

INTRODUCTION

INITIAL BRIEF



SITE ANALYSIS SURROUNDING CONTEXT

The existing building in fills the block off Clerkenwell Road and Back Hill surrounded by buildings of 4-6 storeys varying in occupational use and architectural style.

Use ranges from retail, showrooms and offices with some residential dwellings above street level. Surrounding Buildings consist predominantly of brick and glazing in classic and contemporary styles.



FIG 33 | NEIGHBOURING BUILDING FROM WARNER STREET



FIG 34 | NEARBY HERBAL HOUSE



FIG 35 | NEARBY HERBAL HOUSE,



FIG 36 | 46-148 CLERKENWELL ROAD



FIG 37 | IMAKR STORE GLAZED



FIG 38 | TURNMILL BUILDING,

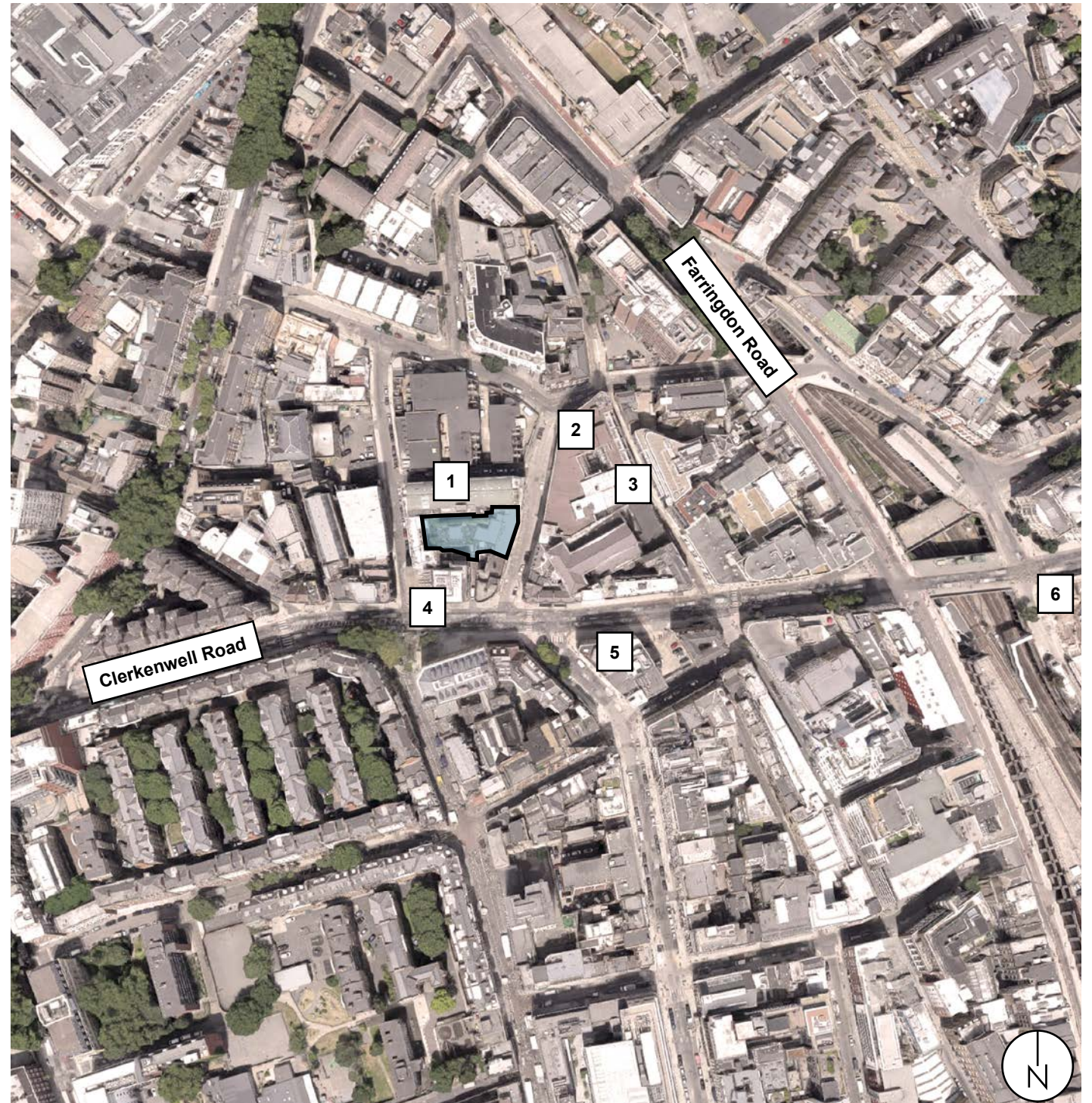


FIG 39 | AERIAL IMAGE OF SITE

SITE ANALYSIS

LAND USE CONTEXT

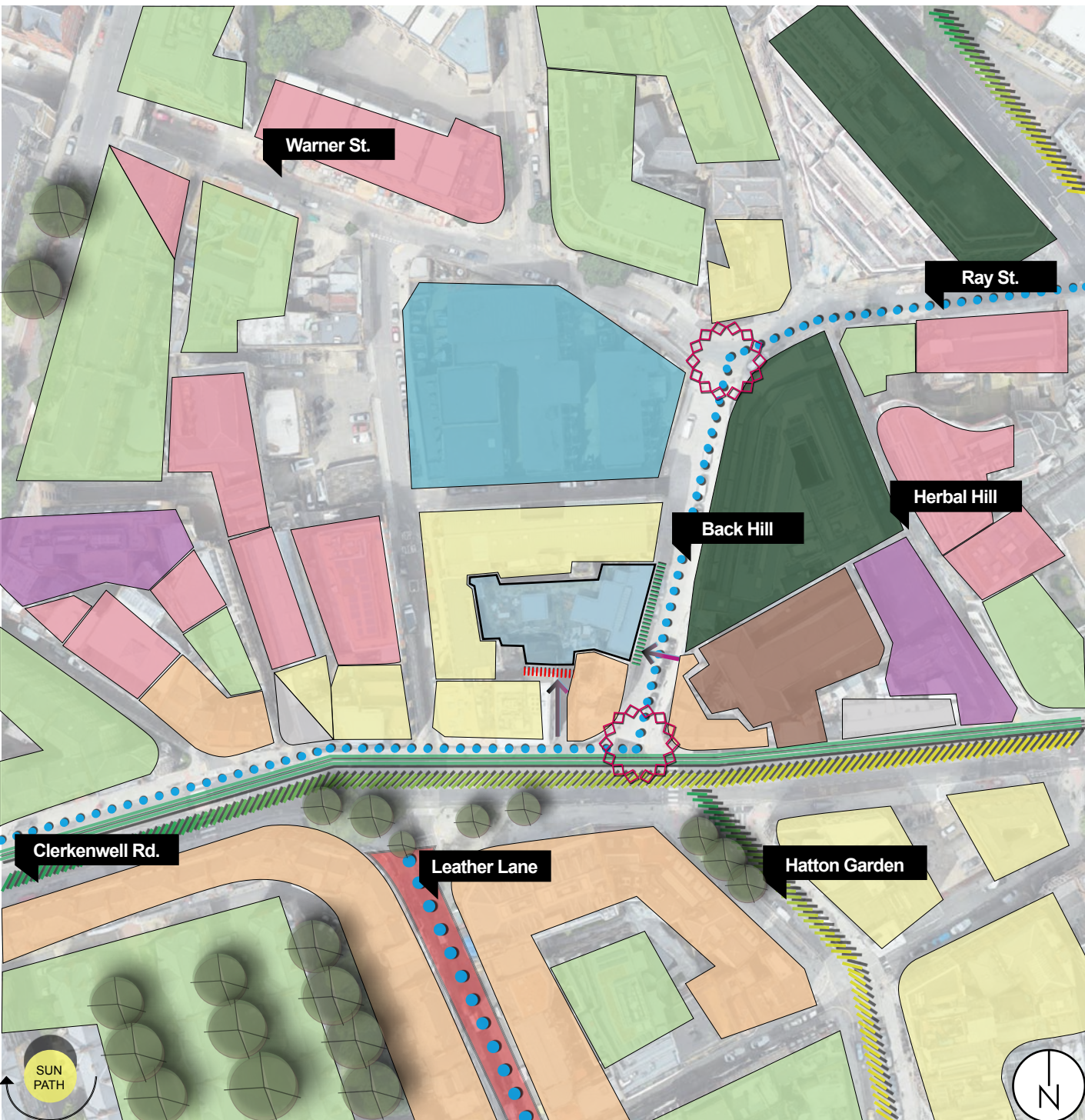


FIG 40 | LAND USE IN LOCAL AREA

Site Analysis



Site Location



Key Edge/ Frontage



Footfall



Site Access



Weak Edge/ Frontage



Busy routes



Key Node



Temporary Pedestrianised/ Market Space



Bike Route

Land Use Key



Commercial



Offices



Hotel



Commercial/ Residential



Development



Light Industrial



Residential



Educational



Ecclesiastical

SITE ANALYSIS

THE SITE



FIG 41 | AERIAL IMAGE OF SITE



FIG 42 | AERIAL IMAGE OF SITE



FIG 43 | AERIAL IMAGE OF SITE



FIG 44 | AERIAL IMAGE OF SITE



FIG 45 | AERIAL IMAGE OF SITE

THE EXISTING BUILDING

Overview

The existing building is a typical former light industrial building dating from the late 1920s to early 1930s, occupying a subservient, cul-de-sac position off Clerkenwell Road and a mid-row position on Back Hill. The building is of a reinforced concrete frame construction with brick façades and metal-framed windows, and the roof consists of a combination of flat GRP-type coverings and garden terrace areas.

Internal accommodation is arranged over lower ground, first, second and third floors, including a level change of approximately one storey from White Bear Yard to Back Hill.

EXTERNAL APPEARANCE

The façade of the building has been well-maintained with the brickwork, render and windows appearing to have been renovated in the recent past.

There are opportunities to make further improvements to the appearance of and access to the building, particularly on the Back Hill elevation.

INTERIOR ARRANGEMENTS

The building's interior spaces comprise a partially open plan arrangement over the lower ground and first floors, and an open plan arrangement over the ground and second floors. The third floor is only partially covered, with the remaining area used as a roof garden/terrace.

The building has a typical individual floor area of approximately 455.0m² and ceiling heights range from 2.5m to 2.8m across the floors.

The floors are connected by stairwells situated on the southern side of the building off White Bear Yard and in the north eastern corner of the building off Back Hill. A central staircase also connects the second floor to the third floor roof terrace.

SITE ANALYSIS

THE SITE

The below images show how the building sits within context. The existing building currently offers 1,968.88 sq m (21,193 sq ft) of floor space. The buildings immediate surroundings are relatively dense in mass justifying the opportunity to extend upwards.

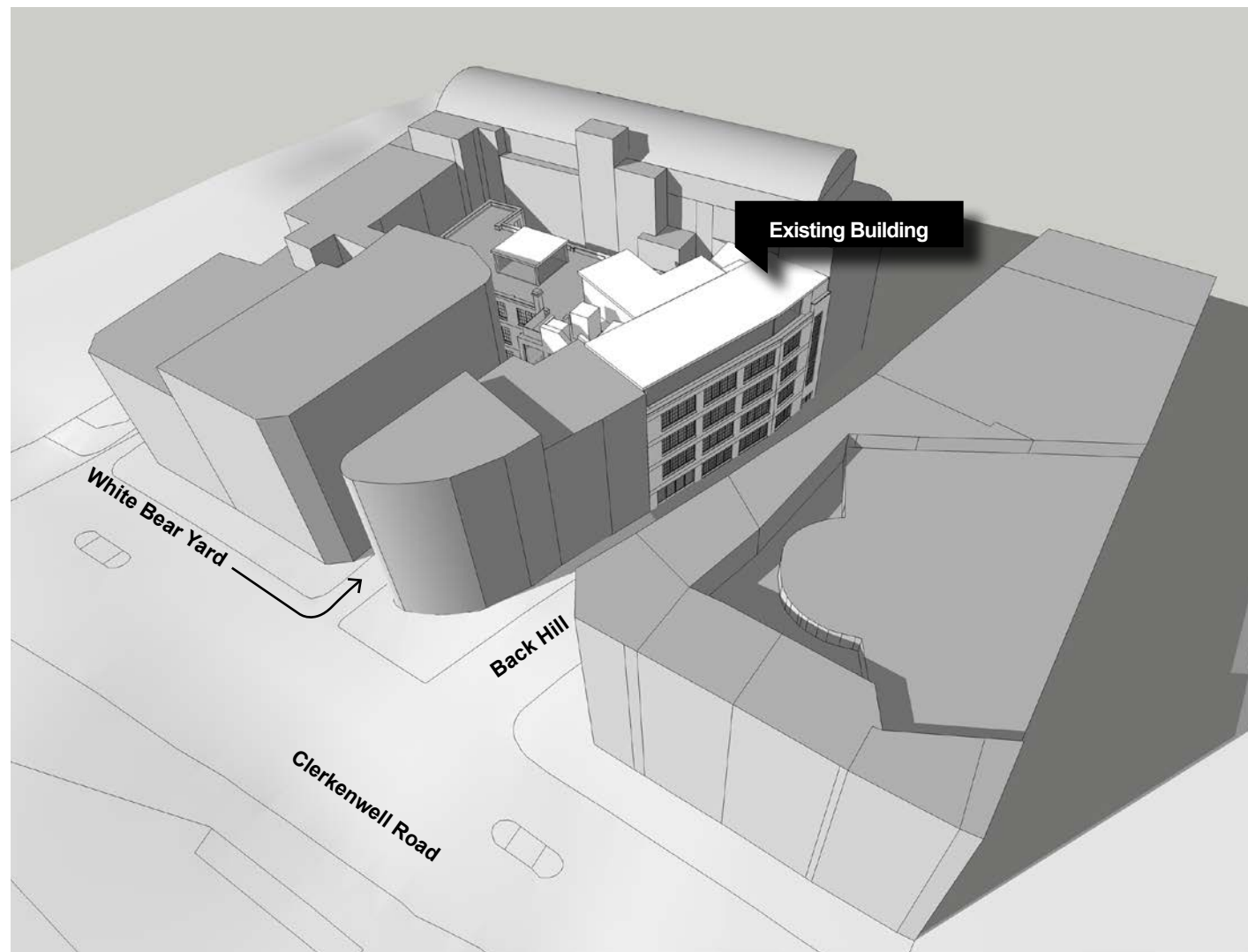


FIG 50 | EXISTING BUILDING IN MASSING CONTEXT

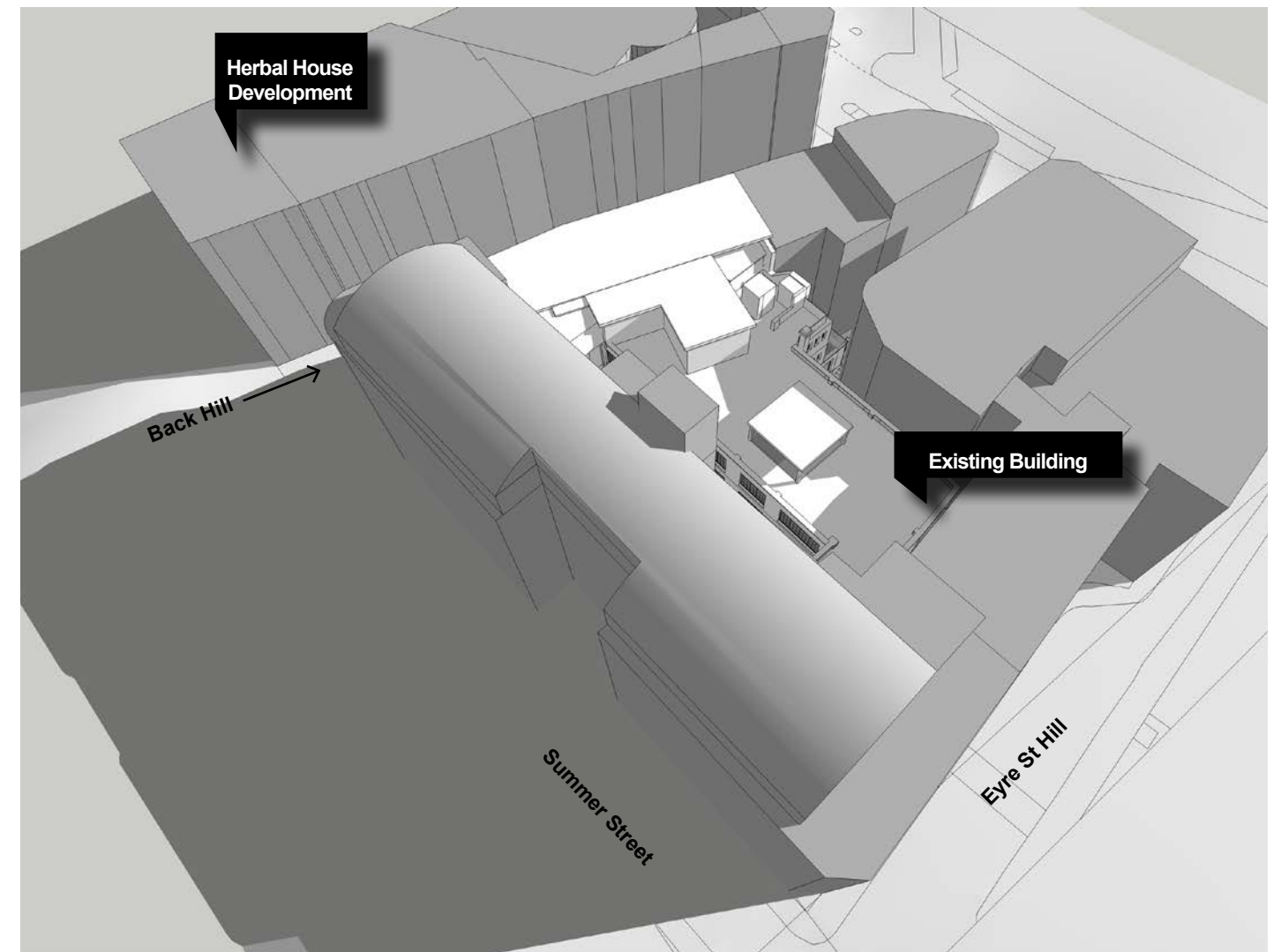


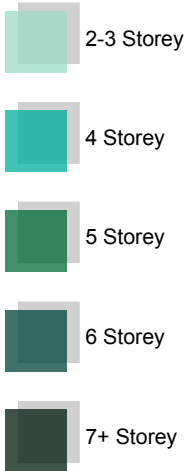
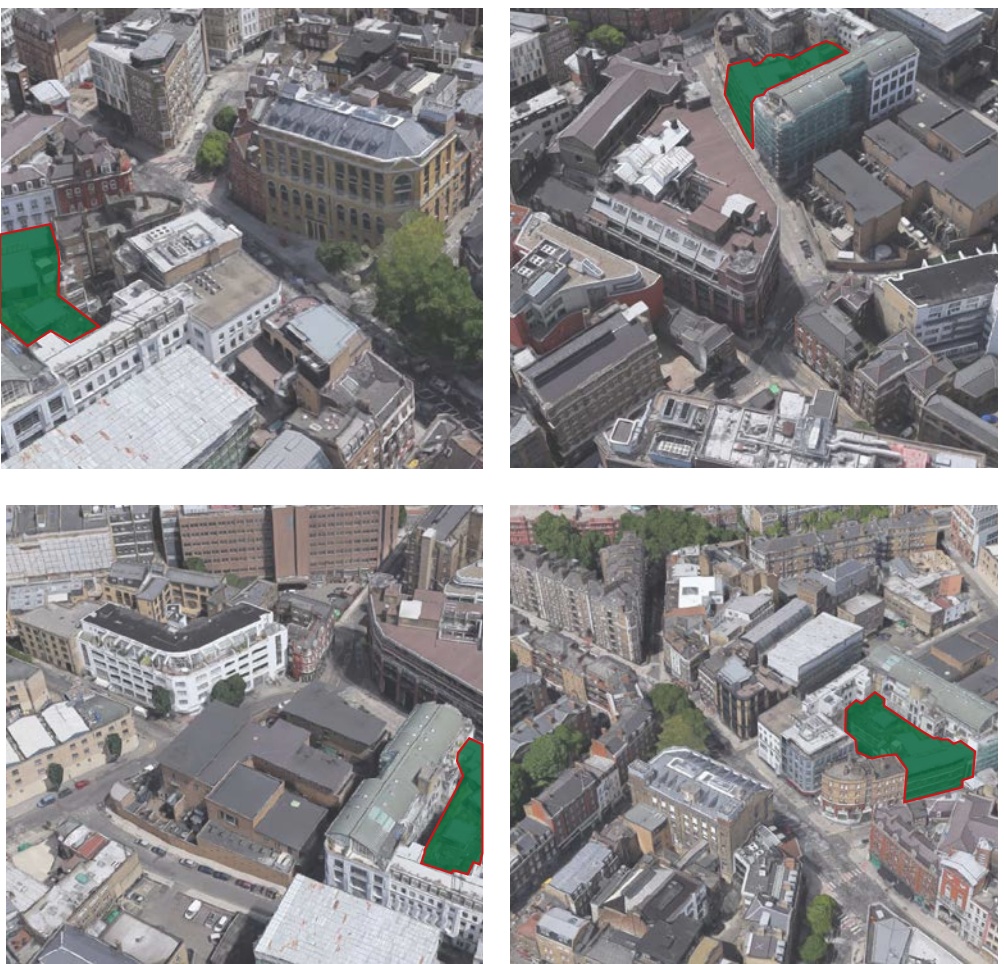
FIG 51 | EXISTING BUILDING IN MASSING CONTEXT

SITE ANALYSIS

BUILDING HEIGHTS



FIG 52 | SITE ANALYSIS BUILDING HEIGHTS



Images above showing surrounding building heights and density to the site, highlighted in Green.

SITE ANALYSIS

DAYLIGHTING ANALYSIS



FIG 53 | RIGHTS TO LIGHT: EXISTING CONDITION PLAN VIEW

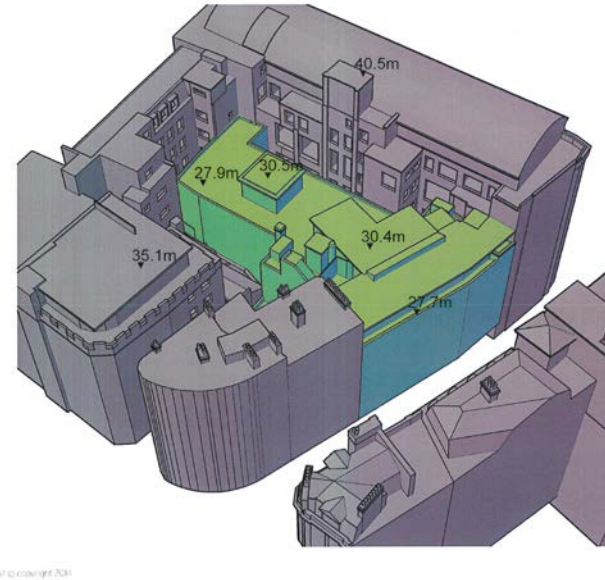


FIG 54 | RIGHTS TO LIGHT: EXISTING CONDITION 3D VIEW

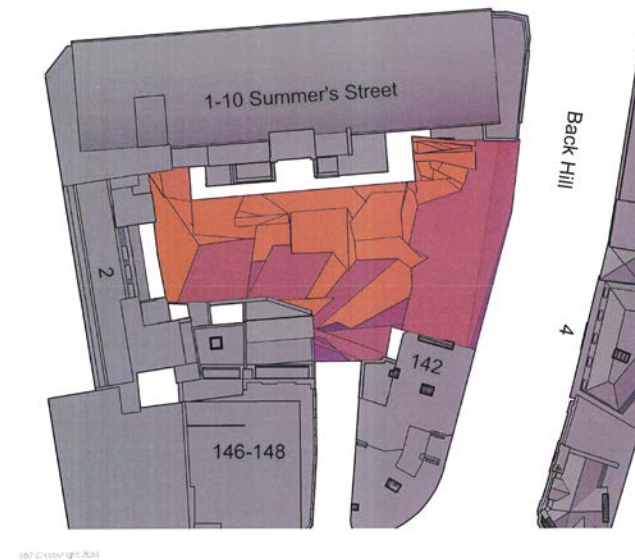


FIG 55 | RIGHT OF LIGHT ENVELOPE PLAN VIEW

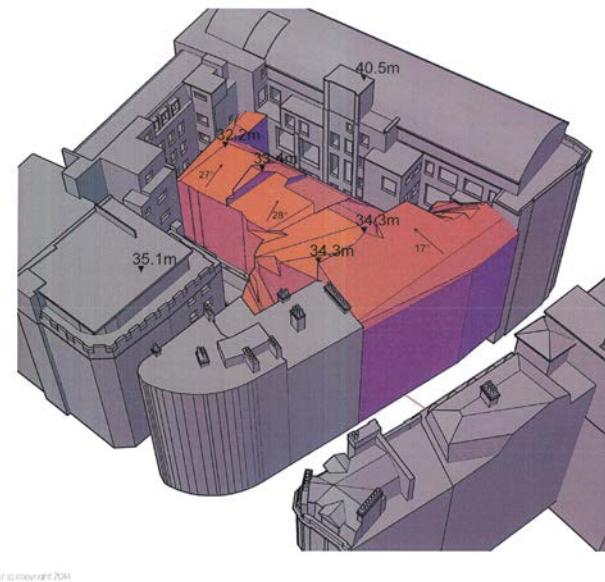


FIG 56 | RIGHT OF LIGHT ENVELOPE 3D VIEW

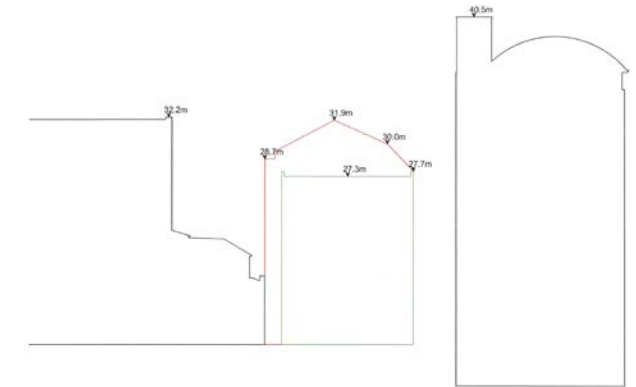


FIG 57 | SECTION 01

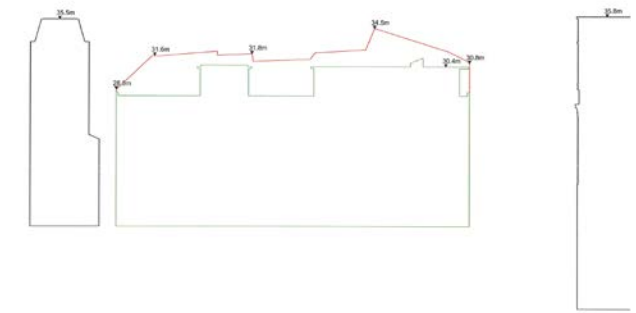


FIG 58 | SECTION 02

Images taken from report carried out by EB7 LTD

Ref: White Bear Yard, London - Rights of Light/ Daylight & Sunlight Envelope report carried out January 2015.

A 3D CAD model was produced from site photographs, laser scan model and ordnance survey information to preform the relevant analysis on the site.

The produced development 'envelope' reflects the constraints of the site informing design from an early stage.

PROPOSALS

PRE APP AND SCHEME EVOLUTION



PROPOSALS

PRE-APP MEETING 1 (01/10/2019)

The following images and plans were shown to the local authority during our first pre application meeting.

The brief from the client was to increase the office space for his business while providing a well designed contemporary addition to the building, which reflected the local character and environment.

The scheme was influenced by the surrounding vernacular and buildings, drawing from the traditional elements of the building and the local conservation area while providing a modern addition. The modern addition had to be clearly distinguishable from the main form from the existing.

The rhythm of the existing building was followed in the fenestration of the roof extension. The proposal looked to provide a large area of glazing which provides natural light in to the proposed.

The design had been refined to take into account the right to light report which shows that the proposals had no adverse impact on the neighbouring dwellings and had no increased impact on the surroundings. This can be seen in the report which was produced by Hilson Moran.



FIG 59 | FRONT ELEVATION (BACK HILL)

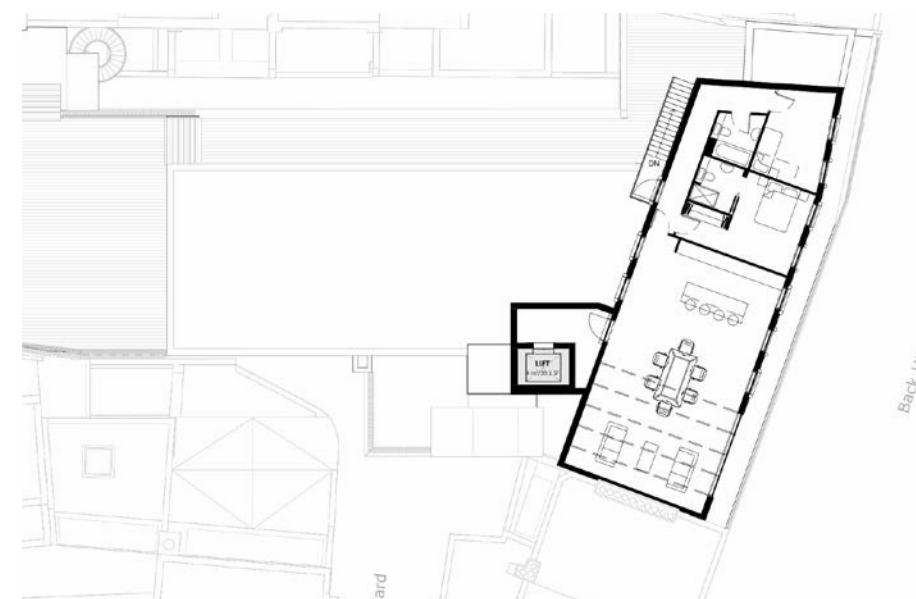


FIG 60 | TOP FLOOR PLAN

LOCAL AUTHORITY FEEDBACK

The scale of the proposal was questioned as the local authority, the thought being that the proximity of the building to the north was too close.

It was also advised that more influence should be taken from the layout of the windows of the existing building. The opinion was that the proposals needed to reflect and respect the existing building more than what had been put forward.

There was a question on the two storey element and if this was needed but we felt that given the level of design and surrounding areas the proposal would be able to support some level of two storey elements.

It was agreed that the use was acceptable.

Finally it was suggested that we needed to use materials which were of a higher quality than that was proposed. Although we felt that what had been proposed were of high quality it was important to take these comments on board.

PROPOSALS
DESIGN DEVELOPMENT AFTER PRE APP



DOFTOP EXTENSION



DOFTOP EXTENSION



FIG 61 | FRONT ELEVATION (BACK HILL)



FIG 62 | FRONT ELEVATION (BACK HILL)



PROPOSALS

PRE-APP MEETING 2 (11/12/2019)

The following images and plans were shown to the local authority during our second pre application meeting.

The set of images on the previous page were sent in-between the two meetings. We had taken the feedback from the previous pre application meeting and used this to inform the redesigns. As can be seen the windows from the existing building have played a much larger role in the proposals than those at the first pre application meeting.

We have also taken off some of the massing from the two storey element on the northern side of the extension as there were still comments in relation to the proximity of anything that would be built so close to this boundary.

We had proposed a simple industrial aesthetic which had been influenced by the local vernacular. The level of detailing in this proposal is high quality and provides the high level of quality detailing and materiality that had been asked for at the previous pre application meeting.



FIG 63 | FRONT ELEVATION (BACK HILL)



PROPOSALS

CHAIR REVIEW PANEL

The following images and plans were shown to the committee during the Chair review panel meeting

From the last pre application meeting it was advised that we should try and incorporate an element of horizontal banding that is clearly visible. This has been done in the detailing of the steel structure as can be seen from the elevation and 3D visuals.

The proposals have balanced proportions in relation to the existing building and we believe that the process of the pre app meeting and design development have had a positive impact on the proposals.

What is being proposed is sympathetic and suitable for the area and will be a positive addition to the building.

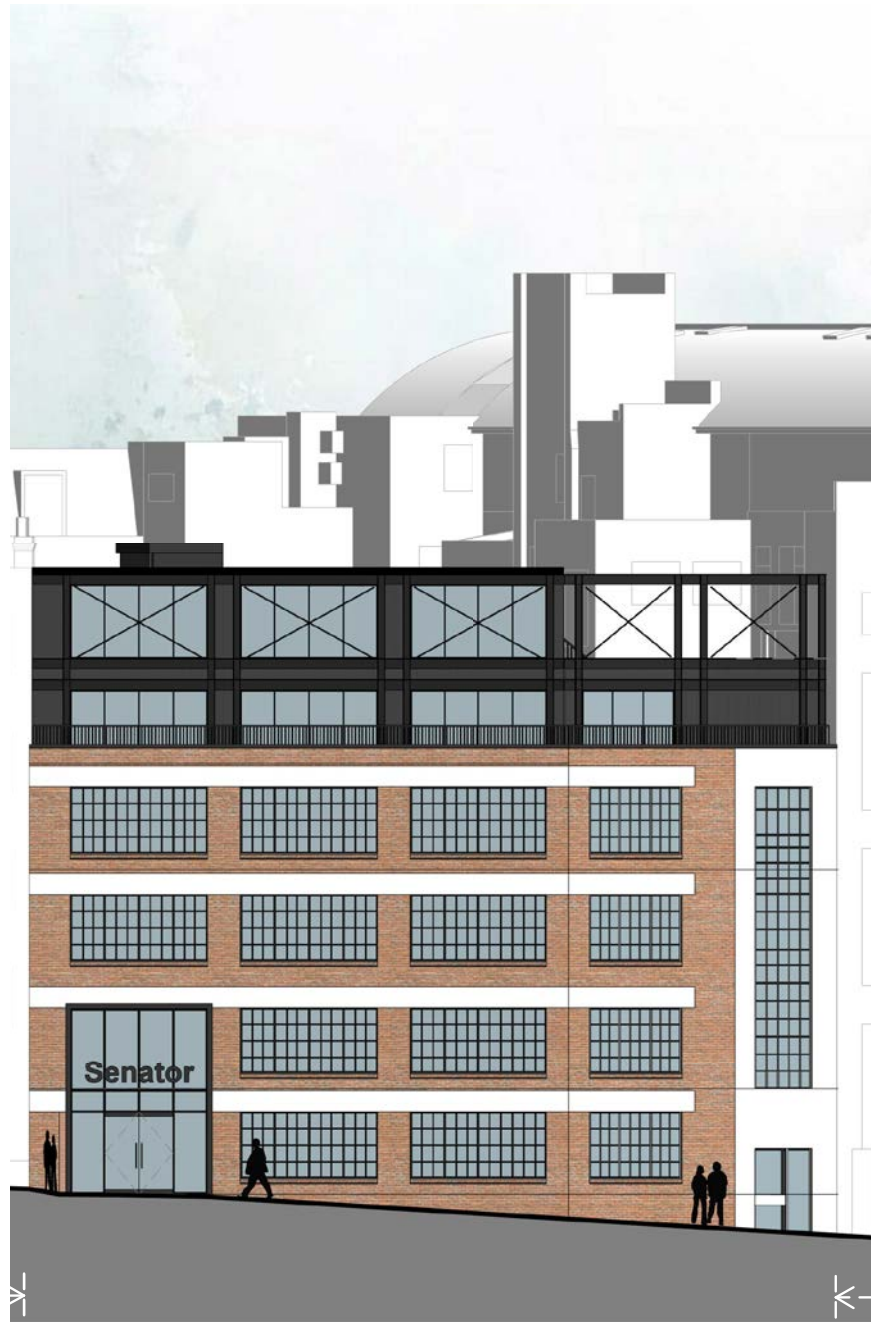


FIG 64 | FRONT ELEVATION (BACK HILL)

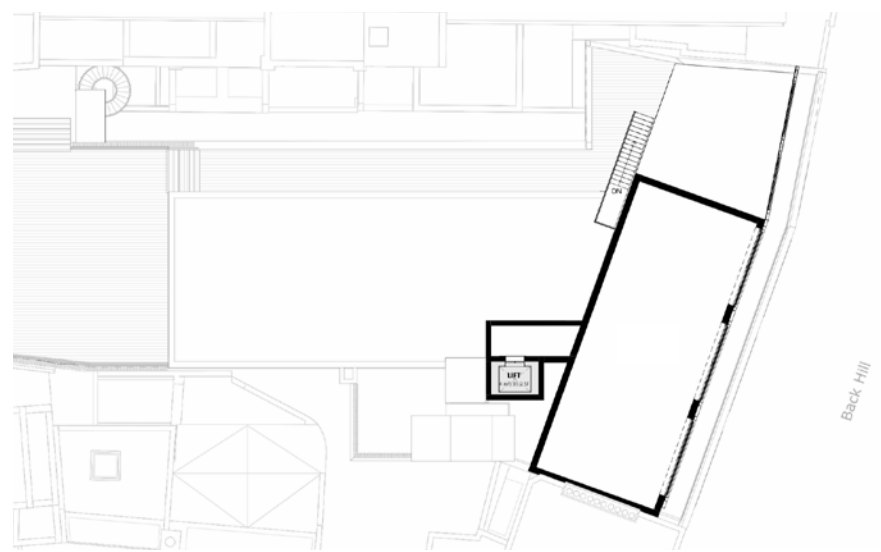


FIG 65 | TOP FLOOR PLAN

CHAIR REVIEW FEEDBACK

The panel

generally supports the proposed rooftop extension, but feels a number of amendments are needed to ensure proposals are suited to the location.

At fifth floor level, elevations should be redesigned with openings, to ensure the space is adaptable for habitable office use in future. Internal circulation requires further thought, including the addition of a stair between the fifth and sixth floors.

Further consideration should be given to the arrangement of the new lift to eliminate awkward or leftover space. While the scale of the proposed massing appears acceptable, its architectural articulation requires development.

The panel suggests the industrial frame which fronts the Back Hill elevation is unnecessary, and is not appropriate for a development of this scale. It is the panel's view that the step in the massing to the north of the extension does not need to be concealed, and that it could align with the existing kink in the building line.

The proposals should aim to reflect the existing building, and could emphasise the horizontality of the rooftop extension by adding a stronger horizontal fascia to the top of the building. A simpler industrial palette would help to unify the proposal.

The panel would like to see development of the articulation of the building entrance from Back Hill. It is also important that the entrance from White Bear Yard is retained and enhanced as a piece of the city.