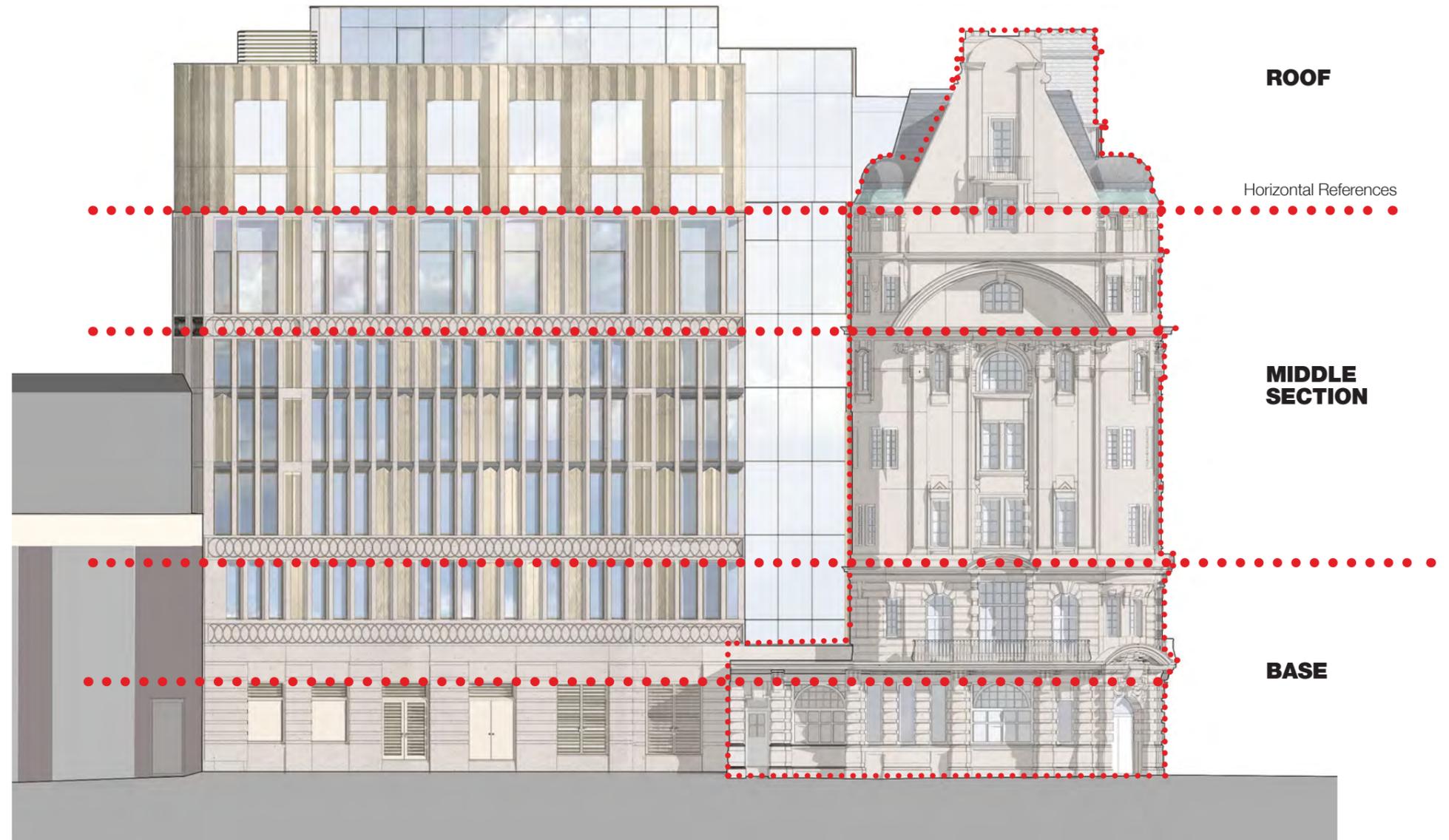


FACADE CONCEPT

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 design of the proposed extension over the Fisher Street Crossrail shaft site seeks to create an infill building that contrast and complements the Grade II listed Carlisle House on Southampton Row, its seeks to pick up subtle references from the grade II listed building without slavishly reproducing a blending-in design.

The tripartite arrangement (rusticated base, middle section and roof) of Carlisle House is a prominent characteristic which loosely informs the facade hierarchy of the infill hotel extension. This together with the application of high quality palette of materials creates a contrasting and complementary new addition to the streetscape.



FACADE CONCEPT

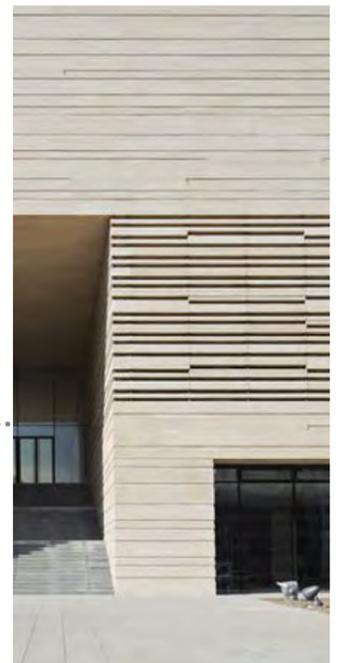
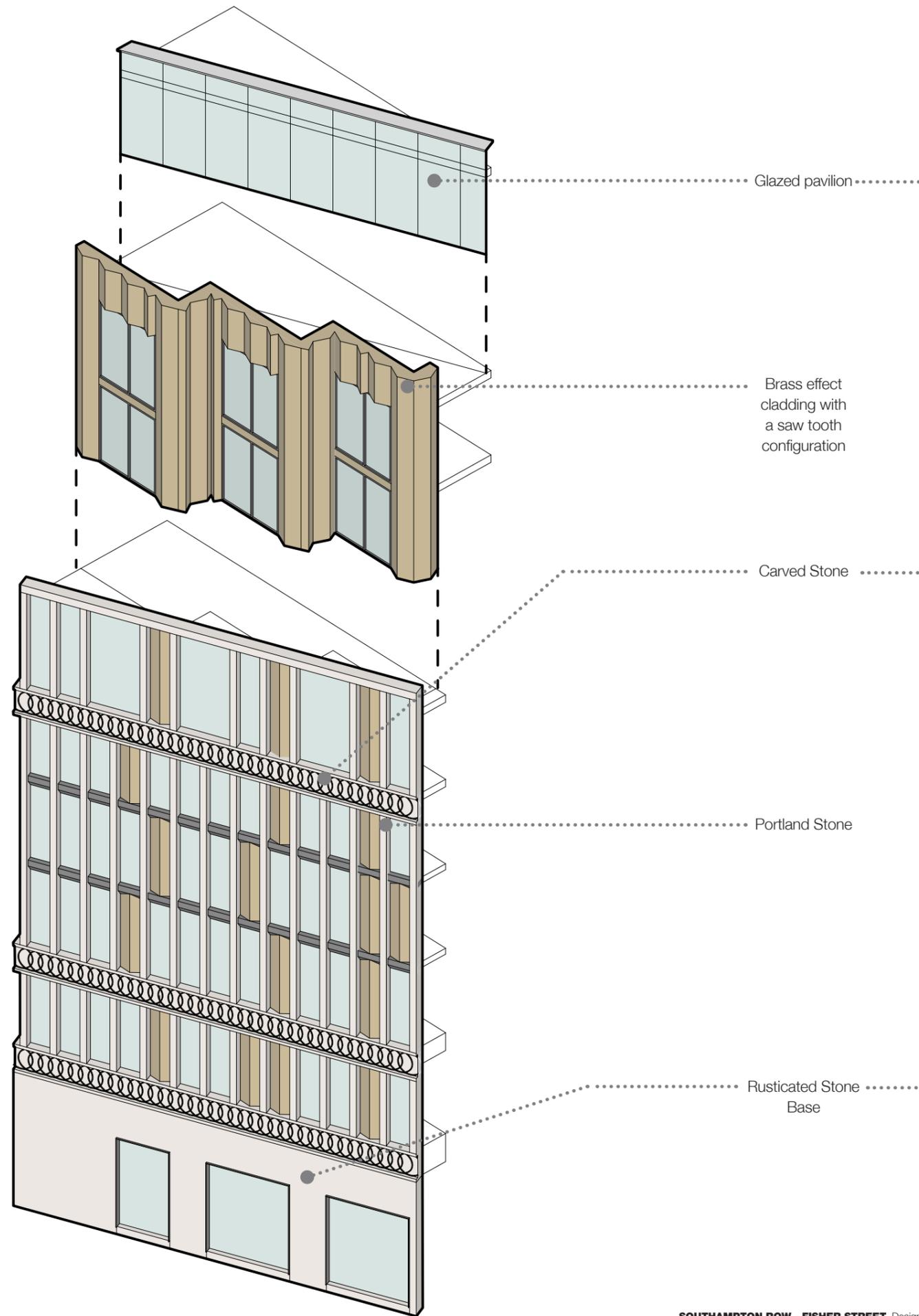
APPROACH

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.



05 PROPOSED DEVELOPMENT

FACADE CONCEPT MATERIALITY

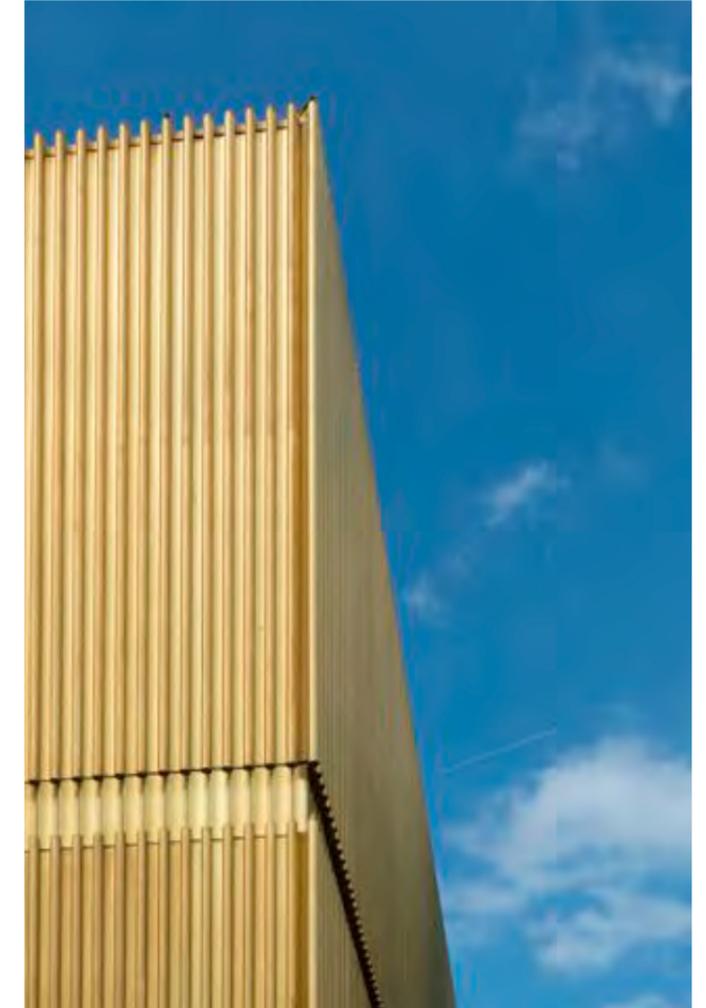
The palette of materials consists of: stone, glass and brass effect cladding, windows frames to match.

All materials have been chosen to match and enhance with the existing building.

The stone will be used in the lower floors to match 8-10 Southamton Row building (this is the predominant material in the surrounding buildings and in the Kingsway conservation area).

The brass cladding for the upper floors will enhance and add visual interest while its saw tooth shape adds a sense of depth and shadow play throughout the day.

Glass is used to provide light and reflective transition between the existing and new build wing.



FACADE CONCEPT MATERIAL



01. Precedent of brass cladding. From TEKU Brass. To be use in the new extension 6th and 7th floor Fisher St and Catton St and between the windows in the rear elevation.



02. Precedent of stone cast panels with Portland stone finish. To be use in the friezes inon the new build wing.



03. Precedent of grey reconstituted stone. To be apply on slab edges of 3th and 4th level.



04. Precedent of Portland stone. To be applied on the ground floor (rusticated finish), and the vertical fins.



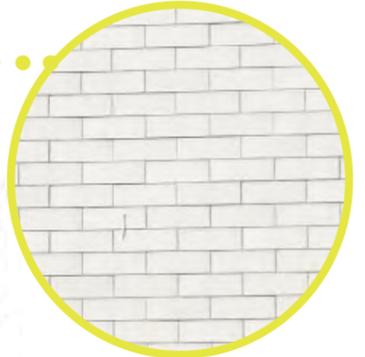
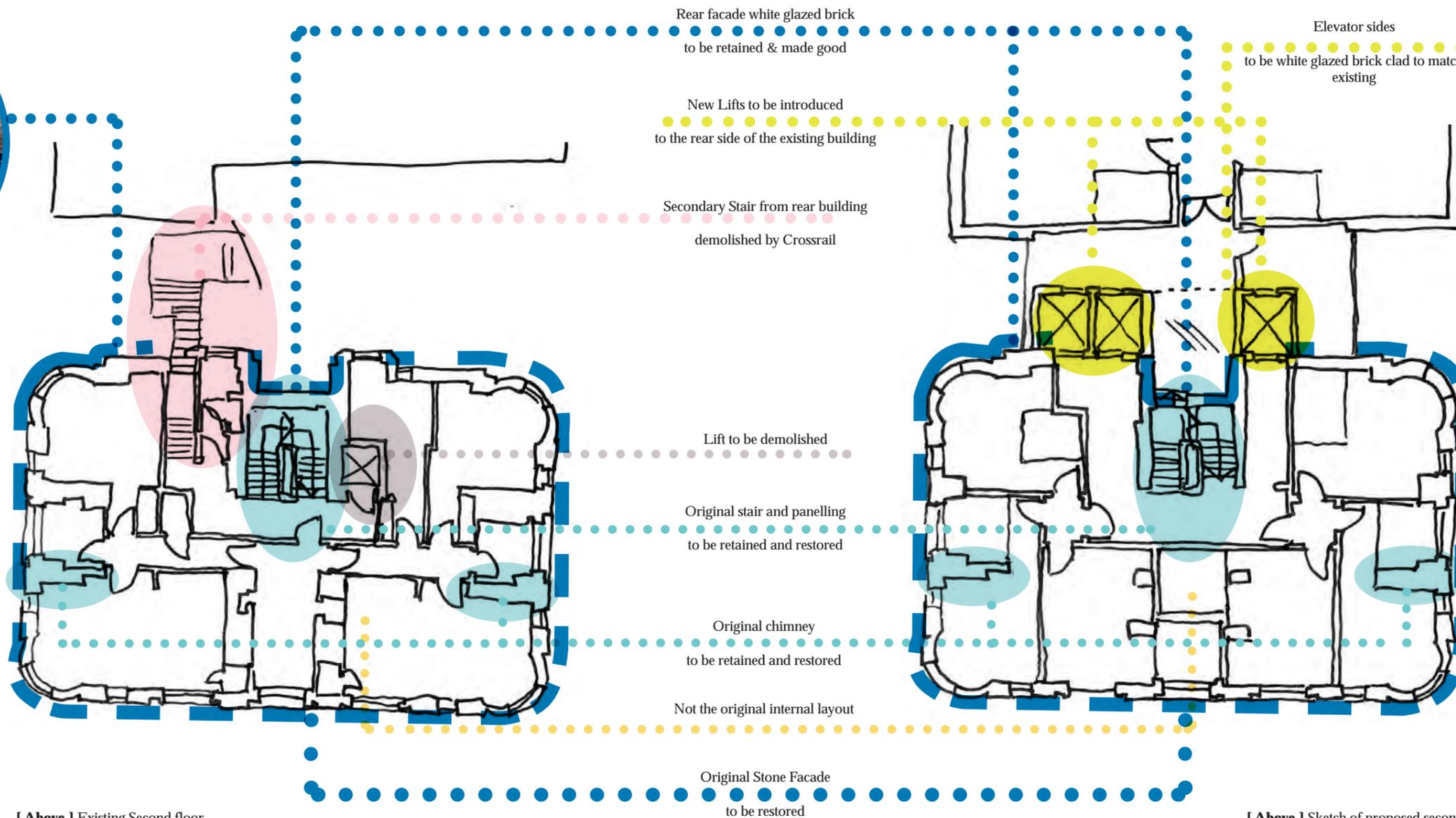
06 LISTED BUILDING EXTERNAL WORKS

EXISTING VS PROPOSED
UPPER FLOORS

- Proposed restoration of architectural details
- Proposed facade & structural retention
- New Build
- Proposed Refurbishment
- Demolished by Crossrail
- Demolition
- Proposed Refurbishment



[Above] Rear original facade to be partly retained & made good



[Above] Existing Second floor plans for Southampton Row

[Above] Sketch of proposed second floor plans for Southampton Row

LISTED BUILDING WORKS REAR ELEVATION



Original Stone Facade & Domes
to be retained and restored

Rear facade
to be retained and made good

Rear Roof (not the original)
to be demolished

