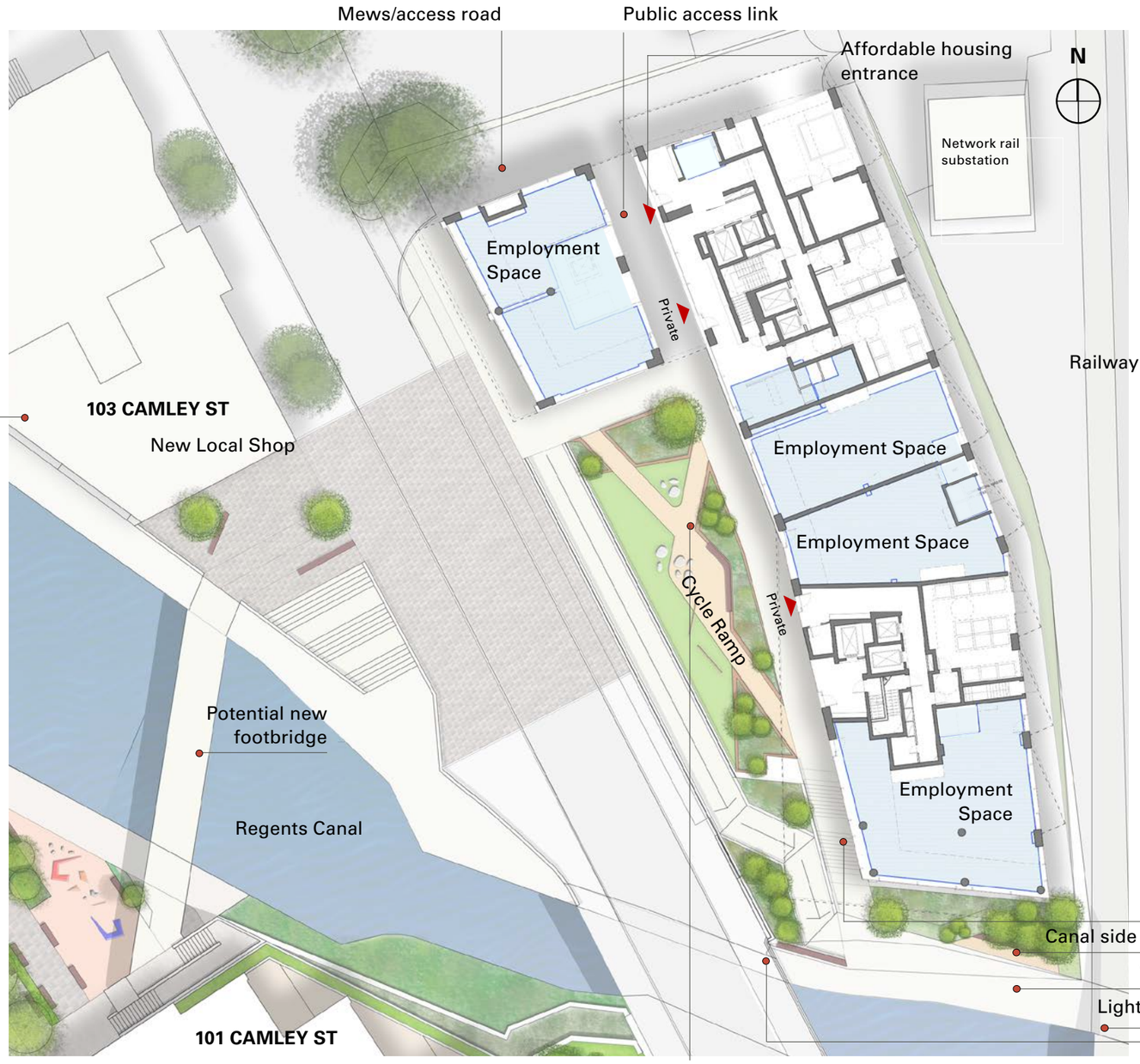
3.0 Architectural Design

3.5 Public Realm Design - Proposed

This page provides a summary of the proposed improvements to public realm. These include:

- a widened towpath to the south of the site accessible from Camley Street through a proposed cycle ramp and pedestrian stepped access;
- a new public access link to the north of the site in anticipation to future developments there.
- in addition, the proposed landscaped area to the west of the development is directly linked to the newly created amenity provided at 103 Camley Street.



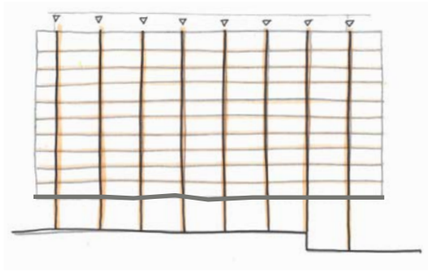
Site view showing proposed development in context

3.0 Architectural Design

3.6 Building Base Design - Evolution

”Loadbearing Brick”

- The initial proposal results in the clear expression of a loadbearing brick elevation, in particular at ground level.
- This however does not provide a conclusive and satisfactory solution visually in terms of the cantilever support to the south because the splay splits the brick away from the glazed elevation, confusing the visual language.

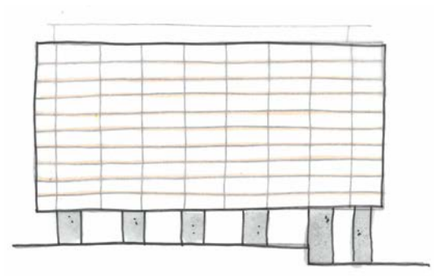


Elevation diagram

”Concrete Table”

It was considered that the ground employment floor will benefit from a more expressive architecture in order to emphasise the active street frontage that the proposal seeks to promote, as well as the distinct functions supported at that level.

- The evolved design in concrete results in the loadbearing structure being expressed differently to overcome any confusion apparent in the brick option, but with substance / heavy material which could still appear loadbearing.
- Whilst a departure from the architecture language expressed in the residential elements above - successful in indicating the different uses - the concrete legs do not provide enough visibility through the building.
- Furthermore the visual impact of the column around the splay to the south could adversely affect the public realm experience.



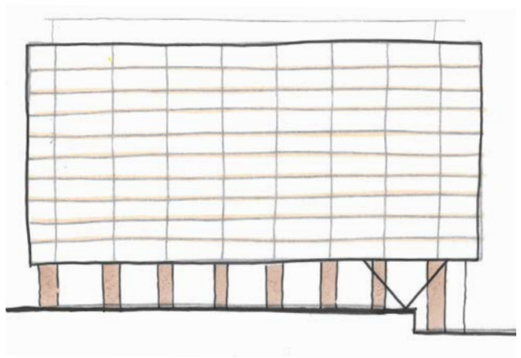
Elevation diagram

Agreed visual link to the north with strong horizontal separation between employment and access spaces at ground level and residential levels above.

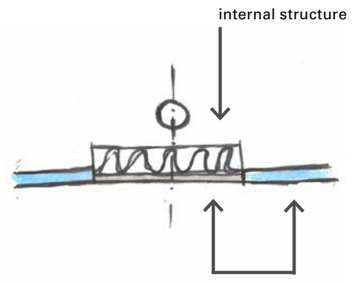
3.0 Architectural Design

3.6 Building Base Design - Solution ”Lightweight”

- Working with Arup Structural Engineers an alternative was subsequently explored in the form of a non-load bearing expression with the use of light-weight material.
- Structural elements are kept internal whilst on the facade line glazing and metal cladding are flush, enhancing the lightweight expression and uncluttered elevations.
- The building base is very distinct architecturally from the upper levels whilst the expression of the facade at ground level is also clearer, and gives a more flexible language that more successfully addresses all sides of the ground floor.
- The “wishbone” cantilever support allows for greater transparency with minimal impediment to pedestrian views and add interest to the base and public realm.



Elevation diagram



H10 London Waterloo Hotel showing a distinct but lightweight architectural language at ground level, with heavy expression above

The Idea Store in London with flush lightweight clear and coloured glazed facade

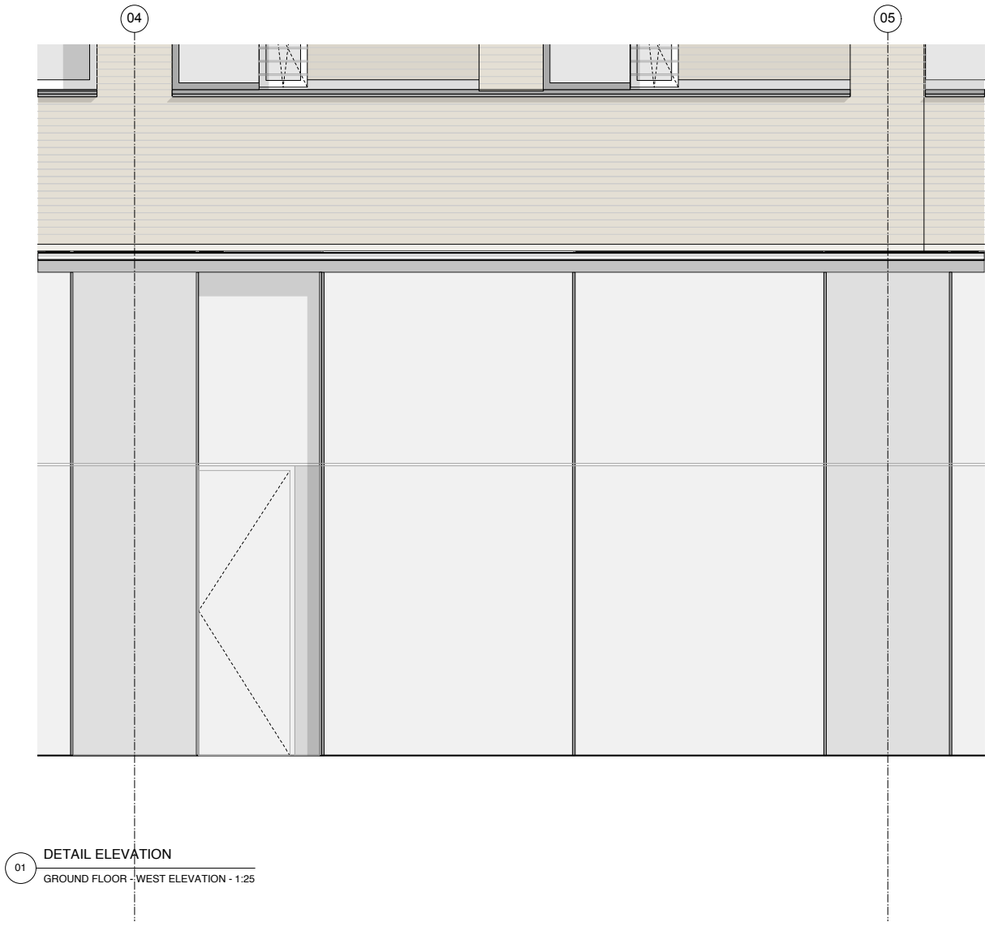
3.0 Architectural Design

3.6 Building Base Design – Solution

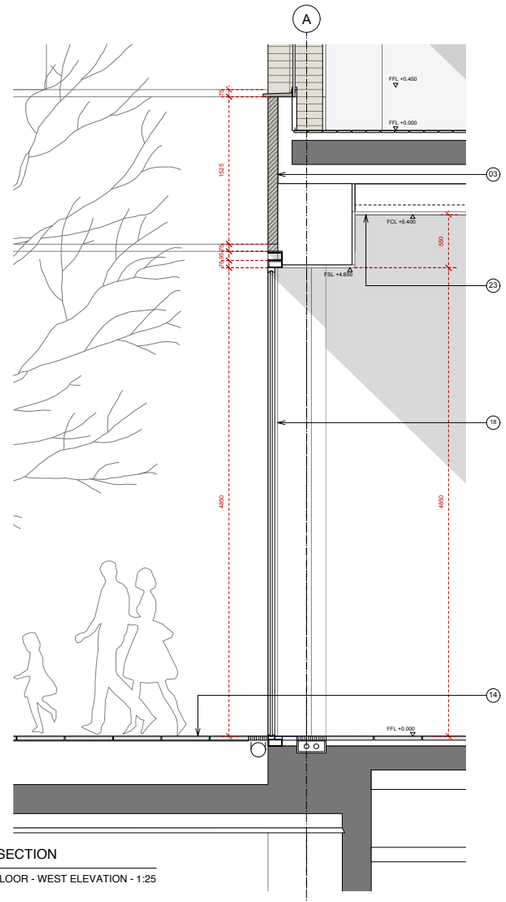
With the use of full height glazing panels, the design solution for the building base results in a stronger emphasis on the ground level facade through a non-load bearing expression. The various widths of the glazing allow for a departure from a grid arrangement whilst enabling the facade to address all sides of the ground floor.

Structural elements are kept internal whilst on the facade line glazing elements are flush, enhancing the lightweight expression that contrasts distinctively architecturally from the residential upper levels.

The “wishbone” cantilever support is retained as the most elegant option that accord greater transparency with minimal impediment to pedestrian views, and further enhances the identity and placemaking of the architectural design.



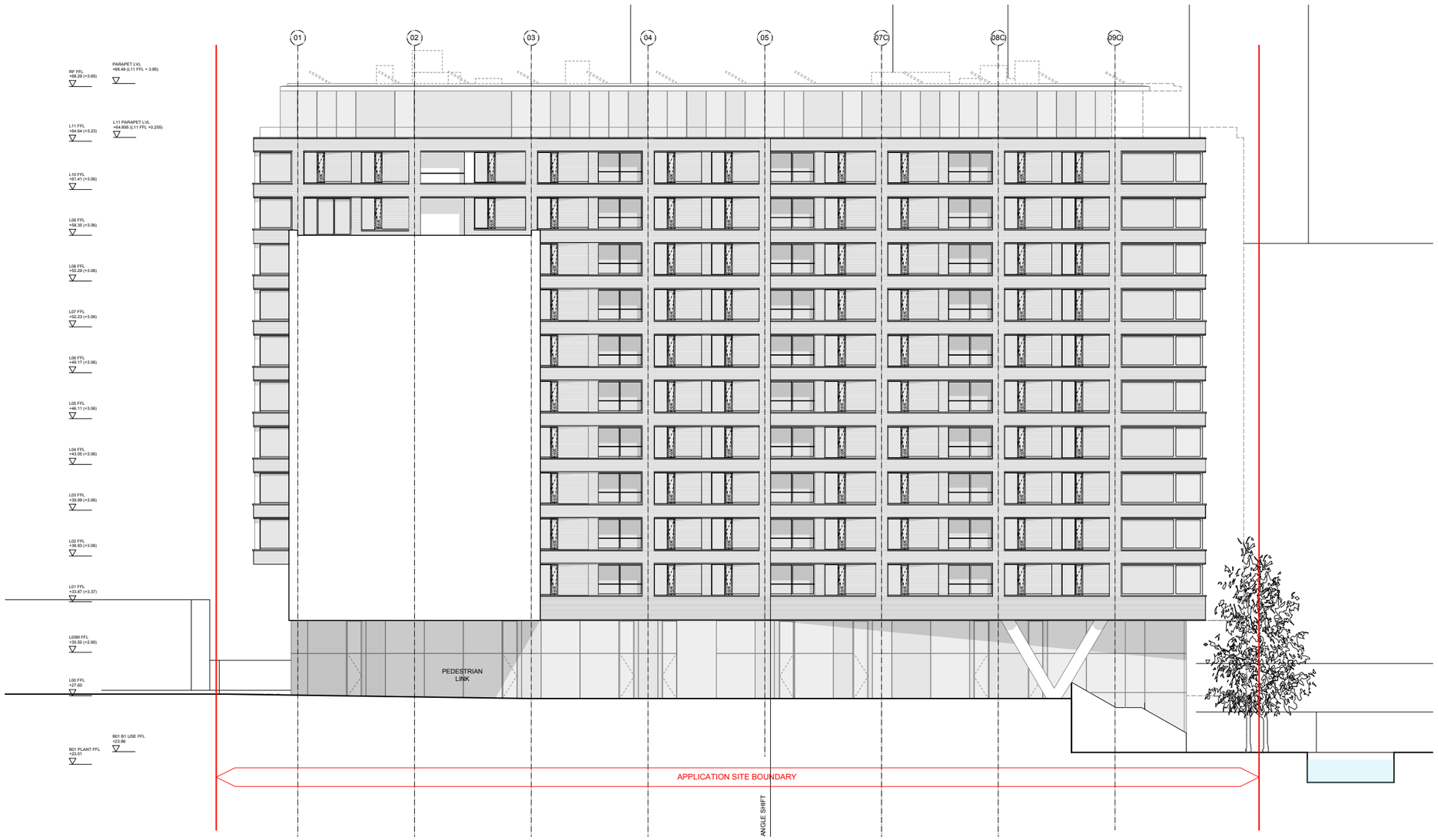
01 DETAIL ELEVATION
GROUND FLOOR - WEST ELEVATION - 1:25



03 DETAIL SECTION
GROUND FLOOR - WEST ELEVATION - 1:25

3.0 Architectural Design

3.6 Building Base Design - Solution



West Elevation showing wishbone structure

3.0 Architectural Design

3.6 Building Base Design - Solution

View from Camley Street showing the wishbone structure separating the pedestrian link and steps from the cycle ramp

3.0 Architectural Design

3.7 Facade Design - Evolution

The initial design concept for the facade was in response to the environmental constraints of the site in particular the proximity of the CTRL and Network Rail railway lines to the east. In addition, in order to respond contextually to the two other Gateway sites at 101 and 103 Camley Street, a solid set facade was explored with brick chosen as a prominent cladding material.

The rhythm and proportion of the facade and the roof details were further developed, as were the proportions of solid and glazed elements and the use of concrete and brick.

The degree of solidity of the vertical divisions was reduced to give the building a horizontal focus. This use of double glazing also allows a high percentage of glazing to living areas.

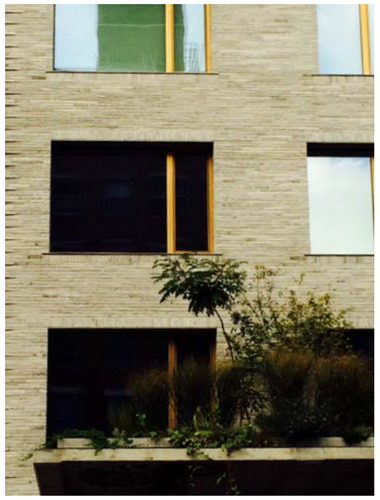
Early development images of the east facade showing several roof and east and west elevations options

3.0 Architectural Design

3.7 Facade Design - Evolution

Precedent images of brick facades

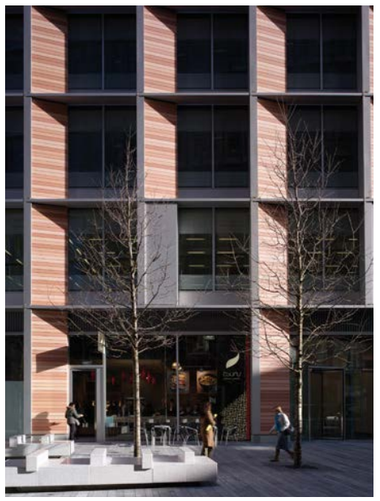
New York high rise, Manhattan brick



Bank, St Gallen, Switzerland

Darwin Martin House, Buffalo, NY, USA

Villa, Kolding, Denmark: Petersen K91 Roman brick



Bankside, London

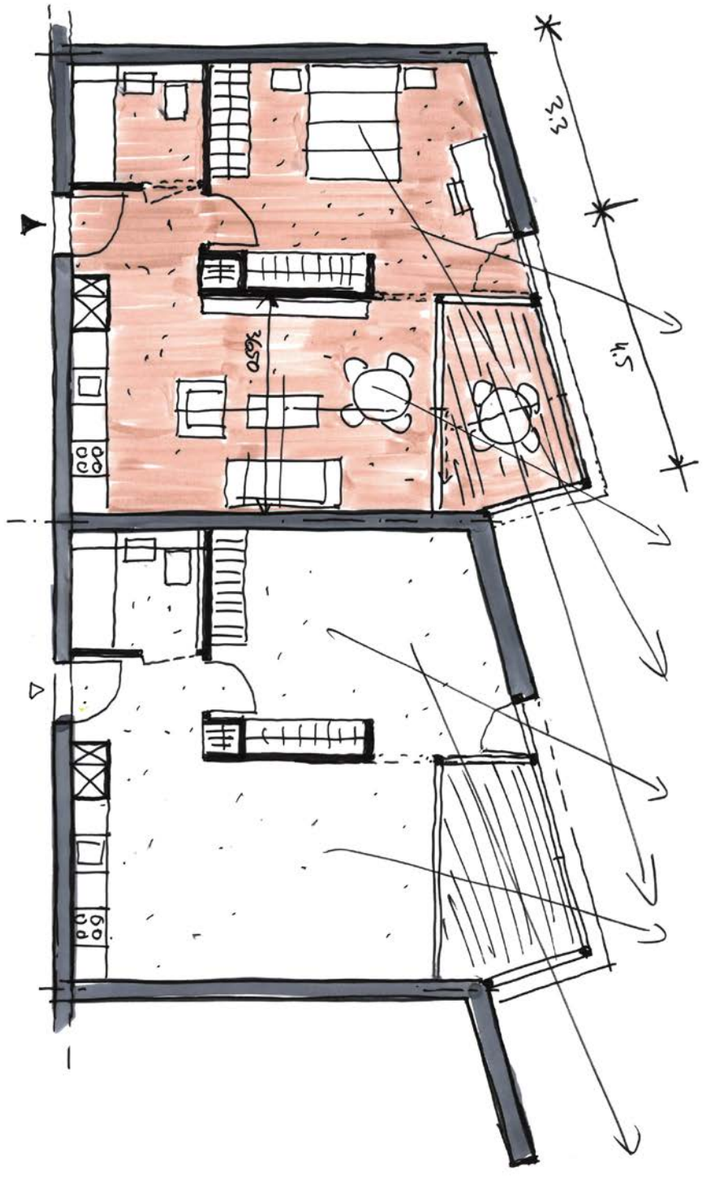
3.0 Architectural Design

3.7 Facade Design - Evolution

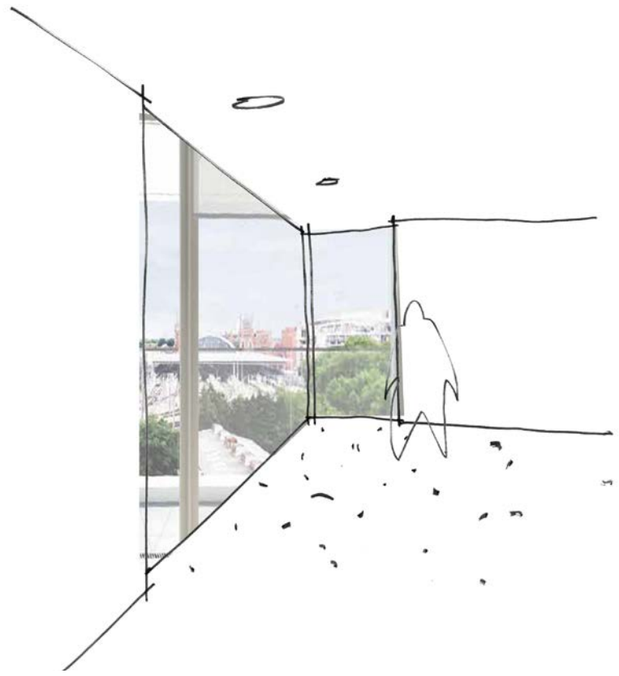
Façade Solution

As well as taking into account environmental constraints generated by wind, noise and heat gain, the final facade solution has been developed in relation to the opportunities afforded with views over the canal and towards the City and Central London to the south, east and west. To the east a sawtooth profile is thus adopted to respond to both constraints and opportunities. There all apartments will have wintergardens to mitigate train traffic noise and interrupt wind. Corner balconies to the south will also have wintergardens to ensure wind protection. To the west the balconies are inset and for most afford views towards the canal and south and west, from St Pancras to Regents Park. Regardless of location all balconies thus provide a comfortable and sheltered space whilst overall over two-thirds of residential units will benefit from dual aspect.

The balconies have been designed to exceed the client brief for good levels of private amenity space to all apartments. In addition, a design feature of the facade was to provide a usable balcony which, when used in conjunction with wide areas of glazing and few vertical interruptions, in effect extends visually the area of living space contained in each apartment. The balconies are divided from apartments with full height glazed divisions and provide significant usable outdoor space to all apartments regardless of tenure.



Floor plan 1 bed-unit looking east



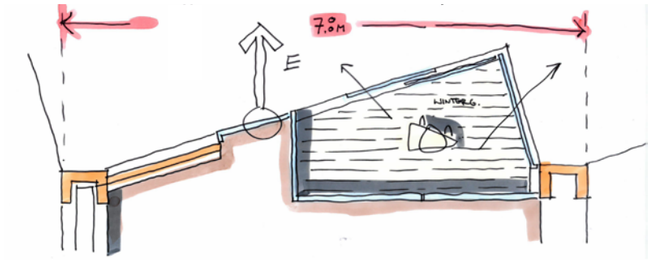
View south from ‘saw tooth’ window

Precedent image showing floor to ceiling windows to living spaces

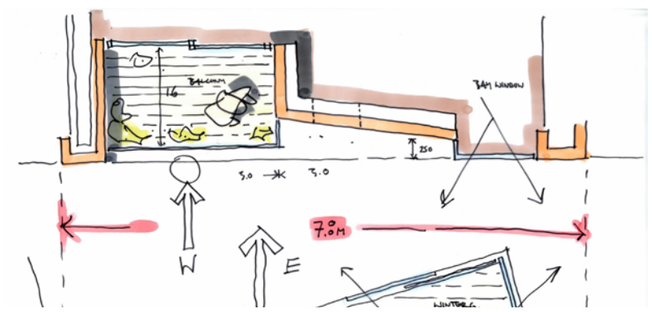
3.0 Architectural Design

3.7 Facade Design - Evolution

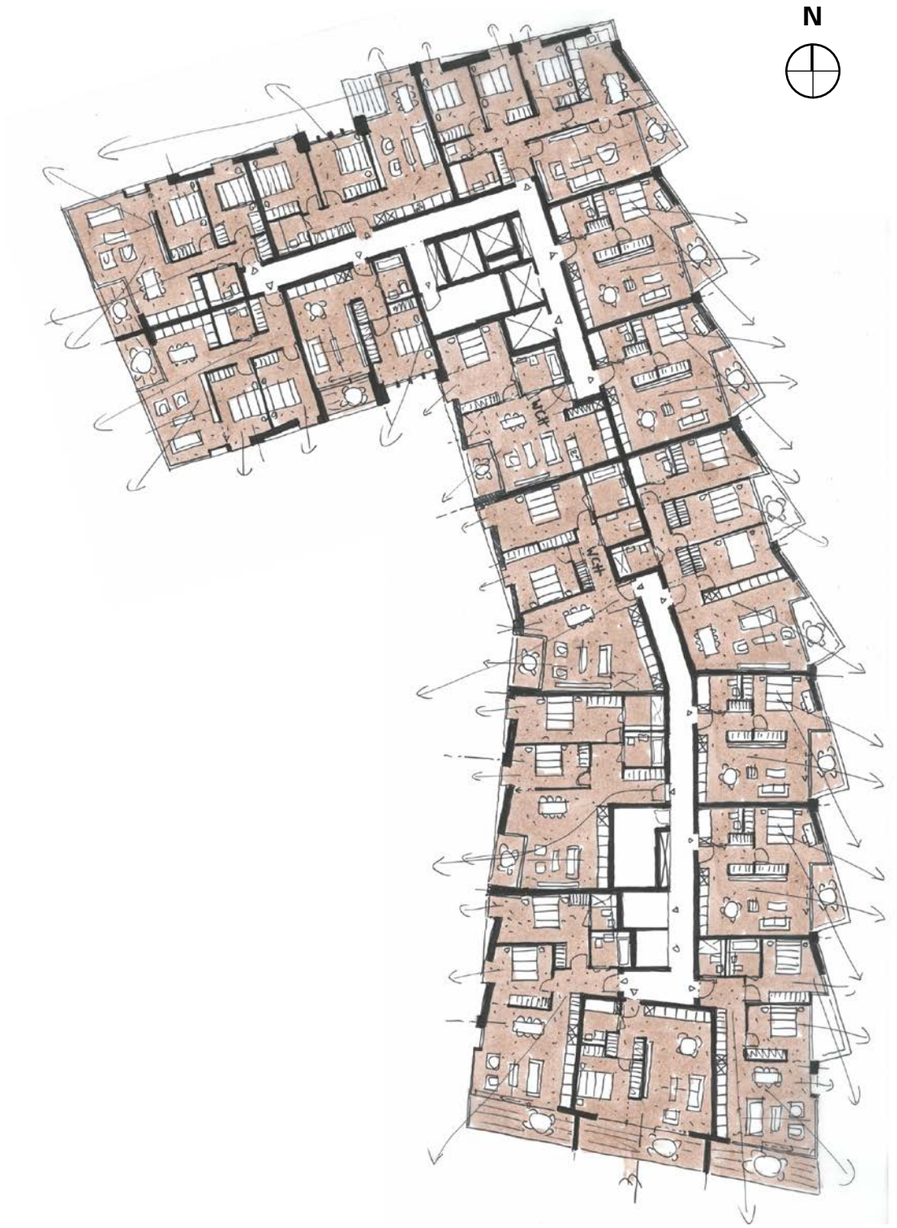
- Sawtooth to east improves light and views
- >65% dual aspect
- All single aspect units are south or south/west facing
- Amenitry space provided by Sawtooth winter gardens and recessed balconies (no projecting “bolt on balconies”)
- Canal, City and Central London views maximised
- Reveals in facade enhance light and views

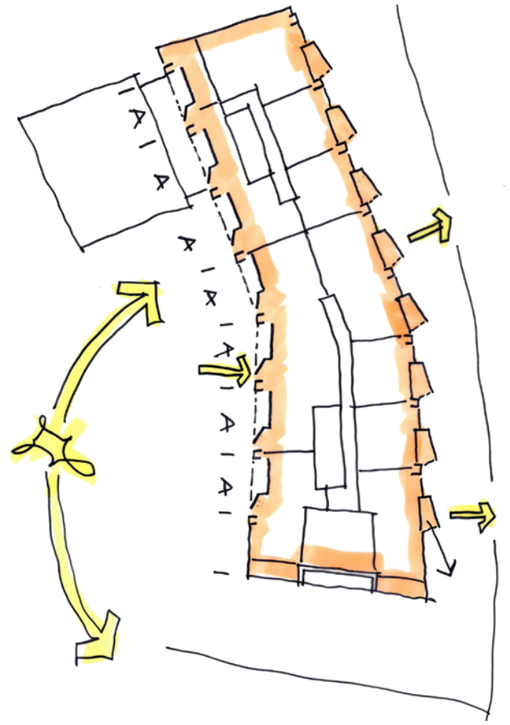


Wintergarden sketch - East Facade



Inset balcony sketch - West Facade

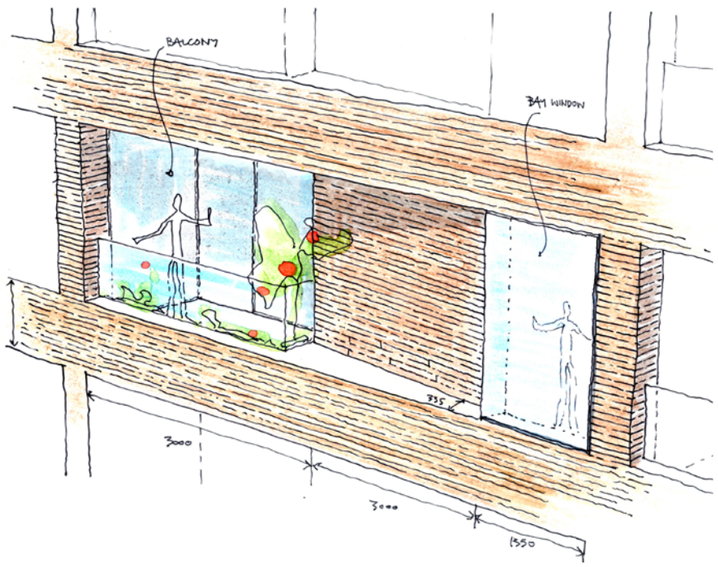




Facade concept: winter garden “push / pull”

3.0 Architectural Design

3.7 Facade Design - Evolution



West Facade early development

West bay study

3.0 Architectural Design

3.7 Facade Design - Evolution

Through discussion in the pre-application meetings, and having explored the use alternatives including concrete and metal, we concluded that brick is the most appropriate material for the building. This responds clearly to the 19th Century canal side context and, together with 101 and 103, reinforces the family of buildings that form the gateway sites to Camley Street.

Within this masonry background, combinations of alternative materials and colours were explored, as shown in the images to the right. With consideration to some of the larger expanses of facade such as the west side facing Camley Street, we explored ways to break up the mass and articulate the brick surface more subtly. This has resulted in the use of a range of architectural devices, which include:

- a strong rhythm of rectangular openings that enhance the horizontality of the facades
- a projecting bay window to draw light into rooms and offer greater aspect over the canal
- angled facets of brickwork that form chamfers into window openings and enhance the play of light and shadow
- cills and header courses above and below openings that offer richness and texture to the masonry language
- a restricted palette of brick, stone, metal and glass.

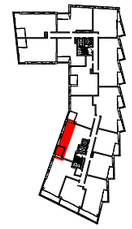
We have tested numerous combinations of these details which are shown in the CGIs, and believe these demonstrate a coherent set of elements which could be developed and refined further prior to discharge of conditions.

Metal cill/ infill options

Stone cill/ infill options

3.0 Architectural Design

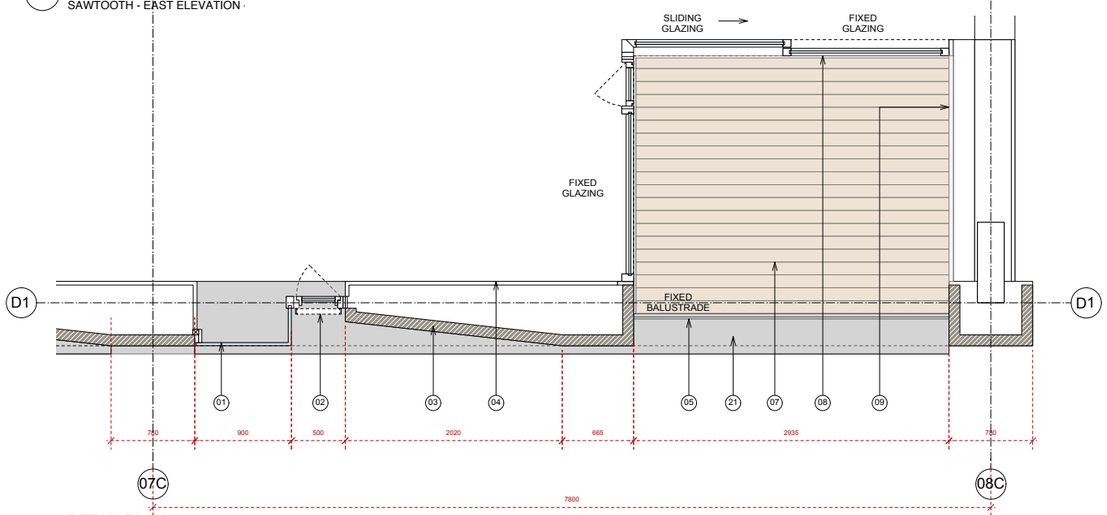
3.7 Facade Design - Proposed



West elevation

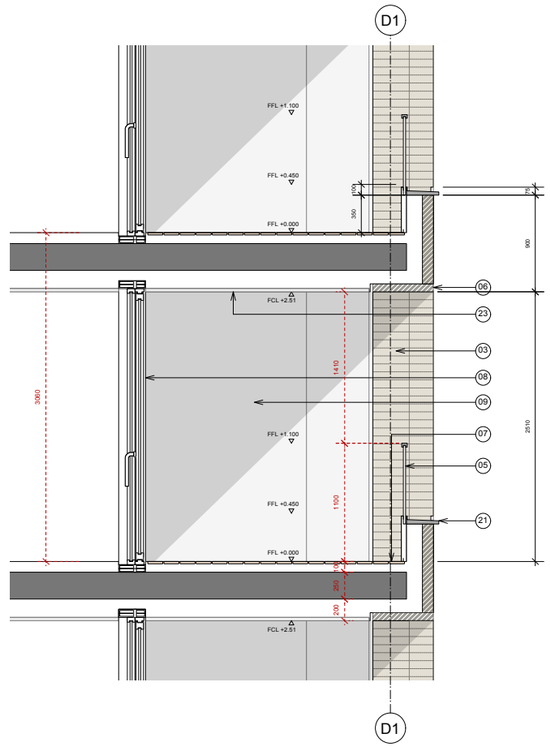
01 DETAIL ELEVATION

SAWTOOTH - EAST ELEVATION



02 DETAIL PLAN

SAWTOOTH - EAST ELEVATION

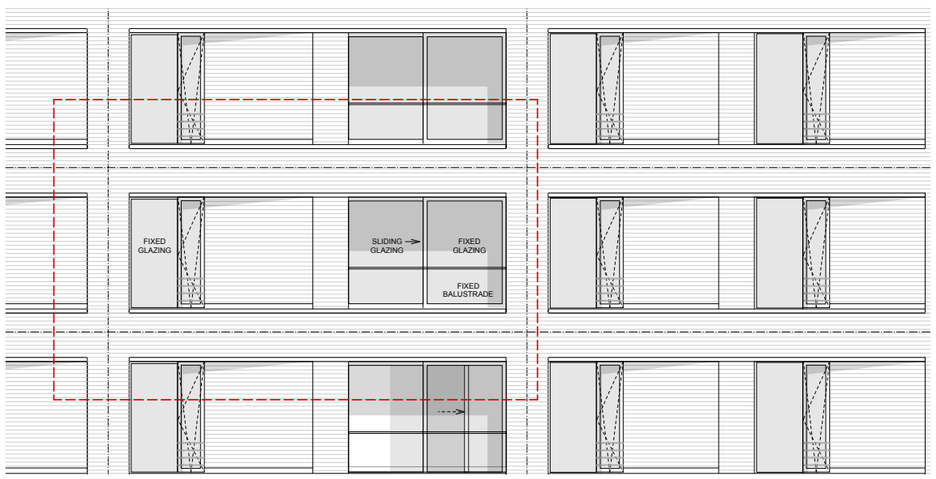


03 DETAIL SECTION

SAWTOOTH - EAST ELEVATION

LEGEND

1. Double Glazed Bay Window.
2. Double Glazed Vent Panel with Metal Ballustrade rails fixed externally.
3. Brickwork
4. Plasterboard in thermal wall lining.
5. Glass Balustrade with metal hand rail.
6. Stone/ Precast Concrete Header.
7. Timber Decking.
8. Double Glazed Sliding Window System.
9. Precast Concrete/ G.R.C. Rainscreen Panel.
10. G.R.C. Soffit - 30 mm.
11. Fixed Glass Panel.
12. Sliding Glass Panels.
13. Glass Balustrade
14. Pavers
15. Back Painted Glass Panel
16. Running Guide in Hand Rail
17. Frameless wintergarden glass panels on sliding gear suspended from above.
18. Stainless steel or natural anodised aluminium framed glass fixed panel.
19. Opaque Glass
20. Glass 1810mm Double Swing Door
21. Metal Cill
22. Glass Privacy Screen
23. Plasterboard Ceiling



05 GA ELEVATION

EAST ELEVATION

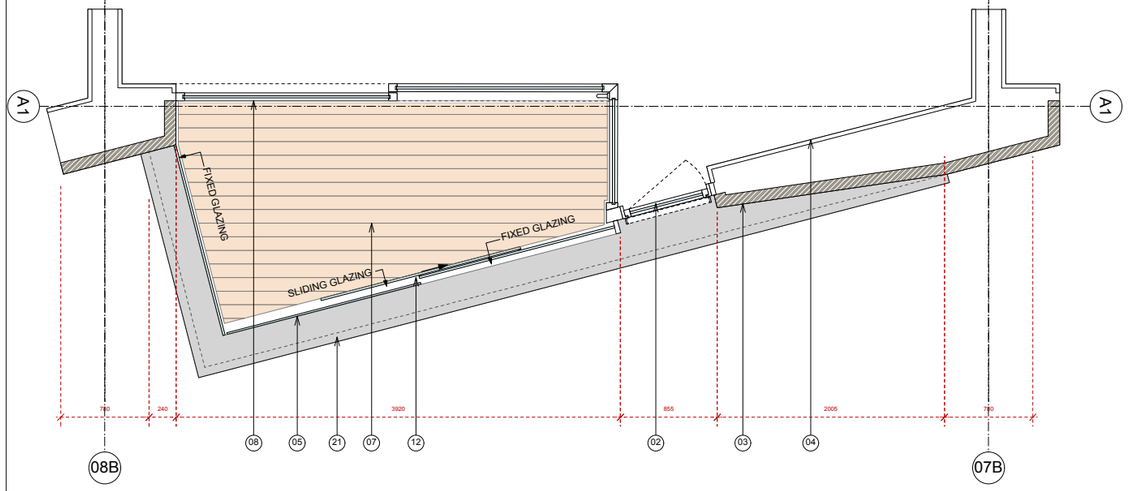
3.0 Architectural Design

3.7 Facade Design - Proposed

East elevation - typical detail

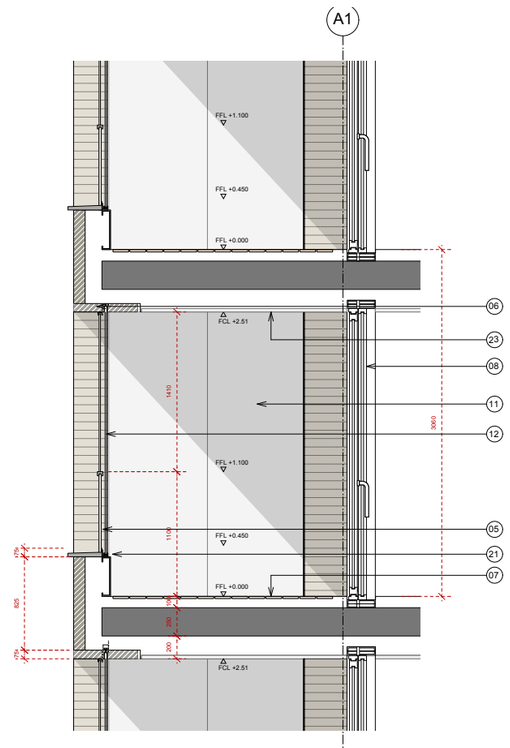
01 DETAIL ELEVATION

SAWTOOTH - EAST ELEVATION



02 DETAIL PLAN

SAWTOOTH - EAST ELEVATION



03 DETAIL SECTION

SAWTOOTH - EAST ELEVATION

05 GA ELEVATION

EAST ELEVATION

LEGEND

1. Double Glazed Bay Window.
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19. Opaque Glass
20. Glass 1810mm Double Swing Door
21. Metal Cill
22. Glass Privacy Screen
23. Plasterboard Ceiling

3.0 Architectural Design

3.8 Amenity Provision

On-site contribution
Off-site contribution
Additional provision in proximity of site (within 400m)

SUMMARY PROVISION

ON-SITE
- 320m2 PUBLIC OPEN SPACE (COURTYARD + CANAL END)
- 200m2 PRIVATE AMENITY SPACE (ROOF)
- 1545m2 PRIVATE BALCONIES, TERRACES OR WINTER GARDENS
- 140m2 CONTRIBUTION TO PUBLIC REALM (CYCLE RAMP)
- 2065m2 TOTAL ON-SITE

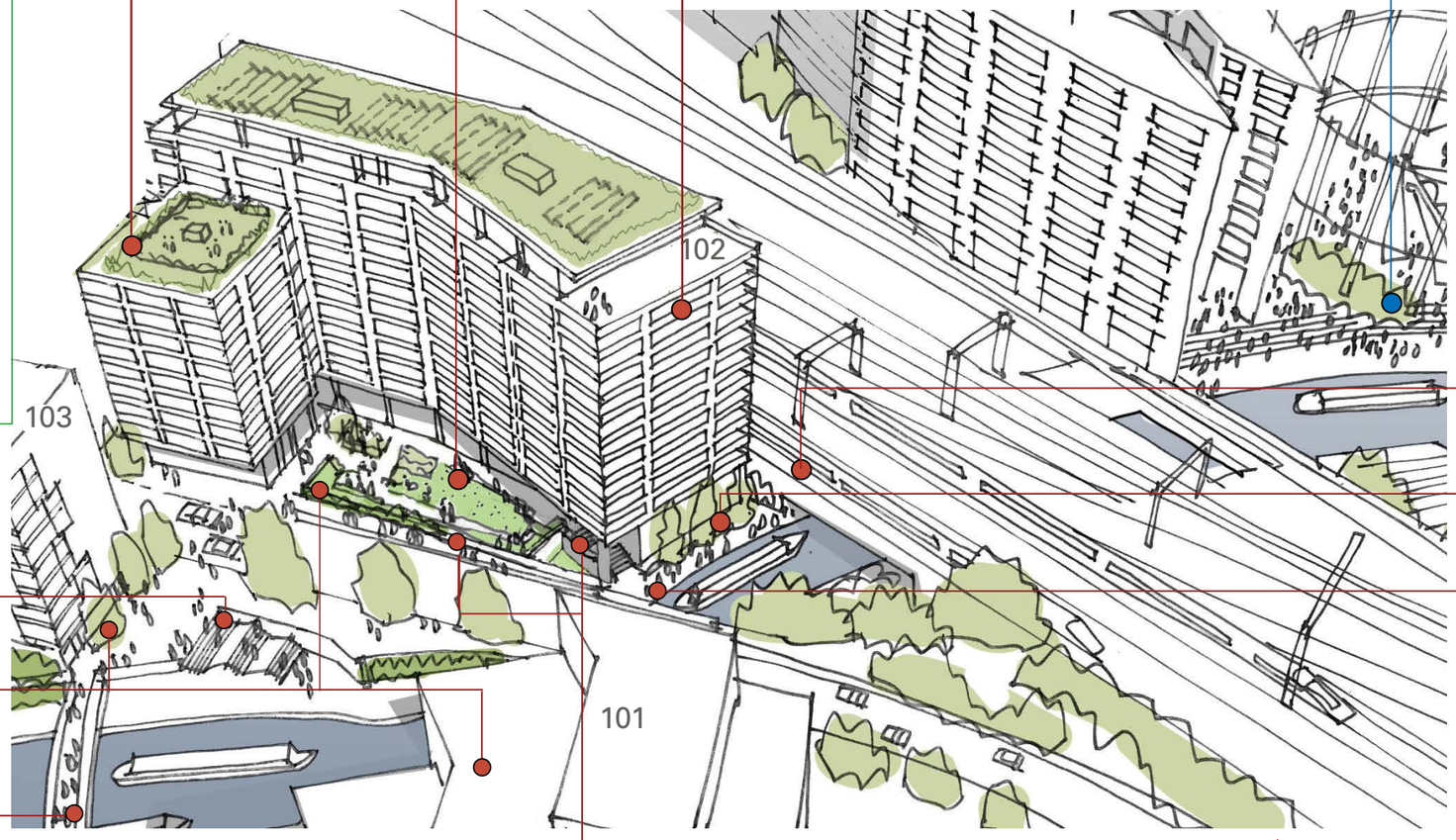
OFF-SITE
- ADDITIONAL PLAY AND GREEN SPACE WITHIN 400-800M OF SITE ON 21 DIFFERENT SITES
- INCLUDES NEW PLAYGROUND WITHIN 200m OF RESIDENTIAL ENTRANCES (GASHOLDER No. 8)

ROOF GARDEN C. 200M2 INCL.:
- 150M² PRIVATE AMENITY SPACE
- 50M² PRIVATE CHILDREN'S PLAYSPACE

OPEN SPACE C. 280M2 INCL.:
- 230M2 PUBLIC AMENITY SPACE
- 50M2 CHILDREN'S PLAYSPACE

PRIVATE BALCONIES, TERRACES OR WINTER GARDENS ALL UNITS
- c. 1545m2 IN TOTAL ALL UNITS

NEW PLAYGROUND AT GASHOLDER c. 200m FROM RESIDENTIAL ENTRANCES



UNDER BRIDGE LIGHTING

PUBLIC OPEN SPACE C. 40M2

WIDENED TOWPATH AND IMPROVED CANALSIDE ENVIRONMENT

NEW STEPS - UNDER CONSTRUCTION (CONTRIBUTION BY OTHERS)

COHERENT LANDSCAPE SCHEME LINKING THE 3 GATEWAY SITES

POTENTIAL NEW FOOTBRIDGE (CONTRIBUTION BY OTHERS)

NEW PUBLIC LINKS INCL.
- CYCLE RAMP
- PEDESTRIAN STEPPED ACCESS

OFF-SITE CONTRIBUTION, I.E.:
- ST PANCRAS GARDENS
- CAMDEN NATURAL PARK

OFF-SITE PUBLIC SPACE, I.E.:
- ST PANCRAS GARDENS
- CAMDEN NATURAL PARK

Aerial view of proposal in context

3.0 Architectural Design

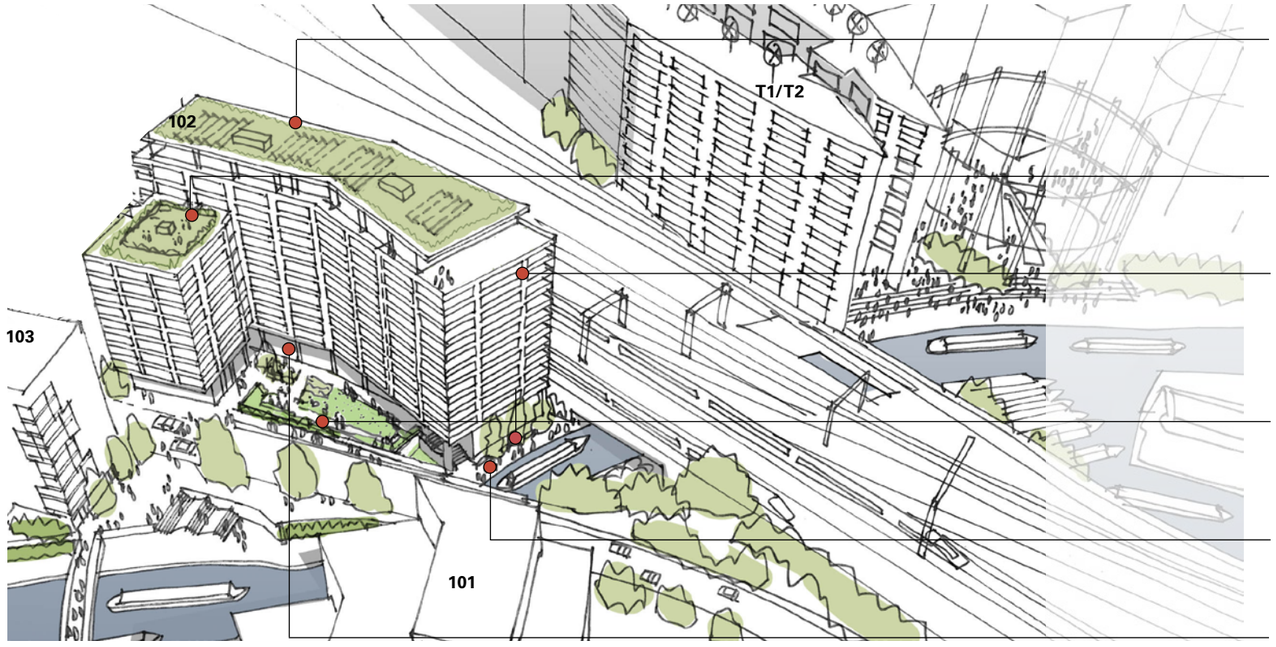
3.9 Sustainability

An Energy Strategy for the proposed development is a requirement of planning policy set by the Greater London Authority (GLA) and London Borough of Camden (LBC). In particular relevant to all new developments in Camden are Core Strategy Policy CS13 and Development Policy 22 which promote sustainable development.

The proposal incorporates a number of design features to ensure the targets set by these policies and Part L regulations are met or exceeded. The Sustainability strategy is based on the 'Be Lean, Be Clean, Be Green approach' and include the following features:

- Residential units compliance with Code for Sustainable Homes Level 4 including provision of private outdoor amenity space and safe and secure cycle storage accommodating over 280 cycle spaces
- Combined Heat and Power Plant
- PV panels on roof
- Rainwater harvesting for external irrigation of the extensive soft landscaping areas to be considered
- A large area of the site dedicated to new planting
- Intensive green roof to enhance biodiversity
- Employment spaces aspire to achieve BREEAM 'Excellent' rating.

Further details on the extensive energy and sustainability strategies proposed can be found in the Energy Assessment and Sustainability Strategy reports produced by McBains Cooper (June 2014) and submitted as part of this application.



Summary of sustainability features

3.0 Architectural Design

3.10 Daylight, Sunlight and Microclimate

A daylight, sunlight and overshadowing assesment has been undertaken by GVA Schatunowski Brooks. The assessment considers the potential impact of the proposed development for these aspects on existing, neighbouring and proposed consented buildings, as well as open space and public amenity areas.

All apartments and employment spaces within the proposed development will have good levels of natural light and sunlight. The site is located to the north of the Regents Canal and the scheme will provide for good levels of daylight and sunlight reaching the canal and canal towpath.

Full details can be found in the accompanying report.

Wind Microclimate
RWDI undertook a Pedestrian Level Wind Microclimate Assessment and Wind Tunnel Study. The assessment concludes that the wind microclimate around the baseline (empty) site and existing surroundings is suitable for the pedestrian use intended as part of the proposal. The study notes that wind conditions at ground level for the proposed development within the existing surroundings (including 103 Camley Street), and within the cumulative surroundings including the three Gateway sites, require mitigations measures at the entrances located in the pedestrian link, such as recessed doorways or the use of screenings. It also notes that terraces to the south elevation would be exposed to exceeding wind conditions.
All recessed entrances located in the pedestrian link of the proposed development and the use of soft landscaping will help further mitigate uncomfortable wind conditions. All corner terraces to the south of the proposed development will be protected from strong wind conditions by winter gardens.

Refer to RWDI report (June 2014) submitted as part of this application.

3.11 Air Quality and Acoustics

Air Quality
An Air Quality assessment undertaken by Arup of the proposed development concludes that the development will have a negligible impact on local air quality.

Full details can be found in the *Air Quality Assessment Report* submitted as part of this planning submission.

Acoustics and Vibration
An Acoustics and Vibration report undertaken by Sandy Brown concludes that all parts of the development will have good level of sound insulation and attain the adequate levels of external noise attenuation for high quality mixed tenure housing and employment space.

The spaces withing the development will not be impacted by vibration from sources extraneous to the development. No vibration is caused by the proposed scheme when completed.

All sources of noise from the proposed scheme when completed will be below the ambient background noise level at present.

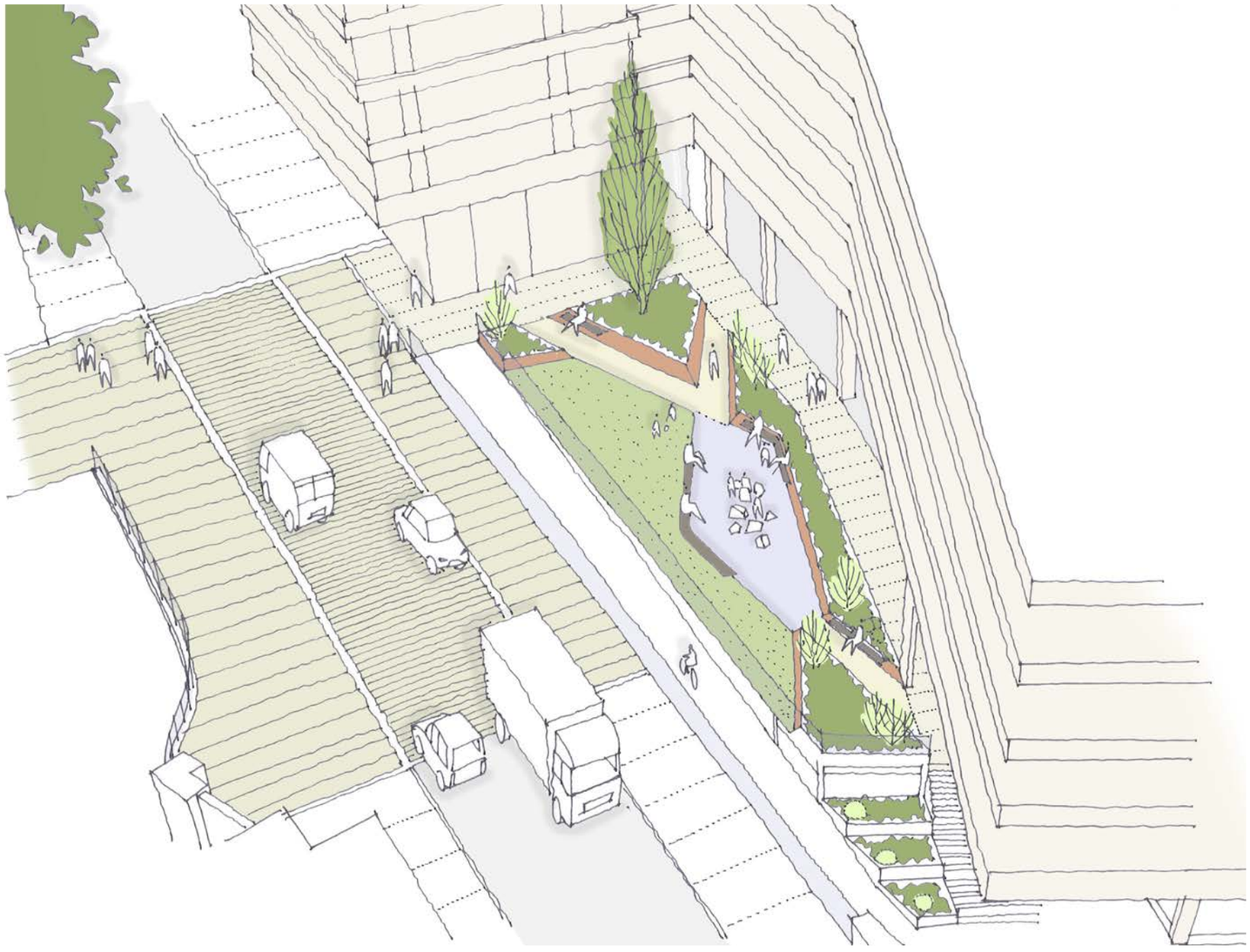
4.0 Landscape Design

4.1 Introduction

The landscape design section of this Design & Access statement has been produced by Turkington Martin landscape architects.

It describes the context, concept and landscape proposals. It also explains how the 102 Camley Street site contributes to wider aspiration of creating a new gateway and landscape ‘event’ at this point along Regents Canal in conjunction with development at 103 Camley Street and proposals at 101 Camley Street.

This section also provides references for proposed materials and planting to illustrate how the landscape qualities.



Design Development Sketch

4.0 Landscape Design

4.2 Context

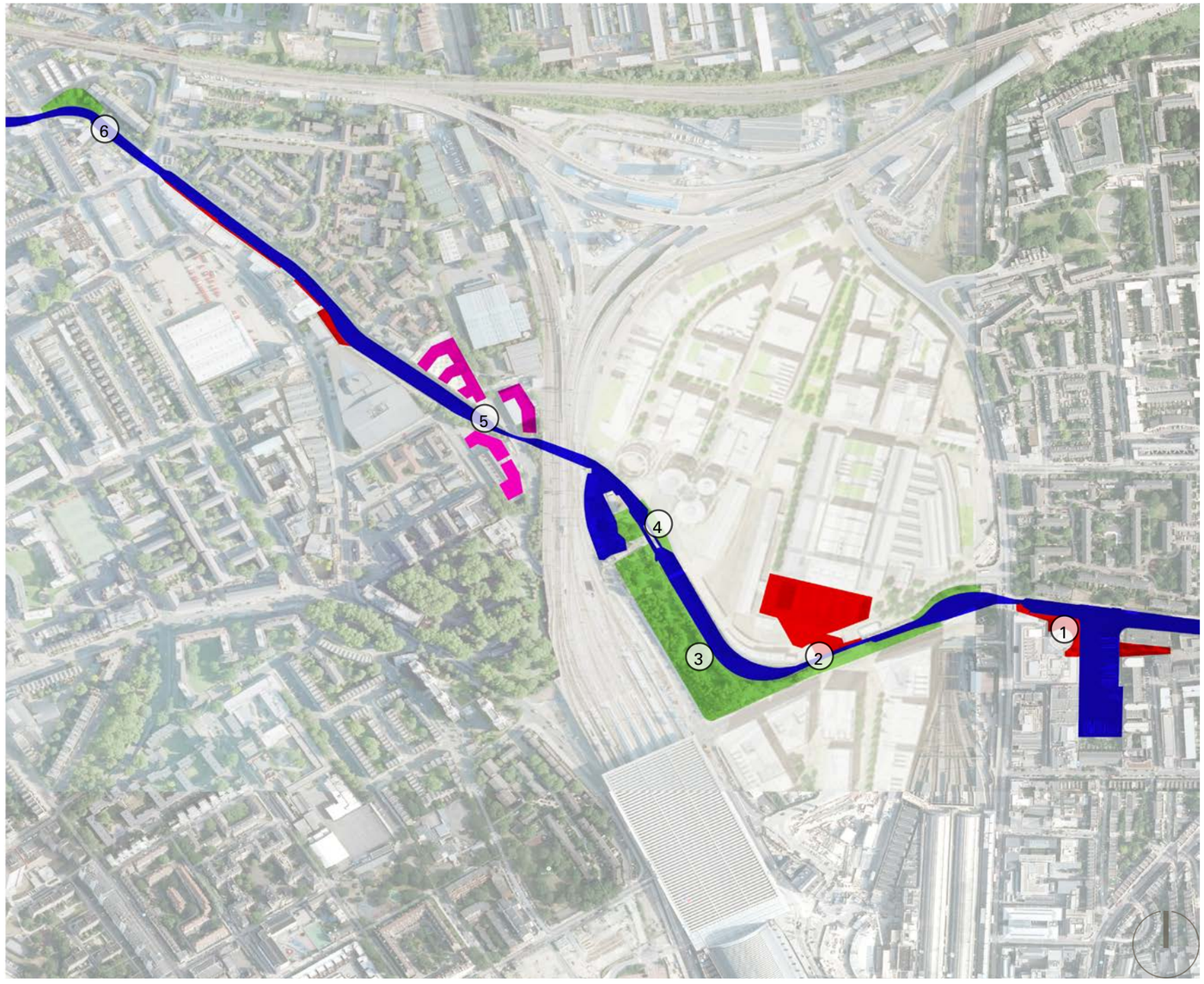
The site is on the north side of Regents Canal, close to the wider Kings Cross Regeneration Area redevelopment.

The access ramp and pedestrian steps to the canal, provided by the development, together with the new open space will form part of a sequence of landscape ‘events’ along this section of the canal, from Kings Place to The Constitution bridge and onward to Camden Town and Regents Park.

Location 5 on the diagram opposite illustrates the position of the scheme in relation to the ‘events’ close by the development at 103 Camley Street and the planned development at 101 Camley Street comprising the Gateway sites.

Landscape ‘events’:

1. Kings Place, with out door dining areas
2. Granary Square, opportunities for large events
3. Camley Street Nature Reserve
4. St Pancras Lock, with locations to sit
5. 102 Camley Street
6. Baynes Street, Towpath entrance



Landscape ‘events’

4.0 Landscape Design

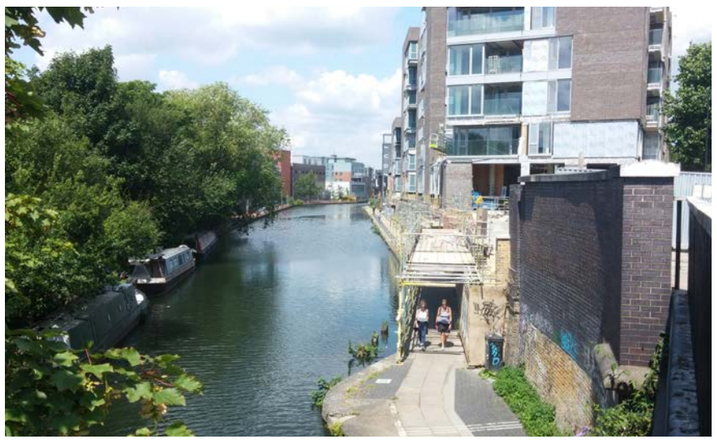
4.2 Context

1. Kings Place

2. Granary Square

3. Camley Street nature reserve

4. St Pancras Lock



5. Location of potential new footbridge linking 101 with 103 Camley Street

6. View from The Constituion Bridge

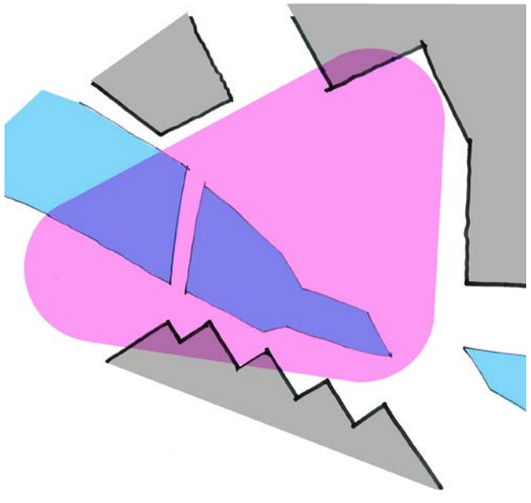
4.0 Landscape Design

4.3 Concept

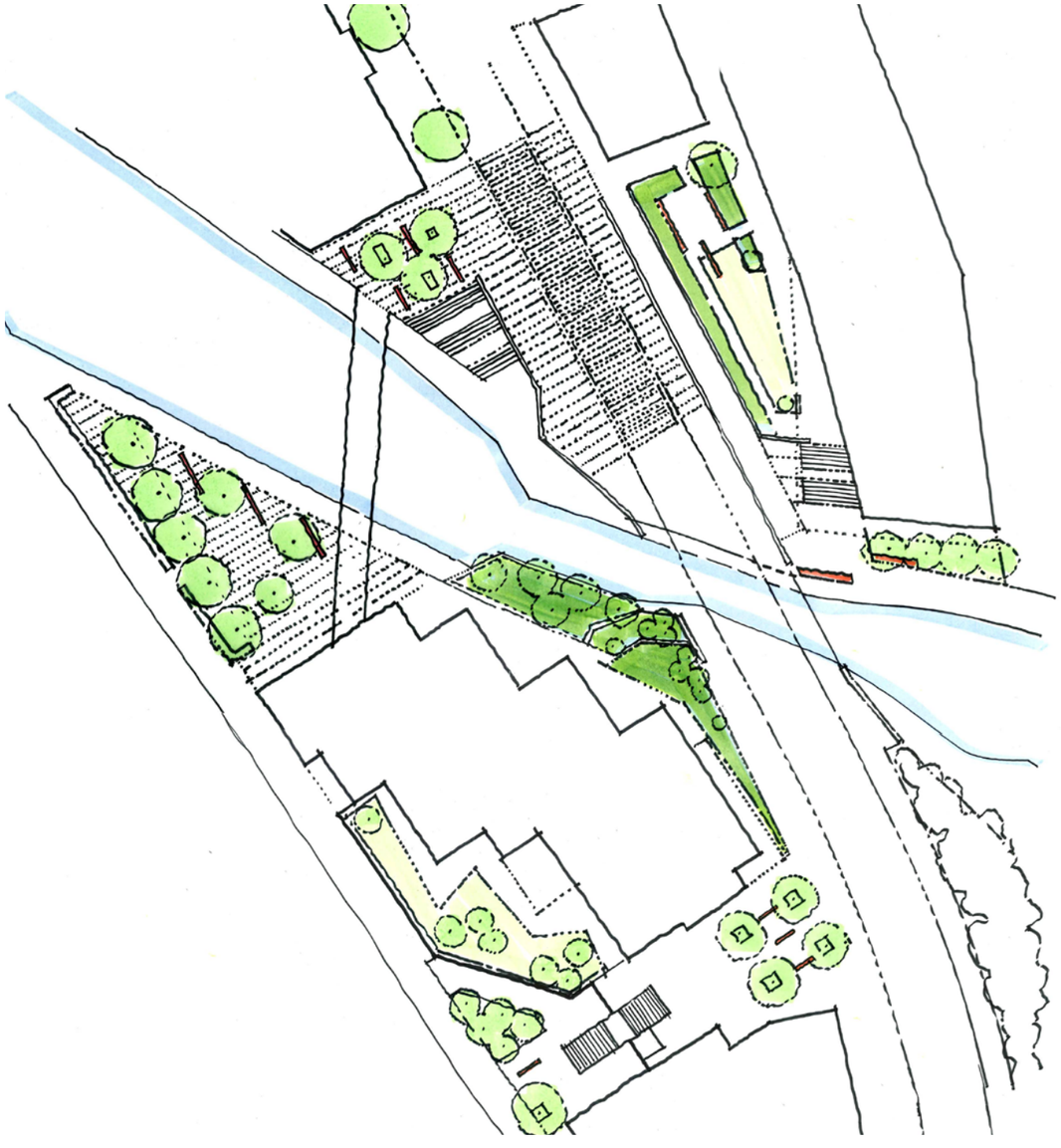
The landscape concept focuses on the creation of an appropriate urban public realm for the development, providing a setting for the new building and an attractive external environment as an amenity for residents, occupiers and the public.

The proposals should help embed the different architectural proposals for 101, 102 and 103 Camley Street into the local context, providing a positive setting that creates a new canal side space to serve the residents and users of the developments and surrounding areas.

In addition the landscape proposals have been informed by existing and planned developments, with the potential for each site to contribute to a more significant ‘gateway’ space which creates new access to the canal and stronger visual connections from Camley Street to the canal.



The potential to create a ‘gateway’ space between the three existing or planned developments



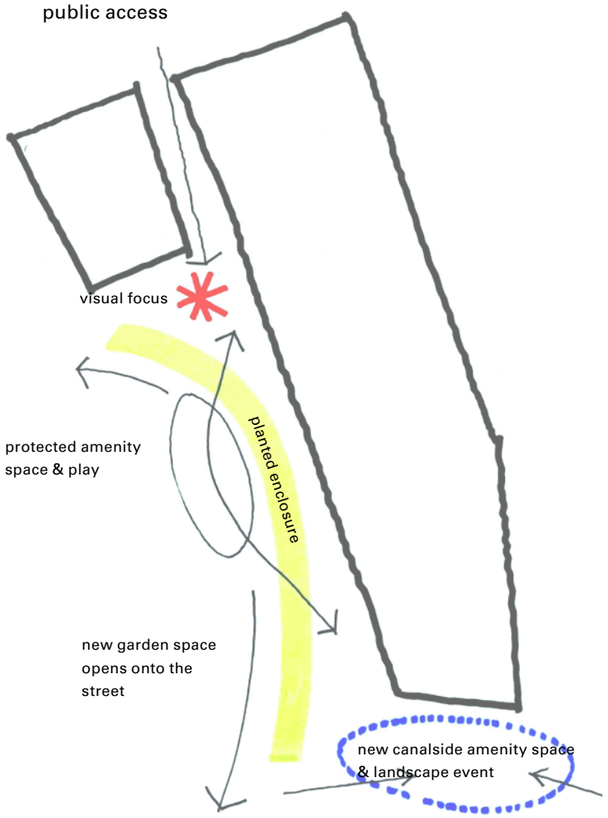
Early stage sketch plan, illustrating the potential for an integrated approach to the public realm of 102 Camley Street and neighbouring developments

4.0 Landscape Design

4.4 Landscape Proposals

The scheme provides for a significant new open space which opens out onto Camley Street and integrates a ramp access down onto the canal. The space will fulfill a number of aims:

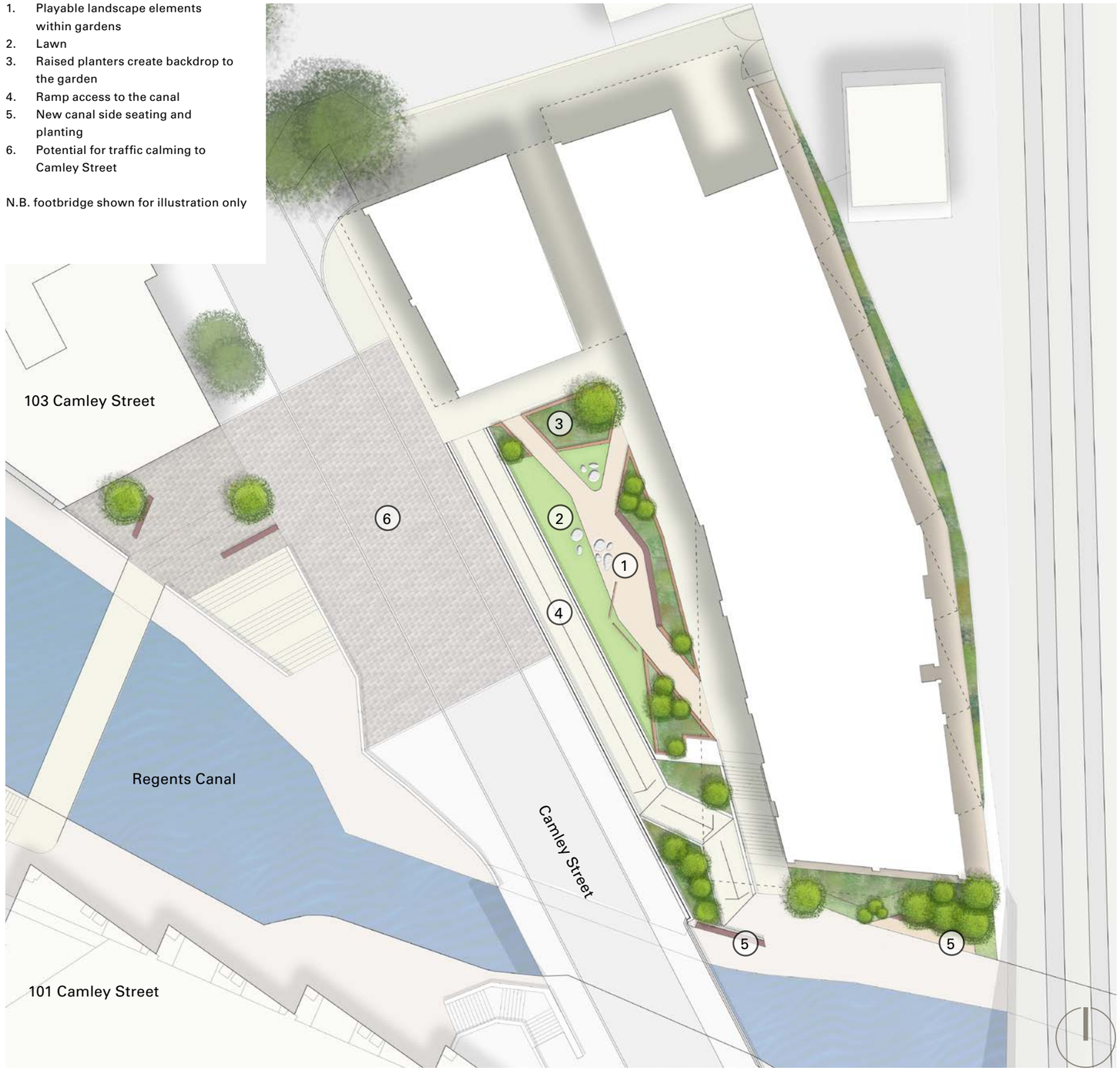
- to create an attractive street frontage and enhance the sense of space along this section of Camley Street
- to provide landscape amenity for residents and other occupiers of the building, whilst allowing public access



Concept plan

1. Playable landscape elements within gardens
2. Lawn
3. Raised planters create backdrop to the garden
4. Ramp access to the canal
5. New canal side seating and planting
6. Potential for traffic calming to Camley Street

N.B. footbridge shown for illustration only



Landscape plan

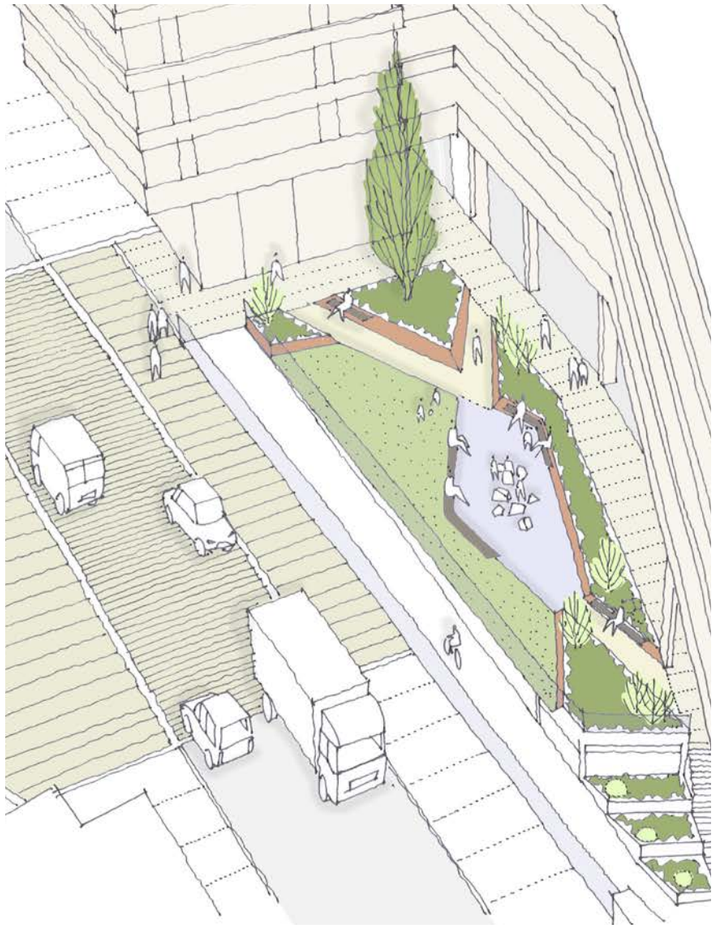
4.0 Landscape Design

4.4 Landscape Proposals

The gardens compose an area of lawn and open hard surfaced area, enclosed on the eastern edge, adjacent to the office accommodation by shrub planting in low raised beds. Seating is integrated with the raised planting beds.

Balancing beams and boulders are set within the lawn and open areas to provide playable landscape for young children.

The new proposals also include a new 3m wide ramp access down from Camley Street to the canal towpath. In order to reduce the potential speed of cyclists using the ramp and to reduce conflicts with pedestrians and cyclists using the existing towpath, chicanes and Planted borders have been integrated with the ramp. New seating and planting is also provided in front of the lower ground level of the office accommodation to improve the canalside amenity and biodiversity.

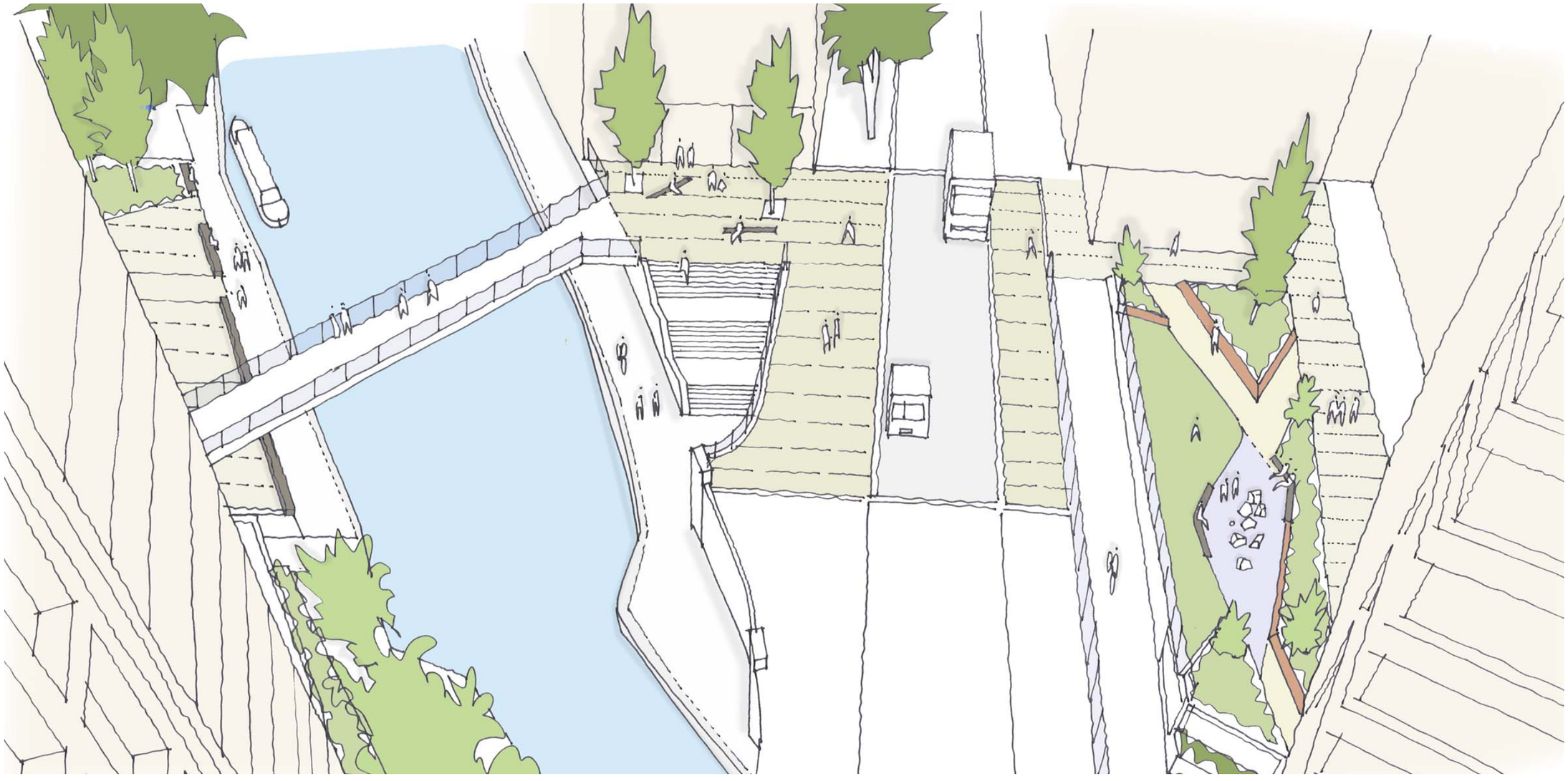


Early stage development sketch

Early stage development sketch, view from Camley Street looking south

4.0 Landscape Design

4.4 Landscape Proposals



Wider context aerial view