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- Disposal Site
- Network Rail Retained Land

TANNER STREET DISPOSAL

Plot Scale	1:3129
Plot Date	8/4/2015



Output Created from the GI Portal - A4 Landscape

Centre of Map Window (E.N): 553470, 179761

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Centre of Map Window (E.N): 533578 , 119641

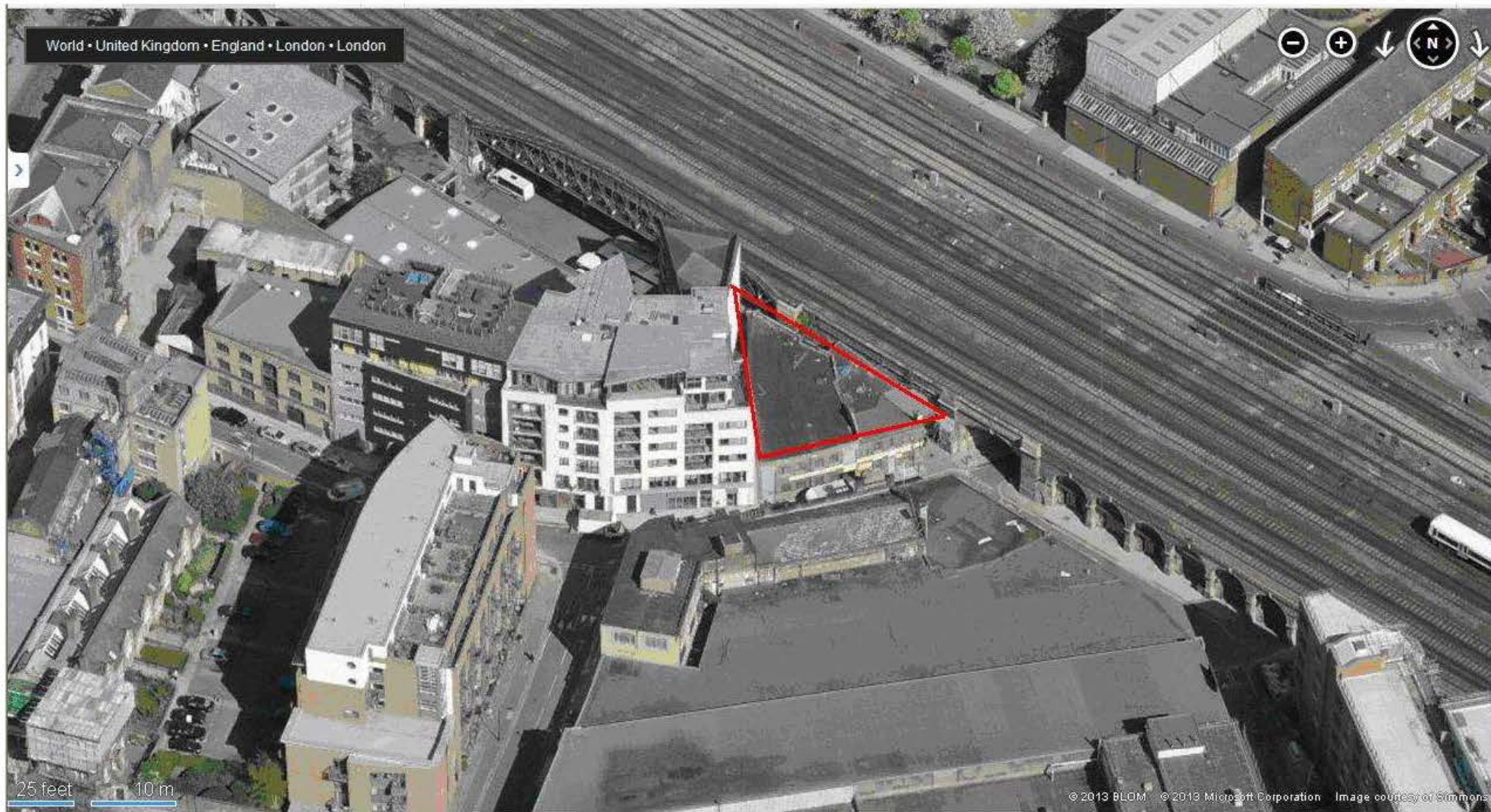
67-71 TANNER STREET
Proposed Sale Area Outlined In Red

Plot Scale	1:625
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Plot Date	12/11/2014
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Output Created from the GI Portal - A4 Landscape



3.0 Option 1 Introduction

CONCEPT

This scheme is based on a very simple principle, with a basic form used to articulate the main body of the building and all of the amenities and services plugged onto the outside.

A courtyard style area is proposed to the South side of the building adjacent to 61 Tanner Street.

HEIGHT

This option is 8 storeys tall overall with the top floor set back so that it is barely visible from street level.

AMENITY SPACE

Each proposed residential dwelling has either one or two external amenity spaces provided in the form of winter gardens or balconies.

USE

The ground floor provides an active frontage to the building and would be either A1 or A3. This could provide a shop unit or a restaurant / café that would utilise the external courtyard area.

The first and second floors would be B1 / D1 / D2, providing an office premise, gym or similar.

The third floor and above is all residential.

DAYLIGHT

All of the residential accommodation is above the height of the railway arches and benefits from views out and good levels of daylighting.

The courtyard area allows daylight to penetrate into the lower commercial levels.



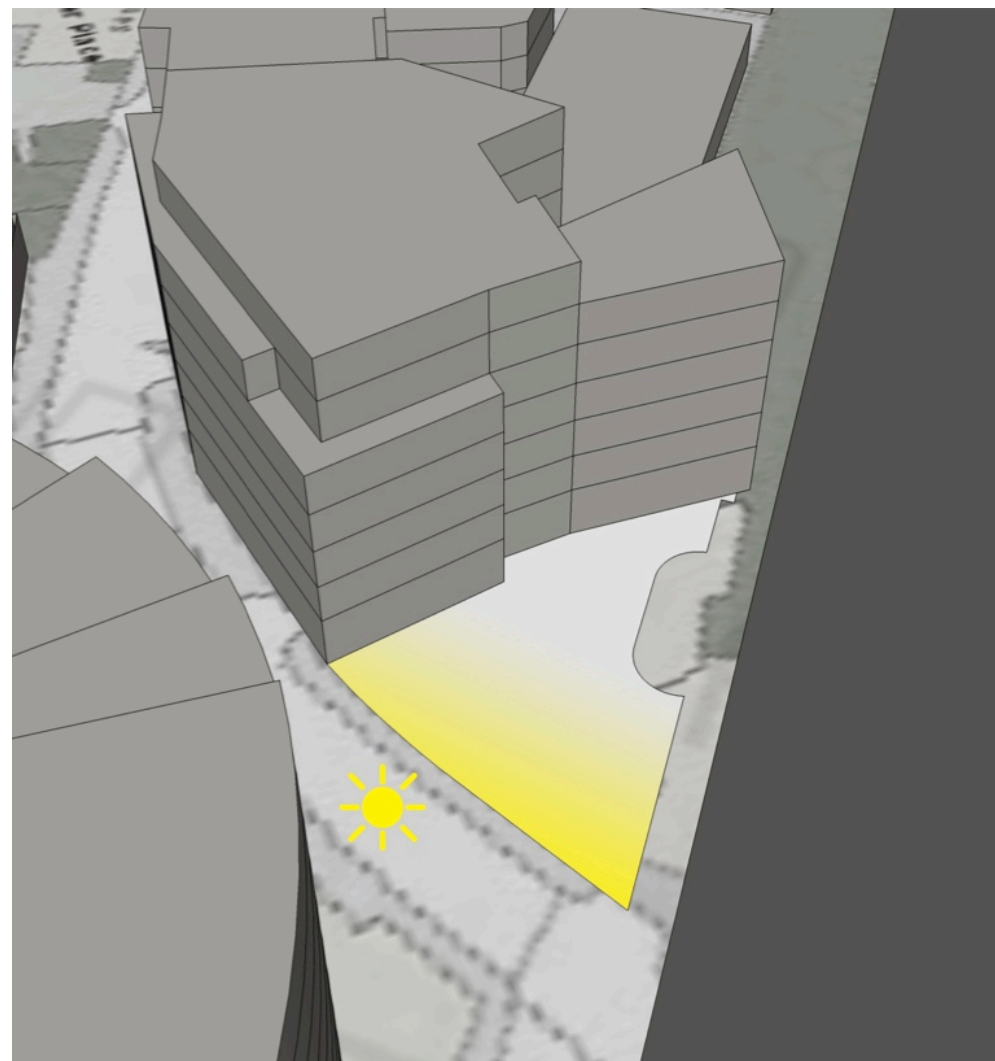
View from Maltby Street

3.0 Option 1 Development

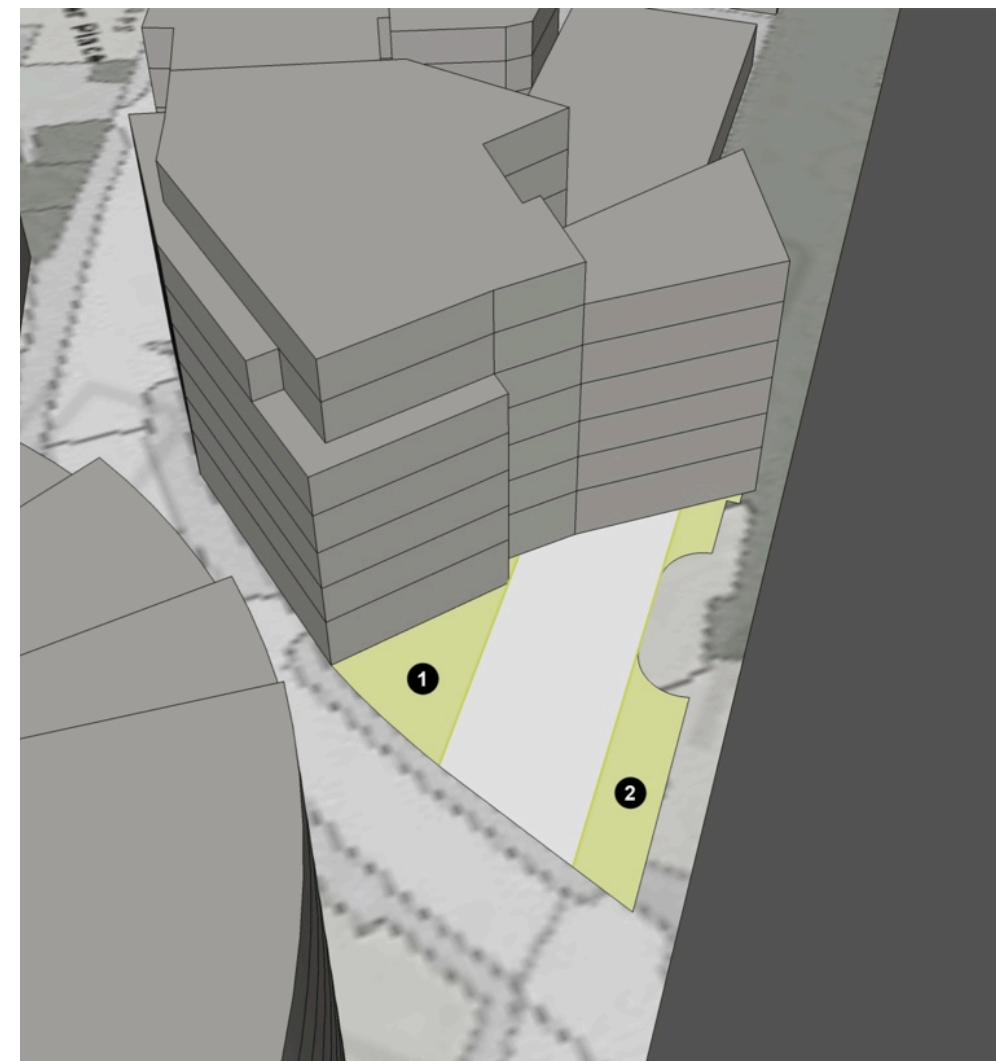
This scheme is based on a very simple principle, with a basic form used to articulate the main body of the building and all of the amenities and services plugged onto the outside.

Initially the South East boundary of the site was identified as benefitting most from the path of the sun and natural daylighting.

The basic plan was established by creating a courtyard space to the South of the site (1) and a space at the North side of the site, bounded by the railway earmarked for winter gardens and entrance cores (2).



South East Boundary benefits the most from sun light

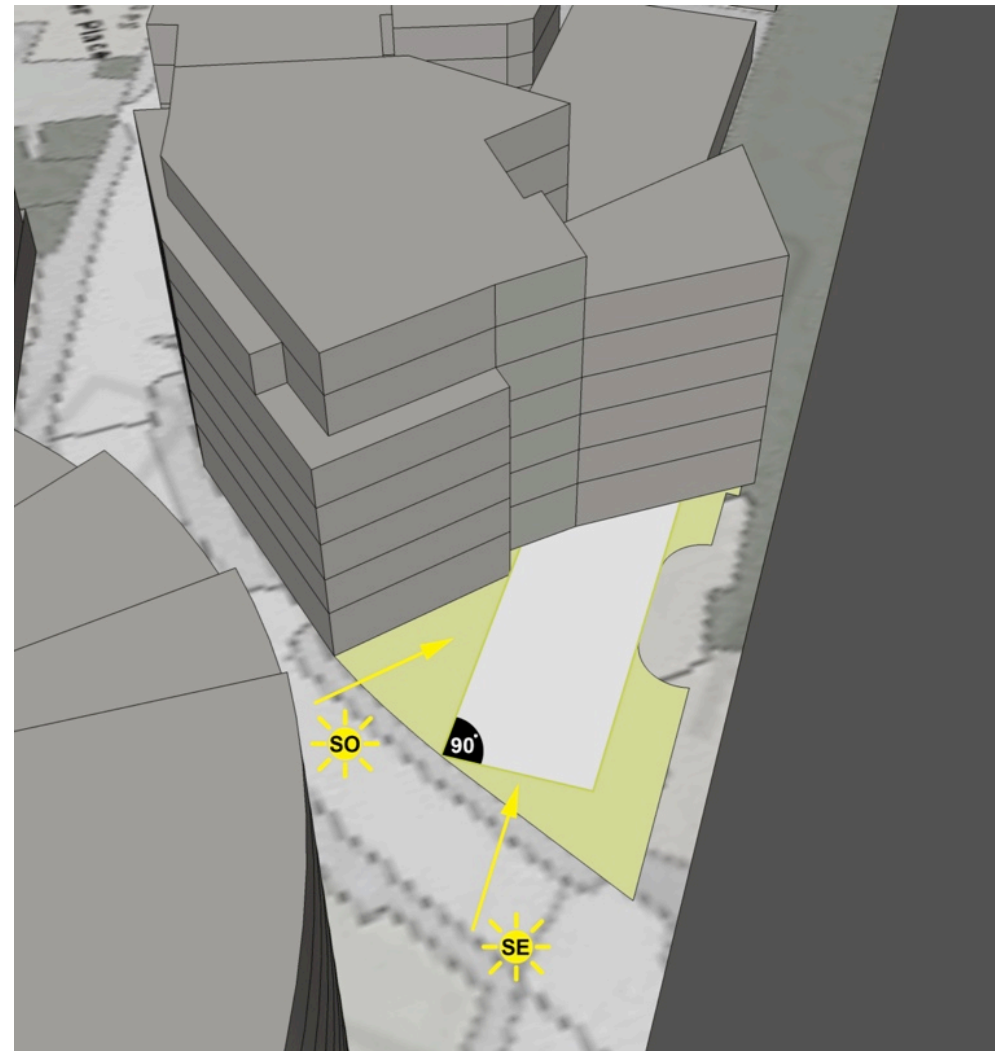


Basic plan form established

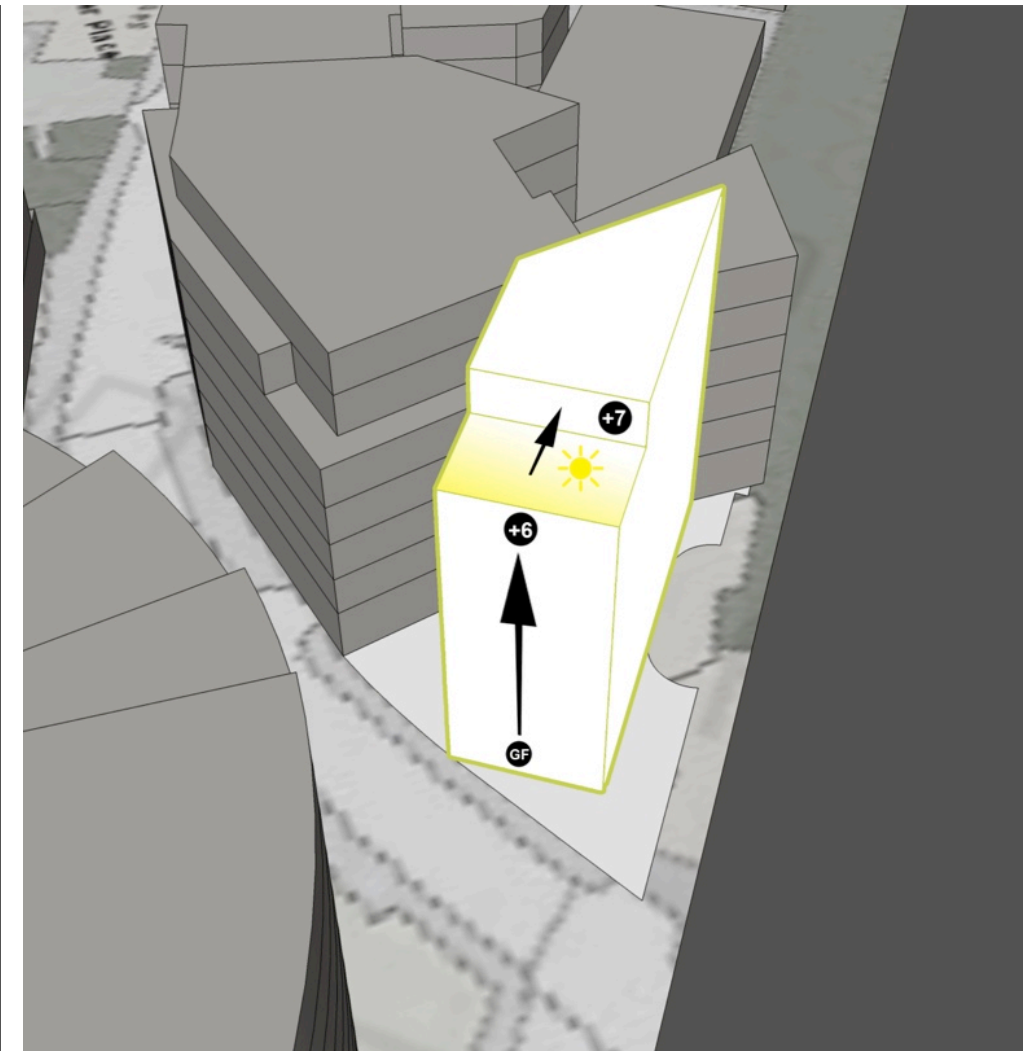
3.0 Option 1 Development

The simple plan form addresses the South East sun in the morning and the Southern sun in the afternoon.

This plan form is extruded to 8 storeys in height with the uppermost floor set back from the rest to reduce its impact at street level and to create important amenity space for the penthouse flat.



Plan form addresses sun path



Plan extruded to 8 storeys tall

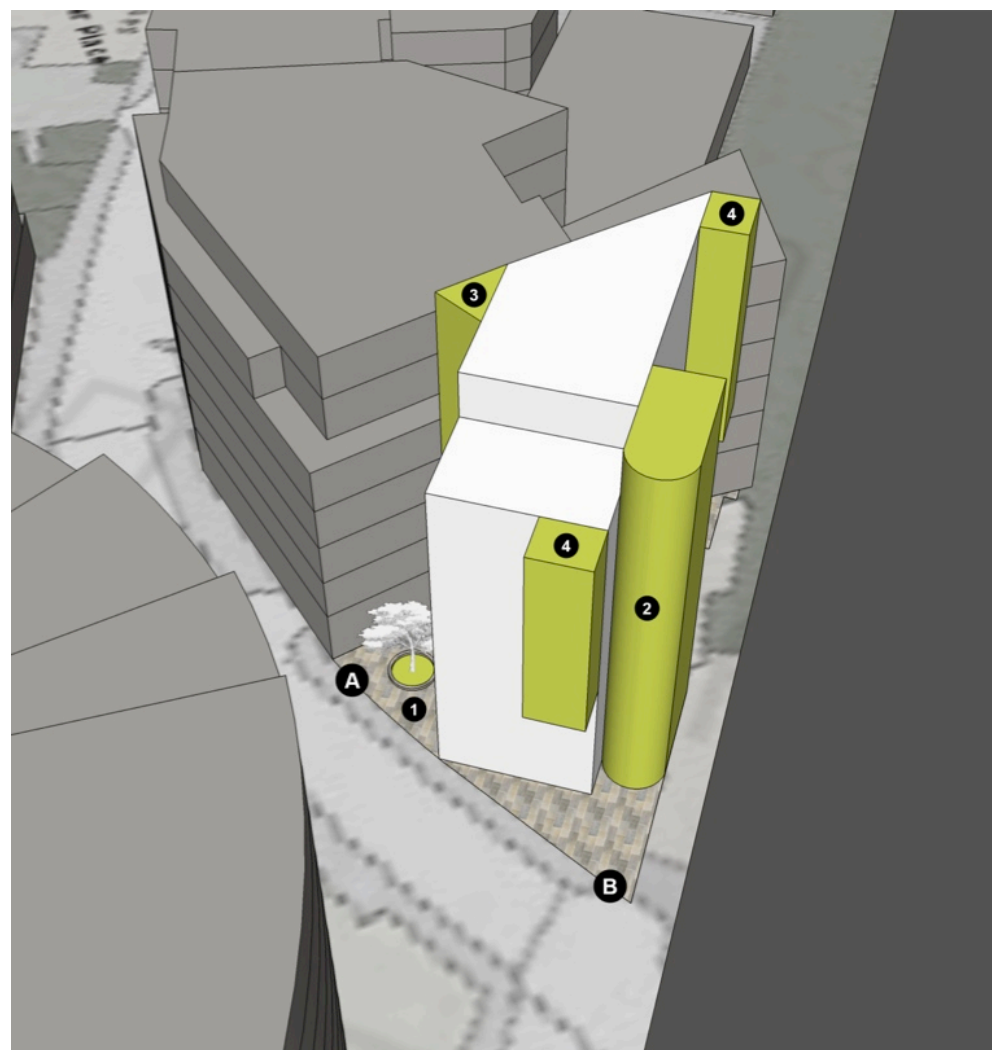
3.0 Option 1 Development

All of the external amenity space and cores are plugged on to the side of the building.

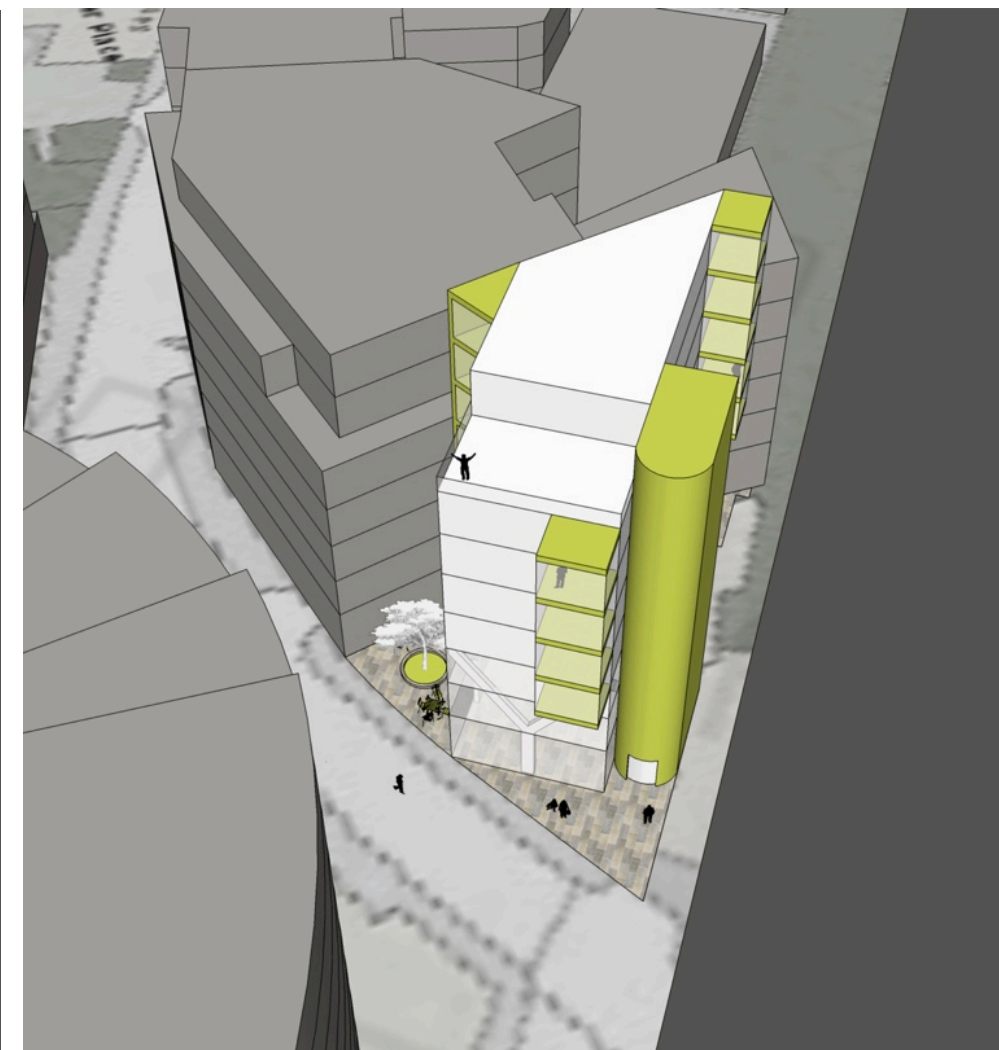
The entrance to the commercial space at first and second floors (A) is at the South side of the building through the courtyard space (1).

The residential entrance (B) is at the North side of the building by the viaduct. The stairwell (2) reaches all the way up to the top floor.

Winter gardens (4) are provided on the viaduct side of the building and balconies (3) are provided at the junction between the site and 61 Tanner Street.

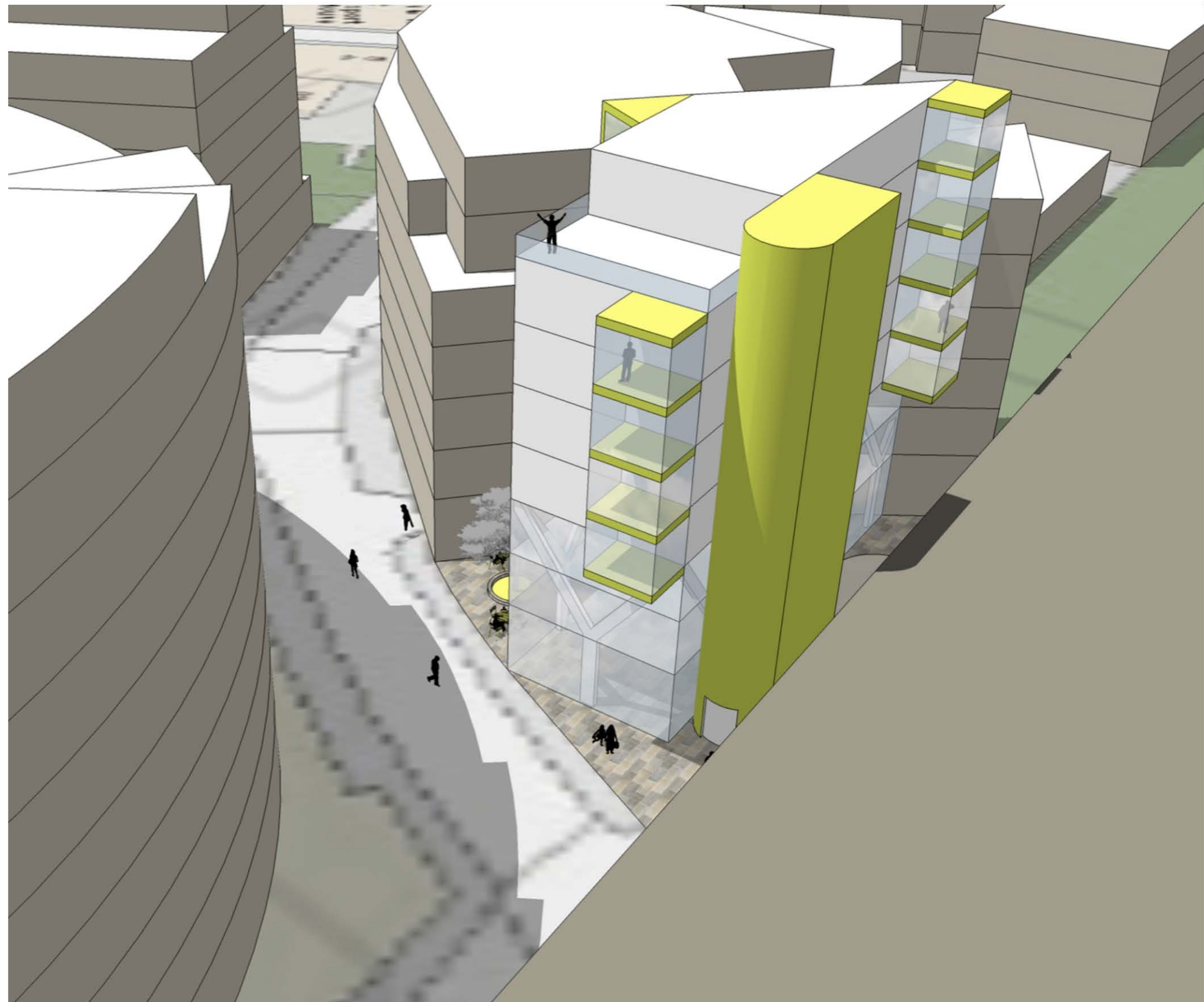


Amenities and core added



Current design

3.0 Option 1 Views



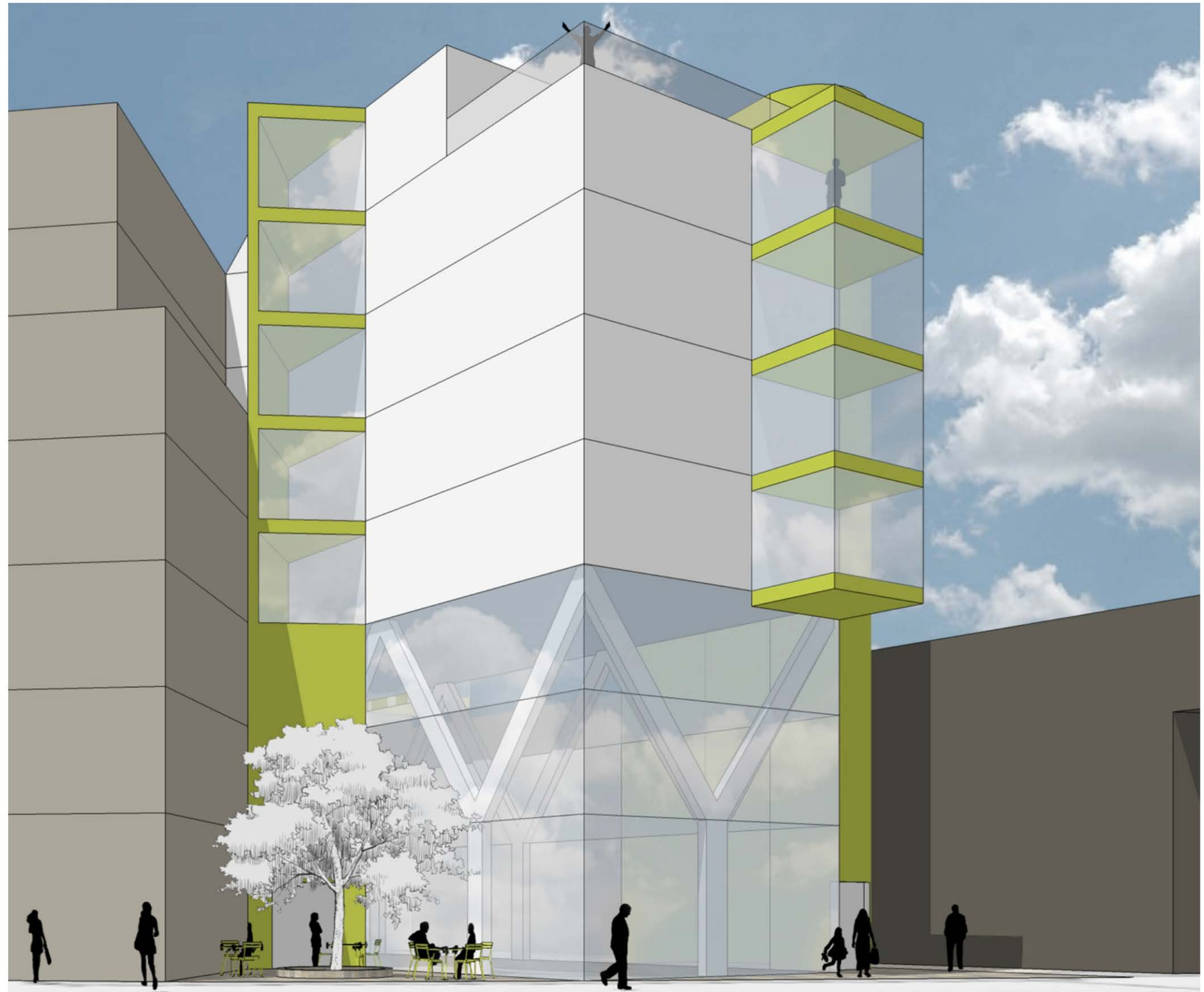
View from above the railway arches

3.0 Option 1 Views



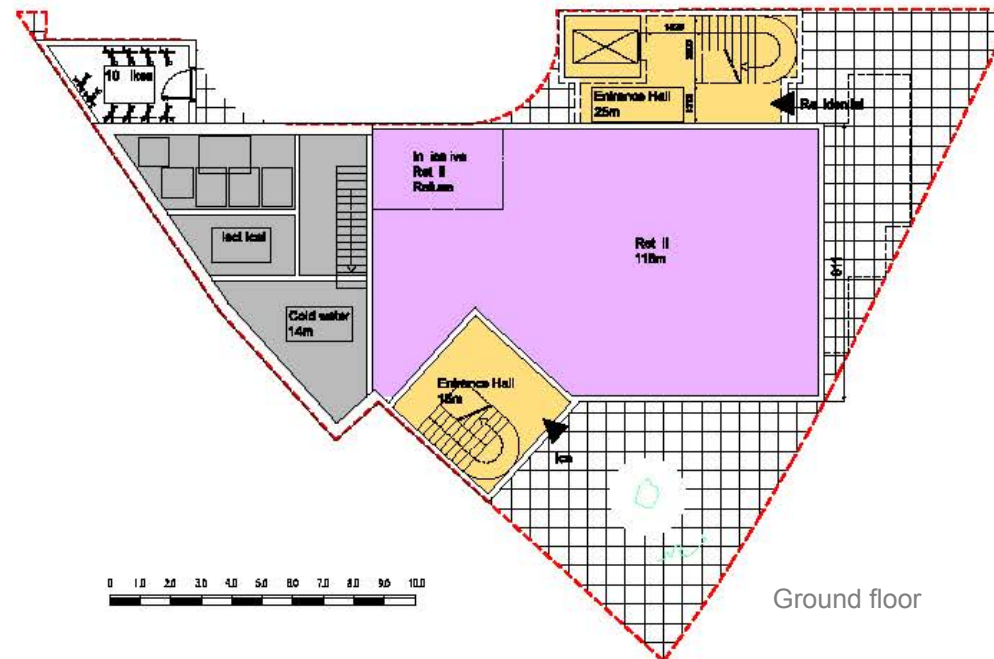
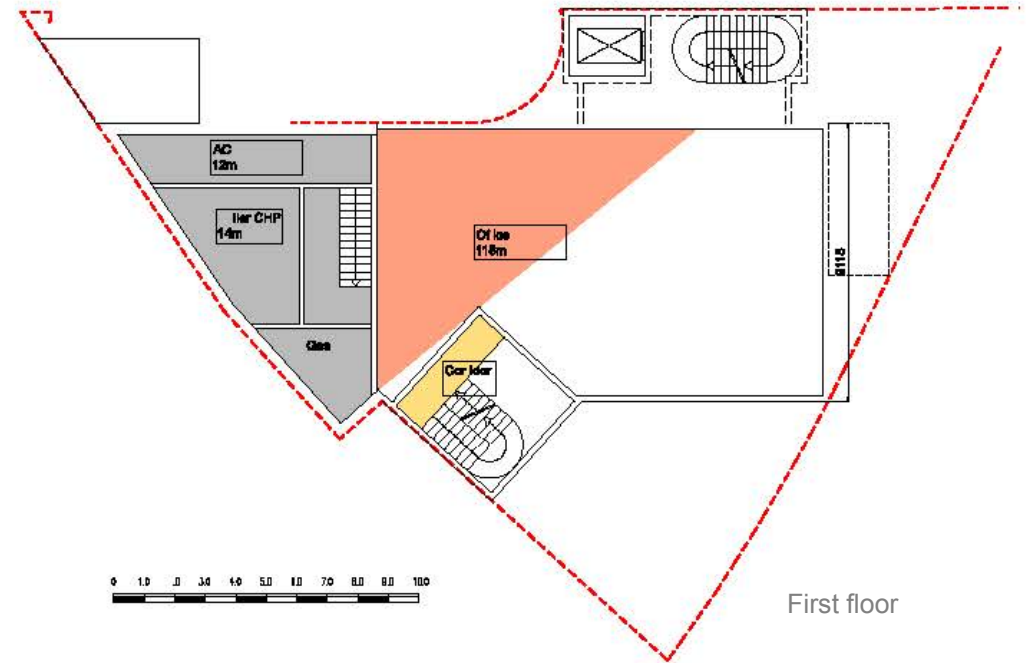
View from Tanner Street

3.0 Option 1 Views

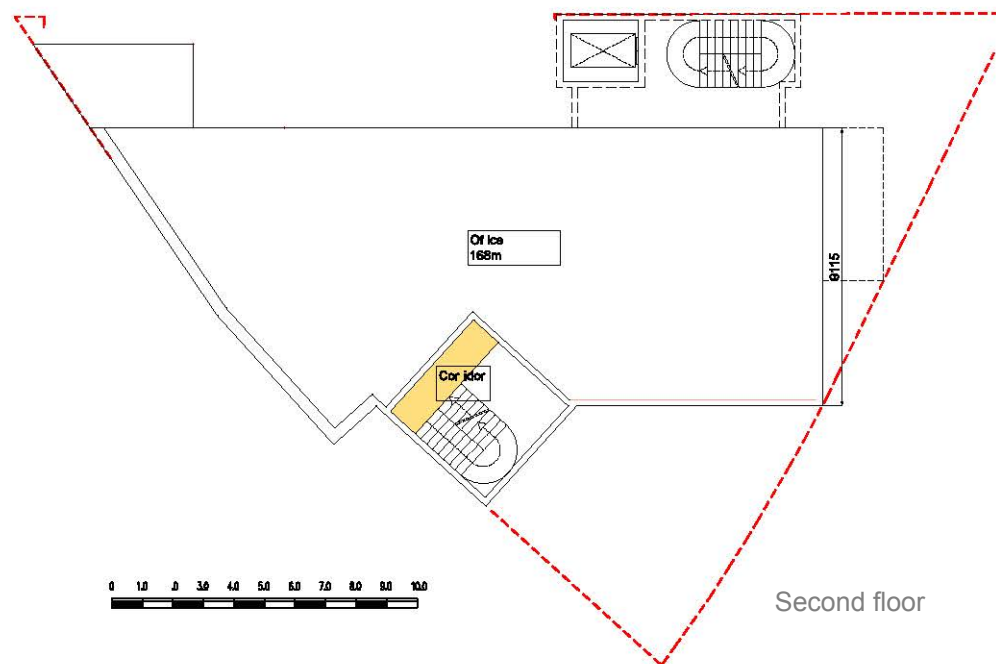
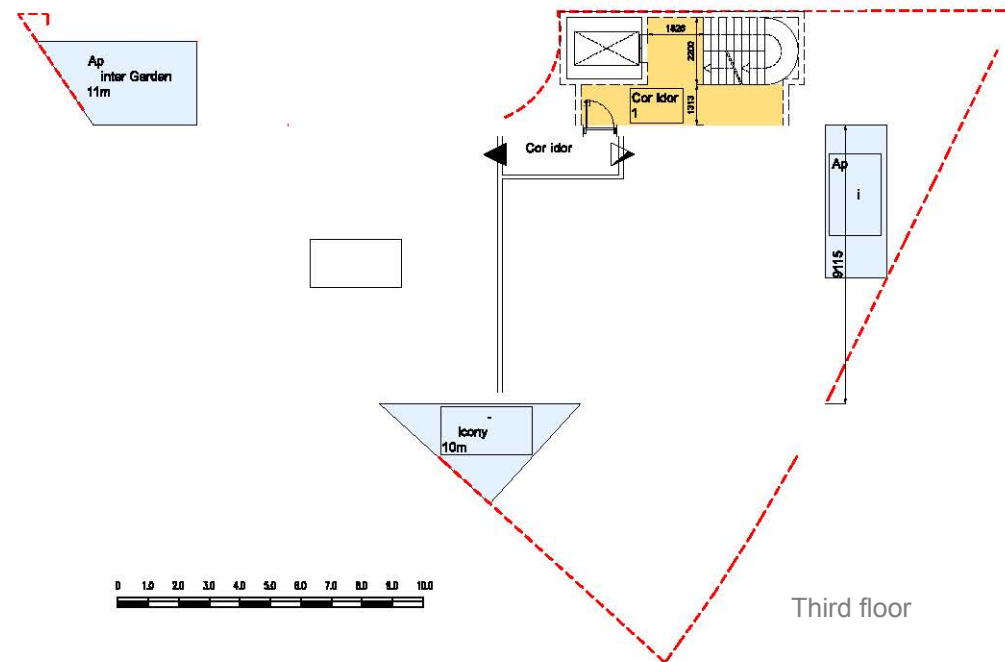


View from The Arc

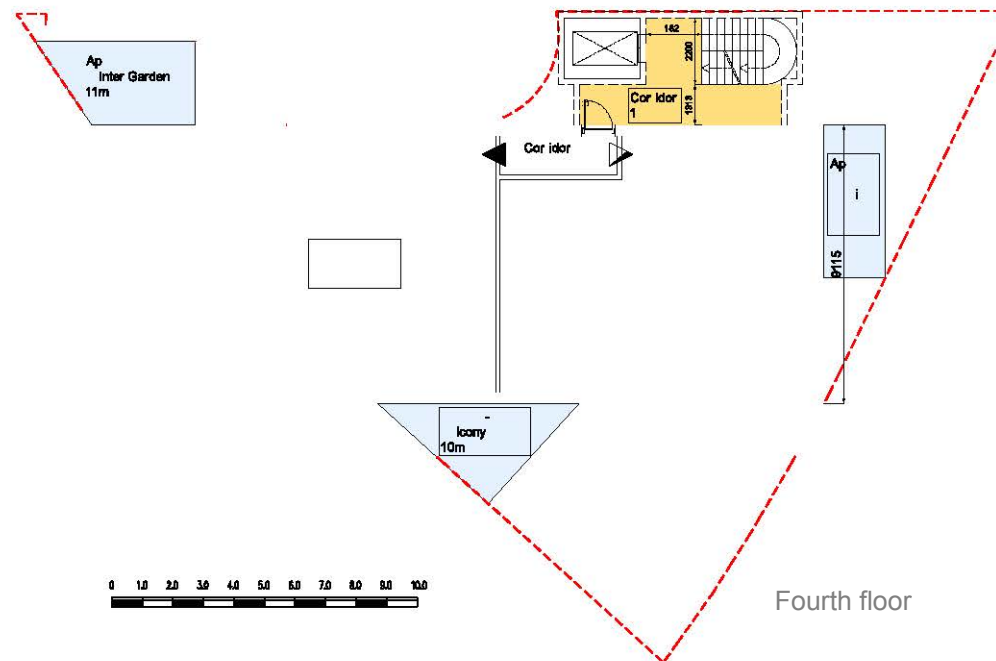
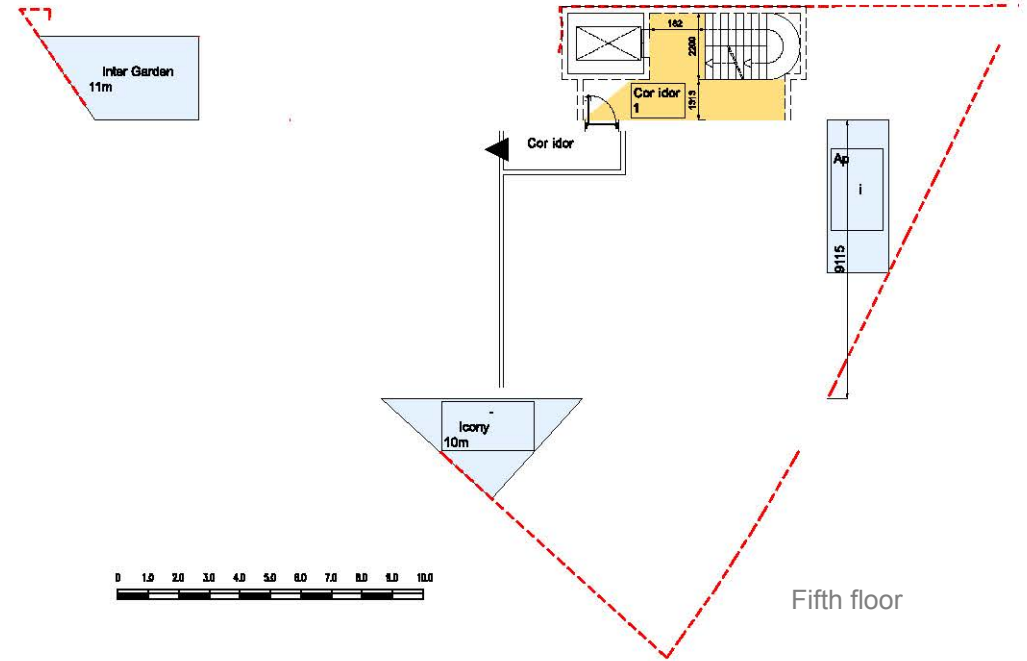
2.0 Option 1 Drawings



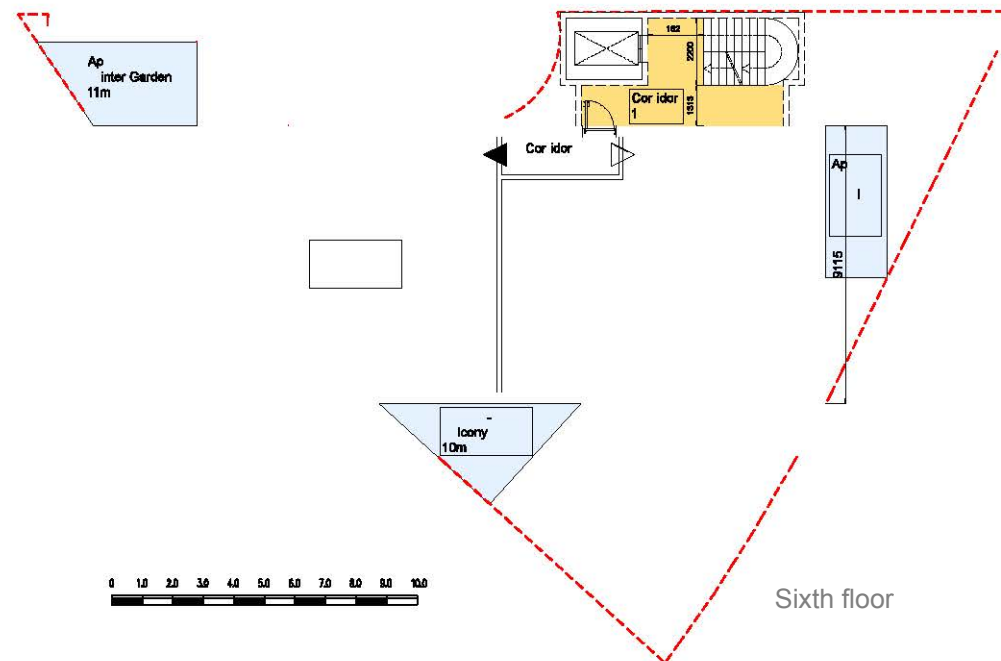
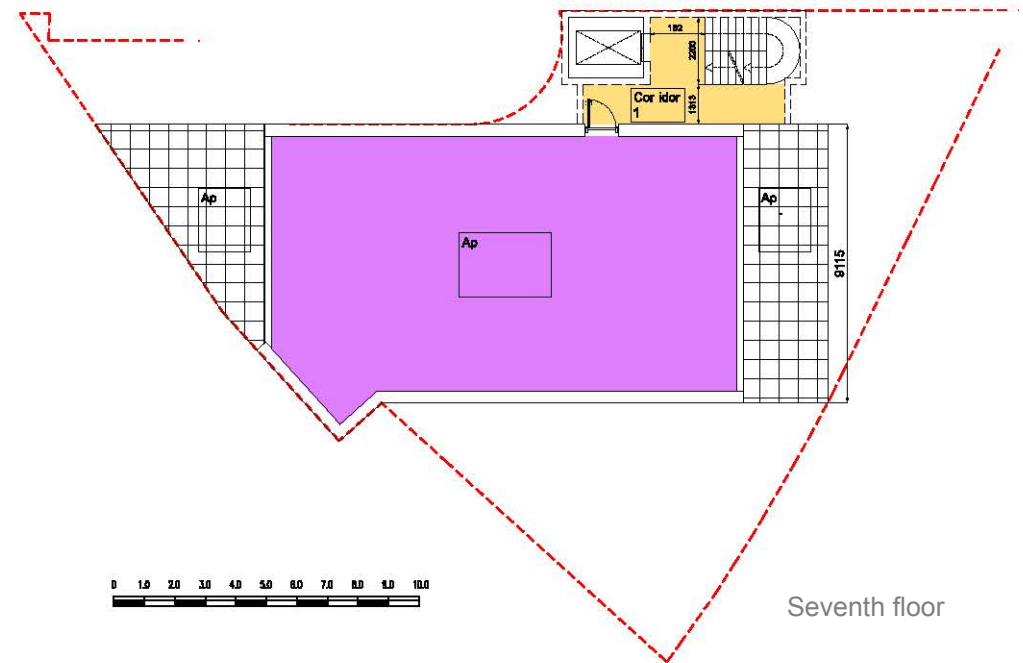
2.0 Option 1 Drawings



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2.0 Option 1 Drawings



Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1
Photographs of current building : Views from Tanner Street

1.



2.



