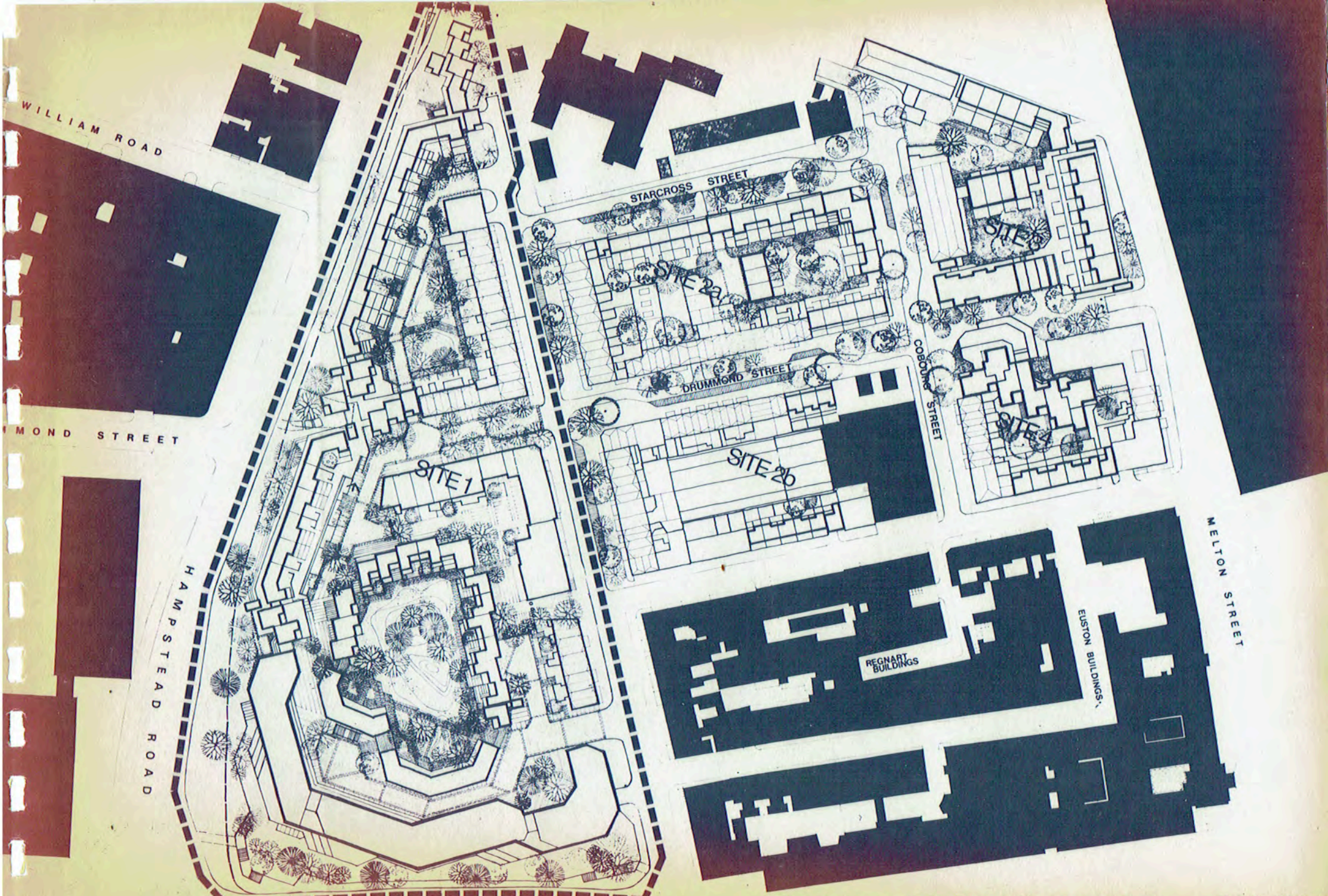
TOLMERS SQUARE
REDEVELOPMENT PROPOSALS
SITE ONE

Renton Howard Wood Levin
Partnership

MAY 1976



TOLMERS SQUARE 1:500

Renton Howard Wood Levin Partnership
22 Little Portland Street London W1
01-631 0922

TOLMERS SQUARE REDEVELOPMENT PROPOSALS

RENTON HOWARD WOOD LEVIN PARTNERSHIP
URBAN DESIGN GROUP

25 MARCH 1976

SITE ONE
SUMMARY APPRAISAL

The brown book proposals of September 1974 proposed new development along Hampstead Road and Euston Street that adopted a scale sympathetic to the adjacent buildings and also acted as a barrier to the ingress of traffic noise from these major roads surrounding the site. Office development along Euston Road incorporated showrooms, shops, restaurants, a small cinema and parking, together with housing. Traffic management proposals were linked to both townscape and environmental improvements.

These earlier proposals have been developed to produce the current scheme and take account of a number of points which are outlined below. In general terms, the built form has been studied further and developed in accordance with the DoE directive stipulating that family units be located close to ground level. The housing content above the office development has also been relocated to avoid a mixed use of the southern area of the site; and the cinema omitted.

1. SITE AREAS

The site has now been identified as being divisible into six main areas, each of which constitute a completed stage in the development and are capable of being phased independently. Firstly, an area of retained buildings along North Gower Street and Drummond Street presents an opportunity for rehabilitation and would subsequently form a housing gain. Two further sites (W and Y) are zoned for new housing and housing amenity space. Provision for the relocation of Laurence Corner is made independently, the site producing mixed development of retail, storage and office with housing over. The two remaining areas are zoned either for office, commercial and retail (Site Z) or mixed use, retail with housing over (Site X). The scale of the development rises generally from a 4-storey housing spine above car parking to the north of the site, to 6-storey mixed development and then to an average of 9-storey office development to the south, with isolated high rise clusters up to 9-storey limited to two and one person dwellings.

2. HOUSING

Dwellings have been designed to take account of the problems of overlooking and to provide private open space adjacent to each unit. Attention has been directed towards carefully integrating hierarchies of public and private spaces and to the limiting of vehicular access. The scheme currently ensures that all family dwellings are located at or close to the ground and that no habitable rooms face onto Hampstead Road, openings being minimised to control noise, yet provide some relief and views out. Proposals for the rehabilitation show these dwellings integrated with the new development and completing the pattern of small courts and mews, each with its own private open space.

3. TOLMERS GREEN

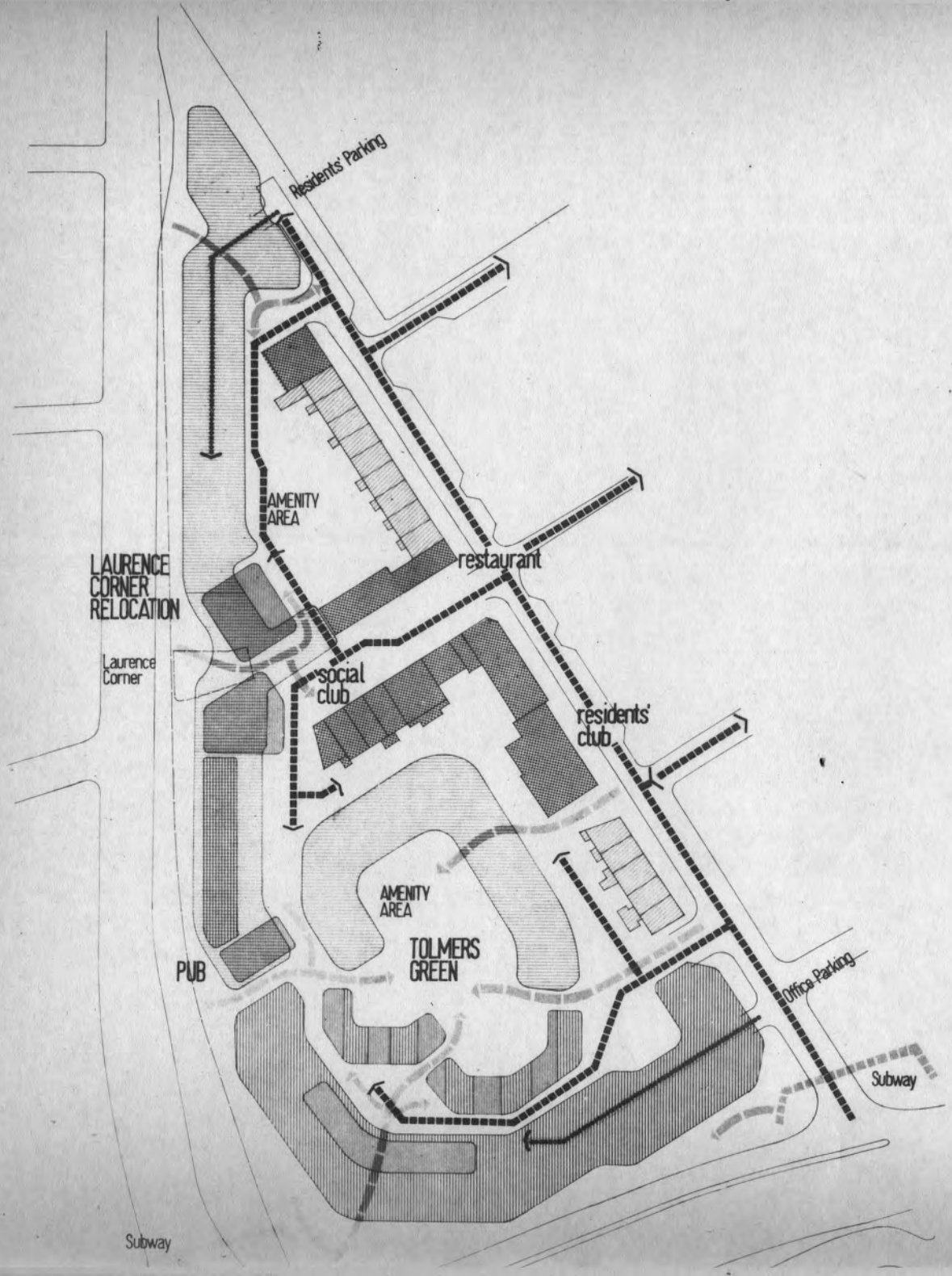
The new development retains the closed character of "Tolmers Square" with the existing fabric being replaced by new housing. Family units are again related directly to the housing amenity space.

OPEN SPACE

The current scheme continues to propose a ball games area and fitted play facilities in St James' Gardens, with additional smaller areas dispersed throughout the sites to provide facilities adjacent to dwellings. A system of pedestrian routes link Warren Street to Euston Station, and "Tolmers Green" to St James' Gardens along Drummond Street. Public pedestrian links have been made as direct as possible, utilizing a minimum of level changes.

TARGET POPULATION

The present scheme provides for a total of 230 units, 610 population at an approximate density of 160 ppa. The overall site target population resulting would be in the order of 1350 at a density of 159 ppa.



MAIN PEDESTRIAN ROUTES

MAJOR VEHICLE SERVICING ROUTES

EXG. DEVELOPMENT-RETAINED USE

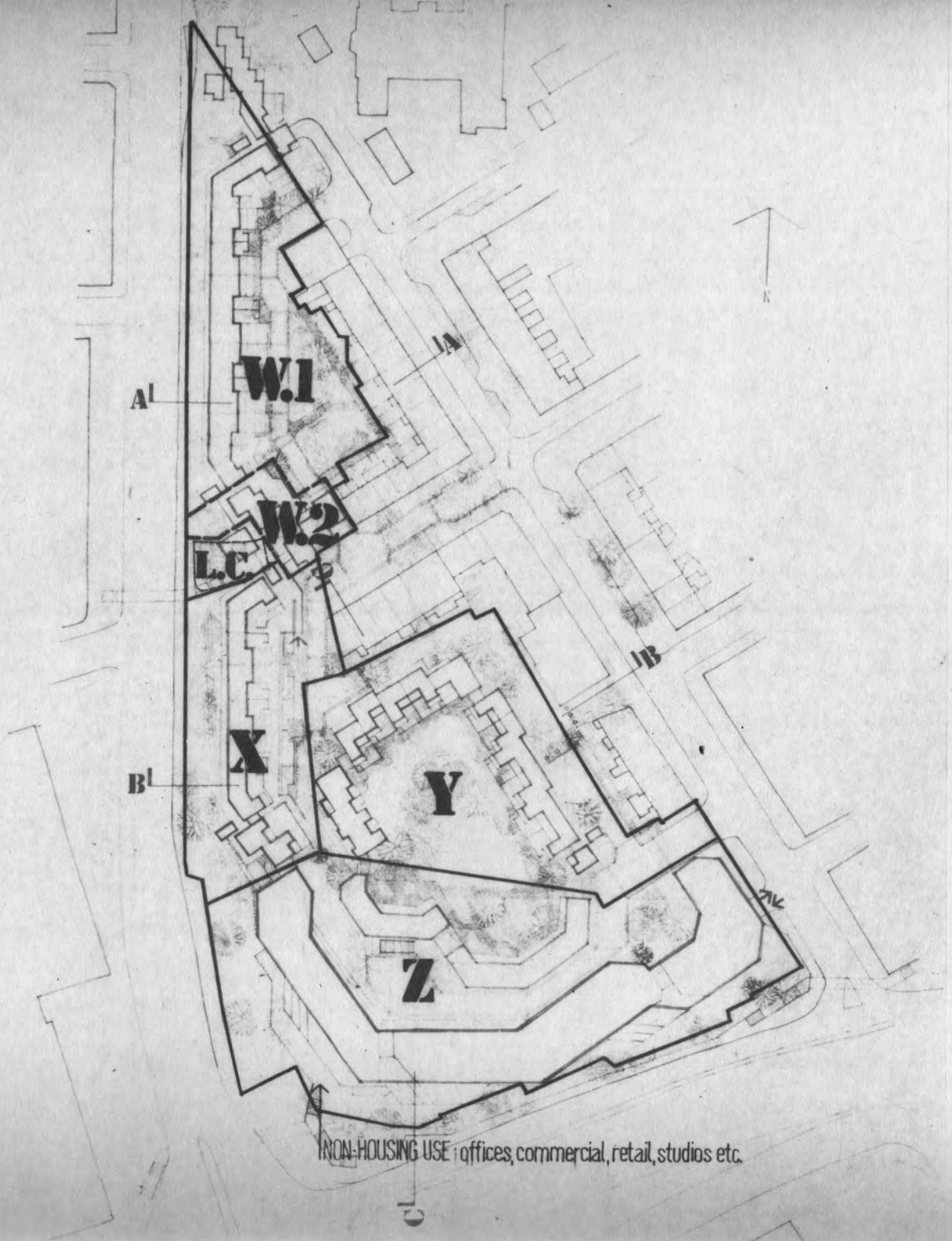
REHAB. HOUSING

HOUSING REDEVELOPMENT

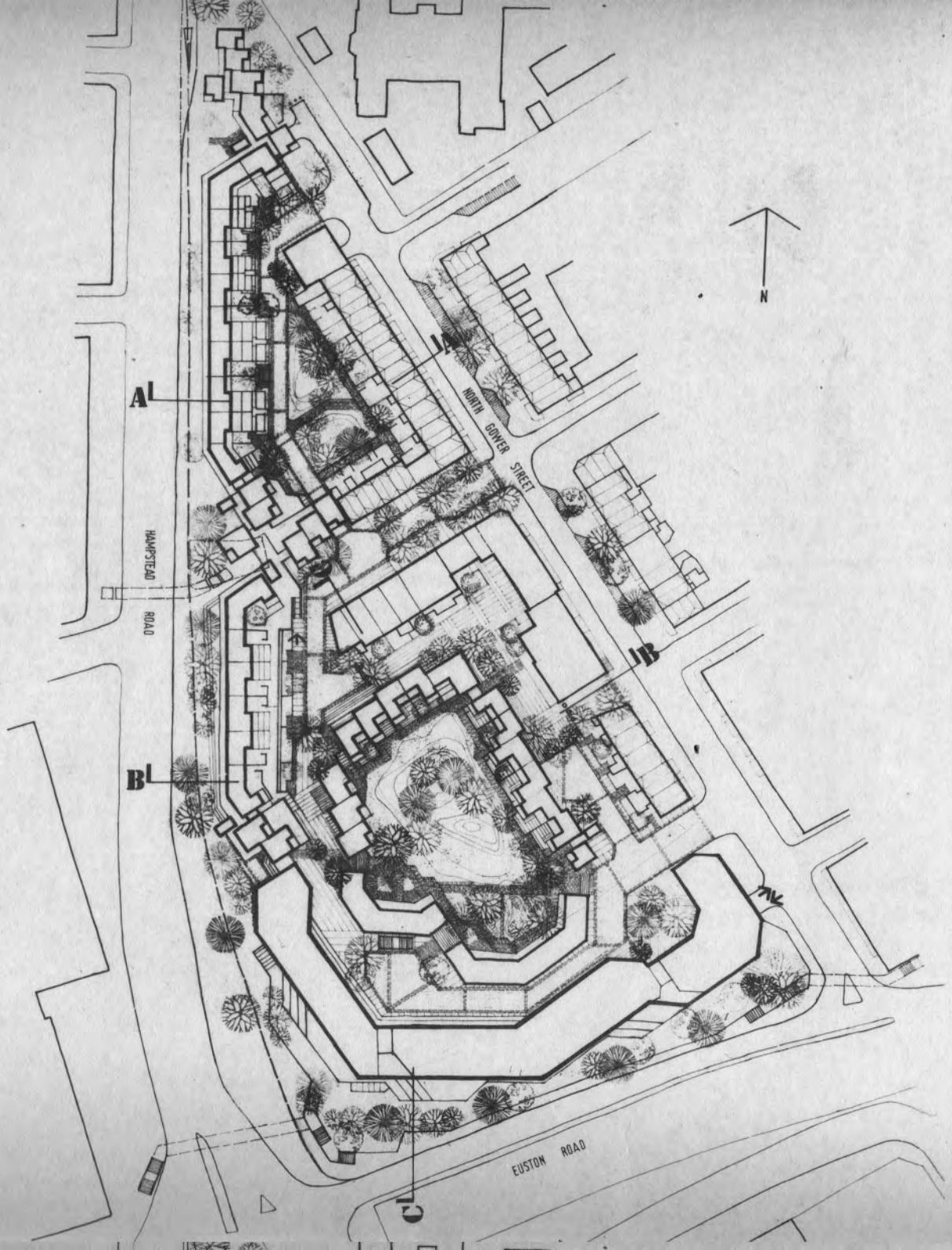
OFFICES

COMMERCIAL/RETAIL

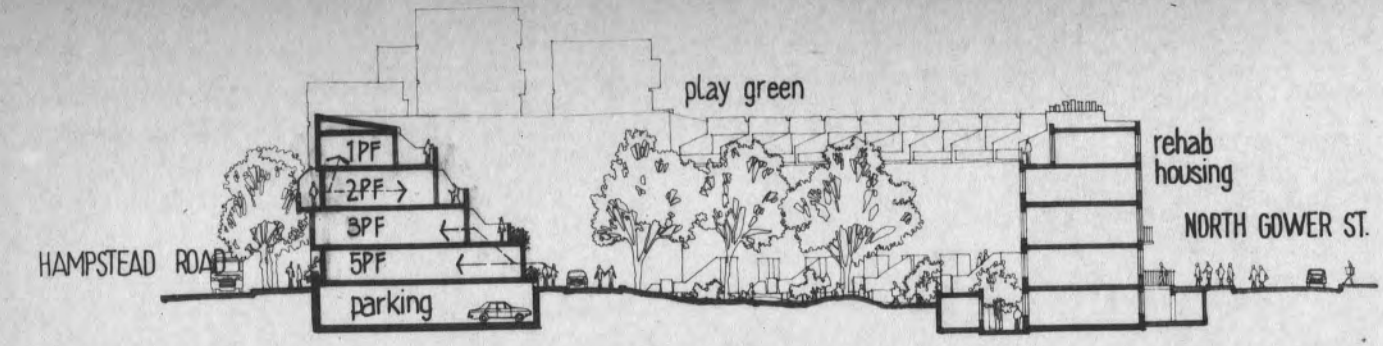
ZONING DIAGRAM



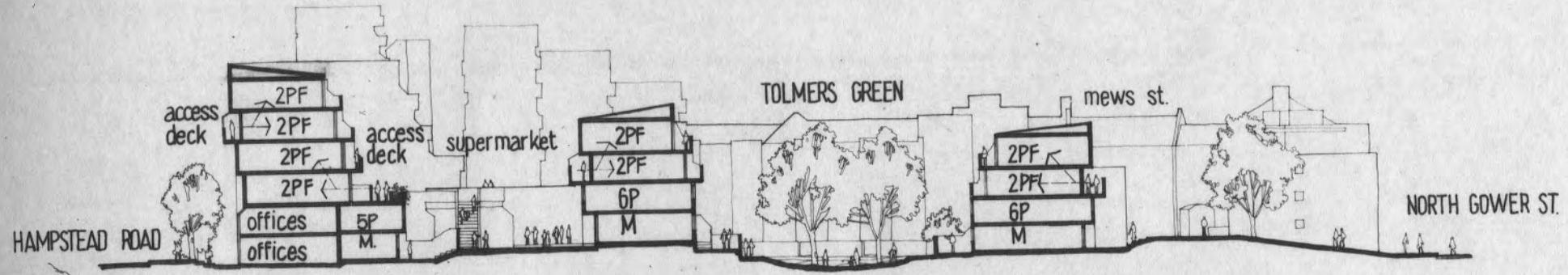
PLOT LOCATIONS



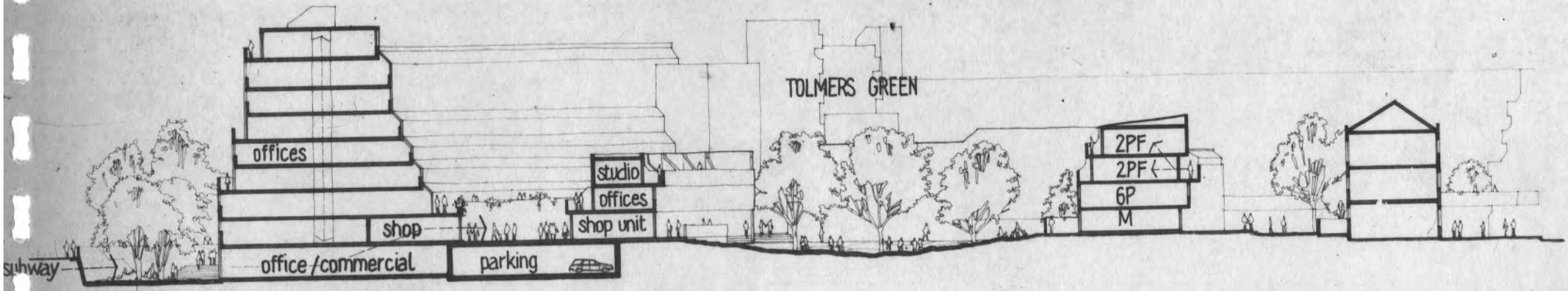
SITE LAYOUT



A-A



B-B



C-C

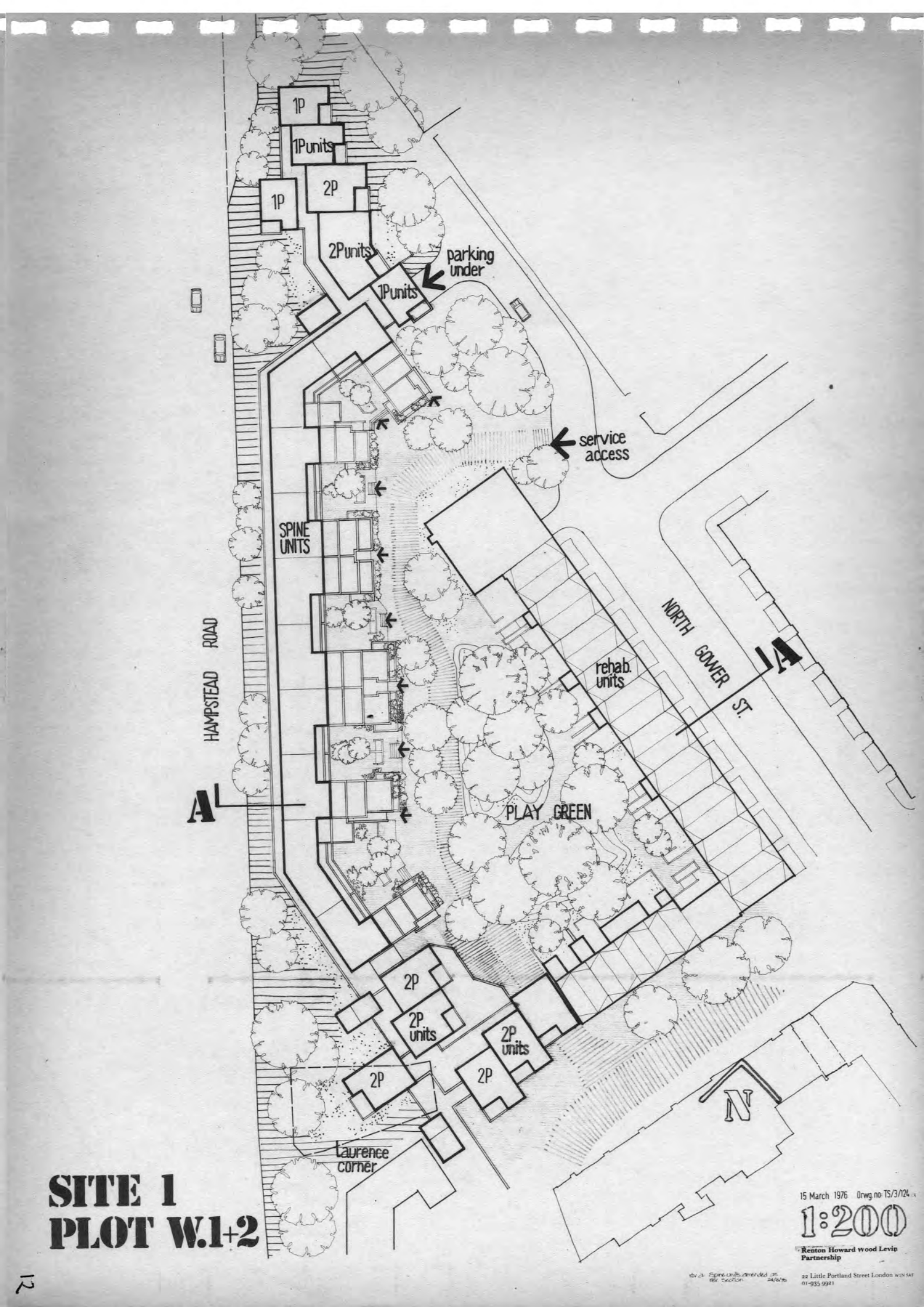
SECTIONS

SITE 1
TOLMERS SQUARE

1:200

15 March 1976 Drwg.no: TS/3/123.a

Renton Howard Wood Levin Partnership
22 Little Portland Street London W1N 5AG
01-935 9991



SITE 1
PLOT W.1+2

15 March 1976 Drwg no: TS/3/124

1:200

Renton Howard wood Levin Partnership

22 Little Portland Street London W1N 5AF
01-935 9921

rev A Spine units amended on rear section 24/8/76

TOLMERS SQUARE

SITE ONE

ACCOMMODATION ANALYSIS (Redevelopment + Rehabilitation)

	1p	2p	3p	4p	5p	6p	7p	8p	TOTAL Units	TOTAL Population
PLOT W (1)	30	23	10	5	6				74	156
PLOT W (2)		24							24	48
								Total	98	204
213-229 North Gower Street Rehab			5	12	6		1		24	100
TOTAL	20	73	5	17	12		1		122	304
PLOTS X and Y		74		2	5	11			98 ?	259
183-191 North Gower Street Rehab	1	1		2		6			10	47
TOTAL	1	81		4	5	17	1		102	294
TOTAL SITE ONE	31	128	15	21	17	17	1		230	610
MIX (%) a) Total Site	13	56		16		7	8			
b) LBC Mix*	45			40		8	7			

DENSITY a) Plots W(1), W(2) + 213-229 North Gower Street (Gross Housing Site Area 1.81 acres) : 168 ppa

b) Overall Site One (Gross Housing Site Area 3.8 acres) : 160 ppa

(* N.B. Updated LBC mix revised from original schedule issue. 1.4.76)

RIBA/LP

AR/JAJ

TOLMERS SQUARE

HOUSING SCHEDULE

		1p	2p	3p	4p	5p	6p	7p	8p	TOTALS Units	TOTALS Pop
SITE ONE	new:	30	127	10	7	11	11			new: 196*	463*
	rehab:	1	1	5	14	6	6	1		rehab: 34	147
SITE TWO (A and B)	new:		14		8	11	6	10		new: 49	221
	rehab:			13	13	4	13	2	1	rehab: 46	211
SITE THREE	new:		25		8	9	5	3		new: 50	178
	rehab:		14							rehab: 14	28
SITE FOUR	new:		20		2		5			new: 27	78
	rehab:	8	2	4						rehab: 14	24
TOTALS		39	203	32	52	41	46	16	1	430	1350
MIX (%) a) Total Site		9	47	20		9		15			
b) LBC Mix		50		30		10		10			

DENSITY (Gross Housing Site Area 8.5 acres) : 159 ppa

RHWLP

AR/JAJ

TOLMERS SQUARE

SITE ONE

ACCOMMODATION SCHEDULE (Redevelopment + Rehabilitation)

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1. LAND USE

Plot Z Area to be allocated for non-residential use; offices, commercial, retail, cinema, studio workshops etc with associated car parking

Plots W, X, Y, Laurence Corner site with North Gower Street/Drummond Street Rehab sites

(i)	housing*	:	230 units 610 people
(ii)	retail	:	5,000 sq ft
(iii)	offices	:	17,500 sq ft
(iv)	Laurence Corner	:	5,000 sq ft retail + storage
(v)	parking		

* including associated car parking to LBC standards

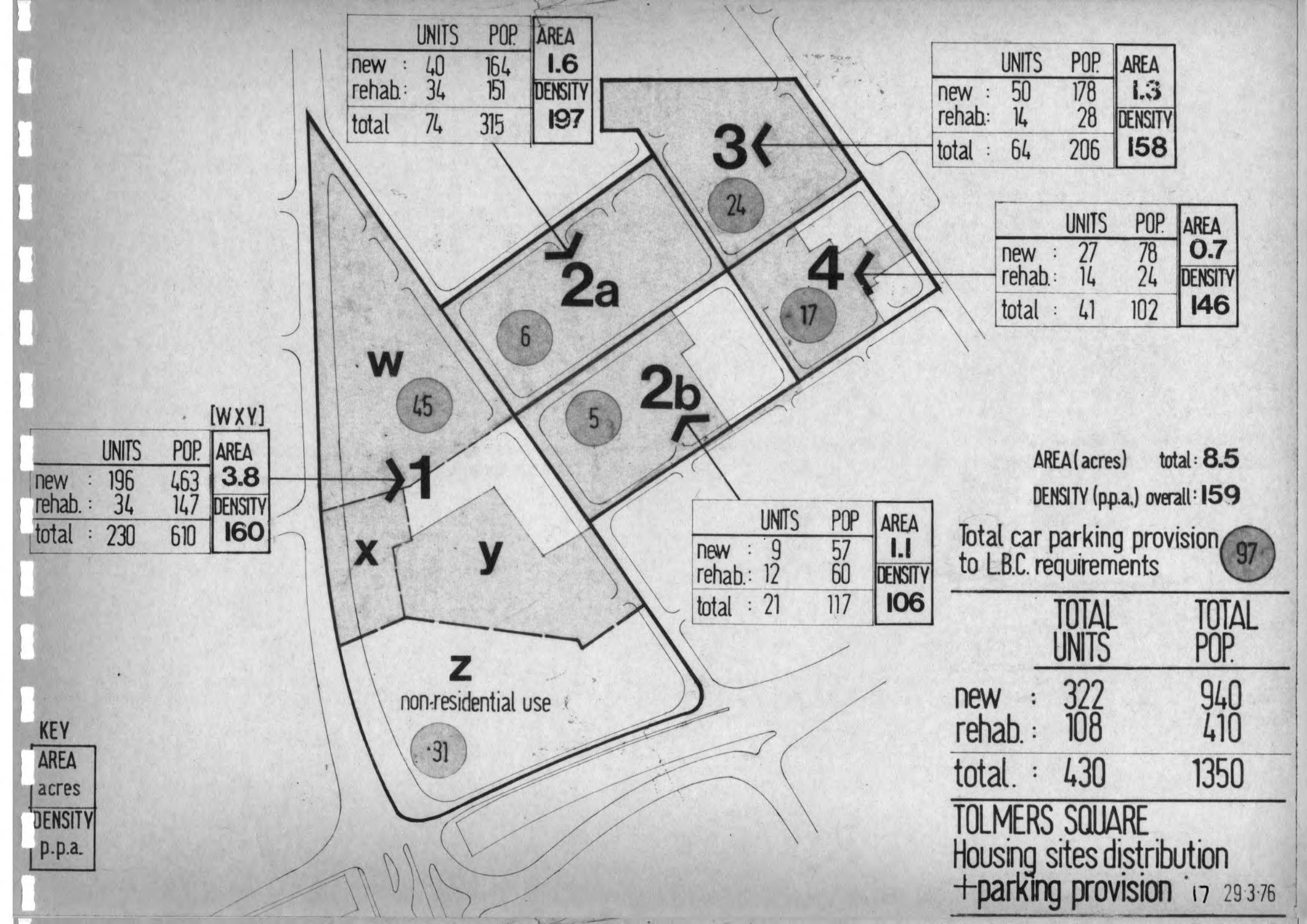
2. SCHEME ANALYSIS

	SITE ONE			OVERALL SITE				
	Units	Pop	Density	Target Pop	Overall Density	Units		Pop
(i) Brown Book Proposals (Sept 74) (based on gross housing site area : 5.60 acres)	274	894	160 ppa	1707	166 ppa	new	353	1100
						rehab	130	607
							483	1707
(ii) Scheme Revision Dec 75 (gross housing site area : 3.80 acres)	262	721	190 ppa	1461	172 ppa	new	350	1042
						rehab	112	419
							462	1461
(iii) Scheme Revision 11 March 76 (gross housing site area : 3.80 acres)	230	610	160 ppa	1350	159 ppa	new	322	940
						rehab	108	410
							430	1350

RHWLP

AR/JAJ

15/3/76


UNITS POP. AREA
new : 40 164 1.6
rehab.: 34 151 DENSITY
total 74 315 197
UNITS POP. AREA
new : 50 178 1.3
rehab.: 14 28 DENSITY
total : 64 206 158
UNITS POP. AREA
new : 27 78 0.7
rehab.: 14 24 DENSITY
total : 41 102 146
[W X Y]
UNITS POP. AREA
new : 196 463 3.8
rehab.: 34 147 DENSITY
total : 230 610 160
UNITS POP AREA
new : 9 57 1.1
rehab.: 12 60 DENSITY
total : 21 117 106
3
24
2a
6
4
17
w
45
2b
5
1
x
y
z
non-residential use
31
KEY
AREA
acres
DENSITY
p.p.a.
AREA (acres) total: 8.5
DENSITY (p.p.a.) overall: 159
Total car parking provision to L.B.C. requirements 97
TOTAL UNITS TOTAL POP.
new : 322 940
rehab.: 108 410
total. : 430 1350
TOLMERS SQUARE
Housing sites distribution
+parking provision 17 29·3·76

Princeton Colleg