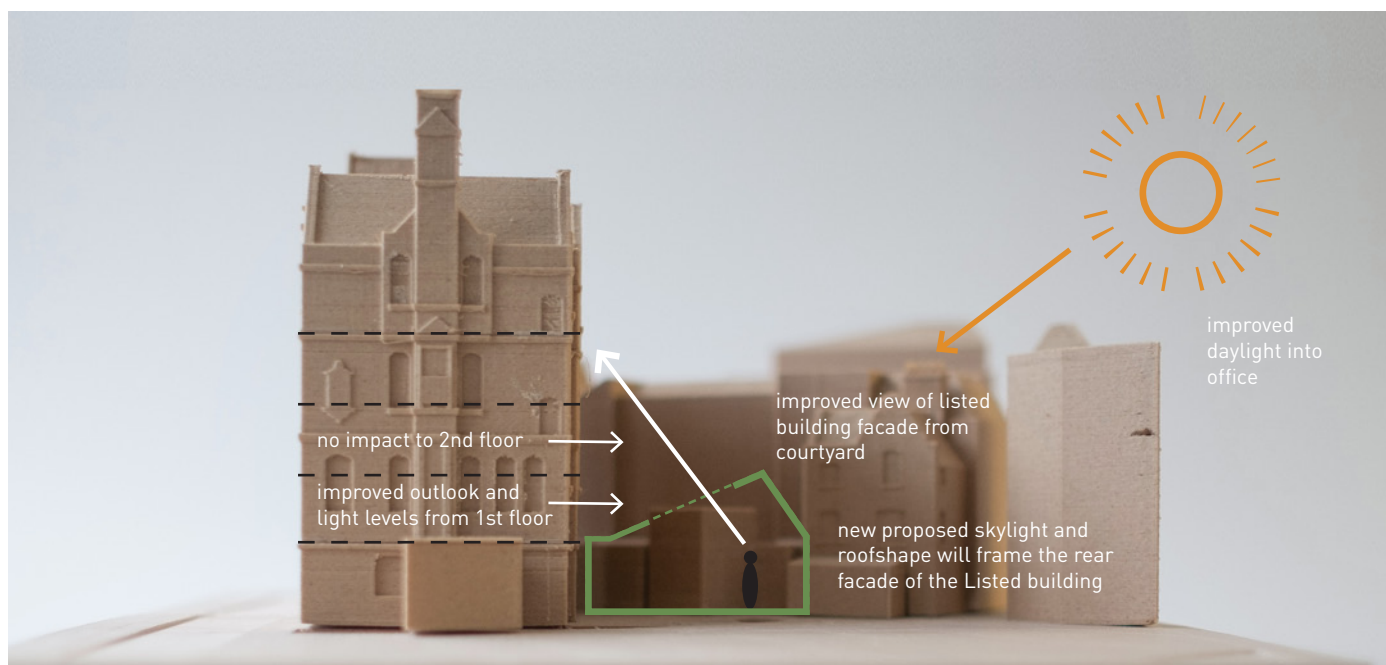
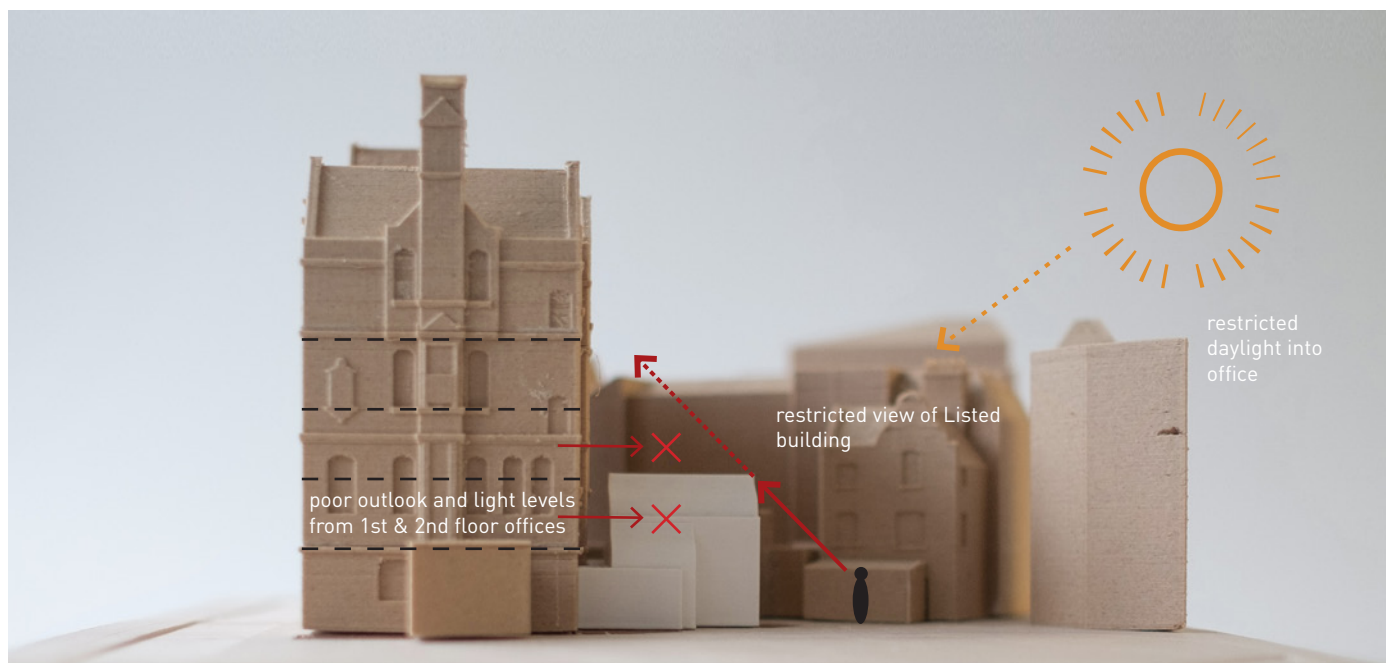


#### Rear Extension - Massing Design Rationale

In plan, the new orangery has been tailored to reflect the geometry found on site, creating a balance between optimising its footprint and improving the external courtyard space. By meeting the strong site lines, the geometry minimises the impact on the rear facade of the existing building.

Secondly, by extending orthogonally away from this facade, it provides a clear entrance point from the courtyard and newly proposed garden entrance. At the rear of the site the sharp angle allows varied and interesting views of the new structure whilst successfully integrating with the landscaped area.

Lastly, through both the site responsive geometry and the enclosure of the light-well, the proposal creates a second smaller external space, at ground floor level, for BRC members and staff, with a natural level of separation and privacy.



In section, the diagrams above illustrate the adverse impact of the existing orangery to both light levels and outlook from the ground, 1st & 2nd floor levels of the main property. It also prevents views of the rear facade of the Listed building from many locations within the courtyard and lanes, further interrupted by the three existing light-wells.

The proposed geometry would be a single, generous storey, 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 geometry of the proposed roof form recalls the character of the pitches found on the Listed buildings roof, taking inspiration from the context. Through the implementation of a skylight, this will also allow occupants to appreciate the view of the rear facade, currently obscured by the structure of the existing conservatory.

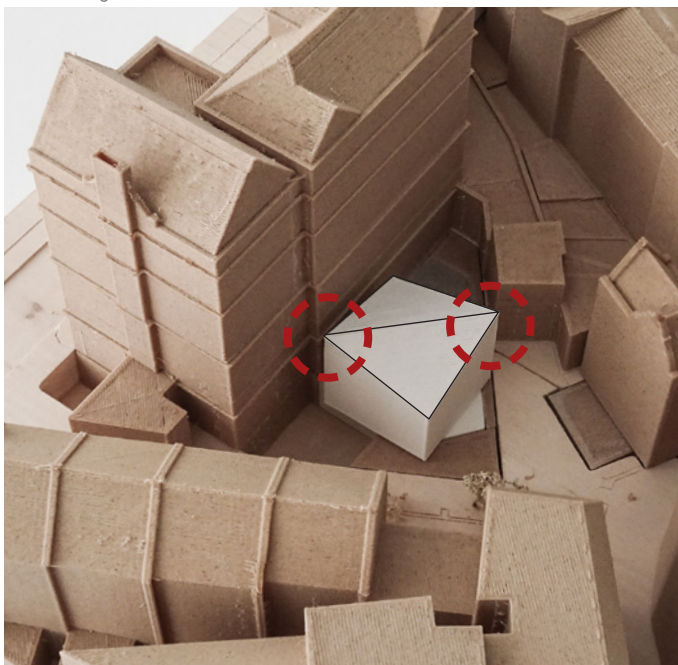
### 03 Design development



1 - Existing



2 - Consented (2 Storey)



3



4

#### Rear Extension - Design Process Summary

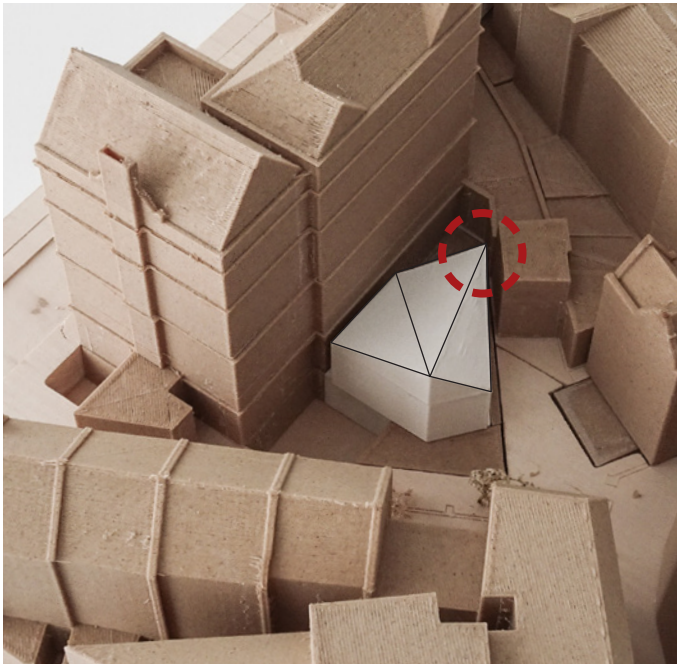
A number of design iterations have been considered in order to respond to both the site context, and also achieve the aforementioned improvements to the quality of the spaces within the main property and the courtyard.

1 - Existing 2 storey 1980s uPVC conservatory in poor state of repair and detrimental to both the existing building and the external space

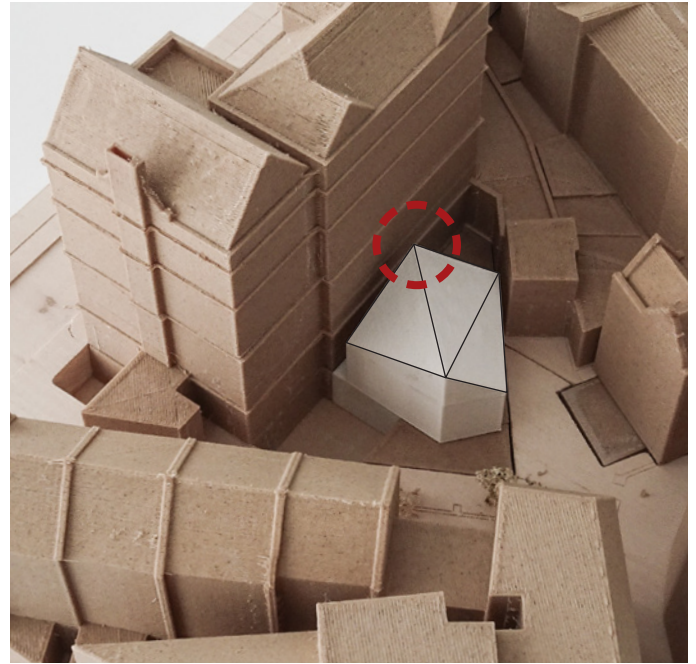
2 - Approved two storey volume in 2014, with reduced footprint compared to the existing conservatory (establishing the principle of a modern extension)

3 - Roof geometry begins to respond to site constraints, but multiple pitches create odd junctions to both the existing building and the neighbours

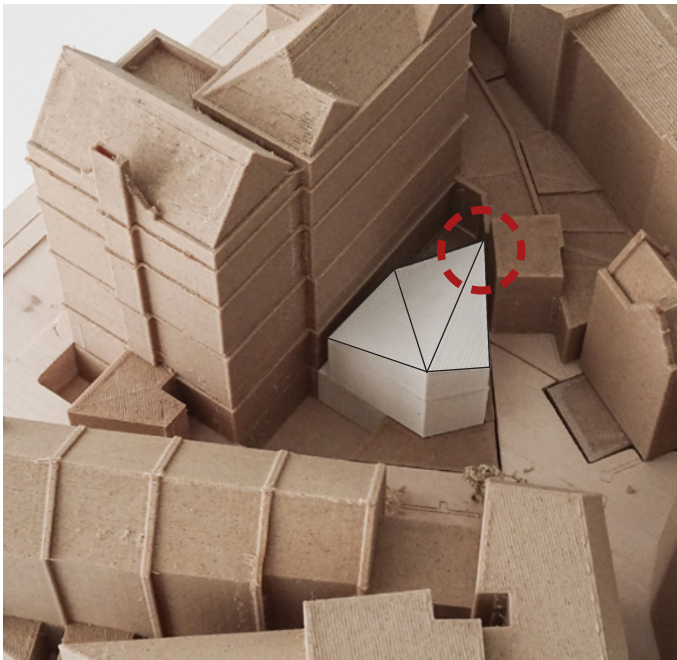
4 - Single pitch direction and highest point set furthest from existing building allows view framing, however tall square facade does not engage with other courtyard geometry



5



6



7



8 - Proposed

5 - Pitch location overshadows small courtyard and ground floor, whilst also creating an unsuccessful relationship to the neighbouring buildings

6 - Pitch location does not improve light levels or enjoyment of the existing building rear facade. Plan geometry responds well to context

7 - Pitch location overshadows small courtyard and ground floor

8 - A truly site specific, bespoke solution tailored to the context; alleviating the previously identified constraints, as well as maximising the opportunity for views across the courtyard and, the daylight levels within the existing building.



Aerial view of courtyard looking South-West

### Proposed Massing Design

The proposed external works, following the demolish works described, can be summarised as follows:

- Tower Street: Two storey 'infill' extension to replace the existing single storey side extension. The contemporary elevation proposed seeks to foster a visual relationship with the school building whilst offering a distinct new addition to the street-scene. The removal of the existing side elevation will also reinstate the original symmetry and visual independence of the Listed School Building.
- Rear Courtyard: Replacement orangery. The proposal will replace the large 1980s uPVC orangery structure with a high quality, sensitively designed contemporary structure to enhance the school buildings connection with the courtyard and provide space for BRC staff and guests to enjoy.

Both proposed extensions will have strong geometry and will be clearly expressed as contemporary additions but which have been carefully designed in response to the context.

Their design has been fully tailored to the setting - from the massing design and window proportions down to the material palette used.





Proposed front elevation

### Proposed Elevations

The images above and opposite illustrate the proposed materiality of the extensions, within their context. The materials were carefully selected to engage with the listed school and site setting, which will be executed with clean contemporary detailing.

The selection of soft red technical stone reminiscent of local brickwork along with details that reference the surrounding buildings ensure that the proposed extension sits comfortably within and contributes to the Seven Dials conservation area. The proposed depth, arched lintels, stone column mullions at first floor, banding and textured stone details will bring contemporary design and visual interest to the area.

The pairing of windows; arched openings; window proportions at first floor; contrasting lintel details and two-tone masonry facade are directly inspired by and echo the architectural characteristics of the listed building.



Detail - Front elevation of infill extension



Proposed rear elevation



Proposed side elevation



Detail - Rear elevation of orangery extension

## 04 Design proposal



1- Grey base, red above - building opposite



2 - Red brick building facing Tower Court



3 -Dark Crittall glazing - adjoining retail unit



4 -Minimal framed glazing - nearby shopfront

### Local Materials & Architectural Character

The above images are local precedents which have directly informed the design of the proposal in terms of materiality and detailing. Local shop-fronts such as 'ace&tate' and 'Another\_Space' make use of Crittal-style glazing, which we propose to incorporate in the new cafe frontage. Moreover, these local precedents also strongly define stores and ground floor through the implementation of banding, which was similarly incorporated into the design of both front and rear facades.

Lastly, red brick has been identified as the predominant building material around Tower Street and along Tower Court, the tone of which we have reinterpreted in the contemporary orangery design, through the use of pigmented composite stone, with light grey details.





## Example material palette

As the previous page illustrates, the proposed material palette draw inspiration from the context, carefully selected to both engage with and enhance the current setting.

The proposed materials also aim to enhance the legibility and visual enjoyment of the existing listed property.

- 1 Painted hardwood doors - entrance & front facade (Colour: Black)
- 2 Steel Crittal Style Glazing with Slim Profiles (Colour: Black)
- 3 Existing stock brickwork
- 4 Technical Stone Cladding (Colour: Light Red/Pink)
- 5 Technical Stone Cladding (Colour: Light Grey)
- 6 Technical Stone Cladding (Colour: Off-White)

## 04 Design proposal



1



2



3



4

### Precedents - Contemporary extensions

The precedents above represent a selection of contemporary architectural interventions - all located in urban settings - constructed from a restrained palette of high quality materials, and with a high level of articulation. A similar approach is proposed here, to create a quiet, contemporary piece of architecture which would improve the immediate setting and complement the existing building.

- 1 Grey composite stone rainscreen cladding, by David Chipperfield Architects
- 2 Light-coloured stone rainscreen cladding, by Claridge Architects
- 3 Coffee shop + house entrances - Crittall glazing
- 4 Extension glazing - minimal framed glazing, by Claridge Architects