

St Matthews Lodge

50 Oakley Square, NW1 1NB

Response to Comments made at Pre Planning Application Meeting

May 2018

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1.0 Introduction

This document communicates the pre-application history and responds to comments, conversations and meetings held with Camden Council. The document focuses on the design recommendations suggested by Camden Council latest comments and demonstrates how the design has evolved to accommodate the following points:

Previous Comments:

1. The extension of the oriel windows is too heavy and bulky on front building line.
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 roof form behind a parapet.
4. The proposed grid extension is an inappropriate addition to this building. Needs a roof form that is not a grid. Needs more form and more setback. The form should be manipulated to create some architecture. Need to understand architecture of host building more.

Following the feedback above a revised design was submitted to Camden Council on the 19th March 2018 with feedback received on the 05/04/2018 with a meeting held at Camden Councils office on the 26/04/18 with the following points agreed or discussed:

1. View 1 at the corner of Oakley Sq and Crowndale Rd is considered to be problematic in relation to the wrap around nature of the proposed roof extension in relation to the profile host building below. It is considered that the massing of the building in this view would achieve a better resolution if Bedroom 2 in Unit 3 were cut out from the plan
2. View 1 at the corner of Oakley Sq and Crowndale Rd is considered problematic due to the wrap around nature of the proposed roof extension. This could be improved if brick was introduced onto the corner between the two zinc wings.
3. The large format windows are considered to be over dominant in terms of their width and a preponderance of floor to ceiling height window openings.
4. It is considered that the skyline would benefit from softening through the use of for example, barrel vaulted roof profiles to the taller elements.

This report aims to address and communicate the design options to overcome issues raised and to illustrate the manner in which the proposed development integrates with its surroundings.

The revised proposals focuses on viewpoint 1 as the latest concerns expressed by the Camden Council focus on extensions visual appearance onto the corner of Oakley Square and Crowndale Road along with longer views towards the site.

The final design response is a culmination of in depth analysis by Echlin, DP9 Planning Consultants, KM Heritage and Camden Council to achieve an extension which respects the existing building and sits harmoniously with the surrounding context.

The Following Documents should be read in conjunction with this report:

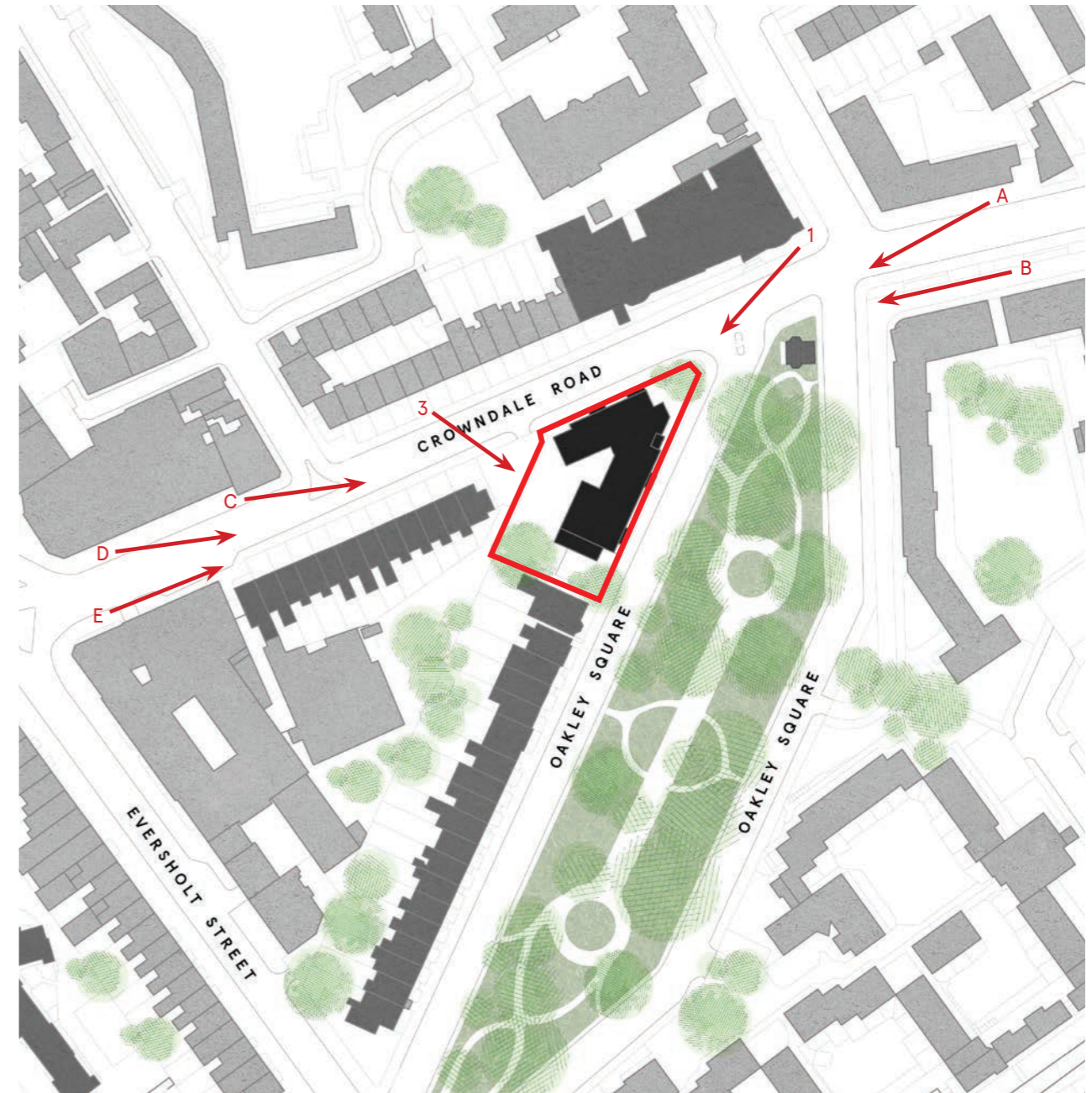
• Initial pre application concept design	29/03/17
• Revised design following site meeting	19/04/17
• Massing document	21/06/17
• Revised pre application showing agreed street views	18/09/17
• Revised pre application responding to councils comments	19/03/18
• 3D drawing process to confirm views are accurate from the agreed viewpoints	26/04/18
• Additional long views demonstrating 6th floor extension visual impact	26/04/18

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 neighboring properties on both Crowndale Road and Oakley Square and steps up in height at the intersection of these 2 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.



2.0 Geometry on the Corner Oakley Square & Crowndale Road

Concern Raised:

View 1 at the corner of Oakley Sq and Crowndale Rd is considered to be problematic in relation to the wrap around nature of the proposed roof extension in relation to the profile host building below. It is considered that the massing of the building in this view would achieve a better resolution if Bedroom 2 in Unit 3 where cut out from the plan



View 1: Previous Design Rationale

From comments received it is understood that the extension should not be treated as a continuation of the existing building but detailed in a manner which reflects a roof form, point 4.

The existing parapet level and oriel windows have not been extended, as per points 1 and 3, with the new extension set back behind the existing parapet line. This creates a light addition in the language of a roof extension which completes the existing building,

In terms of massing the new roof form references the architectural language of the existing building with each 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. This also ensures there is no loss of light or overlooking to neighbouring properties.

By stepping back the extension from the principle elevation there is a clear distinction between the existing façade and proposed extension. This responds to the council comments with the change of form and materiality clearly defining the new addition to the existing building. As a result, the building and proposed extension is less imposing on the street scene and surrounding context.

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. The panel and window fenestration has been configured to relate to the existing building below.

The extension form has been manipulated to create a series of raised and set back sections. These align with the projecting bays below and reference the architectural language of the dormer windows set into the mansard roofs to the terrace and working man's club along Crowndale Road. This creates a varied and interesting form and further reflects the existing building volumes along with surrounding context.



Design Response Option 1:

As suggested by Camden Council the massing which formed bedroom 2 within unit 3 has been removed forming a niche. However, we consider this forms an awkward junction both in terms of massing and layout whilst having no relationship with the existing building.



Design Response Option 2:

To improve the visual appearance of view 1 onto the corner of Oakley Square and Crowndale Road the massing housing the kitchen in unit 3 has been removed. This creates a variation in the massing between the existing block and the new extension.

The corner forms a symmetrical link between the two blocks on Crowndale Road and Oakley Square instead of following the current building line which created the wrap around appearance previously proposed.

The set back also adds relief to the corner of the proposed extension which faces onto Crowndale Road.



3.0 Material on the Corner Oakley Square & Crowndale Road

Concern Raised:

View 1 at the corner of Oakley Sq and Crowndale Rd is considered problematic due to the wrap around nature of the proposed roof extension. This could be improved if brick was introduced onto the corner between the two zinc wings.

Design Response: Option 1 with Brick :

The addition of brickwork to the corner of the extension gives a fragmented appearance to the 5th Floor which is in contrast to the coherent facade previously proposed.



Design Response Option 2:

As per option 1 the introduction of brickwork forms a disjointed massing to proposed extension. However we considered the brickwork with the geometry in option 2 has a improved relationship with the existing building than option 1.



4.0 Bay Window Detailing/Window Size

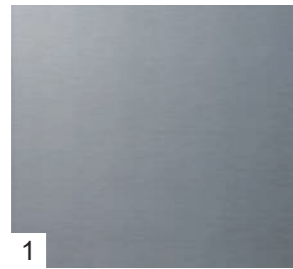
Concern Raised:

The large format windows are considered to be over dominant in terms of their width and a preponderance of floor to ceiling height window openings.

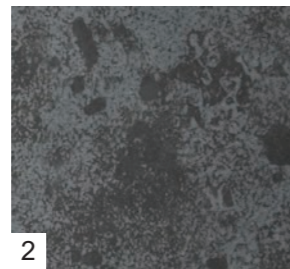
Design Response:

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. In addition a metal balcony with oak capping has further reduced the amount of visible glazing.

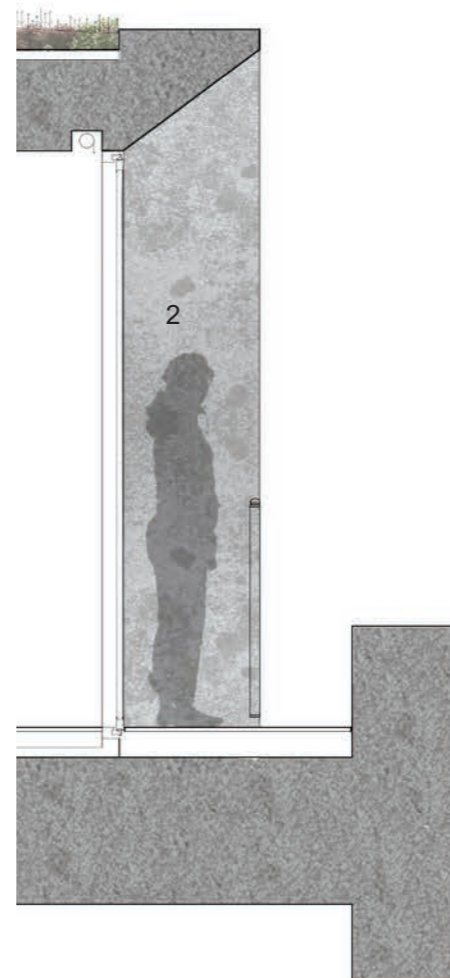
Windows have been positioned to allow maximum amount of natural light into the living spaces with smaller windows for non habitable rooms. This is particularly relevant due to the single aspect of the apartments.



1 VM Pigmento Zinc



2 Patinated Steel



5.0 Tall Bay Configuration & Design

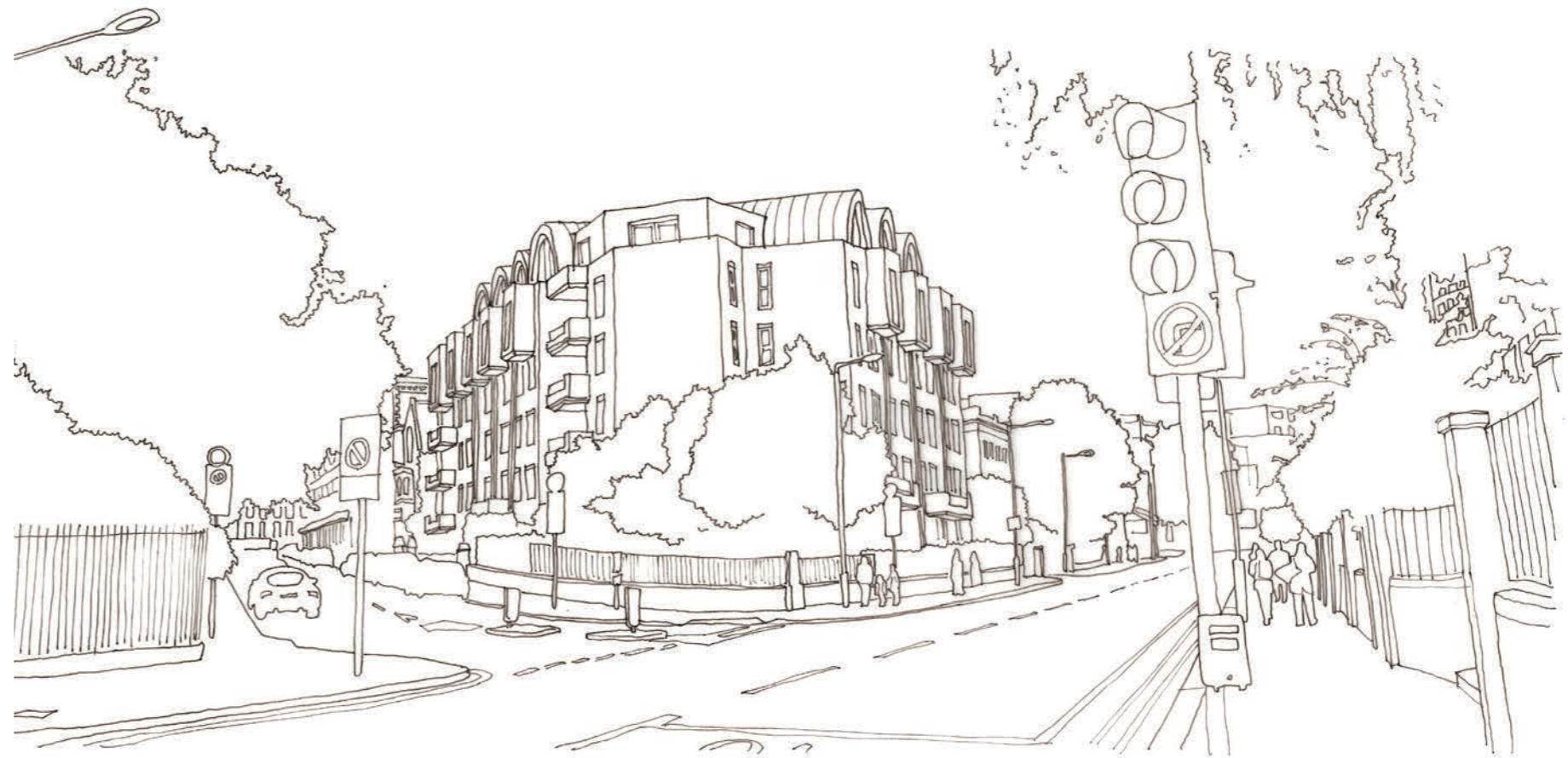
Concerns:

It is considered that the skyline would benefit from softening through the use of for example, barrel vaulted roof profiles to the taller elements.

Design Response:

Having explored the councils suggestion to introduce barrel vaulted roof profile to the taller elements we consider this has been unsuccessful. The rounded profiles have no relationship to architectural language of the existing buildings or any of the surrounding buildings.

In conclusion we feel the raised elements detailed in section 3 have a stronger relationship to the existing building, Dormas to surrounding roofscape and introduce architectural interest to the proposed roof extension through the use of high quality materials and refined detailing.



6.0 Material Treatment to 5th Floor Extension Adjacent to the Rectory

Concern Raised:

Visual impact between St Matthews Lodge and 31 Crowndale Road with emphasis on the material treatment to the 5th floor extension adjacent to the Rectory.



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

The visible massing to the extension at the rear has not substantially increased from the existing brick lift shaft overrun. The 5th floor is constructed in matching brickwork with the termination level lower than the current lift shaft. The 6th floor extension is finished in metal cladding creating a single extension roof form.

The 5th floor massing has been set back from the parapet, both from Crowndale Road and from elevation fronting onto the terrace to the south. This has reduced the massing and impact on the street scene. The treatment of the extension also breaks the massing with the raised and set back sections providing relief and interest to the elevation.



Design Response:

As agreed at the meeting on the 26th April the zinc finish to the 5th Floor extension at the rear has been replaced with brickwork to match the existing building. This creates an illusion of a smaller rooftop extension reducing the impact on the street scene and neighbouring rectory. We feel this has contributed positively to the design.



7.0 Surrounding Area Views & Impact

Concern Raised:

Officers are not convinced that the additional bulk and massing would be as concealed as the drawings show and it would also be visible in longer views. It is considered that the additional bulk and massing would also be harmful to the setting of local heritage assets

Design Response:

St Matthews Lodge is obscured from the North Side of Crowndale road looking towards the corner of Oakley Square and is not visible from the South side.



View A



View B





View C



View D



View E



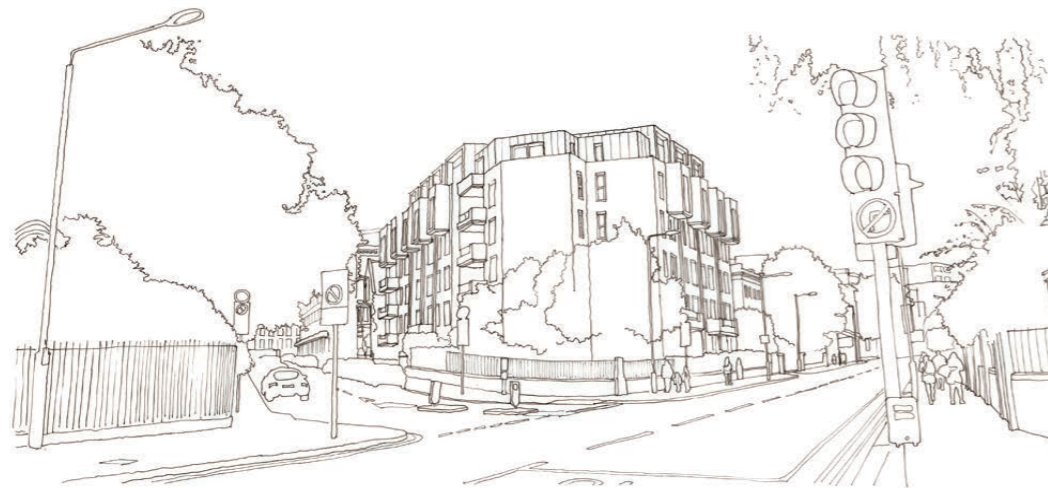
8.0 Process to Develop Visual Images



Stage 1:
Initial site photos taken from agreed angles with Camden Council. Proposed angles were agreed during our initial site visit as part of our first pre-application submission. These were considered key angles to determine the impact the proposal would have on the surrounding context.



Stage 2:
3D Sketch up model constructed to scale including the surrounding context, existing building and proposed roof extension. The model has been adjusted using the photo match tool to position the model in the correct perspective to the photograph taken in stage 1.



Stage 3:
sketchup model extracted and a black and white sketch developed to the correct perspective showing the actual visual impact on the surrounding context by tracing over the sketch-up image



Stage 4:
Developed black and white image scanned and imported into photoshop allowing the sketch to be correctly positioned back over the photo in stage 1. The process creates an artistic view which is accurate in terms of context, perspective and scale with a colour wash applied to indicate proposed materials.