

CONSULTATION

PUBLIC CONSULTATION

A public consultation event, was held at the Double Tree by Hilton on the 19th of April 2017, invitations were distributed to residential, commercial and office properties in the surrounding street a few weeks in advance, but also to English Heritage and Bloomsbury conservation area committee.

Representatives of the design team were on hand to answer question and discuss the scheme with the visitors.



CONSULTATION CAMDEN DESIGN REVIEW PANEL

A meeting was held on Camden offices with the Camden Design Review Panel on the 21st of April, where the proposal was presented and discussed.

The panel members support restoration of 8-10 Southampton Row to its previous hotel use, rather than conversion to residential.

The main concerns are related to :

- The height and materials use in the link element.
- The ground floor approach towards Fisher Street and how it meets the back of 'Carlisle House'.
- New build top floors material

Following their comments the scheme has been modified to decrease the height of the link element. Along the ground floor we have introduced 'art display windows' have been introduced to enliven Fisher St.

As requested visuals of both how and where the new building meets the old have been provided. The reflections are likely to appear at the link in the back painted mirror glass have been carried out.

However, we strongly feel that the use of a back painted mirror glass is a suitable approach for the link element. We feel that Introducing a new material for the link will make it more visible it will create a more busy elevation.

SECURE BY DESIGN

DMA attended a meeting with Adam Lindsay (Designing Out Crime Officer) at Ruislip Police Station to determine what security measures will need to be taken within the project.

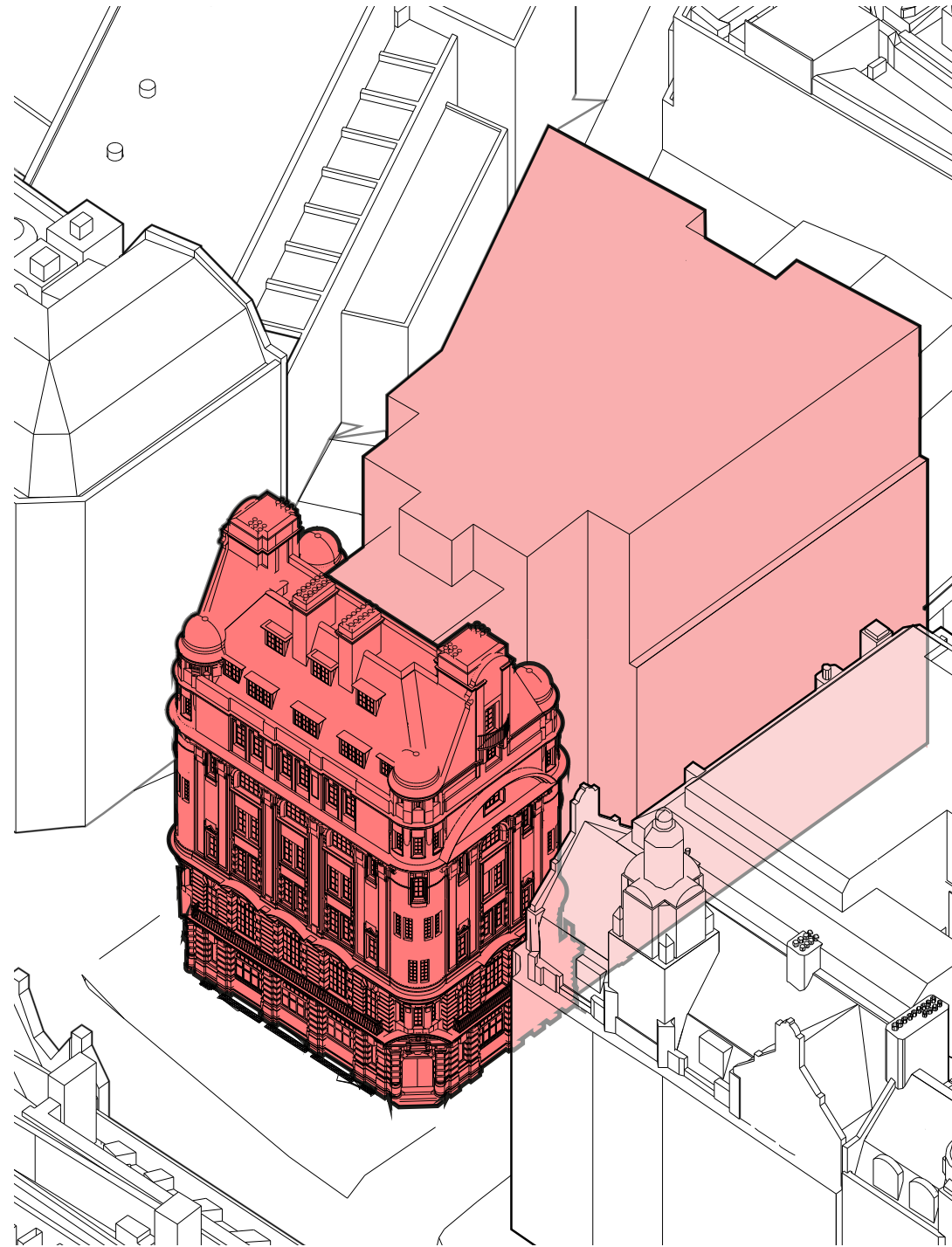
1. Due to a restaurant at first floor, with public access the security design will start at this point. Security certificated doors will be fitted to enter the bedroom area, and access from the stairs. This will sub-divide this floor.
2. All hotel rooms will have security certificated doors. These doors are BS PAS 24-2016, LPS 1175 sr 2 +, STS 201, STS 202 BR2.
3. Stud partition from common parts of the building will be supported with 9mm plywood or expanded metal mesh.
4. Safe, fitted to each guest room.
5. CCTV if fitted will comply and be registered with the information commissioners office guidelines. www.ico.gov.uk
6. Asset rooms will be identified and further security measures fitted, relevant to risk level. Such as higher level security doors, safe, and support for stud partition walls, as above.
7. Exterior lighting will be to 40% uniformity.
8. Lifts will be controlled by encrypted fob. Although, the lift may work to provide access to the first floor restaurant.
9. All entry points to the building perimeter will be security certificated doors, if this is not acceptable then there will be internal security lines.

These items will need to be implemented by the developer in later stages of the design and evidence of compliance provided to the liaison officer.

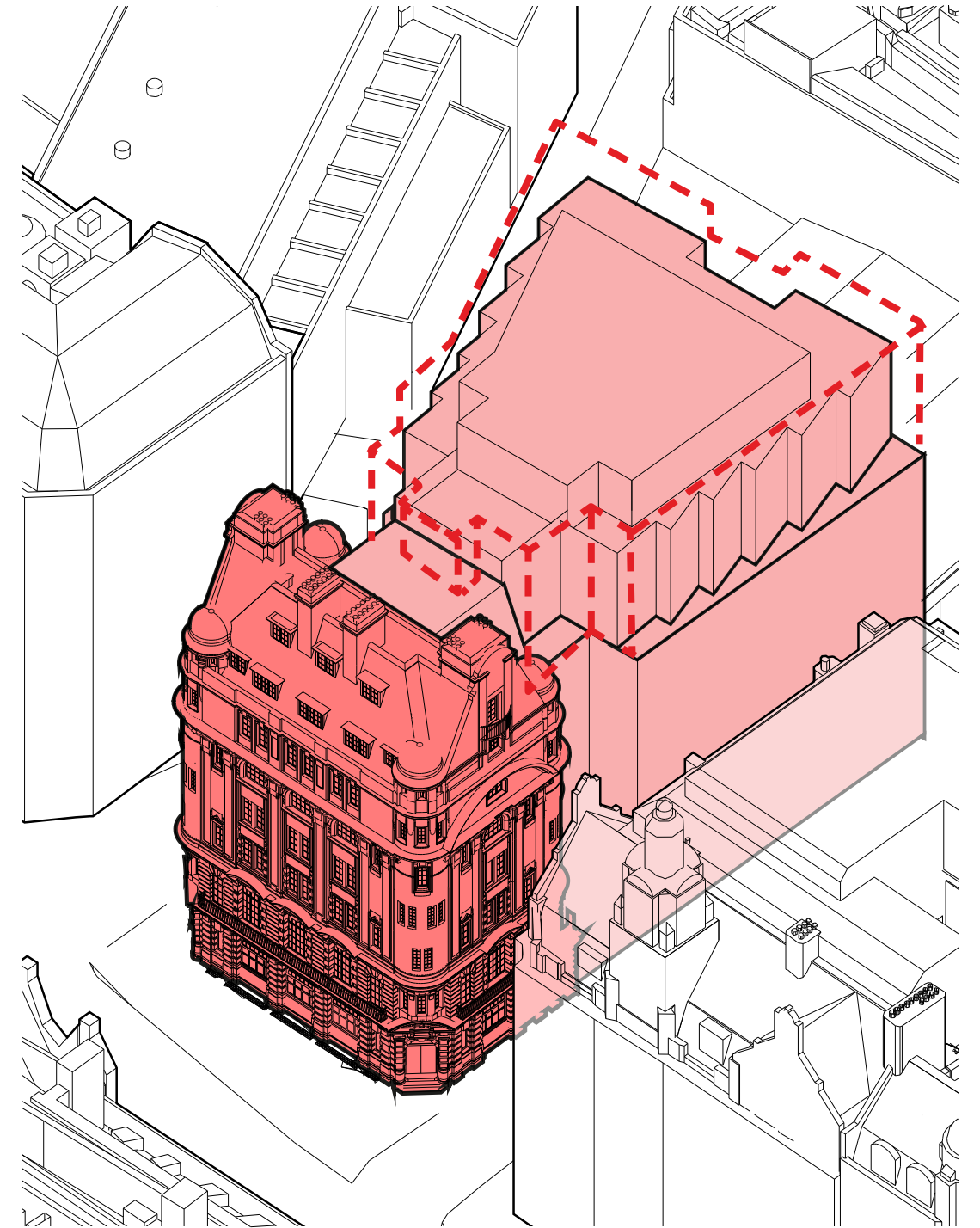
The officer will then inspect the development and provide completion certificates.

SCHEME EVOLUTION

MASSING EVOLUTION



FIRST PRE - APPLICATION



CURRENT PROPOSAL

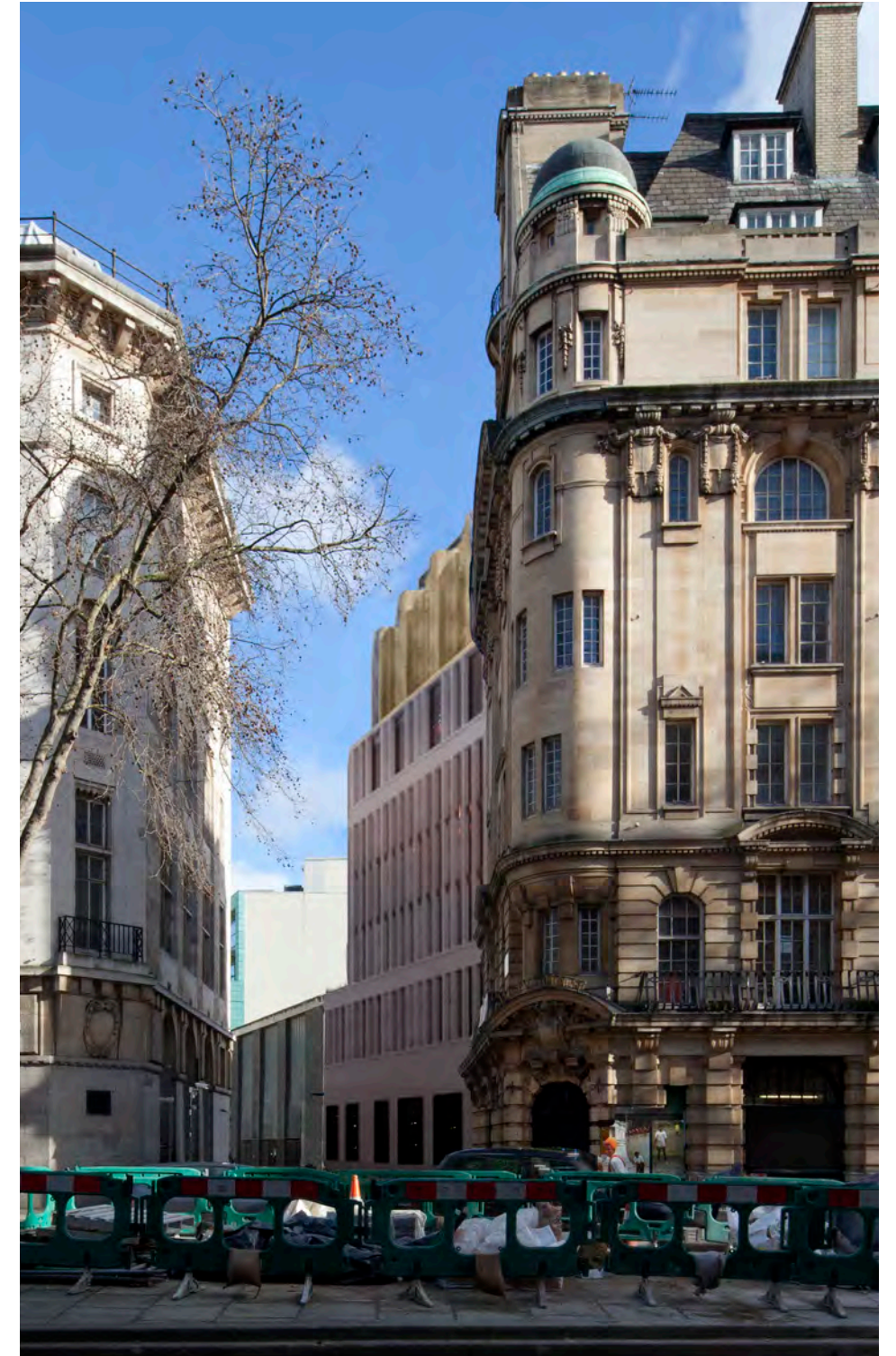
FACADE DESIGN EVOLUTION



30.10.2016 PRE-APP CONSULTATION



19.01.2016 SITE VISIT / PRE-APP CONSULTATION



30.03.2017 THIRD PRE-APP CONSULTATION

PROPOSED DESIGN

8-10 SOUTHAMPTON ROW - 1 FISHER ST.

Carlisle House is a flamboyant Edwardian stone faced, steel framed building with a total of 8 floors, of which the top two floors consist of a mansard and dormer roof form.

The massing of the rear extension has been designed with lower floor to floor heights (suitable for hotel use) to achieve eight storeys above the retained Crossrail head house facility at the ground floor.

- The eighth floor is designed as a setback pavilion that is finished in glass. The eighth floor is sufficiently setback that its visibility is limited at street level.
- The sixth and seventh floors are designed to complement the mansard level of Carlisle House, by creating a playful roofscape with its brass clad serrated appearance.
- The body of the new build extension is finished in a light coloured stone cladding with a vertical rhythm that picks up on the subtle verticality of the listed facade that is created by its pilasters and repetitive fenestration. The colour of stone cladding to the rear extension is lighter than the listed building to allow the Carlisle House to have a more prominent presence on the street.
- To complete the tripartite hierarchy akin to Carlisle House, a rusticated based at ground floor is proposed to the extension building. This section of the ground floor fronting Fisher and Catton Street will have large format shopfronts and access doors to provide active frontages.
- The link between Carlisle House and the new build rear extension is connected by a glazed circulation core that serves both the front and rear buildings. The location of this link is strategically placed to enable universal accessibility to the two wings that have differing floor level. This link terminates at the seventh floor allowing for a more sensitive relationship between the old and new buildings of eight storeys.



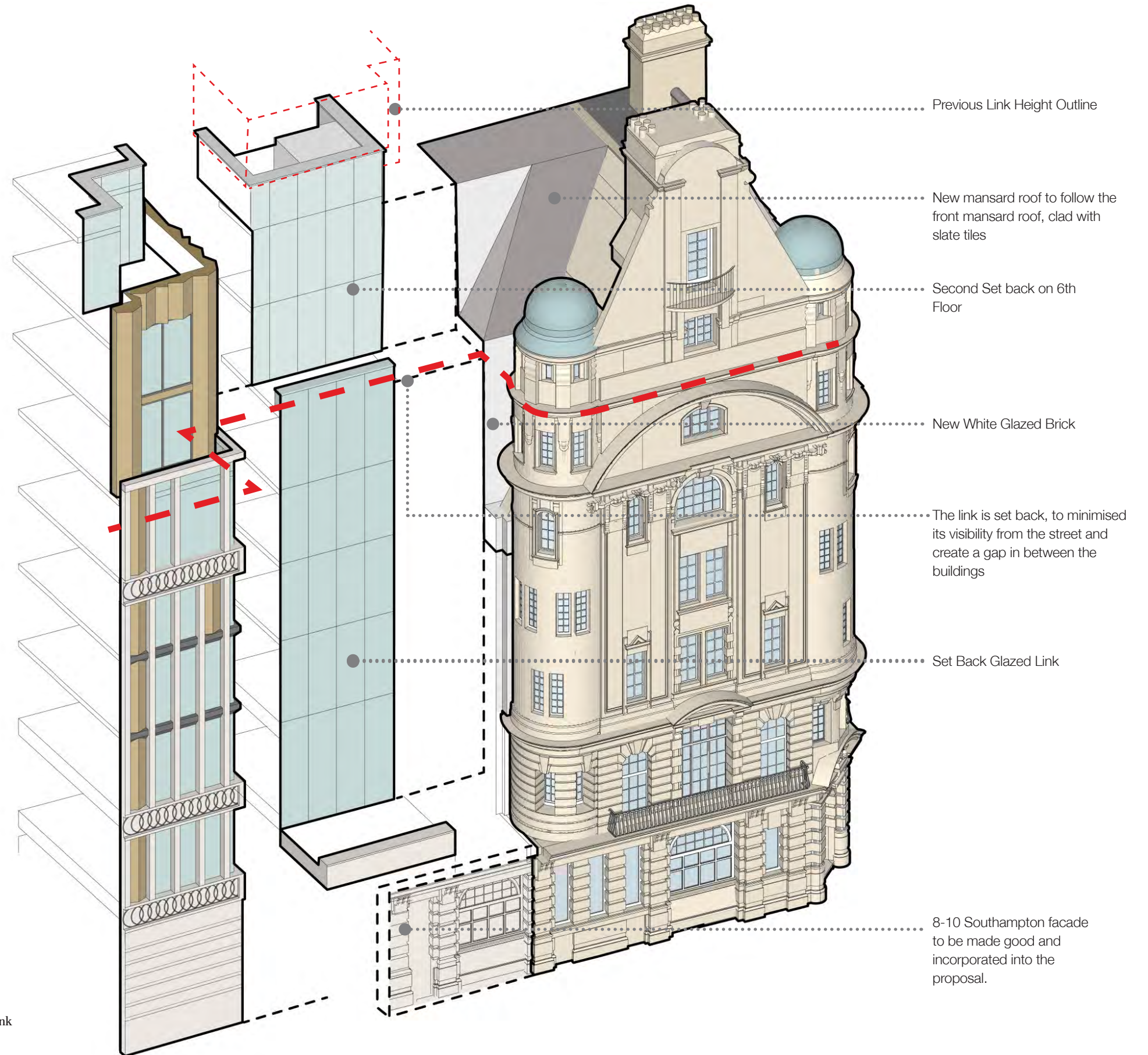
LINK CONCEPT

APPROACH

Carlisle House and the new build rear extension are connected by a glazed circulation core that serves both the buildings. The location of this link is strategically placed to enable universal accessibility to the two wings that have differing floor level. This link terminates at the seventh floor allowing for a more sensitive relationship between the old and new buildings of eight storeys.

To create a sympathetic connection between the old and the new architectural typologies, the glazed link is designed to be a simple, clean and unobtrusive volume, that will not antagonize the Grade II listed building.

The glazed link has been set back following the tripartite arrangement, it is greatly reduced on the upper floors to minimise its perception from surrounding streets and mitigates impact on the existing building.



[Left] Example of a glazed link used in a neighbouring site.

LINK CONCEPT



[Right] Artist visualization of the link as seen from neighbouring building.