
Bartram's Convent

Rowland Street, NW3 2AD London
April 2015

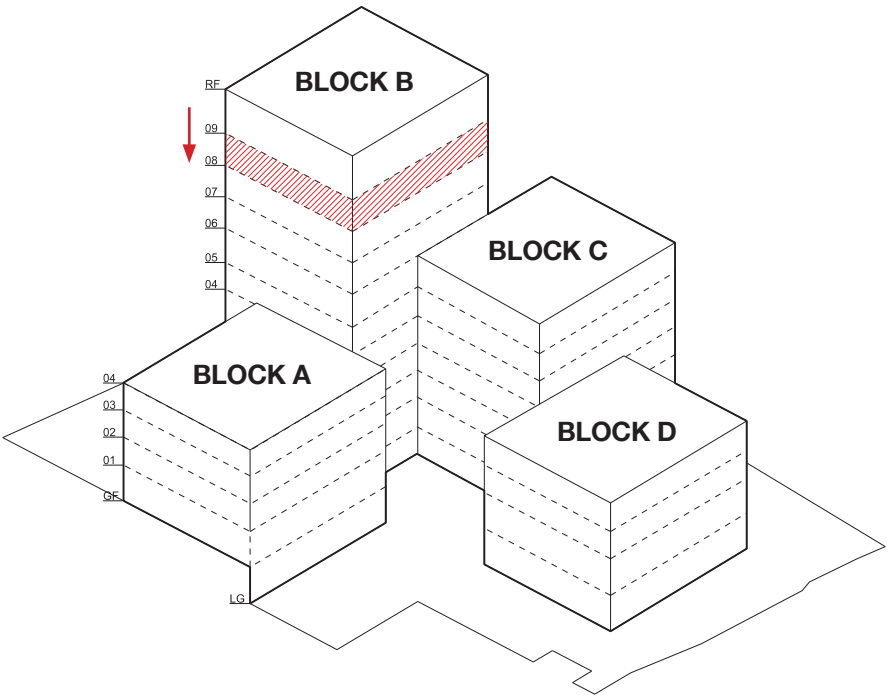
PegasusLife

Bartram's Planning Amendments

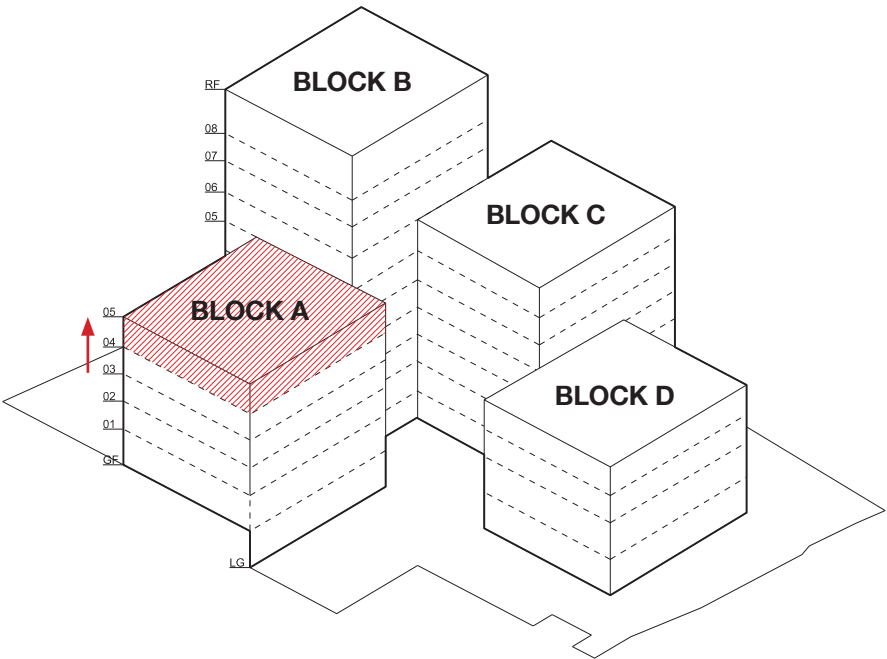


Introduction

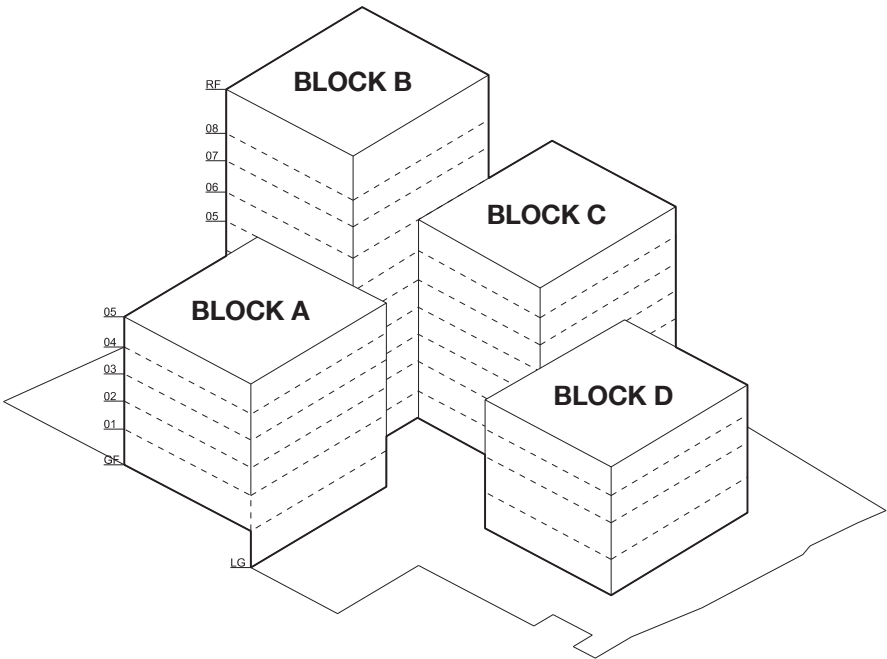
Summary of massing changes to the proposed scheme. Removal of one storey from Block B and one floor added to Block A.



1.



2.

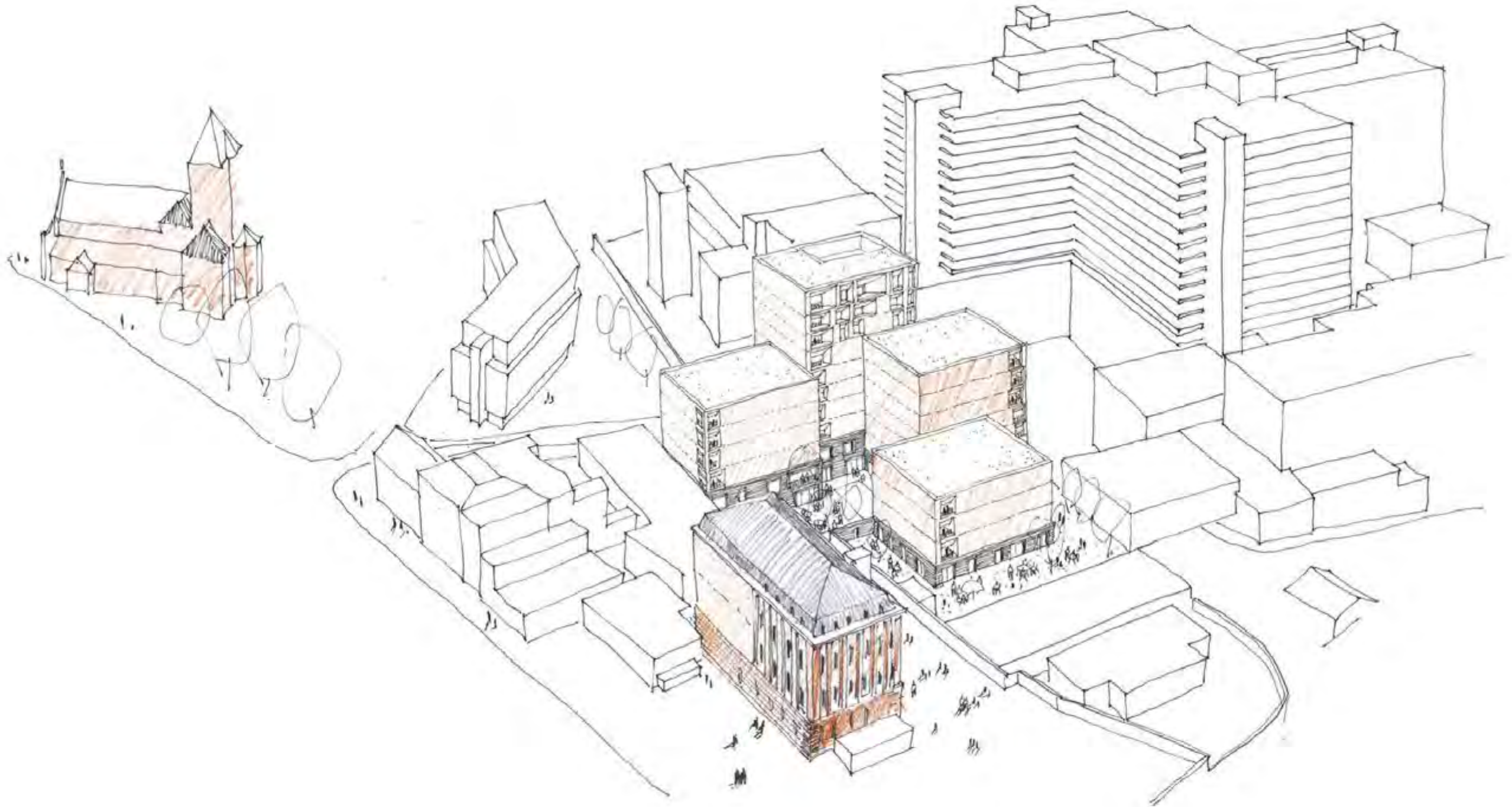


3.

Left
1. Block B lowered, single storey removed
2. Block A raised, single storey added
3. New massing

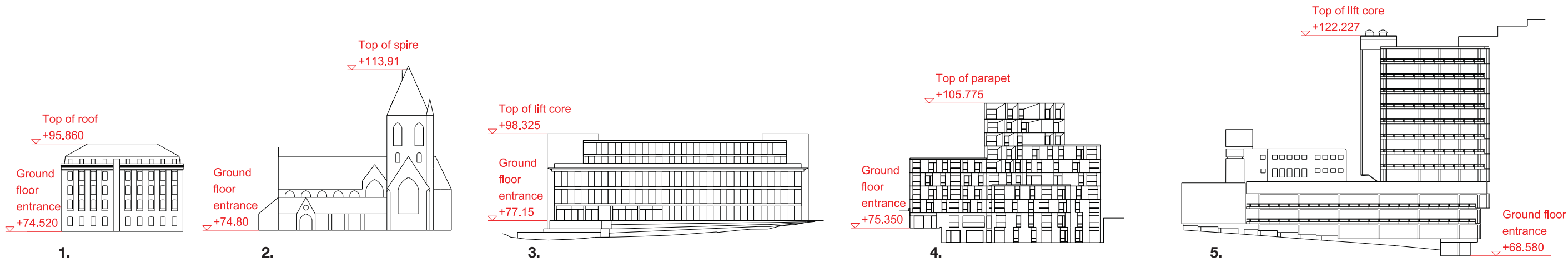
Introduction

Overview looking north, showing St. Stephens church, the recently consented hospital extension and Bartram's proposal adjacent to Rosary school.



Comparative building sizes

Comparison of building scales, Rosary school, St. Stephens Church, the new hospital extension, Bartram’s proposal and the main Royal Free hospital facade adjacent to the proposed site.

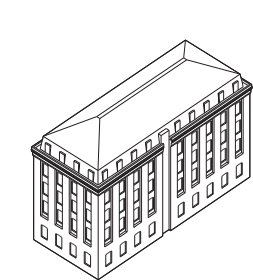


- Left

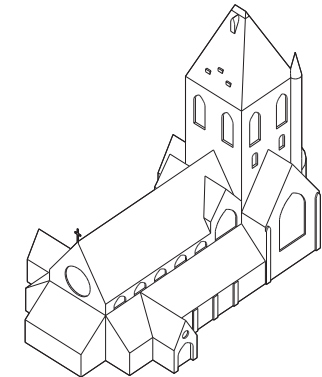
1.
Rosary Primary School
Existing East elevation
2.
St. Stephen's Church
Existing South elevation
3.
Pears Building
(consented scheme) West elevation
4.
Bartram's
(proposed scheme) South elevation
4.
Royal Free Hospital
Existing partial South elevation Rowland Hill Street

Neighbours

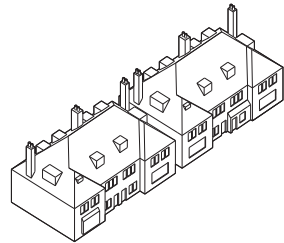
The post war development of the immediate context and the recent consent for the hospital extension has resulted in a range of building typologies and scales. The adjacent diagrams illustrate the diverse range of scales, building techniques and architectural styles in the area.



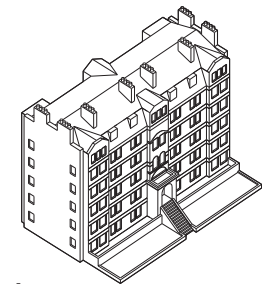
1.



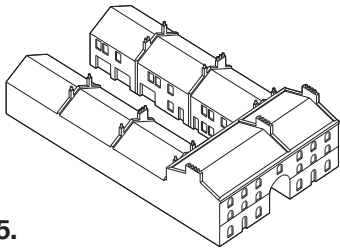
2.



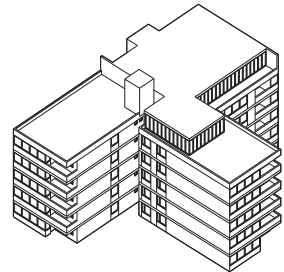
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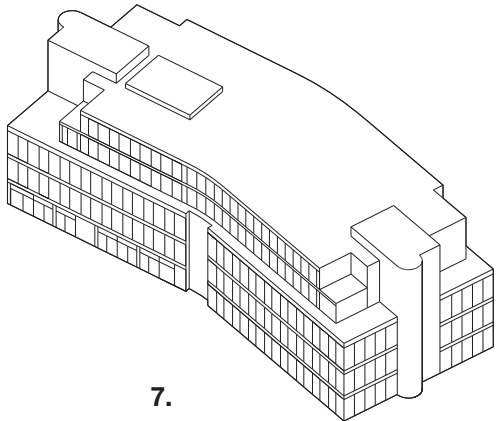
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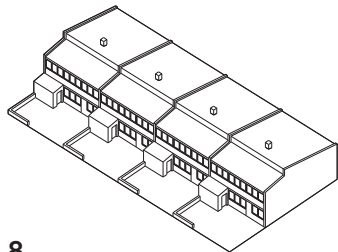
5.



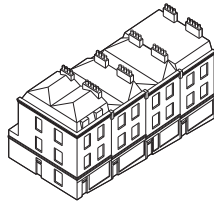
6.



7.



8.



9.

Left

1.
Rosary Primary School

2.
St. Stephen's Church

3.
St. Stephen's Church

5.
Local housing type

6.
Local housing type

7.
Pears building

8.
Local housing type

9.
Local housing type

The Proposed Massing

Site Sections Showing the Proposal in Context

The proposal now fits comfortably within its context mediating between the height of the hospital, the hospital extension and Rosary School. The scheme reflects the qualities of Hampstead through bespoke brick detailing and therefore detracts from the impact of the hospital massing and brutal facade. The proposal sits lower than St. Stephen’s Church steeple and considerably lower than the immediate neighbour of Royal Free hospital.

1.



2.



From the top

1.
Section/elevation along Haverstock Hill
looking east

2.
Section/elevation along Pond Street
looking south

1



2



3



4



The Proposed Massing

Previous scheme, and amended scheme to the right. With one floor removed from Block B and one added to Block A, now Block B has far less impact and is comparable to the parapet height of the existing hospital in this glimpsed view.

Left

- 1. Haverstock Hill previous scheme
- 2. Haverstock Hill amended massing
- 3. Haverstock Hill (further north) previous scheme
- 4. Haverstock Hill (further north) amended massing

Key

- 1. Outline of consented Pears Building



The Proposed Massing

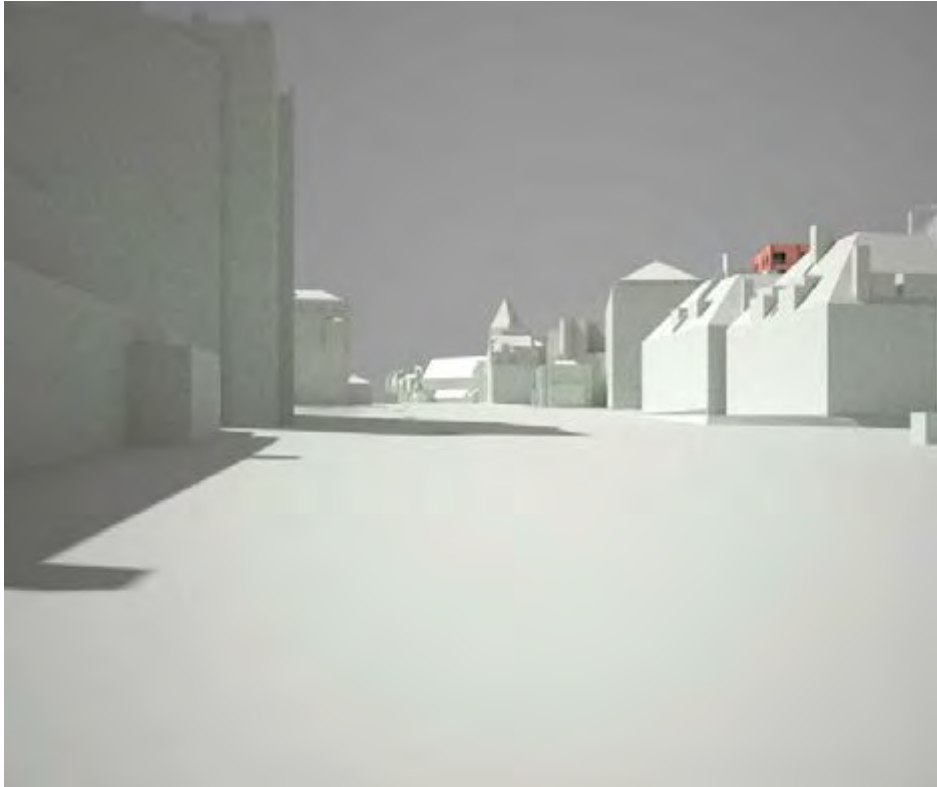
A walk from Haverstock Hill.
Starting south near Belsize Park station walking north to Pond Street.



The Proposed Massing

Illustrations of the proposed Bartram's scheme along Haverstock Hill

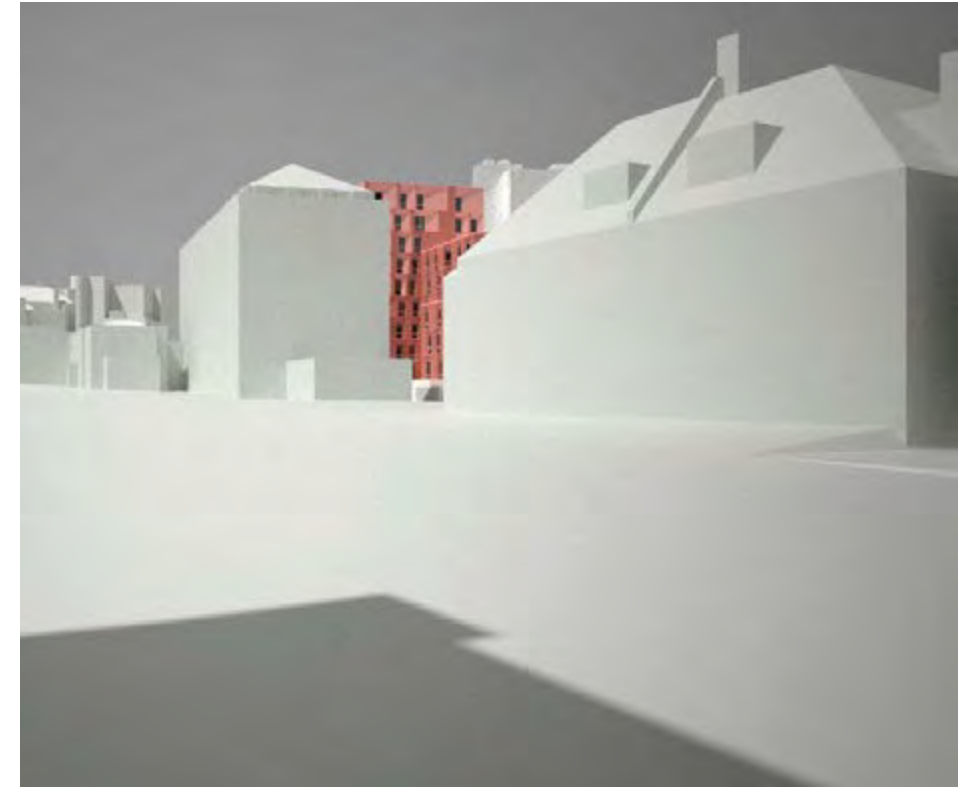
1



2



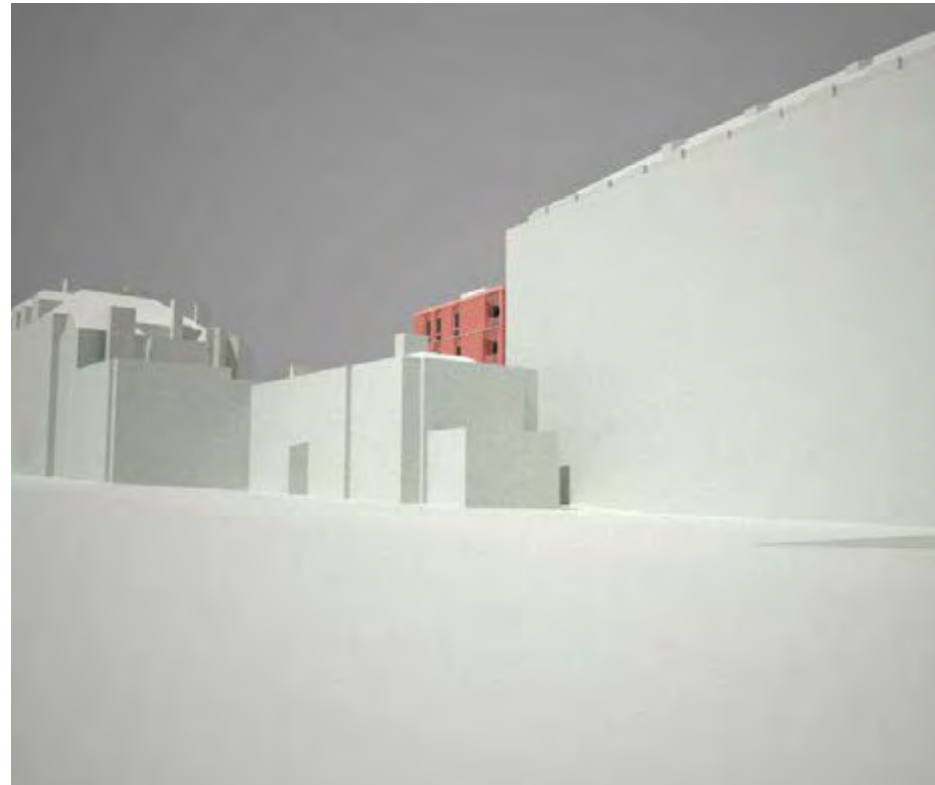
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4



5



6



The Proposed Massing

Illustrations of the proposed Bartram’s scheme showing the building within the context of the consented hospital extension scheme.

7



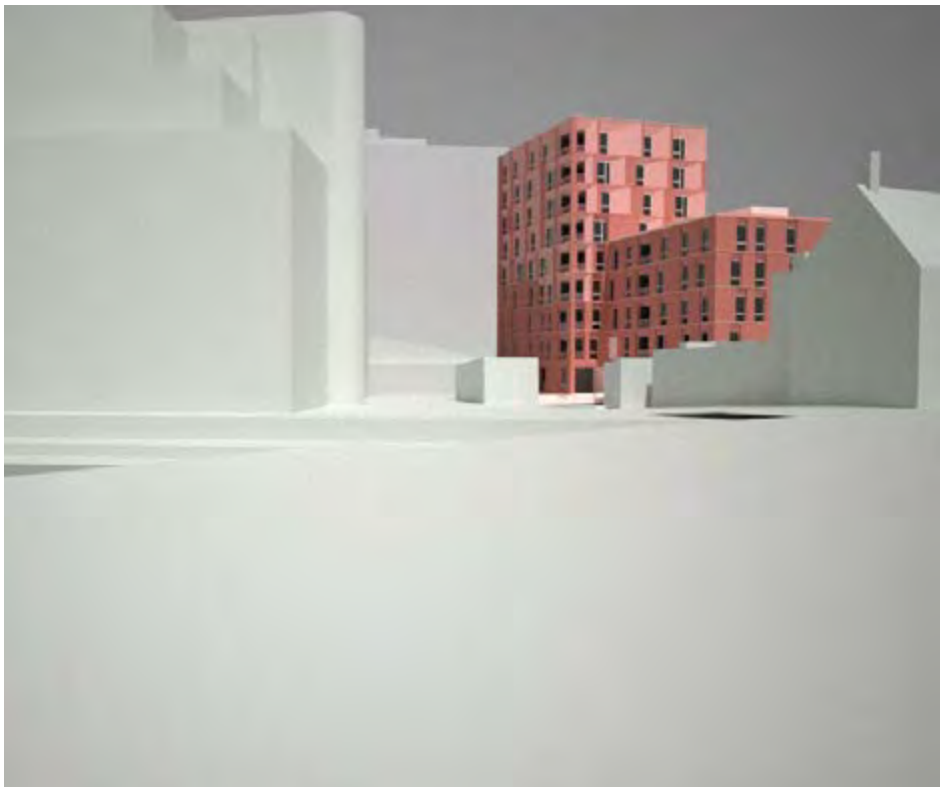
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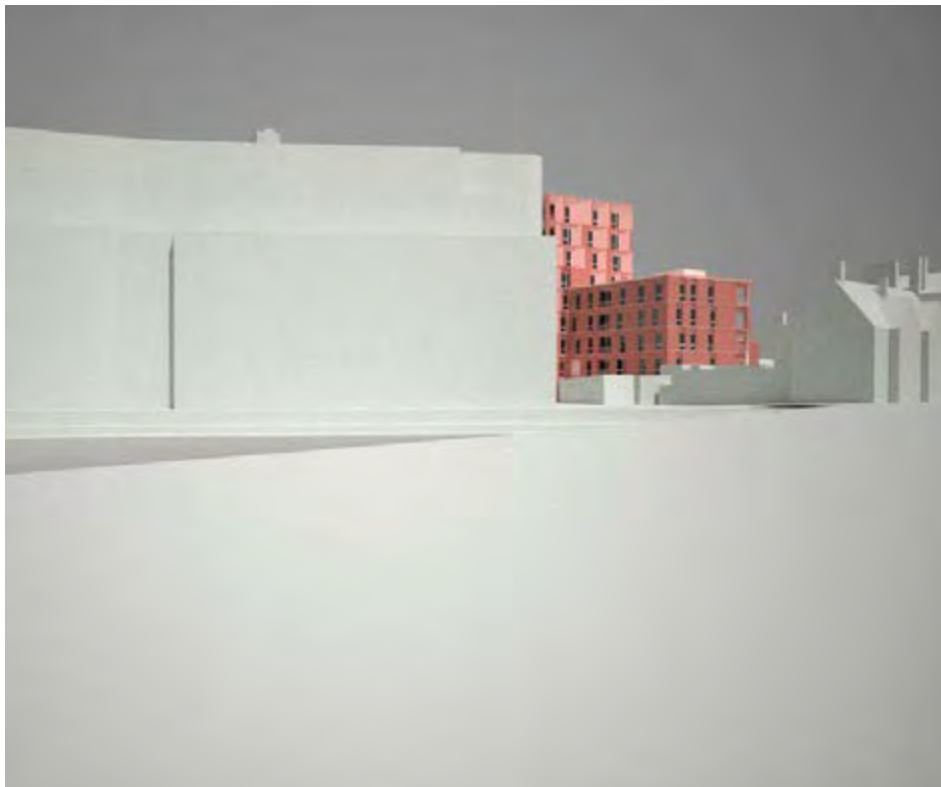
9



10



11



12



The Proposed Massing

Illustrations of the proposed Bartram's scheme showing the building within the context of the consented hospital extension scheme and St. Stephens Church.

13



14



15





Site context Model

1:250 Model showing our proposal sitting comfortably adjacent to the Royal Free hospital, the Rosary school, the new Pears building and St. Stephens church.

Site context Model

South West view of our proposal adjacent to the Rosary school, the Royal Free Hospital and the Pears extension.



Site context Model

View looking south, showing the Royal Free hospital on the left, the new Pears building hospital extension and St. Stephens church to the right.



Site context Model

West view of our proposal adjacent to the Royal Free and the new Pears building extension.



Inspired by the Belsize Conservation area

Brick tower with punctured openings situated on Eton Avenue in Belsize. Situated on the corner contrasting in form to its immediate context but by brick colour, detailing and texture is sympathetic and complimentary to its surroundings.



Details from Surrounding Context

The brick detailing catalogued here represents our design ambition and desired quality of workmanship for the proposal.

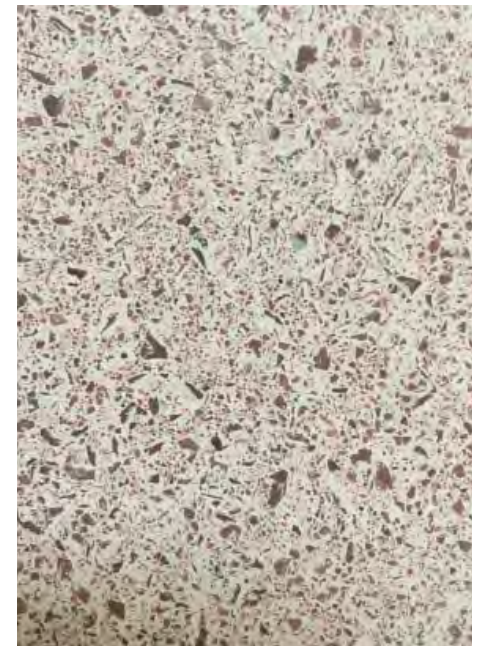
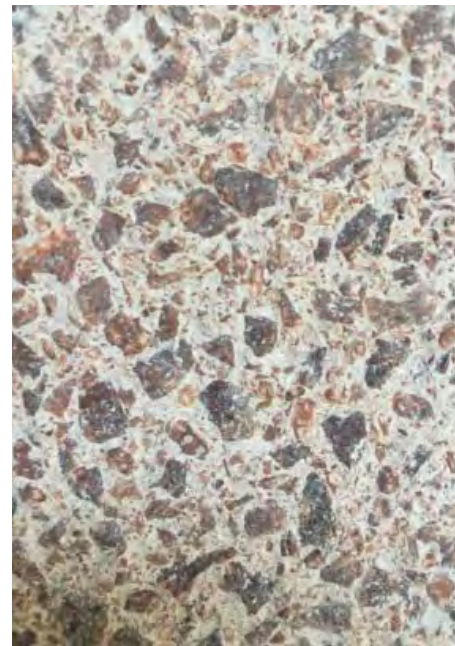
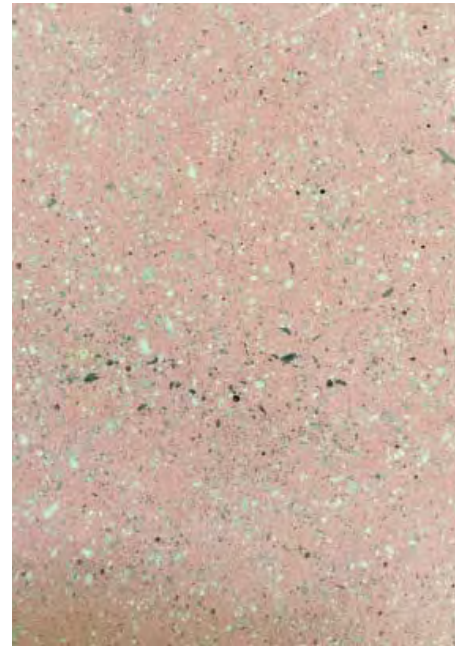


Above

Photographic catalogue
Surface wall colours

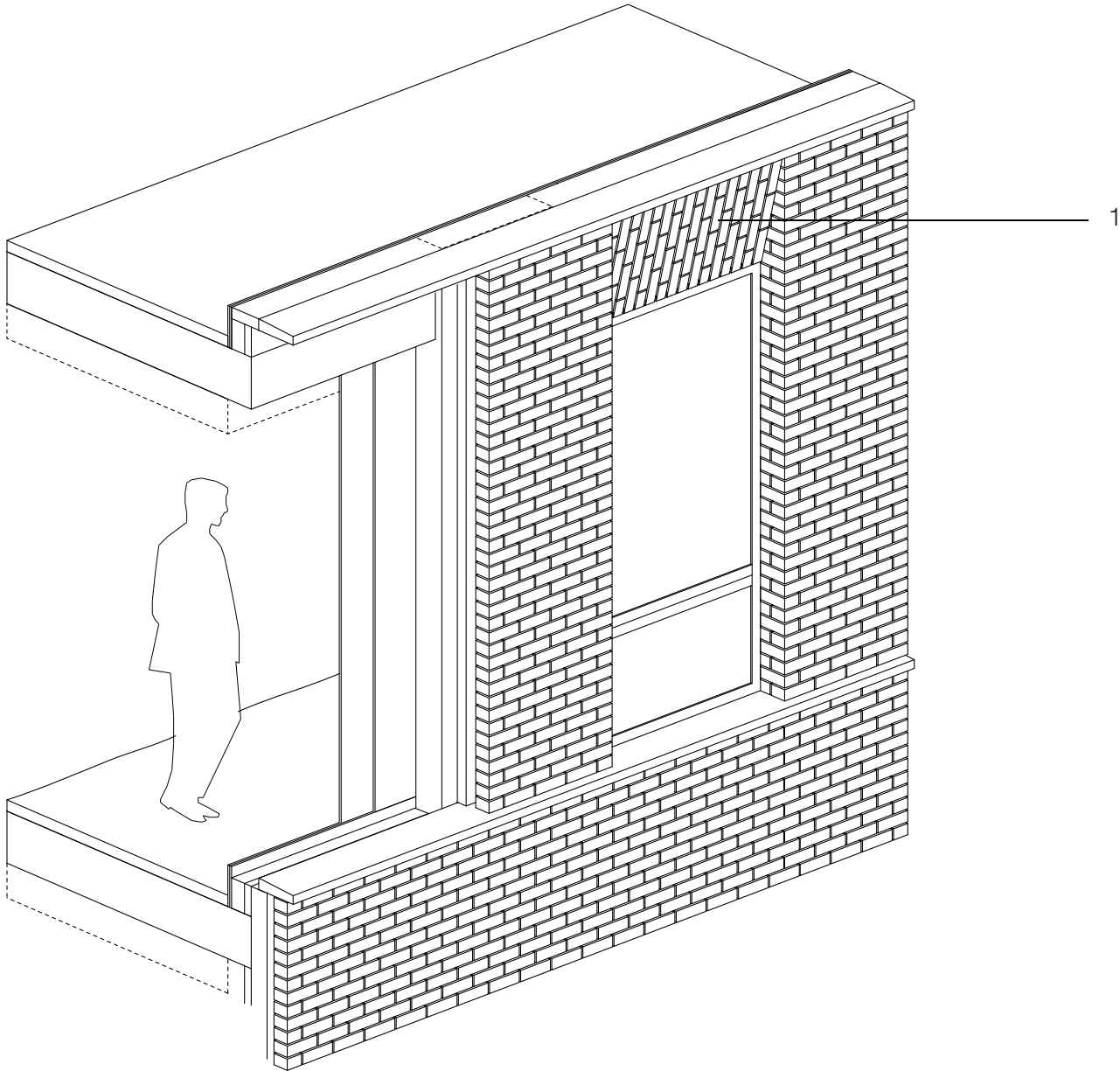
Proposed Material Samples

The colours textures and details of our proposal are directly inspired by observations of the wider site area

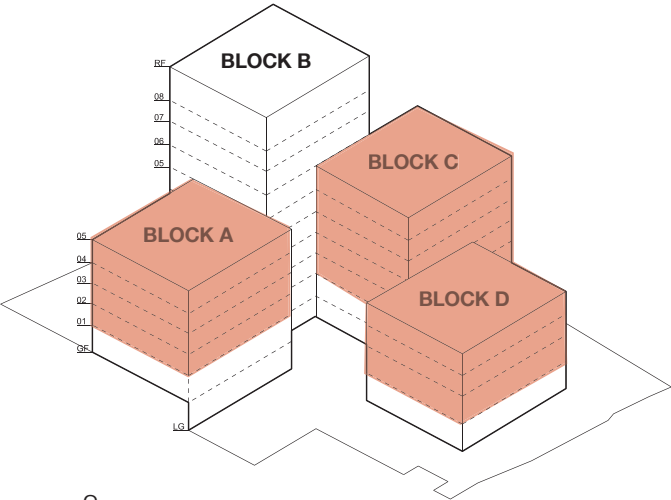


Key Brick Details.

1. Chamfer Head detail
External Wall buildup Block ACD
Typical Flat



Key



2



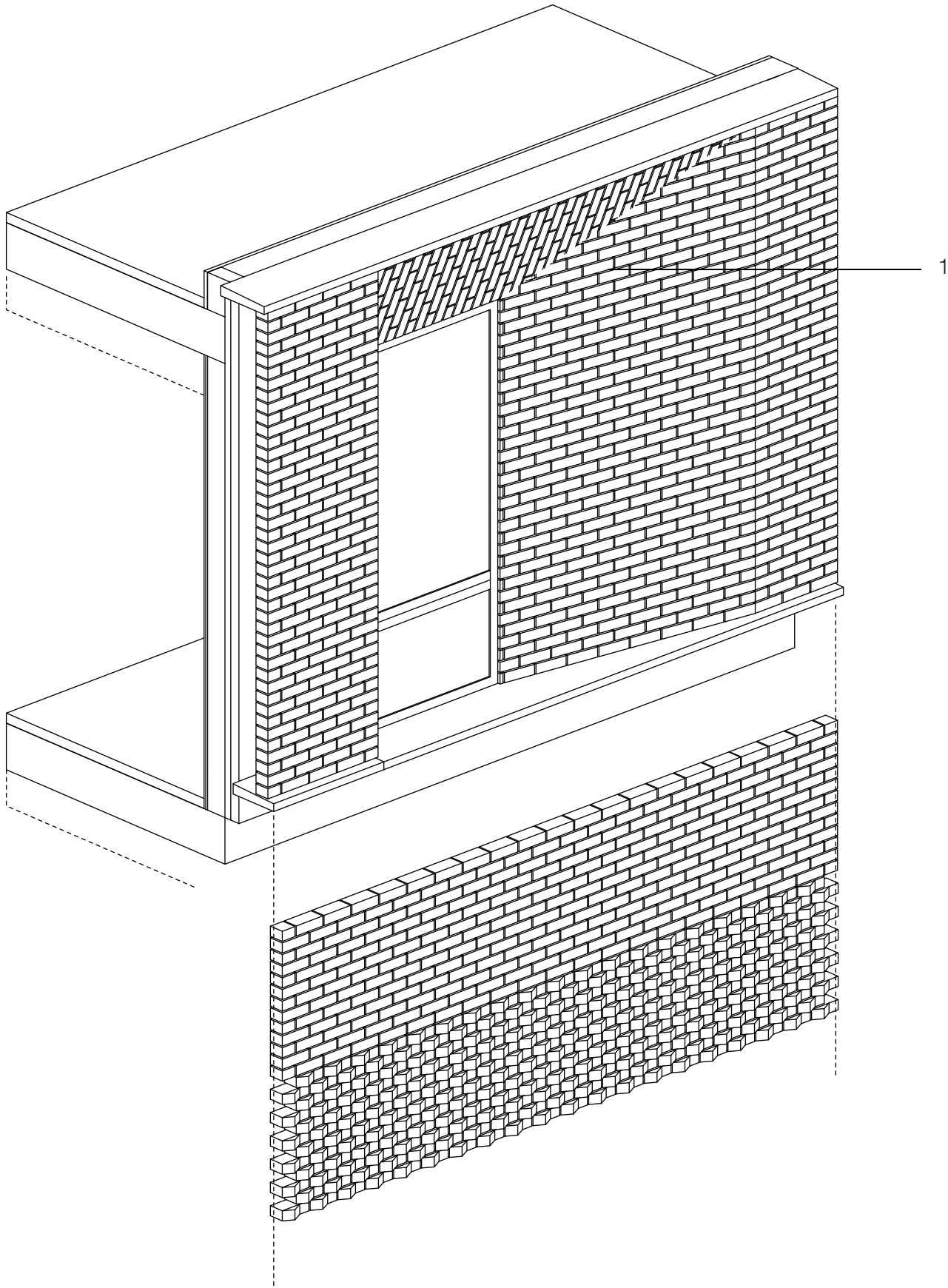
Left

1.
Brick detail - lintels
Study of Rosary Primary School facade

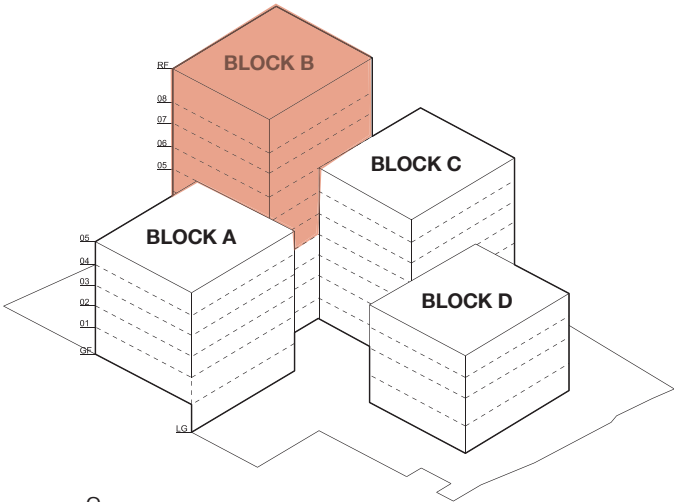
2.
Inspiration from context
brick detail

Key Brick Details.

Chamfer Detail
External Wall buildup Block B
Typical Flat



Key



2



Left

1.
Brick detail - Chamfer

2.
Inspiration from context
brick detail

Brick Details.

Studies of bricks applied to chamfers



Left

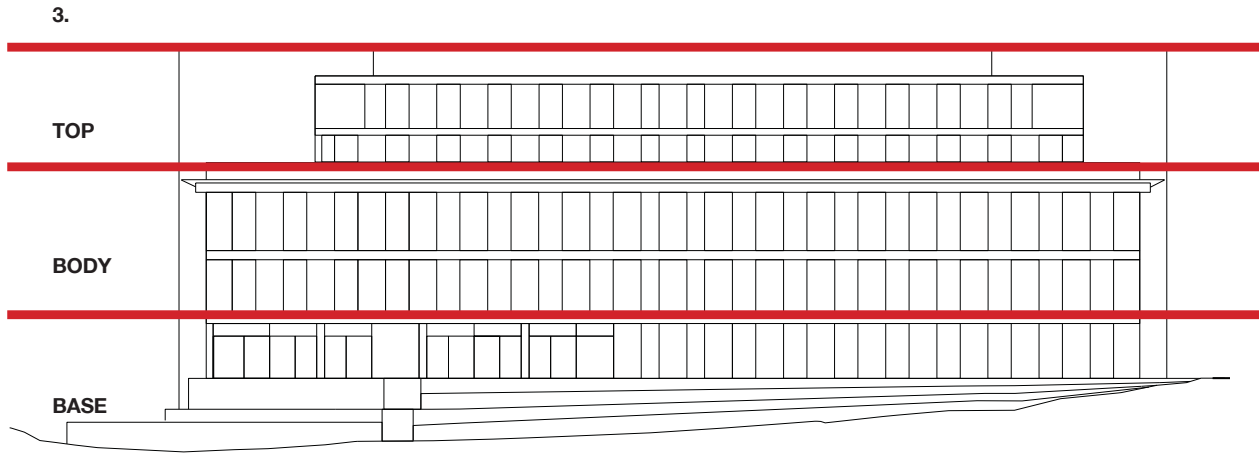
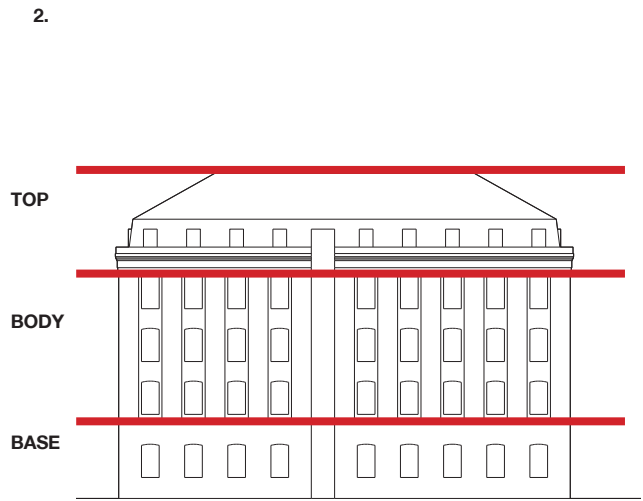
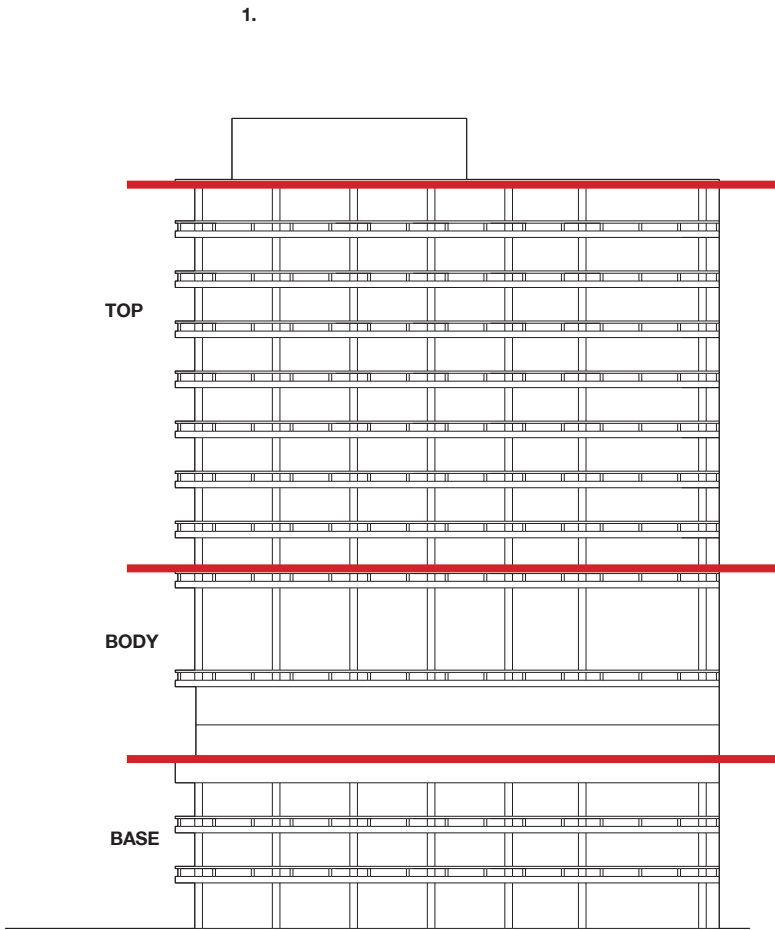
1.
Brick detail - Chamfer
Studies in 1:20

2.
Model 1:50

Immediate Neighbours - Proportion and Datum

Building Study

The immediate neighbours to the site are the Royal Free Hospital and Rosary Primary School and the Pear Hopkins Hospital extension. These three buildings represent the range of typologies on site and their opposing nature in scale and facade design.



Left

1.
Elevation and Section
Study of Rosary Primary School facade

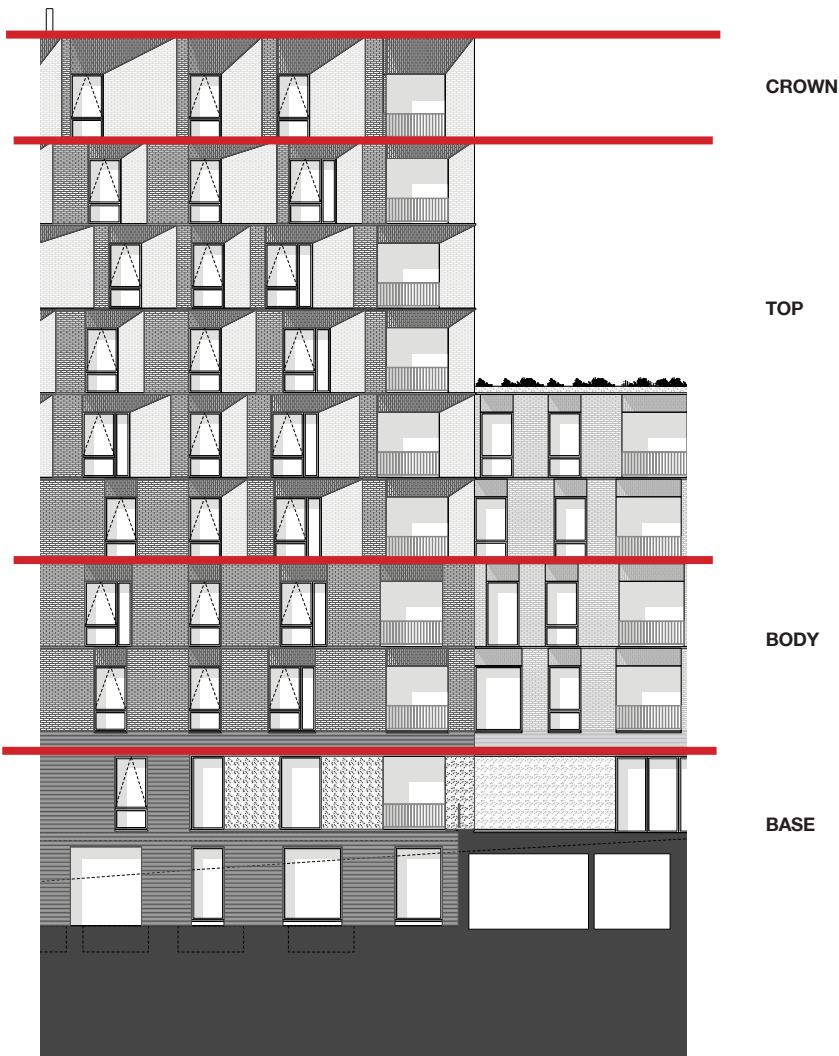
2.
Elevation and Section
Study of Royal Free Hospital facade

3.
Elevation
Study of the Pear Building Hospital
Extension

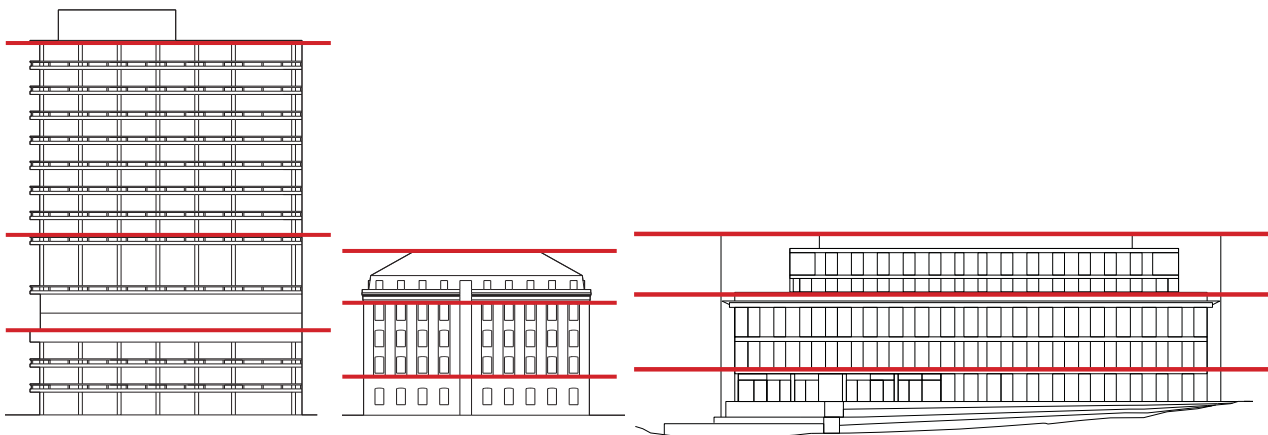
Proposed Proportion and Datum
Base, Body and Top

The below model and elevation illustrates the gradual shift between the base crown of our proposal. The chamfers increase in width and height to the top floor creating a subtle and elegant crown to Block B.

1.



2.



- Above
-
- 1
Principles of facade. Base, body and top
and crown
-
- 2
Hospital and School key

Base and Crown

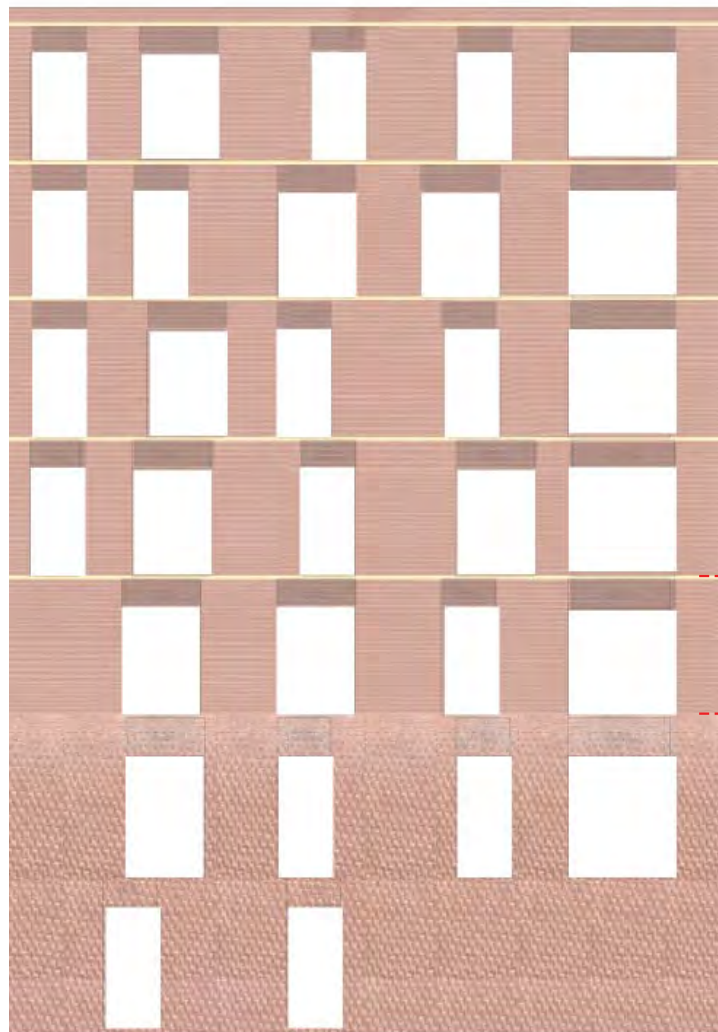
A textured 'special' brick datum and stone inserts at lower level highlights the communal and public uses of the building.



Entrance and Courtyard Detail Study



1



Cornice height one floor
above rough brick datum

Rough Brick datum



Junction Between Blocks Detail Study

The textured 'special' brick base, shifts datum from block to block to highlight use and proportion of the individual block.





Communal Courtyards between blocks

All of the gardens are open to the resident community and their visitors, with each block and elevation having a corresponding courtyard with their own character. The landscape planting and details react to the immediate programme use and surrounding boundary conditions.



Communal Courtyards range of scales

The courtyards allow for a range of activities, an entrance courtyard completely open to the public on Rowland Hill Street; a generous space for all passers by and visitors to Rowland Hill Street, to smaller intimate courtyards to enable a quiet place for residents to enjoy.



Brick fabric

Study of light and shade on textured brick corners at 12PM and 4pm. The brickwork details celebrate the passing of time and seasons.



North West corner at 12pm



North East corner at 12pm



South East corner at 12pm



South West corner at 12pm



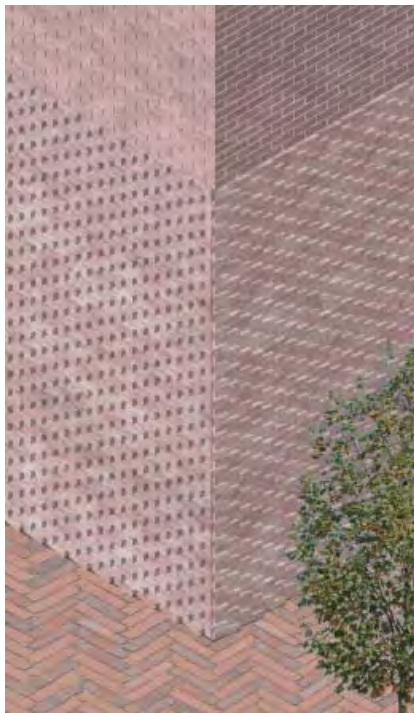
North West corner at 4pm



North East corner at 4pm



South East corner at 4pm



South West corner at 4pm



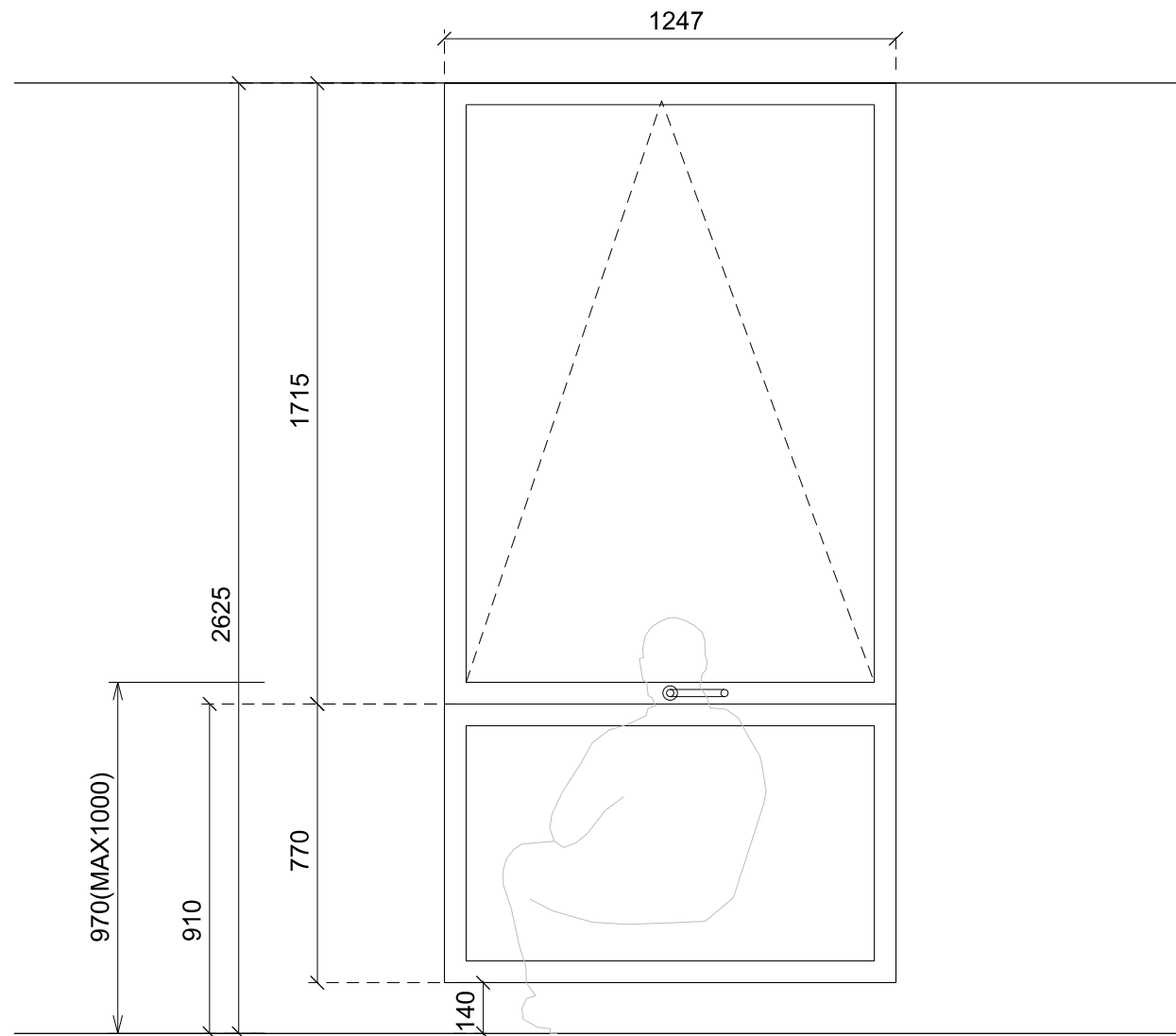
Above

1
Rough brick datum
Corner studies over time

2
Courtyard Image

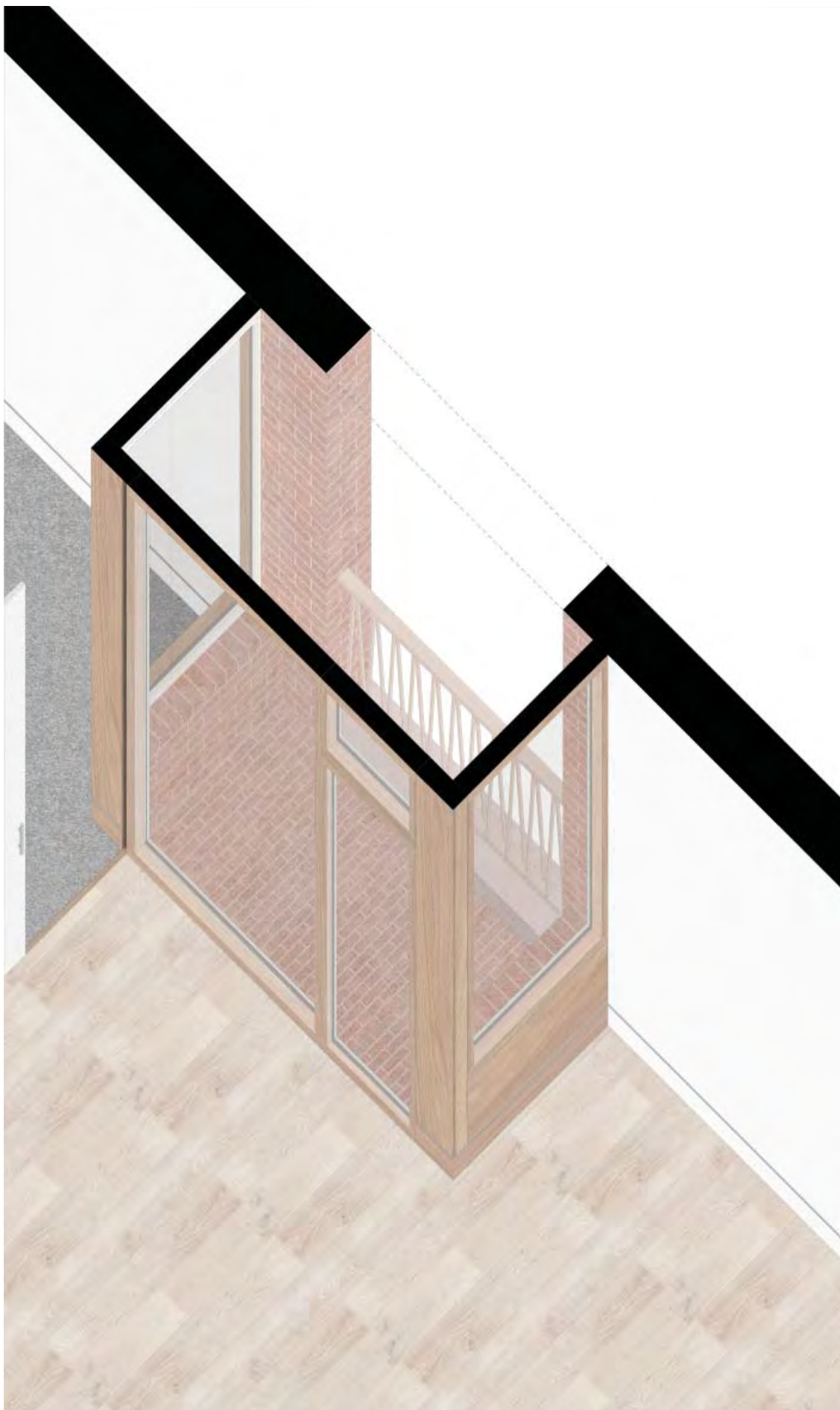
Window studies specific for our resident

All details consider the particular requirements of the elderly resident, and take into account the experience when sitting or passing by in a wheelchair. The nearly full height windows embrace the view while complying to lifetime homes, and allow for a low window cill for privacy.



Loggia studies specific for our resident

Every flat has a relationship with a communal or private external space. The loggias are considered as a focal piece of furniture within each living room, providing fresh air to filter through the flat. For those less mobile the importance of easily accessible external space is essential.

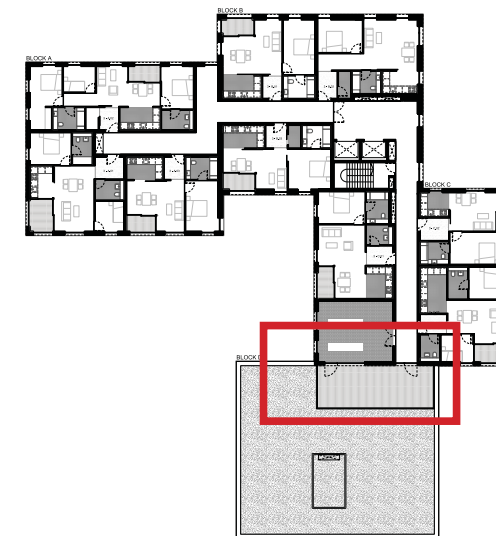




Communal Space at High Level

Third Floor plan

The third floor and sixth floor provides access to a large communal terrace to the south, celebrating views towards the city. The communal spaces are not limited to the lower levels and accessible roofs allow for easily accessible communal external terraces.



Clockwise from left

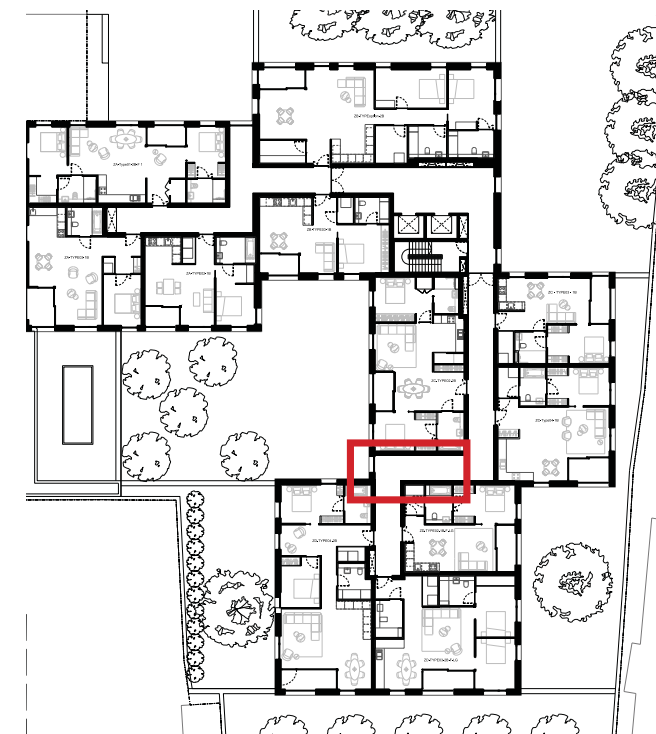
1.
Roof garden
2.
Light-filled, generous communal space
3.
Key: Third floor plan



Typical Lobby Spaces

Typical Floor Plan

The corridors and lobby spaces are considered as communal spaces in themselves. With a minimum width of 2m which expand around the lobby to allow for a place to stop and enjoy the view.



Clockwise from left

1.
Corridor as a communal room
2.
Light-filled, generous communal space
3.
Key: Second floor plan

Proposed Landscape Design

The landscape plan features a series of unique courtyards and a gradation of hard surfaces to greenery from north to south. The courtyards addressing the street are mostly paved whilst those to the south of the site have significantly more space given over to planting.

Each courtyard is designed to have a distinct character so that there is a sense of progression, contrast and variety as one moves through the landscape and between the courtyards.



Key

- 1. Arrivals Court (open to pavement) with single Japanese Great White Cherry
- 2. Tree Well Court a sunken, shady plant-filled space
- 3. Shared surface vehicular access and service entrance
- 4. Pool Court with central reflective water feature
- 5. Grove Court with clear-stemmed Chinese birches
- 6. Elevated Herb Garden with thyme lawn and raised herb bed
- 7. Pear Court with private terrace and single pear tree
- 8. Nuttury Court with foraging areas
- 9. Apple Court with private terrace and single apple tree

Left

Combined ground and lower ground floor landscape plan

School Boundary Detail

Following detail discussion with Rosary School board, we are designing the boundary conditions in collaboration to minimise overlooking and enhance the playground for the students and improve privacy for our residents



Clockwise from left

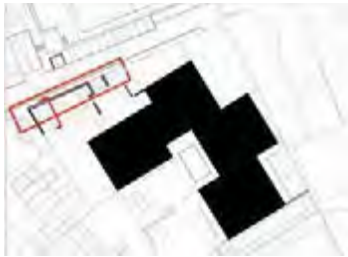
1.
Boundary Section

2.
Boundary Elevation Bartram's side

3.
Boundary elevation School side

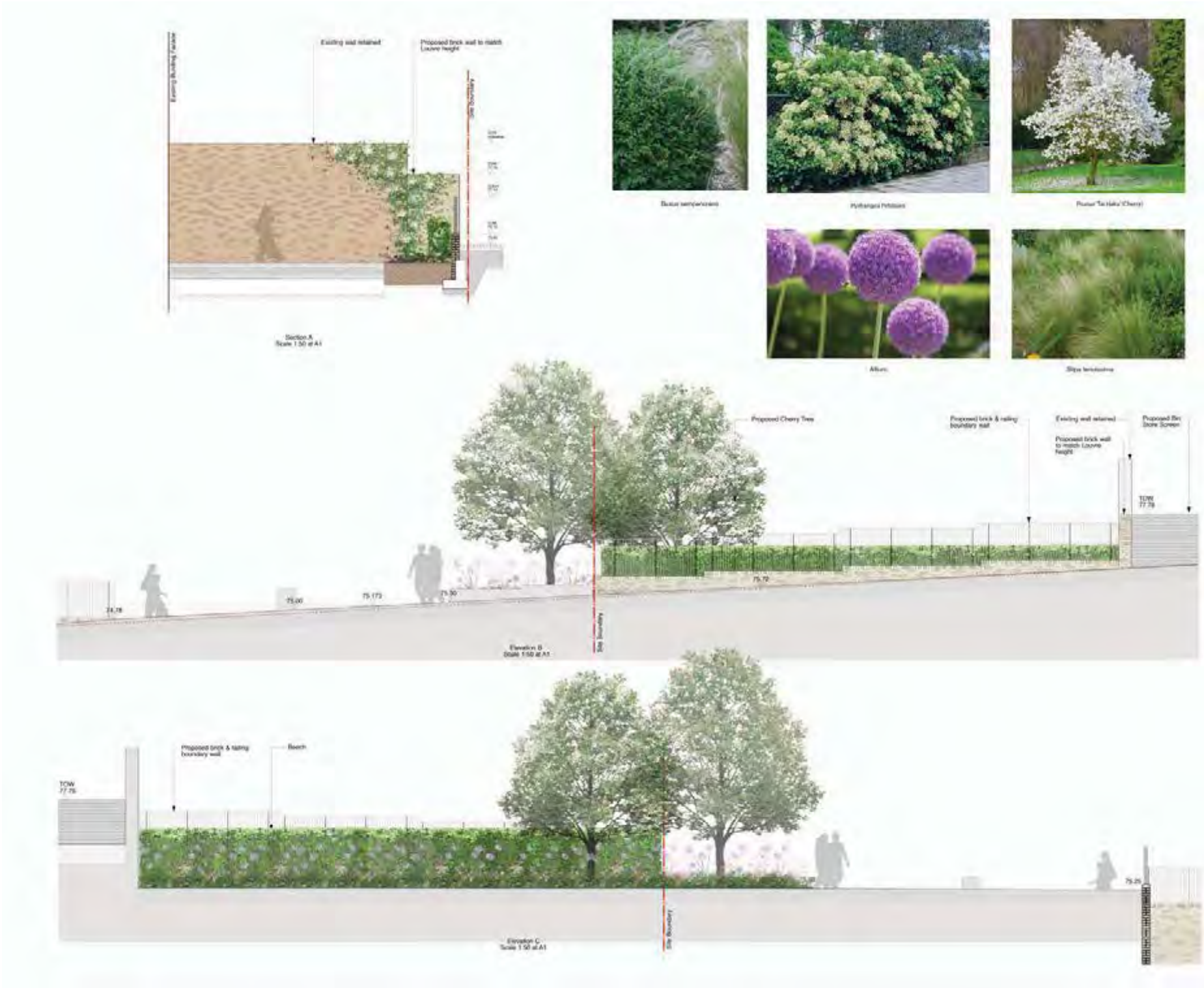
Improvements to Rowland Hill Street

In collaboration with the Rosary School and the Royal Free Hospital, improvements are proposed to Rowland Hill Street , which includes new planting new railings, improvements to bin stores and the road. All of which will transform Rowland Hill Street into a destination rather than a back of house side road as it currently stands.



Clockwise from left

1. Boundary Section School and Rowland Hill street
2. Boundary Elevation School and Rowland Hills street
3. Proposed improvements plan to Rowland Hill Street





The Proposed Verified Views

These verified views have been constructed by accurately modelling the location and massing of the consented Pears building scheme, proposed Bartram’s Building scheme, and Royal Free Hospital. The wireframe outlines of these models from identical views have been superimposed over real photographs of these same views.



The Proposed Verified Views

Verified view No.1 - Haverstock Hill



Above from left

Verified View No. 1 with proposal

Key location map



The Proposed Verified Views

Verified view No.2 - Haverstock Hill

Key

- 1. Outline of Royal Free Hospital behind



Above from left

Verified View No. 2 with proposal

Key location map



Key

1. Outline of consented Pears Building

The Proposed Verified Views

Verified view No.3 - Haverstock Hill



Above from left

Verified View No. 3

Key location map

Winter View

View No.3 - Haverstock Hill looking south



Key

1. Outline of consented Pears Building



- Key**
-
- 1. Outline of consented Pears Building
-
- 2. Outline of proposed Bartram's Building

The Proposed Verified Views

Verified view No.4 - Haverstock Hill looking south



Above from left

Verified View No. 4

Key location map

Winter View

View No.4 - Haverstock Hill looking south



Key

1. Outline of consented Pears Building

Winter View
Ornan Street



Key

1. Outline of Royal Free Hospital parapet



Proposed Verified Views

Verified view No.5 - Pond Street

- Key
- 1. Outline of consented Pears Building
 - 2. Outline of proposed Bartram's Building hidden



Above from left

Verified View No. 5

Key location map



- Key
-
1. Outline of consented Pears Building

Proposed Verified Views

Verified view No.6 - Church Green



- Above from left
-
- Verified View No. 6
-
- Key location map



Key

- 1. Outline of consented Pears Building

Proposed Verified Views

Verified view No.7 - near Heath Road



Above from left

Verified View No. 7

Key location map