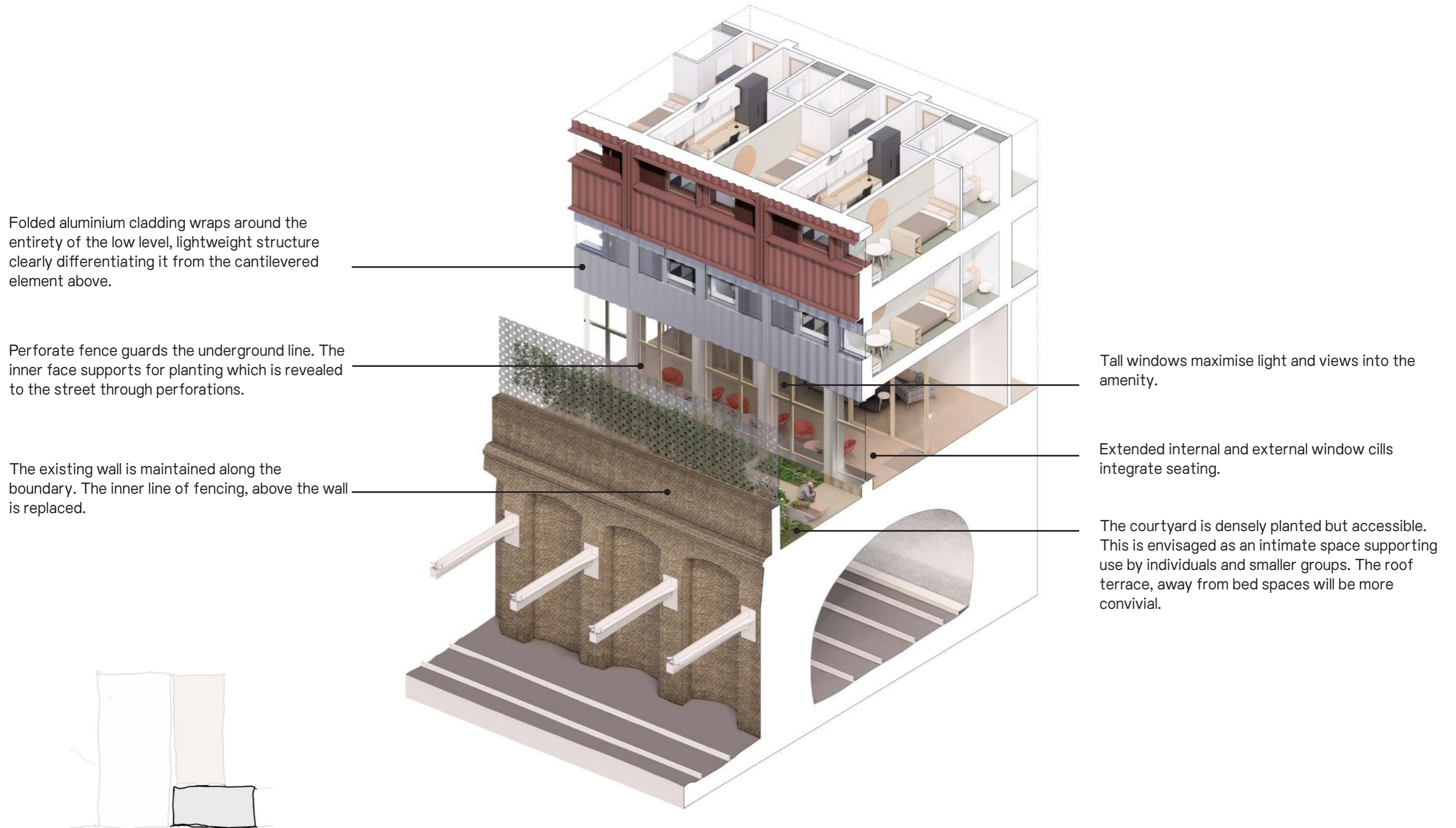


a verdant courtyard and amenity screened from the rail

8.8 Towards the railway



8.9 Entrances

The walls are clad in perforate folded metalwork balancing an industrial character with a decorative richness.

The perforations to parapets and the courtyard are open allowing light and views of planting to penetrate.

Warm interiors and view of planting contrast with the more crisp and industrial character of the skin heightening the welcome of the interior.



The facade is recessed creating a more generous pavement.

A masonry plinth continues the rhythm of the metalwork whilst creating a robust footing.

Slender trims frame windows and cap the folded cladding.

A tall glazed door is subdivided by a canopy set at a scale similar to neighbouring entrances.



a welcoming entrance nestled under homes

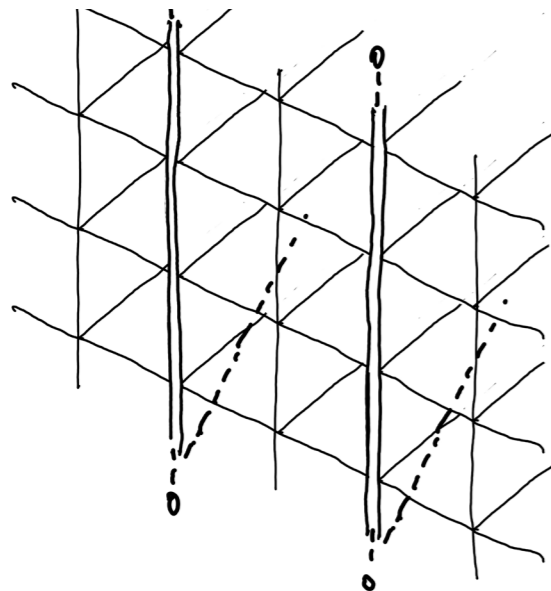
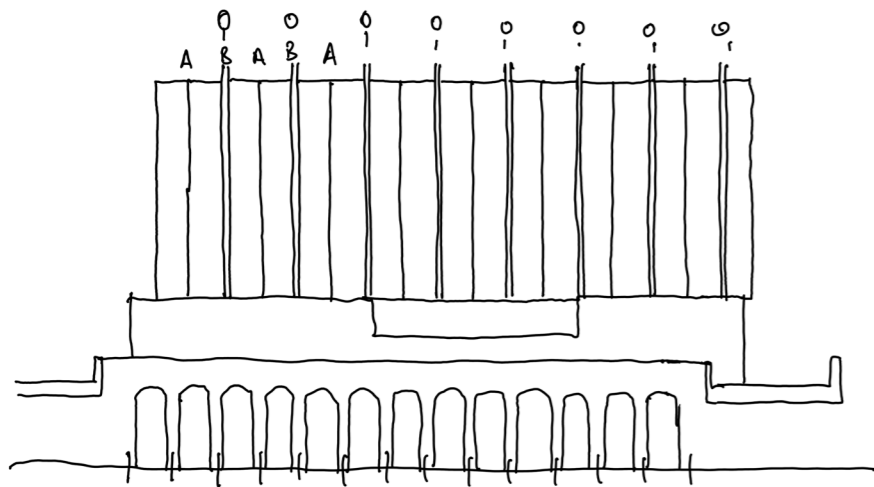
a clear form and composition with variety and texture

8.9.1 Concept

8.9.4 Clear Form and Frame

The subdivision of the facade expresses the rhythm of structure and homes behind creating an alternating rhythm along the facade. The density of the rhythm is close to that of the railway arches alongside.

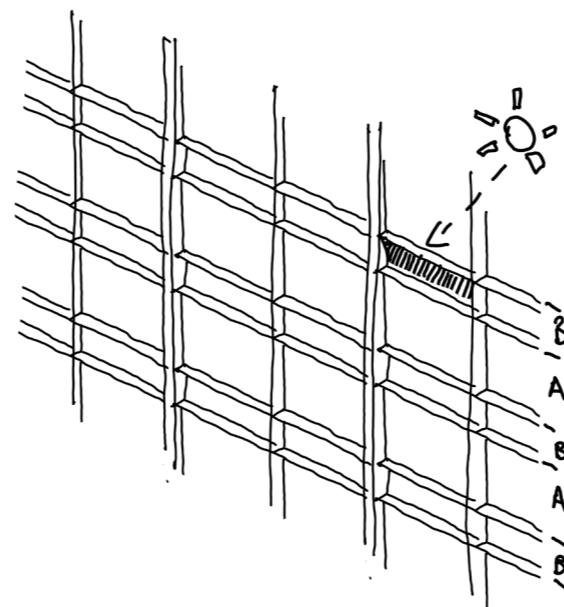
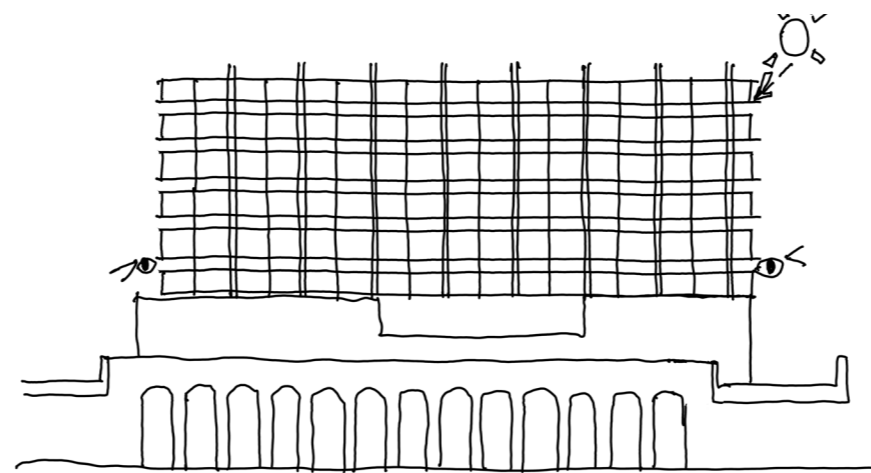
The primary structural hangars have more prominent expression extending as a double band beyond the roof line whilst the expression of the separating walls is a simpler, shorter fin terminating at the roof-line.



8.9.3 Depth and Performance

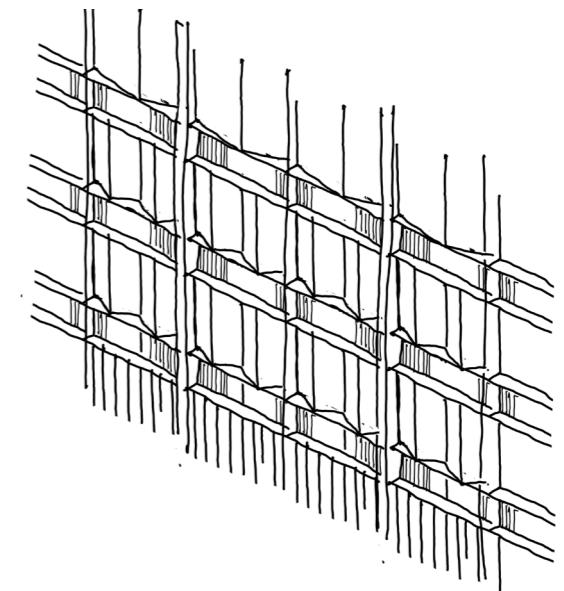
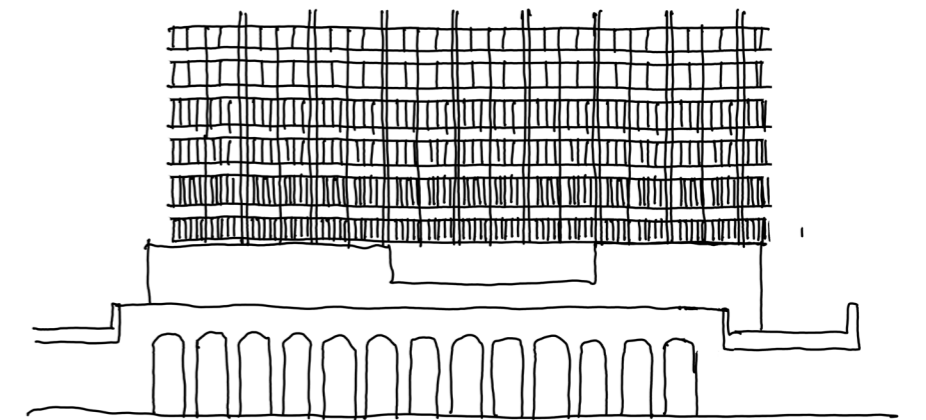
Blades over windows shade rooms whilst those below act as light shelves. The depth of these blades has been honed with our sustainability consultant to shade studios and mitigate overheating.

Similarly the height of windows balances views, energy performance, outlook and appearance. Energy analysis favoured landscape windows resulting in contrasting solid and glazed bands avoiding an overly even facade. These alternating bands complement the alternating rhythm of vertical fins.



8.9.2 Texture and Variation

Window detailing and variation in the texture of the solid panels adds richness behind the primary compositional devices. This tertiary feature grows from the street to the eaves transitioning from a tactile detail at ground level to a more civic feature at the coping.



8.9.5 Windows Proportions

As discussed in the chapter on sustainability, window proportions were developed in collaboration with energy and lighting specialist to optimise the passive performance of the facade and ensure high quality internal environments.

This quantitative analysis has been partnered with the design of the internal layout and experience for students which also supports the use of landscape format windows as set out below.

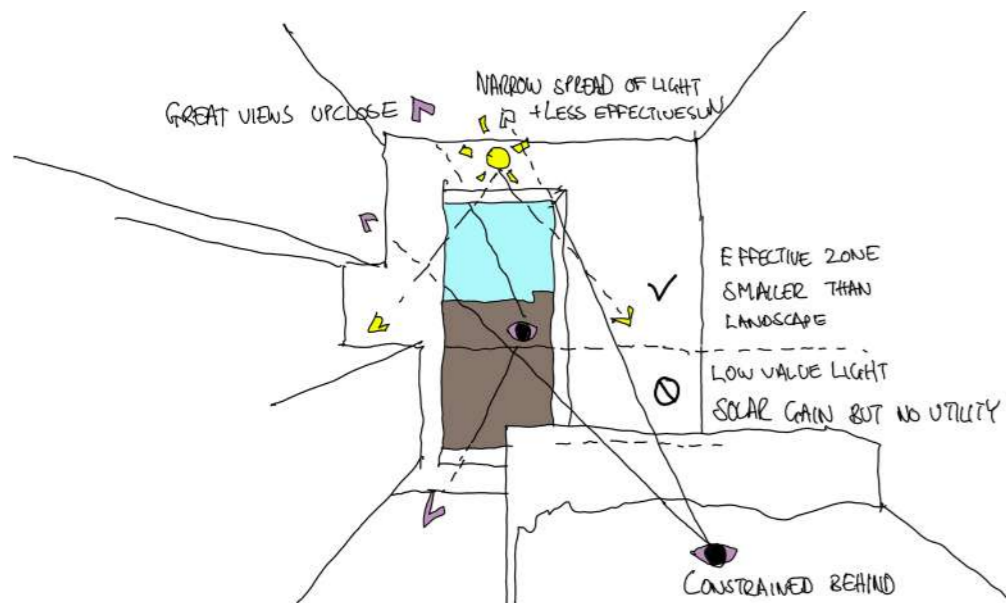


Figure 153 - Portrait windows

Portrait windows

- Good vertical views close to the window.
- Wider views up and down the railway are more limited.
- Extent of view compromised by furniture deeper into plan.
- For the same amount of glass, there is less light which benefits useful surfaces.
- Lower glazing contributes overheating and limited view.
- Glazing compromises usable surface along the external wall and the future flexibility of the space.

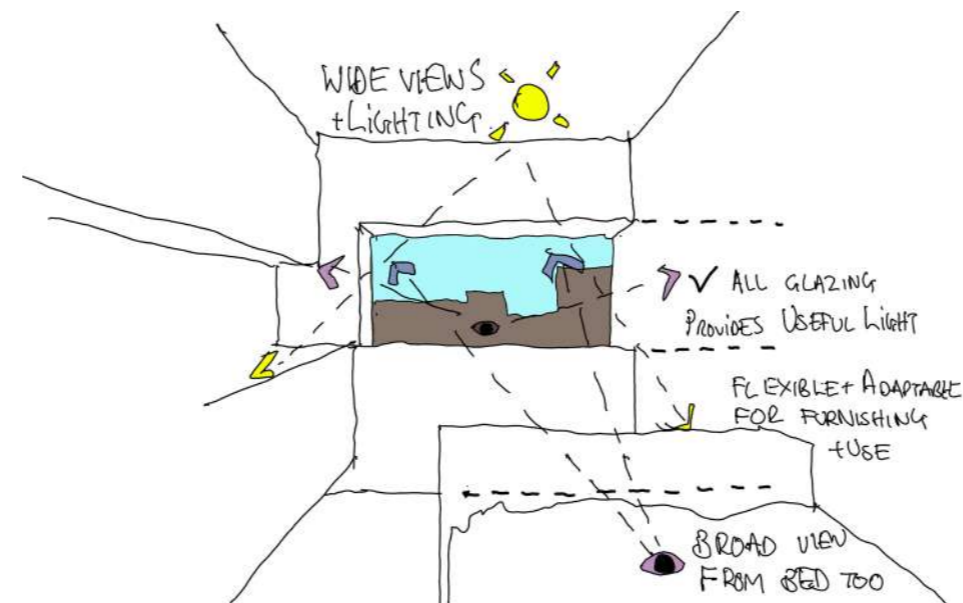


Figure 154 - Landscape windows

Landscape windows - Proposed options

- Wide angle views up and down the railway.
- View down towards the rail and back up from the street more limited.
- Windows are visible from more of the studio with all the glazing visible from the bed.
- All the glazing contributes to useful daylighting and will provide particularly good lighting the the kitchen and seating close to the wall.
- The external wall can accommodate fixed or moveable furniture and low level consistent solidity helps future-proof the studios.



Figure 155 - Proposed typical studio

developed with officers and stakeholders

8.10 Western Facade Collaboration

8.10.1 Pre-App 12

As part of the intensive engagement with Camden we worked collaboratively with the design heritage and case officers to develop all the facade designs. Analysis included but was not limited to adjacent views.

Many iterations of texture, colour and form were tested to ensure a design that balanced the brief, environmental needs, architectural concept, public consultation and the local authorities requirements.

A selection of options were also discussed with local stakeholders. This particularly influenced the tone and detail.



Figure 158 - Pre-app 12 - Test 03



Figure 161 - Pre-app 12 - Test 06



Figure 164 - Pre-app 12 - Test 09



Figure 156 - Pre-app 12 - Test 01



Figure 159 - Pre-app 12 - Test 04



Figure 162 - Pre-app 12 - Test 07



Figure 165 - Pre-app 12 - Test 10



Figure 157 - Pre-app 12 - Test 02



Figure 160 - Pre-app 12 - Test 05



Figure 163 - Pre-app 12 - Test 08



Figure 166 - Pre-app 12 - Test 11

8.10.2 Pre-App 13

The purpose of the session was to select features for the upper floors of the western facade. Options included variation on window scale and infill panel details.

Prior to submission the preferred options were developed including testing issues raised by officers queried. A selection of the tests and our responses are illustrated on the following page.

Officers preferred:

- The geometry in option 'Ascending Waves.'
- Architects proposal to implement 1125mm tall windows to increase visibility of glazing whilst maintaining A-B rhythm in facade.

8.10.3 Window scale

The team recommended, and continue to advise against further increase in window heights. An increase in glazing will result in additional solar gain, is not required to deliver adequate daylighting and undermines the alternating proportions of the glazed and solid bands which is a consequence of their distinctive heights. Any increase would make their proportions too close to equal. This proportional principle is married to the alternating vertical members, concept developed with officers.

Figure 167 - 1000H Window



Figure 169 - 1125H Window



Figure 171 - 1275H Window



Figure 170 - Ascending Waves



Figure 168 - Alternating Waves



Figure 172 - Stepped Hangers



8.10.4 Further post pre-app 13 testing

At the final preapp officers requested that the team test the following issue. A list of the issues and our responses within the proposal follows. Whilst not all tests are represented on this page our responses are reflected through this document and accompanying drawings.

Officer Comment	Testing and Response
Use more matte finish to west elevation.	The team have proposed a more matte finish. It retains a slight metallic finish to avoid looking plastic but this is tempered to complement adjacent brickwork. The proposed metal is shown illustrated earlier in this section.
Test the preferred in combination with 'Stepped Hangers'	This was tested by the team but was felt that this additional material added unnecessary embodied resources whilst undermining the clarity of the design. We have however stopped the secondary verticals at the third floor to create greater vertical variation.
Develop how details turn the corners onto street elevations. This included details such as including extending horizontal lines.	The detail has been developed and is illustrated on the following pages including extending horizontal lines.
Tweaking the western elevation to allow the folded profile to be read at the roofline, removing the horizontal shown at this level.	Removing the folded profile makes the texture extremely prominent undermining the clear hierarchy of the design and clashing with adjacent buildings with predominantly flat parapets.
Enhance the design of the entrance to provide a welcoming arrival and to be sympathetic to the existing street. This includes details such as surrounds to windows and the scale of the entrance.	Details and representation of them have been enhanced and are illustrated in this document and accompanying drawings.
The materiality of the soffit to the northern overhang was questioned.	The materiality matches metalwork above clearly expressing the hanging component as a volume hung over the entrances.

Figure 173 - A folded parapet - Tertiary feature becomes extremely prominent



Figure 174 - A folded parapet - less clear identity and more materiality



Figure 176 - The texture is recessive within alternating vertical and horizontal rhythms

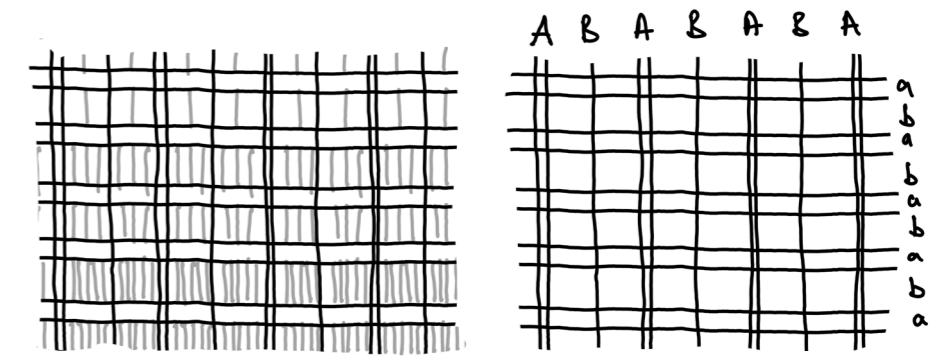


Figure 177 - Clearly express 3 elements not the tertiary texture

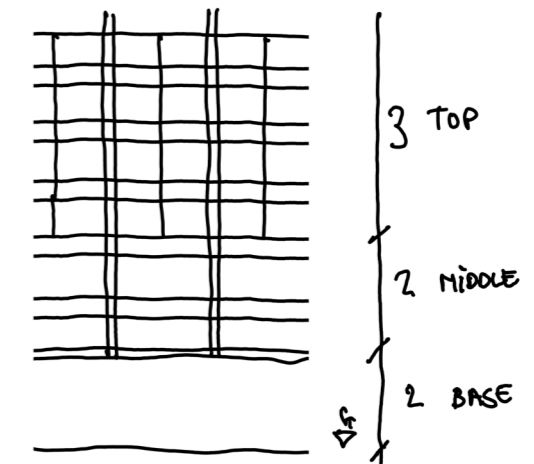
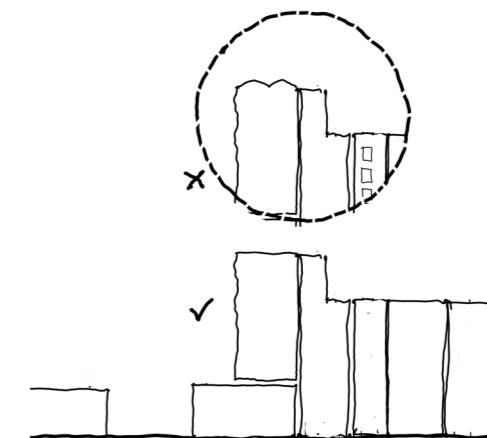


Figure 175 - Create vertical variety using the natural subdivision of the facade



a clear superstructure framing rich and varied texture

8.10.5 Upper bay study

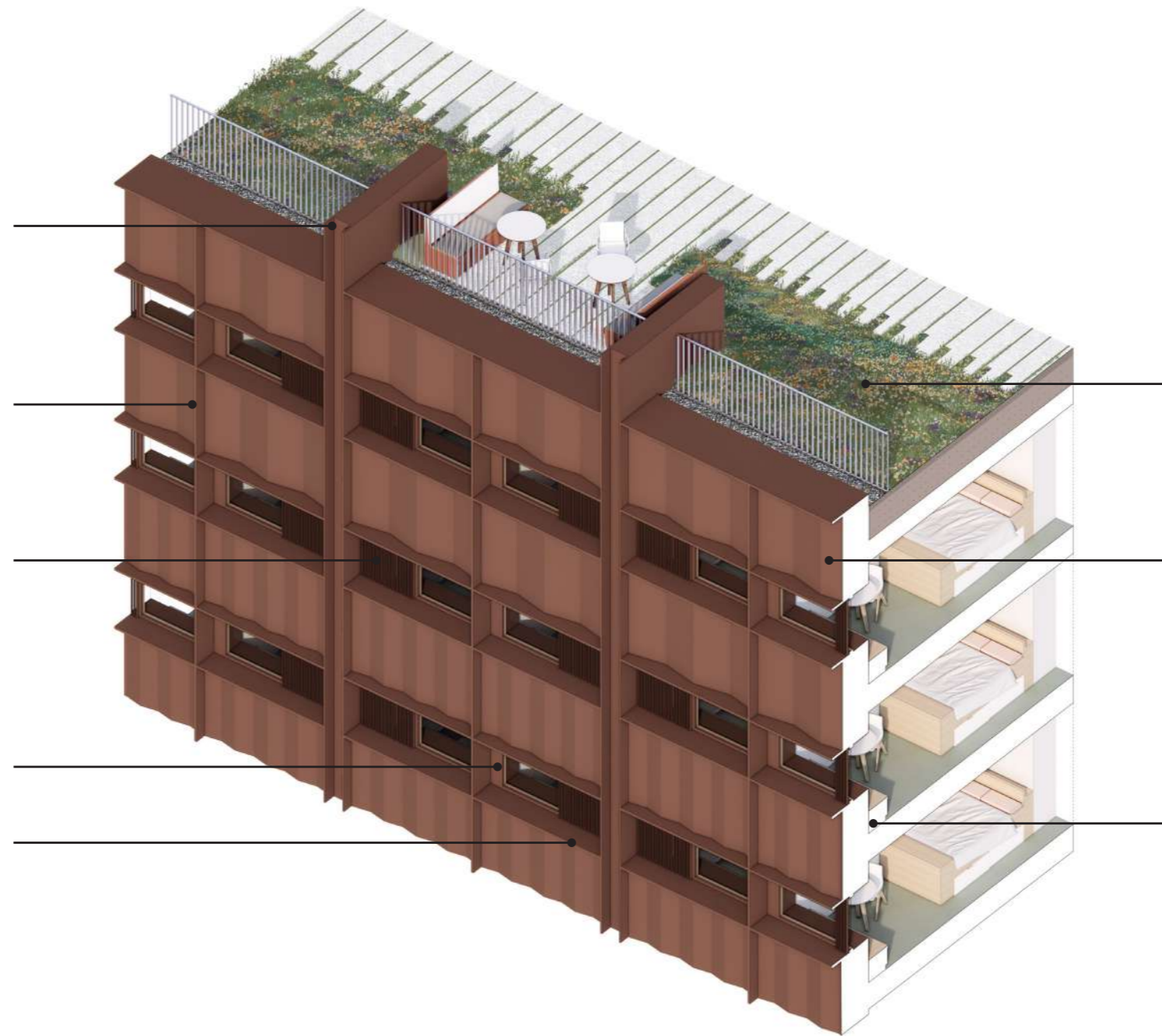
Doubled fins express the structural hangars supporting the cantilever and separating. They extend beyond the eaves defining pockets of amenity for residents.

A single fin marks the separating wall between dwellings creating an alternating rhythm of double and single elements along the facade.

Landscape format windows militate against overheating whilst providing panoramic views

Shades protrude by around half the height of the windows in accordance with overheating analysis.

The projection of cills matches the heads and verticals creating a deep gridded composition. The depth helps balance solid and glazed elements avoiding domination by ribbon windows.

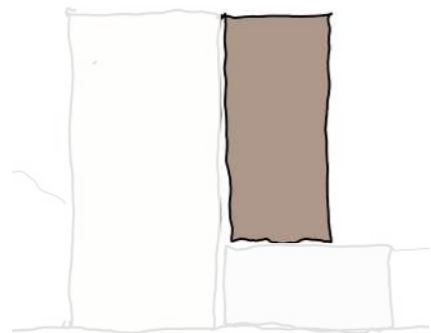


Roof finishes include hard landscape, biodiverse planting and biosolar configurations optimising opportunities for residents, energy production and urban greening.

Folded panels are recessed within the main grid. The proportions of the fold double every two floors adding width and depth.

Windows cills are set to a kitchen counter height allowing layouts to adapt to this tall elements and optimising useful daylighting to working planes.

Figure 178 - Railway facing facade



A distinctive and characterful insertion



a clear composition of 3 elements

8.11 The streets

The 3 elements come together on Britannia and Wicklow Streets. Narrower shadow gaps crisply separate the 3 elements whilst prominent datums tie them together; the upper parapet, the underside of the cantilevering beds, the subdivision between the light west and heavy east.

These façades are also characterised by a number of distinctive nuances including:

- 1 Large glazed sliding doors to the amenity and community spaces with canopies to cover users and mediate between the scale of our proposal and our neighbours
- 2 A robust plinth beneath metalwork
- 3 Shadow gaps in darker metalwork isolating the components
- 4 Perforate cladding has solid backing where it is a wall and becomes a veil revealing planting at high level.

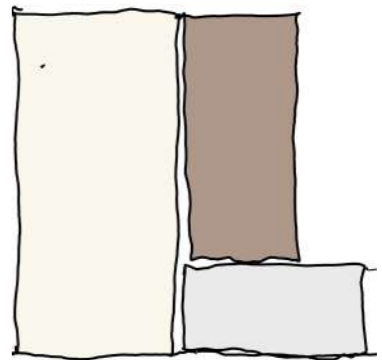


Figure 179 - Southern Elevation



Figure 180 - Northern Elevation

Hinting at the rhythm of the railway arches below



8.12 The corners

Along north-facing Britannia Street the window projections are kept to a minimum to optimise views and light and create a gentle depth in the facade where shading isn't required. As the facade turns the corner and faces South West the projections increase to shade windows and decrease solar gains.

When the facade turns again to face Wicklow Street, almost due south, the projection is increased once again. This adds further solar shading to prevent internal overheating and reduces need for active systems.

The appearance of windows turns both corners addressing the streets. Horizontal band also continue into the streetscape terminating at the trim adjacent to the break with the next element.

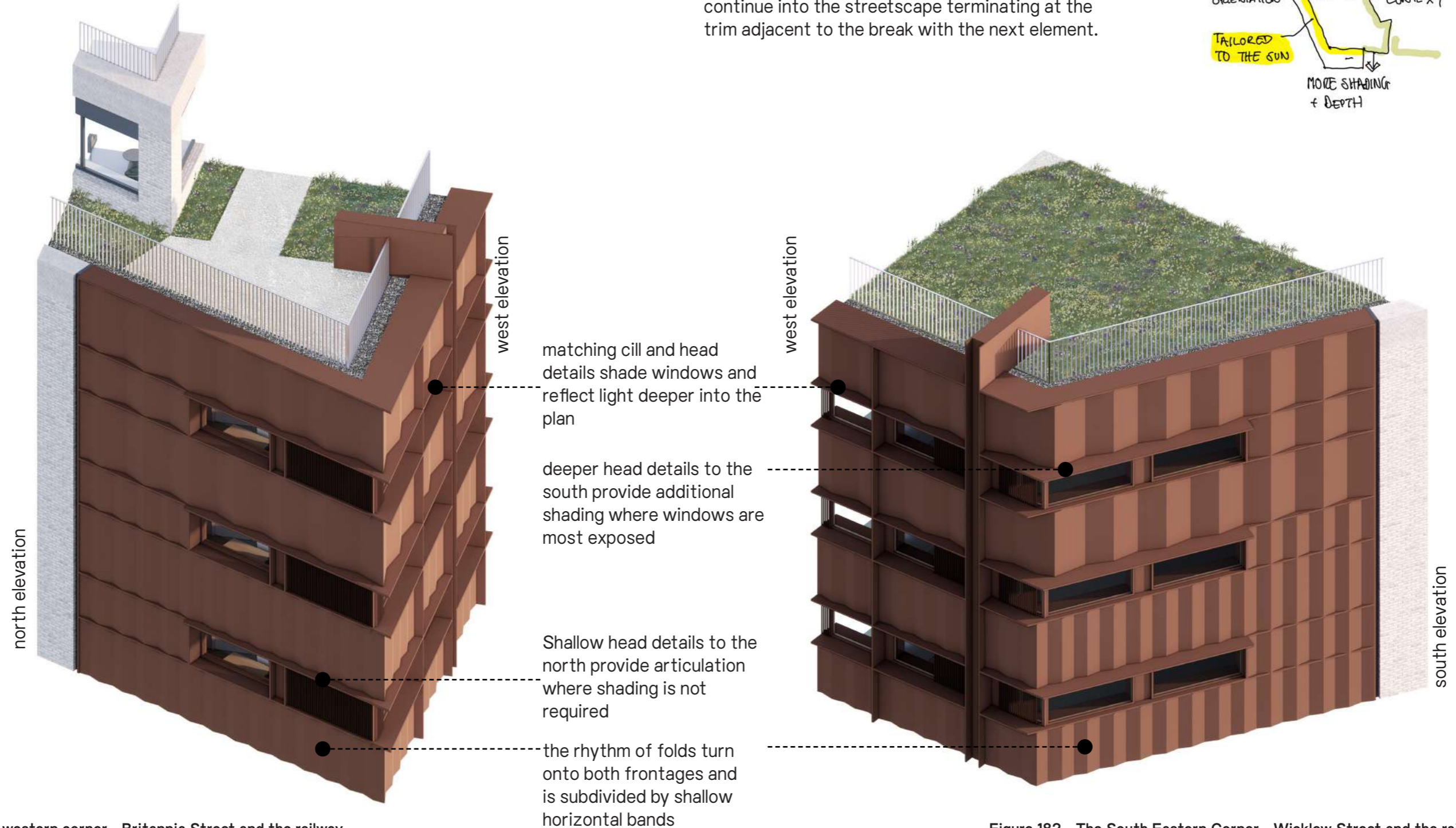
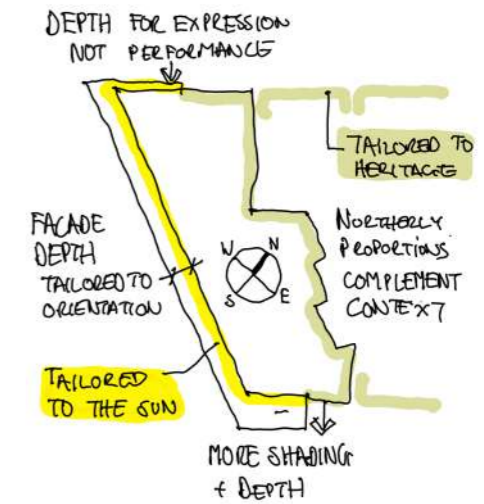


Figure 181 - The north western corner - Britannia Street and the railway

Figure 182 - The South Eastern Corner - Wicklow Street and the railway



a complementary composition of 3 elements

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