

## **St Matthews Lodge**

50 Oakley Square, NW1 1NB

### **Design & Access Statement**

August 2018

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## 1.0 Introduction

This Design & Access document explores the design process which takes into consideration the impact on the surrounding context, structural issues, proposed construction methods in order to minimise disruption during construction and consultation undertaken with Camden Council.

This Design & Access statement has been prepared by Echlin and submitted to Camden Council for the building's proposed refurbishment and development.

The proposals offer an excellent opportunity to:

- Add a collection of 5 new build apartments on top of the roof to the existing building
- Create additional quality accommodation within the Borough of Camden
- Address the current unfinished appearance of the existing building
- Reinstate the site emphasis on the corner junction with Oakley Square and Crowndale Rd
- Improve on-site parking facilities and security
- Install a new lift shaft to comply with DDA requirements
- Enhance landscaping and planting
- Refurbish the existing poorly appointed communal areas (reception area, cycle store, post room)
- Enhance the architectural quality of the existing building with a sympathetic extension

This document aims to communicate the design process that has been undertaken to ensure the highest quality of design has been achieved and to illustrate the manner in which the proposed development integrates with its surroundings.

The final design response is a culmination of in depth analysis by Echlin, DP9 Planning Consultants and KM Heritage.

## 2.0 The Team

### Echlin

Established on principles of craftsmanship and wellbeing, Echlin is a collective of architects, interior designers and strategists working collaboratively to provide a visionary and multidisciplinary approach to design and development. Services encompass architecture, interior design, bespoke furniture design and development management including marketing and branding.

The Echlin team have worked on highly acclaimed projects in the UK and internationally. With extensive experience in restoration, renovation and contemporary new-build projects, Echlin delivers exceptional residences and crafted spaces.

Past projects include 47 Old Church Street - a new build townhouse in Chelsea which was shortlisted for a RIBA and NLA Award, and won at the International Property Awards 2015, and Kenure House - a rationalisation of a historic terraced home and two new build mews houses that were linked together to create a unique contemporary residence, that received international press coverage and a nomination at the Design Awards 2016.

### DP9

DP9 is established as one of the leading expert consultancies in planning, development and regeneration in the UK. Formed in 2004 the business was specifically created to focus on advising on the largest, most complex and challenging development propositions in central London.

DP9 has a proven track record of delivering high profile planning consents and is currently advising on more than 500 live projects, ranging from small scale instructions to large, complex masterplanning proposals across all sectors.

### KM Heritage

KMHeritage provides advice, guidance and support on all aspects of development in the historic built environment. Experience in private sector architecture, in local government conservation and at English Heritage allows KMHeritage to offer broad insight, knowledge of processes and an expert understanding of historic buildings and areas.



47 Old Church Street exterior and streetscape



47 Old Church Street interior



Kenure House exterior (front) and streetscape (rear elevation of Mews)



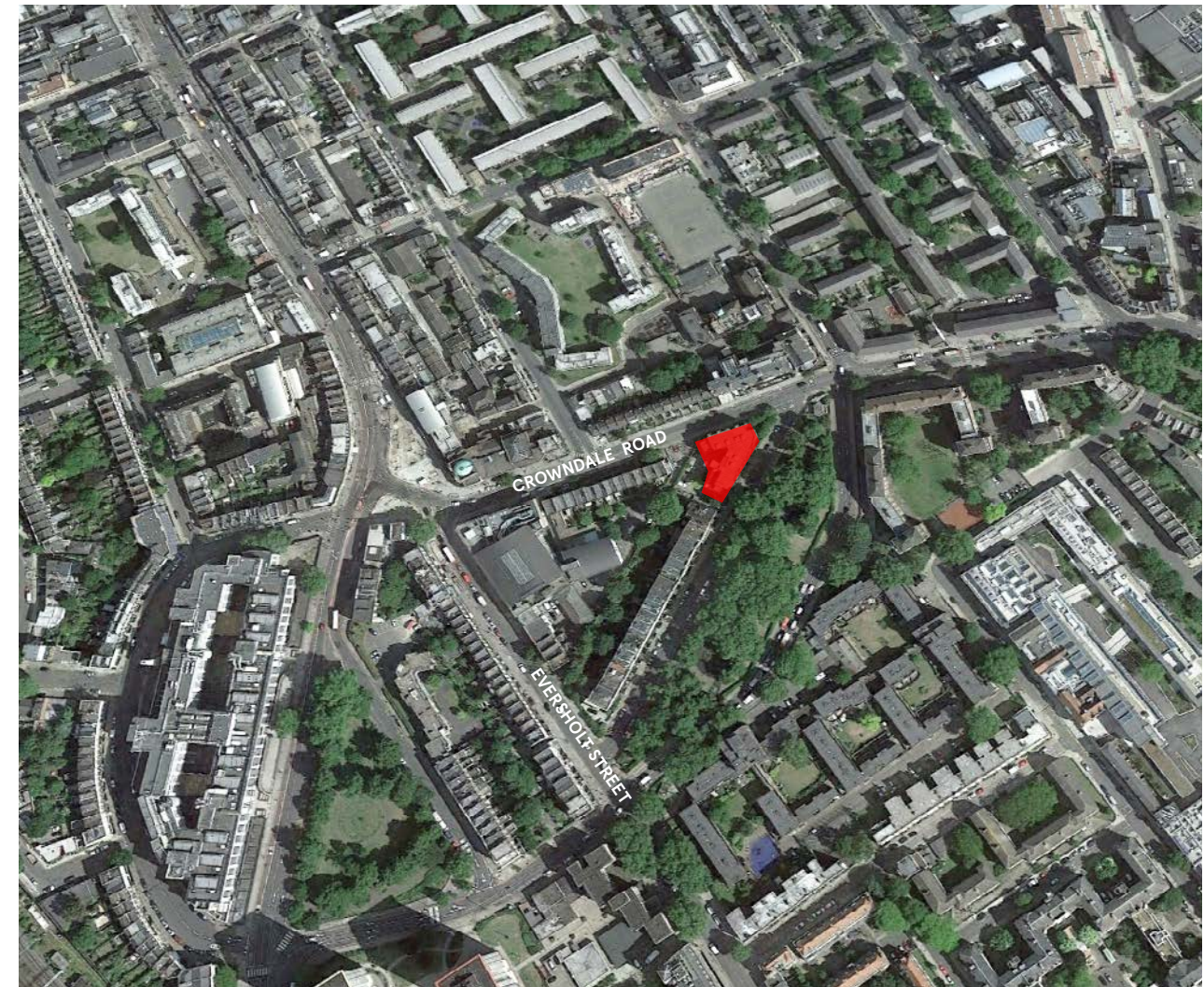


## 3.0 Context

### 2.1 Location Plan

The application site is situated within a predominantly residential area in the Borough of Camden at the corner junction of Oakley Square and Crowndale Road.

The site is roughly triangular and is located immediately adjacent to the Camden Town Conservation Area, bordered by a series of Grade II listed buildings; private residential houses and the Listed Working Men's College to the north, Oakley Square Gardens to the East, The Old Vicarage to the South and further terraces to the West.







## Site Analysis

The site has excellent transport links and is located 240m from Mornington Crescent Underground Station, which serves the Northern Line, Zone 2 as well as sitting in close proximity to a number of bus routes.

- 1000m to St Pancras International Railway Station (9 mins via public transport)
- Nearby to Kings Cross and St Pancras regeneration zones, and Regents Park
- A short distance to all the vibrant bars, restaurants and amenities of Camden and Kings Cross
- Apartments overlook a leafy garden square
- Superb views across London skyline





View 1 – looking towards to the corner junction towards Masjid Al-Rahman Mosque



View 3 – looking East down Crowndale Road with the Working Men's College on the left



View 2 – looking towards St Matthew's Lodge with Oakley Sq. Gardens Lodge on the left



View 4 – looking across Oakley Sq. Garden's with Grade II Listed Working Men's College in the background

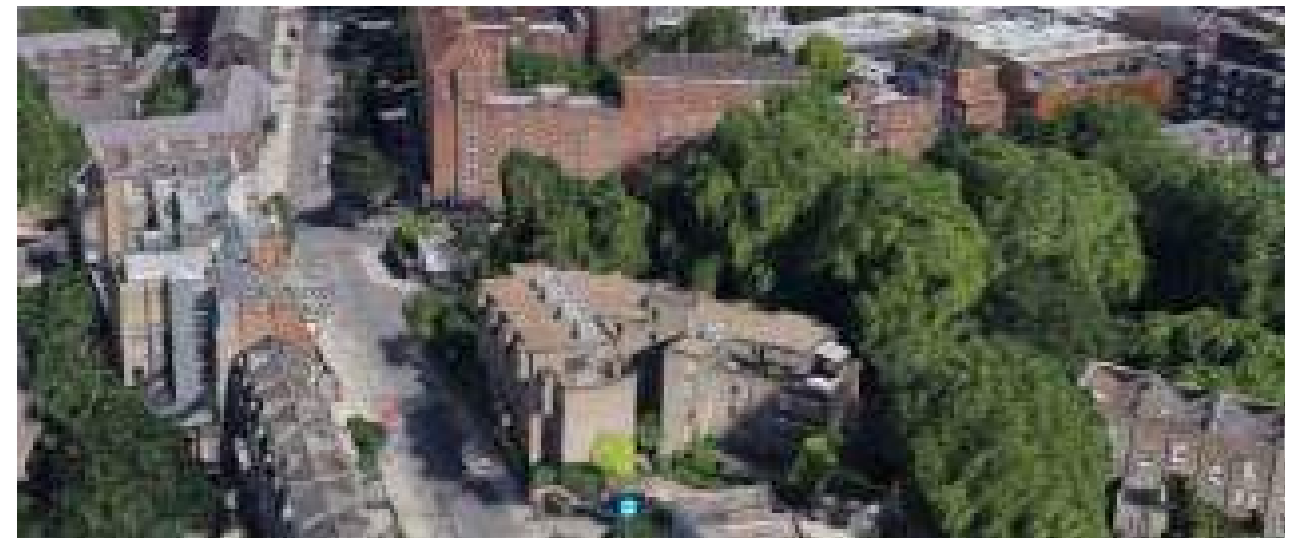
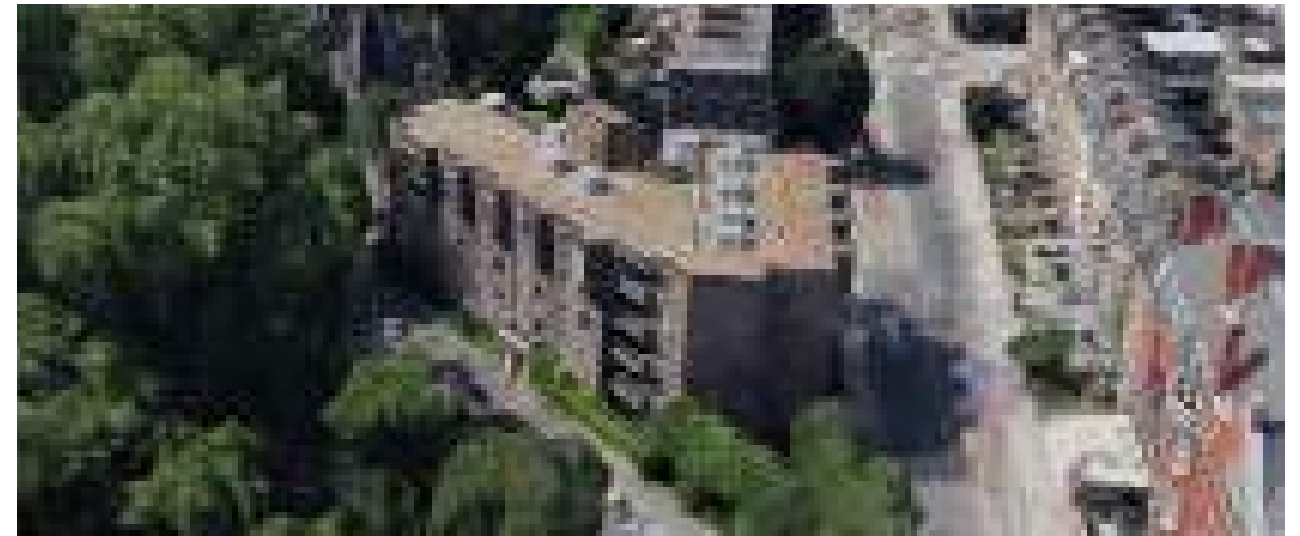


## Site Description

The existing building was designed by Stefan Zins Associates in 1982 which replaced The Church of St Matthews. The building is a 5 storey, brown/red brick built residential development which comprises 24 studio and 11 apartments with access via a shared entrance off Oakley Square.

The fenestration is divided into a series of window balconies and cantilevered oriels, separated by paired brick piers. The building has a flat roof with a lift and a protruding motor room to the rear - the existing lift shaft overrun suggests the original intention was to add additional stories at a later date. The fourth floor oriel windows project significantly from the building façade and are detailed with white concrete window lintels and exposed floor plates. These prominent window bays are particularly heavy in appearance creating an 'unfinished' aesthetic at roof level.

The building steps down and insets at the points closest to neighbouring properties on both Crowndale Road and Oakley Square and steps up in height at the intersection of these two streets; creating prominence on the corner. The current building is lower than the surrounding properties and as such does not reflect the prominence of the site.

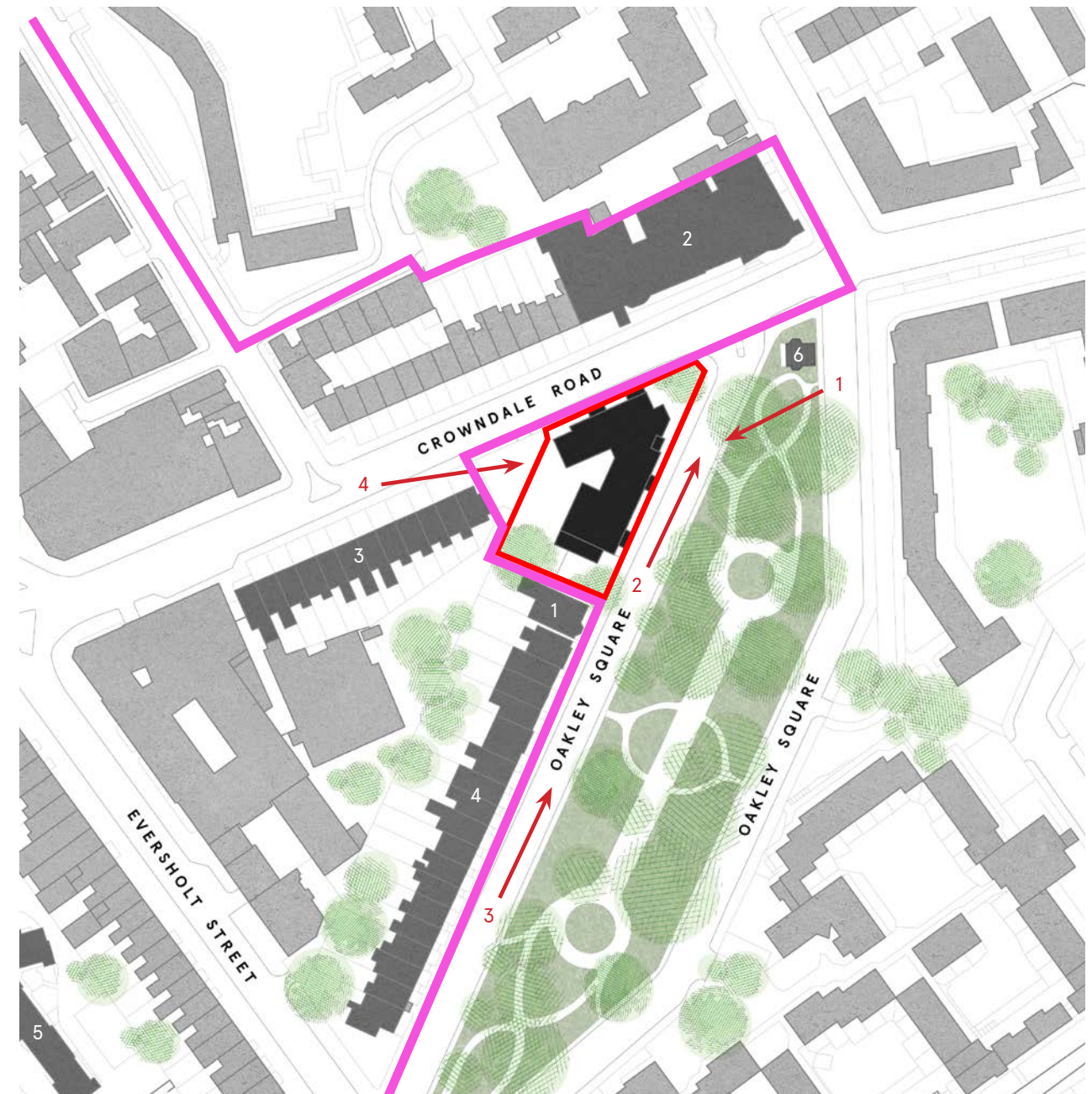




## Historic Context

### Listed Structures:

1. The Old Vicarage, Grade II  
English Heritage list entry: (798-1) 1322083
2. The Working Men's College, Grade II  
English Heritage list entry: (798-1) 1067378
3. South side Terraces, Nos.31-53  
English Heritage list entry: (798-1) 1067377
4. West side Terraces, Nos.58-70, Grade II  
English Heritage list entry: (798-1) 1322081
5. East side Terraces, Nos.15-24, Grade II  
English Heritage list entry: (798-1) 1378736
6. Oakley Square Gardens Lodge, Grade II  
English Heritage list entry: (798-1) 1322082



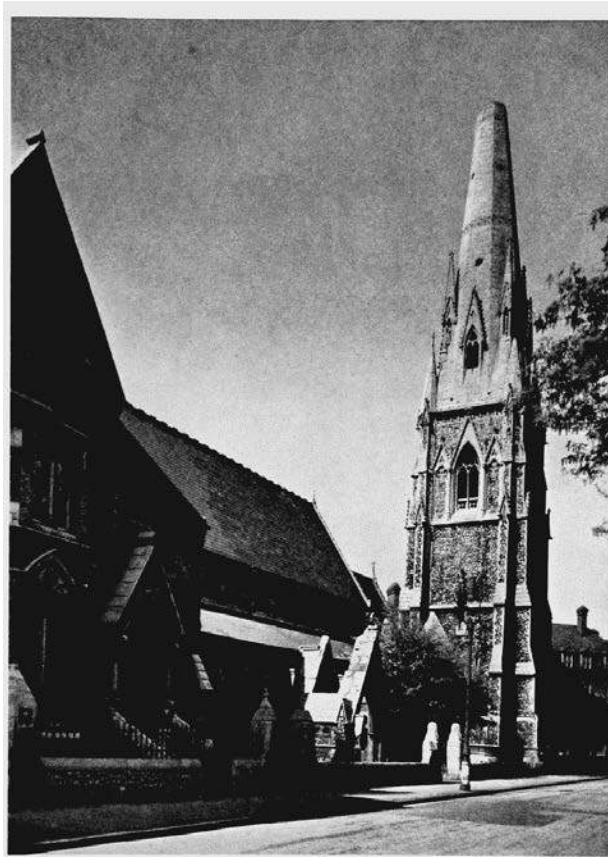


## Conservation Area + Listed Buildings

The existing building on the site replaced the 1856 church of St. Matthew which was constructed in 1852–56 and was designed by John Johnson.

The apex of the steeple was damaged during the war. The church was consecrated on 23rd December, 1856 and the vicarage was completed in 1871.

Please refer to KM Heritage, Heritage Appraisal for further information.



The church of St. Matthew before demolition



The Old Vicarage, adjacent to St Matthew's Lodge



Camden Town Conservation Area Townscape Appraisal 2006



## Existing Photographs



View 1 - from within Oakley Square Gardens looking towards St Matthew's Lodge



View 3 - towards St Matthew's Lodge with Nos.58-70 Oakley Square, Grade II Listed terraces to the left



View 2 - along Oakley Square with The Old Vicarage on the left



View 4 - towards the rear of St Matthew's Lodge with The Old Vicarage on the right



## 4.0 Existing Building

### Existing Structure & Facade

A full structural analysis has been undertaken by Elite Designers to determine whether the existing building is capable of supporting a one or two storey roof extension.

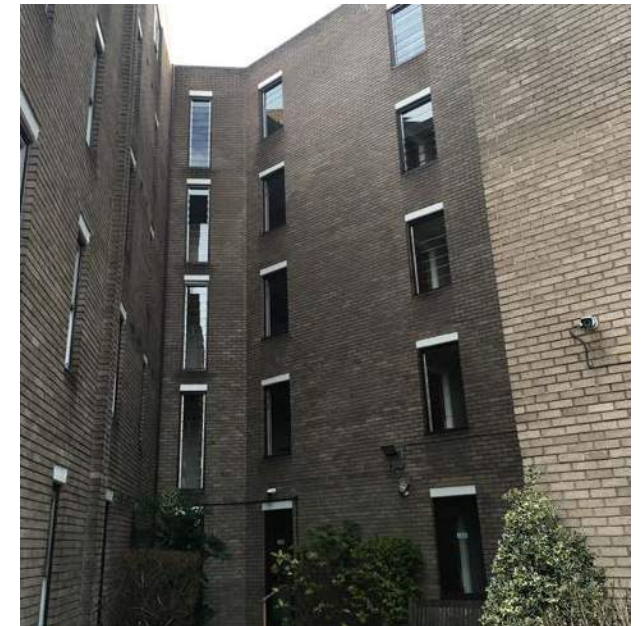
The building is constructed of 220mm internal solid brick walls at an even spacing in certain areas of the building and 270mm wide external cavity walls with a 150mm concrete slab forming the existing floor plates.

It has been determined that the external walls have a current loading of 92% with an internal structural loading of 82%. Based on these calculations the internal walls have spare capacity to support an additional two stories above the current roof level.

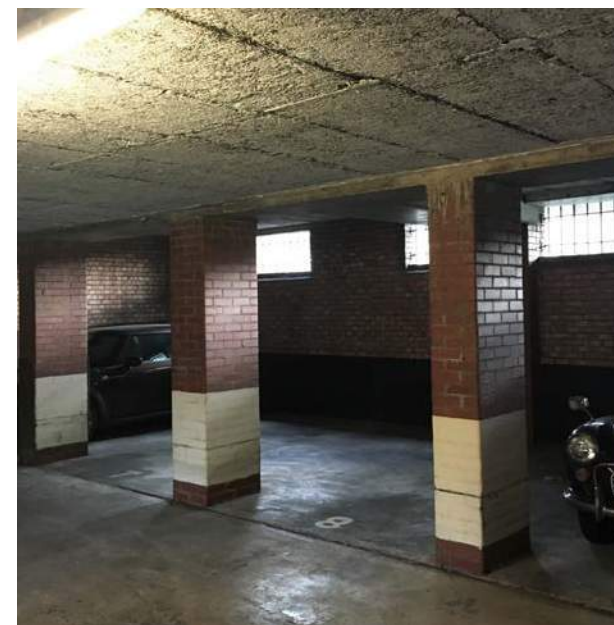
Furthermore, the design lends itself to a lightweight timber construction with the structure set back from the parapet walls.



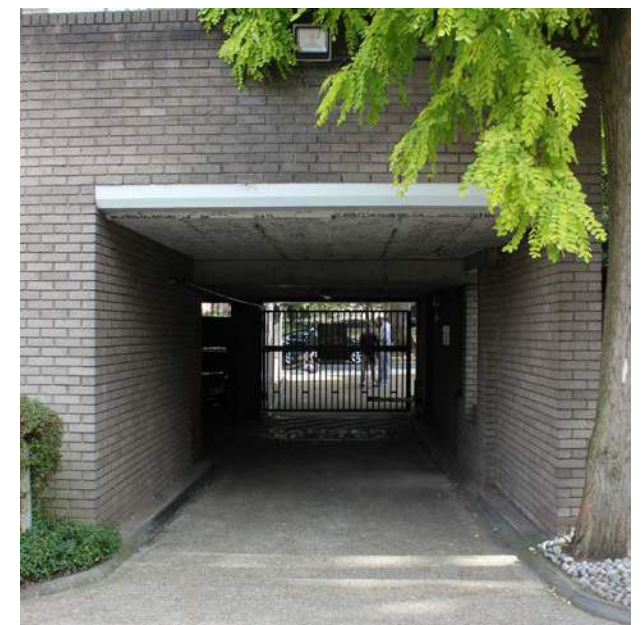
Entrance Area



Rear Courtyard



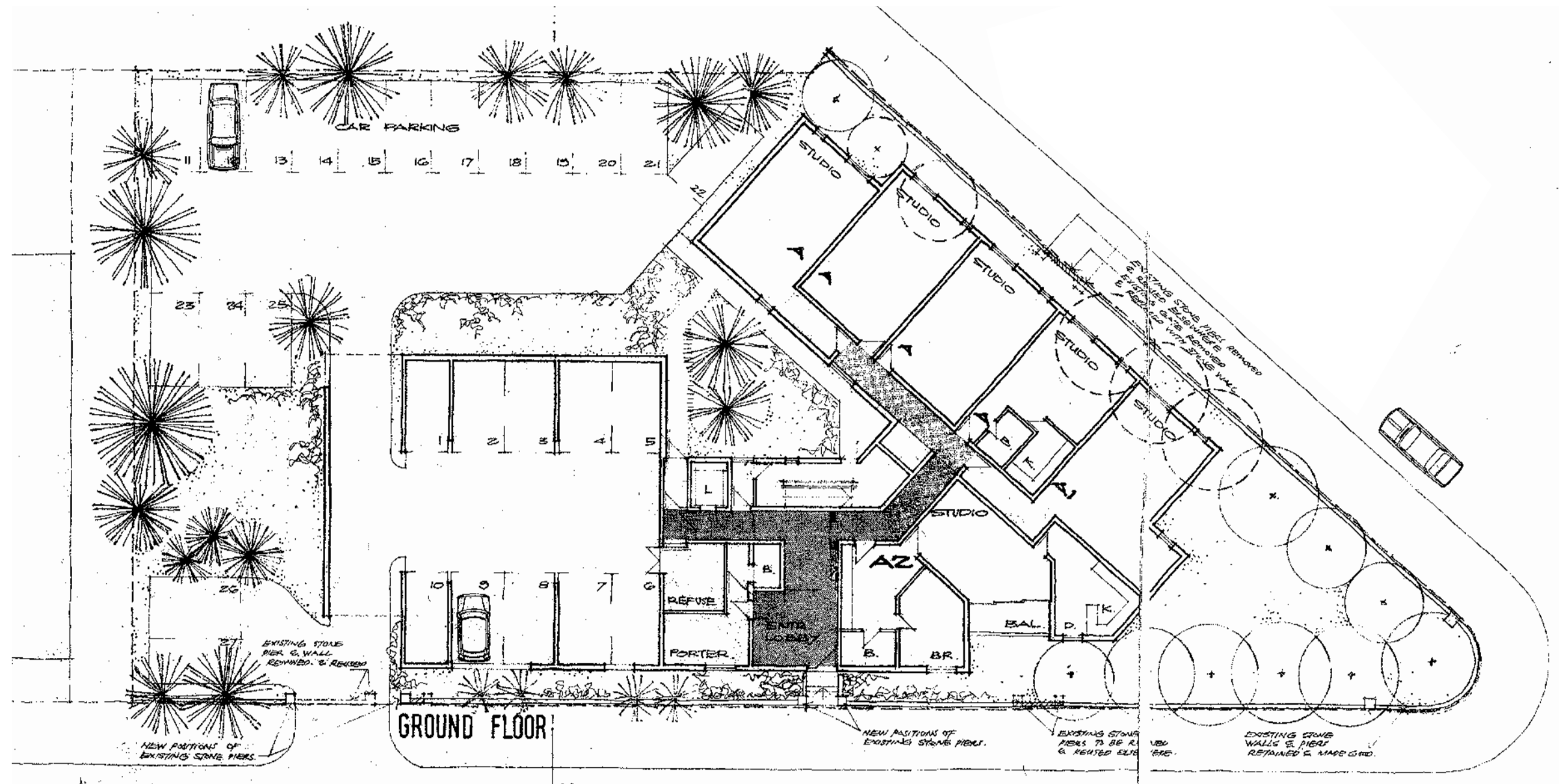
Ground Floor Carpark



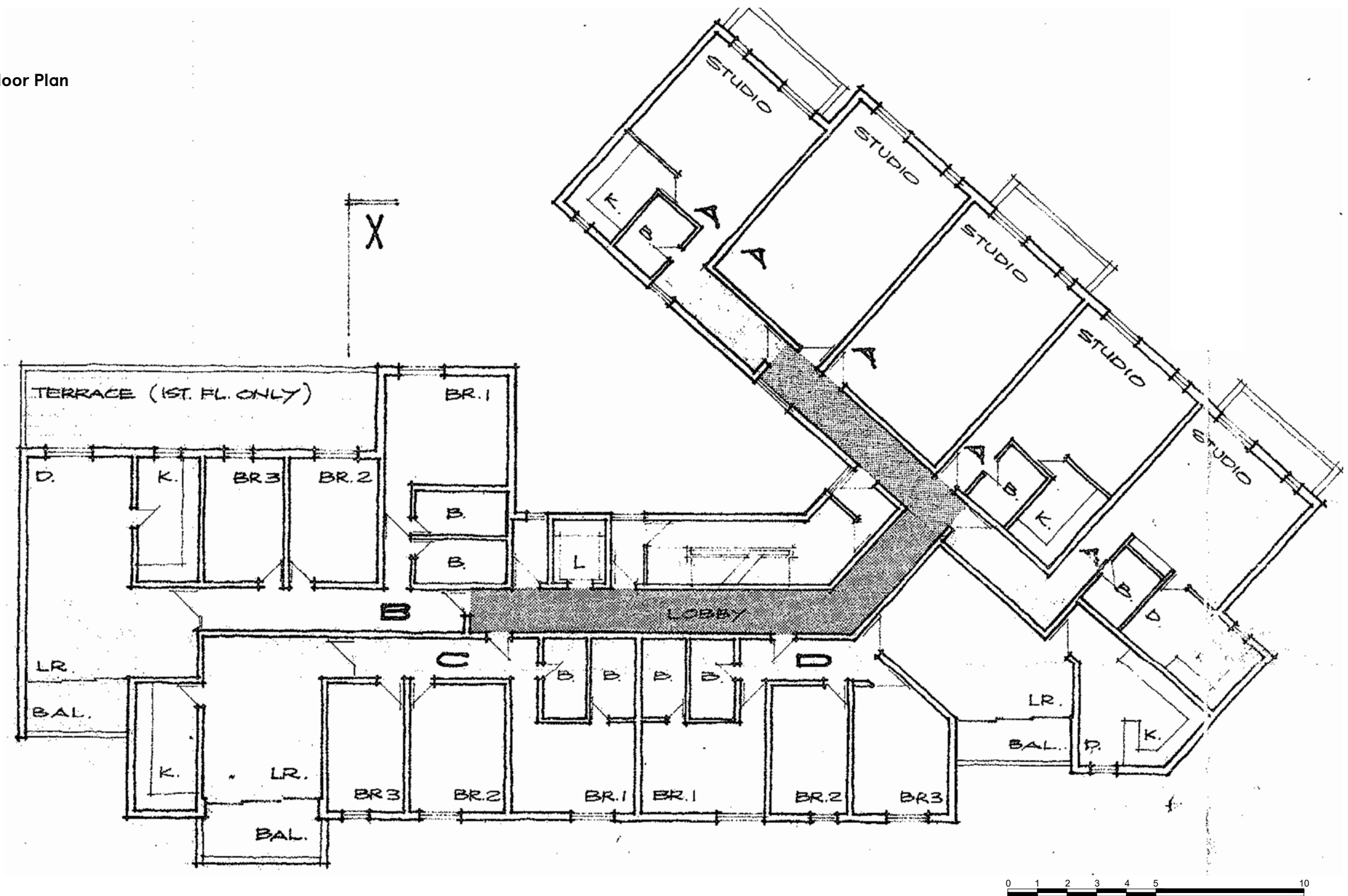
Vehicular access



# Existing Site Plan + Ground Floor Plan

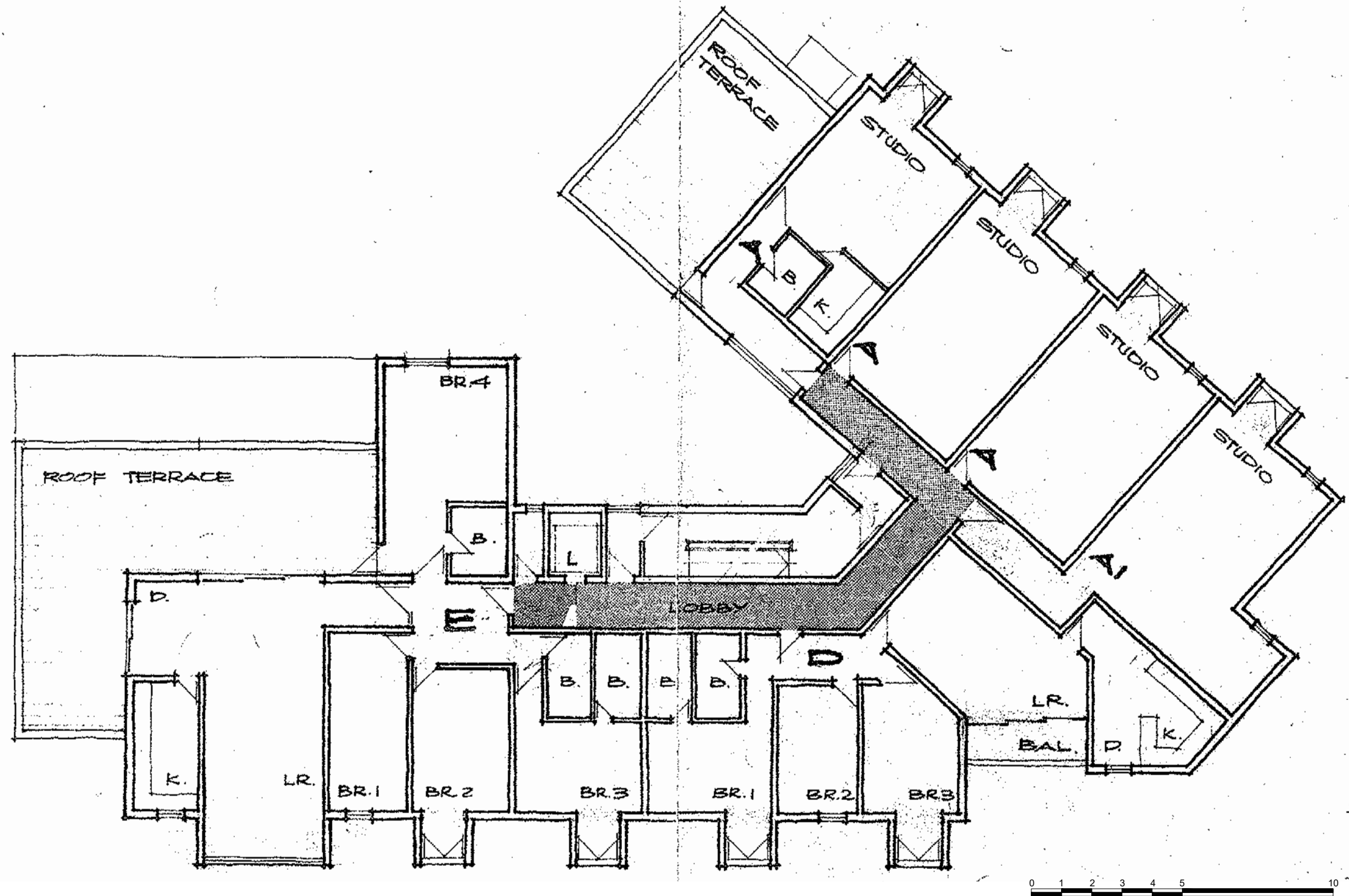


Existing First, Second + Third Floor Plan





Existing Fourth Floor Plan



## 5.0 Scheme Objectives

### Existing Building Improvements.

The communal areas within the existing building are dated and tired having little or no improvements since the buildings construction.

Whilst an ongoing maintenance programme has preserved the general aesthetic of the building, there are increasingly regular problems with the existing lift, continuing security issues to the front access and to the side/rear parking areas, major issues with the integrity of the roof along with numerous problems with the communal electrical heating and incoming water mains tanks situated on the roof.

### Entrance Area:

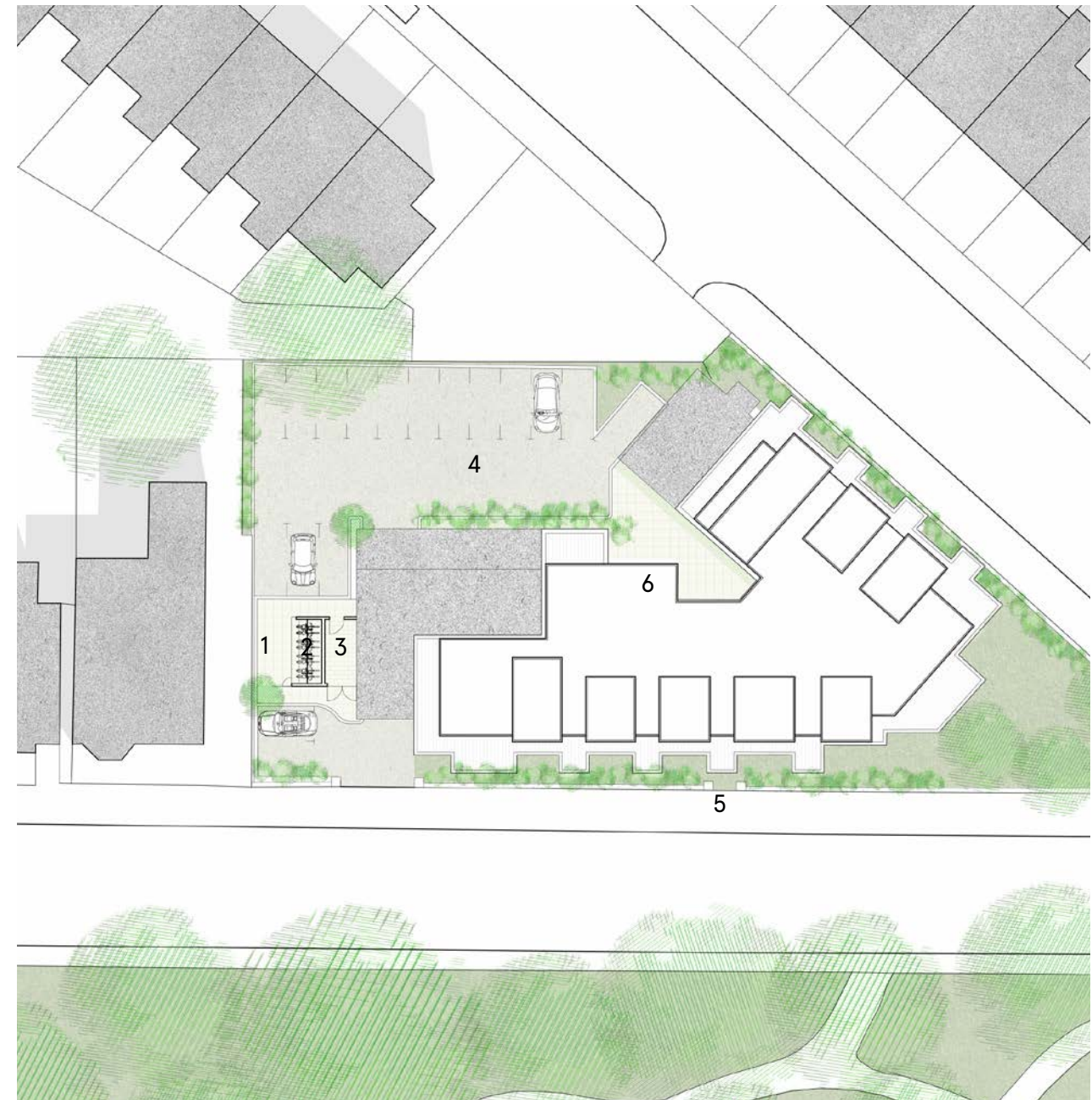
- The existing entrance lobby is to be re-configured relocating the desk position with the interiors given a lighter contemporary make over replacing the current dark 70's finishes.
- The existing main entrance door is to be replaced with a metal door which integrates an improved access control system.
- The post room is also to be reconfigured making provision for additional post boxes for the new 8 units whilst improving security and aesthetics.

### Existing Communal Areas:

- Existing pictures show the current communal areas have become tired and need refurbishing
- Existing corridors and stairs will be refurbished with new flooring, decorations and internal lighting.

### Key:

1. New footpath and security gate
2. New bicycle store housing 8 bikes
3. New bin store enlarged to Camden's waste policy
4. New soft landscaping with DDA access from rear parking area
5. Refurbishment of existing main entrance and lobby area
6. New lift shaft





## Improved amenities

Amenities and access to the building have also been considered with the following improvements to overcome issues raised by residence.

- Pedestrian access to the rear of the building is currently shared with vehicle access. A new dedicated footpath will lead around the south side of the building through a new security gate. This will also provide access to a new bin and bicycle store from both the front and rear of the building.
- The rear landscaping will be reconfigured with soft landscaping and lighting improving the current facilities and security to the rear.
- The existing lift shaft fails to meet current Building Control Part M requirements – due to its sub standard size it is currently unable to accommodate a wheelchair user. A new extension positioned on the west side of the building will create a new lift shaft that complies with DDA requirements and links to the existing circulation through the building.

## Building Services & Sustainability:

To accommodate the new floors the existing water tanks on the roof need to be removed.

A new boosted water mains system will be installed either within the building or below/at ground level alongside the new lift shaft, and the necessary upgrades to the existing flats will be made to allow the total replacement of the outdated gravity fed system with the new boosted mains water supply.

To ensure proposals comply with relevant national planning policies a full Energy and Sustainability report has been prepared and submitted with the application.

The use of high quality materials, apartment configuration and glazing all contribute to sustainable design. All apartments, particularly living areas, benefit from large glazed openable windows allowing good level of natural light into proposed units. The opening windows also allow for natural ventilation whilst the deep reveals prevent internal solar gain.

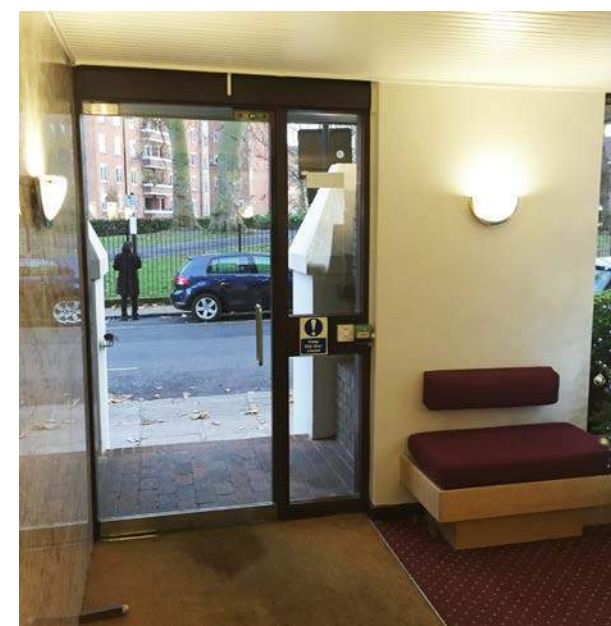
To reduce the carbon emissions air source heat pumps have been proposed for the heating system. This will result in a 48% reduction in carbon emissions for the proposed units. Each ASHP will be located on the roof and positioned behind one of the raised bays concealing the unit.



Roof level lift shaft



Typical internal corridor



Ground Floor Reception



Existing Bike Store

## Improved Bin + Cycle Store

### Bin Store

To accommodate the additional 5 units the existing bin store is to be reconfigured increasing the storage area. Under table 10.11 of the Camden Policy Guidance document projects 170 litres for two-bedroom households and 100 litres for single bed units. To comply an additional 1100 litre Eurobin with suitable clearance has been provided to the existing area as shown on the layout. The bin store is to be constructed in solid brick to match the existing building and non-combustible as per paragraph 10.19.

Collection is via double doors which fronts onto the vehicle access point allowing suitable clearance to remove the euro-bins which is within close proximity to the collection vehicle.

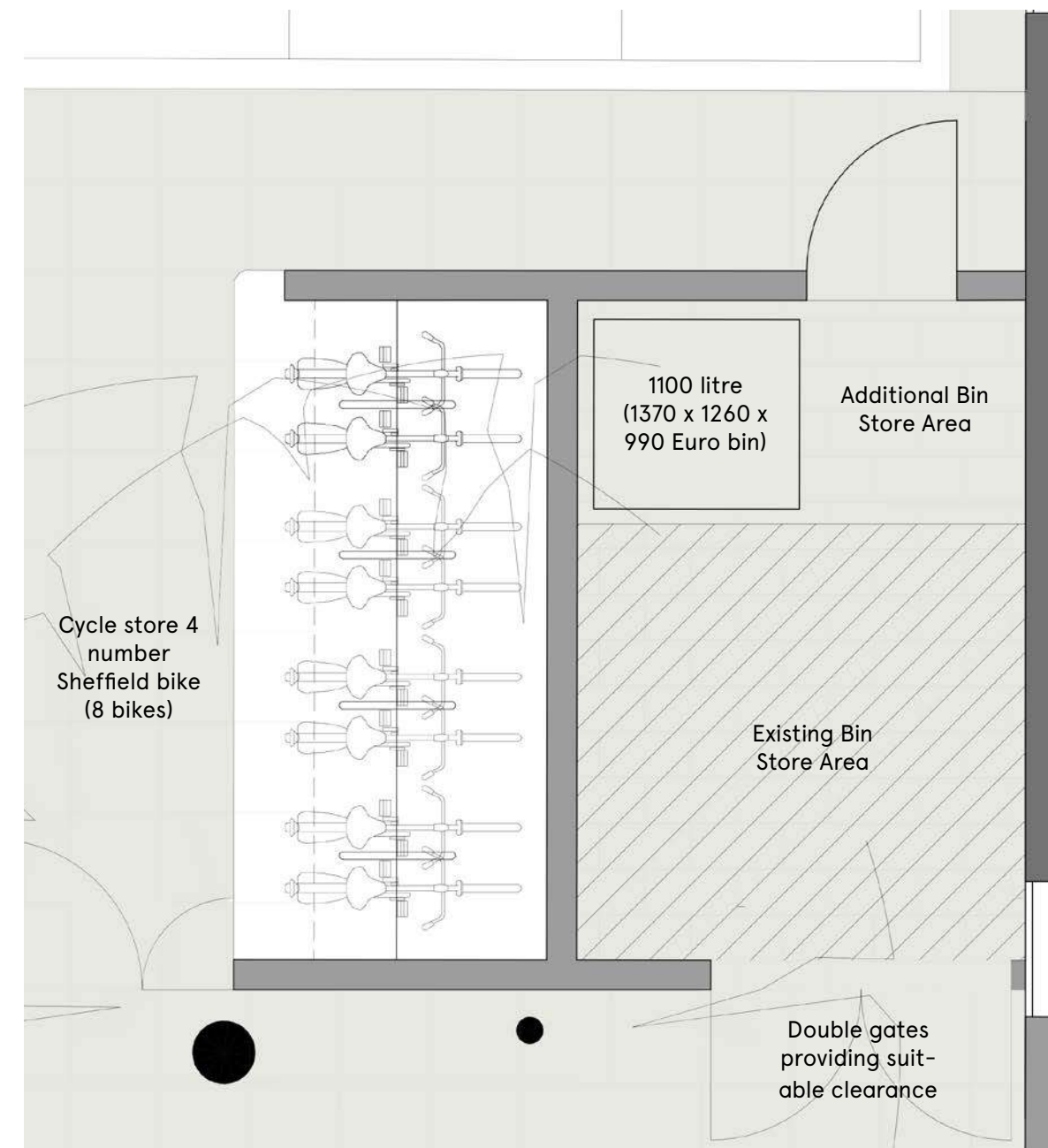
### Cycle Racks.

On the opposite side of the Bin store 4 traditional Sheffield bike stands have been proposed housing 8 number bikes. Currently there is no secure external provision for cycle parking.

### Additional Units

5 number additional apartments are proposed creating a roof extension which resolves the buildings top heavy appearance. The 5 apartments are to be a mixture of 1 and two bedroom units with generous living spaces.

The apartments are to be modern with an open plan configuration maximizing the available space, natural light and views.





## 6.0 Pre-planning Process

### History

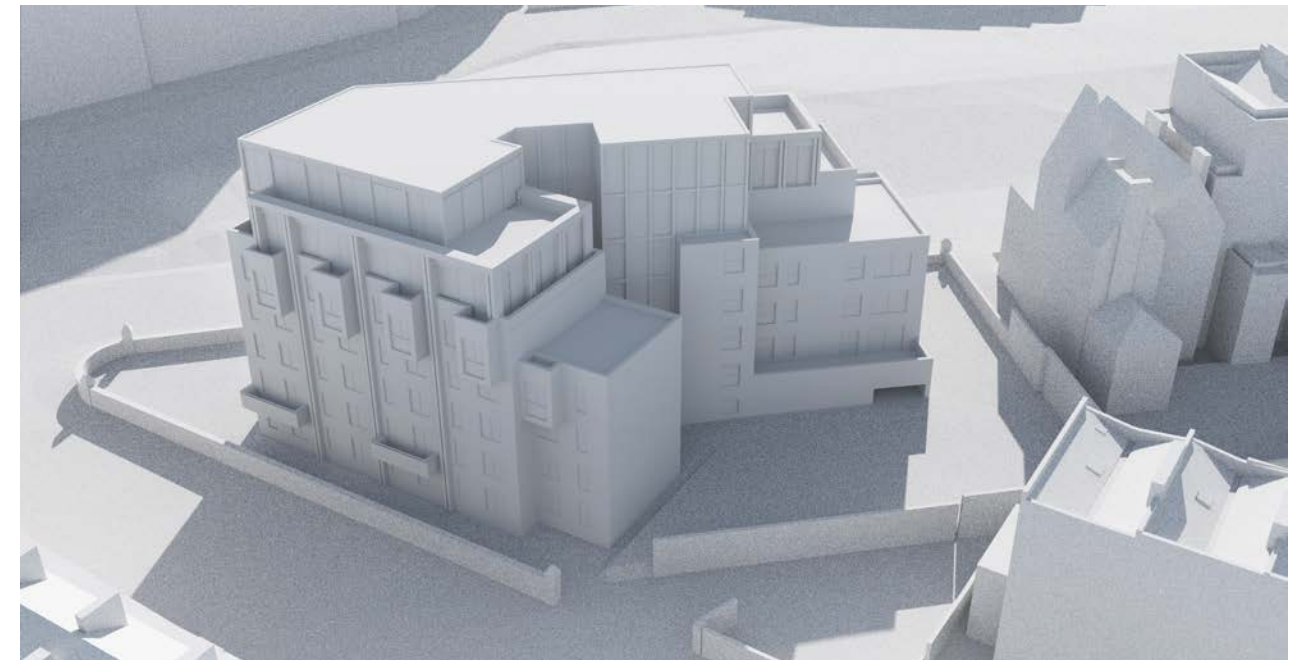
To reach the proposed design a number of pre-applications and discussions have been held with Camden Council to refine proposals. The following pre-application, documents and meetings have influenced the proposed design submitted for planning:

- Initial pre-application concept design 29/03/17
- Revised design following site meeting 19/04/17
- Massing document 21/06/17
- Revised pre-application showing agreed street views 18/09/17
- Revised pre-application responding to council's comments 19/03/18
- 3D drawing process to confirm views are accurate from the agreed viewpoints 26/04/18
- Additional long views demonstrating 6th floor extension visual impact 26/04/18
- Council feedback to revised scheme outlining 4 points which required addressing:

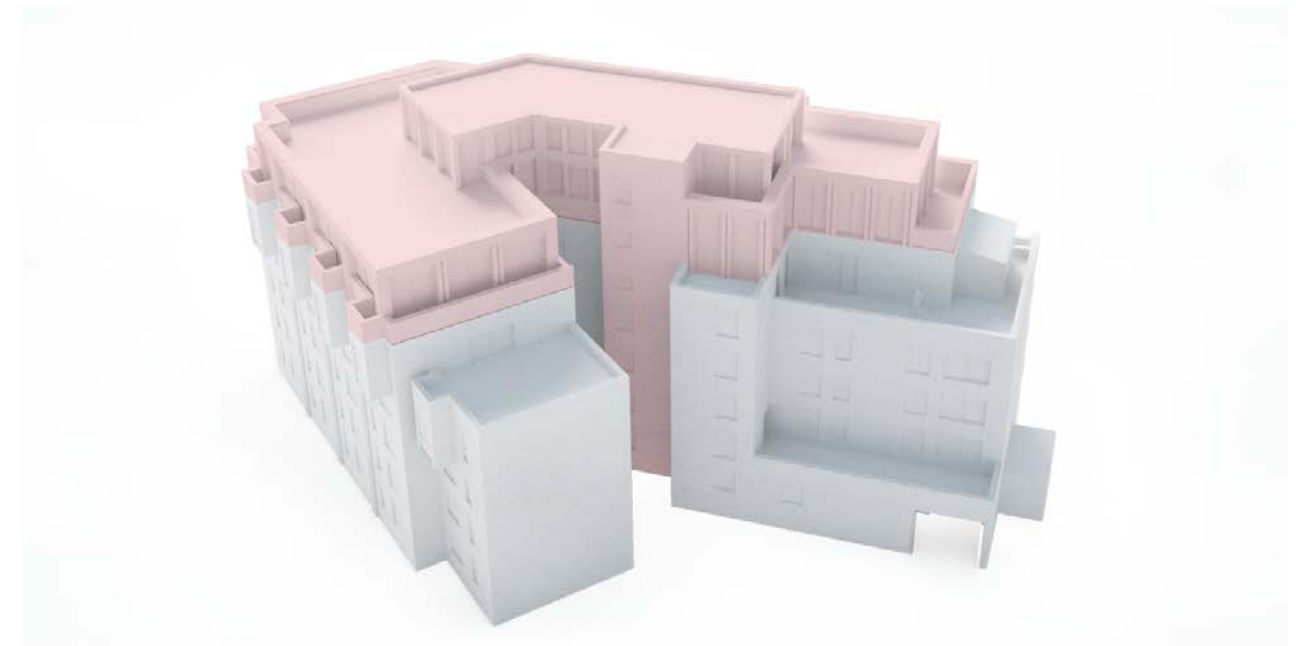
1. The extension of the oriel windows is too heavy. 2. The existing building has interesting volumes, an extension that is more varied and interesting would work. 3. The oriel windows should be left as they are. The setback should be left as it is but create a roof form. 4. The proposed grid extension is an inappropriate addition to the building. Needs a roof form that is not a grid. Needs more form and setback.

From the pre-application submissions and meetings with Camden Council following design principles have been identified:

1. The site forms a prominent corner at Oakley Square and Crowndale Road. In its current form the existing building is considered understated for such a prominent site position.
2. Due to the projecting bays the building appears top heavy and unfinished.
3. From comments received it is understood that an extension should not be treated as a continuation of the existing building but detailed in a manner which reflects a roof form which finishes the current building.
4. The roof extension should reflect the existing buildings architectural language and provide suitable breathing space to the surrounding listed buildings.
5. The extension should look contemporary with the amount of glazing carefully proportioned to reflect the solid appearance of the existing building.
6. The existing building has interesting volumes which should be reflected in the rooftop extension.
7. In principle the existing building could support an additional 5th level but a 6th floor would be incongruous to the simplicity of the existing building.



Original Proposed Scheme



Revised Scheme with 6th floor Extension



## 7.0 Design Response

### Scale + Massing

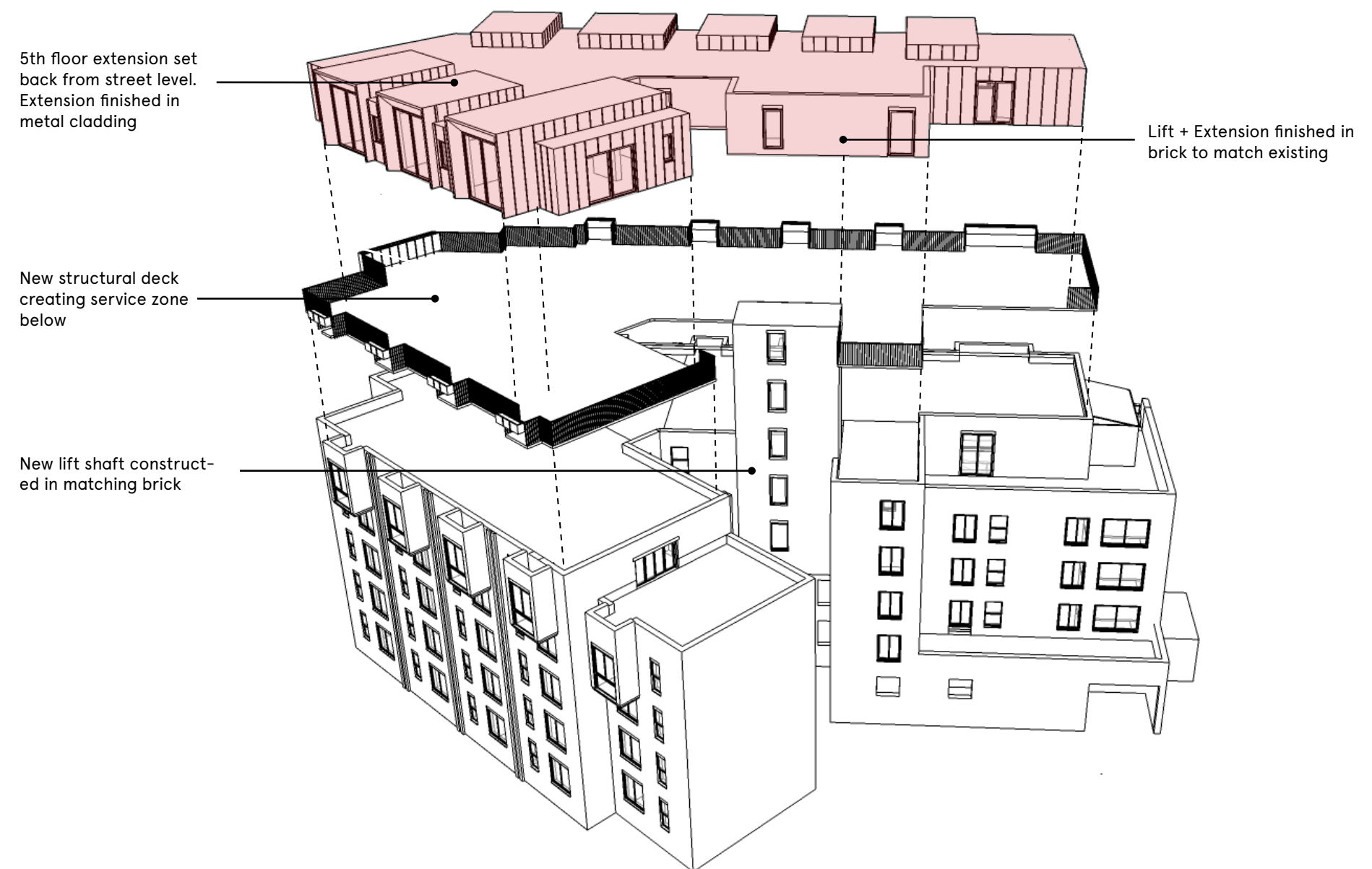
To achieve a rooftop extension appearance the proposed extension has been reduced from the initially proposed 2 stories to a single level creating a new 5th floor.

The new 5th floor extension has been set back behind the existing parapet line which forms a continuous terrace and outside amenity areas around the new apartments.

By stepping back the extension from the principle elevation there is a clear distinction between the existing façade and proposed extension.

This creates a light addition in the language of a roof extension which completes the existing building. The change of form and materiality clearly defines the new addition from the existing building and responds to the council's Pre-Application comments.

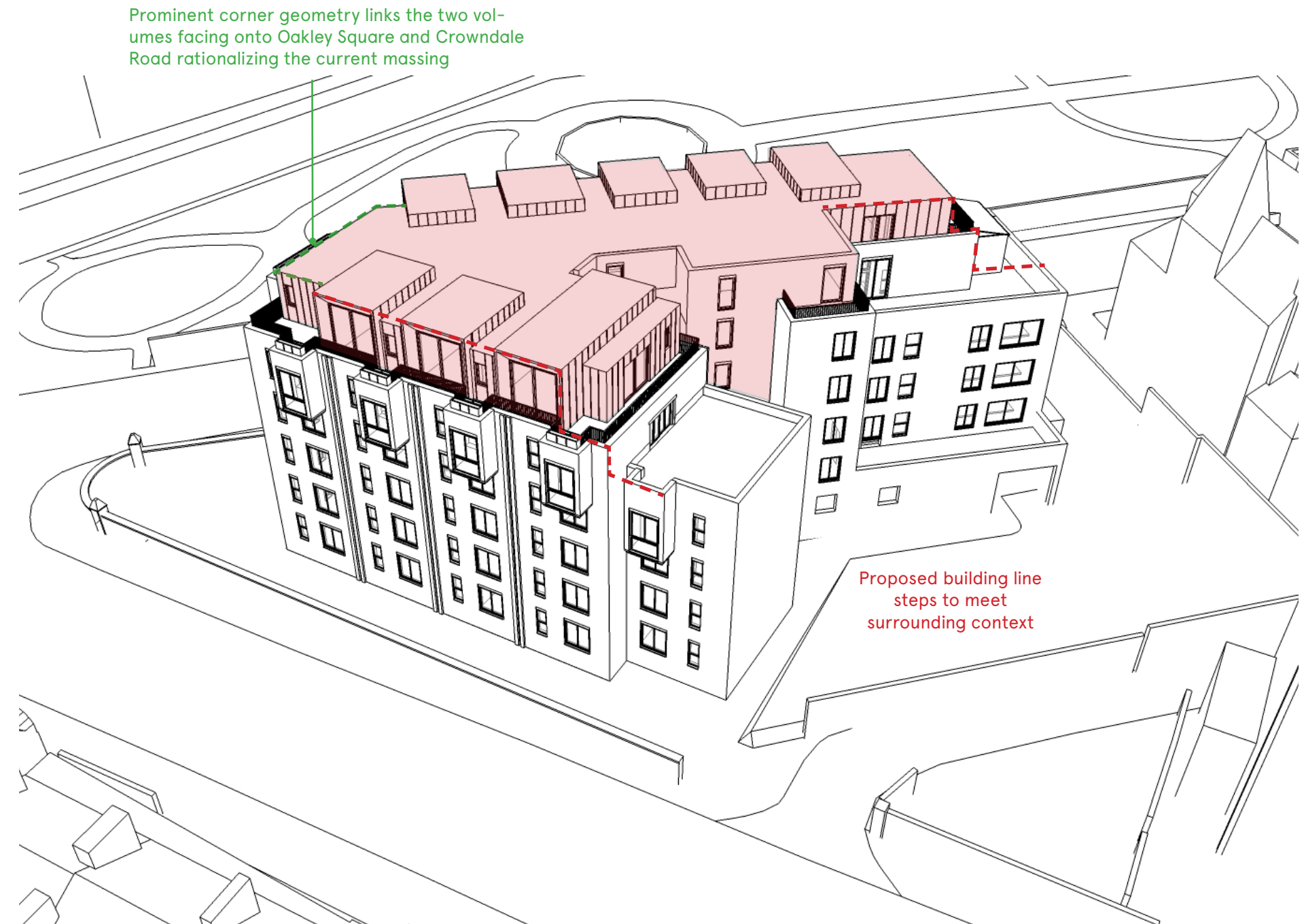
A Service void has been left between the existing roof and new structural 5th floor allowing services to be routed into the new extension without compromising the existing building. Bathrooms and kitchens have been configured to allow shared service routes, both vertically and horizontally.



In terms of massing the new roof form references the architectural language of the existing building with the additional level stepping back from the floor plate below.

This continues the buildings form within the street rhythm and maintains breathing space to the listed vicarage and terraces along Oakley Square and Crowndale Road. As a result, the building and proposed extension do not impose on the street scene and surrounding context. This also ensures there is no loss of light or overlooking to neighbouring properties.

The buildings current geometry on corner of Oakley Square forms an awkward configuration due to the step in the footprint and plain brick elevation facing onto the junction. The extensions geometry creates a simple link between the two volumes onto Oakley Square and Crowndale Road with the exiting stepped projection forming a balcony to apartment 3. This rationalizes the current massing and improves the elevation onto the prominent corner.





## Proposed Fifth Floor Plan

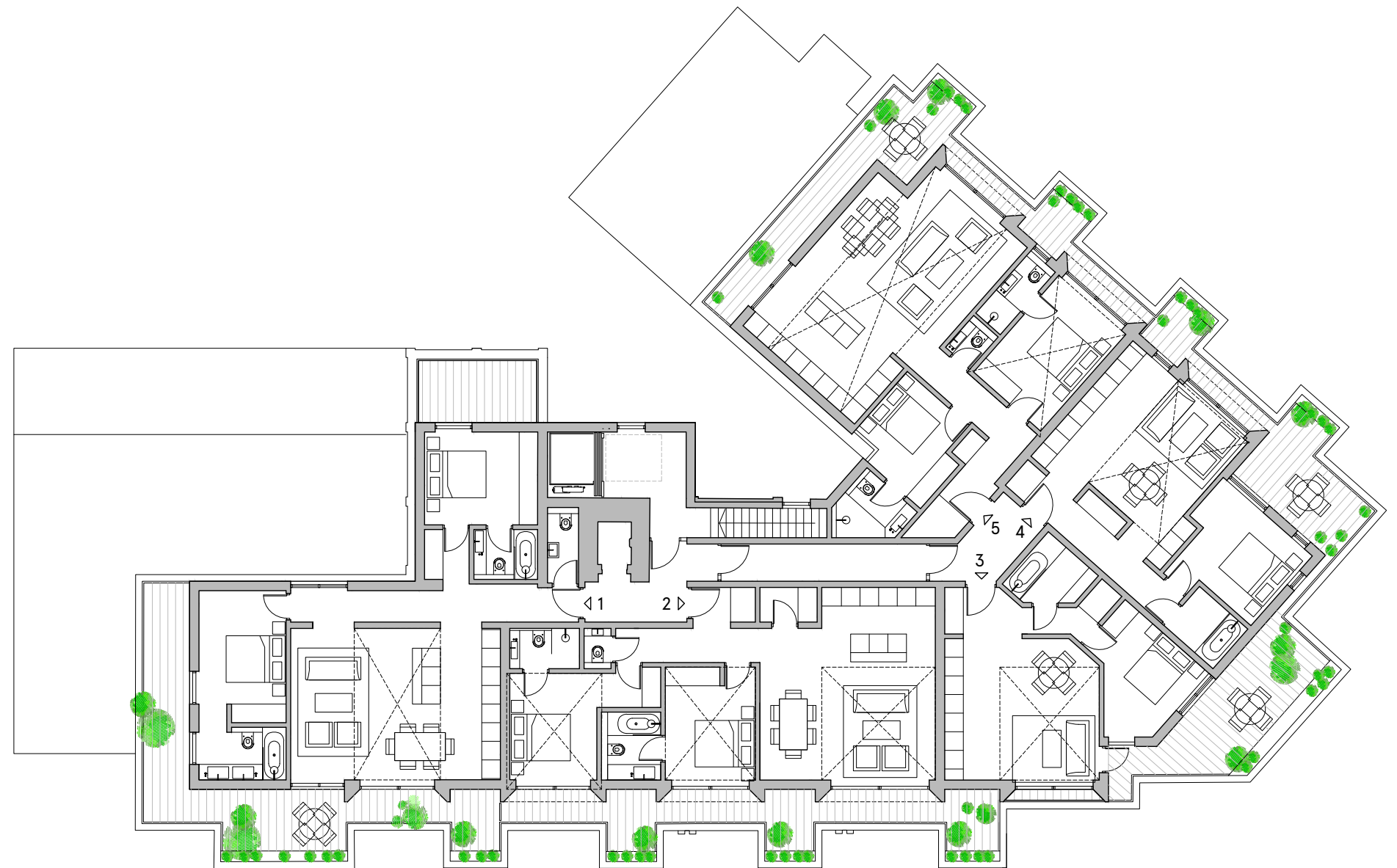
5 new apartments have been located on the fifth floor. The configuration has been carefully considered and complies with the recommended sizes set out within the London Housing Design Guide.

The proposed layouts have been carefully considered to the specific site conditions including the physical context, surrounding character and adjacent neighbours' privacy and amenity. In addition, principle rooms such as living and master bedrooms have been positioned within areas with high ceilings whilst subservient rooms such as bathrooms and circulation spaces have been located within the lower ceiling height areas.

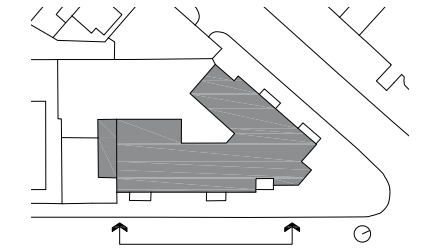
Each unit benefits from a flexible open plan layout, good levels of natural light, effective room positioning (in order to minimise noise disturbance between apartments) and access to private external amenity space via an external roof terrace or balcony.

The staircase and corridors reflect the existing layouts below with the new lift shaft positioned on the West side of the building creating a single circulation route throughout.

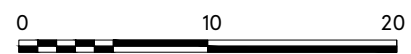
	GIA	Terrace
• Apartment 1 (2 bedrooms)	84.6 m <sup>2</sup>	34.6m <sup>2</sup>
• Apartment 2 (2 bedrooms)	78.9 m <sup>2</sup>	20.6m <sup>2</sup>
• Apartment 3 (1 bedroom)	45.7 m <sup>2</sup>	15.6m <sup>2</sup>
• Apartment 4 (1 bedroom)	50.5 m <sup>2</sup>	16.0m <sup>2</sup>
• Apartment 5 (2 bedroom)	82.3 m <sup>2</sup>	22.2m <sup>2</sup>



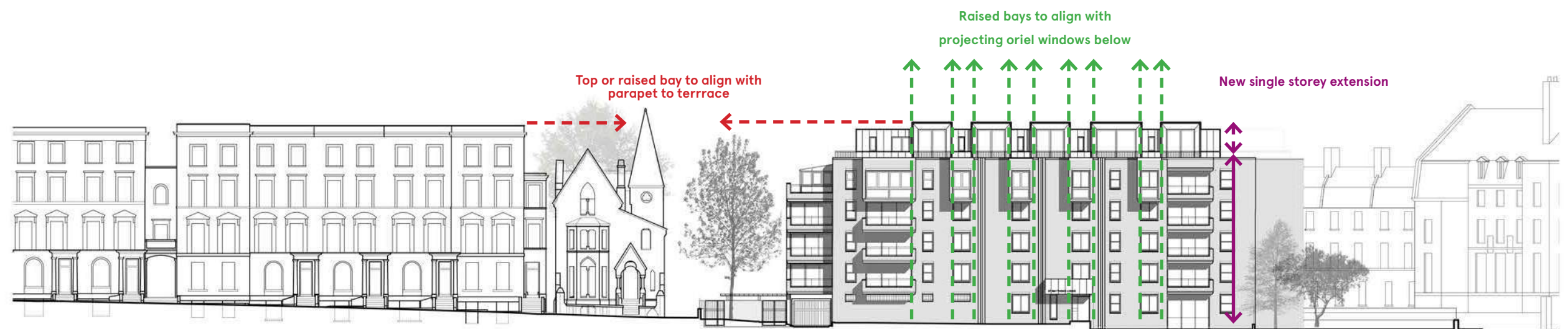
Proposed 5th Floor Roof Extension



## Proposed Street Elevations

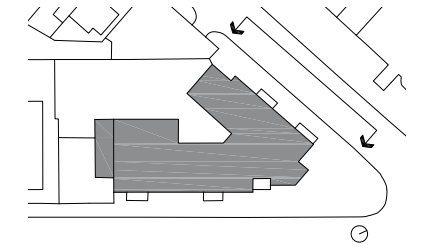


Proposed East Street Elevation



Elevation Diagram





## Proposed Elevations

To create interest, as requested by Camden Council, the extension form has been manipulated to create a series of raised and set back sections. The widths of the raised bays have been defined by the spacings between the existing projecting bays creating a relationship with the existing building.

The raised sections form a contemporary interpretation of the dormer windows set into the mansard roofs to the terrace and the Working Men's College along Crowndale Road. This creates a varied and interesting form and further reflects the existing building's volumes along with surrounding context.

To reduce the glazing height and width from the previous proposal splayed metal headers and reveals have been introduced. This reduces the width and height of the windows whilst adding architectural interest via deep window reveals. The top of the lower massing section aligns with the head of the window to the raised section which is formed by the splayed section returning over the top of the frame.



Existing East Elevation



Proposed East Elevation



## Proposed Elevations

In addition, a metal balcony with oak capping creates a balustrade which conceals the amount of visible glazing. The railings are broken by planters which align with the existing projecting bays and solid sections of the roof extension which provides a balanced ratio of solid and glazing to the elevation.

Windows have been positioned to allow maximum amount of natural light into the living spaces with smaller windows for non-habitable rooms. This is particularly relevant due to the single aspect of the apartments.

The size and positions have been configured to relate to the existing building whilst the railings positioned in front of the larger windows allow views over Oakley Square.



Existing West Elevation



Proposed West Elevation

## Facade Treatment

The external envelope of the extension has been designed with a vertical emphasis to reduce the effect of a 'box on the roof' and provide a lighter termination to the top of the building.

The envelope consists of full height glazing with vertical zinc panels and patinated metal splayed window surrounds highlighting the raised bay windows. The splay bays allow deep window reveals without restricting natural light into the apartments, whilst the patinated metal adds textured finish which reflects the surrounding slate colour roofs.

Windows are minimal aluminium framed units with a finished grey RAL colour to suit the patinated metal finish to the splayed bays.

The use of high quality light metal cladding panels, similar to other projects approved nearby, further emphasizes the appearance of a roof form, with detailing being contemporary, elegant, and well considered.

