

Planning Application Submission

for extension to the flat numbers 147-148 onto the terrace.

address: Flat 147- 148 Lock House 35 Oval Road. London NW1 7BJ.

Prepared by

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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 4th floor flat 147-148 onto its existing terrace.

## **1.2. Architectural practice profile.**

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

WAY is a design oriented architectural practice with over twelve years of design and construction experience. 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 and surrounding area.

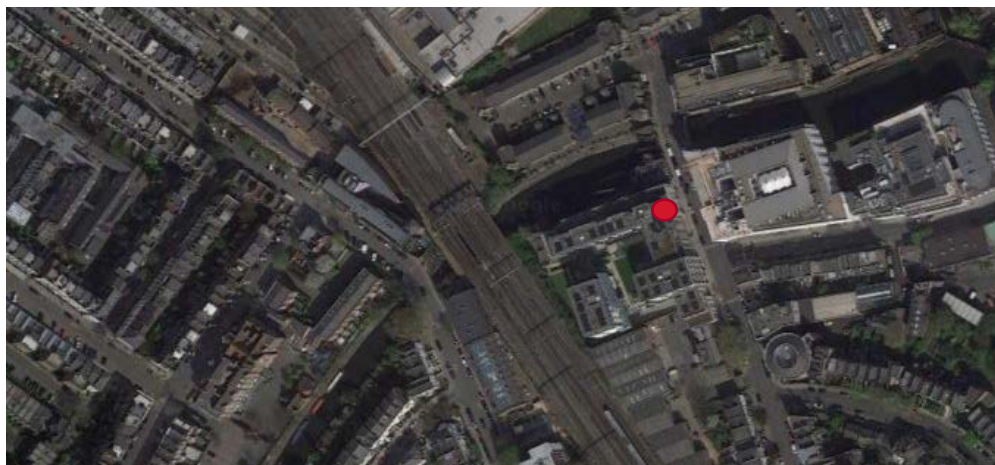
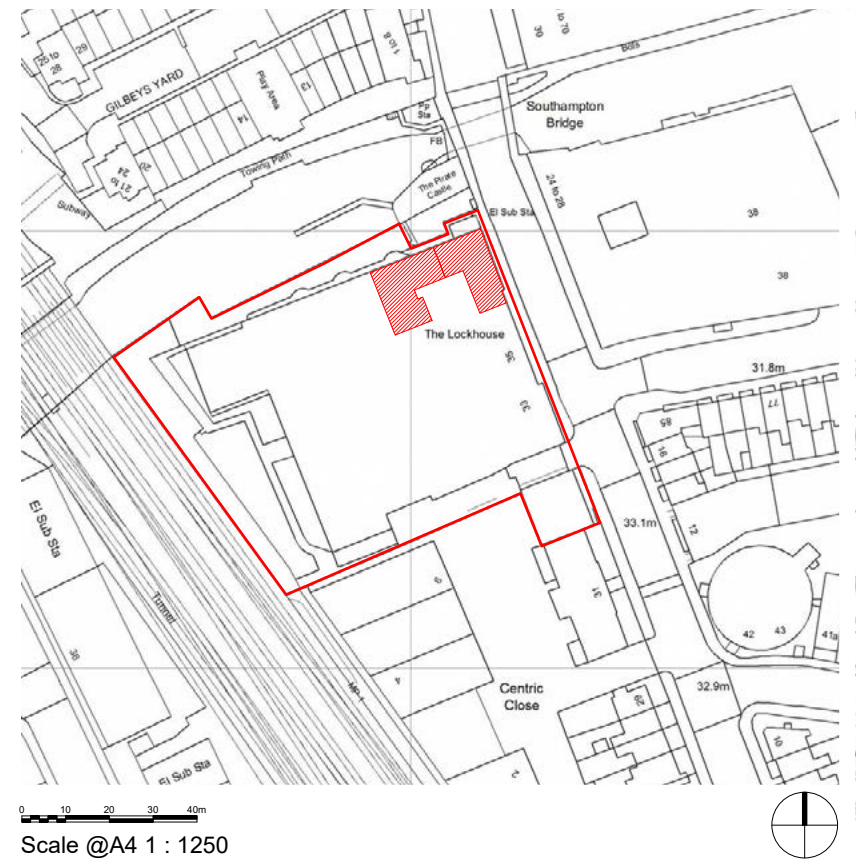
### 2.1. Location and access.

The application site is a single family apartment situated at the 4th floor of the residential building, the Lockhouse. The building is at 35 Oval Road.

Flat 147-148 is a corner unit, and has windows and sliding doors opening to the north elevation and only windows opening to the east elevation of the Lockhouse. It has also some windows opening out into the internal courtyard, which is south facing.

The flat is within the London Borough of Camden and it is in the Regents Canal conservation area.

Lock House has very good transportation accessibility.



aerial view showing the site location



map of Regent's Canal conservation area.

## 2. Site Introduction and surrounding area.

### 2.2. Overview.

#### The Lock House

- 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 Regent's Canal in the north, the railway in the west, Oval Road in the east and Centric Close in the south.
- Flat 147-148 is situated on the fourth floor of the Lock House building.
- The east elevation of the flat can be seen from Oval Road. The north elevation can be partly seen from Oval Road and Regent's Canal.



picture of north and east corner of Lockhouse building, taken from Oval Road



picture of north elevation of Lockhouse building, taken from Regent's Canal

## 2. Site Introduction and surrounding area.

### 2.3. The existing site's visual appearance

- Generally, the Lockhouse building appearance is contemporary, with some brutalist aspects.
- The north elevation of the ground, first, second and third floors are treated in a different way to the elevation of the upper levels, 4th and 5th floors.
- The lower levels show the structure of the building, exposing the concrete columns and beams in the facades. The elevations are painted in white, grey and bright yellow.
- The upper levels are set back from the elevation and clad in dark grey horizontal metal panels.
- The windows and doors are of contemporary aspect, made of double glazing openable panels and dark grey metal frame.
- The north elevation is visible from Regen's Canal. The east elevation is visible from Oval Rd.
- The application site, Flat 147-148, is a corner flat.



existing east elevation of Lockhouse building



existing north elevation of Lockhouse building

## 2. Site Introduction and surrounding area.

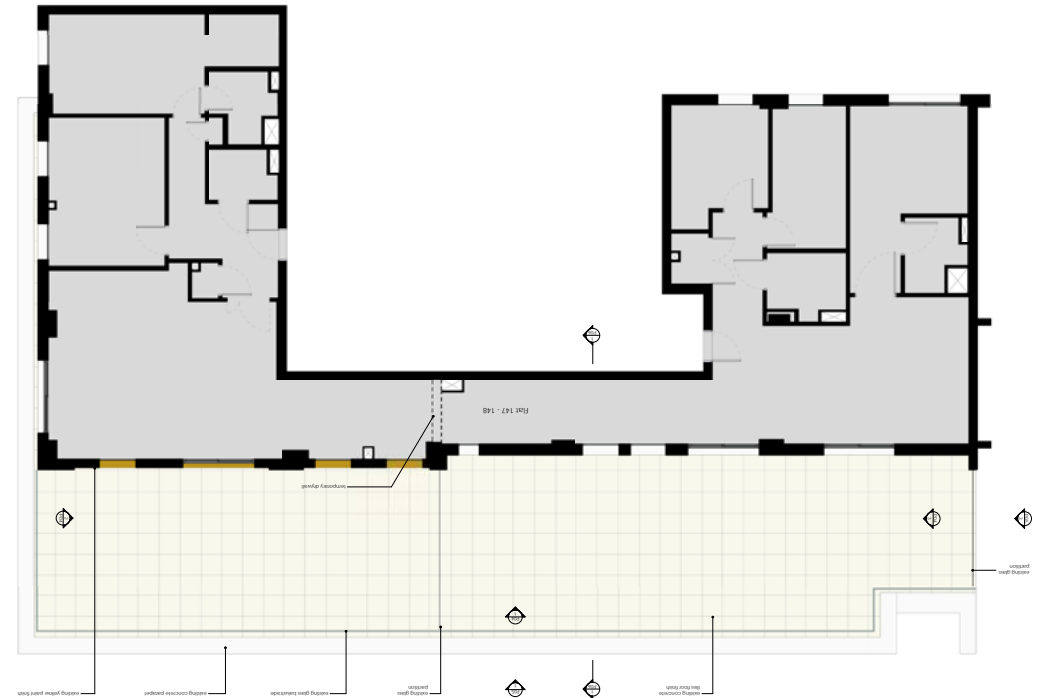
### 2.3. The existing site's visual appearance

Flat 147-148 is situated on the fourth floor of the Lock House building.

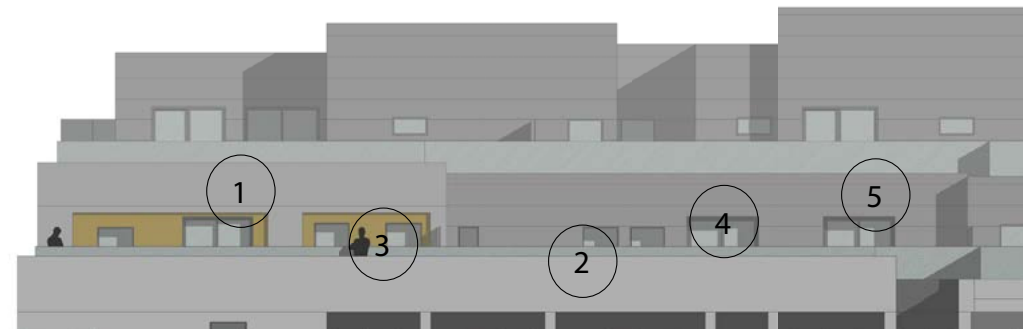
Please refer to the drawings on this page for a description of the application site's existing visual appearance.

key plan:

1. extg exposed concrete finish
2. extg concrete balustrade with hand rail
3. extg yellow painted wall detail surrounding windows and doors
4. extg sliding doors or windows
5. extg dark grey, horizontal metal cladding covering the external walls



existing floor plan of Flat 147-148



north elevation of Flat 147-148

## 2. Site Introduction and surrounding area.

### 2.3. The existing site's visual appearance

Please refer to the pictures on this page for images of the existing terrace.

The eastern portion of the terrace's north elevation is treated with exposed concrete and some yellow painted areas around the sliding doors.

The western portion of the terrace is clad in grey metal panels. There is a clear separation between the two different kinds of wall treatment, as shown in this picture below.



terrace view towards west



Flat's existing terrace, view towards north



terrace view towards east



### 3. Planning policies and previous consultations

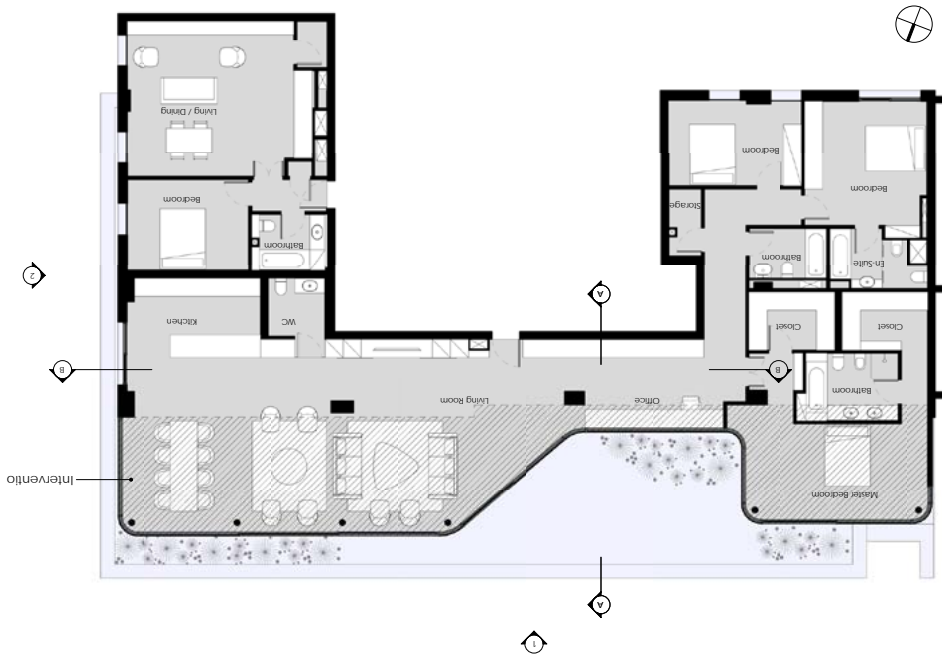
#### 3.1. Relevant policies (as per pre-planning advice)

The policies relevant to this application follow the advice of London Borough of Camden listed in the pre-application feedback received in 2017. *Please refer to Appendix 01 of this document.*

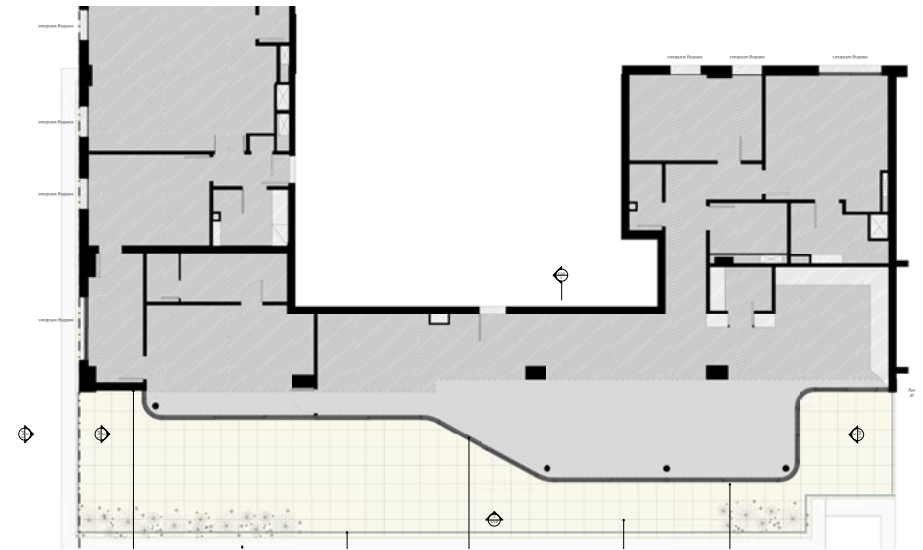
#### 3.2. Previous consultations

- **March 2017:** pre-planning application was submitted on 27th March 2017 seeking advice on a proposal for an extension of the living area of the flat 147-148 onto its own existing terrace.
- **June 2017:** response was received as follows: “In conclusion, the proposed extension at fourth floor level is not considered as acceptable in its current form as it **would undermine the complete compositions of the Lock building. A proposal which is of a much reduced size and set back further** from the terrace edge **may be supported** by officers.”
- **July 2017:** further design options were studied, submitted via email and discussed. **Response was received on the 07/11/2017** by email: “ the options provided **did not address the concerns of undermining the complete composition of the elevation** of the Lockhouse building. Although it is set back from the terrace edge and of a reduced scale, 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 Rd or along the town path of the Regent’s Canal.”
- **February 2018:** further design options were studied and a planning application was submitted in February 2018, under the registration number ref2018/0746/P-147-148Lockhouse.
- **July 2018:** response was received via email: “ I have discussed the application with my team and seniors and after material consideration, the application will be recommended for **refusal** on design and conservation grounds, contrary to policies D1 and D2 of the Camden Local Plan – **these are mainly the same considerations form the pre-application although it is acknowledged that the extension has been reduced in its scale.**
- *Please refer to the floor plan and north elevation of the submitted proposals on the next page.*

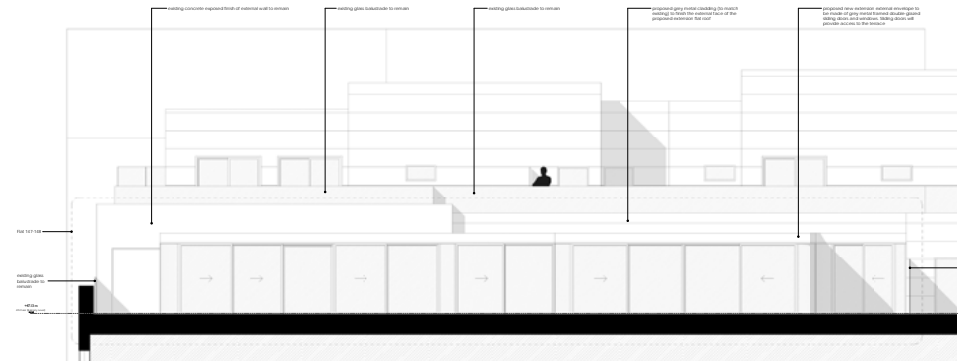
### 3. Planning policies and previous consultations



March 2017 - scheme proposed in the **pre-planning** submission



February 2018 - scheme proposed on the **planning application** submission ref2018/0746/P-147-148Lockhoude.



## 4. Design evolution based on previous consultations

### 4.1. The revised proposal on the grounds of design and conservation

The revised scheme presented in the next pages seeks to give an appropriate and acceptable answer to all of the design issues raised in the previous submissions and project discussions.

It acknowledges that the existing Lockhouse building is a whole composition and the intervention proposed will blend with the existing building through keeping the same materiality, aesthetics and construction method of the existing.

Regarding the impact of the proposed extension upon the elevation of the Lockhouse building and its visibility from Oval Road and Regent's canal, please read below:

- The proposed extension will be constructed with the same construction method and materiality of the existing and will blend with the existing composition of the Lockhouse building.
- Only the upper portion of the proposed extension will be seen from the streets and the Canal path, given the level of the terrace (4th floor). Considering the fact that this visible portion will be clad in the same metal panel as the existing building, this view will not impact negatively on the current views of the building as it will not be perceived as an addition to the composition, but as an integrated intervention.
- *Please refer to the images in the next pages to illustrate the explanation above.*

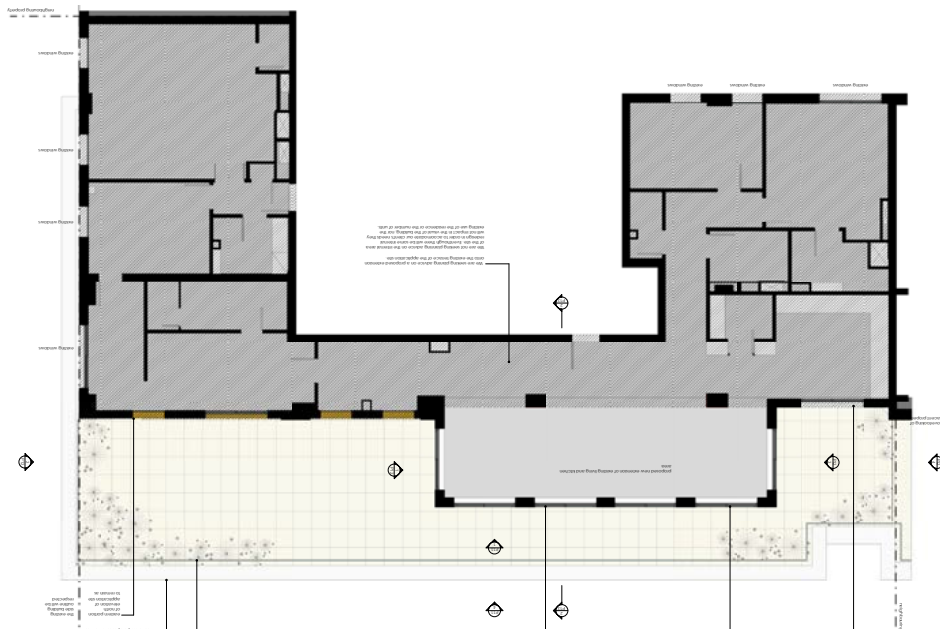


aerial view of the proposed extension - towards east

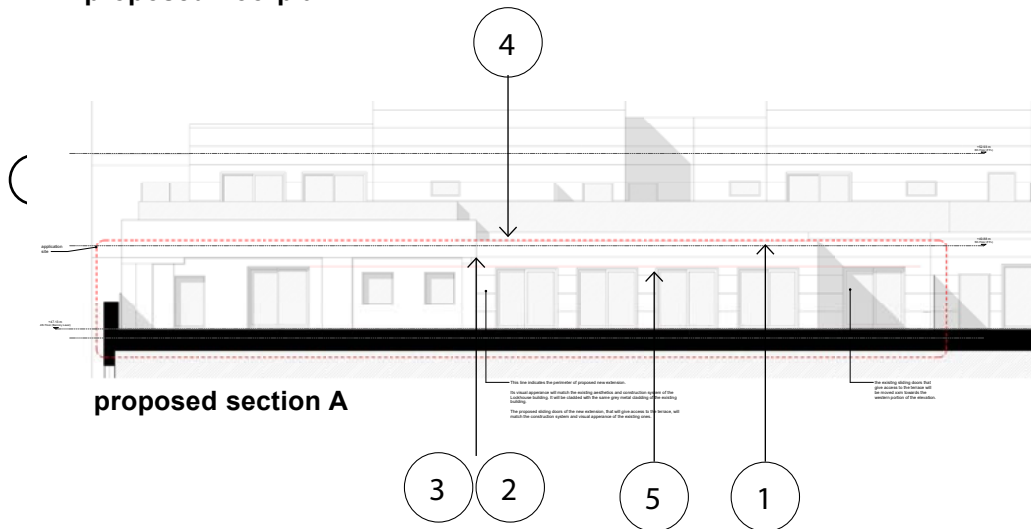


aerial view of the proposed extension - towards west

## 4. Design evolution based on previous consultations



proposed floorplan



proposed section A

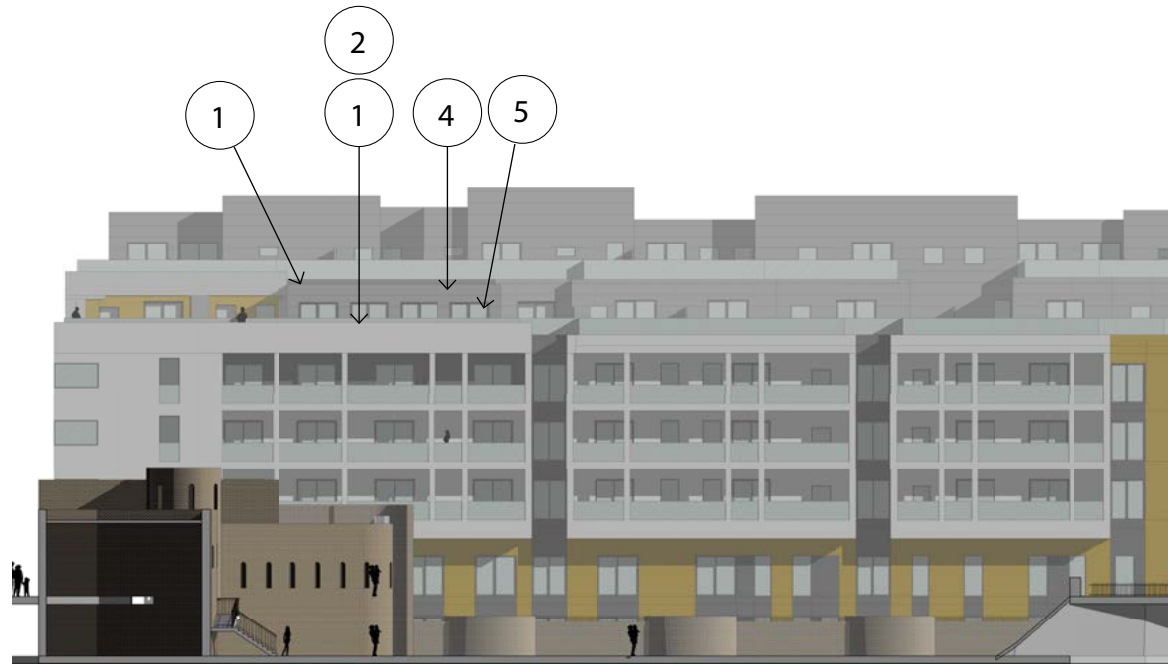
### 4.1. The revised proposal on the grounds of design and conservation

1. **the materiality of extension** enclosure will match the construction method and visual of the existing building. It will be clad in dark grey metal cladding.
2. **the shape of the extension** follows straight lines, in keeping with the existing building.
3. **the extension has been further reduced** in its length. Now only the western portion of the terrace will be modified, leaving completely untouched the eastern portion of the flat. The proposal respects the current separation between the dark grey clad walls and the existing exposed concrete finish to walls, which can be seen in the north elevation of the building.
4. **the extension height is subordinated** to the upper levels of the lockhouse building, being lower than the parapet of the terrace above.
5. **the proposed sliding doors will match the existing** ones in terms of visual aspects and construction methods.

4. Design evolution based on previous consultations



proposed east elevation

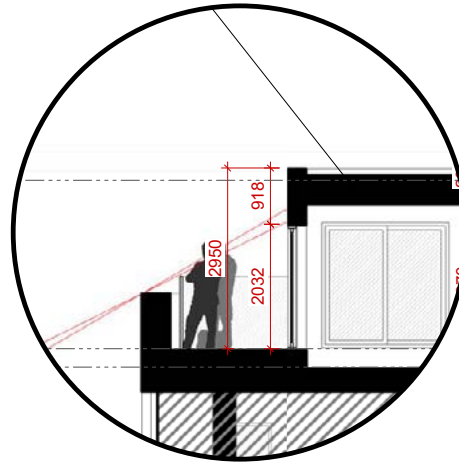


proposed north elevation

## 4. Design evolution based on previous consultations

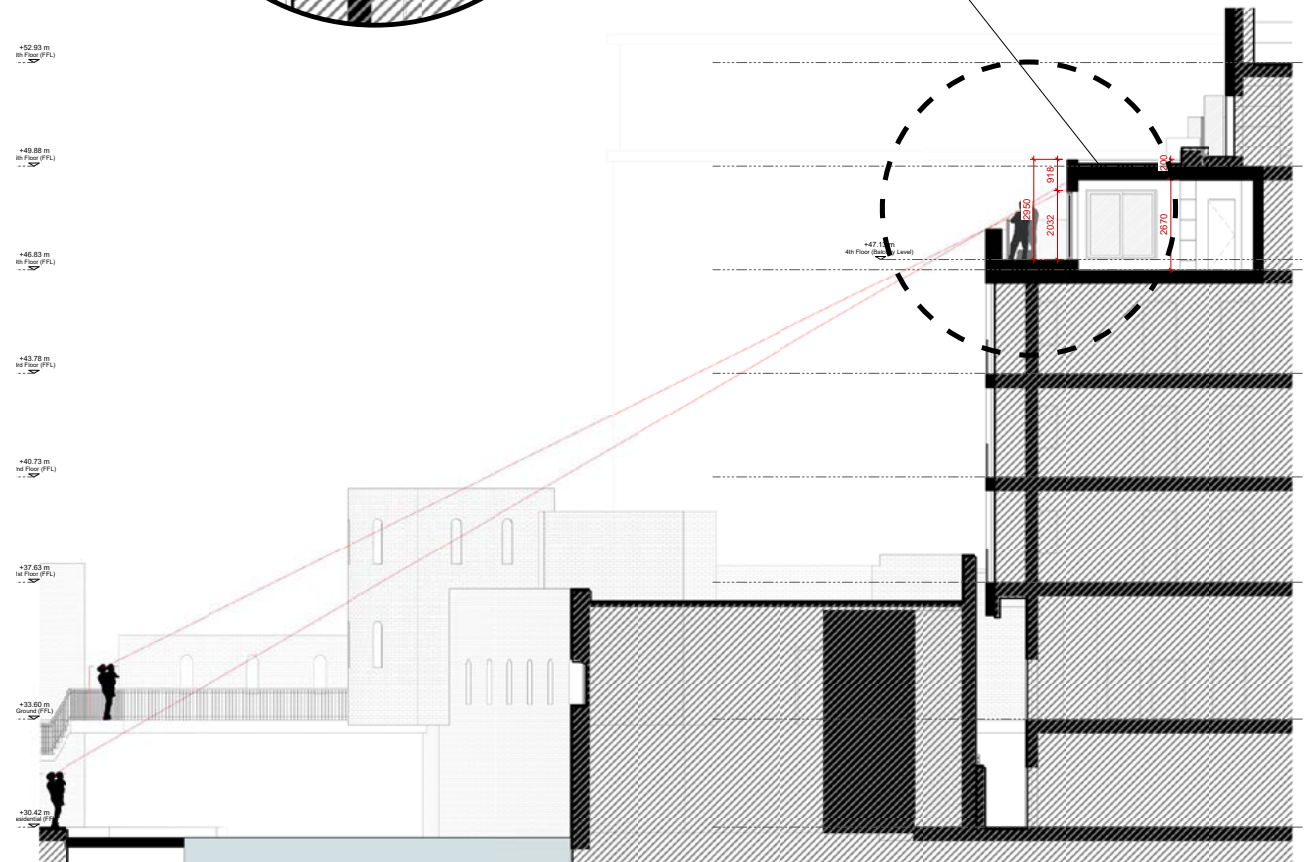
### 4.1. The revised proposal on the grounds of design and conservation

As per the drawing shown on this page, only the upper portion of the perimeter walls of the proposed extension will be seen from Oval road and Regent's canal path.



The construction system used for the new extension will match the existing building.

Given the height of the application site, only the upper portion of the new extension will be seen from Regent's Canal path and Ova Road. Please refer to drawing in this page.



#### 4. Design evolution based on previous consultations

##### 4.2. The visuals



proposed extension



#### 4. Design evolution based on previous

##### 4.2 The visuals

proposed extension





- **Relevant policies and guidance :**
- **National Planning Policy Framework 2012**
- **The London Plan March 2016**
- **LDF Core Strategy**
- CS5- Managing the impact of growth and development
- CS14- Promoting high quality places and conserving our heritage
- CS19- Delivering and monitoring the core strategy
- **LDF Development Policies:**
- DP5- Homes of different sizes
- DP24- Securing high quality design
- DP25- Conserving Camden's heritage
- DP26- Managing the impact of development on occupiers and neighbours
- **Draft Camden Local Plan 2016**
- A1- Managing the impact of development
- D1- Design
- D2- Heritage
- **National Planning Policy Framework 2012**
- **The London Plan March 2016**
- **LDF Core Strategy**
- CS5- Managing the impact of growth and development
- CS14- Promoting high quality places and conserving our heritage
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- **LDF Development Policies:**
- DP5- Homes of different sizes
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- DP25- Conserving Camden's heritage
- DP26- Managing the impact of development on occupiers and neighbours
- **Draft Camden Local Plan 2016**
- A1- Managing the impact of development
- D1- Design
- D2- Heritage
- **Camden Planning Guidance 2011/2013**
- CPG1 (Design): Section 4- Extensions, alterations and conservatories
- **Regent's Canal Conservation Area Appraisal and Management Strategy 2008**