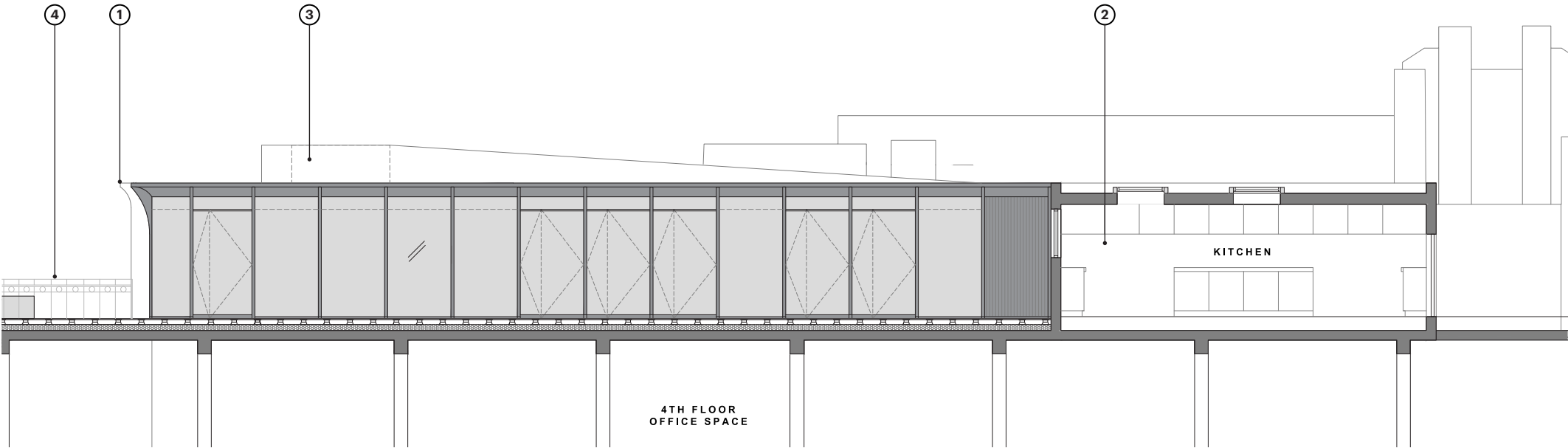
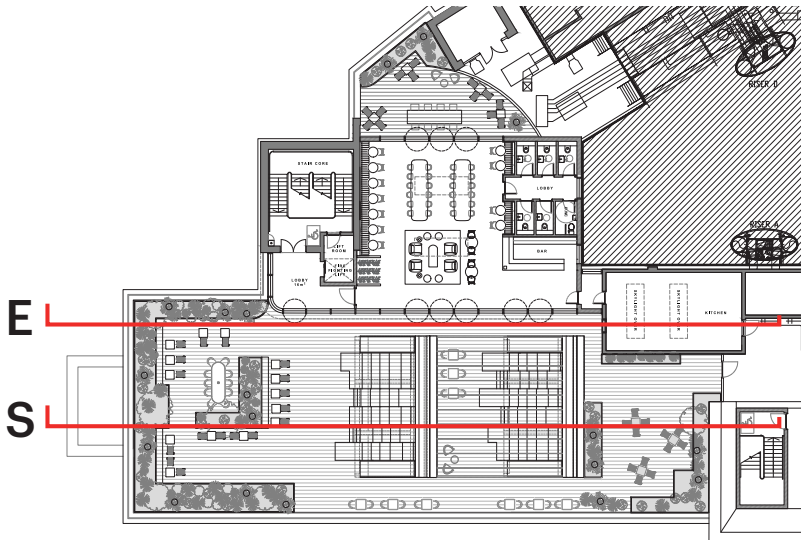
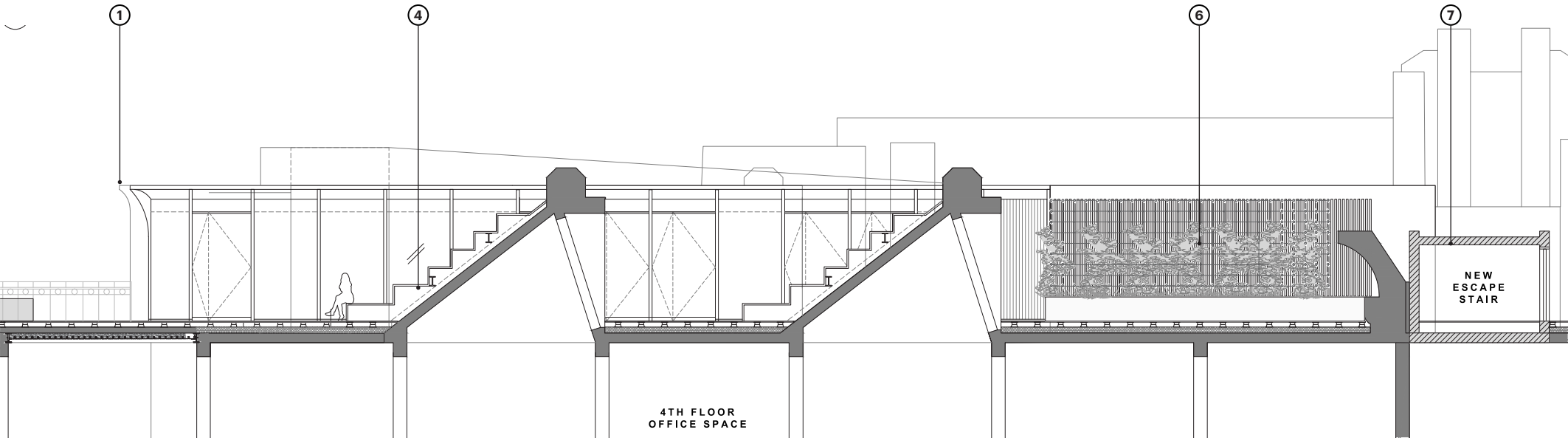


Proposed Southern Pavilion Elevations



Fifth floor elevation



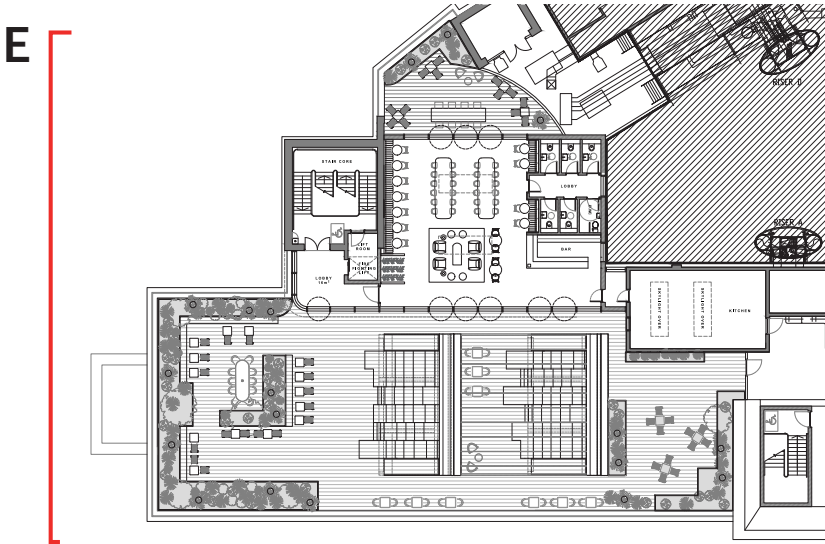
Fifth Floor Section

Design Explained:

1. The building’s height is determined by the existing staircore structure. Its form is inspired by the existing corning and mirrors the design language of the 6th-floor roof terrace.
2. The scheme reuses existing structures, enhancing them to improve daylight and upgrading them thermally to accommodate new amenities.
3. The parapet of the new pavilion is extended to conceal the lift shaft, which has been raised to provide lift access to the 5th floor.
4. Existing railings are extended to improve fall protection, modified in line with the recently completed terrace extension on the 5th floor, as detailed in subsequent pages.
5. A tiered seating area is constructed above the concrete northlights, supported by a lightweight steel structure and finished with timber decking.
6. To enhance on-site biodiversity, a variety of planters are proposed across the 5th floor, including a climbing plant wall wrapping around a retained concrete structure, previously housing redundant plant equipment.
7. Staircases 5 and 6 are extended to the roof level to provide an alternative means of escape. The dry riser is also extended to the 5th floor to ensure adequate hose coverage for both terrace schemes.

South Elevation

Proposed Elevation



Design explained

South Terrace

1. The pavilion design incorporates a perimeter canopy that minimizes internal glare and offers external shading during the summer months. Roof lights improve internal daylighting within the space.
2. A substantial green roof enhances on-site greening and biodiversity.
3. The integration of low- and mid-level planters introduces variation in planting height and softens the building's edges.
4. Green walls and climbing plants conceal service areas while softening the terrace perimeter and contributing to diverse greening.
5. Tree planters, featuring integrated seating, are designed to create private, sheltered seating areas within the planters.
6. The tree canopy provides both external shading and a significant contribution towards biodiversity net gain.
7. The terrace layout makes efficient use of existing fire escape routes and lift shafts which have been extended to serve this floor and upgraded to improve fire safety.
8. The design allows for tenants to meet communally and privately.
9. Additional features include a potential outdoor screening area and lecture theatre.



Concept Image

Carreras Club Lounge & Terrace

- Refurbishes the existing poor roof condition.
- Dramatically increases biodiversity and urban greening.
- Positioning affords great internal access with exceptional views towards central London and year round sunlight.
- Original structures and railings are retained and modified where possible.
- The new canopies respond sensitively to the curvature of the existing architecture.



Concept Image
Carreras Club Lounge & Terrace



Roof Terrace Street View Visibility

South Approach

Five view points have been chosen to represent key lines of visibility of the Proposed Development in both long and closer views within the local context. It is judged that meaningful long views from the north or west would be non-existent given the nature and location of the changes being proposed.

The assessment of these views considers how the Proposed Development will affect townscape quality, including the character and appearance of the Camden Town Conservation Area and the setting of nearby listed and locally listed buildings.

To determine the height of the proposed rooftop pavilion, a visibility analysis from street level was conducted and analysed from the five view points. The following images, demonstrate that the proposed pavilion, is only marginally visible from the street.

When viewed from sensitive, closer, positions with the Camden Town Conservation Area (views 1 & 3), the top of the central pavilion is just glimpsed behind the existing overhanging cornice, the effect upon the building’s character and surroundings is neutral.

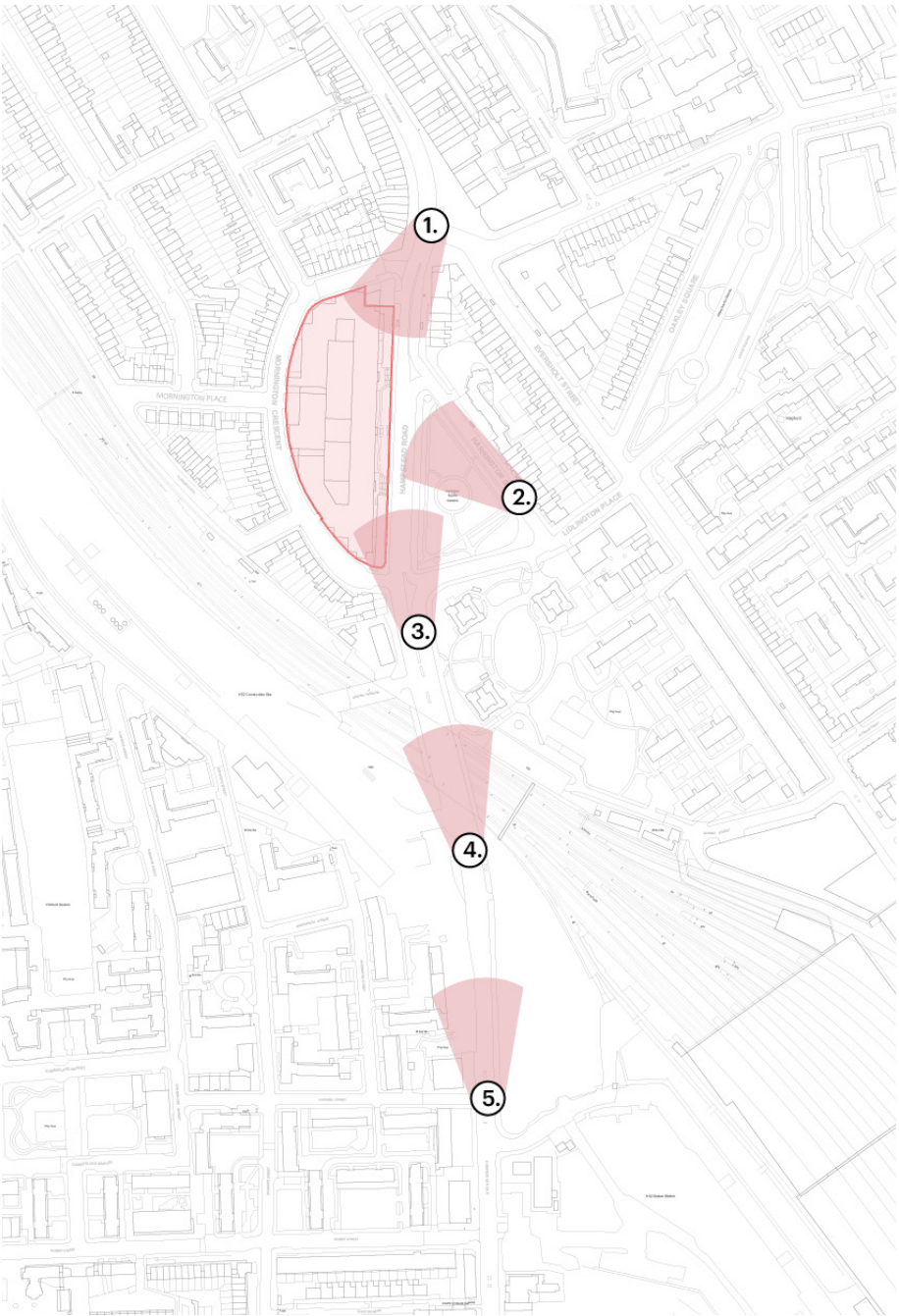
The central pavilion will be most visible when viewed from the east across Harrington Square Gardens (view 2) however this type of clear view would only be obtained in deep winter condition from this specific location, and even then would be screened by the branches and trunks of the mature trees set around the perimeter of the gardens. Where the pavilion is seen, the effect will be wholly positive. The design responds sensitively to the existing architecture, both in terms of scale and form, employing a modern interpretation of the palmiform motifs used on the building’s main elevation directly below.

The proposed sixth floor, central pavilion, is set back from the front to reduce visibility however in views 4 & 5, it has the positive effect of consolidating the appearance of the roofscape when seen from a distance creating a more satisfyingly symmetrical and ‘tidy’ top for the building. The proposed south pavilion (fifth floor) follows the height of the existing lift overrun enclosure, and is only marginally visible from the street, remaining subservient in the view and not readily discernible from a distance.

The proposals, by virtue of their minimal visibility from the surrounding area, will not affect the experience or enjoyment of the building’s bold silhouette or of its distinctive architecture and it will continue to contribute positively to the character and appearance of the Camden Town Conservation Area.

The effect of the Proposed Development upon the character and appearance of the Camden Town Conservation Area and on the setting of nearby heritage assets will be positive. Heritage significance is preserved and the proposal therefore complies with S.66(1) and S 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Map of View Locations



1. North (Camden High Street) Approach



Roof Terrace Street View Visibility

Harrington Square Gardens + North Approach

2. Harrington Square Gardens View



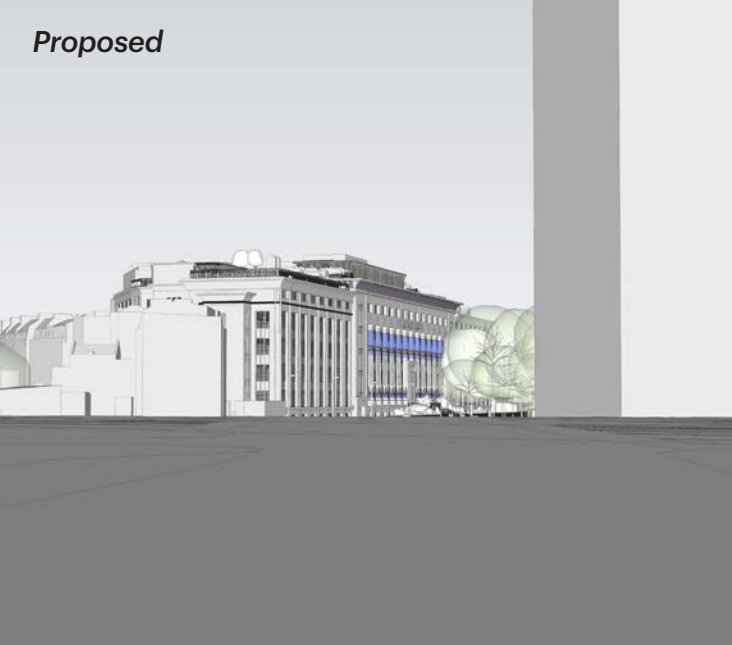
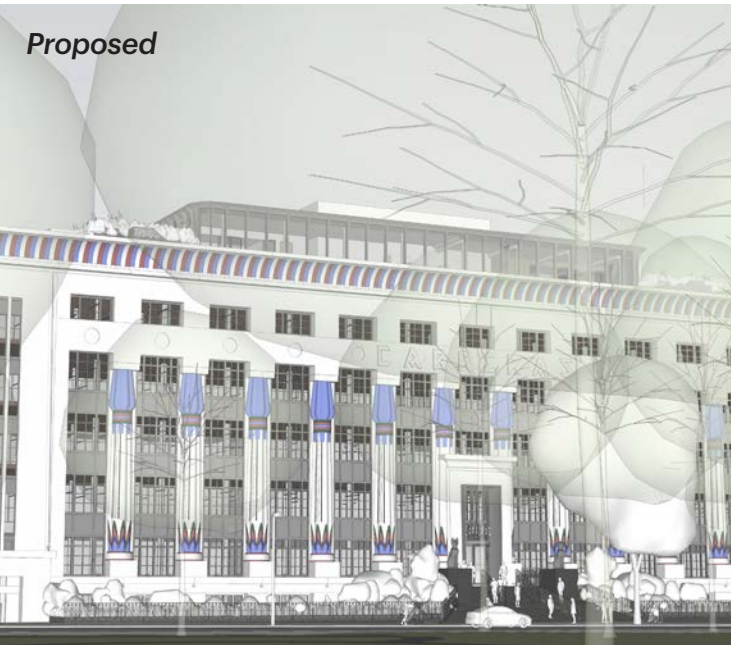
3. Hampstead Road



4. Hampstead Road (Bridge)



5. Varndell Street



Fire Approach

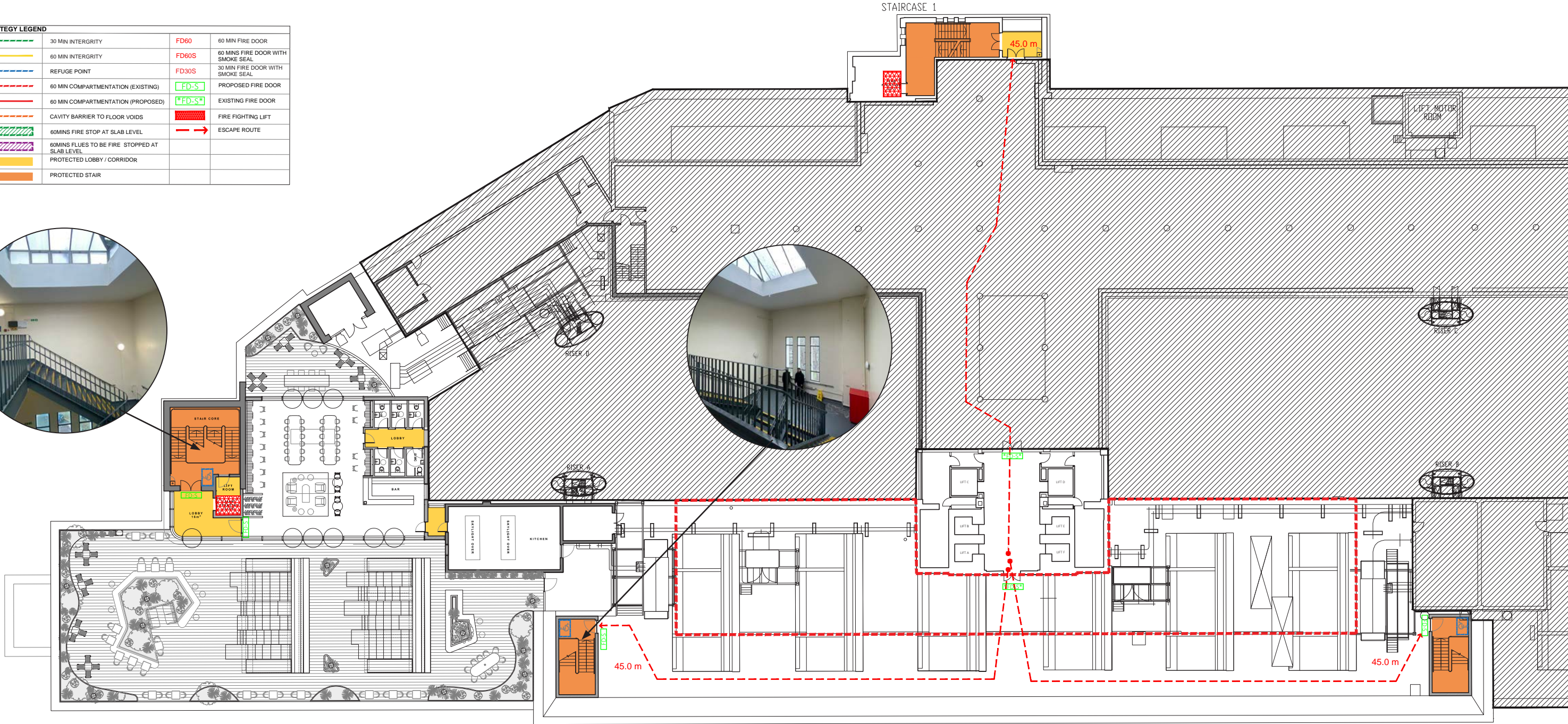
5th & 6th Floor Strategy

Fire consultant Jensen Hughes has been appointed to advise on fire safety at GLH. The proposed works are designed to meet the functional requirements of Building Regulations Schedule 1, Part B. The scheme has been reviewed by Building regulation consultant, R360. Various features will be incorporated into the existing building design improve the existing condition and comply with Building regulations where possible.

- Provision of two firefighting lifts to serve the 5th and 6th floors.
- Creation of refuge spaces on escape routes where level egress is not feasible.
- Extension of existing dry fire mains or installation of new mains to each stair.
- Compartmentation and fire resistance applied to ancillary areas with special fire risks.
- Design compliance to meet travel distances, access to escape stairs, and escape capacity for the required number of occupants.



FIRE STRATEGY LEGEND			
	30 MIN INTERGRITY	FD60	60 MIN FIRE DOOR
	60 MIN INTERGRITY	FD60S	60 MINS FIRE DOOR WITH SMOKE SEAL
	REFUGE POINT	FD30S	30 MIN FIRE DOOR WITH SMOKE SEAL
	60 MIN COMPARTMENTATION (EXISTING)	FD-S	PROPOSED FIRE DOOR
	60 MIN COMPARTMENTATION (PROPOSED)	*FD-S*	EXISTING FIRE DOOR
	CAVITY BARRIER TO FLOOR VOIDS		FIRE FIGHTING LIFT
	60MINS FIRE STOP AT SLAB LEVEL		ESCAPE ROUTE
	60MINS FLUES TO BE FIRE STOPPED AT SLAB LEVEL		
	PROTECTED LOBBY / CORRIDOR		
	PROTECTED STAIR		



Railing Alterations

Compliance with Park K



- Key:**
- Proposed Extension to Railings
 - Existing Extension to Railings

Original Railings



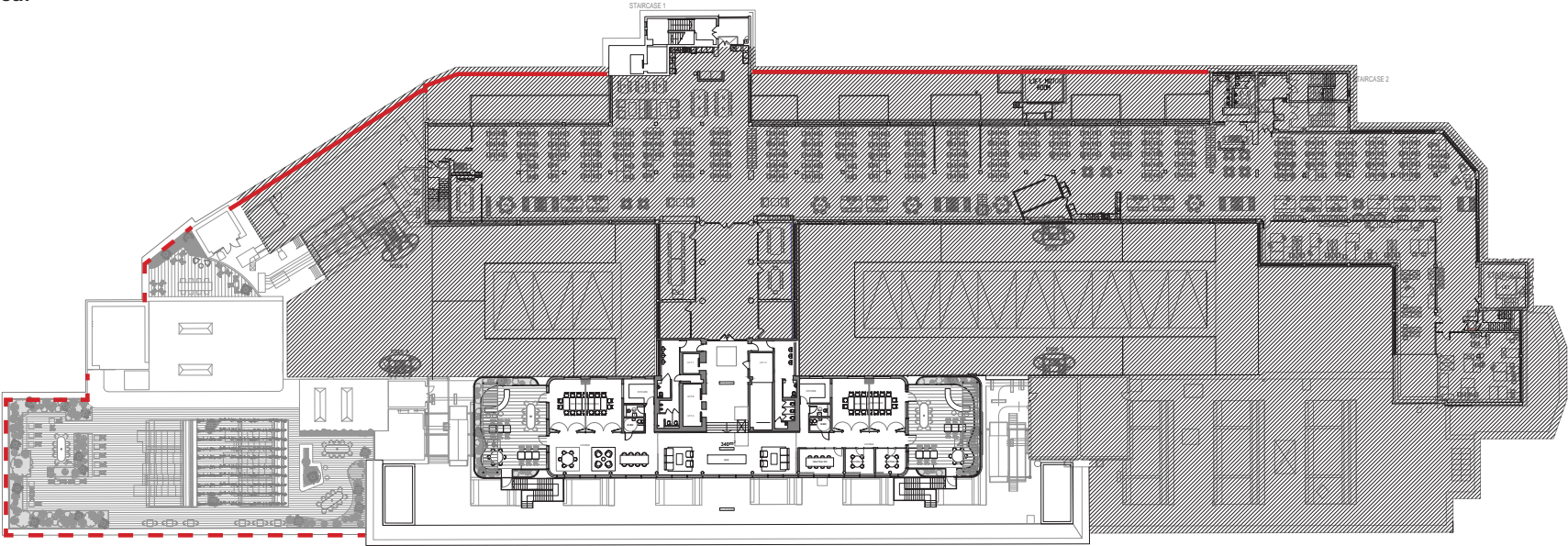
Extended Railings



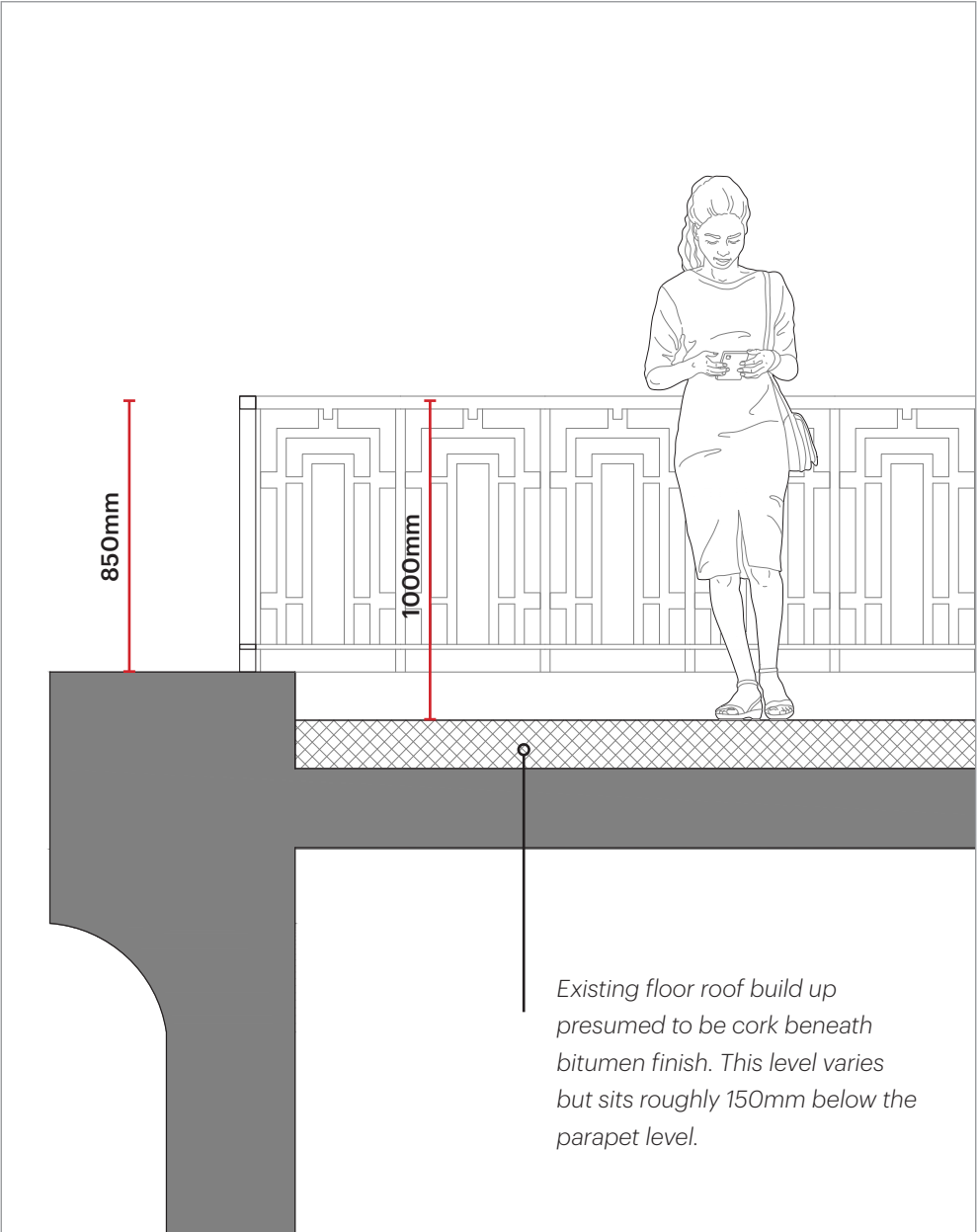
To accommodate a new terrace on the fifth-floor roof, the finished floor level (FFL) must be raised, necessitating an increase in the height of the existing non-compliant railing to meet building regulations. This adjustment has already been implemented to the west of the fifth-floor terrace, where the FFL was raised to align with the parapet, and the railing height was increased via a bolt-on piece matching the original design.

Our proposal mirrors this approach, installing a similar bolt-on feature to raise the railing height from 850mm to 1150mm above FFL. Additionally, planters will be added around the terrace perimeter to enhance safety and biodiversity. A 50mm gap between the planters and the original railing will allow plants to cascade down the side, contributing to both aesthetics and functionality.

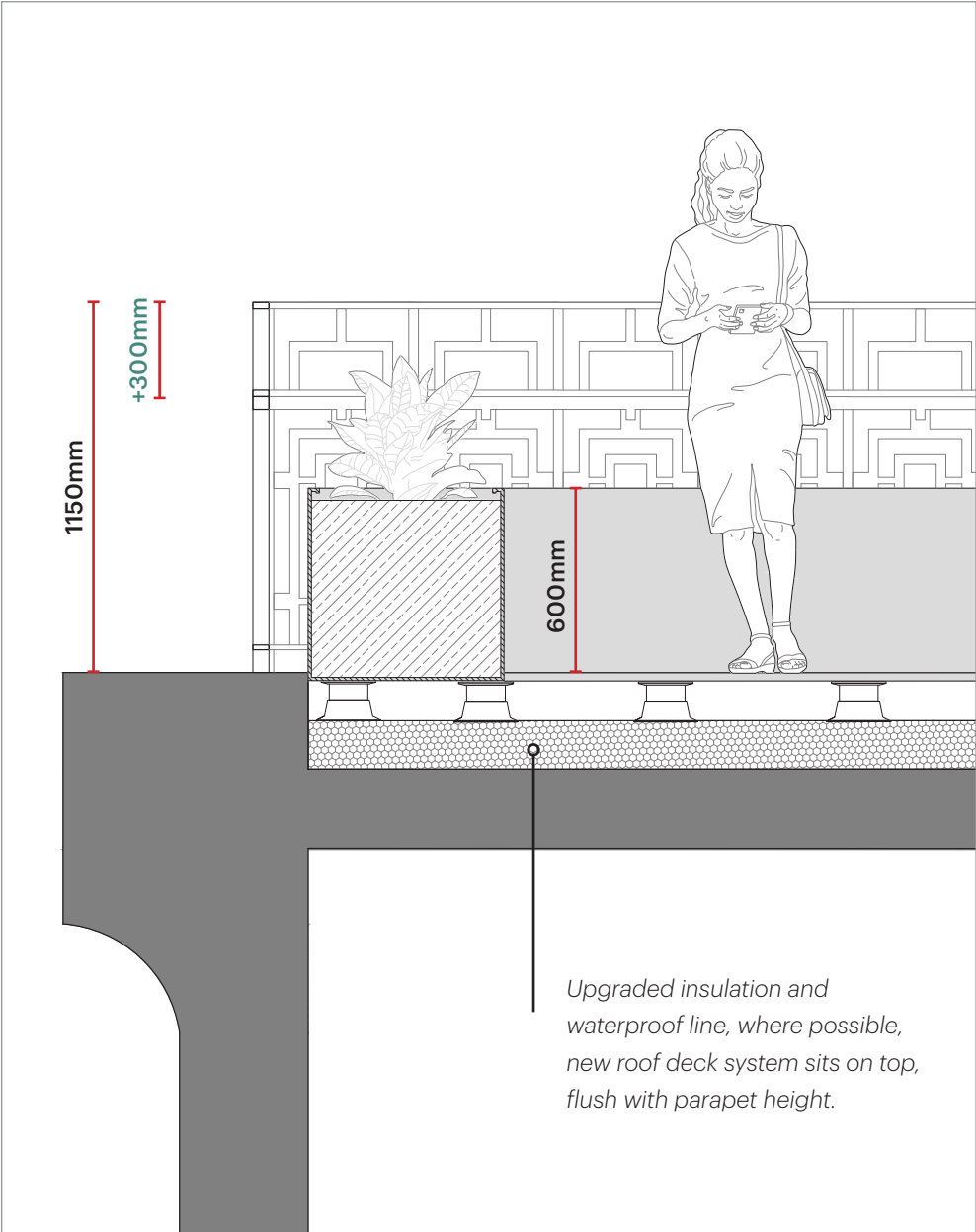
Railing Proposal



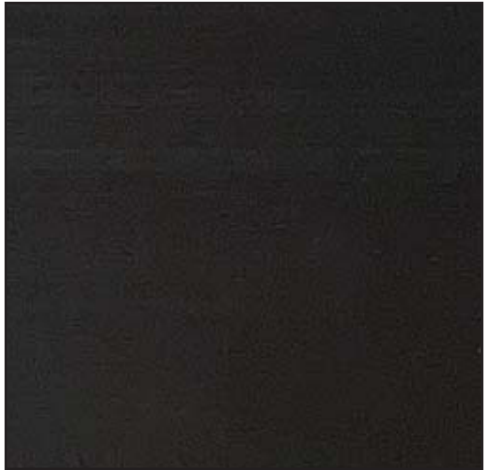
Existing



Proposed



Materiality Swatch



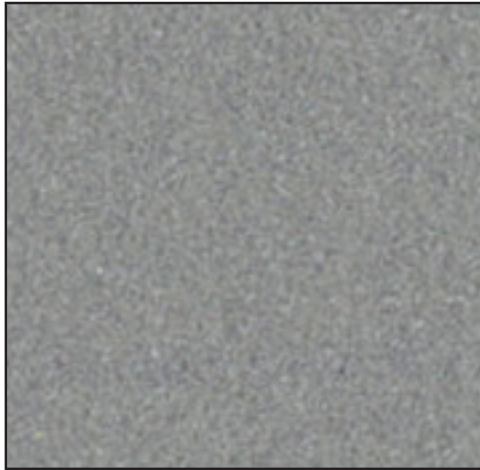
Black Metal:
Body of the Pavilion, planters & balustrade



Porcelain Tile
Lightly coloured floor tiles for external terrace areas.



Planting
A careful selected series of plants based on the facade colouration.



Light Grey Painted metal:
Existing railings



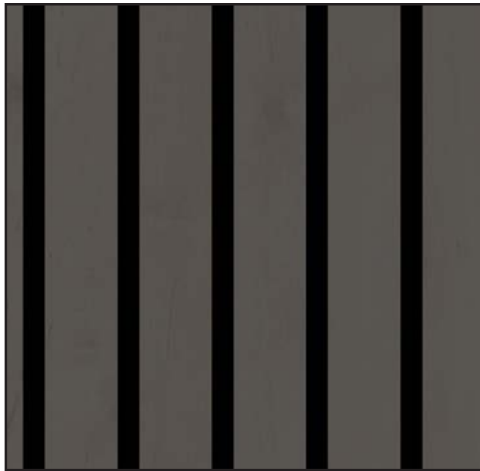
Sedum Roof:
To both 5th and 6th pavilions.



White Painted Concrete:
Existing Structure



Painted feature elements:
Existing Structure



Aluminum Cladding:
Pavilion Cladding

Accessibility

Platform Lift & Refuge Points (6th Floor)

As the new 6th-floor terrace structure is built above the existing north lights, level access from the 6th-floor core to the new pavilion is not possible. Therefore, a new platform lift is proposed to provide level access.

Proposed 6th Floor Terrace Plan



- The platform lift, which will be designed to be concealed within the steps allows wheelchair access to the pavilion, then level access is provided between the pavilion and the external terrace area.
- Disabled refuge call points are provided on each terrace, in close proximity to the fire escape stairs.
- The 6th floor pavilion also contains two new DWCs, in addition to the existing 2 found with the core.
- Existing lifts which serve 6th floor are DDA compliant.



Platform lift precedent