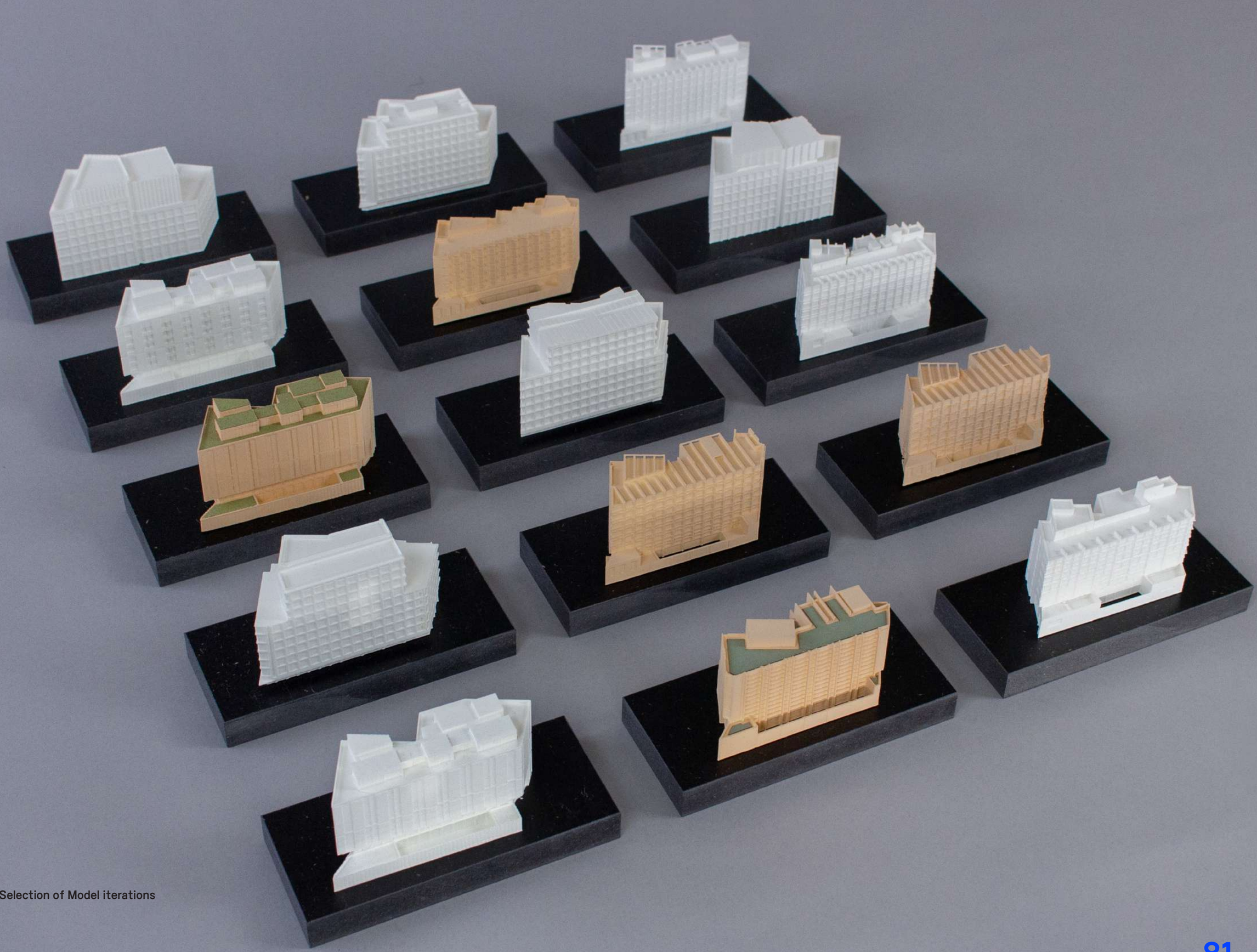


Figure 106 - A Selection of Model iterations

7.2.4 Scale, Distribution and Optimisation

Alternative massing strategies have been tested to establish whether lower or alternative distributions of homes deliver a beneficial solution. We believe our proposal is the optimised use for the site and further reduction in number of homes would result in a unviable solution whilst any redistribution of a similar quantum of homes would been detrimental to the conservation area, our neighbours and the tunnel.

- Positive
- Preferable to avoid
- Result in an unviable proposal

7.2.5 Proposed Layout

- 121 Beds - An intimate community
- 7 Storeys, higher Risk Building (HRB)
- 2 stairs, 3 lifts

7.2.6 Lower Layout

- 104 Beds - Very small and unlikely to be a viable community
- 6 Storey, Not HRB
- 2 lifts, 2 lifts
- Circa 1 storeys above Derby Lodge
- Negligible improvement to Derby Lodge amenity relative to proposal

7.2.7 Varied Mass

- 121 Beds
- 10 Storey North - exceeds contextual height (remains HRB)
- Exceeds structural capacity
- 5 Storey South - Height as Derby Lodge
- 1 additional stair to serve upper element (3 stairs, 4/5 lifts)
- Negligible improvement to Derby Lodge amenity relative to proposal

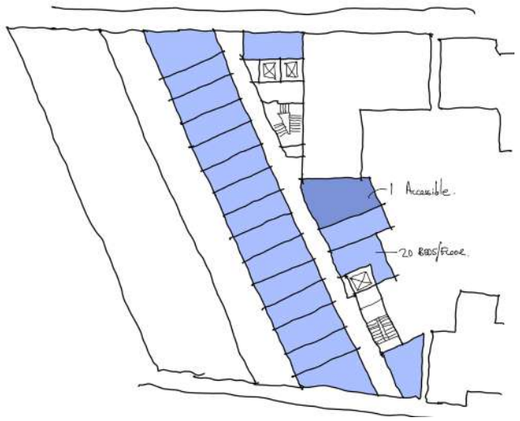


Figure 107 - 121 Floor plan layout sketch

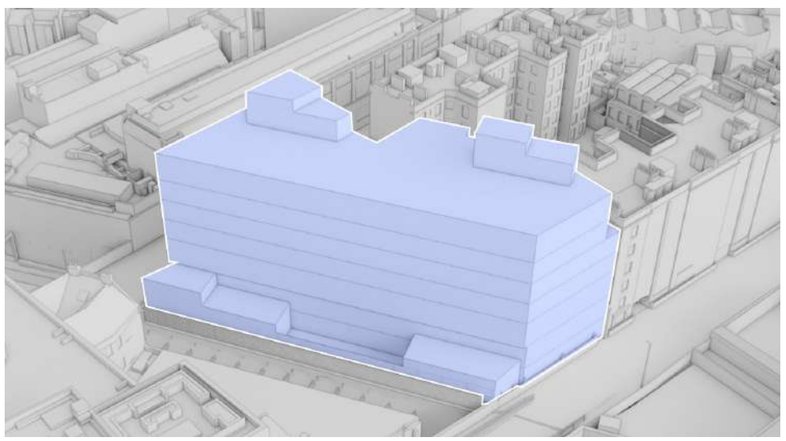


Figure 108 - 121 bed Massing

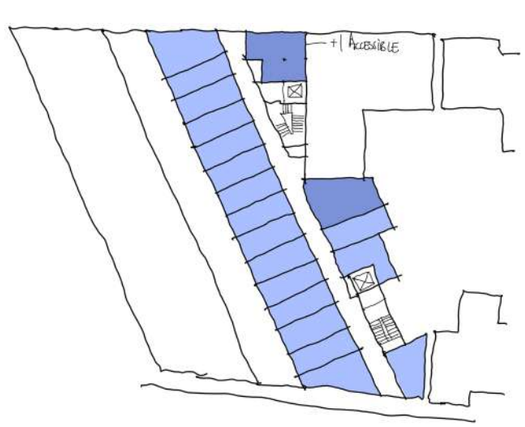


Figure 109 - 104 Floor plan layout sketch

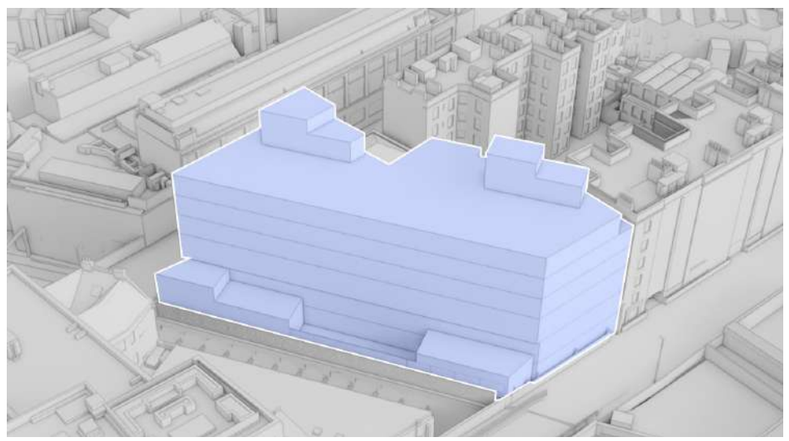


Figure 110 - 104 bed Massing

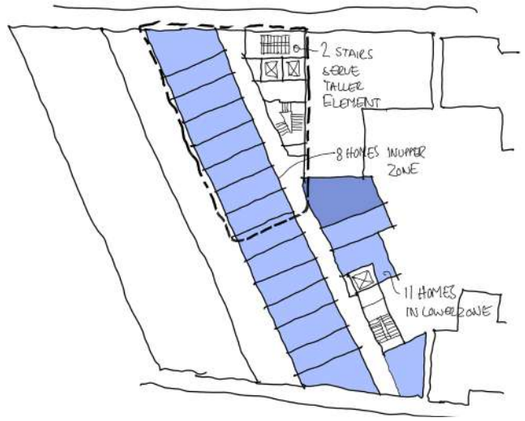


Figure 111 - Alternate distribution floor plan layout sketch

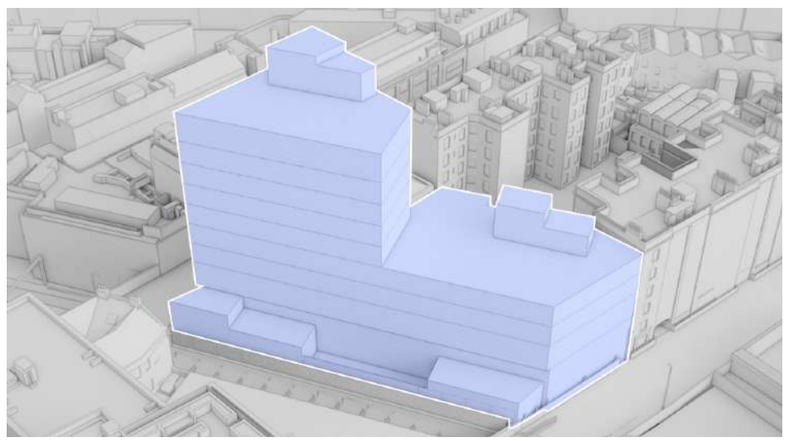


Figure 112 - Alternate distribution of massing

7.3 Massing Principles

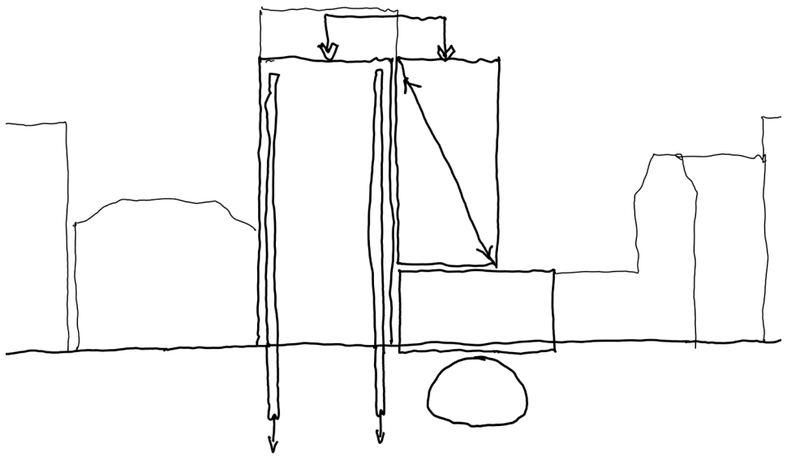


Figure 113 - Structural principles

7.3.3 Balance and Structure

The structural constraint necessitates that the east of the site is as tall as the west whilst the tunnel under the site favours an even north-south distribution of weight.

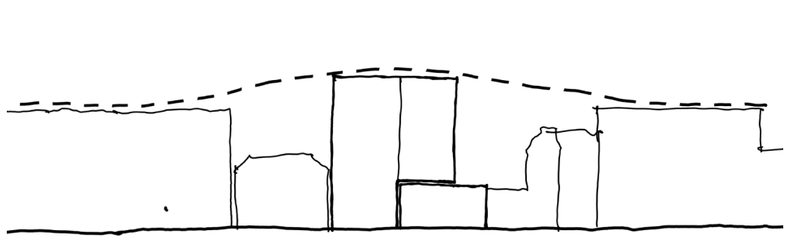


Figure 114 - Context appropriate massing

7.3.1 Scale Rises Gently from the Context

The scale of the proposal relates to existing neighbours, not the higher density consent to the south.

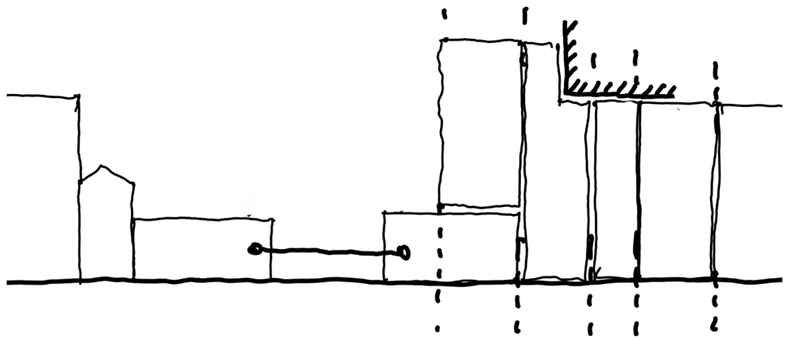


Figure 115 - Stepped massing

7.3.2 Components Address Neighbours

Elements are carved away to reinforce relations with neighbours.

Figure 117 - Final model within its context

gently rising from the existing context

7.4 Scale In the Streets

The overall height of the building is designed to structural constraints within height parameters established during preceding pre-application discussions.

1. The building is up to 7 storeys on all elevations with the exception of cores providing roof access. This creates a clearer form and sits comfortably within the varied scale of the existing and emerging streetscape.
2. The supporting eastern component steps down towards Derby lodge whilst supporting the cantilevered homes to the west.
3. The two storey lightweight structure echoes the scale of the smaller buildings along both streets.

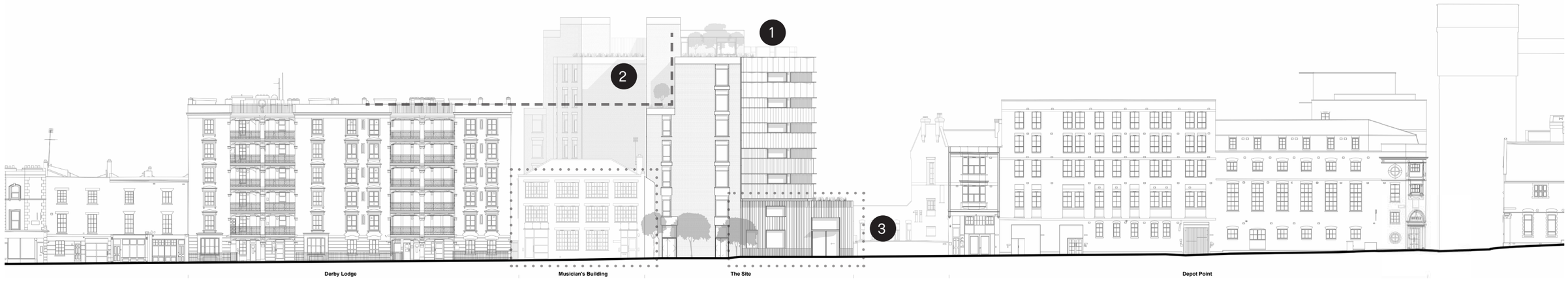


Figure 118 - Proposed Britannia Street Elevation

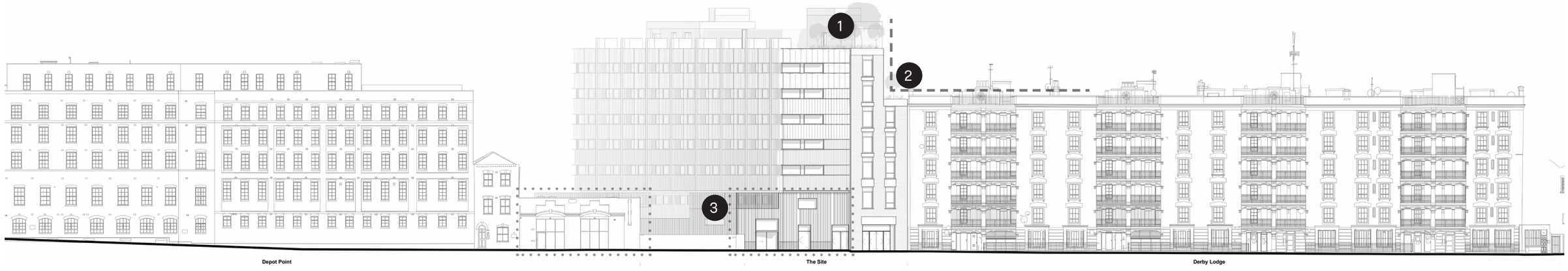


Figure 119 - Proposed Britannia Street Wicklow Street Elevation

growing from the tone and rhythm of Britannia Street

7.6 Scale Towards Derby Lodge

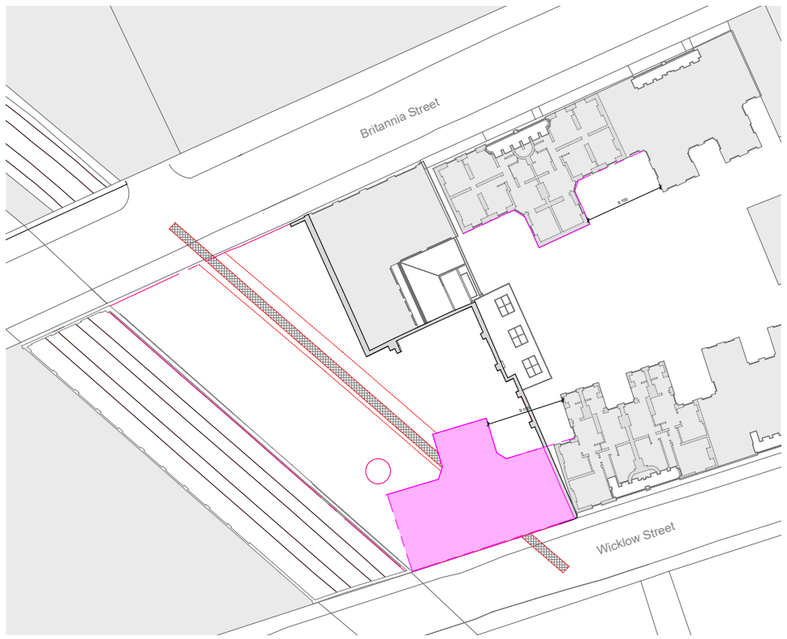


Figure 120 - Extending the form of the north of Derby Lodge

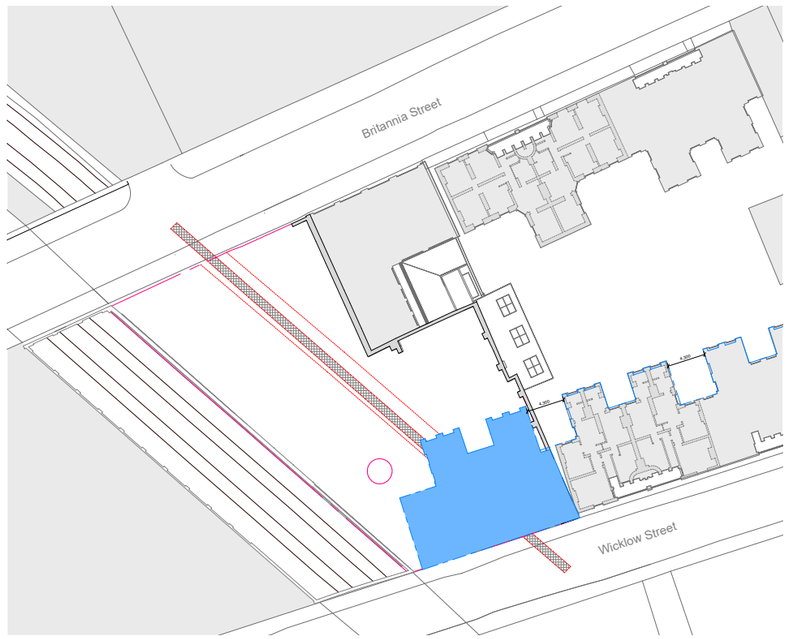


Figure 121 - Extending the form of the south of Derby Lodge

Figure 122 - Typical Floor Plan - Preapp 9

The scale and form of the building close to Derby Lodge was the key focus of recent workshops and meetings with planning officers from pre-app 06 to 09. The form developed significantly to mitigate impact on our neighbours and to complement the scale of Derby Lodge. This development tended towards echoing the texture of the plan form of our neighbour and to exceed the offsets between windows and walls present in the existing buildings as illustrated in the diagrams above.

Concurrently the impact of daylighting and overshadowing of Derby Lodge was also given significant scrutiny across a number of pre-application meetings. Numerous options were tested to optimise the impact. In summary any reduction in storeys has negligible impact on the amenity for our neighbours but would reduce the scale of the PBSA community to an unviable point.

In particular we tested the courtyard against the BRE's target that 50% of the space receives 2 hours direct sunlight. For example removing 3 storeys would only add 2 weeks or less either side of the solstice where 50% of the space receives 2 hours direct sunlight.

Figure 123 - Preapp 6, Structural and Environmental Efficiency

Figure 124 - Preapp 7, Echoing the context

co-designed to complement the context

7.6.1 Massing Evolution

The form of the development facing Derby Lodge evolved with officers over the numerous preapps illustrated below. The DRP scheme represented the culmination of design development up to the updated structural constraints.

Detailed consultation followed with officers following preapp 6 onwards to respond more closely to the form of Derby Lodge and to mitigate impact on neighbouring homes including detailed appraisal of daylighting and overshadowing impact which is described in accompanying reports.

The project team and officers agreed that the bottom right option from preapp 8 was the preferred massing strategy with bays of paired windows echoing Derby Lodge and an appropriately granular form. The following section describes the detailed development of the expression of this element and building as a whole.

Figure 125 - DRP 01

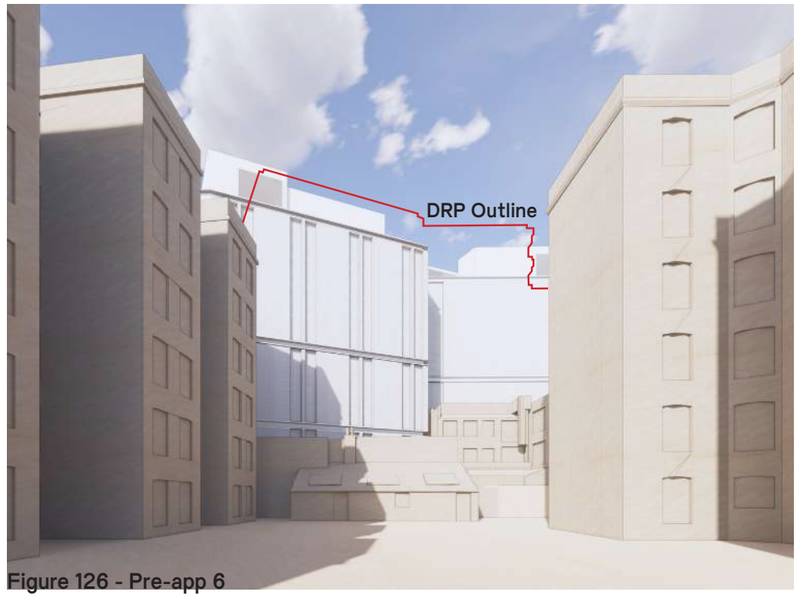


Figure 126 - Pre-app 6

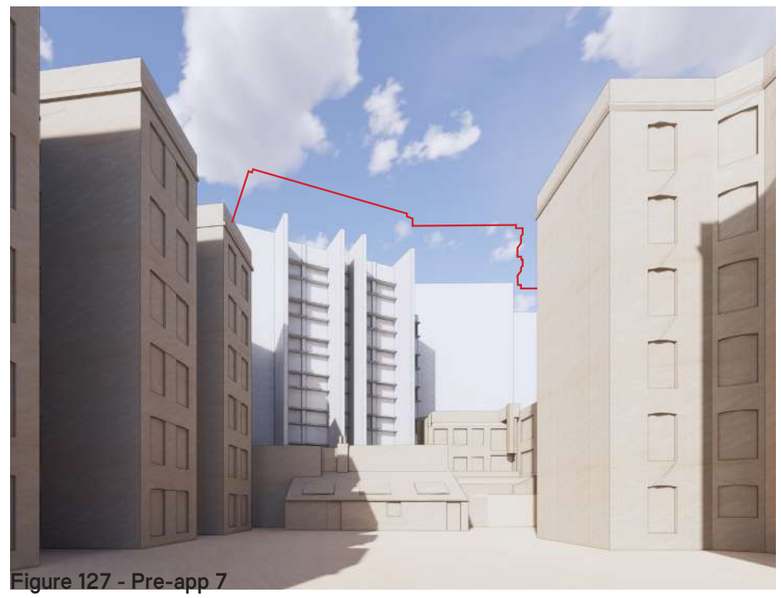


Figure 127 - Pre-app 7

Figure 128 - Pre-app 8

Figure 129 - Pre-app 9

Figure 130 - Pre-app 9

08 Character & Appearance

8.0 CHARACTER AND APPEARANCE

8.1 Local Character

robust and functional industrial heritage

Figure 131 - Proposed Britannia Street Elevation

Figure 132 - 'Musician's Building'

Figure 133 - Depot Point

Figure 134 - Depot Point

The site's context is mostly made up of mid-rise, brick buildings, often repurposed industrial typologies with large windows that sit below contrasting white lintels.

Ground floor façades are often treated with contrasting material finishes to the upper levels, with the massing stepping up and down to create a varied streetscape.

Figure 135 - 26 Britannia Street

Figure 136 - 28-32 Britannia Street

Figure 137 - Depot Point

varied, contrasting and characterful insertions

The conservation area and surroundings are also enhanced by numerous bold and contrasting recent interventions. These buildings complement the diverse historic fabric creating continuity through diversity and quality.

Finishes are often metallic and include deep orange rusted, dark matte patinas finishes to polished and much brighter more natural metallic sheens.

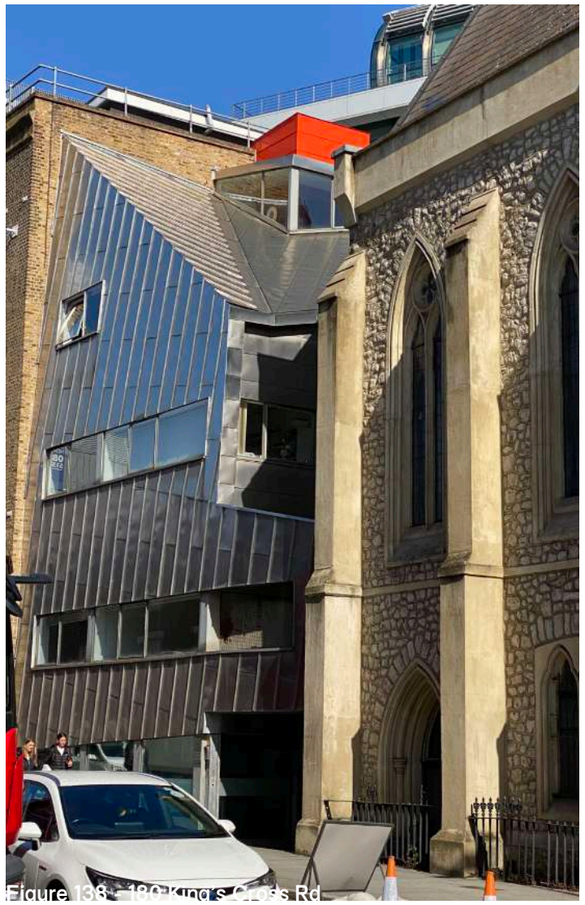


Figure 138 - 180 Kings Cross Rd


Figure 139 - 1-6 Field Street


Figure 140 - 3 Britannia Street


Figure 141 - 2 Wicklow Street


Figure 142 - 2 Wicklow Street

a composition of 3 distinctive elements

8.2 Key Principles

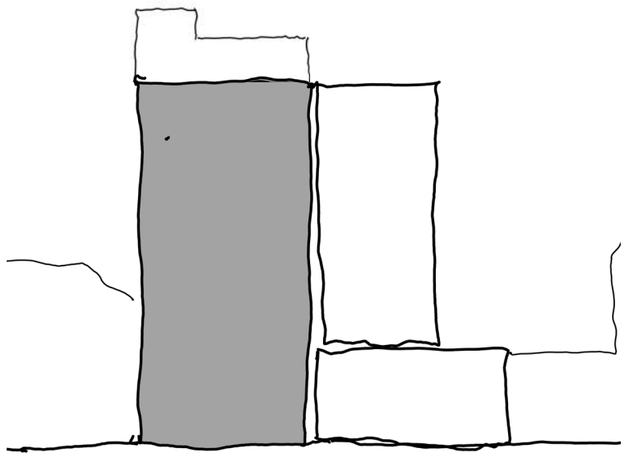


Figure 143 - Key Principles 01

8.2.1 Weighty East and Lightweight West

The composition is divided vertically by the tunnel below the site and the nececessity for a more massive element to the east and lighter element to the west. This is reflected in the composition and materiality of the proposal.

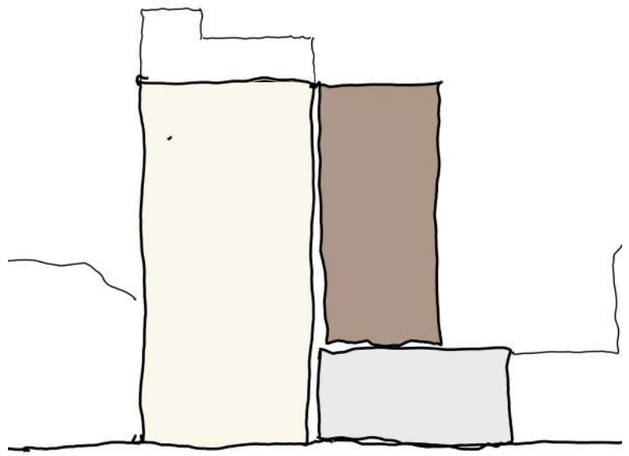


Figure 144 - Key Principles 02

8.2.2 3 Distinctive Elements

The lightweight east is also subdivided into the wider ground bearing pavillion and cantilvered bedrooms to create a overall composition of 3 elements. Varied material finishes are used to reinforce the composition.

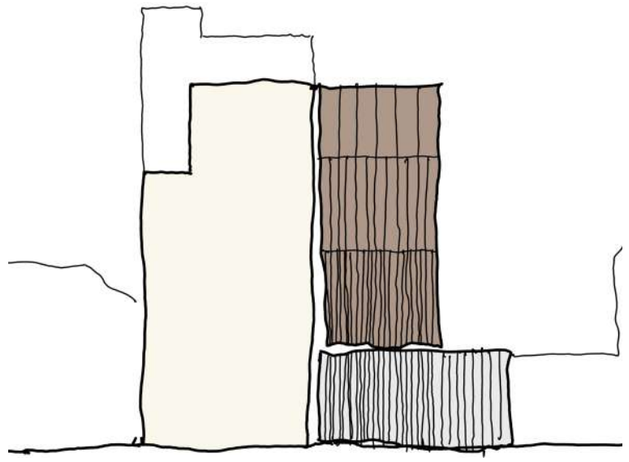


Figure 145 - Key Principles 03

8.2.3 Textured Base And Sculpted Skyline

Pieces are carved away to the east to reinforce the building's relationship with Derby Lodge. To the east the façades texture slowly relaxes as it rises up, creating vertical variation and a more tactile texture at the base and more civic response at the top.

materials resonate with the varied local palette

8.3 Material Strategy

8.3.1 Light Brickwork

Bright brickwork complements the palette of Derby Lodge without seeking to mimic its tones. Gently contrasting lintel detail also echo the stucco surrounds.

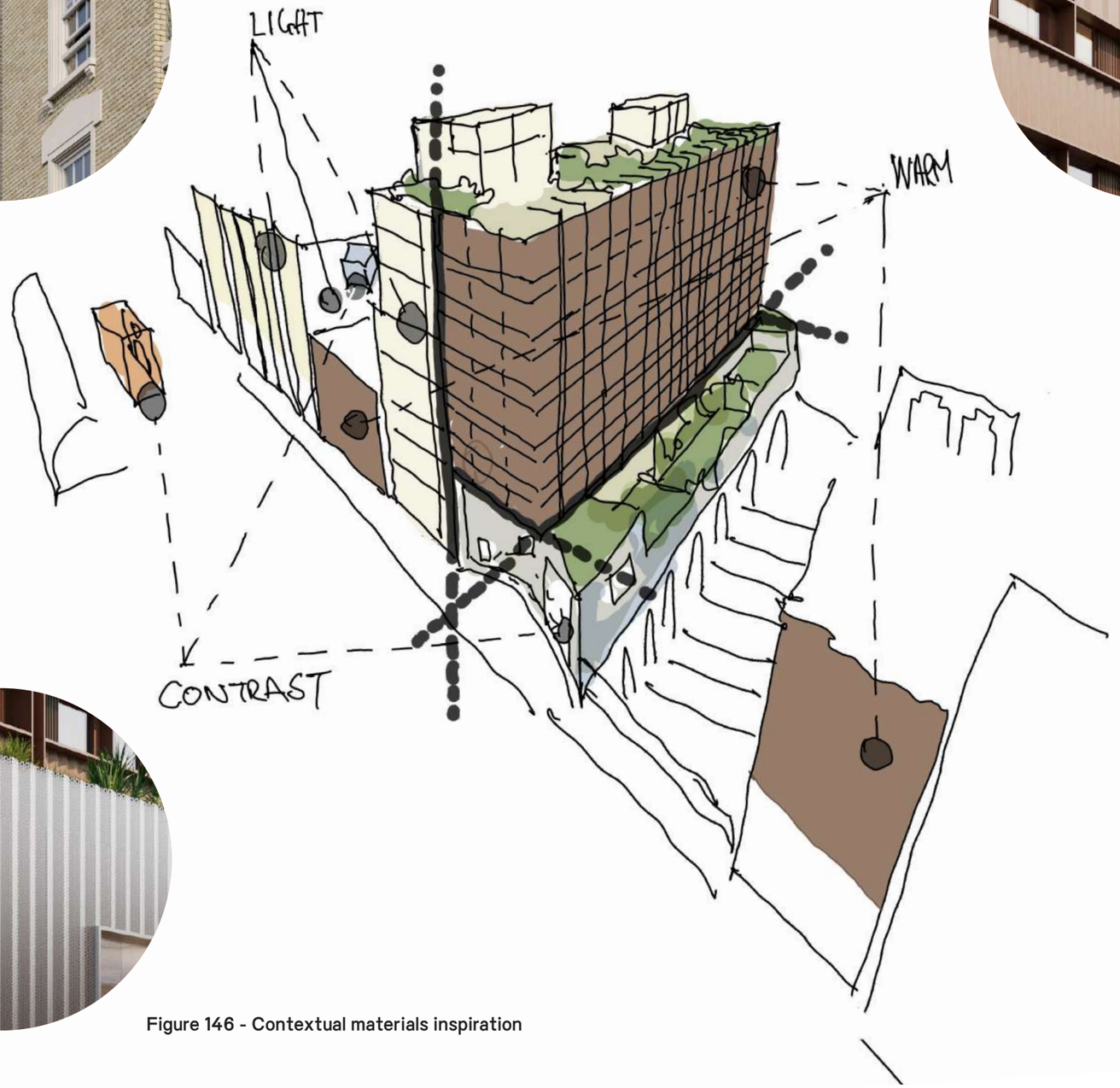
The brickwork is a proven, robust and long-life material.

8.3.2 Warm Metalwork

Dark metalwork wraps the west of the proposal above 1st floor. The tone echoes the red-brown bricks of neighbours. The lightweight material minimises weight being transferred back to the eastern support structure.

8.3.3 A Contrasting veil

The two storey, lightweight element over the tunnel is wrapped in a perforated, folded metallic screen. This lower element is redolent of local, contrasting infills and is tonally close to 2 Wicklow Street. The perforate sheet has varying degrees of transparency to enrich the composition and allow light and views of planting through.



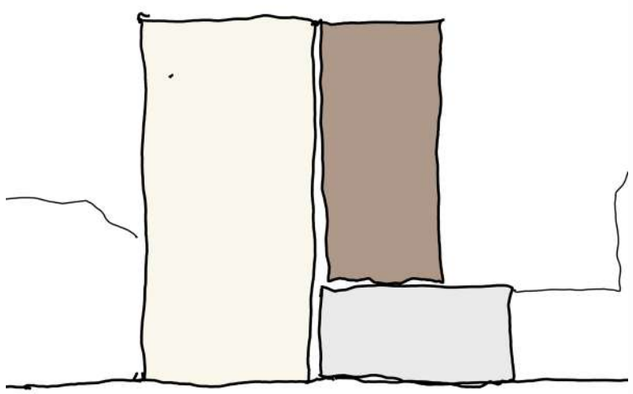


Figure 146 - Contextual materials inspiration

8.3.4 Material Selection

Whilst the exact selection of materials will be conditioned, indicative selections are noted below and photos are shown alongside.

As we develop the final proposals following this towards condition sign-off and construction, we will continue to refine the specification to respond to ongoing conversations with officers and stakeholders.

As part of this development we will also seek to enhance the long-term performance of the materials including their resources impact and longevity.

8.3.5 Material Sustainability

Brickwork has been primarily selected as it is contextual, has proven performance and is robust. We will continue to investigate whether within the contextual constraints environmental betterment can be achieved. Opportunities include sourcing bricks which incorporate recycled content, utilise energy and or water efficient production or those that are locally manufactured to minimise transportation.

Powder coated aluminium façades are proposed to the west. A key driver of this is lightness as these façades sit over the railway meaning additional mass may not be viable and any additional weight would add to the embodied mass of the structure.

Whilst the embodied resources of aluminium vary we will seek to minimise them by maximising recycled content and low-carbon energy in production. We will also specify a robust finish to ensure long-term performance particularly given the challenges of servicing a facade close to the rail. When it does reach the end of its life, the aluminium we utilise should also be readily recyclable.

It should be noted that we moved away from earlier, light weight, materials such as Corten and anodised aluminium in part due to higher embodied carbon and being less readily recycled.

Indicative Material Key

Figure 147 - Sample board

Main Materials

- B1 Brickwork - Vandersanden Oakdust – Mortar to match
- B2 Alternative Brick - San Selmo Standard San Francisco
- M1 Metal 01 - “Warm Metalwork” - Powdercoated Aluminium. Pearl Copper, RAL 8029 or similar
- M2 Metal 02 - “A contrasting Veil”- Perforated Powdercoated Aluminium - Interpon Y222CI Authentic, Silver Matt or similar. n.b. where used predominantly as part of a wall “Metal 02A” this will have a solid backing. Where utilised for fences to the courtyard and to some areas of parapet this will be open, “Metal02B”

Details

- C1 Contrasting Masonry 1 - above windows within brickwork - Light Grey masonry or alternative close to the Brick tone
- C2 Contrasting Masonry 2 - beneath light metalwork - Grey masonry or alternative close to match the tone of M2
- M3 Metal 03 - Shadow gaps between elements and window frames within brickwork - powdercoated aluminium, Black Grey, RAL 7021 or similar
- M4 Metal 04 - Ground and first floor window surrounds and roof level balustrades - powdercoated Aluminium - Interpon Y222CI Authentic Silver Matt or similar

8.4 Towards Derby Lodge

The following section describes the appearance in detail and is divided to describe each of the 3 elements in turn.

8.4.1 Concept

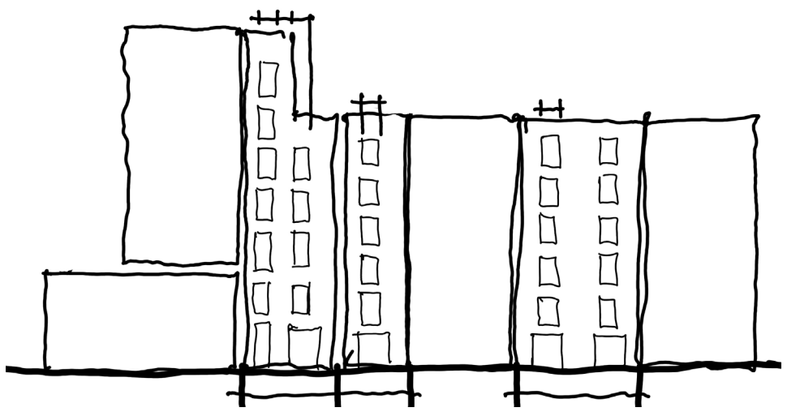


Figure 148 - Towards Derby Lodge Concept 01

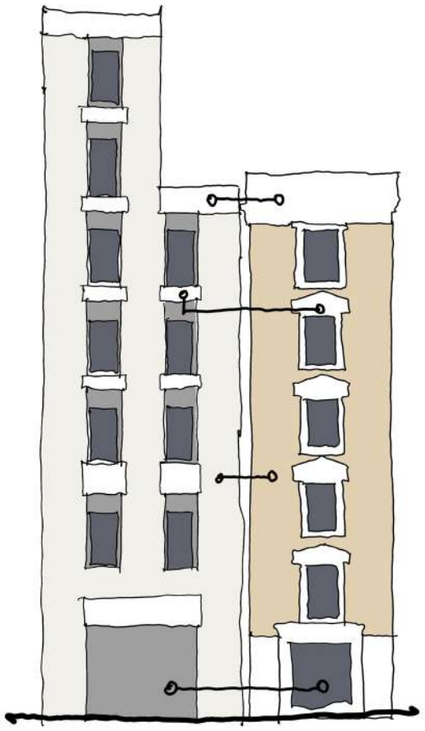


Figure 149 - Towards Derby Lodge Concept 02

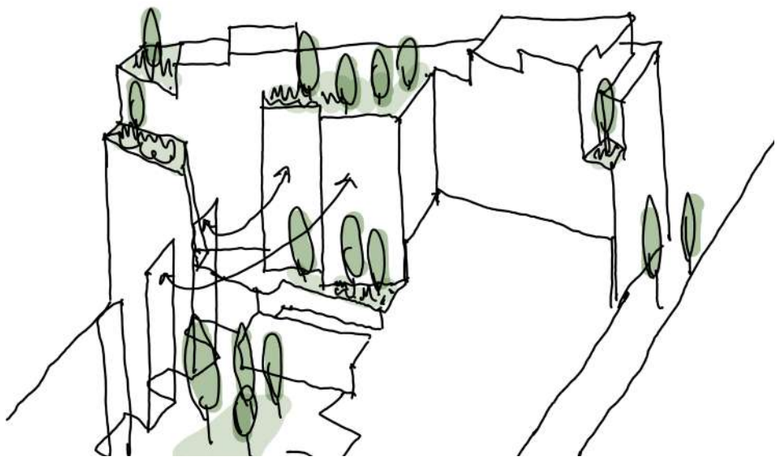


Figure 150 - Towards Derby Lodge Concept 03

8.4.2 Harmonious Proportions

The structural constraint necessitate that the east of the site is as tall as the west whilst the tunnel under the site favours an even north-south distribution of weight.

8.4.3 Complementary Material and Detail

The scale of the proposal relates to existing neighbours not the higher density consent to the south.

8.4.4 Layered Form and Landscape

Elements are carved away to reinforce relations with neighbours

8.5 Abutments

The detail, proportions and materiality of our proposal echo the context. The bay studies below illustrate some key tactics which have been employed at the northern and southern junctions between our building and its neighbours.

A simple recessive balustrade, similar to that on Derby Lodge, is set back from the perimeter and secures the roof.

Generous windows to corridors naturally light circulation.

The south western corner maintains the existing property line, retaining a break between along the boundary.

The heavily constrained proportions of the substation doors are coordinated with windows above.

Planting is visible over the parapet, softening the existing treeless street scene

A masonry coping caps the wall and complements the adjacent cornice detail.

Metal spandrels accentuate the vertical proportions of windows to Derby Lodge.

Subtly contrasting lintel details are redolent of local details to Derby Lodge and the ‘Musician’s Building’

Figure 151 - Derby Lodge abutment

The building steps down towards the neighbouring musicians building with a landscaped terrace and softens the streetscape.

The existing buttress is retained and the proposal slots behind it, creating an interesting contrast between old and new.

Figure 152 - Musician’s building abutment

Adjacent detail and materials echo Derby Lodge

rhythm and details echo the rear of Derby Lodge

8.6 Towards Derby Lodge's Courtyard

The detailing to the east was developed in tandem with the north and south, a coherent language which respects Derby Lodge.

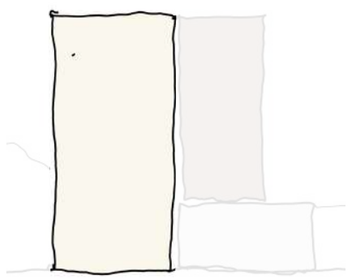
The main and first floor roofs are planted with trees to soften views and create a layered outlook from Derby Lodge.

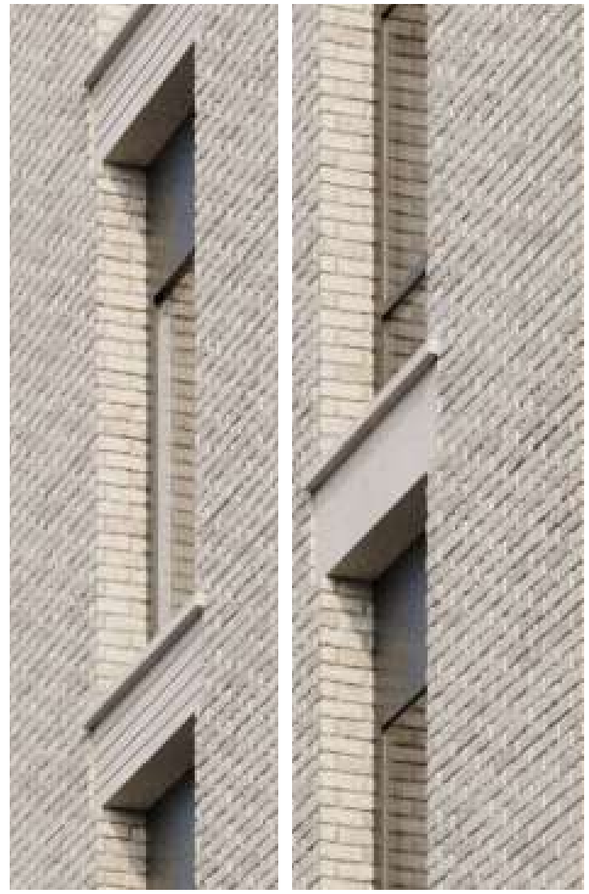
A simple recessive balustrade, similar to that on Derby Lodge, is set back from the perimeter and secures the roof.

A masonry coping caps the wall and complements the scale of Derby Lodge's parapet.

Metal spandrels accentuate the vertical proportions of windows and mirror the solid panels to Derby Lodge's rear windows.

Lintels subtly contrast the surrounding brickwork and echo similar lintels within local buildings.





8.6.1 Detailed development

As discussed with officers and local stakeholders we will continue to hone materiality through consultation including conversations with our neighbours. One focus of neighbourly consultation will be the brick choice and details including lintels.

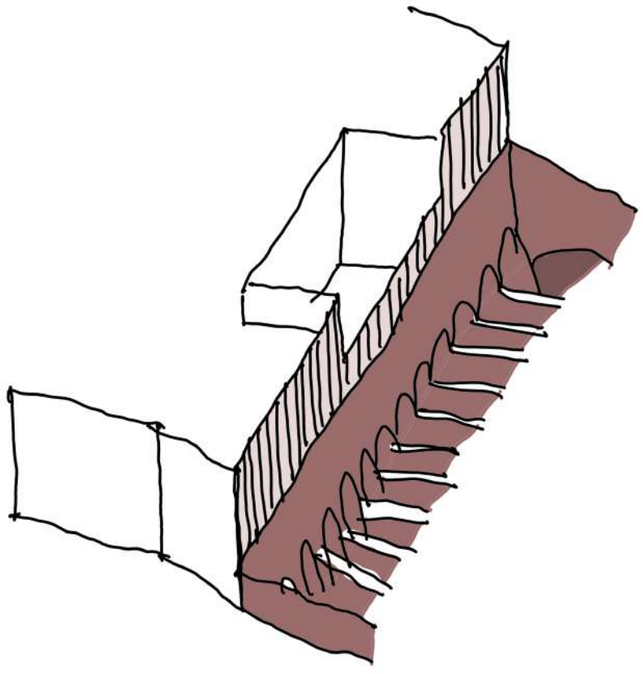
For example the sketch above illustrates a flat face to detailing on the right and the left-hand image has a ribbed texture reflecting the coursing of the brickwork.

8.6.2 Derby Lodge Courtyard view

an inviting, contrasting and characterful insertion

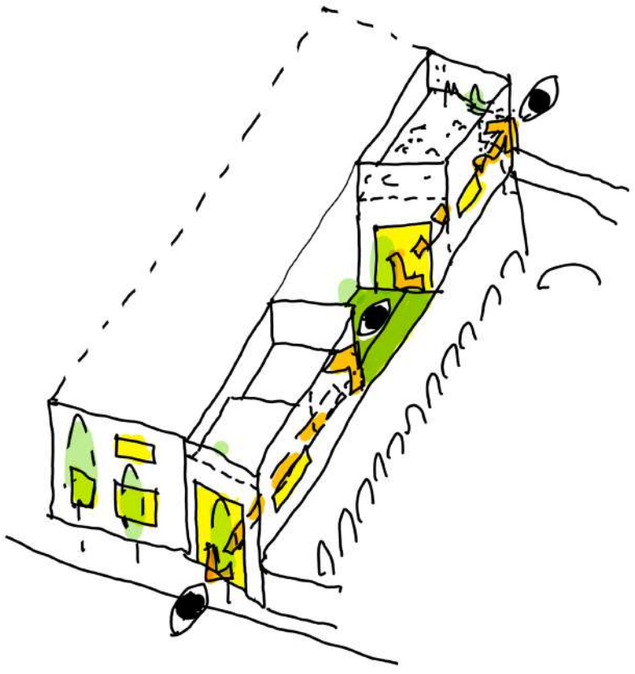
8.7 Around the Amenity

8.7.1 Concept



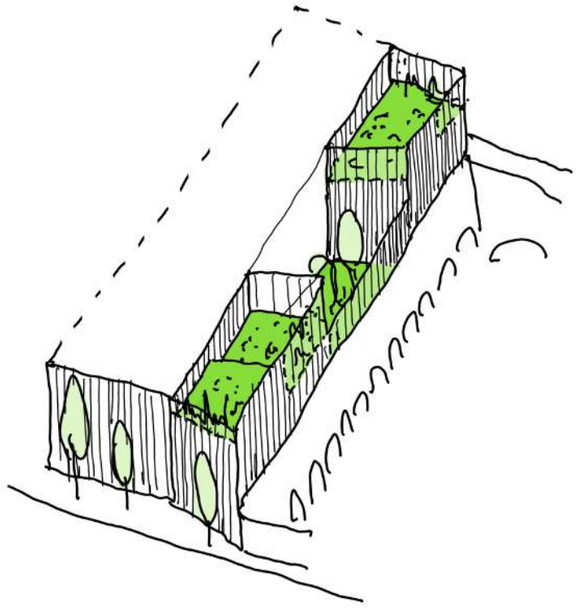
8.7.2 Completing the Edge

The facade runs the entire edge of the western boundary to the railway creating a coherent screen to both the building and courtyard and avoiding the need for additional fencing.



8.7.3 Translucent and Inviting

Both the materiality and composition of fenestration seek to create a welcoming space. Large windows from the street and into the courtyard welcome residents and visitors through and into the courtyard garden at its heart.



8.7.4 Textured and Robust

Perforate cladding adds depth and richness to the facade whilst allowing views and light through to the landscape and spaces it screens at ground and on roofs.