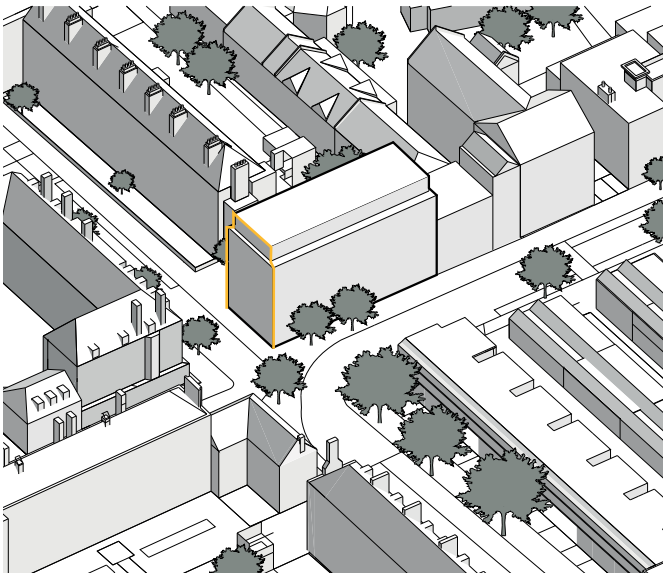


Existing building



Initial Simon Corbett scheme 2014_G+6 storeys

6.6 DESIGN EVOLUTION

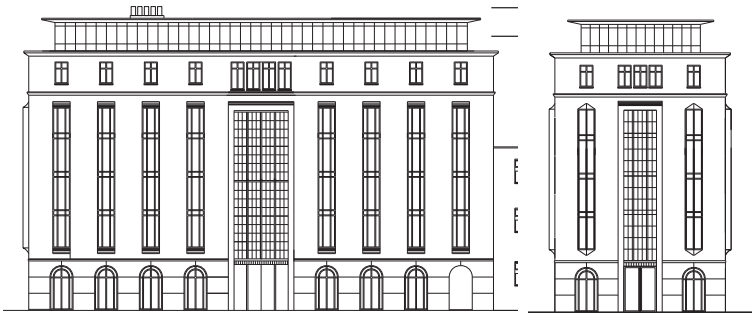
This chapter will review the key stages in the evolution of the proposed design – beginning with the initial pre application submission made by Simon Corbett Architects on behalf of the Findlay Estate Company.

Initial scheme March 2014

This initial pre application scheme was G+6 storeys tall and had a rectilinear set back on the top (6th) floor with a flat roof.

The pre application advised that the overall massing was alien to the surroundings and taller than the predominant scale of the neighbourhood. The brick parapet height was a storey taller the parapet line of surrounding buildings and this resulted in the building dominating the street scape.

The building was intentionally designed to appear civic in scale which was not considered by officers to be suitable for the domestic character of the area.



Initial Simon Corbett scheme 2014_G+6 storeys

A&M appointed Nov 2014

Allies and Morrison were appointed in November 2014 to review the scheme following the initial feedback from planning officers.

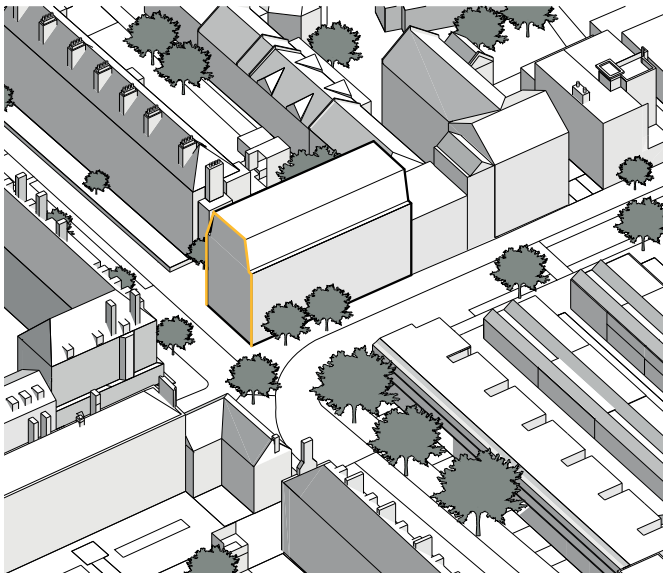
As a result of a follow up meeting with the council in November 2014, Allies and Morrison reduced the parapet line of the building to be consistent with surrounding buildings, in particular Chalton House to the rear.

Initially, the architects continued to consider a scheme with a massing of G+6 storeys, accommodating two storeys within a tall pitched roof – similar to other roofs in the surrounding area. The set back massing at the upper floor immediately reduced the bulk of the development.

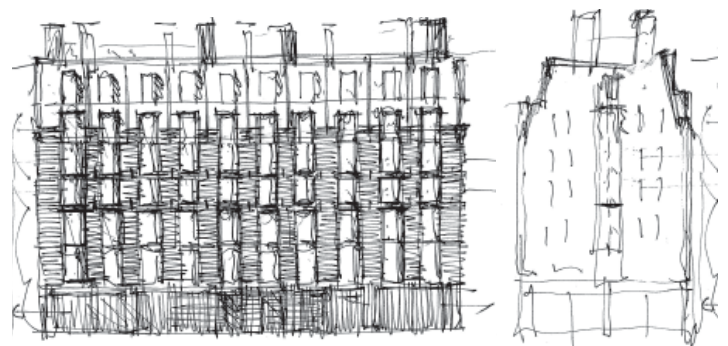
Initial design proposals included a brick gable end on the east elevation facing onto Chalton Street and acting like a book end to the terrace of buildings along Phoenix Road.

Viewing this option in three dimensions showed that this gable would be large in scale, have an overbearing impact on the listed Ossulston Estate to the east and be out of character with other buildings in the area.

It was clear that the building should respond to its corner position in addressing both Phoenix Road and Chalton Street, rather than presenting a gable end condition.



A&M massing iteration one_ Reduced parapet height G+7 storeys



A&M concept sketches

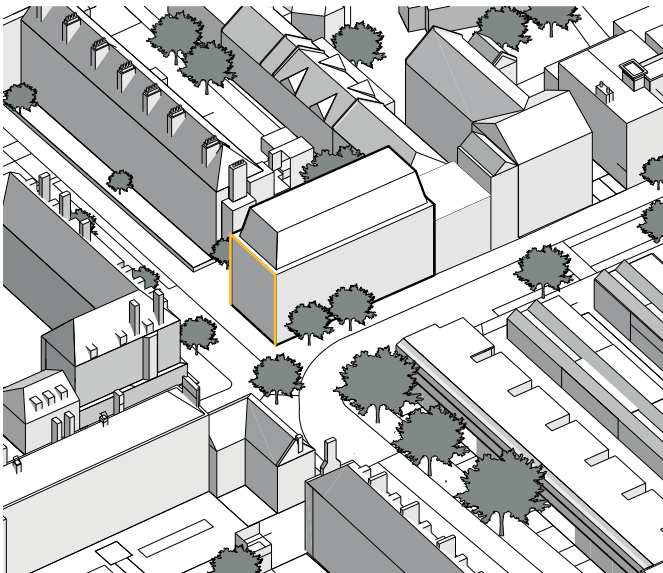
Horizontal parapet line

In response to this, the brick gable was reduced to a horizontal parapet line on all sides of the building and a hipped end was added to the pitched roof to set it back from the Chalton Street elevation.

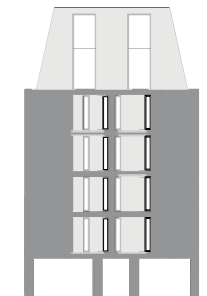
The design team continued to review the height of the scheme. A two storey duplex flat typology was explored for the accommodation in the roof space.

Options were reviewed where the bay windows were paired together as in the sketch below but these projections were considered too bulky, without the elegance of the existing building.

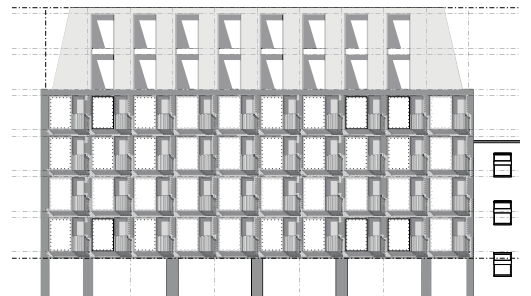
After several attempts to refine the massing, it was concluded that the two storey roof was too tall and spoilt the proportional relationship between the base of the building and the top.



A&M massing iteration two_ G+6 storeys with hipped mansard



A&M iteration two

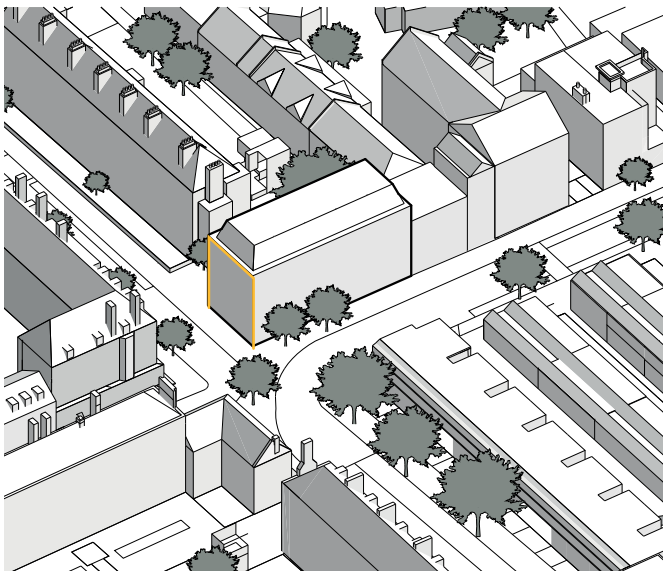


Reduction to G+5 storeys

On review of the massing studies and in response to the comments from planning officers, A&M decided to reduce the height of the building to G+5 in line with Chalton and Walker House.

This meant reducing the roof to a single storey of accommodation. The revised massing immediately felt more comfortable and in keeping with the surrounding area.

The roof space developed into single storey studio apartments with dormer windows which echoed the scale and presence of the chimneys along Chalton Street. The projecting boxes developed into fine metalwork linings and bonded glass to reduce the thickness of the frames.



A&M massing iteration three_ G+5 storeys with hipped mansard and single storey roof



A&M iteration three