

LAMORNA, DARTMOUTH PARK ROAD



Neighbour Consultation
October 2024

1.0 INTRODUCTION

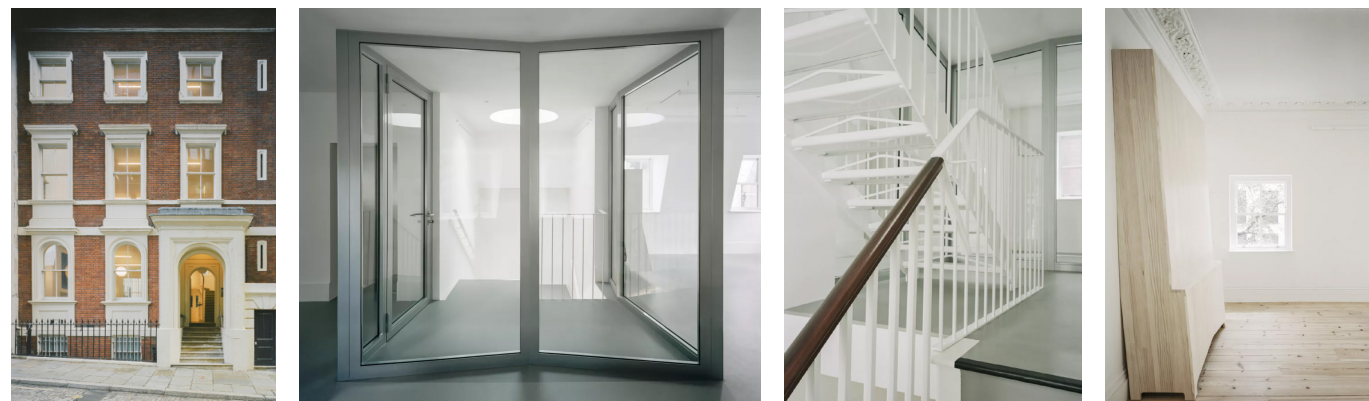
PROJECT TEAM: HGG & BUREAU DE CHANGE

HGG London

HGG London delivers projects that centre masterfully designed spaces and the people that inhabit them. Through close collaboration with award winning architects, engineers and contractors, they create inspiring, striking places of the highest quality for people to live in, work in, and enjoy.

Every project they undertake is a reflection of our commitment to creating vibrant and distinctive environments that enrich London's urban fabric, whether by transforming new plots, or revitalising historic buildings.

This project, their third collaboration with Bureau de Change architects, is a testament to their shared vision of crafting spaces that not only attract residents and businesses but also leave a lasting positive impact on the city and its communities.



Clockwise from top left: The Old Rectory facade and interiors, Drummond Street exterior, Interlock exterior

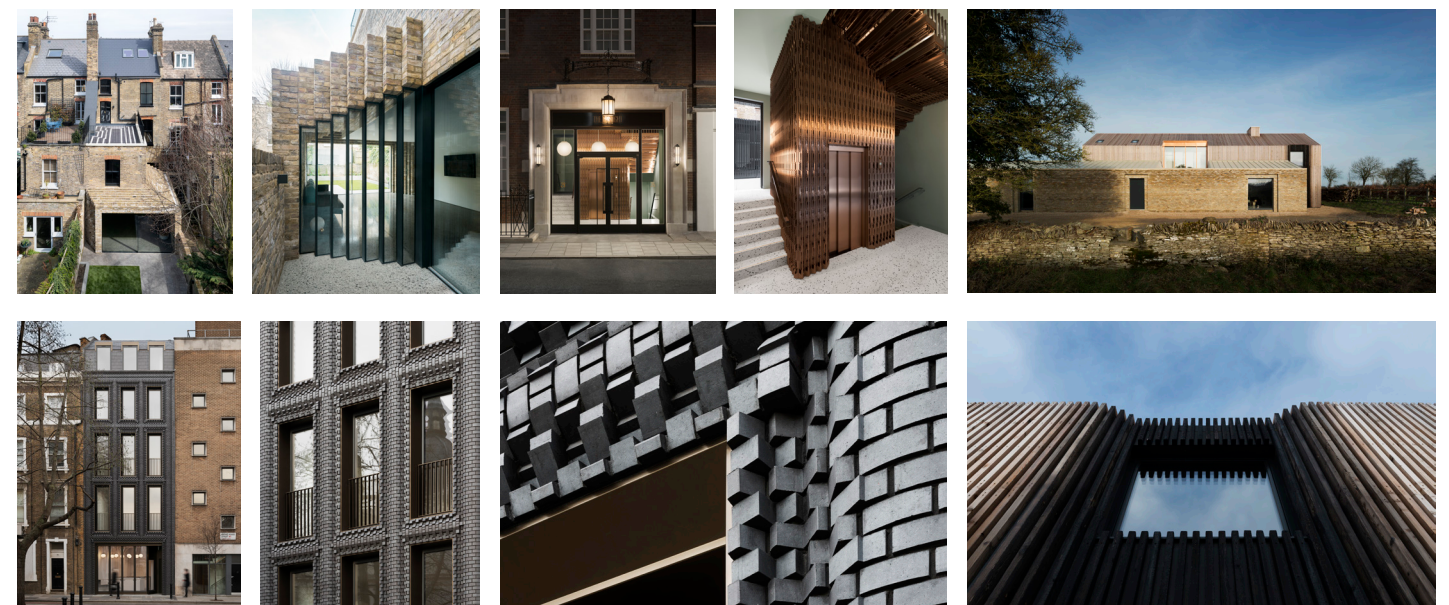
Bureau de Change Architects

Bureau de Change is an award winning architecture practice founded in 2012 by Architects Katerina Dionysopoulou and Billy Mavropoulos. Its work is a direct product of the founders' upbringing, passions and experiences - combining the pragmatism and formality of their architectural training with a desire to bring a sense of theatre, playfulness and innovation to the design of spaces, products and environments.

They have designed environments for clients in the public and private sectors alike, becoming highly experienced in developing brand strategy and delivering bespoke environments, which fulfill the practical and functional needs of the brief, whilst meeting the artistic aspirations of the client.

Projects include: a new hotel in the historical centre of Athens re-defining hospitality in Greece's Capital; a landmark brass clad member's club in Chelsea; a unique twist of a mountain residence in North Carolina; the new London Fashion District on Hackney Wick's Fish Island Village; the award winning interiors for the Gaslight in Fitzrovia / London; a series of new villas in the Aegean; and the critically acclaimed luxury development – 'The Interlock' – in Central London.

Bureau de Change has been short-listed for over 30 awards and has won over 15 of these including the highly coveted FX Breakthrough talent of the year (2015), the World Interior Award (2016) and the Times Architect of the Year Award (2019). The studio was also selected as part of the Wallpaper* Architect Directory (2018) and was an exhibitor at the Royal Academy's 250th Anniversary Show (2019).



Clockwise from top left: Step House roof view and courtyard, Gaslight entrance and lift, Long House elevation and cladding detail, Interlock detail and elevation

2.0 PROPOSAL

SUMMARY

Demolition of existing dwelling and erection of a five-storey (plus basement) building providing six self-contained residential dwellings.

Key Benefits:

- Delivery of new housing on a brownfield site in an accessible location in line with national and local planning policy objectives
- Delivery of much needed two bedroom and family housing provision, as required by London Borough of Camden
- Further create local employment opportunities through the construction of the development and provision of management roles during the operational phase
- Encourage new residents and visitors to use more sustainable modes of transport through the provision of easily accessible cycle storage
- Exceptional energy performance

3.0 SITE

LOCATION

The building is located on Dartmouth Park Road within the Borough of Camden's Dartmouth Park Conservation Area, in the Dartmouth West sub-area.

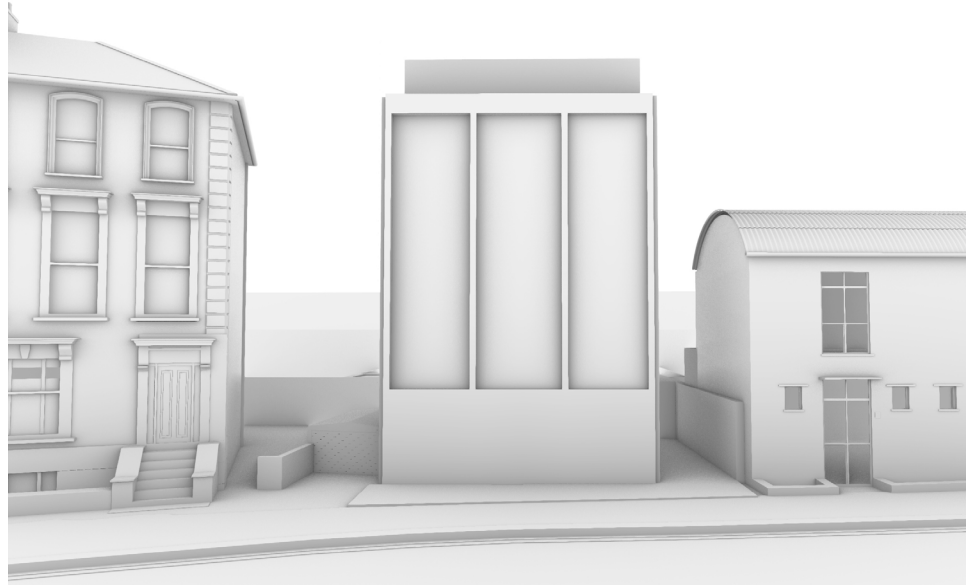
The site occupies a North-West facing position on Dartmouth Park Road. It is in close proximity to several statutorily listed buildings, such as Grove End House and 1-5 Grove Terrace. Nearly every building along Dartmouth Park Road is a local 'Positive Building,' although Lamorna is not listed as either Positive or Negative.

The site enjoys excellent connections to central London through its proximity to Tufnell Park underground station, Gospel Oak overground station, and numerous bus routes that connect to central London. It is also within a short walking distance of Parliament Hill, Hampstead Heath, many schools, pubs and other amenities.

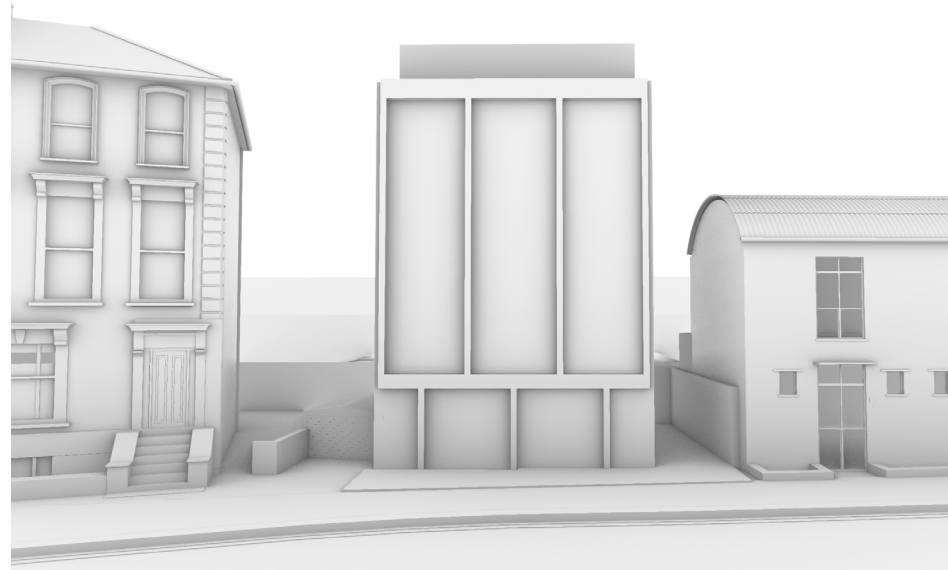


4.0 DESIGN PRINCIPLES

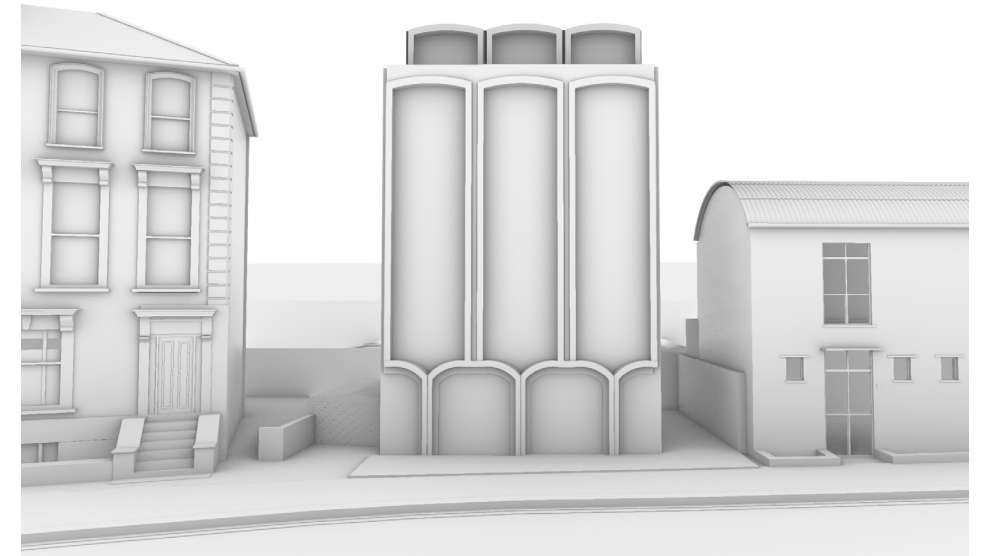
FRONT FACADE



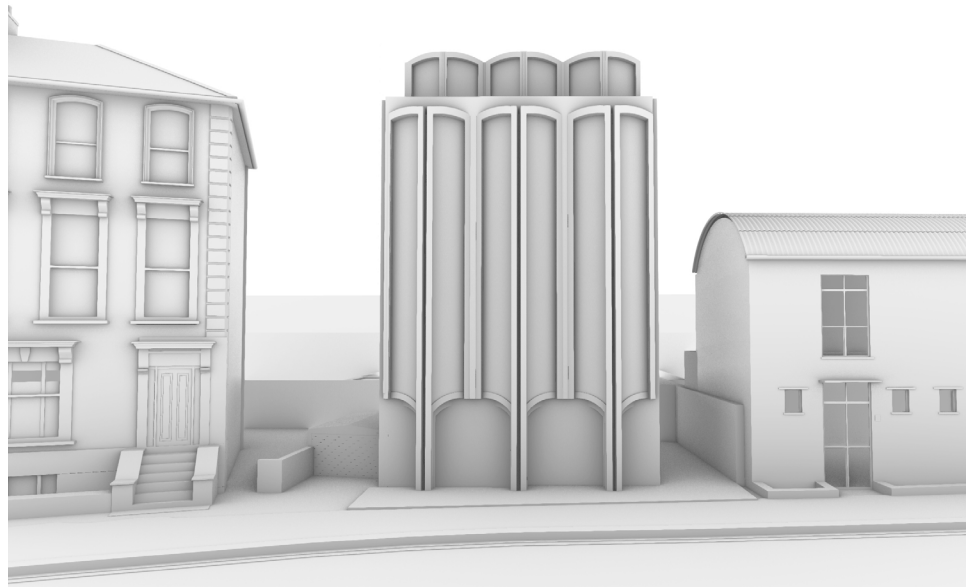
1. The facade makes reference to the neighbouring Victorian property by highlighting the idea of a vertical stack of windows. The stack is duplicated across the elevation to create three identical stacks, emphasising the buildings' symmetrical proportions.



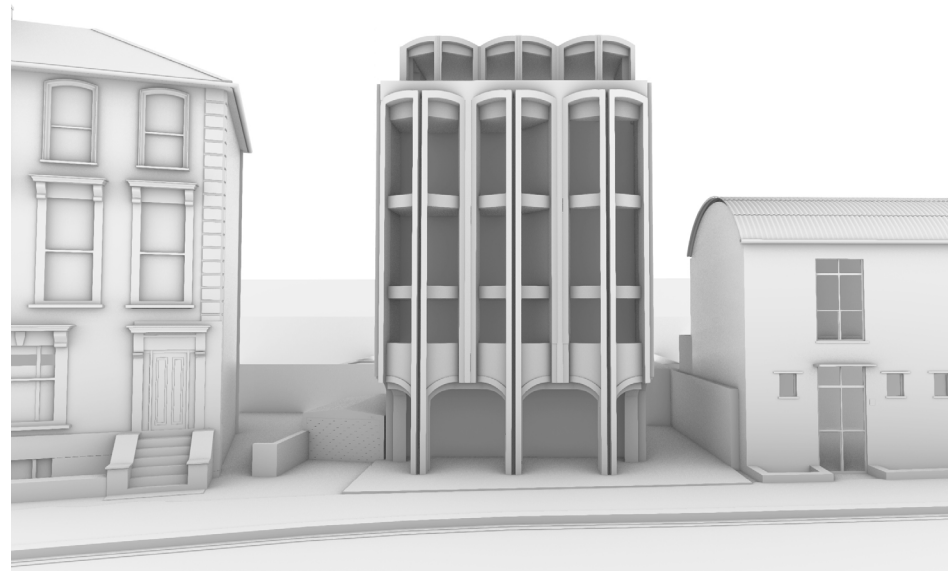
2. The stacks are brought down to the ground floor where they are shifted to mirror the adjacent building.



3. Arching the stacks makes reference to the arched windows typical of Victorian architecture, as well as reference to the neighbouring curved roof.



4. These stacks are pushed and angled away from each other, creating the bays.



5. Large balconies and windows are created.



6. The geometry, articulation and brick ornamentation add further reference to the Victorian architectural features.

5.0 STREET VIEW

VISUALISATIONS



6.0 PLANNING HISTORY

CONSULTATION SUMMARIES

1. London Borough of Camden Design Review Panel

Date: 15/09/2023

- The panel considered there is potential for a high-quality contemporary development on the site of Lamorna.
- The panel supports the principle of designing a contemporary building for the site. It likes elements of the proposed design, such as the corner windows on the front elevation.
- It considers there is potential to produce a high-quality piece of design, and encourages an innovative architectural approach, but suggested a more contextural approach that takes cues from the scale and architectural language of the Dartmouth Park Conservation Area.

2. Pre-application Consultation

Date: 20/02/2024

Reference: 2023/0595/PRE

Planning Officer: Daren Zuk

- A second design iteration in response to the Design Review Panel comments received in September was submitted for a pre-application enquiry.
- The scheme has the potential to mass appropriately within the context of the Conservation Area and neighbouring historic buildings. The modern design, taking cues from neighbouring buildings while interpreting them in a contemporary manner, reads as a legible and complementary form which could have the potential to enhance the character and setting of the Conservation Area over the existing building.

3. London Borough of Camden Design Review Panel

Date: 12/04/2024

- A third design iteration in response to the Pre-application enquiry comments received in Feburary was presented to the Design Review Panel.
- The panel previously reviewed the scheme in September 2023. Since then, the proposals have been amended from a fully contemporary approach to a building that contextually re-imagines traditional elements and techniques.
- The panel thinks the architecture is inventive, enjoyable, potentially exciting and more strongly related to the surrounding context.
- The panel thinks that the proposals have the potential to produce a high-quality building that will add interest and pleasure to the street. It particularly likes the detailing around the top storeys, the arched profile of the fourth-floor windows and the way the design has been tethered to an analysis of the surrounding buildings.



Design iteration submitted for the Design Review Panel on 15/09/2023



Design iteration in response to the Design Review Panel comments and submitted for Pre-application on 20/02/2024

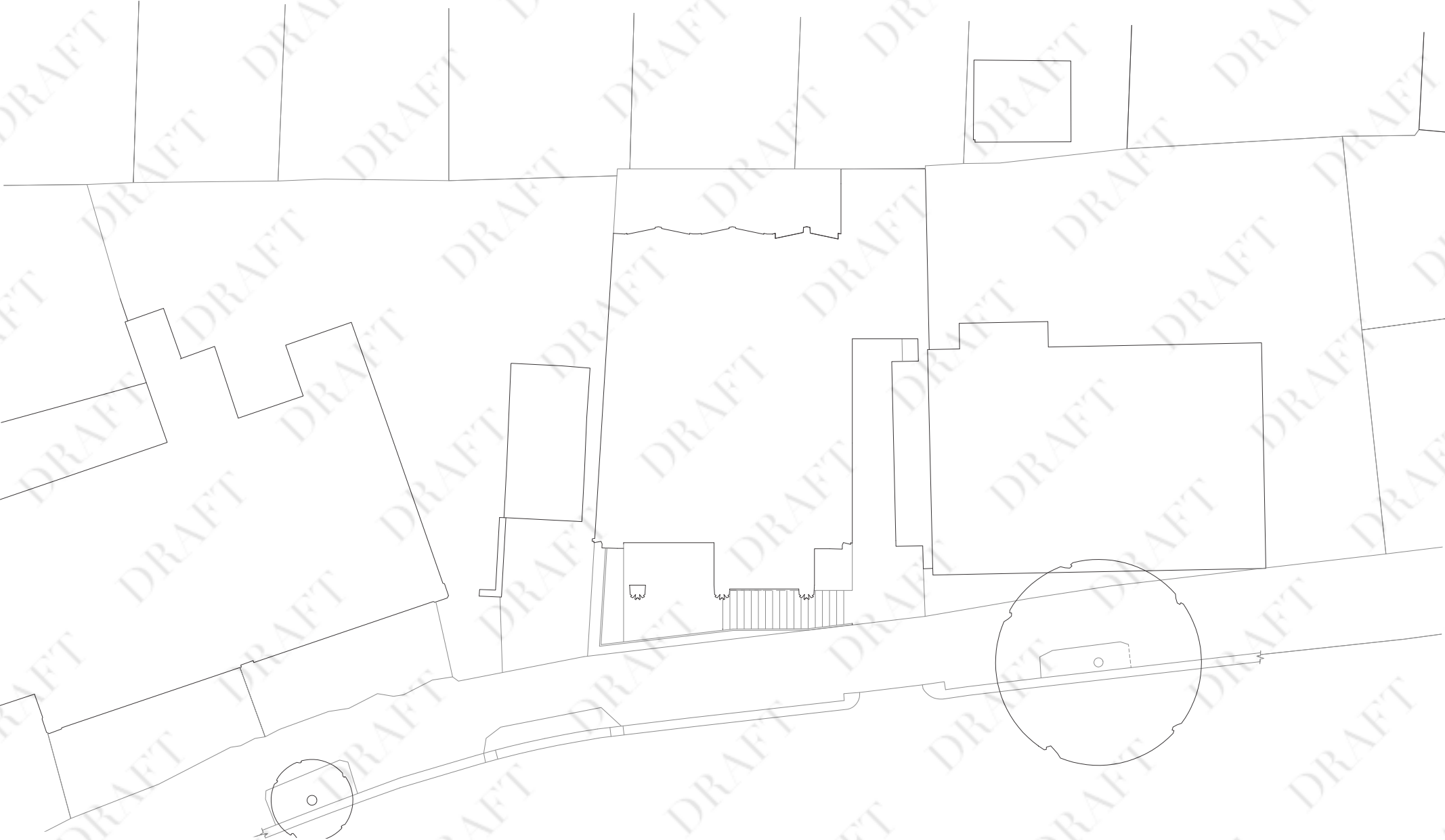


Design iteration in response to the Pre-application comments and submitted for the Design Review Panel on 12/04/2024



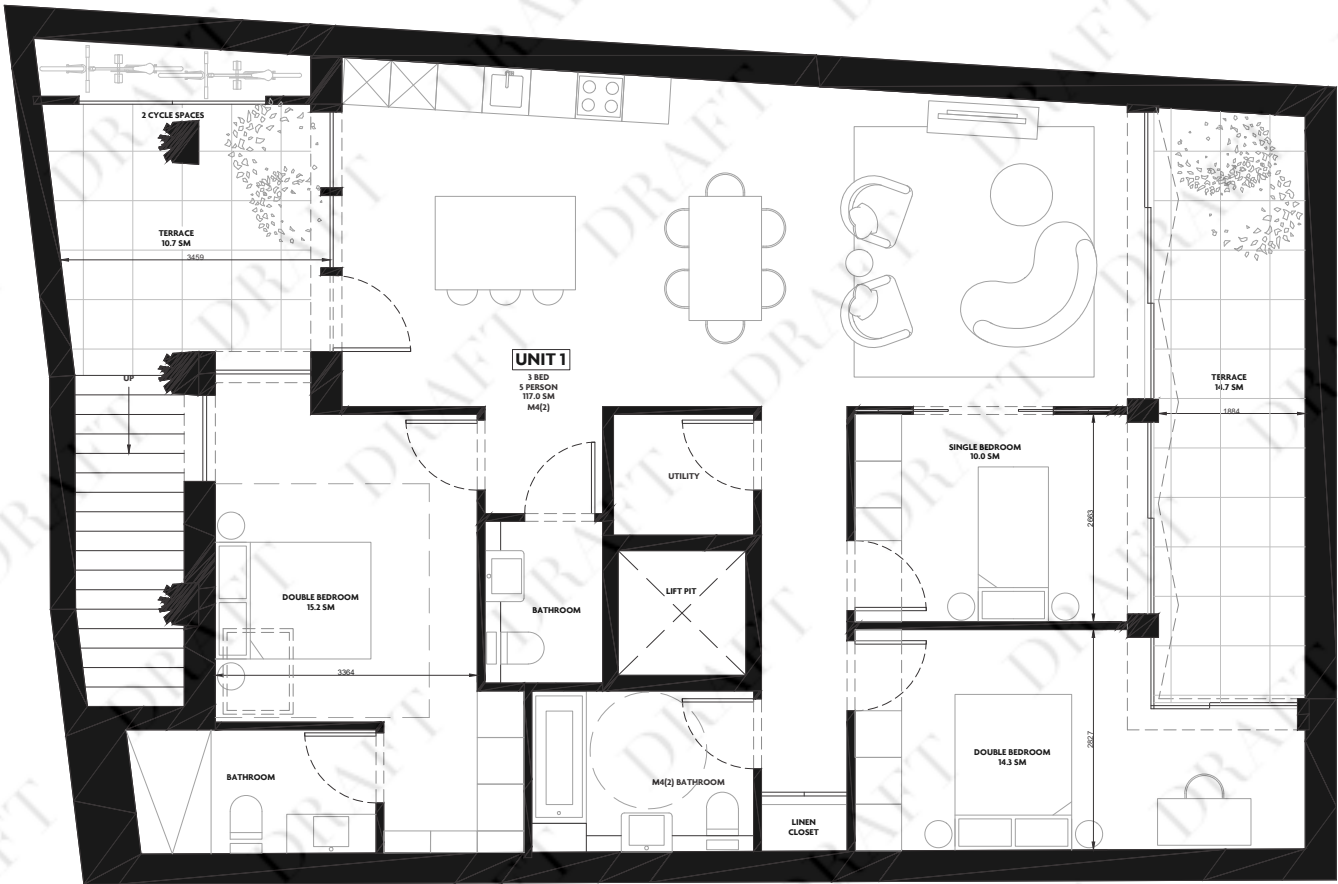
7.0 DRAFT DRAWINGS

SITE PLAN



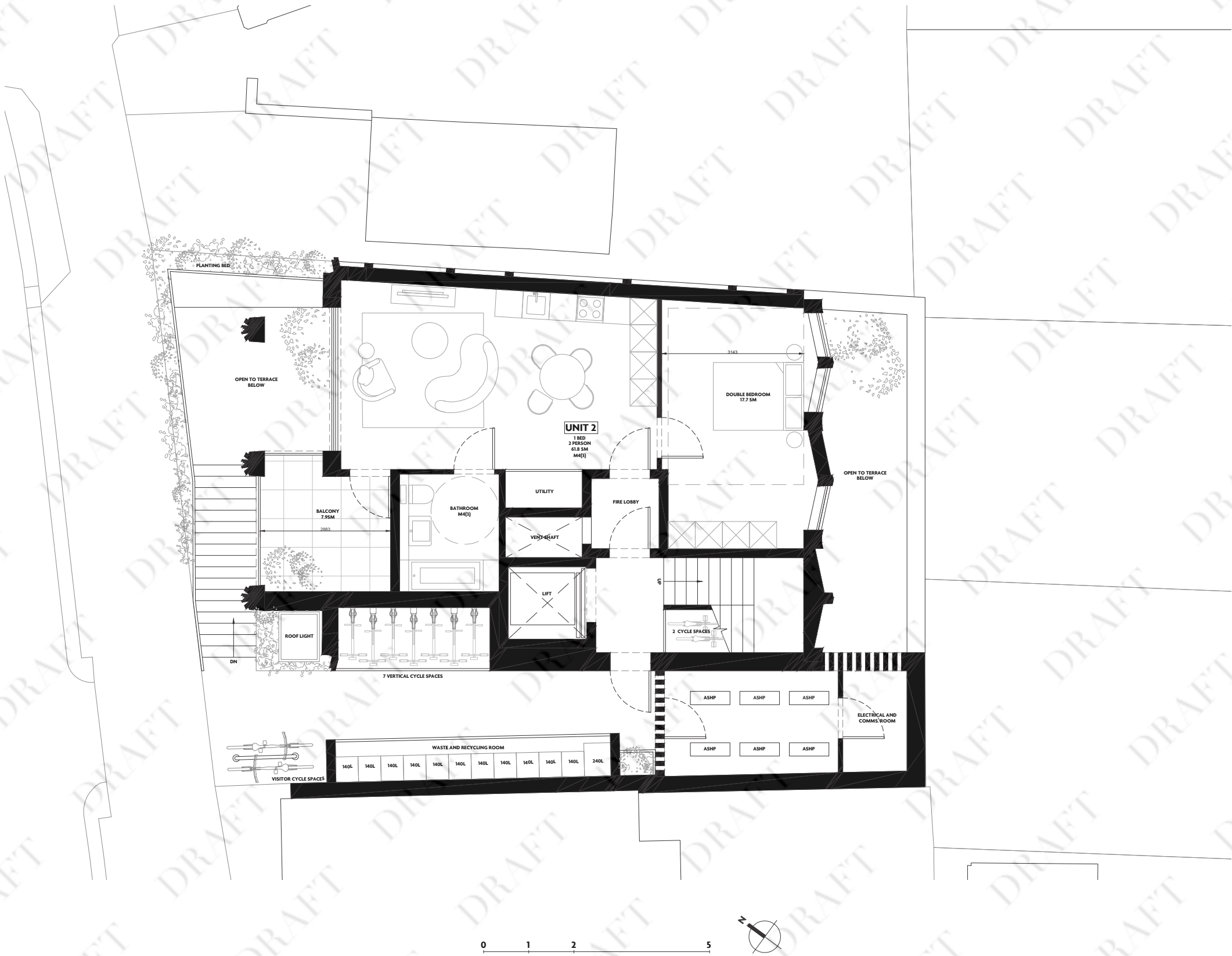
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LOWER GROUND FLOOR PLAN



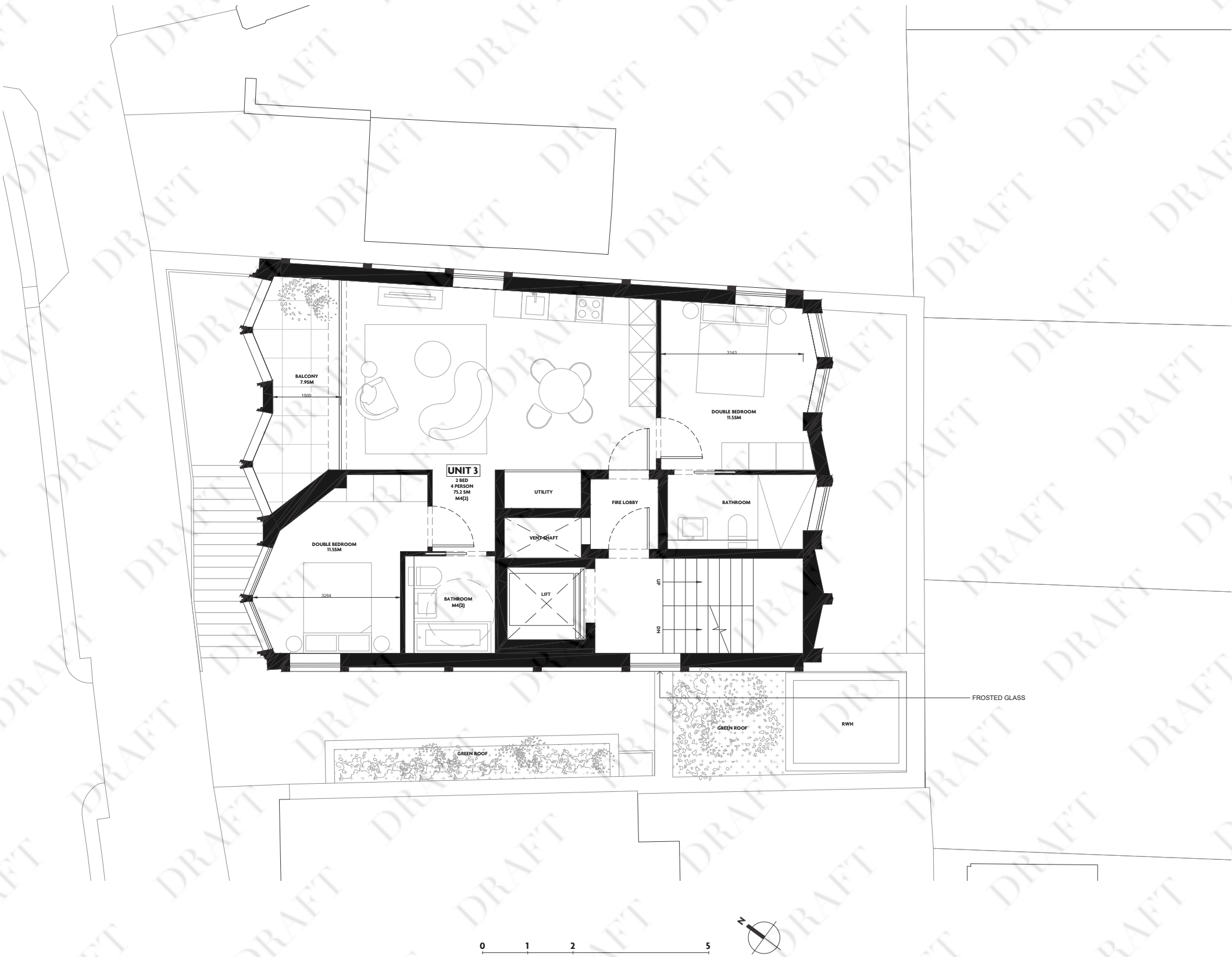
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GROUND FLOOR PLAN



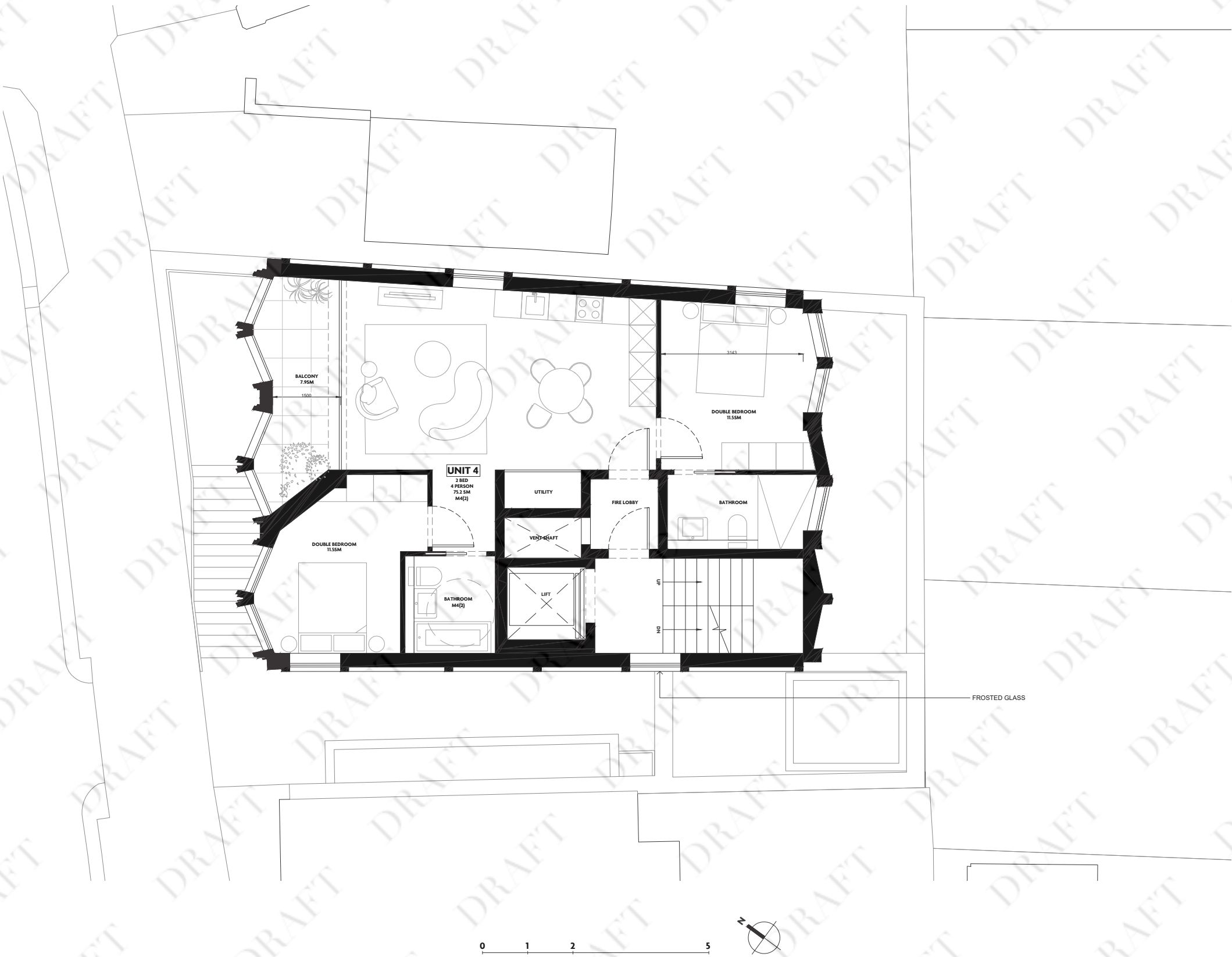
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FIRST FLOOR PLAN



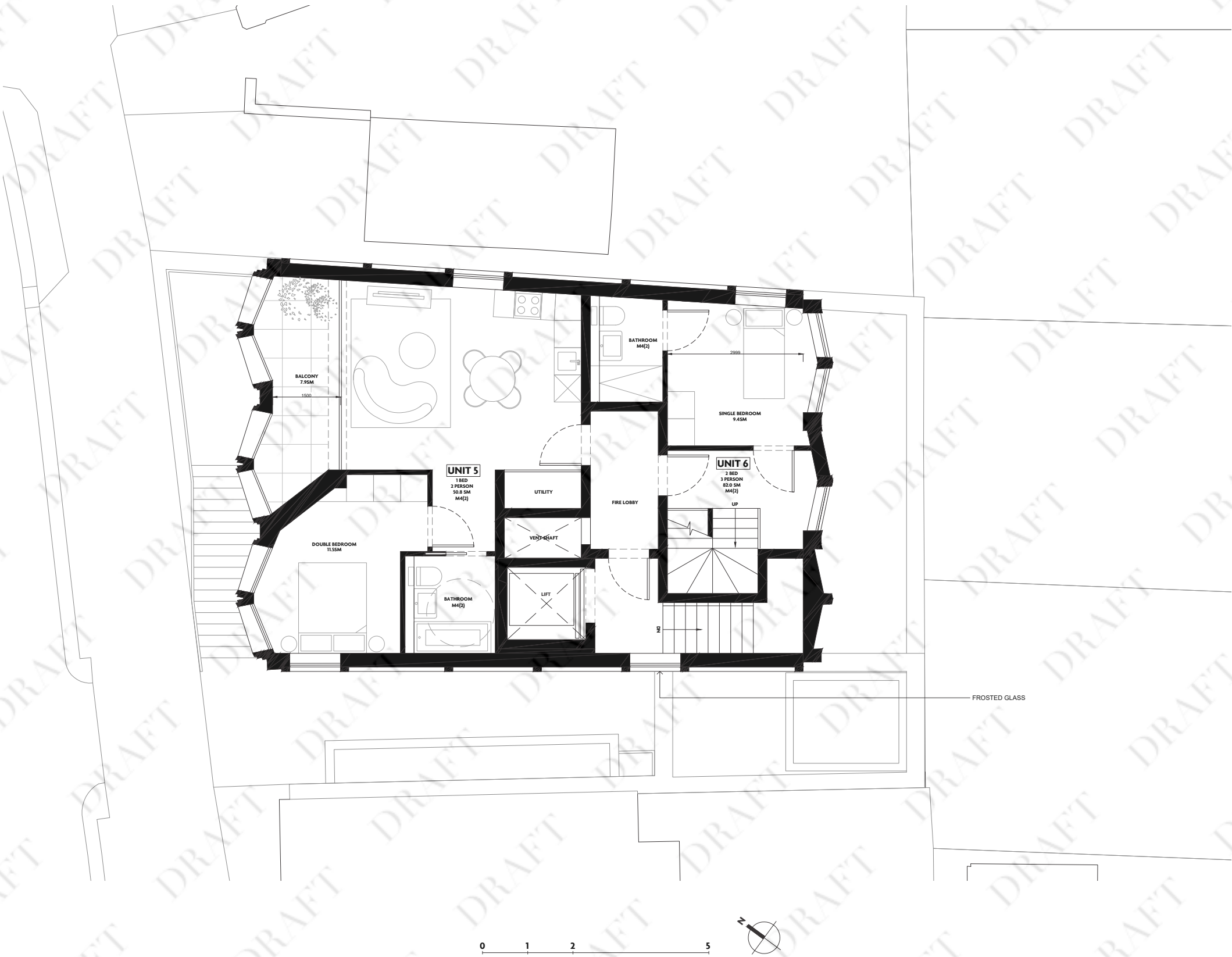
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SECOND FLOOR PLAN



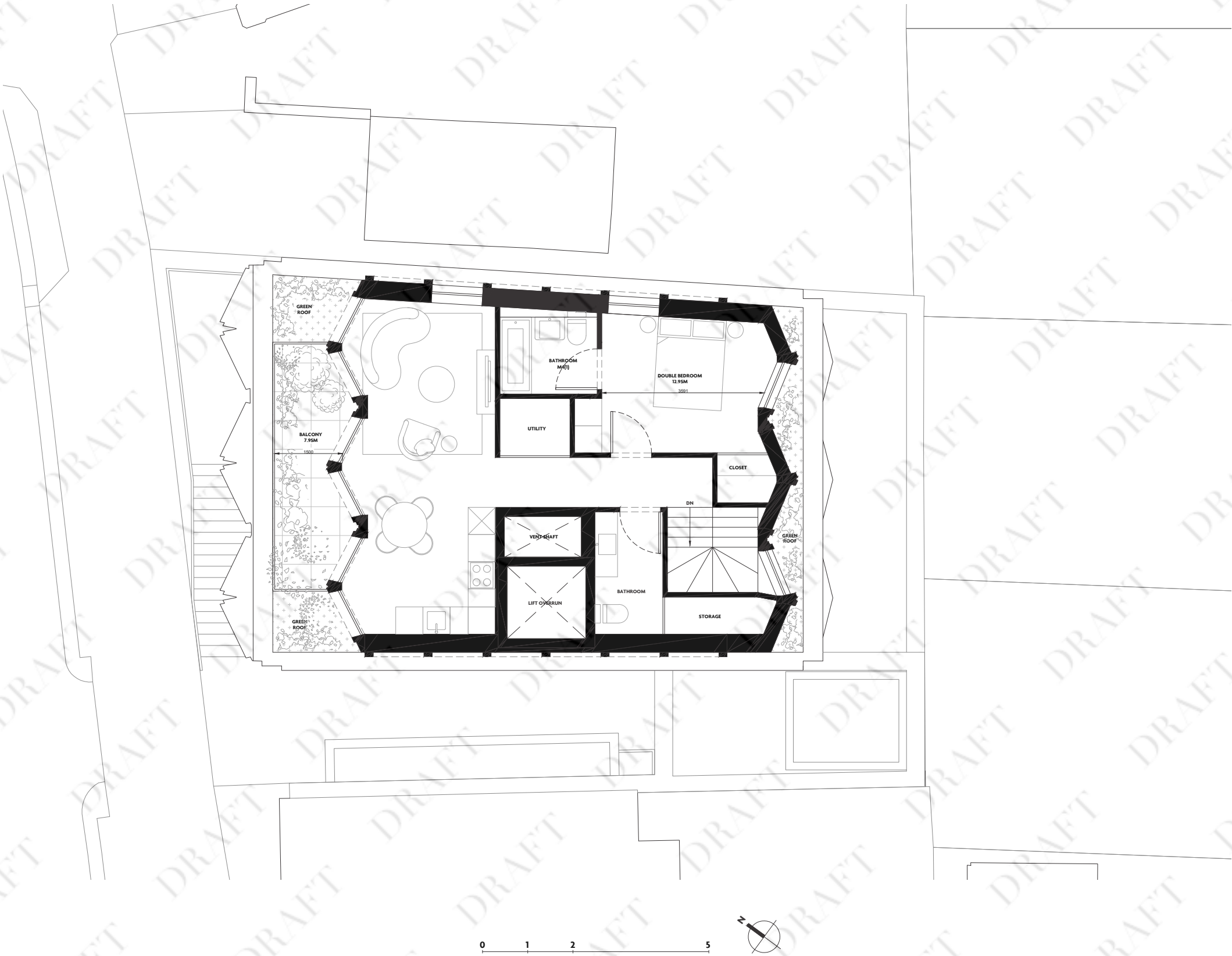
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THIRD FLOOR PLAN



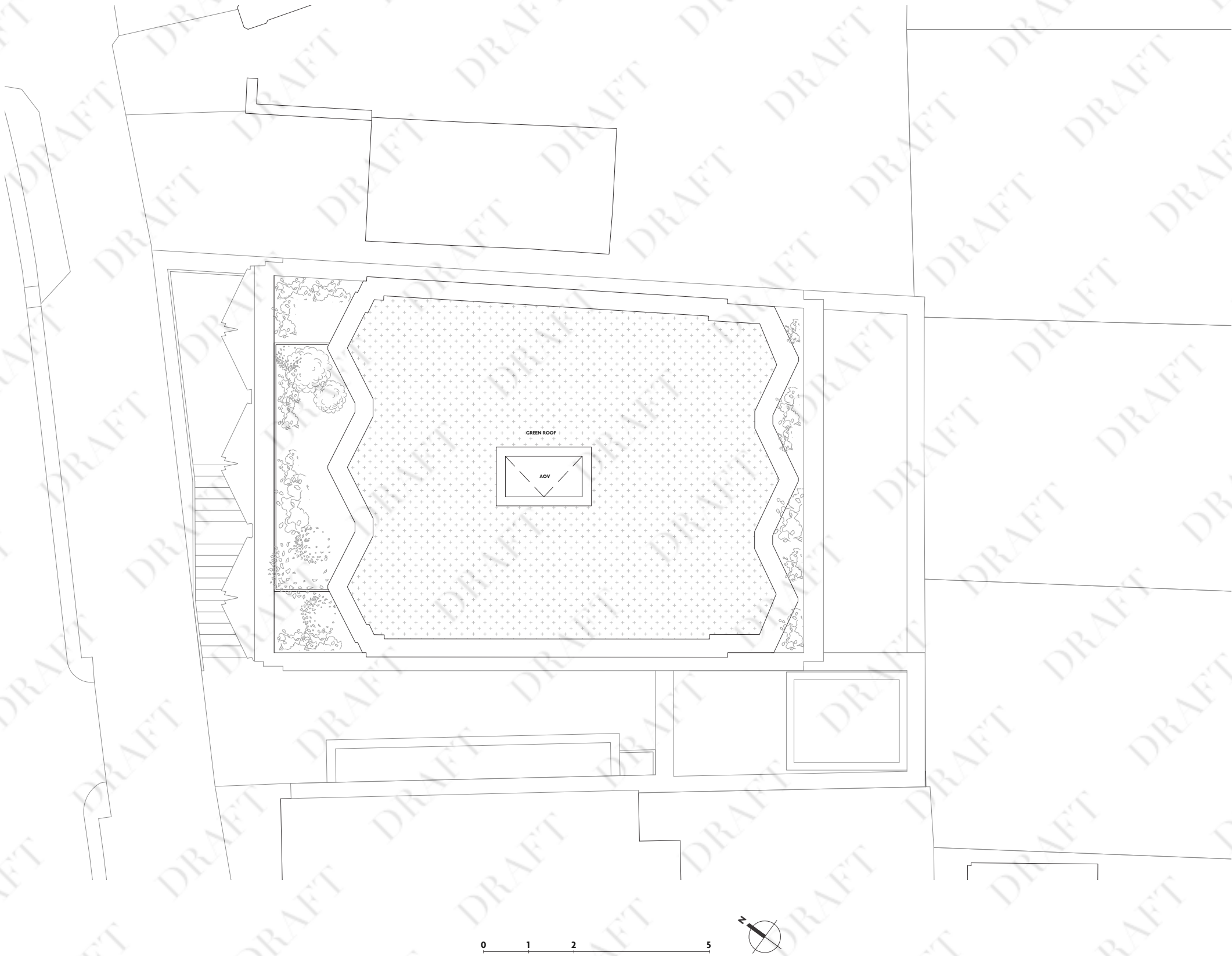
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FOURTH FLOOR PLAN



7.0 DRAFT DRAWINGS

ROOF PLAN



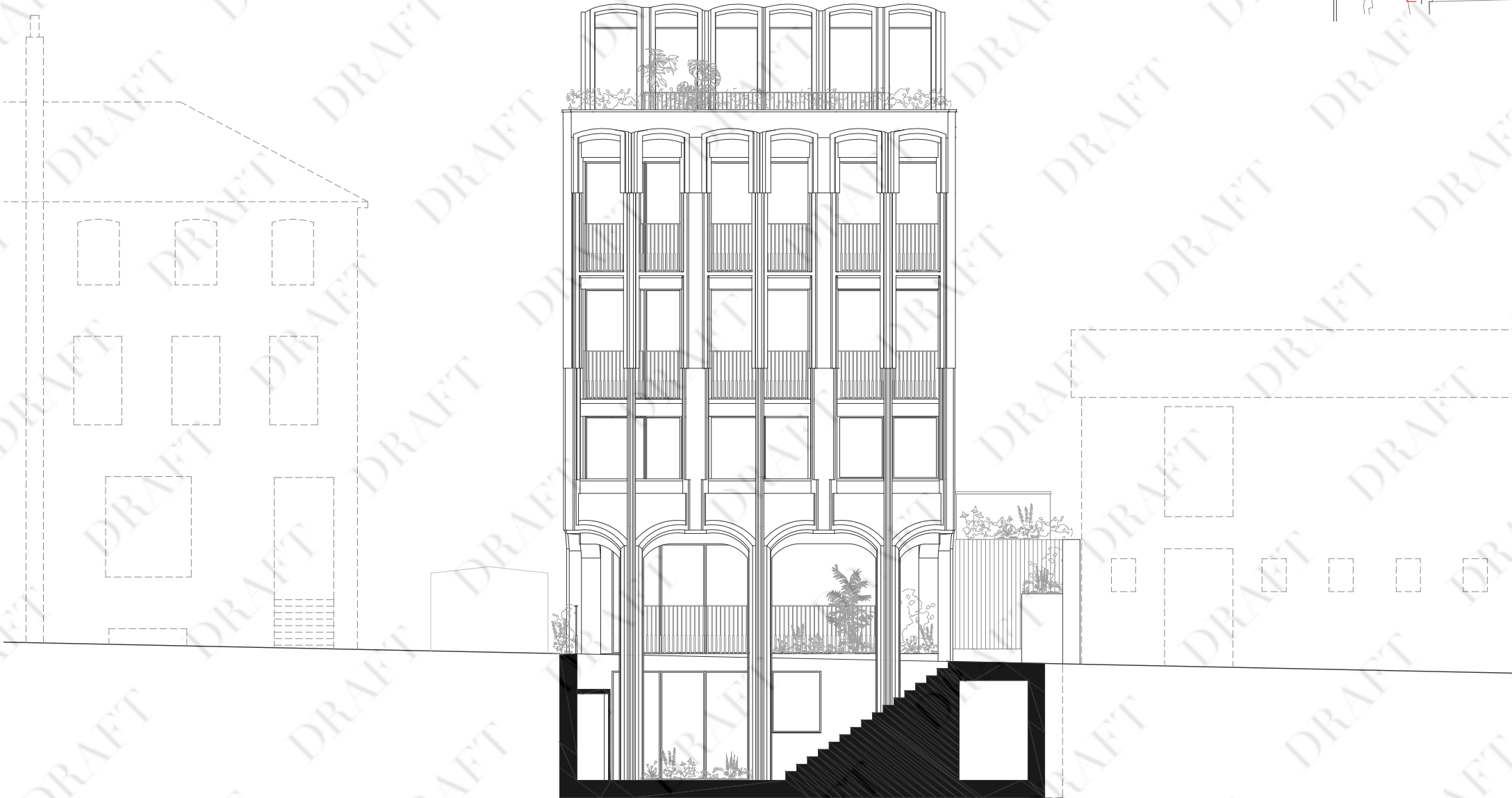
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SITE ELEVATIONS



7.0 DRAFT DRAWINGS

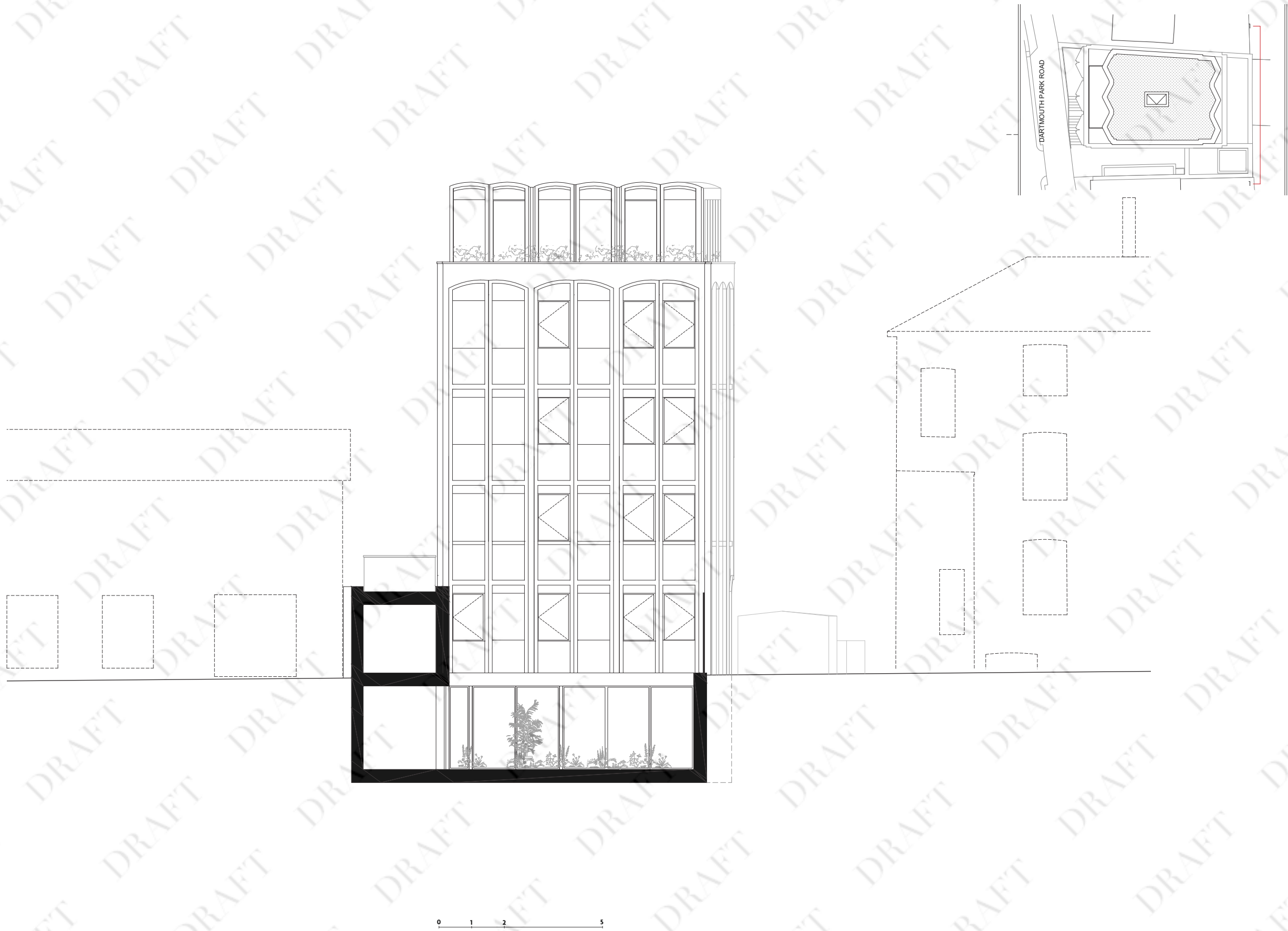
FRONT ELEVATION



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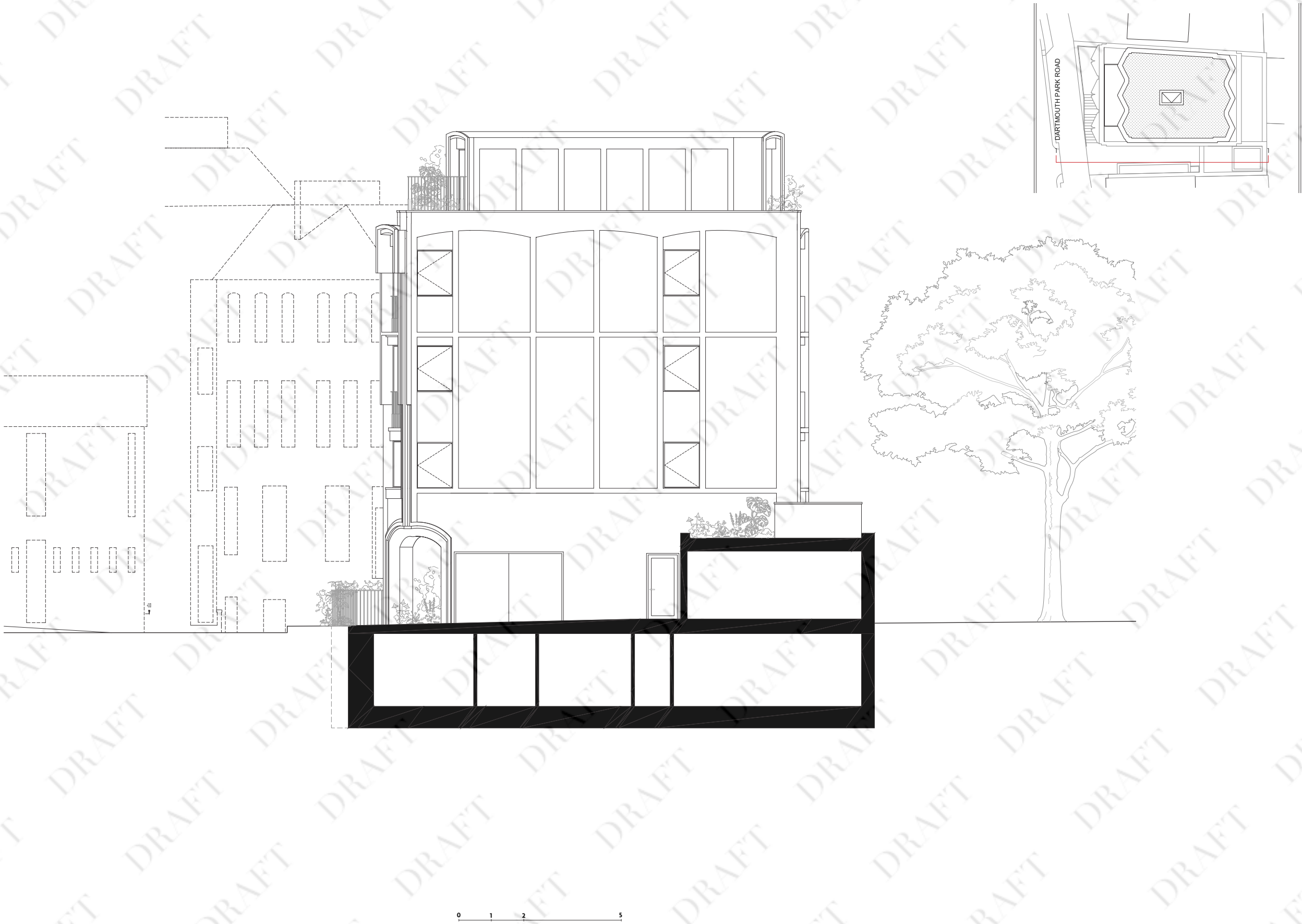
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REAR ELEVATION



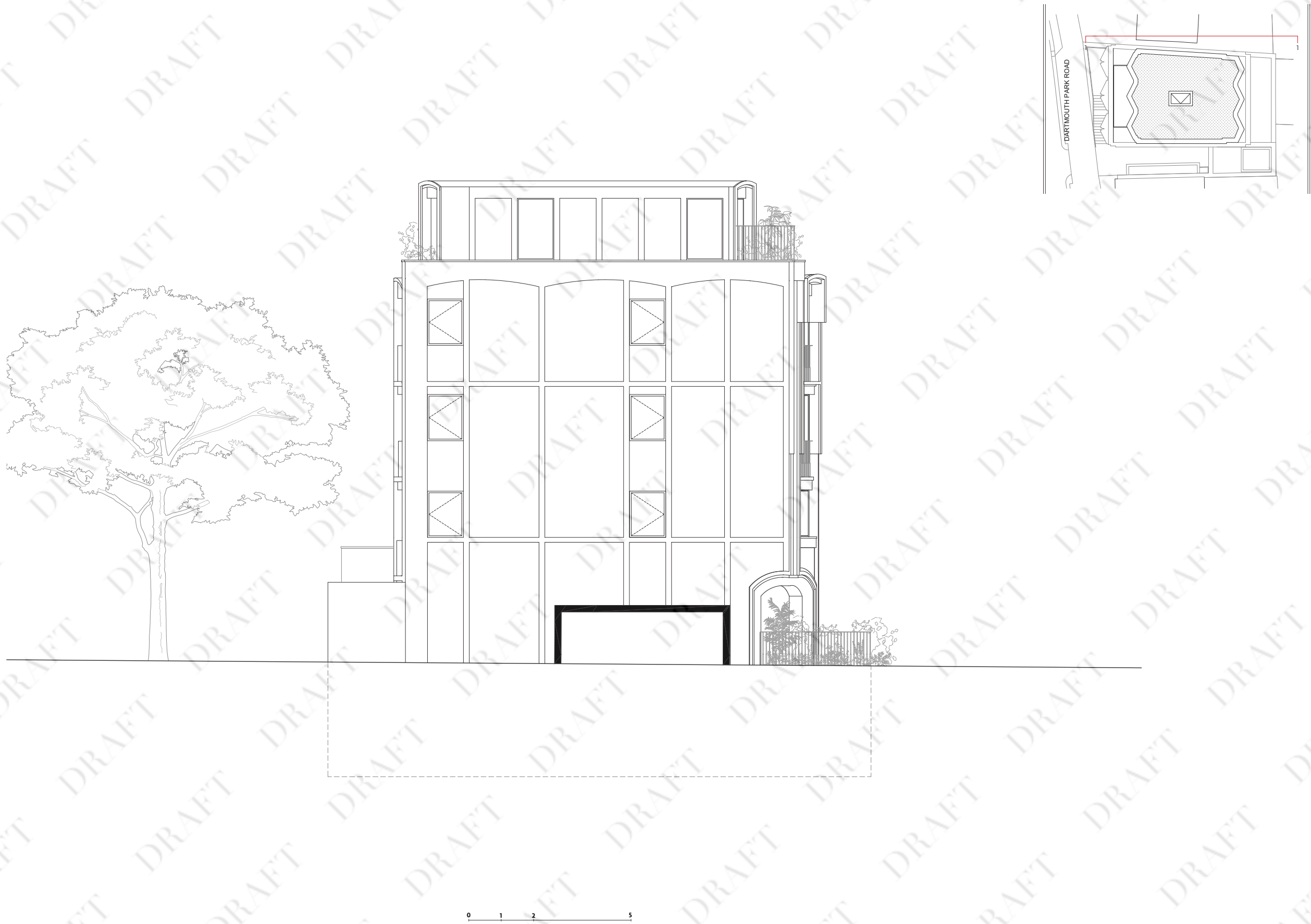
7.0 DRAFT DRAWINGS

SIDE ELEVATION 1



7.0 DRAFT DRAWINGS

SIDE ELEVATION 2



7.0 DRAFT DRAWINGS

SECTION

