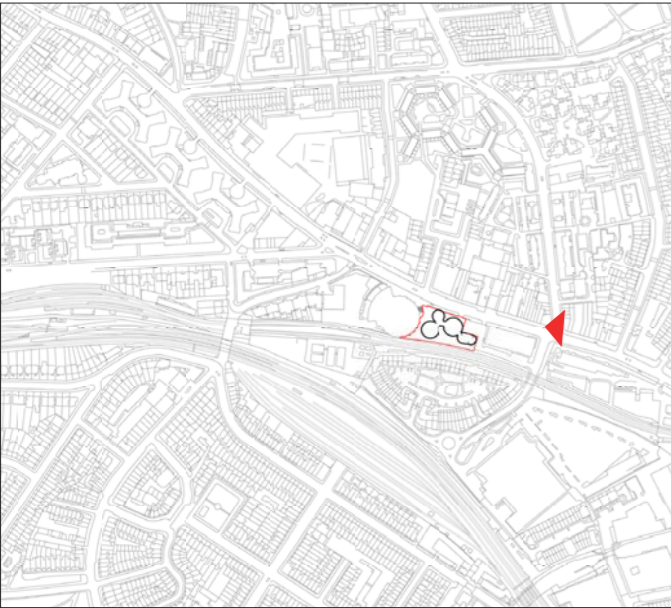


4.0 Design Proposals

4.3 Massing and Scale

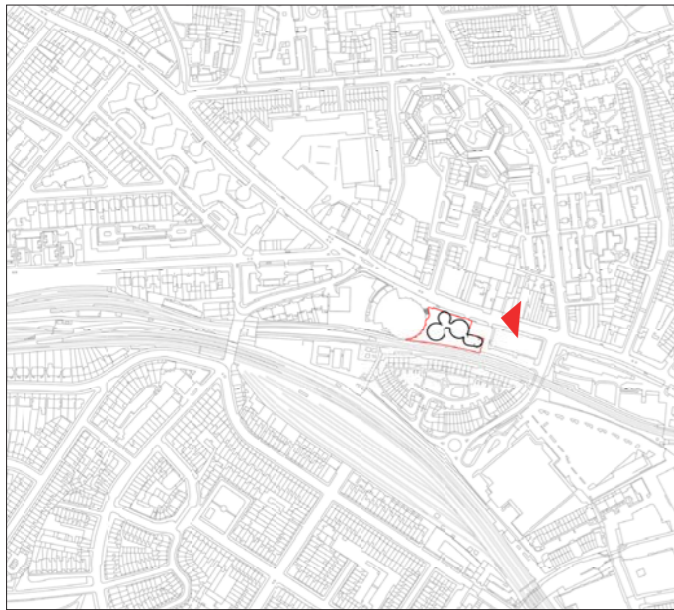
View from Chalk Farm Road



## 4.0 Design Proposals

### 4.3 Massing and Scale

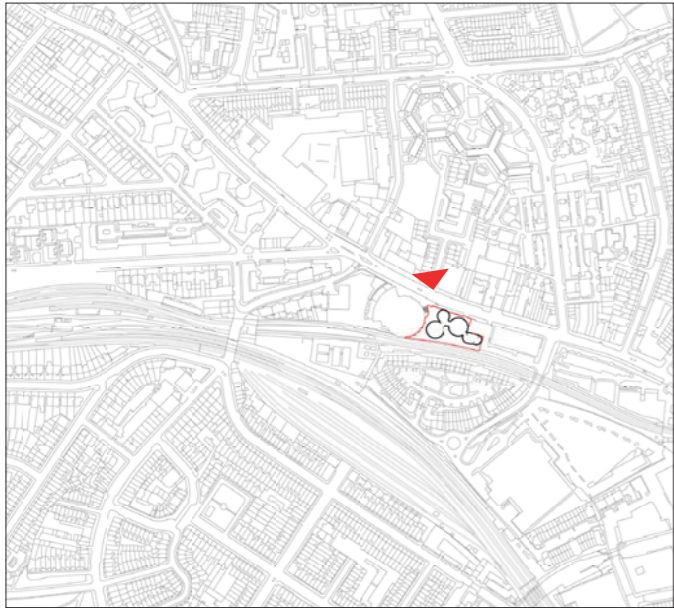
View from Chalk Farm Road



4.0 Design Proposals

4.3 Massing and Scale

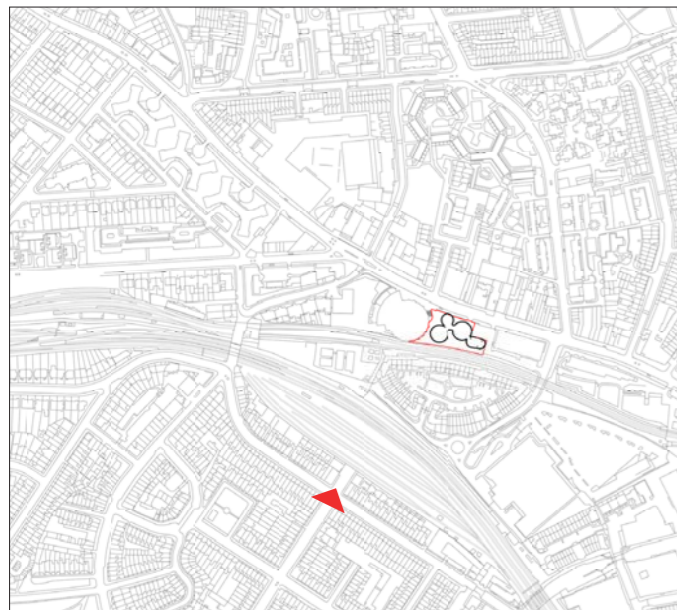
View from Belmont Street



## 4.0 Design Proposals

### 4.3 Massing and Scale

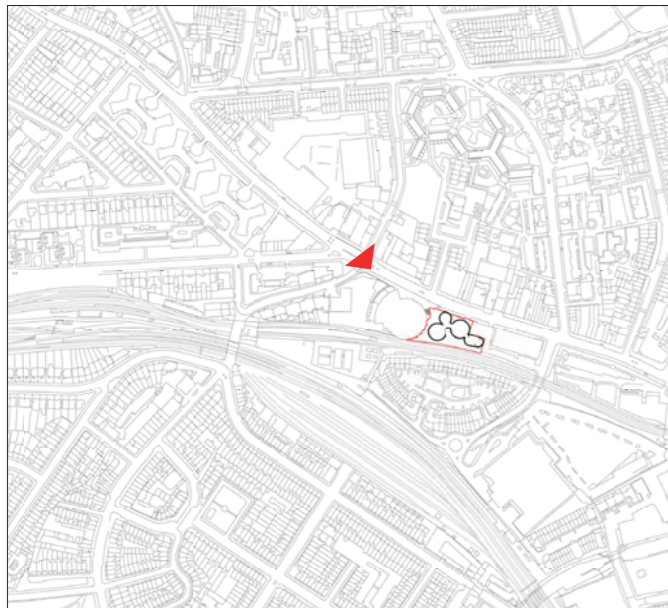
View from Primrose Hill



## 4.0 Design Proposals

### 4.3 Massing and Scale

View from Haverstock Hill



## 4.0 Design Proposals

### 4.3 Massing and Scale

**Chalk Farm Road - Aerial overview from east**



## 4.0 Design Proposals

### 4.3 Massing and Scale

#### Chalk Farm Road - Aerial overview from west

The form and massing of the proposal has been designed with careful consideration of the surrounding Conservation Area context, and with particular regard to the emerging context at the Camden Goods Yard site and Juniper Crescent, shown in shades of pink.

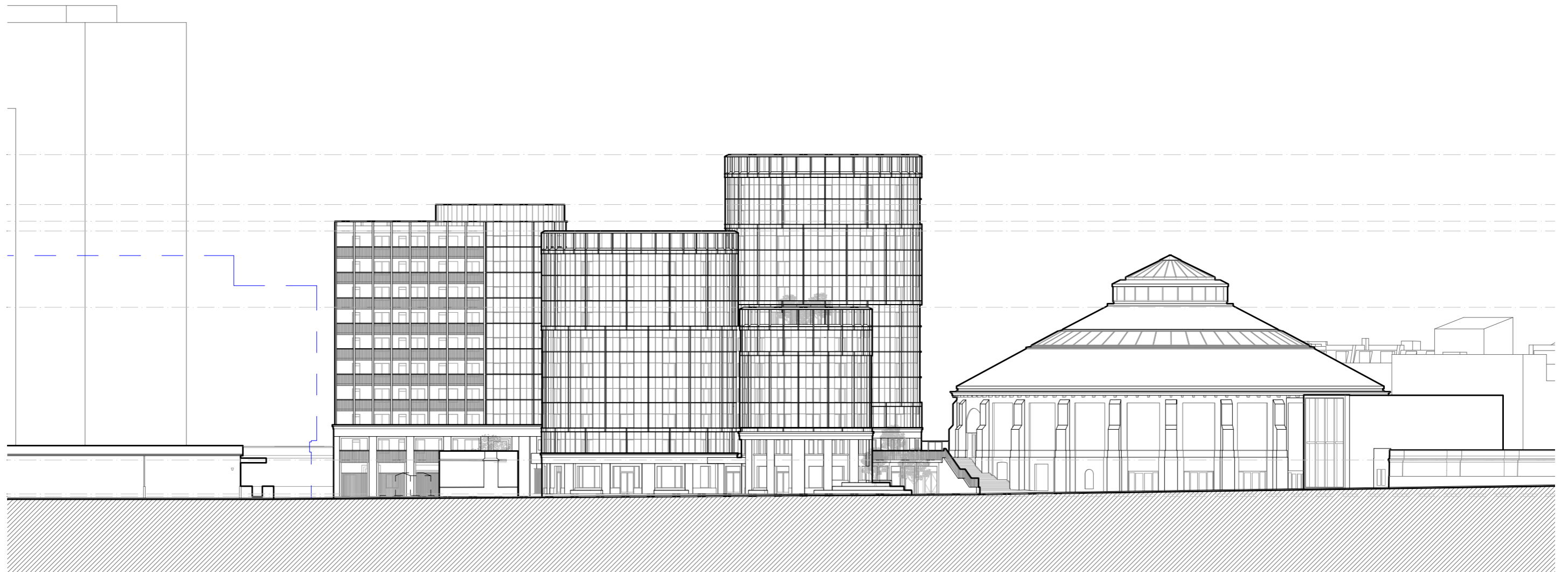


## 4.3 Massing and Scale

### Elevation on Chalk Farm Road

Chalk Farm Road has different characters on the two sides of the street: the high street frontage on the north side of the street and the former industrial lands of the Camden Goods Yard to the south.

The three cylindrical buildings respond to the form and setting of the Roundhouse. The lowest of the three cylinders on Chalk Farm Road addresses the new public space and mediates between the scale and character of the Roundhouse and the other buildings within the 100 Chalk Farm Road site.



# 4.0 Design Proposals

## 4.4 Public Realm - Interface with the Roundhouse, PFS Site and the proposed Youth Space

### New Public Realm

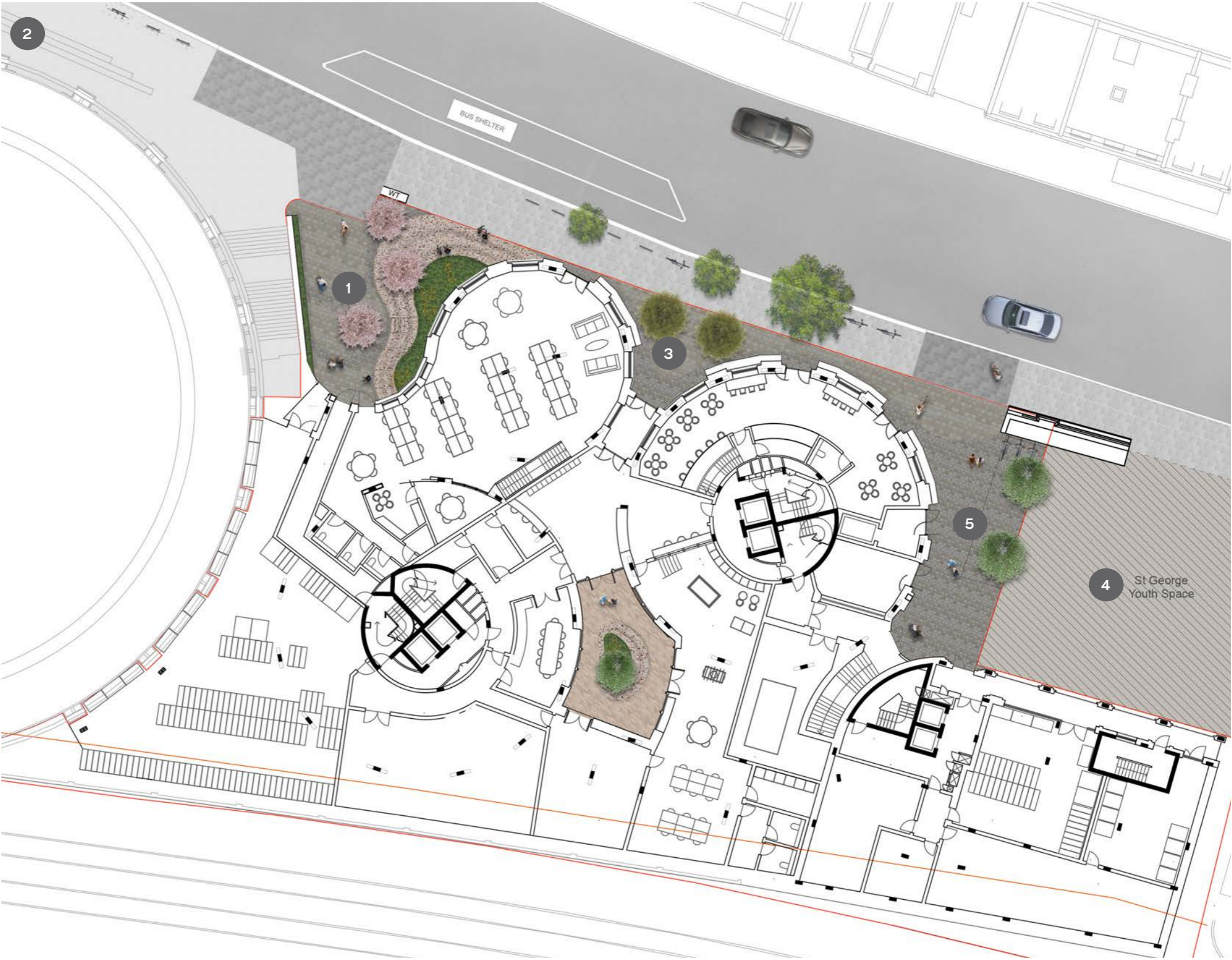
The form of the buildings has been designed around the opportunities for the creation of new public spaces on Chalk Farm Road, to alleviate existing issues with constrained spaces for pedestrians highlighted by initial site analysis.

The landscape at ground level creates new public realm to be enjoyed by pedestrians and events goes at The Roundhouse, as well as opportunity for future connection with the adjacent youth space. Emergency vehicle access is accommodated within the clear spaces of public realm at the eastern and west of the site.

This section sets how these new public spaces will create positive physical and cultural interfaces with neighbouring buildings and sites including The Roundhouse, the PFS Site and the proposed Youth Space.

Full details of the landscaping design are given in section 5.0 of this document.

- Key:
- 1 New public space with stepped seating
  - 2 The Roundhouse entrance
  - 3 Widened footway at main entrance to PBSA building.
  - 4 Affordable Residential Forecourt
  - 5 Proposed Youth Space, part of St. George-owned PFS site



# 4.0 Design Proposals

## 4.4 Public Realm - Interface with the Roundhouse, PFS Site and the proposed Youth Space

### New Public Space at The Roundhouse

A significant benefit of the redevelopment of 100 Chalk Farm Road is the opening up of the site with accessible public realm. In particular, the new public space adjacent to the Roundhouse creates an opportunity to embed the new building and associated new uses in its local context by making an informal social space for local residents, students, workers and visitors. The tiered, accessible landscape allows for the space to be used in a range of ways, and by a broad range of people, across the course of the day.

The applicant has been working closely with The Roundhouse to develop a scheme that is complimentary to the excellent cultural offering and social value that it offers, as well as working to resolve practical and technical issues around access and egress from the venue. In the day time the new public space will be a place for young people using The Roundhouse studios to socialise, and in the evening a welcome additional public space for people to gather before concerts and events.



View from the Roundhouse looking east towards the new public space



View from the entrance to the new workspace in Commercial Unit 1 towards the Roundhouse



Evening view, with The Roundhouse in event mode.

# 4.0 Design Proposals

## 4.4 Public Realm - Interface with the Roundhouse, PFS Site and the proposed Youth Space

### Affordable Housing Residential Forecourt

The new pedestrian and cycle route to the entrance of the Affordable Housing Building has been designed carefully to make a safe and welcoming space. The entrance to the residential building itself is clearly visible from Chalk Farm Road and highlighted by brickwork articulation around the entrance doorway.

The new cafe at Commercial Unit 2 has been designed to maximise the active frontage directly on to this short laneway. The design of the brick plinth to the PBSA building enhances the public realm by providing informal seating opportunities that can be used by cafe visitors, residents, students and local workers.

The deck access housing type proposed for the Affordable Housing block offers significant benefits for the success of the future Youth Space and the residential forecourt area. Front doors of the proposed flats offer positive overlooking to both spaces without impacting on the useability of the Youth Space for games or activities in future.



Proposed view looking towards Affordable Housing entrance



Proposed view from deck access looking down on St George Youth Space

# 4.0 Design Proposals

## 4.5 Amenity Spaces

### Shared Podium Landscape

The shared amenity space is deigned to look ambiguos and offer a high quality external experience to residents of both the PBSA and Affordable Housing buildings. Opertunities have been taken to maximise planting while keeping in mind the Roundhouse escape access which must be maintained across the site.



Proposed birds-eye view of the shared podium landscape



Proposed view looking across playspace towards the Affordable Housing building



Proposed view looking towards the Roundhouse and the new escape stair

### 4.5 Amenity Spaces



Proposed view of main play area



## 4.0 Design Proposals

### 4.5 Amenity Spaces

#### PBSA Student Terrace

Located on the rooftop of the northern most PBSA tower is an area of dedicated private external amenity for the students. The area experiences high levels of sun exposure over the course of the day as well as views across north london.

This area has the potential to facilitate outdoor activities as well as act as a quieter place for students to meet and socialise.



Proposed views of the PBSA level 6 terrace

## 4.0 Design Proposals

### 4.6 Appearance and Materials

#### Scales of Material Response - Townscape, Streetscape and Detail Scale

Drawing on the built heritage of the wider Regents Canal Conservation Area and the industrial architecture of Chalk Farm Road, the masonry plinth of the two buildings is designed to appear as a solid, crafted, hand-laid base that supports a more lightweight, component-based architecture above.

The scale of the metal fins is akin to those of the metal trussed roofs of key buildings in the area (the Roundhouse, Stables Market, train sheds) and the secondary infrastructural elements that are mounted to the brickwork – a prevailing detail within the CA.

Whilst the plinth has the character of the structural brick that endured throughout the area, the architectural language above suggests flexibility and mutability – an important feature of a component-based façade that is designed for demountability as part of the building's circular economy strategy.

