

5.0 Design Concept

5.01 Design Development

Following receipt of the pre-planning application advice, the design was developed to address the planner's concerns. The scope of the demolition was reduced, and the existing architectural language of the building informed the design, whilst the original spatial principles were maintained – with circulation located to maximise space.

A 1:50 model was produced to explore how the original design ideas could be incorporated into the existing architecture of the building. Images of the model show the development of ideas, but are not an accurate representation of the current proposal.

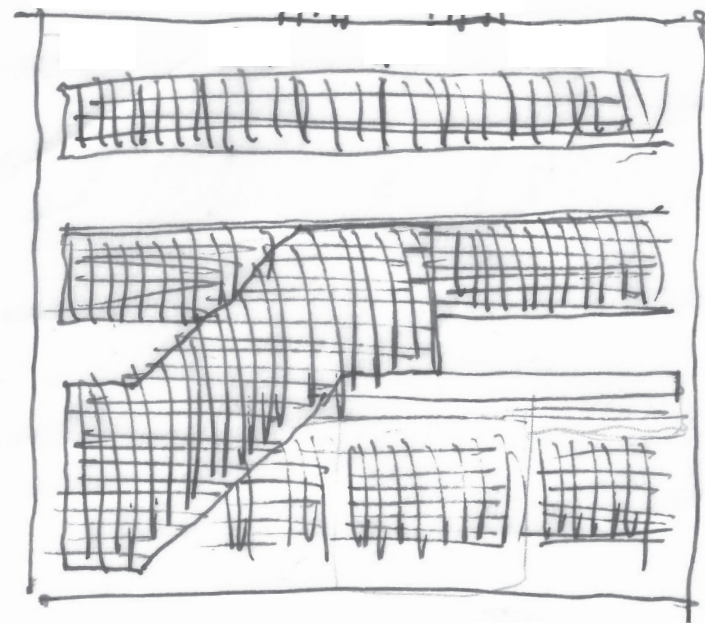
5.02 Existing Features

Wheatsheaf Yard was originally used as a stable and workshop, and the original triple bay opening, horizontal sliding sashes and external staircase are all features inherent to the typology. These details have been assimilated into the design and anchor the proposal within the conservation area.

New additions to the building would be designed on the idea of repetition and amplification of existing details to create details that are both in keeping yet also look slightly strange and therefore modern. This is demonstrated in Weaver's Houses and The Huguenots' industrialisation of domestic architecture to create cottage industries, with the introduction of extensive and repetitive glazing on the upper floors.

At the rear, the use of the crescent shaped windows provides an opportunity to exaggerate the existing architecture again by giving the building a pair of faces. In contrast to most houses where the front elevation usually address the public realm, due to the backland site and war damage, the rear of the site is now inadvertently exposed, with the planners highlighting its prominence from Red Lion Square. The faces provide a public frontage to the building.

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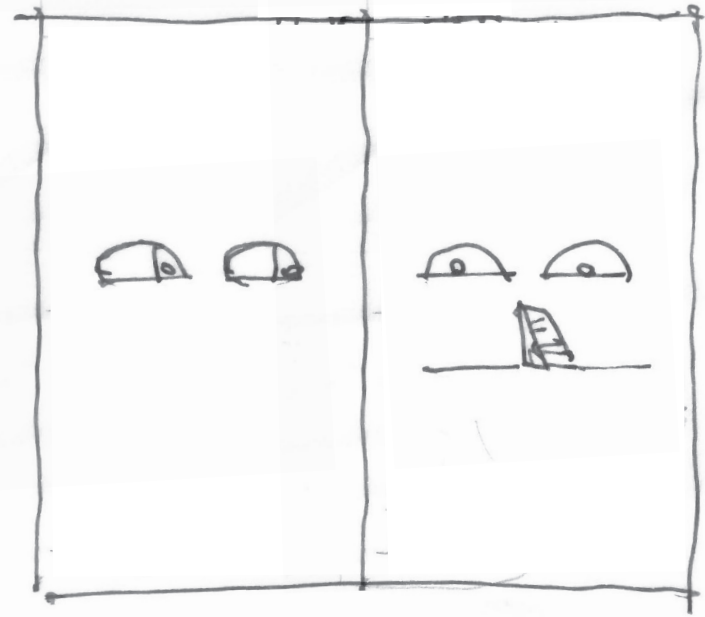
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1 Concept sketch of front elevation; 2 Photograph of Huguenot houses in Spitalfields; 3 Wheatsheaf Yard taken by P. Barkshire on the 8th August 1981, Camden Local Archives; 4 Concept sketch of rear elevation; 5 Front elevation of Face House by Kazumasa Yamashita, 1974; 6 Photograph of existing rear elevation with half-moon windows.

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7 1:50 model showing front elevation in development; 8 1:50 model showing internal studio/gallery/living space in development; 9 1:50 model showing rear elevation in development; 10 1:50 model showing internal studio/gallery/living space in development; 11 1:50 model showing side elevation in development; 12 1:50 model showing roof terrace in development.

5.0 Design Elevations

5.03 Front Elevation

The proposal draws on the proportions of the original building. A triple bay opening on the ground floor with stable doors; a staircase on the outside of the building rising from ground to first; a full width array of horizontal sliding sashes; and a second storey dormer behind the parapet with a full width array of horizontal sliding sashes. At the rear a parapet at the same height as the rear elevation encloses a small roof terrace.

5.04 Rear Elevation

At the rear, the original wall is retained with half-moon windows. Modern windows are replaced with timber framed windows and doors with access to the rear courtyard are reinstated. Two new windows are added to the second storey to provide dual aspect and building regulations compliant escape windows. The windows mimic the face of the original half-moon windows.

5.05 Side Elevation

On the rear side elevation, again the varying existing windows are replaced with matching timber framed windows providing further escape windows. At roof level, the third floor extension in the nook of Omnium Court is revealed creating a private roof terrace, away from the shared access courtyards below. The terrace is concealed behind parapet walls to further enhance the enclosure, whilst neighbouring windows are noted as containing privacy glass, or located in the communal stairwell, ensuring privacy is not impacted.

At the front the glazed staircase projects from the building, again the use of privacy glass limits any overlooking, whilst the position provides optimum circulation for the house. Internal rooms are therefore maximised with double-height spaces retained to mimic the original stables/workshop layout.



1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation



1:100 Proposed Side Elevation/Section

5.0 Design Plans & Access

5.06 Access

The proposal will not affect access to the site. A front door will be maintained from the front courtyard, and a back door will continue to provide access to the rear yard.

5.07 Courtyard

The cobbled courtyard is restored, providing space for parking a car, bicycles and areas for refuse storage, whilst still maintaining the rights of way for neighbouring properties.

5.08 Ground Floor

From the courtyard, stable doors open into the main double-height living and gallery space, with kitchen and dining beyond. Steps provide access to the rear yard and ancillaries spaces utilise the darker areas of the building. A glazed staircase from the hall provides access to the first floor.

5.09 First Floor

The staircase leads to a first floor multifunctional studio space with shower room. The space can be used by the occupants as a studio, library, study space or guest suite for visiting artists. The glazed staircase continues upstairs to the private quarters.

5.10 Second Floor

On the second floor, the roof space contains two ensuite bedrooms, making use of the full width windows. From the master suite's dressing room, a small staircase leads to a private third floor room.

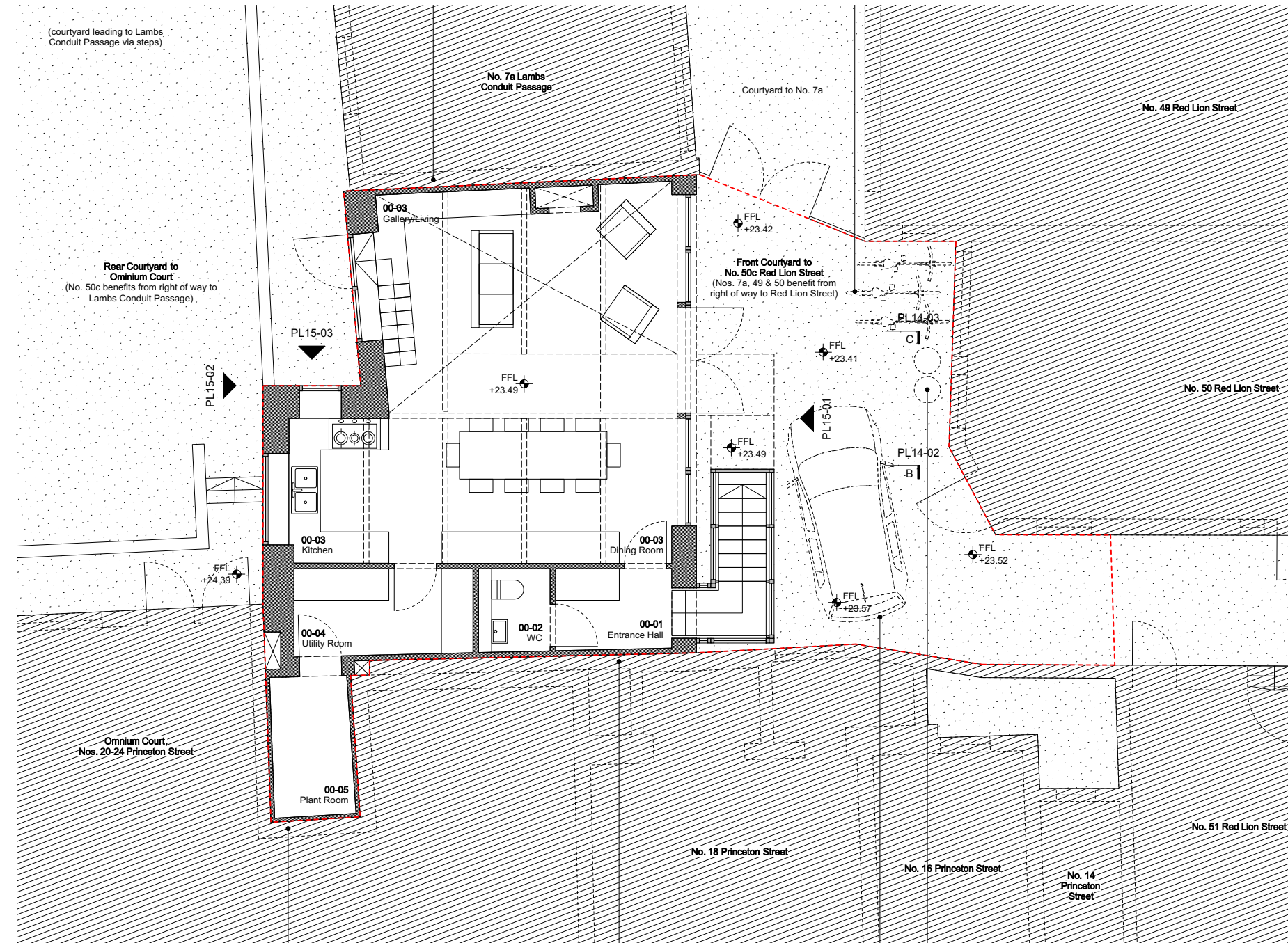
5.11 Third Floor & Roof

In the nook of Ominium Court, the third floor room provides space for quiet relaxation with access to a private roof terrace.

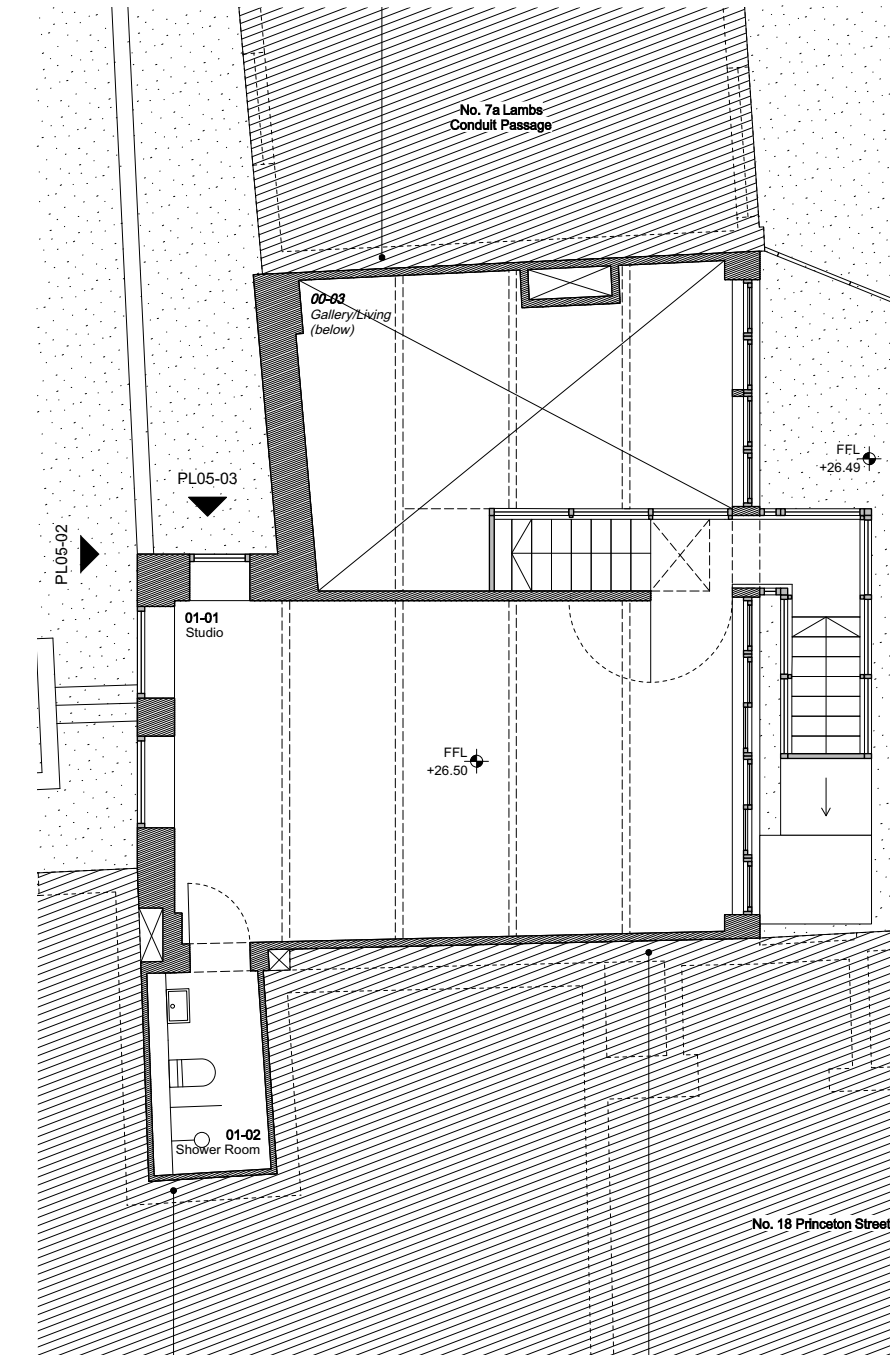
5.12 Areas

Summary of gross external and internal areas of proposed scheme:

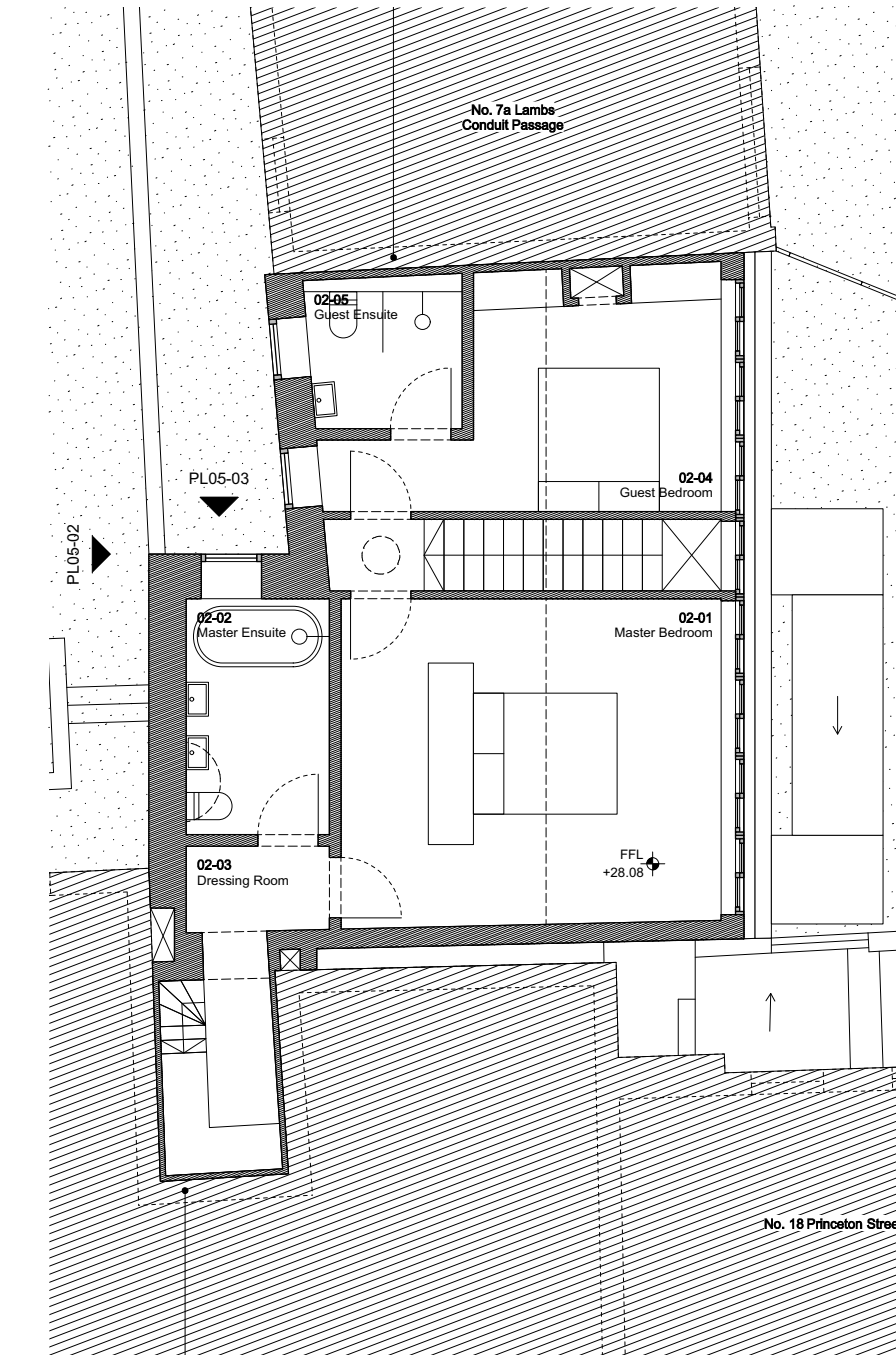
Location	Proposed GEA	Proposed GIA
Ground	73 m ²	61 m ²
First	73 m ²	38 m ²
Second	70 m ²	59 m ²
Third	5 m ²	4 m ²
Total	221 m ²	162 m ²



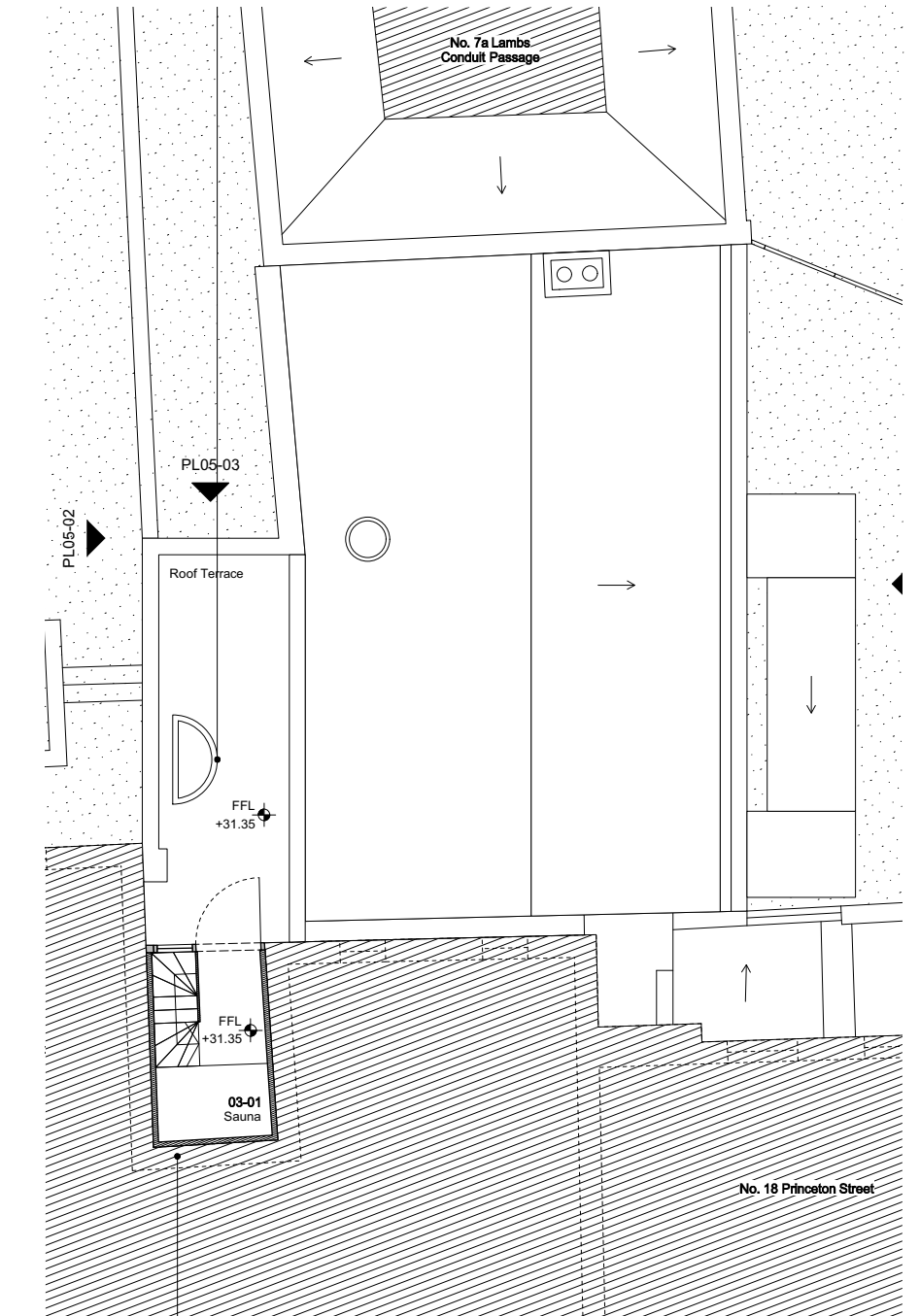
1:100 Proposed Ground Floor Plan



1:100 Proposed First Floor Plan



1:100 Proposed Second Floor Plan



1:100 Proposed Third Floor Plan

5.0 Design Performance

5.13 Structure

Structure Workshop have prepared a Structural Appraisal providing justification for the demolition of the front elevation and the strategy to deal with the existing building's condition and required improvements.

5.14 Sustainability

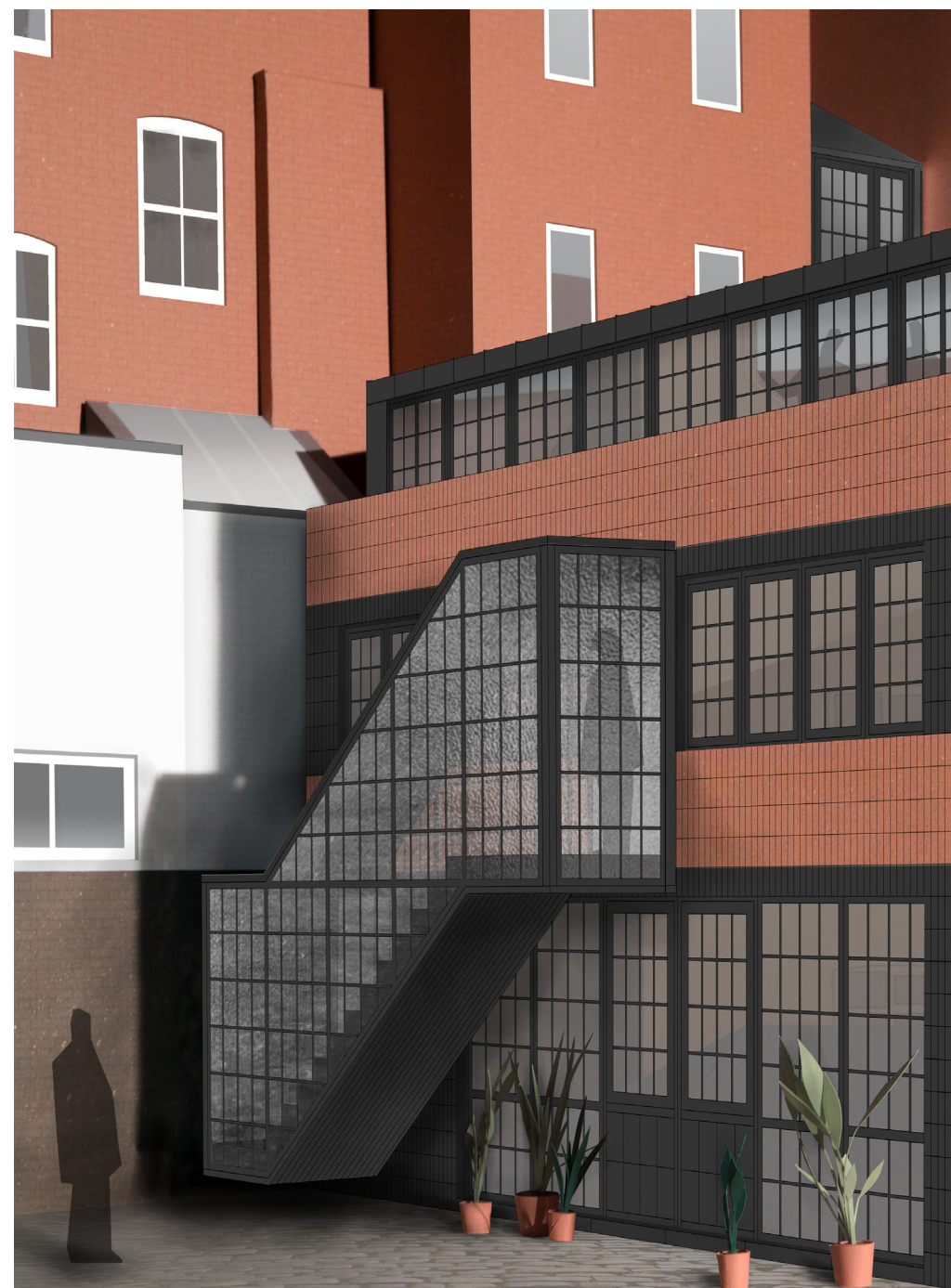
During the pre-planning application process, a report was prepared by SGA Consulting assessing the feasibility for reducing carbon emissions. Due to the site constraints, the only viable options were an air source heat pump or photo voltaic panels. An air-source heat pump was considered to be inappropriate for the site due to proximity of neighbours, potential noise pollution and visual amenity of plant equipment on the roof. Photo voltaic panels were also considered unsuitable due to the orientation and over-shadowing of neighbouring buildings and visual amenity of panels within a conservation area.

The energy performance of the building can instead be improved by increasing the thermal performance of the building envelope. This is achieved by:

- Lining the internal side of external walls with insulation;
- Replacing windows with new timber framed double-glazed units;
- Rebuilding the roof with insulation;
- Providing a new concrete slab with insulation.

5.15 Building Regulations

The new design addresses issues with the existing property meeting current building regulations. We have been working with Harwood Building Control to ensure the design is fully compliant. This has included the redesign of all staircases to ensure compliance with Part K. The fire escape strategy for the house, and especially the upper floors, has been considered, ensuring means of escape are provided in line with Part B. Steps have also been removed from the ground floor ensuring level access across the ground floor, including to a WC, meeting Part M4(1).



Proposed view from front courtyard looking towards front elevation, with third floor extension in the nook of Ominium Court visible in the background.

5.0 Design Materials

5.16 Brickwork

The front elevation is proposed to be built from reclaimed brick in a soldier bond. The bond provides a further grid that celebrates the unusual repetition of window panes. The coursing varies from a red London stock to black engineering, to provide definition to the openings. The materials reference the surrounding buildings and conservation area.

The existing rear wall of mixed London stock brick is retained with any repair to be completed in matching reclaimed brick.

5.17 Roof

The man-made slate roof is replaced with a black zinc standing seam roof.

5.18 Doors & Window Frames

The door and window joinery is replaced with black painted timber frames with a mix of fixed screens, casement windows, yorkshire sliding sash and stable doors.

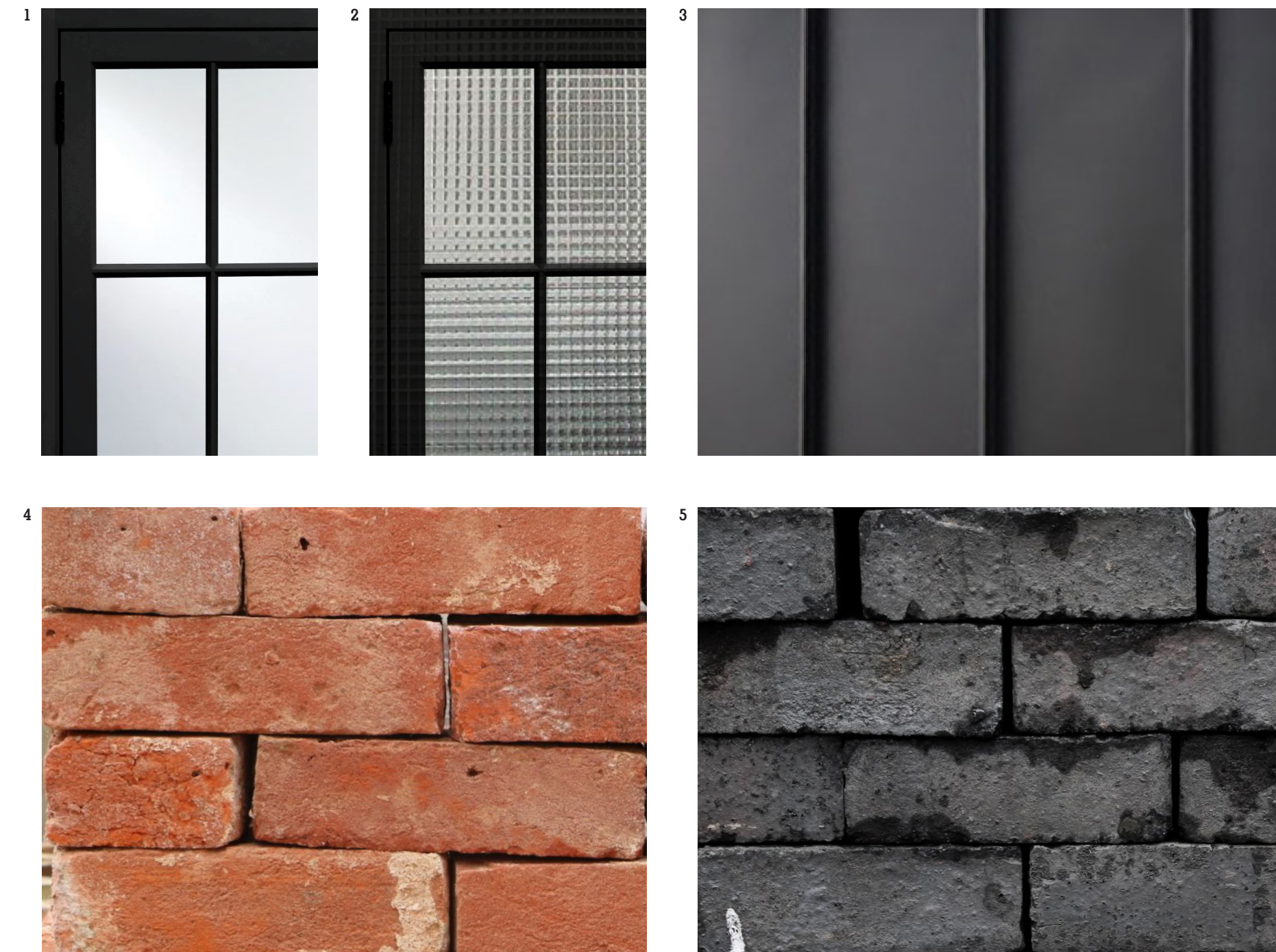
5.19 Glass

To the staircase and bottom panes of the ground floor windows, a cross-reeded privacy glass is proposed, with elsewhere using a standard clear glass. The windows will make use of slim-line double glazing to improve the energy performance of the existing building.

5.20 List of Materials

The materials proposed consist of:

- 1 Black painted timber window frame with clear glass;
- 2 Black painted timber window frame with cross-reeded glass;
- 3 Black zinc standing seam roof;
- 4 Reclaimed London red stock brick;
- 5 Reclaimed black engineering brick.

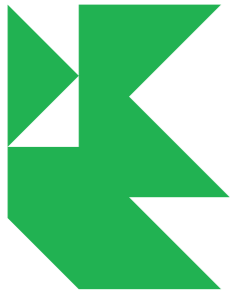


6.0 Appendix

- 6.1 Location Plan
- 6.2 Existing Plans, Sections & Elevations
- 6.3 Proposed Plans, Sections & Elevations
- 6.4 Planning Statement
- 6.5 Heritage Statement
- 6.6 Archaeological Desk Based Assessment
- 6.7 Structural Appraisal

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All appendices attached/uploaded separately.



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