2.05 Proposed Accommodation Schedule

A_SH_01							
26/08/2016							
NIA							GIA
Floor	Apartment No	Type	Accessibility	Aspect	NIA (Sq.m)	Total Unit Area (Sq.m)	
Basement	1	2 Bed Duplex	LH	NE	59.8	126.8	
	10	2 Bed Duplex	LH	SW	57.2	118.9	
					<b>117</b>		<b>702.3</b>
Ground	1	2 Bed Duplex	LH	NE	67	126.8	
	2	2 Bed	Wheelchair	SW	83.6	83.6	
	3	1 Bed	LH	SE	52.3	52.3	
	4	1 Bed	LH	SE	49.8	49.8	
	5	1 Bed	Wheelchair	NW	52.5	52.5	
	6	1 Bed	LH	NW	51.6	51.6	
	7	Studio	LH	SE	44.9	44.9	
	8	1 Bed	LH	dual	58.1	58.1	
	9	2 Bed	Wheelchair	NE	78.3	78.3	
	10	2 Bed Duplex	LH	SW	61.7	118.9	
				<b>599.8</b>		<b>870.5</b>	
First	11	1 Bed	LH	dual	49.2	49.2	
	12	2 Bed	LH	dual	72.8	72.8	
	13	2 Bed	LH	dual	78.7	78.7	
	14	2 Bed	LH	dual	76.5	76.5	
	15	2 Bed	LH	dual	76.7	76.7	
	16	Studio	LH	dual	43.1	43.1	
	17	2 Bed	LH	dual	79.5	79.5	
	18	2 Bed	LH	dual	72.8	72.8	
	19	1 Bed	LH	dual	49.2	49.2	
				<b>598.5</b>		<b>724.5</b>	
Second	20	1 Bed	LH	dual	49.2	49.2	
	21	2 Bed	LH	dual	72.8	72.8	
	22	2 Bed Duplex	LH	dual	59.7	121.9	
	23	3 Bed	LH	dual	96.5	96.5	
	24	2 Bed	LH	dual	85.7	85.7	
	25	1 bed	LH	SE	56	56.0	
	26	1 bed	LH	dual	55.2	55.2	
	27	2 Bed	LH	dual	72.8	72.8	
	28	1 Bed	LH	dual	49.2	49.2	
				<b>597.1</b>		<b>730.6</b>	
Third	22	2 Bed Duplex	LH	dual	62.2	121.9	
	29	1 Bed	LH	dual	49.2	49.2	
	30	2 Bed	LH	dual	72.8	72.8	
	31	2 Bed	LH	dual	89.7	89.7	
	32	3 bed	LH	dual	107	107.0	
	33	2 Bed	LH	dual	90.7	90.7	
	34	3 bed	LH	dual	95.8	95.8	
				<b>567.4</b>		<b>687.7</b>	
Fourth	35	1 bed	LH	dual	53	53.0	
	36	2 Bed	LH	dual	72.9	72.9	
	37	Penthouse 1 duplex	LH	dual	53.5	165.8	
	38	Penthouse 2 duplex	LH	dual	54.8	180.6	
	39	3 Bed	LH	dual	96.8	96.8	
	40	1 bed	LH	dual	54.5	54.5	
				<b>385.5</b>		<b>501</b>	
Fifth	37	Penthouse 1 duplex	LH	dual	112.3	165.8	
	38	Penthouse 2 duplex	LH	dual	125.8	180.6	
				<b>238.1</b>		<b>267.4</b>	
<b>Total (Sq.m)</b>					<b>3103.4</b>		<b>4484</b>

Floor	Apartment No / Room Title	Type	Accessibility	Aspect	NIA (Sq.m)	Total Unit Area (Sq.m)	
Ground	S1	1 bed	LH	SE	50	50.0	
	S2	2 Bed Duplex	LH	SE	36	68.0	
	S3	2 Bed Duplex	LH	dual	39.7	81.0	
		Community Room Refuse Caretaker Electrical Meters					
					<b>125.7</b>		<b>128</b>
First	S2	2 Bed Duplex	LH	SE	32	68.0	
	S3	2 Bed Duplex	LH	dual	41.3	81.0	
				<b>73.3</b>		<b>73.3</b>	
<b>Total (Sq.m)</b>							<b>201.3</b>





# 3.0 Apartment Mix

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Parker House

### 3.0 Apartment Mix

#### 3.01 Apartment Mix

The building footprint and height remains unchanged from the NMA secured in May 2016. In order to achieve the proposed improvements identified in Chapter 2.0 however, it is necessary to slightly adjust the apartment mix.

The total number of apartments remains unchanged (40 in the Parker House building) and the percentage of 2 bedroom apartments remains above 40%, Camden's policy target for market residential schemes.

Key:

(D) = Duplex Apartment

#### Consented Mix

3B	9	22.5%
2B	18	45%
1B	12	30%
Studio	1	2.5%
<b>Total</b>	<b>40 units</b>	

#### Consented Floor Plans



Ground Floor Plan



First Floor Plan



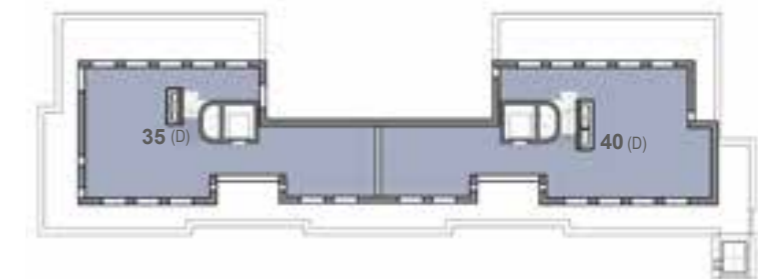
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan

### 3.0 Apartment Mix

#### 3.01 Apartment Mix

The revised mix continues to provide a balanced and appropriate blend of unit sizes, catering for single occupiers, couples and families alike. If the Parker House element of the scheme is considered against relevant policy on mix, it would comply. Officers agreed that the mix is appropriate for the location, accords with relevant policy and can be considered a non-material amendment.

#### Proposed Floor Plans



Ground Floor Plan



First Floor Plan



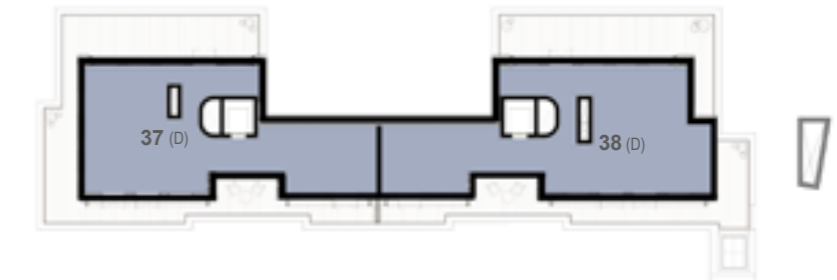
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan

3B	6	15%
2B	18	45%
1B	14	35%
Studio	2	5%
<b>Total</b>	<b>40 units</b>	

