



- Creating a continuous street scape along Tower Street
- Removal of glass orangery & infill of light-wells provide the possibility for a new landmark extension to better engage with both the existing building and the surrounding courtyard
- New gate to parking space will provide secure entrance and prevent anti-social behaviour
- New access from Tower Court will increase natural surveillance along the underutilised pathways and increase security



#### Existing Building

The interior of 22 Tower Street has been substantially altered on every floor, with very few original features remaining. A number of new partitions, floors and suspended ceilings have been inserted throughout, and most of the heritage features have been removed.

The current PVC conservatory extension on the Tower Street facade is of low quality and detrimental to the character of the area. It is currently in a state of disrepair and the clear plastic, used as a cheap alternative to glass, has become clouded.



### 03 Design development



#### Pre-Application Proposal

Claridge Architects have previously submitted pre-application proposals for this site, meeting with officers on 10.10.18.

The proposed works can be summarised as follows:

- Full refurbishment of the main block to house the new BRC headquarters
- Front single storey extension
- Rear replacement orangery
- Full refurbishment and change of use of 2 Tower Court to residential (Now part of separate application)

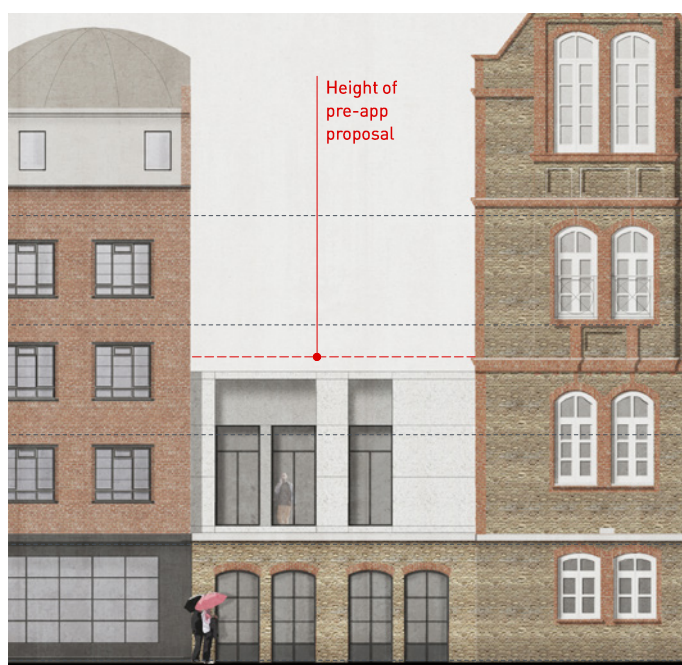
#### Pre-Application Comments

Verbal Feedback:

The principle of development and extent of extensions proposed was considered acceptable in principle with the removal of unsympathetic additions installed in the 1980's welcomed.

Specific Feedback on the 1st Floor extension:

1. It was requested that the height of the parapet wall is lowered slightly by a single brick course so that the extension sits below the main buildings first floor string-course detailing
2. Windows on the upper floor should follow the same language as the lower floor
3. The pigmented stone cladding was questioned, with preference for a creamy/yellow coloured stone to be explored



## Design Response (Superseded - See pages 22-25)

1. Height of proposed extension lowered to sit below existing adjacent string course. As per the section above, the mechanical plant equipment located on the new roof, will not obstruct the view of the existing building features, nor of the buildings and sky beyond (concealed by the parapet)
2. Various window frame & panes sizes and proportions were tested. Ground floor openings, with Crittal-style steel glazing, referencing the neighbouring commercial frontage, with a strong geometrical design. First floor openings reflect the vertical proportions of 22 Tower street, whilst maintaining a consistent language with the ground floor steel framed windows, resulting in a contemporary, yet site specific design response.
3. We have proposed an 'off white' light coloured stone to visually engage with the white stucco entrance and white window frames found on Tower Street; again with the aspiration to create a meaningful, site specific contemporary architectural intervention

## Post-Planning Submission Design Development

### Rev A 19.11.19

Following the planning design submission LB Camden asked the design team to explore removing the existing single storey brick side extension to facilitate the design of a contemporary full two-storey facade.

Whilst this will result in more existing fabric being demolished and replaced it was agreed that this design move can help restore the visual independence of the Grade II Listed School Building and reinstate its original symmetry.

Please refer to pages 22-25 & 34 for the developed design rationale and final proposals for the full two-storey contemporary infill extension design.

### 03 Design development



### Demolition works

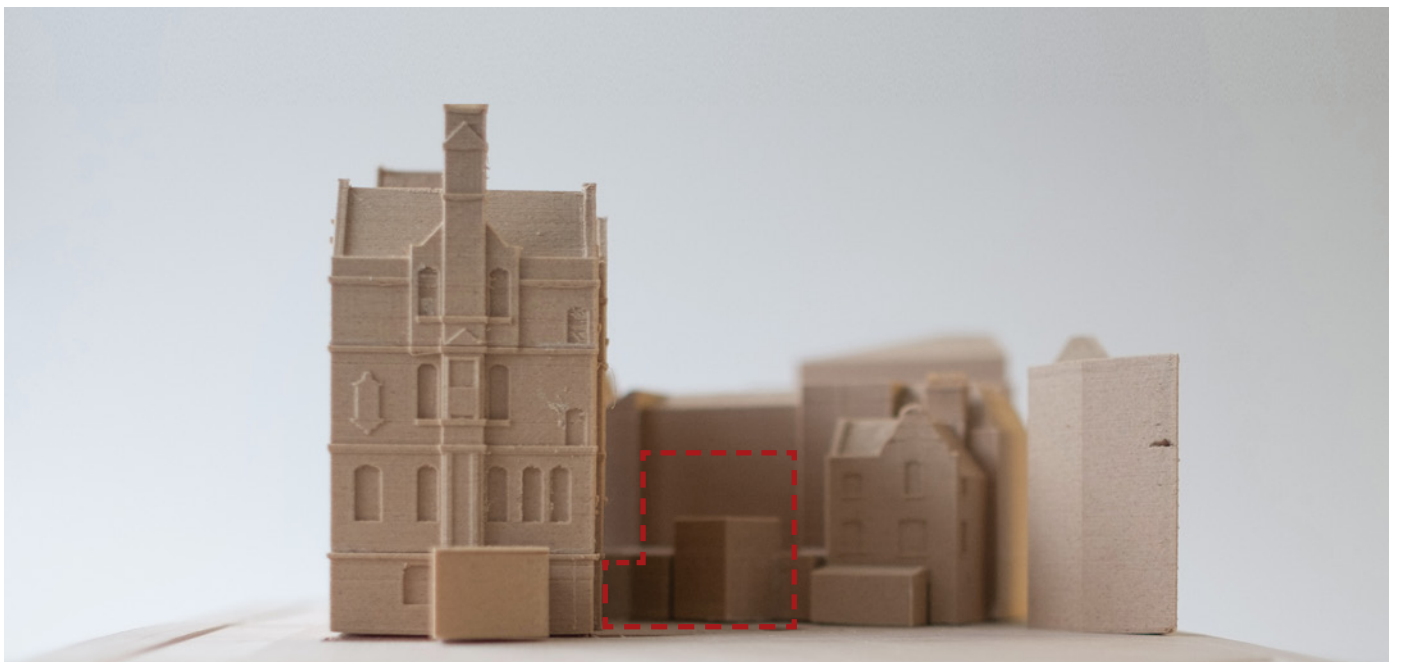
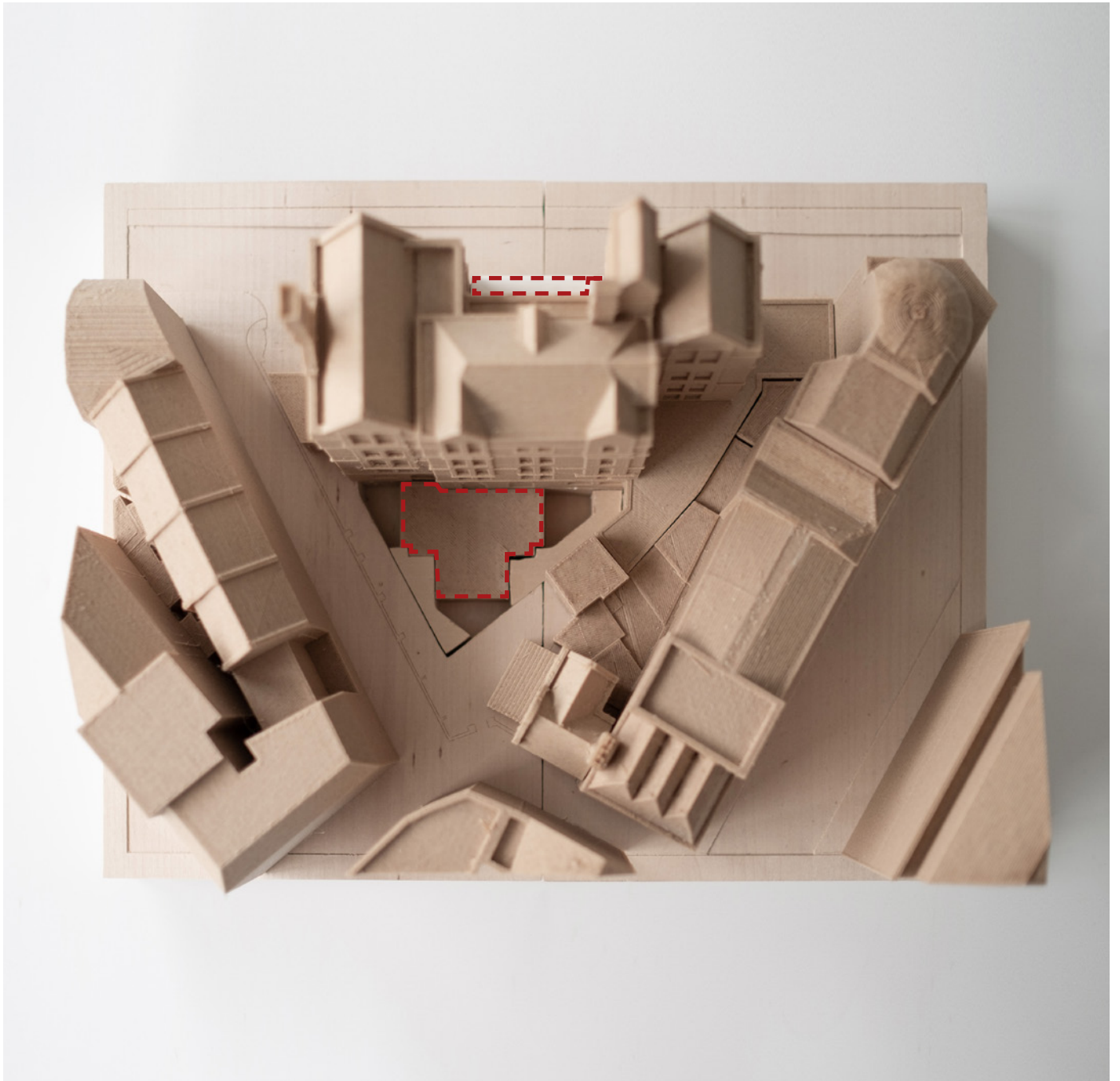
As illustrated in the images above, the current condition of the 1980s extensions, especially the large orangery, is poor and unsuitable for modern high quality office space.

We propose to carefully remove these additions and reinstate the 3rd floor terrace as an outdoor amenity for the offices and re-establish the original building form. To the rear of the building the replacement for the orangery will allow the rear facade of the existing building to be enjoyed from the courtyard.

Internally, the 1980's internal fit out will be removed entirely, to create high quality working spaces and enhance the existing building features wherever possible, that are currently concealed.

An application for the soft-stripping of the buildings internal non-original finishes has already been approved.







Horizontal Alignment - Respecting the existing string courses



Existing Condition

## Side Extension - Massing Design

The principle of a single storey side extension at first floor level (image above) was established during the pre-app consultation period prior to submission of the full planning application. The additional single storey massing will act as an urban repair tool, obscuring the view of the rear of the buildings on Earlham Street (image on the left).

The proposed extension has been tested for BRE Daylight/Sunlight requirements and it has confirmed any small losses to neighbouring windows are within BRE guidelines.

Following submission of the full planning application we were asked to explore a full new facade design rather than retain the existing single storey side extension. The text below and illustration on the opposite page describes the design rationale of the proposed elevation.

## Side Extension - Elevation Design Rationale

The architectural ambition of this intervention is to create a contemporary language which engages with the school building - and broader Seven Dials area - that is tailored to its unique setting and acts as a quiet yet playful interpretation of the handsome school building.

The key design moves take cues from the School Building as follows:

- **Fenestration** - within the existing building the windows at ground floor level are modest in scale and relatively squat in proportion but gradually increase in height to become taller and more elegant proportionally on the upper levels. On the proposed side extension we have proposed square windows at ground level and taller proportions on the upper floor to resonate with this character and hierarchy.
- **Solid to void** - a higher ratio of glazing to wall for the upper levels is found on the existing building and proposed for the side extension.
- **Level of articulation** - increases for the upper levels of the facade
- **Symmetry** - the school building has a formal symmetrical facade. Following feedback from LB Camden we have adopted this approach for the side extension.
- **Window separation** - Inspired by the red brick piers between the windows on the existing building a semi-circular column has been introduced between the windows on the first floor of the side extension
- **Materiality** - the existing building comprises stock bricks combined with a secondary material - red bricks - to highlight details. On the proposed extension this move is echoed by using a technical stone as the primary material in a complimentary red-pink tone, similar to but lighter than the existing red brick (see following page for colour elevation). A richly textured grey terrazzo is used as a secondary material to highlight the details.



### 03 Design development



01

June 2019 proposal - following request from Camden Council to replace the single storey side extension.



02

Introduction of arched openings works well with existing building but the facade appears overly vertical and too formal.



05

The column separating windows felt comfortable alongside the existing building, however the lack of difference between the two floors is less successful and appears overly formal and lacks a distinction between base and top. Reduction in the size of the piers left the ground floor in particular not feeling solid enough.



06

Whilst wide arches are found on the upper floors of the school building, when introduced at ground level the result felt uncomfortable and appeared pastiche. There are also no examples of wide arched windows at ground floor in the immediate area, with most buildings having orthogonal bases. As a result we have rejected arches at ground floor.

#### Infill Elevation - Design Process Summary

The drawings above record the iterative design process undertaken where we tested various facade compositions to create a distinct, contemporary architectural language whilst forging a visual relationship with the Listed School Building Facade.



03

Introduction of string course is an improvement, but ground floor lintels too heavy compared to horizontals on the existing building.



04

Removal of the arches left window openings that still relate to the existing building proportions, but it was felt that this was too far abstracted from the character of the school building and lacked detail. However, the idea to break the symmetry of the facade has merit.



07

Proposed facade design submitted to LB Camden on 25.07.19.



08

Proposed facade design and composition. This has been updated to make the facade symmetrical, in line with comments from LB Camden.



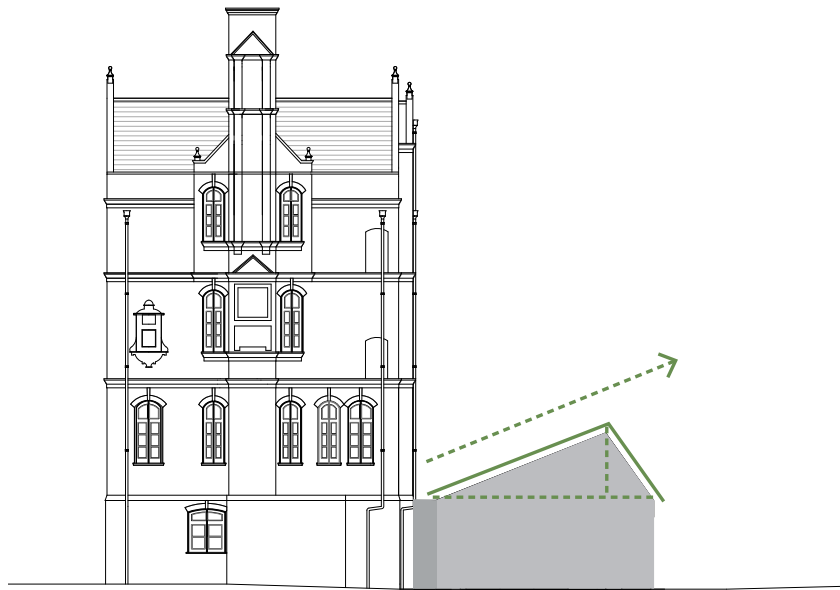
Existing uPVC Orangery Rear Extension

### Rear Extension - Massing Design

The new replacement orangery has been designed to create high quality, uplifting office and meeting space for the BRC; it's reduced footprint, bulk, scale and massing compared to the existing conservatory will also minimise the visual impact on the school building.

The proposed geometry will be a single storey structure with a generous ceiling height, folding down towards the existing rear facade to minimise the impact to the 1st and 2nd floor windows, and offer a more interesting & varied outlook.

The pitch of the proposed orangery roof seeks to echo and engage with the distinct pitched roof forms seen in the existing school building.



Pitch roof & impact to existing building



Pitch roof analysis