

3.2 RECENT PROJECT HISTORY 2017 HOTEL SCHEME BY DEXTER MOREN ASSOCIATES



South Elevation - Submitted Planning Elevation July 2017



South Elevation - Revised Facade September 2017

This planning application incorporated both Carlisle House and the headhouse site itself. The application was withdrawn in 2018.

3.2 RECENT PROJECT HISTORY 2017 HOTEL SCHEME BY DEXTER MOREN ASSOCIATES



2017 Hotel Scheme - CGI looking west into Fisher Street



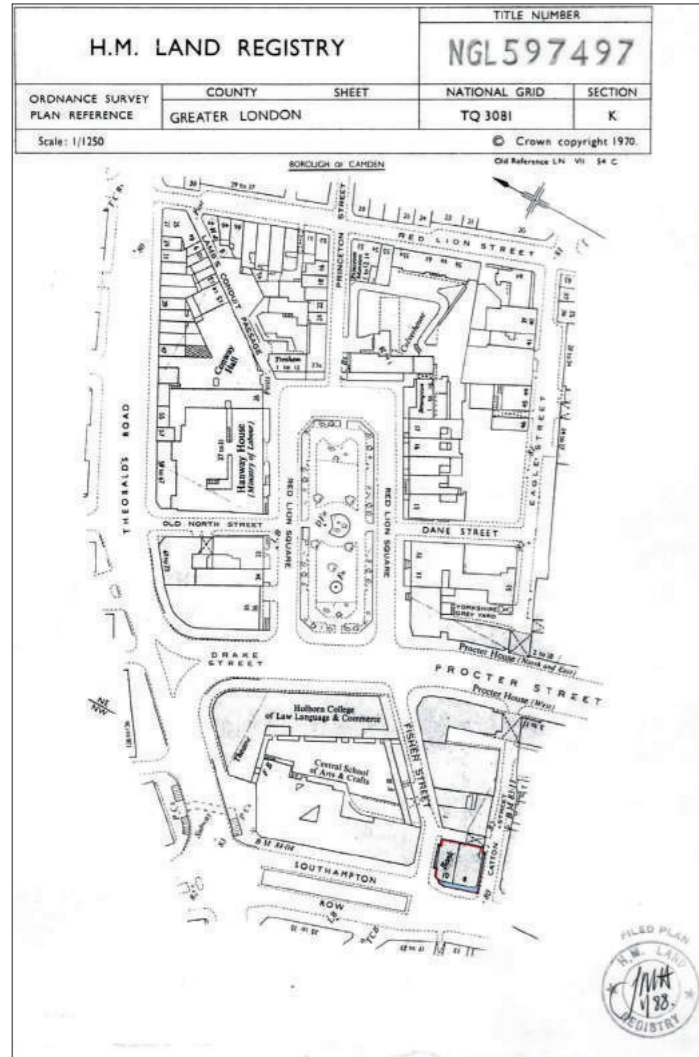
2017 Hotel Scheme - CGI looking east into Catton Street



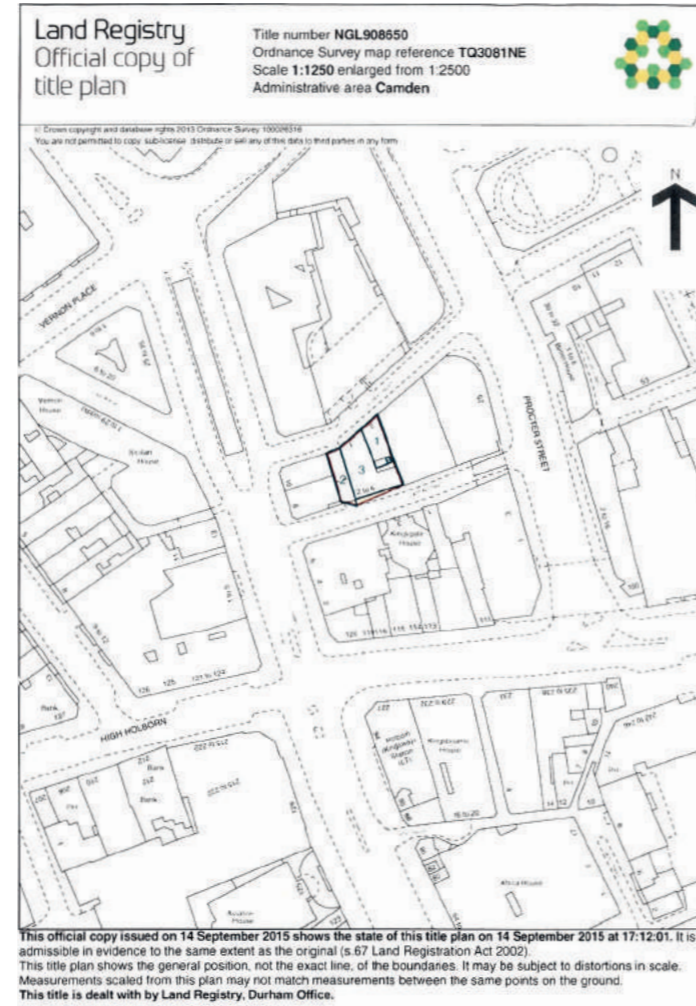
2017 Hotel Scheme - 'Option 04' CGI

4 SITE ANALYSIS

4.1 SITE ANALYSIS LAND OWNERSHIP



Land registry: 8-10 Southampton Row



Land registry: Catton St / Fisher St site

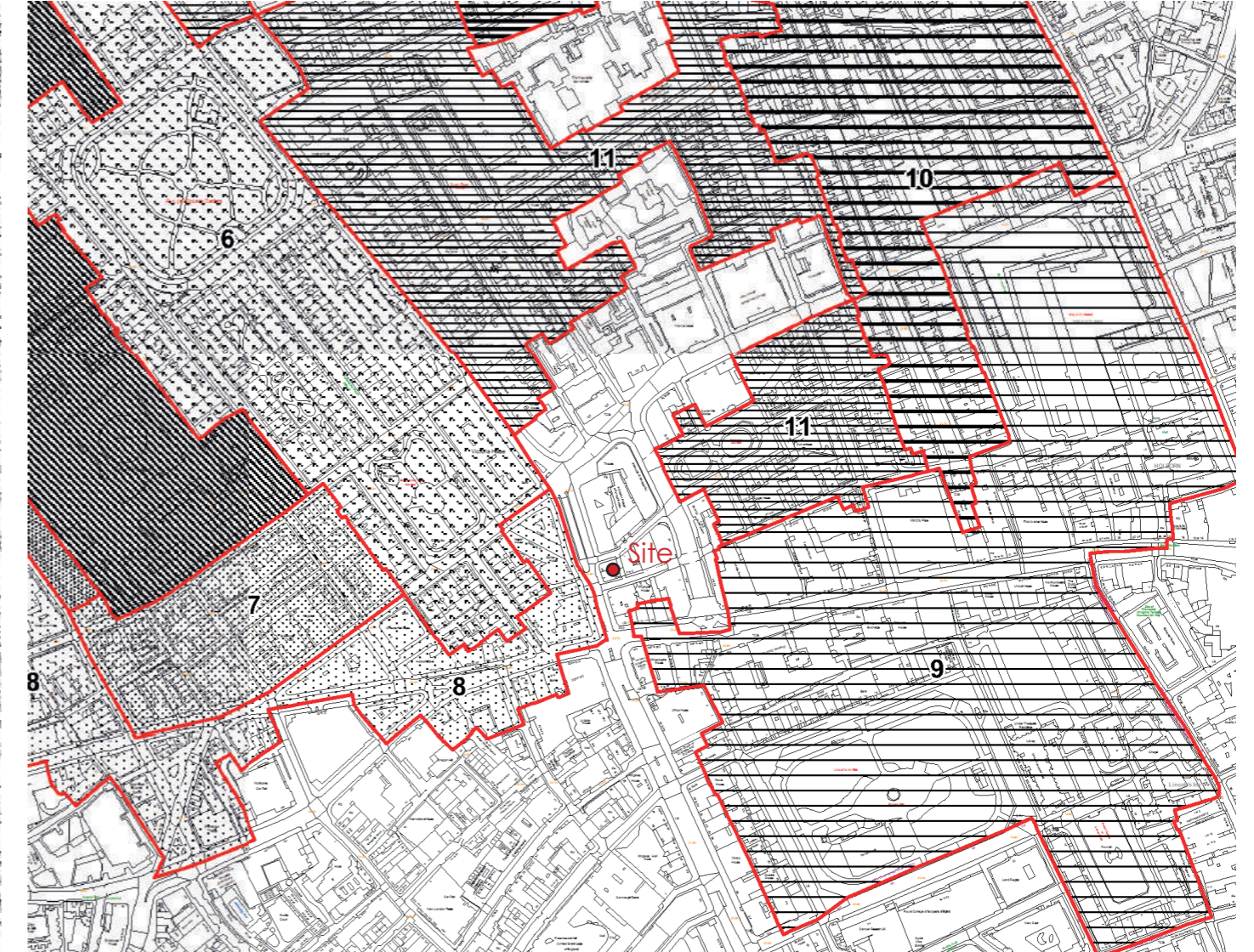
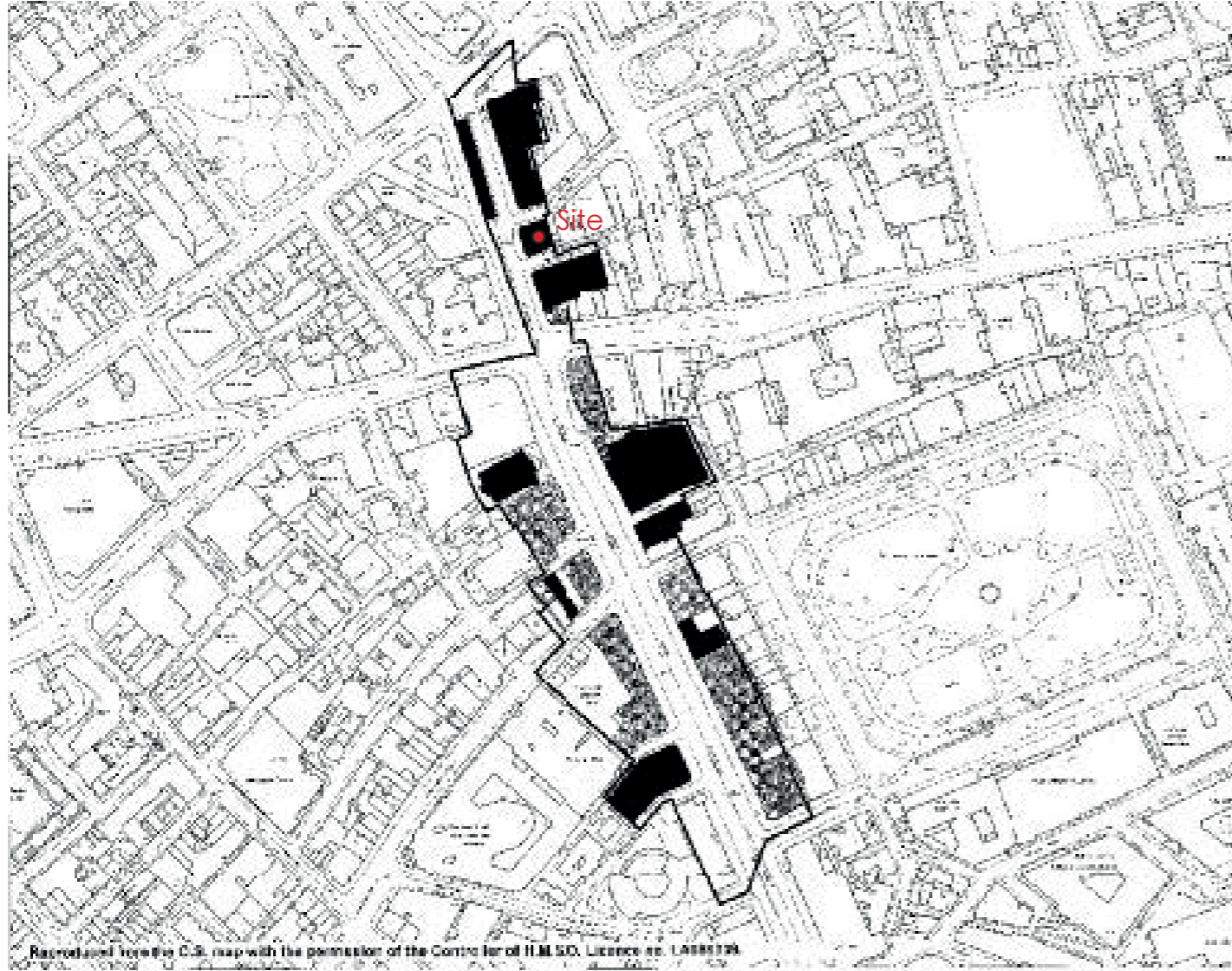


Previous planning application boundary: Crossrail Fisher Street shaft



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4.2 SITE ANALYSIS CONSERVATION AREAS



Site within Kingsway Conservation Area

Site surrounded by Bloomsbury Conservation Area - Sub Areas

4.3 SITE ANALYSIS LISTED BUILDINGS



1 Sicilian Avenue



2 No.1 Southampton Row



- Listed Building
- Positive Contribution



3 Baptist Chapel (now L'Oscar Hotel)

4.4 SITE ANALYSIS SURROUNDING BUILDING HEIGHTS



1 Former Central St Martin's School of Art and Design



2 Former Central St Martin's School of Art and Design



Storeys lowest to highest



3 Lion Court office building



4 L'Oscar Hotel

4.6 WIDER SITE CONSTRAINTS & OPPORTUNITIES



4.6 IMMEDIATE SITE CONSTRAINTS & OPPORTUNITIES



KEY

- Built Context
- Historic Frontage
- Party Wall
- TFL Access Shaft below ground
- TFL Headhouse
- Existing Turrets to be retained & expressed
- Separation distances
- Sun Path

5 CARLISLE HOUSE RESTORATION

5.1 CARLISLE HOUSE FACADE



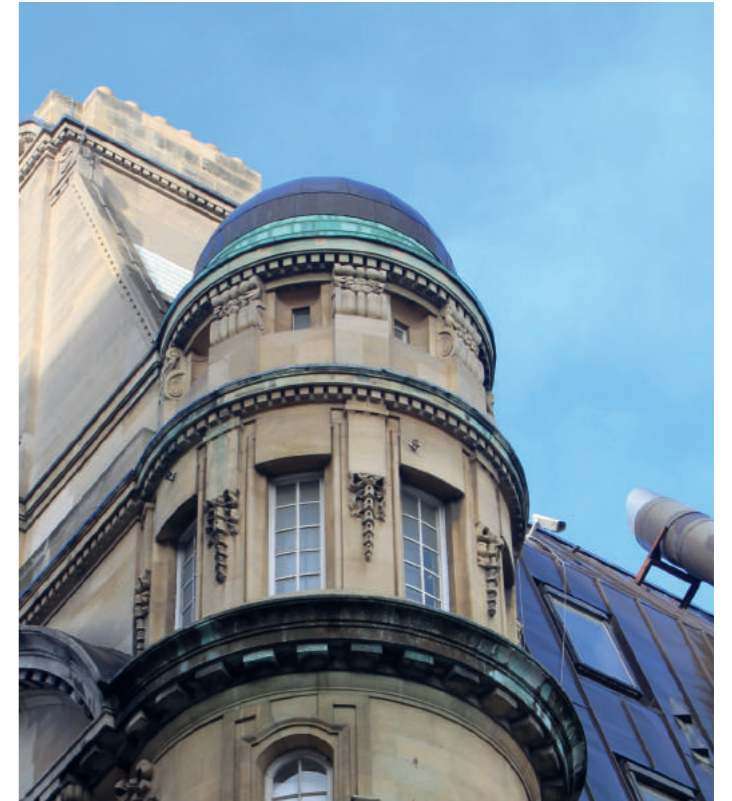
Carlisle House - Southampton Row



Carlisle House - turrets, chimneys & dormers



Carlisle House - 'catslide' roof and northern gable



Carlisle House - decorative southeast turret



Carlisle House - stepped entrance at southwest corner



Carlisle House - decorative southwest entrance and first floor balustrades



Carlisle House - decorative northwest entrance and first floor balustrades



Remaining northern wall of demolished rear extension

5.1 CARLISLE HOUSE TURRETS



Southeast turret view from Catton Street



Corner windows and secondary glazing at 2nd floor



Corner windows and secondary glazing at 1st floor



Curved window leaf



Decorative cornices & beams at 1st floor ceiling



6th floor turret windows & plasterboard lined interior

5.1 CARLISLE HOUSE INTERIOR DETAILS



Ground floor stair & 1996 Edwardian style joinery to the left



Non-original partition clashes with decorative ceiling



2nd floor interior



Former upper floor bathroom



Southwest entrance with Crossrail partitions



4th floor arched window



2nd floor corner windows, currently a meeting room