

## 7.1 Overview

The re-provision and extension of King's Cross Methodist Church offers an excellent opportunity for greening and landscaping enhancements of the existing building roofscapes. The existing north and south lightwells and the student accommodation flat roof contain no existing natural features, where provision of urban green can create a more natural, biodiverse environment that contributes to the building and its surroundings.

The present streetscape and roofscapes of surrounding buildings have limited greening and are predominantly formed of sealed surfaces. However, the recent major development opposite to the church (*Redevelopment of Belgrove House as a part 5 part 10 storey building plus 2 basement levels for use as office and research and laboratory floorspace*) will provide substantial contributions to local urban greening.



### North light well

- Currently occupied by external steps and WC
- Opportunities to introduce new soft landscaping build up (above lower ground floor meeting rooms), improve local biodiversity and enhance visual link between church hall and light well.

### Student accommodation flat roof

- Currently a membraned roof, part accessible by students as communal terrace and without any planting.
- Where proposed mechanical equipment is not located, opportunities to introduce new planters which improve local biodiversity and enhance users experience

### South light well

- Currently unoccupied with exposed concrete slab and without planting
- Opportunities to introduce new soft landscaping build up (above lower ground floor meeting rooms), improve local biodiversity and enhance visual link between church hall and light well.

Aerial Plan showing areas with opportunities for greening and landscaping enhancements

# 7.2 Ground Floor Light Well Gardens

## Landscape Layout

We have developed a landscape strategy that employs simple, legible zones of soft planting and shared/private amenity spaces, as well as providing pleasant garden views to the north and south sides of the church hall.

## Soft Landscape

Selection of an appropriate range of shrub and herbaceous species that complement the architectural design, including low maintenance evergreen shrubs for year round interest and perennial planting. Where possible, native species will be selected to promote biodiversity.

## Hardscape Materials

The linearly arranged concrete paving with zigzagging edges interplays with the surrounding plantings, and resembles intimate, rectilinear gardens.

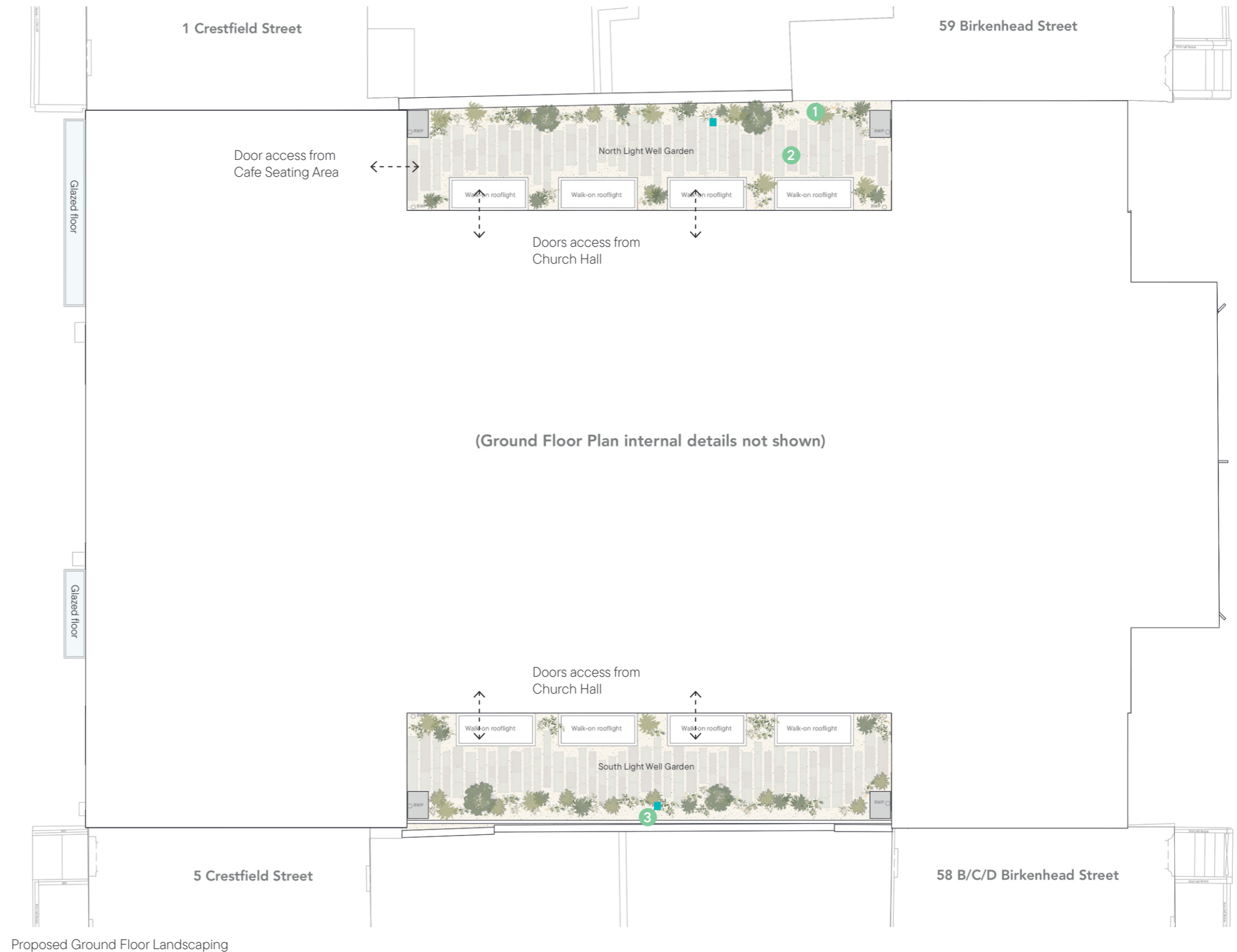


1 UK Native seeds with a mixture of wildflowers, annuals and grasses



2 Linear concrete flag paving system

3 Embedded water trays system



Proposed Ground Floor Landscaping

# 7.3 Roof Communal Terrace

## Landscape Layout

Residing students have access to a south facing shared amenity area on the third floor for social activities surrounded by soft areas of grass and planting. Scrubs and hedges are strategically positioned to provide green visual links and a soft privacy screening for the adjacent student bedrooms facing Birkenhead Street.

## Soft Landscape

The intensive green vegetation on third floor can be supported by metal planters on galvanised floor panels and pedestal and rail systems. Robust and shade tolerant plants have been selected which are considered suitable to the conditions of the site.

Shallow plastic trays will also be embedded within the planters in order to provide a water source for birds and invertebrates.

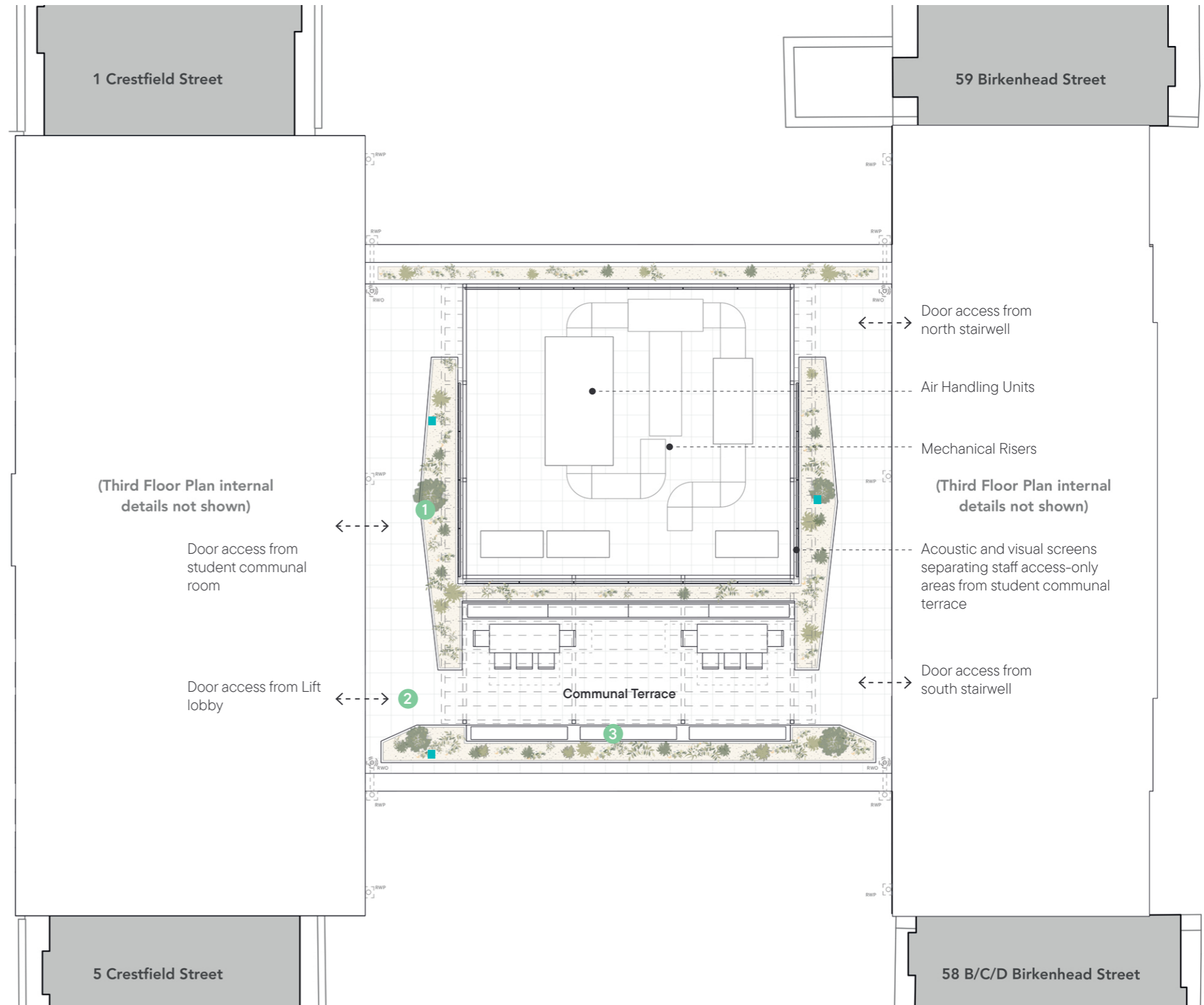


1 Herbaceous and Perennial planting mix on metal planters



2 Concrete flag paving system

3 Built-in seatings within planters zone



Proposed Third Floor Landscaping

## 7.3 Roof Communal Terrace

### Hardscape Materials

Materials have been selected to complement the planting mix on all terraces, as well as being robust, non-combustible and attractive:

- Roof - Concrete flag paving system on green roof pedestals systems e.g. Ryno Quadro
- Pavilion - PPC steel frame providing growing platform for climber plants and act as shading device

### Maintenance Strategy

The selected plants should be suitable for micro climates of the site, hence have minimized needs for intensive maintenance. However it is expected that general maintenance will be carried out twice a year, typically during springtime and autumn months. These maintenance works (not exhaustive) can be as follows:

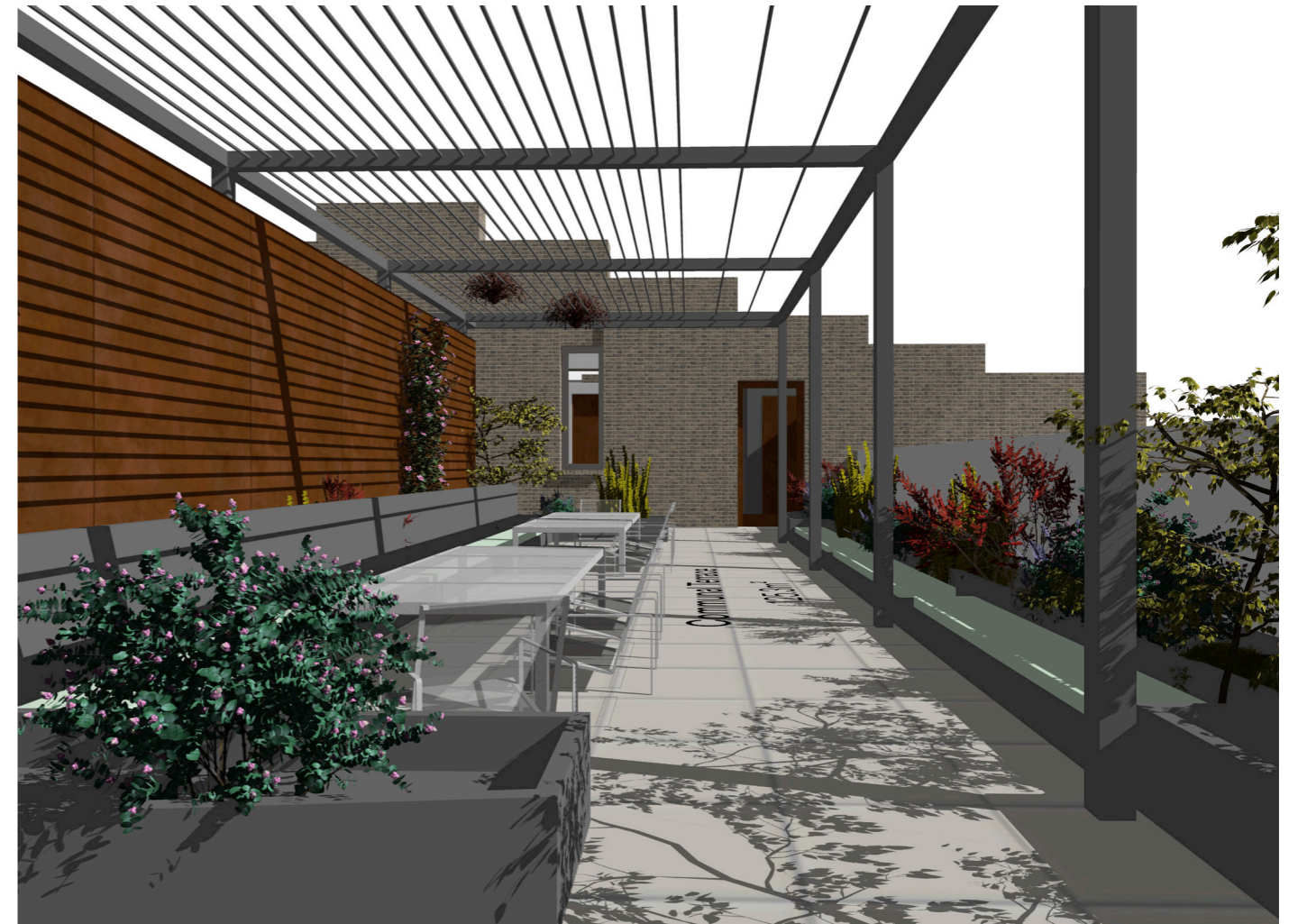
- Removal of weeds and leaf litter, particularly at rainwater outlets/ gutters and vegetation barriers;
- Repair/ replacement of dead/ bare plant patches.

Water supply points should be provided to all green roofs, so to facilitate general maintenance of the planting as well as providing an alternative irrigation source under draught conditions.

The above maintenance works should be carried out by building maintenance contractors in accordance with the current relevant British Standards and Codes of Practice.



The Melbourne Garden of Chris Cobbett, Jonathan Cebon and family, 2006.



**Above:** Sketch visualisation of student communal terrace

**Below:** Sketch aerial view of third floor landscaping.

## 8 Schedules

# 8.1 Accommodation and Area Schedules

## Building Schedule Summary

The existing building has a GIA of 1623m<sup>2</sup>, while the proposed scheme will have a GIA of 2518m<sup>2</sup>. The key contributing factors of the area increase include the extended lower ground floor (areas beneath the existing Mission House), the infilling of second floor and the extensions on the third floor.

AREA SCHEDULE - EXISTING

Floor	GIA (m <sup>2</sup> )	GEA (m <sup>2</sup> )
Lower Ground	308	346
Ground Floor	520	581
First Floor	533	576
Second Floor	262	299
<b>Total</b>	<b>1623</b>	<b>1802</b>

Figure 8.1.1: King Cross Methodist Church Existing Areas

AREA SCHEDULE - PROPOSED

Floor	GIA (m <sup>2</sup> )	GEA (m <sup>2</sup> )
Lower Ground	624	689
Ground Floor	538	598
First Floor	534	598
Second Floor	535	600
Third Floor	287	354
<b>Total</b>	<b>2518</b>	<b>2839</b>

Figure 8.1.2: King Cross Methodist Church Proposed Areas

## Student Accommodation

The proposed scheme provides a total of 33no. student accommodation units. All units are designed to follow recommendations from the Camden Planning Guidance for Student Housing (CPGSH) 2019.

In accordance with Item 4.5 of CPGSH, The proposed scheme provides a range of unit layouts, listed as follows:

- 12no. study bedrooms designed for single occupancy;
- 8no. study bedrooms designed for twin occupancy;
- 11no. studios (self-contained units including a kitchenette and personal hygiene facilities) designed for single occupancy;
- 2no. studios designed for twin occupancy.

Within the above unit mix, two wheelchair accessible student accommodation units are included which exceeds the 5% of the total number of room required by Building Regulations and are in line with CPGSH guidance.

SCHEDULE OF STUDENT ACCOMMODATION UNITS

Unit No.	Floor	Type	Kitchenette provision	Wheelchair accessible	Bedspace	Area m <sup>2</sup> (GIA)	CPG Student Housing Benchmark Area (m <sup>2</sup> )*	% Variance
1-01	1	Single Study bedroom	No	Yes	1	28.5	10.6	169%
1-02	1	Single Study bedroom	No	No	1	16.7	10.6	58%
1-03	1	Twin Study bedroom	No	No	2	18.8	13.7	37%
1-04	1	Twin Study bedroom	No	No	2	21	13.7	53%
1-05	1	Single Study bedroom	No	No	1	12.5	10.6	18%
1-06	1	Single Study bedroom	No	No	1	12.5	10.6	18%
1-07	1	Single Study bedroom	No	No	1	12	10.6	13%
1-08	1	Twin Studio	Yes	No	2	23.3	17.5	33%
1-09	1	Single Studio	Yes	No	1	20	15.5	29%
1-10	1	Single Studio	Yes	No	1	19	15.5	23%
1-11	1	Single Studio	Yes	Yes	1	28.5	15.5	84%
1-12	1	Twin Study bedroom	No	No	2	24.5	13.7	79%
2-01	2	Single Studio	Yes	No	1	19.5	15.5	26%
2-02	2	Single Study bedroom	No	No	1	17	10.6	60%
2-03	2	Single Study bedroom	No	No	1	18.8	10.6	77%
2-04	2	Twin Study bedroom	No	No	2	19.5	13.7	42%
2-05	2	Twin Study bedroom	No	No	2	21	13.7	53%
2-06	2	Single Study bedroom	No	No	1	12.5	10.6	18%
2-07	2	Single Study bedroom	No	No	1	12.5	10.6	18%
2-08	2	Single Study bedroom	No	No	1	12	10.6	13%
2-09	2	Twin Studio	Yes	No	2	23.3	17.5	33%
2-10	2	Single Studio	Yes	No	1	20	15.5	29%
2-11	2	Single Studio	Yes	No	1	19	15.5	23%
2-12	2	Twin Study bedroom	No	No	2	24	13.7	75%
2-13	2	Single Studio	Yes	No	1	24.5	15.5	58%
2-14	2	Single Studio	Yes	No	1	21	15.5	35%
2-15	2	Single Studio	Yes	No	1	20	15.5	29%
2-16	2	Single Studio	Yes	No	1	20	15.5	29%
2-17	2	Single Studio	Yes	No	1	20	15.5	29%
3-01	3	Twin Study bedroom	No	No	2	22	13.7	61%
3-02	3	Single Study bedroom	No	No	1	18	10.6	70%
3-03	3	Single Study bedroom	No	No	1	17	10.6	60%
3-04	3	Twin Study bedroom	No	No	2	24.5	13.7	79%
<b>TOTAL</b>	<b>33</b>		<b>13</b>	<b>2</b>	<b>43</b>	<b>643.4</b>		

\* Reference areas from Camden Planning Guidance for Student Housing 2019, Item 4.21 Figure 2

Figure 8.1.3: King Cross Methodist Church Proposed Schedule of Student Accommodation

SCHEDULE OF STUDENT COMMUNAL FACILITIES

Floor	Type	Area m <sup>2</sup> (GIA)	CPGSH Minimum Floor Area (m <sup>2</sup> )#	% Variance
3	Shared Living Room	38	15.6	144%
3	Shared Kitchen & Dining	44	41	7%
3	Outside amenity space	80	n/a	n/a
1	Laundry	4 machines	1 machine	300%

# The minimum areas are derived from the following, with reference to Camden Planning Guidance for Student Housing 2019:

**Shared living room:**  
Minimum floor area of 10m<sup>2</sup> (Item 4.15 Figure 1) + 0.2m<sup>2</sup> x 28 study bedroom bedspaces = 15.6m<sup>2</sup>  
**Shared kitchen & dining:**  
28 people requiring approx. 29m<sup>2</sup> kitchen space (based on Item 4.15 Figure 1), + 12m<sup>2</sup> dining area = 41m<sup>2</sup>  
**Outside amenity space:**  
No minimum area requirement  
**Laundry:**  
1 washing machine per 75 students (Item 4.39)

Figure 8.1.4: King Cross Methodist Church Proposed Schedule of Student Communal Facilities

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