

42 PHOENIX ROAD

DESIGN AND ACCESS STATEMENT

Addendum May 2016





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Areas subject to amendments as described in this document

- ① Changes to the proportions of the ground floor and the roof
- ② Improvements to the D1 space in the building
- ③ Increased width of brick pier
- ④ Increased height of Clarendon Grove

Introduction

This document has been prepared by Allies and Morrison architects on behalf of The Findlay Estate Company in relation to the development of 42 Phoenix Road.

This document is an addendum to the Design and Access Statement which was originally submitted as part of detailed planning application for student residential accommodation (2015/6383/P).

Further to the submission of the application in December 2015, the scheme has evolved in response to post submission engagement with Officers at Camden Council. The document records this evolution describing the amendments which have been made to the scheme since submission.

The changes made to the scheme are relatively minor and the broad approach in terms of site and building layout, massing, height, elevation detail, materiality remain as described in the Design and Access Statement which accompanies this application and should be read in conjunction with this document.

There were four key areas which the team were asked to review. These were specifically:

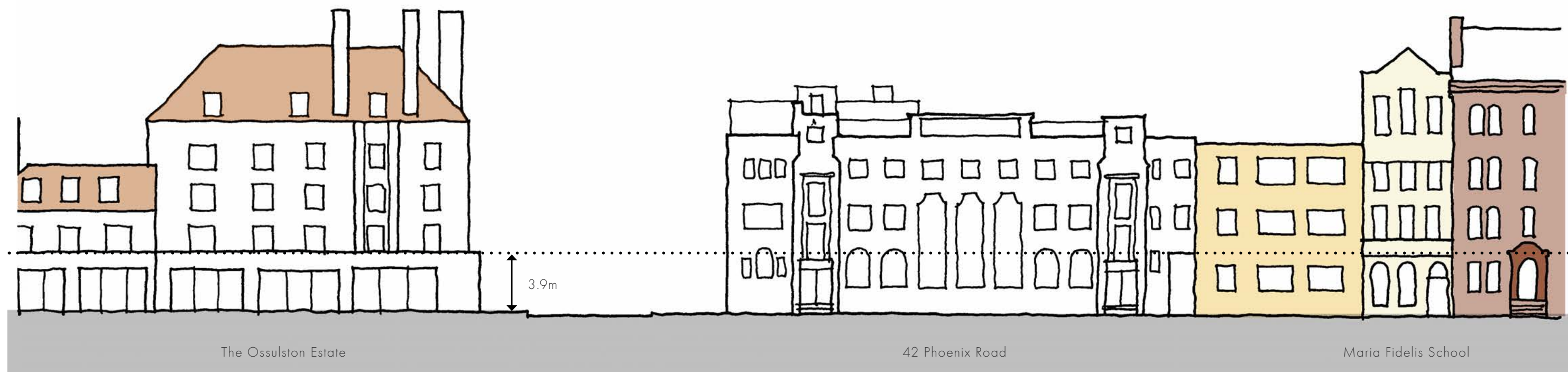
1. The proportions of the building, including the scale of the roof and its relationship to the ground floor
2. The flexibility and quality of the D1 accommodation at ground and basement floor
3. The public passageway at Clarendon Grove
4. The balance of the masonry and glazing proportions on the Phoenix Road elevation

Summary of scheme amendments

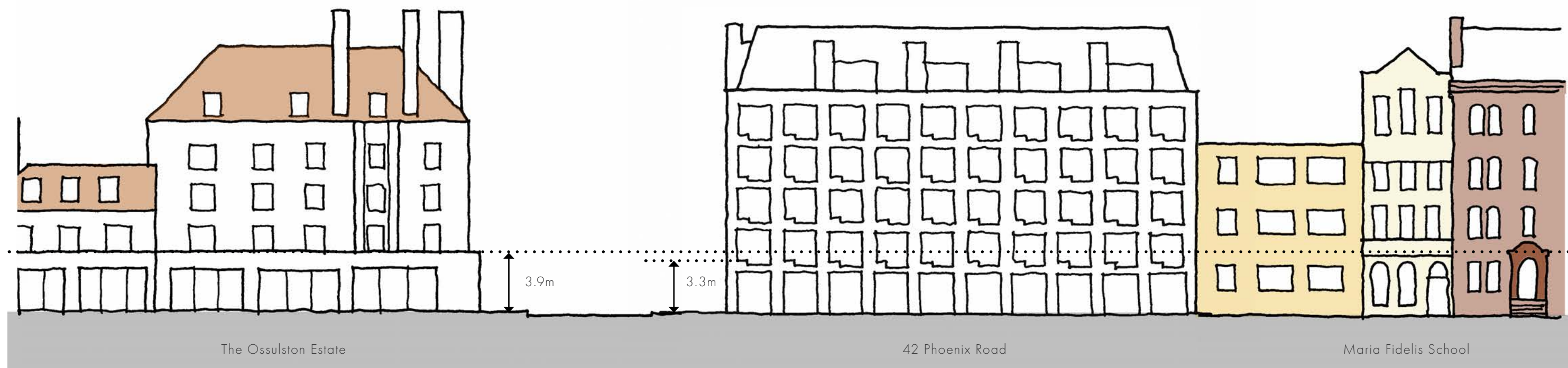
A summary of the key changes made to the scheme is set out below and highlighted on the opposite page. Each area will be discussed in more detail throughout the document.

- Adjustments made to increase the height of the ground floor and reduce the height of the roof to improve the proportional relationship between the two and give the building a base which is consistent with nearby buildings, in particular the listed Ossulston Estate.
- The elevational grid has been amended to increase the brick piers from 3 bricks to 4 bricks wide. Allowing for a greater proportion of brickwork to metalwork. In turn softening the overall appearance of the building to be more consistent and sensitive with its neighbours.
- A more flexible D1 space has been created by introducing a link between the two D1 spaces at ground floor, reducing the number of structural columns which interrupt the space and increasing the floor to ceiling height on both floors.
- Two rooms have been removed at first floor to increase the height of the passageway at Clarendon Grove which now allows views of the sky on approach. Material detailing has been considered further to ensure a high quality public realm both in the daytime and at night.
- A clarification to the site application boundary and the current ownership boundary.

In addition to their explanation within this document, these changes can be seen on the updated planning drawings which form an amendment to the original application.



Phoenix Road South - As Existing



Phoenix Road South - As planning application

Height of the ground floor

CREATING A STRONG BASE

The planning application proposed a floor to ceiling height at ground level of 2.9m which is consistent with the ground floor height of the residential block, Chalton House, to the rear. At 2.9m, in the planning drawings the ground floor was 500mm taller than the typical floors above.

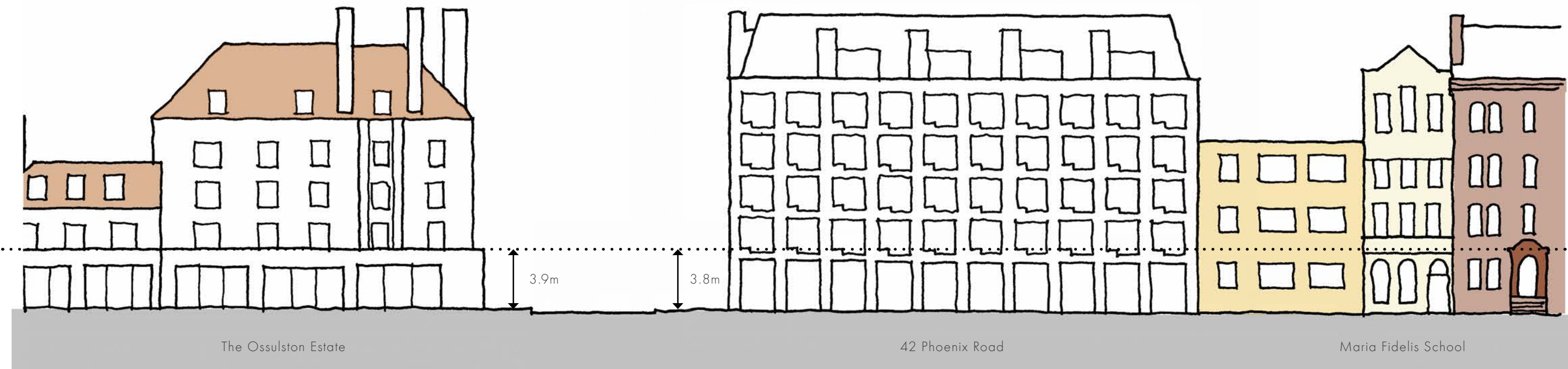
However, when seen in the context of nearby existing buildings, in particular the Maria Fidelis School and the Ossulston Estate, this height could be considered to be too diminished and not consistent with the context.

As a result, we propose to increase the height of the ground floor. This increase in height improves the relationship between the base of the building and its middle, setting a clear hierarchy between the public and private spaces.

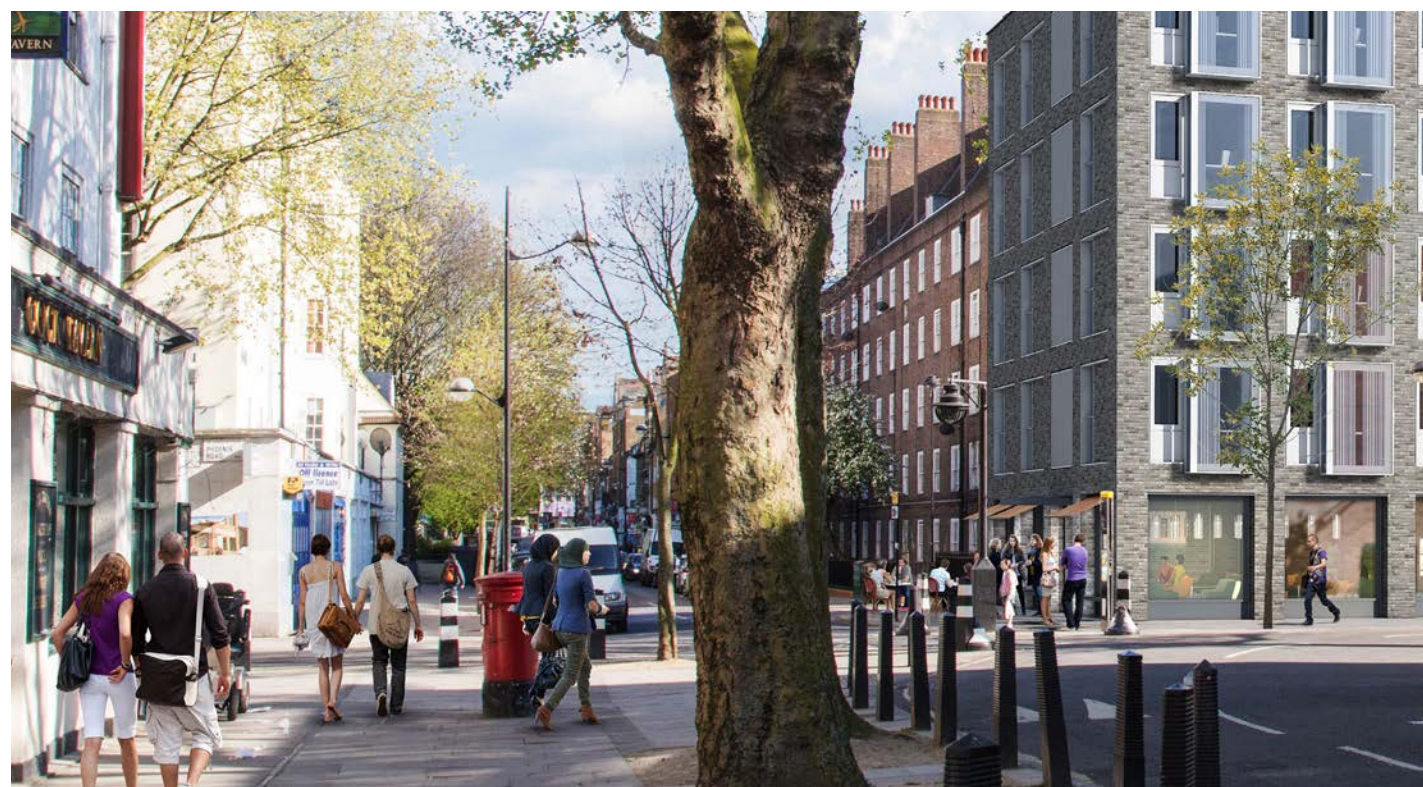
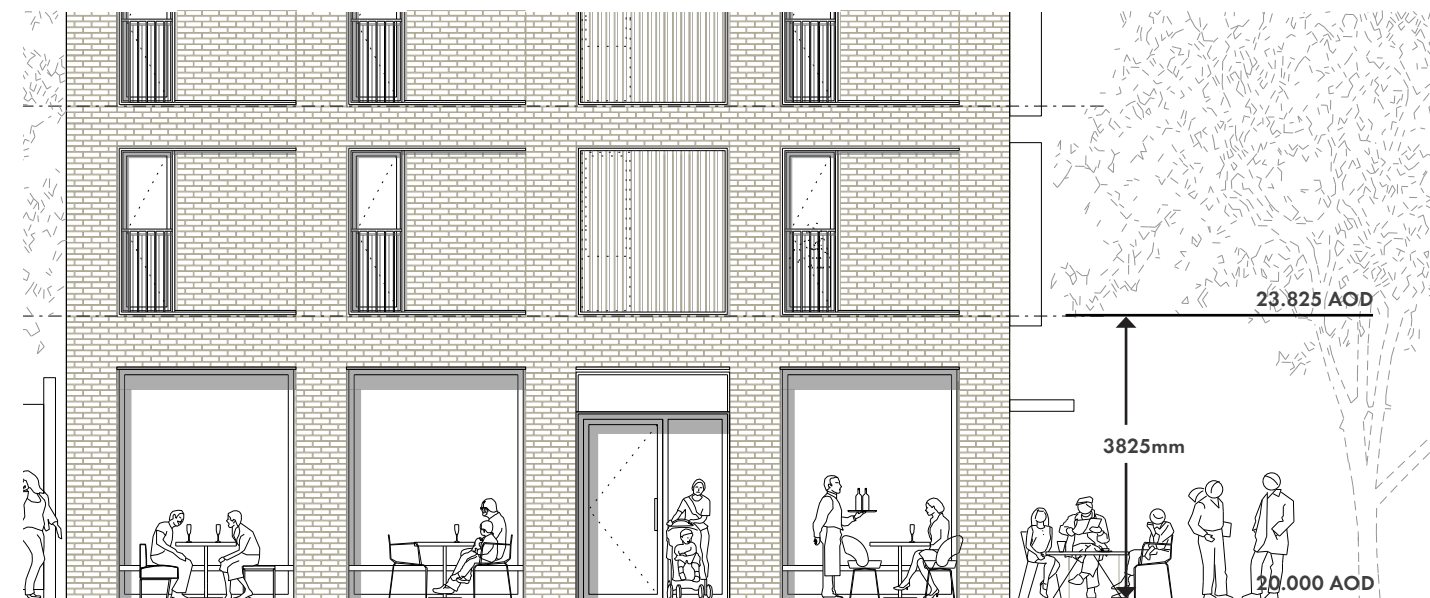
The height of floors 1-4 will not change and so raising the ground floor will result in an increase in the height of the brick parapet line at the top of the building by 525mm.

With the possible redevelopment of the Maria Fidelis school, 42 Phoenix road is a set to become a detached building on a street corner location. If detached and set some distance from neighbouring buildings, there is no necessity for it to tie in exactly with adjacent building heights, indeed its prominent corner location suggests it should be taller than its surroundings.

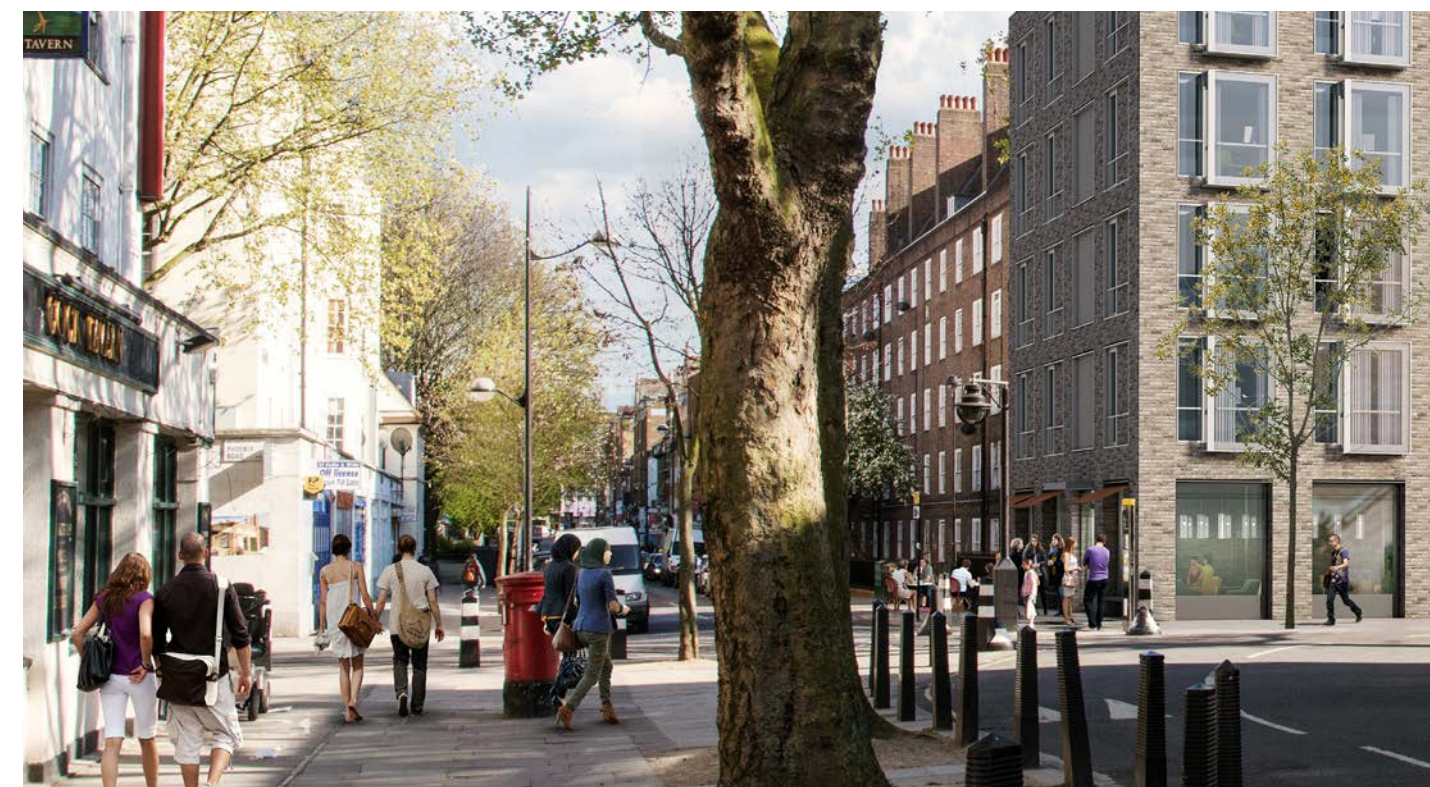
Whilst it is proposed that the brick parapet height is increased, it is also intended that the height of the roof itself is reduced. As seen later in the document, when considered together, these two changes will result in a reduction to the overall height of the building.



Phoenix Road South - As revised proposal (not including amendments to roof height - refer to end of document)



Ground floor height as submitted for planning



Raised ground floor height as revised proposal

A PUBLIC GROUND FLOOR

The increased height improves the proportional relationship between the public spaces on the ground floor of the building and the private student residential floors above.

It is proposed that the ground floor of the building is increased in height by 7 bricks (525mm). This brings the base of the building closer in line with the ground floor of the Ossulston Estate and gives the street level windows a vertical emphasis where they were previously square in shape.

This extra height has allowed for a deeper brick lintel above the head of the ground floor windows which allows for a more definitive break between the middle of the building and the base. It also helps to make the transition from the projecting boxes of the middle floors to the more regular windows at ground floor.

Not only does this change improve the streetscape, it has a positive impact on the floor to ceiling height in the D1 space inside the building, which will be discussed later in the document.

WIDTH OF BRICK PIERS

In order to address the officers comments on the materiality and appearance of the building we have reviewed the elevational grid.

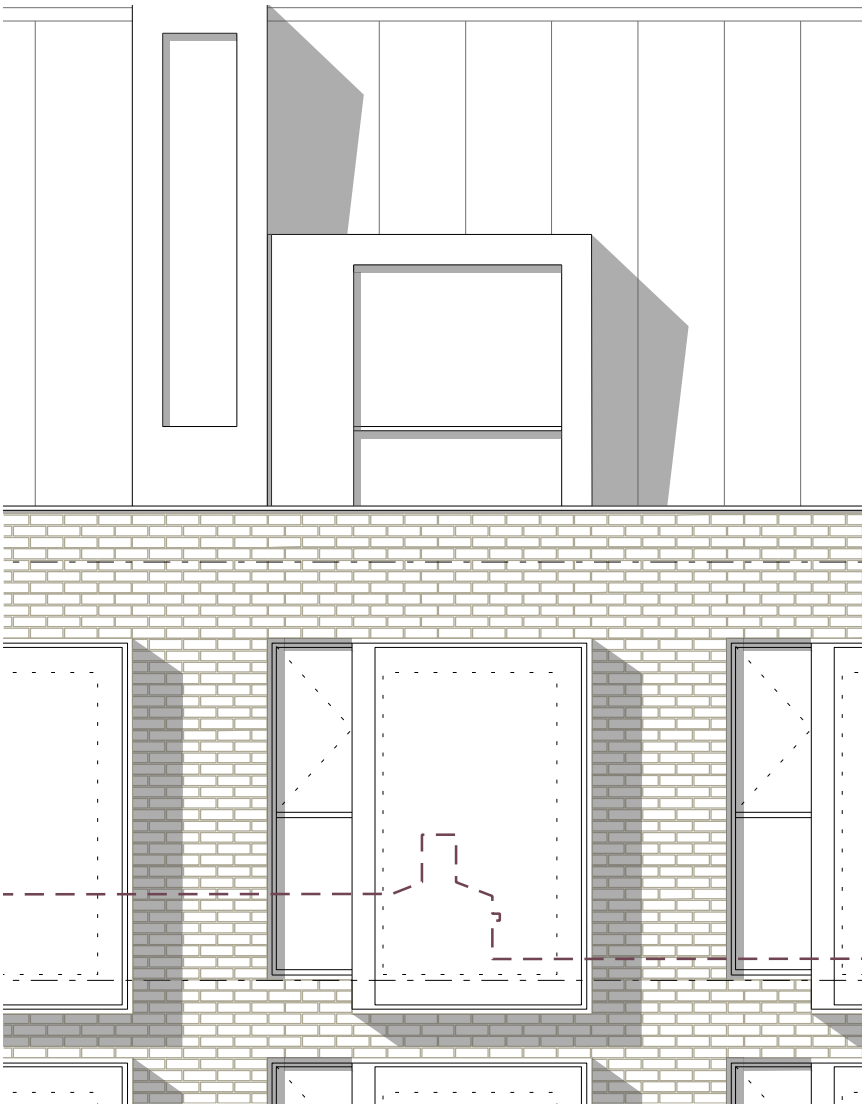
We undertook a study which showed that increasing the amount of the brickwork in the facade relative to the amount of metalwork could help to soften the appearance of the building.

We have increased the brick piers from 3 bricks wide to 4 bricks wide on the north and south elevations. In doing so we have reduced the width of the openings. We have retained the width of the projecting bay window and decreased the width of the side window, allowing this to read more like a slot window than a door and reducing the amount of metalwork in the facade.

In decreasing the angle of the roof we have increased the size of the dormer windows so they align over the projecting boxes below. The dormers are designed as one piece made up of two distinct parts, a tall chimney-like window and a side window which shares the same proportions as the projecting bays below.



3 Brick pier as per the planning application



4 Brick pier as per the revised proposals