

Concept Development

Client Brief

The client brief demands high quality contemporary building combining flexible commercial space and mixed tenure residential apartments with associated amenity space.

Commercial

To be suitable for a full range of B1 uses and flexible to allow for subdivision

- Floor to ceiling heights to be in excess of 3.6 metres
- Heavy duty lifts
- Exposed services
- Large 1.5 metre wide doors

The space created is to have a good street presence, with maximum commercial frontage and main entrance situated onto Camden Street

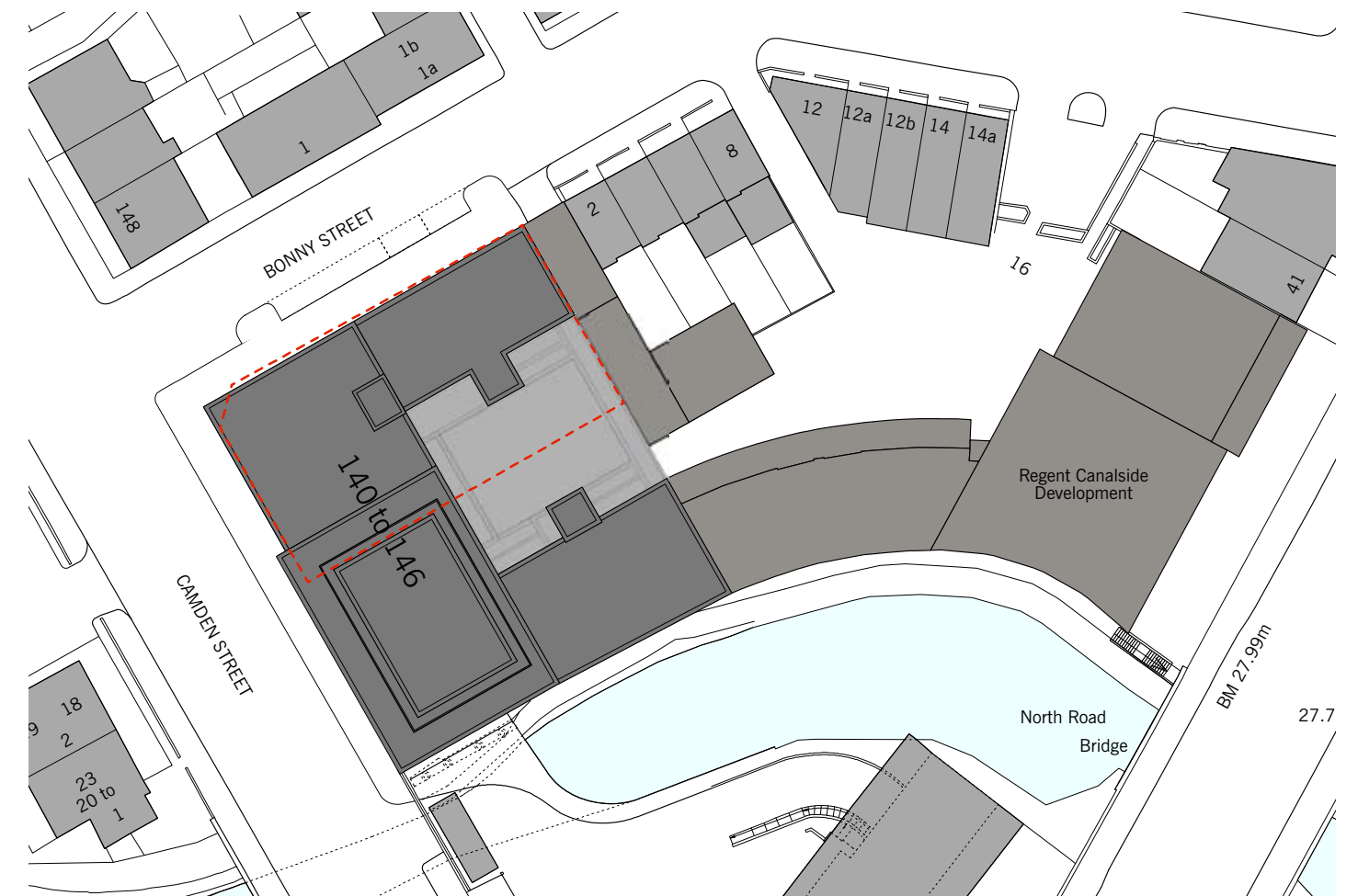
Residential

To be high quality residential scheme with:

- a range of self contained homes of different sizes & tenures
- all apartments to meet the residential space standards set out in the London Plan
- all apartments to comply with Lifetime Homes
- all apartments to have a high level of amenity space, through balconies shared amenity space and private terraces.
- The majority of apartments to be dual aspect

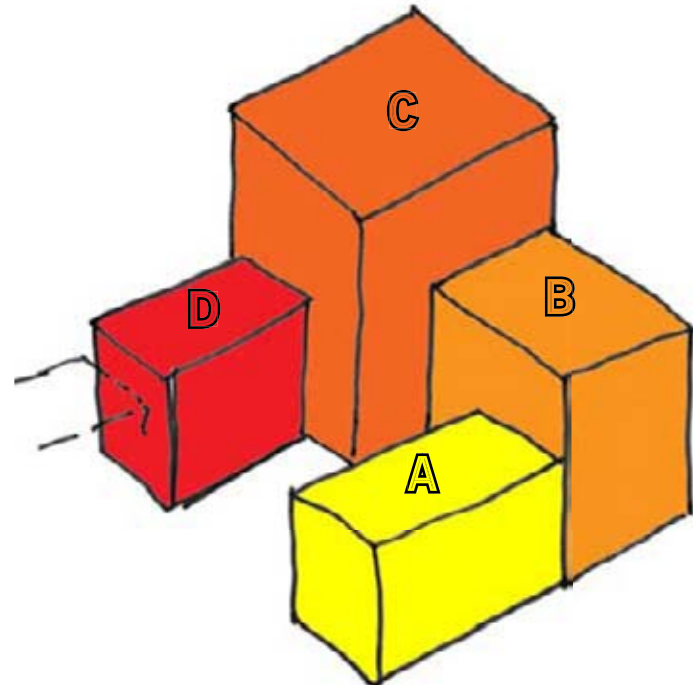
Materiality

- Sustainable high quality materials to be used
- To be a sustainable building incorporating future proofing.
- All apartments to achieve Code 4 for Sustainable Homes
- Commercial space to be BREEAM excellent rating.

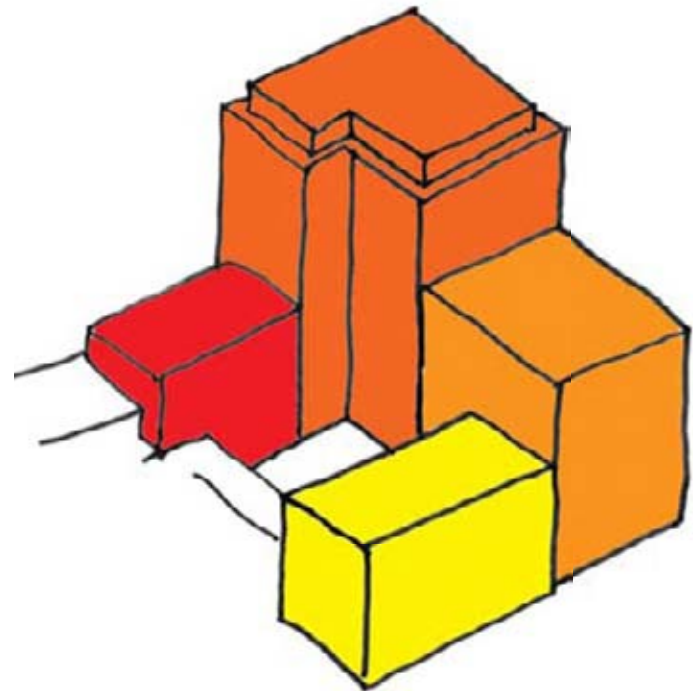


Site Plan showing site boundary of previous Pre-Application scheme dotted

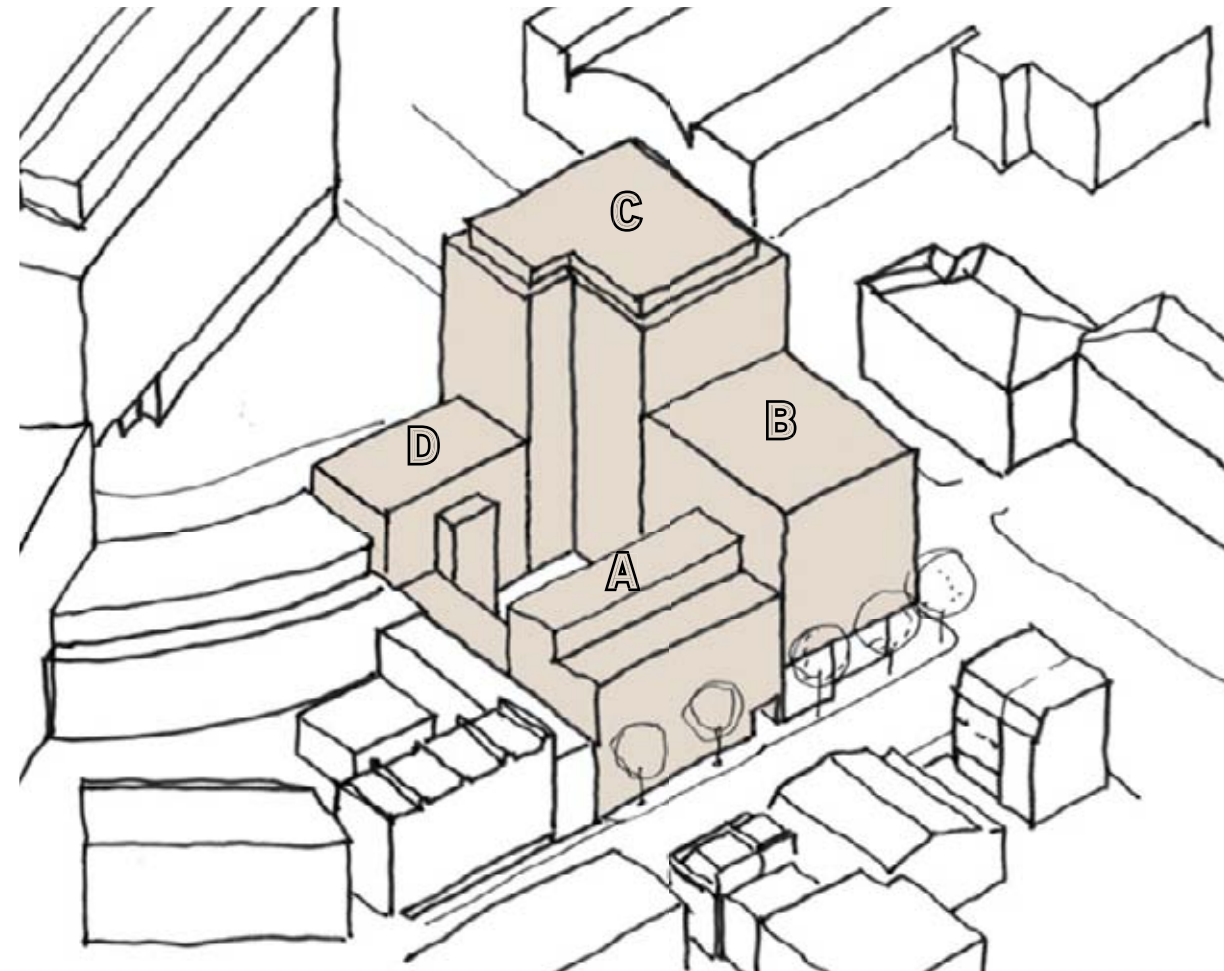
Design Concept



The building is designed from simple clear volumes, stepping up in a spiral up towards the corner and then stepping down to the scale of the canal.



The volumes are modified to create the internal courtyard



The volume fitted into the urban context

Pre-Application Submission - September 2011 (1st Scheme)



View along Camden Street towards Camden Road



Roof Plan

Bonny Street Elevation

A proposal for the redevelopment of the single storey warehouse building on the northern part of the site as a mixed use commercial- residential building was prepared in 2010.

This was submitted for pre-application planning advice and discussed at a meeting on 8 February 2011.

- The importance of flexible commercial / light industrial space in the immediate area
- The reprovision of employment space needs to be viable
- The inclusion of residential accommodation is supported
- Some affordable housing to be included with 60 : 40 social : intermediate
- Massing is too complex; simple, clear volumes deemed more suitable; definition of character required at roof level
- Consideration to be made of the future of the southern site
- Development needs to be part of the distinct character of Camden Street
- Future proof design is required
- Car free scheme is acceptable but to include secure cycle parking.

Following this a further meeting was held with the Camden Design and Conservation Officer Charlie Rose, to discuss amended proposals based around the scheme being split into two simple volumes; one relating to Camden Street and the other to Bonny Street.



Context Elevation - Camden Street



Context Elevation - Bonny Street

The form and width of the building proposed was of similar proportion to that of 148 Camden Street with the proposed building stepping up along the street toward the height of Shirley House, at a height of 5 storeys over ground floor. Charlie Rose agreed the proposed height was acceptable in planning terms.

1st Pre-Application Submission - March 2013

The initial Massing for the larger site was shown at the 1st Pre-Application in March 2013



Visual for Camden Street



Massing Model - View North



Massing Model - View East



Camden Street elevation



Canal side elevation

Following the feedback from Camden Planning department In January 2012 it became evident that the BTP were to vacate their building, and the whole site was then considered.

It was agreed at the Pre-Application meeting that the overall concept of the design was acceptable; that of a contemporary design broken down into a series of elements, which seek to address their particular context:

- Each module is repeated with slightly different fenestration patterns throughout the scheme.
- The variations provide visual interest as well as rhythm and continuity.
- The scheme also creates a more subtle vertical emphasis and modulation that helps break up the facades and provides depth to the elevation with layering and shadowing effects.
- The council stated that they were unlikely to object to the replacement of the existing building from a design and conservation perspective subject to suitable replacement.
- There were concerns about the detailed design and height, which needed to be addressed prior to gaining office support.

Public Consultation - 10th April 2013

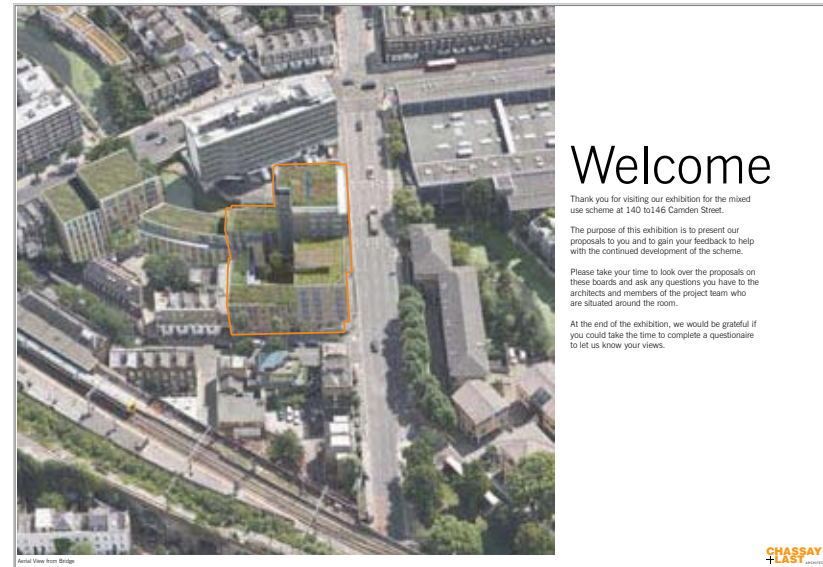
A public Exhibition was held on 10th April 2013 at the Castlehaven Community Hall. A public Exhibition was held on 10th April 2013 at the Castlehaven Community Hall. The event was attended by a total of 37 people of which 28 returned questionnaires. A complete analysis of this feedback can be formed in The Statement of Community Involvement by Bellenden. (see below). The Scheme was depicted on boards as shown opposite.



Exhibition held on 10th April 2013



Exhibition held on 10th April 2013



Context Board



Bonny Street + Urban Context Board



Canalside Board

Feedback, Advice and Response 19th April 2013

Feedback Summary

The overall design has a contemporary idiom broken down into a series of elements which seek to address their particular context. Each module is repeated, with slightly different fenestration patterns, throughout the scheme. The variation provides visual interest as well as rhythm and continuity. The scheme also creates a more subtle vertical emphasis and modulation that helps break up the facades and provides depth to the elevation, laying and showing effects. In this regard I am broadly happy to support the scheme from a design point of view but I have some concerns about the detailed design and height which need to be addressed prior to gaining officer support.

Advice on Bulk, height and design

The varying scale relates to their context. However at present each block is considered to be a too tall. The block facing the canal should relate to the height of the newly permitted proposal at Twyman House and thus a storey should be removed to ensure a consistent enclosure of the canal which doesn't over dominate at this point.

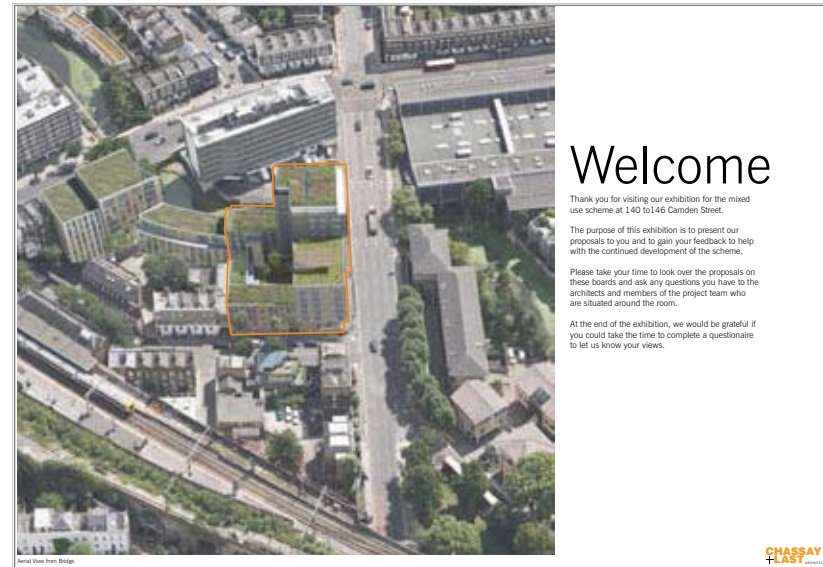
We recommend a similar approach be adopted for the development closest to the listed buildings on Bonny Street. A 4 storey block would be a storey higher than the listed building but is likely to be acceptable stepping up in height toward the junction with Camden Street. However the additional set back top floor as proposed is considered to tip the balance with regard height. Moreover it creates a more complicated form which is less elegant than simple contemporary rectangular block.

Response following the Public Exhibition and the Pre-App Advice received on 19th April, the Scheme was revised as follows:

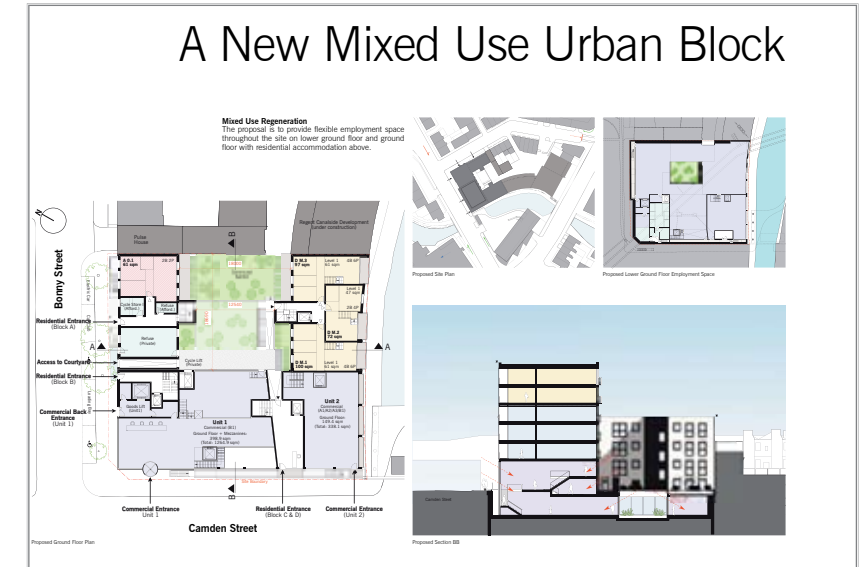
1. Block A was reduced in height by 1 storey.
1. Block C was reduced in height by 2 storeys.
2. Block D was reduced in height by 1 storey.
3. The overhang onto Camden Street was omitted.
4. The amount of Proposed Commercial space was reduced.
5. The Façade Material was altered.
6. The number of family units was increased from 7 to 12.

Public Consultation - 1st July 2013

The 2nd Public Exhibition was held on 19th July 2013. This was held at Castlehaven Community Hall. The project team circulated 200 invitations to the surrounding projects and residents. A set of 13 exhibition boards were prepared along with a feedback questionnaire. It was attended by a total of 26 people of which 17 people returned the questionnaire.



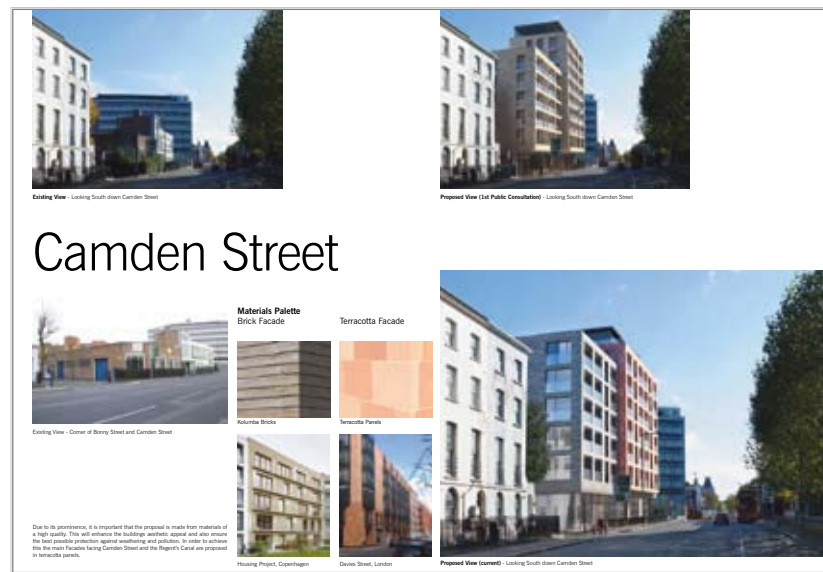
Cotext Board



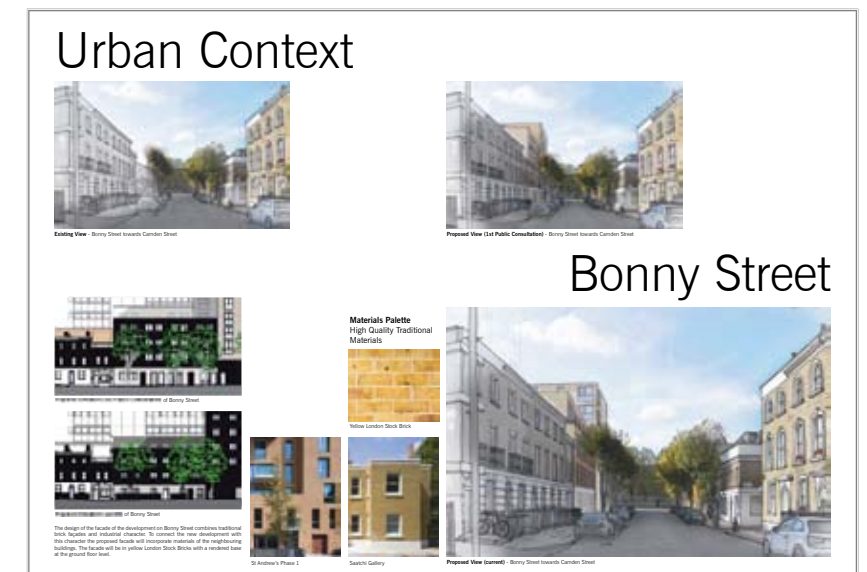
Mixed use scheme Board



Exhibition held on 1st July 2013



Camden Street Board



Bonny Street + Urban Context Board



Exhibition held on 1st July 2013



Design Development Board



Canalside Board

2nd Pre-Application Submission - July 2013

what was submitted?????

Feedback, Advice and Response 19th August 2013

The planning department stated, “that the design of the scheme has improved since that shown at the previous meeting” and that many of the concerns raised by the council had been addressed.

It was suggested by the council that the following further alterations are undertaken in order to get the scheme to a level when officer could recommend approval as part of a formal application:



View along Camden Street towards Camden Road



Block A

- The set back top floor should be pulled forward
- Set back the balustrade to allow the feature corbelled openings to be better appreciated.
- Improve proportions and fenestration pattern to ground floor.
- Replace stucco banding with brickwork (glazed/stone or texture to differentiate if necessary)

Block B

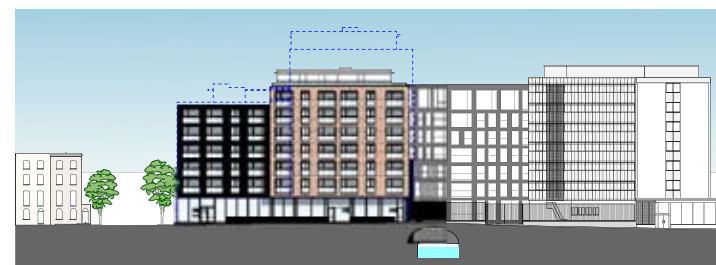
- The design officer is not comfortable with the height and recommends it be reduced to a height consistent with that shown in the original images (this appears to be roughly a storey lower).
- To help this block to sit in the townscape more comfortably it is recommended the windows on the elevation facing Bonny Street are removed. This will give the impression of a terrace building rather than a tower with windows on 3 sides. It may also improve the internal layout by increasing necessary wall space.

Block C

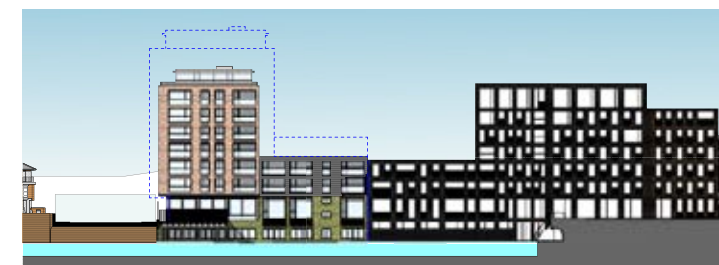
- The top floor should be reduced to bring it in line with Twyman House
- The conservation officer is happy with the design amendment presented at the meeting with regard ‘double height’ floors created by setting back the intermediate.

Block D

- Officers are generally comfortable with the height, design and use of materials for this block.
- Ground floor windows on the canal elevation appear overly large and should be reduced in size.



Context Elevation - Camden Street



Context Elevation - Canal

The best approach with regard to materials would be to choose a simple palette of high quality materials which relates to the existing adjoining original townscape in the area. This could and probably should be varied in colour, tone or texture between each block allowing for the variation to provide visual interest as well as rhythm and continuity. Brick is the preferred material but we would be happy to comment on a stone for Block C if necessary.

3rd Pre-Application Submission - Oct 2013

Following the Pre-Application advice of 19th August Chassay & Last Architects made further revisions to the scheme and attended a further design meeting with the council on 4th September. The summary of this was:

Block A – Bonny Street

- No change in building form required.

Brick to Bonny Street to be brown / beige rather than a traditional London Stock.

Block B – Corner of Bonny Street and Camden Street.

- An arcaded top floor was proposed.

The Scheme was revised as follows:

- Block A was reduced in height by 1 storey.
- Block B N/A
- Block C was reduced in height by 2 storeys.
- Block D was reduced in height by 1 storey.



Context Elevation - Camden Street



Context Elevation - Canal

Feedback, Advice and Response

A further meeting with council was held on 3rd October 2013. Feedback was received on 2nd December 2013 as follows:

Block A – 4 storeys social housing residential block facing on to Bonny Street. The block is dark brown brick with punctured windows set back behind recessed brick architraves

Block B – 5 storey block with commercial at ground level and residential above on the junction with Bonny Street and Camden Street. The block is finished in brown brick with more horizontal openings than block A.



Block C - Corner of Bonny Street and Camden Street with an arcaded top floor proposed.

Block C – 8 storeys high with commercial on the lower floors and residential above ground floor level (5 storeys fronting Camden Road) storey residential block facing Camden Road adjoining no.41 Camden Road. The scheme proposes stone cladding to the facades

Block D – 4 storey high relating to height of the existing adjoining development at Twyman House using brown brick with glazed green brick to the 2 storeys above canal level

The overall design has a contemporary idiom with each broken down into a series of elements which seek to address their particular context. Each module is repeated, with slightly different fenestration patterns, throughout the scheme. The variation provides visual interest as well as rhythm and continuity. The scheme also creates a more subtle vertical emphasis and modulation that helps break up the facades and provides depth to the elevation. In this regard the Conservation Officer is broadly happy to support the scheme from a design point of view but he has some concerns about the detailed design and height which need to be addressed prior to gaining officer support.

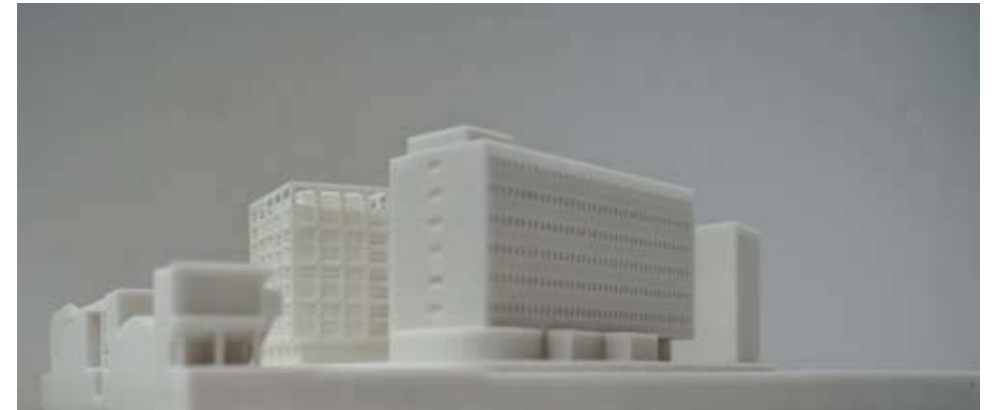
Design Development

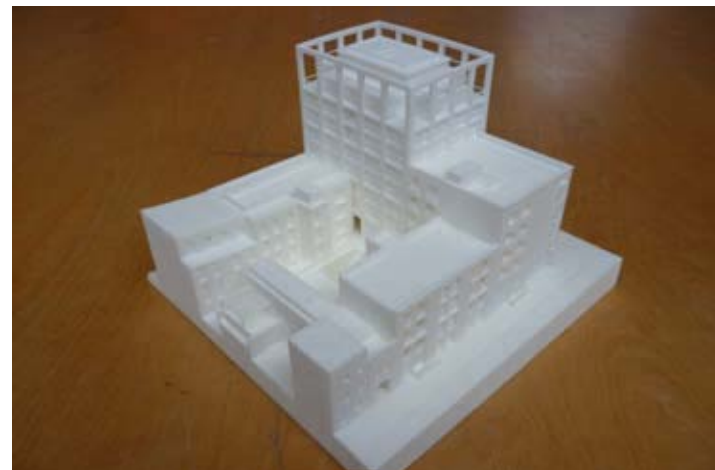
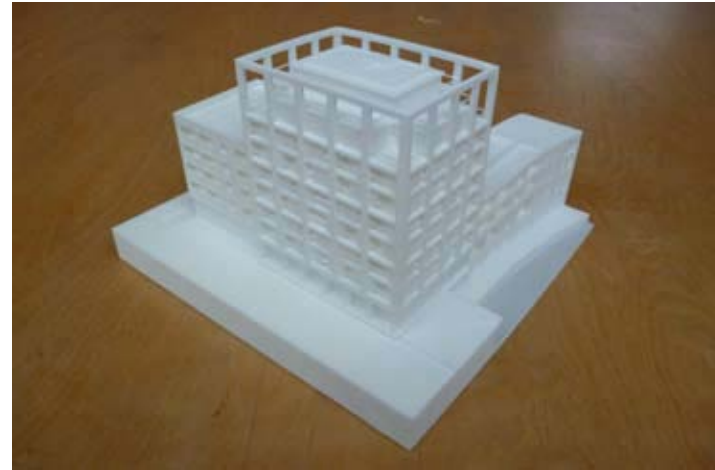
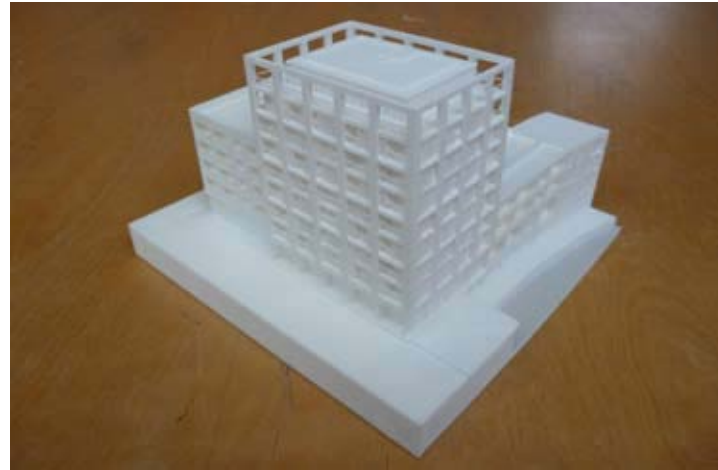
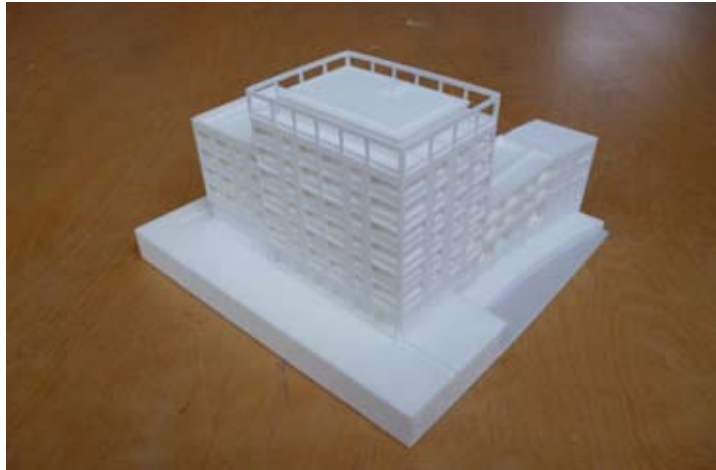
Chassay and Last have worked with the council and with Richard Coleman City Designer to develop the design.

Richard Coleman is an architect, urban designer and heritage adviser on architectural designs for historical environments.

His consultancy City Designers provides design teams with support for their proposals through careful analysis of both existing and imagined environments. He is a CABE Building Environment Expert:

During the design process printed 3D models were used as a tool to illustrate how different iterations of the design would affect the immediate environment. In addition AVR London produced both wireline and rendered AVR's in order that the likely effect from the 16 key viewpoints could be considered in detail by Richard Coleman City Designer in their townscape, heritage and visual impact assessment





Scenario 1

- Eight storeys (including Ground Floor)
- Penthouse on top
- Arcaded facade top

Scenario 2

- Nine storeys (including Ground Floor)
- Recessed penthouse on top
- Arcaded facade top

Scenario 3

- Nine storeys (including Ground Floor)
- 7th Floor with recessed corners, two flats & two maisonettes
- 8th Floor with further recessed element for 2nd level of maisonettes
- Arcaded facade top

Final Option

Design Development

The Council agreed to the heights of the other blocks A,B and D but raised concerns about the height of Block C.

Independent advice was sought from Richard Coleman City Designer whose view was that the building height could be justified if the design composition and proportionality were improved.



Scenario 2

- Eight storeys (including Ground Floor) to Block C
- Penthouse on top floor within an arcaded frame

Various elevational treatments to Block C were explored, an example shown above

The design was then further developed with a bolder architectural approach.

An expressed frame building was developed for Block C, which had better scale and proportions than previously with more depth to the facade providing more light and shade differences to the elevation, and raising the quality of the proposed architecture. The introduction of the columns allowed the building to be grounded.

The carefully proportioned grid of the facade has a hierarchy of framed elements, which diminish towards the top of the building.

The upper colonnade is open and provides a sense of lightness to the top of the building and a sense of visual movement against the sky.



