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1.0 Introduction

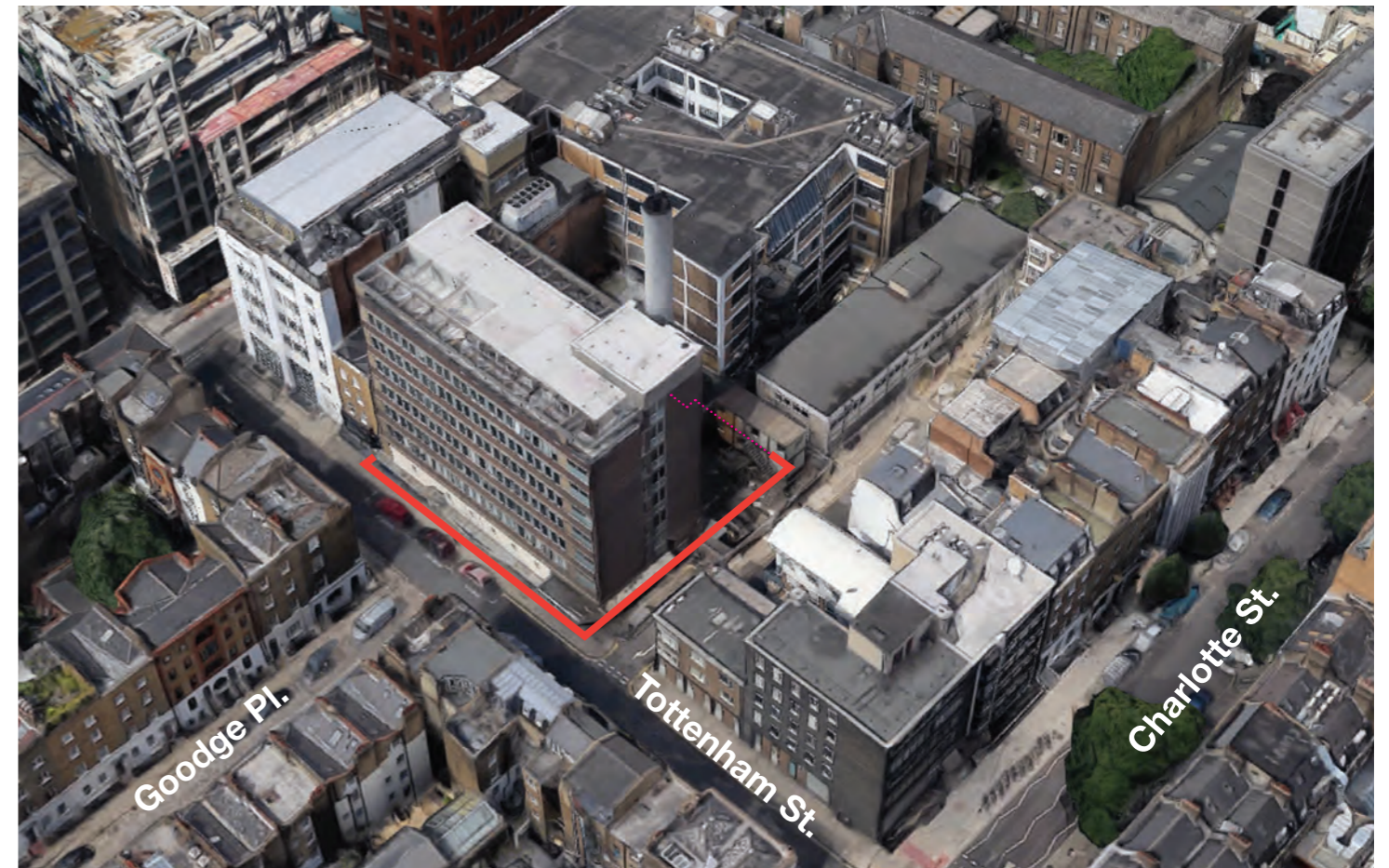
1.01 Location

The site is located on the corner of Tottenham Street and Tottenham Mews within the vibrant and dynamic district of Fitzrovia and the London Borough of Camden. The site forms part of the Charlotte Street Conservation Area and is surrounded by Charlotte Street, Goodge Street Station and Tottenham Court Road to East, Goodge Street to the South, Cleveland Street to the West and Howland Street to the North with the BT Tower forming a backdrop when viewed from Goodge Place. The area has a fragmented townscape character, with post-war and recent large scale developments interspersed with lower scale, historic terraces.

The site currently comprises a 1960s building arranged over basement, lower ground, ground and seven upper floors (**the Existing Building**). The Existing Building has a reinforced concrete frame construction with brickwork elevations and single glazed windows. It features a prominent loggia along the top of the street edge of the main elevation. The Existing Building has been vacant since 2005 when the University College London Hospital Trust relocated.



Arthur Stanley House



1.0 Introduction

1.02 Existing Condition - Derelict & Vacant



1.0 Introduction

1.03 Project Overview

The Design and Access Statement for the proposed refurbishment and redevelopment of Arthur Stanley House, 40 Tottenham Street, London, W1T 4RN (the **Proposed Scheme**) has been prepared by Alford Hall Monaghan Morris (**AHMM**) and a team of specialist consultants on behalf of the applicant, 1921 Mortimer Investments Limited, which is wholly-owned by investment funds managed by Westbrook Partners (**Westbrook**).

The Design and Access Statement sets forth the objectives for the Proposed Scheme, which is principally to breathe new life and energy into the Existing Building that has been vacant for 12 years.

AHMM have developed a mixed-use design which will deliver high quality commercial and residential space to the Fitzrovia market, whilst respecting the building's historic place within the Conservation Area. AHMM and Westbrook intend for the Proposed Scheme to make an important contribution to the continuing regeneration of the local area.

Key design features include:

- The refurbishment and extension of the Existing Building to provide small and flexible office floorplates which will be crafted to attract creative occupiers seeking workspace in the seriously supply constrained Fitzrovia office market
- The development of 9 new homes on Tottenham Mews carefully fashioned in loft style with warehouse aesthetics
- The plans for a GP surgery with its own dedicated entrance
- The activation of the street frontage to reinvigorate Tottenham Street
- The proposal for new windows, refurbished brickwork, and removal of the existing loggia to enhance the current elevation and compliment the local context
- The implementation of current and future office standards and sustainability targets

Proposed Floor Space

Class B1 office sqm GIA: 6,463

Class B1/D1 flexible use sqm GIA: 524

Class C3 residential sqm GIA: 946

Housing Provision

9 Units : 4x1bed / 4 x 2 bed / 1 x 3 bed

Transport

Cycle spaces: 72 Office, 12 Visitor, 14 Residential

Car parking: 0

Sustainability

BREEAM: Excellent



The Proposed Scheme from Goodge Place with the BT Tower in the background

1.0 Introduction

1.04 The Client & The Architect

The applicant, 1921 Mortimer Investments Limited, is wholly-owned by investment funds managed by Westbrook Partners.

Westbrook Partners was founded in 1994 and is a privately-owned, fully integrated real estate investment management company with offices in the US, UK, France, Germany, and Japan.

Westbrook is capitalised by a broad, stable base of the highest-quality institutional investors (public and private pension funds, corporate pension funds, and university endowments) and has full discretion over all investment decisions.

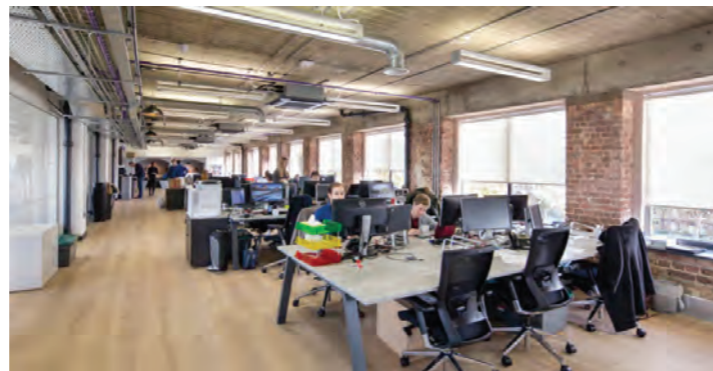
Westbrook has been active in the UK for over 15 years and during that period has managed over £5 billion of investments across a wide range of sectors including office, residential, retail, hotels, and industrial. Notable London properties include Dolphin Square in Pimlico, Shell-Mex House on the Strand, and 1-2 Stephen Street (Central Cross) and 250 Euston Road in Camden.

Westbrook has extensive experience in redeveloping and refurbishing under-capitalised, derelict, and vacant sites across London. Successful recent examples include the Aircraft Factory in Hammersmith and the Clockwork Building in Ravenscourt Park.

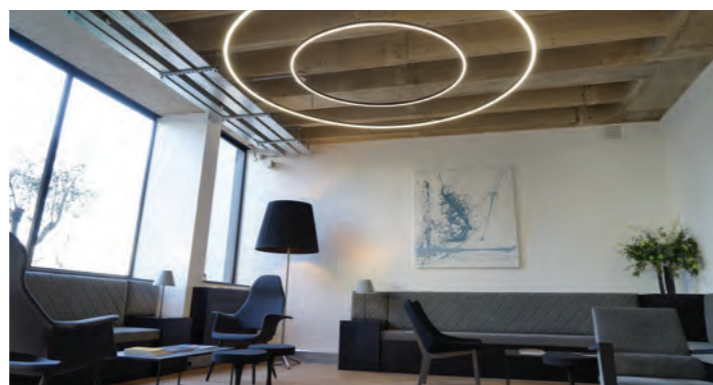
In both cases, Westbrook comprehensively revived and rebranded dilapidated buildings, providing an open-plan layout with exposed services, timber floors and a clean design that has attracted a diverse range of occupiers including digital marketing, architecture, app development, fashion, and education and healthcare technology.

Westbrook takes a design-led approach to its projects, and as well as AHMM, has recently worked with Eric Parry Architects, Allies and Morrison, Lifschutz Davidson Sandilands, Ben Adams Architects and Morrow+Lorraine on projects across London.

With Arthur Stanley House, Westbrook and AHMM are seeking to create a similar high quality environment that meets the current demand requirements of Fitzrovia area office and residential occupiers.



The Aircraft Factory, Hammersmith



Clockwork Building, Ravenscourt Park

Arthur Stanley House

Established more than 25 years ago, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

Winner of the RIBA Stirling Prize in 2015 for Burntwood School and many other awards for architecture and design, AHMM has received public and media acclaim for its work on commercial, education, residential, arts and masterplanning projects in London, around the UK and internationally.

AHMM have completed several notable projects within the Borough of Camden, many of which have retained historic facades. Among these are: Camley Street, Clearwater Yard, Kentish Town Health Centre and The Johnson Building.

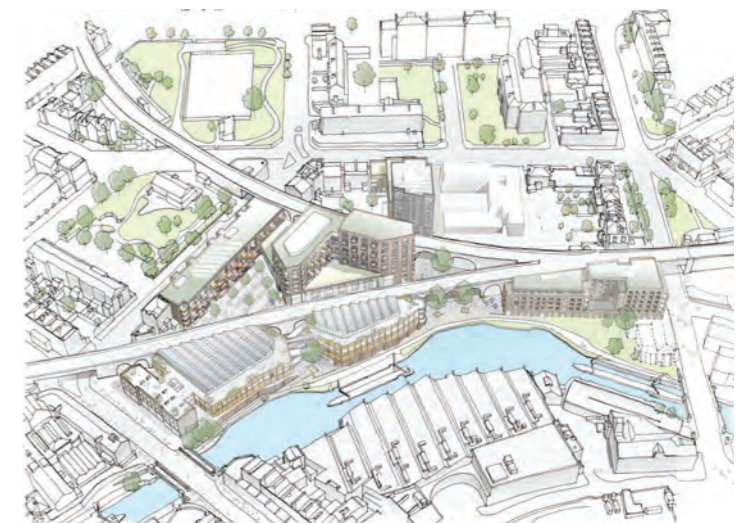
Continuing from these successes the practice is currently working on a prestigious new project in Camden Lock Village.



Camley Street



Kentish Town Health Centre



Camden Lock Village

**ALLFORD
HALL
MONAGHAN
MORRIS**

1.0 Introduction

1.05 Recent Building History

In October 2016, the site was granted planning permission at an appeal; (2015/0391/P) (APP/X5210/W/15/3141159), for the refurbishment of the Existing Building with an extension to enable a change of use from health care to a mixed-use development comprising offices, flexible office/health care and residential units (the **Approved Scheme**).

Westbrook acquired the site during the appeal process and engaged RIBA Stirling Prize winning architects AHMM to undertake a detailed design review of the Approved Scheme.

The former owner's Approved Scheme was designed in response to the split tenure of the site: the office space was positioned on the applicant's leasehold title and the residential was situated on the applicant's freehold title creating an inefficient use of occupiable space.

Westbrook has since resolved the site's land ownership issue by acquiring the adjoining freehold title and with AHMM has developed a better design approach to a mixed-use scheme both for the site and the area. Identified as a detractor in its existing state, the Proposed Scheme will deliver over 600 jobs and business rates to a site which has been vacant for 12 years and is currently derelict



Approved Scheme after appeal in October 2016



1.0 Introduction

1.06 Relevant Planning Policy Considerations

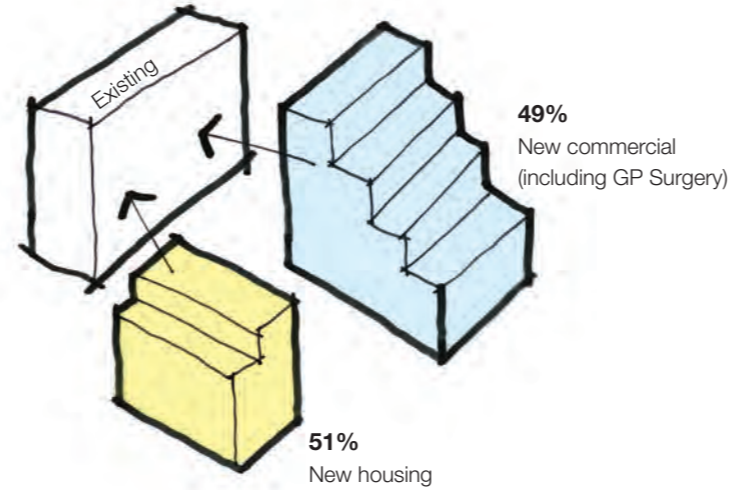
50/50 Rule

In Central London, newly adopted Local Plan Policy H2 requires 50% of additional floorspace of more than 200 sqm GIA to be self-contained housing.

CPG2 confirms that the requirement relates to new build or extensions and not the floorspace of the existing building envelope.

The Proposed Scheme provides an additional 1,861 sqm GIA of which 946 sqm 51% would be residential and 915 sqm 49% would be for office use, in compliance with the requirements of Policy H2 on mixed uses.

50/50 Rule

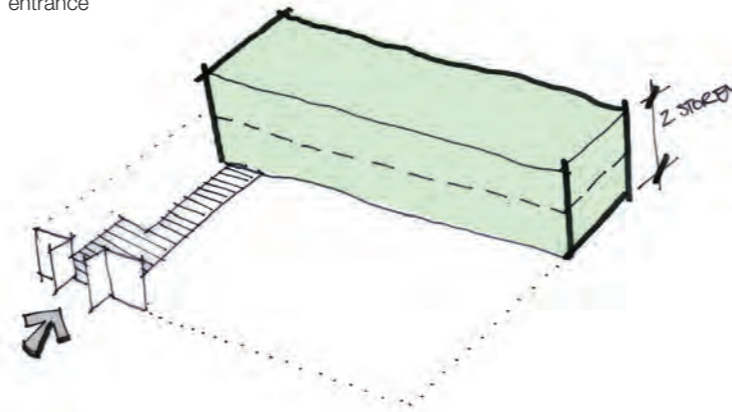


GP Surgery Provision

The Proposed Scheme continues the Approved Scheme's S106 commitment to using reasonable endeavours to enter into an agreement for lease for the GP surgery premises with a GP practice tenant. The surgery space would be provided to shell and core at ground and first floor levels with its own dedicated entrance, with capped services at a rent commensurate with other D1 use class users in the Fitzrovia area.

GP Surgery

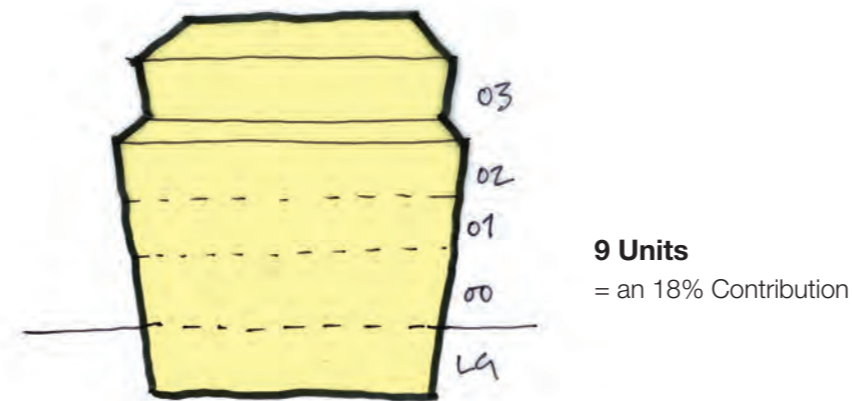
Over two levels and has its own entrance



Affordable Housing Contribution

Policy H4 confirms that the Council will seek to negotiate the maximum reasonable amount of affordable housing on the basis of an assessment of site capacity whereby 100 sqm GIA of housing floorspace is generally considered to create capacity for one home. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes starting at 2% for one home and increasing by 2% for each home added to capacity. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment in lieu of affordable housing.

Affordable Housing Contribution



On this basis, the Proposed Scheme will be required to make a payment in lieu contribution equating to 18% (946 sqm / 100 = 9 units x 2% per unit).