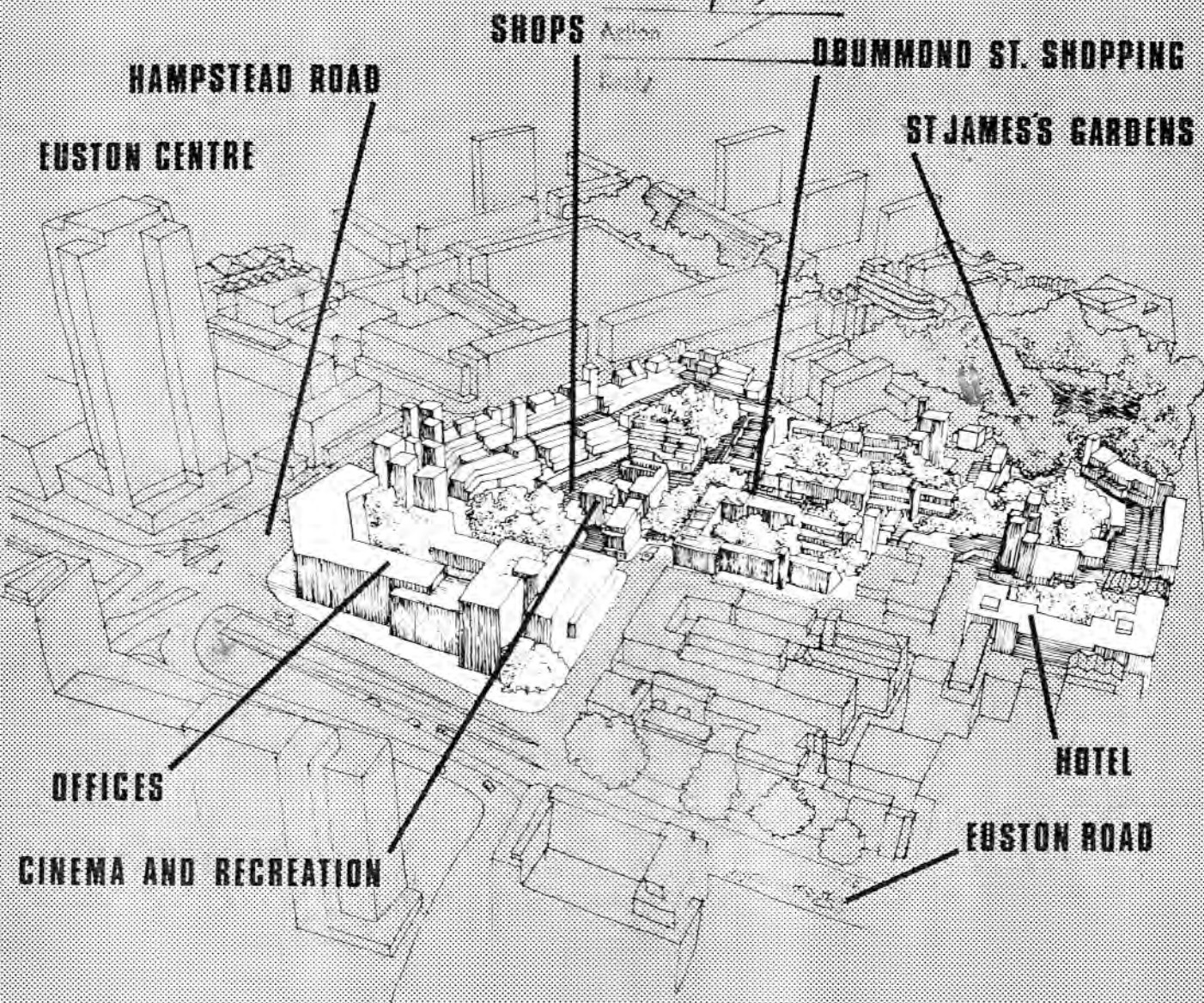


TOLMERS SQUARE

Received 26 Nov 1973

Seen by *KS*



Earlier this year Ranton Howard Wood Partnership were briefed by the London Borough of Camden to produce a feasibility study for the Tolmers Square area.

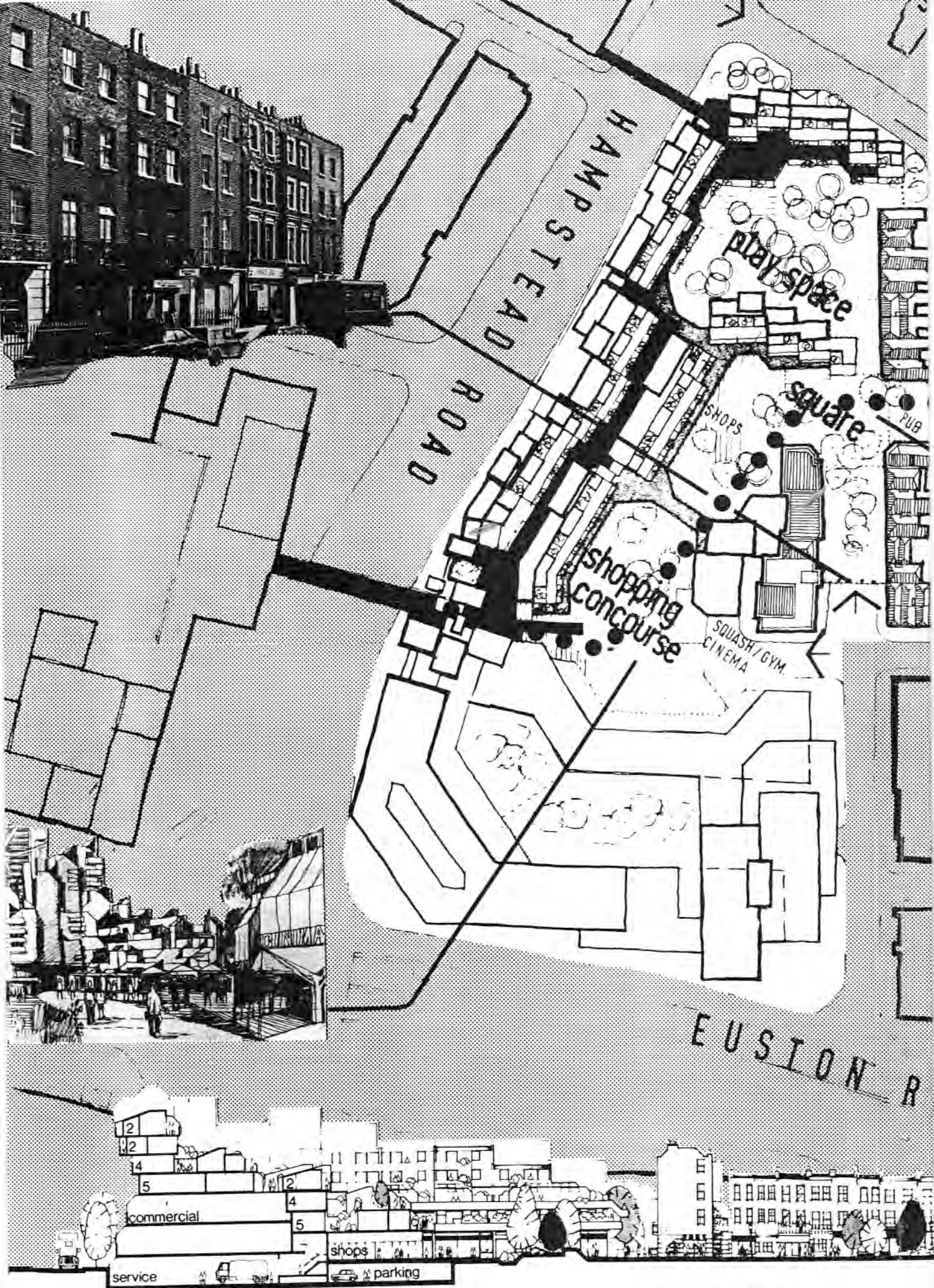
Isolated within the boundaries of Hampstead Road, Euston Road and Euston Station, the site supports a community of 500 people which together with commerce, light industry and small shops provide the cosmopolitan atmosphere of the area.

Camden's brief split the site into two components along the line of Euston Street. The northern part to accommodate the Local Authority's requirements for housing, commerce and shopping, the southern part to be developed privately as office and commercial accommodation. The architects considered that to maintain the existing community, the 19th Century terraces along North Gower Street and Drummond Street should be retained, forming a historic, physical and social reference point as a nucleus to the restructured community. The extension of Drummond Street to the south west and north east is a pedestrian route from Euston Centre to Public Open Space

in St. James's Gardens, along which all shopping and community buildings occur, forms the backbone of the restructured area to which all other open space and buildings relate.

At the boundaries of the site with Hampstead Road and Euston Station the eight and six storey developments provide continuity with the surrounding buildings. In order to overcome the problems caused by these noise sources, the boundaries are lined to a height of three storeys with commercial accommodation, over which inward facing dwellings are terraced down to pick up the scale of the interior of the site defined at three and four storeys by the retained buildings of Drummond Street and North Gower Street.

Ranton Howard Wood consider that the phasing of the development is crucial if the disturbance to the community is to be minimised. They suggest that initially the work is concentrated upon the middle segment of the site between North Gower Street and Coburg Street. This will involve the renovation of retained buildings and construction of new dwellings to facilitate the early rehousing of residents from other parts of the site.

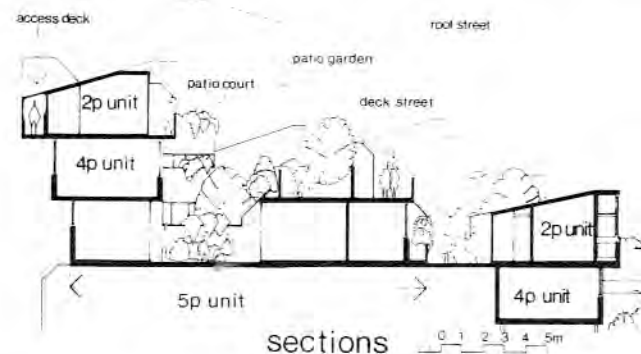
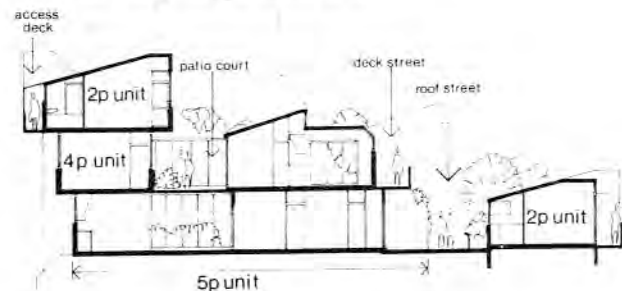


HAMPSTEAD ROAD

DRUMMOND STREET



HOUSING



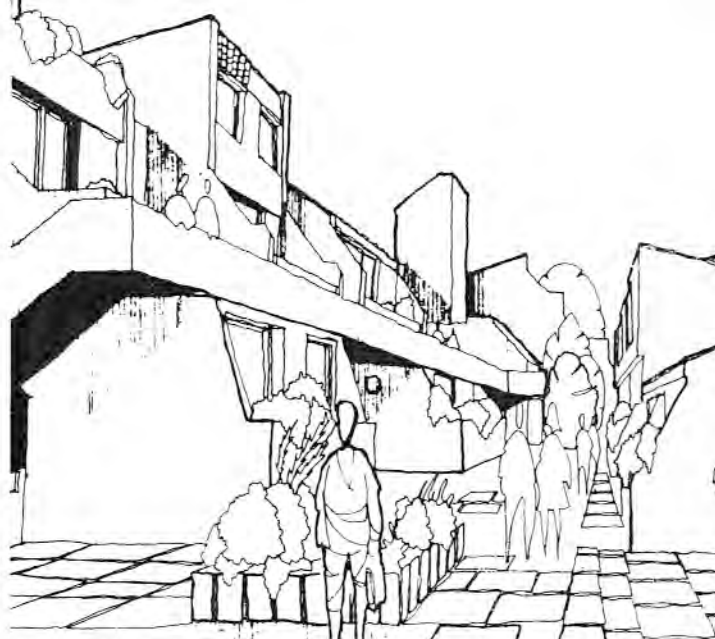
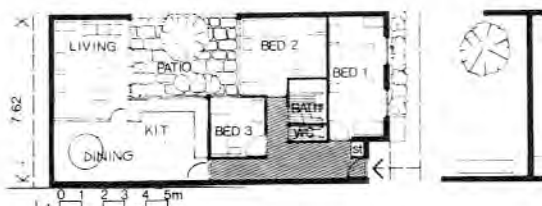
sections



45sq.m 2p unit



70sq.m 4p unit



typical parking courtyard

The housing consists mainly of flats, ensuring minimum bulk compatible with required density. Medium rise buildings are situated along the East and West boundaries, with low rise blocks in the centre. Flats are organised with the 5 person family units on lower levels and progressively smaller units (four and two person) above, thereby releasing areas at each level for use as private space or for public access to dwellings. Careful organisation provides public access, private space, childrens play and sitting out areas all closely related to dwellings in addition to nearly three acres of open space at ground level combining to form the greenway through the scheme. The whole complex encouraging a high social interaction between residents.

