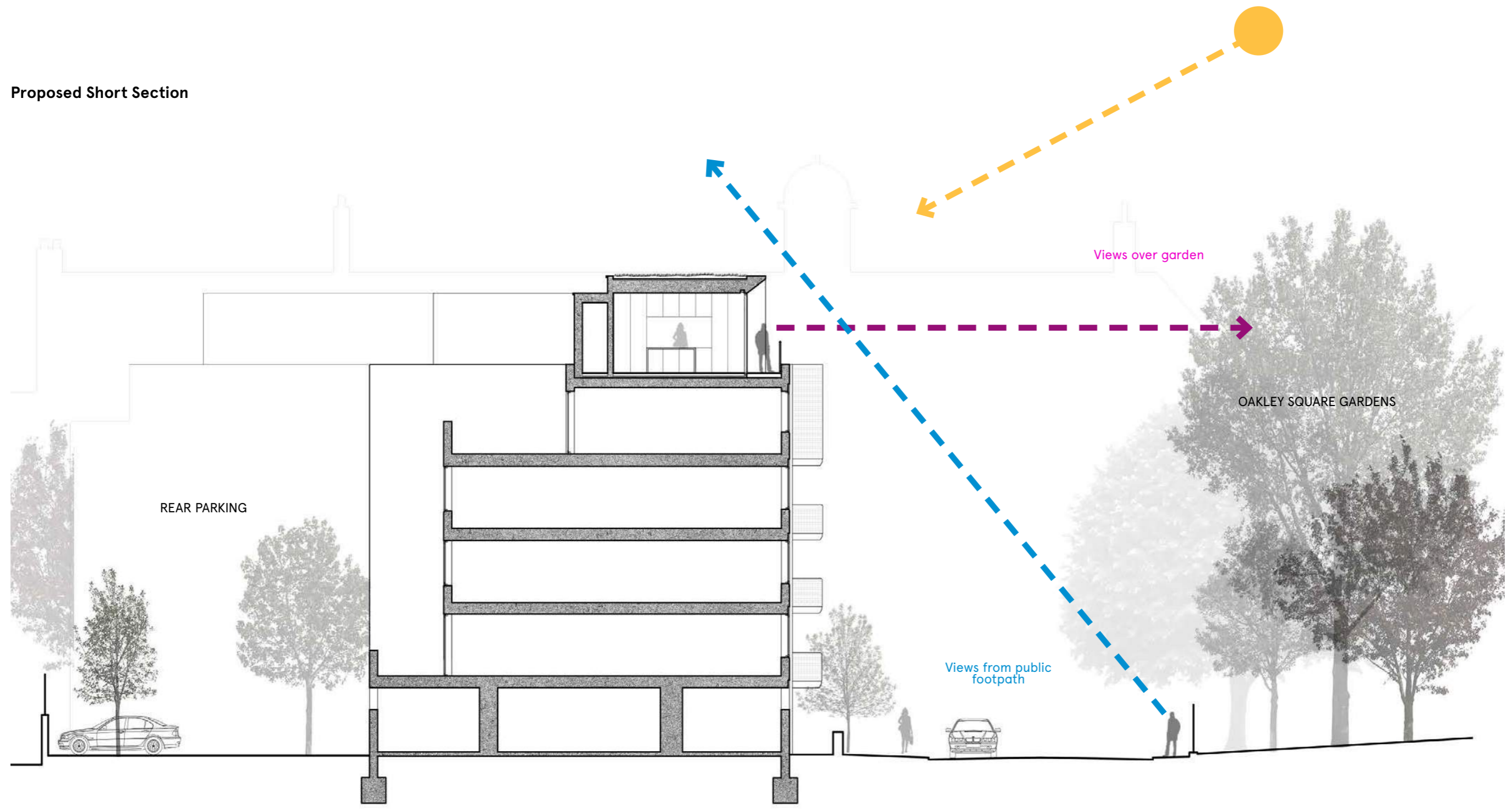


Proposed Short Section



**View 1: Existing Corner Oakley Square & Crowndale Road**

The existing building contributes little architecturally to the prominent corner of Oakley Square and Crowndale Road and the overall street scene.

The buildings current geometry on the corner of Oakley Square forms an awkward configuration due to the step in the footprint and brick elevation facing onto the junction.





**View 1: Proposed Corner Oakley Square & Crowndale Road**

The elevation facing onto the corner of Oakley Square & Crowndale Road is considered an important view. Various solutions were explored with Camden Council to resolve the awkward junction.

It was concluded the extension should not follow the current building line, but form a simple link connecting the two volumes.

The extensions geometry creates a simple link between the two volumes onto Oakley Square and Crowndale Road with the existing stepped projection forming a balcony to apartment 3. This rationalizes the current massing and improves the elevation onto this prominent corner.





## View 2: Existing View from Oakley Square

The height of St Matthews Lodge is 3.9m lower than the Terrace run along Oakley Square.

The prominent window bays are particularly heavy in appearance creating an 'unfinished' aesthetic at roof level.





**View 2: Proposed View from Oakley Square**

The height of the proposed rooftop extension relates to terrace along Oakley Square, with the higher bays aligning with the terrace parapet level.





**View 3: Existing View from Crowndale Road looking between St Matthews Lodge & No.31**

The building in its current form is five storey building with a lift shaft extending 3.5m above the parapet level.

The form to the existing building has been well considered with the fourth floor stepping back from the third floor creating a clear separation from the listed terraces on Oakley Square and Crowndale Road.





**View 3: Proposed View from Crowndale Road looking between St Matthews Lodge & No.31**

Treatment to new lift shaft at the rear of the property continues the architectural language of the existing building being traditional brick construction. Windows puncture the brick elevation which match the proportions and positions of the existing building.

The overall height of the existing lift shaft overrun has been lowered reducing the height and visible mass protruding above the main element of the building.





#### View 4: Existing View from Mornington Tube Station

The elevation onto Crowndale Road has an awkward relationship within the street scene. This is due to the bays which give the building a top heavy appearance which is emphasized as they break the skyline, as per view 2. This is particularly evident on approaching the building from Mornington Crescent Tube station.

As a result the building has an unfinished appearance with no architectural merit with little or no contribution to the street scene.





**View 4: Proposed View from Mornington Tube Station**

The single storey extension diverts attention away from the projecting oriel windows, whilst giving the building a completed finish.

The detailing and materials to the extension have been carefully considered to create a roof form to the existing building. Interest has been added via raised bays which relate to the rhythm of the existing oriel windows.





## Modern Construction Methods

In line with the lightweight structural proposal recommended by the structural engineer the new extension will be constructed using modern construction methods.

Inspired by the Egan report new methods for constructing 'off site' pre-fabrication have emerged which provide a high level finish whilst minimizing construction time on site.

Based on the requirement for lightweight construction and in order to minimise disruption to residents, it is proposed to fabricate the main structure using timber frame technology 'off site' allowing for an expedient assembly on site.



Structural Insulated Panels (SIPs) installation and Glulam structure



## 8.0 Conclusion

Careful consideration has been given to ensure the proposals comply with The National Planning Policy and Guidance, The London Plan and Camden's Core Strategy and Development Policies. In addition the design has been considered in terms of its visual impact on the surrounding conservation area and listed building adjacent to the site.

Reports from DP9 and KM Heritage should be read in conjunction with this design analysis which justifies the proposal from both a planning policy and heritage perspective.

The additional one storey extension visually enhances the current building whilst enhancing the existing residence.

The design response is considered and respects the current buildings form and surrounding context. The massing, façade and materials have derived from an in depth analysis of the existing building and liaising with Camden Council which has resulted in a sympathetic, high quality architectural response to the site.