

## General 4 and 7: Townscape and Street Hierarchy

### General Guideline 4:

**How the detailed design of the building responds to adjacent development and its townscape qualities, through, for example, setbacks, choice of materials, and arrangement and/or scale of façade elements.**

### General Guideline 7:

**How the detailed design of buildings reinforces the street hierarchy, through, for example, location of entrances.**

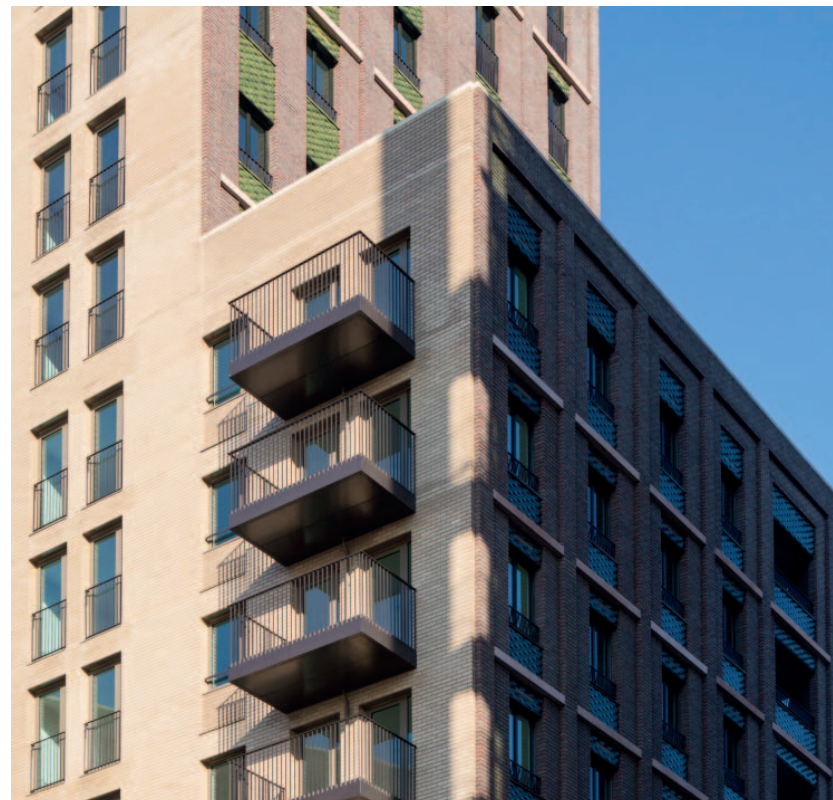


Figure 46: Photo of R5 North showing facade detailing and contrast between interior and exterior brickwork

### Facade Detailing

The four buildings of R5 (of which R5 South is one) are designed to form a 'family' with a similar approach to order and scale, but with different detailing on those facades which present themselves onto the public realm, and those which face into the communal spaces. In this way, the treatment of the facades is a direct reflection of the hierarchy of spaces onto which they face. This is most pronounced on the 'internal' facades which are much simpler in articulation and use of materials than those facing the public realm, building on the traditional architectural language of buildings and blocks having fronts and backs. Further detail on the treatment of these facades is set out in Section 1.3 and our response to Design Guideline 12 in Section 2.10

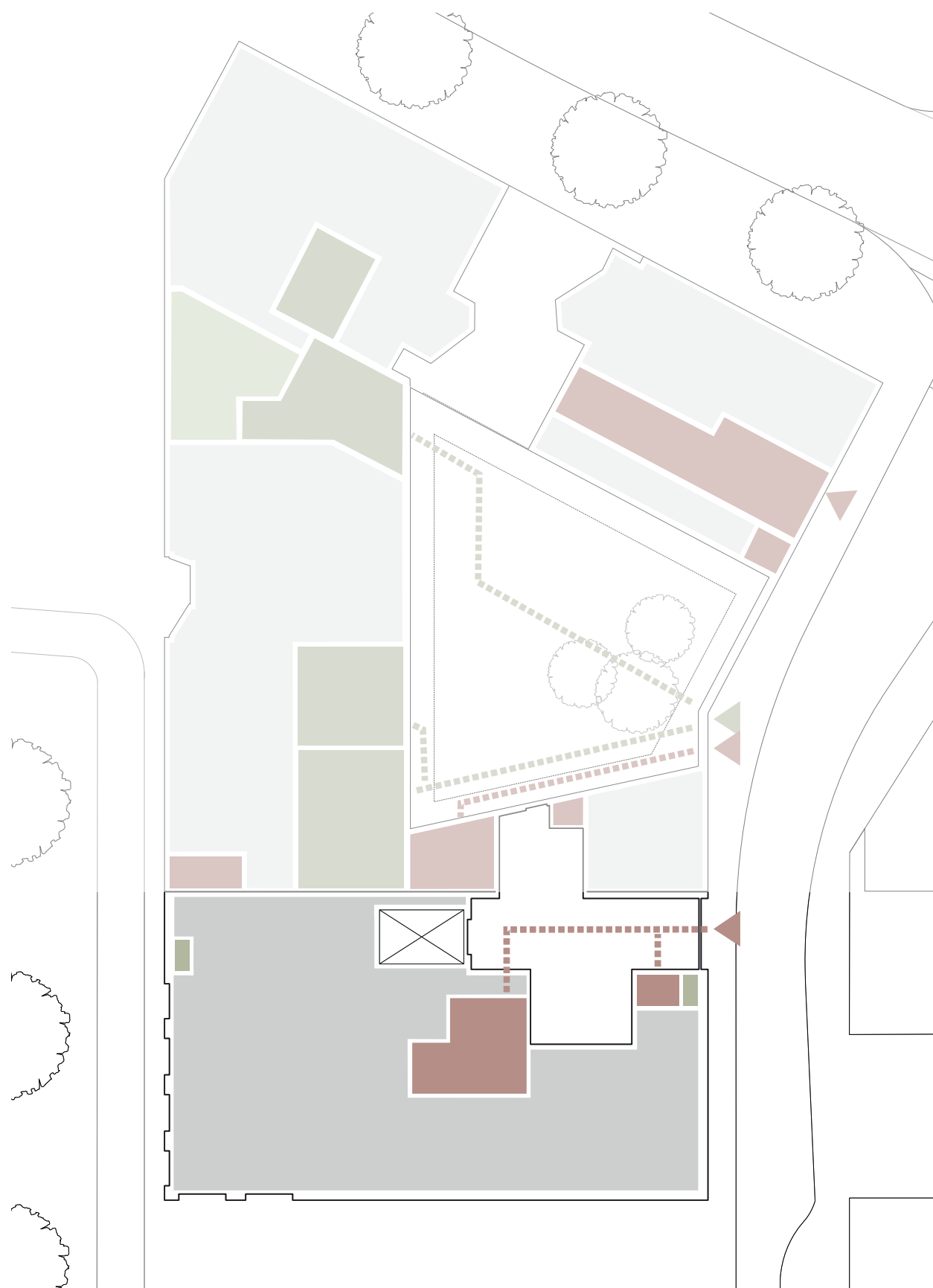
There are also subtleties in the 'external' facade design between the different public spaces and to pick out the different buildings of the urban block. The different buildings are expressed through a variation of colour to the decorative glazed brick panels in the external facades, and a variation in the pattern of the fine metal balustrades to the windows and balconies.

The ordering of the facades is also subtly varied to express different elements of massing and the internal arrangement of the buildings. In R5 South, the verticality of the tower element is highlighted as a deviation from the regular order through the omission, at the edge bays, of the horizontal pre-cast concrete spandrel at every other level. The double sets of semi-recessed balconies facing Cubitt Park mark the building's key facade and also emphasise the verticality of the tower element in long views along the facade.

In terms of both materials and articulation, these facades take their cue from the vernacular of late 19th/early 20th century 'working' buildings of London, the medium sized workshops and warehouses that are common to areas such as Clerkenwell and Kings Cross. These buildings are set out to a regular grid with an often ornate, well ordered brick facade. The architectural language also complements the approved proposals for R4 and R2, with the more domestic scale of the bays and use of coloured glazed ceramic tiles to embellish the facades specifically tying in with the approach on R4. Together the four buildings of R5 are starting to define the architectural character of the new area and create a strong townscape quality for this part of the KXC site. The extensive use of masonry, albeit in different compositions and tone, gives a general impression across the zone of solidity and permanence and is reminiscent of the industrial buildings that used to dominate the area, as well as the materiality commonly associated with the mix of terraced housing north of the KXC site.

At ground level the facade and its treatment are continuous and again visually tie R5 South together with the other buildings of R5.





- Plant Rooms
- Refuse Stores

Figure 47: Diagram showing service frontages on R5 (left) and illustrative view of louvre treatment to R5 service entrance (right).

## General 5 and 6: Service Entrances and Louvred/Blank Facades

### General Guideline 5:

**How any service entrances, where they are unavoidable, have been designed successfully within the street scene, including providing crossings at pedestrian grade**

### General Guideline 6:

**How the design of buildings generally minimises louvres and louvres/vents, blank facades, etc, especially at street level and over large areas of façade**

### Servicing Functions

#### Car-parking Entrances

Secure vehicle parking for the residents of R5 South is provided in the two storeys of basement under the building. A total of 38no. spaces are provided, of which 4no. bays are provided for disabled users. These spaces are all accessed from East Street via a gated covered vehicle access road that runs under the first floor terraces at the rear of R5 South. A vehicle lift provides access to the basement levels below. From the parking bays the lifts and the stairs of the main core provide easy access to the apartments on the floors above.

Located on this vehicular access road are 5 parking bays for the use of visitors to the Extra Care housing within the West Block of R5, two of which are accessible. It should be noted that the two accessible spaces on the northern side of the access road sit outside of this submission boundary and were approved as part of minor amendments to R5 North (ref. 2011/0431/P). A direct link is provided from this area to the courtyard and West Block beyond, with controlled access at both the main vehicular entrance and the gate into the courtyard to prevent unauthorised access.

The gate to the access road itself will be louvred metalwork of a colour and profile to fit into the shopwindow system. It will be deep-set within a crisply detailed brick opening with brick jambs and head. The brickwork will visually connect R5 South with the East Block (of R5 North).

It is envisaged that the gate will generally be kept closed with views into the vehicle access road from the street limited to glimpses through the louvres. However, to cover occasional views from the street, the walls of the access road will be cleanly finished in a light brick to match the 'internal' facades above and the soffit will be finished to contain the light fittings and hide any other servicing.

#### Refuse Storage and Plant Rooms

Plant rooms and refuse stores are accessed via the vehicle access road described above, thus removing the need for any more service doors from the public realm.

As explained in Section 1.5, the refuse store for the residential units is contained within the core of the building and accessed from the vehicular access road and the main building residential circulation. Collection from the refuse stores is to take place via the access road to East Street where the refuse collection vehicle can wait in the designated on-street bay or in the turning head next to R4.

Every effort has been made to ensure plant is included within basement levels of R5 South where it will not require any frontage onto public realm. However the ventilation from the basement areas (both the car parking and the plant rooms) will need to be trunked to street level, further described below. The access to all the plant space is provided via the vehicle access route and vehicle lift from East Street.

### Ventilation

#### Residential Units

All residential units are to feature whole house ventilation systems. For this purpose, small air intake/discharge apertures have been designed as an integral part of the typical window bay, located at high level within the decorative glazed panel which sits above each window. To the 'internal' facades, the intake and extract vents will be set into the facade between windows; these airbricks will be of the same or similar material as and matched exactly to the colour of the surrounding brickwork.

Openable windows will be provided for all units to enable purge ventilation as required.

#### Commercial Unit(s)

The ventilation and associated plant for the commercial unit will be dictated by the end user. If mechanical ventilation is required, intake air will be drawn in via the soffit through grilles which match the materiality of the shop front frame and are integrated into the top panels of the windows.





Figure 48: Illustrative view from Cubitt Park



## General 8: Visual Control of Occupiers Fittings

### General Guideline 8:

**How the detailed design of buildings fronting onto the public realm helps to control the visual impact of individual occupiers' fittings, furnishings and displays etc detracting from the overall experience.**



Figure 49: Illustrative view of the south-east corner of the commercial unit from the Zone R Garden

### Ground Floor Commercial Unit

Wherever possible, active frontages including building entrances and commercial units are arranged to ensure that the building presents a positive and engaging 'face' to visitors, residents and passers-by. However, at the same time, it is important that the vibrancy and individual character of each use and occupier takes place within a framework to ensure a coherent whole.

The ground floor commercial unit and communal residential entrances and uses have a shared language, as described in Sections 1.3 and 2.1, which provides a design framework for different unit types and uses. A simple powder coated, aluminium frame will sit within each ground floor bay, with full height glazing providing a clear view into the space. A simple glazed door can be inserted into the standard frame as necessary, allowing the unit to be subdivided if required. Integrated signage (which may be illuminated), is incorporated along an internal high level bulkhead and will sit behind the glazed façade, thus ensuring an architectural continuity along the ground floor frontages. No projecting signage is envisaged, although awnings could be installed as part of the framework to provide some solar protection to the south facing windows (see figure 49).

Individual occupiers will be encouraged to dress their windows as appropriate to the internal use, and maintain their displays in good order to create an animated façade and enable passers-by to easily identify ground floor uses.

### Residential Entrances

Facing Cubitt Park and located near the corner of the building, the residential entrance takes up the most prominent position on R5 South and is intended to act as a focal point within the facade.

A detailed description of how the entrance is designed and its relationship with the public realm is provided in Section 2.1.

### Residential Floors

The design includes a number of features to help ensure that the residential occupier's fittings, furnishings and displays animate but do not detract from the visual composition of the streetscape.

Full height opening doors on higher levels are fronted by Juliet balconies which will go some way to providing sufficient visual order to the elevation, regardless of fixtures and fittings behind. Furthermore, it is intended that internal shutters will be fitted to each unit to lend a degree of uniformity to the elevation while also offering privacy and shading. On the north facade of R5 South, projecting balconies will serve a similar function, although visibility from the public realm will be limited in any event by the angle of the building.

Balconies facing the 'external' facades (shown in Figure 48) are semi-recessed, thus providing privacy for the residents whilst obscuring objects and furniture within both the balcony area and the apartment in oblique views from the ground.



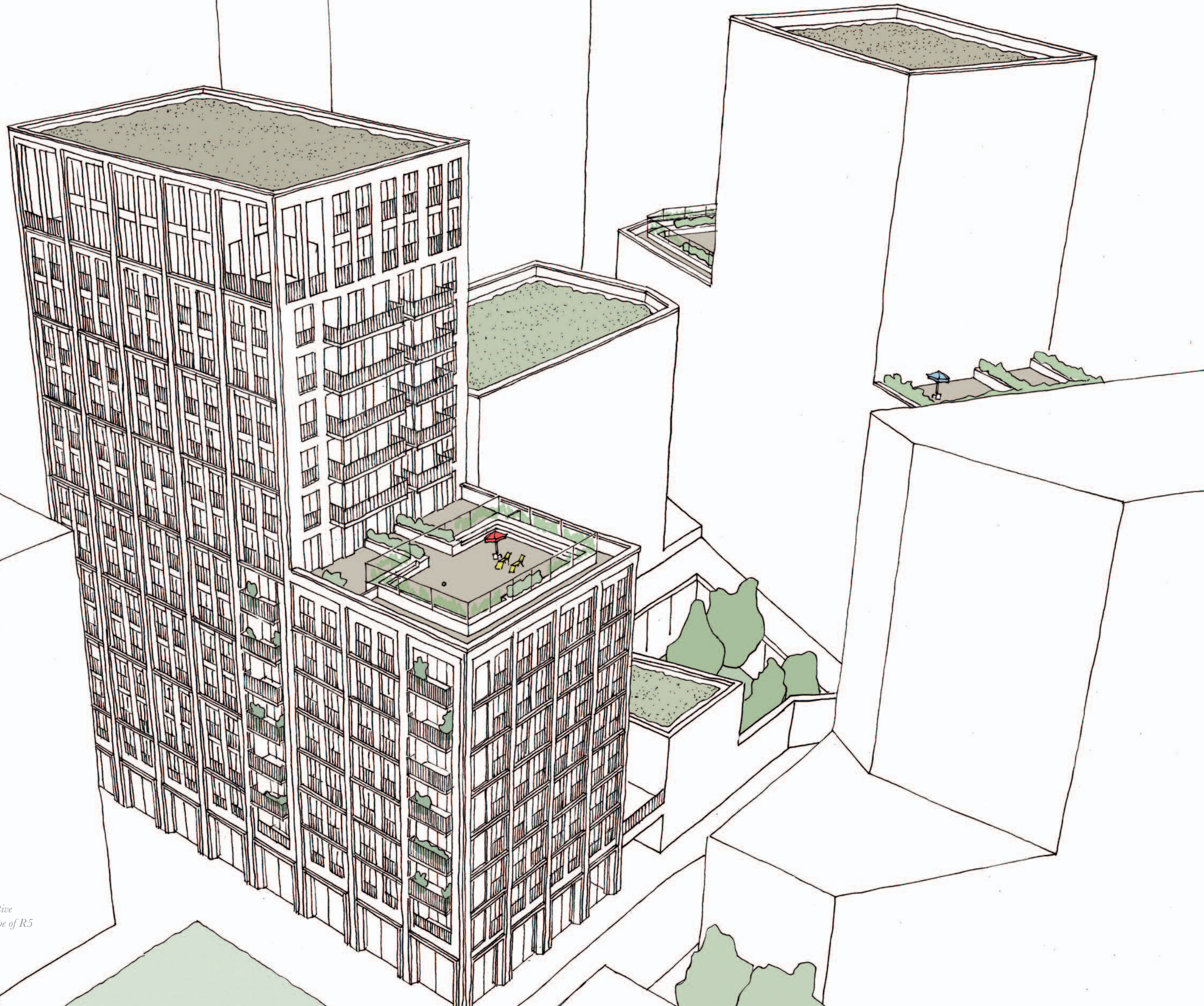


Figure 50: Illustrative sketch of the roofscape of R5