

General 9: Roofscape and Overlooking

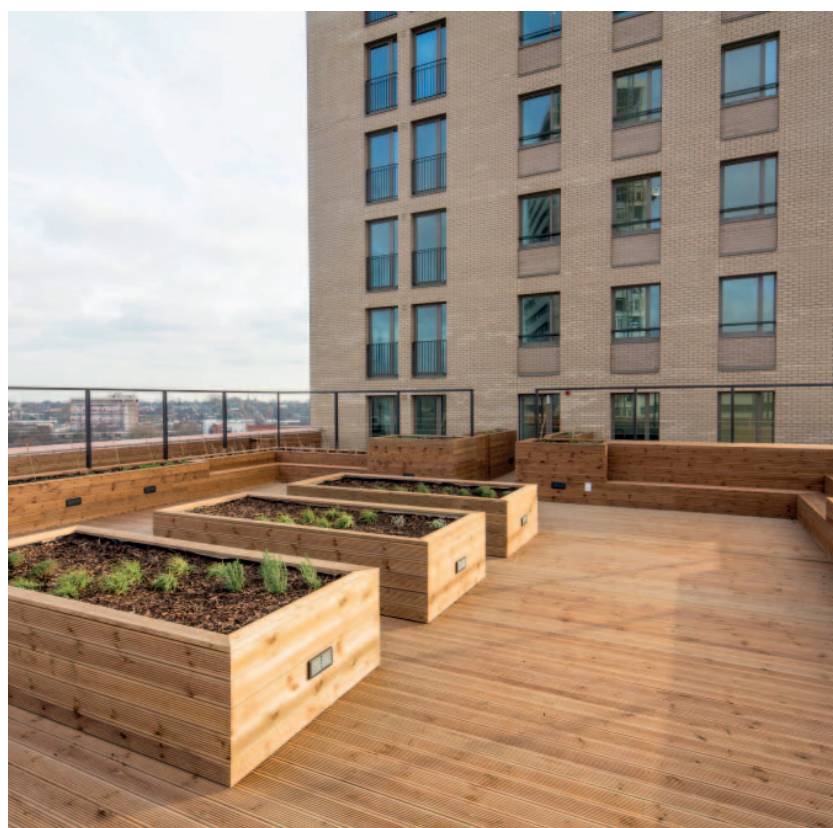


Figure 51: Communal decked roof terrace on R5 North

General Guideline 9:

How the detailed design of the roofscape (including any plant, wind turbines, photovoltaics, green and brown roofs) responds to views from overlooking buildings and skyline views from lower levels.

Plot R5 is located on the north-eastern edge of the King's Cross development site. When the development is complete, R5 South will sit adjacent to a number of new buildings of equal or greater height, resulting in views across the R5 roofscape. In addition, the building sits in a prominent location on Cubitt Park. Whilst views up the park will not have direct roofscape views across R5, the proposed building will feature in short and long range views. Consequently, the building's 'crown' of penthouse apartments and roof surfaces have been carefully considered to respond to overlooking buildings and the wider townscape.

As described previously, R5 South rises to between 8 and 16 storeys (including ground floor). The R5 South roofs have been designed to respond to views from surrounding buildings, in particular, the tower element of the North Block of R5 North, Building R4, Building R2 and Building S5 (to the extent this is built to its maximum permitted height).

As described in Sections 1.3 and 2.2, the 1st floor roofs adjacent to R5 North and the 8th floor 'shoulder level' roofs are formed entirely of landscaped roof terraces for the use of residents (see Figure 51). Opportunities for planting and the high quality material treatment of these spaces should offer an attractive outlook from overlooking apartments both within and around R5.

Residents in the tower elements of Building R4, R5 North and Building S5 when this comes forward may glimpse the 16th floor roof of the tower, although the similarities in height means that direct views are unlikely.

Plot R5 is identified as falling within a green and brown roof priority zone on Parameter Plan KXC 021. It is considered that the inaccessible roof atop of the tower element of R5 South provides an opportunity for the incorporation of such a roof over an extensive area, enhancing biodiversity value. As this roof is not immediately overlooked, a brown roof is proposed, featuring crushed masonry and rubble and allowing self-propagation of grasses and other plant species. Excluding the roof terraces, a total of 378m² of brown roof space will be provided as part of R5 South.

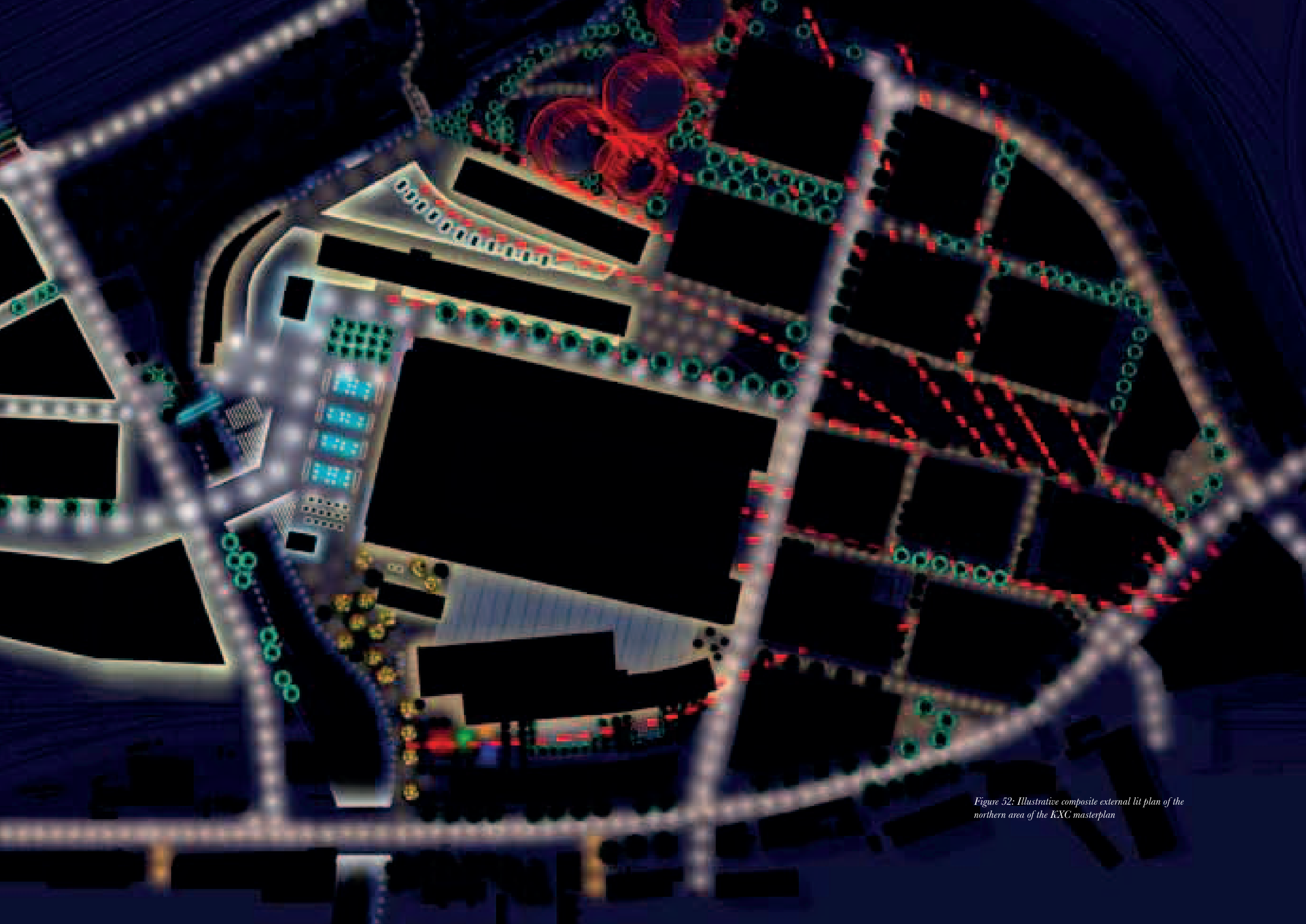


Figure 52: Illustrative composite external lit plan of the northern area of the KXC masterplan

General 10: External Lighting Design

General Guideline 10:

How the design of the external lighting of the building, including any floodlighting or special lighting effects, enhances the safety and vitality of the night time environment and how it relates to the lighting of adjacent buildings.

Illumination of both the building and the surrounding public realm plays a key role in creating a stimulating and exciting place to be after dark. The proposals for R5 South use light to create visual interest, support pedestrian movement and safety, and promote social interaction. However, the design is also mindful of the predominantly residential use of the building and its neighbours and the need to avoid night time glare into apartments, especially when people are asleep.

Prominent areas where external lighting is proposed include:

- The public realm around R5 South, including the northern side of the Zone R Garden and the route between the garden and Cubitt Park;
- The residential entrances and shopfronts; and
- The rooftop terraces.

Public Realm

Lighting in the public realm around R5 South will be predominantly functional ensuring that there is sufficient light to support pedestrian movement and safety whilst avoiding glare into adjacent residential apartments. Street lights will take a consistent approach to previous submissions with building mounted lighting along the Zone R Garden and Cubitt Park. In this way, the numbers of lighting columns are reduced within the street scene, reducing visual clutter and maximising pedestrian movement.

Shopfronts and Residential Entrances

Light from the ground floor commercial unit and residential communal space will emanate onto adjacent pavements and public realm to activate these spaces at night whilst highlighting the material detailing of each bay. The colour of the pre-cast concrete frame will reflect the light within the bay whilst the depth of the reveal will minimise upwards spillage of light and thereby nuisance to residents above.

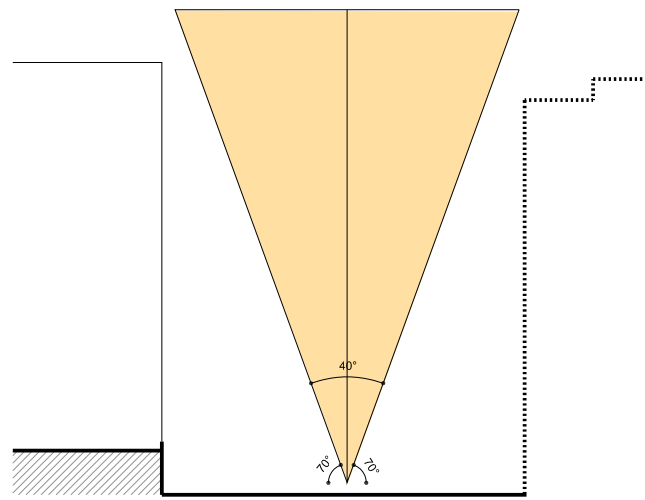
The proposed lighting of the main residential foyer will signal the arrival of residents and visitors, their illumination acting as a focal point within the nighttime street scene. The lighting scheme for the entrance foyer will be more domestic in feel with high quality pendant light fittings emitting welcoming, warm tones.

Apart from as described above, no external feature lighting is proposed on the facades.

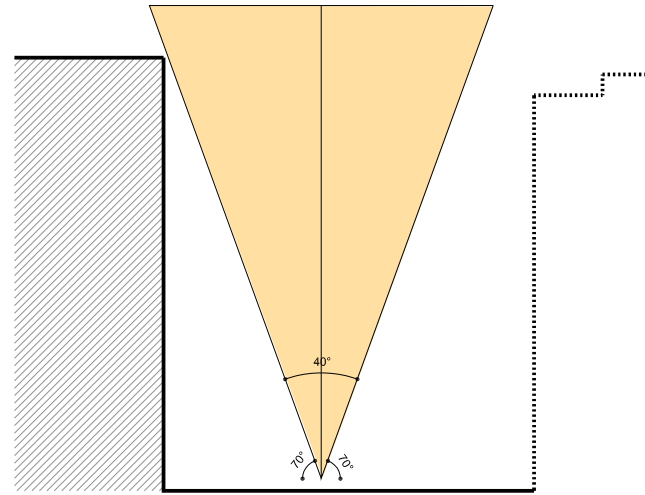
Rooftop Terraces

Lighting to the 1st and 8th floor roof terraces will feature recessed floor lighting, integral bench lighting and limited accent lighting to planting and landscape features. The light fittings will all be mounted at low levels within benches, balustrades and planters to avoid obtrusive lighting columns.

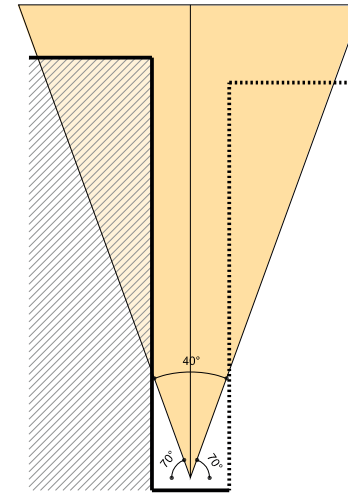
The proposed lighting will ensure that the space remains usable after dark, but will be subtle enough so as not to disturb neighbouring residents.



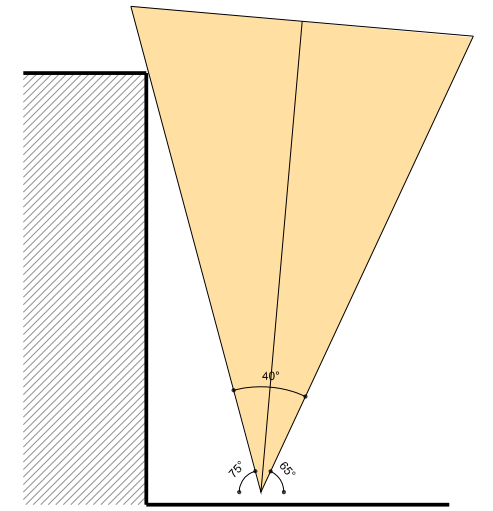
Section 1 (Cubitt Park)



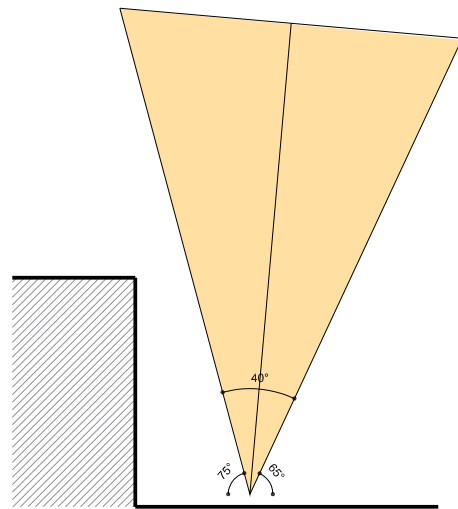
Section 2 (Cubitt Park)



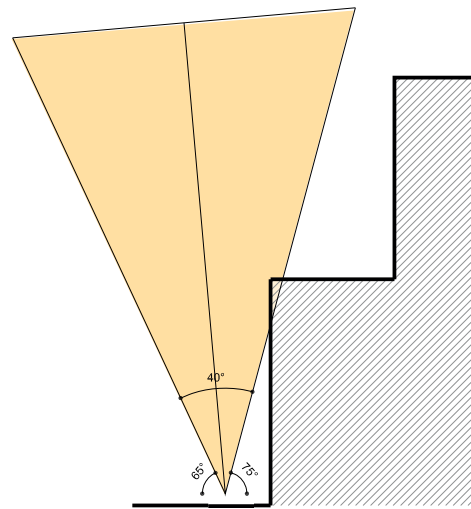
Section 3 (Zone-R Garden)



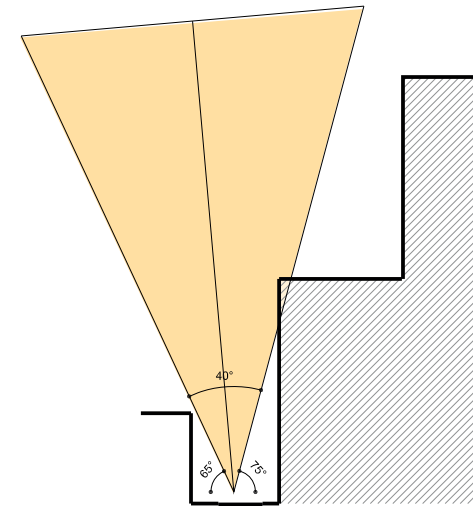
Section 4 (Zone R Garden)



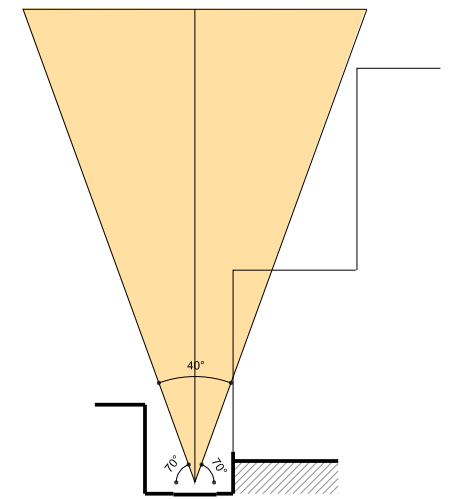
Section 5 (Zone R Garden)



Section 6 (East Street)



Section 7 (East Street)



Section 8 (East Street)

Figure 53: Daylighting cone sections

General 11: Daylight and Visible Sky Component

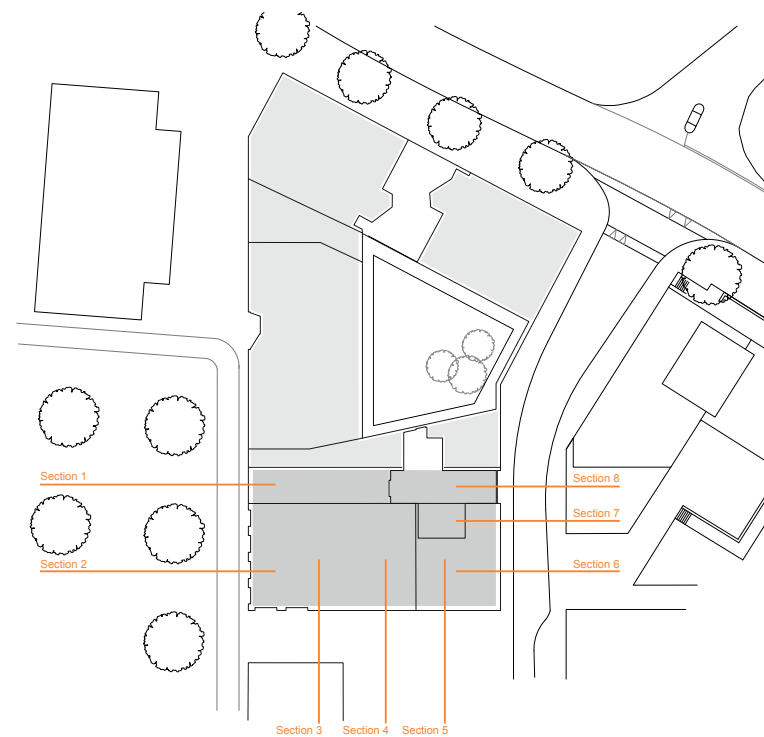


Figure 54: Location of daylight cone sections.

General Guideline 11:

How a daylighting cone providing a visible sky component at street level of at least 40 degrees is achieved along at least 75% of all street and square frontages, the light cone to normally be angled (+/-5 degrees) from the centre of the street or space. A 70% frontage length can be used for Pancras Square.

As described previously in this report, the massing of R5 South and R5 as a whole has been carefully considered in response to adjacent buildings, the Parameter Plans and Development Specification attached to the Outline Planning Permission.

The 40 degree daylighting cone reference in General Guideline 11 is derived from the 2004 Urban Design Guidelines submitted in support of the original outline planning application. These guidelines make it clear that the cone is intended to be used for principal streets or spaces within the KXC scheme which typically run north-south. We have therefore undertaken a preliminary assessment for East Street, Cubitt Park, and the Zone R Garden (including the route to it from Cubitt Park). The sample sections shown in Figure 53 consider the combined effects of R5, the approved scheme for R4 and the maximum potential heights allowed under the development parameters for adjacent development plots which have not yet been the subject of a Reserved Matters submission.

Taking the sample of sections (illustrated opposite in Figures 53 and 54) along the centre line of the street/space and set at eye level, it is shown that:

- In Cubitt Park, a daylighting cone of at least 40 degrees can be easily achieved along the park length including adjacent to R5 South, as illustrated in Sections 1 and 2. We can thus be confident that 75% will be met when the remaining buildings fronting onto Cubitt Park are brought forward.
- The massing along East Street is more variegated than elsewhere. A daylighting cone of at least 40 degrees can be achieved alongside R5 South (see sections 6 and 7), albeit at an angle of slightly more than 5 degrees from the vertical in one section. In any event, taking into account the Zone R Garden and space adjacent to R5 North, we can be confident that the requirement of at least 75% will be met on this frontage overall.
- The majority of the east-west connection south of R5 is made up by the Zone R Garden. In this area the 40 degree daylighting cone can easily be achieved. The narrowness of the short route between this space and Cubitt Park is part of what defines the Garden as an urban space. This does however mean that a 40 degree cone is unlikely to be achieved in the route itself. The 2004 Urban Design Guidelines acknowledge the importance of these smaller, more intimate routes and confirm that there was never any intention to apply the guideline to such spaces.



Figure 55: detailed facade studies showing use of materials and composition - 'external' facades (left) and 'internal' facades (right)

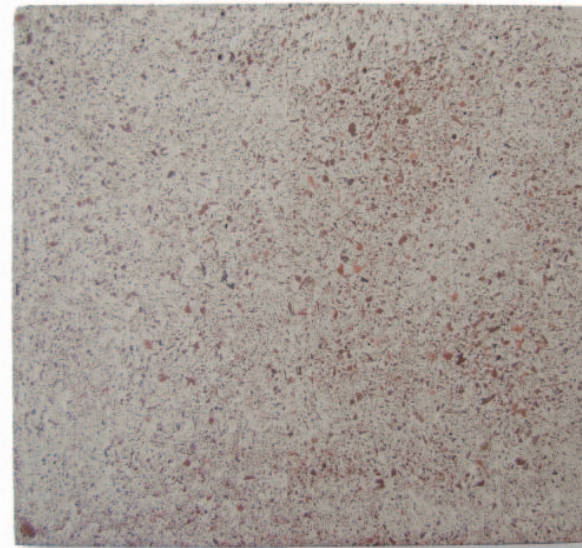
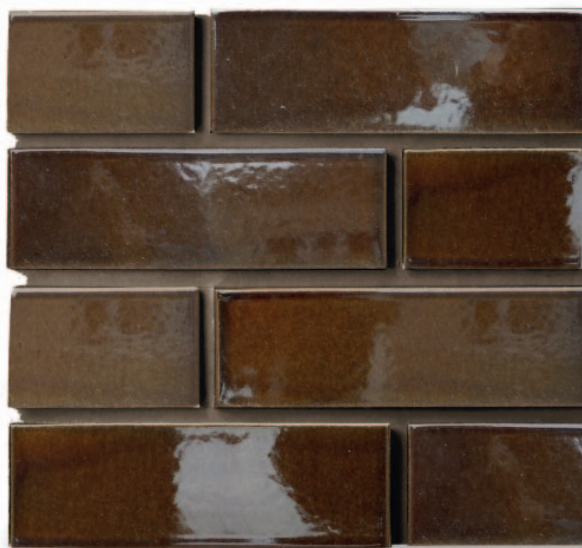


Figure 56 (from left to right): Glazed bricks for decorative panels, fine finished concrete, brick for external facades and pale brick for 'internal facades'

General 12: Quality and Attention to Detail

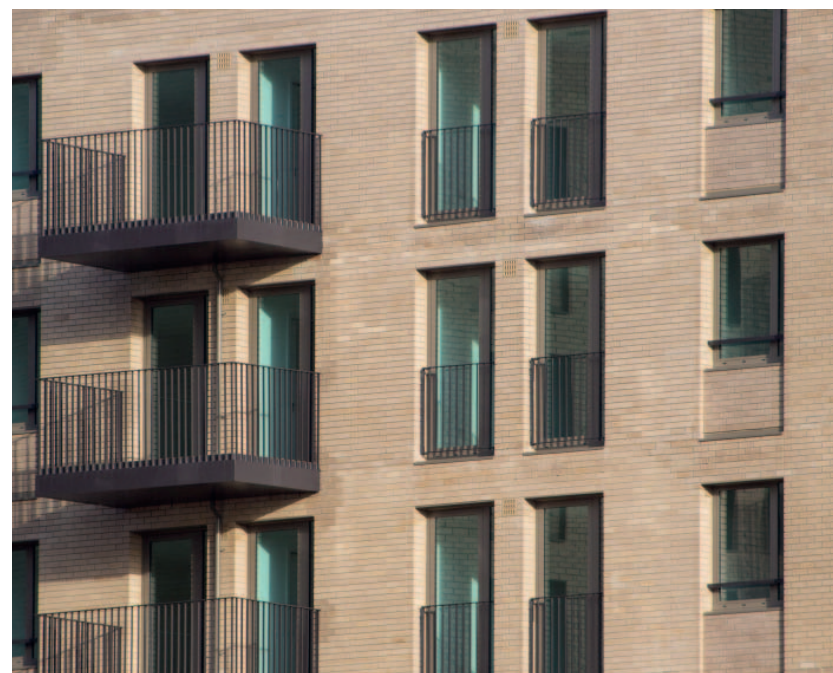


Figure 57: Photo of R5 North showing facade composition and use of materials

General Guideline 12:

How the detailed design of the building maintains quality and attention to function and detail on all elevations.

As is necessary in a residential building of this scale and complexity, certain governing principles have been established to help maintain the original design aspirations and to contribute to the realisation of a coherent group of buildings. The same rationale has been applied to each of the buildings making up R5.

The principles that have informed the proposed design and choice of material detailing is set out below alongside an explanation of their application. Further details can also be found in our responses to General Guidelines 1, 2 and 7 in Sections 2.1, 2.2 and 2.4, respectively.

Clarity and Simplicity

The intention has been to strive for a clarity and simplicity in the planning of the building which reflects itself in a rational, grid-based facade. Space planning, appearance, structure, servicing and performance become intrinsically linked with the result that there is an honest and inherent quality and legibility to the building. The bays are clearly defined through the regularly spaced vertical and horizontal projections. The typical details are kept simple and crisp whilst providing depth to the facades. For example, the typical window is deep set from the line of the brickwork and the jambs of the window frame are detailed to give the thinnest possible profile and sightline. It is from the considered ordering and proportioning of elements, and the texture and pattern of materials that the building's richness is derived.

Repetition and Difference

The facades of each building in R5 are carefully ordered, with consideration given to those facing onto the communal areas ('internal facades') and those looking out over the public realm ('external facades'). The composition of elements and architectural language is deliberately consistent but with subtle variations in detailing and materiality to reflect the orientation and internal functions of the buildings.

'External' Facades

The external facades are richly detailed, rigorously ordered and highly articulated brick facades. They are articulated through a regular rhythm of vertical brick piers projecting from the facade, with a series of horizontal pre-cast concrete spandrels along the lines of the floors that project forward in line with the piers. Within each bay created by these features, further articulation is provided by a profiled glazed brick panel above and below each window that provides a level of detailing that can be appreciated as one moves closer to the building. These panels also serve a functional purpose by concealing the ventilation systems into the flats. The colour of these panels varies from building to building within R5, subtly identifying each building within R5's common architectural language. The introduction of full height windows for all units on R5 South dispenses with the need for the glazed brick upstands seen on R5 North, adding a further, subtle layer of interest and difference between the buildings.

The ground floor facades within R5 are unified through the use of finely finished, specially designed, pre-cast concrete elements which form a projecting frame around each bay to provide emphasis to entrances and shopfront. The profile of this frame is carefully controlled to provide both a face of fine detailing around each bay and commercial window, and an impression of strength and weight to the building plinth. Please see chapter 2.1 for more details.



Figure 58: Photos of R5 North showing proposed materials applied in situ



General 12: Quality and Attention to Detail

General Guideline 12:

How the detailed design of the building maintains quality and attention to function and detail on all elevations.

‘Internal’ Facades

The language of the ‘internal’ facades that face into the block is generally simpler than that of the exterior. The facades are less articulated and instead crisply express the simple solidity and proportion of the building’s massing with deep set (215mm) window openings. The composition of the facades is generally looser and less ordered than the exterior, with the use of a lighter brick setting off the shadow of the window reveals and projecting balconies.

Limited Palette of Details and Materials

R5 South is composed of a limited palette of quality materials, again with certain key features introduced as an expression of the workings of the building, and as a means of responding to adjacent buildings and spaces. A sample of the proposed materials is shown in Figure 56 on the previous page and can be seen applied to R5 North in Figures 57 and 58. The building makes use of two very different, but both very high quality bricks; the exterior facade brick is dark, traditional and variegated creating a rich texture, whilst the crisp simplicity of the pale brick used on the inner facades promotes a much simpler aesthetic. The decorative profiled panels of glazed brick above each window provide richness to the external facades, through the play of the light on the variegated reflective surface and natural variation in the colour of the glazed bricks these panels will provide the life to the building’s ordered form. Different colours of glazed bricks are used for the North, West and South buildings (the East building does not include ceramic), to introduce variety and a sense of identity for each building. The glaze will be a ‘transparent’ coloured glaze that will give an effect similar to the traditional ‘salt glaze’ used on Victorian buildings where the final colour of the glaze varies subtly from brick to brick (and even across each brick) in response to the thickness to which it is applied.

At ground floor the finely finished and patterned pre-cast concrete elements provide a very high quality, smooth surface which will frame each window and entrance bay.

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