

04. Design Concept

CHOSEN PLAN DIAGRAM

This diagram results in an S shaped plan, composed of six L shaped blocks with six cores in the internal corners. It creates a majority of dual aspect apartments, many of which have a through aspect, i.e one to the outside and one into the courtyard.

TENURE SPLIT

The brief is for a 50/50 split by floor area between private and affordable. This diagram therefore will provide three affordable blocks and three private blocks each with their own courtyards.

The private will have the eastern courtyard, and the affordable will have the western.

chosen diagram

- site boundary 
- double aspect 
- existing trees to be retained / new landscape, courtyards 
- public realm improvement 
- building footprint 



ground floor diagram



GROUND FLOOR PLAN DIAGRAM

The site has an existing basement, and it seems appropriate that in this location and with plenty of local precedent, ground and lower ground floor accommodation would be suitable and desirable.

In order to avoid any apartments with only a lower ground floor aspect, duplexes are proposed. They can have their own entrances from the street, and a rear aspect into the courtyard with a patio garden. These would also make suitable family accommodation.

The courtyard can be set at the lower ground floor level, so that the patio gardens are not overlooked by the courtyard.

Core entrances are accessed off the street, as are bins stores and a concierge facility, which will act as a hub for the scheme and an arrival point for visitors.

-  site boundary
-  duplexes (lower ground floor + ground floor)
-  cores entrances
-  concierge
-  bins stores
-  patio gardens
-  core entrances
-  duplexes entrances

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04.03. MASSING CONCEPT & TOWNSCAPE VIEWS

pavillion option

MASSING CONCEPT

At an early stage, two approaches were tested for the massing, and presented to the planning officers at the first pre-application meeting.

The first looked at varying the heights of the building, to create a varied roof scape and expressing the corners. This option appeared to exacerbate the height, and gave a rather castle like appearance.



massing option

The preferred solution took the approach of a mansion block which unifies the height as much as possible up to a parapet line, then has a set back with rooftop accommodation.



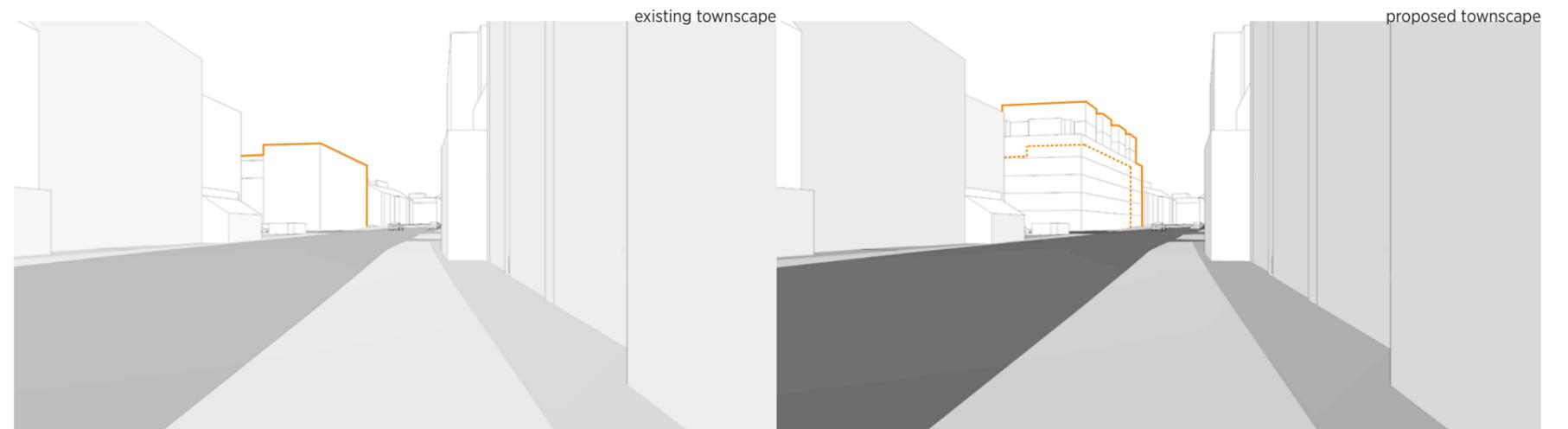
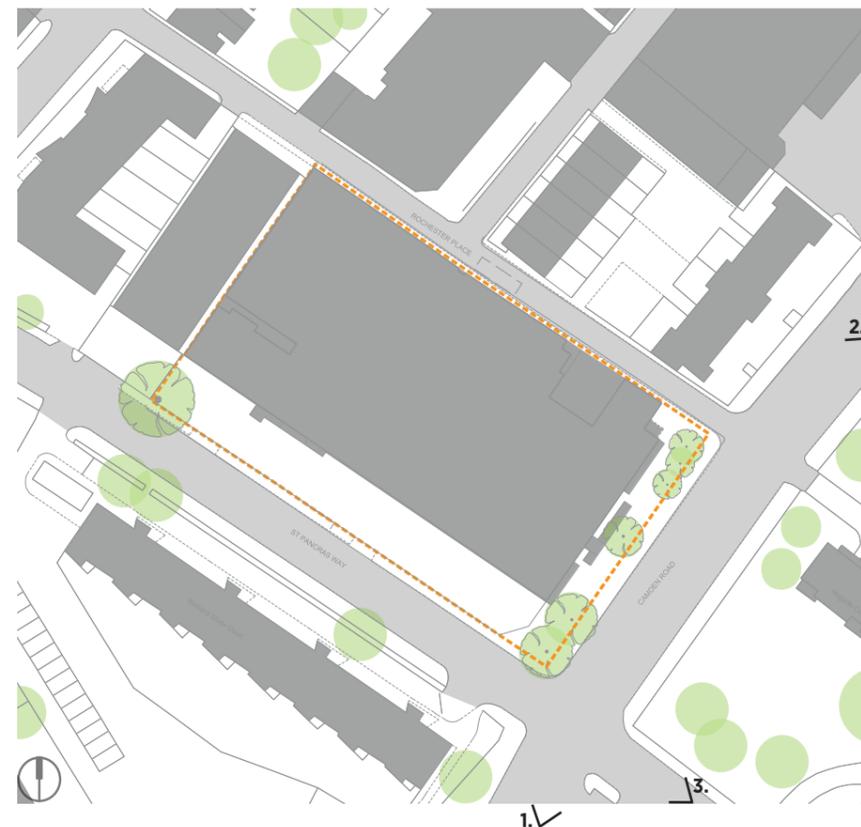
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TOWNSCAPE VIEWS

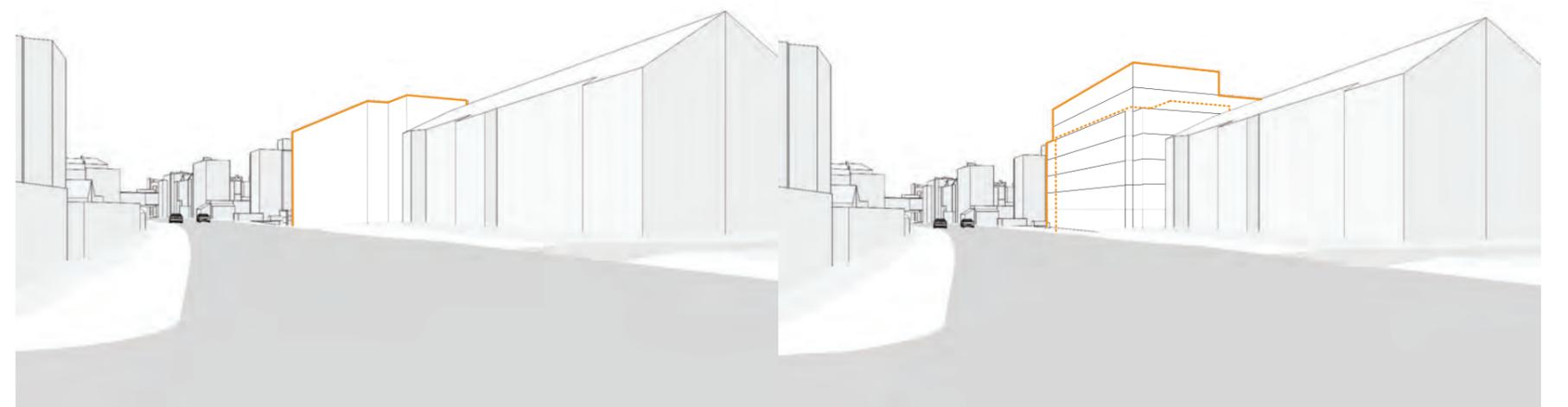
This option was tested early on with some basic townscape view analysis. Note that these are not verified views, and further information is found in the townscape report. The view up Camden Road shows that the existing building has a strong parapet line which is four office storeys. The proposal sets a parapet at five residential storeys which roughly relates to the existing building, but also to Bernard Shaw Court which is five storeys.

The view up St Pancras Way also shows how bringing the building line forward with a five storey parapet will relate to the height of Barnard Shaw Court across the road, while respecting overlooking distances.

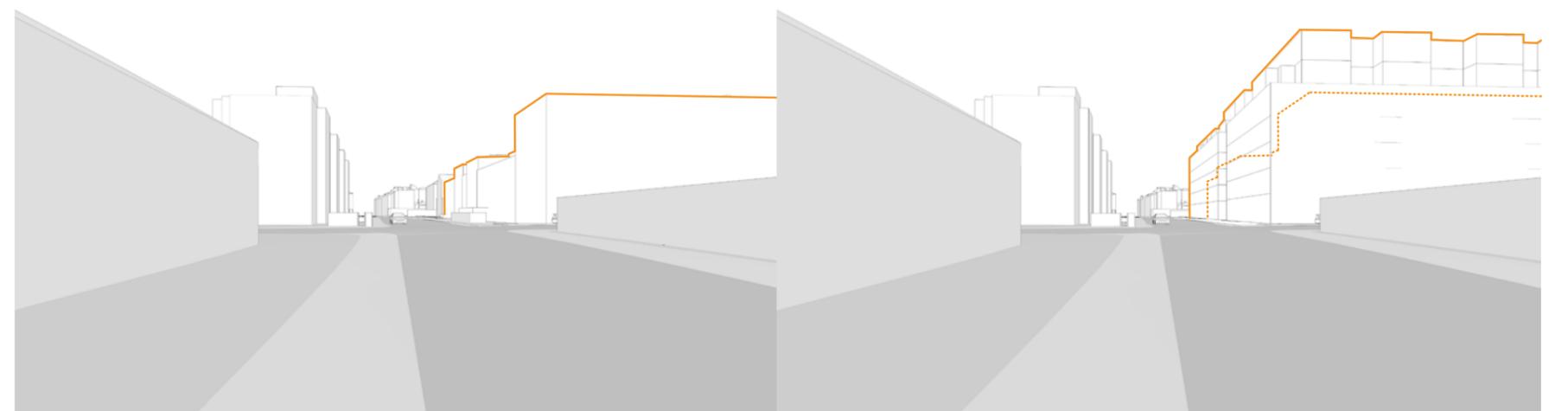
It was strongly felt that the massing needs to step down along Rochester Place, as it is a narrow mews type street. Also opposite 102 St Pancras Way the building needs to reduce in height to respect the light of the neighbour. Pulling the building line back along Rochester Place will help improve daylight, overlooking distances and allow for lightwells to the lower ground floor accommodation.



1. Camden Road looking North



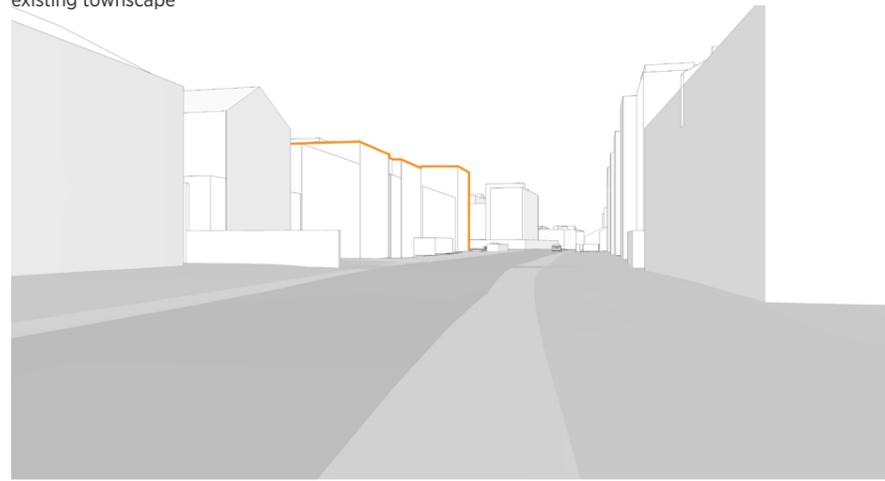
2. Camden Road looking South



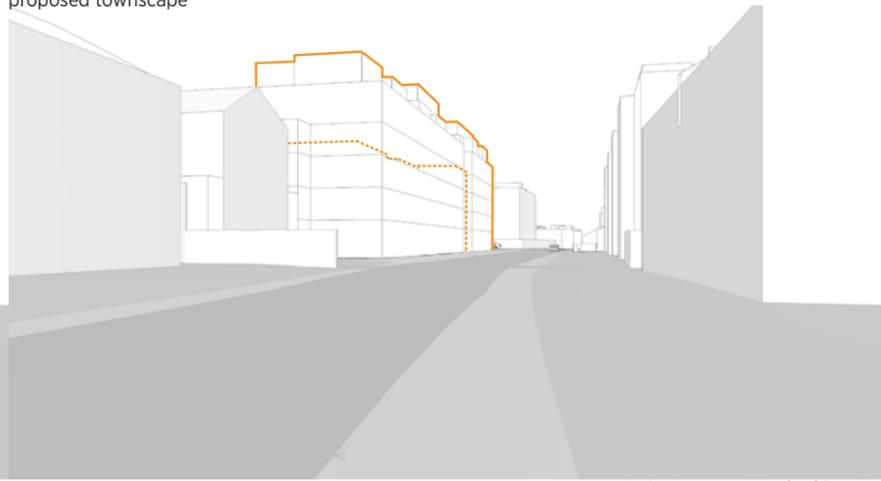
3. St. Pancras Way looking West

04. Design Concept

existing townscape

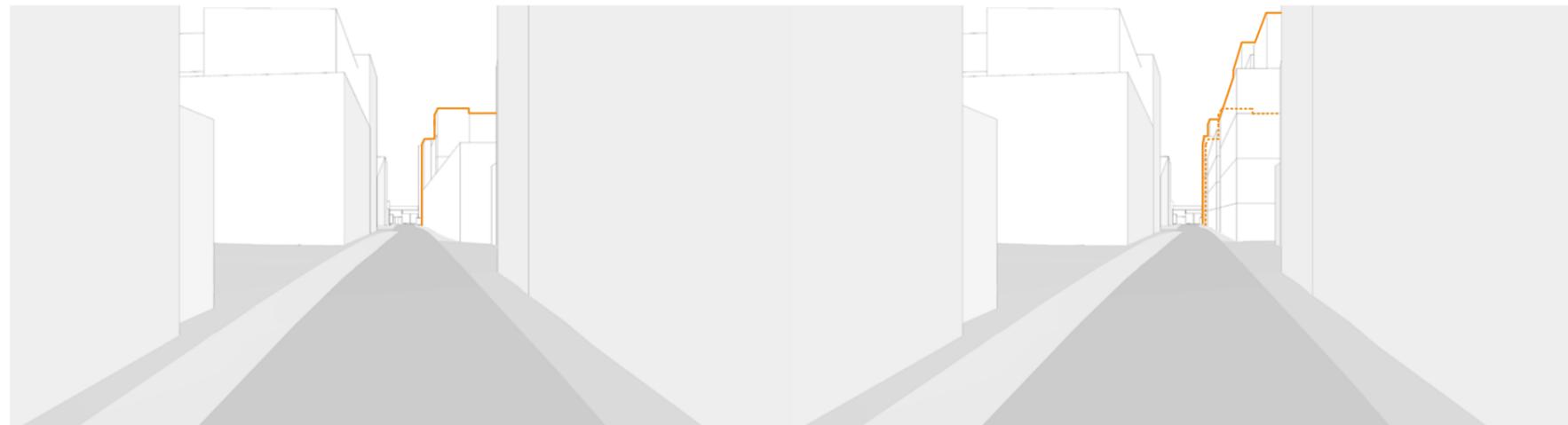


proposed townscape



4. St. Pancras Way looking East

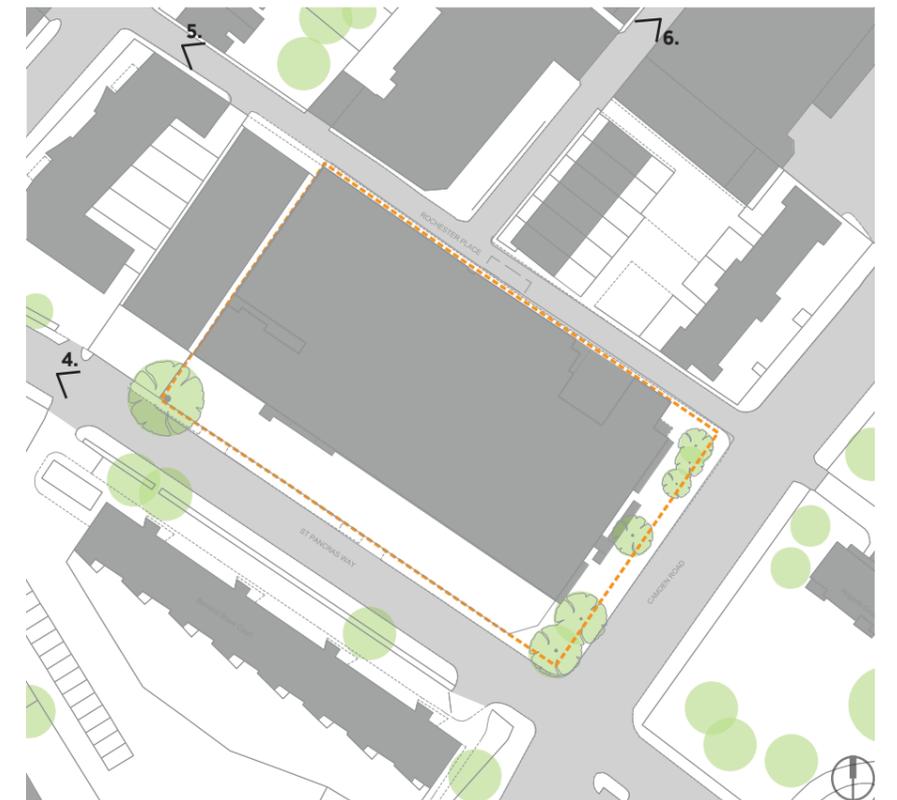
The view down Rochester Mews shows that the opening into the courtyard helps extend the vista and reduces the impact of the building.



5. Rochester Place



6. Rochester Mews



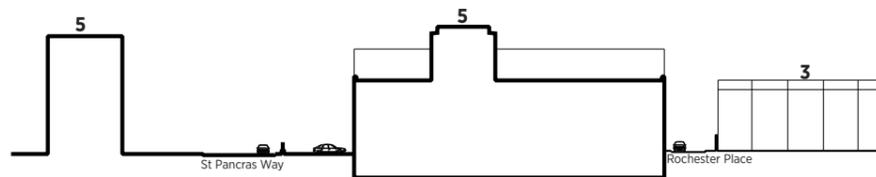
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04.04. BUILDING HEIGHTS

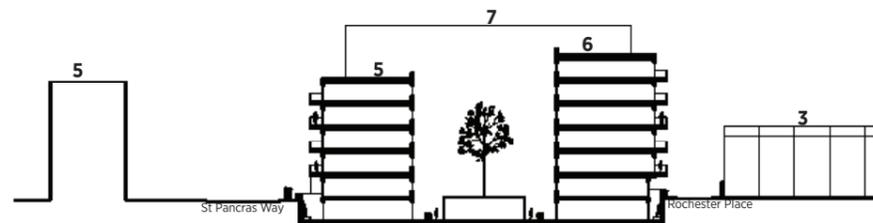
The overall massing of the building is proposed as a five storey parapet to St Pancras Way and Camden Road, with two additional set-back floors to Camden Road and one to St Pancras Way.

During design development, the design team have met with, the Members of Ther Development Control Committee and Ward Members, local conservation groups, and the general public during two exhibitions. Feedback received from these events have informed the development of the scheme.

One of the key concerns with the initial massing was the relationship to Rochester Place. The parapet line was predominantly five storeys, and there was no change in the character of the building. This was addressed by relocating the fifth storey to the less sensitive St Pancras Way and changing the architectural character of the elevations.



Existing Storeys



Proposed Storeys _ Public Consultation July 2013



Proposed Storeys _ October 2013

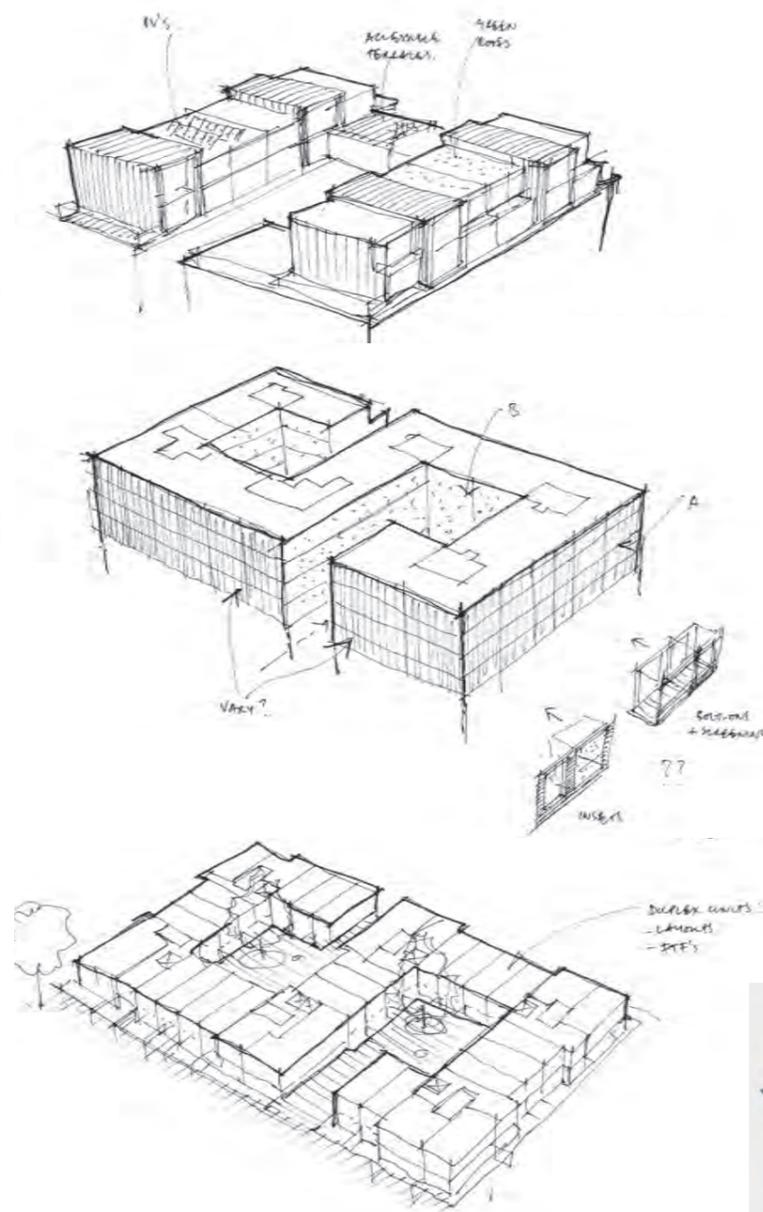
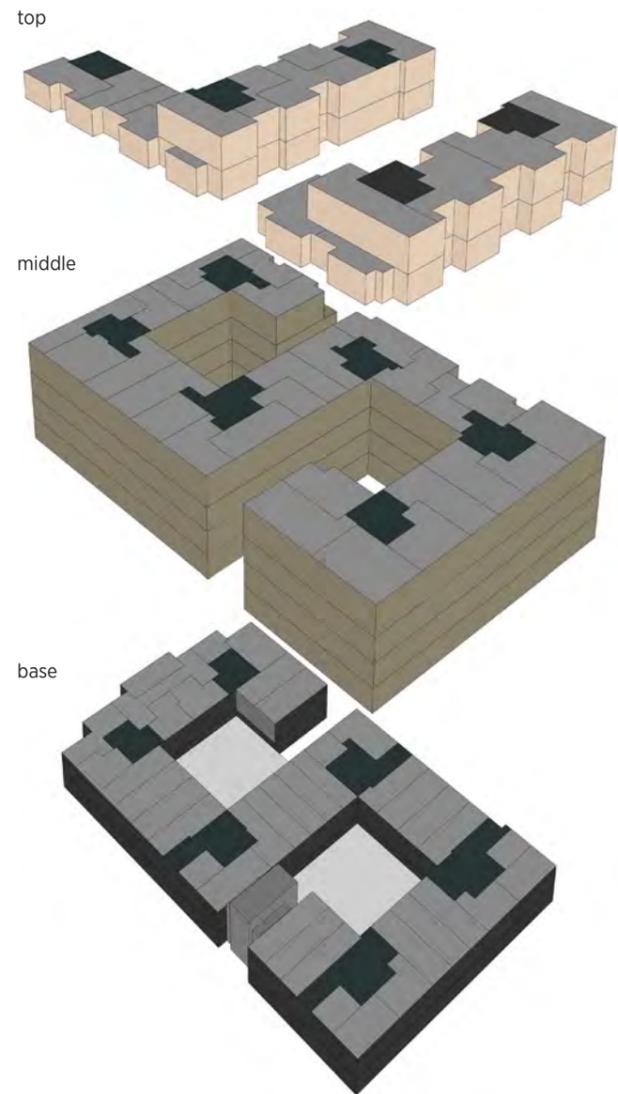
Massing relocated from Rochester Place to St. Pancras Way and set back from parapet



Five storey parapet line with sixth storey set back



Parapet reduced to four storeys with fifth storey set back



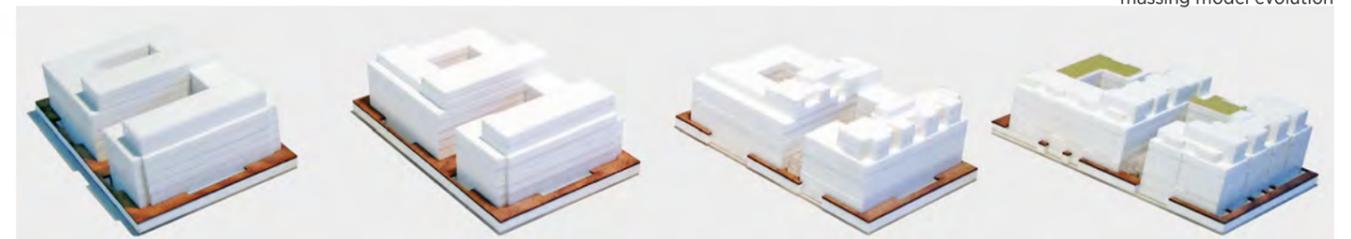
04.05 BUILDING COMPOSITION & ARTICULATION

This arrangement in massing and plan, creates a composition of a base, a middle and a top.

This composition is more akin to the surrounding Victorian and Georgian architecture, which often expresses this through a stucco base with railings around lightwells and front doors addressing the street, then a brick middle to a parapet with a mansard roof with slate and dormer windows.

The composition for this building will similarly express the duplexes with their railings and front doors, the typical floors of apartments, then an upper section with penthouses set back and in a different material.

massing model evolution



june 2013



july 2013



august 2013



september 2013

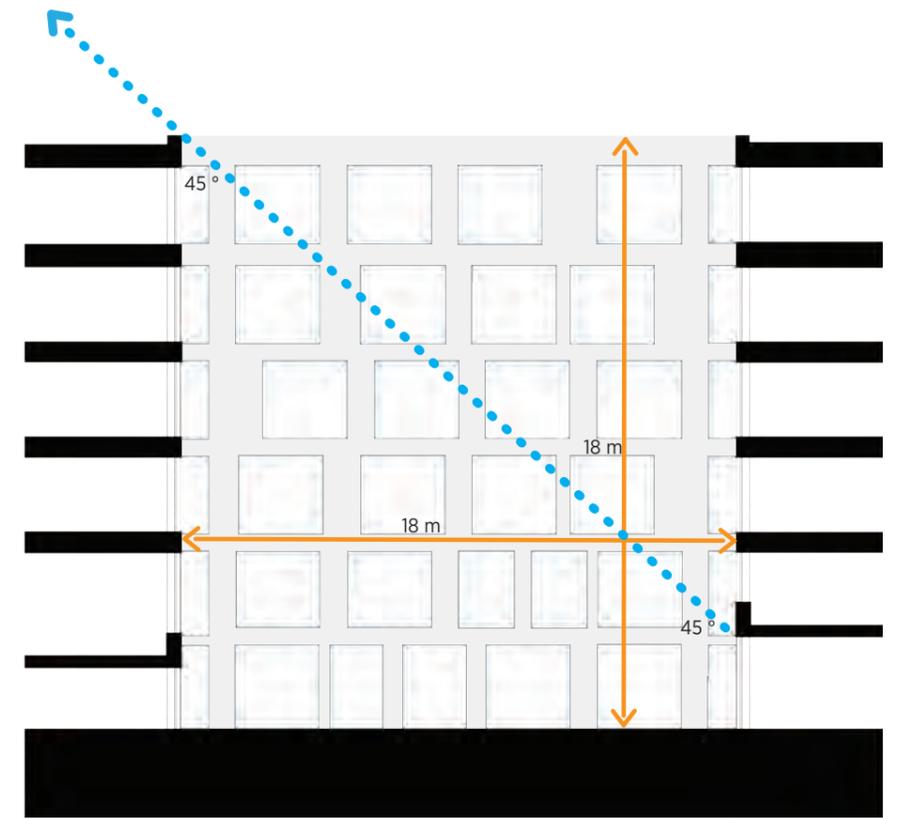
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04.06. COURTYARDS

A key concept in the design is to create a quiet heart within the centre of the site, that the apartments look into. The S plan form creates two courtyards. In order for these courtyards to be successful the scale of the space needed to be right, such that there is adequate balance between providing daylight to the apartments and an environment that is pleasant and not overwhelming.

Each courtyard is a square with 18m between facades. This is an accepted distance between habitable rooms to ensure sufficient privacy. In section if a 45 degree line is taken from the lowest window head, this as a rule of thumb should provide sufficient daylight. A six storey parapet will create a space with the proportions of a cube, which is acceptable urban design. Also each courtyard has an opening allowing views out, which will reduce the sense of enclosure. The opening to the private courtyard will allow a shaft of sunlight in the afternoon.

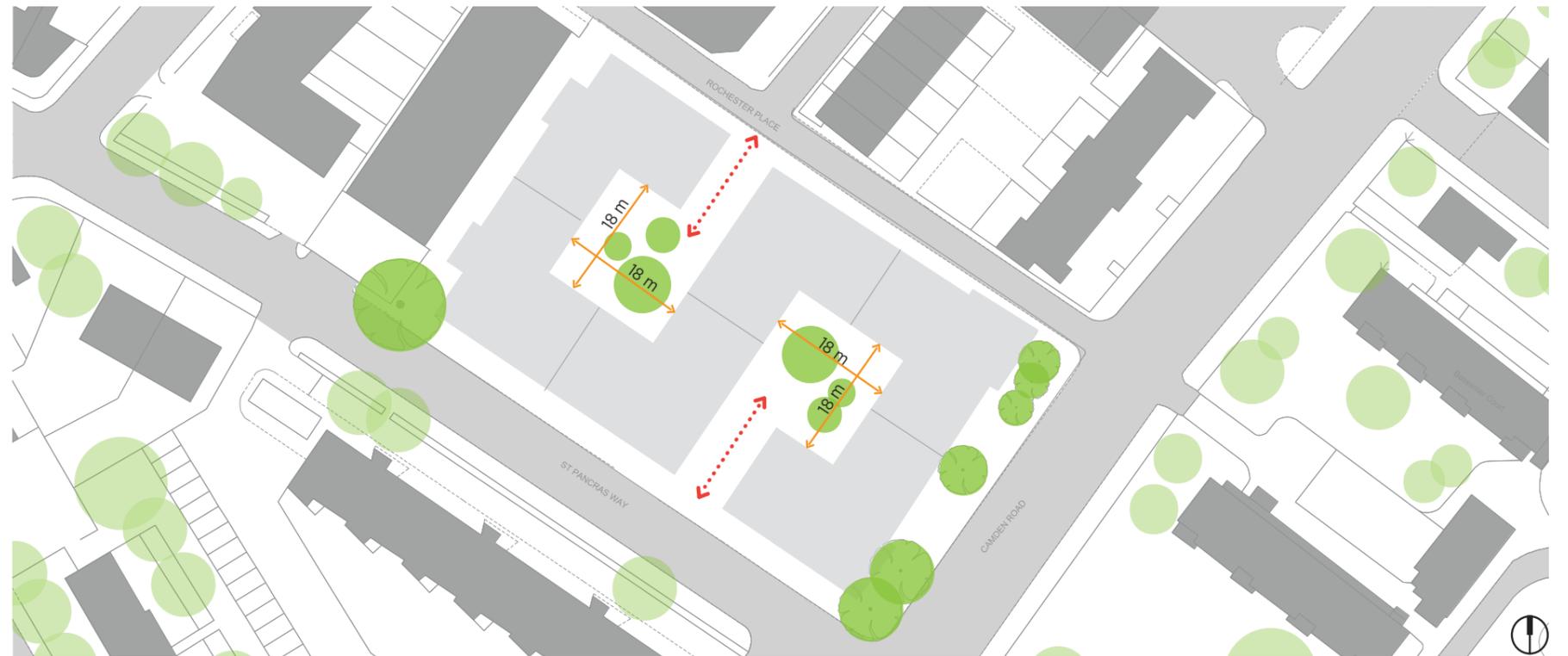
Early daylight studies were carried out to ensure that these rules of thumb, could be backed up with analysis. The results can be found in the daylight and sunlight report.



Courtyards section concept



Key concept - quiet heart



Courtyards concept

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courtyards examples



Paris, France



Berlin, Germany



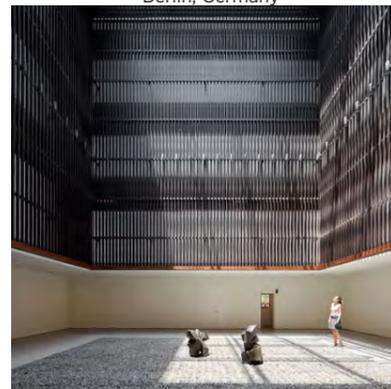
Berlin, Germany



Berlin, Germany



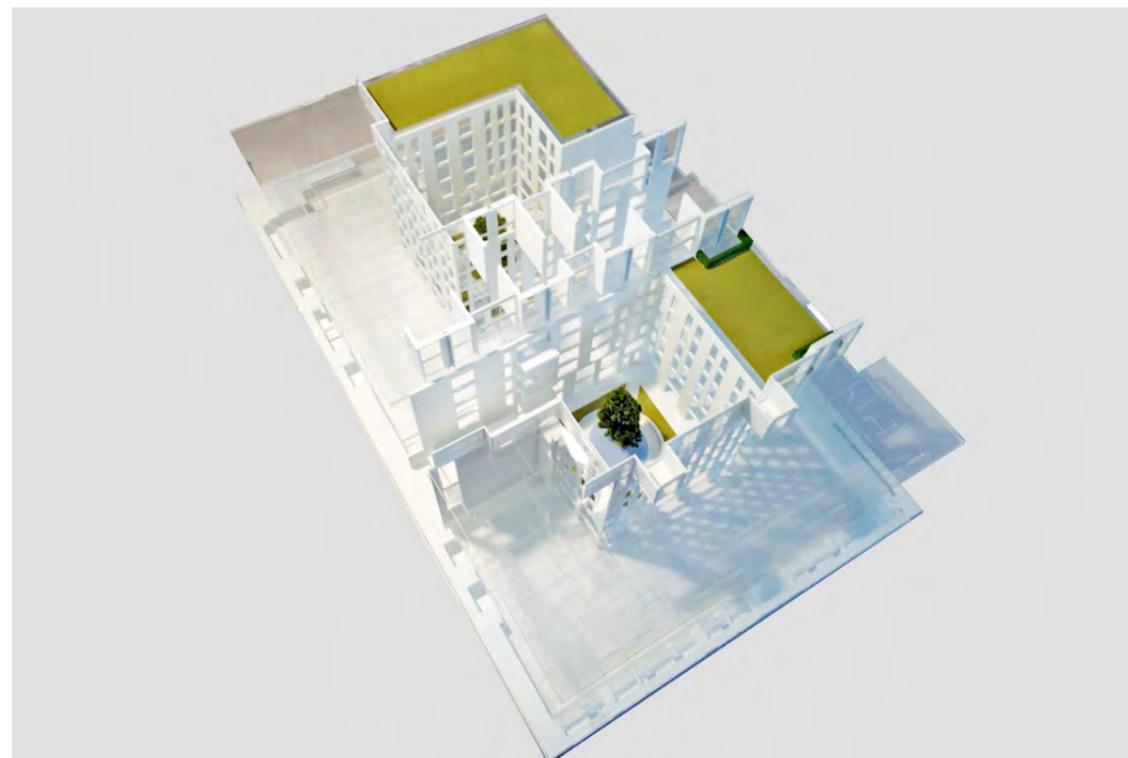
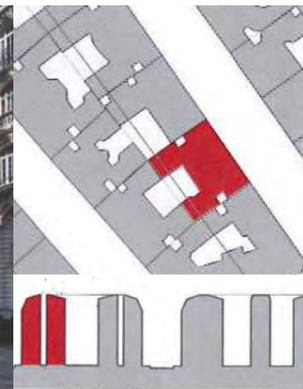
New York, USA



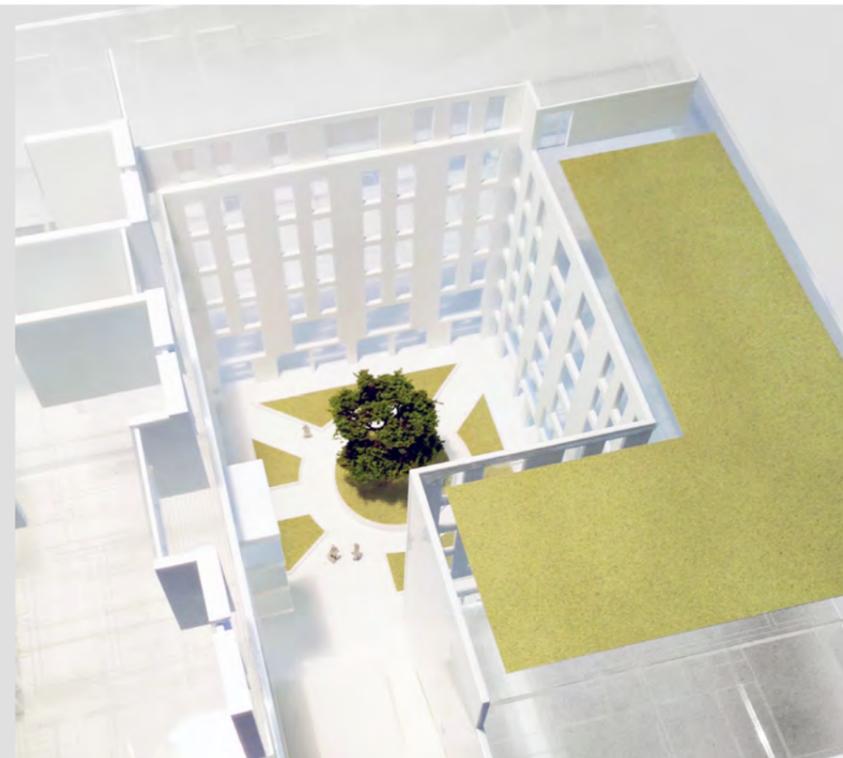
Xi'an, China



Paris, France



courtyards model _ general South - North view



North East - South West view (Western courtyard)



Eastern courtyard close up

05

GENERAL ARRANGEMENT & ACCESS

05. General Arrangement & Access

05.01. GROUND FLOOR

The site location has excellent public transport accessibility and as PTAL rating of 6A. Therefore it is proposed that the development is car free (except two disabled spaces). So the majority of residents will arrive on foot.

There are six cores which all have entrances direct onto the street. The majority of the duplexes have their own entrances onto the street, accessed across a bridge over the lightwell.

There is a concierge and management facility that sits between blocks C and F. This will act as the hub for the development, receive visitors and deliveries, and also act as an acoustic and security buffer to the private courtyard.

Bin stores are also at ground floor with access points from both outside and from within.

An electricity sub-station is located in the northern corner with access from Rochester Place.



ground floor plan
scale 1/400 @ A3

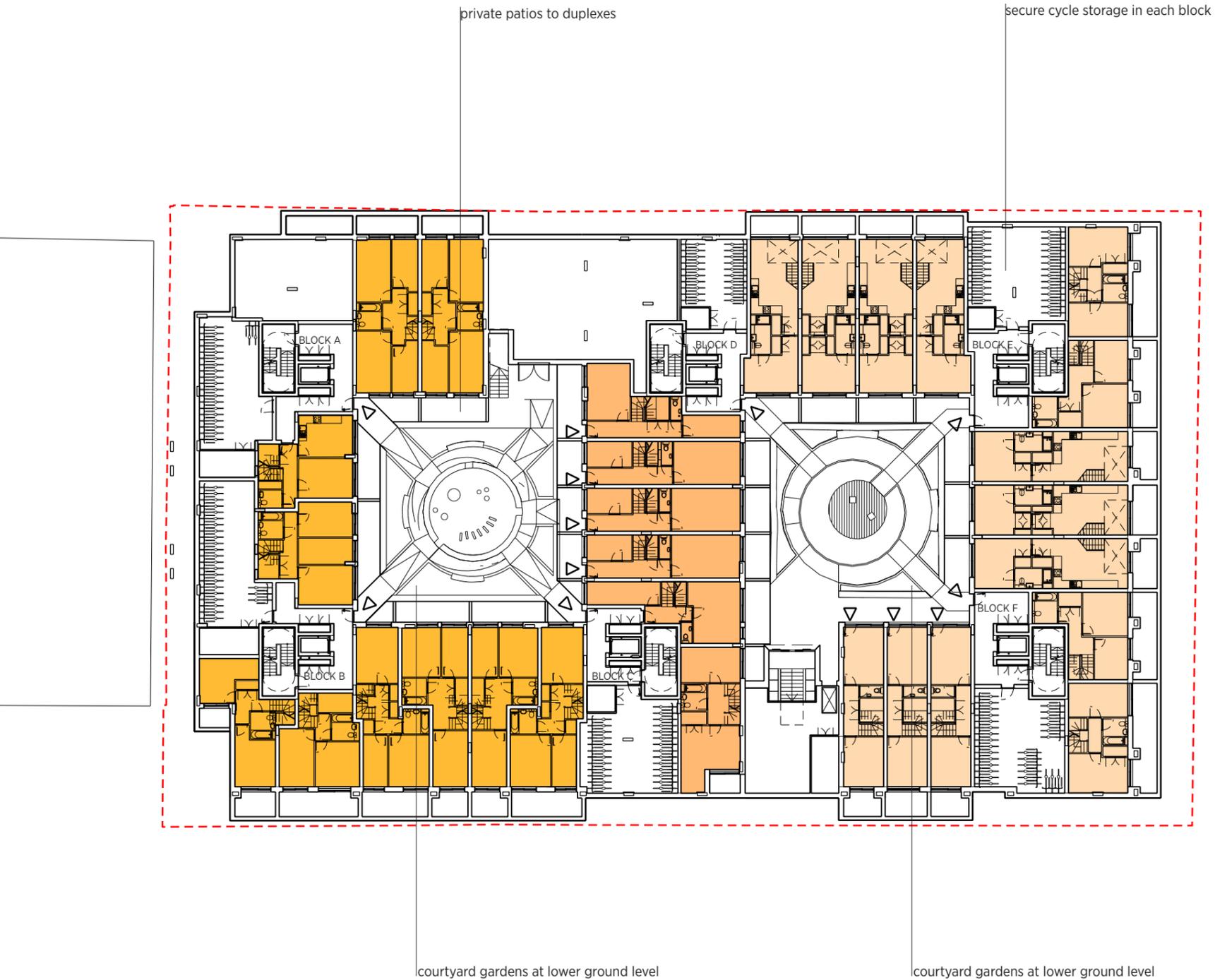
- private
- intermediate
- affordable



05. General Arrangement & Access

05.02. LOWER GROUND FLOOR

The lower ground floor contains the lower floors of the duplexes which open to the rear to a courtyard set at the lower level. All the bicycle stores are at this level, as are some additional bulky waste stores and a store for back of house for the concierge, a CHP plant room, and a water tank room.



lower ground floor plan
scale 1/400 @ A3

- private
- intermediate
- affordable



05. General Arrangement & Access

05.03. ARRIVAL SEQUENCE

To optimise accessibility the arrival sequence for pedestrians and wheelchair users is the same.

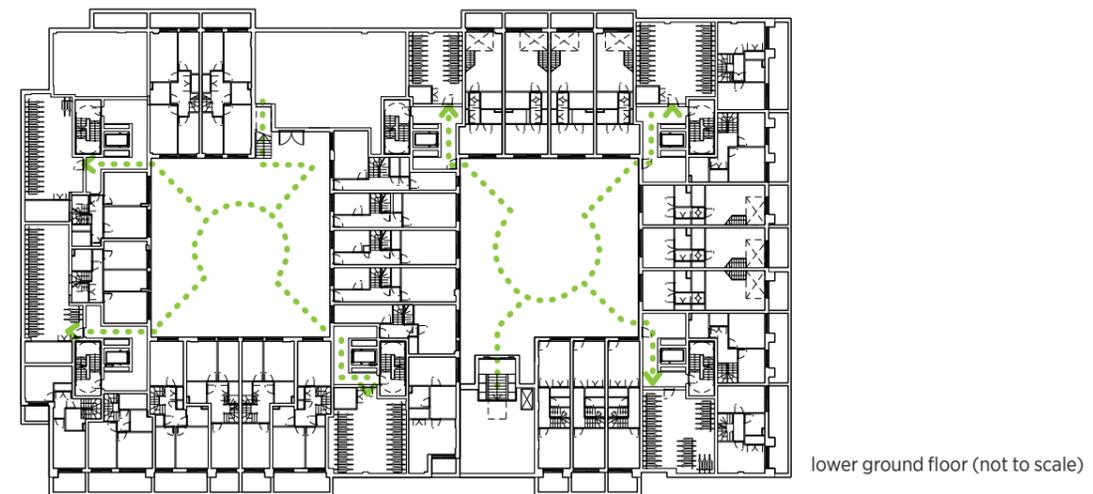
There are six cores each with step free access from the street. From there a lift or stair takes them to their floor, where it is a short walk to their front door.

The arrival sequence for a cyclist to the private blocks is via the concierge lobby. They have a choice of either using a rail set alongside a low gradient flight of stairs, or the platform lift. From there they can wheel their bike through the courtyard, to one of the three entrance doors which provide access to the core and the cycle store at lower ground floor level.

The registered provider's preference for the affordable blocks is to allow residents to use the same entrances as pedestrians and wheelchairs and use the lift in each core to gain access to the lower ground floor cycle stores. Alternatively they can wheel their bicycle through the gates from Rochester Place take it down the stairs and through the courtyard to one of the three core entrances.

The arrival sequence for visitors and deliveries for the whole development is to enter the concierge lobby from St Pancras Way. They will be greeted by the concierge, and they can wait on the tribune seating alongside the staircase taking in the view of the courtyard.

Post boxes for small mail are located in each core lobby.



05. General Arrangement & Access

05.04. TYPICAL FLOOR

The typical floor contains six blocks with six cores.

Each core contains one lift, one stair, two landlord risers, and a window with a view into the courtyard. This also ventilates the communal space and provides daylight.

There are between four and six apartments around each core.

Block E is the most typical core. It contains five apartments around a lift and an escape stair. The lift has a capacity of 13 persons, and has internal dimensions of 1.1 x 2m, suitable for a wheelchair, a sofa and a coffin. The communal lobby is naturally lit and ventilated by a window into the courtyard.

The majority of the apartments have recessed balconies, which provides shelter from the busy road, and also ensures that every living room has a window without any overhead obstruction ensuring good daylight levels.

Of the five apartments there are two two bedroom apartments that bookend the block and have an outer aspect from the lounge and one into the quiet courtyard from the bedrooms. There is a third two bedroom apartment on the corner, with two one bedroom apartments in between.



typical floor plan
scale 1/400 @ A3

- private
- intermediate
- affordable



05. General Arrangement & Access

05.05. LEVEL FIVE

Level five is set back behind the parapet, and contains three blocks of private accommodation, one block of intermediate and one block of affordable.

Following negotiations with the Registered Provider the agreed amenity space strategy is to provide separate private and affordable spaces, this reduces service charge rates for the affordable accommodation, a key requirement in retaining their ongoing affordability.

Core B provides access to a communal roof terrace for all the residents of the affordable housing to enjoy.

Cores D and E provide access to a communal roof terrace for all the residents of the private housing to enjoy.



fifth floor plan
scale 1/400 @ A3

- private
- intermediate
- affordable

