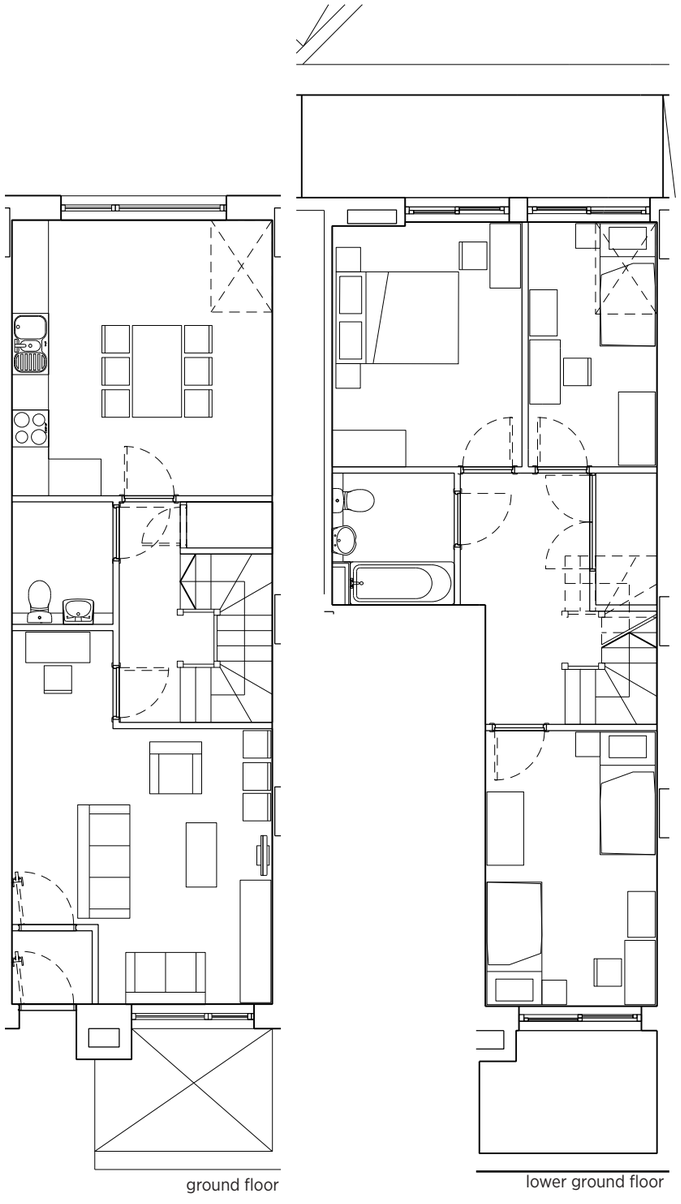
The typical three bedroom duplexes are accessed from St Pancras Way with a small lobby opening into the living room, with a kitchen diner overlooking the courtyard. The lower ground floor contains the bedrooms, where paired units interlock to ensure three well proportioned bedrooms can be accommodated. The typical four bedroom duplex faces Rochester Place with entrances in the centre of the plan. This ensures that two reception rooms either side have the full width of the unit. Downstairs are two double and two single bedrooms.



3 bedroom affordable duplex (St Pancras Way)_ scale 1/100 @ A3

4 bedroom affordable duplex (Rochester Place) _ scale 1/100 @ A3

05.09. TYPICAL APARTMENTS

LIFETIME HOMES STANDARDS EXTRACT

1. Where there is carparking adjacent to the home it should be capable of enlargement to attain 3300mm width.

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

3. The approach to all entrances should be level or gently sloping.

4. All entrances should be illuminated and have accessible level access over the threshold level and the main entrance should be covered.

5. Communal lifts should provide easy access, and where homes are reached by a lift should be fully wheelchair accessible.

6. The width of the internal doorways should be minimum 800mm and haliways should conform to the Part M standard. There should be a 300mm nib to the side of the leading edge of doors at entrance level.

7. There should be space for turning a wheelchair in dining areas and sitting rooms, and adequate circulation space for wheelchair useres elsewhere.

8. A living room/living space should be provided on the entrance level of every dwelling.

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

10. There should be a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a showers to be fitted in future. Door will often need to open outwards.

11. Walls in bathroom and WC should be capable of taking adaptations such as handrails.

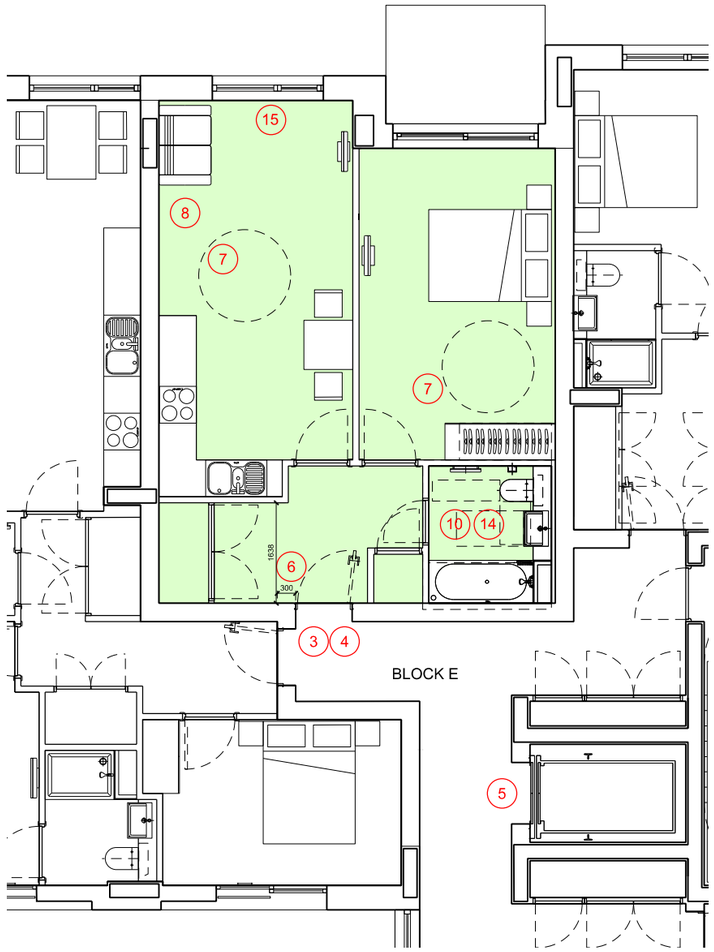
12. There should be a) Provision for a future stair lift b) Minimum of 900mm clear distance between stair wall and oppositebalustrade/ handrail.

13. The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

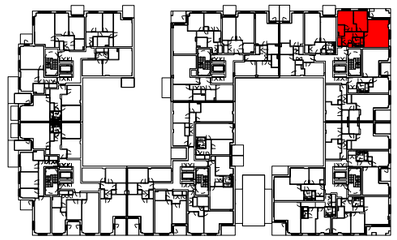
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

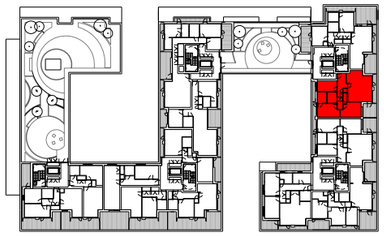
15. Living room window glazing should begin at 800mm or lower.

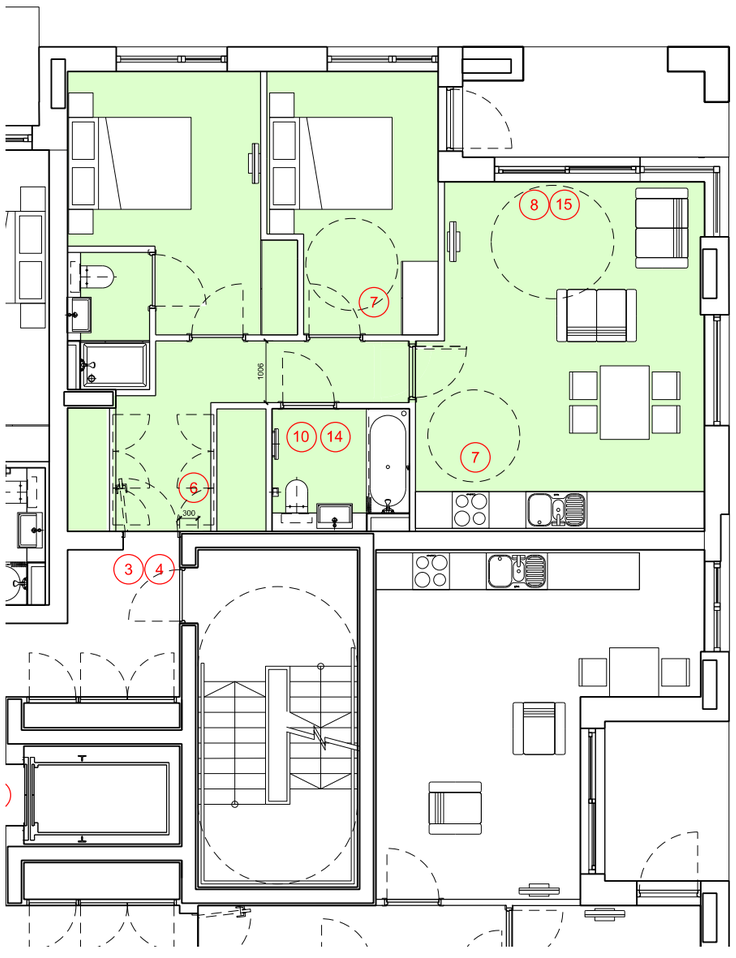
16. Switched, sockets, ventilation and service controls should be betweejn 450mm and 1200mm from the floor



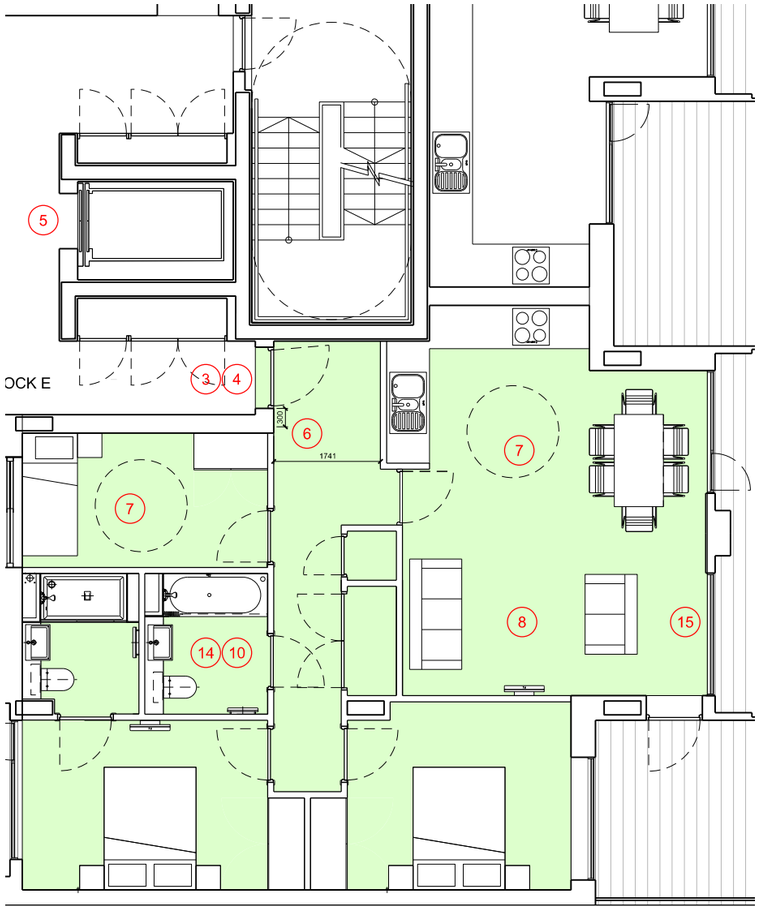
Private 1b/2p apartment, 50m2 _ block E, typical floor_ scale 1/100 @ A3







Private 2b/4p apartment, 70m2 _ block E, typical floor_ scale 1/100 @ A3



Private 3b/5p apartment, 87m2 _ block E, level 5_ scale 1/100 @ A3

LIFETIME HOMES STANDARDS EXTRACT

1. Where there is carparking adjacent to the home it should be capable of enlargement to attain 3300mm width.

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

3. The approach to all entrances should be level or gently sloping.

4. All entrances should be illuminated and have accessible level access over the threshold level and the main entrance should be covered.

5. Communal lifts should provide easy access, and where homes are reached by a lift should be fully wheelchair accessible.

6. The width of the internal doorways should be minimum 800mm and haliways should conform to the Part M standard. There should be a 300mm nib to the side of the leading edge of doors at entrance level.

7. There should be space for turning a wheelchair in dining areas and sitting rooms, and adequate circulation space for wheelchair useres elsewhere.

8. A living room/living space should be provided on the entrance level of every dwelling.

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

10. There should be a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a showers to be fitted in future. Door will often need to open outwards.

11. Walls in bathroom and WC should be capable of taking adaptations such as handrails.

12. There should be a) Provision for a future stair lift b) Minimum of 900mm clear distance between stair wall and oppositebalustrade/ handrail.

13. The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

15. Living room window glazing should begin at 800mm or lower.

16. Switched, sockets, ventilation and service controls should be betweejn 450mm and 1200mm from the floor

LIFETIME HOMES STANDARDS EXTRACT

1. Where there is carparking adjacent to the home it should be capable of enlargement to attain 3300mm width.

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

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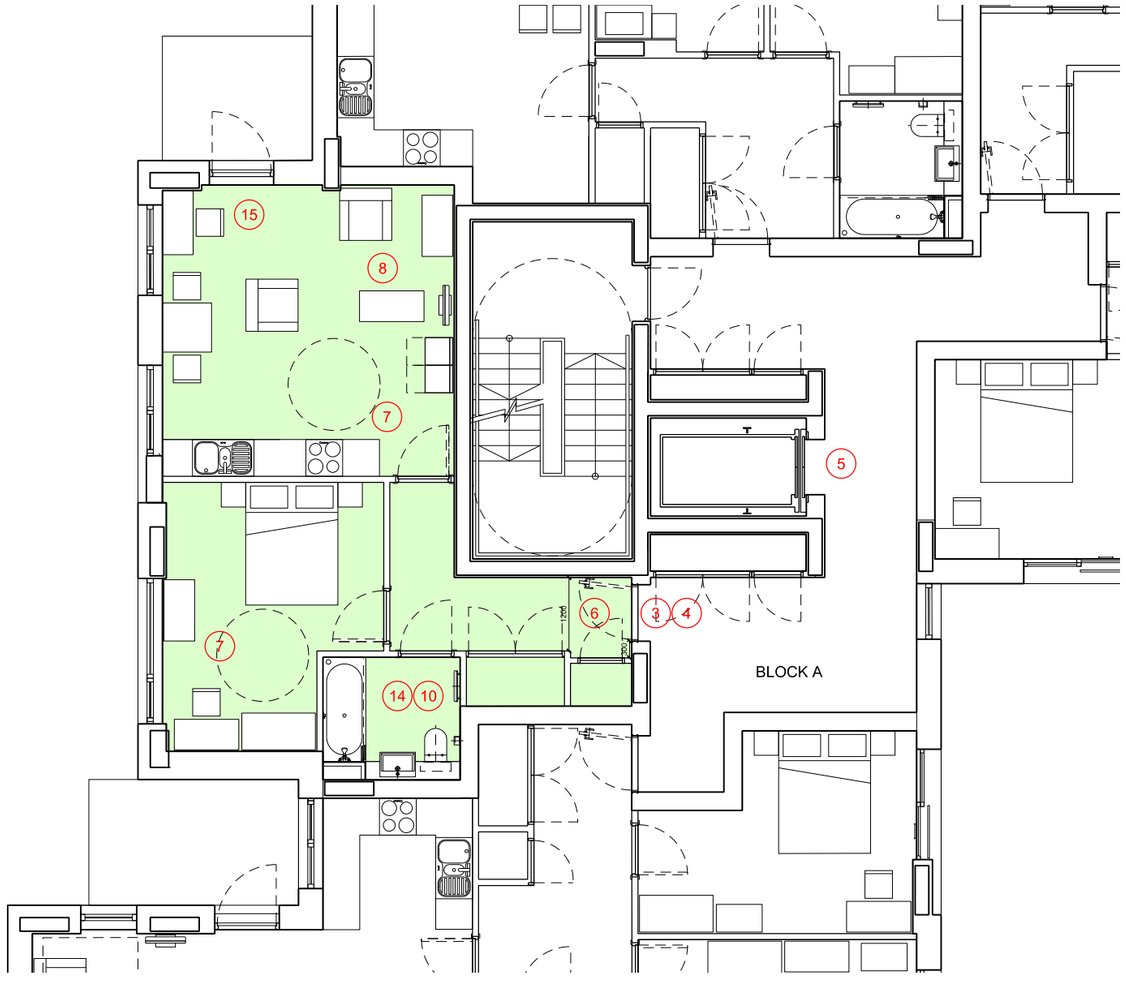
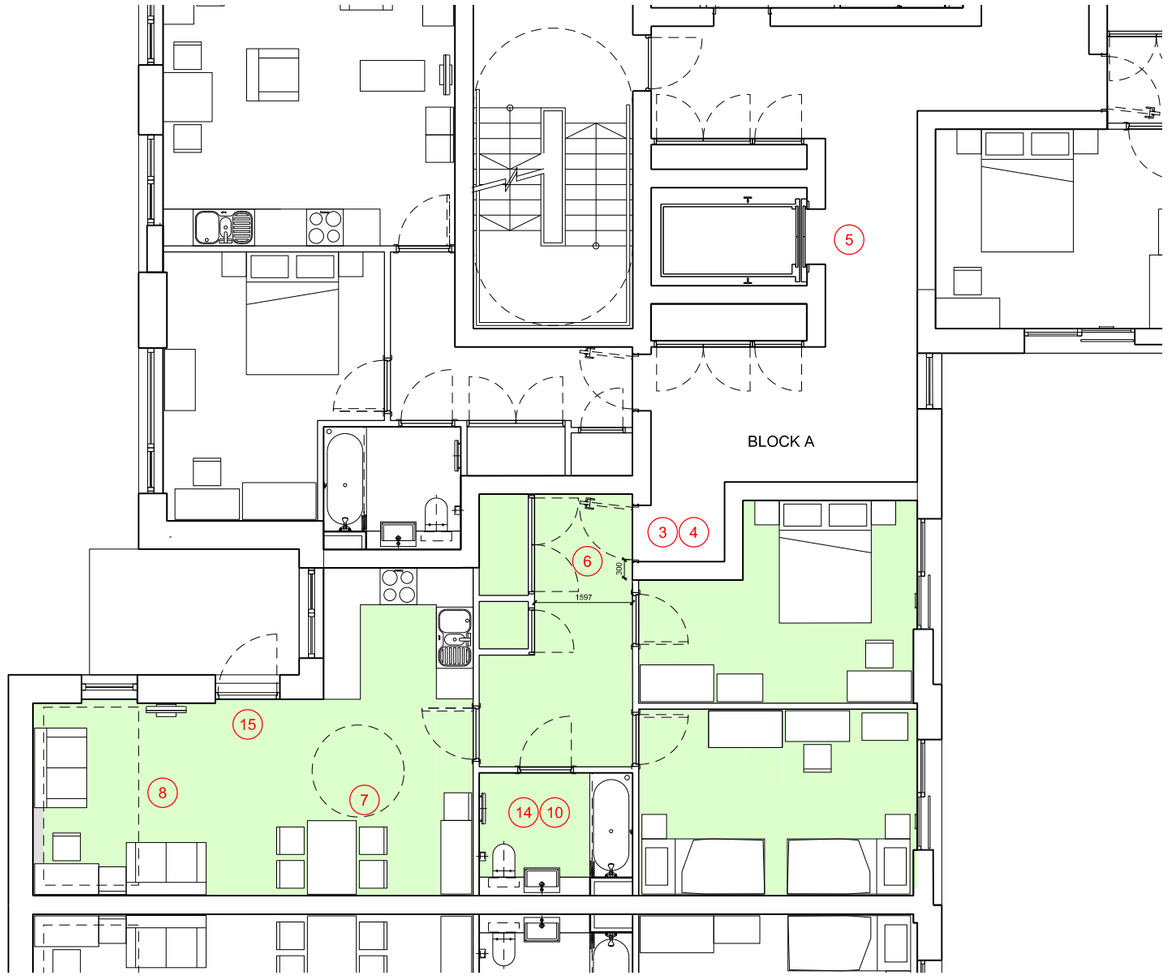
15. Living room window glazing should begin at 800mm or lower.

16. Switched, sockets, ventilation and service controls should be betweejn 450mm and 1200mm from the floor



Affordable 1b/2p apartment, 51m2 _ block A, typical floor_ scale 1/100 @ A3



Affordable 2b/4p apartment, 71m2 _ block A, typical floor_ scale 1/100 @ A3

LIFETIME HOMES STANDARDS EXTRACT

1. Where there is carparking adjacent to the home it should be capable of enlargement to attain 3300mm width.

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

3. The approach to all entrances should be level or gently sloping.

4. All entrances should be illuminated and have accessible level access over the threshold level and the main entrance should be covered.

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6. The width of the internal doorways should be minimum 800mm and haliways should conform to the Part M standard. There should be a 300mm nib to the side of the leading edge of doors at entrance level.

7. There should be space for turning a wheelchair in dining areas and sitting rooms, and adequate circulation space for wheelchair useres elsewhere.

8. A living room/living space should be provided on the entrance level of every dwelling.

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

10. There should be a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a showers to be fitted in future. Door will often need to open outwards.

11. Walls in bathroom and WC should be capable of taking adaptations such as handrails.

12. There should be a) Provision for a future stair lift b) Minimum of 900mm clear distance between stair wall and oppositebalustrade/ handrail.

13. The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

15. Living room window glazing should begin at 800mm or lower.

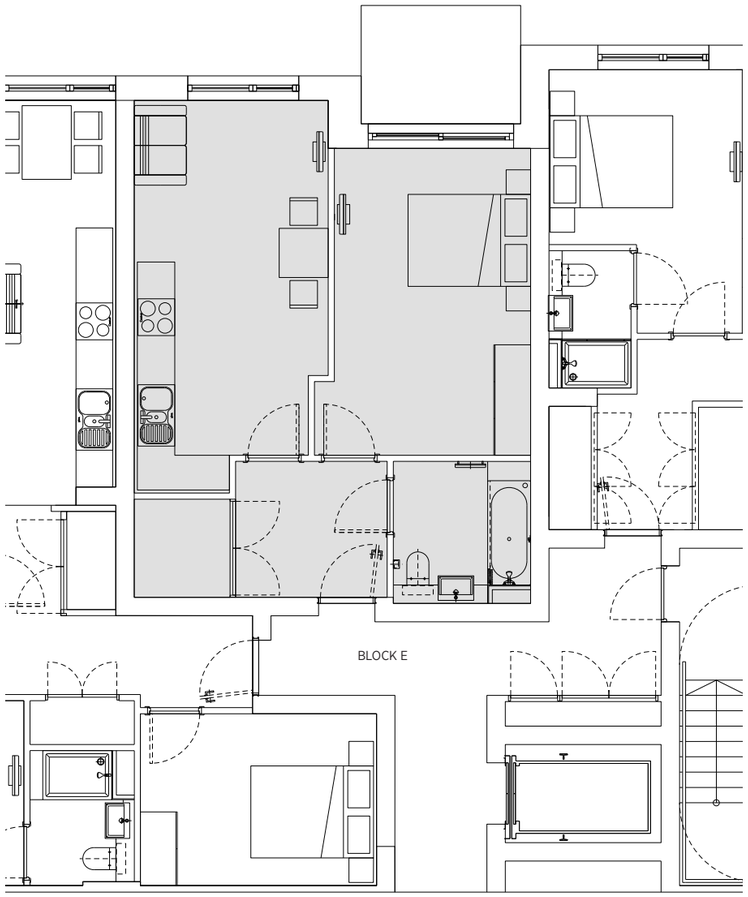
16. Switched, sockets, ventilation and service controls should be betweejn 450mm and 1200mm from the floor

05.10. WHEELCHAIR UNITS ADAPTION

We are providing the in total 17 wheelchair units - an equivalent of 10 % of the scheme, giving us 9 units in the affordable blocks (A and B and D) and 8 units in the private blocks E and F.

All the presented flats comply with the “GLA Wheelchair Accessible Housing Best Practice Guidance”. They are designed to be easily adapted to the requirements of a disabled tenant or buyer.

The example drawings explain in detail the sequence of external and internal arrival to the flats and the internal circulation.



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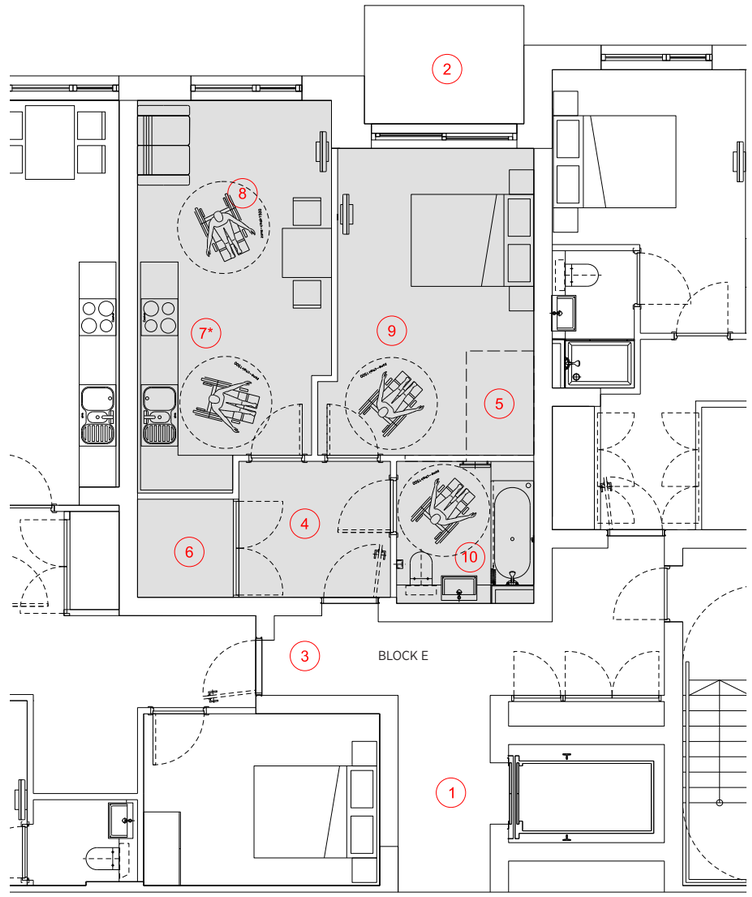


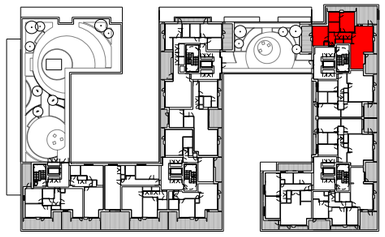
AFTER

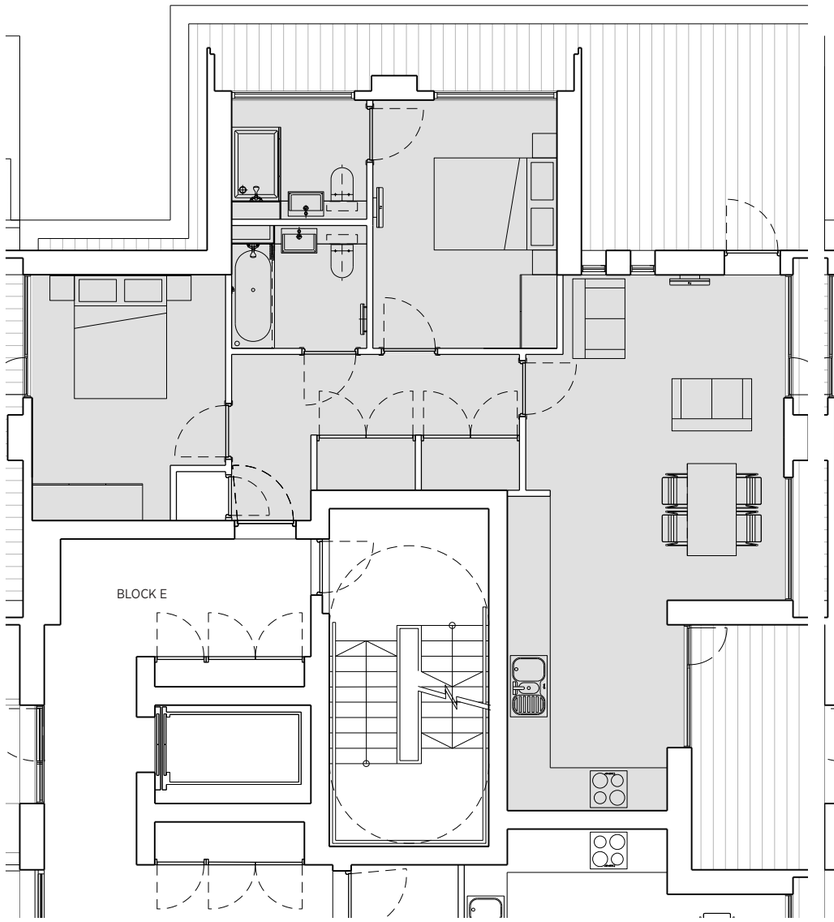
Private 1b/2p apartment, 50m2 _ block E, typical floor_ scale 1/100 @ A3

RECOMMENDATIONS FROM THE GLA BEST PRACTICE GUIDANCE

‘ WHEELCHAIR ACCESSIBLE HOUSING ‘

1. Moving around outside
2. Using outdoor spaces
3. Approaching the home
4. Negotiating the entrance door
5. Wheelchair Charging Point
6. Accessable Storage
7. Using the kitchen
8. Using living spaces
9. Using the bedroom
10. Using the bathroom





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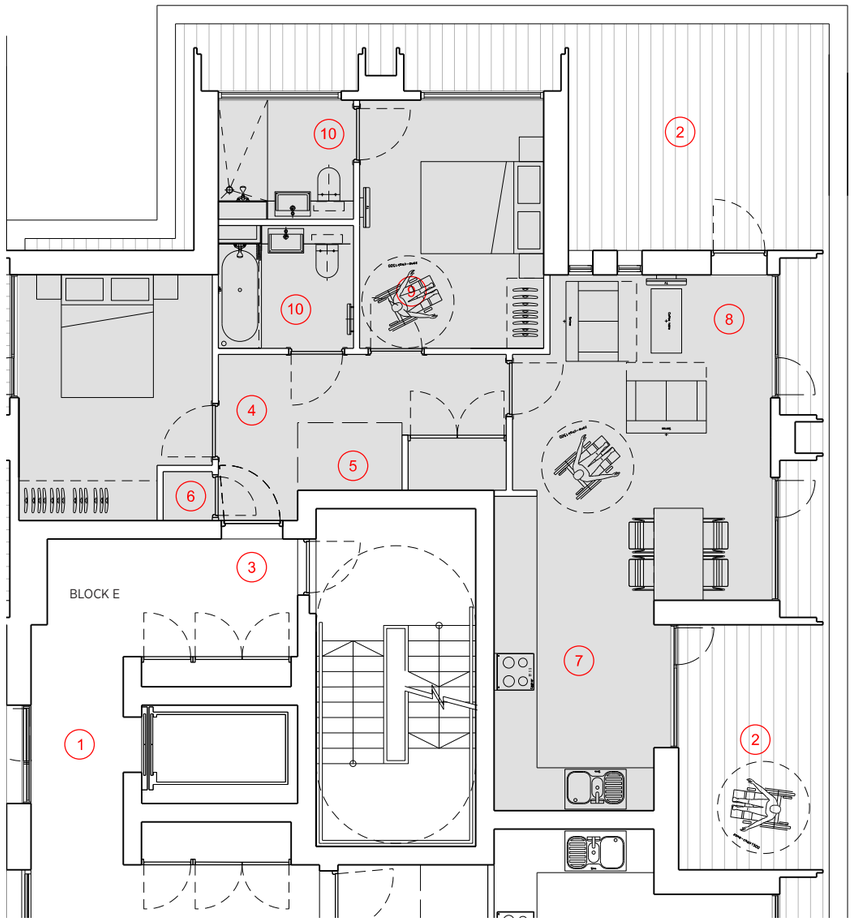


AFTER

Private 2b/4p apartment, 77m2 _ block E, level 5_ scale 1/100 @ A3

RECOMMENDATIONS FROM THE GLA BEST PRACTICE GUIDANCE

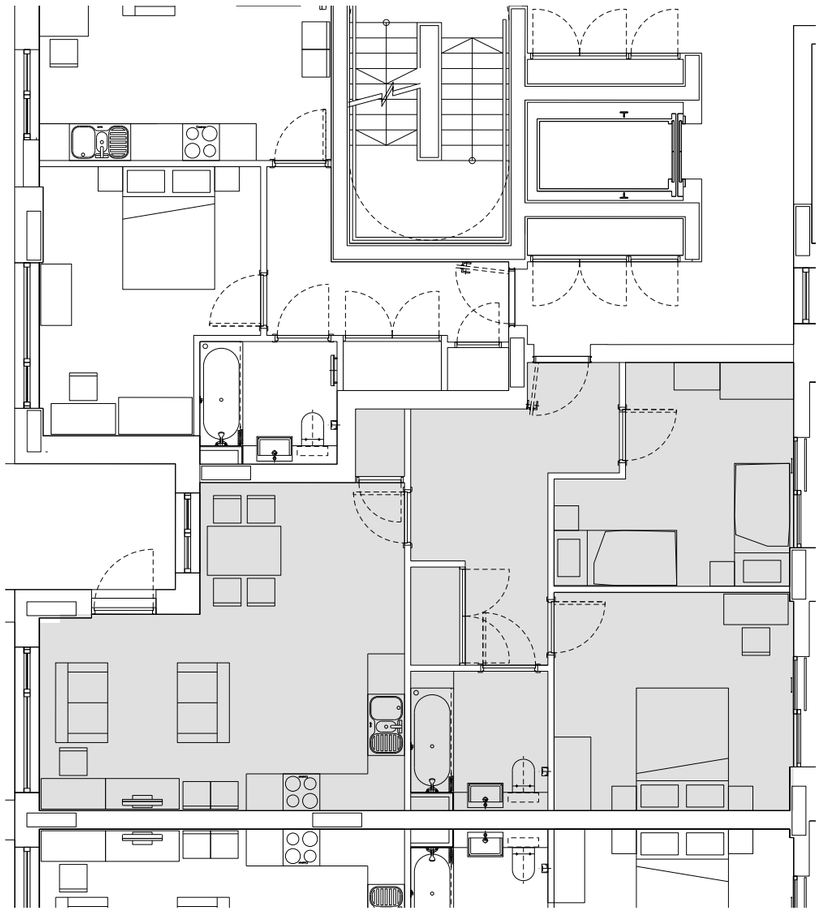
‘ WHEELCHAIR ACCESSIBLE HOUSING ‘

1. Moving around outside
2. Using outdoor spaces
3. Approaching the home
4. Negotiating the entrance door
5. Wheelchair Charging Point
6. Accessable Storage
7. Using the kitchen
8. Using living spaces
9. Using the bedroom
10. Using the bathroom

RECOMMENDATIONS FROM THE GLA BEST PRACTICE GUIDANCE

‘ WHEELCHAIR ACCESSIBLE HOUSING ‘

1. Moving around outside
2. Using outdoor spaces
3. Approaching the home
4. Negotiating the entrance door
5. Wheelchair Charging Point
6. Accessable Storage
7. Using the kitchen
8. Using living spaces
9. Using the bedroom
10. Using the bathroom



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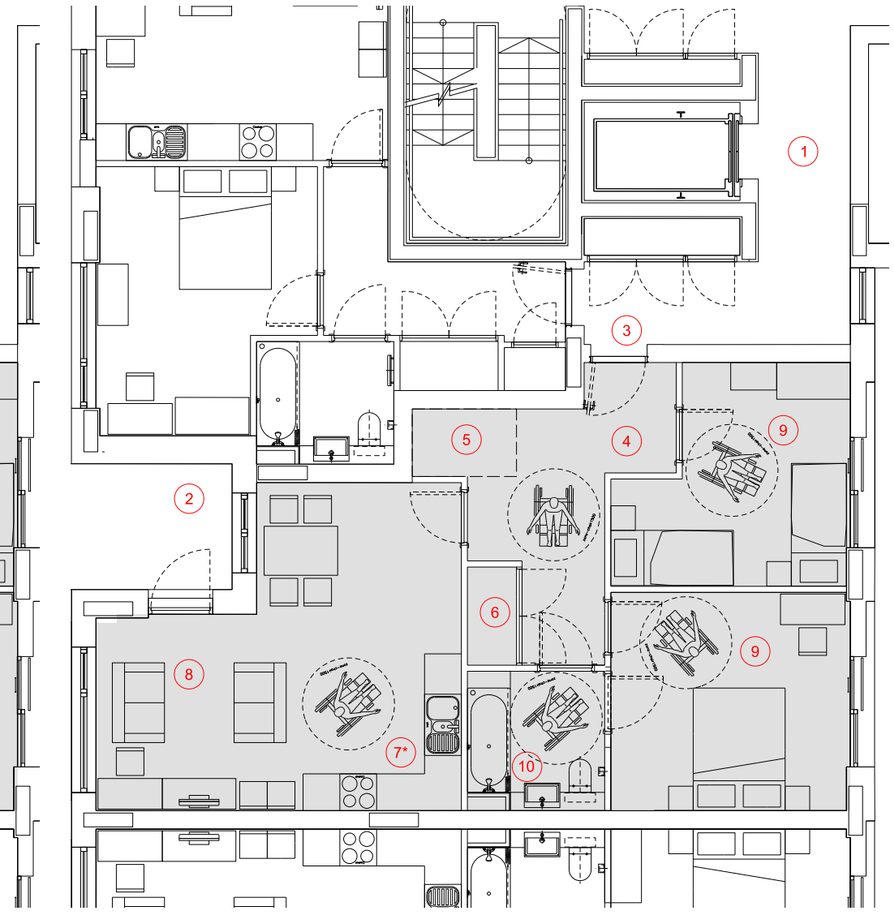
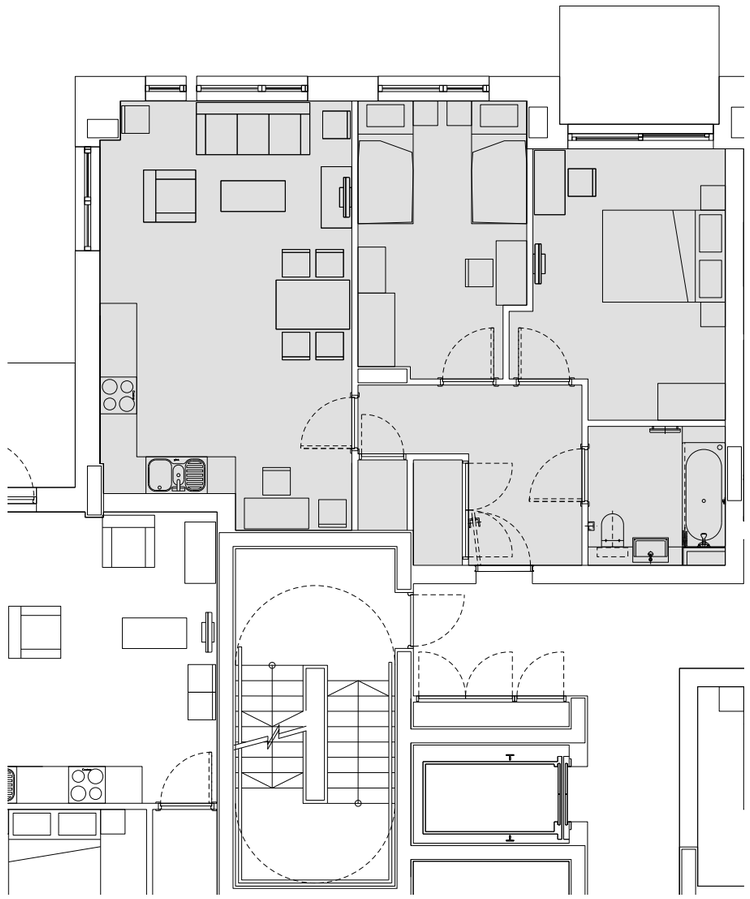


AFTER

Affordable 2b/4p apartment, 72m2 _ block A, typical floor_ scale 1/100 @ A3



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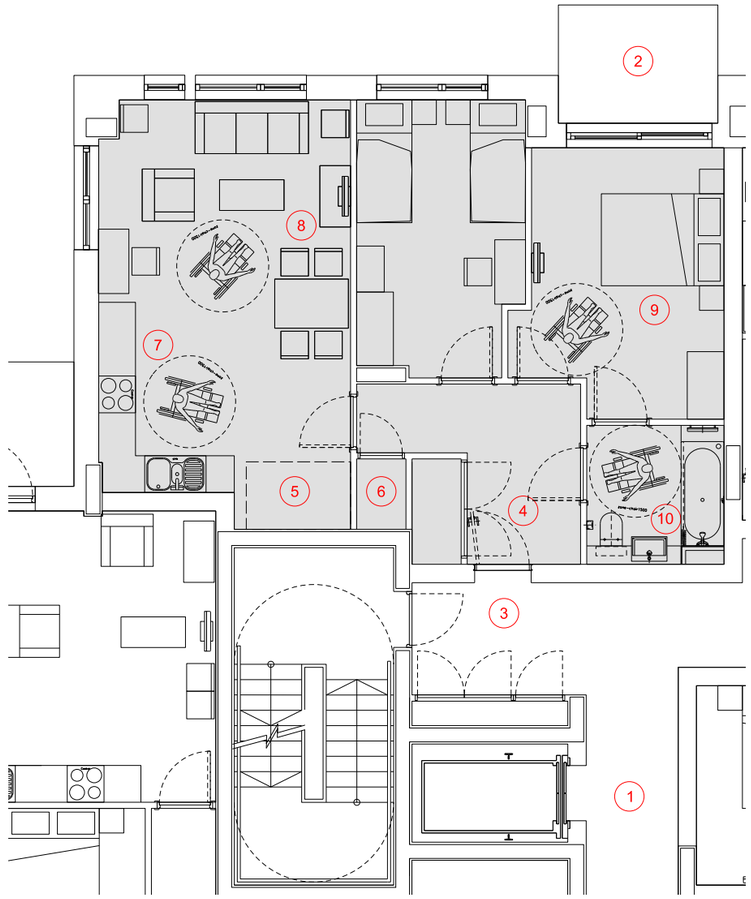


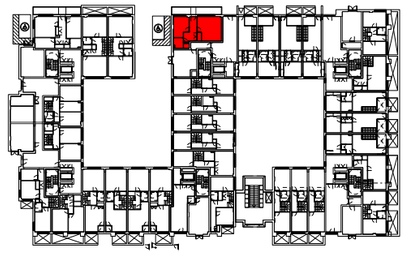
AFTER

Affordable 2b/4p apartment, 72m2 _ block B, typical floor_ scale 1/100 @ A3

RECOMMENDATIONS FROM THE GLA BEST PRACTICE GUIDANCE

‘ WHEELCHAIR ACCESSIBLE HOUSING ‘

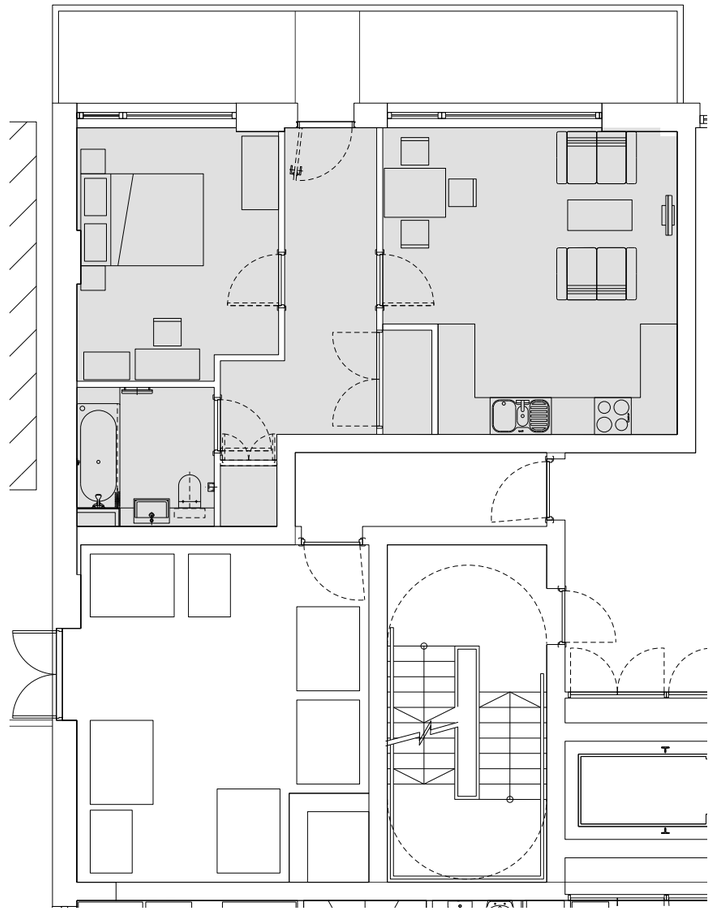
1. Moving around outside
2. Using outdoor spaces
3. Approaching the home
4. Negotiating the entrance door
5. Wheelchair Charging Point
6. Accessable Storage
7. Using the kitchen
8. Using living spaces
9. Using the bedroom
10. Using the bathroom



RECOMMENDATIONS FROM THE GLA BEST PRACTICE GUIDANCE

‘ WHEELCHAIR ACCESSIBLE HOUSING ‘

1. Moving around outside
2. Using outdoor spaces
3. Approaching the home
4. Negotiating the entrance door
5. Wheelchair Charging Point
6. Accessable Storage
7. Using the kitchen
8. Using living spaces
9. Using the bedroom
10. Using the bathroom



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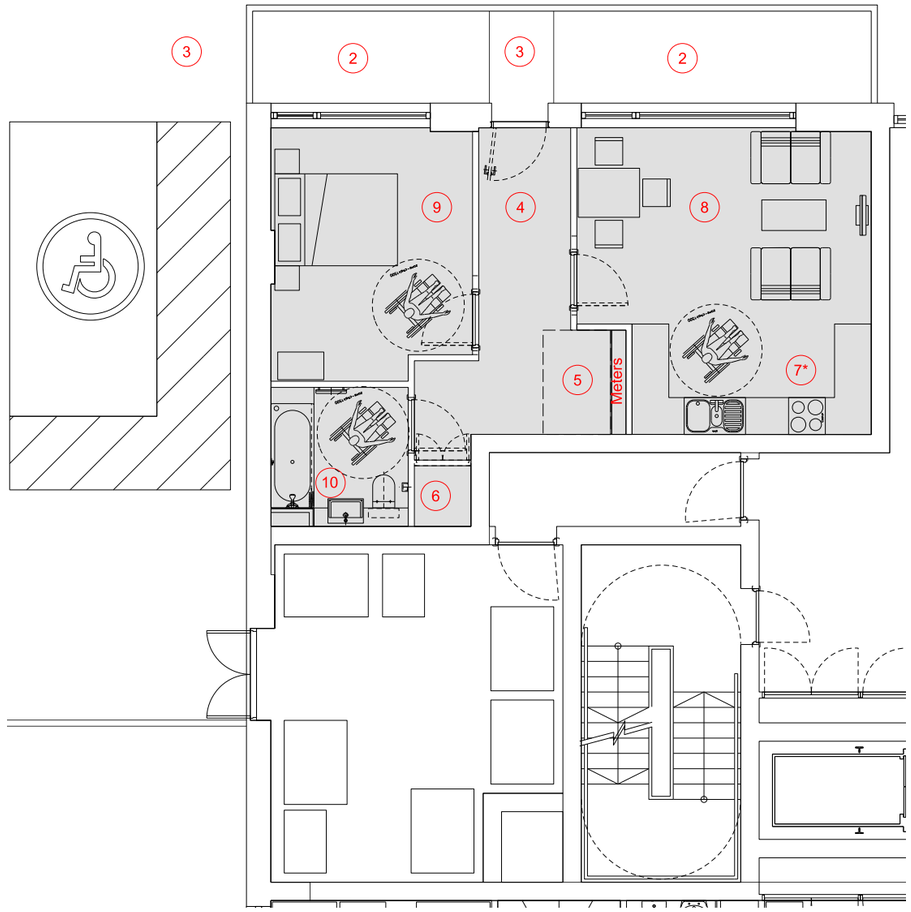
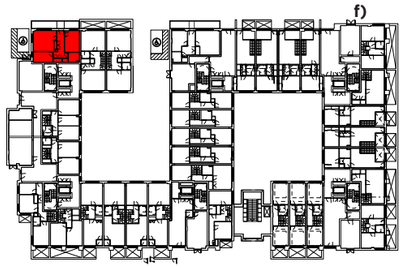
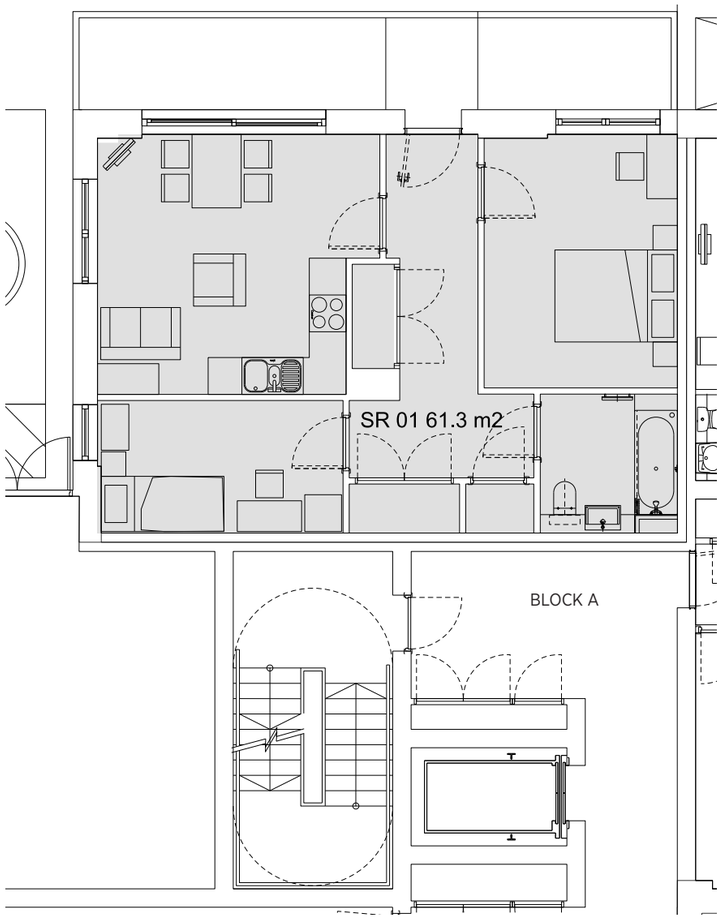


AFTER

Intermediate 1b/2p apartment, 54m2 _ block C, ground floor_ scale 1/100 @ A3





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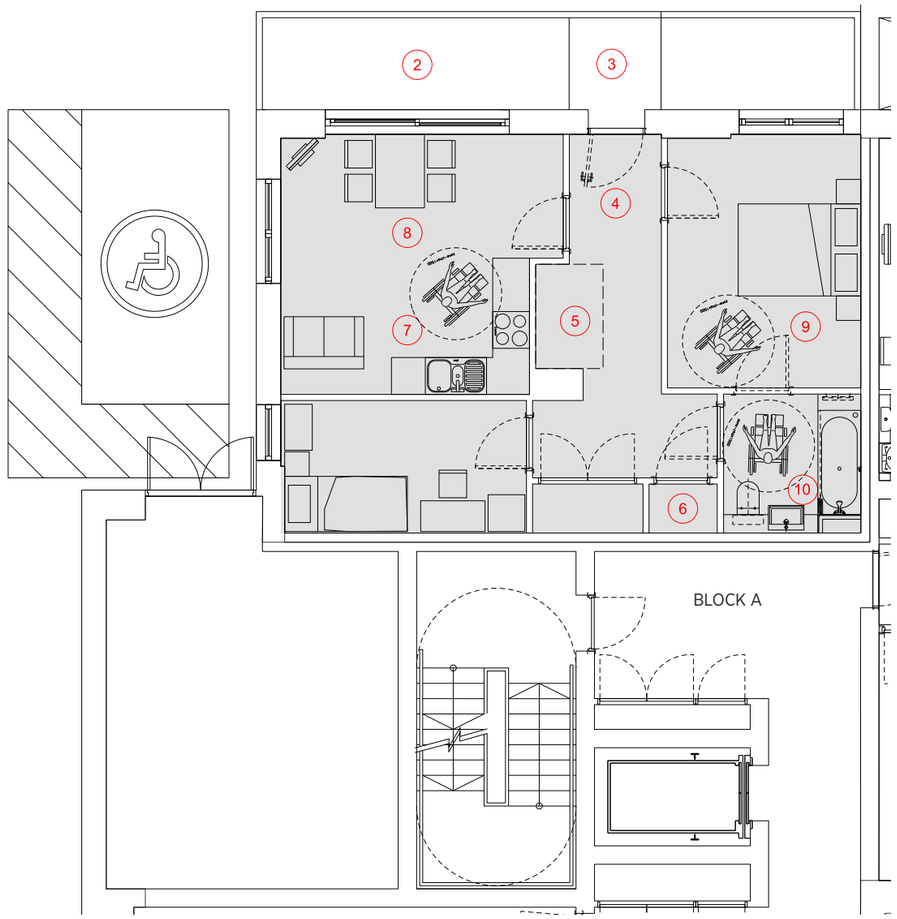


AFTER

Affordable 2b/3p apartment, 61m2 _ block A, ground floor_ scale 1/100 @ A3

RECOMMENDATIONS FROM THE GLA BEST PRACTICE GUIDANCE

‘ WHEELCHAIR ACCESSIBLE HOUSING ‘

1. Moving around outside
2. Using outdoor spaces
3. Approaching the home
4. Negotiating the entrance door
5. Wheelchair Charging Point
6. Accessable Storage
7. Using the kitchen
8. Using living spaces
9. Using the bedroom
10. Using the bathroom

05.11. SECURED BY DESIGN

The scheme has been designed to ensure quality residential accommodation with secure legible access, communal spaces to encourage neighbourly interaction, and active street frontages. This along with the concierge and management, should help to foster a sense of community.

security features

ground floor plan

scale 1/400 @ A3

private

intermediate

affordable

security features diagram

DESIGN DEVELOPMENT FROM SECURED BY DESIGN MEETING

On the 27th of September the design team met with Adam Lindsay, Camden's Architectural Liaison officer to discuss Secured by Design.

One of the key concerns from the Architectural Liaison Officer was the creation of recessed areas, in which people can loiter. The gates to the affordable courtyard were brought forward to the building line. Gates were added to the building line where they give access to cores A and B.

Another concern was that tradespeople could gain access to the cores by tailgating. Lockable doors were added to the plans withing the lobbies, so prevent unwanted access to the stairs and lifts.

ground floor plan
scale 1/400 @ A3

additional external doors & gate added

additional internal doors added

recessed reduced to deter loitering

05.12. STRUCTURE & ENERGY STRATEGY

STRUCTURE

- Concrete frame construction, 6 metre grid, 225mm slab typical floor 325 slab at level 5.
- Raft slab for basement approx. 650mm thick
- Concrete balconies formed with slabs with thermal break
- Rainwater attenuation under courtyards, drainage below basement slab
- Floor slabs levels 1-7 are aligned, ground and lower ground step to match surroundings

CODE FOR SUSTAINABLE HOMES LEVEL 4 ACHIEVED WITH:

- Efficient fabric
- Floor and walls u-value – 0.18 W/m2K
- Common area wall u-value – 0.20 W/m2K
- Roof u-value – 0.13 W/m2K
- Windows – u-value of 1.4 W/m2K
- Design air permeability – 4m3/hm2 (@50Pa) (not all dwellings being air pressure tested)
- Ventilation – Balanced heat recovery with efficiency of 91%
- Clean efficient services
- Central energy centre containing a CHP engine serving an estimated 60% of the heat demand
- Renewable energy
- Current designs indicate that 17.5kWp of photovoltaic (PV) array can be installed on the roof, with an output of 0.25kWp.

05.13. ACCOMMODATION SCHEDULE

Block A Affordable		1 bed	2 bed	3 bed	4 bed	Total	NIA	GIA	Efficiency
	LG						167	360	46%
	G			1	2	3	175	324	54%
Level	1	2	3			5	298	378	79%
	2	3	2			5	306	372	82%
	3	2	3			5	306	378	81%
	4	1		1	1	3	235	294	80%
	5								
	6								
	7								
	Total	8	8	2	3	21	1487	2106	
	As %	38%	38%	10%	14%	25%			

Block D Private		1 bed	2 bed	3 bed	4 bed	Total	NIA	GIA	Efficiency
	LG						100	196	51%
	G		2			2	90	193	47%
Level	1	1	3			4	261	323	81%
	2	1	3			4	261	323	81%
	3	1	3			4	261	323	81%
	4		3			3	213	269	79%
	5		1	1		2	182	239	76%
	6		1	1		2	182	239	76%
	7								
	Total	3	16	2		21	1550	2105	

CHP	GIA
LG	136
G	2
1	2
2	2
3	2
4	2
5	2
6	2
7	
Total	150

Affordable blocks		GEA (sqm)
	LG	1358
	G	1431
Level	1	1268
	2	1252
	3	1252
	4	1129
	5	463
	6	159
	Total	8312
As %		50%

Block B Affordable		1 bed	2 bed	3 bed	4 bed	Total	NIA	GIA	Efficiency
	LG						351	500	70%
	G		1	6		7	356	490	73%
Level	1		4			4	288	360	80%
	2		4			4	288	353	82%
	3		4			4	288	353	82%
	4	2	2			4	251	317	79%
	5	1	1			2	114	156	73%
	6								
	7								
	Total	3	16	6		25	1936	2529	
	Total social rent	11	24	8	3	46	3423		
	As %	24%	52%	17%	7%	55%	60%		

Block E Private		1 bed	2 bed	3 bed	4 bed	Total	NIA	GIA	Efficiency
	LG						232	365	64%
	G		5			5	214	347	62%
Level	1	2	3			5	311	376	83%
	2	2	3			5	311	376	83%
	3	2	3			5	311	376	83%
	4	3	2			5	292	360	81%
	5		1	1		2	164	217	76%
	6		2			2	146	192	76%
	7								
	Total	9	19	1		29	1981	2609	

Concierge	GIA
LG	64
G	56
1	
2	
3	
4	
5	
6	
7	
Total	120

Private blocks		GEA
	LG	1090
	G	1095
Level	1	1187
	2	1187
	3	1190.3
	4	1120
	5	852
	6	703
	Total	8424.3
As %		50%

Block C Intermediate		1 bed	2 bed	3 bed	4 bed	Total	NIA	GIA	Efficiency
	LG						262	389	67%
	G	1	7			8	379	502	75%
Level	1	4	2			6	341	416	82%
	2	4	2			6	341	416	82%
	3	4	2			6	341	416	82%
	4	4	2			6	341	416	82%
	5	4				4	212	270	79%
	6	2				2	103	150	69%
	7								
	Total	23	15	0		38	2320	2975	
	As %	61%	39%	0%	0%	45%	40%		

Block F Private		1 bed	2 bed	3 bed	4 bed	Total	NIA	GIA	Efficiency
	LG						304	447	68%
	G		7			7	291	427	68%
Level	1	1	4			5	326	392	83%
	2	1	4			5	326	392	83%
	3	1	4			5	326	392	83%
	4	1	4			5	326	392	83%
	5			3		3	268	323	83%
	6		2			2	161	207	78%
	7					0			
	Total	4	25	3		32	2328	2972	

Total affordable	**34**	**39**	**8**	**3**	**84**	**5743**	**7610**	**Total private**	**16**	**60**	**6**	**82**	**5859**	**7686**
	40%	**46%**	**10%**	**4%**		50%		**%**	**20%**	**73%**	**7%**		50%	
Total Units	**166**					**11602**	**15296**							

Total GIA	15566

Notes:

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building.

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes.

06

ELEVATIONS

06.01. CONTEXT AND PRECEDENTS

CHARACTER

As part of the design development for the scheme, the development team took to the already familiar streets of Camden to photograph the character of the area and the prevailing residential typologies. Camden Town has a fine collection of Georgian and Victorian architecture amongst other more contemporary typologies.

There are excellent local examples in Rochester Terace Gardens and Camden Square. These spaces are enclosed by townhouses and larger villa buildings often semi detached creating a rhythm of solid and void along the street.

Camden also has an industrial heritage, and good examples can be found along the canal and around the lock, but also in the back streets off the high street. In the post war period, Camden's architects department built a reputation for cutting edge experimental social housing which can be seen across the borough.


victorian & georgian housing stock


victorian & georgian housing stock


victorian & georgian housing stock


victorian & georgian housing stock

modernist housing


industrial herritage


Victorian housing


warehouse conversion


contemporary canal side development


post-war social housing


contemporary terraced housing


contemporary industrial aesthetic

TYPOLOGIES

The area also has an eclectic mix of housing typologies. There are the Victorian and Georgian garden squares with large family houses, sometimes sub-divided into flats. There are the narrower terraced houses between the site and Camden Town. These buildings have a well defined frontage, close to the street, with railings and front doors.

There are some converted warehouse buildings around the canal and towards the lock. They have communal entrances, sometimes with other uses at ground floors, then generous floor to ceiling heights with a mixture of apartments, lofts and penthouses.

The post war social housing that surrounds the site is generally stacked apartments with the same floor plan at each level, and the buildings are set back from the road in large communal gardens. These spaces are gated and surrounded by high fences.

Recent contemporary developments along the canal and towards Kings Cross are generally apartment blocks, many taking architectural cues from the industrial heritage of the area.

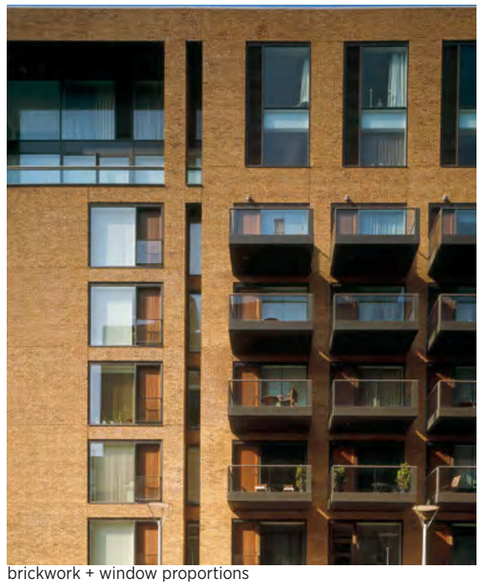
06. Elevations

DETAILS

In elevation details, many of the Georgian townhouses exhibit elegant tall thin window proportions set within deep reveals. These proportions are also found on some of the industrial buildings.

The predominant material in the area is brick. The London stock brick is widely across all periods of the housing stock. It is quite a porus material and when not maintained can have a dark appearance.

brickwork + tall window proportions



brickwork + window proportions

CONTEMPORARY

There are many contemporary precedents both in London and in Europe for a type of architecture that would be suitable in this location.

Brick is a widely used material in contemporary London housing, as it is a robust, durable, varied and affordable building material.

The tall window proportions are a feature often accentuated with details around the reveals.

The roof level penthouses are an opportunity to create visual interest, and maximise the views across the rooftops.

contemporary residential architecture with industrial aesthetic

brickwork + opening proportions

roof level penthouses

roof level - visual interest

06.02. COMPOSITION

MASSING

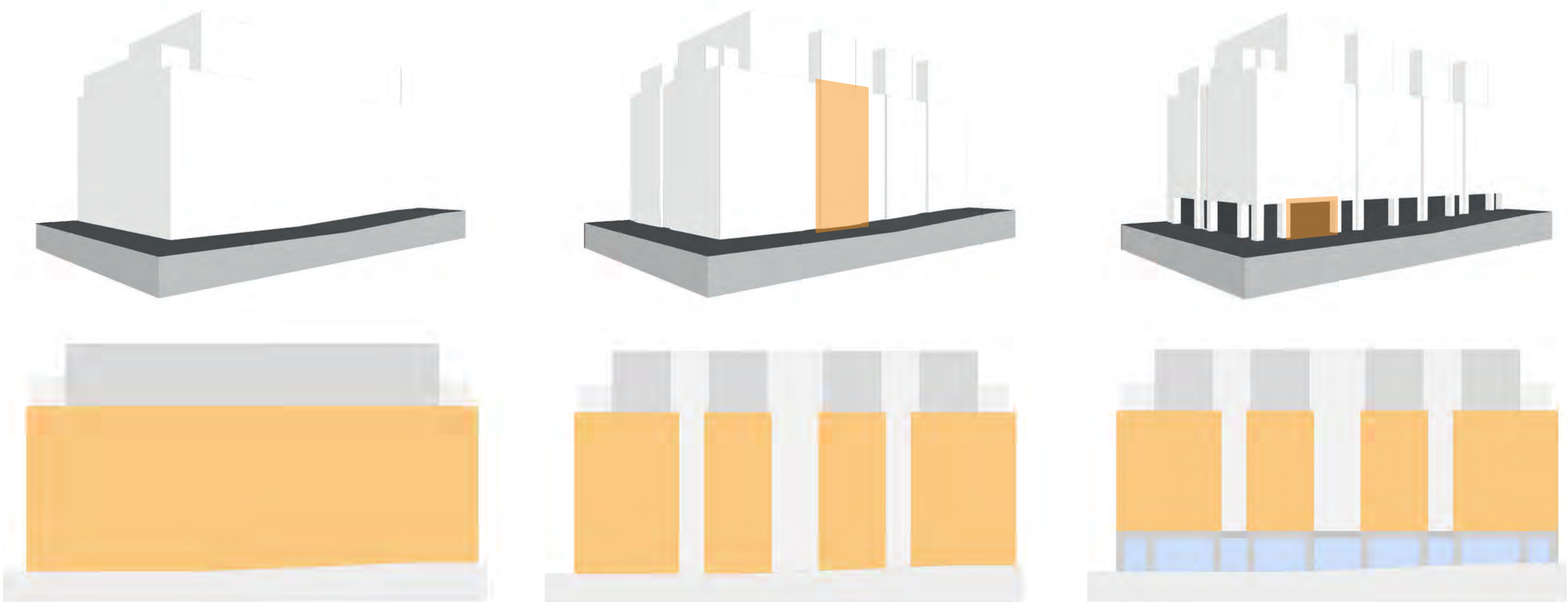
The massing of the proposed building is composed in three vertical layers similar to a mansion block. The base contains the duplexes, with their own front doors with bridges over lightwells and railings around. The middle section is four storeys and contains the apartments. The top section is set back from the street behind a well defined parapet.

VERTICAL LAYERING

This vertical layering is then divided horizontally by balconies to create a rhythm similar to that of the villas in the surrounding area. This rhythm breaks down the massing, but also allows the balconies to be recessed giving them protection from the busy roads. The upper floors pick up this rhythm by pushing and pulling the façade.

RECESSED BASE

The base is slightly recessed to give the duplexes more privacy, but also to allow the piers to come down to the base thereby grounding the building.



OPENINGS

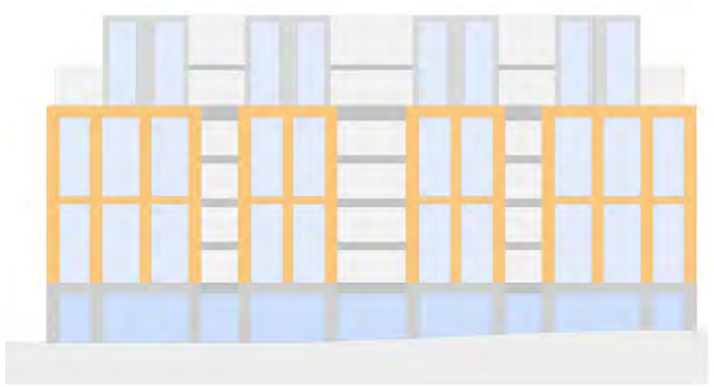
The vertical layering is then further subdivided into double height openings, I.e the windows at first and second floor are grouped as are those at third and fourth. The upper floors pick up this rhythm with similarly proportioned openings.

BALCONIES

The voids between are the recessed balconies. The face of the balconies is slightly recessed and they will be in a contrasting material.

FINAL COMPOSITION

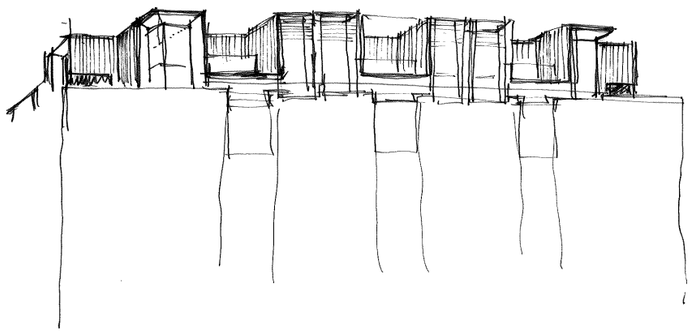
The final composition shows the relationship of solid to void, both in terms of the larger scale where the recessed balconies break the overall façade into a rhythm of bays, then where the windows sub-divide these bays into double height vertically proportioned openings.

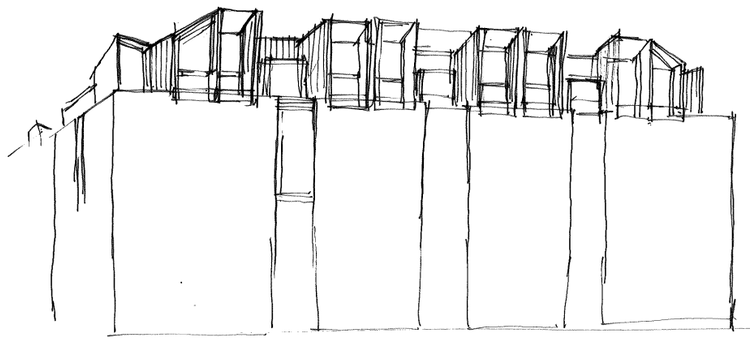


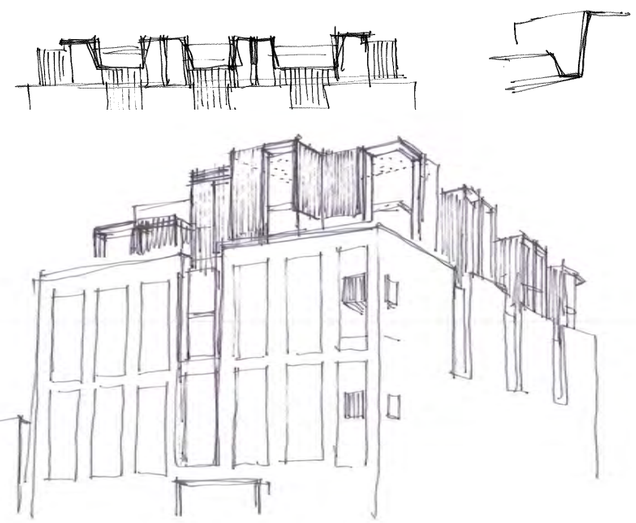
06.03. DESIGN DEVELOPMENT

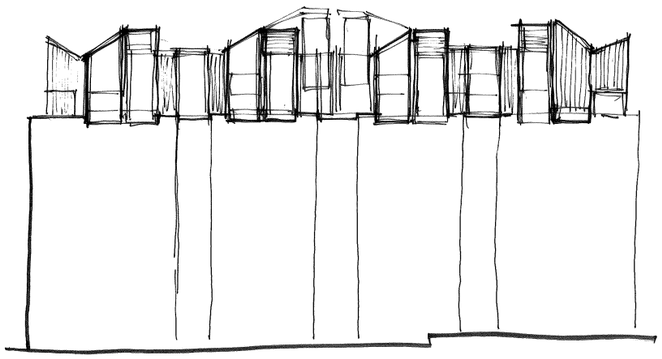
elevations early sketches

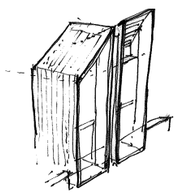
Initial sketches show how this rhythm is intended. Also several options were looked at for how the roof form could be articulated. Pitched roof options were considered, which might have a domestic scale. It was felt that although they were playful and could be useful for photovoltaics, the scale of them seemed to be too dominating. In the end a series of expressed paired 'hoods' were chosen which have an expressed frame around. They are two storeys on Camden Road and one storey along St Pancras Way.

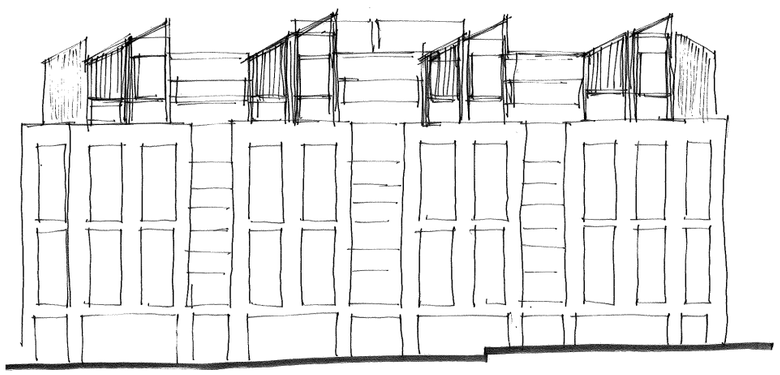












elevations early studies

Early bay studies had a very regular rhythm of large picture windows. This was to give a grandeur to the building and maximise light. Through design development with the team, the window sizes were reduced in size, by raising the cills, introducing side panels and transoms to allow of opening lights for ventilation.

06.04. MATERIALS

The materials proposed are chosen to suit their location and context.

The busy surrounding roads require a material that is robust and durable.

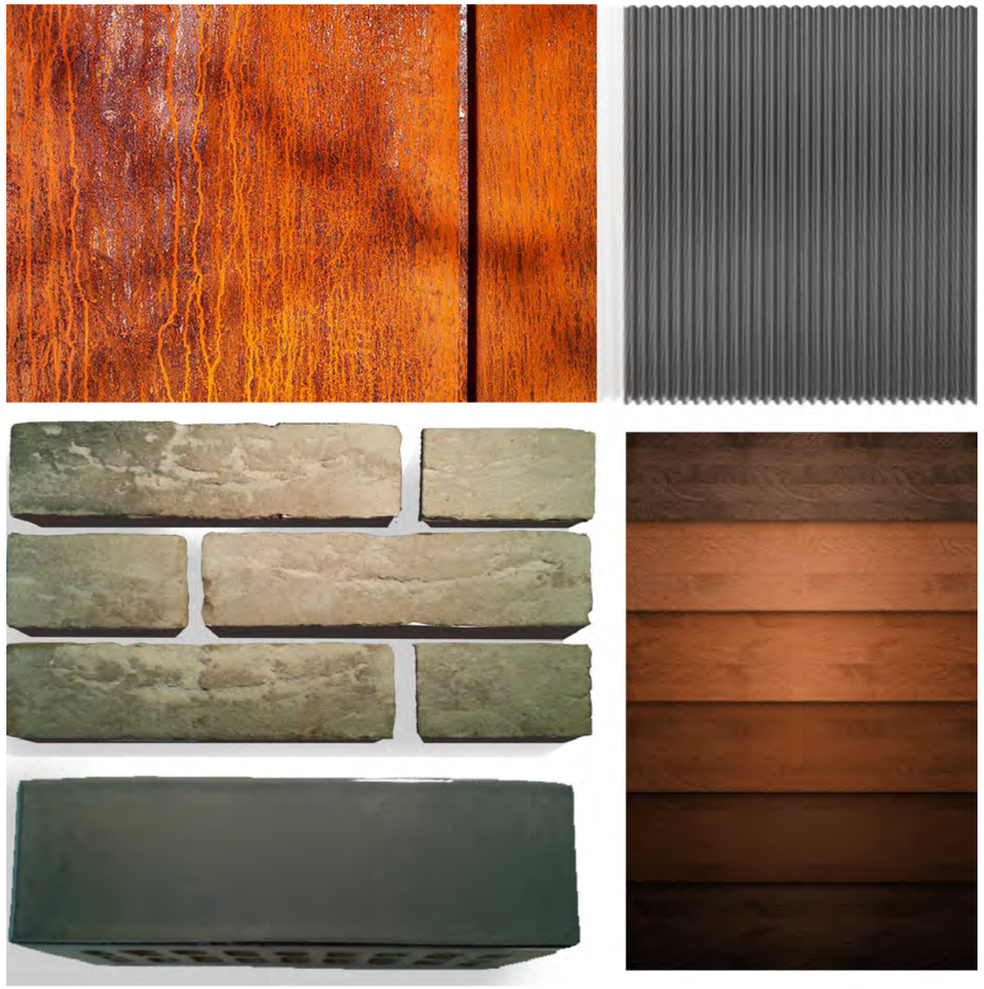
The industrial heritage was an influence for its richly patinated pallet of brick and metal.

Brick is proposed as the predominant façade material with metal as a secondary material. The brick is to be mid-grey in colour with a varied texture.

The metal for the top floor feature hoods is proposed to be Cor-ten steel. This is a rusty steel that once patinated becomes inert and maintenance free. Its goes a rich orange colour with lots of texture that acknowledges the industrian heritage of both the site and the neighbourhood.

The Cor-ten will also appear around entrances.

The metal infill panels are to be a dark grey micro-profile metal panel.



external facades materials

The brick cladding wraps into the courtyard where it changes to a much lighter coloured brick.

This will create a sense of revelation and will help to bounce the light around the courtyard, increasing light to the flats as well as the open space.

The metal infill panels will be of a light colour, and the Cor-ten appears in the courtyard as a feature element.

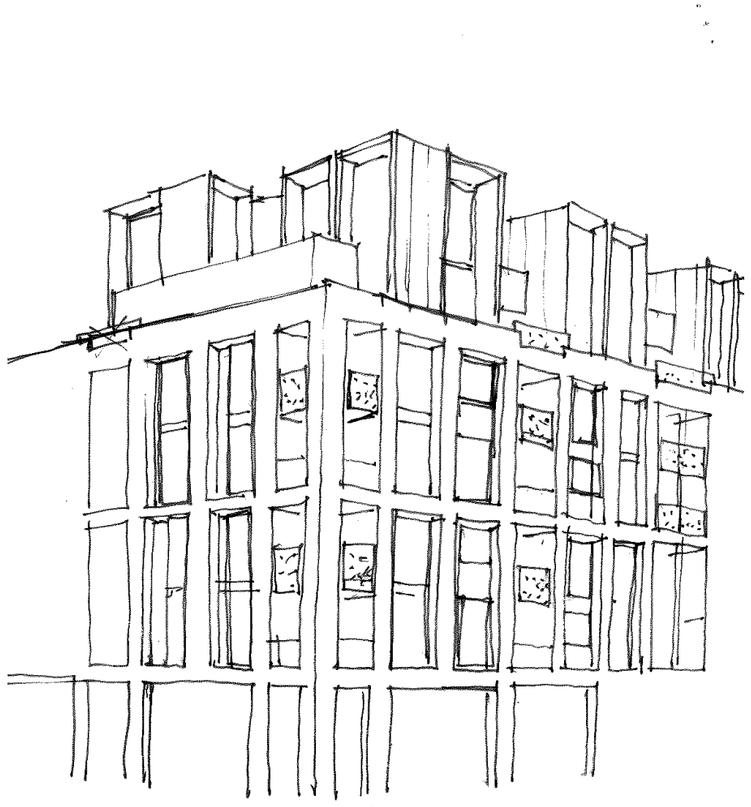
courtyards materials

06.05. BAYSTUDIES

INITIAL BAYSTUDIES

ST PANCRAS WAY _ 1:50 BAY STUDY

This façade contains all the key components of the façade composition. The base consists of duplexes with front doors to the street. They have railings in front of lightwells, with bridges over to the entrance doors. The middle section contains a mixture of one and two bedroom apartments with recessed balconies. The balustrades are glazed to provide an element of acoustic screening to the busy road while still affording views out. The fascia of the balcony slab will wrap under to finish the soffit. The brickwork wraps into the balconies giving the impression of solidity. The upper floors are composed of paired 'hoods.' These are clad in Cor-ten metal cladding creating a distinct feature on the sky line and some high ceilings to the upper floors.



St Pancras way / Camden Road corner (concept sketch) - Pre Application meeting 30/08/13

PRELIMINARY DESIGN - St Pancras way (part of elevation)

DESIGN DEVELOPMENT - St Pancras way

DESIGN DEVELOPMENT

ST PANCRAS WAY _ TYPICAL DETAILED BAY

The double height brickwork opening is framed by a soldier course top and bottom, then a special square brick at the sides to create a frame around the opening.

The dark grey aluminium framed windows are set a full brick back in the reveal to reflect the neighbouring period details which give an impression of solidity. The intermediate spandrel panel is clad with the micro-profiled metal. Occasionally the window is sub-divided vertically with a solid panel in the same metal.