

3.0 HERITAGE IMPACT ASSESSMENT

3.1 MODERN INTERVENTIONS



There is a relationship between the Victorian BTMs at 4 - 6 Cromwell Road and a number of existing, modern interventions of varying ages and styles.

The analysis opposite colour codes the architectural eras of neighbouring buildings with the darker colours being modern or contemporary architecture, whether No.2 Cromwell Road, a four-storey block of flats that was won on appeal in 2006, or the rear, up to 2 storey extension(s) to No. 6 Cromwell Road, that was approved by delegated powers in 2008 and again in 2012. Refer to image 1 & 4 Site & Context Images.

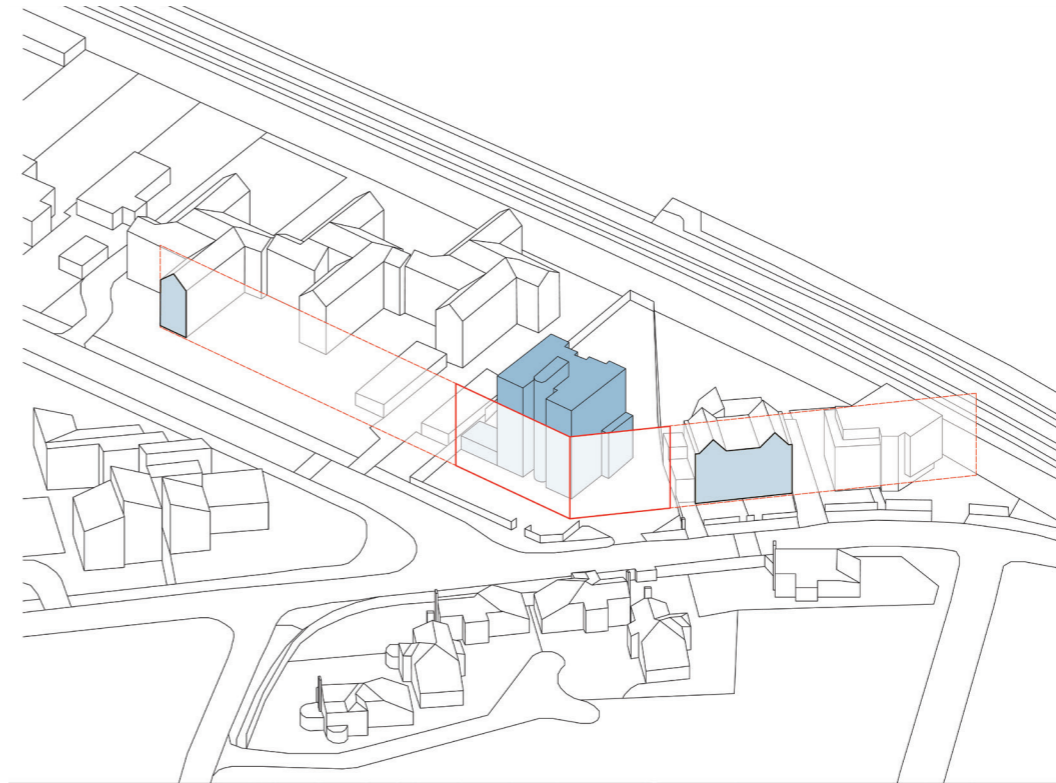
Beyond, these interventions, the surrounding context is of more modern nature, from the 1960s up to the 2000s.

3.2 MASSING ANALYSIS

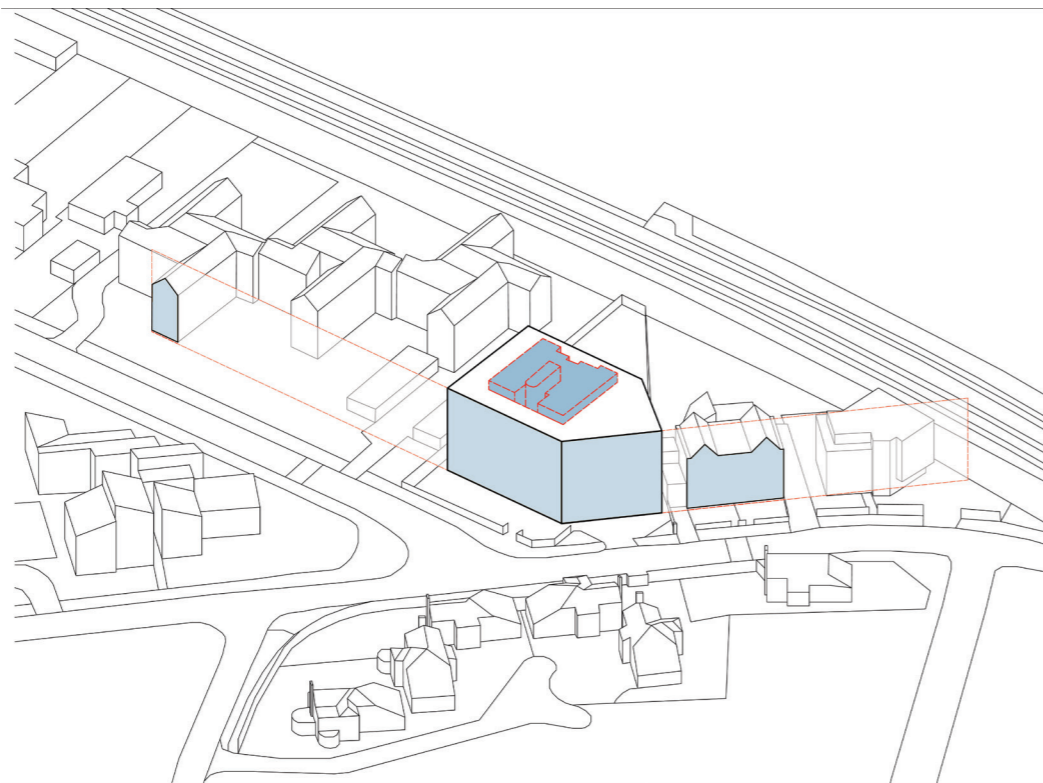
The proposal and its design progress from existing building to final form.



Existing seven-storey building and triangular site.



Establishing the building lines.



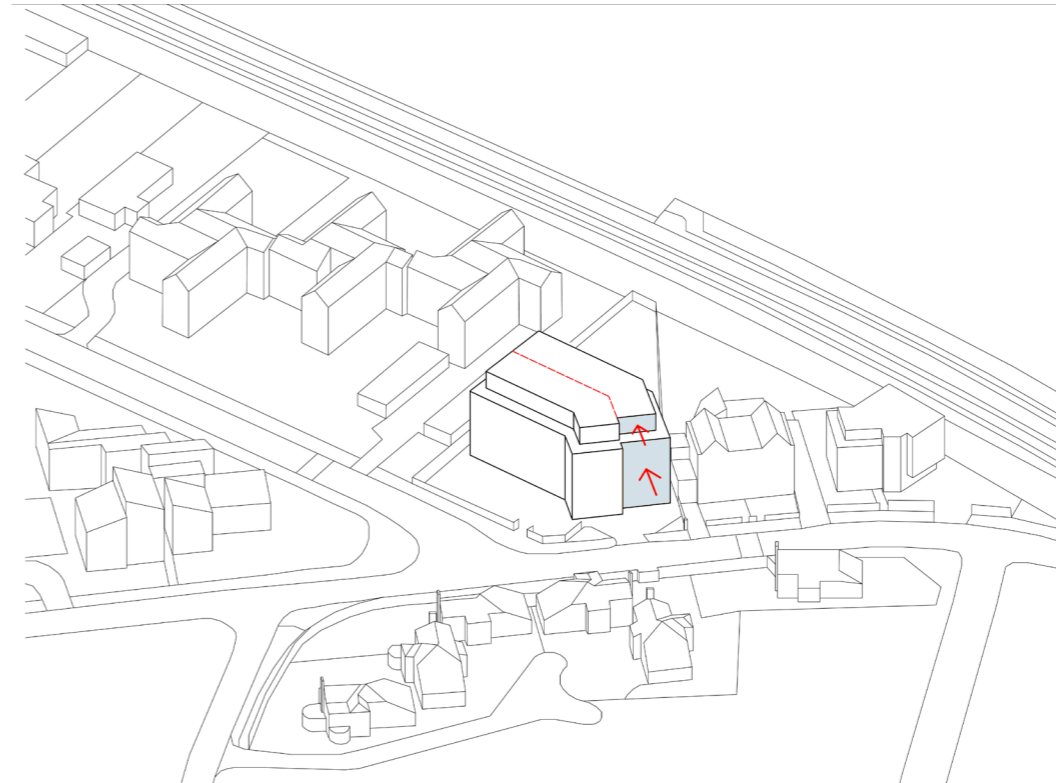
New volume responding to corner, with increased footprint and six storeys.



Central section pushed back, responding to street trees.



Top floor set back from main building.



Corner wing pushed back to respect BTMs frontage, plus notional split along spine of new building.



Front top floor section removed in response to overshadowing assessment to neighbouring buildings to the north along Davenport Close, and improving visual relationship with BTMs.



The final form of the proposal.

3.3 VISUAL ANALYSIS



Photographic analysis of the massing model compared to the existing condition in relation to the adjacent BTMs, showing the height of Sheldon House and the gap within the street-scene.

The final proposal modelled, overlaid, and the analysis matched to the photographs (as closely as possible). Sheldon house can be seen at the top of the image.



16 The existing multi-stemmed birch tree (category C) is removed, as shown dotted, and replaced with two new semi-mature trees on either side of the access road.

Existing street trees screen the site and the new proposal.

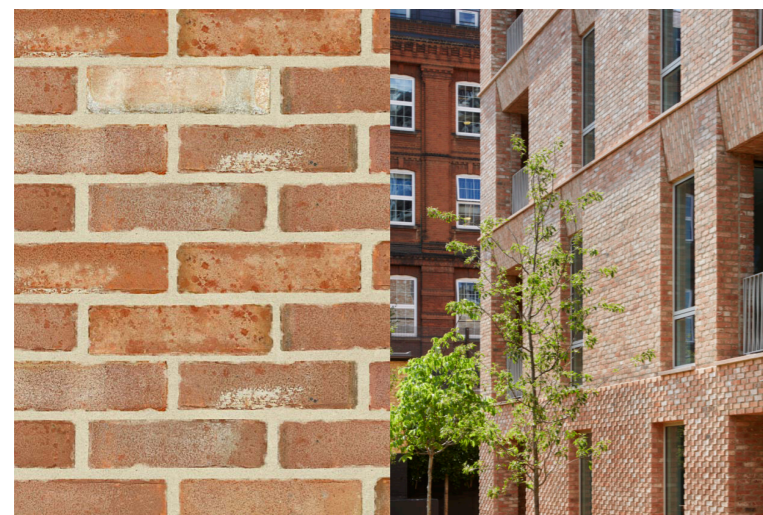
3.4 MATERIAL ANALYSIS

Original colour and material choices, explored with diagrammatic elevations and photographic examples and precedents.

Mansard roof - Zinc standing seam - Lichen / taupe colour (Green)
 Main walls - Stock multi facing brick - Warm red

Results:

- Different brick colour from BTMs, which was welcomed by the Planning Department.
- Possibly too similar to the original Sheldon House, and therefore 'bad' connotations.



Variation of colour & material choices:

Mansard roof - Zinc standing seam - Anthracite (dark grey)
 Main walls - Stock facing brick - Buff / yellow

Results:

- Similar to the main brick used on the existing BTMs and the modern No. 2 Cromwell Road.
- Could distract from the visual prominence of the heritage asset.



Further variation of colour & material choices:

Mansard roof - Zinc standing seam - Natural zinc finish (shiny light grey)
 Main walls - Stock multi facing brick - Weathered gault (buff to white)

Results:

- Elegant colour palate.
- Lightens the overall appearance of the new building.
- Not a direct copy of BTMs, but picks-up on the gault brick used as detailing elements on the existing buildings, and perceived as sympathetic approach.

