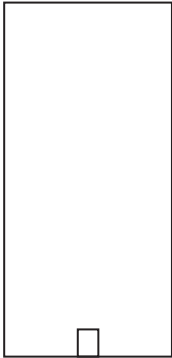


5.8 London Context Typology Studies - Towers



Tower



**KINGS CROSS CENTRAL,
RUBICON COURT**
15 - 17 storeys



NIDO STUDENT APARTMENTS
18 storeys



AMPTHILL SQUARE
20 storeys



MAIDEN LANE TOWER (PLANNING APPROVED)
20 storeys

5.9 Open Space Masterplan Principles

Public realm - streets and connections

The masterplan reinstates a street based configuration which concentrates activity and pedestrian movement within well defined public streets. These are well connected, pedestrian friendly and humanly scaled spaces which incorporate limited on street parking and are characterised by front door access to units, incidental seating and planting, high levels of passive surveillance and clear definition of public and private domains. The streets focus public movement and maximise social exchange.

Public realm - amenity space

At the heart of the community is the garden square - Lulworth Gardens. This is based on the traditional London and Camden model of a centralised, public, openly accessible garden space which contains a wide range of amenity facilities appropriate for a diverse and family orientated community. The space is well overlooked from all sides and is directly connected to the community rooms in Lulworth House. Lulworth Garden West contains a range of play facilities, including semi natural play, half muga, toddler play, seating and sensory planting. Lulworth Garden East creates a direct and car free link to the existing nursery and contains an enclosed toddler play space, multifunctional hard space, seating and sensory planting.

Public realm - play

The plan allows for the re-provision of play facilities and the re-siting of play to allow for improved surveillance and sense of ownership. Lulworth Gardens East and West provide publicly and universally accessible play, including a half muga pitch and low seating terraces for young people, semi natural play for under 11s and enclosed toddler play.

Communal Courtyards.

The urban plan establishes a series of enclosed urban blocks containing communal courtyard gardens. These comprise small private garden terraces to ground floor units and a central communal garden space accessible to residents of the block. The garden uses a range

of treatments to encourage a sense of community - help yourself herb beds, communal orchard trees, community growing space, sensory planting, seating and incidental toddler play.

Green Infrastructure

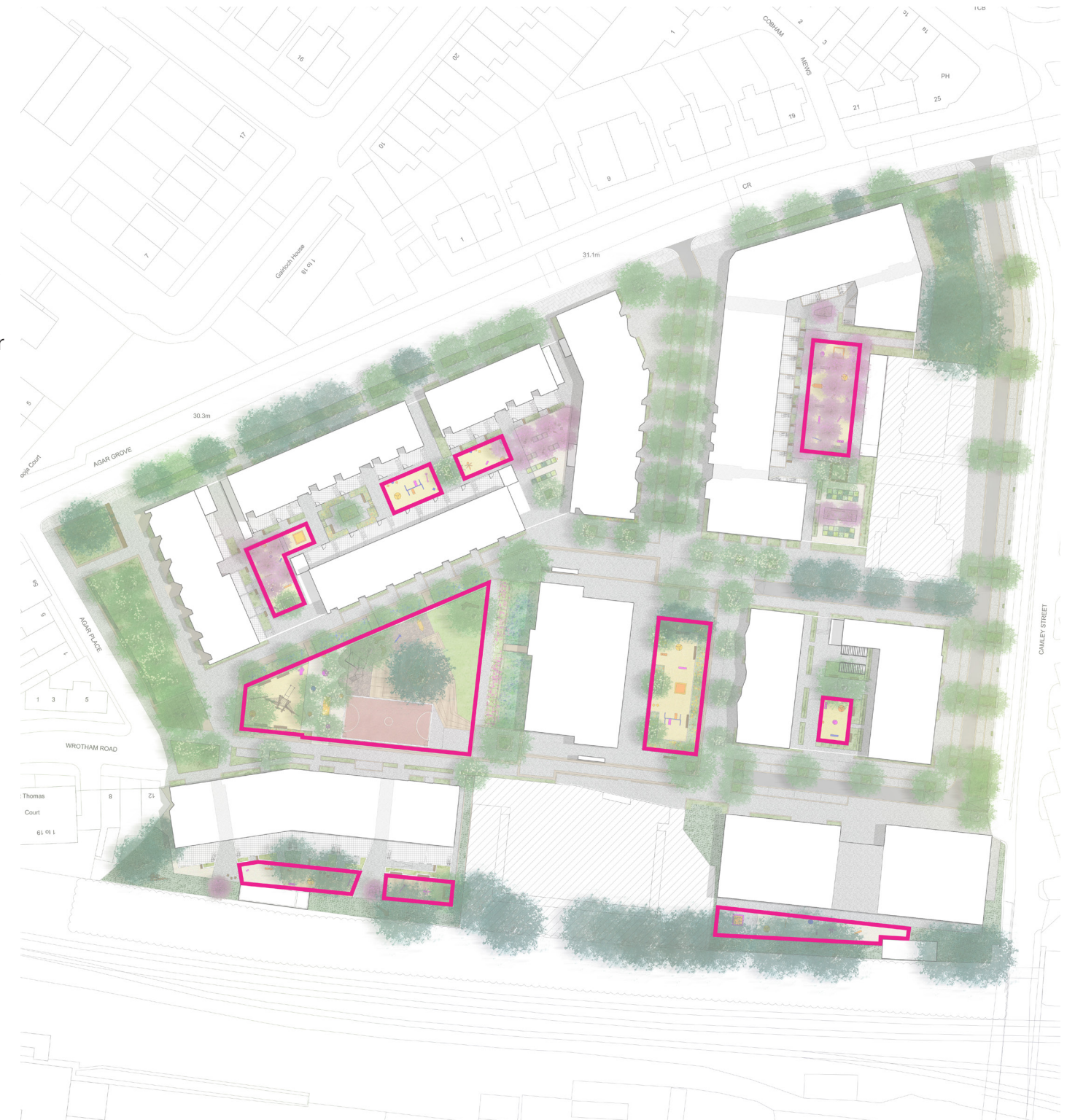
The landscape plan seeks to significantly enhance the ecological value of site and provide a planting framework which creates green streets and spaces as a setting for the community. Planting is used to provide visual amenity at the same time as improving species diversity and offering a response to predicted climate change through the use of shade providing trees, water sensitive urban design and SUDS.

Transport and parking

The site is currently poorly connected to its surroundings, without a through route east to west. Accessibility to the nursery is poor, and parking is restricted to parking courts which are unsightly and poorly overlooked. The new plan seeks to open up a new pedestrian and cycle through route east to west, and open a new connection to the nursery from Agar Grove.

The street design is based on creating two new street typologies :

- i. secondary streets defined by reduced width carriageways, flush kerbs, tight geometry, formal on street parking and street trees.
- ii. homezone streets defined by shared surface, restricted geometry, pedestrian friendly materials and inclusion of seating, planting and incidental play.



Illustrative Landscape Masterplan

5.10 Living Environments

The following principles have been applied throughout the design process of Agar Grove regeneration proposals:

Masterplan Level

- Consult with the residents at every stage in the process. They are the key for creating a sustainable community in the future
- Develop an architectural response that is contextual, contemporary and appropriate for the locality
- Use robust materials that will stand the test of time
- Delight through detail
- Safe, overlooked communal areas suitable for all members of the community to enjoy
- Include local amenities in the design – for example shops, cafes and community space

Street

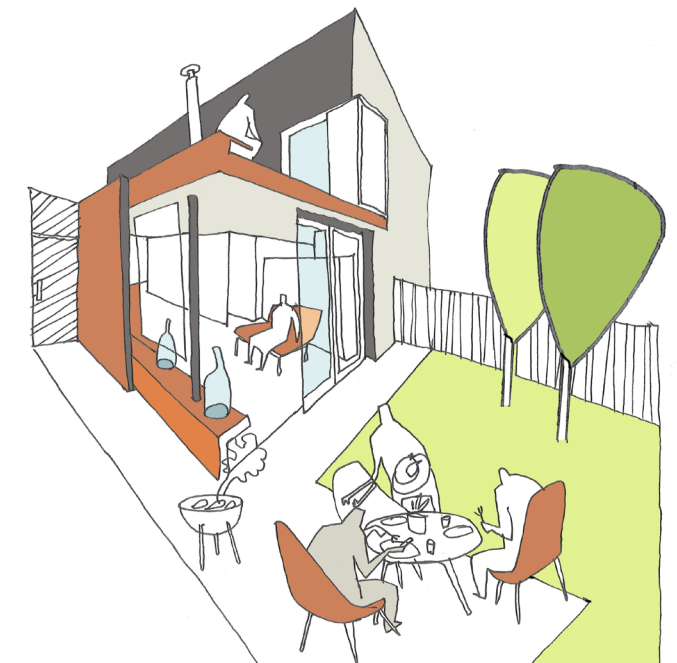
- A range of green space – private gardens, balconies or terraces and communal landscaped gardens
- Importance of play and a range of play facilities for different ages
- Active street frontages - as many front doors to the street as possible
- Family units at ground floor with clearly defined defensible space
- No undercroft areas, creation of safe spaces and designing out crime

Dwelling

- Safe, secure and legible communal entrances that give a real sense of address
- No long corridors or long circuitous routes
- Natural light and ventilation to communal corridors
- Majority of units to be dual aspect with good levels of natural light and ventilation
- Homes for all - for families, the elderly, couples and single people
- London Housing Design Guide Space Standards as a minimum
- Flexible dwelling layouts that can respond to a variety of cultural lifestyles
- Flexible layouts for future adaption
- Conveniently located and safe bin and bike stores
- No bedrooms at ground floor level next to the street
- Space to take off shoes and hang up coat at front door
- Usable amenity space
- Usable storage in easily accessible areas
- Generous storage and utility cupboards
- Space to dry clothes
- Quiet space to study, read or have a private conversation
- Natural light and ventilation in kitchens
- Good acoustic insulation so that you are not disturbed by your neighbours
- Homes that are well insulated
- Avoid bedrooms adjacent to lift/stair cores to mitigate sound transmission



Safe Apartment Entrances



Safe rear gardens



Front doors to the street - natural surveillance



Space to play

5.11 Sustainability

A summary of the sustainability principles is outlined below, for further details refer to Max Fordham’s Energy and Sustainability Report and section 9.7 of this document.

The development design is ‘Be lean’ in its approach; Carbon emissions will be reduced primarily by implementing ‘passive’ energy efficiency measures to reduce the demand for energy rather than meet a larger demand with renewable sources.

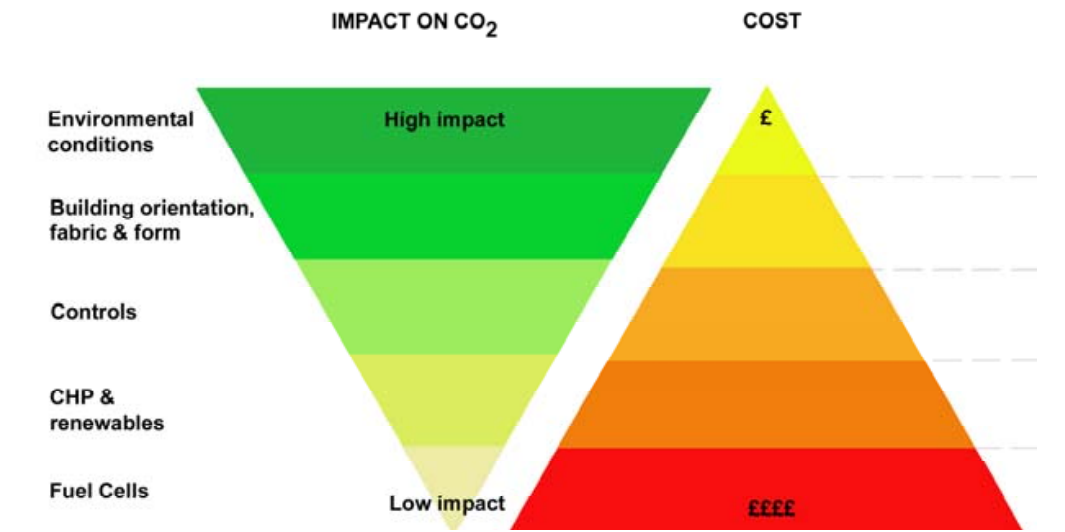
Further heavy investment beyond the regulated minimum will be made in the design of the block-by block communal heating system. The heat efficiency of district heating is not measured by SAP and hence is often highly inefficient (up to 80% losses). We will invest significantly in an enhanced design and specification to reduce these losses to the economic minimum (around 30%). This is also ‘be lean’ beyond the required minimum.

The design team are aiming to achieve Passivhaus Standard on all of the new plots, and Code for Sustainable Homes Level 4, and are aiming for BREEAM Domestic Refurbishment ‘Excellent’ on the refurbished Lulworth.

Some specific targets include investigating the use of a green concierge onsite to help residents make best use of their new homes, including reading and understanding their smart meters to reduce unregulated energy use, and help with encouraging allotment use. Camden would also like to investigate using renewable heat incentive and feed-in-tariff revenues to provide a community investment fund.



Illustration demonstrating the Passivhaus principles



The Design Team’s approach