

CONSULTATION

In developing the scheme, the process of consultation played a significant role. The following meetings have taken place:

- Pre-application meeting with LBC July 2013
- Pre-application meeting with LBC November 2013
- Design workshops with Camden Design Officer November 2013
- Design workshop with Camden Design Officer December 2013
- Design workshop with Camden Design Officer February 2014
- Public consultation March 2014
- Design workshop with Camden Design Officer March 2014
- Pre-application meeting with LBC April 2014
- Meeting with the GLA May 2014
- Public consultation and Q & A session June 2014
- Meeting with GLA June 2014

In addition, we have worked with the architects for the adjacent site of 102 Camley Street in developing a cohesive approach to the public realm space which forms the gateway to the Camley Street area on approach from the south and a significant space in bringing together the two areas on either side of the Regents Canal and providing a potentially important link to the towpath.

101 CAMLEY STREET

THE SITE TODAY

The site is located between Camley Street and Granary Street. The site is currently occupied by DPO, a postal distribution centre. The vast majority is warehousing, storage and loading area with limited office accommodation. The rest of the site is used for parking and loading area for large lorries.

THE PROPOSAL

Our proposals are to demolish the current building and replace it with 130 new homes, plus 1,700 sq. m of flexible commercial space. Public accessible amenity spaces will be provided adjacent to the canal to the north, at the junction of Camley Street and Granary Street to the south and on Granary Street.

The scheme will provide for public accessibility including disabled access as well as a park setting between the Regents Canal and Granary Street linking to the towpath and landscape improvements provided to 102 and 103 Camley Street.

PUBLIC AMENITY SPACE KEY PLAN

1. CANLEY STREET SOUTH END VIEW
2. GRANARY STREET ENTRANCE VIEW
3. CANAL SIDE VIEW

The building footprint has been integrated with the existing public footprint. Incorporating the existing mature trees and providing both a visual focus and public amenity space at the approach to Camley and Granary Street from the south.

The canal area provides a direct connection between Granary Street and Camley Street whilst also responding directly to the primary access through St Pancras Hospital. A wheelchair lift will accommodate the level change.

The building footprint has been integrated with the existing public footprint. The diagram demonstrates the potential to integrate the canal side and site, extending and enhancing the quality of the amenity area.

KSRARCHITECTS

101 CAMLEY STREET

PUBLIC AMENITY SPACE

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101 CAMLEY STREET

BUILDING VIEWS

Our proposals seek to:

- Reduce the size of buildings fronting onto the canal.
- Reduce the height closest to St Pancras Gardens and to the new open space to the north.
- Locate the Commercial frontage onto Granary Street and the southern edge.
- Enhance the public edges of the canal.
- Introduce open space to Granary Street and Camley Street.
- Maximise views of the canal and to the south.
- Avoid significant overshadowing of the canal.

The building is divided into two distinct buildings on the site with a public area forming the link between the two and at either end.

Both elements are tiered from their higher mass in the centre of the site to the lower mass by the canal and on the southern approach end.

EXISTING CANAL EDGE

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101 CAMLEY STREET

RESIDENTIAL

Approximately 130 homes will be created at 101 Camley Street which will include affordable housing in line with the London Borough of Camden's policy requirements. The affordable housing will be indistinguishable from the private housing. The different tenures will have different entrances for management purposes.

The business space will be flexible and provide the opportunity for a range of small to medium sized businesses. The development will be car and permit free.

1. Master Bedroom
2. Master En-suite
3. Bathroom
4. Bathroom
5. Open plan Living, Dining and Kitchen
6. Utility
7. Hallway
8. Balcony/terrace

SUSTAINABILITY

The development will be compliant with Code for Sustainable Homes Level 4 and will contain a number of sustainable elements including photovoltaics, combined heat and power, recycled rainwater, new trees and planting. In addition large areas of the site will be publicly accessible.

The scheme will include CCTV to the canal and street frontage and all publicly accessible areas. The property will have concierge and on-site security. The development integrates Secure by Design principles in conjunction with Metropolitan Police best practice.

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1ST PUBLIC CONSULTATION

Frank Barnes School for the Deaf 6th March 2014

101 CAMLEY STREET

THE SITE TODAY

The site is located between Camley Street and Granary Street. The site is currently occupied by DPO, a postal distribution centre. The site contains warehousing, storage, parking and a loading area for large lorries. The site is in 24 hour use with high vehicular movement during the night time hours. Due to the changing nature of the large scale distribution and logistics companies, the site is no longer considered ideal for its current use. The site occupiers are intending to relocate elsewhere in Camden to grow their existing business with better access and egress and up to date premises.

THE EMERGING PROPOSALS

Our proposals are to demolish the current building and replace it with 121 new homes, plus 1,900sq. m of flexible commercial space. Public accessible amenity spaces will be provided adjacent to the canal to the north, at the junction of Camley Street and Granary Street to the south and on Granary Street, opposite the main route through St Pancras Hospital site.

Our proposals have been devised through collaboration with the London Borough of Camden and seek to:

- Reduce the size of buildings fronting onto the canal.
- Reduce the height closest to St Pancras Gardens and to the new open space to the north.
- Locate the commercial frontage onto Granary Street and the southern edge.
- Enhance the public edges of the canal.
- Introduce public open space to Granary Street and Camley Street.
- Maximise views of the canal and to the south.
- Avoid significant overshadowing of the canal.
- Provide a link between Granary Street and Camley Street.

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101 CAMLEY STREET

RESIDENTIAL & EMPLOYMENT

Since the last exhibition, there have been a number of significant changes made:

- Reduction in the height of the building to match the height of the adjacent buildings at 102 and 103 Camley Street.
- Setting back the facade to the north, facing the canal, to increase the amenity space and improve the quality of daylight and sunlight to the canal.
- Set back the facade onto the canal side to improve the visual amenity.
- Integration of the bridge and associated stair and disabled lift onto the site.
- Working with the architects for the site of 102 to enhance the quality of the public realm space formed by the three buildings at 101, 102 and 103 Camley Street.

RESIDENTIAL ACCOMMODATION
The scheme provides 121 new homes which will include open market, shared ownerships and affordable. The affordable housing will be indistinguishable from the private housing. Of the 121 homes, 25% (30) will be affordable shared ownerships and rental. The scheme provides 39, 2 and 4 bed family units. All units will comply with Lifetime Homes and Camden standards in relation to wheelchair accommodation.

EMPLOYMENT USE
The employment space proposed of 1,900sq. m will be an increase of 20% compared to the existing space. The current employment on site provides jobs in the region of 10 people. The proposed new employment space will provide potentially for 400 people.

TYPICAL RESIDENTIAL FLOOR PLAN

VIEW OF GRANARY STREET FACADE

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101 CAMLEY STREET

AMENITY SPACE

AMENITY SPACES
*compliant with the planning requirements.

1. All residential units have private balconies - 1350 sq m
2. Communal amenity on roof levels - 420 sq m
3. Communal amenity on Camley Street level - 315 sq m
4. Communal meeting / event rooms - 140 sq m
5. Public Amenity Space including children's play space - 1631 sq m

Total Amenity 3,061 sq m

In developing the public amenity space, the sites of 101 and 102 have worked together to develop the main public realm space which forms the gateway to the Camley Street area.

CANLEY STREET SOUTH VIEW
GRANARY STREET ENTRANCE
CANAL SIDE VIEW

The development will be compliant with Code for Sustainable Homes Level 4 and will contain a number of sustainable elements including photovoltaics, combined heat and power, recycled rainwater, new trees and planting. In addition large areas of the site will be publicly accessible.

The scheme will include CCTV to the canal and street frontage and all publicly accessible areas. The property will have 24/7 concierge and on-site security. The development will integrate Secure by Design principles in conjunction with Metropolitan Police best practice.

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101 & 102 CAMLEY STREET

PUBLIC AMENITY BENEFITS

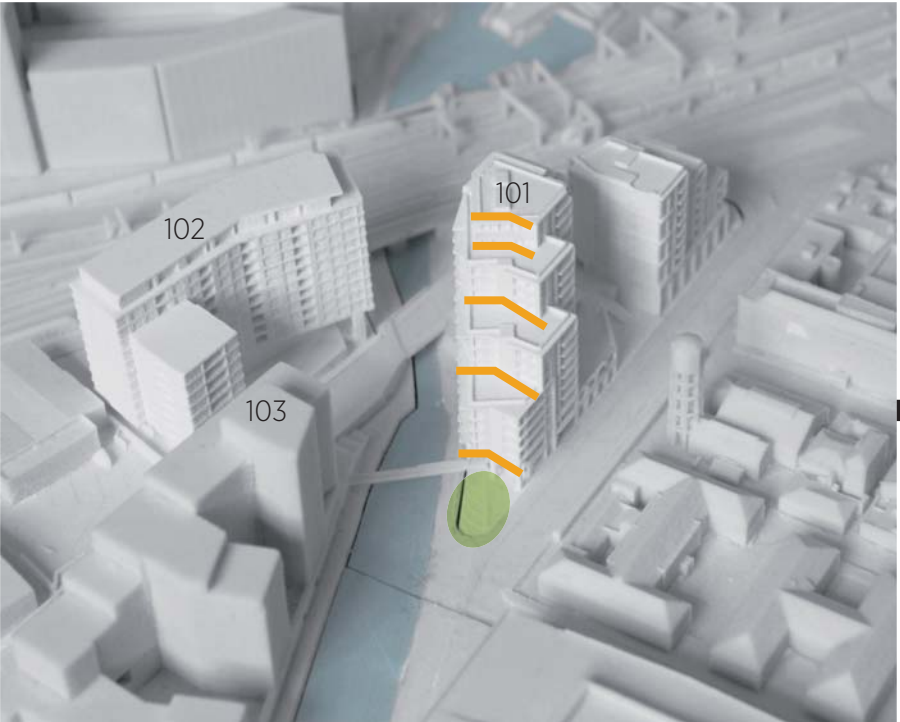
- Public access link
- Potential new footbridge
- Open public gardens and play space
- Cycle ramp, linking Camley Street and the tow path
- New seating area planting to improve local ecology
- Widened tow path with new seating and planting to improve local ecology
- Lighting under bridges
- Terraced planting
- Communal gardens with seating
- Steps and lift
- Open public gardens with seating and play space
- Terraced gardens

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2ND PUBLIC CONSULTATION

Frank Barnes School for the Deaf 11th June 2014

HEIGHT, MASS + BULK DEVELOPMENT (MODEL PHOTOGRAPHS)



FEBRUARY 2014



MARCH 2014



JUNE 2014 (FINAL PROPOSAL)

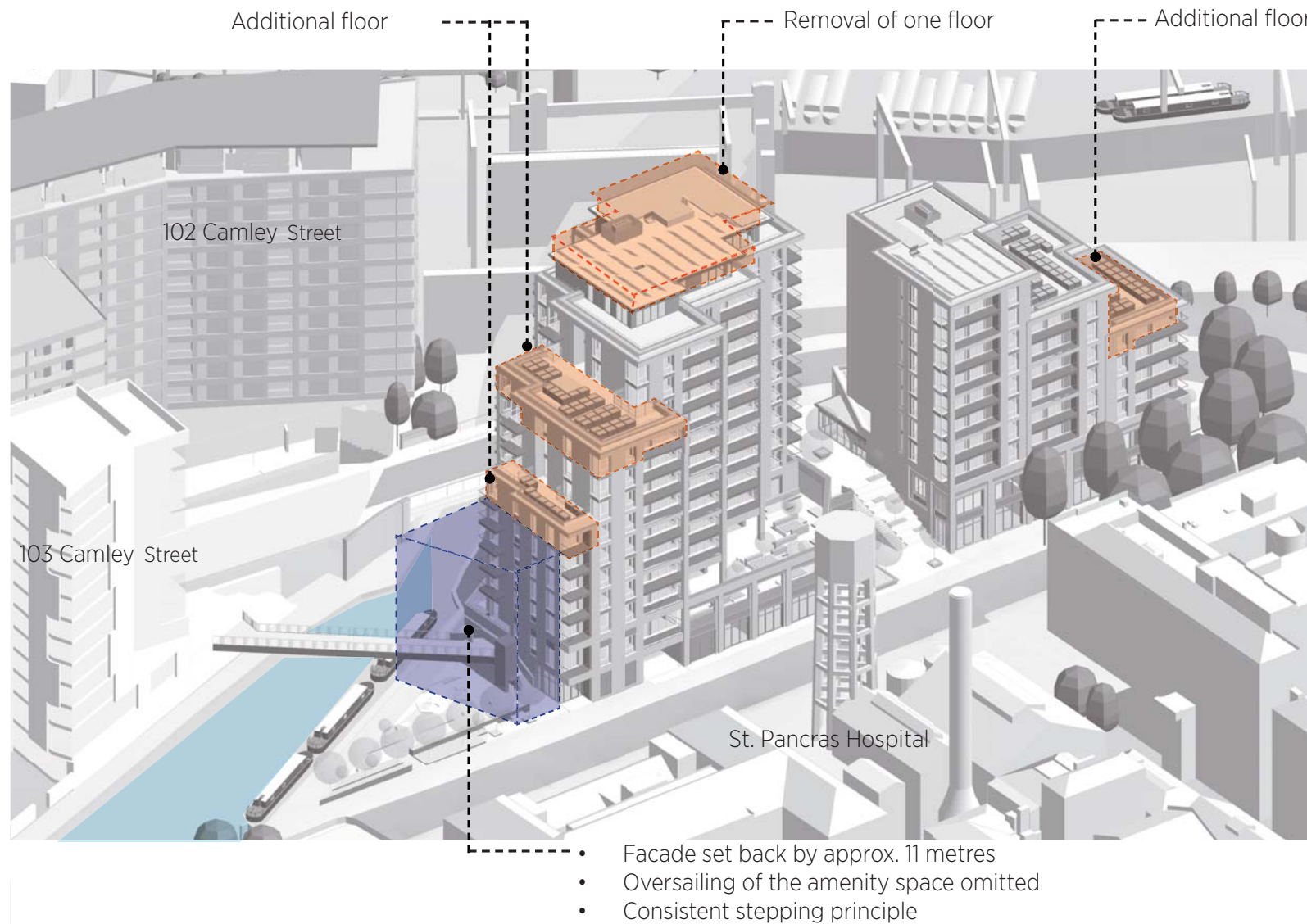
The design progression was mainly focused around the canal edge conditions and the relationship with the northern amenity space. Following detailed discussions and design reviews, and taking into consideration the townscape and landscaping principles involving the three sites of 101, 102 and 103, the following changes were made throughout the design process:

1. The Northern facade facing the public open space which forms a strong visual and physical connection between Granary Street and Camley Street has been set back by 11 meters. This removes the oversailing element which was raised as a possible concern, increases the available public space area and forms a clean and landscaped area unifying the three buildings.
2. Whilst the height is maintained at Ground plus 11 storeys relative to Camley Street, the stepped elements are consistent increments of two floors.
3. The North East facade facing the canal edge and relating directly to the interstitial space created by 101, 102 and 103, has been realigned to form a stronger relationship between the three buildings and improve the quality of daylight/sunlight to the associated units.



21st March
15:30 pm

OVERALL HEIGHT REDUCTION DIAGRAM



Following the first exhibition and further pre-application and design workshops with Camden, there were a number of significant changes made:

- Reduction in the height of the building to match the height of the adjacent buildings at 102 and 103 Camley Street from G + 12 storeys to G + 11 storeys.
- Setting back the facade to the north, facing the canal, to increase the amenity space and improve the quality of daylight and sunlight to the canal.
- Set back the facade onto the canal side to improve the visual amenity.
- Integration of the bridge and associated stair and disabled lift onto the site.
- Working with the architects for the site of 102 Camley Street to enhance the quality of the public realm space formed by the three buildings at 101, 102 and 103 Camley Street.

These revised massing principles and the heights of the proposal were agreed with Camden.

5.0 Proposals

SCHEME PROPOSAL

The following section addresses the key components of the scheme proposal in detail.

The complete detailed area schedule can be found in the appendix section 10.1.

RESIDENTIAL FLATS

The total number of units is 121. Of these, 30 units are affordable housing. The affordable housing is divided into affordable rental units, of which are 16, and shared ownership, of which there are 14.

All units are in excess of the LBC and GLA's minimum standards and have private balconies, are dual aspect and meet the Lifetime Homes Standards: These aspects are covered in section 9.2 and appendix 2 (planning drawings).

AFFORDABLE RENT

The affordable rent mix has been agreed with LBC and is as follows:

- 2 No. 1B 2P (12.5%)
- 5 No. 2B 4P (31.3%)
- 7 No. 3B 5P (43.8%)
- 2 No. 4B 6P (12.5%)

The affordable rent units are accessed from Granary Street via a dedicated core (A). The entrance is immediately adjacent to the public amenity space which is associated with the canal.

All units have generous balconies, enjoy views along the canal and have dual aspect.

Associated with the lift and entrance lobby is the cycle storage area, providing 36 spaces. This includes provision for visitors spaces.

The waste area is also directly accessible from the entrance lobby.

The lift gives access to the basement for access to the disabled parking area.

These units will have access to the residents' amenity terrace area.

101 CAMLEY STREET DESIGN AND ACCESS STATEMENT

SHARED OWNERSHIP

The shared ownership unit breakdown has been agreed with LBC and is as follows:

- 1 No. 1B 2P
- 13 No. 2B

The shared ownership units are accessed directly from Camley Street via Core B. The entrance will have 24 hour concierge.

The units are all located on the upper ground, first and second floor levels.

The units have generous balconies and are all dual aspect.

Both the shared ownership and rental units will have access to the residents' amenity terrace area and associated facilities at Camley Street level.

Cycle parking for the units is located at Granary Street level with direct access to the lift core. There are 202 residential cycle spaces provided in Core B and C.

MARKET HOUSING

The market housing unit breakdown is as follows:

- 4 No. Studio
- 16 No. 1B 2P
- 41 No. 2B 4P
- 29 No. 3B 5P
- 1 No. 4B 8P

Access to the market housing is directly from Camley Street. The units are divided between 2 cores. Core B, which is also used by the shared ownership units, will have the concierge accommodation. Core C is directly opposite this and visually linked. Both have a generous lift lobby with facilities for seating and views out to the landscaped external areas.

Cycle storage for both is directly from Granary Street with cores being directly accessible from this level (see above)

The lifts give access to the basement and the disabled parking bays.

The units all have generous balconies and other than four units have dual access and enjoy a variety of views including the canal, St Pancras Gardens and views across to the landmark gas towers and associated King's Cross area.

Access to the waste storage is direct from the lobby areas in both cores.



2 BED 4 PERSON RESIDENTIAL UNIT

EMPLOYMENT USE

The new development will provide in excess of 2,220 sq.m GEA (2,104 sq.m GIA) of B1 employment space. The typical usage range from 38.8sq.m to 177.7sq.m, the flexibility exists to either combine or divide spaces as necessary.

These units provide the potential employment diversity for up to 282 people.

The employment space is provided in two sections, both directly accessible from Granary Street. The space located in the northern residential building is single level only. The southern employment space is double level onto Granary Street and the approach from the south at the junction of Granary Street and Camley Street. This continues around to Camley Street, providing an active frontage. Due to the level change from Granary Street to Camley Street, this will be a single level accommodation.

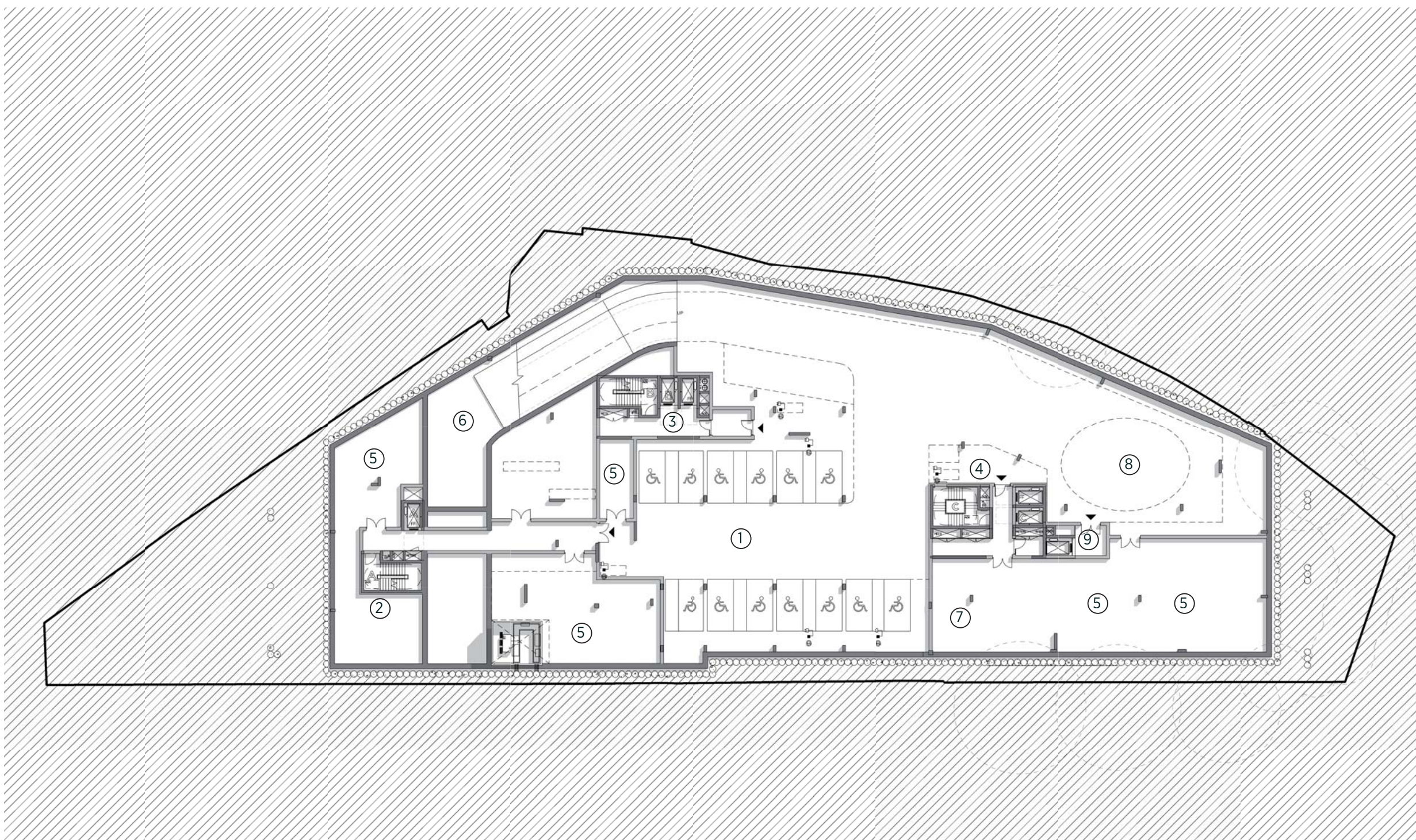
At the centre of the scheme, opposite the St Pancras Hospital access route, the employment space has frontages onto the public space connecting through to Camley Street, providing an external relaxation area associated with the offices.

General delivery and access will be from Granary Street, with the provision for servicing from the basement where the lift access is available.

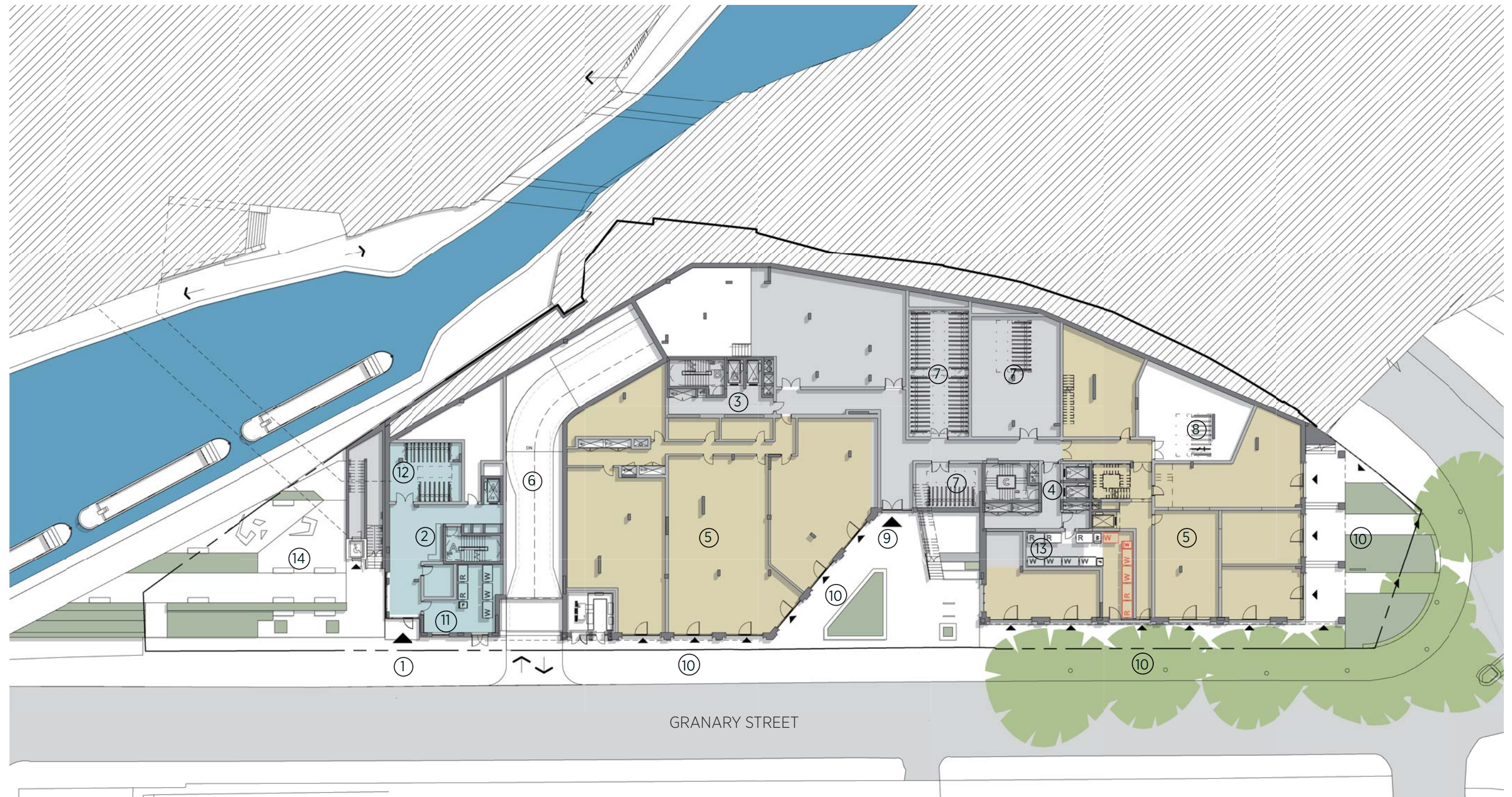
The scheme will be car free other than the provision of 13 disabled spaces for the residential units and will be located at basement level with direct access to the residential lift cores.

Secure cycle parking is directly accessible from Granary Street and provides 11 spaces including 2 spaces for visitors

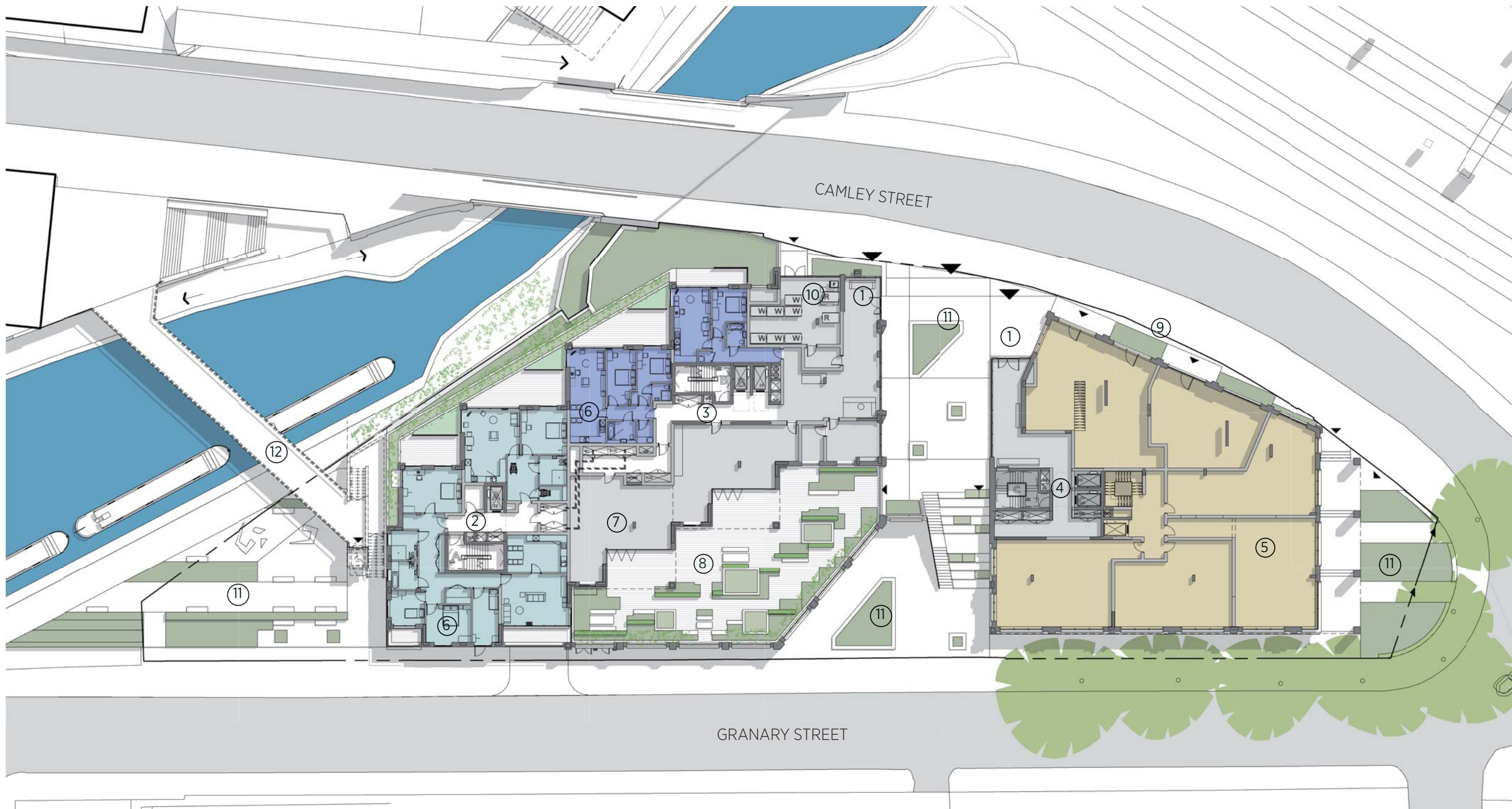
5.0 PROPOSALS 5.1 SUMMARY OF PROPOSAL



- ① Disabled parking bays
- ② Core A
- ③ Core B
- ④ Core C
- ⑤ Store/ Plant room
- ⑥ Vehicle ramp
- ⑦ Storage for residential tenants
- ⑧ B1 servicing area
- ⑨ B1 servicing lift and stair



- | | |
|---|---|
| <ul style="list-style-type: none"> Affordable rent residential Employment | <ul style="list-style-type: none"> ① Affordable housing entrance ② Core A ③ Core B ④ Core C ⑤ Employment use ⑥ Vehicle ramp ⑦ Private/shared ownership Residential cycle store ⑧ Employment use cycle store ⑨ Entrance from Granary Street level ⑩ Entrances to employment use ⑪ Affordable residential refuse store (Core A) ⑫ Affordable cycle store (Core A) ⑬ Private residential and employment refuse (red) store (Core C) ⑭ Northern amenity space - publicly accessible |
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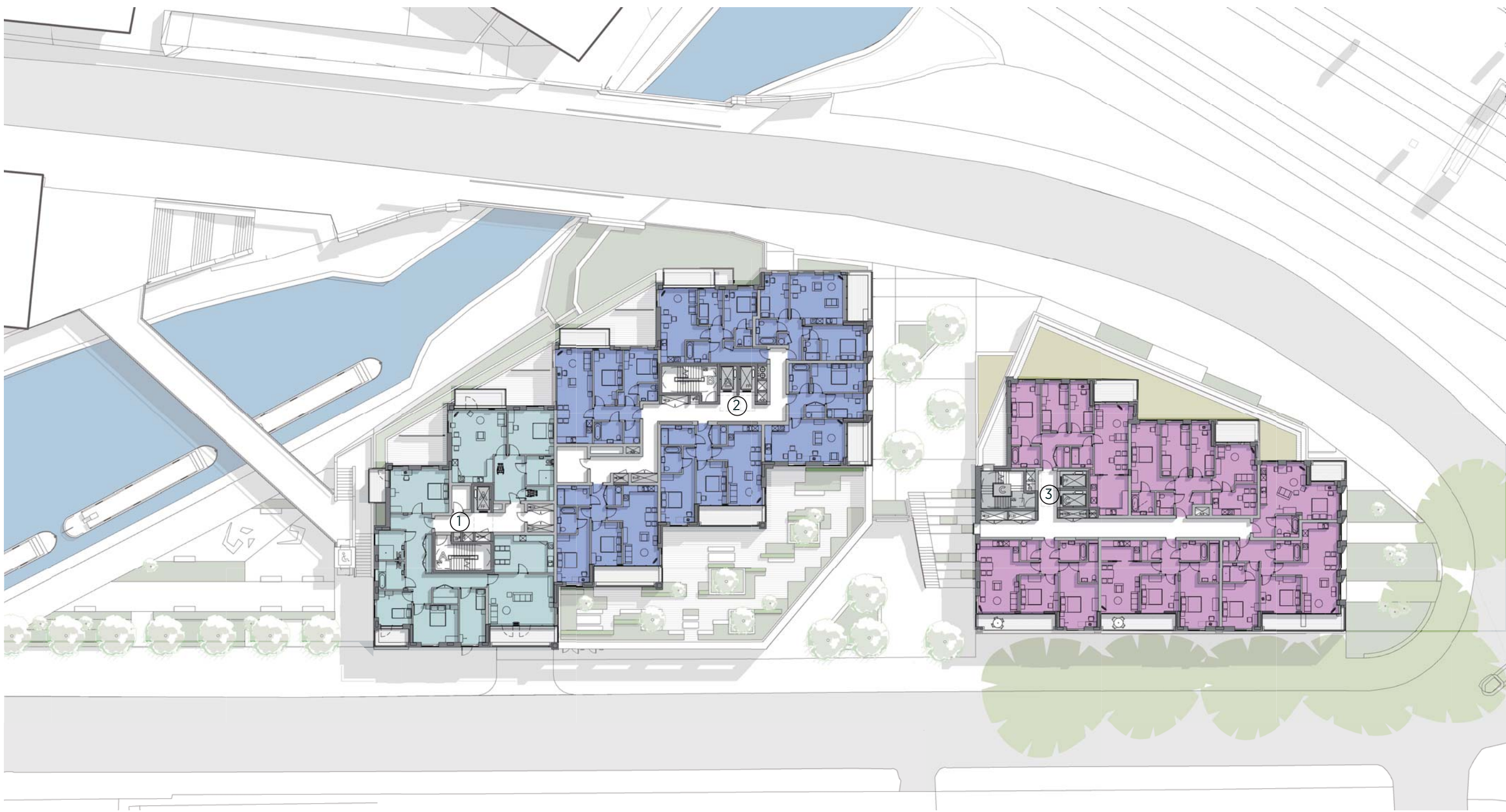


- Affordable rent residential
- Employment
- Shared ownership residential
- Private residential
- Communal Amenity

- ① Private housing entrance (Core B and C)
- ② Core A
- ③ Core B
- ④ Core C
- ⑤ Employment use
- ⑥ Residential Units
- ⑦ Communal Amenity
- ⑧ Landscaped communal garden
- ⑨ Entrances to employment use from Camley Street level
- ⑩ Private /shared ownership residential refuse store (Core B)
- ⑪ Publicly accessible amenity space
- ⑫ Proposed footbridge

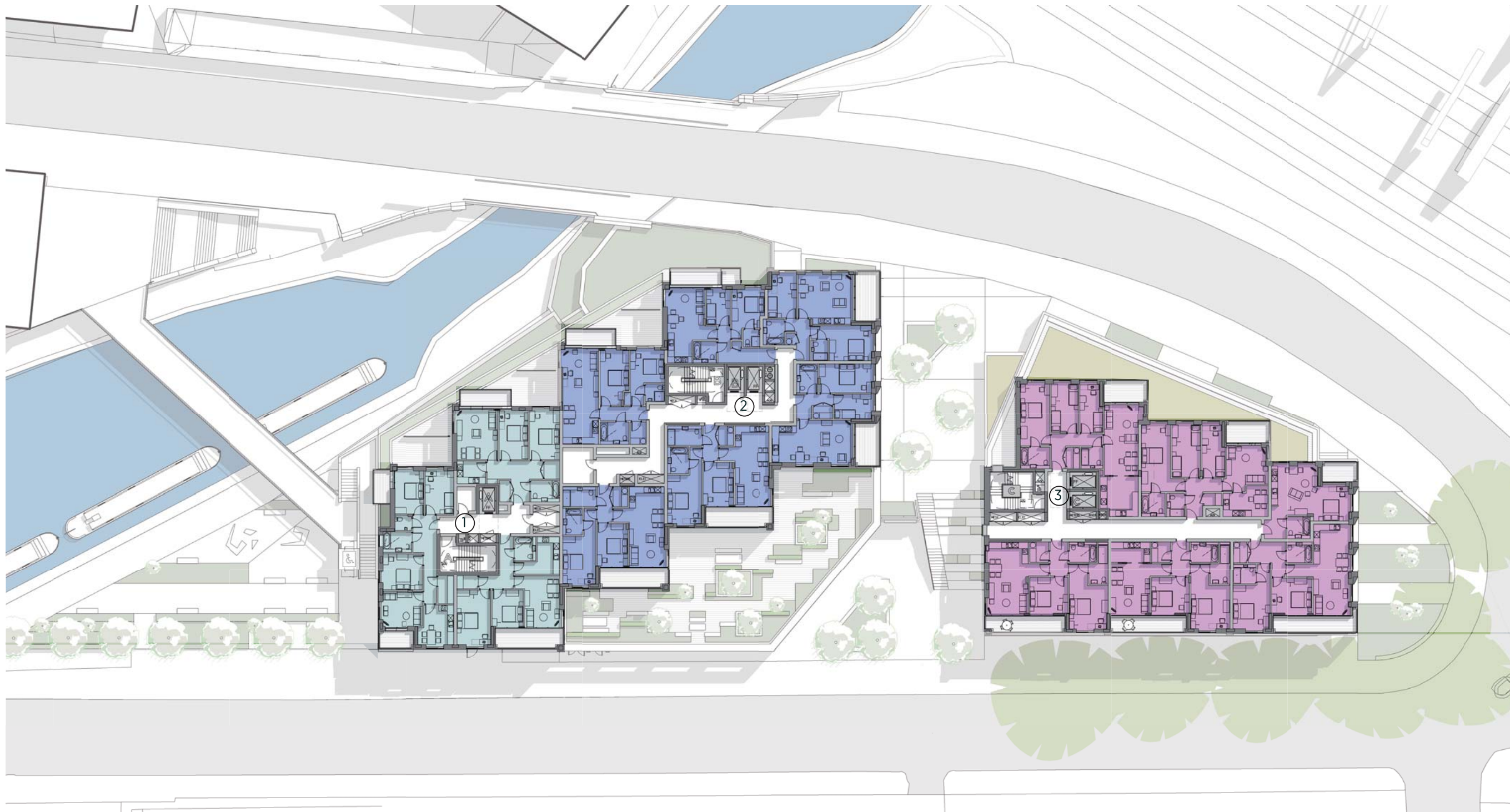
101 CAMLEY STREET
DESIGN AND ACCESS STATEMENT

5.0 PROPOSALS
5.2 UPPER GROUND FLOOR PLAN



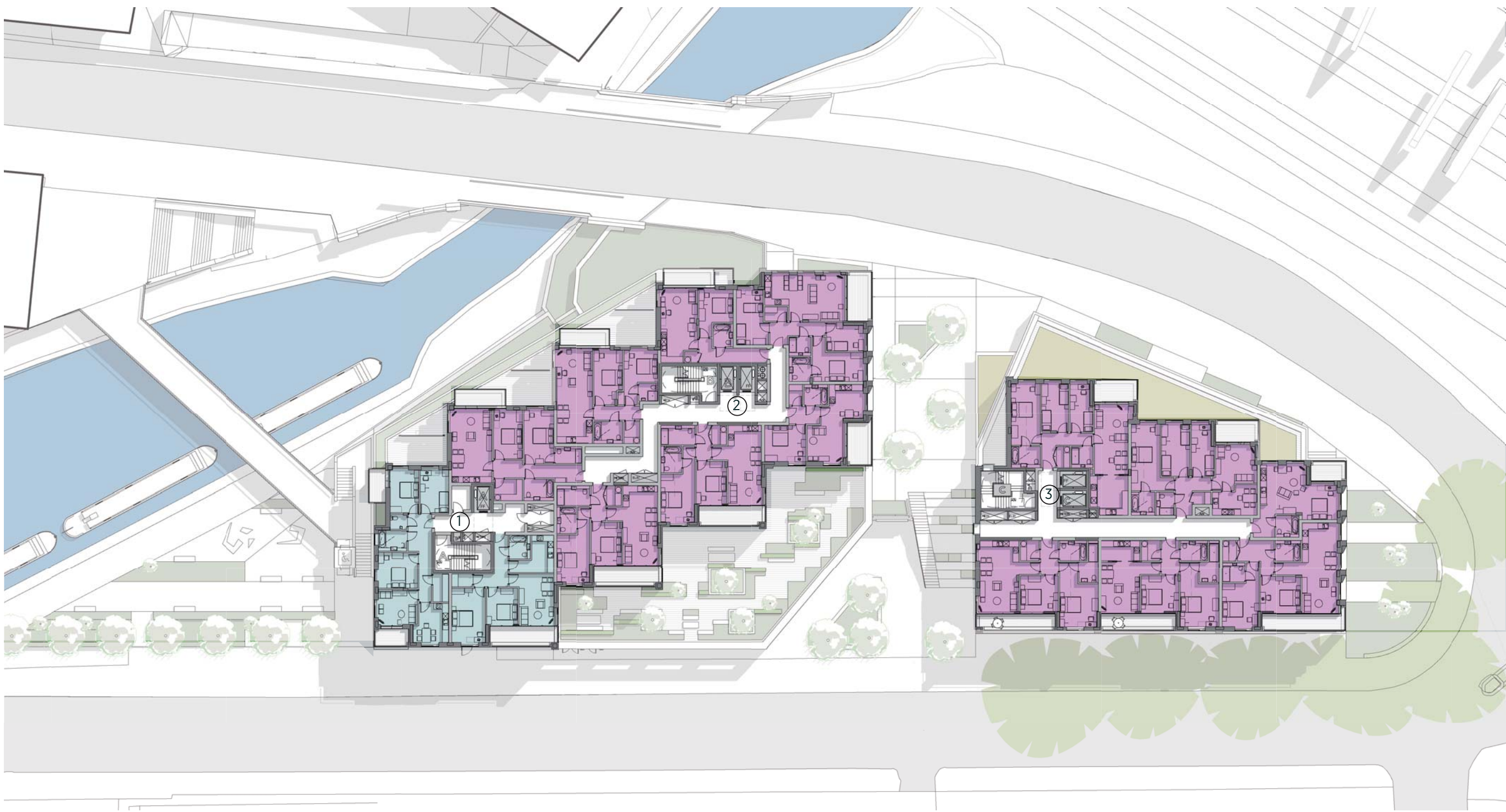
- Affordable rent residential
 - Shared ownership residential
 - Private residential
- ① Core A
 - ② Core B
 - ③ Core C





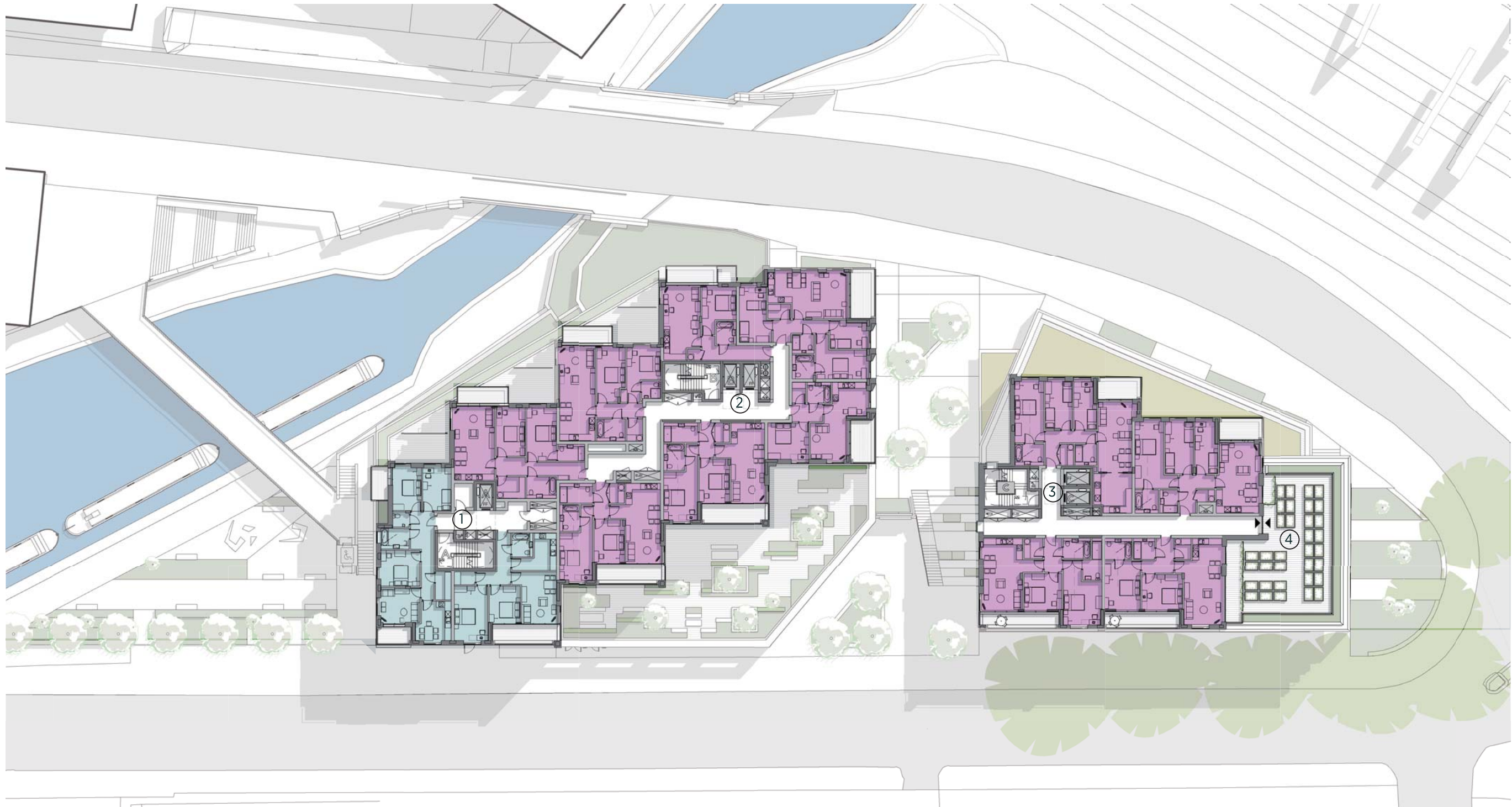
- Affordable rent residential
 - Shared ownership residential
 - Private residential
- ① Core A
 - ② Core B
 - ③ Core C





- Affordable rent residential
- Private residential
- ① Core A
- ② Core B
- ③ Core C

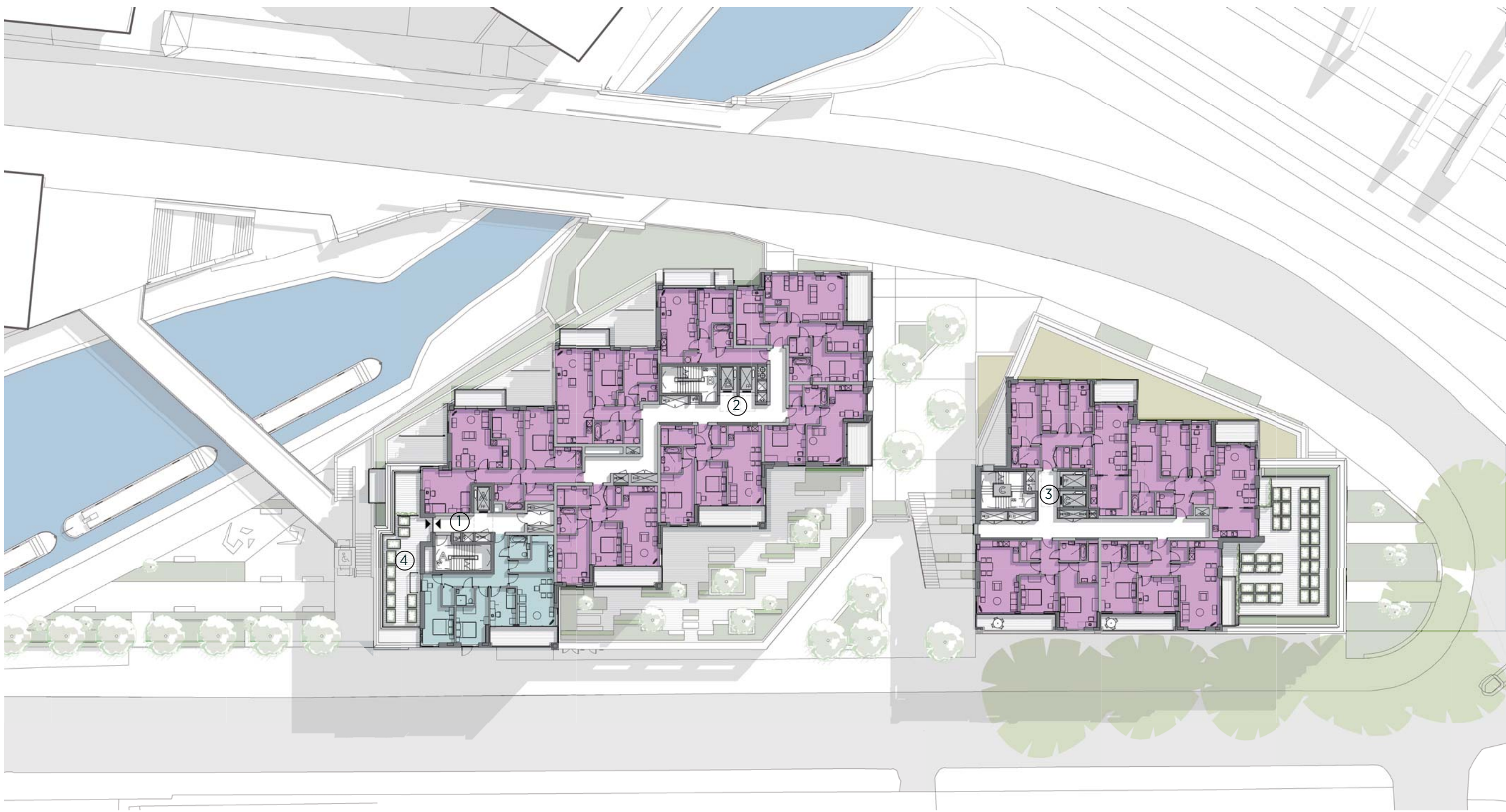




- Affordable rent residential
- Private residential

- ① Core A
- ② Core B
- ③ Core C
- ④ Communal residential roof terrace with private allotments

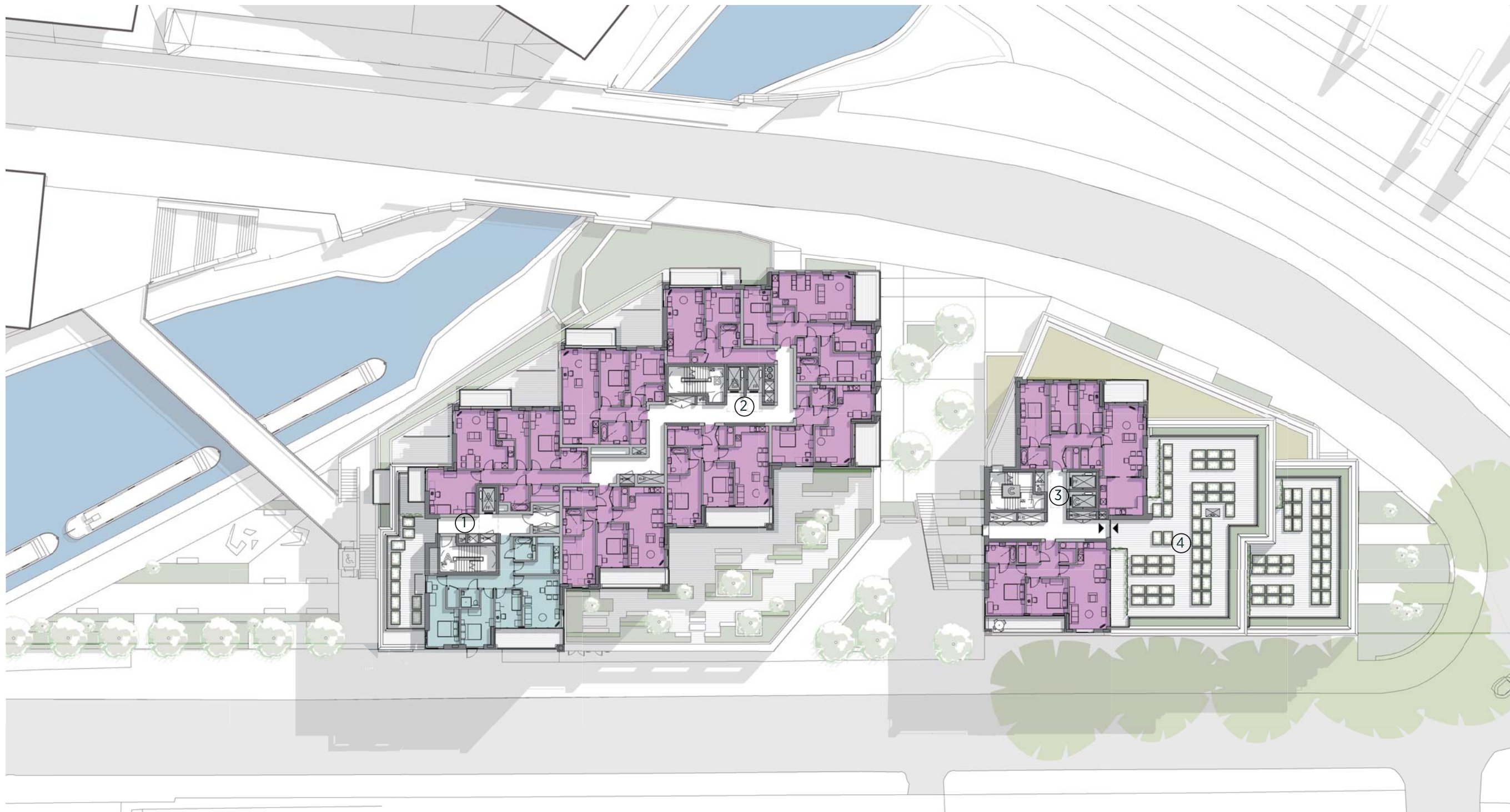




Affordable rent residential
 Private residential

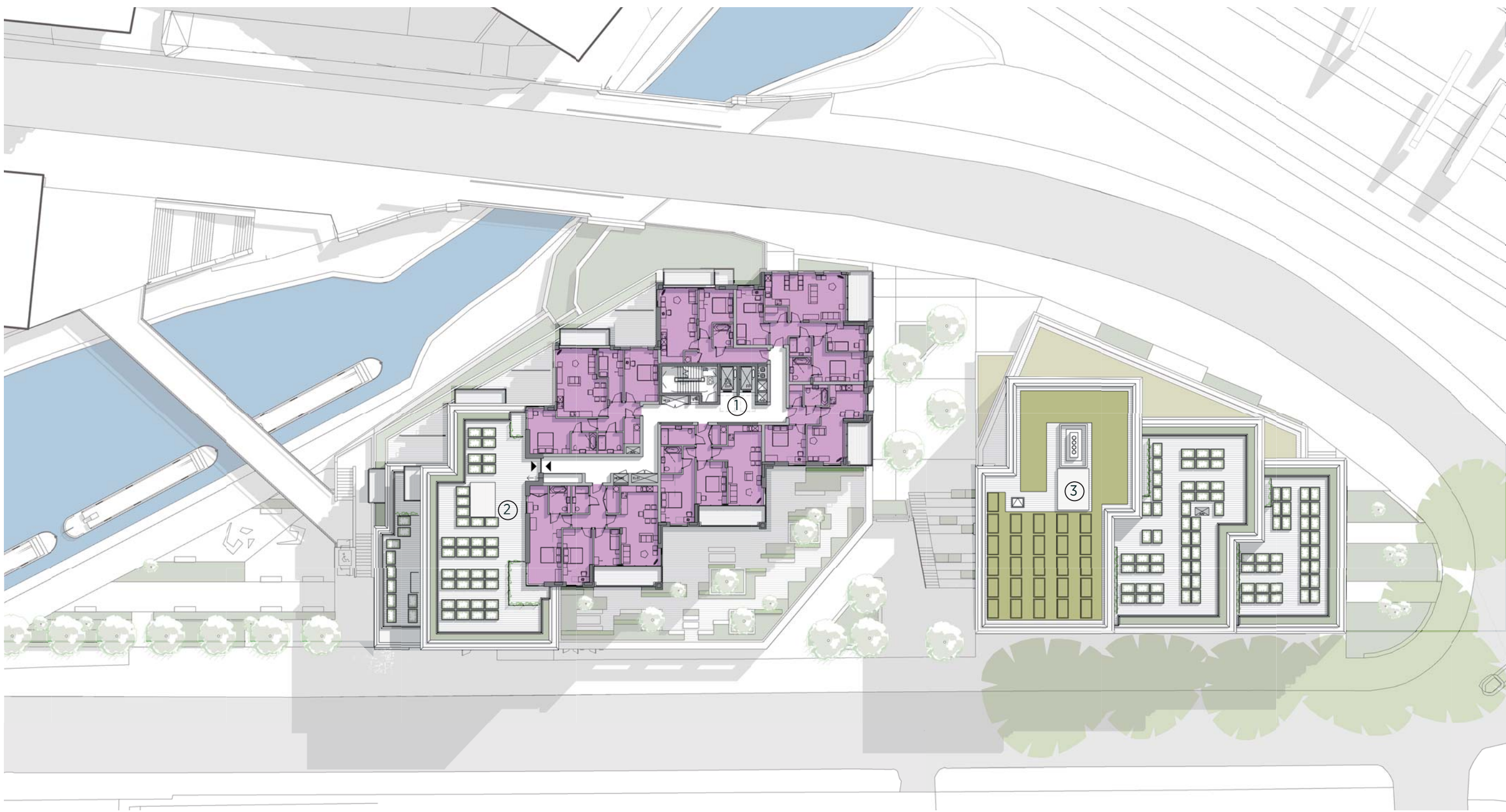
- ① Core A
- ② Core B
- ③ Core C
- ④ Communal residential roof terrace with private allotments





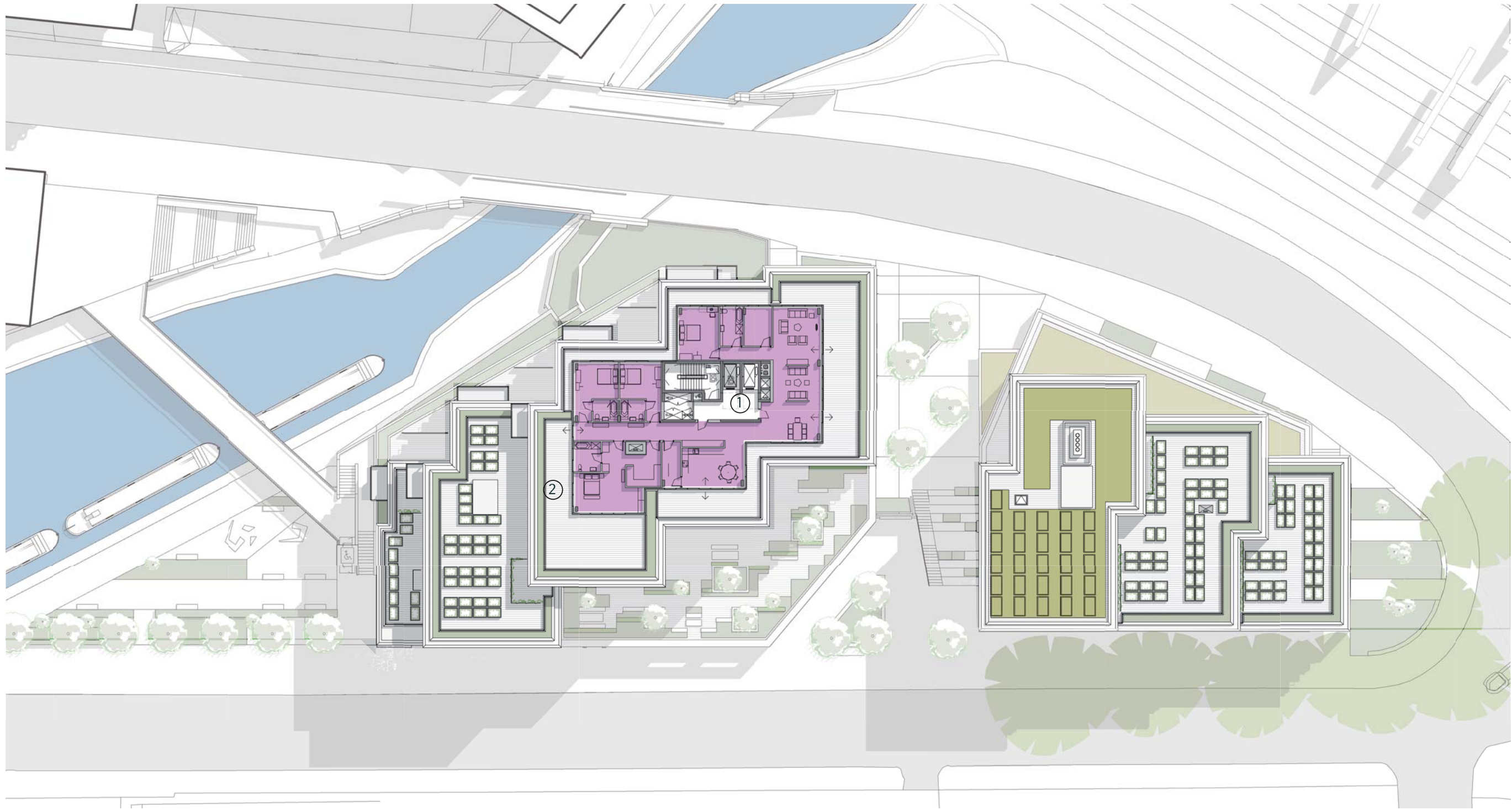
- Affordable rent residential
- Private residential
- ① Core A
- ② Core B
- ③ Core C
- ④ Communal residential roof terrace with private allotments





- Private residential
- ① Core B
- ② Communal residential roof terrace with private allotments
- ③ Green/brown roof with Photovoltaic panels

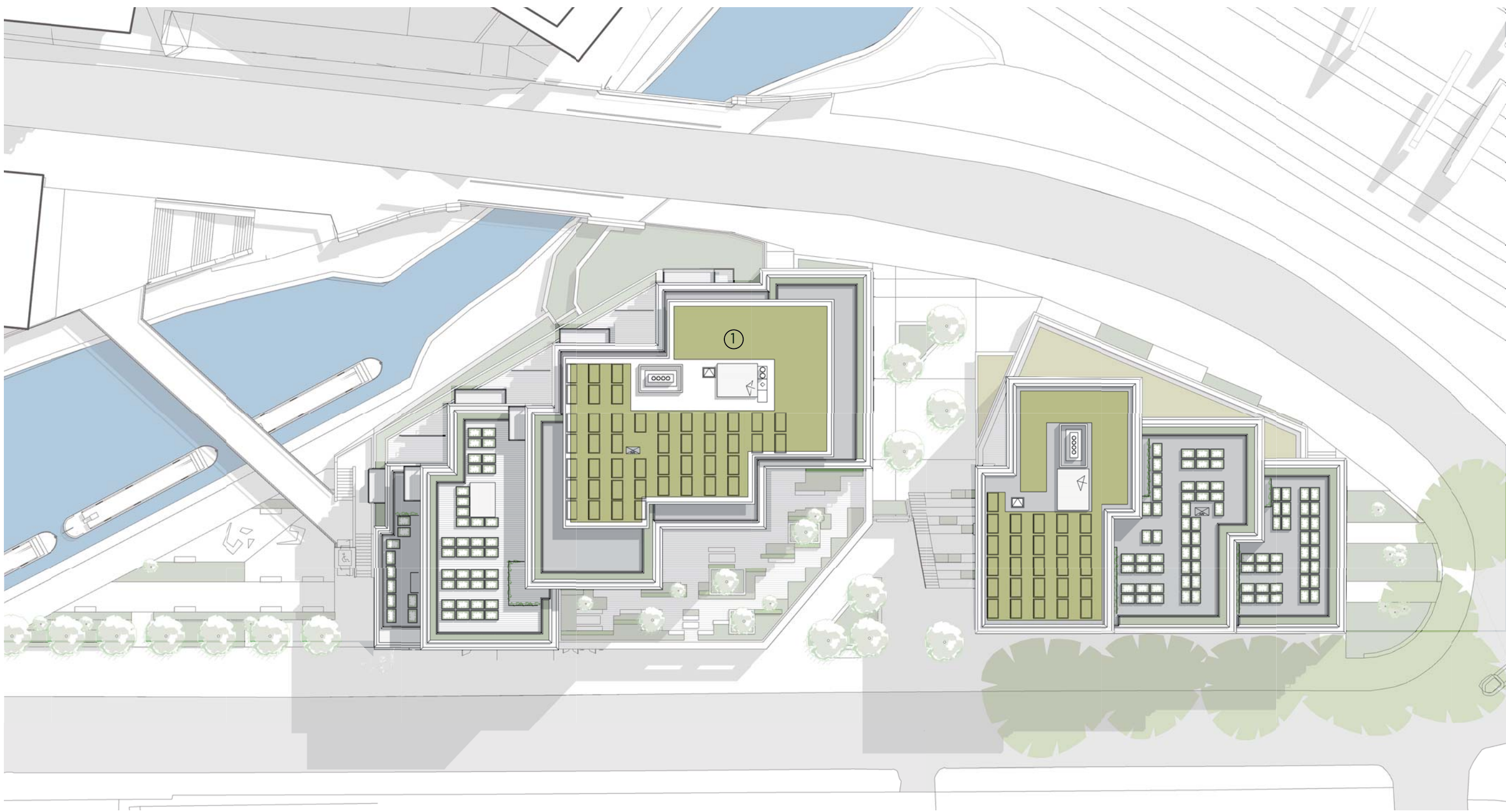




Private residential

- ① Core B
- ② Private roof terrace





① Green/brown roof with Photovoltaic panels

