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DESIGN STATEMENT

Supporting the Planning Application for Discharge of Conditions 31 & 33 of Planning Permission 2018/0645/P (allowed at planning appeal ref. APP/X5210/W/19/3240401), relating to Details of Boundary Treatment and Waste Storage.

July 2024

1.0 INTRODUCTION

This report has been prepared by Carbogno Ceneda Architects Ltd to support the application for the discharge of conditions 31 & 33, pertaining to Details of Boundary Treatment and Waste Storage, for the residential extension at Barrie House, 29 St Edmunds Terrace.

The proposal outlined in this document and enclosed drawings addresses the local authority's comments associated to the previous application ref 2023/1444/P which was withdrawn on December 2023. The revised design for the boundary treatment and bin store described here aims to enhance the relationship between the development and its surroundings.

Key aspects of the new proposal include:

- Improved visual permeability
- Integration with existing and proposed buildings and landscape
- Consideration of local authority feedback on the previously withdrawn application

This design statement provides detailed information on the rationale behind the new boundary and bin store designs, including:

- Context analysis
- Design principles and objectives
- Specific design elements and materials
- Relationship to surrounding context

The following sections will elaborate on these aspects, supported by visual aids and technical details where appropriate.

2.0 CONTEXT

2.1 Site and surroundings

The proposed development at 29 St Edmunds Terrace is located in close proximity to the historically significant landscape of Primrose Hill. It sits within a context that has evolved from dense forest and meadowland to a more urbanized setting, yet still maintains strong connections to its natural surroundings. Barrie House, is an existing residential block characterized by a robust brick facade with distinctive render banding, with generous setbacks and landscaped areas softening the urban fabric.

2.2 Planning Context

2.2.1 Planning Officer's Boundary Treatment Considerations

Following the planning officer's advice, the original boundary proposal which featured high railings and gates on a dwarf brickwork wall with brick piers, was found to be inconsistent with the architectural principles embodied by Barrie House. As a post-war development, Barrie House reflects the modernist ideals of architects like Le Corbusier, emphasizing the integration of high-rise structures within open landscapes.

The planning officer pointed out that the previous boundary design solution appeared to draw inspiration from historic examples found in front of residential terraces or institutional buildings. However, they emphasized that Barrie House, as a post-war development, was built following principles that encourage high-rise towers to be surrounded by parkland or more open landscapes. The officer therefore recommended seeking a subtle solution that better aligns with these modernist ideals.

2.2.2 Approved Condition 8 Hard and Soft Landscaping

In addition to the previous point, we also took into consideration the approved Condition 8 (Ref. 2022/3879/P) referring details of hard and soft landscaping at Barrie House's surrounding landscape areas. This features hedging, trees and other plant species located immediately adjacent to the boundary of the site. These have been shown and annotated in the new boundary proposed drawings submitted as part of this application first to provide planning context to the design, second because the consented landscape design (i.e. the hedges, trees etc) already provide a degree of visual barrier around the site.

3.0 PROPOSAL

This section outlines the revised boundary treatment proposal for the site showing a solution which maintains the site's openness while better aligning with the existing and proposed design principles and character of the area.

3.1 Design rationale

The core strategy of the new boundary proposal aims to strike a balance between delineating private space and maintaining visual permeability, in keeping with the modernist principles of the original design of Barrie House. By drawing inspiration from existing site elements and the surrounding context, the proposal seeks to create a lighter, more open boundary treatment that respects the building's architectural heritage while subtly introducing contemporary elements.

3.2 Detailed Design and Materials

3.2.1 Low Level Kerbing and Railing

Low-level granite kerbs replace the previously proposed dwarf brick wall and piers, enhancing visual permeability while subtly demarcating the site boundary. This approach draws inspiration from existing on-site elements such as the current kerbing of the pavements in the immediate surrounding areas, providing continuity with the current landscape.

The railing design adopts a stepped configuration, in line with the existing (retained) railing seen at the rear of the site. The proposal is for a significantly reduced the railing height, with some sections standing less than 800mm above street level, maintaining a light, visually permeable nature of the boundary.

The overall design of the granite kerb and railing creates a lighter boundary treatment that references the existing context while introducing subtle contemporary elements. This is achieved through careful detailing and a discreet reference to the new railing details proposed for the new flats (See details submitted for discharge of condition 4), so to achieve a cohesive design strategy.



Fig 1 _Reference image of granite kerbing used for the current boundary proposal

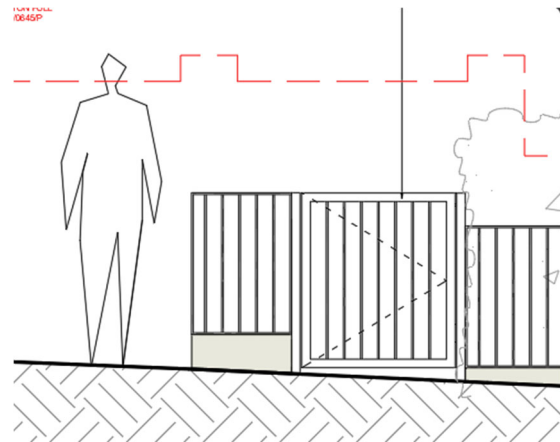


Fig 3 _Drawing Extract from proposed boundary, capturing the proposed hedging and the relationship between the low-level railing and kerb elements in one of the pedestrian access gates



Fig 2_Reference image of granite kerbing

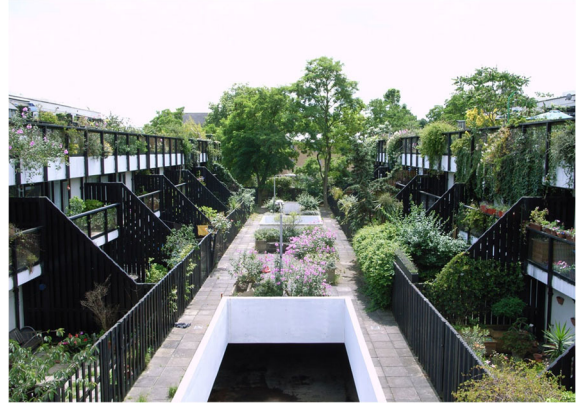


Fig 4_Dunboyne Road Estate, relationship between railing and greenery

3.2.2 Vehicle Access

Car access gates have been replaced with retractable bollards, an approach inspired by modernist precedents such as the Isokon Building (London NW3). This solution maintains necessary access control while preserving openness and visual connectivity.



Fig 5_Isokon Building, image capturing the use of bollards on a wide opening of the pedestrian wall

3.2.3 Bin Store and Existing Concrete wall: relationship with neighbouring context

The existing dwarf concrete wall facing St Edmunds Terrace is retained and incorporated into our new proposed boundary design. We propose to carry out local repairs where required and repaint the wall in light grey colour in line with the tonality of the proposed granite kerbs. The new railing along this stretch of the boundary will be fitted behind the existing wall in line with the retained exiting railing at the rear of the site (See fig 7 below).

The design for the proposed bin store on Broxwood Way, has been revised to complement the existing timber fence boundary treatment with Kingsland Estate. The new proposal features a combination of timber cladding with railing in front and a sedum green roof, creating a softer and visually appealing volume. The height of the refuse and recycle storage is set by the size of the 1100L euro bins required by Camden for the development (See separate document covering condition 33 enclosed to this application)



Fig 6_Reference image of proposed Bin store timber cladding and sedum roof



Fig 7_View of existing concrete wall and existing railing from St Edmunds Terrace.

4. CONCLUSION

The revised boundary treatment and bin store design represents a carefully considered response to the planning officer's feedback and to the site context. We believe the new proposal successfully balances the need for security and functionality with the desire to maintain visual openness and respect the modernist principles of the original architecture. By drawing inspiration from both the existing site elements and similar modernist precedents within the Camden boundaries, the design offers a coherent solution for the integration of the proposed boundary treatments with the immediate surrounding as well as maintaining the original ideal of openness on site. The result is a boundary treatment which addresses the practical requirements of the development and enhances the overall aesthetic quality of the site, contributing positively to the character of the area while respecting its architectural nature.

END

