

HENNING STUMMEL ARCHITECTS Ltd

Tin House, Smugglers Yard, London W12 8HU, +44 (0) 7973 131 882 mail@henningstummelarchitects.co.uk

Royal College Street and Baynes Street define this corner. There is a hierarchy between the two. Royal College Street is long and wide with generous pavements and shop fronts. Baynes Street on the other hand is narrower sub-servant, with traffic frequently waiting to turn into Royal College Street.

Our new building sits like a hinge on this corner. Our point of departure was to make the parapets of new and established buildings line up and to pick up a clear rectangular geometry, higher along Royal College Street and stepping down along Baynes Street.

On Royal College Street we wanted a shop front at ground level – this replicates the adjacent buildings. Baynes Street on the other hand offers less space and is frequently congested, so having a solid wall at ground level seems appropriate.

At first floor level we wanted the inverse – a living room with a panoramic view at a level that overlooks the canal.



The idea of alternating the fenestration from floor to floor developed.

The design of the historic shop houses next door was determined by their brick construction. The buildings have distinctive, well-executed arches and fanned lintels above the windows. The choice of material and the design are inextricably linked.

For our new building we wanted a contemporary material that allows the construction of large panoramic openings. The panoramic slot-shaped cut outs we envisage are so wide, they almost defy belief. We concluded that a monolithic concrete would facilitate our intentions and the sheer physical and sculptural presence of this cast in situ material would work well in this prominent location.

HENNING STUMMEL ARCHITECTS Ltd

Tin House, Smugglers Yard, London W12 8HU, +44 (0) 7973 131 882 mail@henningstummelarchitects.co.uk

Subsequently we worked to make the horizontal lines and openings in our concrete line up with those of the adjacent historic neighbours and volumes of Bruges Place. The horizontal format is suited to turn the corner and reinforces the underlying idea of a hinge, connecting Royal College Street and Baynes Street.



The proposed building is made up of horizontal bands and walls. Both are cast in situ and we suggest different surface treatments reflecting their different nature:

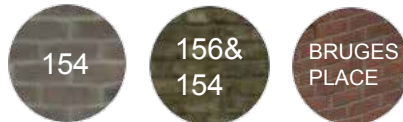
We wanted to avoid vertical lines in the shuttering of the horizontal bands. This would create the illusion of structural weakness. Therefore the shuttering is continuous. The walls on the other hand can come to a neat end on a continuous vertical line. In using upright ply shuttering boards the rhythm between windows and walls of 154 and 156 can be picked up on. We want to highlight this rhythm by introducing shadow gaps between walls and horizontal bands and between the vertical shuttering panels that make up the walls. We want this aesthetic to pick up the idea of reducing the building to vertical walls and horizontal plates, found in Sir Denys Lasdun's Royal College of Physicians. Another building that has been inspirational is Gunnar Asplund's modernist extension to the Gothenburg Town Hall.



HENNING STUMMEL ARCHITECTS Ltd

Tin House, Smugglers Yard, London W12 8HU, +44 (0) 7973 131 882 mail@henningstummelarchitects.co.uk

We suggest the concrete to be tinted in a rusty tone that picks up colour cues from 154, 156, 158 etc and Bruges Place (sample can be supplied). A extra wide shadow gap between new and old along Royal College Street and a further shadow gap at the base of the building along Baynes Road neatly defines the new intervention.



Most of the openings carved into the concrete are simply glazed, with minimal frame detailing, so as not to detract from the sculptural simplicity. There are openings at ground level that we want to be solid. For these gates and doors and for the handrails at first floor we propose using pre-patinated bronze. This resilient material with its naturally beautiful and varied surface is in a sensitive dialog with the proposed concrete and will age gracefully. (Sample can be supplied).

The footprint per floor is modest. Rather than offering small one-bedroom flats, as per earlier applications, we've chosen to combine the upper floors and to offer a three-bedroom dwelling overlooking the canal.

The historic shop houses have a high front parapet wall, concealing slate butterfly roofs. We propose to use this additional height to accommodate an extra fifth floor behind the parapet. A pyramidal roof offers adequate height on the top floor, but its slope can be shallow, so as not to be noticeable from street. We propose a crisp dark patinated standing zinc seam roof and concealed gutters behind the parapet line. The colour will be in dialogue with adjacent welsh slate roofs.

At ground and lower ground level we're keen to use the entire site footprint. A side access gate offers access to a loading bay for the shop/office (this resulted from consultation with potential users – one being a contemporary furniture business) and the entrance to the residential unit. The other half of the sliding gate conceals bins and bicycle storage.

We envisage two entrance doors to the building: On the Royal college Street the door adjacent to the shop window provides access to ground floor and lower ground floor office/shop space. The residential part of the building is accessed from the side façade. A recessed alcove to one side of the bronze sliding gates offers protection from the elements and allows for discreet top light.

On the floors above, we're looking to pick up the lines of adjacent shop-houses. The first floor steps back, facilitating a narrow kitchen volume and private roof terrace for the maisonette.

HENNING STUMMEL ARCHITECTS Ltd

Tin House, Smugglers Yard, London W12 8HU, +44 (0) 7973 131 882 mail@henningstummelarchitects.co.uk

The proposed lower ground floor would re-instate a basement, which is currently rubble-filled, and will offer additional business or shop space.

The building will be designed to be compliant with the standards for lifetime homes. At ground and basement level the WCs are suited for wheel chair users. Stairs are 900mm wide and allow retrospective installation of chairlifts. Internal Doors are to have minimum 800mm width.

The building will be well insulated and airtight and energy will be wholly or partially provided using sustainable means.

We've taken care to consult both with neighbours and the local residents association. We made two presentations to the CAAC and had one meeting with our colleague and local resident to Stuart Piercy. The spirit of these meetings was positive and collaborative. The feedback has both informed and helped refine the design and we're grateful for the pointers and suggestions.

In summary this proposal offers an exciting opportunity to build a contemporary but sensitive landmark building on a prominent site.