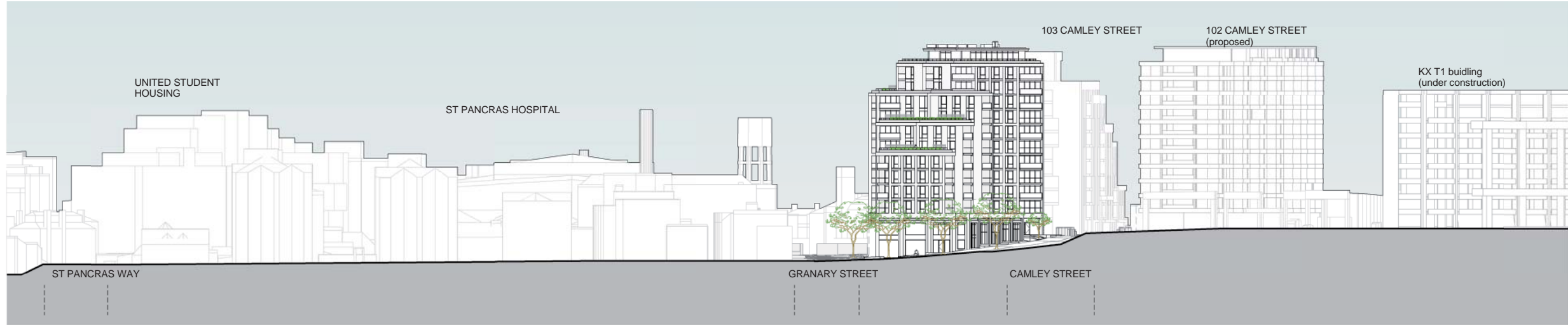


PROPOSED STREET ELEVATION (GRANARY STREET / WEST)



PROPOSED STREET ELEVATION (CAMLEY STREET / EAST)



PROPOSED STREET ELEVATION (SOUTH)

## PROPOSED EXTERNAL TREATMENT

### BUILDING ARTICULATION

The building is stepping in both its footprint and height.

This achieves a reduction in scale, relating to the grain of existing fabric and high degree of articulation.

In addition to the articulation achieved through the stepping, the general facade is broken down into a strong base element, and an articulation of the main facade into two floor elements and a lighter top articulation of four levels adding a rhythm to the elevations.

Due to its high level of articulation, the general facade treatment is relatively restrained, maintaining a level of consistency throughout.

### BRICKWORK

Brickwork is the principle material. As mentioned, it has both a heritage reference to the King's Cross area and is consistent with 102 and 103 Camley Street in achieving a cohesive approach.

The treatment of each stepped element is a primary frame which runs on the external corner and capping the facade. The main brickwork and window elements would be set back from the front.

### WINDOW TREATMENT

A consistent window element is generally used throughout. Following the rhythm of 2 and 4 storey elements, these will have metal panels linking them vertically. The framing will be in powder coated aluminium.

### BALCONIES

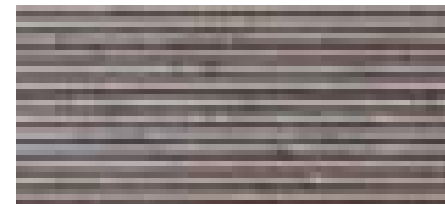
Balconies are generally located on corner positions enjoying a dual aspect. Their treatment is in metal, again having an historic reference and giving lightness in appearance.

Balustrades are in either vertical metal bars or in the lighter visual glazing panels. The alternate use of metal or glass balustrades reinforces the 2 storey and 4 storey rhythms.

The lining to solid walls and soffits to balconies is timber, giving a contrast in material and adding a richness to the facade appearance.



MODERN SLIM BRICKS, GREY



TIMBER PANELS



METAL PANELS

### PRECEDENT IMAGES OF MATERIAL PALETTE

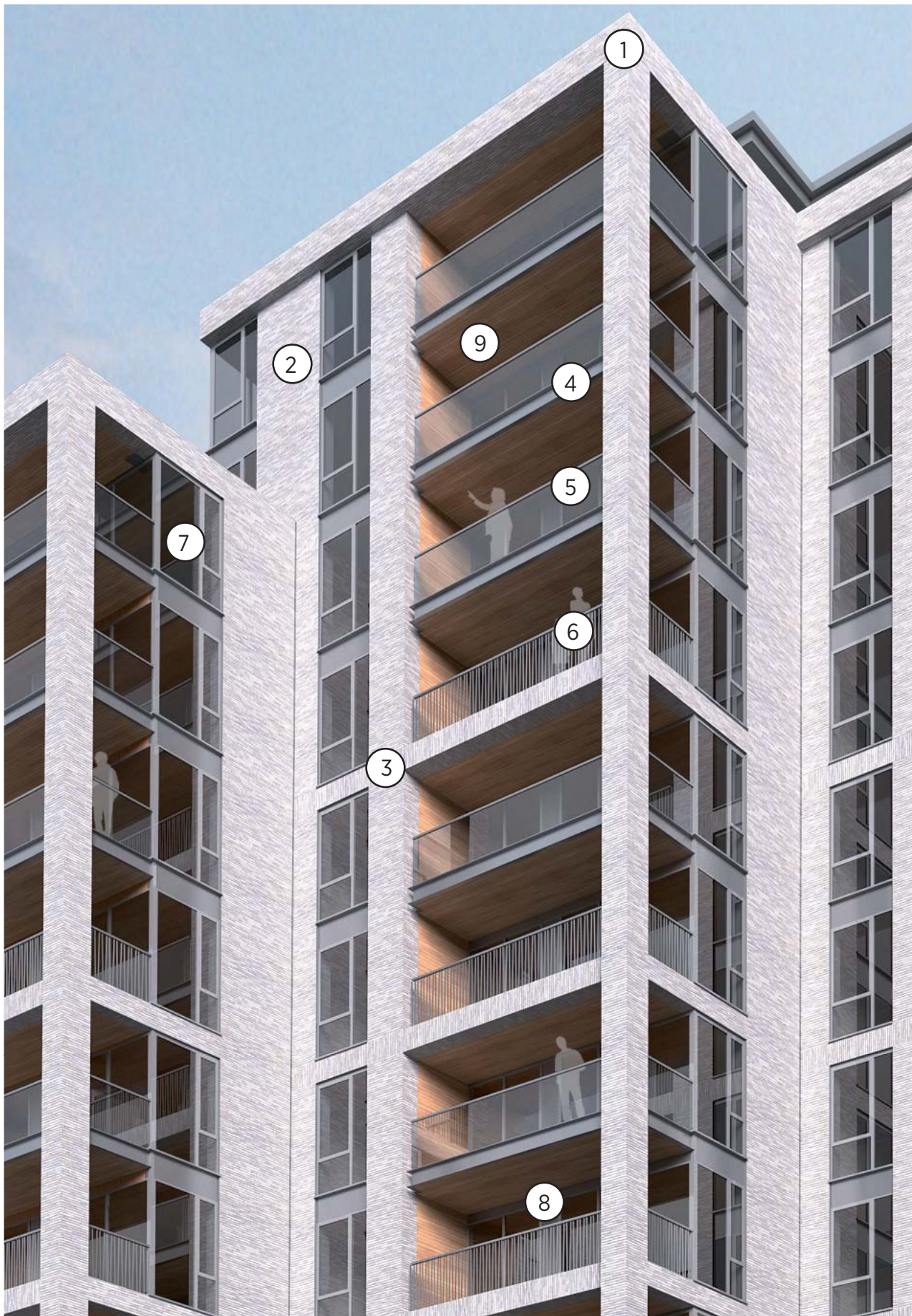


BRICK, METAL AND TIMBER

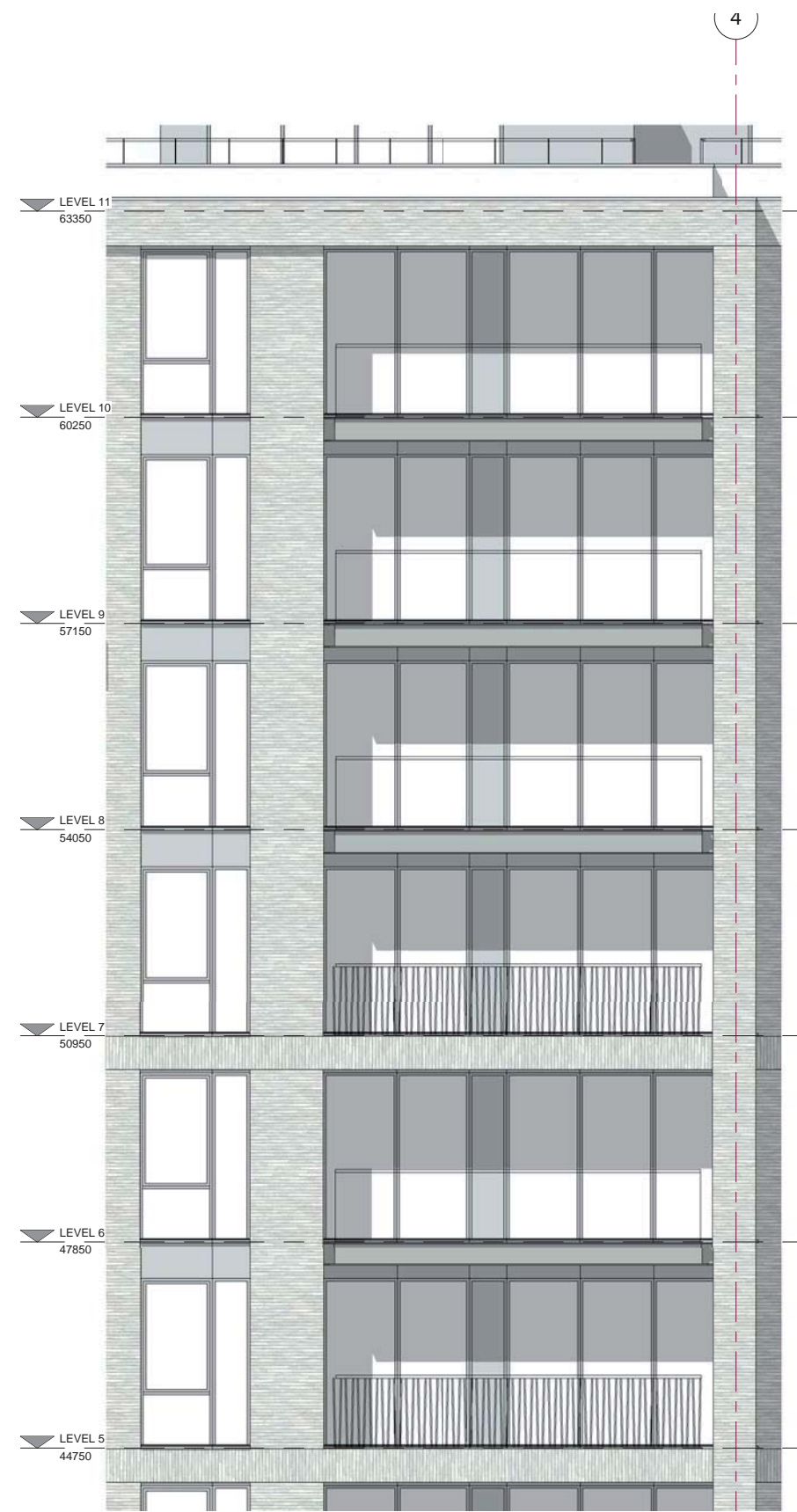


BRICK, METAL AND GLASS

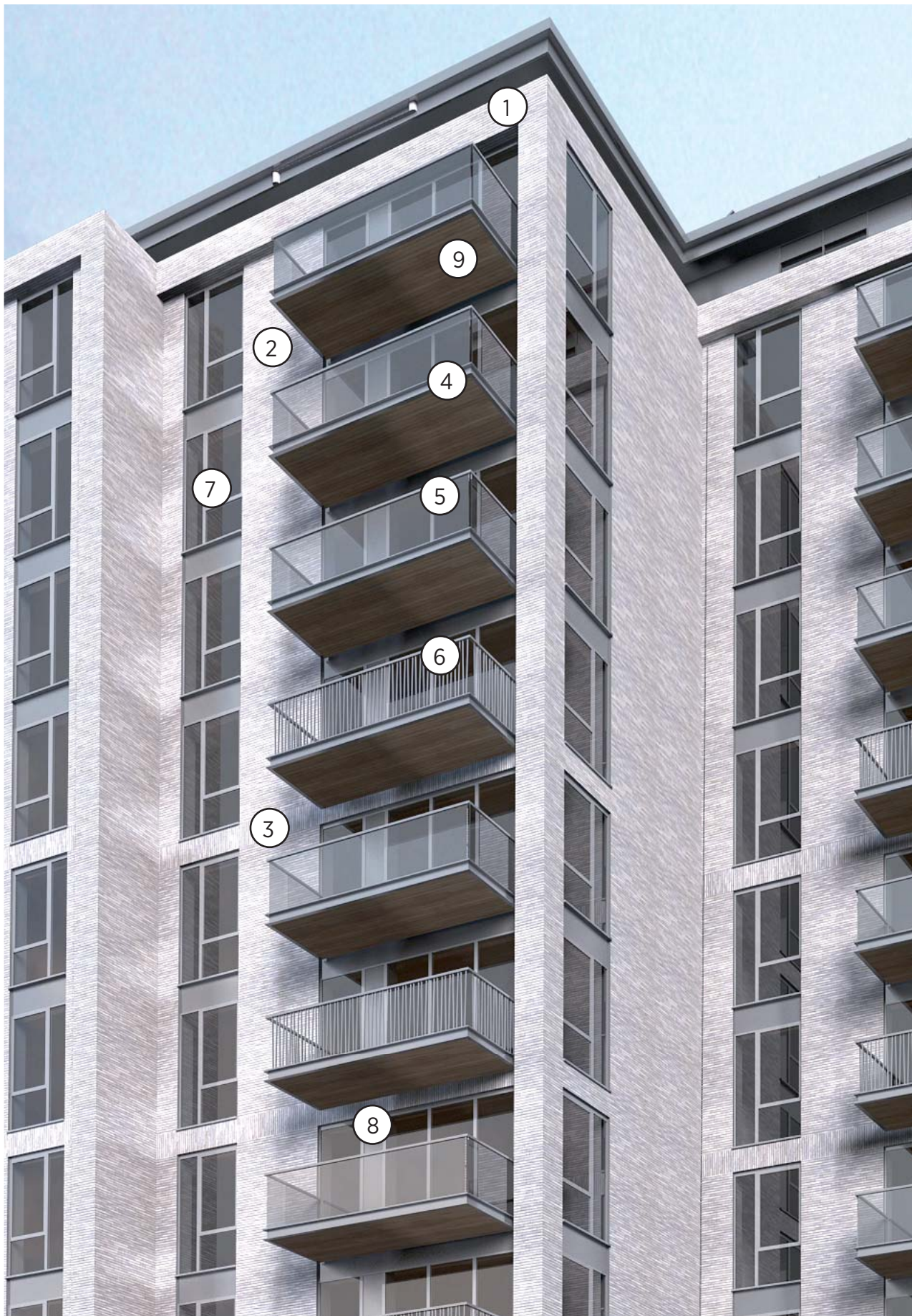




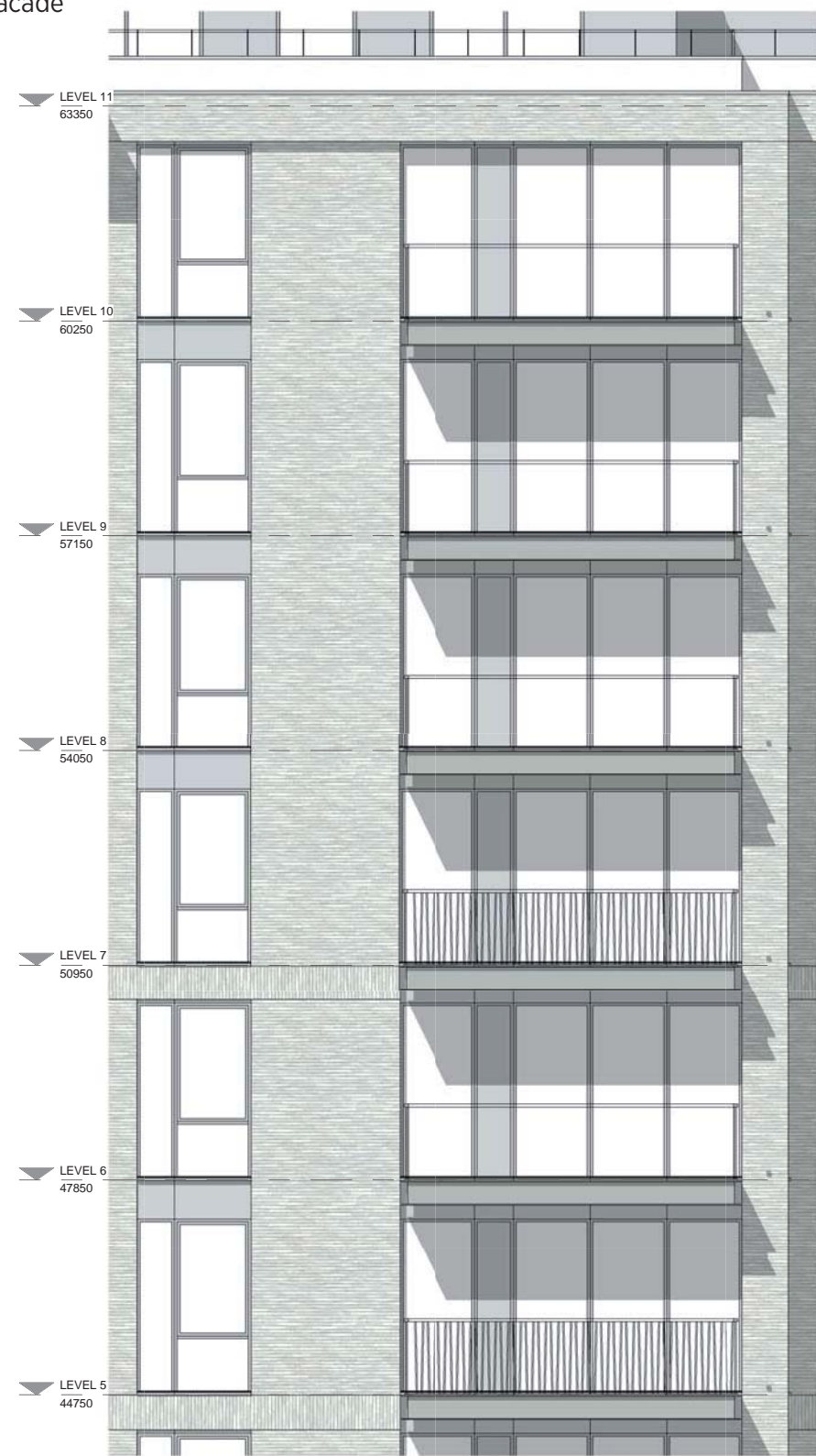
- ① Brick frame
- ② Brick finish to facade
- ③ Soldier course brick element flush with brick facade
- ④ Painted metal C-channel to balcony structure
- ⑤ Clear glass balustrade
- ⑥ Metal balustrade
- ⑦ Double glazed unit
- ⑧ Metal spandrel panel
- ⑨ Timber finish to soffit



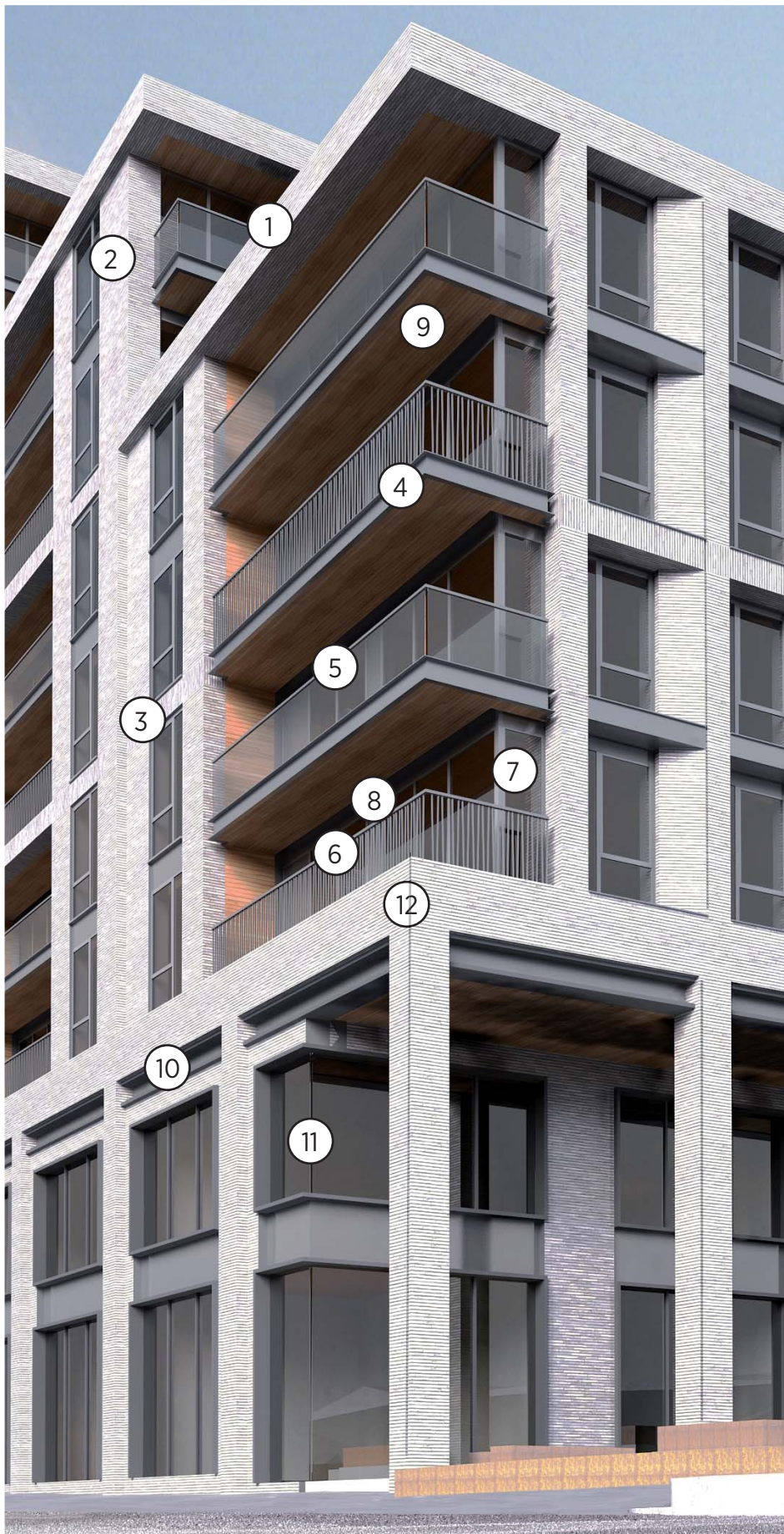




- ① Brick frame
- ② Brick finish to facade
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- ⑥ Metal balustrade
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- ⑧ Metal spandrel panel
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- ① Brick frame
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- ⑤ Clear glass balustrade
- ⑥ Metal balustrade
- ⑦ Double glazed unit
- ⑧ Metal spandrel panel
- ⑨ Timber finish to soffit
- ⑩ Metal panel with ventilation to commercial units
- ⑪ Corner glazed commercial unit
- ⑫ Brick plinth



**101 CAMLEY STREET**  
DESIGN AND ACCESS STATEMENT

**5.0 PROPOSALS**  
5.5 EXTERNAL TREATMENT - CAMLEY STREET SOUTH



**THE PROPOSAL FROM CAMLEY STREET - Approach to Camley Street entrance**





# **turkington martin**

## 6.0 Landscape Design



## 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 101 Camley Street site contributes to the wider aspiration of creating a new gateway and landscape 'event' at this point along Regents Canal in conjunction with the development at 103 Camley Street and proposals at 102 Camley Street.

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





**Site Context**

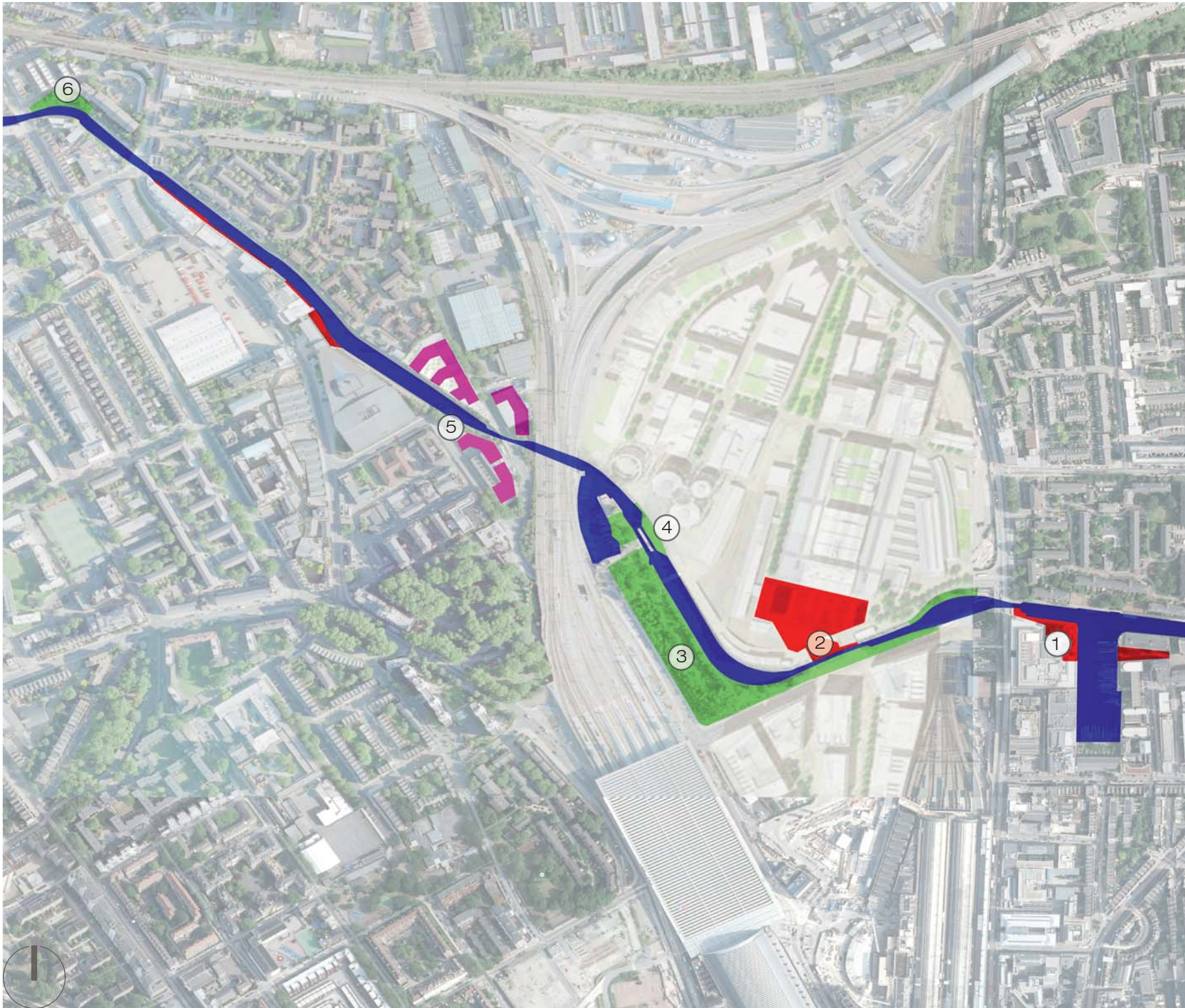
The site is on the south side of Regents Canal, close to the wider Kings Cross area redevelopment.

Access to the canal is provided by the development and 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.

Location 5 on the diagram opposite illustrates the position of the scheme in relation to these 'events', the development at 103 Camley Street and the planned development at 102 Camley Street.

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 The Site
- 6 Baynes Street, Towpath entrance



context plan





1. Kings Place



2. Granary Square



3. Camley Street nature reserve



4. St Pancras Lock



5. potential space at 101, 102 & 103 Camley Street



6. view from The Constitution Pub

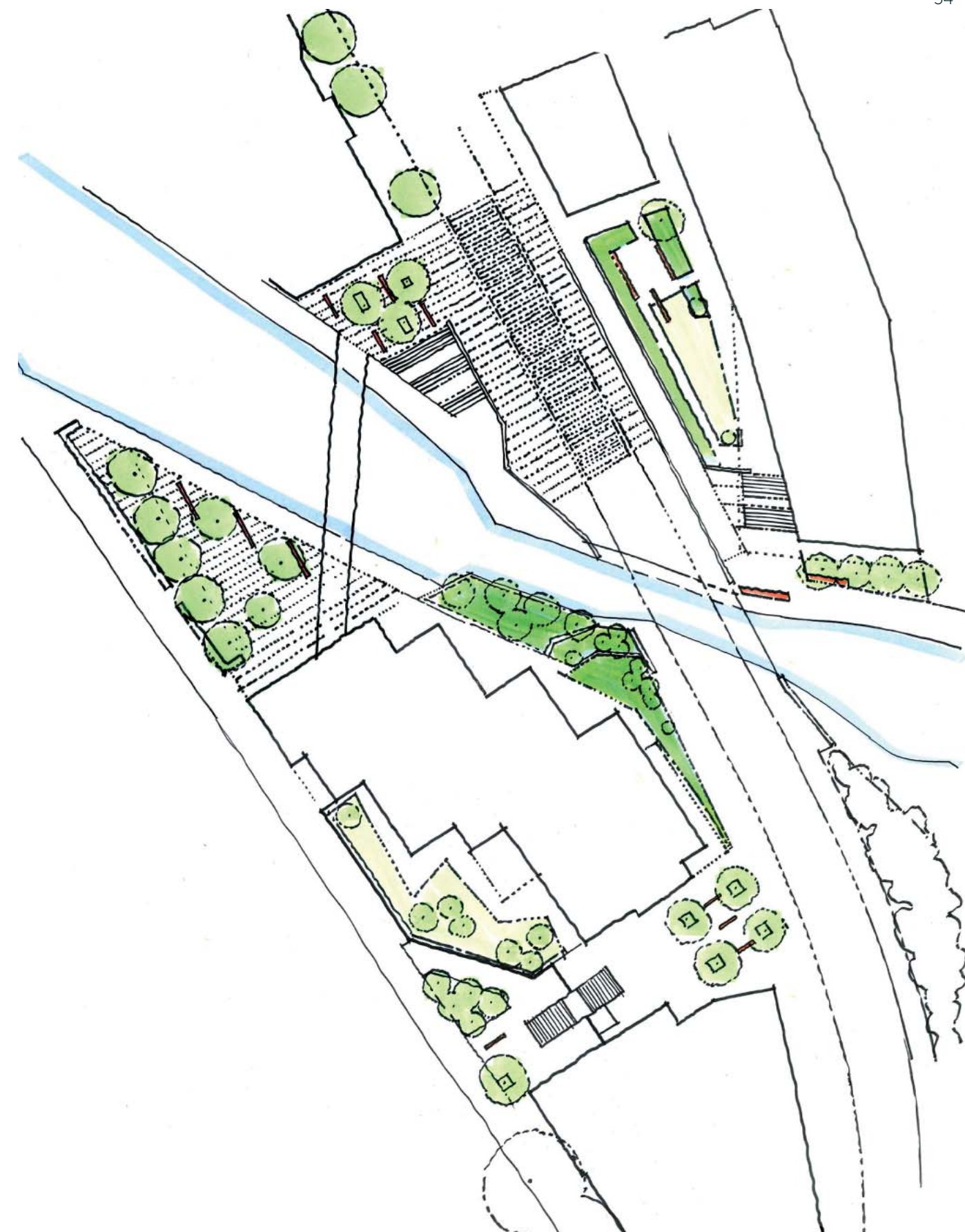


### Concept

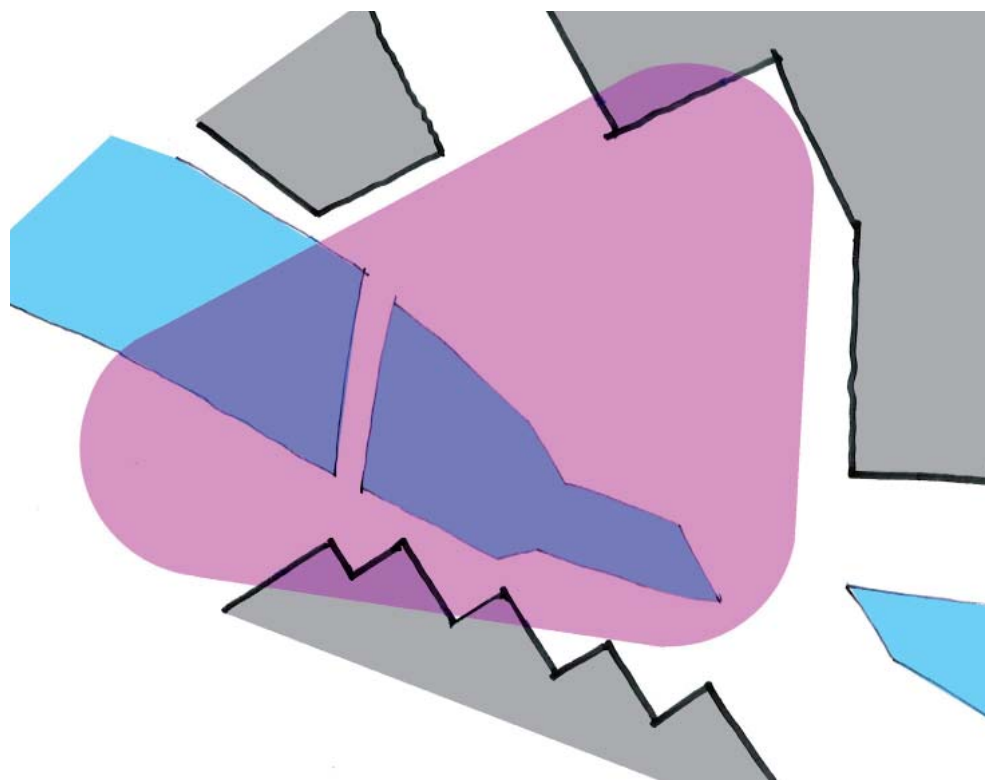
The landscape concept focuses on the creation of an appropriate urban public realm for the development, providing a setting for the new building and an attractive external environment as an amenity for residents, occupiers and the public.

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 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.



early stage sketch plan, illustrating the potential for an integrated approach to the public realm of 101 Camley Street and neighbouring developments



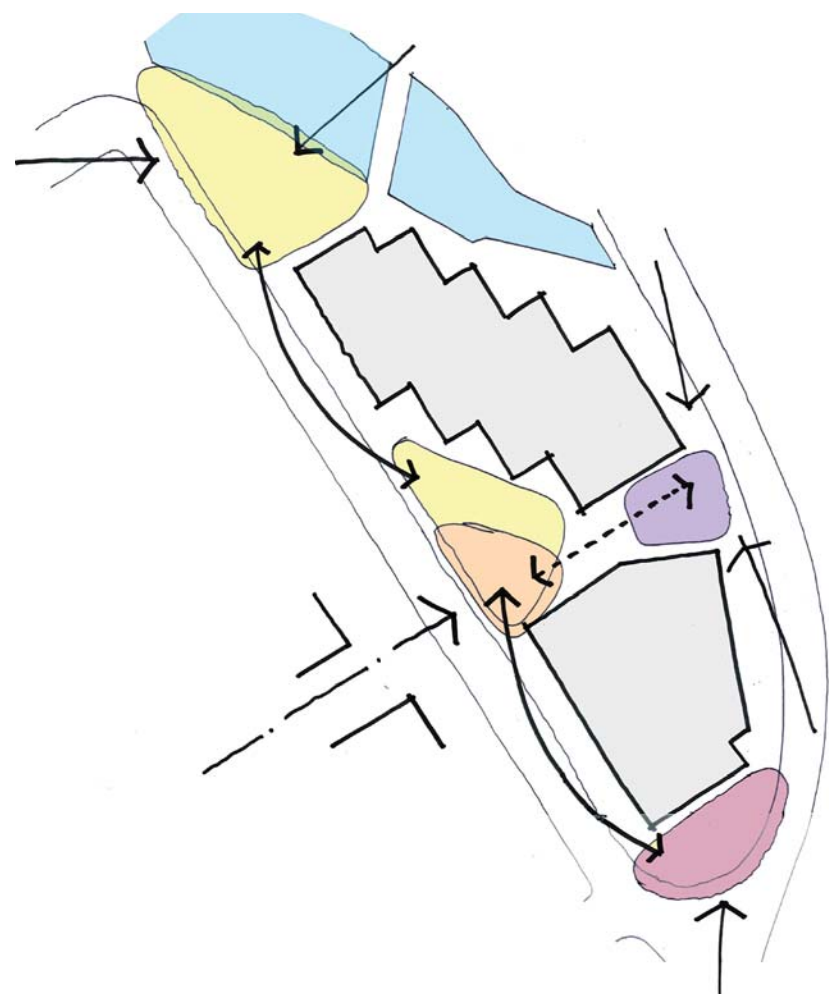
The potential to create a 'gateway' space between the 101, 102 and 103 Camley Street



### Landscape Proposals

The scheme provides for a significant new open space which opens out onto Regents Canal and improves permeability between Camley Street and Granary Street. The spaces 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
- improve the ecology and biodiversity along the canal
- improve local pedestrian connections by creating a sequence of arrival spaces



concept diagram



- 1 Canal side gardens and play area
- 2 Continuing street tree line of London Planes
- 3 Residents arrival square with feature tree planting
- 4 Terraced garden
- 5 Boundary planting to private terraces
- 6 Communal roof terrace
- 7 Private terrace
- 8 Potential for planting to canal edge (outside of site boundary)

landscape plan



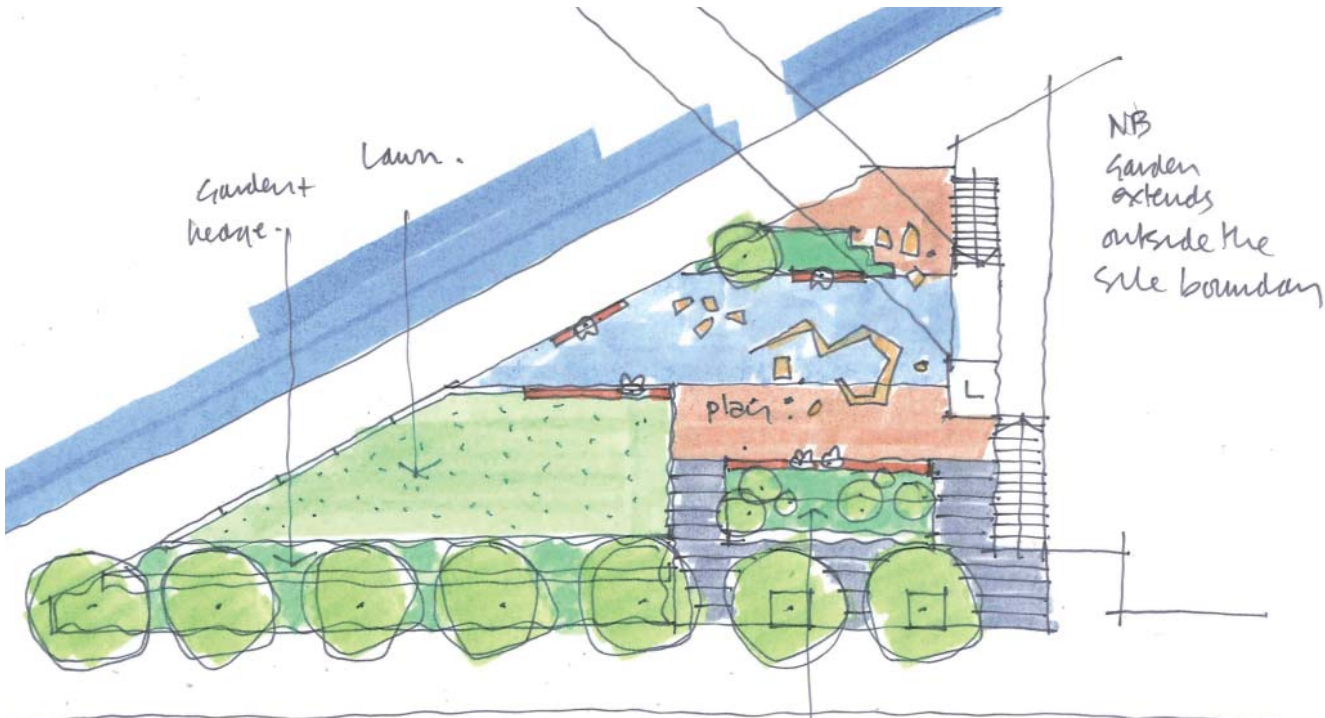
### Landscape Proposals

The canal side gardens compose bands of planting and open hard surfaced areas to create a flexible space for activities, with a play area incorporating natural play elements with more traditional climbing and play equipment to cater for a wider range of ages. Tree planting is used to improve human comfort and scale with seating provided to look out over the different areas as well as the canal.

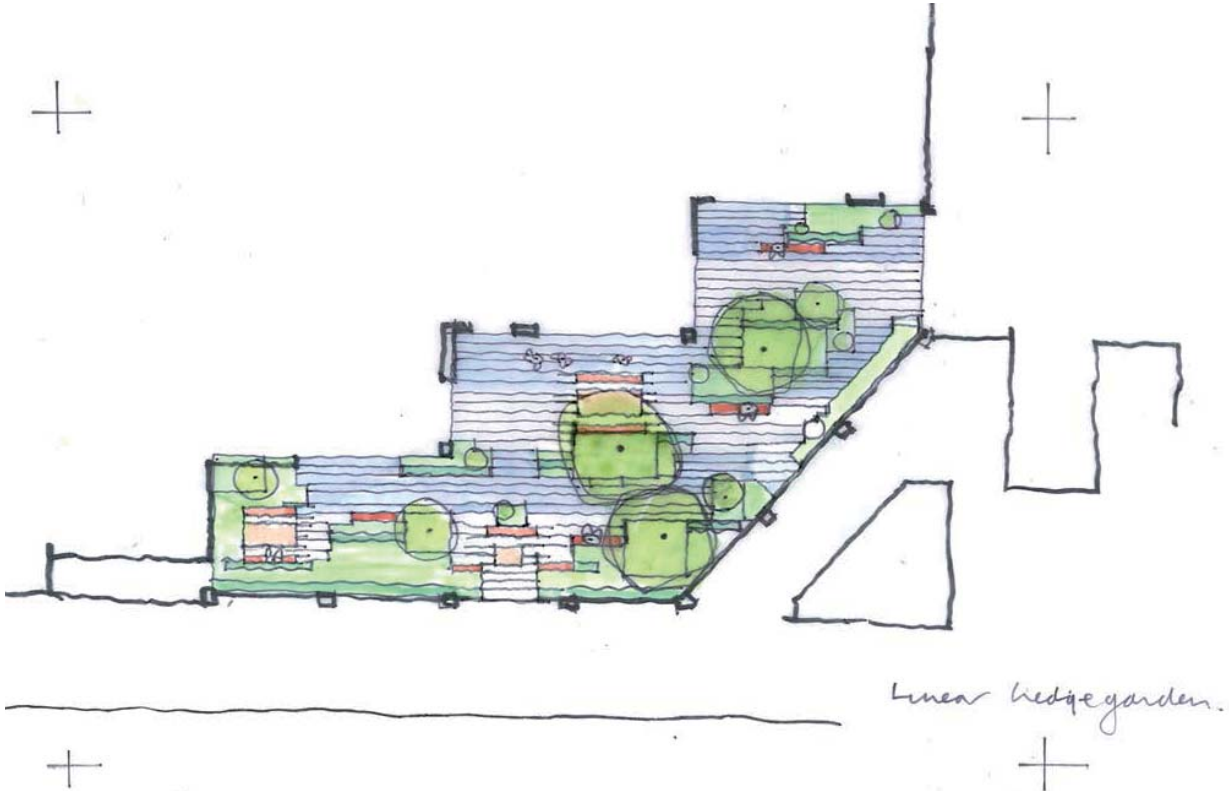
Resident arrival squares create a new link between Camley Street and Granary Street, with groups of trees providing seasonal colour and shade.

The proposals also include a new terraced garden at the junction of Camley Street and Granary Street, helping to provide level access to the ground floor uses. Shade tolerant planting beneath the existing street trees will provide year round interest and structure.

The drawings opposite demonstrate early stage development and dialogue with the client, planners and design team.

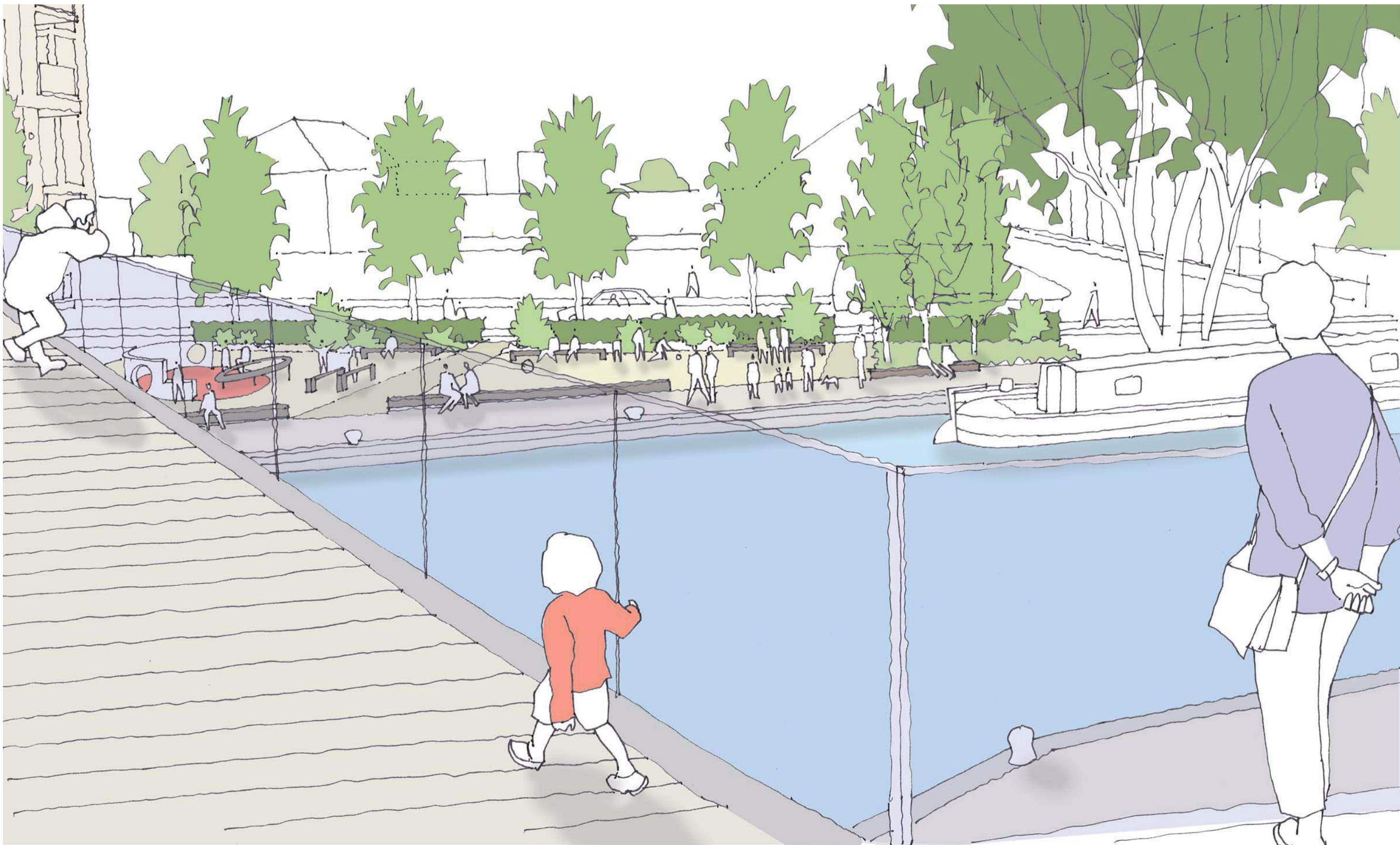


early stage development sketch



early stage development sketch





early stage development sketch





Canal side gardens and play area

Communal roof terrace (higher level)





Residents arrival square with feature tree planting

Existing street trees

Terraced gardens

**101 CAMLEY STREET**  
DESIGN AND ACCESS STATEMENT



**6.0 LANDSCAPE DESIGN**  
6.5 LANDSCAPE PROPOSALS - ELEVATION



### Materials Strategy

A restrained palette of materials is used throughout. Materials have been selected for their warm tones and natural textures, helping create a welcoming and enjoyable environment. Natural stone flags will define a high quality environment around the building and link the development to the canalside garden space and play area.

Resin bonded gravel creates a 'softer' feel within the garden area whilst maintaining a flexible space for different activities and extension to the play area. The play surface will be a wet pour material laid in four different colours, providing a vibrant space for children to play.

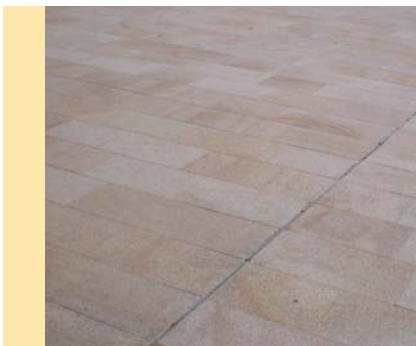
Timber benches in the gardens will be provided with and without backs to make a comfortable environment for different users. Timber benches will also be used to define the level access points through the terrace gardens.

- Natural stone flag paving
- Resin bonded gravel
- Play surface (4 colour mix)
- Raised planters
- Timber seating



materials strategy





Natural stone paving



Natural stone steps & tactile paving



Resin bonded gravel



Play surface & Equipment



Raised planters



Timber seating



**Planting Strategy**

Planting throughout the site will help provide seasonal delight and interest as well as enhance local ecology and biodiversity.

The garden areas will use a range of shade tolerant herbaceous and evergreen plants that will provide form and structure throughout the year. Strong lines of hedging will help to define structure and provide shelter for people sitting and playing.

New canal side planting has been selected principally for its ecological interest. Flowering plants and shrubs will provide shelter and feeding opportunities for a range of insects and birds.

A planted boundary to Camley Street will provide dramatic seasonal interest with bold swathes of flowering perennials and grasses providing height and colour at various times throughout the year.

London Plane trees will be used along Granary Street to continue the line of existing trees. Norway Maple 'Deborah' will be used at the residential square entrances which will provide dramatic autumn interest. Multi-stemmed birch trees will create focal points at key areas in the landscape. Groups of Amelanchier will provide height, shade and shelter throughout the summer, and dramatic form in winter months.



Acer platanoides 'Deborah'



Platanus x Hispanica



Amelanchier lamarckii multi-stemmed



Betula pendula multi-stemmed

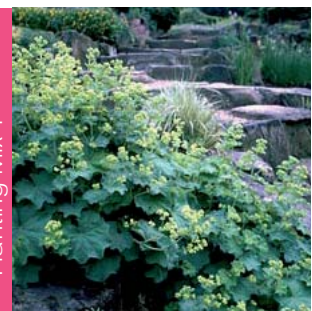


Carpinus betulus



planting strategy





Alchemilla mollis



Iris sibirica



Helleborus niger



Veronicastrum sp.



Deschampsia cespitosa



Rudbeckia goldsturm



Cornus stolonifera



Cornus 'Midwinter fire'

Planting Mix 2



Galanthus nivea



Euphorbia amygdaloides var. robbiae



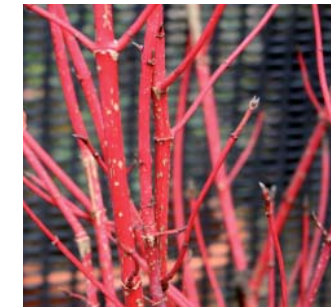
Luzula nivea



Dryopteris filis-max



Liriope muscari



Cornus alba 'Elegantissima'

Planting Mix 3



Carex pendula



Iris sibirica



Iris pseudacorus



Luzula nivea



Fillipendula ulmaria



Lythrum salicaria 'Robert'



Salix viminalis



Cornus alba 'Elegantissima'

Planting Mix 4



Phlomis russeliana



Molinia caerulea



Salvia x sylvestris Mainacht



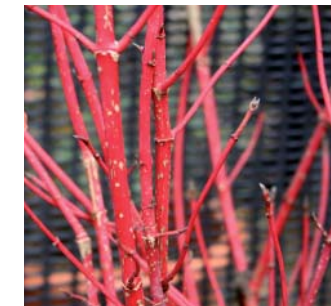
Artemisia absinthium



Stachys byzantinum



Hebe albicans



Cornus alba 'Elegantissima'

Spring Interest



Winter Interest and Year Round Structure






### Lighting Strategy

Feature lighting is proposed to complement and provide animation to the landscape at night, as well as to aid orientation and way finding.

Recessed LED lights to the timber seats at the junction of Camley Street and Granary Street will help define the circulation and mark the development at ground level. Recessed LED lights will also be used to mark the residential access square at Granary Street with recessed wall lights to line the route of the steps. The feature trees at the entrance squares will be up lit to create ambiance.

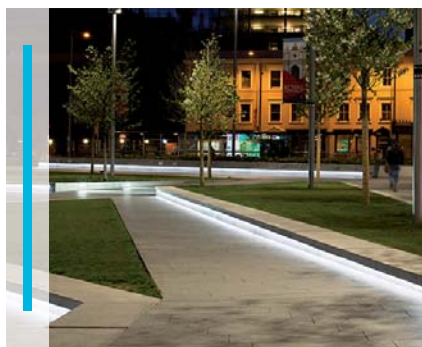
No additional lighting is proposed to the towpath or canal side gardens, in line with the ecologists recommendations.

-  Feature lighting
-  Recessed wall lights
-  Uplighters to trees



lighting strategy

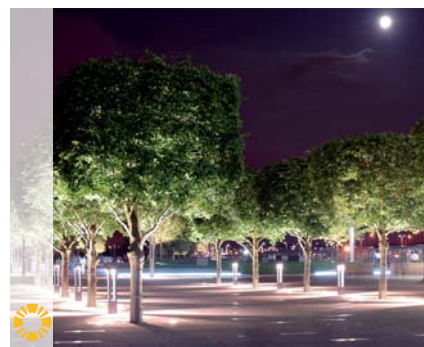




Feature lighting



Recessed wall lights



Uplighters to trees



## Communal Roof Terrace

The communal roof terrace is a semi-private space for residents and occupiers to enjoy. The arrangement of planters, seats and planting shares a similar language to the canalside gardens, helping to create a unified language of external spaces.

Natural stone paving 'planks' will be laid in bands of varying tones. Low level planting will break out of the paving at the same level, with raised planters accommodating larger shrubs and multi-stemmed trees. Timber benches and tables provides opportunities to meet and eat outdoors alone or in groups.

Planting will provide structure throughout the year as well as seasonal variation and interest. Larger feature shrubs will help frame views from the terrace.

Private terraces to the north, looking out over the canal and Camley Street will be finished in a resin bonded surface with privacy screens to reduce overlooking at street level.



communal roof terrace plan





Natural stone paving



Resin bonded gravel



Raised planters



Timber seating and tables



Feature lighting



Uplighters to trees



Phlox russeliana



Molinia caerulea



Ajuga reptans



Salvia x sylvestris  
Mainacht



Artemisia absinthium



Stachys byzantinum



Hebe albicans



Cornus 'Midwinter fire'

Spring Interest



Winter Interest and Year Round Structure



### Roof Top Allotments and Green Roofs

Roof top allotments are provided for residents to grow food, which will be provided in 'moveable' planters, at levels 5 and 8 on the north block and levels 4 and 7 on the south block. The planters can then be arranged to maximise sun light throughout different times of the year and create a flexible space for other community events.

Green roofs which incorporate a range of plant species will be used in conjunction with areas of PV panels. The use of sedum and native species will help improve local ecology and biodiversity and will provide a low maintenance planting arrangement, which will not overshadow the panels and affect their performance. Other features such as substrate mounding and log piles will be incorporated where possible to improve the range of ecology features.

the incorporation of green roof beneath new PV panels not only facilitates renewable energy use, but subject to suitable design, and use of native species and substrates also likely will help to provide a range of microclimatic conditions (including shade and shelter) which will benefit different floral species and contribute to the overall wildlife value of the green roof.

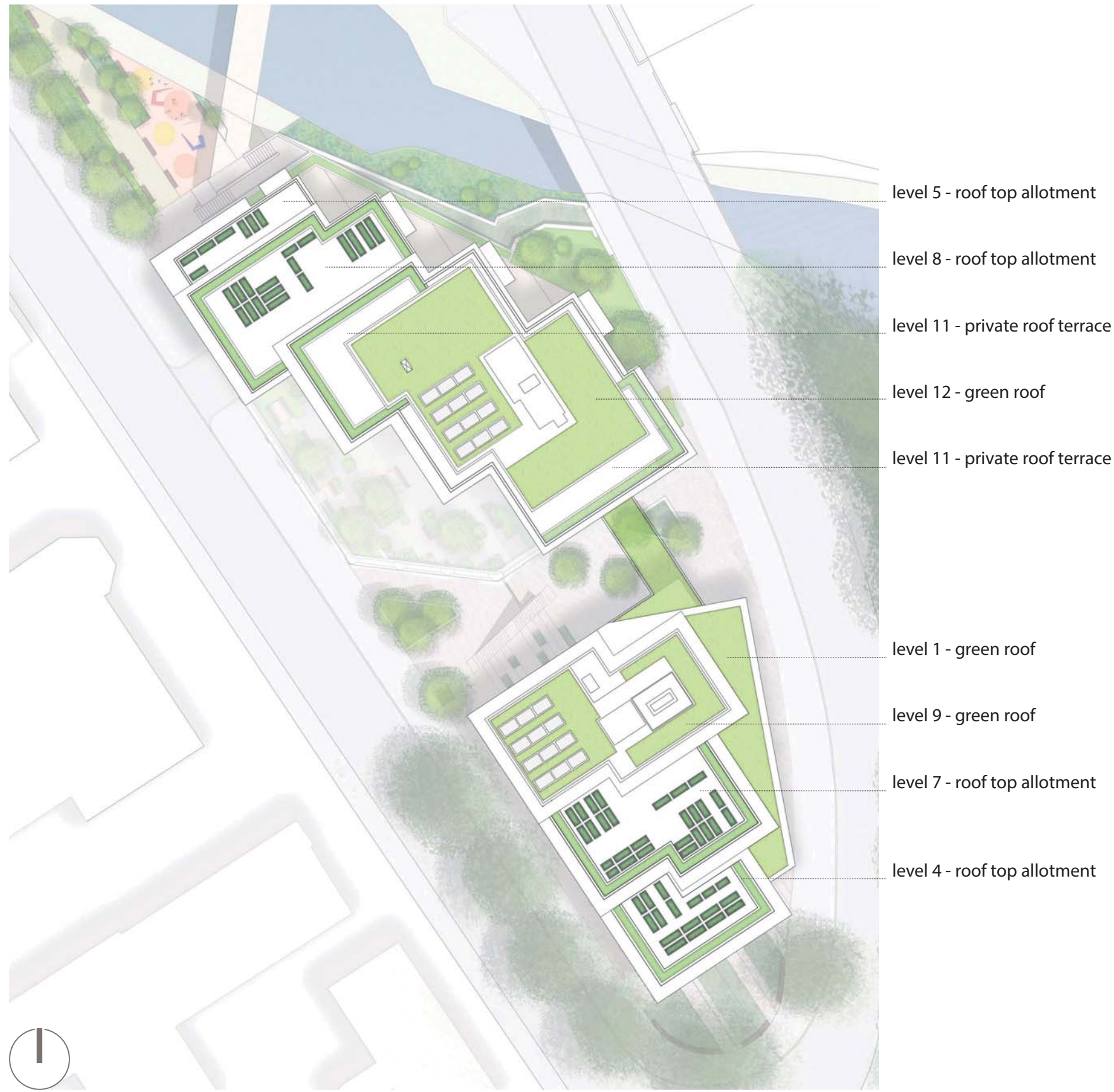
The green roofs will contribute to a wider network of green spaces and roofs, improving ecological connections and corridors, and in turn providing significant feeding opportunities for insects and birds.



Moveable planters to roof top allotments



Green roof with PV panels



roof plan

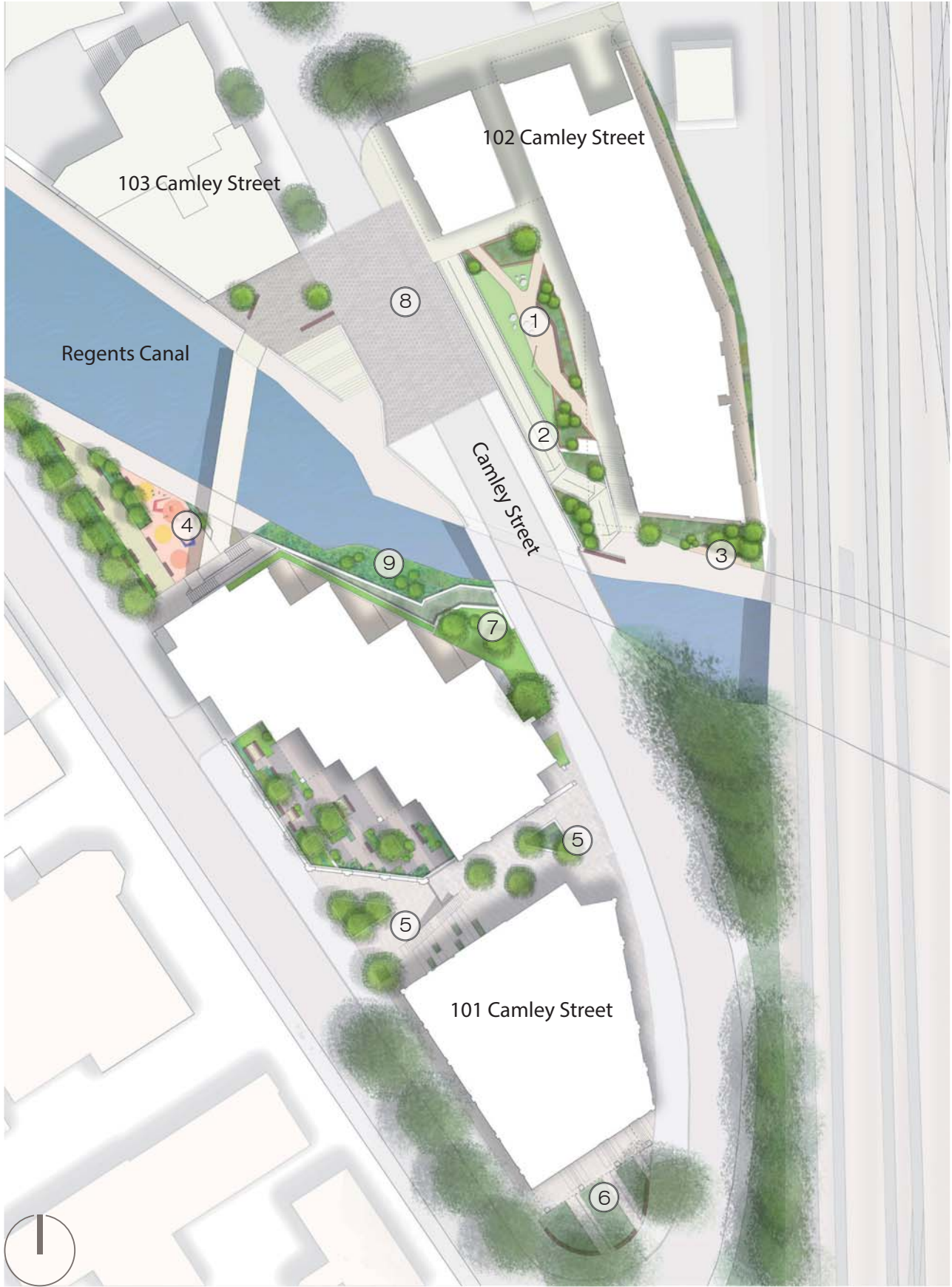


**Combined Landscape Proposals**

The combined proposals 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.

The combined schemes provide significant new open spaces for resident, occupier and public use, contributing to a more significant gateway space, improving pedestrian connections between the developments, Camley Street and the canal.

- 1 Gardens and playable landscape
- 2 Ramp access to the canal
- 3 Canal side seating and widened towpath
- 4 Canal side gardens and play area
- 5 Publicly accessible arrival square
- 6 Terraced garden
- 7 Boundary planting
- 8 Potential for traffic calming to Camley Street
- 9 Potential for planting to canal edge (outside of site boundary)



combined landscape plan