



8-10 SOUTHAMPTON ROW & FISHER STREET

DESIGN & ACCESS STATEMENT

CONTENTS

1 INTRODUCTION	3	5 CARLISLE HOUSE RESTORATION	36	8 ACCESSIBILITY	122
1.1 INTRODUCTION	4	5.1 EXISTING CONDITION	37	8.1 SITE ACCESS & SERVICING	123
1.2 PROJECT TEAM	5	5.2 CARLISLE HOUSE SCHEDULE OF WORKS	41	8.2 ACCESS STATEMENT	124
1.3 DESIGN ASPIRATIONS				8.3 HOUSING STANDARDS	125
2 SITE ANALYSIS	6	6 DESIGN EVOLUTION	69	8.4 ACCESSIBLE HOUSING	126
2.1 SITE LOCATION	7	6.1 DESIGN APPROACH & MASSING	70	8.5 RESIDENTIAL ROOF TERRACE	127
2.2 SITE PHOTOS	8	6.2 ELEVATIONAL RELATIONSHIP	72	8.6 SECURED BY DESIGN	130
2.3 HISTORY	10	6.3 PLAN PRINCIPLES	73	8.7 HOTEL SERVICE DELIVERIES	131
2.4 CARLISLE HOUSE	15	6.4 STRUCTURAL RELATIONSHIP	74	8.8 REFUSE STRATEGY	132
2.5 CROSSRAIL HEADHOUSE	17	6.5 DESIGN DEVELOPMENT	75	8.9 BICYCLE STORAGE	133
	18			8.10 CONSTRUCTION MANAGEMENT PLAN	134
3 RECENT PROJECT HISTORY	22	7 FINAL PROPOSAL	80	9 SCHEDULES	135
3.1 CONSENTED SCHEME, HOK 2012	23	7.1 SITE APPROACH	81	9.1 ACCOMMODATION SCHEDULE	136
3.2 2017 HOTEL SCHEME BY DMA 2018	26	7.2 FLOOR PLANS	85	9.2 AREA SCHEDULE	137
		7.3 HERITAGE CONNECTION	98		
4 SITE ANALYSIS	28	7.4 SECTIONAL RELATIONSHIP	102		
4.1 LAND OWNERSHIP	29	7.5 HEADHOUSE OVERCLAD & ENTRANCE	104		
4.2 CONSERVATION AREAS	30	7.6 MATERIALS	107		
4.3 LISTED BUILDINGS	31	7.7 ELEVATIONS	108		
4.4 SURROUNDING BUILDING HEIGHTS	32	7.8 SECTIONS	112		
4.5 SURROUNDING BUILDING USES	33	7.9 EXTERNAL LIGHTING	120		
4.6 CONSTRAINTS & OPPORTUNITIES	34				

1 INTRODUCTION

1.1 INTRODUCTION

This is a full planning application for a new 'boutique' hotel and small apartment block on this historic site, right in the heart of Holborn.

The site, sitting on Southampton Row and bound by Fisher Street to the north and Catton Street to the south, is currently made up of two clear parts: a Grade II Listed Edwardian building dating from 1905 on the west side, and a Crossrail 'headhouse' structure that has only just been completed in early 2019.

The western-side historic part was built originally as the Tollard Royal Hotel but is now known as Carlisle House. This seven storey, handsome, stone-faced classical 'island' block, which is an early example of steel framed construction. Latterly around the 1980s the building was poorly converted into flats, and this is technically its current planning use class. Only vestiges of the original hotel interior now survive, however the central staircase remains still mostly complete. Externally, although the roof finishes have been replaced, the historic stonework and original steel windows are in remarkably good condition.

The parcel of land to the immediate east, formerly a Victorian school bombed in WW2, was most recently occupied by a 1950s office building. Together with Carlisle House, this site was chosen by TfL in the late 2000s as a location to act as a maintenance shaft for Crossrail's new railway line running 30m below ground directly adjacent to the site. This complex structure has taken the best part of ten years to build but is now fully complete.

As part of this project TfL commissioned a planning application by HOK Architects to place a new residential building over the headhouse and this was subsequently consented to Camden Council in 2013 with granted 8 year period for implementation. The reasons behind this application appear to have been to ensure the site's successful future sale by TfL for an 'overbuild' development.

In 2016, with Crossrail's completion then in sight, both Carlisle House and headhouse were marketed for sale as a single parcel of development land. The developer Idé Real Estate was the successful purchaser, who initially commissioned a 2nd planning application by the architects Dexter Moren for a new hotel across the whole site. This application, submitted in 2017 was subsequently withdrawn without determination in 2018.

In Autumn 2018, Matthew Lloyd Architects were appointed to look at the project with a new brief and this Design & Access Statement summarises a new design and approach to this historic and complex site.



Verified view looking North East into Catton Street

1.2 PROJECT TEAM



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STRUCTURAL ENGINEER

WSP

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WC2A 1AF



MECHANICAL & ELECTRICAL ENGINEERS

Long & Partners

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London
EC2N 1AR



COST CONSULTANT

Mace

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London
EC2M 6XB



FIRE ENGINEER

WSP

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Manchester
M15 4RP



HERITAGE CONSULTANT

Heritage Collective

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London
NW1 6JJ



ECOLOGY CONSULTANT

HaskoningDHV UK LTD.

2 Abbey Gardens
Great College Street
London
SW1P 3NL



SUNLIGHT / DAYLIGHT CONSULTANT

Consil UK

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Clerkenwell Workshops
31 Clerkenwell Close
London
EC1R 0AT



SUSTAINABILITY CONSULTANT

Renewable Environmental Services

120 Old Broad Street
London
EC2N 1AR



LIGHTING DESIGN CONSULTANT

Light Perceptions

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Lincolns Inn Office Village
Lincoln Road
High Wycombe
HP12 3RE



VISUALISATION

VIRTUAL PLANIT

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Altrincham
Cheshire
WA14 1DY

1.3 DESIGN ASPIRATIONS

The design of this project is based on a clear understanding of context and scale, both with respect to this historic part of Holborn and to the architecture of Carlisle House itself.

Our client brief for the scheme – a new hotel and small apartment block – has clearly set out our task: to create an appropriately scaled new mixed-use building, predominantly to fully occupy the headhouse site and connect it sensitively back into each level of Carlisle House. This new building needs to be a comfortable 'sister' to its historic neighbours, in proportion and materiality, whilst also being clearly of its time. In parallel Carlisle House itself need to be sensitively restored and put back into its original use in a seamless way.

The stone-faced Carlisle House was built in 1905-6 as the Tollard Royal Hotel at 8-10 Southampton Row. It is a tall and narrow, handsome free-standing building rising to six storeys plus a two storey attic in the steeply sloping roof. The architectural style is described in its listing as Edwardian Baroque, although perhaps paradoxically it is also an early example of a steel framed building in its structural system.

Carlisle House was built in front of a Victorian School building leaving a small street running behind it on its east side. After WW2 in the 1950s, an office building was built there, which in itself was demolished to make way for TfL's new access shaft and headhouse.

The central design challenge for this project is the architecture of the new building on the headhouse site. It is clear that the massing of this block should be the same as the surrounding streets: ground plus eight storeys high. This scale has been tested through the other two recent planning applications. It is also the matching scale for the surrounding historic streets.

The massing having been established, we have developed the elevational design of the new building to relate strongly to Carlisle House itself, in terms of proportion, rhythm and materials. The hotel brief has assisted us here – a relatively narrow regular grid of repeating rooms allows a vertical emphasis to proposed façades. In the horizontal axis, we have taken lines across from the classical proportions of Carlisle House to link both buildings visually and to show a clear base, middle and top to our principle façades on the south (Catton Street) and north (Fisher Street) sides. To the east we have then extrapolated a simpler, more blank façade against the adjoining large substation building there.

In terms of materials for the new building we propose principally carefully designed and detailed brickwork, in a range of colour and finish giving a strong sense of detail. At roof level we have designed a double mansard finished in zinc, once again reflecting the immediate surrounding architecture.

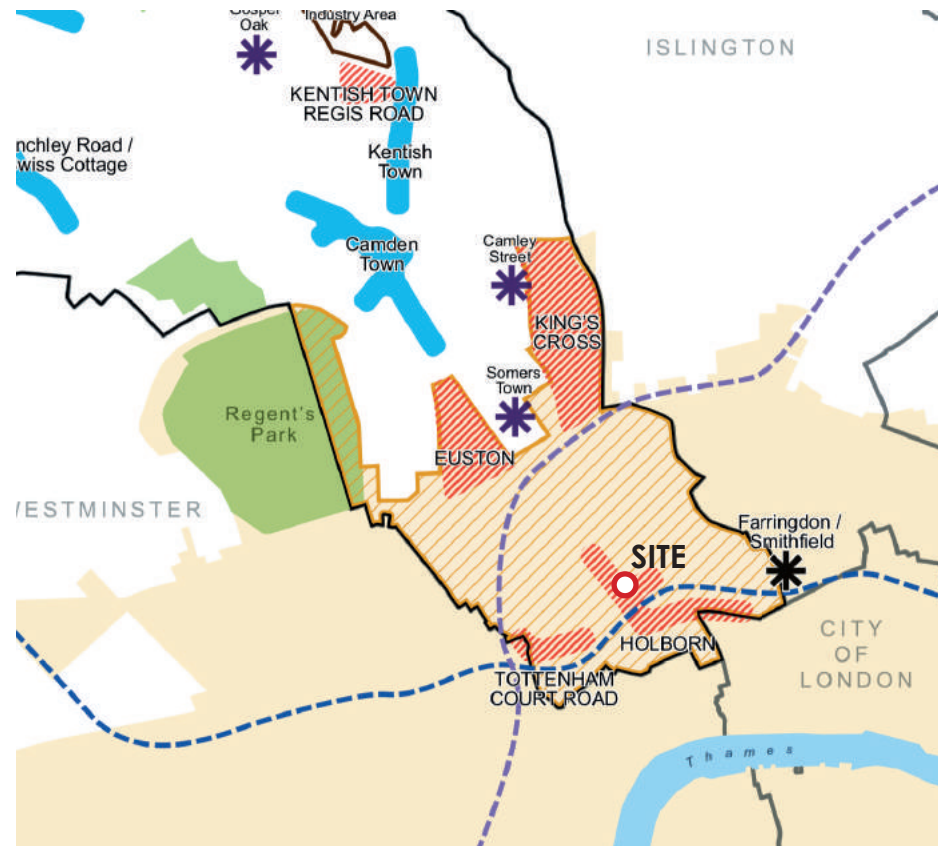
Having established these architectural principles for the new building, we have then resolved the complexities of building over the TfL headhouse. Although this structure has been pre-engineered to accept a new building over itself – with structural loading points already in place – we have needed to work in detail with structural engineers WSP to transfer the loads of the regular hotel grid above, down onto the irregular headhouse loading points. We have achieved this through a deeper concrete transfer slab at 2nd floor.

Secondly, the headhouse itself has very plain access doors and ventilation louvres directly on both Catton Street and Fisher Street. We have 'masked' these openings by 'sleeving' our new building façade design over them in the form of ornate metalwork grillage fitting for active and interesting London street level architecture.

2 SITE ANALYSIS

2.1 SITE LOCATION

LOCAL MAP



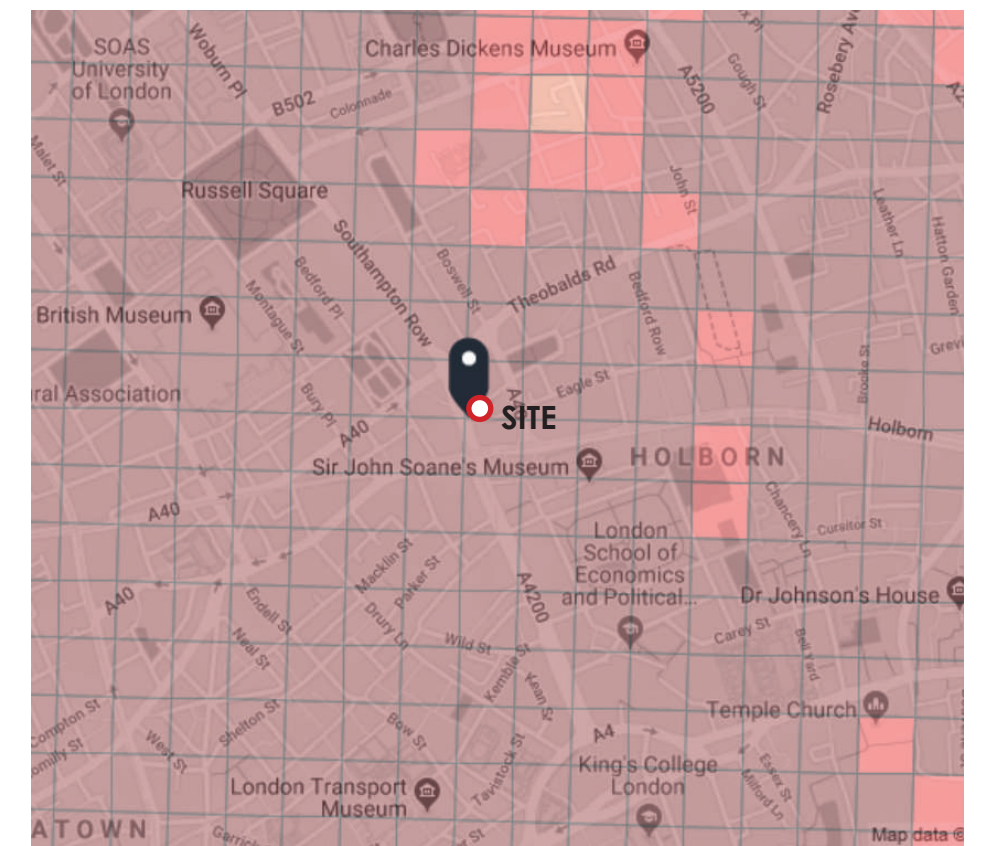
- //// Growth Areas
- Town Centres
- Central Activity Zone
- Central London (in Camden)
- ✱ Intensification Area
- ✱ Community Investment Programme regeneration area
- Kentish Town Industry Area
- Borough boundary

TRANSPORT



- Crossrail, Crossrail 2
- Thameslink
- Overground
- Underground
 - Bakerloo
 - Central
 - Circle
 - Hammersmith & City
 - Jubilee
 - Metropolitan
 - Northern
 - Piccadilly
 - Victoria
 - Overground

PTAL



PTAL output for Base Year 6b
Easting: 530506, Northing: 181589

Map key - PTAL

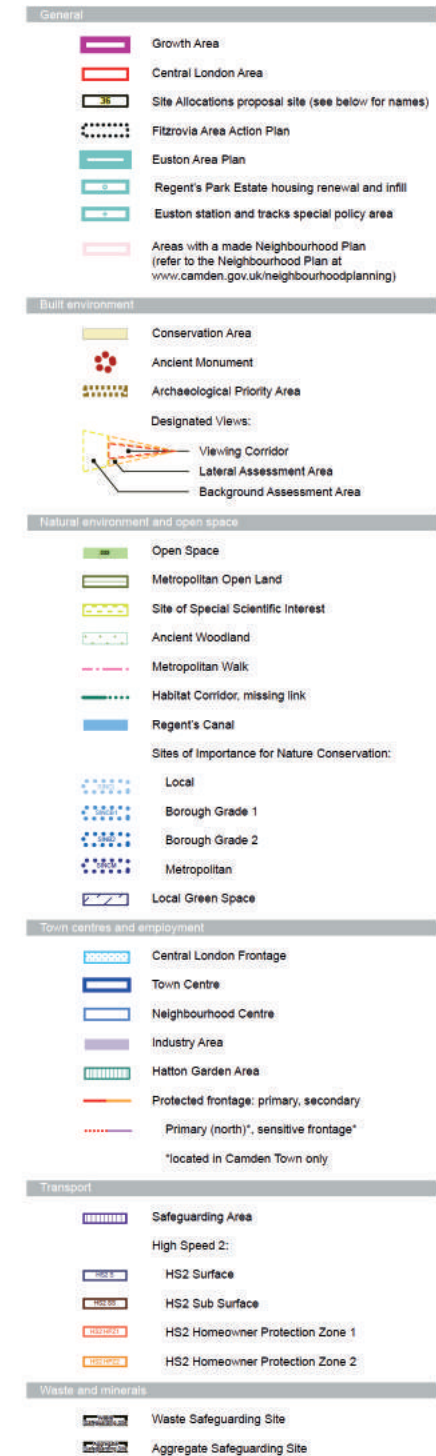
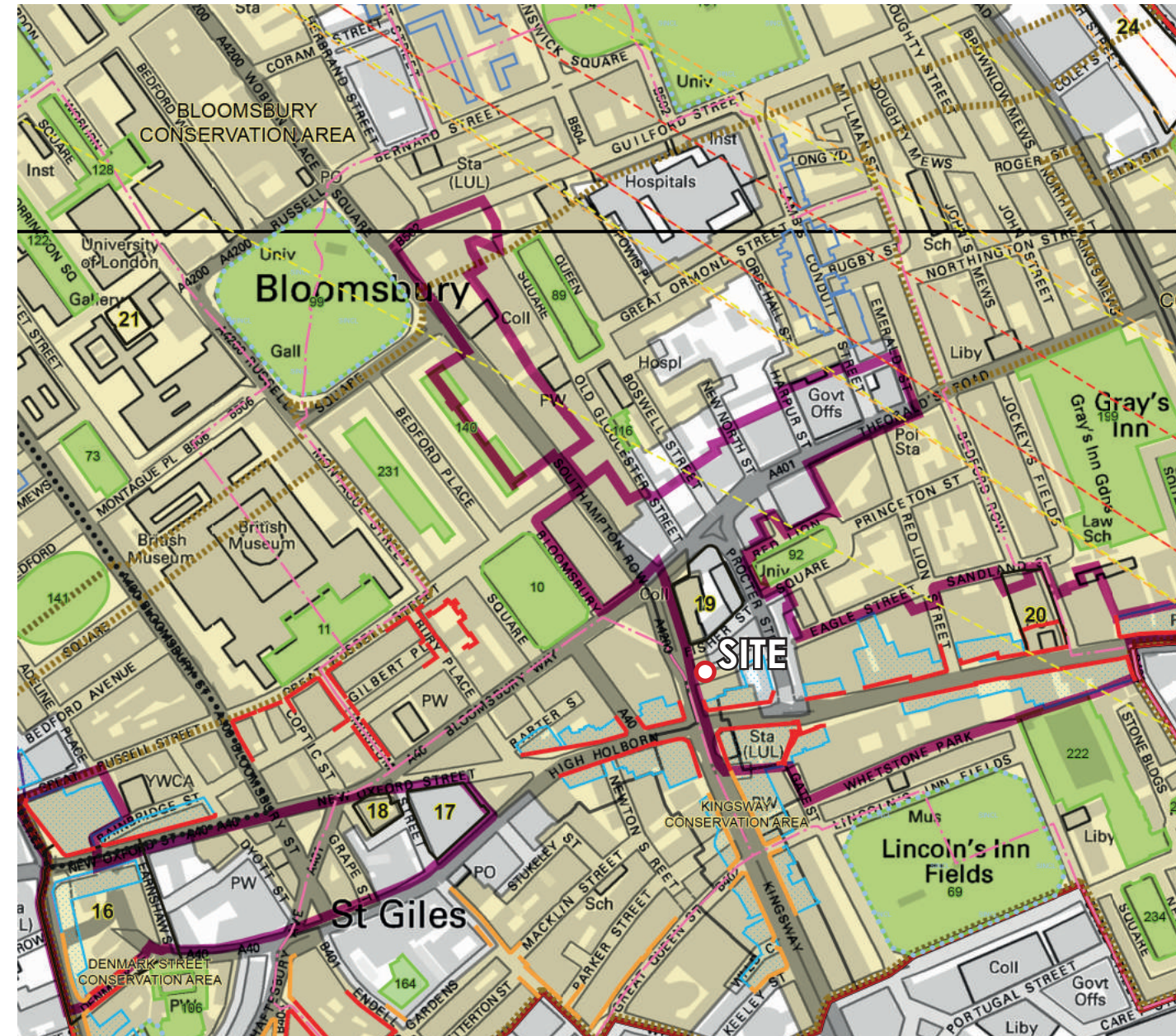
- 0 (Worst)
- 1b
- 3
- 5
- 6b (Best)

- 1a
- 2
- 4
- 6a

2.1 SITE LOCATION POLICY MAP

LB CAMDEN - ADOPTED POLICY MAP 2019

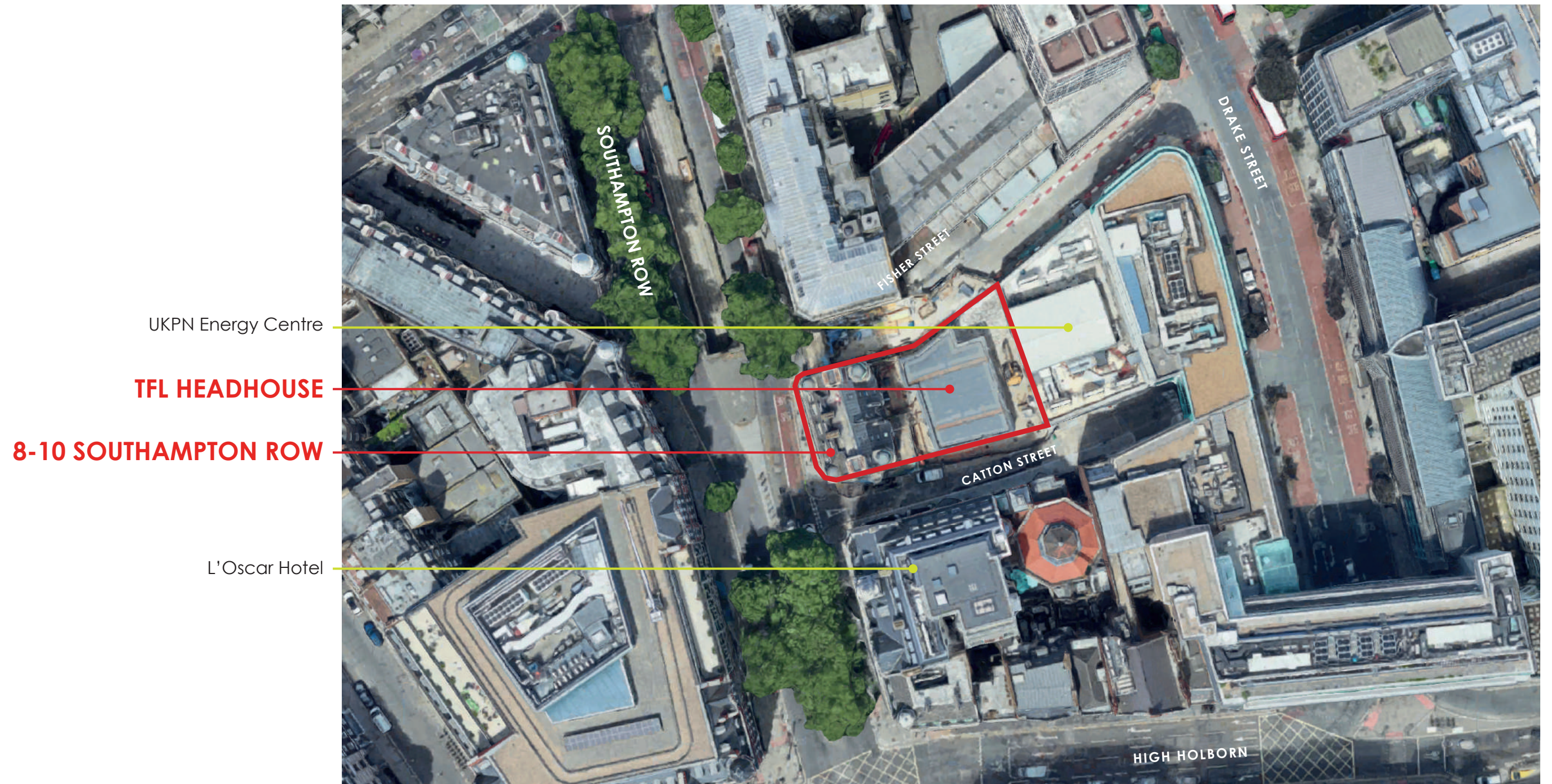
- Site partially in Kingsway Conservation area and adjacent to Bloomsbury Conservation area.
- Within Central Activity Zone
- Within Growth Area.
- Adjacent to Site Allocated proposal site.
- Adjacent to Central London Employment Frontage
- Adjacent to Metropolitan Walk.
- Near Holborn Underground station.



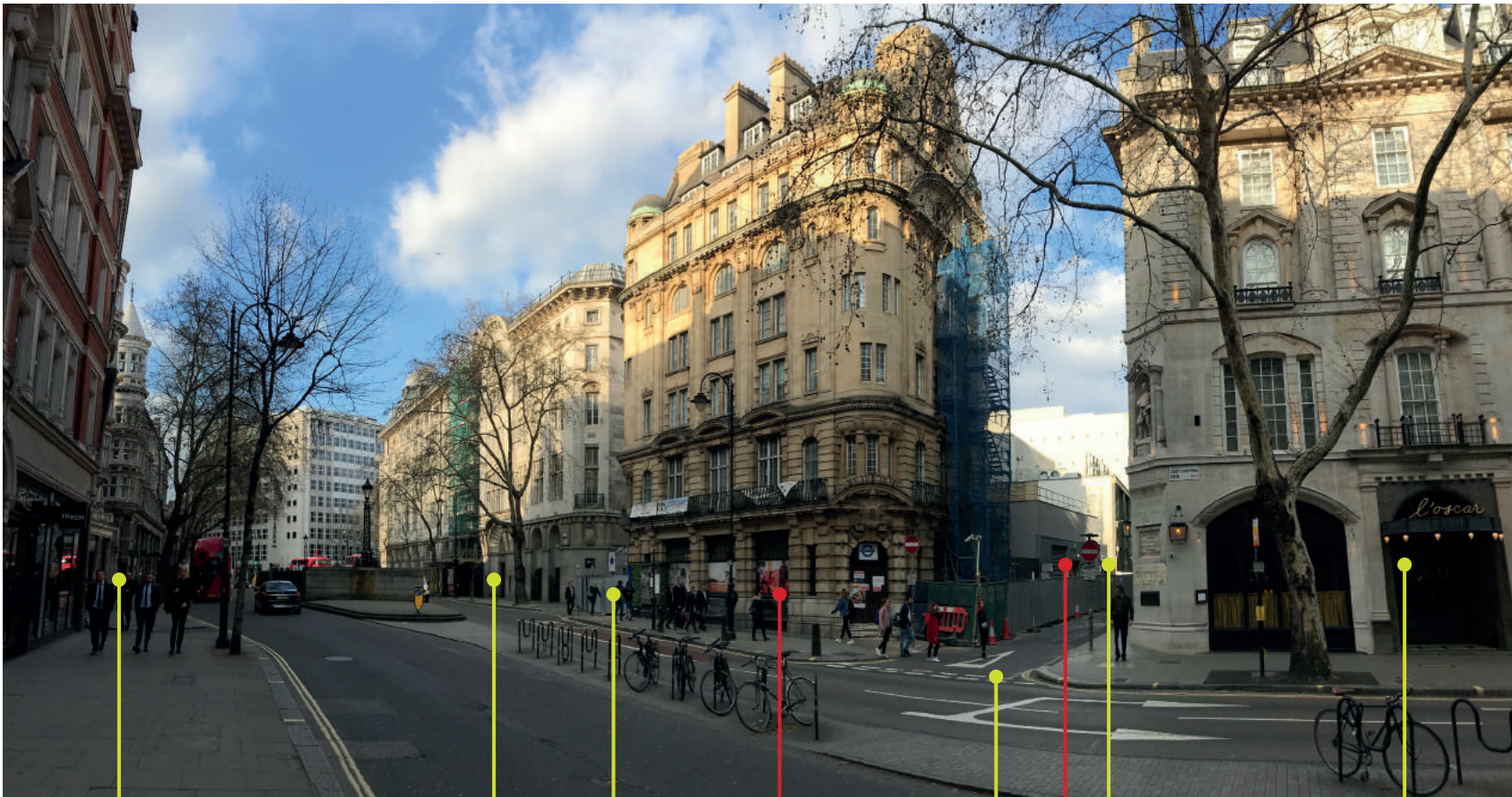
2.1 SITE LOCATION AERIAL PHOTOGRAPH



2.1 SITE LOCATION AERIAL PHOTOGRAPH



2.2 SITE PHOTOS SOUTHAMPTON ROW



Sicilian Avenue Entrance

17 Southampton Row

Fisher Street

Carlisle House

Catton Street

TfL headhouse
UKPN building

2-6 Southampton Row
L'Oscar Hotel



17 Southampton Row

Carlisle House

2-6 Southampton Row
L'Oscar Hotel

Former tram tunnel

1 Southampton Row

Sicilian Avenue Entrance

2.2 SITE PHOTOS CARLISLE HOUSE



Carlisle House

Main Entrance from
Southampton Row
2 Southampton Row
L'Oscar Hotel



Catton Street

Carlisle House
TfL Headhouse



TfL Headhouse

Fisher Street

Carlisle House

2.2 SITE PHOTOS FISHER STREET & CATTON STREET



Lion Court

UKPN building

TfL Headhouse

Carlisle House

Central Saint Martins
Innovation Centre



36 Southampton Row

TfL Headhouse

Carlisle House



Carlisle House

2 Southampton Row
L'Oscar Hotel