Part Two - Application Two

Workspace

Part Two - Application Two
6.0 Workspace

6.1 Process

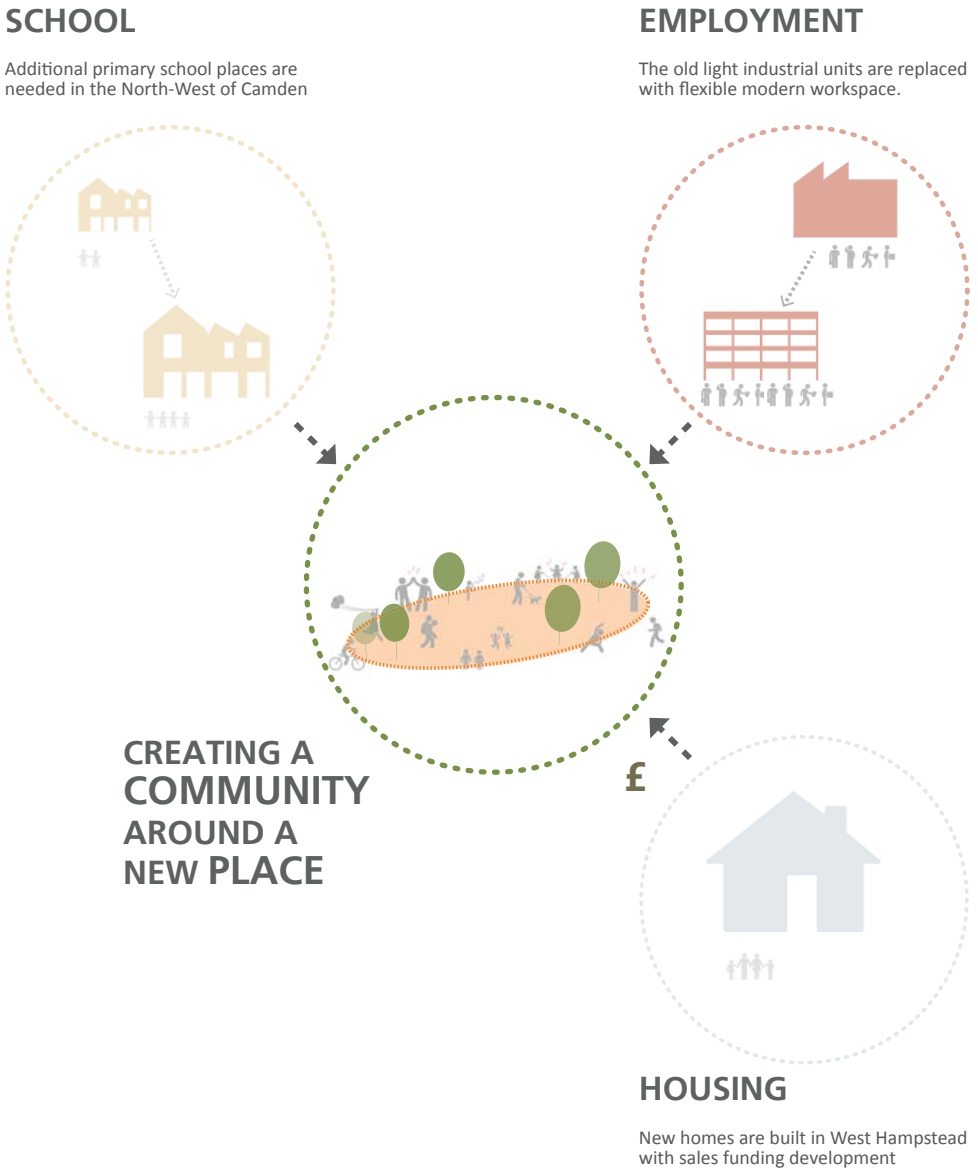
6.1.1 Client Brief

Camden has a statutory responsibility to provide school places to all children of school age. Camden has identified a particular need for primary school places in the northwest of the Borough and the expansion of Kingsgate School onto the Liddell Road site has been selected as the preferred strategy to meet this need.

The need for additional school places must be balanced against other facilities required in West Hampstead. There is strong demand for commercial space, particularly managed work space, in the area and Camden have made a commitment to enhance the amount of floor space on the site available for employment space as part of the Liddell Road redevelopment project.

The provision of high quality managed workspace on the site will provide a diverse development benefiting from high levels of occupancy throughout working hours, creating an active and well used new place in West Hampstead.

This section of the Design and Access Statement explores in detail how the design for the workspace building has been developed to provide high quality employment space in West Hampstead that integrates sympathetically with its surroundings.



6.1 Process

6.1.2 Site Assessment

The assessment of the Liddell Road site is described in detail in Section 2.0 of this report. The strategic design has considered the impact of the new proposals on existing neighbouring buildings and environments in addition to developing strong relationships between the newly proposed buildings within the site.

6.1.3 Involvement

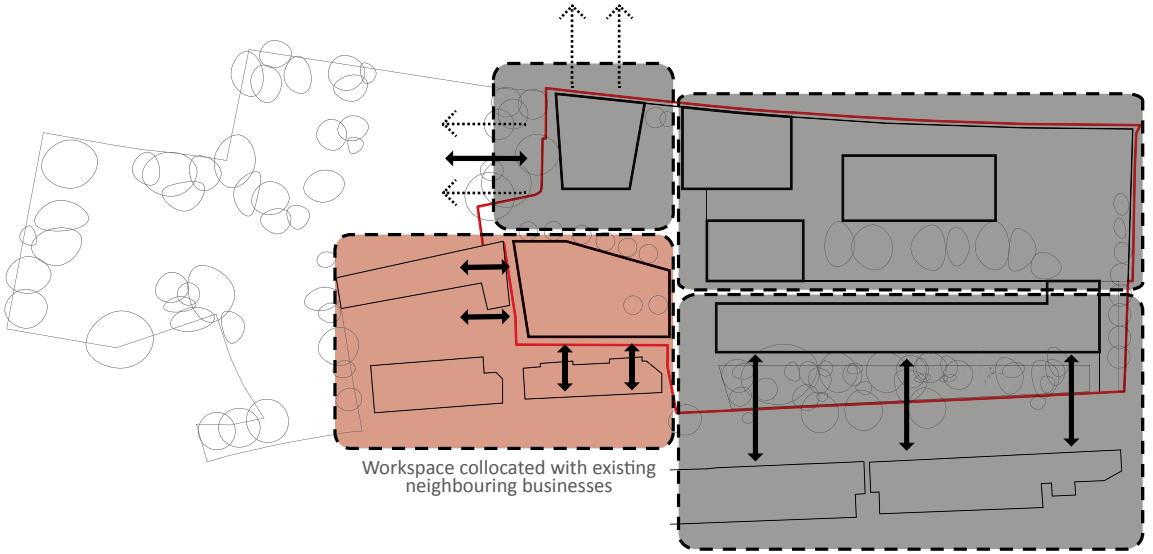
The proposals have been developed through extensive consultation with stakeholders including the LB Camden Project Team; and planning, access, highways, parks and open spaces, and environmental officers. The proposals have been reviewed with the local community through drop-in consultation events, the Development Management Forum and a public presentation at Sidings Community Centre. Full details of the consultation process are included in Section 3.1 of this document.

In addition to stakeholder and public consultation, the proposals have been developed with the input of Creative Space Management (CSM). Toby Hyam of CSM has assessed different options developed and offered advice on current demand for workspace and general facilities and specification requirements.

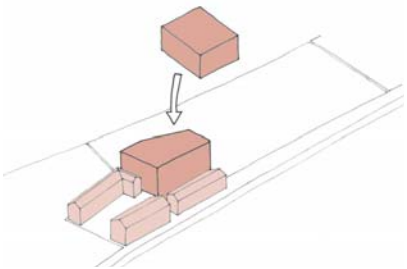
6.1.4 Evaluation

The site assessment and strategic planning stage outlined in Section 3.1 of this report identified a single preferred location for a workspace building on the site, in the southwest corner grouping it with existing neighbouring workspace in order to add to the workspace quarter.

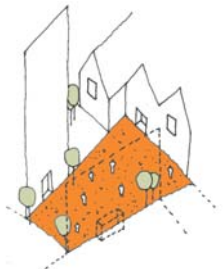
The location of the building acts as a gateway to the new public space with direct visibility from the street approach. The ground floor engages with the new public space, creating activity and passive surveillance of the edge of the park and new space. Workers can enjoy the amenity of the public open space throughout the day, contributing to its attractiveness as a new business address in the area.



Masterplan strategy



New workspace clustered with existing workspace



A new ‘focal’ square at the heart of the site, a new place to enjoy

6.1 Process

6.1.5 Design

The development of strategic options and design solutions for the site are described in detail in Section 3.1 of this report. This chapter examines the specific development of designs for an efficient, flexible and attractive workspace building that will support occupation by a diverse range of tenants.

Warehouse Typology

Flexible open plan spaces provided by 19th and 20th century warehouse buildings have become popular workspaces as they provide flexible open spaces; high levels of natural daylight through large windows; and generous floor to ceiling heights. These Victorian buildings were typically of four to five storeys in height and therefore consistent with the proposed scale identified for the workspace building in the masterplan massing exercises. As a starting point for the design of the workspace building, the warehouses of central London have been examined.

The precedent of warehouse buildings is relevant to the context of the railway sidings where historically this type of building could have been found. Historic research has identified that a button factory was once located on the site.

Four storey warehouse building, Dalston

Five storey warehouse building, St John's Square, Clerkenwell

Curtain Road warehouse building, Hackney

Highgate Studios workspace warehouse conversion, Camden

6.1 Process

6.1.5 Design

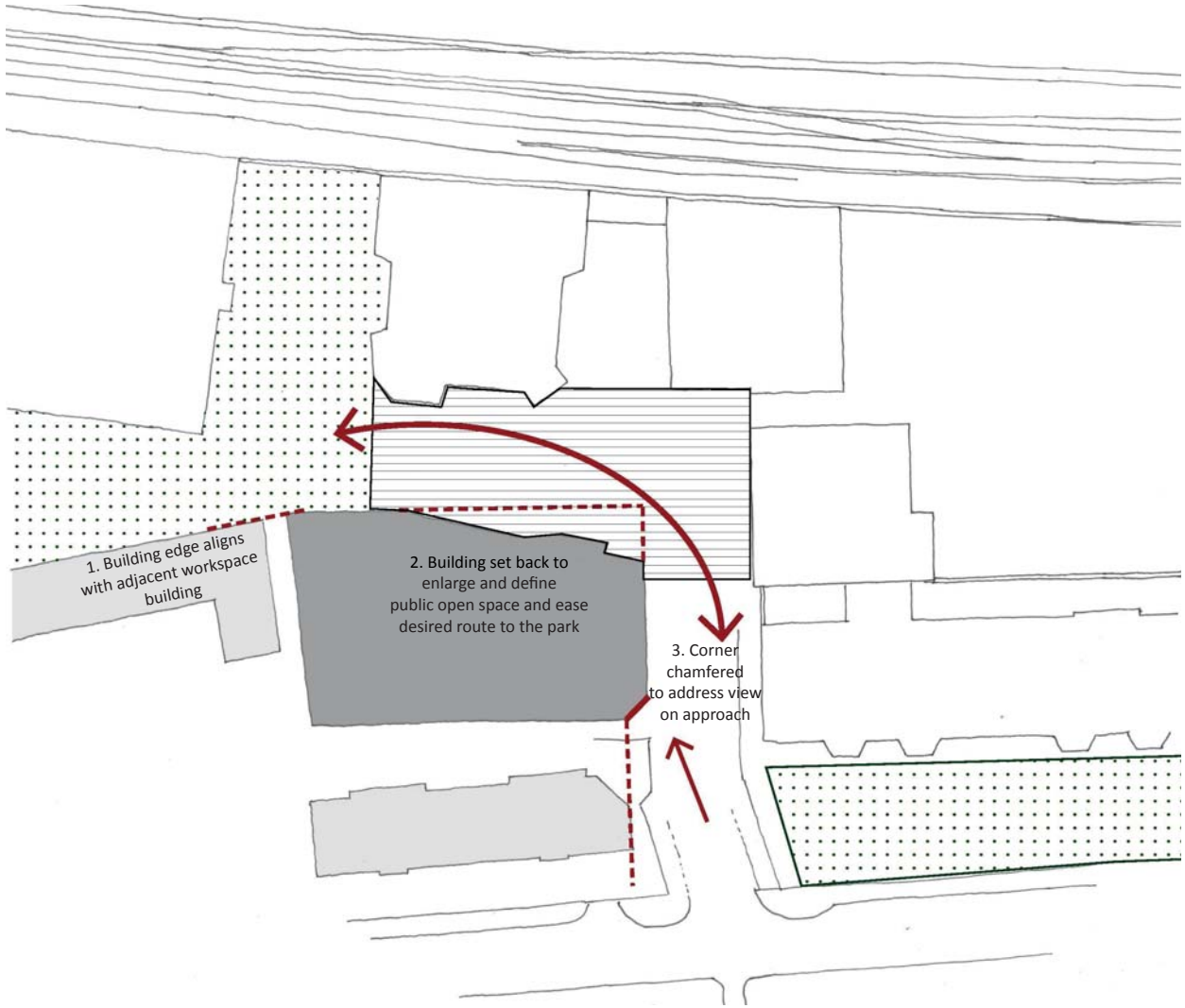
Location and Orientation

The strategic options undertaken as part of the masterplan design process (refer to Section 3.1 of this report) identified the southwest corner of the development site as the preferred location for the workspace building. This provides a consolidated cluster of workspace uses on Maygrove Road, being collocated with existing office buildings and workshops.

To further support the aims of the masterplan in creating a new place for West Hampstead, the orientation and plan form of the building has been considered to benefit the wider site.

The adjacent diagram identifies the three key moves of the plan form that are proposed to successfully integrate the workspace building:

1. The northern face of the building aligns with the adjacent building to the west. This continuity serves to accentuate the progression of the public open space in Maygrove Peace Park to the new public open space created at the heart of the Liddell Road redevelopment.
2. The northeast corner of the building is cut back at an angle to allow the creation of a public space between the new buildings – increasing the scale of the space from a street to a square and easing the desired route to the park.
3. The southeast corner of the building has been chamfered to provide a corner facing the approach from Maygrove Road. This mediates with the position of the existing building to the south. This enhances the street presence of the workspace, increasing its desirability as a new business address in the area.



Workspace building plan development

6.1 Process

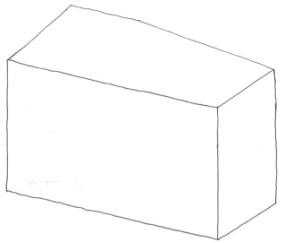
6.1.5 Design

Scale and Massing

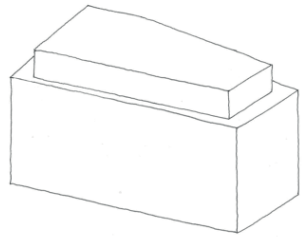
The masterplan massing studies identified an optimum height for the workspace building of four storeys with a set-back fifth storey, meeting the required 4,000sqm floor area identified in the viability assessment. In developing the scale and mass of the workspace building, the views and presence of the building from Maygrove Road have been explored.

The sectional studies undertaken in the masterplan did not consider the oblique views of the building from the southeast and southwest corners, which would be seen more readily than the main south elevation.

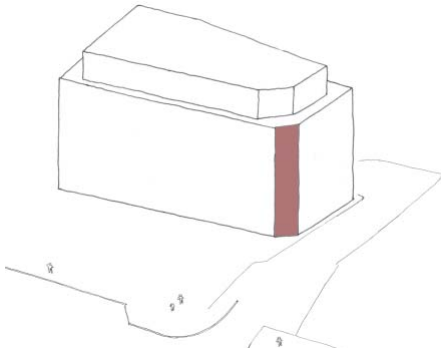
The adjacent diagrams show the progression of the building massing which has been sculpted to provide a reduced scale to these corners of the building, aiding the integration of the building with its surroundings.



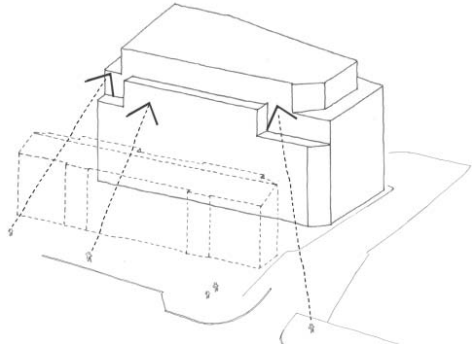
1. Initial massing defined by floor space requirements



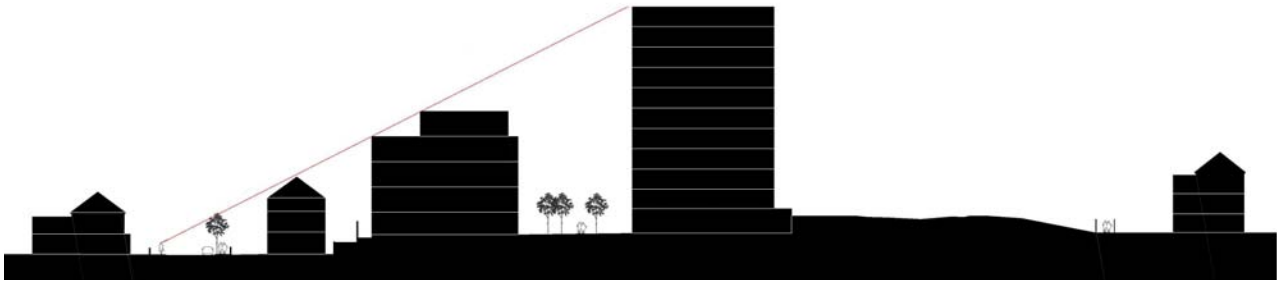
2. Top storey set back to relate to adjacent building heights



3. Corner chamfered to relate to Maygrove Road approach



4. Additional third storey set backs relate to oblique views
(shaping of the building reduces the prominence of the north elevation)



Section showing relationship of proposed workspace building to adjacent buildings

6.1 Process

6.1.5 Design

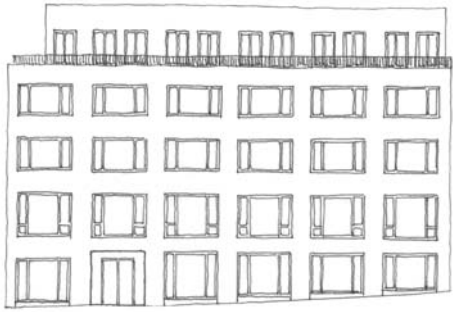
Defined Entrances

To create a dialogue and active engagement with the proposed new public space, the preferred location for the building entrance was identified as the northern elevation of the building.

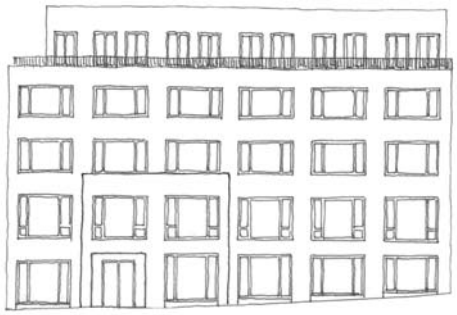
Our design studies of this area concluded that in order to offset this reduced prominence, the entrance required articulation to enable it to be easily identifiable by visitors.

The adjacent diagrams show design options explored for highlighting the entrance to the workspace building.

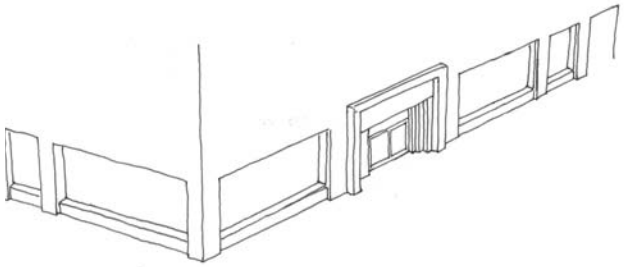
In order to create articulation and legibility, we explored the options of framing the entrance, adding a canopy and recessing the entrance. These studies concluded that a two-storey gesture was required to provide presence on the elevation.



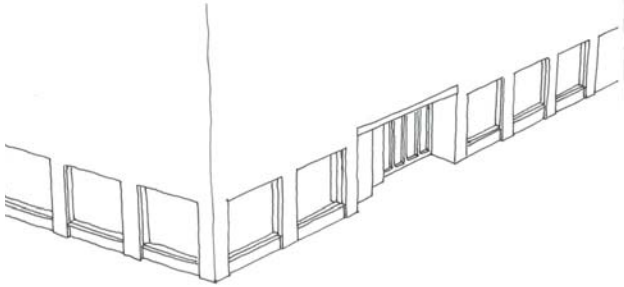
Building elevation with simple opening within grid



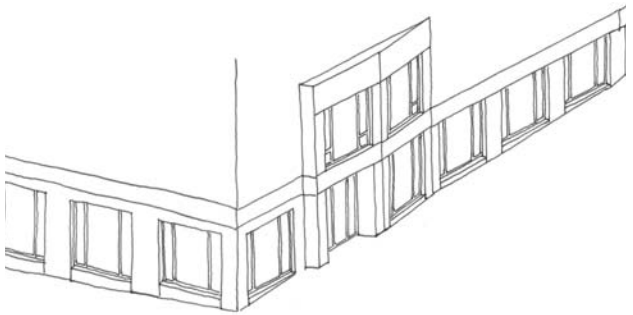
The protruding entrance articulates the northern elevation



1. Entrance defined through applied frame of differing materials



2. Building recess provides covered entry point



3. Building steps out to define entrance point

6.1 Process

6.1.5 Design

Access and Servicing

The commercial viability of the workspace building is dependent on an efficient floor plan, which maximises the available net space. An efficient core and riser strategy benefits the wider site by delivering the more usable area, and therefore employment opportunities, within the same mass of building.

The adjacent diagrams show early studies for a variety of core and riser strategies. These have been reviewed and developed with the wider consultant team to take into consideration the impact on building servicing, ventilation strategy, fire strategy, structure and access.

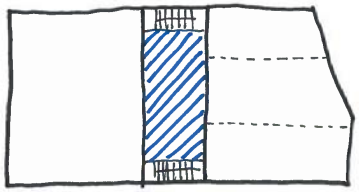
Options 1 and 2 split through the building providing two defined office spaces. This limits options for a single user-occupier. Travel distances to the stair cores becomes problematic in option 1 when the office is subdivide into units under 250 sqm.

Option 3 provides better flexibility for travel distances but becomes inefficient when circulation spaces are added to serve smaller subdivisions.

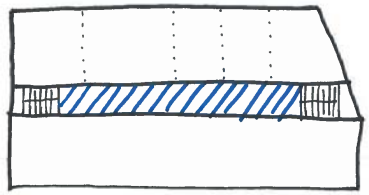
Option 5 was discounted as the depth of the floor plate became too great to provide efficient ventilation and natural daylight.

The conclusion of these studies was therefore to develop option 4, a single central core with two stairs, which would meet efficient rations of approximately 80% net lettable floor area to gross internal area.

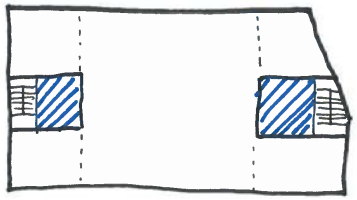
The specific position of the core and the stairs and lifts within the core have been developed to ensure a broad range of subdivisions into smaller units is feasible - from whole floors to workspace units of 80sqm.



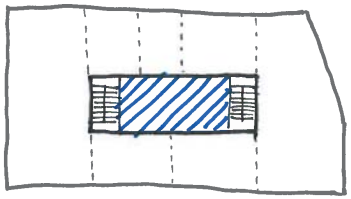
1. Central north-south building split core



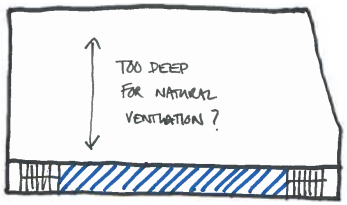
2. Central east-west building split core



3. Two core solution - east-west



4. Central island core - preferred option



5. Single-sided core as building buffer

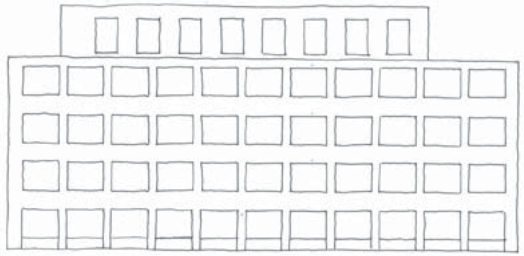
6.1 Process

6.1.5 Design

Elevation Design

The requirement for flexibility in internal planning and sub-division supports the use of a regular gridded elevation. A number of elevation studies were undertaken to establish a suitable grid which would identify the building as a distinctly different use type and typology from the neighbouring residential buildings, whilst sharing some commonality to reinforce the sense of a new place in West Hampstead.

The adjacent diagrams show some of the options which have been tested in developing the elevation. The larger grids relate to the warehouse typology and industrial grid of precedent buildings studies, whilst the smaller grid with portrait windows relates to the windows of the proposed residential buildings described in Section 5.0 of this report.



1. Industrial grid - consistent bay widths and heights

2. Residential Grid - larger ground floor bay and piano nobile

3. Residential grid - with subdivision of windows

4. Mixed grid - double and single bay widths

Industrial grid - office building by Claus & Kaan Architects

Residential grid - Hessenberg housing by BIQ architects

6.2 Use

Vision

Creative Space Management suggested a vision for the workspace which has steered the development of the detailed workspace brief and public space:

"The office building would be a sustainable, low carbon building, attractive to small creative and tech (micro to medium) businesses. Attractive to local residents who want a quicker journey to work, but accessible for colleagues to arrive by other means of public transport. There is always a nice mix of local parents (from the school), employees and free-lancers as well as residents. The use of natural materials, passive ventilation, high ceilings and the low-tech, warehouse quality of the office building make it attractive to companies fed up with inflated rents and poorly maintained former industrial spaces in the East End. Celebrating its artisan, village roots, this new office space becomes home to up to 250 people working across 35 businesses."

Specification

- Floor-floor height 3,975mm to allow for an ideal floor- to-ceiling of not less than 3,000mm.
- Not Grade A but a contemporary, non-serviced space with internal finishes.

Shared Facilities

- Ground floor lobby (with potential for concierge facility).
- Potential for shared meeting spaces on the ground floor.
- Small kitchenette facilities on each floor.
- Potential for roof terrace if space is created by massing.
- Passenger lift serving all floors.
- Shower facilities and gender segregated WCs.

Ancillary Spaces

- Approximately 190sqm of plant space.
- A ground floor shared server/comms room of approximately 25sqm.
- Refuse storage provision (see Section 3.8 for more detail).
- Cycle storage provision (see Section 3.8).

6.3 Amount

Internal Areas

Initial briefing information from Camden indicated two alternatives for the scale of workspace proposed within the scheme: a smaller 2,500sqm Gross Internal Floor Area (GIA) and larger 4,000sqm GIA area, dependant on the configuration of the workspace massing within the masterplan. Toby Hyam of Creative Space Management has been engaged on the project to assess these options and offer advice on the approach most likely to find a buyer who will develop the site, and provide general facilities and specification requirements.

The GIA available for the workspace has been developed in tandem with the overall initial design exercises for the massing of the masterplan, discussed further in Section 5.0. The application proposals provide a GIA of approximately 3,729 sqm, resulting from a commercial block of five storeys with a set-back top storey.

- GIA: 3,729 sqm
- Net lettable floor area: 2,888 sqm
- Assumed efficiency of 80% GIA – NIA

External Areas

The proposed development benefits from the shared use of the new public open space to the north of the building and easy access to the adjacent Maygrove Peace Park. The workspace also benefits from terraces to the third and fourth floors, offering outdoor amenity space:

- Private outdoor amenity space (Roof Terraces): 273 sqm

View to Maygrove Peace Park with proposed workspace shown on the left hand side, opening out to new public space

6.4 Layout

Ground Floor

The main entrance to the building is from the public space to the north elevation, providing access to an open plan concierge reception area. The core provides access to two stairs and a lift to upper floors, in conjunction with a WC cluster (including accessible WC) and kitchenette.

The fall of the site provides a split level to the ground floor, with the southeast corner of the building stepping down by 1.35m to provide a workspace unit of greater height. An additional entrance is provided to this lower level from the access route between Maygrove Road and the new public space, providing activity in this area and providing the opportunity for a stand-alone commercial function. Plant, cycle and refuse stores are located on the western side of the ground floor with direct external access.

First, Second and Third Floors

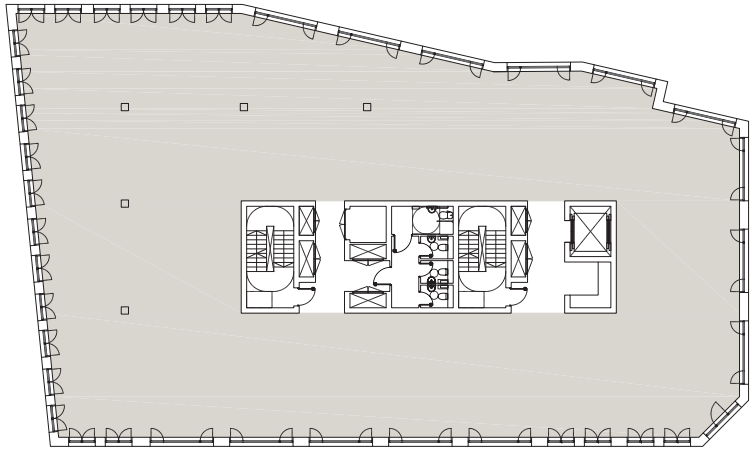
Typical floors are provided with an open floor plate and central core. The core contains a WC cluster (three standard cubicles and one accessible cubicle) and a kitchenette. The third floor benefits from access to external terraces in the southeast and southwest corner.

Fourth Floor

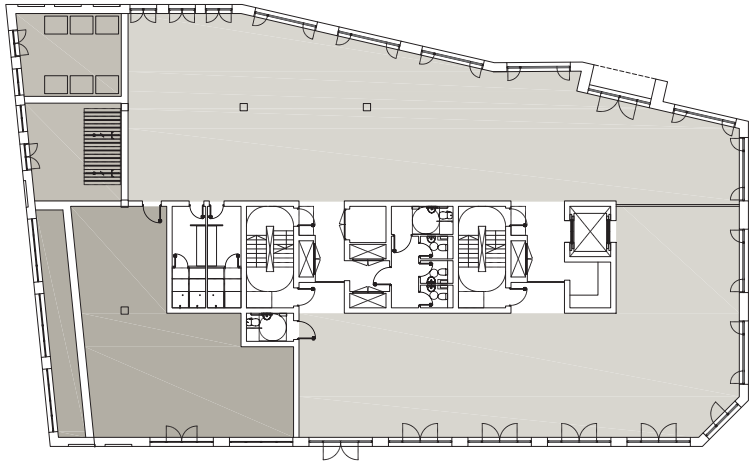
The top floor is set back, providing a smaller floor plate but offering external terraces, bordered by planters to provide a green outdoor space. The core services of WCs and kitchenette are consistent with the typical floor plates.

Roof

A brown roof is provided to further enhance the biodiversity of the scheme. Photo-voltaic panels further enhance the buildings sustainability.

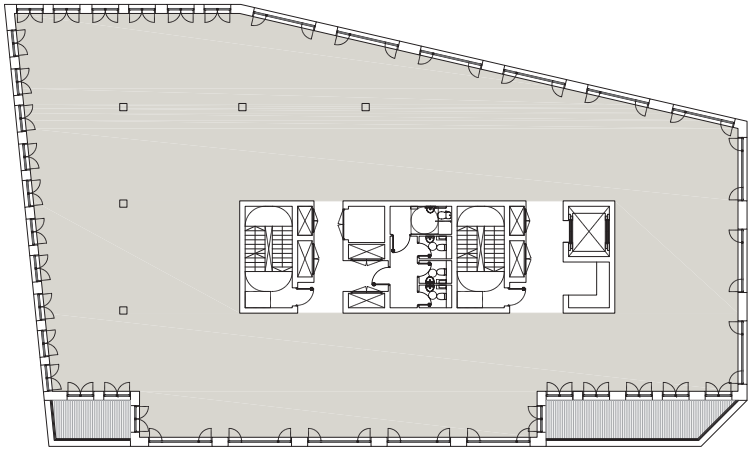


Workspace plan - First Floor

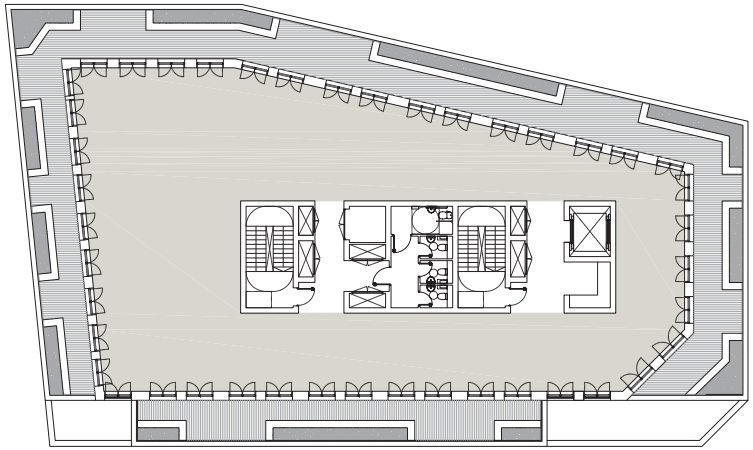


Workspace plan - Ground Floor

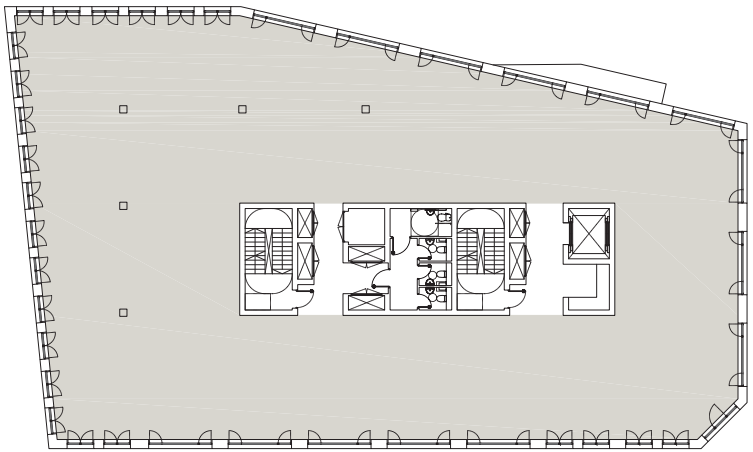
6.4 Layout



Workspace plan - Third Floor



Workspace plan - Fourth Floor



Workspace plan - Second Floor

6.5 Scale

The workplace building is located at the gateway to the park, adjacent to the office and live/work buildings to the southwest of the site, facing Maygrove Road. A north-south oriented five storey building is proposed, with a set-back top floor. The top floor level is set back around the perimeter, with additional set backs to the third floor on the southeast and southwest corner of the building which mediate between the height of the residential tall building to the north and the existing three and four storey workspace buildings to the south. These set backs are provided with roof terraces as amenity space for workers in the building.

This massing allows for the area quantum suggested by the initial viability strategy, whilst mediating between the smaller scale of Maygrove Road and the bigger scale proposed for the residential tall building adjacent to the park. The building footprint maintains a minimum distance from the site boundary to the west and south, and defines the southern edge to the new public space from where it is accessed.

6.6 Landscaping

The landscaping proposals for the public space to the north enhance the building and integrate it into the edge of the park. The connection to this green link is further enhanced through the provision of planting to the roof terraces. Full details of the Phase 2 landscaping are provided in section 7.0 of this report.

Roof-top planting to warehouse building, Nile Street, Hackney

View to school with proposed workspace shown on the right hand side, opening out to new public space

6.7 Appearance

Building Character

The workspace building is defined by simple gridded elevation which references the large window openings of Victorian warehouse buildings, examples of which are shown earlier in this document. The windows to the workspace are typically a wide landscape format, providing high levels of light penetration into the floor plates to maximise the potential for naturally lit workspace.

The gridded elevation of large windows identifies the commercial use of the building from the new public space in contrast to the two new residential buildings. The floor divisions are accentuated using a classical order - larger floor to ceiling windows at first floor establish a piano nobile.

The landscape window format is replaced with a paired set of portrait windows where the building turns to face existing neighbouring buildings, which typically have windows of a more 'domestic' scale. The shifting scale and grid of windows enhances and reinforces the shifts in the buildings elevations.

Visualisation of Maygrove Road, view to the northeast showing the residential terrace behind the retained woodland embankment

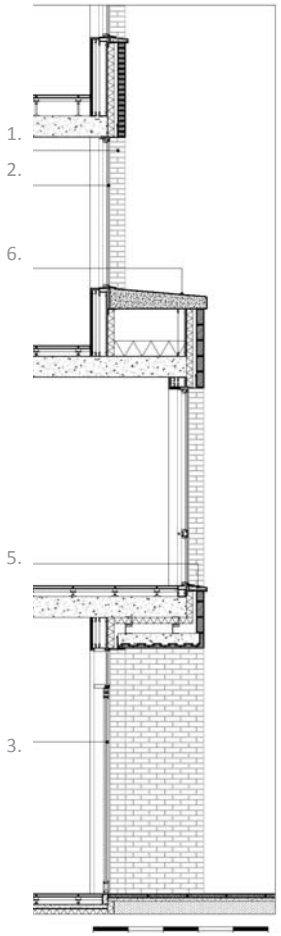
6.7 Appearance

Legible Entrances

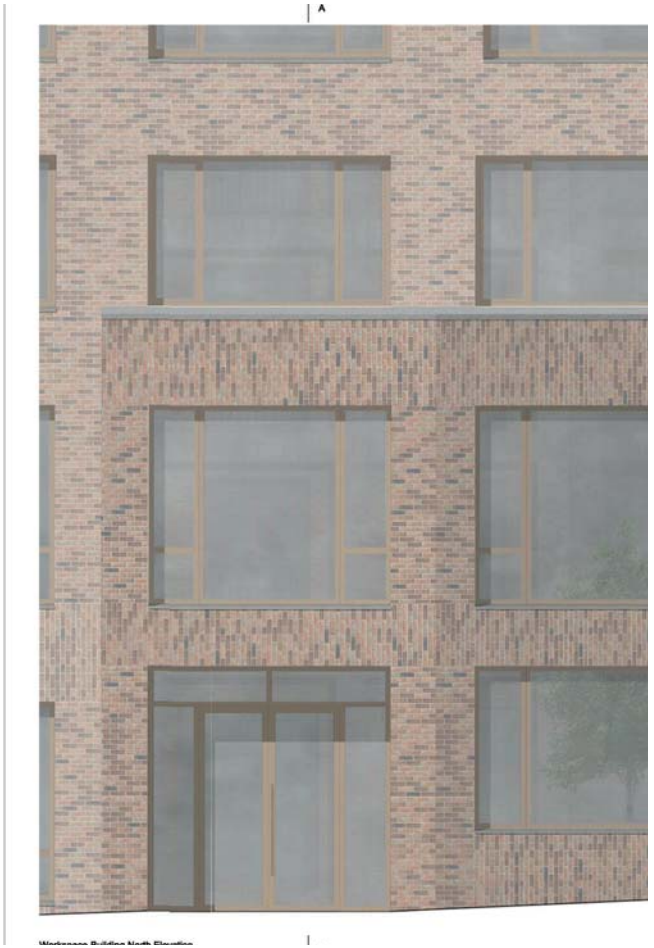
To clearly identify access points to the workspace building, the shape and volume of the building has been developed to provide marked entrances within a consistent materiality. The main entrance to the office space on the north elevation is defined by a step in the plan of the building, over ground and first floor.

Material Key

1. Solid facing brick stretcher bond with grey mortar
2. Composite aluminium casement windows with anodized finish
3. Anodized aluminium entry door
4. Balcony balustrades in powder coated steel
5. Pre-cast reconstituted stone sill
6. Pre-cast reconstituted stone copings



Strip section through entrance



Elevation bay study of north elevation entrance to workspace building

6.7 Appearance

Visualisation of Maygrove Road, with the western end of the terrace shown on the right-hand-side

6.7 Appearance

Roof Terraces

The mass of the building has been carefully shaped to respond to the height and scale of existing neighbouring buildings. This sculpting has provided a series of terraces which provide valuable private amenity space to the third and fourth floors.

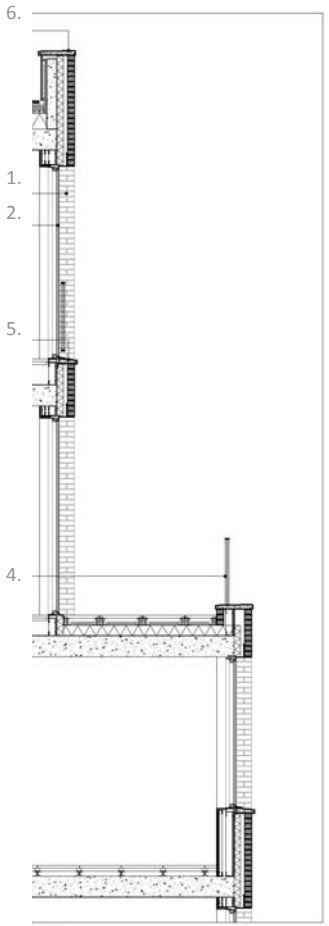
The steel balustrades to the terraces provide a perforate lightness to the top of the building and assists in providing a layering of building creating articulation, depth and areas of light and shade.

A landscape scheme with extensive parapet planting is proposed to each terrace, which will provide the building with a green top that reinforces the link between the green spaces of Maygrove Road woodland embankment and the Maygrove Peace Park.

All windows facing out to the terrace are provided with vertically proportioned casement windows, providing flexibility in access to the terraces. The smaller division of windows used on the terraces provides an appropriate, intimate scale to these private outdoor amenity spaces.

Material Key

1. Solid facing brick stretcher bond with grey mortar
2. Composite aluminium casement windows with anodized finish
3. Anodized aluminium entry door
4. Balcony balustrades in powder coated steel
5. Pre-cast reconstituted stone sill
6. Pre-cast reconstituted stone copings
7. Massaranduba hardwood decking timber
8. Concrete pavers



Strip section through roof terrace

Elevation bay study of south elevation terraces

6.7 Appearance

Material Selection

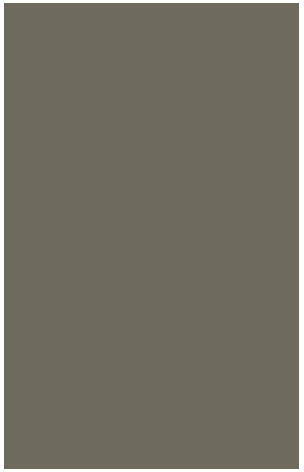
The materials of the building have been selected to sit harmoniously with the other buildings of the masterplan and the wider context of Maygrove Road. A richly textured stock brick is proposed, consistent with the texture of brickwork specified for the school, mansion block and taller residential building.

The workspace shares the same facing brick as the masonry frame of the tall residential building, reinforcing the sense of gateway that these buildings form between the site and Maygrove Peace Park. The mid-tone brick selected consists of a blend of colours to sit well against the neighbouring workspace buildings of light buff brickwork, and residential buildings of red and London stock yellow brick.

Outline Specification

Item	Product	Finish
Bricks	Heritage blend (by Wienerberger)	Light red, multi-textured brick to be laid stretcher bond with terracotta mortar
Windows and vents	Composite aluminium windows (by Velfac or similar approved)	Anodized exterior finish (Anolok 541 Light Bronze), white painted timber interior finish
Entrance doors	Anodised aluminium entrance doors (by Schuco or similar approved)	Thick framed anodized aluminium doors (Anolok 541 Light Bronze)
Bin stores and service entrance doors	PPC aluminium entrance doors (by Sunray or similar approved)	Invisible framed PPC RAL 7006 (Beige Grey)
Balcony balustrades	PPC galvanized hot dip steel	PPC RAL 7006 (Beige Grey)
Timber Decking	Massaranduba hardwood (FSC Certified) timber decking (or similar approved)	Natural planed finish with 3mm saps

Light red, multi-textured stock brick in stretcher bond, Heritage Blend by Wienerberger or similar approved



RAL 7006, Beige Grey

Anodized aluminium, Anolok 541

6.7 Appearance

Workspace building - north elevation

Workspace building - east elevation

Workspace building - south elevation

Workspace building - west elevation

6.8 Access

Vehicular and Transport Links

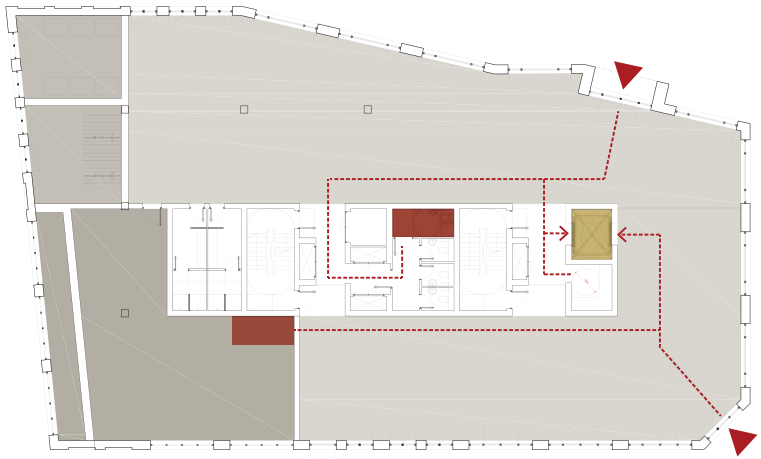
Access in its broadest sense (walking, cycling, vehicular access and traffic and public transport) is detailed in chapter 3.8 of this report. The purpose of this section is to describe the approach to inclusive design in the provision of the workspace building.

Inclusive Design

The workspace has been developed to ensure that all users are provide with equal access to the building and the spaces within it. The core services provided in the building have been designed in accordance with requirements of *Approved Document M* of the Building Regulations and *BS 8300: Designs of Buildings and Their Approaches to Meet the Needs of Disabled People.*

The adjacent diagram describes the proposed level access arrangements into the building from the primary entrance on the north of the building and the secondary entrance to the south east corner. In addition, the design incorporates the following measures to support inclusive access:

- Three accessible parking bays are provided immediately north of the building.
- Level thresholds are provided at entrance doors and doors to roof terraces.
- A full passenger lift is provided for access to upper floors of the building.
- Accessible WCs are located centrally on each floor, collocated with other toilet cubicles.
- Accessible WCs are alternatively handed from floor to floor to provide for left or right handed transfer.
- Kitchen spaces are designed to accommodate a 1,500mm diameter turning circle for wheelchair users.



Workspace plan - Ground Floor

Accessible WCs

Lift