

# FORMATION

News, views and information from FORM Design Architecture



Penthouse at Botolph Lane



Church Entry exterior

## PREMIUM RESIDENTIAL DEVELOPMENTS IN THE CITY OPEN

In a prime location near St. Paul's, FORM has converted a City office building at Church Entry into a scheme of 12 innovatively planned and detailed 1 bed apartments for city workers and a luxury penthouse. The design followed the original planning consent for conversion, change of use and extension obtained by M2R architects. The fire-engineered approach of the design made it possible to create open-plan loft-style apartments in which bedrooms are accessed directly from living areas, avoiding the usual requirements for fire doors and lobbies.

The building features dual aspect apartments, unusual in a tight inner city site like this, and the penthouse has a view of St. Paul's Cathedral. Subtle changes to the section of the building at ground/basement level such as the introduction of deep-set two-storey windows have helped to transform former underground space into luminous split-level apartments with outlooks across the adjacent former churchyard.

FORM has also dramatically extended and converted an uninspiring office building on Botolph Lane into a residential property with 14 units including a studio and a penthouse. Keeping within the existing footprint, FORM has increased the floorspace by adding three floors. A striking zinc-covered roof now rises at the 7th floor level. The scheme has also been sensitive to the historic architectural surroundings. Access is from a pedestrian alley which leads to a Wren church. At the ground and basement levels, in a modern interpretation of the traditional shopfront, set-back windows have been extended down to the lower floor. This allows light and ventilation to reach previously redundant space.