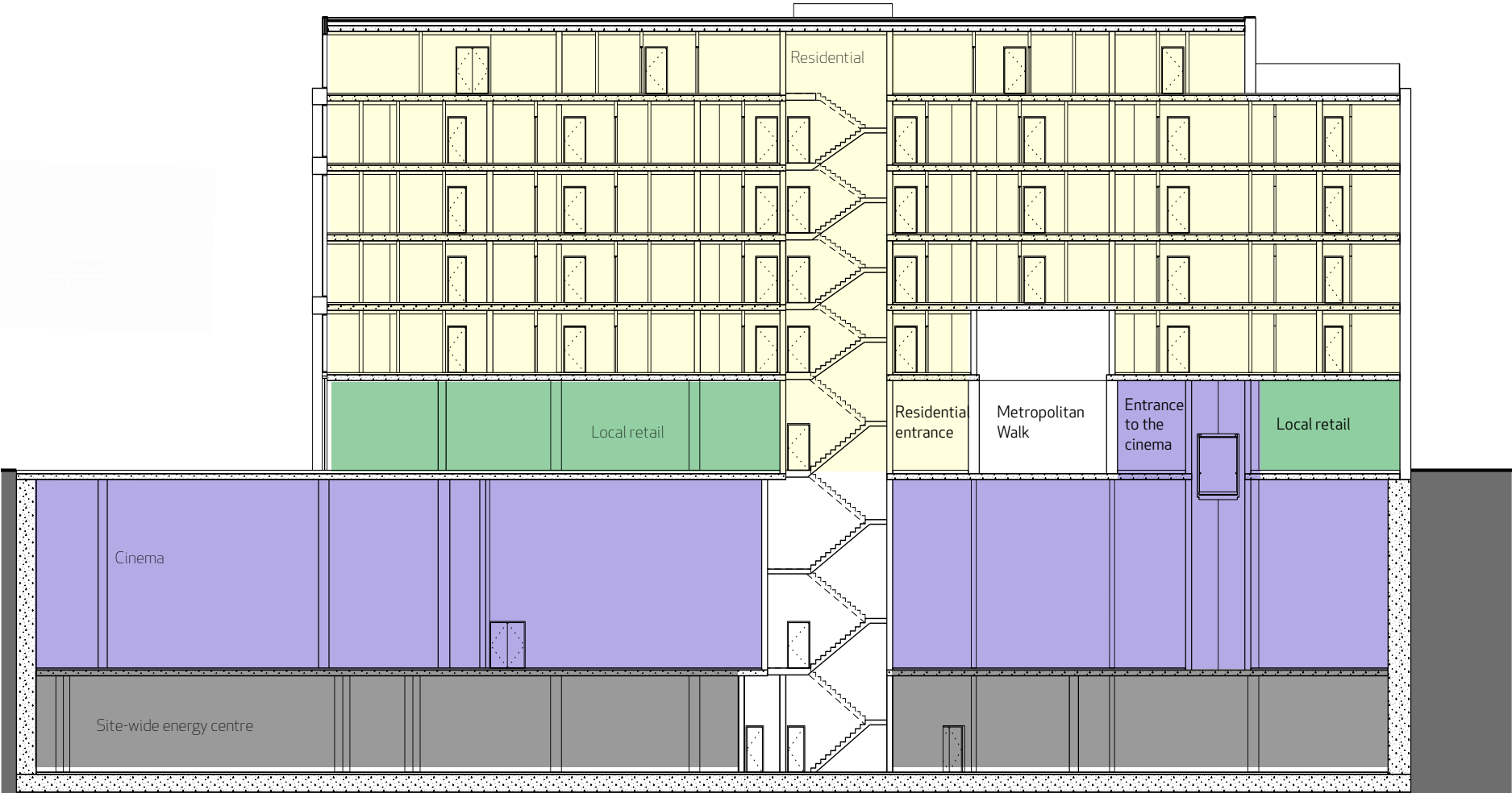


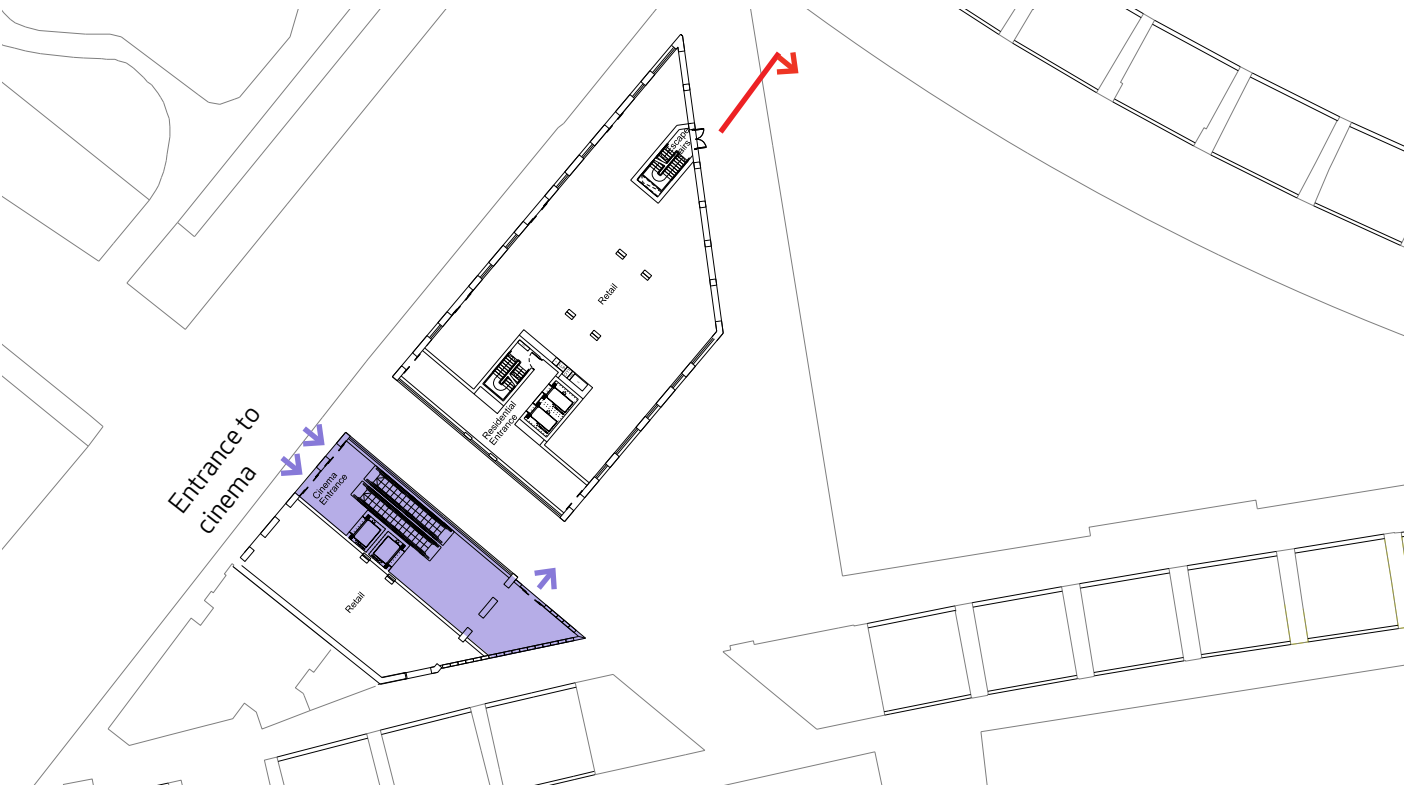
Building C1 Castlehaven Road: Proposed basement layout

The entrance to the basement cinema is from Castlehaven Road. After a specific time at night, patrons leave the cinema from the Community Space to limit disturbance to surrounding residential areas.

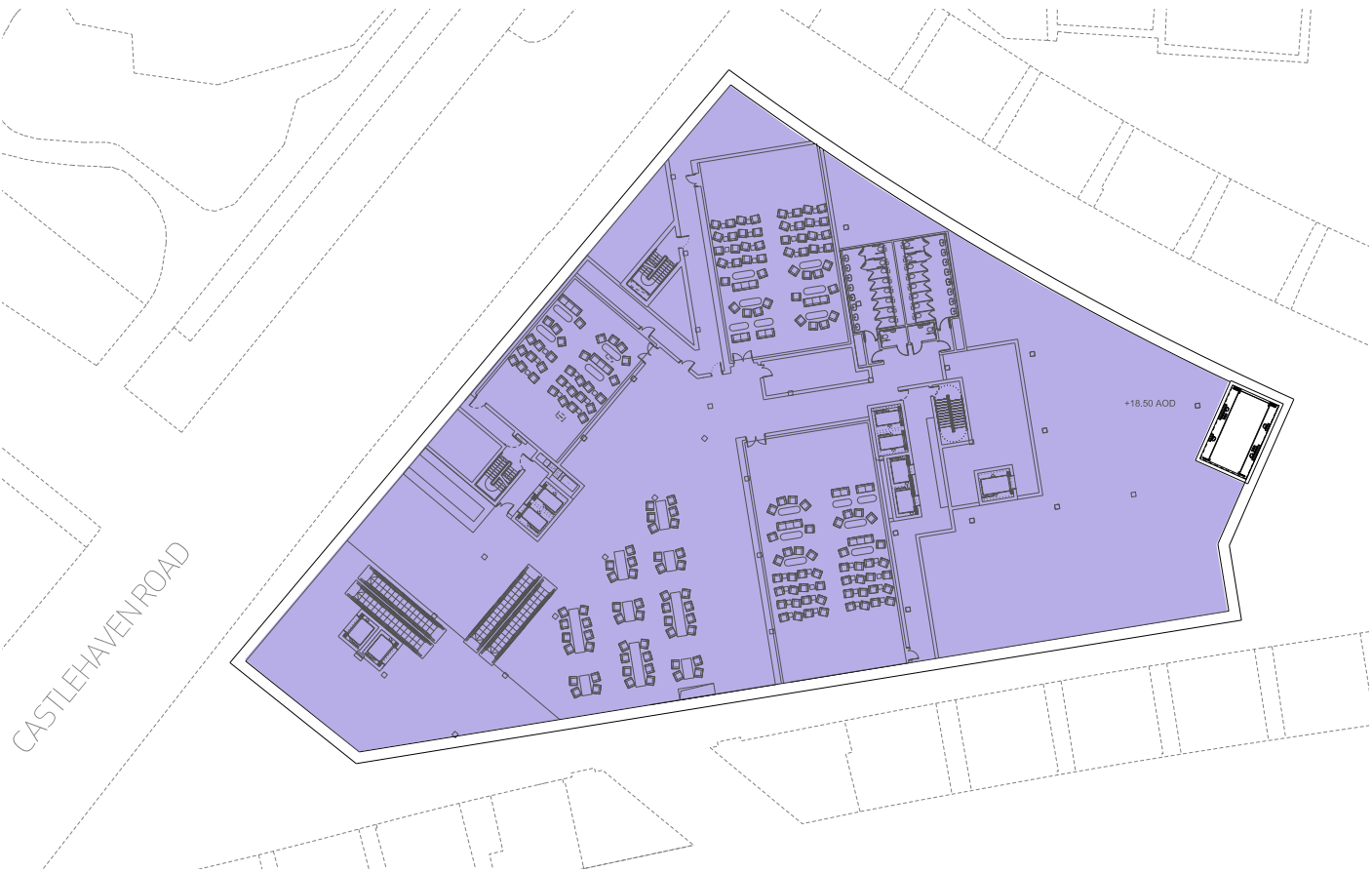
Escalators take visitors down to the basement double-height space, which is designed for total flexibility. The precise layout will be subject to further detail. The seating will be arranged on a level floorplate to facilitate disabled accessibility.



Section through C1 building



Ground floor plan: entrance to cinema



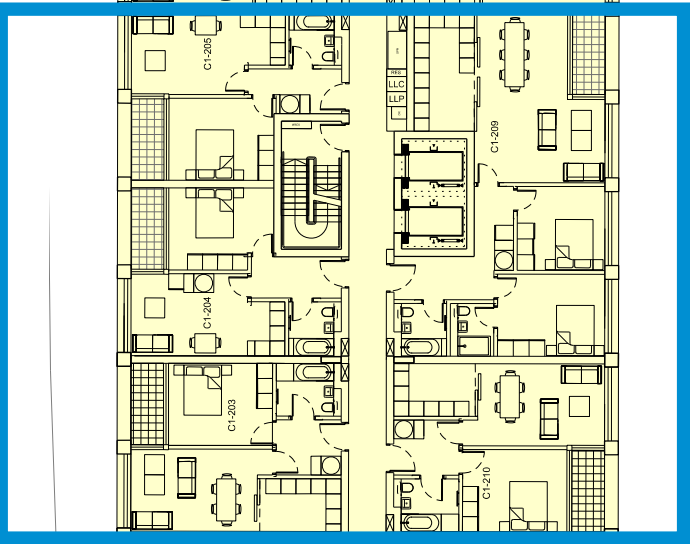
Basement - 01: cinema level illustrative layout

Building C1 Castlehaven Road: Proposed layouts

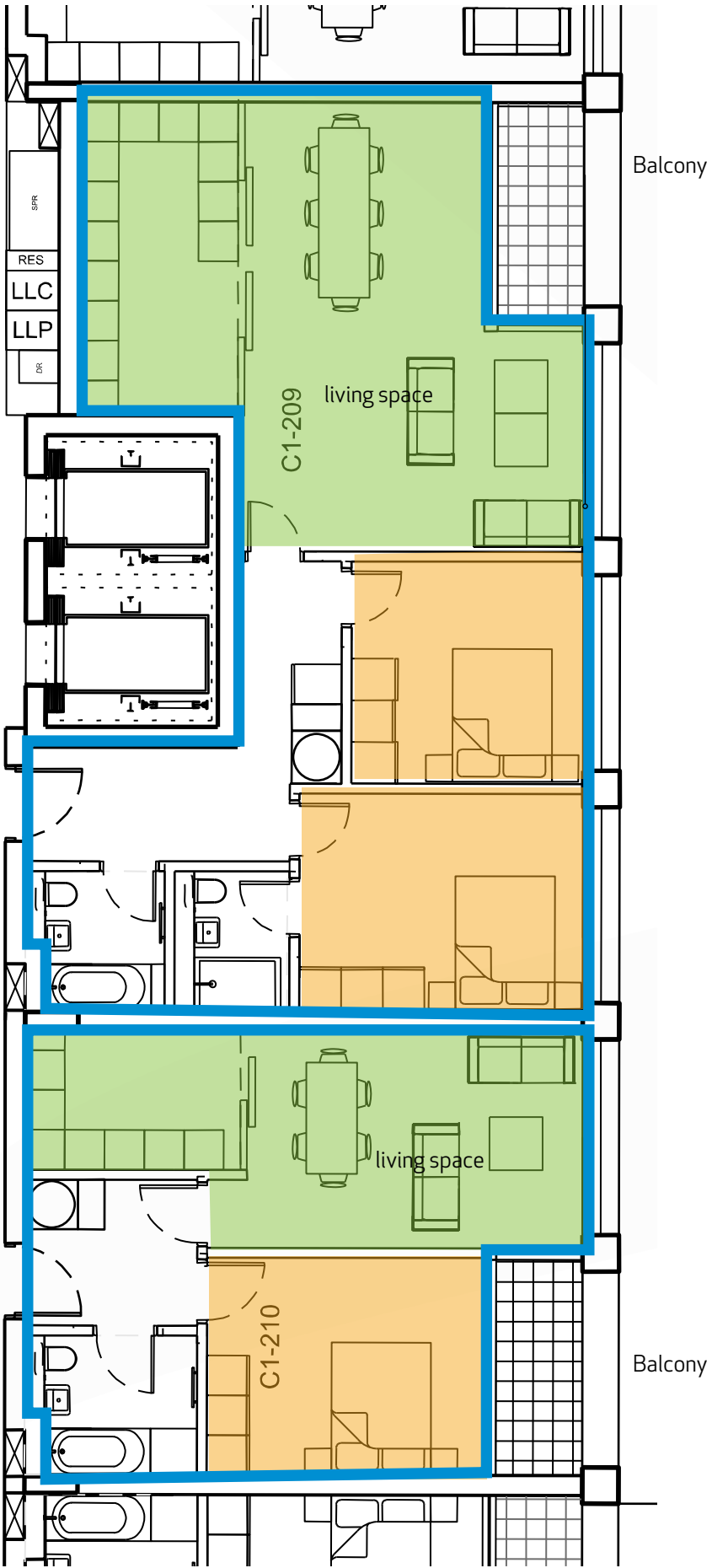
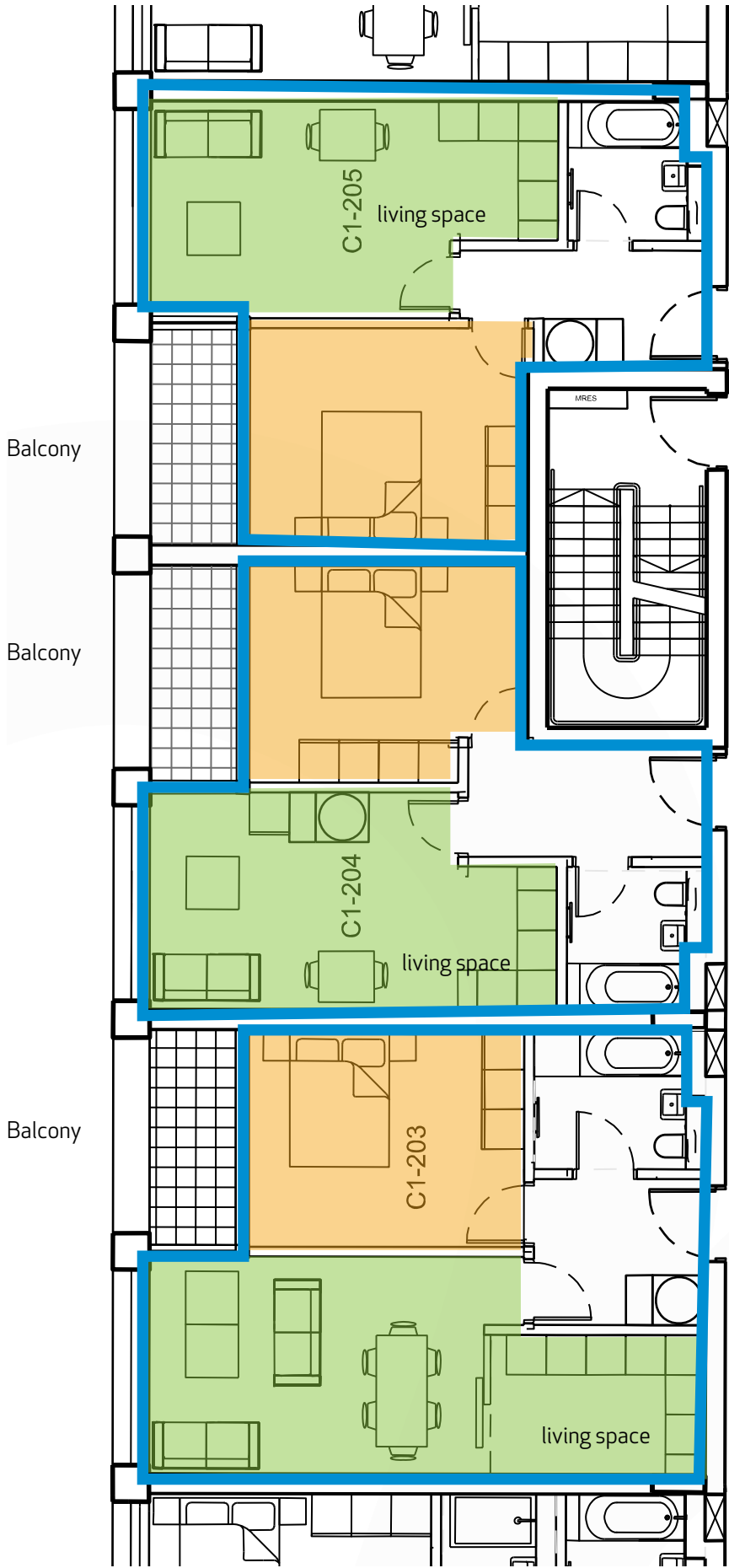
The residential element has been designed to meet the interim London Housing Design Guidelines.

All of the proposed units either meet or exceed the minimum space standards, and private amenity space is provided for every unit. There is a communal amenity garden provided at floor five. A large proportion of the apartments are dual-aspect.

Part enlarged to show
residential layouts



Typical residential floor plan



Building C1 Castlehaven Road: Proposed landscape design

The top floor is set back, creating individual balconies as well as forming voids above the lower floor balconies, so an impression of continuous vertical gardens is created.

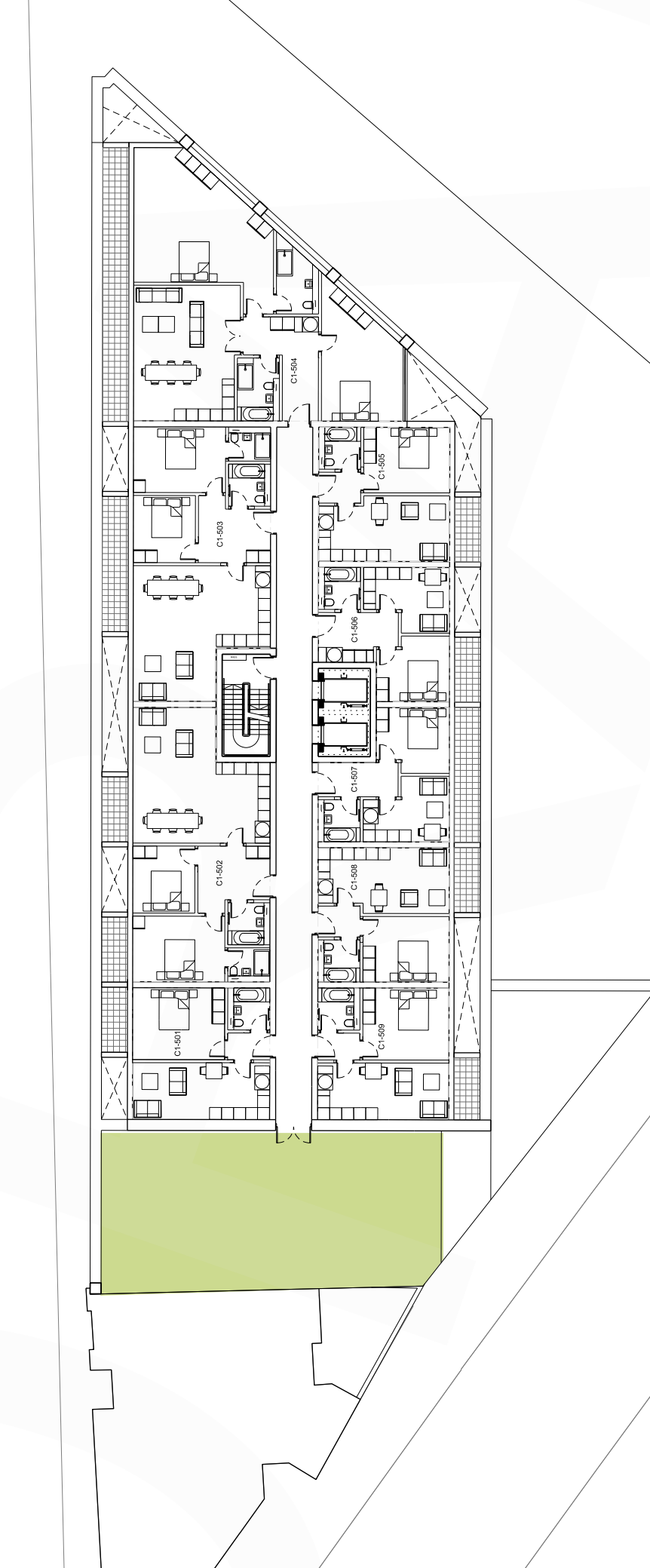
The shared rooftop garden is a semi-private landscaped space for use by the residents of the building.

Green and brown roofs are proposed to provide a range of habitats not currently available on the site. The green roofs will be a mix of sedum and wildflowers; the brown roofs will be rubble laid, to encourage different plant, insect and bird species to colonise there.



Elevation detail showing the balcony spaces

Plan showing the upper floor and communal garden



Landscape drawing showing roof garden and green roof



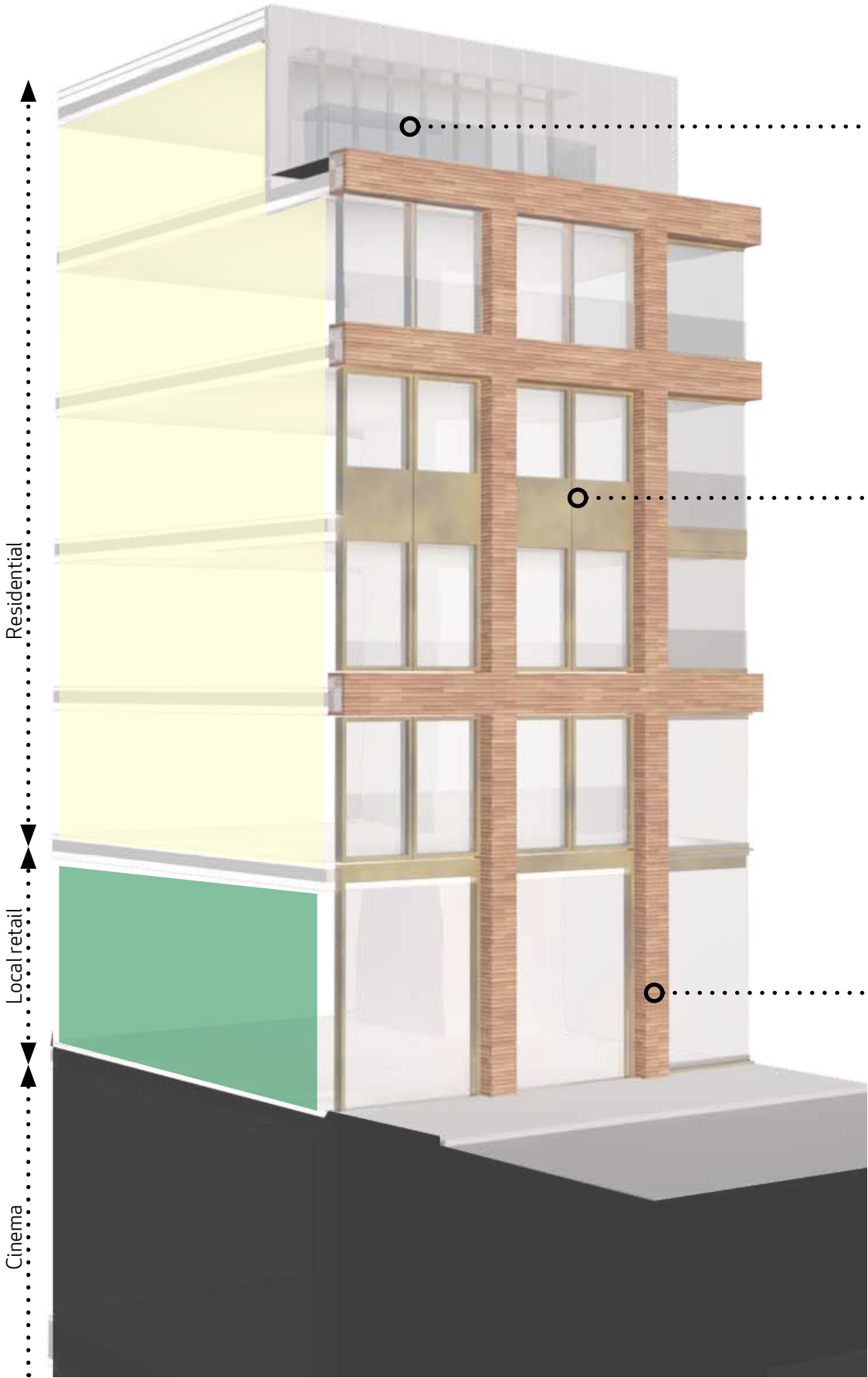
Green roof images - wildflower and sedum roof

Building C1 Castlehaven Road: Proposed materials

The materials selected on site, as earlier studies show, are widely used in Camden and also form part of London's vernacular. Brick is the primary material that is used for the frames, and metal panels sit within these brick frames.



Bay detail of building C1



Glass



Metal panel



Brick



C1 Castlehaven Road: Proposed
view from Castlehaven Gardens



Building C2 Area C: Evolution

The C2 building plan form was determined by the masterplan and the requirements for the open spaces and routes.

A 'podium' containing employment uses and loading bays with a basement below. Above a garden space is flanked by residential buildings orientated virtually north-south. This gives the residential units a westerly or easterly aspect, with the majority being dual-aspect.

The theme of brick structural frames is developed, allowing for varying infill materials responding to the use. The structure, proportions and materials change with the building programme; more glass is used for the office spaces on the lower floors, and openable windows and more solid insulated metal panels, as well as recessed balconies, are used for the residential units above.

The massing and the details were discussed during several workshop meetings with LBC.

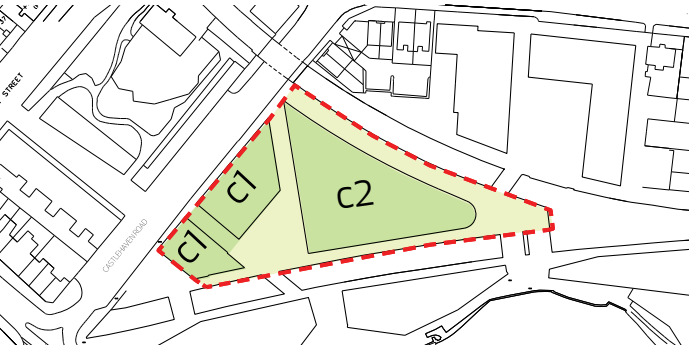
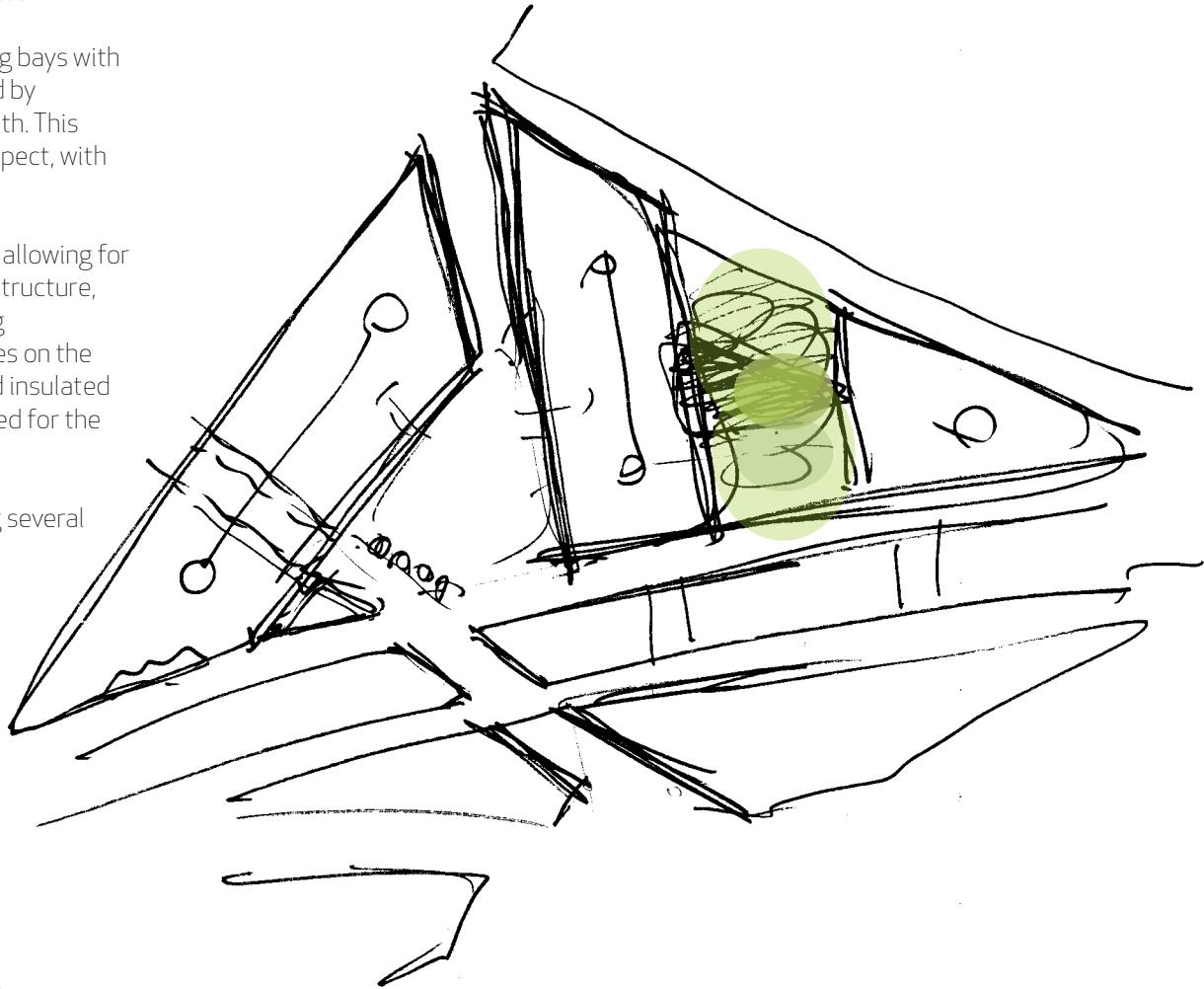


Image of C2, public exhibition November 2010

Building C2 Area C: Evolution workshops

The massing and details were discussed during several workshop meetings with LBC.

The overall height of C2 was reduced by two floors following the Public Exhibition in 2010. The penthouses are designed as duplex apartments, so the top floor enclosure also contains the lift overrun as well as the rooftop plant.

The brick frames change proportion at the transition between office and residential. The relationships between the recessed balconies and the brick frames were discussed, especially for the corner apartments, together with the materials, colour and texture for the metal panels.

Workshop discussions, early 2011
Reduced massing



West elevation



South elevation



Detail view showing the top two floors marked to be removed

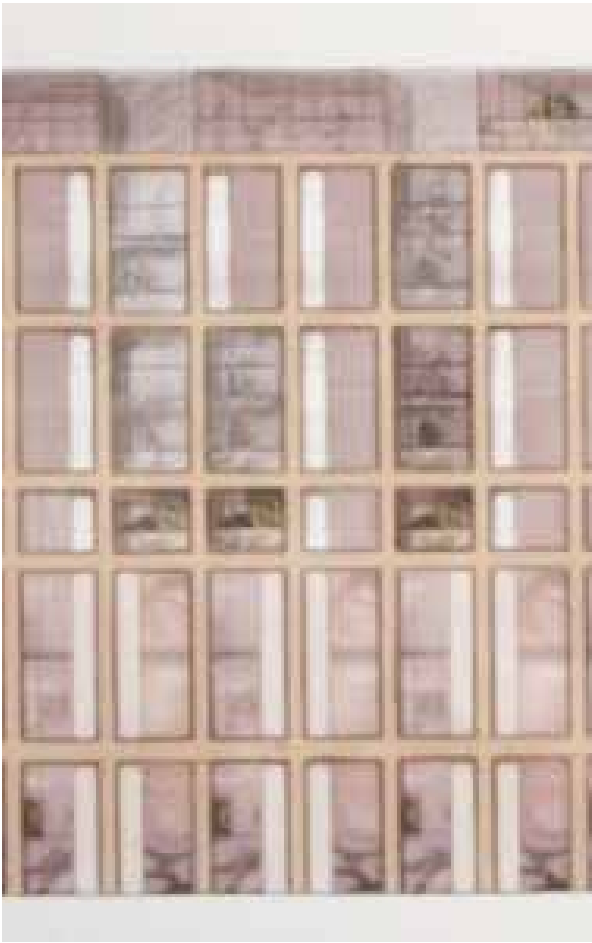


Building C2 Area C: Evolution workshops

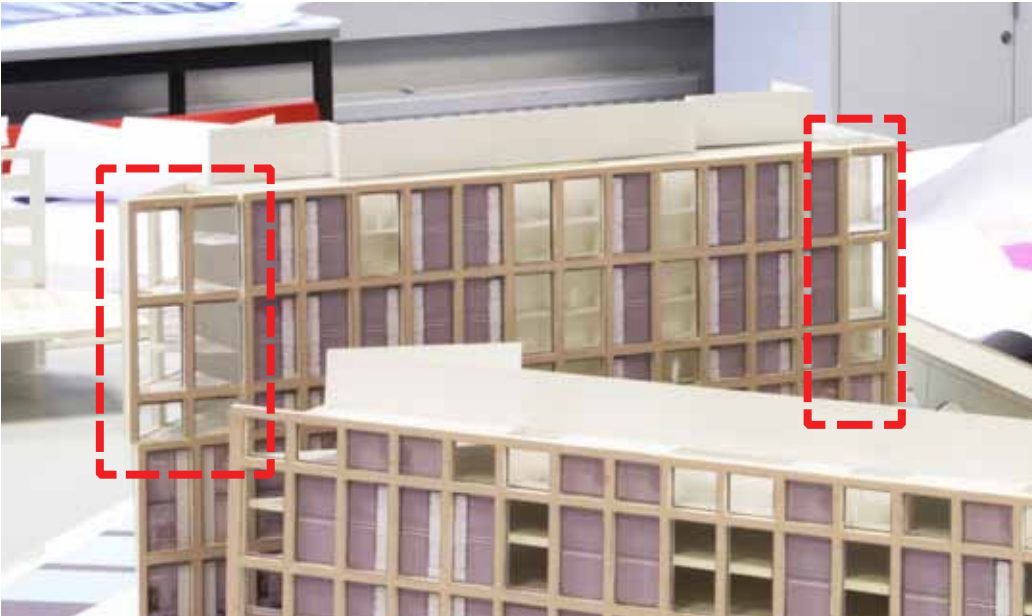
Another issue that arose during meetings with LBC was that even though the building has been reduced in mass, the continuous frames still made it look 'bulky.'

Through a series of option studies, ideas to remove the brick frames around the recessed balconies were reviewed. By removing these frames, especially at the corners, the building starts to read as individual elements above the office 'base'. The corners start to 'dissolve,' and by expressing the balconies as vertical gardens the elevation facing the Community Space is broken up.

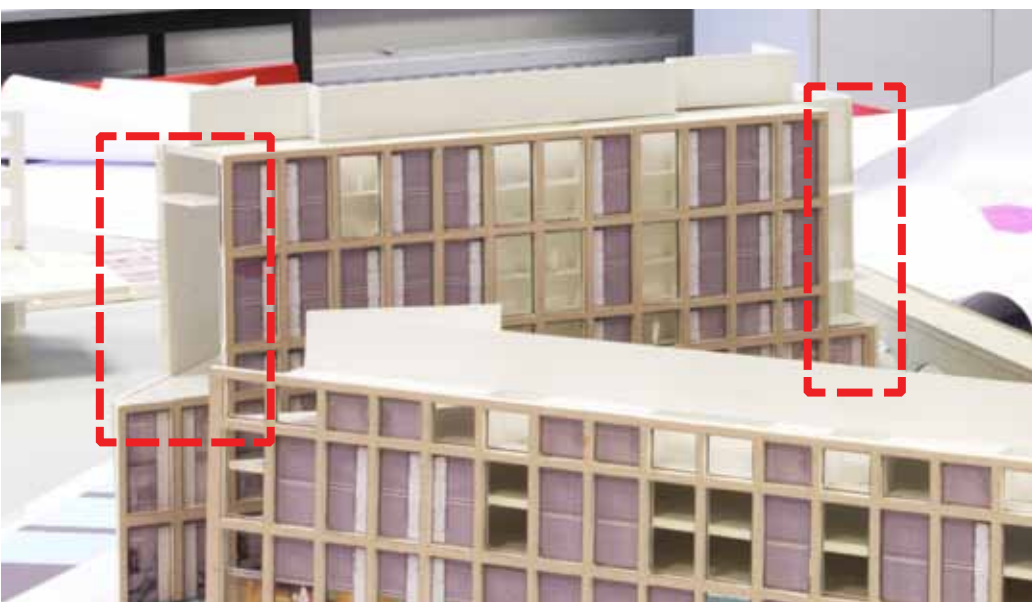
Proposal: close-up view of the penthouse floor



Workshops with LBC explored the idea of creating vertical 'slots' in the elevation facing the Community Space



Removal of the brick frames enclosing the balconies



Corner articulation: workshops with LBC finalised the removal of the frames at the corners

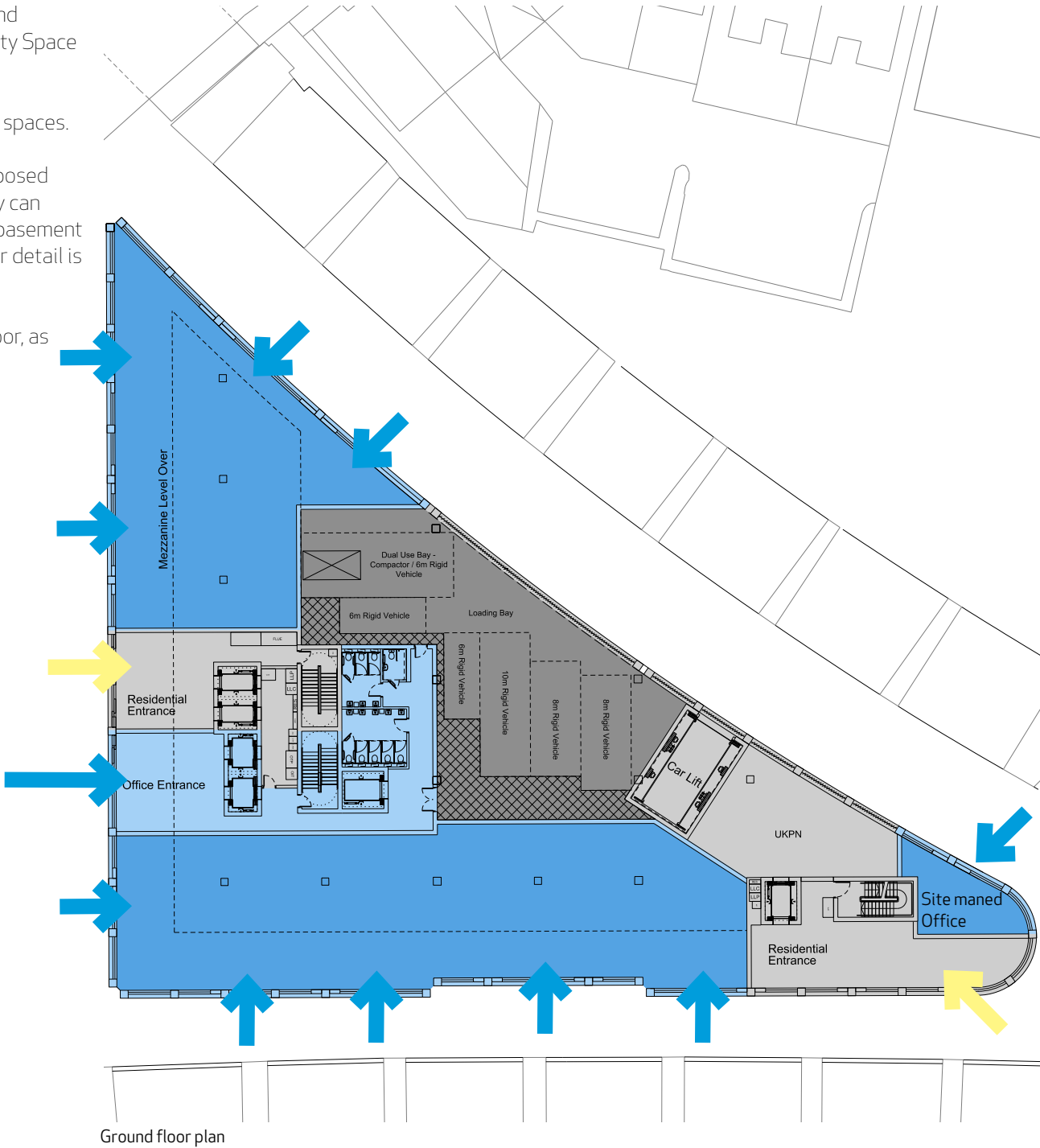
Building C2 Area C: Proposed ground floor

The proposed ground floor has employment, office and workshop uses, with direct access from the Community Space and surrounding routes.

Residential entrances are proposed from both public spaces.

A site-wide (excluding Area B) servicing centre is proposed within the ground floor of building C2. The service bay can accommodate seven vehicles. There is access to the basement car parking for disabled users and private use. Further detail is contained within the transport assessment.

A sub-station for the site is also located at ground floor, as well as a site-wide management office.



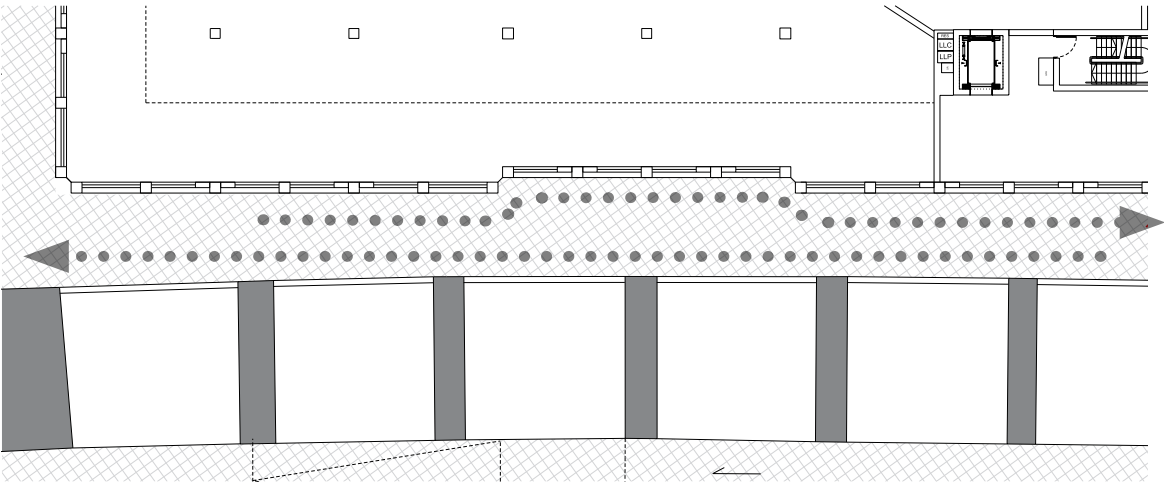
Entrance to the 'Mews'

The northern access route is designed as a 'creative mews,' with vehicular access directly to the ground floor uses in the building and the railway viaduct arches located behind. This reinforces the proposed uses of light industrial and workshop.

On the south the frames beneath the podium gardens are pulled back to create a 'breathing' space along this southern route. This acknowledges the residential buildings above, creates more space at the public realm and 'breaks' the vista.



Swept path diagram showing vehicular movements at the loading bay and car lift

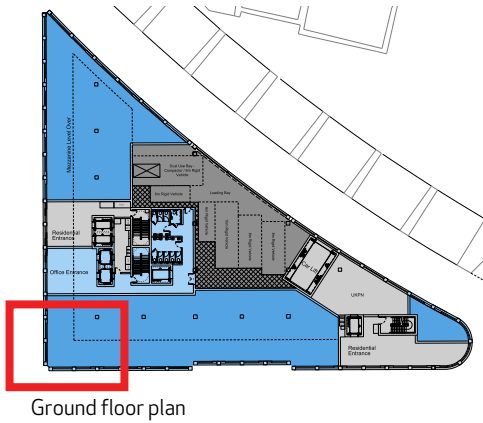


Widening of the southern pedestrian route

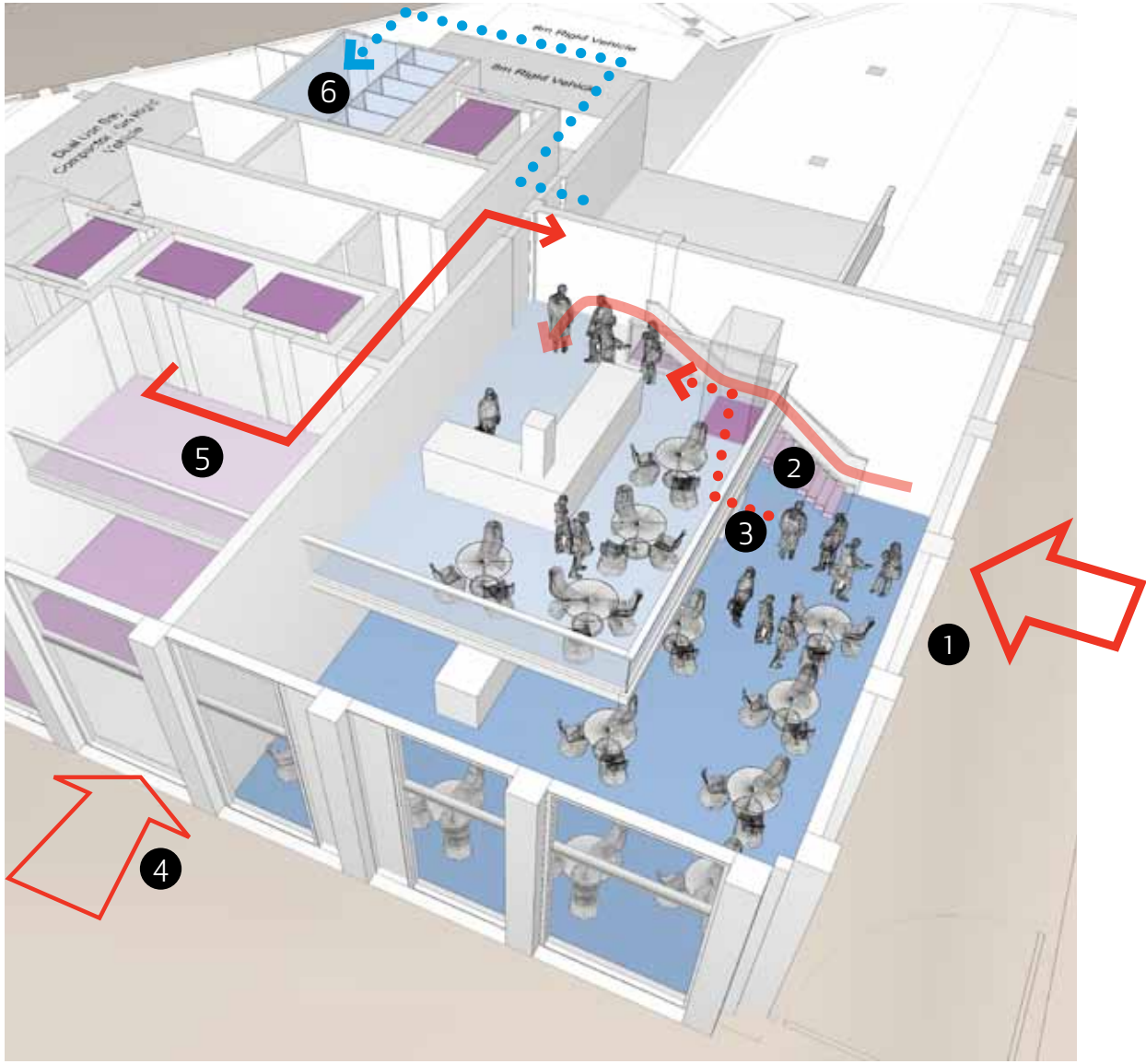
C2 Area C Proposed ground floor Employment spaces

The proposed ground floor employment units have direct access from the Community Space and adjacent routes, as well as to the shared lifts and toilet provision.

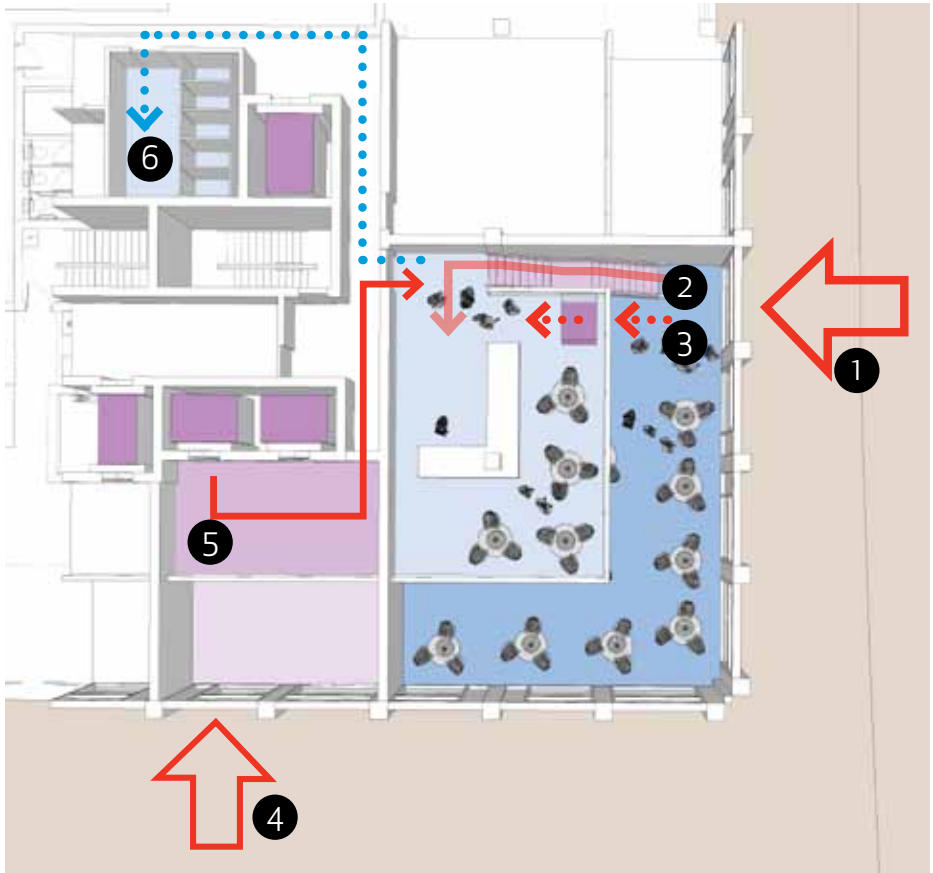
- 1 Entrance
- 2 Internal stair to mezzanine floor
- 3 Lifting platform (optional)
- 4 Entrance to shared lifts
- 5 Access to mezzanine floor via shared lifts (optional)
- 6 Route to shared toilet facilities



Images of employment uses



Typical employment unit showing mezzanine floor and circulation



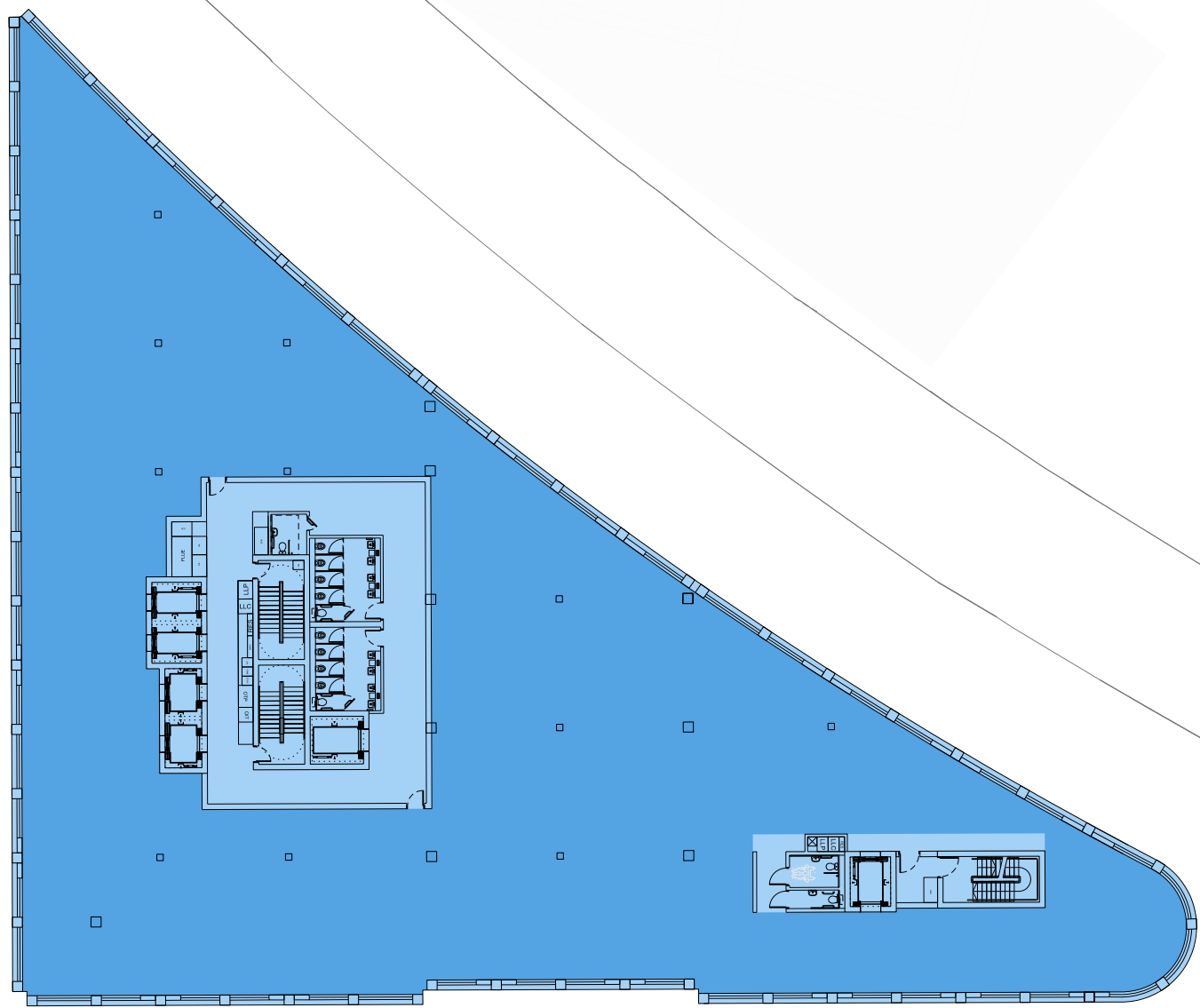
Plan showing typical employment unit with mezzanine floor and circulation options



Illustrative internal view of typical employment unit showing mezzanine floor

Building C2 Area C: Proposed employment floors

The proposed employment spaces have been designed as flexible floorspace which can be sub-divided depending on individual tenant requirements. The typical floor-to-ceiling height is over 2.6m. There are shared communal facilities and good natural daylight.



Precedent studies:



Break-out space



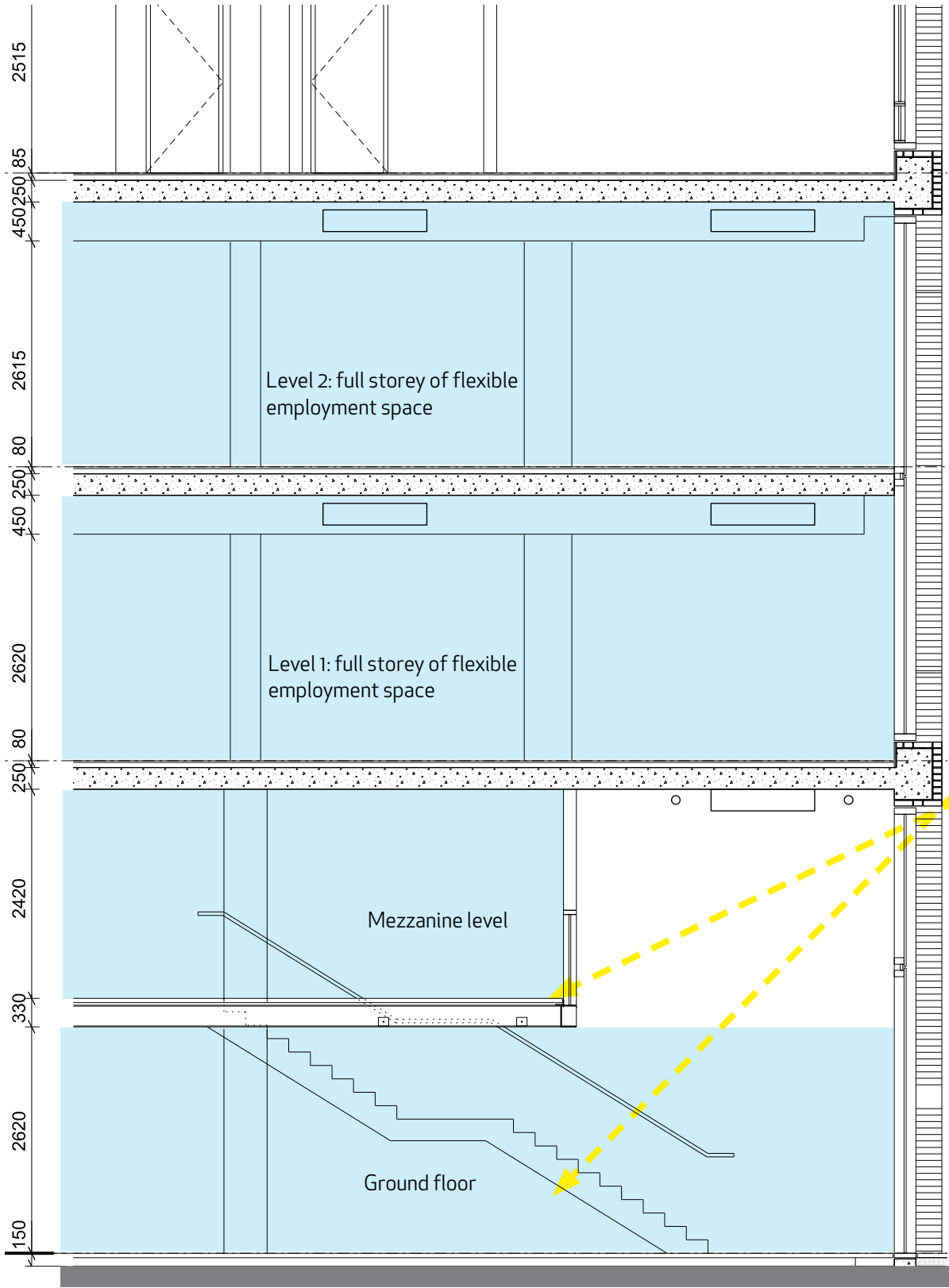
Kennington Park workspace



Clerkenwell workspace: 300m² office and break-out space

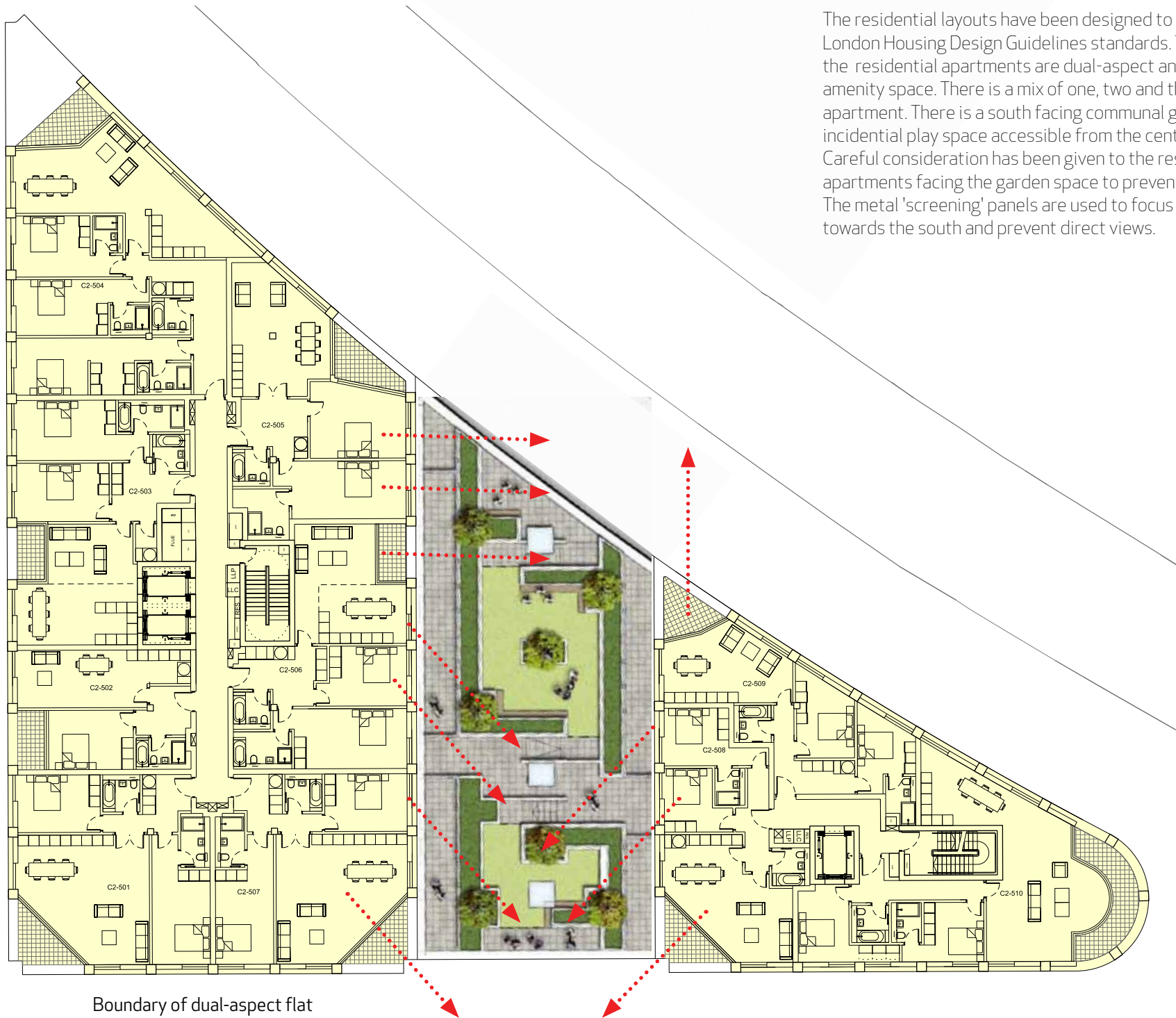


Existing workshops



Sun

Proposed Layout:
Building C2 – Residential



The residential layouts have been designed to the interim London Housing Design Guidelines standards. The majority of the residential apartments are dual-aspect and all have amenity space. There is a mix of one, two and three bedroom apartment. There is a south facing communal garden including incidental play space accessible from the central lift cores. Careful consideration has been given to the residential apartments facing the garden space to prevent overlooking. The metal 'screening' panels are used to focus the views towards the south and prevent direct views.

