

# STUDIO POWER



## HARRINGTON SQUARE DESIGN AND ACCESS STATEMENT

Rev	Date	Purpose of Issue	Author	Reviewer
-	17.07.2023	Draft Issue	JB	SP
-	14.08.2023	Draft Issue	JB	SP
-	18.08.2023	Final Isse	JB	SP

SP

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## 1.0 INTRODUCTION



1.1 EXECUTIVE SUMMARY

Studio Power were appointed as architects on the scheme to design a high quality residential building.

The site, situated along Harrington Square within the Camden Town Conservation Area of London, has been vacant since bomb destruction during WW2 resulted in the demolition of a row of nineteenth century terrace housing.

The proposal reflects and responds to both the historical layout of the site and the classical facade of the mid 19th century terrace housing evident around the site.

The scheme does not seek to replicate these façades but instead takes inspiration from the classical proportions, the rhythm of the facade, the materiality and the decoration and seeks to reinterpret these elements in a contemporary and respectful way.

As well as utilising this underused site, the proposed sustainable and low carbon development seeks to harmonise, respect and enhance the character of the conservation area.

The scheme has evolved through a thorough design process in close collaboration with Camden design officers and a number of Design Review Panels. All proposed homes will be dual aspect, in accordance with the London Plan and Nationally Described Space Standards and will support Camden's ongoing housing needs.



Proposed Harrington Square view

1.2 CONTENT OF SUBMISSION

The Design and Access Statement should be read in conjunction with the application drawings and more detailed supplementary information supporting the application.

The documentation which forms this submission is as follows:

- Planning drawings
- Design and Access Statement
- Floor space figures and residential mix schedule
- Heritage Statement
- Statement of Community Engagement
- Affordable Housing Financial Viability Assessment
- Affordable Housing Statement
- Landscape Strategy and Associated Plans
- Transport Statement and Travel Plan
- Construction Management Plan
- Noise Assessment
- Fire Strategy
- Arboricultural Assessment
- Air Quality Assessment
- Biodiversity Survey and Report
- Flood Risk Assessment and Sustainable Drainage Systems
- Basement Impact Assessment and Structural Report
- Contamination Report
- Energy and Sustainability Statement
- Health Impact Assessment
- Daylight and Sunlight Assessment



1.3 THE PROJECT TEAM

Client - Salboy

Salboy is an award-winning property company developing and funding high quality housing and property developments throughout the UK.

Since launching in 2016 in the North West of England, Salboy have fast become one of the UK’s leading challenger brands for high quality housing and developments, as well as continuing to finance some of the most experienced developers in the country.

To date Salboy have delivered more than 2,750 high quality homes in sought-after city locations and we are one of the most recognisable and prolific property development brands in Manchester and Salford - cities at the heart of the UK’s vibrant North West. In 2020 Salboy branched out into the rest of England and now operate across the North West, Cornwall in the South West and London - all parts of the country particularly impacted by the supply:demand disconnect of high quality housing.

Salboy’s goal is always to build for the long term – astutely, sensitively, and with a sense of social purpose – delivering the homes and workspaces that people around the UK so desperately need. Salboy make socially led development decisions, supporting local areas’ regeneration efforts that benefit local economies, create communities that people want to live, work and play in, and make good investments for investors. Salboy aligns closely with local authorities to ensure the infrastructure delivered connects additively to its surrounding area. Nothing is looked at in isolation.

Architect - Studio Power

Studio Power was established in 2020 and has undertaken work across a wide range of sectors. Studio Power’s approach responds to the unique heritage and context of each site, considering scale, historic site layouts, proportions and surrounding materiality to create timeless and high quality detailed architecture.



Cluny Mews - Salboy



Burlington Square - Salboy



Viadux - Salboy



Trinity 2 - Studio Power



Salford Youth Zone - Studio Power



Narrowcliff - Studio Power

1.3 THE PROJECT TEAM

**Consultants**

Project manager: Artal

Landscape designer: Outerspace

Mechanical and electrical consultant: Novo

Structural consultant: Renaissance

Planning consultant: WSP

Daylight/sunlight: GIA

Heritage consultant: KM Heritage

Transport consultant: Caneparo Associates

Acoustic consultant: KP Acoustics

Air quality consultant: XCO2

Arboricultural impact consultant: Fabrik














Fire Consultant: Marshall Fire

Flood Risk Consultant: Peter Dann

Health Impact Consultant: WSP

Biodiversity Consultant: Ecology Partnership

Affordable Housing Consultant: BNP Paribas

				
Artal	Outerspace	NOVO	Renaissance	WSP
				
GIA	Caneparo Associates	KM Heritage	Peter Dann	Marshall Fire
				
Ecology Partnership	KP Acoustics	BNP Paribas		



1.4 PROJECT BRIEF

In close collaboration with both Camden Council and the developer, a brief was developed to capture the best interests and requirements of the Council. The guidance and information within the Camden Town Conservation Area Appraisal was also thoroughly reviewed early in the design process and was used to form the initial design brief. This can be summarised to the following points:

- Maximise number of homes on site as per Camden Local Plan (2017) Policy H1
- Prioritise inclusion of large family homes (3 Bedroom)
- Dwelling sizes and amenity as per the London Plan
- Main entrances off Harrington Square
- High quality design is required
- Massing must sit comfortably into its immediate context
- Surrounding characteristics must be identified in the design including the formality and regularity of surrounding streets.
- Surrounding context must be carefully assessed with the proposal responding to the form and qualities of surrounding buildings.
- Proposals must seek to enhance the conservation area



Existing Site - Harrington Square

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## 2.0 SITE AND CONTEXT APPRAISAL



2.1 SITE CONTEXT

The site is situated along Harrington Square, just south of Mornington Crescent Tube Station and within the Camden Town Conservation Area. The site is well connected to key destinations within London and is close to several international train stations including Euston and Kings Cross St. Pancras.

The site was a former car park for resident's of the Neighbouring Hurdwick House but is no longer in use.



Camden location



Site location plan



2.2 SITE LOCATION

The site sits within the Camden Town Conservation Area and a number of listed building are in close proximity to the site including Mornington Crescent Tube Station and a row of terrace houses to the southern end of Harrington Square. The row of terrace houses directly adjacent to the northern boundary of the site are listed as positive buildings within the Camden Town Conservation Area Townscape Appraisal (2006).

The site sits opposite Harrington Square Gardens. A number of large scale buildings exist along the boundary of the public garden including Greater London House to the west, a distinctive example of the Egyptian Revival style, and the Amphil estate to the south with its three 21-storey residential tower blocks.



1. Greater London House



2. Mornington Crescent Station



3. Harrington Sq Gardens



4. Residential Towers



5. Hurdwick House



6. Grade II Listed Terraces



Site location plan

Site



2.3 SITE PHOTOGRAPHS

The adjacent photos show the existing condition of the site. The site extends to approximately 0.126 acre (0.05 hectare) and is accessed via Harrington Square, the southward arm of a one-way traffic system operating around Harrington Square Gardens. The site is of an irregular shape but level in nature, wider at its frontage to Harrington Square before narrowing to its rear.

The site currently comprises of an area of hardstanding previously used for car parking by the residents of the adjacent Hurdwick House, a post war four storey block of flats. An area of landscaping on the site fronts Harrington Square. Vehicular and pedestrian access to the site is currently via the main entrance to Hurdwick House off Harrington Square.

The Harrington Square boundary of the site currently consists of a continuous low level red brick wall with hedge planting above.

The site is not located within a flood zone and there are no Tree Preservation Orders on the site.



Existing site photos



2.4 STREET CHARACTER

The existing streetscape along Hurdwick Place/Harrington Square contains varied architectural styles with varying parapet heights. These have been categorised and described below as facade typology 1, 2 and 3.

Facade typology 1 - Mornington Crescent Station

Grade II listed Mornington Crescent Station sits on the junction of Hurdwick Place, Camden High Street and Eversholt Street. The facade is clad in red glazed tiles with bold arches forming the entrance to the station. White spandrels add a horizontality to the facade at first and parapet levels. The parapet height of the station drops down a storey from its neighbouring building.

Facade typology 2

Adjacent to Mornington Crescent station exists a row of six mid Victorian terraces. The stucco ground floors contain small commercial units with decorative arched entrances raised up from street level. Arched windows continue up to first floor with decorative stucco mouldings and black iron balustrades. The level of architectural detail reduces moving up the facade. Light-wells run the length of the facade at street level with basement storeys below. Generally the facade is homogeneous in scale and character and uniform in appearance.

Following the same classical proportions, a row of ten Grade II listed terraces sit at the opposite end of the street along Harrington Square. Likewise these façades add an emphasis to the ground floor through a varied materiality and an increased level of decoration.

Facade typology 3 - Hurdwick House

Sitting directly adjacent to the site, this four storey post war housing block is clad in a buff/yellow stock brick with regular punched windows and projecting white balconies. The development does not attempt to blend with its historic neighbour in any way.

Facade Typology 1



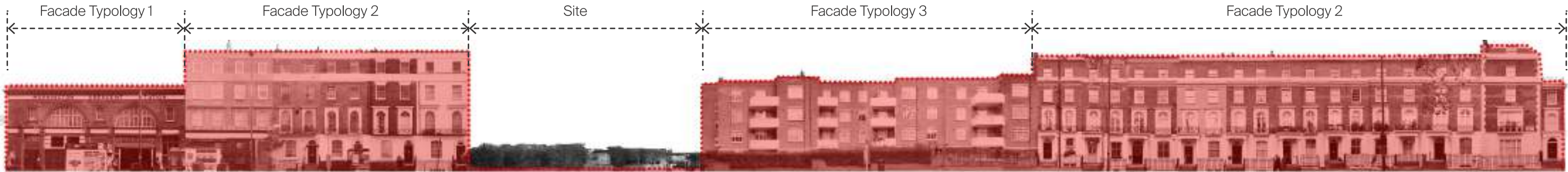
Facade Typology 2



Facade Typology 3



Facade Typology 2



Existing Streetscape Elevation



2.5 SITE HISTORY

The majority of the urban grain surrounding the site and Harrington Square has remained largely unchanged for at least 150 years, with many of the large mid-19th Century houses still in use today, notably the rows west adjacent to Mornington crescent. In 1928, Arcadia Works opened along Hampstead Road, a striking example of the Egyptian Revival style. An aerial photograph from the time can be seen, centre bottom.

Blitz damage had the largest impact in the history, resulting in the demolition of all the buildings within the boundary and levelling to a car park, presently. The clearance extent and damage can be seen on the centre top map and bottom right image. This damage also affected the buildings SE to the development site, where Hurdwick House stands today.

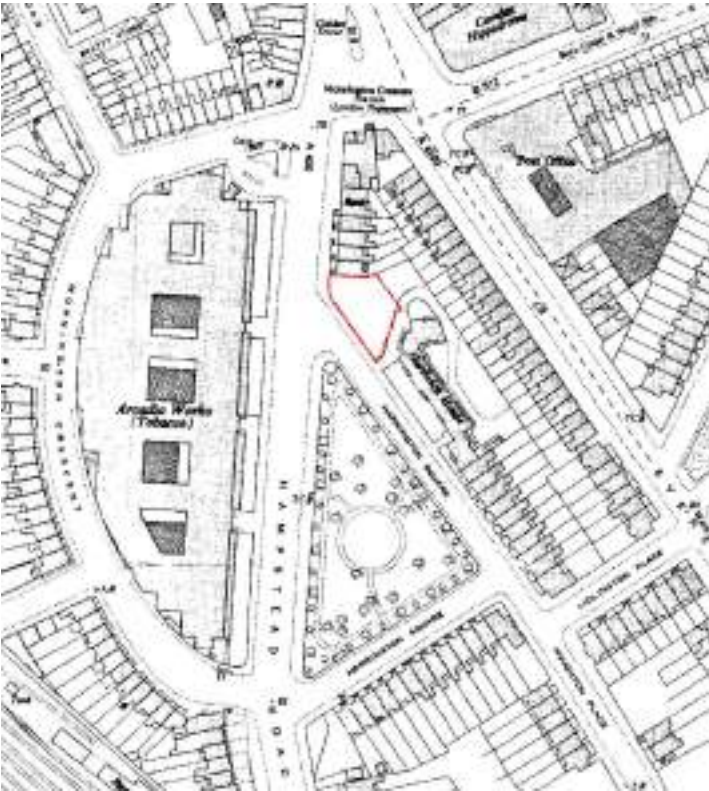
Moving into the 60s and 70s, clearances to the South of Harrington Square Gardens allowed for the construction of the Ampthill Estate, with its 3 distinctive 21-storey towers, two of which can be seen on the map, top right.

Looking at the present day, we can see the initial urban grain largely informing the layout of homes and commercial properties along the street-scape, with large postwar developments replacing dilapidated 19th Century housing. The project site presents an opportunity to re-establish the corner of Harrington Square, reactivating the frontage and uniformity of the street-scene.

1874 Historic Plan



1950s Historic Plan



1970s Historic Plan



Present Day Plan



Historic Aerial Photograph, EPW023221 (1928)



Blitz damage to houses on site (1940)



2.6 HERITAGE

The site sits immediately within a historic block of 19th Century buildings, with the exception of Hurdwick House - a mid 20th Century housing development, constructed as a result of Blitz damage.

Immediately West to the development site is Arcadia Works/ Greater London House, a notable piece of Egyptian Revival architecture constructed between 1926 and 1928 to operate as the Carreras Cigarette Factory, inspired by the discovery of Tutankhamen’s tomb in 1922 and the fashion of the time.

North of the site lies Mornington Crescent Station, built 1907 with a maroon glazed faience facade, with giant arches to each bay of pilasters supporting architrave heads with keystones.

Notable Listed Structures in the vicinity of the site include:

- 1: Numbers 15-24 and Railings (Grade II)
- 2: Mornington Crescent London Railway Transport Station, including features underground (Grade II)
- 3: Animal Drinking Trough at Southern Junction with Hampstead Road (Grade II)
- 4: Numbers 2-12 and Railings (Grade II)
- 5: Numbers 13-24 and Railings (Grade II)
- 6: Numbers 25-35 and Railings (Grade II)

The site also sits wholly within the Camden Town Conservation Area, which describes Harrington square as the following (summarised):

*“Harrington Square has been much altered. It was originally laid out as planned mid 19th century composition, comprising two terraces overlooking a triangular open space... Part of the east side remains, a stucco-trimmed yellow stock brick terrace dating to 1834 with arched first-floor windows set in stucco panels. The northernmost stretch of this terrace was destroyed by World War II bomb damage, and has been replaced by.. Hurdwick House, which does not attempt to blend with its historic character... Nonetheless, Harrington Square Gardens are the most significant green space within the Conservation Area, containing a good tree group, shrubs and lawns.”*



Heritage assets and conservation area boundary



2.7 SURROUNDING USES

Uses around the site are primarily residential, with the properties NE of the site along Eversholt Street comprising retail units at the ground floor with residential above.

Mornington Crescent Underground Station (1) lies north of the site, explained in more detail in section 2.9.

Greater London House (2) is the largest commercial property, currently in use by asos, British Heart Foundation, and others.



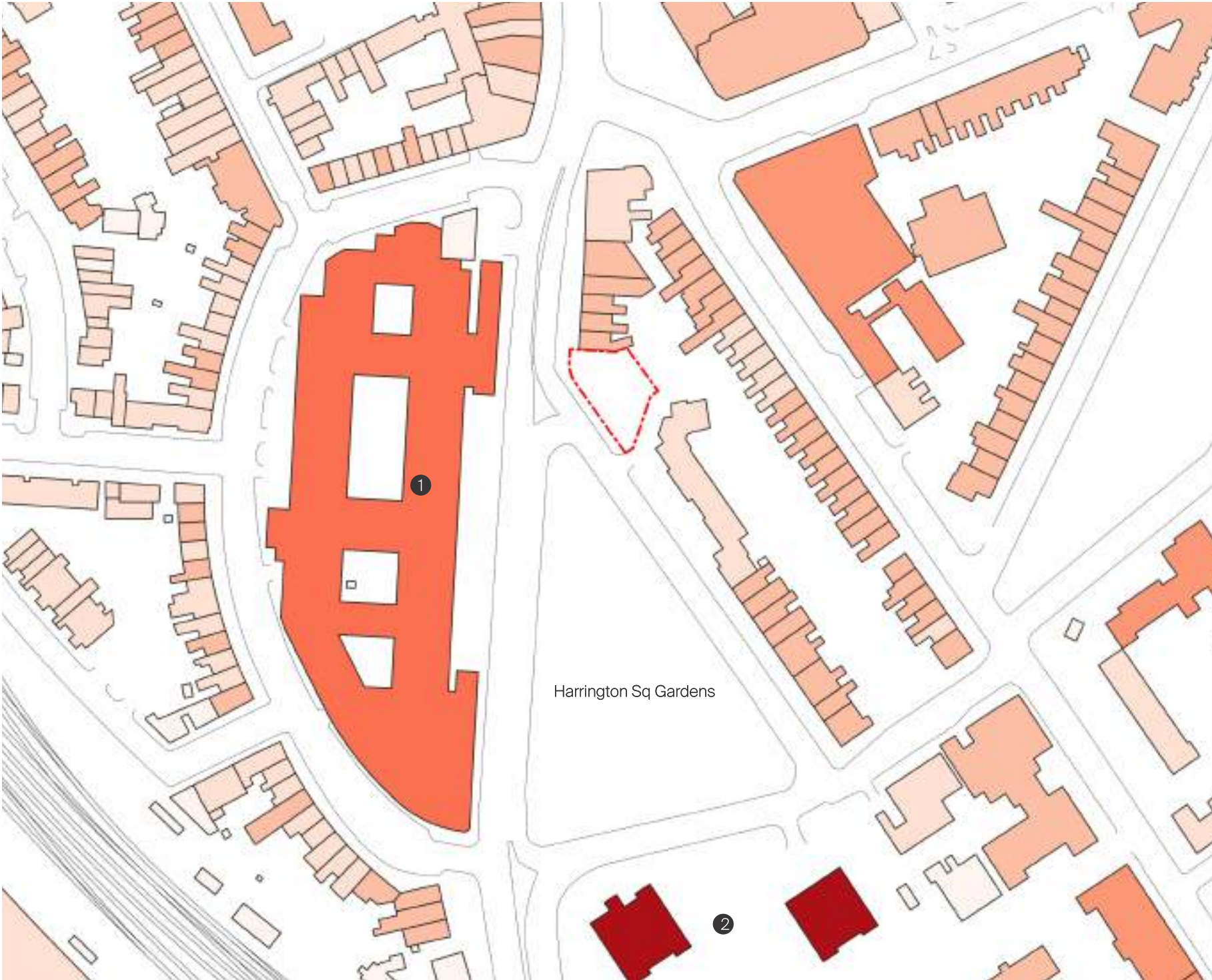
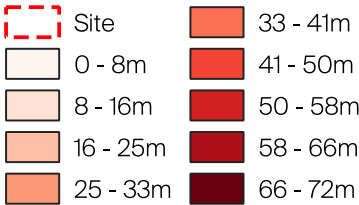
Surrounding building uses



2.8 BUILDING HEIGHTS

Building heights vary surrounding the site, with the majority lower than 25m, many of which stand at around 4 storeys, consistent with the parapet line of the 19th Century housing.

The exception to these are Greater London House (1) standing at an average of 35.7m, and the Amphill Estate (2) with 3 of its towers rising to 62m.



Surrounding building heights



2.9 TRANSPORT ANALYSIS

The site has a PTAL rating of 6b and is extremely well connected. Mornington Crescent underground station, served by the Charing Cross branch of the Northern Line, is just a 1-minute walk away. This provides direct connections to Euston, Tottenham Court Road and Camden Town.

Furthermore, the site is conveniently located 700m south of Camden Town Underground Station and 850m north of Euston Station (serving National Rail, Northern, Circle, Hammersmith & City and Victoria lines).

The roads opposite the site are also part of a bus route into central London. The option of bicycle hire also exists in very close proximity to the site.

- Site

A Road

B Road

Classified Unnumbered

Motorway

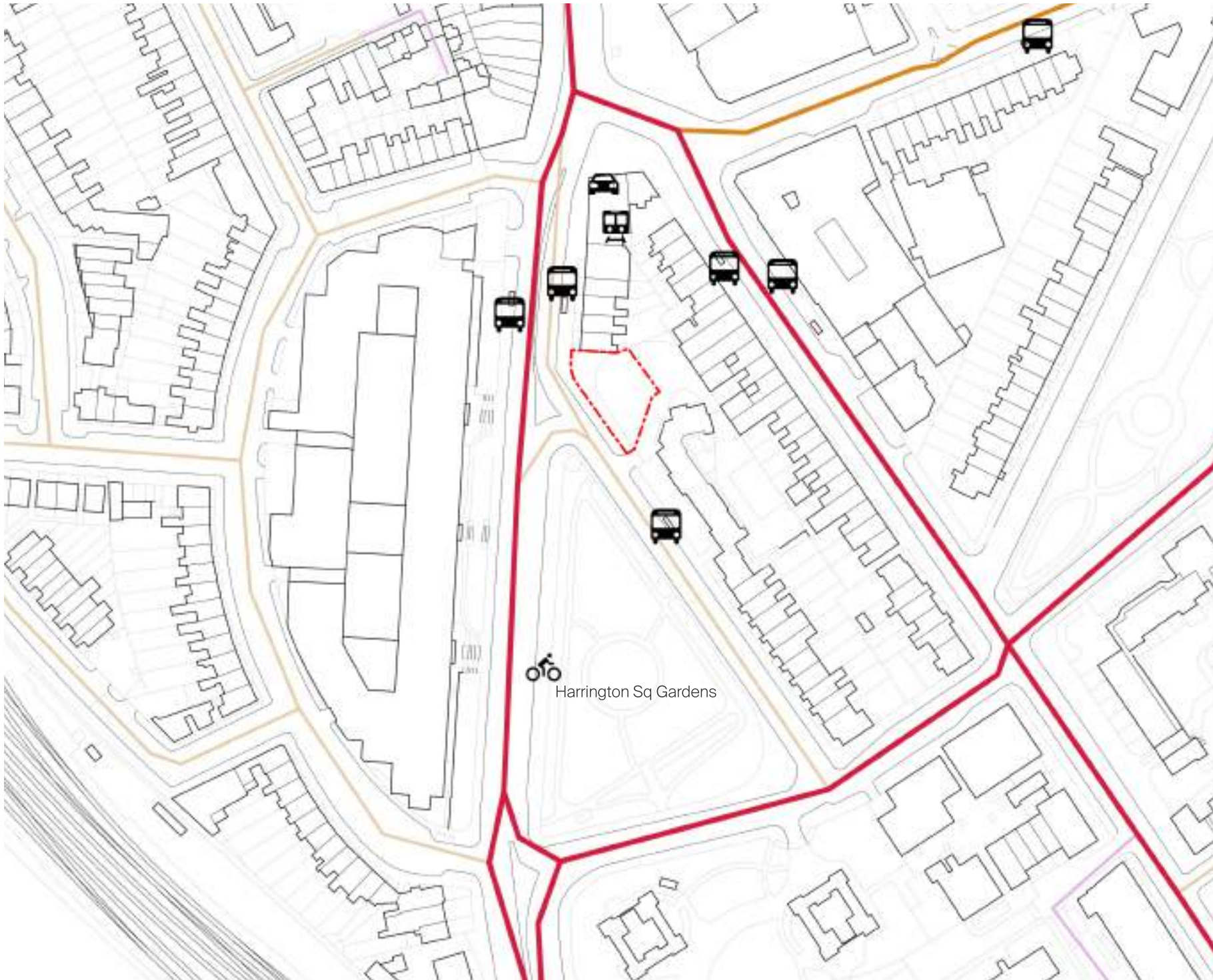
Not Classified

Unclassified
- Bus Stops

Taxi Services

Underground Stations

Bicycle Hire



Transport Analysis



2.10 GREEN SPACES

The Camden Town Conservation Area Appraisal speaks about the importance of green spaces and glimpses of rear green gardens to the character of the area. Harrington Square Gardens sits opposite the site which is described as the most significant green open space within the Conservation Area.

The scheme allows for the opportunity to improve the greenery of the existing streetscape through improved landscaping and green front garden spaces along Harrington Square. Terrace spaces within the facade also allow for the opportunity for further greening. Although not visible from the street, a full biodiverse green roof as proposed significantly boosts the UGF rating of the development.



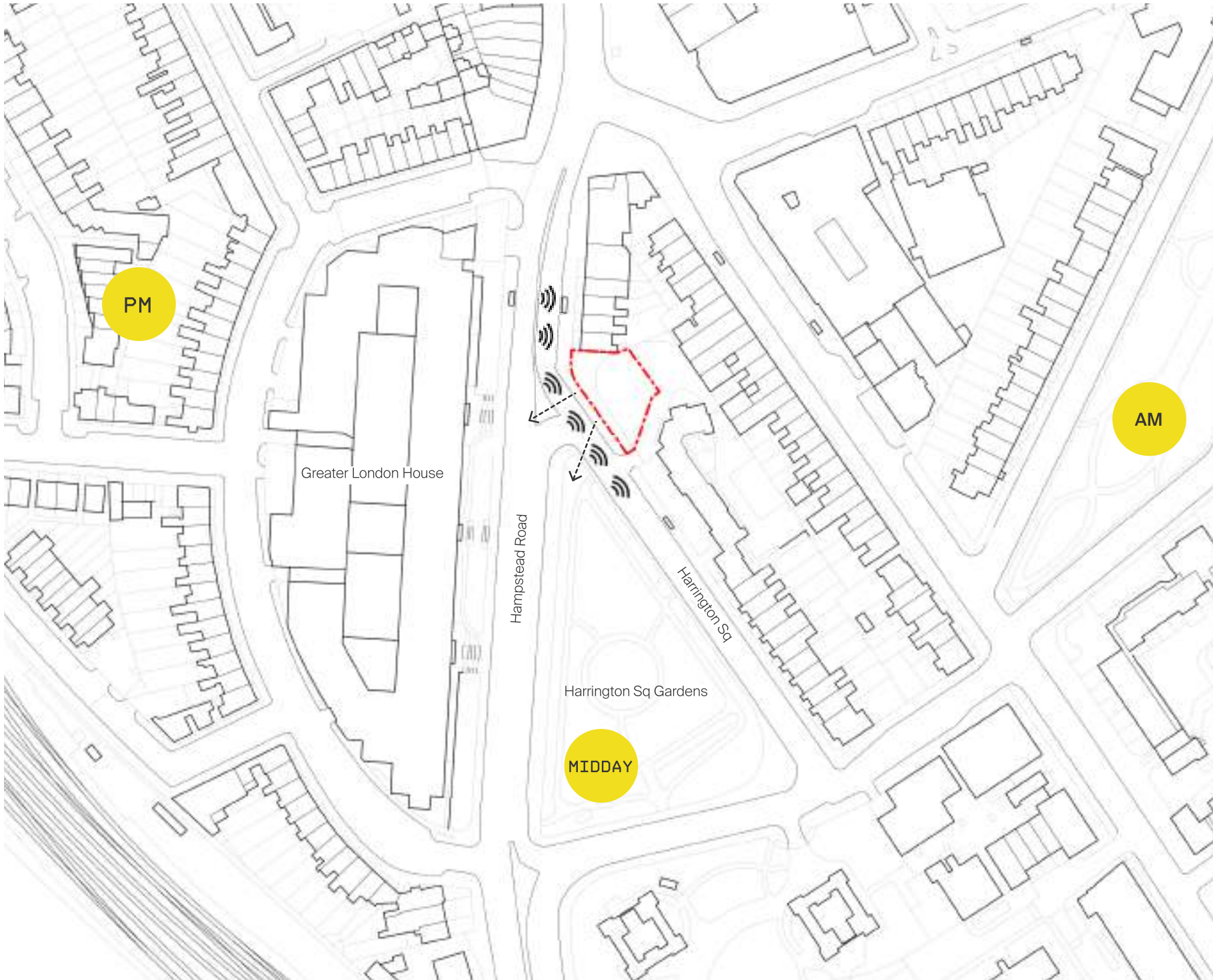
Green spaces



2.11 ENVIRONMENTAL ANALYSIS

The site is situated in a north west-southeast axis along Harrington Square. The rear part of the site receives a lot of morning sun with the south-west Harrington Square elevation receiving direct sun through most of the day.

The South-east boundary of the site receives the most noise from Harrington Square Road, with key views out from the site towards Harrington Square Gardens and Greater London House opposite.



Environmental plan



2.12 RECENT LOCAL PLANNING APPLICATIONS

There has been a number of recent developments and planning application submitted around the area of the site. Some examples of these can be seen on the adjacent map. These indicate the opportunity for development around the Conservation Area.



Lidington Place



Bayham Street



Planning application map

- Site
- Recent Planning Applications
- New Build Planning Applications

2.13 LOCAL POLICES

The following local policies are of particular note and have been used in the development of the scheme:

**Camden Local Plan (2017) Policy H1** (Maximising Housing Supply) is the most relevant and regards self-contained housing as the priority land use of the Local Plan. Further to this, the policy states that developments will be expected to deliver the maximum amount of housing on sites where they are underused or vacant.

**Camden Local Plan (2017) Policy T2** (Parking and car-free development) supports the redevelopment of existing car parks for alternative uses.

**Camden Local Plan (2017) - Policy D1 Design**  
Respect local context and character, comprises details and materials that are of high quality and complement the local character, Intergrates well with the surrounding streets, contributes positively to the street frontage.

**London Plan (2021)**

**The National Planning Policy Framework - 2021 (NPPF)** supports the key Government objectives to increase the supply of homes and making the effective use of land, with an emphasis on the role of smaller sites, such as this one, to meet housing needs.

Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit (Chapter 12 - Achieving well-designed places Page 39)

**Camden Town Conservation Area Appraisal (Page 40)**  
Outlines the pressure to increase the housing stock in the area, developments of a larger scale to ease this pressure are therefore encouraged

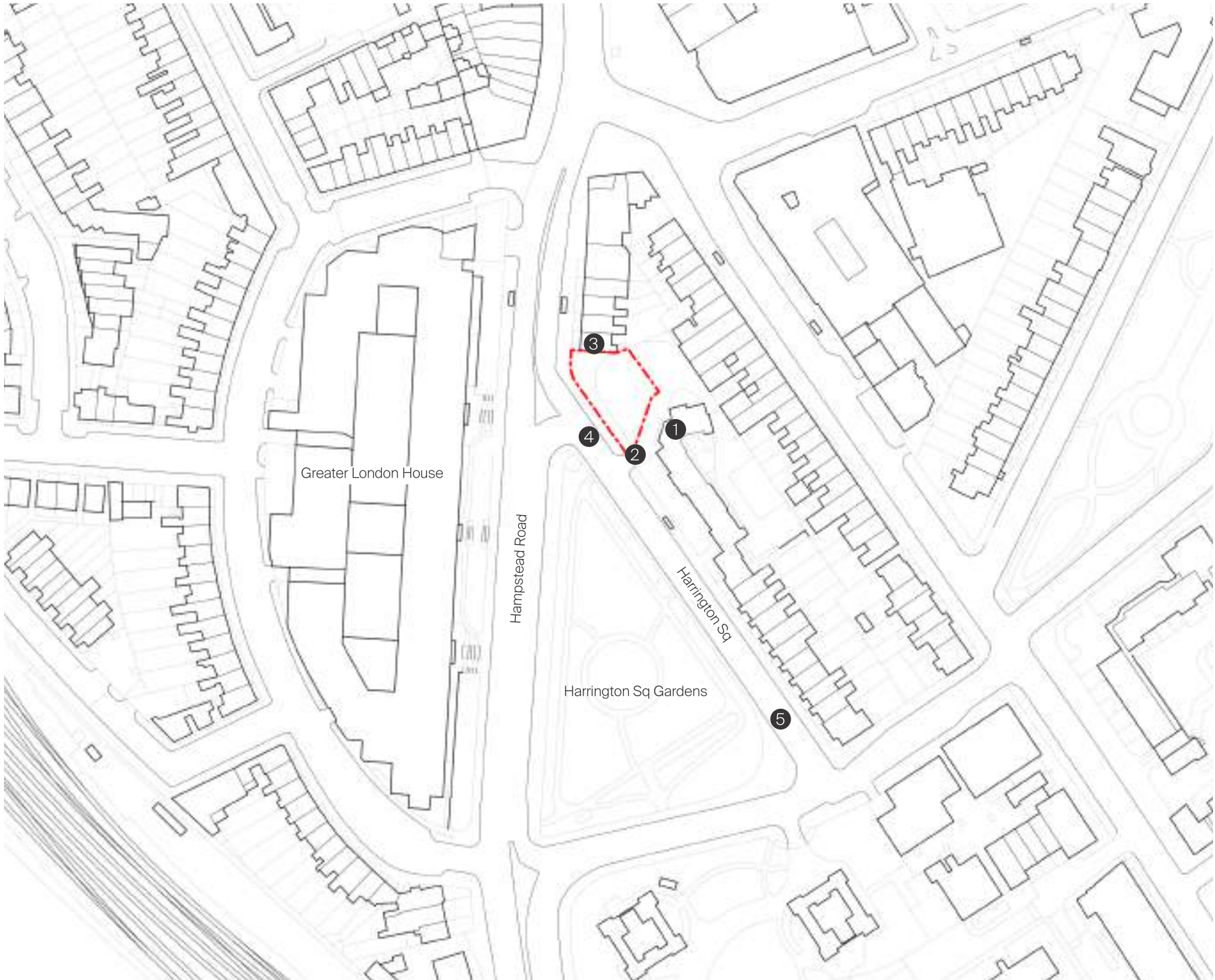
**Camden Town Conservation Area Appraisal (Page 41)**  
Surrounding characteristics must be identified in the design including the formality and regularity of surrounding streets. Surrounding context must be carefully assessed with the proposal responding to the form and qualities of surrounding buildings. Proposals must seek to enhance the conservation area.





2.14 SITE CONSTRAINTS

- 1. Views out and daylight sunlight to existing Hurdwick House residential development. Daylight sunlight can be addressed through good design
- 2. Shared gated access point to rear of site
- 3. Party wall line of neighbouring Hurdwick Place terraces
- 4. Slight level changes along Harrington Square boundary
- 5. Views down Harrington Square toward site from Grade II listed Terraces



Environmental plan



2.15 SITE OPPORTUNITIES

The site contains a number of opportunities that will add to and enhance the Conservation Area:

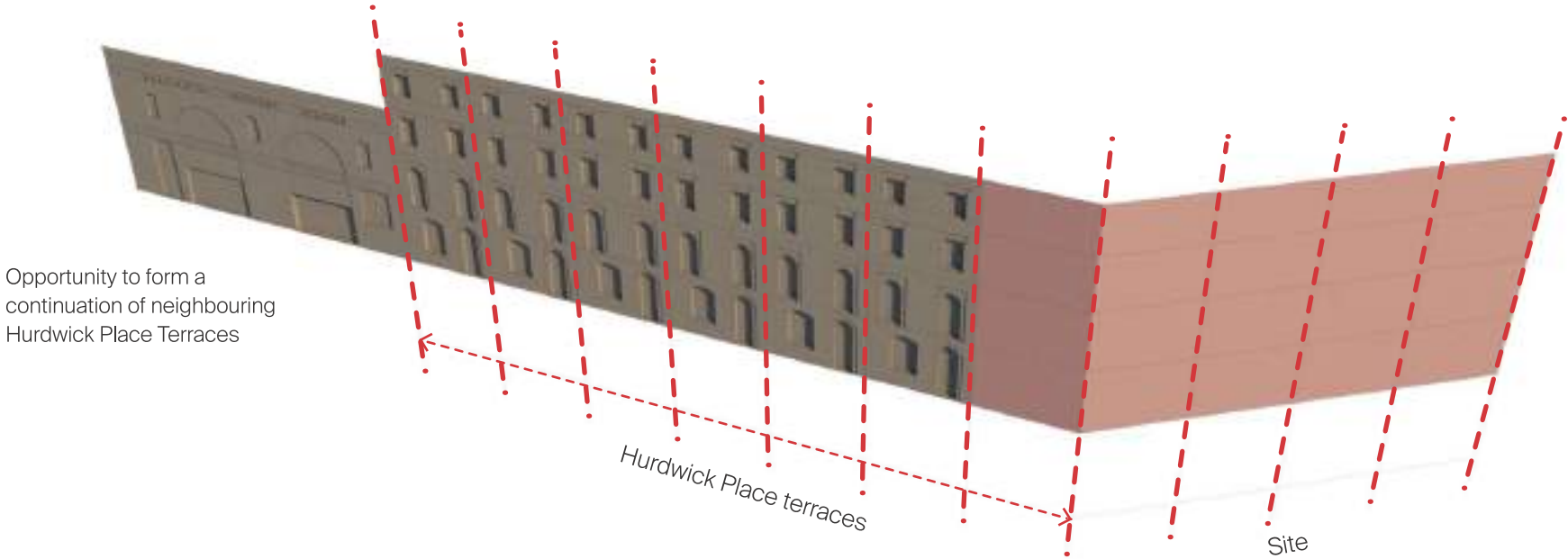
- Introduce much needed family homes to the borough through reintroduction of historic residential mass on the site
- Create a building that respects, celebrates and enhances the character of the conservation area
- Utilise an underused site
- Continuation of the historic facade pattern of Hurdwick Place terraces around the corner onto Harrington Square
- Introduce more green space to Harrington Square streetscape through front gardens and areas of shared landscape
- Improve ecology and drainage of the site through biodiverse green roof and reduced areas of hard landscaping
- Take advantage of the site's good location with access to sustainable modes of transport



Key Plan



Historic bay rhythm



Opportunity to form a continuation of neighbouring Hurdwick Place Terraces

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3.0 MASSING DEVELOPMENT



3.1 MASSING APPROACH

The proposed massing of the scheme aims to sit comfortably next to neighbouring Hurdwick Place terraces to the north and Hurdwick House to the south. It aims to reintroduce mass that was historically present on the site and improve the overall streetscape of Harrington Square.

The articulation of the mass has attempted to reflect and reinterpret the scale and facade details of the historic terraces surrounding the site. It also seeks to maximise accommodation within an appropriate and respectful building mass.

1840s site plan



Historic building massing on site



Spencor Gore Painting - Mornington Crescent



Surrounding terrace typology





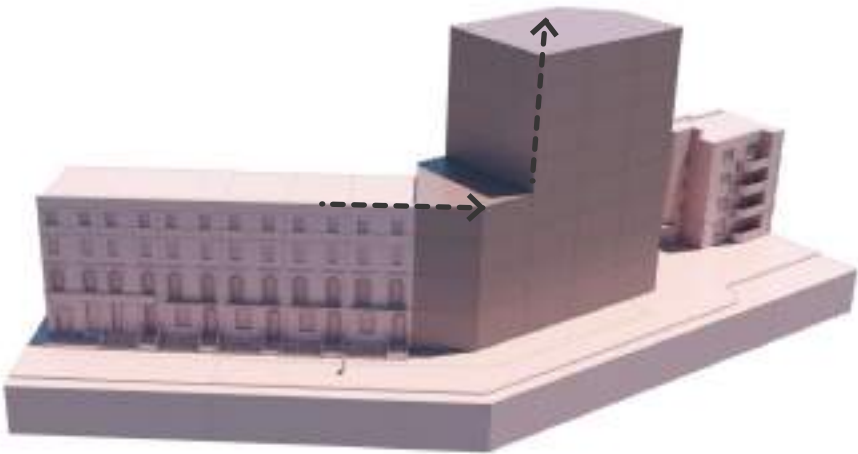
3.2 MASSING DEVELOPMENT

The massing has evolved through an iterative design process with various forms tested early on through each of the pre-application meetings and design review panels.

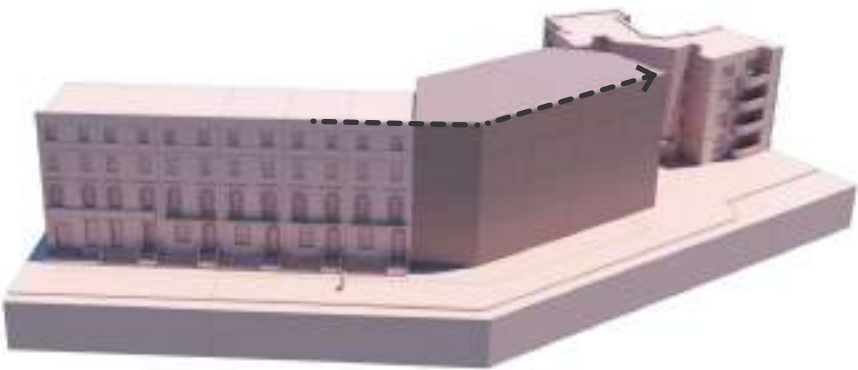
The articulation of the mass attempts to playfully reflect the proportions and varied parapet heights of the surrounding terrace architecture.

To sit comfortably next to the neighbouring Hurdwick Place terraces, the importance of continuing the existing parapet line across onto the proposed building has always been a consistent in each of the massing options.

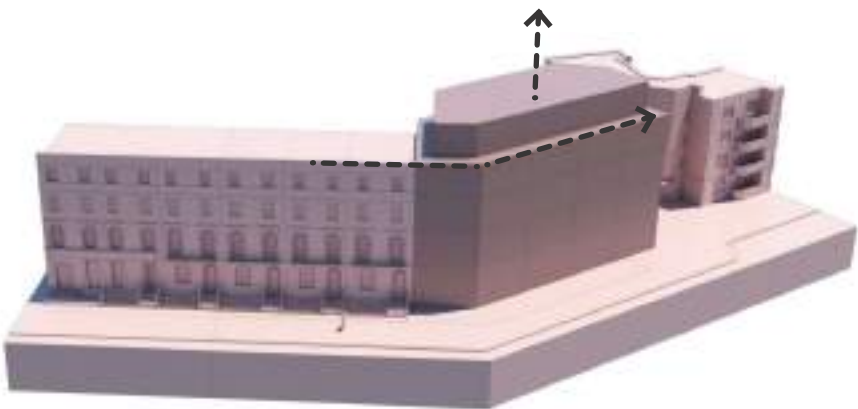
The options then consider a variation of top floor set backs, increases in mass to the south of the site, elements of raised parapets and projecting bays.



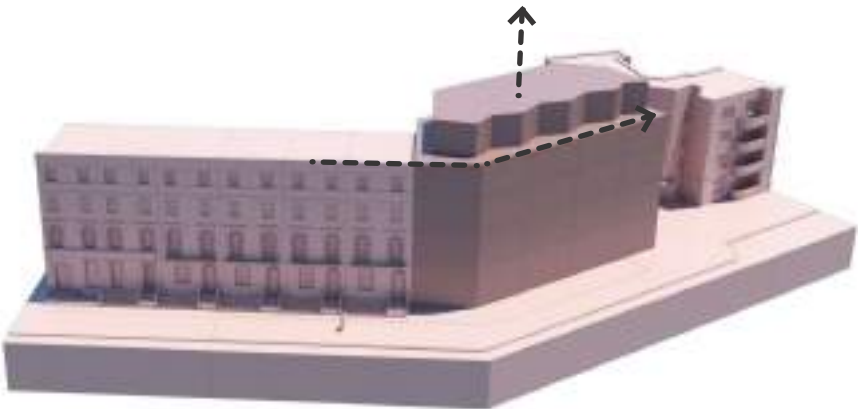
Massing option 1



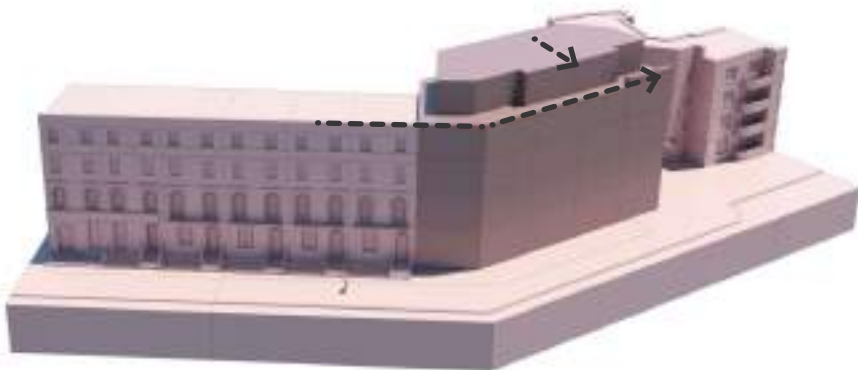
Massing option 2



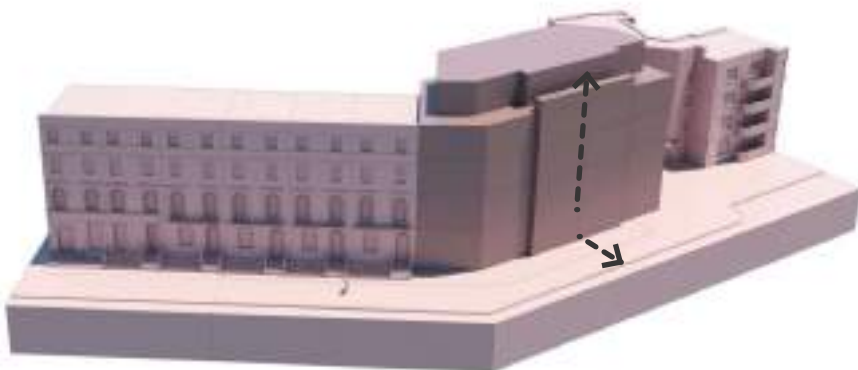
Massing option 3



Massing option 4



Massing option 5



Massing option 6



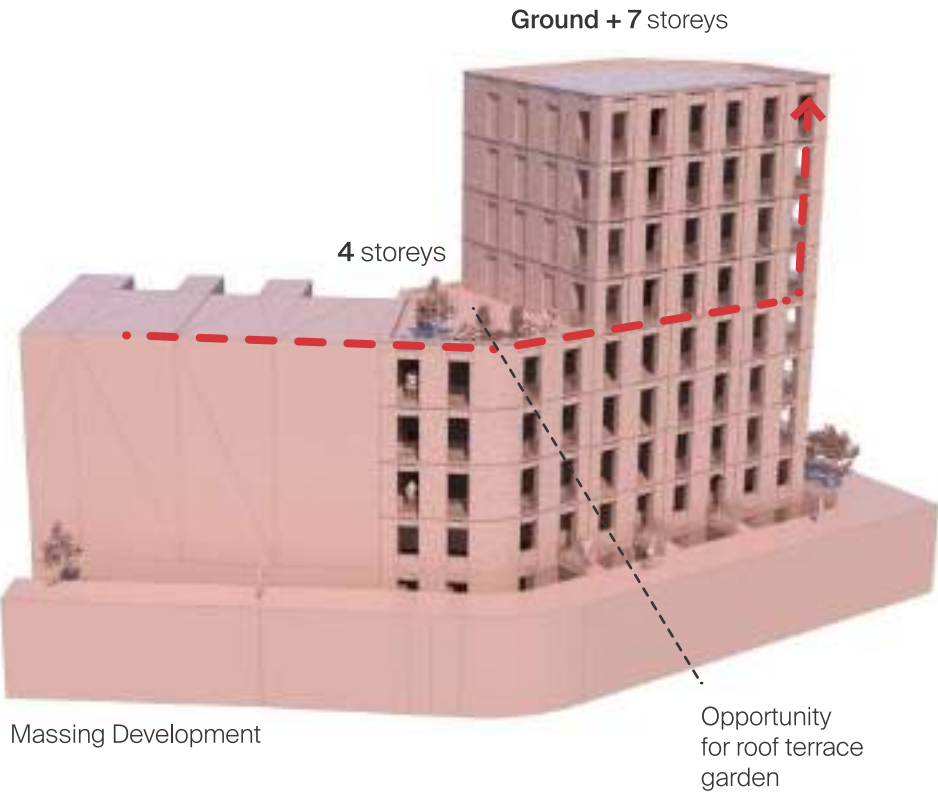
3.3 PRE APPLICATION MEETING 01 (MAY 2022)

The initial proposed massing presented to Camden at the first pre-app meeting can be seen on the adjacent massing diagram. This scheme included the following:

- 19 residential dwellings
- 2 duplex dwellings at ground/basement levels
- Bridge access to entrances across light wells
- Parapet aligning to neighbouring building initially then stepping up to 8 storeys moving along Harrington Square

Key Camden comments

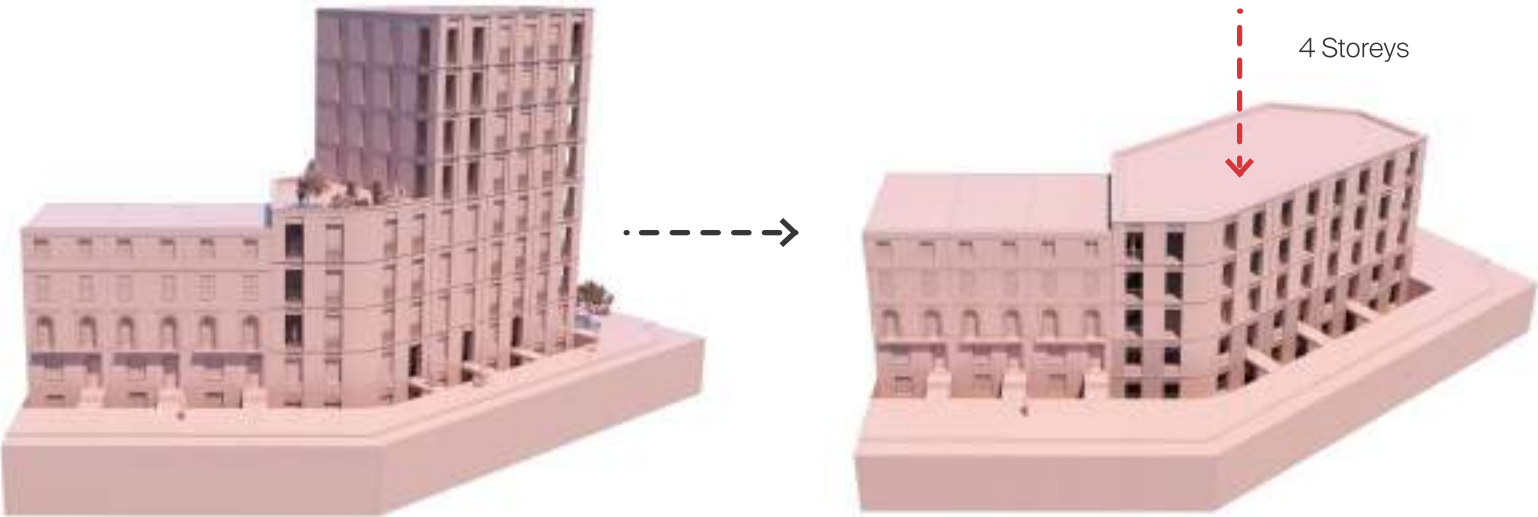
- Residential development of the site is supported
- 8 storey massing not suitable for the context of the site
- Relationship with neighbouring buildings needs to be better understood
- Brick materiality would be supported. Decorative metalwork detailing encouraged
- Maximise dual aspect homes
- Prioritise large 3 Bed family homes



3.4 MASSING DEVELOPMENT

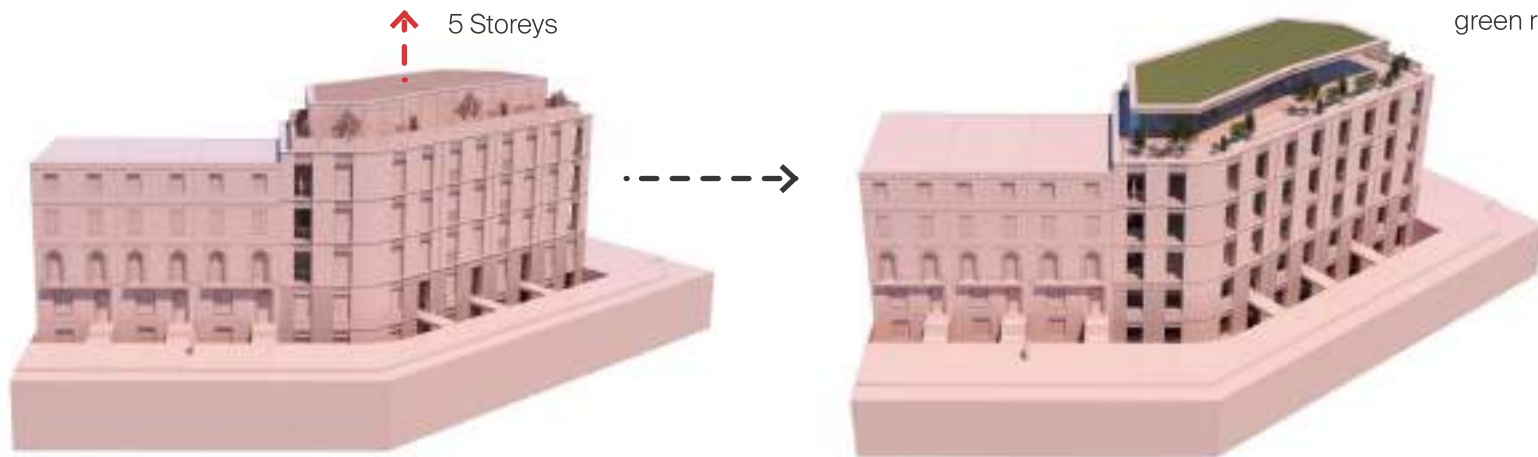
Following on from the first pre-app, a massing with a continuous four storey parapet was explored. This would align with the parapet of the neighbouring building along the full length of the facade.

The Camden Town character study undertaken highlighted various options of set back top floor storeys around the conservation area. A splayed glass top floor storey was explored. This allowed for a continuous external terrace space along Harrington Square with planting adding an element of green to the proposed facade.



Proposed street view indicating massing

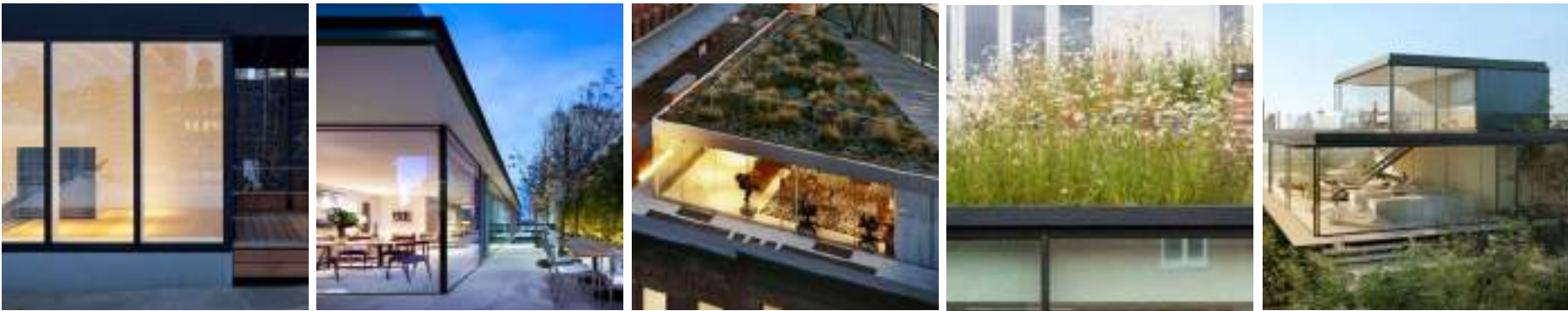
Proposed street view indicating massing



Proposed street view indicating massing

Proposed street view indicating massing

Glazed top floor storey with green roof



Precedent Study



3.5 PRE APPLICATION MEETING 02 (SEP 2022)

Following the updated massing, a second pre-app meeting was held with Camden in September 2022. The updated scheme included the following:

- 10 residential dwellings
- 2 duplex dwellings at ground/basement levels
- Bridge access to entrances across light wells
- Continuous four storey parapet along Harrington Square aligning to neighbouring building.

Key Camden comments

- Character area study required to develop facade details and proportions, materiality, details, and top storey
- Work needed to better align levels with neighbouring building, especially at ground
- A fully glazed top floor storey is not in keeping with facade typology below
- Maximise residential homes and bedrooms by reducing entrance lobby size and amount of ensembles
- Further justification and analysis required on colour of ground floor facade through character area study



Massing Development - view from Hampstead Road



Massing Development - view from Greater London House





4.1 PHOTOGRAPHIC STUDY

In order to aid in the design process and to create a building that sits well in its context, a photographic study was undertaken which formed part of a character study of the Camden Town Conservation Area.

This was to get a better understanding of the character of the conservation area, the existing patterns of streets and key repeated detailing evident within the façades. A greater understanding of these characteristics allows for a proposal that harmonises with its surroundings, sits well in its context and enhances the character of the area.



Camden Conservation Area Photographic Study



4.2 FACADE CONCEPT

The proposed façade design is a result of a comprehensive approach that takes into account both the internal programmatic requirements and a detailed character study of the 19th-century terrace façade typology prevalent in the vicinity of the site.

In line with the Camden Town Conservation Area Appraisal, the design philosophy involves a contemporary reinterpretation of the intricate elements that define these typologies. To achieve this, an extensive character area study was undertaken, delving into the ordering, layering, materiality, and detailing of these buildings. The knowledge gained from these studies provided the foundation for distilling the base principles, which were then thoughtfully reinterpreted and incorporated into the final proposal.

The composition entails a carefully considered approach, including a decorative ground floor, brick detailing, a clear hierarchy of windows ascending the elevations, and ornamental metalwork details.

The concept for the façade aims to capture the essence of the historic context while embracing a contemporary vision. Through a reinterpretation of the intricate elements that define the 19th-century terrace façade typology, our design pays homage to the rich heritage of the area while infusing it with a fresh and innovative spirit.





4.3 TERRACE FAÇADE STUDY

Throughout the conservation area, there are numerous examples of fine mid 19th century speculatively built terraced London houses. These are generally homogeneous in scale and character, uniform in appearance and contain ground floors that are celebrated through a change in materiality and increased decoration in the form of stucco mouldings and rusticated façades.

The key characteristics which are used to inform the proposal are listed below:

- 1.Unique treatment to ground floors through form, composition, materiality and a greater level of detailing through rustication
- 2.The entrance is celebrated with arched decorative panels above doors and in some instances a projecting portico.
- 3. A greater level of decoration continues up to the first floor windows in the form of arches and stucco mouldings around openings.
- 4. Black ironwork balustrades are common at ground floor and window balconies. Cast-iron boundary railings are a feature of most streets in a variety of patterns.
- 5. Materiality of the mid floors is generally a buff/yellow stock brick.
- 6. Decoration reduces moving up the facade. The stucco window detailing to the first floor windows are replaced with soldier stacked brick spandrels to upper floors.
- 7. There are a number of examples of top floor treatments and set back storeys within the conservation area. Within the residential terrace typology the top floor generally occurs as a mansard/ dormer within a slated roof.



Examples of mid 19th century terrace housing typologies



Examples of mid 19th century terrace housing typologies

4.3 TERRACE FAÇADE STUDY

The terrace façades in the area typically adhere to a 'base, middle, top' typology. The ground floors feature ornamental white stucco, which contrasts with the buff brick used in the middle sections of the facade.

The decorative elements extend to the first floor, particularly in the form of decorative window surrounds and black decorative balustrades. As the facade ascends, the level of embellishment gradually diminishes. Additionally, a prominent horizontal element serves as a distinguishing feature between the middle and top sections of the facade design.



58 Delancy Street



Top



Middle



Base



4.4 GROUND FLOOR STUDY

There is a common theme throughout the Camden Area Conservation Area of employing a unique treatment to the ground floor facade of buildings through form, composition, materiality and a greater level of detailing.

The scheme proposes to reflect on this common ground floor treatment.



Rusticated detailing highlighting and celebrating joints within the ground floor façades

SP



Examples of ground floor expressions surrounding the site and colour palettes



4.5 ENTRANCE STUDY

The entrance location to the terrace housing typology is clear and obvious in its appearance.

The entrance becomes the key element of the ground floor facade and is celebrated through intricate detailing, arched decorative panels above the doors and in some instances is recessed behind a decorative portico covering.

The house number is generally located on the panel directly above the doors. The colour of the entrance doors are typically painted in a contrasting colour to the facade it sits within.



Examples of entrance detailing



4.6 WINDOW DETAILING

The windows at ground and first floor are generally celebrated through arched detailing and decorative stucco mouldings. Black cast-iron detailed balustrades are common to first floor window balconies.

From first floor upwards, there is typically a reduced level of detailing and size to the window, giving a clear hierarchy to the facade.



Window detailing and size reduces moving up the facade



Examples of window detailing around Camden



4.7 METALWORK DETAILING

Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principle first floors of many residential properties, sometimes bridging two or more windows.



Examples of balustrade detailing



4.8 BALUSTRADE STUDY

Various options of decorative balustrade pattern were explored. Each option took influences from terrace facade balustrades around the site as well as the art deco patterns evident within the Greater London House facade.



Studies exploring decorative balustrade



4.9 DECORATIVE RAISED PARAPETS

There are various examples of raised decorative parapets throughout the conservation area. These add a variation to the roofscape of the street and also help to break up the homogeneous and uniform terrace façades.

Decoration is generally added through brick detailing and emphasized horizontal elements.



Spencer Gore painting of Mornington Crescent depicting a varied roof line through increased parapet heights



Examples of top floor storeys around Camden Conservation Area



4.10 TOP FLOOR STUDY

Top floors generally occurs as a mansard/dormer within a slate or standing seam/lead roof, set back from the primary facade with limited detailing on the residential typologies.

Corner and end bays introduce more decoration at higher levels, as illustrated previously.



Top floor of terrace house

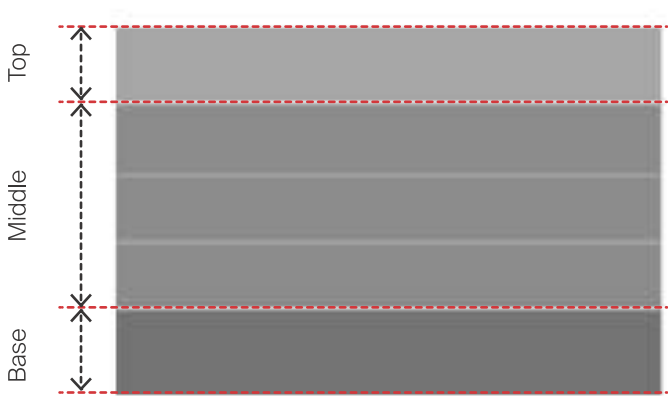


Examples of top floor storeys around Camden Conservation Area

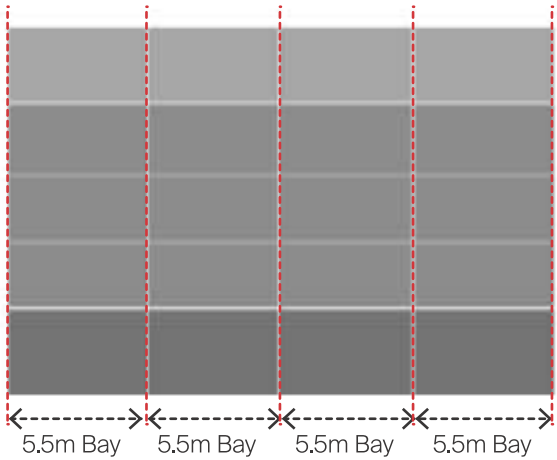
4.11 REINTERPRETATION

Design Principles:

- Facade split horizontally into base, middle and top typology, each with defining characteristics.
- Increased height to ground floor to align with neighbouring buildings and to help ground the proposal.
- Facade split into uniform vertical bays to reintroduce the historic facade pattern of the site.
- Introduction of a regular pattern of windows within the facade bays. Deep window reveals help emphasise the horizontal and vertical elements and create a clear grid.
- Introduce a window hierarchy moving up the facade
- Opportunity for detailing to window reveals and spandrels above openings in reference to terrace housing window detailing, particularly at lower levels
- Raised decorative parapet to central bays to break up horizontality of facade and to highlight central entrance



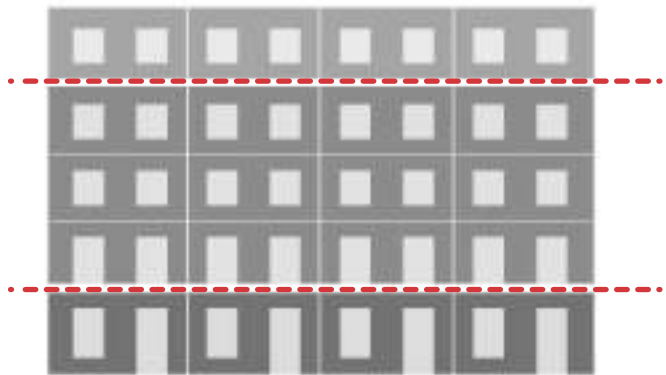
The proposal is divided into three elements comprising of a base treatment, a middle treatment and a top treatment



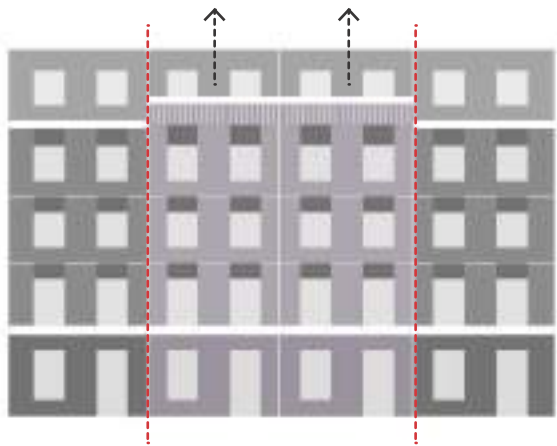
Vertical breaks added into the facade to articulate repeating vertical bay as is evident on surrounding mid Victorian terrace façades



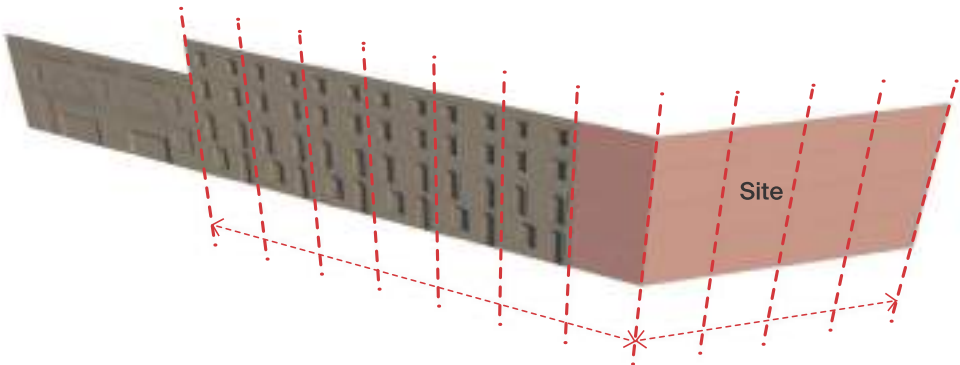
Two windows per bay are added. Deep window reveals emphasise the horizontal and vertical elements and create a clear grid



Increased ground floor height and horizontal emphasis at first floor and fourth floor level



Opportunity for raised decorative parapet to signify central bay and to add variation and interest to the parapet line



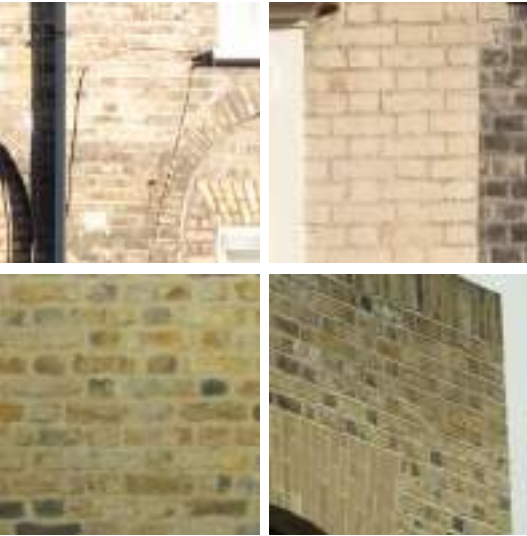


4.12 MATERIAL STUDY

As part of the character area appraisal, a material study was undertaken which was used to inform the material choice within the proposal.

Sampling material palettes of buildings within the local area, three main materials are found that are commonly used in the make up of the 19th century terrace façades.

Brick



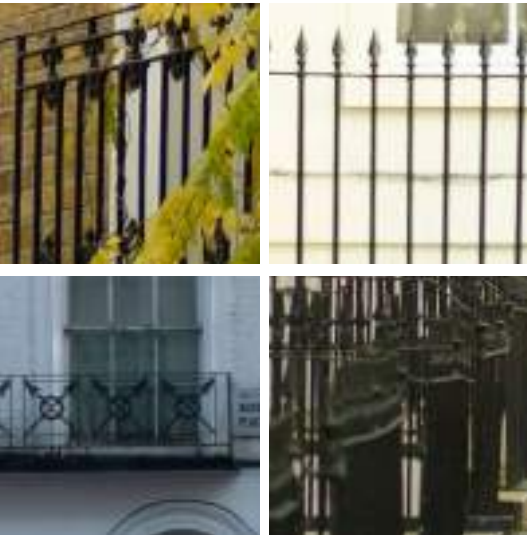
Brick is the dominant material around the area of the site with London yellow stock brick being the most prominent. A mixture of brick tones, bonds and details are evident. Soldier stacked brickwork is a common detail around windows and to highlight areas of horizontality within façades.

Stucco and concrete



White stucco is commonly used to ground floors providing a contrast to the brick floors above. Decorative stucco detailing is common to celebrate entrances at ground floor and window surrounds at first floors

Black Metalwork



Ornate black cast iron are heavily used throughout Camden particularly in the form of railings at ground floor and balconies off windows at first floor level

4.13 TOP FLOOR DEVELOPMENT

Following the character study of various top floor forms around the character area, it was found that the two most common top floors were both set back top floors or dormer/mansard forms of top floor.

A number of options exploring top floor forms and materiality were explored including the following:

Option 1

- Typical bay rhythm applied to top facade
- Set back to provide continuous garden terrace
- Buff brick material in keeping with material of typically bay
- Splayed facade directing views toward Harrington Square Gardens and forming the crown 'top' to the scheme
- Increased internal light levels with light entering from varying angles

Option 2

- Typical bay rhythm applied to top facade
- Set back to provide continuous garden terrace
- Buff brick material

Option 3

- Typical window bay rhythm applied to top facade
- Set back to provide continuous garden terrace
- Black metalwork forming windows and roof
- Sloped mansard roof

Option 4

- Typical window bay rhythm applied to top facade
- Set back to provide continuous garden terrace
- Ribbed precast concrete following materiality of ground floor



Roof option 1 - Staggered



Roof option 2 - Continuous



Roof option 3 - Mansard



Roof option 4 - Ribbed



4.14 CURVED CORNER STUDY

A curved corner treatment was explored to the proposed end bay of the scheme sitting opposite Hurdwick House.

This makes reference to the curved nature of the balconies as part of the Hurdwick House facade and is also a common treatment to the end bay of terrace façades within the conservation area.



Examples of curved corner treatments



Curved corner detail



Hurdwick House curved balconies



4.15 PRE-APPLICATION MEETING 03 (DEC 2022)

Following the updated massing, a second pre-app meeting was held with Camden in September 2022. The updated scheme included the following:

- 12 residential dwellings
- 3 duplex dwellings at ground/basement levels
- Bridge access to entrances across light wells
- Continuous four storey parapet along Harrington Square aligning to neighbouring building.
- Decorative sawtooth reconstituted stone cladding at ground floor with buff brickwork to levels above
- Consistent window proportions running up the facade
- Ground floor height increased to align key levels with neighbouring Hurdwick Terrace
- Decorative art deco black balustrades

Key Camden comments

- Happy with the direction of the facade
- Good justification of details through the character area study
- Levels aligning with neighbouring building supported
- Brick top floor storey following the bay positions of the typical floor would be preferred, further work on top floor required
- Create more of a hierarchy to the windows moving up the elevation
- Consider raising the parapet of one of more bays. Test differentiating the end bay



Facade Levels - Previous Proposal



Facade Levels - Presented Proposal



Presented entrance doors



Ground floor entrances off Harrington Square



4.16 DESIGN REVIEW PANEL 01 ( JAN 2023 )

In response to the officer's comments from prior pre-app meetings, the scheme was developed and presented in front of the Design Review Panel. The updated scheme included:

- 12 residential dwellings
- 3 duplex dwellings at ground/basement levels
- Bridge access to entrances across light-wells
- Decorative reconstituted stone to ground floor facade
- Regular proportions of windows running all the way up the elevations each with decorative juliette balustrades
- Horizontal reconstituted stone banding at each level
- Reconstituted stone clad end bay with decorative raised parapet
- Set back splayed brick top floor facade



Proposed rear massing



Proposed street view 1



Proposed street view 2



Proposed street view 3



Proposed street view 4

SP



Proposed Harrington Square Elevation

Harrington Square Gardens



4.16 DESIGN REVIEW PANEL 01 ( JAN 2023 )

The comments from the Design review panel can be summarised as follows:

**Façade Treatment and materiality**

- 1. Main elevation to be less rigid and sheer, reflecting the subtlety and variations found in its neighbour - for example varying window sizes and proportions.
- 2. Split main elevation up into three sections rather than a single frontage potentially with a raised central element
- 3. Horizontal banding to every floor works against the aim of emphasizing verticality within the main elevation
- 4. Introduce an element of projections within the façade to make the elevation appear less sheer and add more depth and shadows to the Harrington Sq façade.
- 5. Raise level of ground floor to improve separation between ground floor and street
- 6. Central element of top floor storey could be brought forward and acknowledged as part of the elevation below
- 7. Concerns with the choice of concrete at ground floor. Suggested the use of a brickwork, possibly glazed brick

**Layouts and landscape**

- 1. Ground floor duplex units can be improved, dislike the single aspect and the front doors opening directly into living space with no lobby or covered entrance.
- 2. Explore through units at ground floor with garden to the rear. This would require plant to be moved to basement level
- 3. Provide more balcony/terrace spaces to the rear of the proposal
- 4. Disabled parking bay to be moved to allow for an improved landscape space between the proposal and Hurdwick House
- 5. Further consideration needs to be given to the landscape entrance to Hurdwick house

**Sustainability**

- 1. Develop a more ambitious sustainability strategy
- 2. Demonstrate how the proposal can achieve a net zero carbon target



Ground floor plan as presented



As previously presented



DRP comments summary sketch