

Section 8
Area C
Design approach

Introduction

Area C is defined as the triangular space that lies between the two railway viaducts and is bound to the west by Castlehaven Road. This area is mixed use in nature and comprises residential, employment, local retail and leisure. It provides a transition between the bustling town centre retail area and the residential land use to the north.

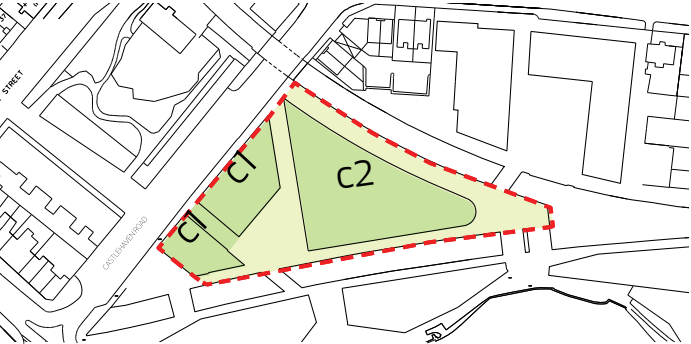
Two new buildings are proposed for this area. C1 is a five-storey residential building on Castlehaven Road with local retail on the ground floor and the entrance to the cinema. A public route through the building following the existing Metropolitan Walk turns the existing Haven Street into a pedestrian route.

To the east of Castlehaven Road is a triangular building (C2). Its north-east and south facades follow the geometry defined by the viaducts including a mezzanine level, allowing for routes through the site; to the west the building faces the community space. The first three floors comprise commercial, with six storeys of residential above and a shared communal garden at the podium level.

The existing railway arches to the north are converted to light industrial and workshop use. Together with the adjacent ground floor uses, this route has the potential to become a new 'creative mews'.

The Community Space at the heart of this area is to be used by the people who live and work in this quarter. The site morphology will discourage tourists and visitors from coming to this part of the site. A weekend/bank holiday farmers' market is also proposed within the open space.

This section reviews the two main components Building C1 and Building C2. Each component in terms of context and concept, evolution and feedback and the proposal.



Ground plane:
Proposed

Area C is the part of the development dedicated to the local community. Local retail such as small-scale bakeries, pharmacies and book shops are the kind of businesses that the ground floor of the Castlehaven Road building will attract. Entrances on both sides of the building, as well as the three residential entrances located in different parts of the site, create active frontages and animated spaces.

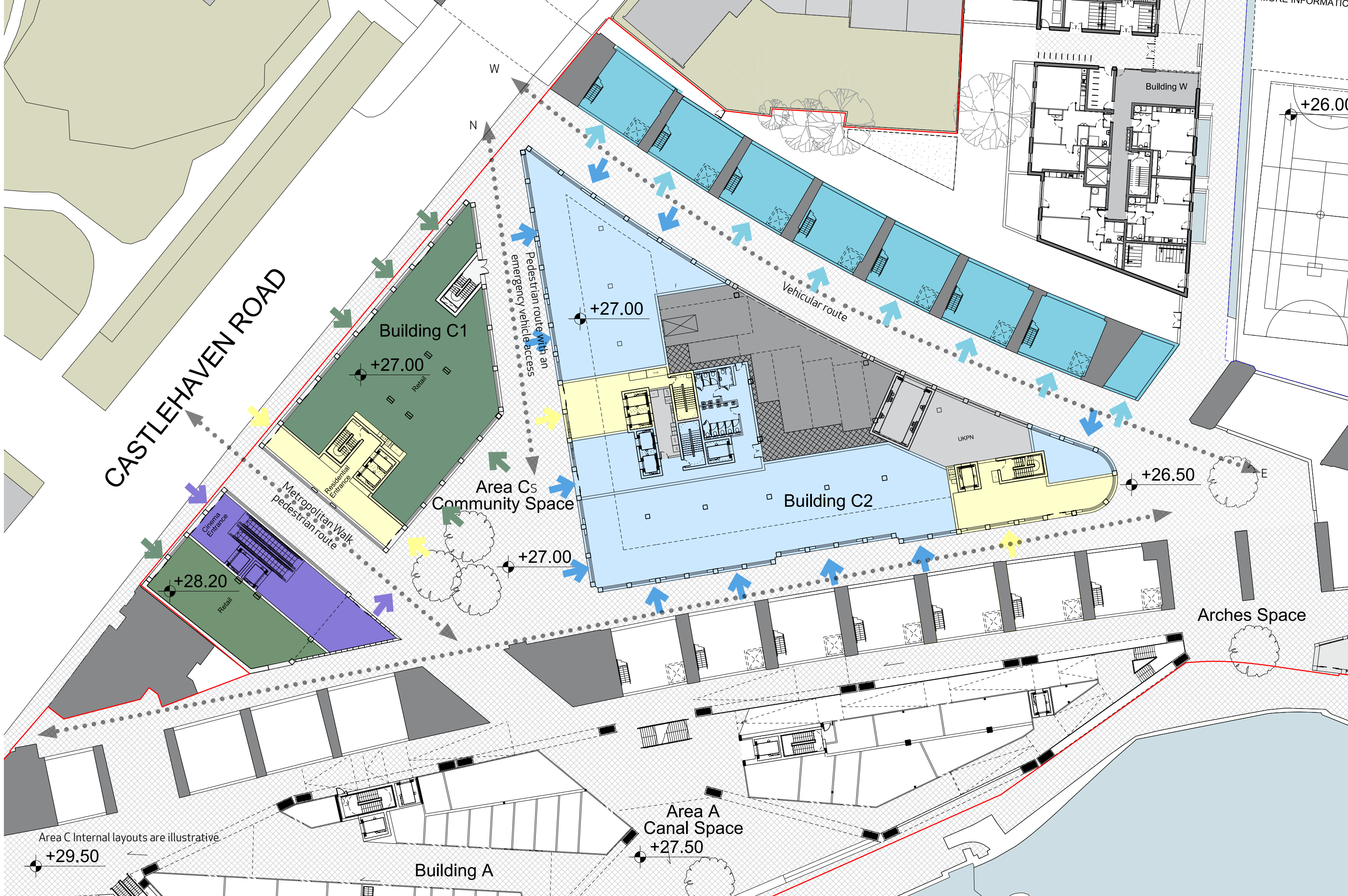
All the vehicles servicing the site (excluding Area B) will use the north-east route (mews) and the enclosed loading bay situated within the triangular building C2

The Community Space is animated with local retail, entrances to both residential and offices, overlooked by the residents of both buildings and a weekend farmers' market.

- Key:
- Local retail entrance
 - Cinema entrance
 - Residential entrance
 - Ground floor office entrance
 - Commercial arches entrance



Upper level masterplan drawing showing the residential floors in area C

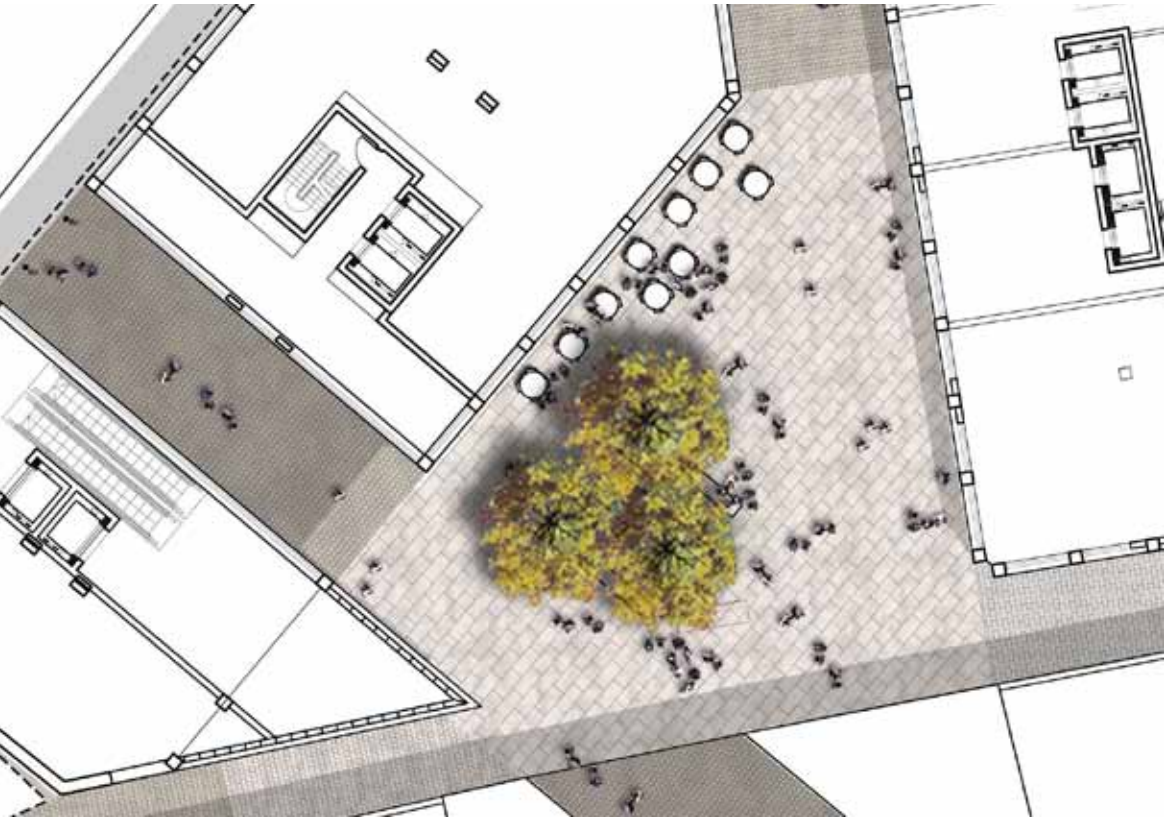


Community space: Proposed

Please also refer to the Landscape Report prepared by Fabrik.

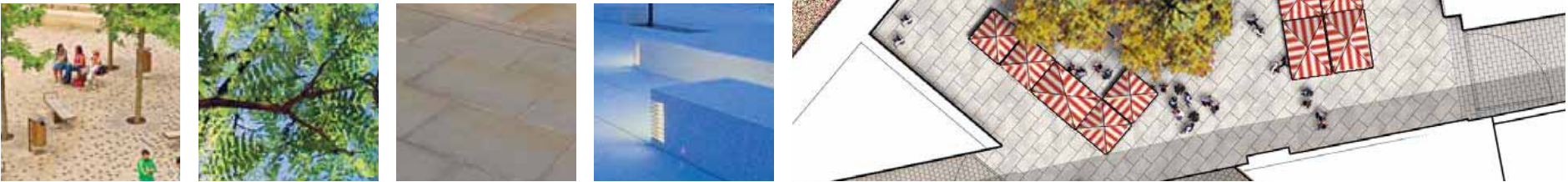
The new Community Space is designed as a simple space that can accommodate a wide range of uses, from a quiet seating area to a weekend farmers' market; a space surrounded by community uses including local retail, employment and residential entrances, defined by York stone slabs, trees and low benches with integral lighting.

A temporary weekend farmers' market will be introduced to the heart of this community space, further emphasising the local context. The temporary market stalls will be stored in a designated storage area in the basement of Area C.



he square and ancillary spaces.

Weekend farmers' market, indicative layout



Illustrative view of the Community Space



Illustrative view of the weekend farmers' market

Building C1 Castlehaven Road: Evolution

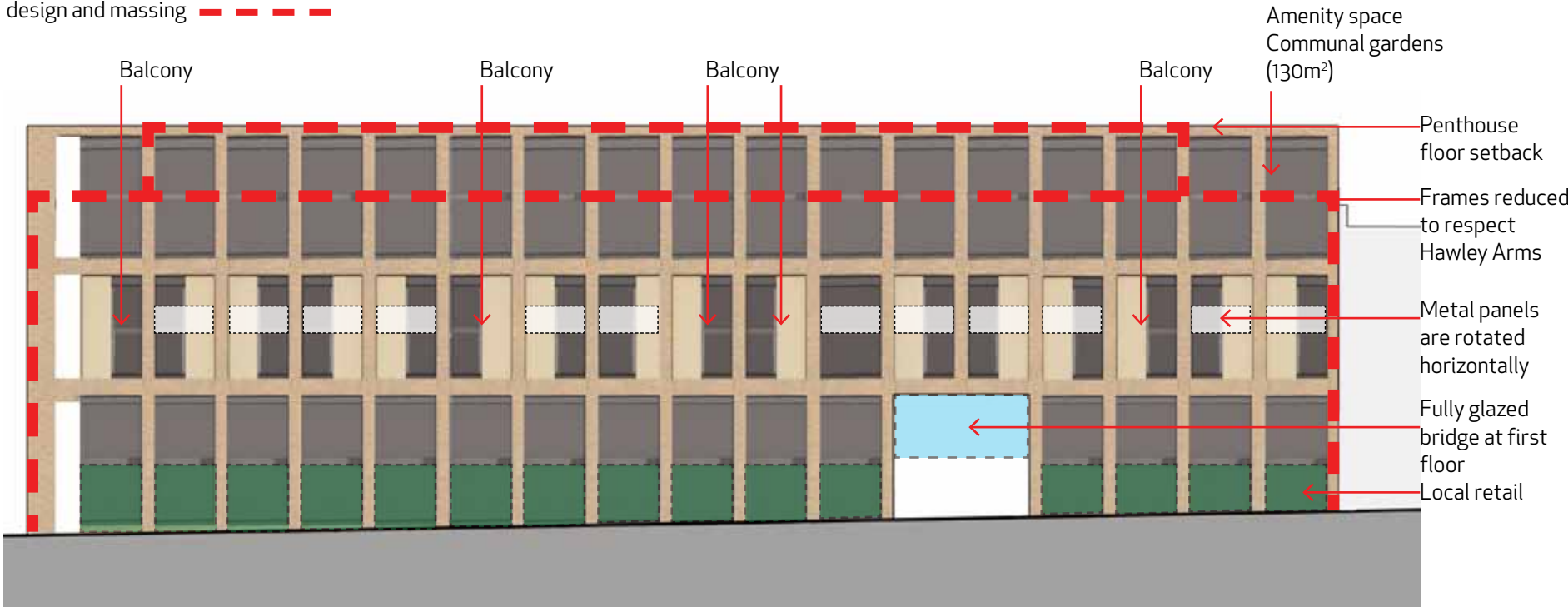
In December 2010, the design presented to LBC for the C1 Castlehaven Road building comprised a series of double-storey frames and a vertical metal panel articulation.

The changes that followed focused on reducing the massing of the building. Following the geometric rules of its neighbour, the Hawley Arms pub, the top frame was reduced to a one-storey frame, allowing for a lightweight penthouse. This penthouse was reduced in footprint to allow for shared amenity space between the residents, and more balconies have been introduced.



Previous design, west elevation view

Changes in the design and massing - - - - -

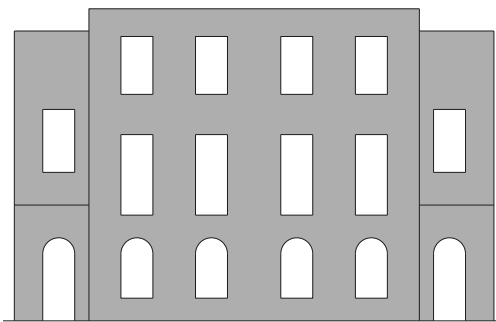
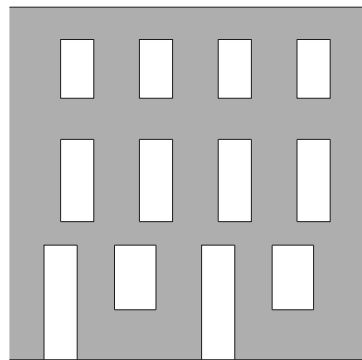
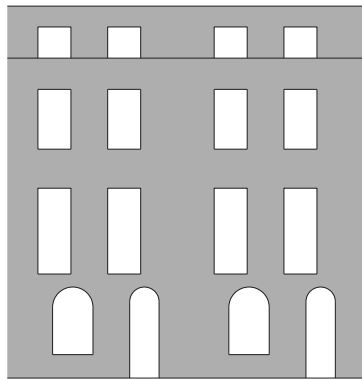
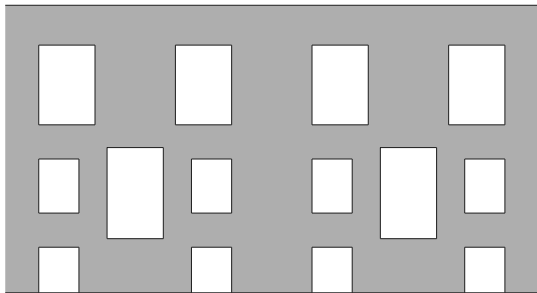
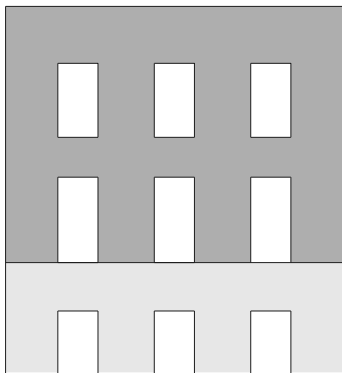
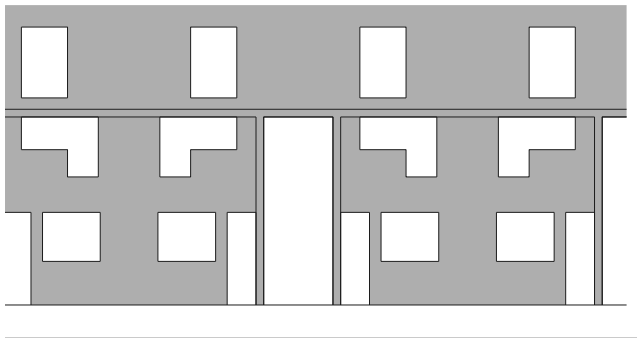


Proposed changes to west elevation design



Workshop review with LBC

Building C1 Castlehaven Road:
Context surrounding building
studies



Hawley Street



Hawley Street



Leybourne Street



Kentish Town Road



Jeffrey's Street



Camden Street

Building C1 Castlehaven Road: Proposed

A series of options were explored for the elevation of Castlehaven Road. These refer to the surrounding building studies and relate to the Hawley Arms by responding to its hierarchy and proportions.



Castlehaven Road options:
A more solid elevation with 'punched windows'



Castlehaven Road options:
A 'punched window' elevation expressing the base, middle and top



Castlehaven Road options:
Enlarged lower window bay



Castlehaven Road proposal:
A vertical hierarchy responding to the Hawley Arms
Vertical brick grid
Horizontal metal panels
Set back top floor with communal gardens



Proposed Castlehaven Road elevation

Building C1 Castlehaven Road: Proposed layouts

It is proposed that the ground floor along Castlehaven Road facing the Community Space will be occupied by local retail, with the possibility of extending right through the building and being accessed from both the street and the space.

The existing Haven Street is retained as the Metropolitan Walk pedestrian route. On one side of the route the residential entrance lobby leads to the five storeys of residential use above ground; the cinema entrance lobby is located on the other side, with escalators to the basement level.

