

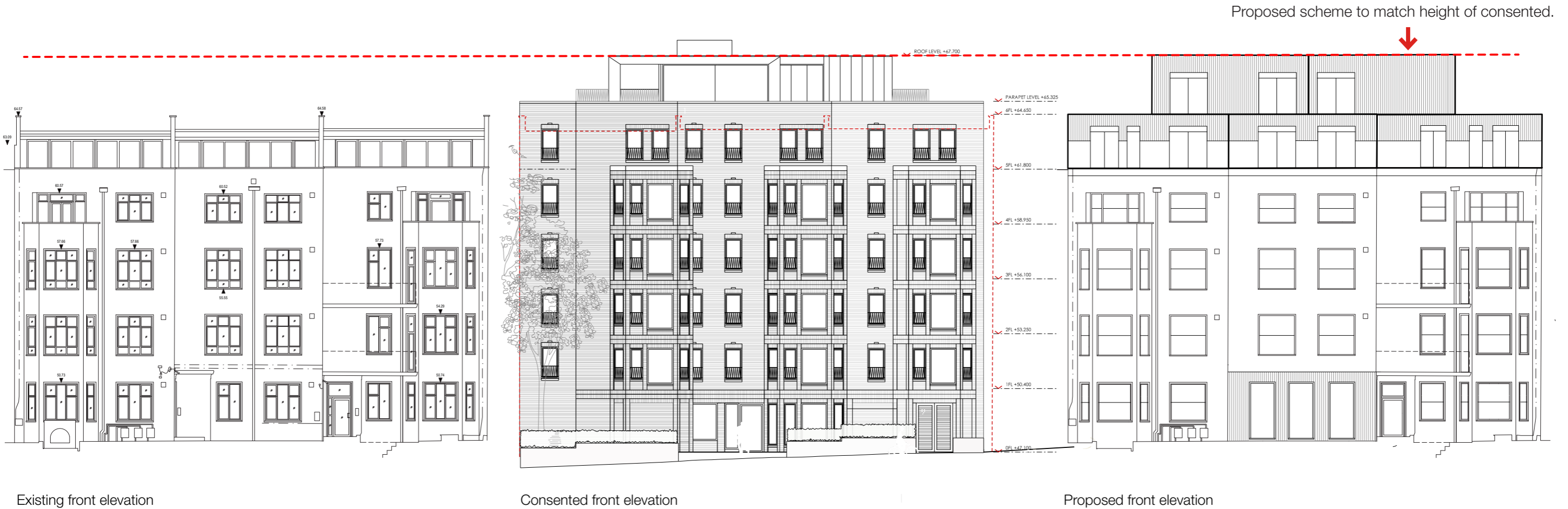
5.4.3 Elevation Studies

The proposed rooftop extension reflects the approval of a rooftop extension in the previous proposal. It marginally increases the student accommodation provision on the site and provides additional amenity facilities. The proposal to extend at rooftop level provides the opportunity to create a more cohesive facade design through removing the ad-hoc extensions and replacing these with more in-keeping and higher quality extensions.

Camden Case Officer comments reiterate the lack of coherent design at roof level: "Unsympathetic alterations and extensions made to the building in recent years, particularly

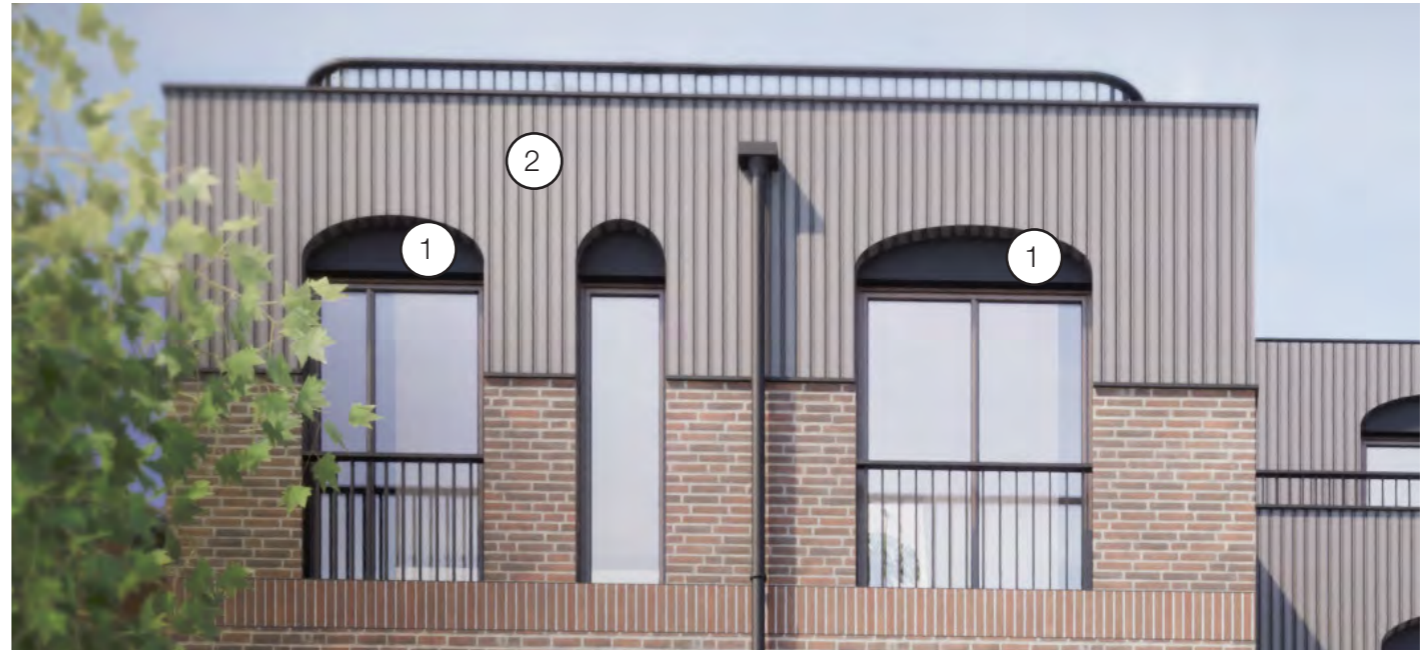
at roof level, further add to the building's anomalous appearance within the immediate townscape."

The height of the proposal remains within the heights proposed in the consented scheme, which is in keeping with the neighbouring property Kings Gardens (to the south). As shown in the elevation diagram below. This was fully tested as part of the previous planning application. Use of appropriate material and detailing to the rooftop extension are proposed which take reference from neighbouring properties.



The proposed arch detail above the windows on the rooftop extension takes reference from the arched details above the windows and balcony canopies on the facade of Kings Gardens mansion block. The arches provide richness and interest and provide a distinct “top” to the building.

The materiality and colour of the rooftop extension also takes reference from the surrounding residential terraces which have a traditional slate grey mansard roofs. The proposed rooftop extension consists of a standing seam zinc cladding in a similar grey tone.



1. Arched details above windows and balcony reveals to provide symmetry and bay definition.

2. Change of material at rooftop level to break up and articulate the facade.



Kings Gardens mansion block to the South



Residential terraces to the North.



Standing seam zinc cladding panels to roof extension

New fenestration inset to provide reveals

New stone copings to bay windows

Existing brickwork cleaned and repointed

New balustrades and balcony fascia

New entrance doors



Standing seam zinc cladding panels to roof extension

Brick slips to match existing bricks

New fenestration inset to provide reveals

New stone copings to bay windows

Existing brickwork cleaned and repointed

Existing stone lintels and cills cleaned and repaired where necessary

Visualisations - Comparison of Existing and Proposed



Existing street visual 01



Proposed street visual 01

Visualisations - Comparison of Existing and Proposed



Existing street visual 02



Proposed street visual 02

Visualisations - Comparison of Consented and Proposed



Consented street visual 01



Proposed street visual 01

5.5 Unit mix

The proposed scheme improves and increases the student accommodation provision on the site. The existing building has 68 bedspaces. In the proposed scheme the internal layouts are reconfigured to provide accommodation for 72 students.

The proposed scheme has enhanced amenity facilities. The existing lounge, gym and entertainment area in the lower ground floor level are to be refurbished. A new lounge area is proposed on the upper floor level to promote space for students to connect and socialise. BOH amenities have been improved with a secure internal bicycle store and bin store at ground floor level. A study room is provided on each floor level from 1st -4th providing students with extra break-out space for studying.

Existing scheme

	Bedspaces
4th Floor	10
1st-3rd Floors	15
GF	13
TOTAL	68

68 bedspaces

Consented scheme

	Bedspaces
6th Floor	4
1st-5th Floors	14
GF	7
Lower GF	7
TOTAL	88

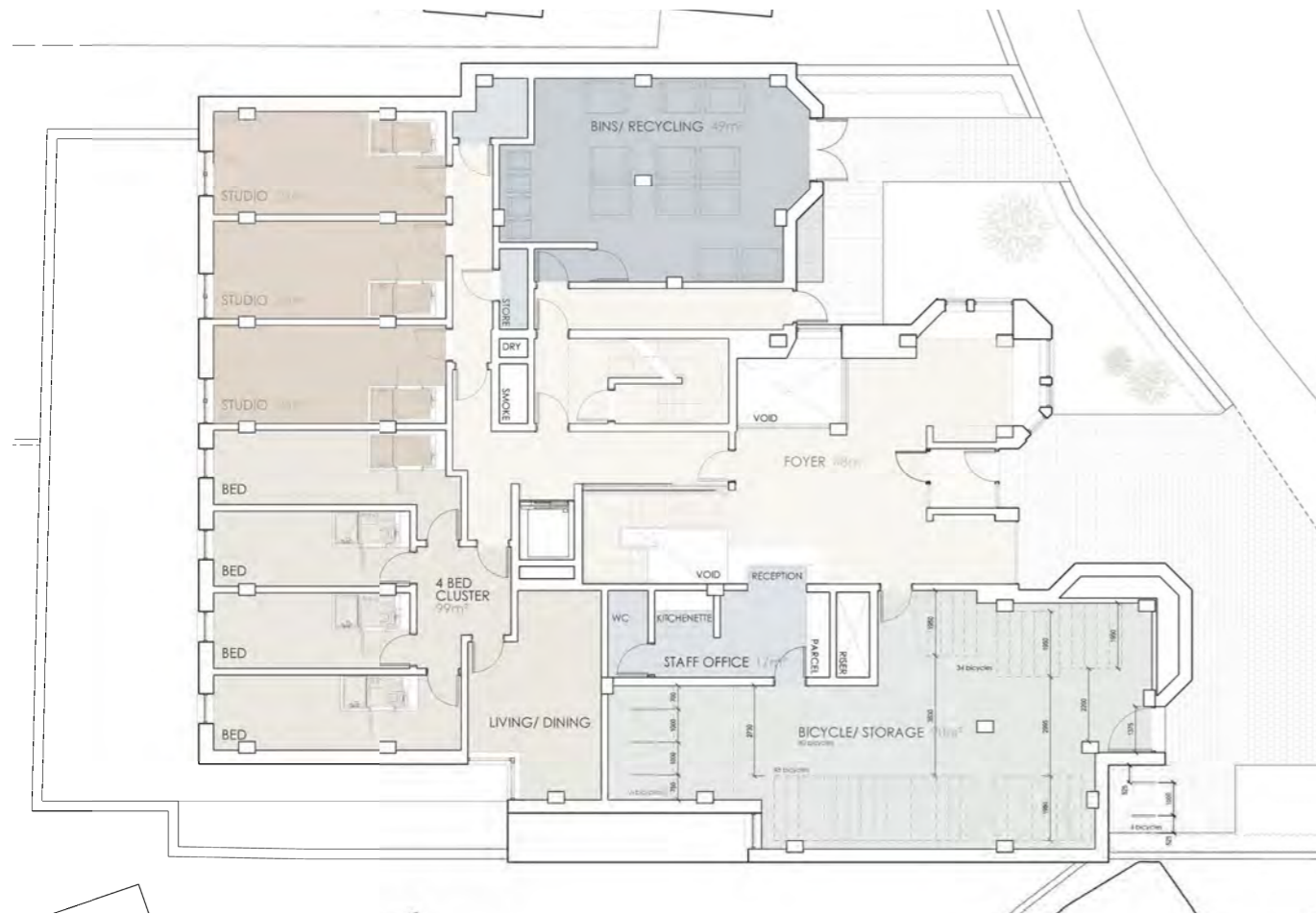
88 bedspaces

Proposed scheme

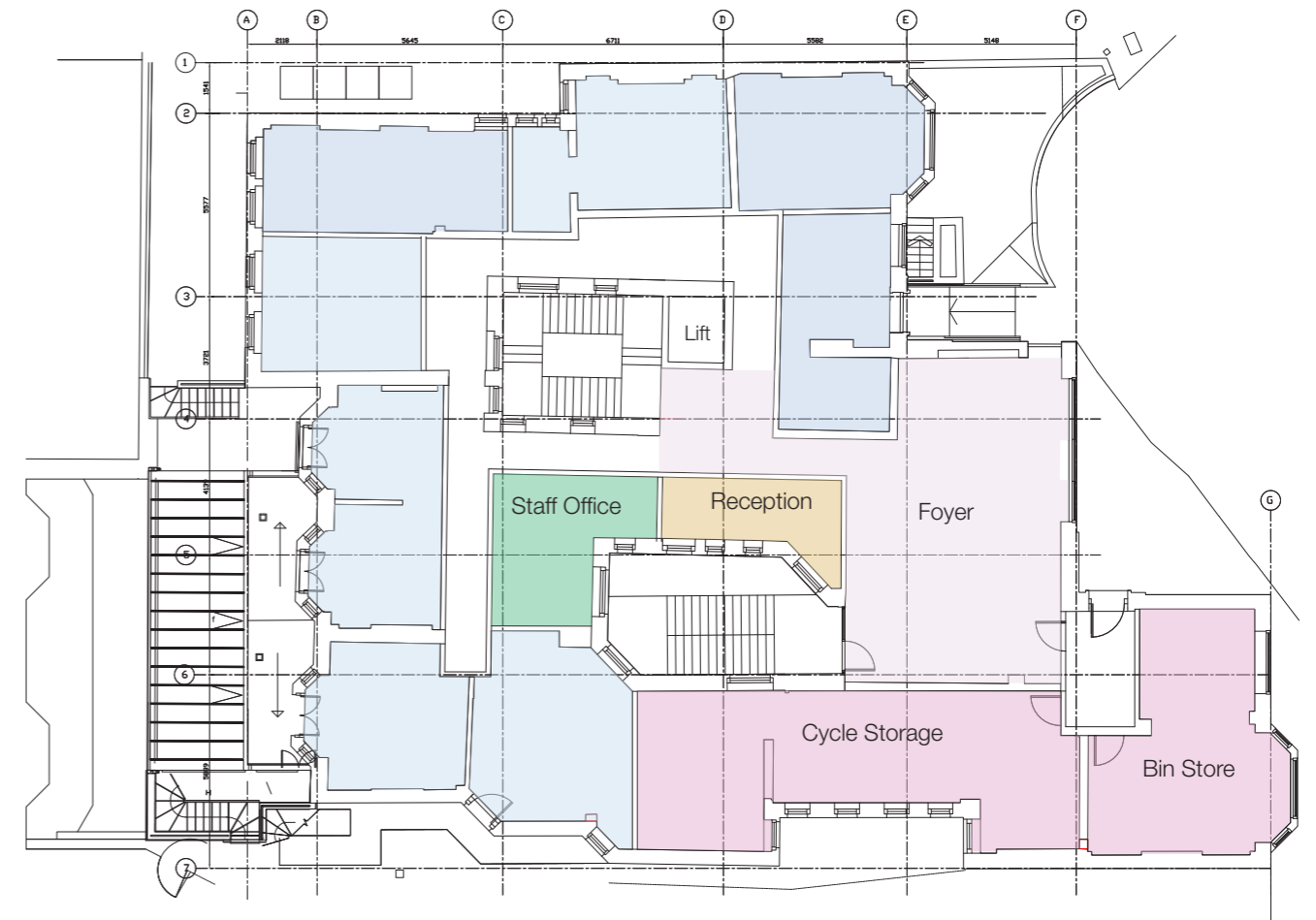
	Bedspaces
5th Floor	4
1st-4th Floors	15
GF	8
TOTAL	72

72 bedspaces

5.6 Layouts



Consented ground floor layout



Proposed ground floor layout

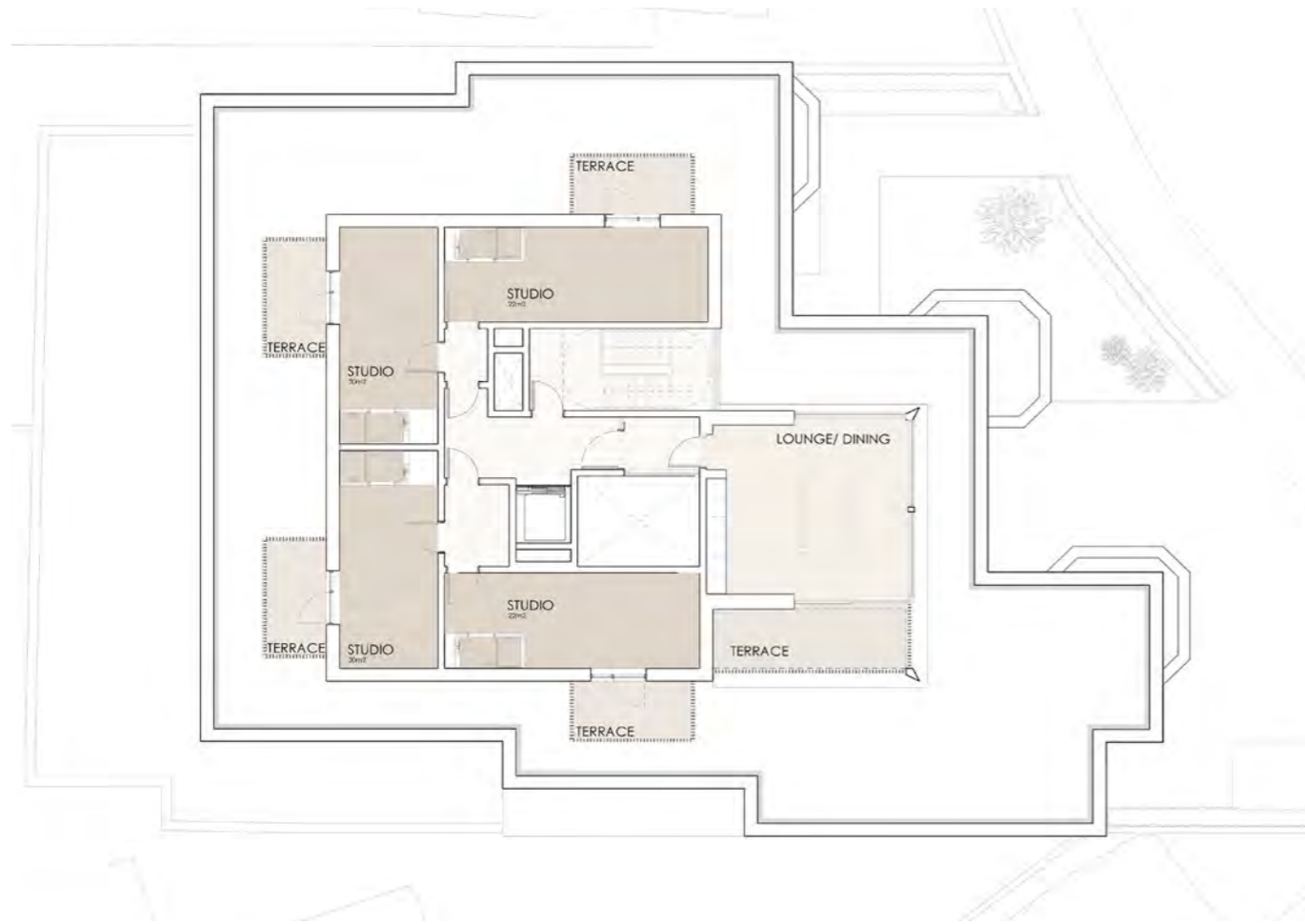
Main improvements:

- Improved accessibility
- DDA compliance
- Entrance defined at street level
- Improved external landscaping to front entrance
- Secure internal bike storage
- Improved foyer/entrance hall with direct access to reception and staff office

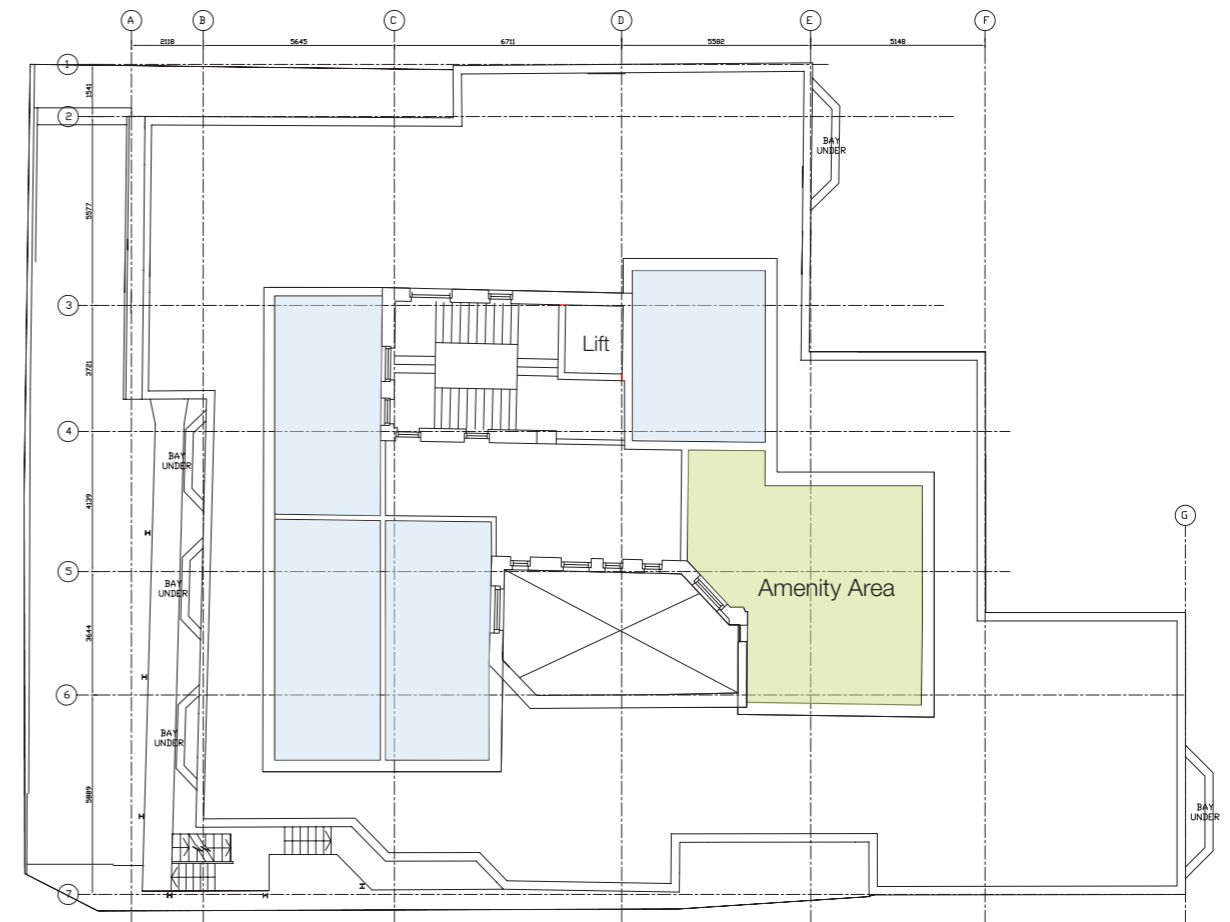
Key:

- Student accommodation
- Storage facilities
- Reception
- Foyer
- Staff Office

5.6 Layouts



Consented 6th floor/roof layout



Proposed 5th floor/roof layout

Main improvements:

- Improved accessibility
- DDA compliance
- Increase in student accommodation
- Additional amenity space - communal lounge area

Key:

- Student accommodation
- Amenity area

6 Sustainability

The development will comprise of the reuse of existing structure and fabric material as far as practically possible with the emerging proposals, building upon the principles of circular economy by way of limiting the amount of 'additional' carbon associated with the new build elements.

As part of the proposals, fabric upgrades will be incorporated principally including new windows and heating/hot water systems in order to minimise the operational energy consumption of the building.

The 5th floor extension will be built to exceed the requirements of Part L of the building regulations, this will include high performance building fabric, good levels of air tightness and a low carbon heating system.

WHITE RED ARCHITECTS

45 Charlotte Rd
EC2A 3PD, London

telephone +44 (0) 20 7859 4521

web whitered.co.uk