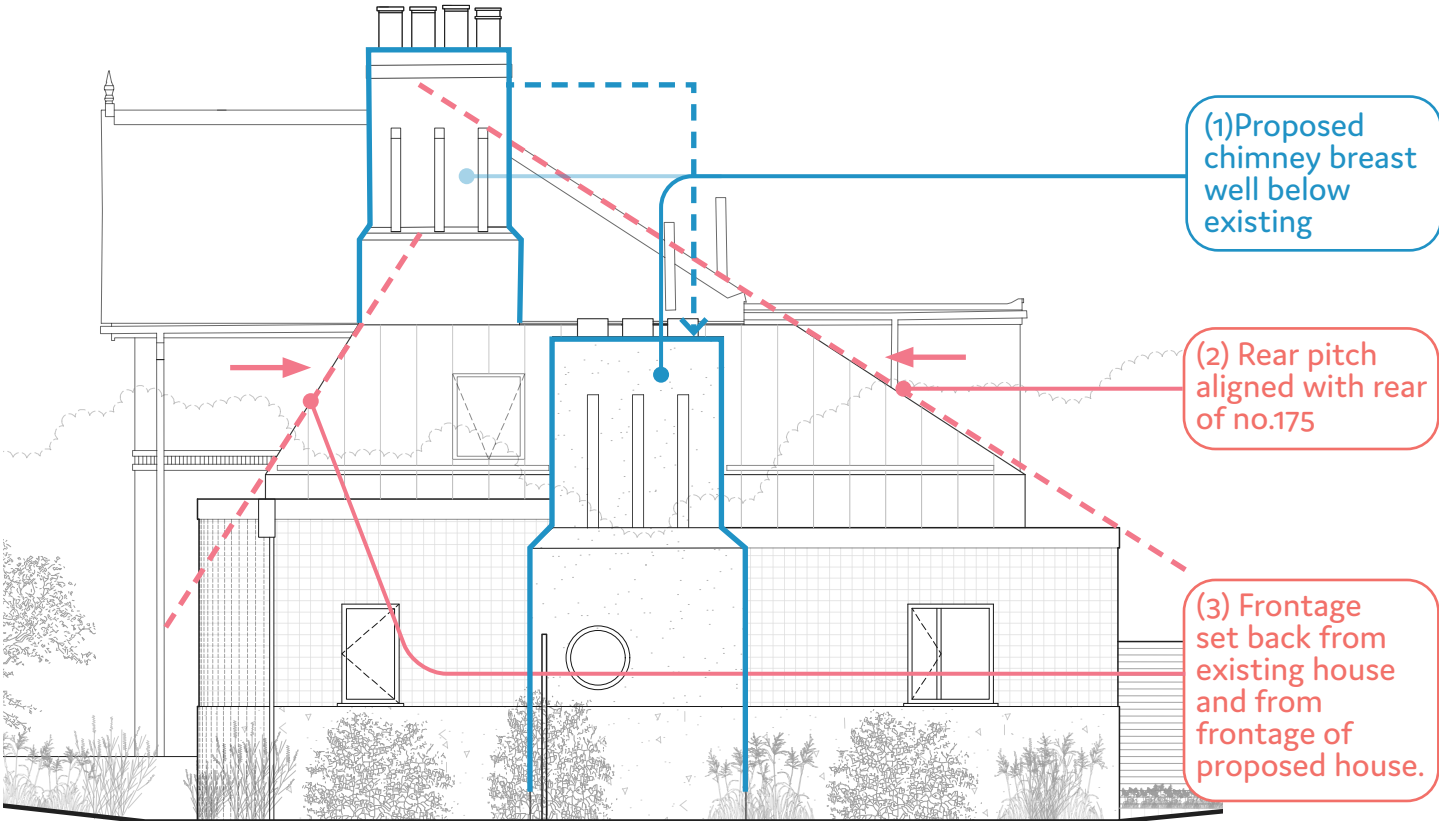
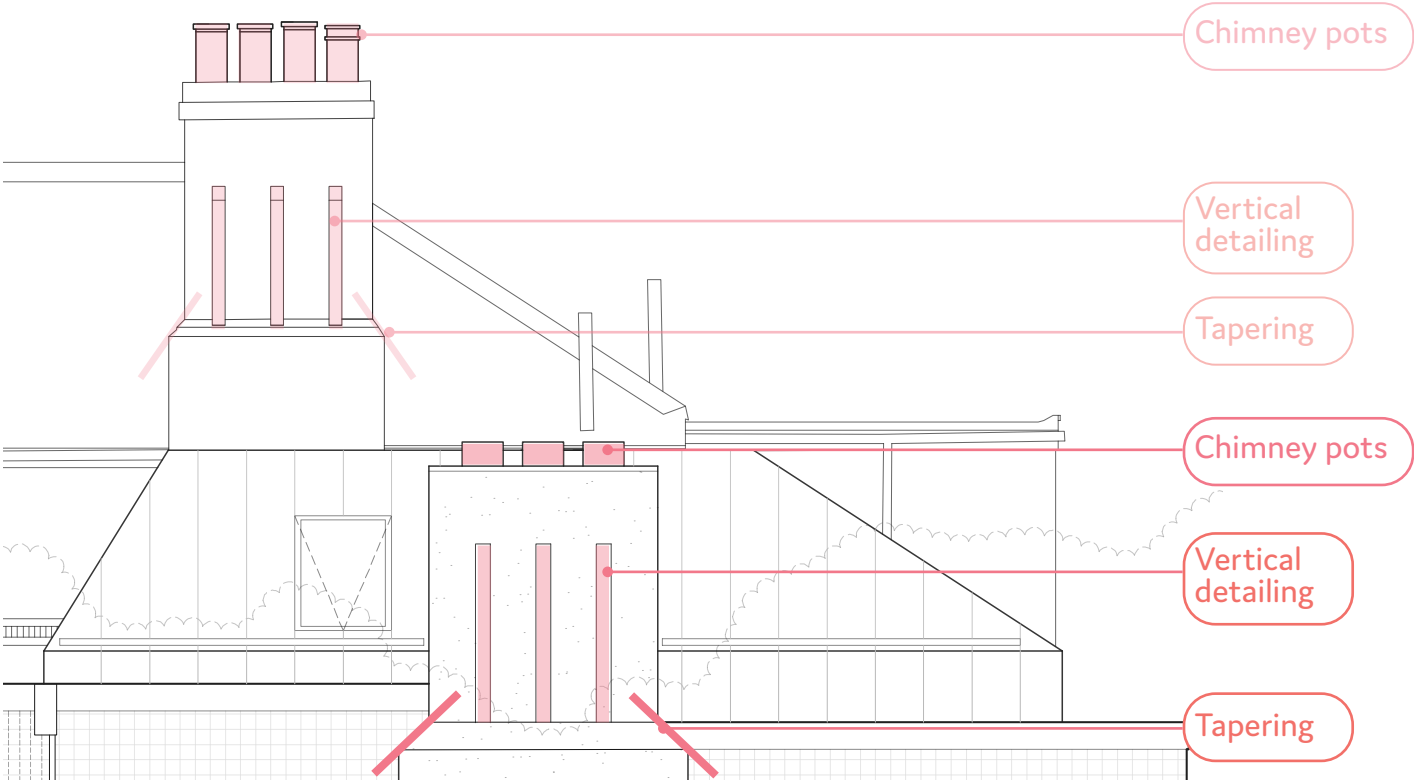


2.8 Proposed Side Elevation



Proposed Side Elevation



Proposed Side Elevation (Detailing)

2.8.1 Looking from the side. The front and rear pitch of the roof references the neighbour:

- (1) The proposed chimney breast references the neighbour while being set well below the existing to emphasise its subordination.
- (2) The rear roofline is aligned with that of no.175
- (3) The roof is set back from the frontage of the proposal, avoiding dominance on the streetscape. This would also set the roof in shadow most of the day.
- (4) Details from the existing chimney breast have been interpreted in the proposed chimney. Details such as the chimney outlets, the verticals detailing and the tapering of the chimney are interpreted with a contemporary approach.

These moves create a roof form similar to the neighbour in form and materiality, but with the proposed roof reading as a minor interpretation of no.175. This interpretation emphasises the subordinate nature of the house by, for example, lowering the level at which the tapering of the chimney takes place, and, by having three chimney pots instead of four. These small details contribute to the reading of the house as a 'child' of the 'adult' neighbours.



Referenced banding on the front and sides of No.175



Referenced chimney detailing on No.175

2.9 Neighbours' Views



1 View of proposed development from No.169

2.9.1 A key concern addressed in the approved planning application was the visibility of the proposed development and associated basement from neighbouring properties.

The proposal does not protrude further than the existing rear elevations or is no higher than the roof lines established by the existing ground floor extensions. The patio has been pulled back to reduce its protrusion from the rear of No.175. As such (as shown in the adjacent image), the patio would not be visible from neighbouring properties as the hedges, vegetation and outbuildings block any potential views.

2.10 Views from the Park

2.10.1 The images to the left compare views of the site as they are currently, how they were shown in a larger refused proposal, and how they are proposed in this application.

From most areas in the park, the tree cover would render the proposal invisible. Where it is, the dark material used on the roof of the proposal allows it to read as a continuation of the roof of no.175.



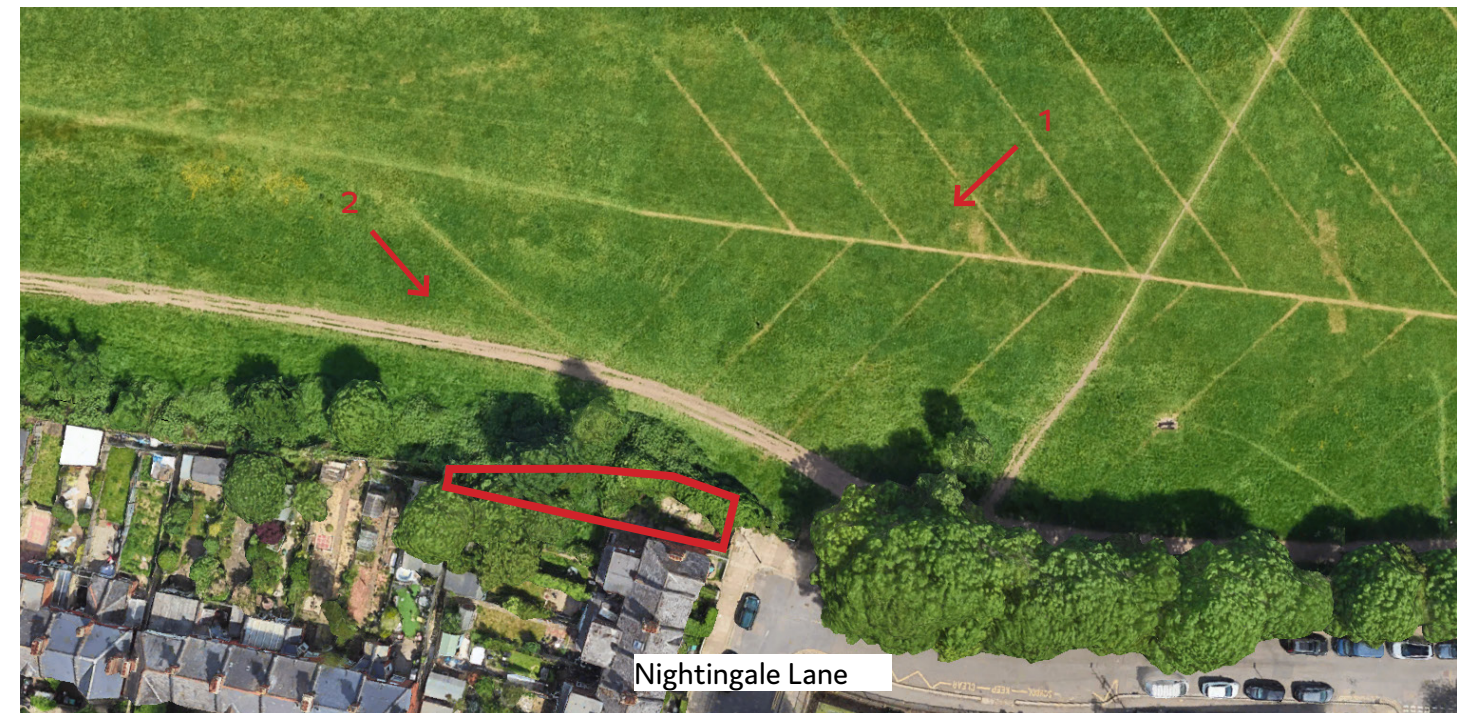
1 Existing View from Alexandra Palace Park



1 View from Alexandra Palace Park of for refused scheme



1 Proposed view from Alexandra Palace Park of scheme proposed in this application



Views from Alexandra Park



2 View from Park towards rear of proposal

2.11 Materiality (1/2)



Nightingale Lane primary colour palette of red brick and dark roof



Campsbourne School Redbrick detailing and dark roof

2.11.1 As mentioned at the start of the document in section 0.2, Office S&M has won awards for the quality of materials used in the practice's projects.

2.11.2 The material strategy is in keeping with that in the approved application (HGY/2022/1408), continuing to consider the existing contextual materiality and colouring and the desire to create a distinct and contemporary addition to the terrace.

2.11.3 Tiles continue to be the primary cladding material. Terrazzo detailing at the base ground the proposal, with the datum of this dado aligning with the sills of the neighbouring windows. To the side, render is used the chimney breast. The proposed roof is a dark zinc finish.



Approved Front Elevation (HGY/2022/1408)



Proposed Front Elevation

2.11 Materiality (2/2)

2.11.4 These precedent images show examples of tiled projects set in sensitive areas. These projects have interpreted the historic context in a contemporary and are sympathetic through form and materiality.

- (1) Keelson Yard interprets local brickwork to create a patterned terracotta tile
- (2) Alto Mearim House demonstrates the use of tiles as an intricate, crafted solution

2.11.5 Attention to colour has also been carefully studied. These projects highlight a careful approach to this matter:

- (3) Nunhead Green uses a terracotta pigmented cast concrete elements to highlight the new.
- (4) Red House follows a similar logic in creating a textured concrete panel and red brick which is sympathetic, by referencing the red brick detailing of the existing house, but does not copy the yellow brick found on the rest of the terrace



(1) Keelson Yard, 31/44 Architects, Whitstable



(2) Alto Mearim House, DEPA, Portugal

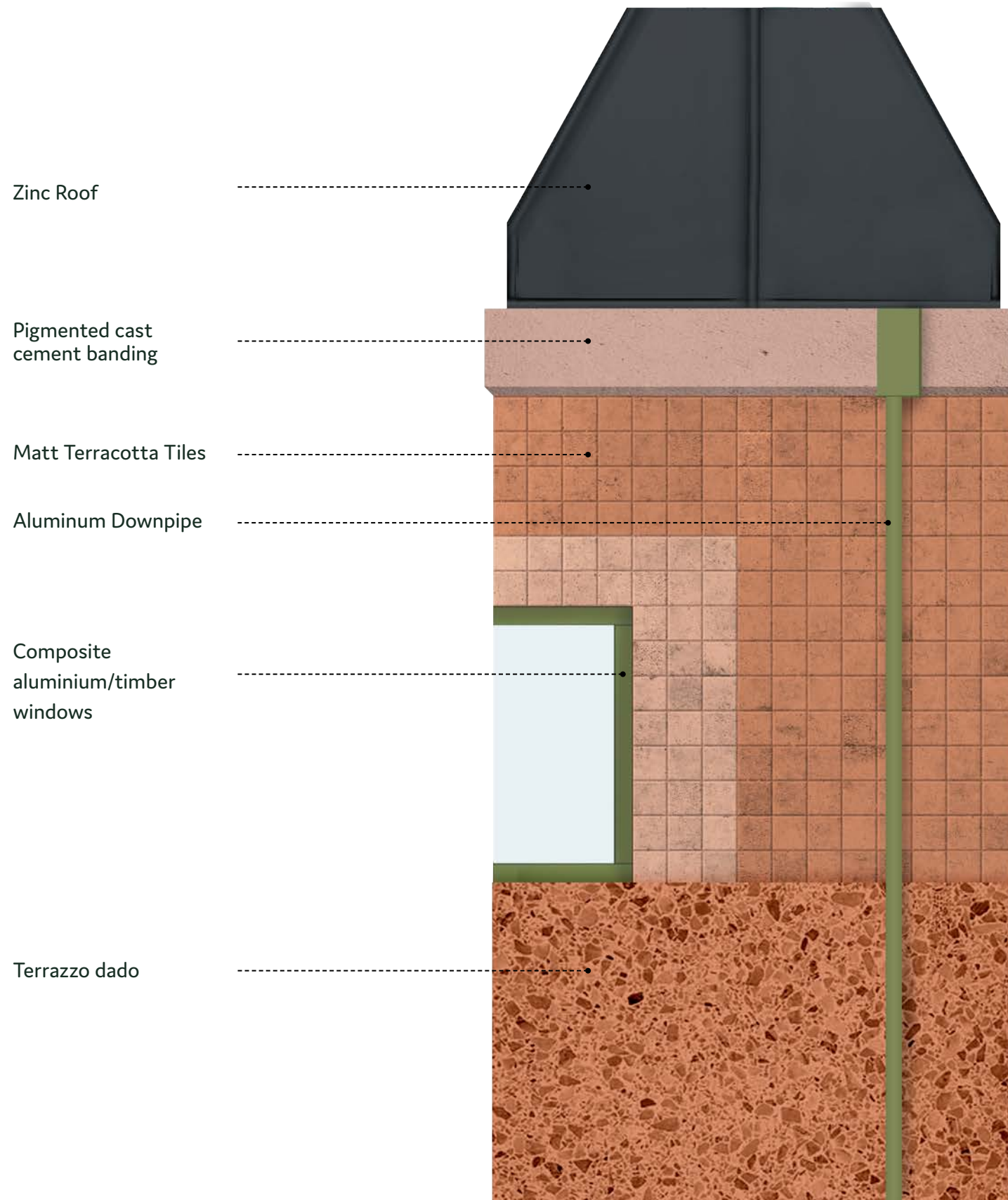


(3) Nunhead Green, AOC, Southwark



(4) Red House, 31/44 Architects, East Dulwich

2.12 Material Palette



2.12.1 The materials proposed are shown in more detail in the palette opposite.

(1) On the roof, dark zinc cladding is used. This is of a similar colour to the roofs in the area, and has the effect of weighting down the house. As discussed in the roof development studies, the choice of a roof that references the slate of the existing houses, rather than the brick is to have the ground floor read as the primary mass of the house.

(2) A light pigmented cement is used for the banding, is a shade similar to the lighter terracotta tiles.

(3) Matt Terracotta tiles reference the red brick used throughout the area and their small scale references the intricacy of the arts and crafts tradition. These bespoke terracotta tiles would be fabricated in a fashion that references the arts and crafts fabrication methods of the area.

(4) Aluminium and timber Velfac windows are used and are powder-coated in a natural green. The same finish is used for down pipes and hoppers.

2.12.2 Pre-app feedback included:

High quality materials and detailing will be required with any such application and should be detailed and explained in an accompanying Design & Access Statement.

The detailing of these materials is intrinsic to our design process, and is part of the approach which has led to us being awarded Winner of "Best Use of Materials" at the New London Architecture "Don't Move, Improve" Awards. As such we are demonstrably able to deliver the quality that is expected by policy.

2.13 Material Context

2.13.1 As discussed previously, the materials proposed are informed by our analysis of the area and the arts and crafts tradition.

- (1) Red/Terracotta bricks inform the design of terracotta tiles, both in terms of colour, and fabrication method
- (2) Horizontal Banding on neighbouring properties, and other detailing
- (3) Slate found on the roof of the majority of house in the area
- (4) The green shades in the park
- (5) The tiled porches all along Nightingale Lane

