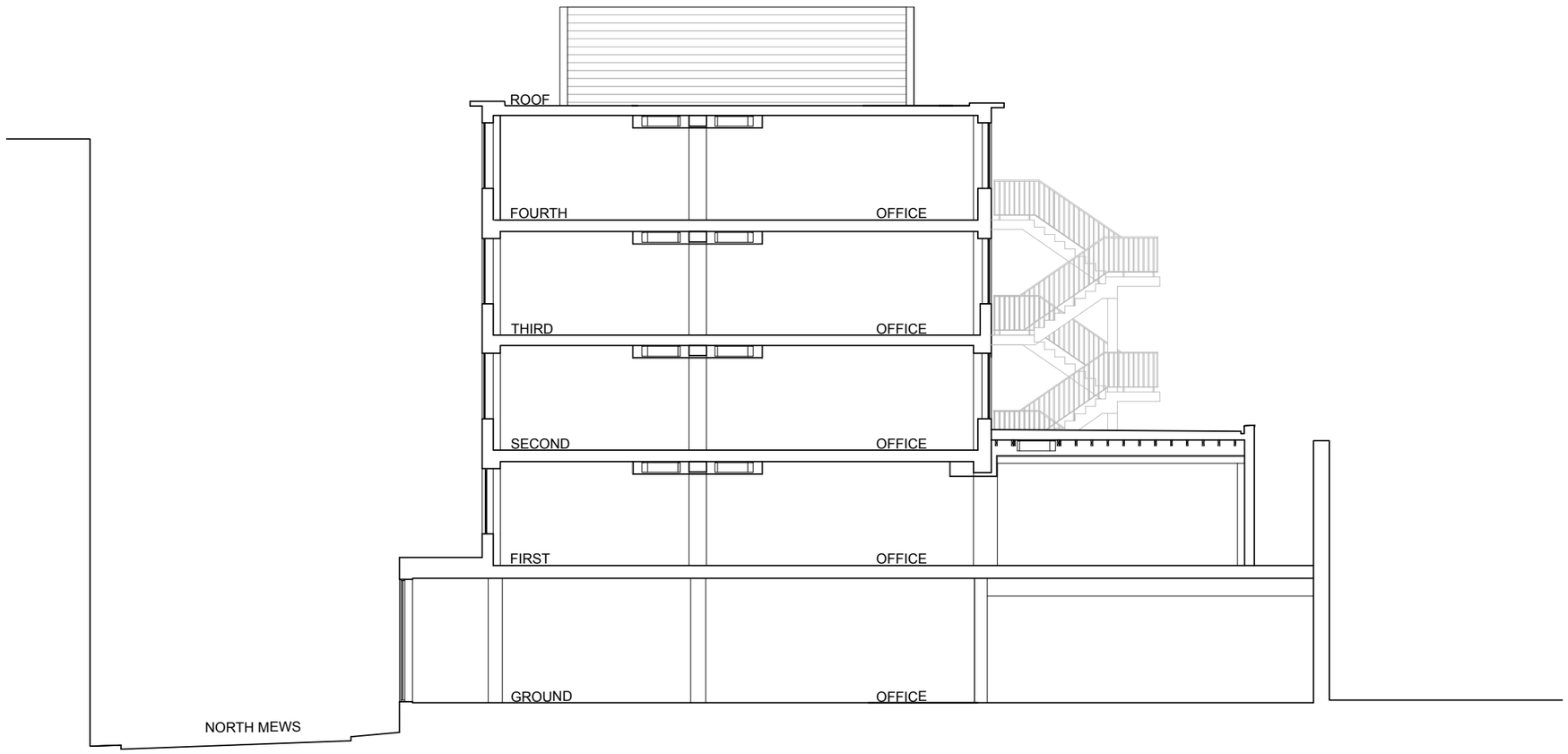
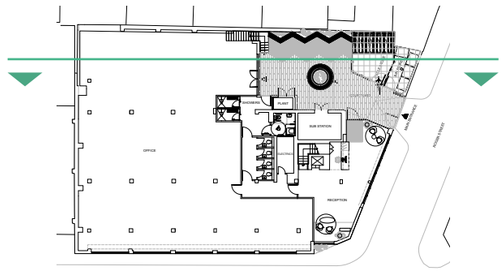
4.0 Proposed Drawings

4.3 Proposed Section



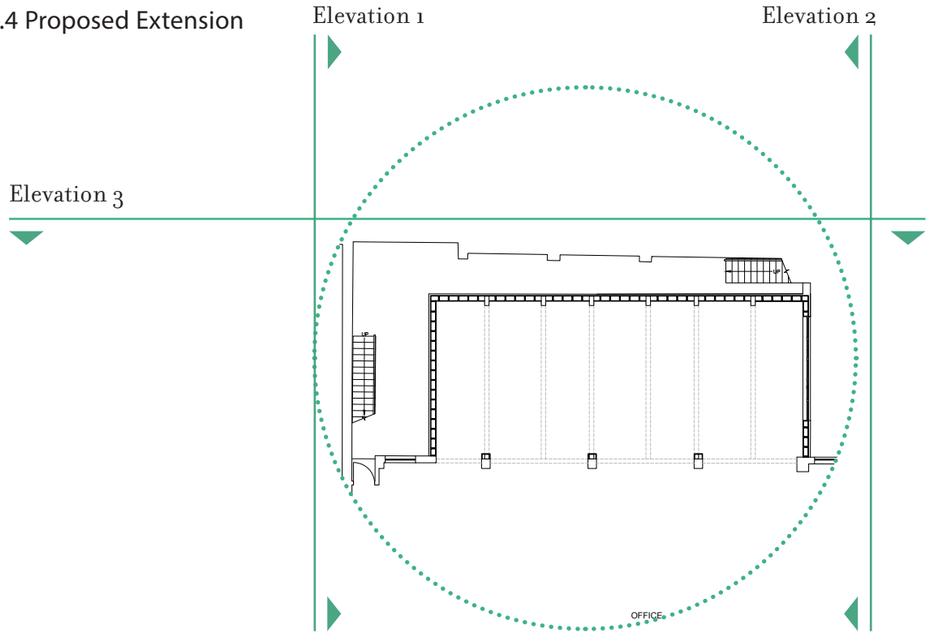
4.0 Proposed Drawings

4.3 Proposed Section

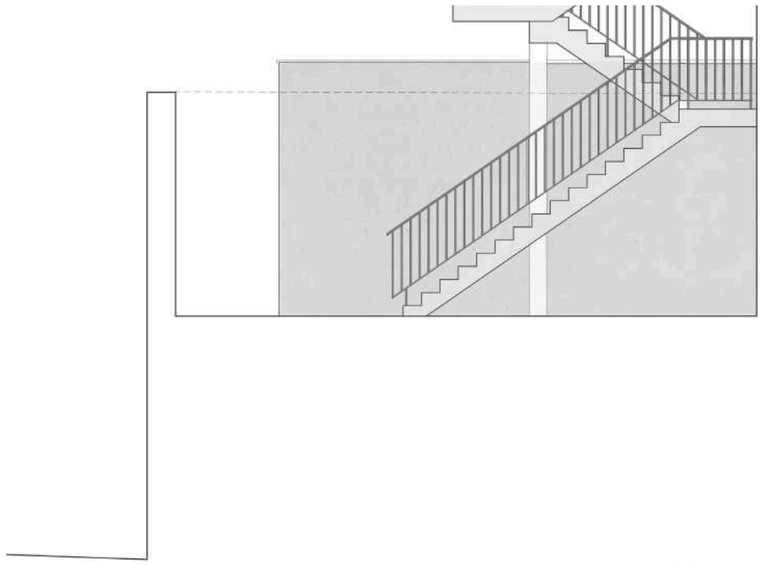


4.0 Proposed Drawings

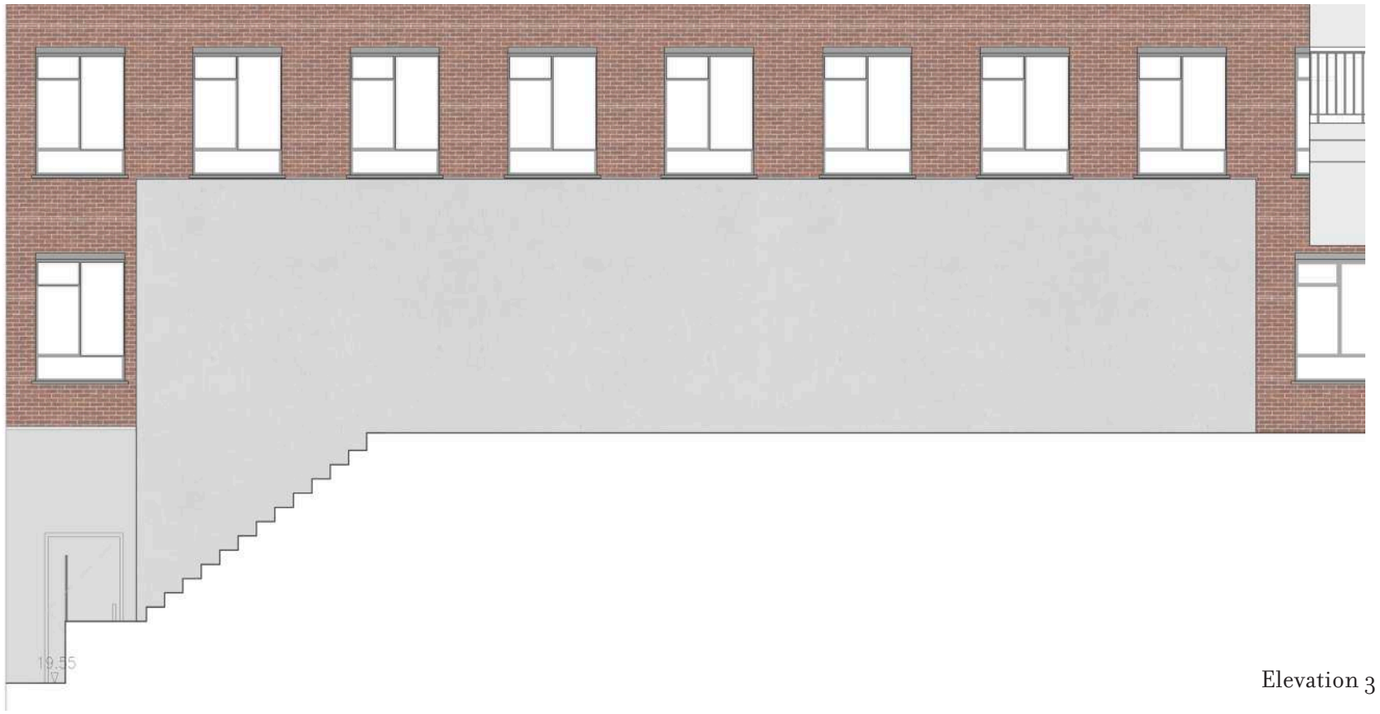
4.4 Proposed Extension



Elevation 2



Elevation 1



Elevation 3

5.0 Details & Materiality

5.0 Details & Materiality

5.1 Elevations & Facades

The Conservation Area report states that 'brick is the predominant building material used across the Conservation Area as it was the cheapest locally available material' (3.25) sourced from the local brickfields in Hampstead Heath and Copenhagen Fields. Red brick was commonly used in late Victorian and Edwardian buildings in the area. (3.26) 'Red brick, stone and stucco are all used as contrasting detailing in the articulation of frontages. The use of stucco is seen more commonly in buildings dating from the early 18th century, initially at ground floor level to mimic rusticated stone.' (3.27) 'From the late 19th century the use of glazed tiling began to be seen on public houses and other buildings.' (5.17) 'A number of the corner plots were refaced in the 19th century and these alterations provide greater architectural emphasis on the street junctions.'

The proposed works to the facade culminate material typologies seen around the conservation area into a scheme that unifies the ground floor podium and proposed extension of the building. The use of brick slips and glazed brick slips along the reception facade and wrapping into the courtyard allows for the creation of texture and pattern, derived from the existing brick wall.

This is replicated as a pattern in a render finish on the North Mews facade, replacing the existing, dated rendered finish. The colours of the render and brickwork contrast yet compliment the finishes to the upper floors, giving the podium a warmer and more characterful finish than the existing plain render, and providing opportunities to integrate building signage into the design.

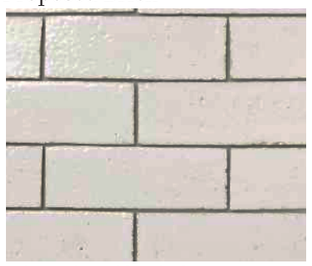
Proposed Render

Light Grey

Tone to match brickwork

Mid grey for podium

Proposed Brick



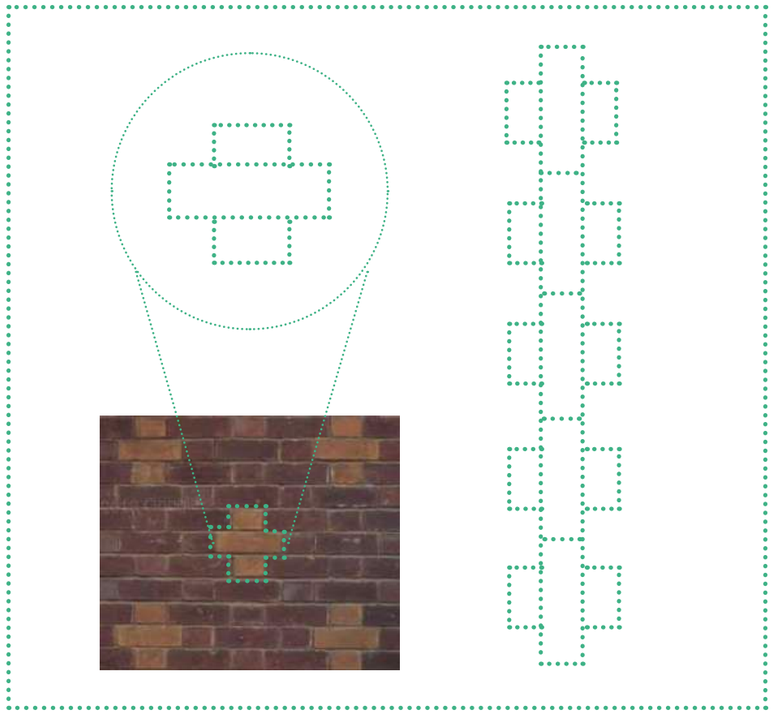
White glazed brick slip

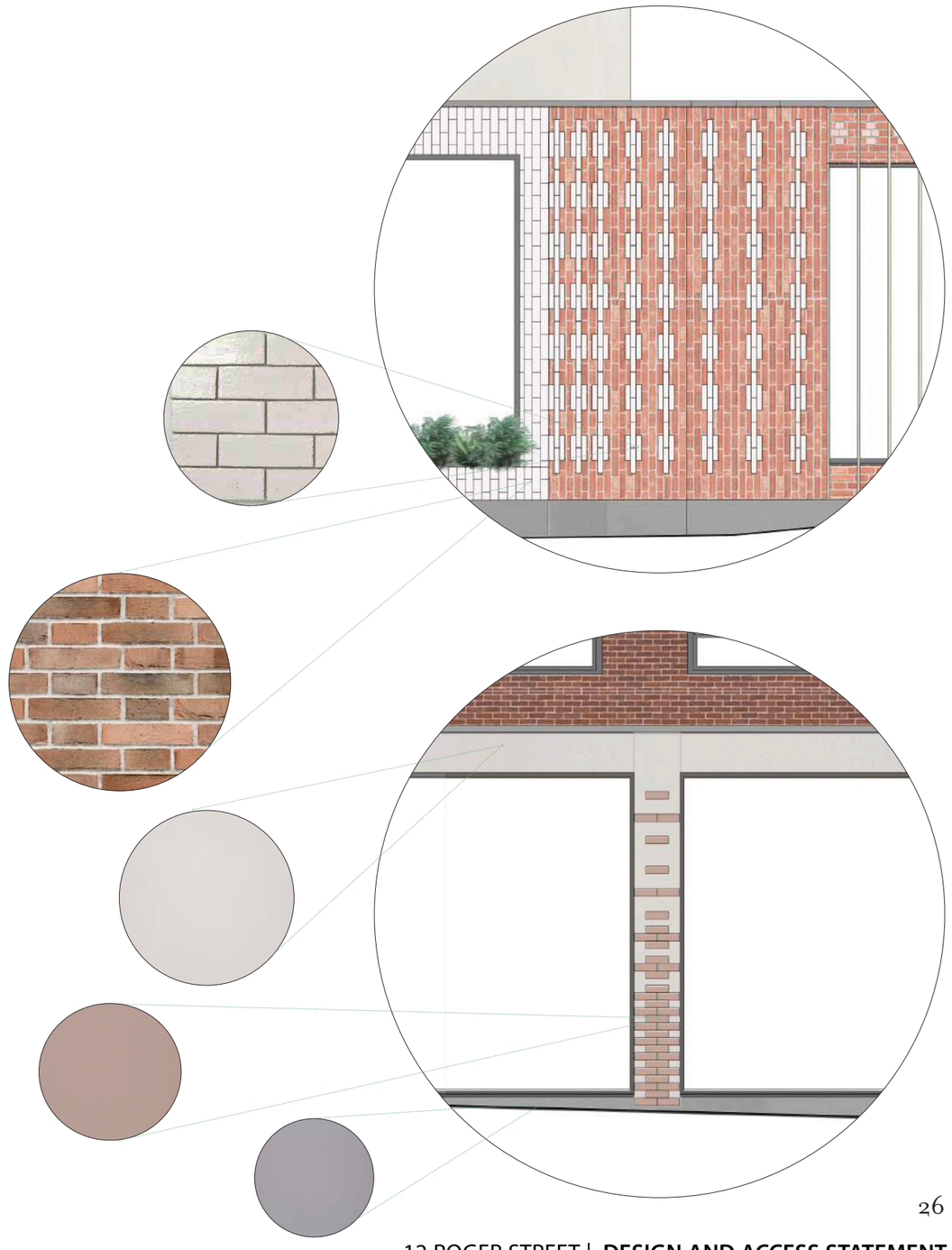
Petersen

5.0 Details & Materiality

5.1 Elevations & Facades

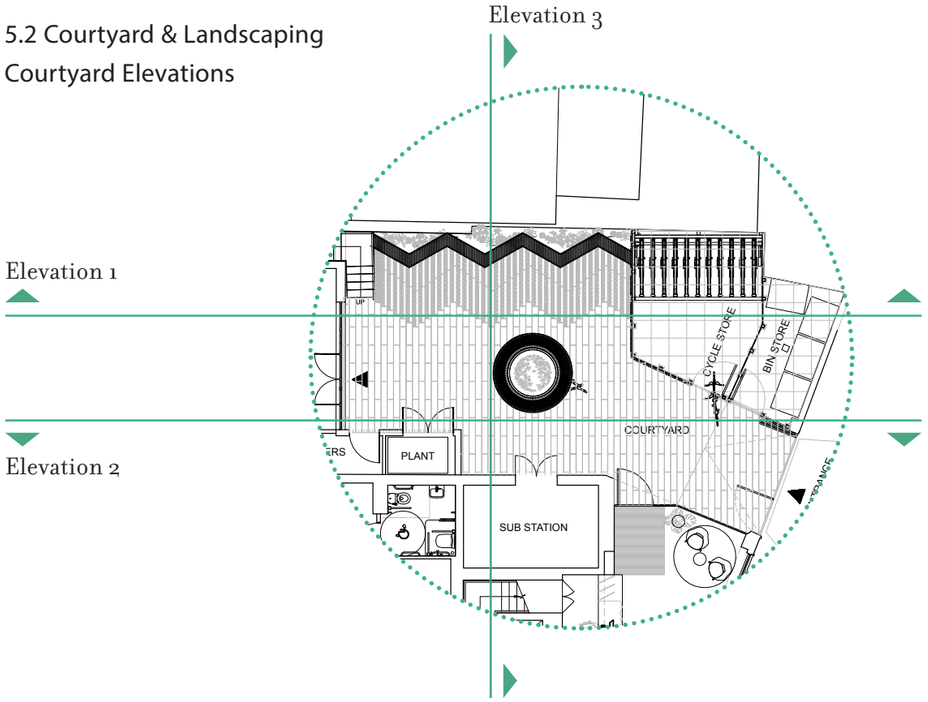
The design for the ground floor facade has taken inspiration from the detail on the existing brick wall, the pattern of which has been reinvented in consecutive vertical patterns that wrap along the Roger Street facade, incorporating building signage. On the North Mews facade, this pattern is replicated horizontally in render.





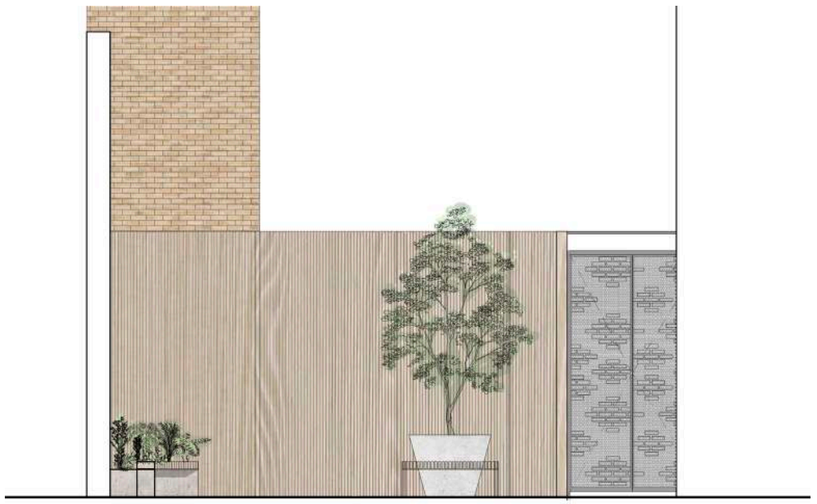
5.2 Courtyard & Landscaping

Courtyard Elevations



Elevation 1

Elevation 2

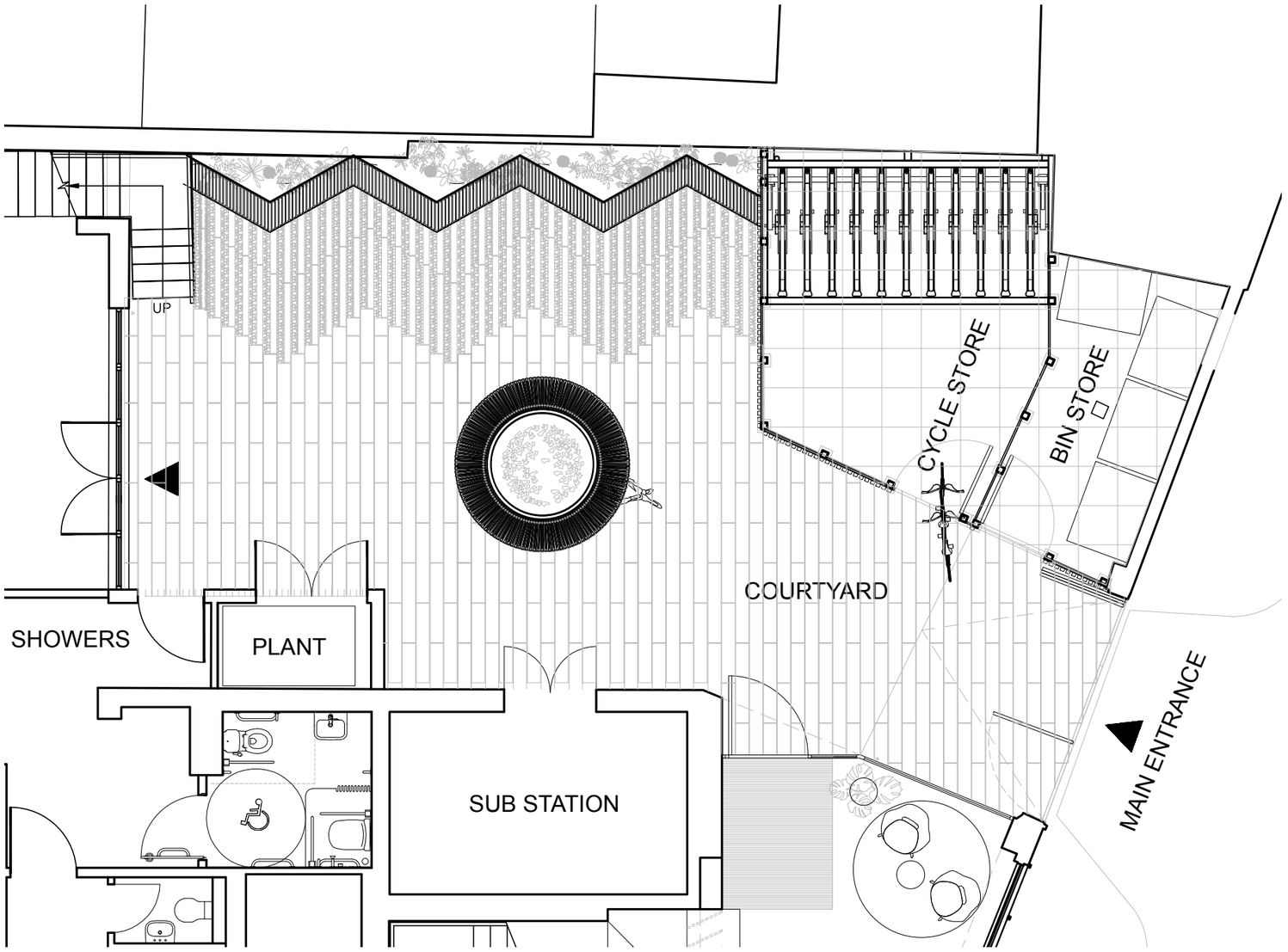


Elevation 3

5.0 Details & Materiality

5.2 Courtyard & Landscaping

The courtyard will be levelled out with a ramp up from the entrance gate, and paved in a thin plank in alternating colours to create interest. To the back of the courtyard is an undulating timber bench that tenants can use for meetings, to eat lunch or make phone calls. Behind this is a series of planters and a wire rope plant trellis to add greenery to the space, which will be filled with plants such as ferns and ivy. In the centre of the courtyard will be a large tree and circular bench. The courtyard will be lit with a combination of bollard lights and uplights that won't cause any pollution for neighbouring housing. The bin store and cycle store will have lockable doors.



5.0 Details & Materiality

5.2 Courtyard & Landscaping

The following planting is proposed for the courtyard space as they are suited to the shaded conditions of the space and to all weathers and seasons, they will populate the planters and climbing plant wall quite quickly and won't require much maintenance.

Damp shade ferns

Athyrium niponicum var. pictum

Blechnum chilense

Golden Shield Fern

Dry shade ferns

Dryopteris affinis

Polystichum setiferum

Anemanthele lessoniana

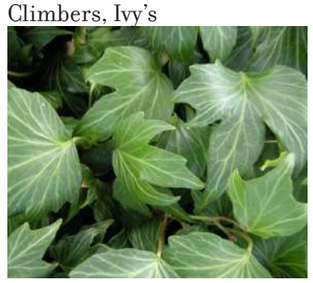
Grasses *Festuca Glauca*

Potted Plants

Chamaerops humilis

Fatsia japonica

Climbers, Ivy's



Hedera helix green ripple

Hedera helix ivalace

Hedera helix wonder

Wire rope plant trellis system.

Central potted tree.

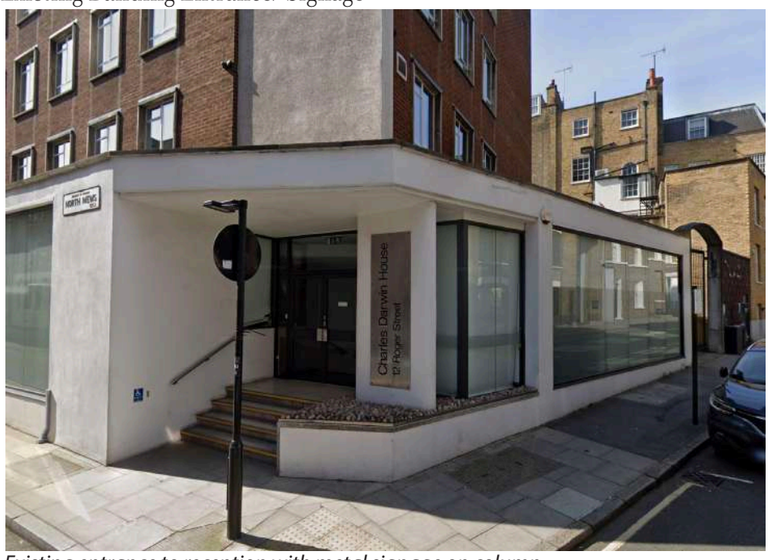
5.0 Details & Materiality

5.3 Proposed Signage

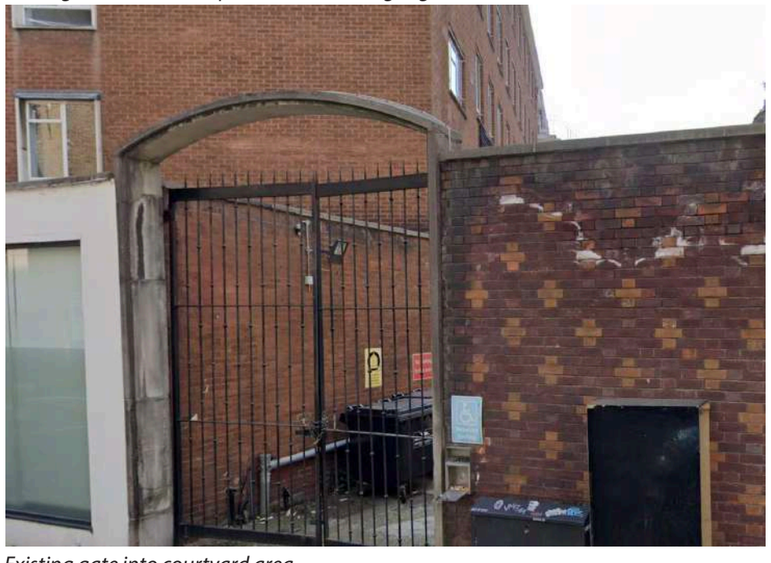
The existing signage for the building is limited to a metal sign on the column next to the entrance. It is fairly nondescript and does not attribute any character or identity to the building. Similarly, the existing entrance gate to the courtyard is plain and not configured for consistent use as an entrance to the building. The archway above doesn't correlate with the building and it has been commented that it doesn't look structurally sound.

It is proposed to incorporate the building signage into the essence of the new ground floor podium scheme, integrating the signage into brick work patterns and into the new gate, in order to give the building distinguishable identity.

Existing Building Entrance/ Signage



Existing entrance to reception with metal signage on column.



Existing gate into courtyard area.

References

Brick building sign.

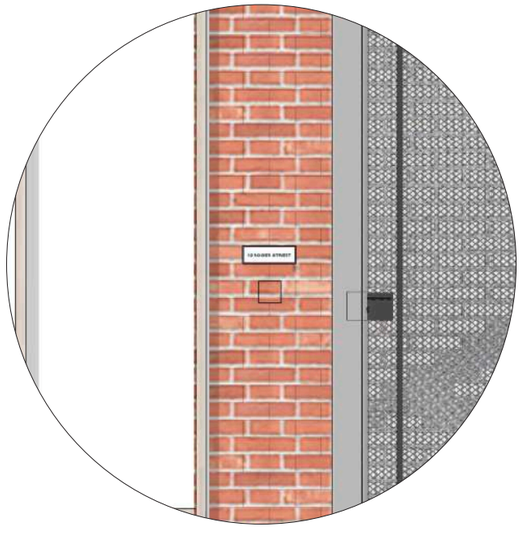
Patterns derived from existing brickwork.

Glazed bricks within brickwork.

5.0 Details & Materiality

5.3 Proposed Signage

The proposed signage will be an integral part of the building's fabric. and consists of a fret cut metal sign within the gate reading 'Brownlow Yard' and a small engraved brick to sit above the access control panels next to the gate and front door. The new signage ties in with the facade designs and should advertise the building from all approaches, giving it a clearer identity and street presence whilst remaining subtly integrated in the building fabric.



5.0 Details & Materiality

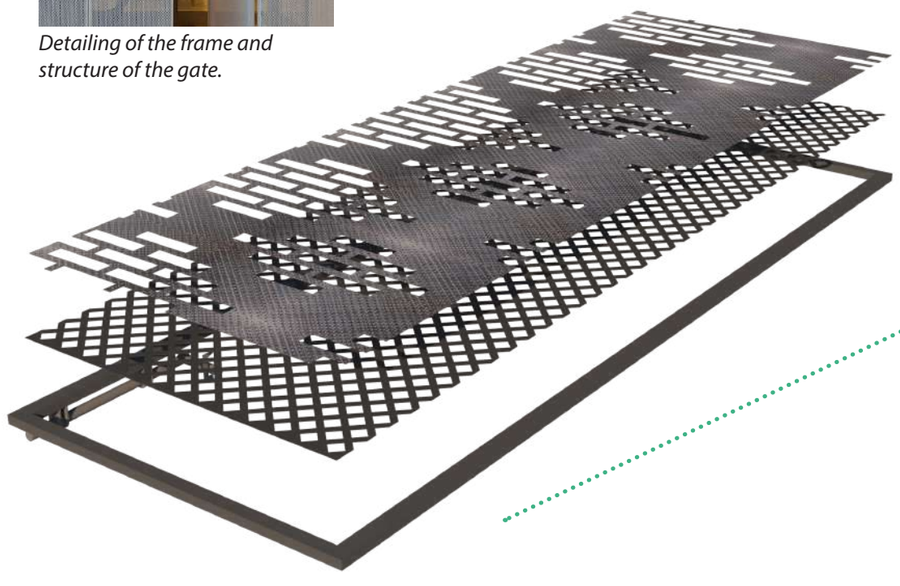
5.4 Proposed Entrance Gate

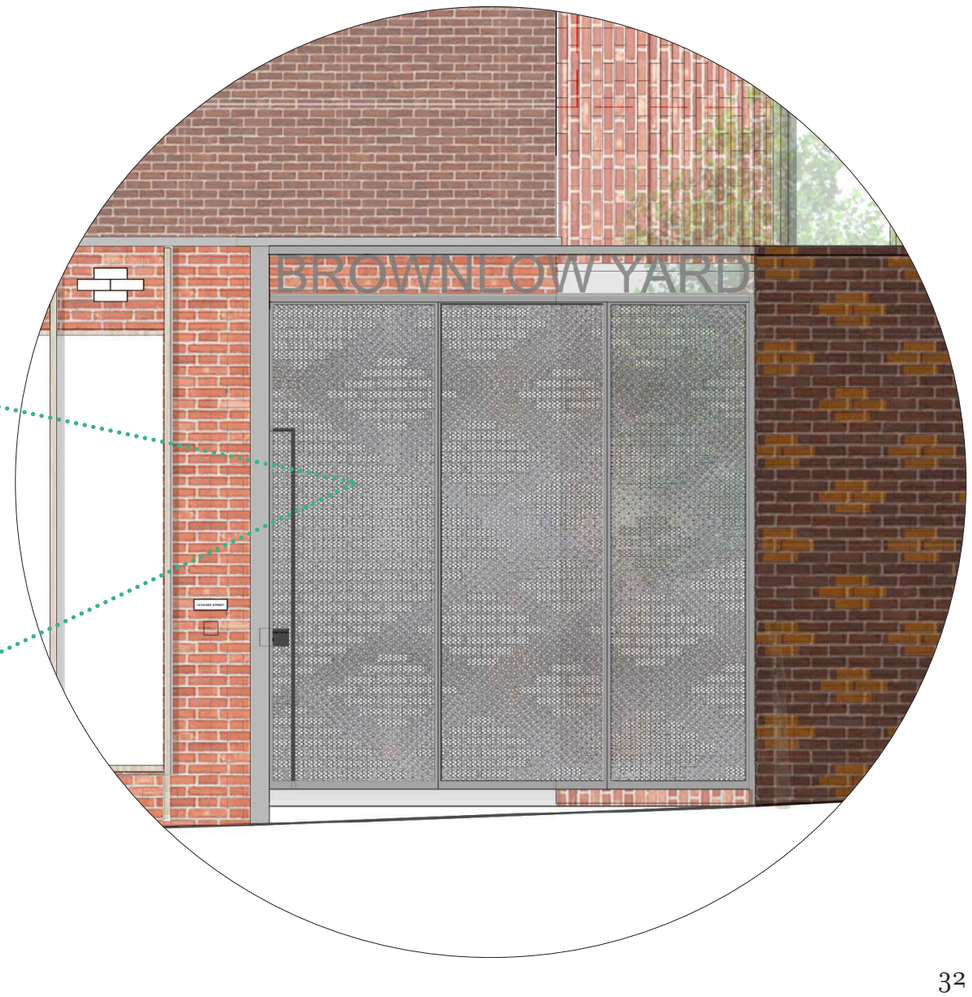
It is proposed to install a new bi-folding entrance gate into the courtyard space, which compliments the use of the courtyard as the main entrance. It will act as a security measure at night, with the last leaf opening on an access control maglock for out of hours access. The gate will also be accessible for refuse connection.

The design links to the brickwork patterns, with two layers of mesh with different perforations and a fret cut brick pattern creating a translucent screen into the space. This allows a view in and out of the courtyard even when the gate is closed, with the permeability maintaining the relationship between the public and private realm. The name of the building is also incorporated into the top rail of the gate.

Layering of different perforations of metal mesh.

Detailing of the frame and structure of the gate.





6.0 Access

6.0 Access

6.1

The building is located within walking distance of Holborn, Chancery Lane and Russell Square underground stations and is within reasonable proximity of Kings Cross St Pancras train station. Located just off of Gray's Inn Road, the building is close to numerous bus routes.

The re configuration of the entrance has allowed for level access into the building through the courtyard by means of a light ramp from the street. The courtyard paving has been raised to be level with the slab of the ground floor.

The new reception desk is compliant, with a lower section for wheelchair users and an induction loop. The lift will fit a wheelchair, however due to building constraints the shaft cannot be enlarged to incorporate a larger lift car. The raised access floor is being removed from the upper levels to create level access into the office floors, rather than ramping up.

Source of Guidance:
Statutory Requirements
Disability Discrimination Act 1995.
Approved Document M 2015 edition.

7.0 Sustainability

7.0 Sustainability

7.1

With regards to sustainability, the installation of new plant and services throughout the building will improve heat recovery on air handling units and on VRF/VRV for hot water. Energy saving strategies will be applied with regards to lighting, by installing LED fittings with daylight dimming, presence detection and time controlled circuits. There will also be a night setback mode on the MEP equipment.

The extension to the first floor will be of Glulam construction, which has a much lower embodied carbon footprint than concrete. Other materials proposed for use throughout the building such as Bolon flooring and wood-wool acoustic panels utilise recycled and sustainably sourced materials.

The new courtyard space will contribute to the wellbeing of tenants utilising the building, providing a source of, currently unusable, outdoor space. 22 cycle spaces will be provided to allow cyclists to commute to work, using the new shower and changing facilities that will be accessible from the courtyard and the reception.

8.0 Conclusion

8.0 Conclusion

The proposed works to 12 Roger Street should reinvent the street presence of the building, giving it a character that ties in with the materiality and feel of the surrounding Conservation Area, whilst providing the building with more identity with new signage. The new entrance way through the courtyard space will provide level access and valuable amenity space for the building as well as a more attractive street frontage and inviting entrance for both tenants and visitors, with the reception becoming visible through the glazing along the Roger Street elevation. The refurbishment of all of the office floors and installation of new services will bring the building up to a more efficient, modern standard as well as allowing for a more efficient and attractive office floor plate. The new extension provides the building with more net office space and will even further enhance the appearance of the courtyard space and the interior of the building with feature ceilings and exposed Glulam construction.

MINIFIE ARCHITECTS

Studio 1, 14 Marshalsea Road
Borough, London
SE1 1HL