

## Planning Application

Small extension to the living and dining area onto the  
terrace of flat 147-148 (formerly 104-105).

Lock House, 35 Oval Road, London NW1 7BJ.

Prepared by

WAY Architecture Yell.



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# **1. Introduction.**

## **1.1. This document.**

This document has been prepared by Way Architecture Yell in support of a planning application that seeks approval to extend the living/dining area of flat 147-148 onto an existing terrace, to create a weather protected glazed extension.

The terrace currently overlooks Morrison's supermarket site where several blocks up to 14 floors will be built in the next few years. The new towers will severely block the views from the terrace and enclosing part of it will help to mitigate this problem as the area will assume a new function and the obstructed views will have less of an impact.

There will still be access to the part of the terrace that will remain uncovered.

This document defines the use and arrangement of the proposal.

## **1.2. The architectural practice profile.**

WAY is a design orientated architectural practice with over twelve years of design and construction experience. The practice is based central London and in Sao Paulo (Brazil).

WAY is committed to excellence in design that aims to make a positive contribution to the client, the local area and the environment.

Our portfolio contains bespoke local and international projects of various scales. For more information please visit our website [www.wayarchitectureyell.com](http://www.wayarchitectureyell.com)

## 2. Site Introduction.

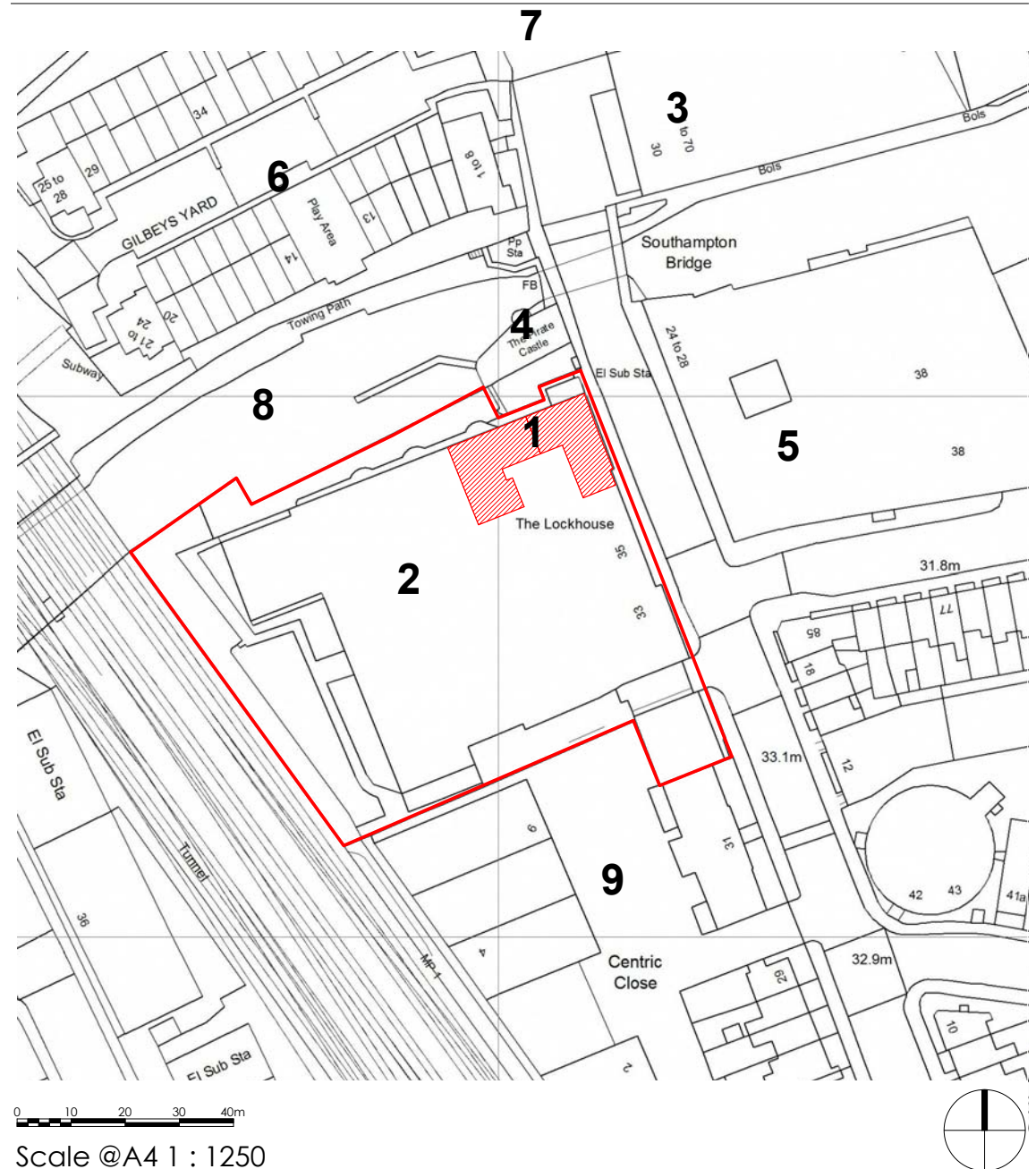
### 2.1. The site location plan.

The application site is situated within the London Borough of Camden in the Lockhouse building situated at 35 Oval Road at the junction of Jamestown Road and Oval Road. Flat 147-148 is a corner unit, on the 4th floor of the north and east elevations of the Lock House.

Lock House has very good transportation accessibility. It is within walking distance of Camden Town and Chalk Farm tube stations and several bus routes along Camden High Street, Parkway and Camden Road.

Lock House is not Listed or a "Positive Impact Building". The site is within the Regent's Canal conservation area.

- Key:
1. Flat 147-148
  2. Lock House building
  3. The Henson
  4. Pirate Castle
  5. Gilbeys House
  6. Gilbey's Yard
  7. Morrisons supermarket
  8. Regent's Canal
  9. Centric Close
- Scale @A4 1 : 1250



## 2. Site Introduction.

### 2.2. Site views study.

A. External view of application site from Oval Road (near n.30)

B. External view of application site from Regent's Canal. (near Pirate Castle)

C. External view of application site from Oval Road



## 2. Site Introduction.

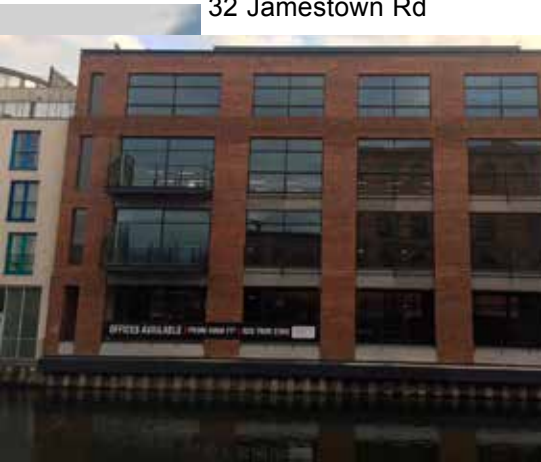
### 2.3. The variety of building styles along Regent's Canal.

Holiday Inn hotel

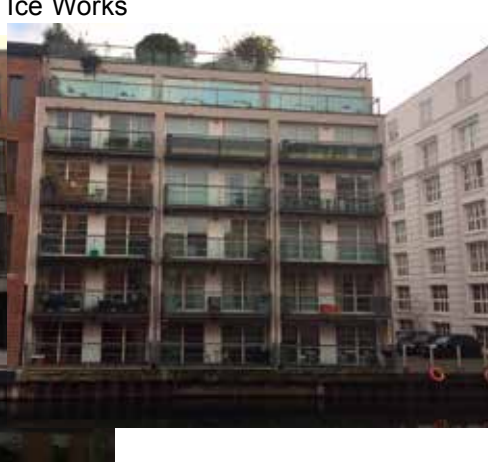


Views along Regent's Canal, east-west

32 Jamestown Rd



Ice Works



Gilbey House



Pirate Castle Lockhouse



Views along Regent Canal, towards west

There is a wide variety of architectural styles, building sizes and materiality along the Regent's Canal. Lock House does not have any historic interest and does not seem to make a contribution to the enhancement of the architectural quality of the area.

The use of glass is widely seen along Camden Market and Regent's Canal.

In the picture on the right, the glass box extension at top floor level is a good example of how the transparency of the glass can help the extension to blend in with its surroundings.



Glass box top floor, Camdem Market

### 3. The Site History.

#### 3.1. The site history

The application site is within the Regent's Canal conservation area which extends along the length of Regent's Canal. Please refer to the map on this page. Regent's Canal is classified as Public Open Space and Site of Nature Conservation Interest.

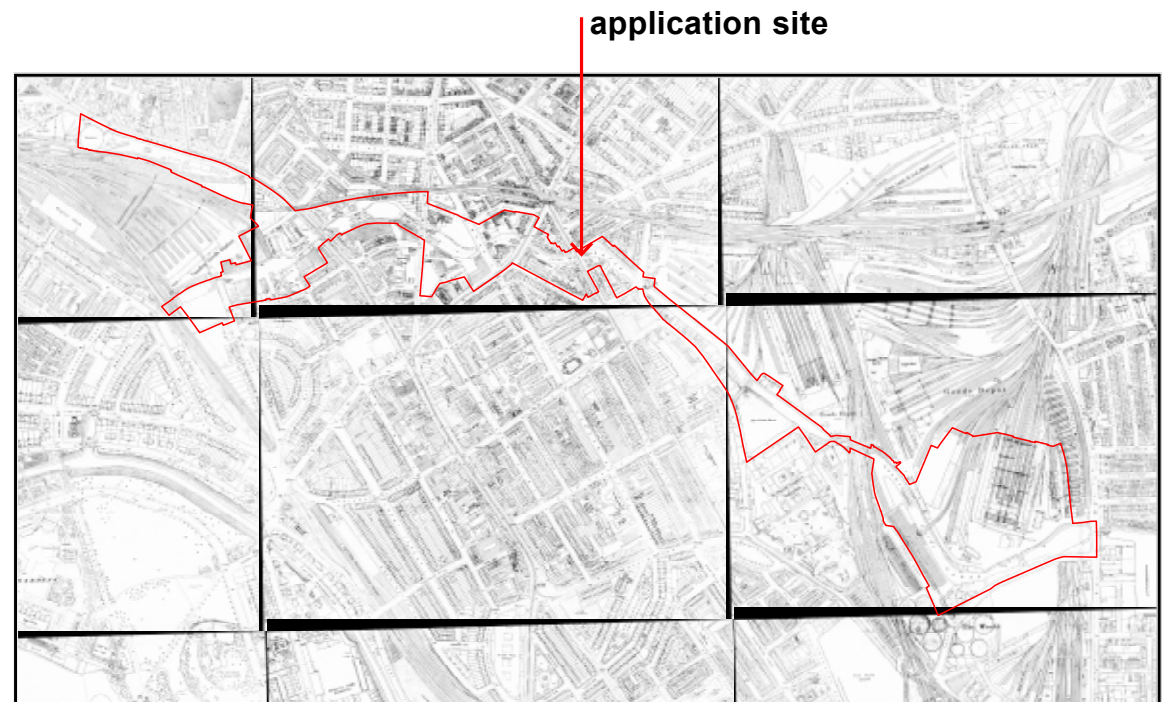
Regent's Canal Conservation Area Appraisal and Management Strategy was adopted on 11 September 2008.

The appraisal defines and analyses what makes the conservation area "special" and provides important information about the types of alterations and development that are likely to be acceptable in the conservation area.

Regent's Canal, part of Grand Union Canal, forms a corridor of unique character. "...The concentration of industrial archeology along the Camden section of the canal with its associated railway features is of exceptional interest and quality, unparalleled in London."

It is the Council's intention to conserve and enhance the existing character of the canal and to improve its potential for recreation, transportation and wildlife. ... "The informal relationship between buildings and canal make significant contributions to the character of the canal".. (from Regent's canal conservation appraisal)

*Map extracted from Camden Council's website for  
"Conservation area appraisal and management strategies"*



### 3. The Site History.

#### 3.2. Positive impact buildings and listed buildings immediately near the application site.

A. Gilbey House - 19th century former warehouse, with channelled stucco built in 1894.

B. Addition to Gilbey House - office extensions to Gilbey's warehouse dated 1937 are in a contrasting international modern style.

C. Later extension to Gilbey house - dating from 1960 also in a International Style, faces Oval Rd.

D. Pirate Castle - varied and picturesque in traditional castle style. Designed by Richard Siefert in 1977. Built in brick with concrete copings.

E. The Henson building - contemporary development that incorporates n. 30 Oval Rd, an industrial building of three storeys that was once a railway goods shed for the London, Midland & Scottish Railway.



## 4. The Site Context

### 4.1. Site description. The Lock House

The site is situated on the fourth floor of the Lock House building. Flat 147-148 can be seen in the north and east elevations of the building.

Lock House is a Barratt's development delivered at the end of 2006. It offers 171 apartments, including 56 affordable units and commercial space.

The development faces the canal in the north, the railway in the west, Oval Road in the east and Centric Close in the south.

Lock House was not built using high quality finishes and is not of a high architectural standard.

Its shape, appearance and materiality does not contribute to enhance the appearance and quality of the local area.

The elevations of the building visually express its concrete structure, showing its perimetral columns and beams.

Elevations are painted in white, grey and bright yellow. There is a grey metal cladding material applied to the upper floors. The windows and balustrades are made of glass with a dark grey metal frame.



The Lockhouse, view from Regent's Canal

The whole building appearance is contemporary, with some brutalist aspects.

There is a triple-level courtyard garden and all apartments benefit from either a balcony or terrace.

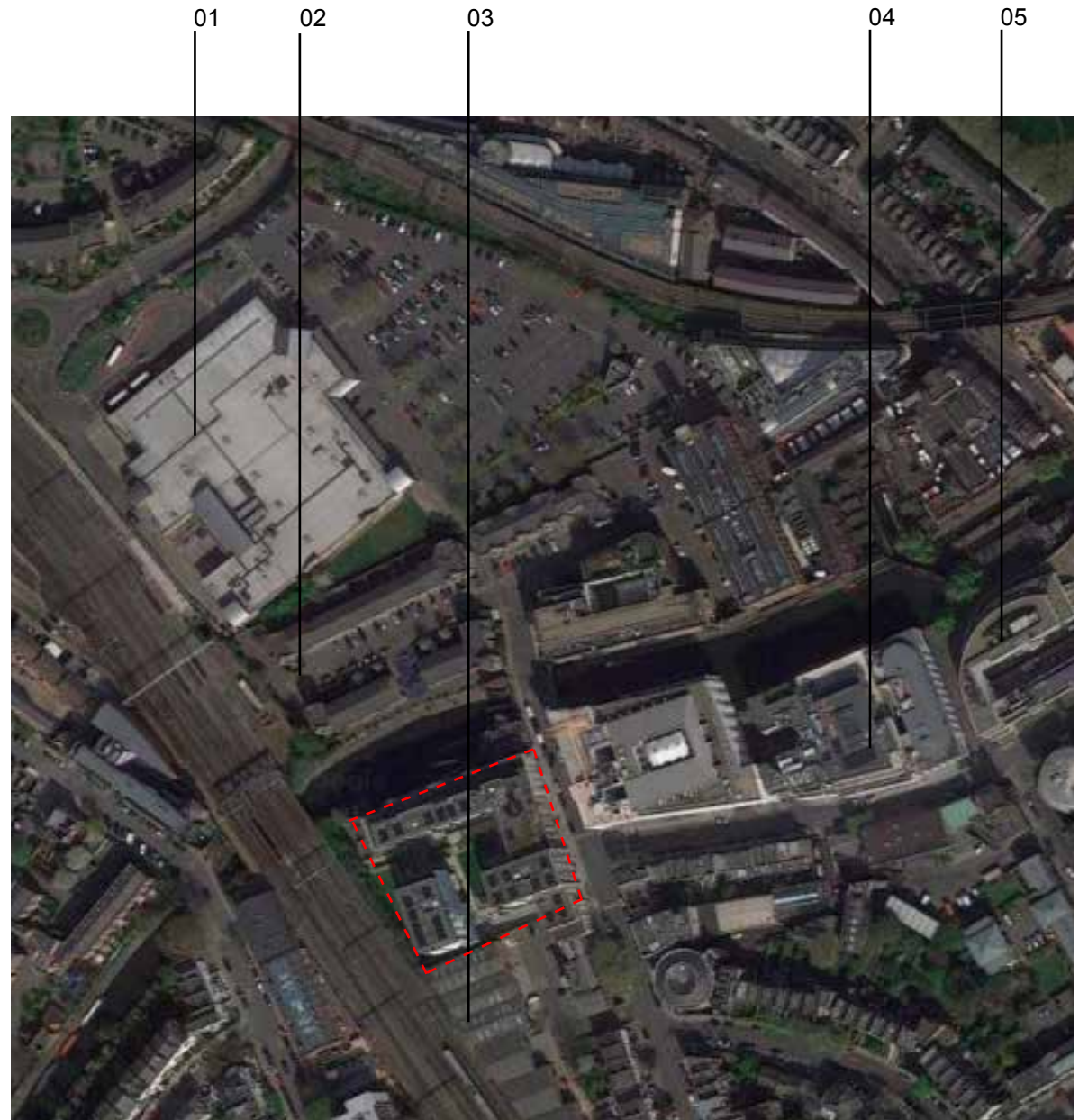


The Lock House, view from Jamestown Road

## 4. The Site Context

### 4.2. Local planning applications and consultations recently approved or submitted which can be relevant to our proposal.

- 01. Morrisons Superstore and Petrol Filling Station Camden Goods Yard Chalk Farm Road
- 02. Juniper Crescent and Gilbeys Yard
- 03. 1-6 Centric Close London NW1 7EP
- 04. n. 32 Jamestown Road London NW1 7BY05.
- 05. n.28 Camden Wharf Jamestown Road London NW1 7BY



## 4. The Site Context

### 4.2. Local planning applications and consultations recently approved or submitted which can be relevant to our proposal.

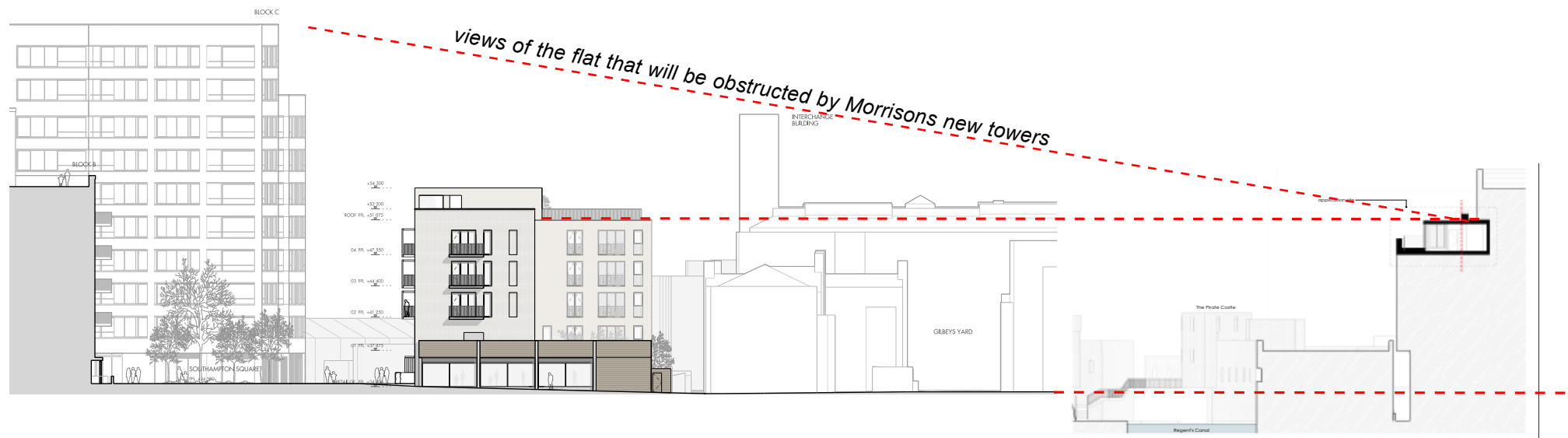
01. • “Morrisons Superstore and Petrol Filling Station Camden Goods Yard Chalk Farm Road LONDON NW1 8EH  
Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3 uses) , Class B1 floorspace and a winter garden; with cycle parking, public green space, public toilets and other associated works and highways works; all following demolition of existing building petrol filling station. Use of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of ‘Block B’ for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.”  
*planning granted.*

02. Juniper Crescent and Gilbeys Yard is  
“carrying out an ‘options appraisal’ process for full site redevelopment, following Barrats and Morrisons approval of planning application.”  
*public consultation.*

03. 1-6 Centric Close London NW1 7EP  
“Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas.”  
*planning granted and site under construction.*

04. n. 32 Jamestown Road London NW1 7BY05.  
“Granted Subject to a Section 106 Legal Agreement 04-01-2017”  
*planning granted. Built.*

05. n.28 Camden Wharf Jamestown Road London NW1 7BY  
“Erection of extensions at 2nd & 3rd floor to provide additional office (B1a) floorspace; demolition of rooftop plant room and erection of new 4th floor for flexible restaurant (A3)/office use; relocation of existing plant to rear 1st floor and 4th floor; new office/restaurant entrance lobby and shopfront at ground floor level; public realm improvements and enhancement of private road to the west of the site including relocation of existing loading bay.”  
*planning not decided yet.*



## 4. The Site Context

### 4.4 Pictures of the existing terrace

**Morrison's and Barratt's new up-to-14th-floors towers will obstruct the views from the terrace**

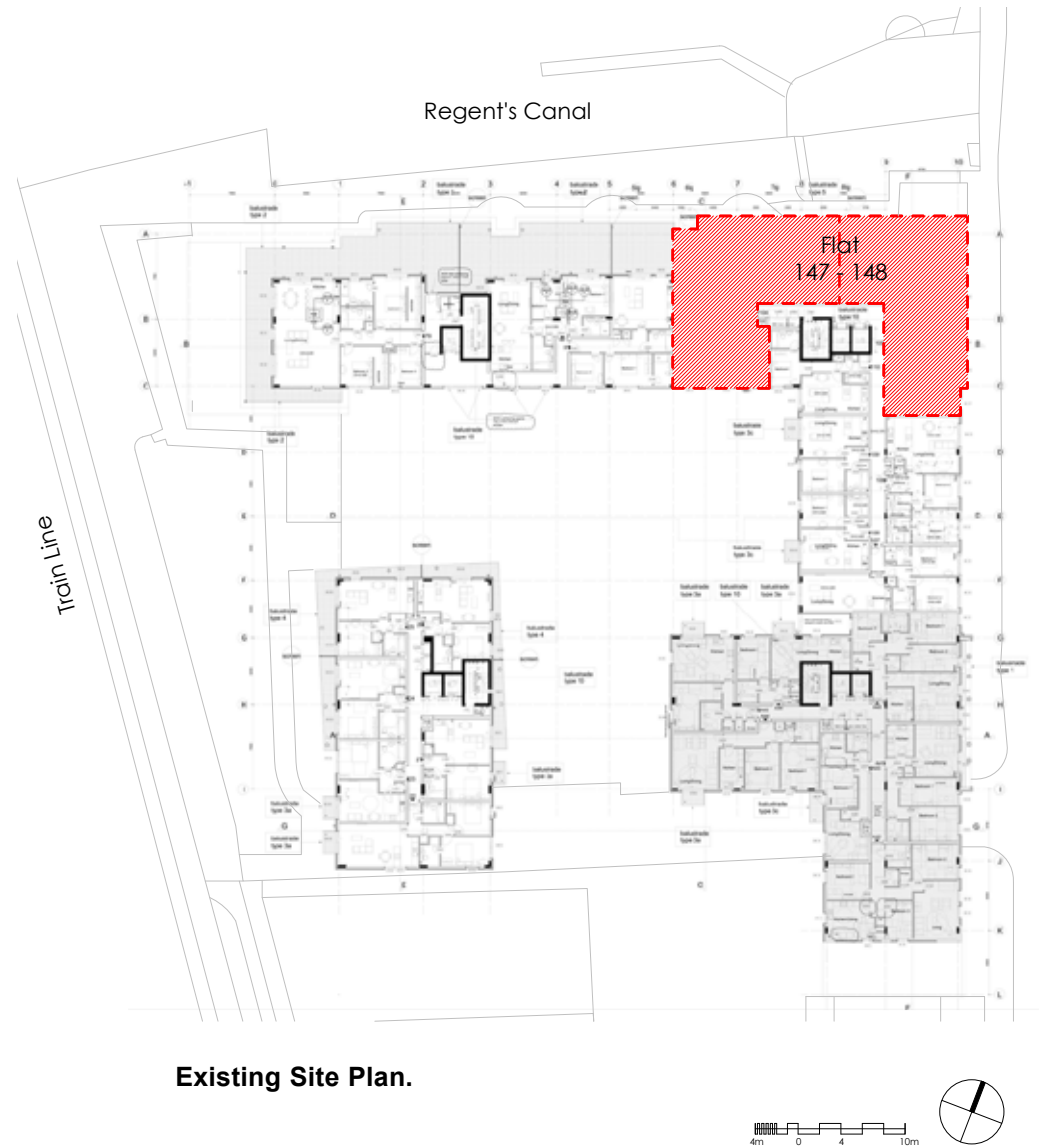


## 5. The Existing Drawings

### 5.1 The existing site plan

All flats of the Lockhouse have access to the communal garden area.

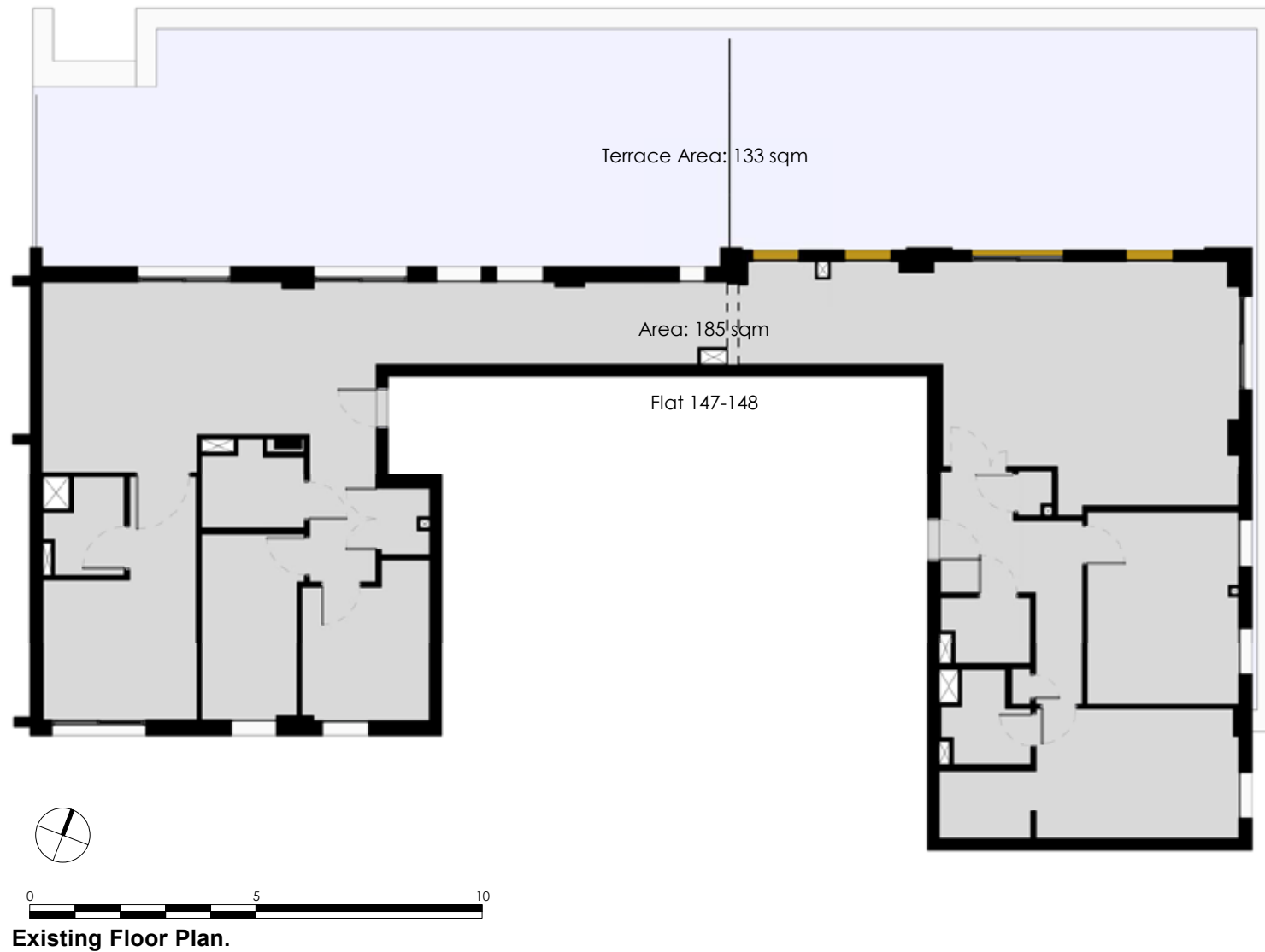
The application site is a corner unit that has a living area facing north and bedrooms facing south and east.



Existing Site Plan.

## 5. The Existing Drawings

### 5.2 The existing floor plan



## 5. The Existing Drawings

### 5.3 The existing north elevation



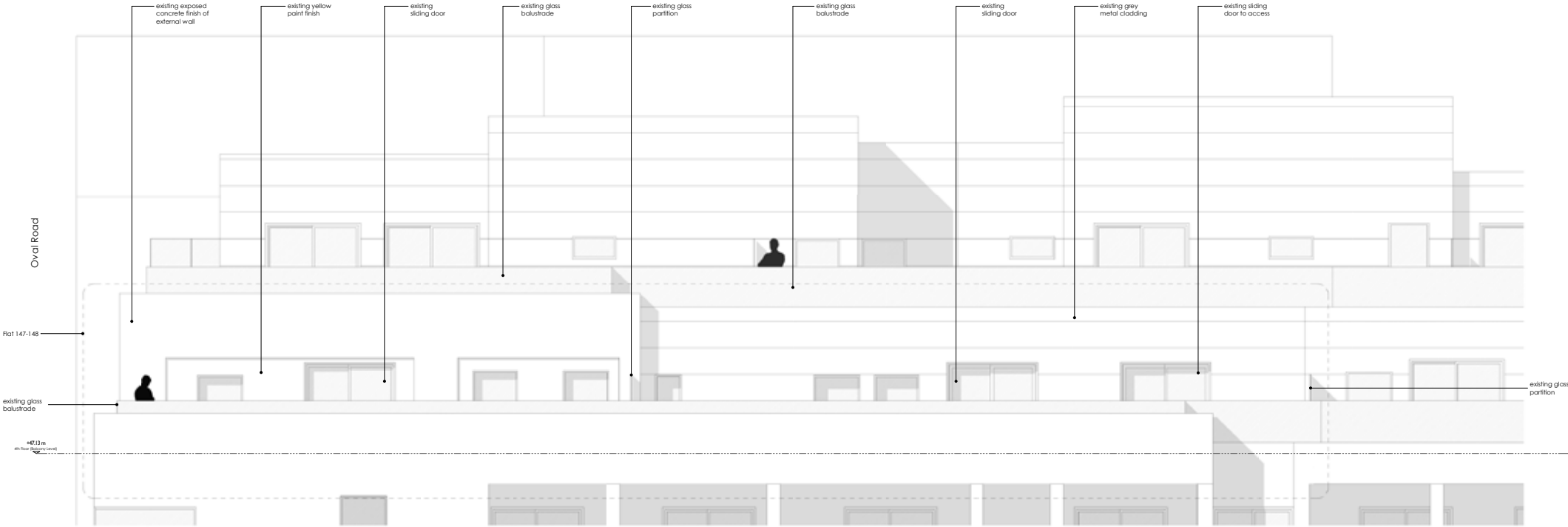
## 5. The Existing Drawings

### 5.4 The existing east elevation



# 5. The Existing Drawings

## 5.5 The existing north elevation of the terrace



1 Existing Elevation 1B (North)  
1 : 50

## 6. Planning history

### 6.1 Pre-application response regarding 2017/15721 PRE-Lock Building-response

On the 12th of July of last year, a meeting was held at the planning officer's office to discuss the proposals. A document addressing all topics raised was presented for discussion.



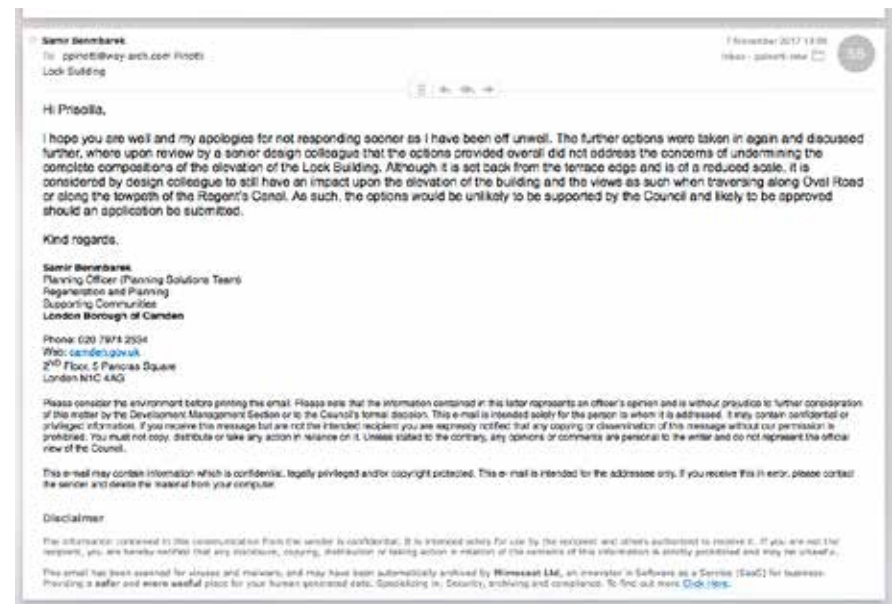
The document presented in the meeting was sent by email, seeking for further comments in the 13/07/2017.



The response of that document was received by email in the 07/11/2017. It followed a telephone conversation held two weeks before.

In the conversation, it was confirmed that all topics had been satisfactorily addressed apart from the still ongoing concerns about the protuberance of the extension:

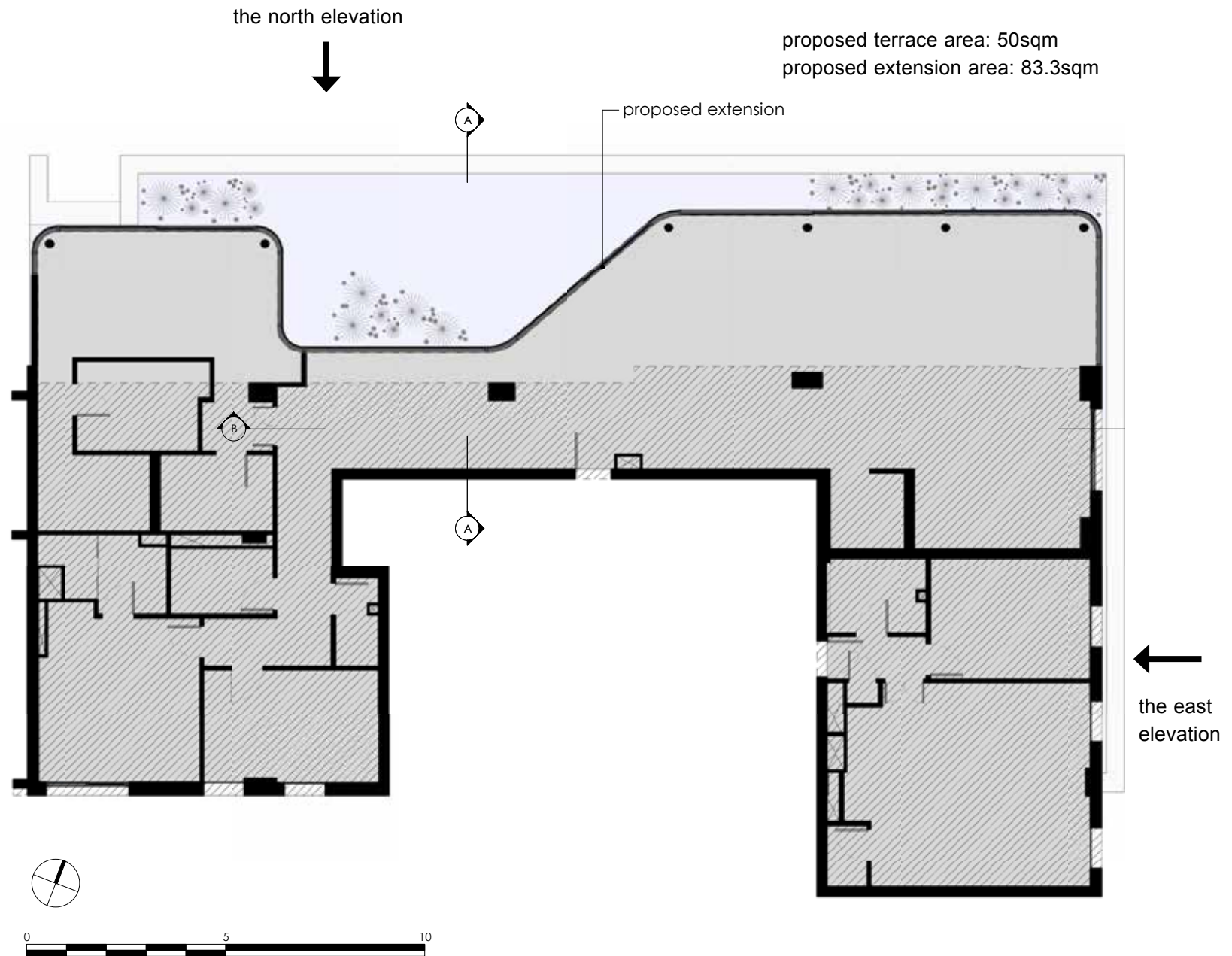
..." it is considered by design colleague to still have an impact upon the elevation of the building and the views as such when traversing along Oval Road or along the towpath of the Regent's Canal."...



## 6. Planning history

### 6.2 Proposal presented for pre-planning advice 2017/15721 PRE-Lock Building-response

The proposal presented in the pre-application submission was the one below:



## 6. Planning history

### 6.2 Proposal presented for pre-planning advice 2017/15721 PRE-Lock Building-response

The proposal presented in the pre-application submission was the one below:

(please refer to comments received in the previous pages)

View 02A - proposed



View 03A - proposed



## 7. The revised design proposal

### 7.1 Address of topic 07 of 2017/15721 PRE-Lock Building-response.

Alterations made to the original design in order to address issues raised at topic 7 of pre-planning feedback,

- *Camdem planning guidance 01 ( Design) - "extensions at higher levels are likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline , the appearance of the building or the surrounding street scene".*  
*"the existing building is a complete composition and to introduce a incremental change would undermine the appearance and overall integrity of the lock house....an extension needs to be considered a whole in conjunction with the existing building".*

The area of the new extension has been reduced and is now less prominent. It is barely visible from the Regent Canal path and Oval Road.  
The transparency achieved by the use of glass interferes as little as possible with its integrity. The slab cladding will be the same as the one used in the cladding of the existing terrace, matching the original materiality.

*"The proposed extension will have a depth of 3.9m and span across both terraces.. Takes the majority of the depth of the terrace"*

The depth of the extension has been reduced and the terrace floor space is now larger than it was in the "original" scheme submitted. Please refer to enclosed drawing.

*The extension is to be constructed from glazing which although it is considered to be lightweight, in conjunction with its excessive depth and its span ...will be read as an addition to the top of the building which would detract form the original composition of the building, rather than something that is integrated and read as a whole within the existing building."*

The use of glass:

-The transparency of the glass makes the extension almost invisible and helps to keep the visual integrity of the building by not interfering with its materiality.  
-As this is a north facing elevation with hardly any sun and a lot of cross winds, the glass enclosure enables the family to use the space whatever the weather and protects them from the cross winds.  
- the extension proposed creates a unique and special space, enhancing the building's architectural quality.

*... it is positioned within a corner location upon the building which is considered to further emphasize the impact upon the complete composition of the building."*

We have re-located the extension and it is now much smaller impacting very little in the views from the street.

Relevant extracts from Camden's policies:

- "High quality design makes a significant contribution to the success of a development and the community in which it is located (Camdem Planning Guidance | design | Design Excellence)."

- "Camden is committed to excellence in design. The borough contains many special and unique places..."

- Camden Design Initiative, which seeks to encourage involvement, awareness and understanding of good design, this is promoted through biannual Camden Design Awards which acknowledge high quality and innovative design".

Good practice principles for external alterations: (CPG | Extensions, alterations and conservatories)  
- "Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old."

## **7. The revised design proposal**

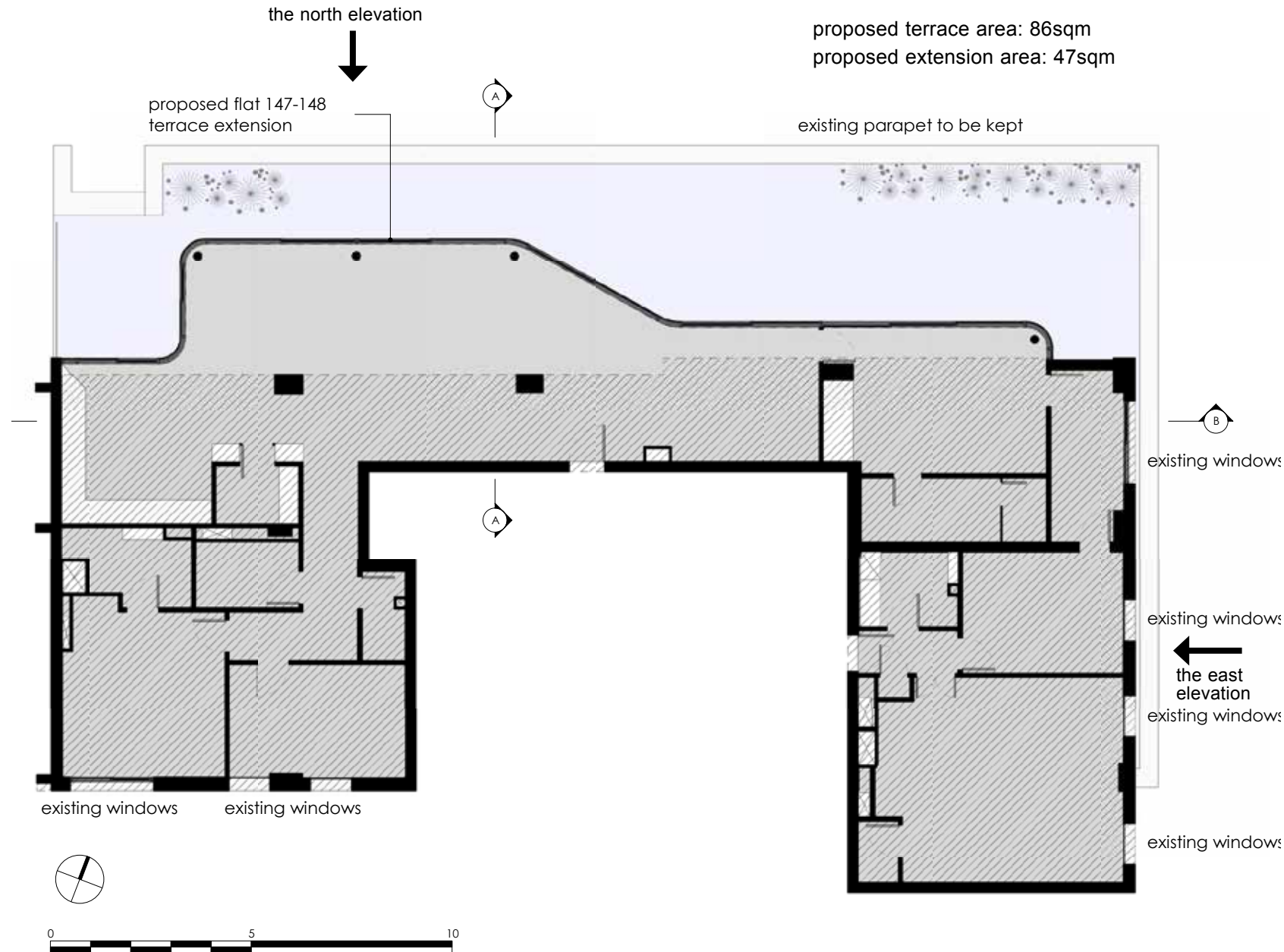
The proposed scheme seeks to give an appropriate answer to our client's need that have evolved over the years.

It is also helps to mitigate the impact of the new Morrisons and Barratt's up-to-14-levels towers on our client's terrace.

The terrace directly overlooks Morrisons future construction site. Their views will be obstructed by the towers, which lead to a need to re-think the use and size of the terrace.

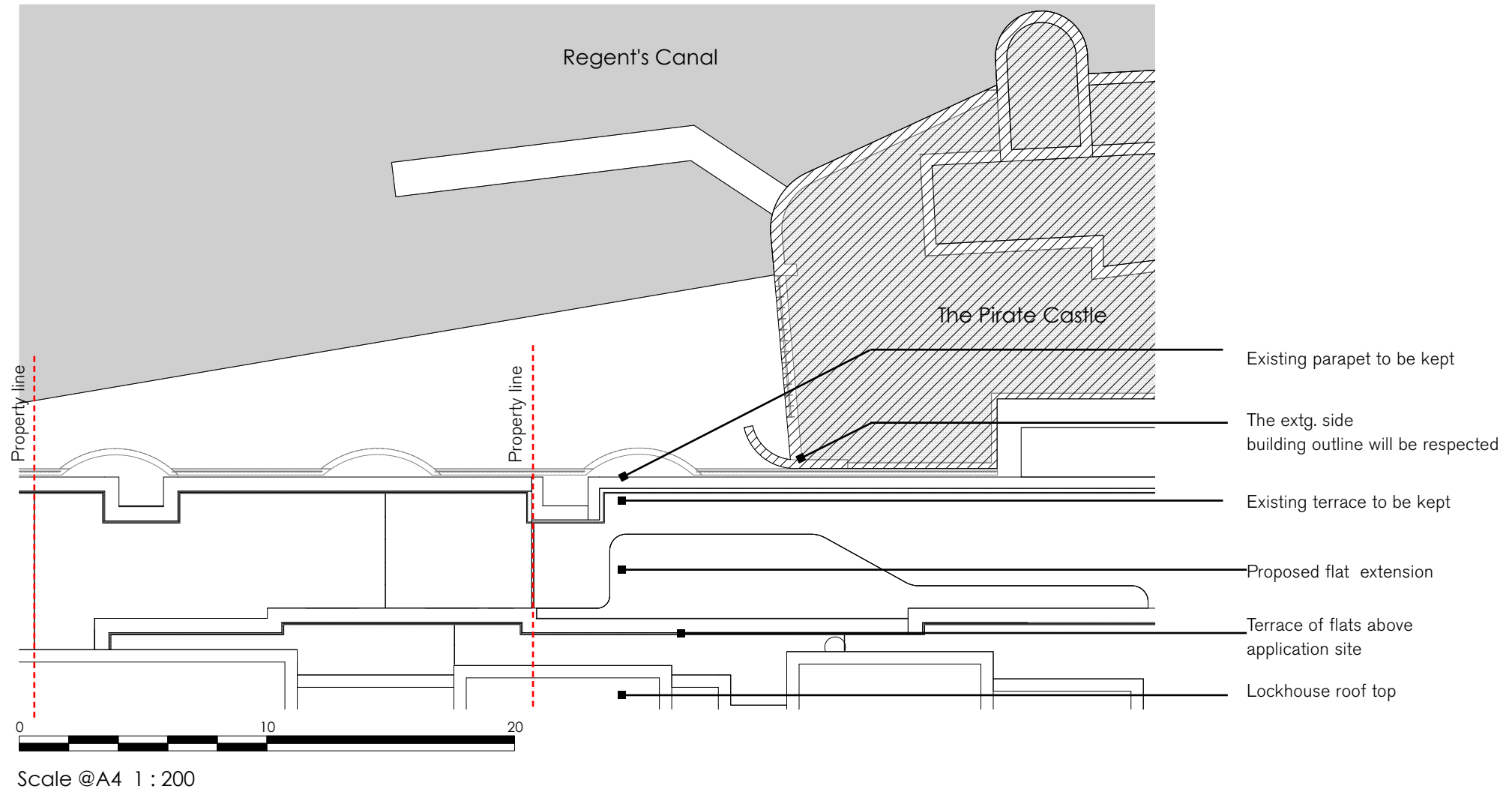
The family also needs a separated self contained flat to accommodate their elderly parents when they are in London.

This proposal seeks planning approval for the re-design of the internal layout of the amalgamated flats and also to enclose part of the terrace.



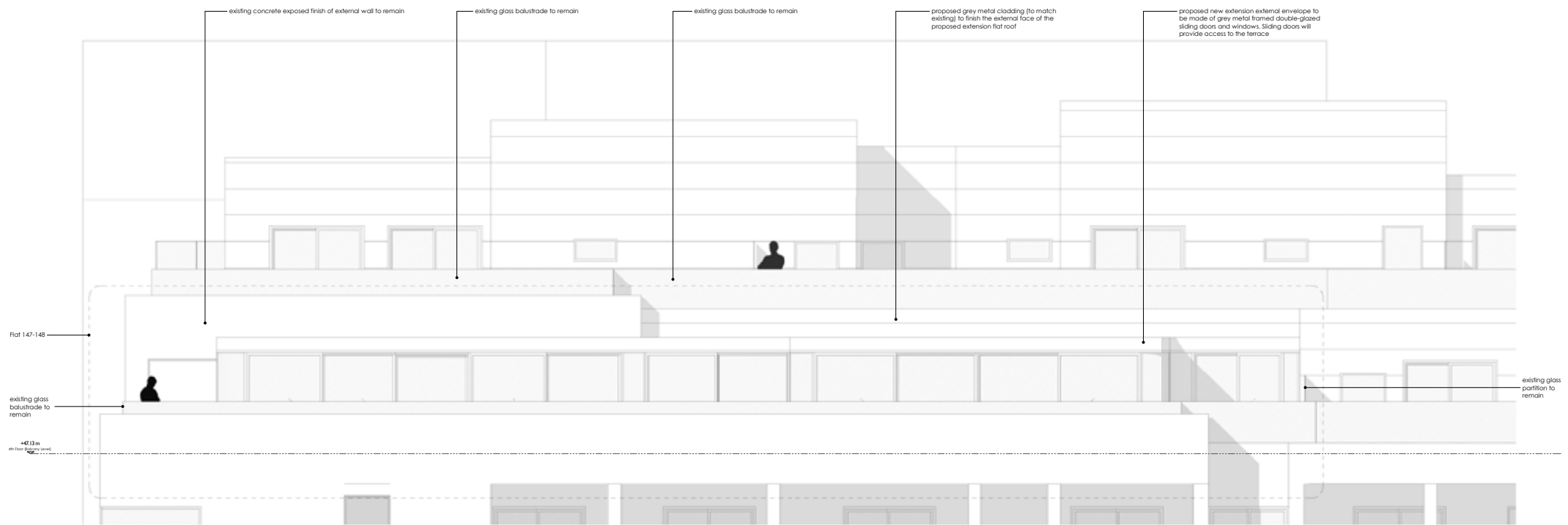
## 7. The revised design proposal

### 7.3 Address of topic 07 of 2017/15721 PRE-Lock Building-response. Proposed Roof Plan.



## 7. The revised design proposal

### 7.4 Address of topic 07 of 2017/15721 PRE-Lock Building-response. Proposed North Elevation



## 7. The revised design proposal

### 7.5 Address of topic 07 of 2017/15721 PRE-Lock Building-response. Photomontage north and east elevations.

In the following pages we will present the photomontages made to address topics 08 of the pre-planning response.

#### Photomontage methodology:

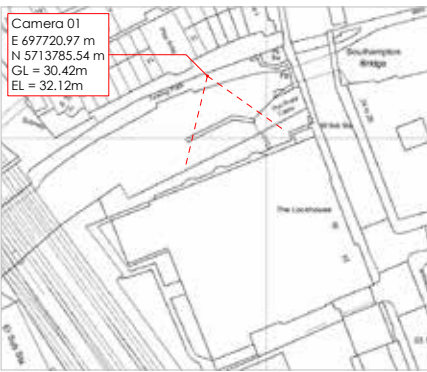
1. Good photomontages employ the use of surveyed contextual data to assist in the “matching” between real world photography and the virtual camera emulation used in 3d computer based software.
2. Therefore, on site, the architects decided on the viewpoint position and took the picture with the centre of the lens positioned at eye level, in this case 1.7 metres, and marked the position of the viewpoint. The marked position of the viewpoint was surveyed with a corresponding AOD ground level (fig 03). The recorded camera position of View 01 was Easting 697720.97m, Northing 5713785.54m, ground level 30.42m.
3. On the existing 3D model, that was created with a comprehensive set of CAD drawings and was georeferenced to match the UTM coordinate system, the visualiser positioned a virtual camera at the surveyed camera position and at the height recorded by the architects above the surveyed ground level, and the corresponding scanned photograph was set as the virtual camera's “background” image (fig 01).
4. The virtual camera's viewing direction and its viewing angle were iteratively refined by the visualiser until the surveyed features coincided with the background photograph and hence replicated the photographer's position, viewing direction and viewing angle to an acceptable degree of accuracy (fig 02). After that the model is rendered in several phases from the identical camera position (fig 02, fig 05).
5. A computer generated image of the existing building and the proposed flats was then produced using the 3D software. This image or “render” was then montaged over the baseline photography using proprietary digital “paint” software. Any foreground elements near to the viewer and therefore occluding the proposed development, were then cut out (fig 04) and montaged over the proposed flats (fig 06).



01. Existing Picture



02. 3D Model Visualization



03. Camera Position



04. Foreground Cutted Off



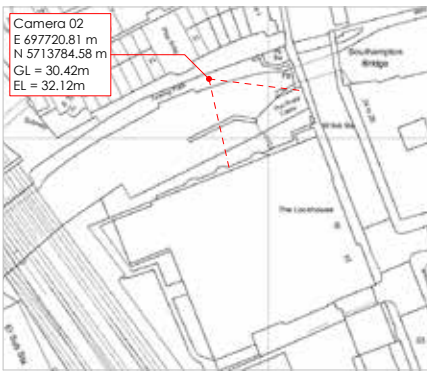
05. Isolated Extension Render



06. Proposed Photomontage



01. Existing Picture



03. Camera Position



04. Foreground Cutted Off



05. Isolated Extension Render



02. 3D Model Visualization



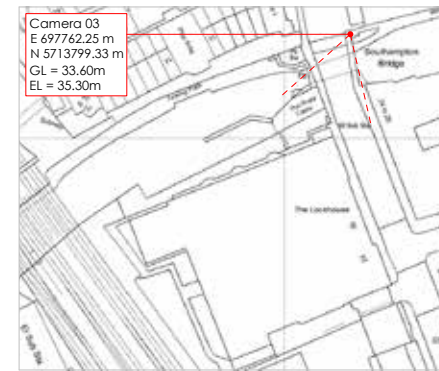
06. Proposed Photomontage



01. Existing Picture



02. 3D Model Visualization



03. Camera Position



04. Foreground Cutted Off



05. Isolated Extension Render



06. Proposed Photomontage