

## 3.0 RESPONSE

### Massing and Urban Form

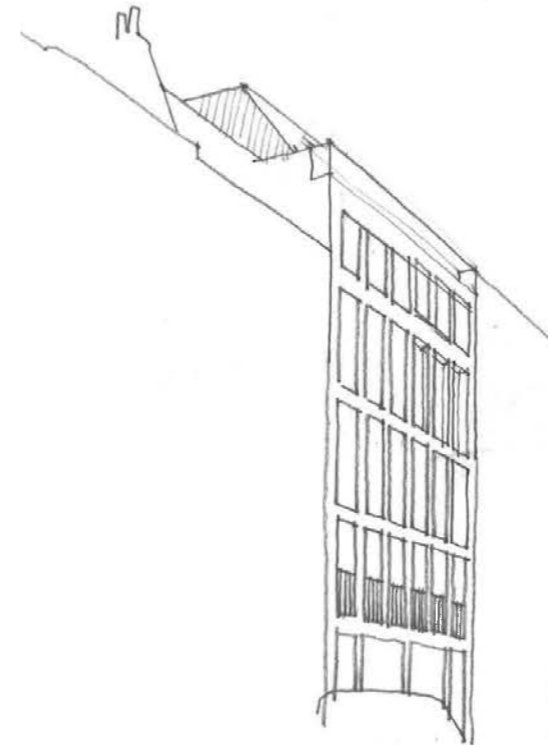
The building form has been split in two in order to respond to the context of Charlotte Street and Tottenham Mews.

On Charlotte Street we proposed a 5-storey elevation and set-back mansard roof.

The proposed scheme reduces the massing between Charlotte Street and Tottenham Mews and so enhances the readability of the street and mews form when compared to the existing situation.

On Tottenham Mews we have designed a 4-storey elevation with a mansard above.

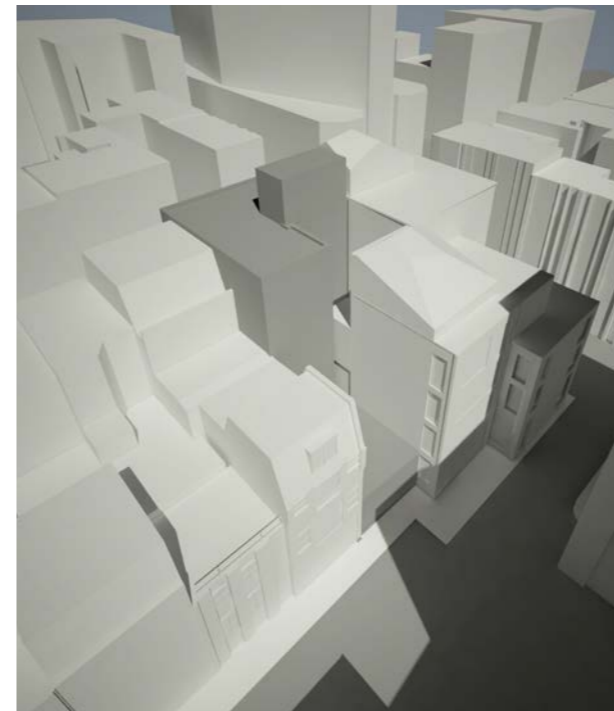
The massing here provides a mediating step between the scale of the mews and the scale of the new building on Tottenham Street.



Facade study Charlotte Street



Visual of proposed building form front street level



Visual of existing building form



Model showing Tottenham Mews potential massing

## 3.0 RESPONSE

### Elevation

The Charlotte Street elevation draws from the form, scale and materiality of existing terraced buildings in the conservation area.

The height of the front elevation matches the existing building. The fenestration and proportion are vertical, extending the pattern established by the Georgian houses to the North. Above this elevation we have added a set-back mansard roof.

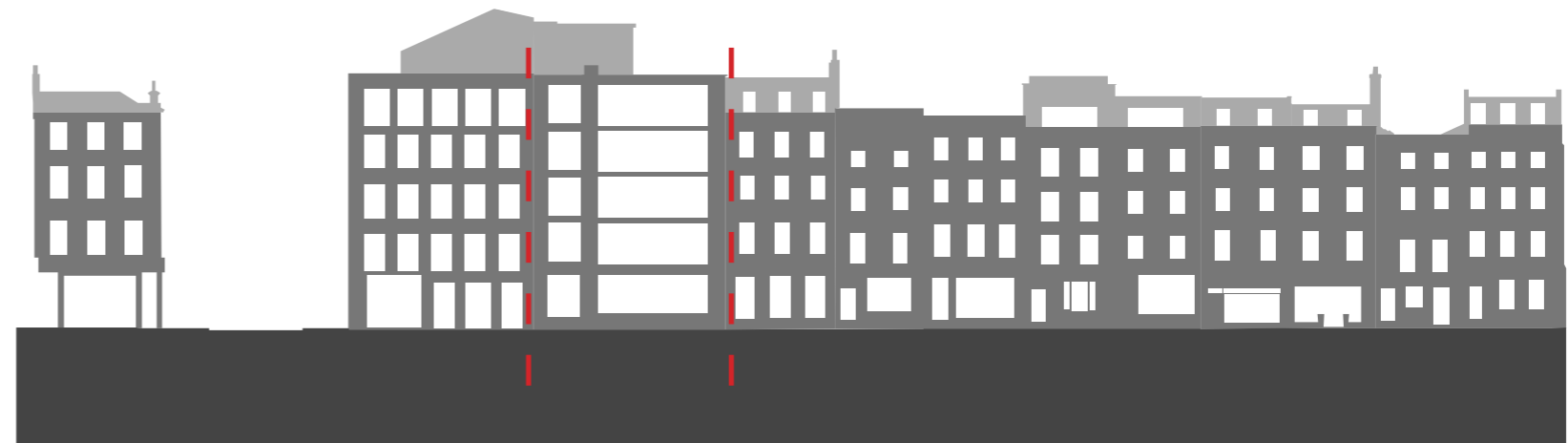
### Windows

At ground level we have extended the windows horizontally and vertically to create three large picture windows. This creates interest from the street.

We have retained the existing lightwell, which is protected by metal railings.



Model showing Tottenham Mews potential massing



Existing Charlotte Street facade



Proposed Charlotte Street facade

## 3.0 RESPONSE

### Facade

A series of models have helped us explore the most appropriate rhythm and proportions for the facade, and the most appropriate roof massing.

### Charlotte Street Facade

Architecture and scale of proposal enhances and improves Charlotte Street, by picking up the existing patterns and proportions along the road.

### Windows with vertical proportions

Window height reduces with number of floors  
Large ground floor active frontage “shop window”  
Ground floor entrance has level threshold.



Proposed scheme



## 3.0 RESPONSE

### Windows

At ground level we have extended the windows horizontally and vertically to create three large picture windows. This creates interest from the street.

We have retained the existing lightwell, which is protected by metal railings.



## 3.0 RESPONSE

### 3.3 Tottenham Mews

#### Knitting Into Mews

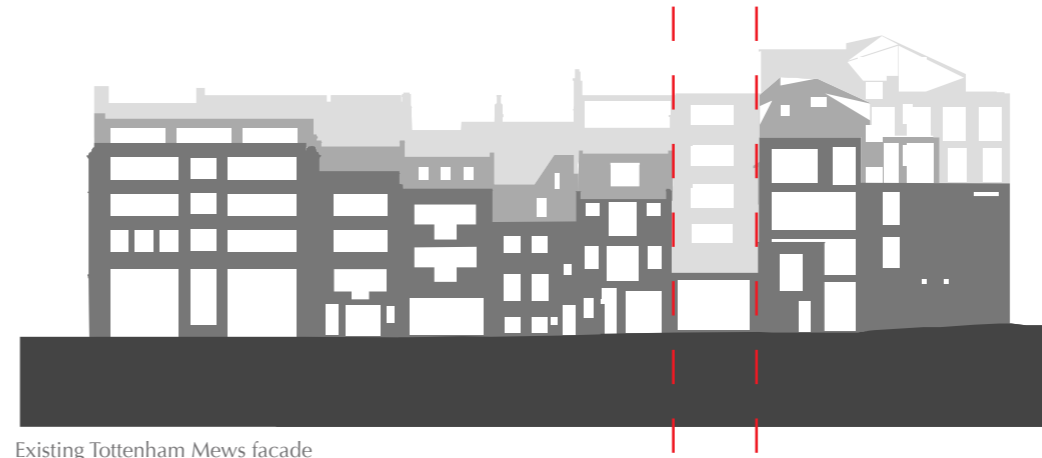
On Tottenham Mews we have sought to create a building that helps knit the new corner building into the mews.

#### Consented Scheme

The consented scheme is 3-storeys high plus a set-back mansard roof. This partially masks the new large North-facing flank wall to the South.

#### Proposed Scheme

The proposed scheme is 4-storeys high plus a pitched roof. This pitched roof has a set back balcony and is reflecting the style of the adjacent mews house. The scheme remains within the outline of the adjacent newly erected property, and acts as an intermediate step between the corner building and the more traditional mews houses.



Existing Tottenham Mews facade



Consented scheme for Tottenham Mews facade

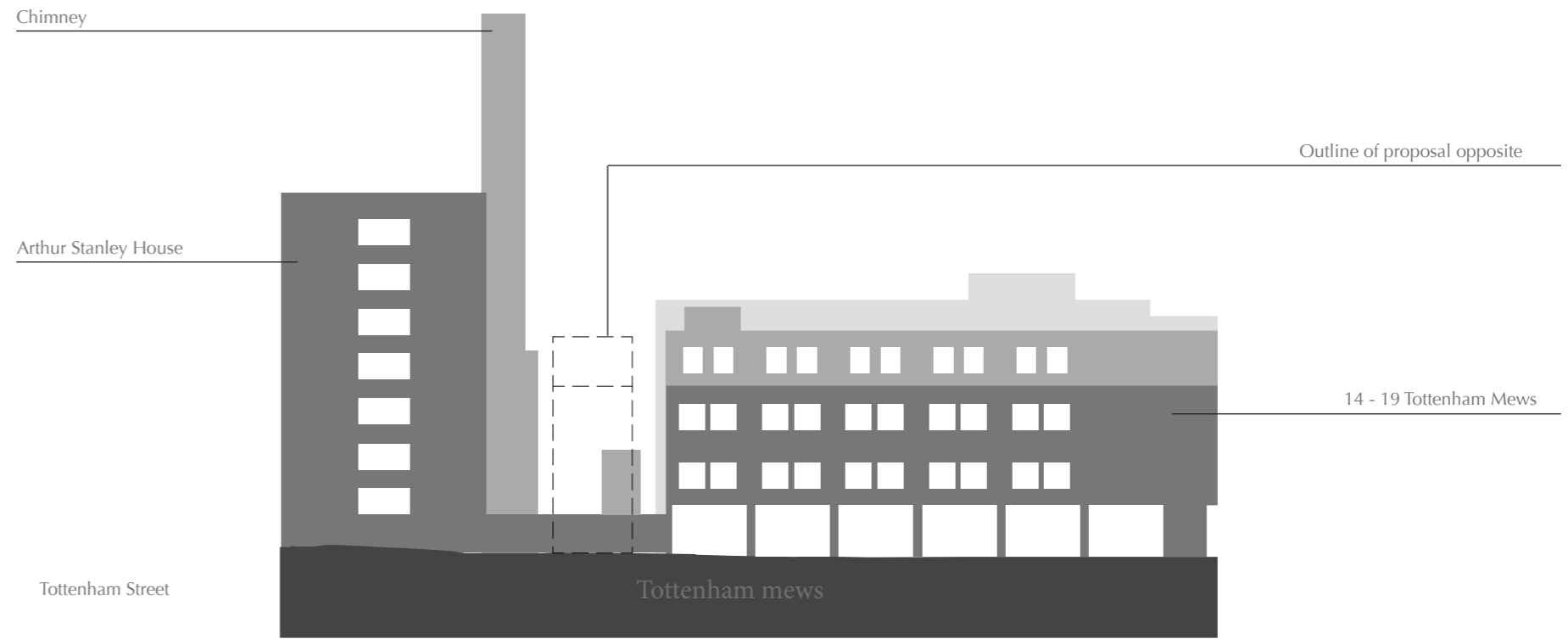


Proposed Tottenham Mews facade

**Tottenham Mews**

**Opposite Elevation**

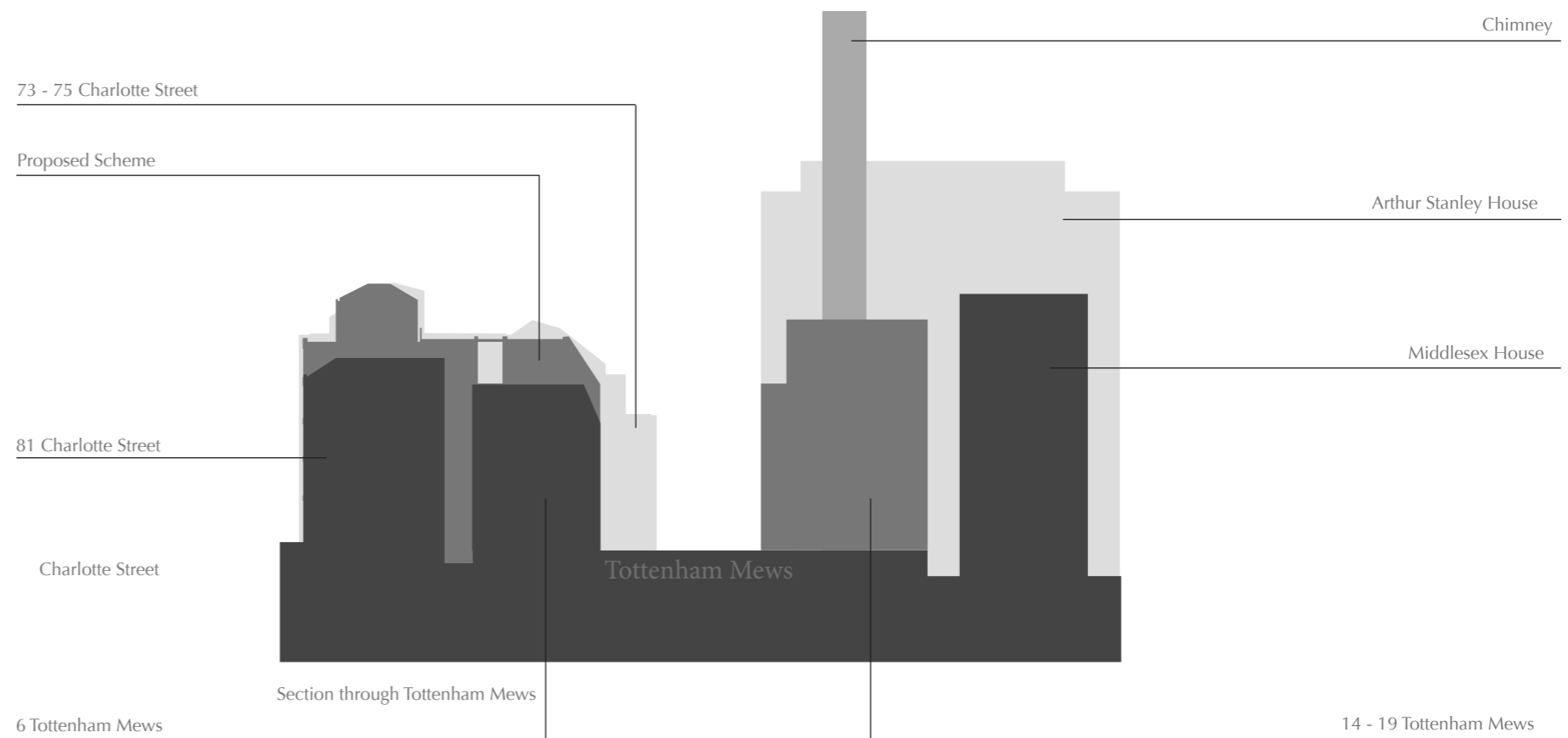
This image shows a massing study of the buildings opposite the proposal and illustrates the more large scale character of this side of the Mews.



Tottenham Mews Elevation opposite site

**Section**

The Section again shows the proposal in context with it's neighbouring buildings.



Section through Tottenham Mews

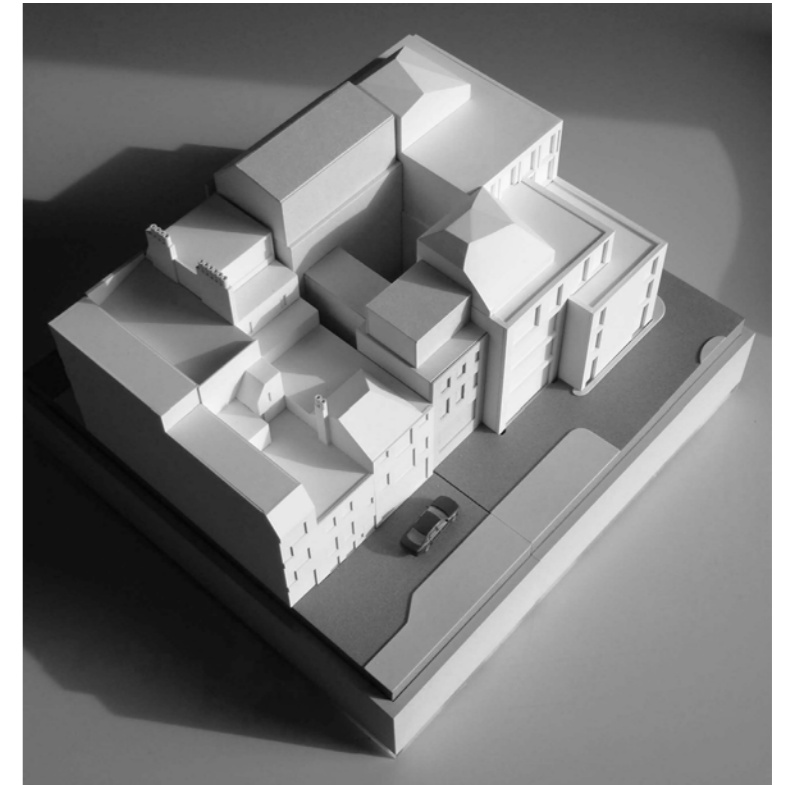
## 3.0 RESPONSE

### Design Development

These models explore the relationship between the existing Mews buildings and the consented scheme on the corner.

The proposal is to create an appropriate roof profile which steps between the smaller mews buildings and the larger corner building. The models show the proposed facade and roof at different heights.

Areas highlighted in yellow indicated new large North-facing flank wall to the South.



Consented Scheme model



Existing:  
The flank wall is fully exposed due to the gap in the street face.



Consented Scheme:  
The flank wall is partially covered. The roof extensions is still in full view.



Proposed Scheme:  
The flank wall is fully reduced except the corner protrusion.

## 3.0 RESPONSE

### Elevation

The elevation is symmetrical, with large windows centred on the living spaces beyond.

At ground level there is a large folding door giving access to the workshop. Next to this an escape door from the accommodation above.

White glazed bricks will create a link to the traditional working mews character with a crisp high quality modern aspect.

The roof design is in keeping with no. 6 Tottenham mews, which is a typical mews house.





## 3.0 RESPONSE

### 3.4 Materiality

#### Charlotte Street

The Charlotte Street facade is a mid-tone grey brick with naturally-anodised aluminium windows. At roof level we propose a lead mansard.

#### Tottenham Mews

On Tottenham Mews we proposed a glazed white brick. The windows and metalwork will be a gunmetal anodised finish. The roof will be a lead mansard.



Metal Roof



Glazed bricks



White painted brickwork



Slim format brickwork

## 3.0 RESPONSE

### 3.5 Lifetime Homes Standards

#### 16 point criteria checklist

The following checklist shall be completed with reference to the publication 'Revised Lifetime Homes Standard' by Habinteg (published 5 July 2010) which sets out full details of the Lifetime Homes criteria.

#### Criterion 1 - Parking (width or widening capability)

1a – 'On plot' (non-communal) parking

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.

No parking provided, as inner city location does not allow creation of new parking spaces.

#### Criterion 2 - Approach to dwelling from parking (distance, gradients and widths)

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping. Not applicable, as no parking provided. level access to all office floors and entrance levels of flats.

#### Criterion 3 - Approach to all entrances

The approach to all entrances should preferably be level or

gently sloping.

Access to all entrances is level or gently sloping.

#### Criterion 4 - Entrances

All entrances should:

- a) Be illuminated;
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified in the main document.

In addition, main entrances should also:

- d) Have adequate weather protection; and
- e) Have a level external landing.

all criteria achieved, please refer to GF plan 2128/0300.

Canopy design to be finalised.

#### Criterion 5 - Communal stairs and lifts

5a – Communal stairs

Principal access stairs should provide easy access regardless of whether or not a lift is provided.

5b – Communal lifts

Where a dwelling is reached by a lift, it should be fully accessible.

Communal stairs and lift provided to reach all office levels and all flat entrances

#### Criterion 6 - Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification within the main document.

Doorways and corridors are compliant with recommendations.

## 3.0 RESPONSE

### Criterion 7 - Circulation space

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

Wheelchair turning circles allowed for in living and dining rooms.

### Criterion 8 - Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

Flats on levels 1, 2 and 3 are single storey flats. Duplex on levels 4 and 5 provides living space on entrance level.

### Criterion 9 - Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Bed spaces provided on all entrance levels.

### Criterion 10 - Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

accessible bathrooms provided on all entrance levels

### Criterion 11 - WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

All bathroom and WC partitions will contain plywood lining to enable fixing of grab rails.

Criterion 12 - Stairs and potential through-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

a) Potential for stair lift installation; and

b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Duplex accommodates future provision of stairlift, main bedroom is located on entrance level.

### Criterion 13 - Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom. Floor slabs of reinforced concrete will allow future installation of hoists.

### Criterion 14 - Bathrooms

An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

Accessible bathrooms are provided on main bedroom level.

### Criterion 15 - Glazing and window handle heights

Windows in the principal living space (typically the living room) should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

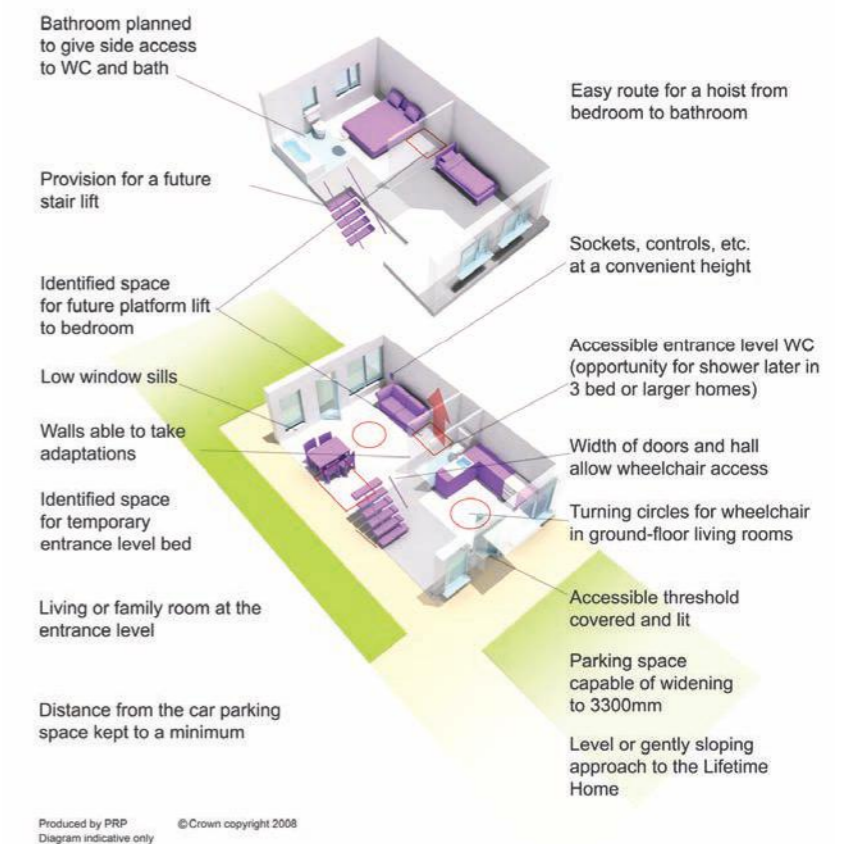
Windows will be detailed inline with lifetime homes criterion 15

### Criterion 16 - Location of service controls

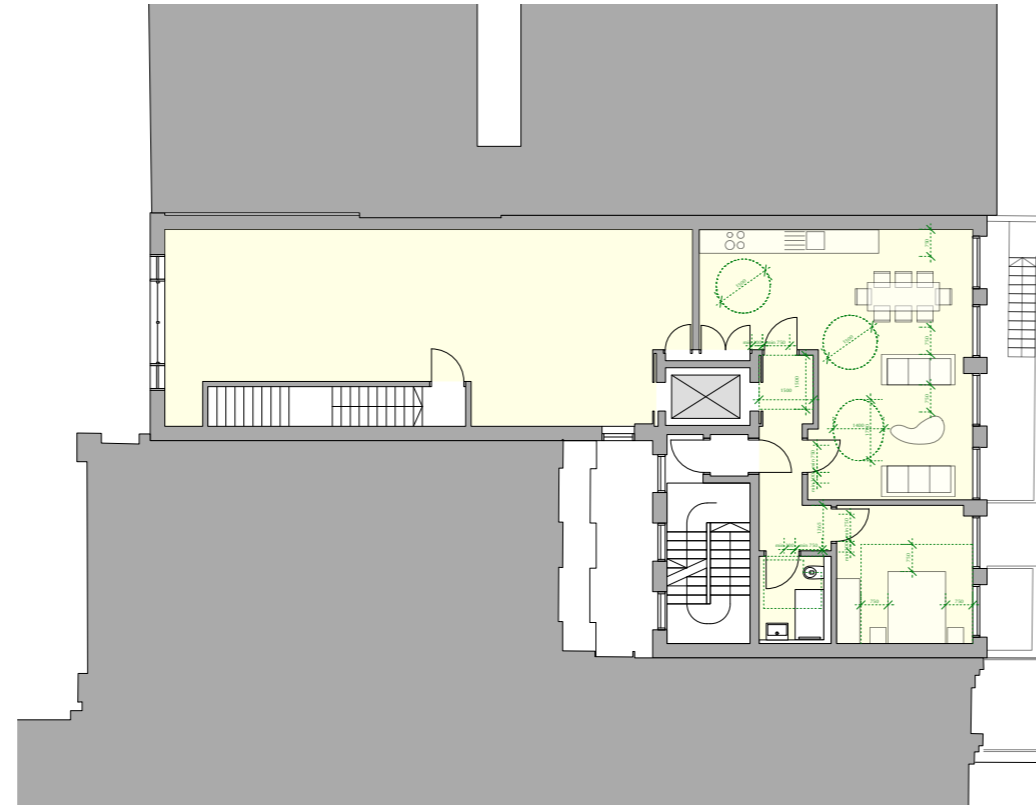
Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Service controls will be located in line with criterion 16.

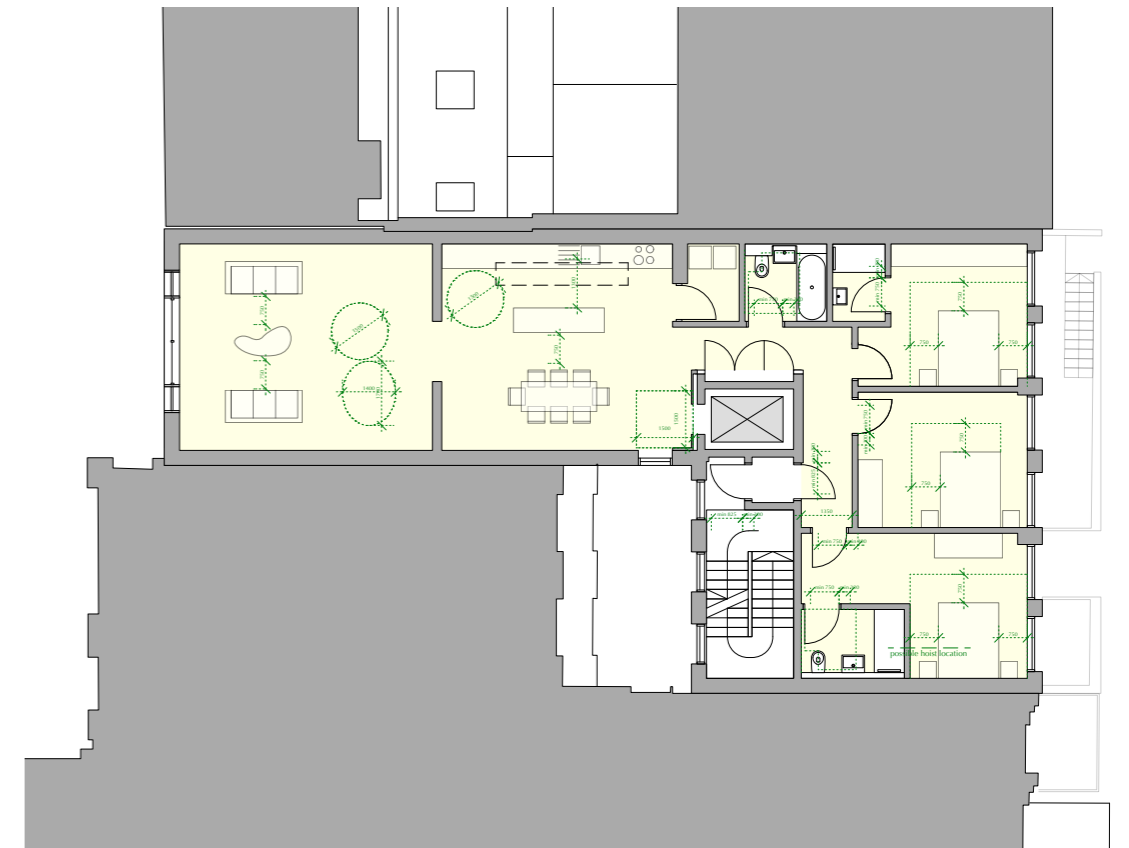
### Lifetime Homes Diagram



### 3.0 RESPONSE



First Floor Lifetime home markup



Second Floor Lifetime home markup



Third Floor Lifetime home markup

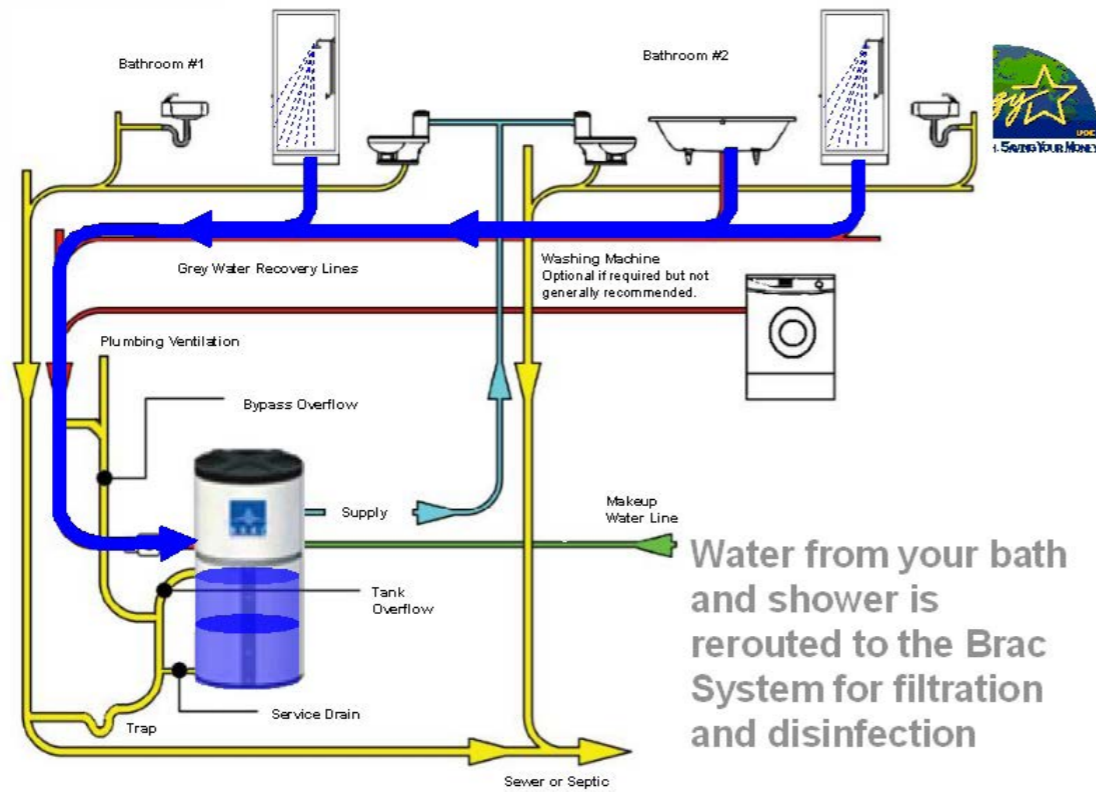


Fourth Floor Lifetime home markup

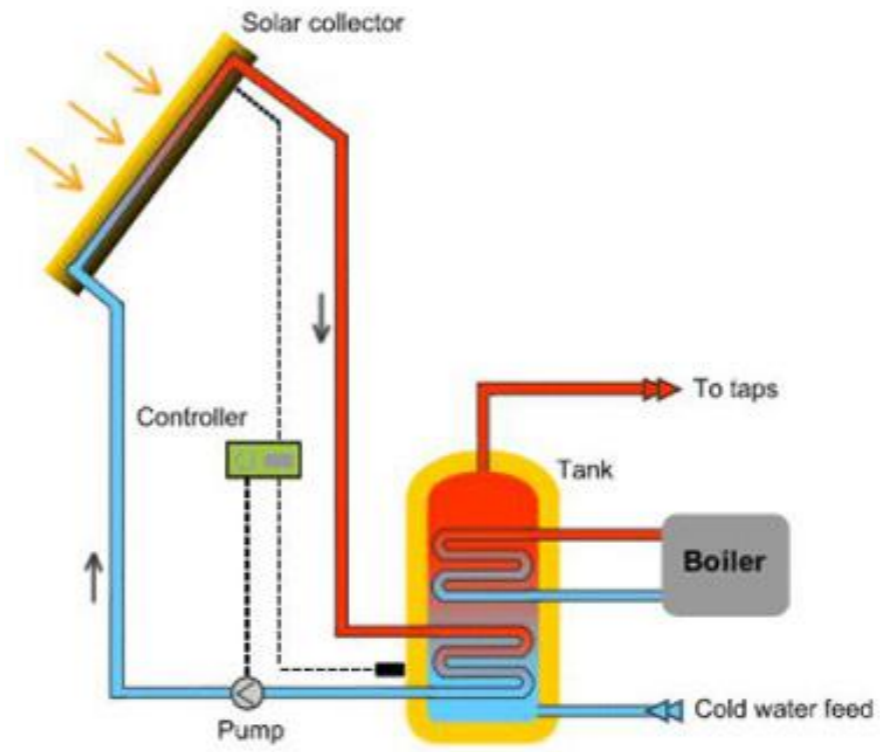
This series of layout plans demonstrate how the proposed scheme complies with the 'Lifetime Homes Standard'.

### 3.0 RESPONSE

### 3.6 Sustainability



Greywater schematic



Solar water heating panel

# 4.0 PROPOSAL

## 4.0 PROPOSAL



Proposed Tottenham Mews facade

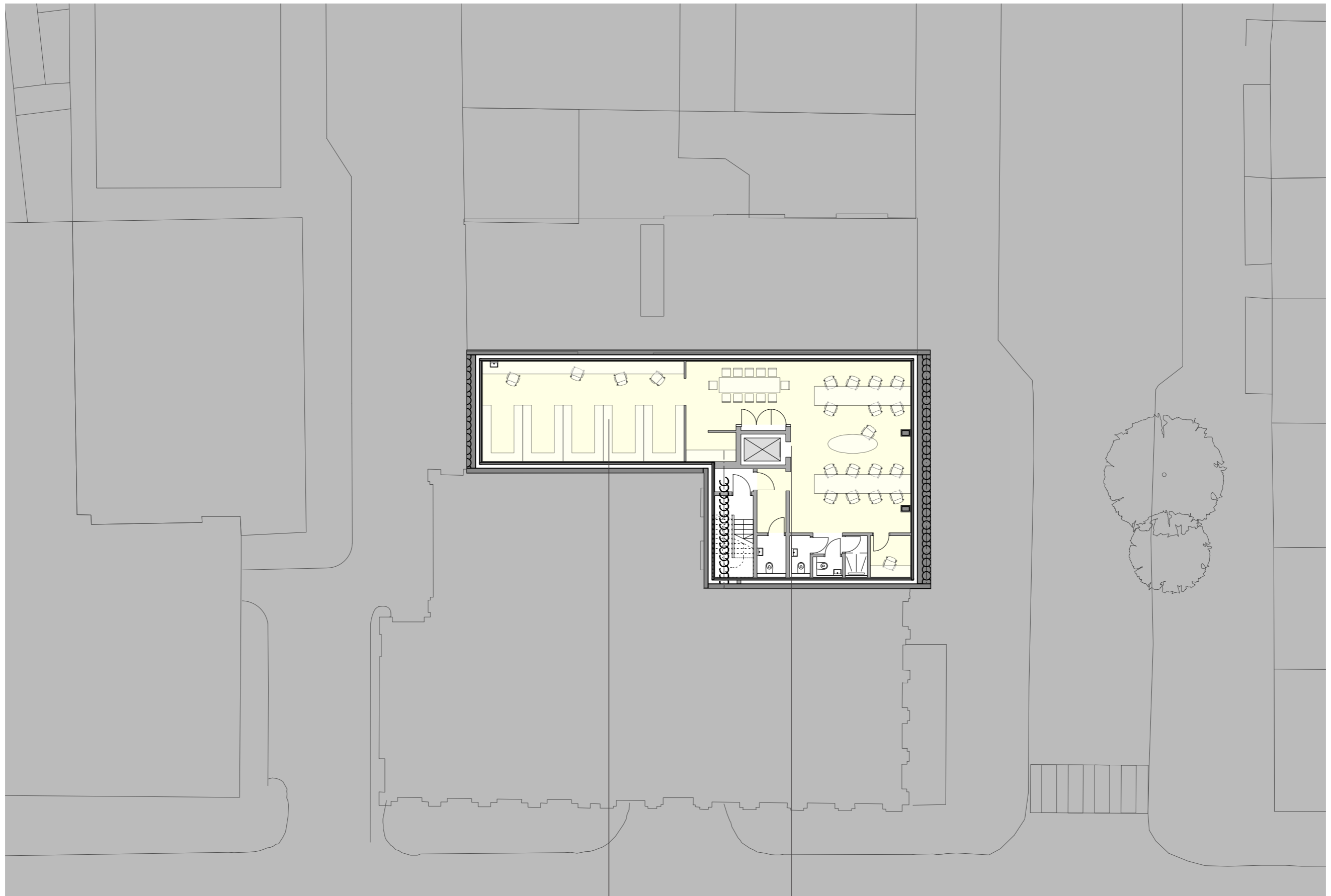
## 4.0 PROPOSAL



Proposed Charlotte Street facade



## 4.0 DRAWINGS

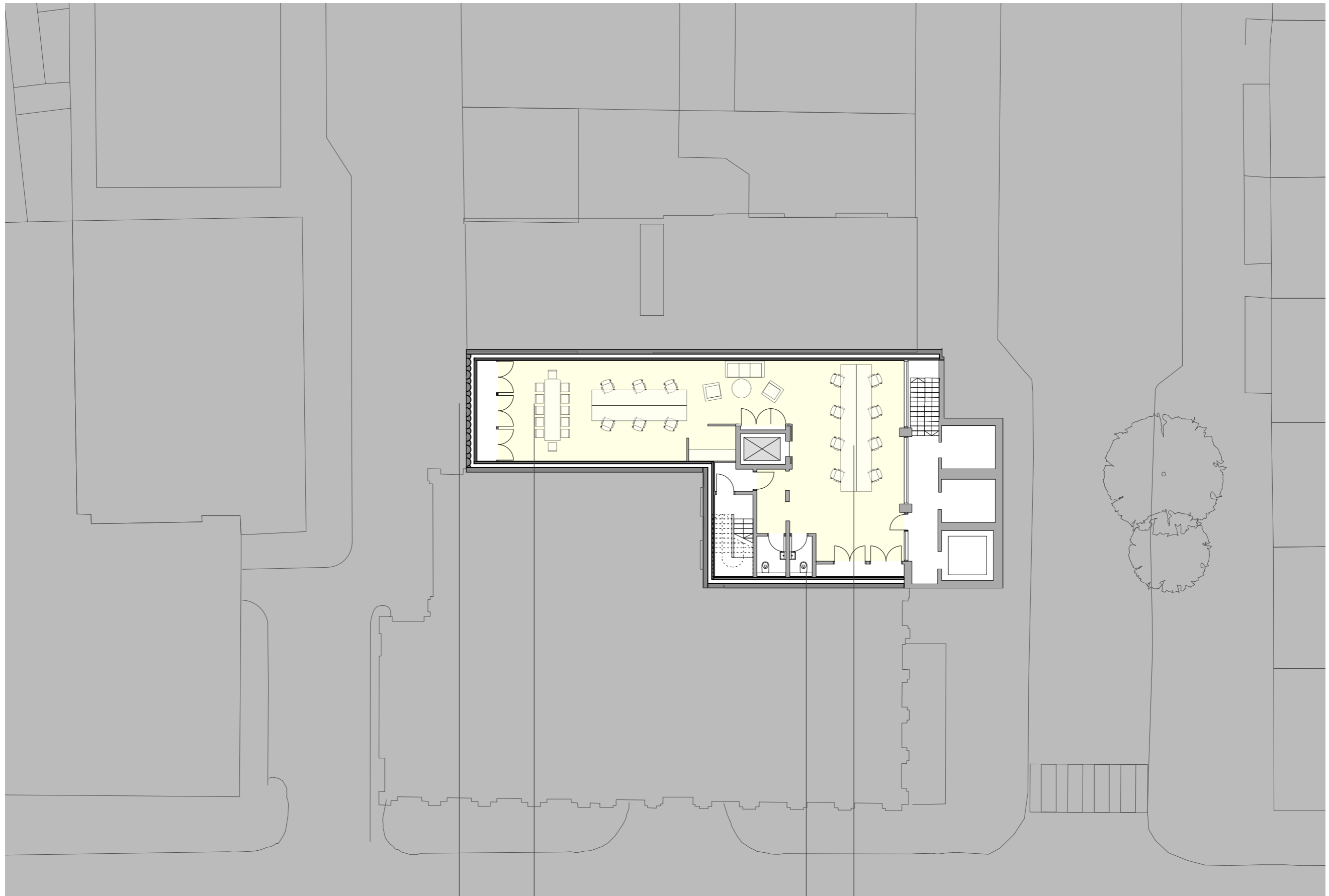


Proposed Basement Floor

Storage racking

Open plan office

## 4.0 DRAWINGS



Proposed Lower Ground Floor

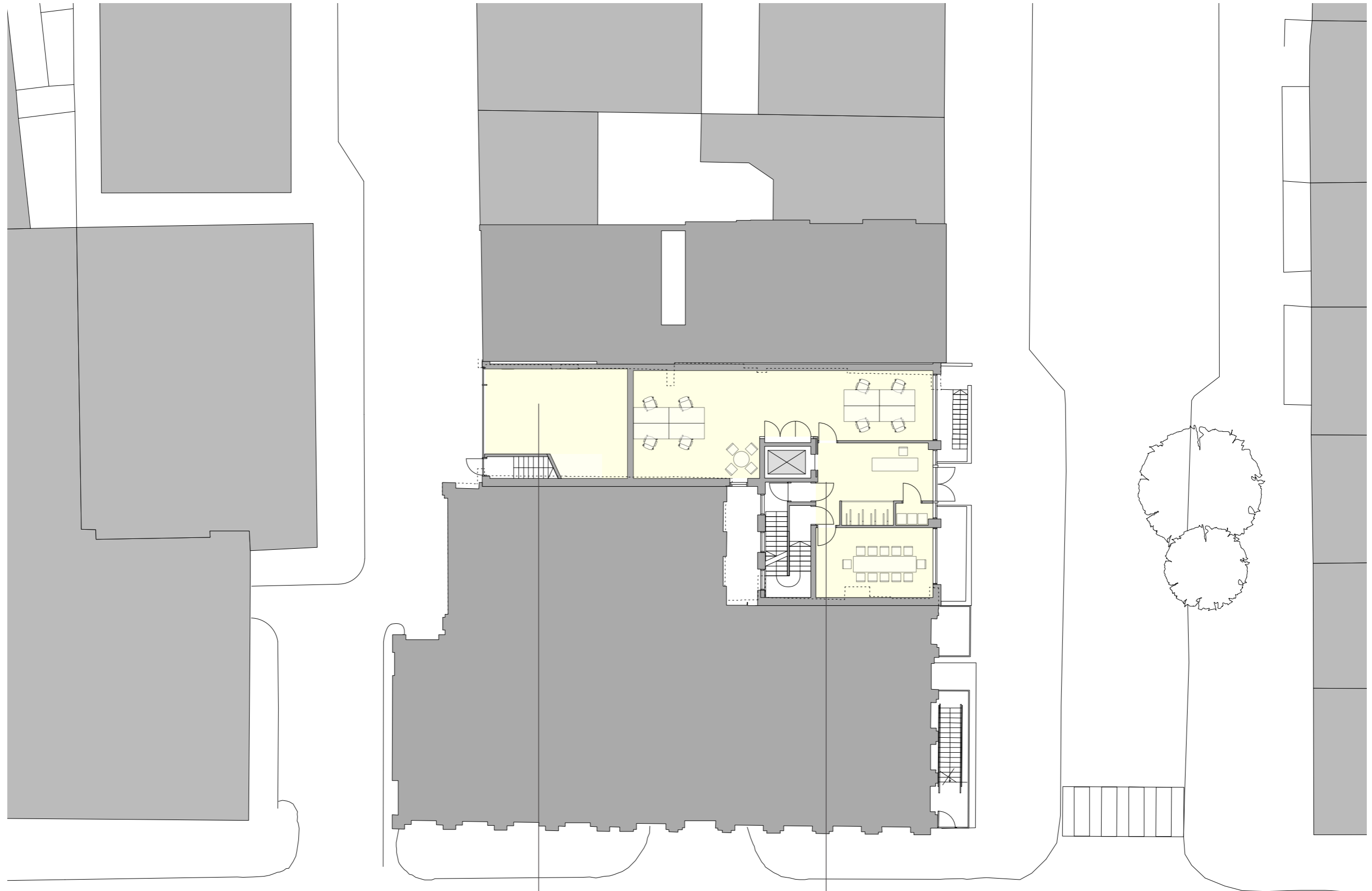
Plant

Open plan office

Plant

Open plan office

# 4.0 PROPOSAL

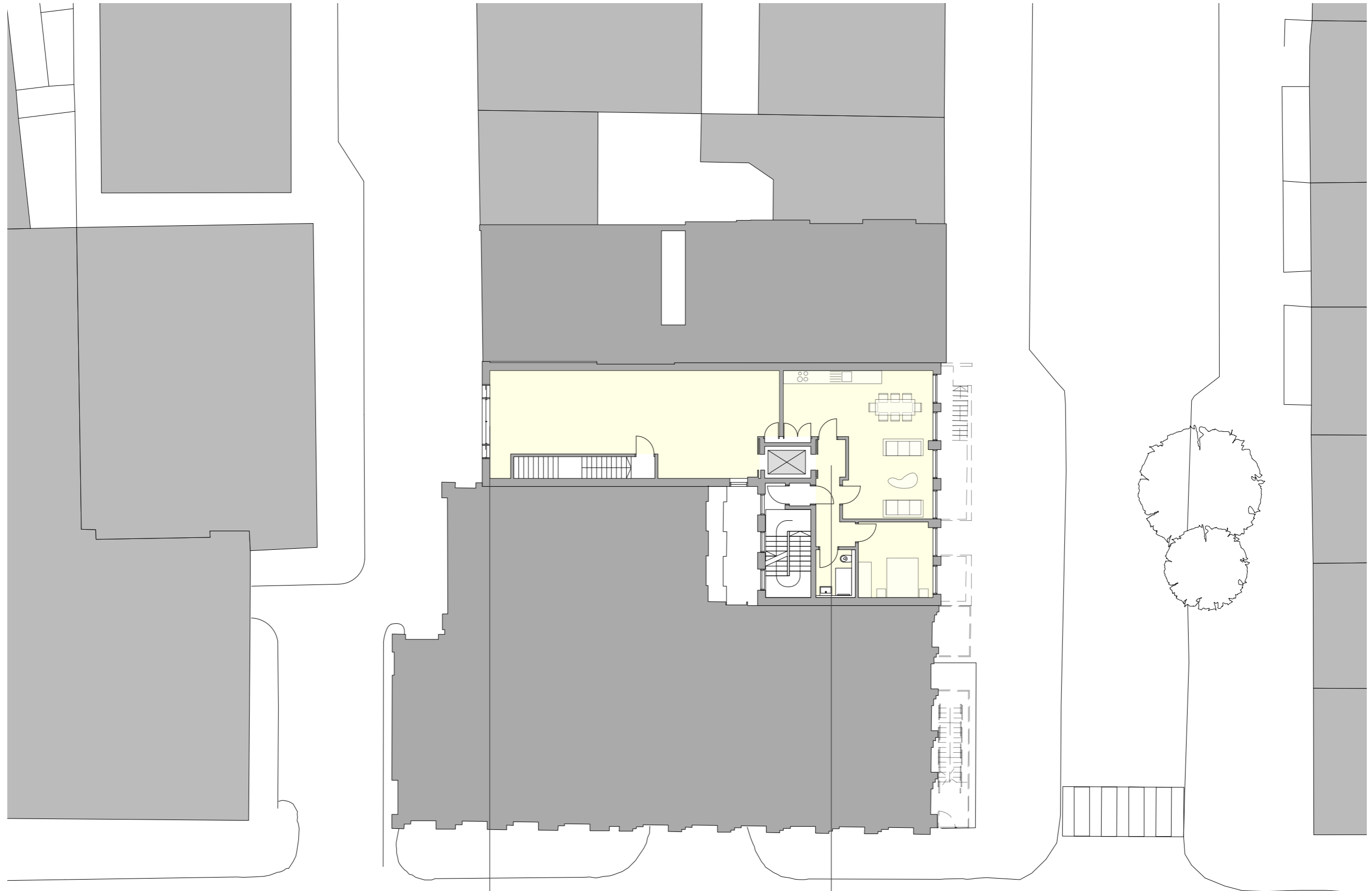


Proposed Ground Floor

Garage space retained for existing business

Office and residential entrance

# 4.0 PROPOSAL

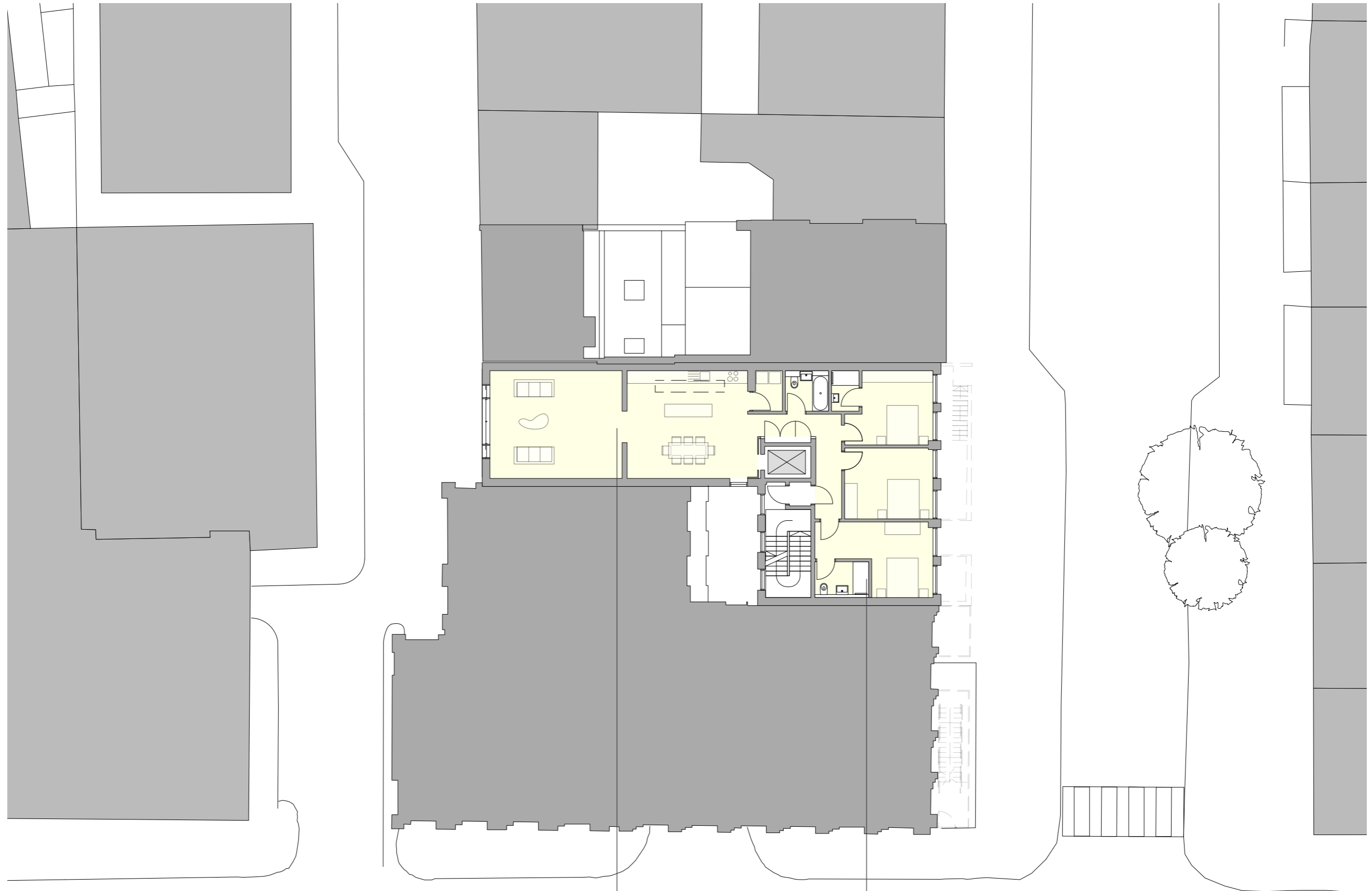


Proposed First Floor

Open Plan office

Ancillary 1-Bed flat

# 4.0 PROPOSAL

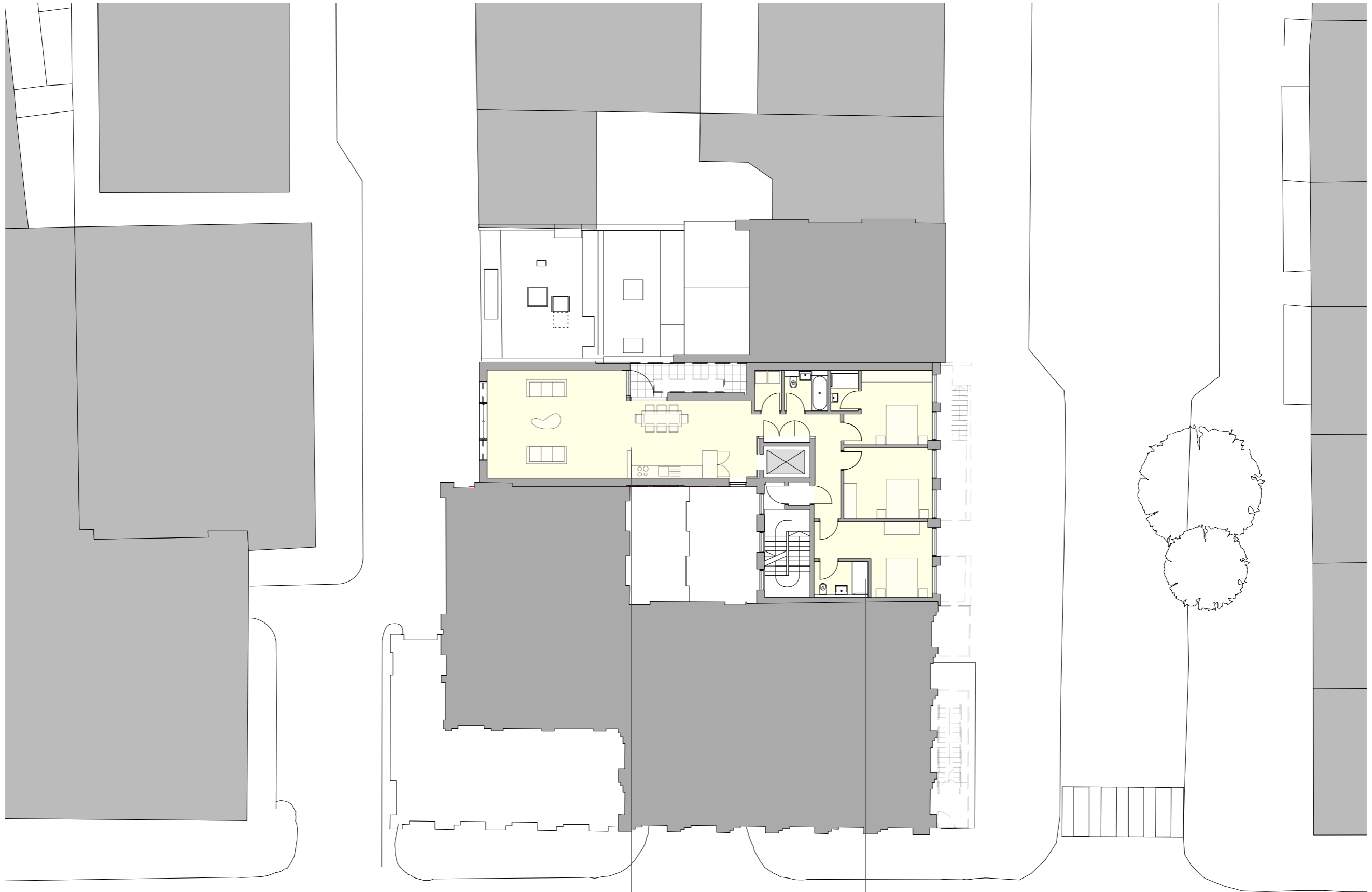


Proposed Second Floor

Kitchen / Dining / Living

Bedrooms

# 4.0 PROPOSAL

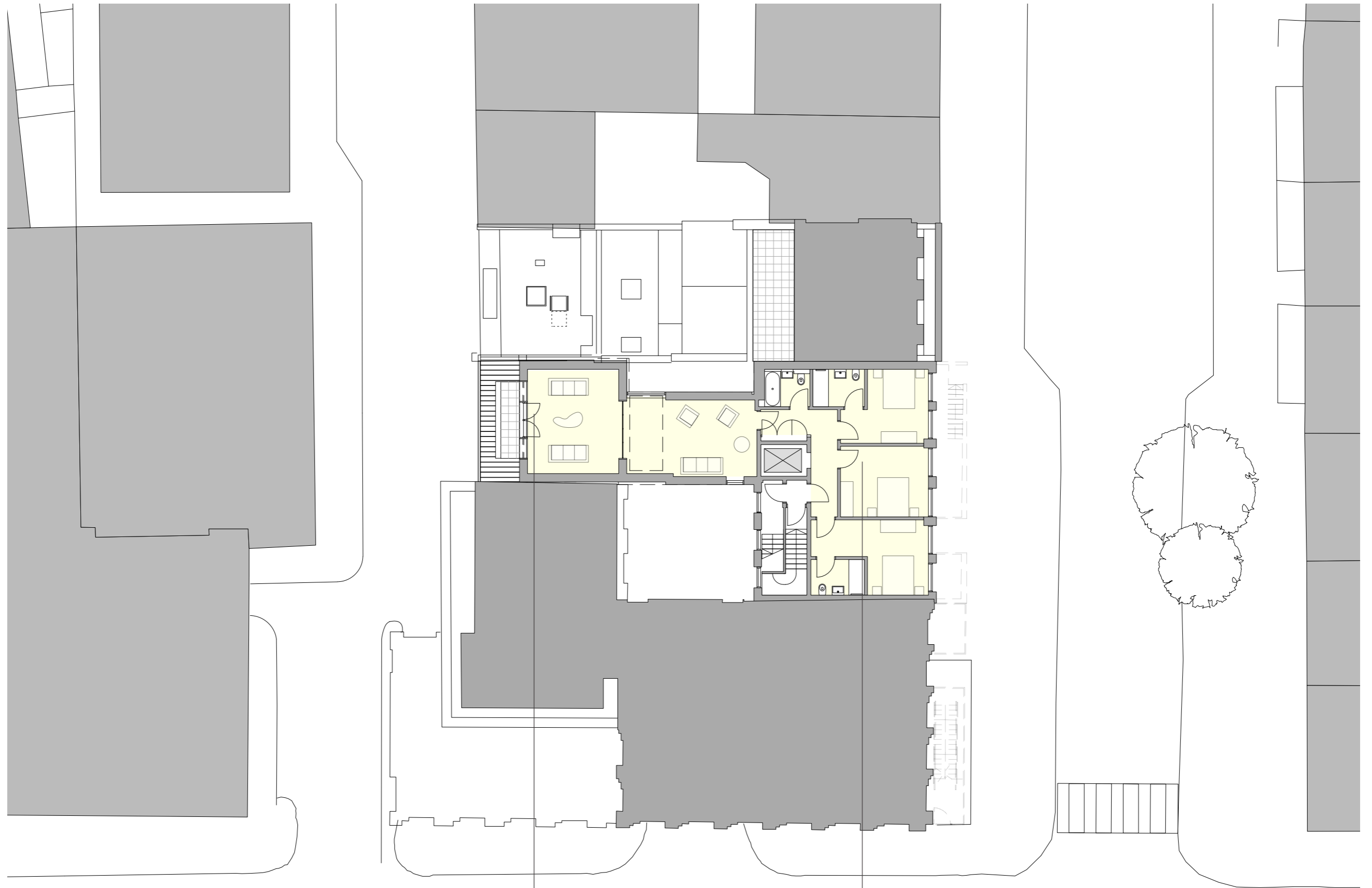


Proposed Third Floor

Kitchen / Dining / Living

Bedrooms

# 4.0 PROPOSAL

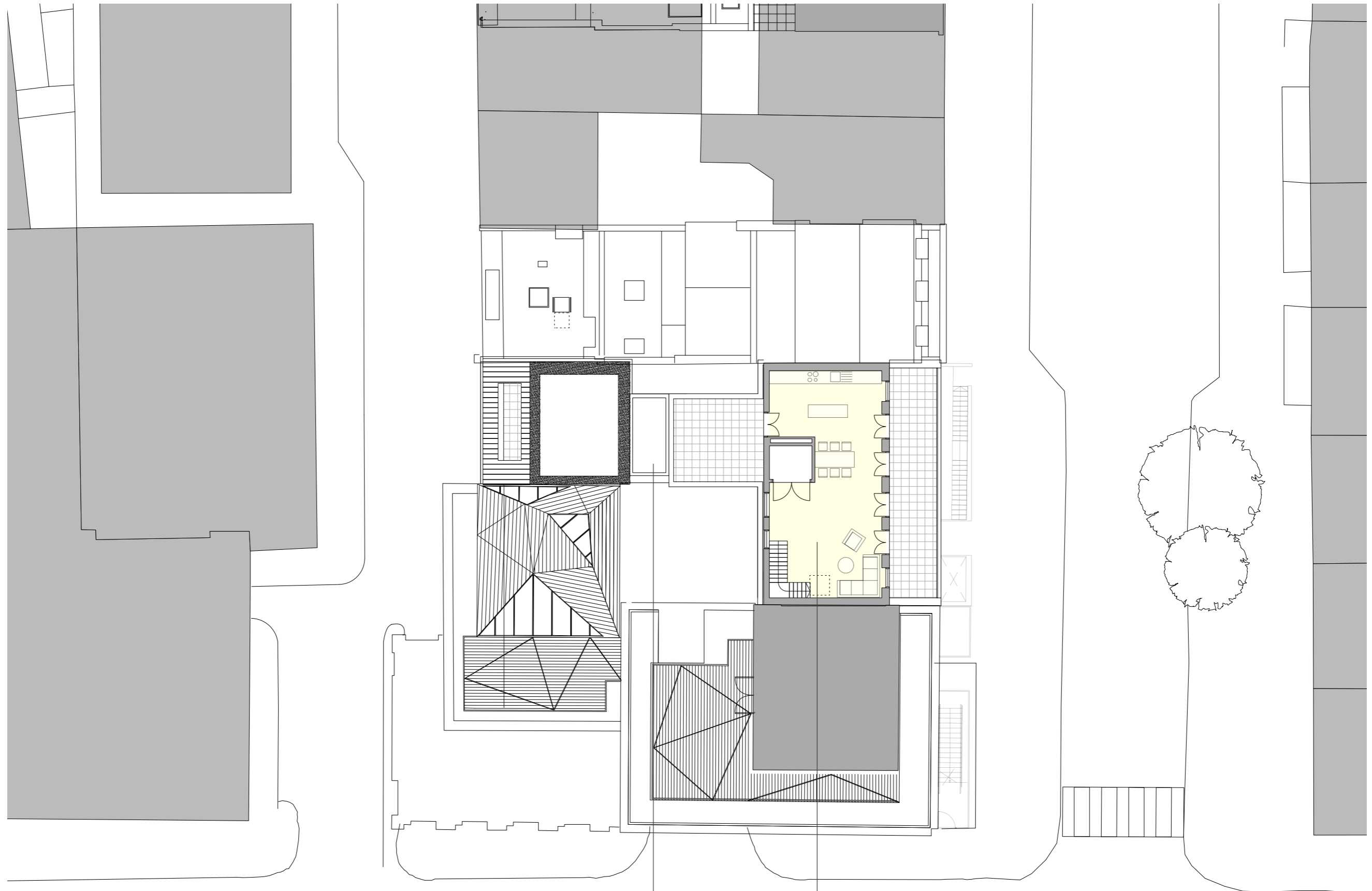


Proposed Fourth Floor

Studio Space

Bedrooms

# 4.0 PROPOSAL



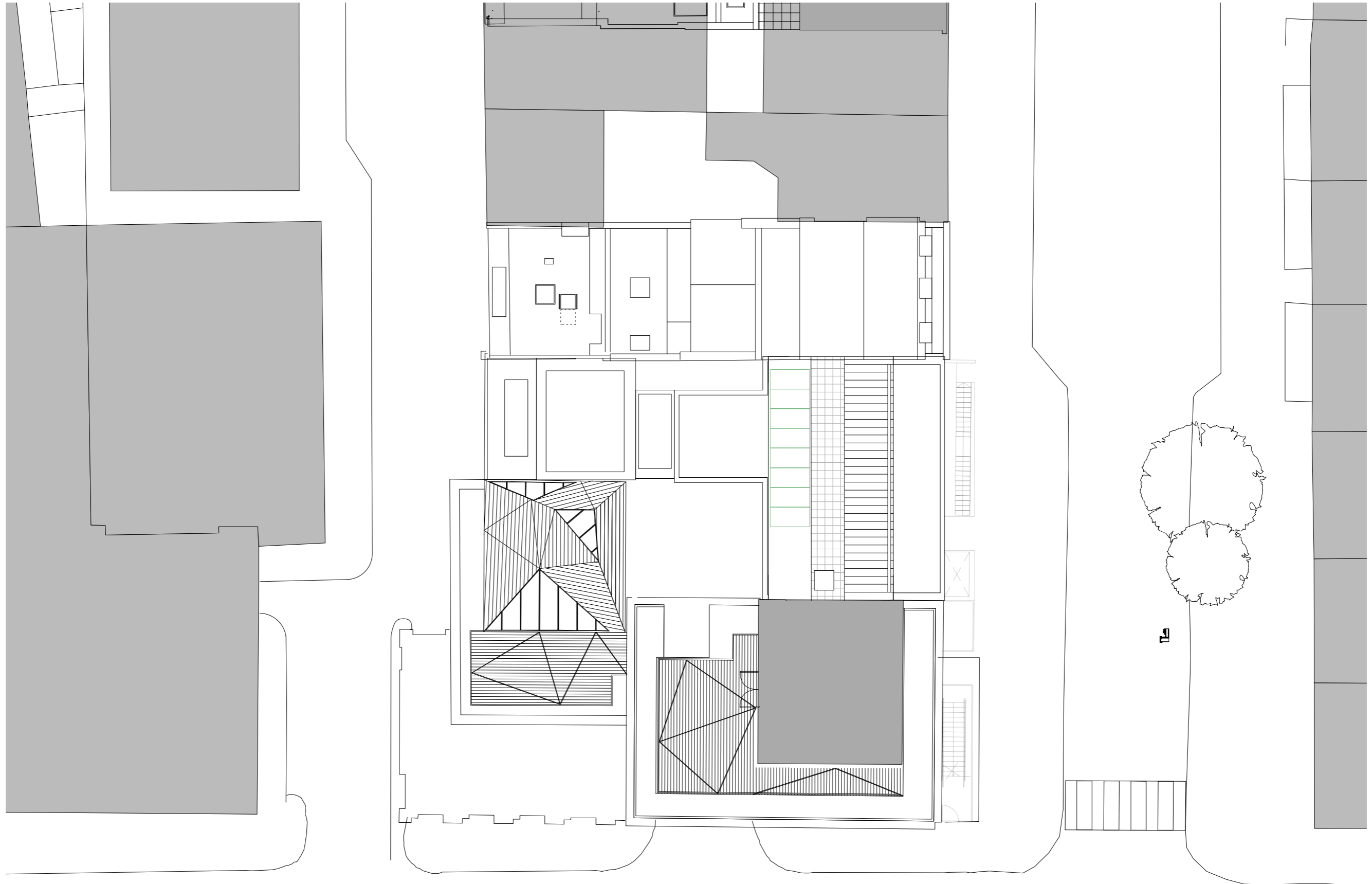
Proposed Fifth Floor

Fully glazed connection

Kitchen / Dining / Living

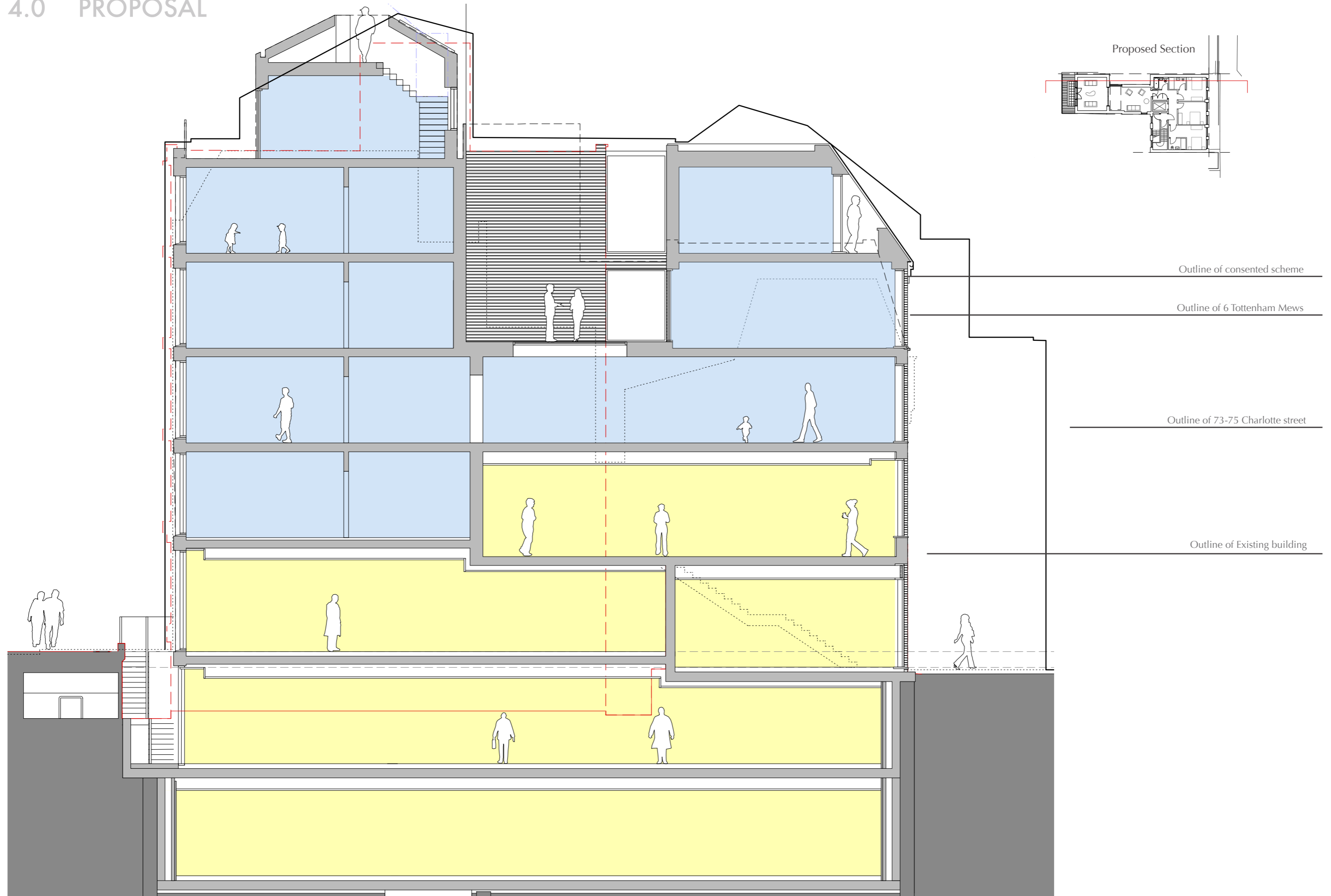


# 4.0 PROPOSAL

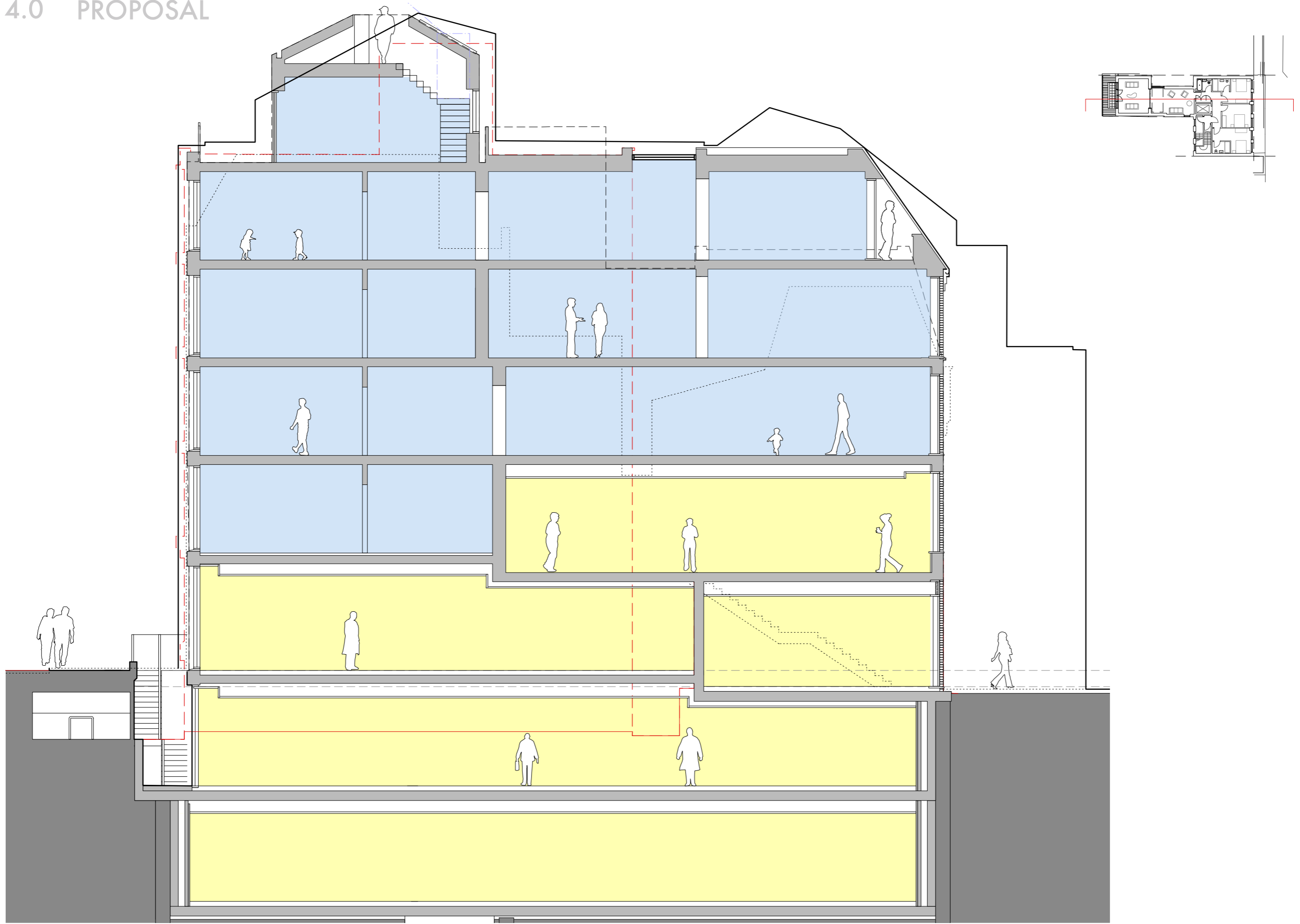


Proposed Roof Plan

# 4.0 PROPOSAL



# 4.0 PROPOSAL



# 4.0 PROPOSAL



Proposed Charlotte Street Elevation

# 4.0 PROPOSAL



Proposed Tottenham Mews Elevation