

A playgarden is proposed on the site of the Newlands Plot creating an active and varied landscape along a new public path which connects to Cartmel and the north of the estate.

The service road in front of the existing Newlands block is proposed to be incorporated into the communal gardens as a quieter series of garden rooms for the existing residents.

The key features of the playspace are a low hedged maze creating a deep entrance to the garden and a variety of informal and formal play elements for all ages along the new public route through the garden.

Inspiration for the design of the play space followed on from ideas developed in a youth workshop, held with local children whose ideas included tree houses and a maze.



Natural play equipment in a planted area



Wildflower meadow planting

-  Existing trees retained
-  Existing trees removed
-  New trees
-  New special trees

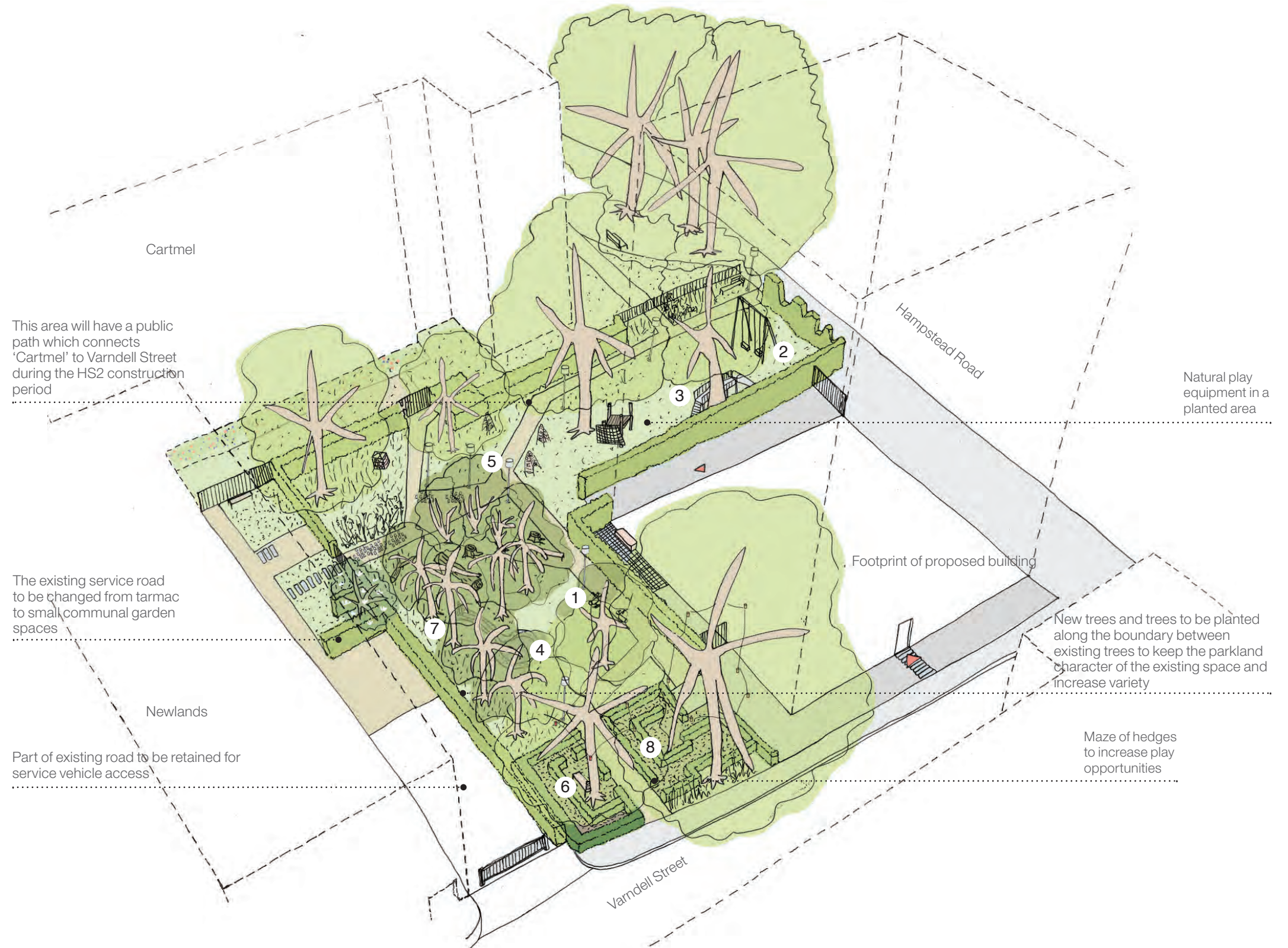


Landscape and public realm plan

Due to the location and footprint of the new housing block the surrounding landscape on this site is more open, and we propose also more public. The presence of existing trees gives this site a parkland, and almost woodland character. Considering the rather more functional playgrounds with generic play equipment currently on the estate this is an ideal site for a large new natural playground for children aged 0-11. Enclosed by a combination of hedges, that are sometimes shaped in elevation to provide lookout windows towards Hampstead Road, or shaped in plan towards Varndell Street to provide a maze, we are proposing a sheltered yet inviting landscape. Paths link Varndell Street with Hampstead Road, as well as opening up to the communal gardens for residents of Cartmel and Newlands. 'Darksky cutoff' column lights, that reduce excess light pollution, provide safe routes at night whilst being wildlife friendly.

The service road in front of the existing Newlands block is proposed as a strip of garden rooms providing a shared communal space for the existing residents.

Improvements to Cartmel garden include a small area of gravel surface to form seating area with a planted border along the front of the block to provide privacy to the ground floor flats.





Woodland playground

The design team carried out a consultation with young people specifically concerning the design of a new playground, one of the resulting models can be seen in the image below. The overwhelming feedback for this was to include planting and trees, a lot of children mentioned the pleasures of walking in a planted maze, or climbing up a tree. Our design for the playground reflects this – enclosed by hedges such as beech (*Fagus sylvatica*), which retains its brown autumn leaves over winter or evergreen box (*Buxus sempervirens*), the existing trees are added to with significant new tree planting – *Acer griseum* with its peeling bark, a copse of birch trees (*Betula pendula*) with swaying branches and shrubs such as witch hazel (*Hamamelis x intermedia*) and cobnuts (*Corylus avellana*) provide a green and tactile shelter of dappled shade. Underplanting under the trees with long grasses and bulbs gives seasonal interest and opportunities for watching small insects.

The play equipment for younger children, located in the western part of the site includes a water pump with rill, timber rocking animals and logs and tree trunks for climbing, as well as woven willow huts for quiet play and hide and seek. At the northern end of the site, they play equipment is more physically challenging, again responding to the consultation feedback received. Tall swings and slides are combined with tree house-like raised platforms. The ground is proposed to be a rubber grass matting.



1. Timber springer



4. Water pump



5. Light columns



7. Birch trees cluster



2. Extra tall swing



8. Hedges maze



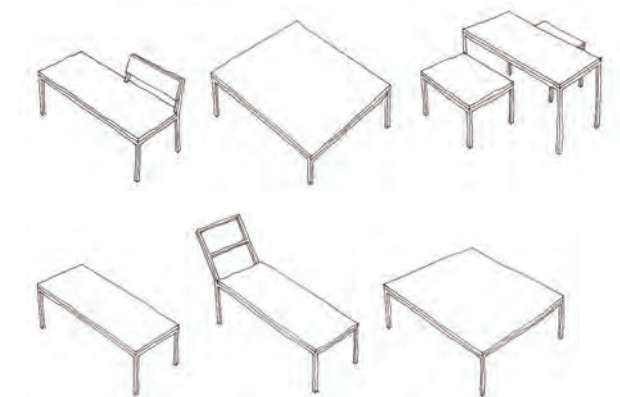
Model making workshop with local children



3. Tree Platform



6. Tree ladder



Family of benches [Stainless steel + iroko]

Compliance plans

Waste provision

Refuse & Recycling Stores are located on the ground floor, within 10m of refuse vehicle collection points and 30m of residential flats.

The total capacity of the bins located within the stores have been calculated to comply with LB Camdens Planning guidance. The requirements for Code for Sustainable Homes have also been achieved and/or exceeded using the above calculation.

The proposed general and recycling provision per site is proposed as per the table below.

Commerical Bin Stores:

The attached proposals include separate commercial storage areas calculated upon Camdens guidance of 1cubic metre of storage per 300-500sqm.

Newlands Plot					
Unit Type	No. of Units	o/a Camden requirement		Total	
		waste (litres)	bikes(min)	Waste (Litres)	bikes(min)
1 Bed	9	200	1	1800	9
2 Bed	14	250	1	3500	14
3 Bed	3	350	2	1050	6
4 Bed	6	400	2	2400	12
Totals	32			8750	41
Total No of 1280L General Waste bins required				4.8	
Total No of 1280L Recycling Waste bins required				2.1	
Commerical Space = 90-180sqm No. of 360L Bins				3.0	

NOTE: communal bike stores are locate on 2nd, 4th and 6th floors accessed via lifts which are sized to take a bicycle. Each store contains 14 spaces within an accessible Josta rack.

3 x 14 = 42 cycle parking spaces provided.

Secured by Design

Following advice from Camden's Architectural Liaison Officer, the following has been incorporated into the proposals:

- defined open space, clear visual links to assist surveillance.
- Directed routes.
- Access control to block.
- "sterile lobby" to flat entrances.
- Further attention will be required to specifying ground floor windows and doors.

London Housing Design Guide

All the new homes are designed to meet LHDG standards. These are some of the key standards relevant to this project:

- All internal areas meet LHDG standards.
- Homes with 3 or more bedrooms have either two living spaces or the ability to divide living rooms.
- Natural Light is provided to the core via windows at upper levels.
- An 8 person fire fighting lift is provided for upper levels.
- Cycle storage is communal and accessible at ground floor.
- There is a communal bin store which is separate to the commercial refuse provision.
- There is a post lobby within the flat entrance.



Compliance diagram for plot 2 (not to scale)



Wheelchair Accessible Plans

The standards set out within Camden Wheelchair Housing Design Brief 2013 have been incorporated into the proposed layouts. See diagram 1 opposite, which indicates the main access zones and corridors widths.

The wheelchair unit is located on the ground floor, has its own entrance and small external private garden.

Compliance has been achieved in circulation zones and general access criteria. Following a meeting with the Access Officers at Camden, an order of priority was agreed to achieving accessible layouts within the restrictions imposed by site footprints & surrounding context.

Officers also agreed that in the case of requiring further wheelchair units, lift access to upper floor units would be acceptable given this site cannot deliver further ground level residential accommodation.

Lifetime Homes

All flats have been designed to meet the 16 No. Lifetime Homes design criteria.

Diagram 2 opposite indicates a typical 2 Bed flat internal layout. This demonstrates main LTH access zones and corridor widths.

Level access is included from the street and lift (1100 x 1400mm) access is provided to all floors. Common circulation space includes 1500 turning circles to lift lobbies and 1200mm wide hallways, common stairs are also to LTH standards.

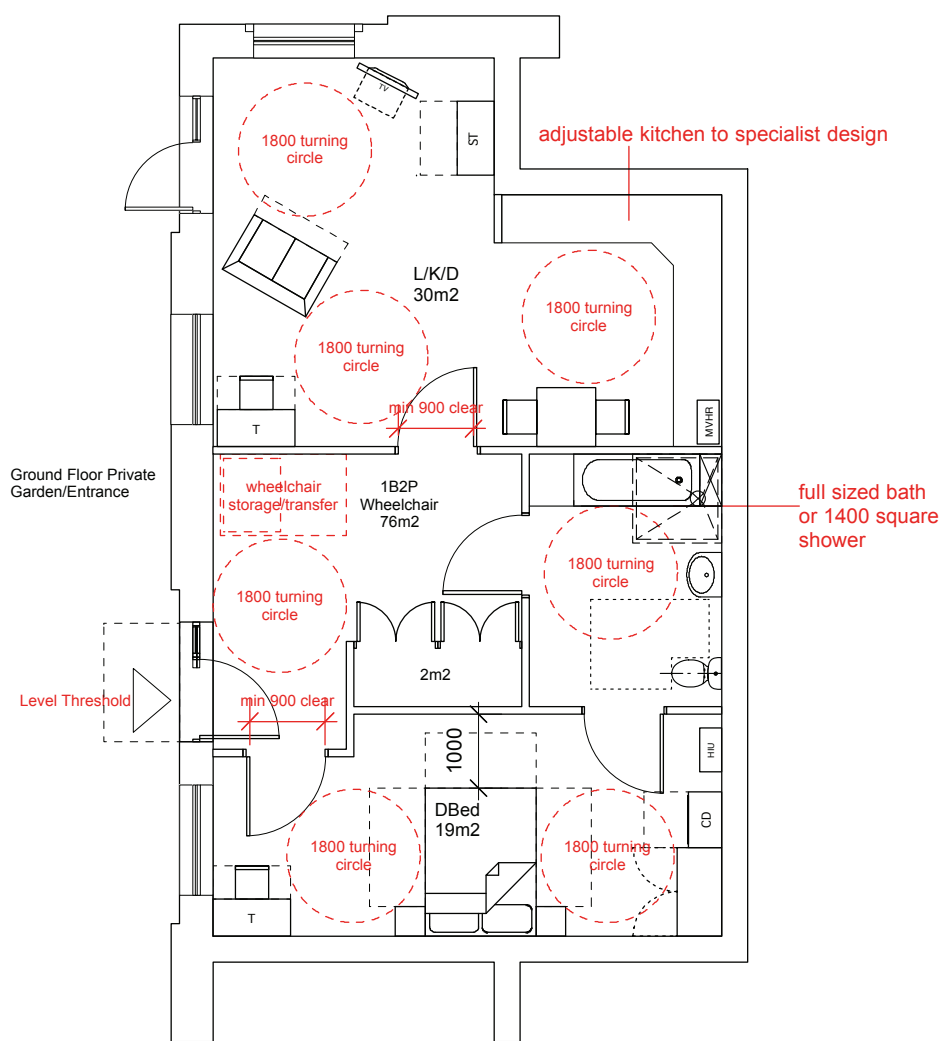


Diagram 1: Wheelchair unit 1 bed ground floor unit.

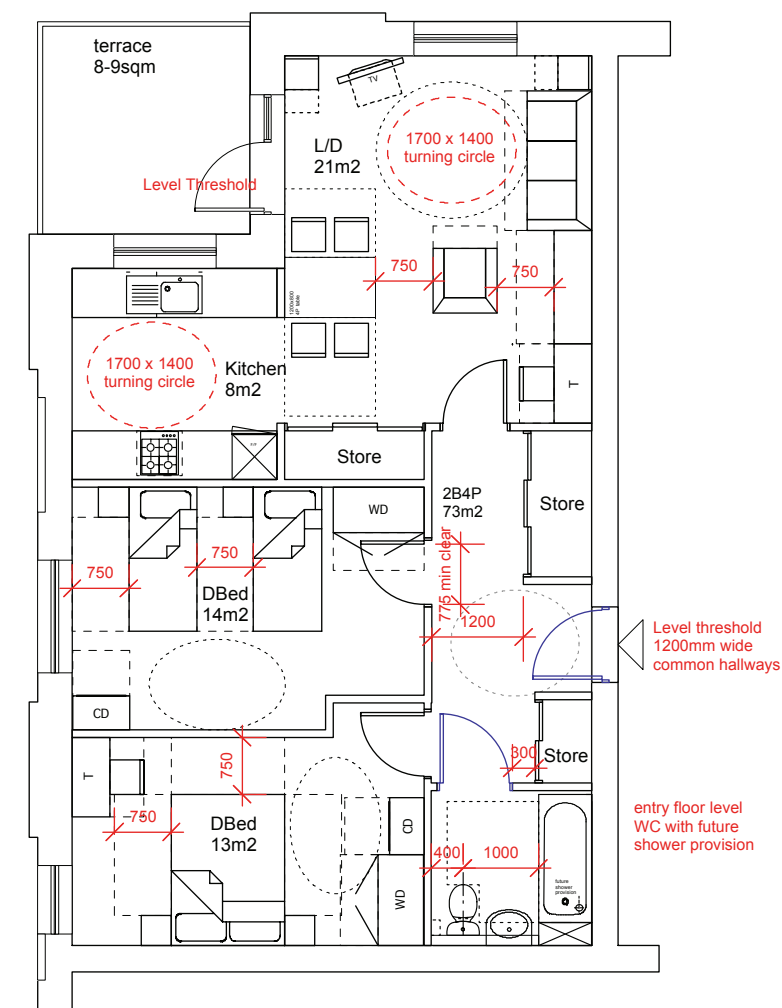


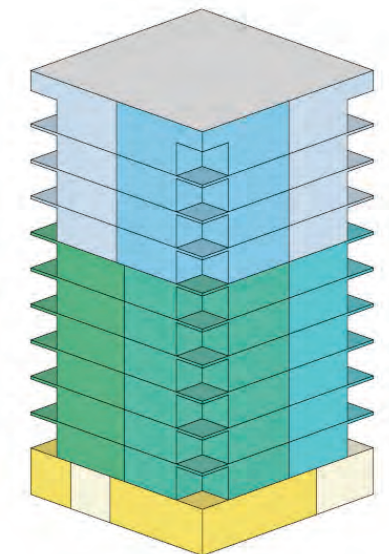
Diagram 2: example unit lifetime homes criteria: 2B / 4P

DWELLING REFERENCE	LHDG AREA	TOTAL RESIDENTIAL NIA-Flat	DWELLING TYPE	HABITABLE ROOMS
Plot-Level-Unit	sq.m	sq.m	xBxP	
GROUND FLOOR				
S4-00-01		75	1B2P WCH	2
FIRST & SECOND FLOOR				
S4-01-01	70	73	2B4P	3
S4-01-02	96	110	3B5P Duplex	5
S4-01-03	107	122	4B6P Duplex	6
S4-01-04	117	128	4B7P Duplex	6
S4-02-01	70	73	2B4P	3
THIRD & FOURTH FLOOR				
S4-03-01	70	73	2B4P	3
S4-03-02	96	110	3B5P Duplex	5
S4-03-03	107	122	4B6P Duplex	6
S4-03-04	117	128	4B7P Duplex	6
S4-04-01	70	73	2B4P	3
FIFTH & SIXTH FLOOR				
S4-05-01	70	73	2B4P	3
S4-05-02	96	110	3B5P Duplex	5
S4-05-03	107	122	4B6P Duplex	6
S4-05-04	117	128	4B7P Duplex	6
S4-06-01	70	73	2B4P	3

DWELLING REFERENCE	LHDG AREA	TOTAL RESIDENTIAL NIA-Flat	DWELLING TYPE	HABITABLE ROOMS
Plot-Level-Unit	sq.m	sq.m	xBxP	
SEVENTH FLOOR				
S4-07-01	50	55	1B2P	2
S4-07-02	50	55	1B2P	2
S4-07-03	70	73	2B4P	3
S4-07-04	70	72	2B4P	3
EIGHTH FLOOR				
S4-08-01	50	55	1B2P	2
S4-08-02	50	55	1B2P	2
S4-08-03	70	73	2B4P	3
S4-08-04	70	72	2B4P	3
NINTH FLOOR				
S4-09-01	50	55	1B2P	2
S4-09-02	50	55	1B2P	2
S4-09-03	70	73	2B4P	3
S4-09-04	70	72	2B4P	3
TENTH FLOOR				
S4-10-01	50	55	1B2P	2
S4-10-02	50	55	1B2P	2
S4-10-03	70	73	2B4P	3
S4-10-04	70	72	2B4P	3

UNIT SUMMARY	
1B2P WCH	1
2B3P WCH	
2B4P WCH	
1B2P	8
2B3P	
2B4P	14
3B5P	3
3B6P	
4B6P	3
4B7P	3
Total	32

	Commercial unit	
	Common Areas	
	1B2P	9
	2B4P	14
	3B5P	3
	4B6P	3
	4B7P	2
	Total	32





6.2
AREA 2:
ESTATE INTERIOR

6.2 Area 2: Estate Interior - Introduction

Estate Interior - Existing Site Character

This section of the report describes the existing character, design approach and building proposals to the sites within the estate, those of Robert Street Car Park and Vardell Street Corner.

Existing Buildings and Character

While there are a range of buildings on the site, the most prevalent building typology is the widely spaced 9-10 story council built deck access blocks. The buildings in the South part of the estate are generally brick clad, with a buff London stock brick, while those to the North have a render finish, with a variety of colours. Both the brick and rendered estate buildings have a distinctive chequerboard appearance, with recessed balconies, and a playful orderliness to the arrangement of windows, which often have a white lining to the window and balcony reveals.

To the South of Robert Street, the estate buildings are lower in height (2-6 storey), and are often of poorer quality.

Cumberland Market

Cumberland market is a more formal arrangement, with the Crown Estate buildings forming a strong, symmetrical formal building form to the North.

Landscape

The taller estate blocks generally have large green spaces between them which act as visual amenity. Cumberland market includes a range of formal play, green space and paths. A small public space at the corner of Stanhope street and Robert Street is framed by adjacent buildings.



Estate buildings on Robert Street, with existing car Park



Estate buildings on Stanhope Street, with small maisonettes to left



Existing estate building with chequerboard elevations



Small square on the corner of Robert St and Stanhope St

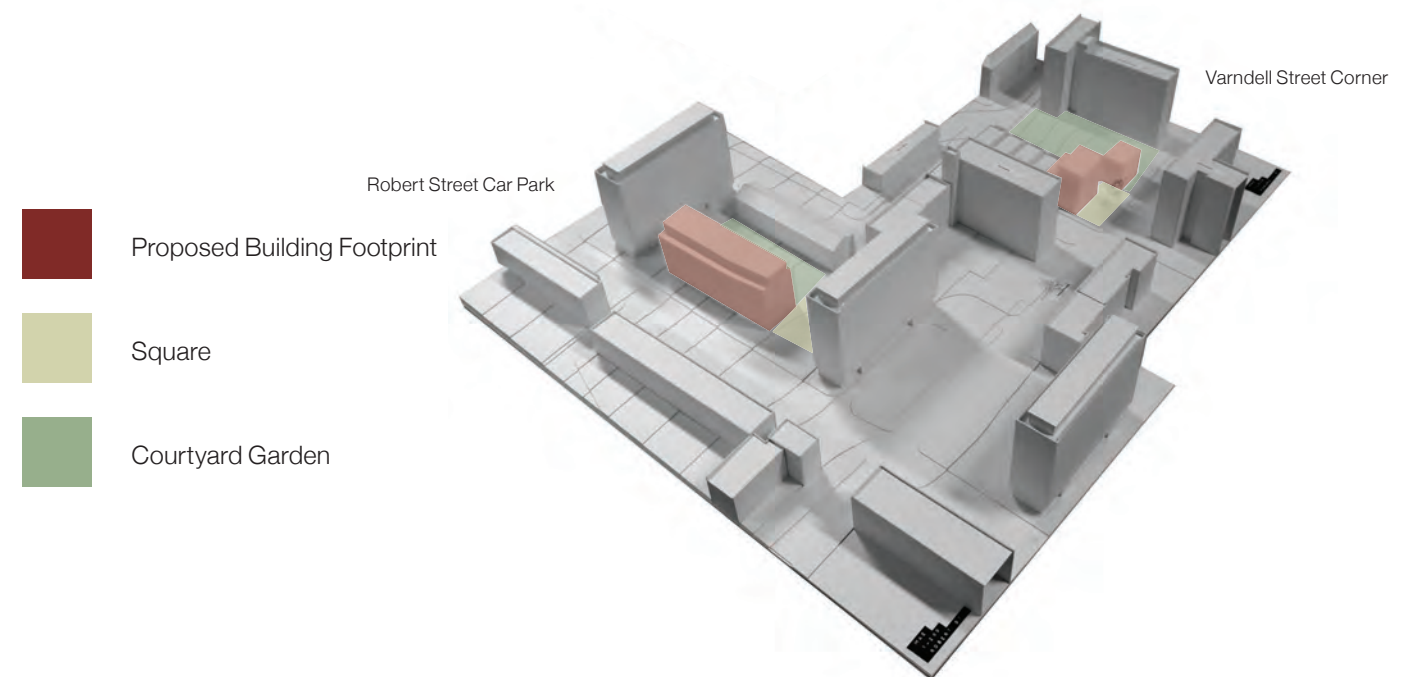
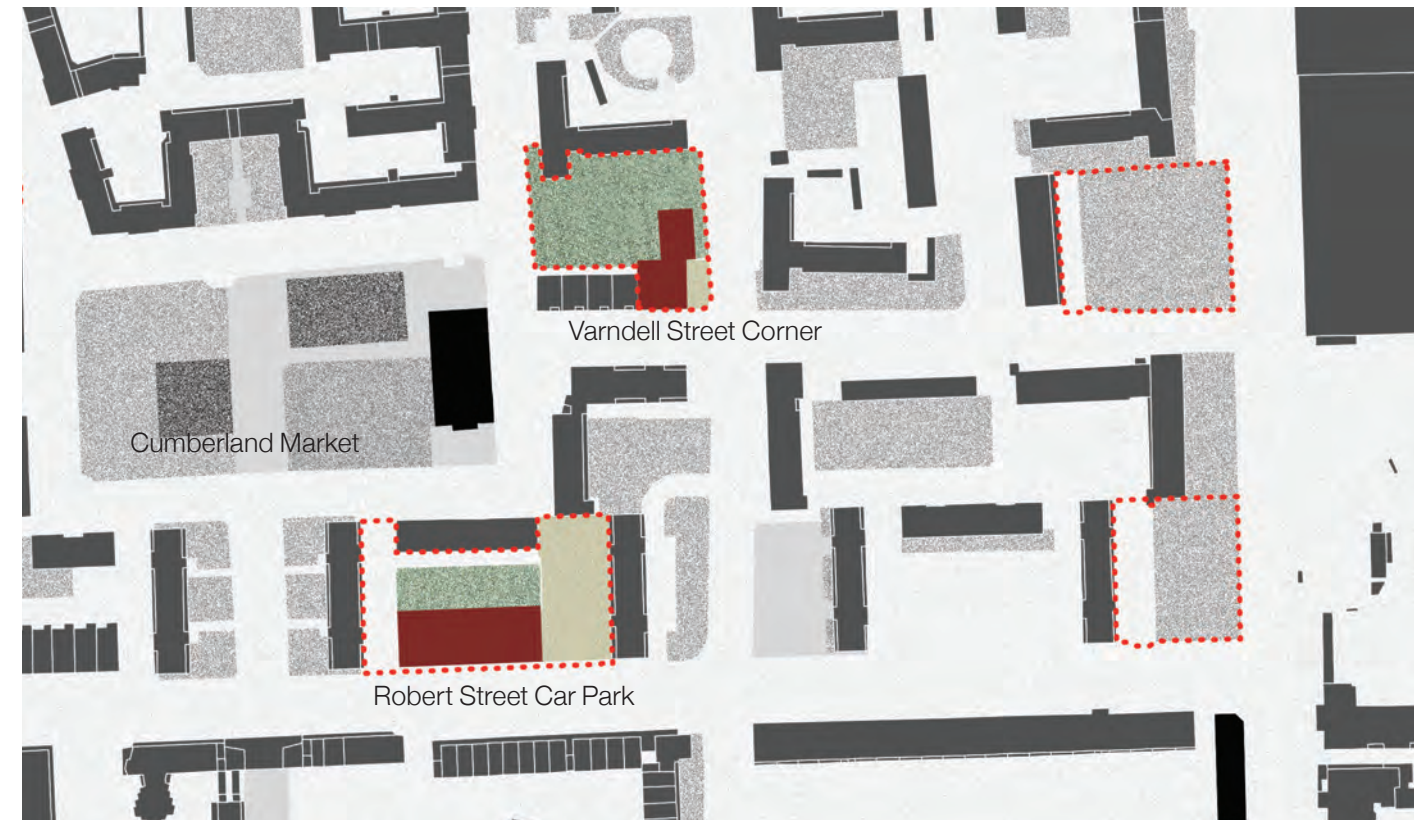


Cumberland Market



For Mæ architects' estate interior blocks we have developed a series of urban design aims through the course of the design process, these help to set out our response to the context.

Urban Design aims	
1. Connective Squares, semi-private courtyard gardens	The proposals look to form and frame new urban spaces for the estate, creating different scales of connective public areas. Private garden spaces build upon the existing landscape typology creating a series of semi-private spaces that form green connections across the estate.
2. Simple building volumes aligning with context	Proposals use the alignment of the neighbouring context to create building forms homogeneous with the existing urban condition.
3. Clear Communal Entrances	The communal entrances are clearly defined by the volume and massing of the blocks. In the existing estate, building entrances are often difficult to find and are not clearly defined.
4. Gables Facing squares	We developed the building massing on the prominent gable ended blocks found within the language of the existing estate. Subsequently using these gables as key elements in overlooking new public squares.
5. Upper level amenity overlooking public space, ground floors clear of amenity	Public squares will have amenity spaces overlooking them and animating the façades, however ground floors will not have amenity spaces onto them as per the character of the existing estate.





6.2.1

ROBERT STREET CAR PARK PLOT

6.2.1

AREA 2: ESTATE INTERIOR | ROBERT STREET CAR PARK

6.2.1 Area 2: Robert Street

Contextual analysis

The Robert Street site is currently occupied by a car park, entered off of Robert Street, it has a small green space just to the North of the car park, and an access road at both the east and west of the site.

Robert Street defines a change in typology of the existing estate, with the taller (9-11 storey) council blocks to the north, and shorter (4-6 storey) blocks to the south. The tall vertical blocks create a strong rhythm of gables east-west along Robert Street with infill garden spaces. The lower long blocks on the south side of the street form a strong juxtaposition of horizontality.

The Council blocks have chequerboard elevations, similar to those adjacent to Varndell Street. The shorter blocks to the south are brick, with stacked window positions.



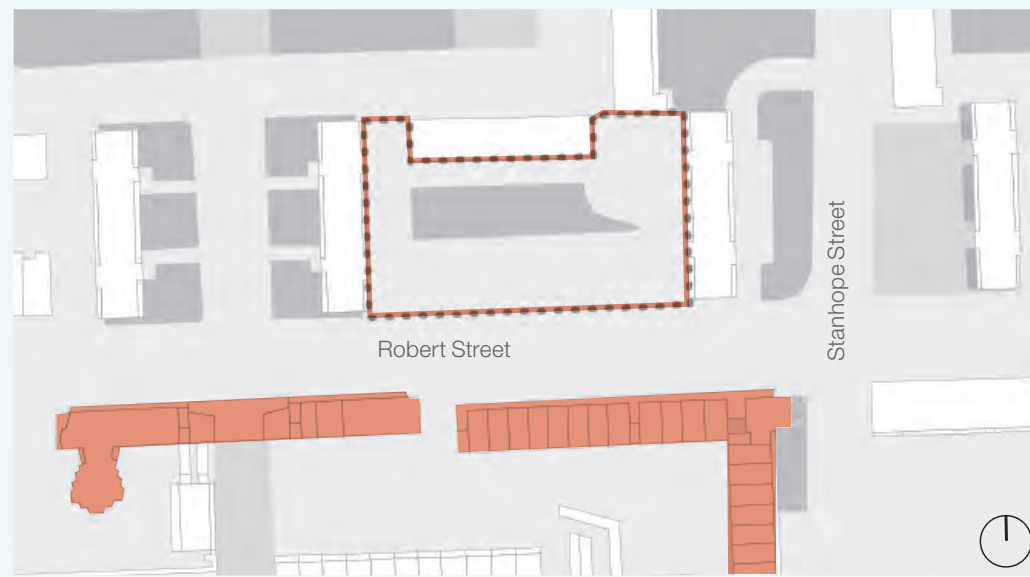
Existing access road



Site aerial view

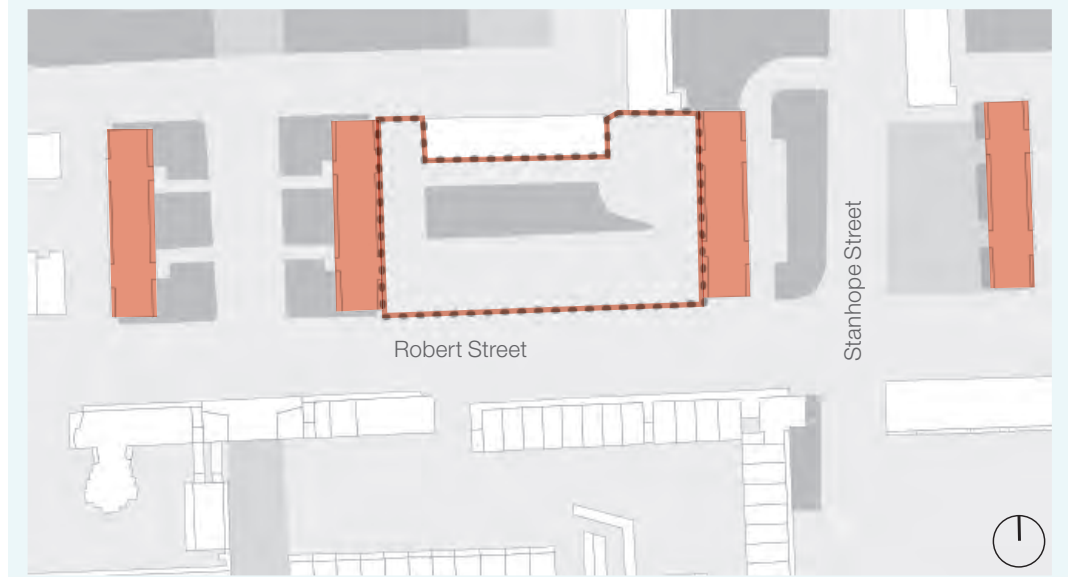
Existing Typology 1:

Horizontal 4/5 storey Deck blocks A&B. Robert Street



Existing Typology 2:

Gable 11 storey blocks. Robert Street

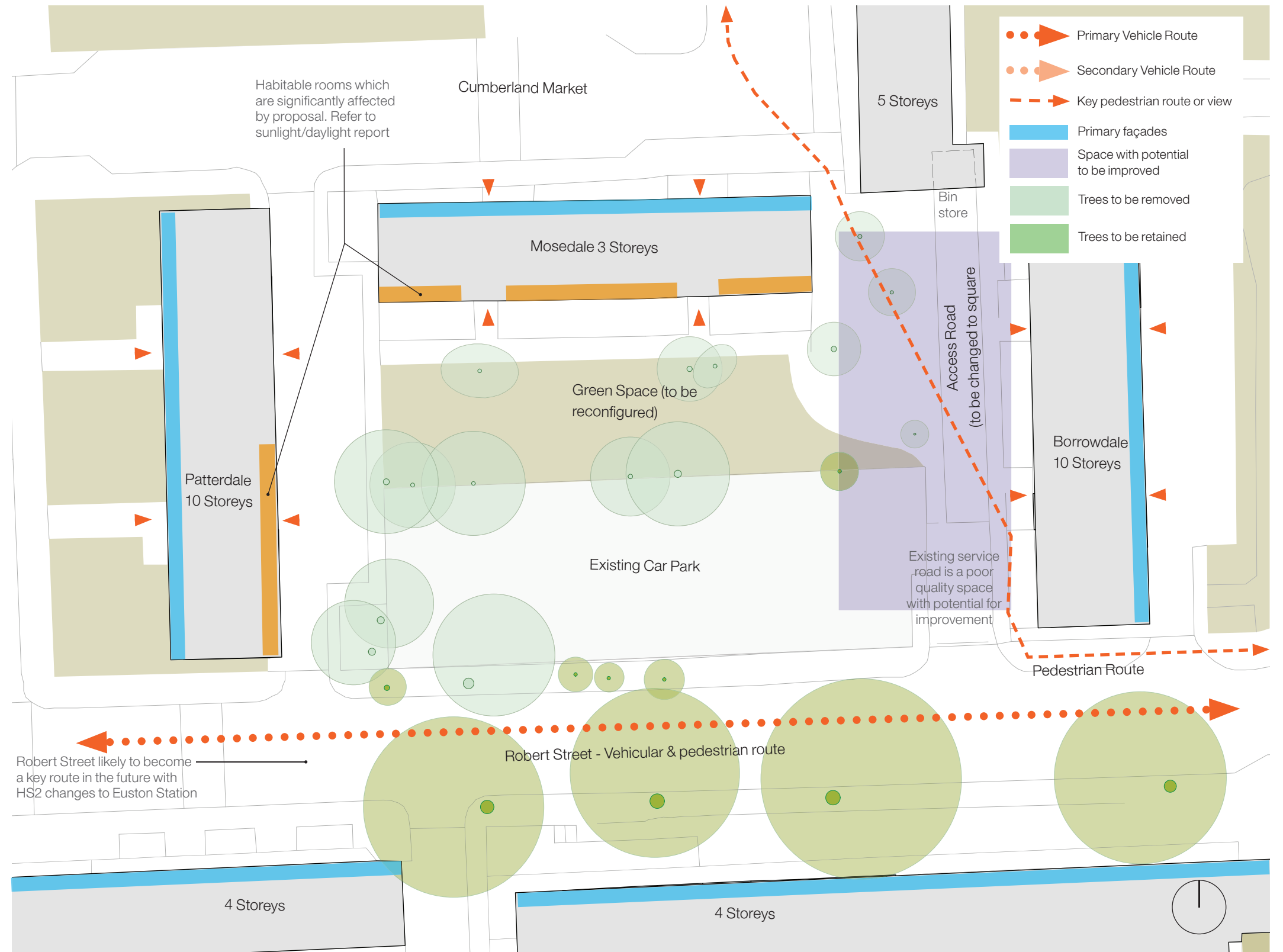


The plan to the right shows the site constraints to the Robert Street Car Park site.

- Robert Street itself is likely to become more of a major connecting route that aligns to the proposed HS2 West entrance.
- There is a pedestrian route through the access road space to the East leading from Robert St to Cumberland Market, however this is poorly overlooked.
- Access to Borrowdale, as well as the bin store to the north needs to be retained.
- The tight nature of the site means that the proposal will have an impact on the neighbouring properties.
- The existing estate buildings are between 10 and 4 storeys.



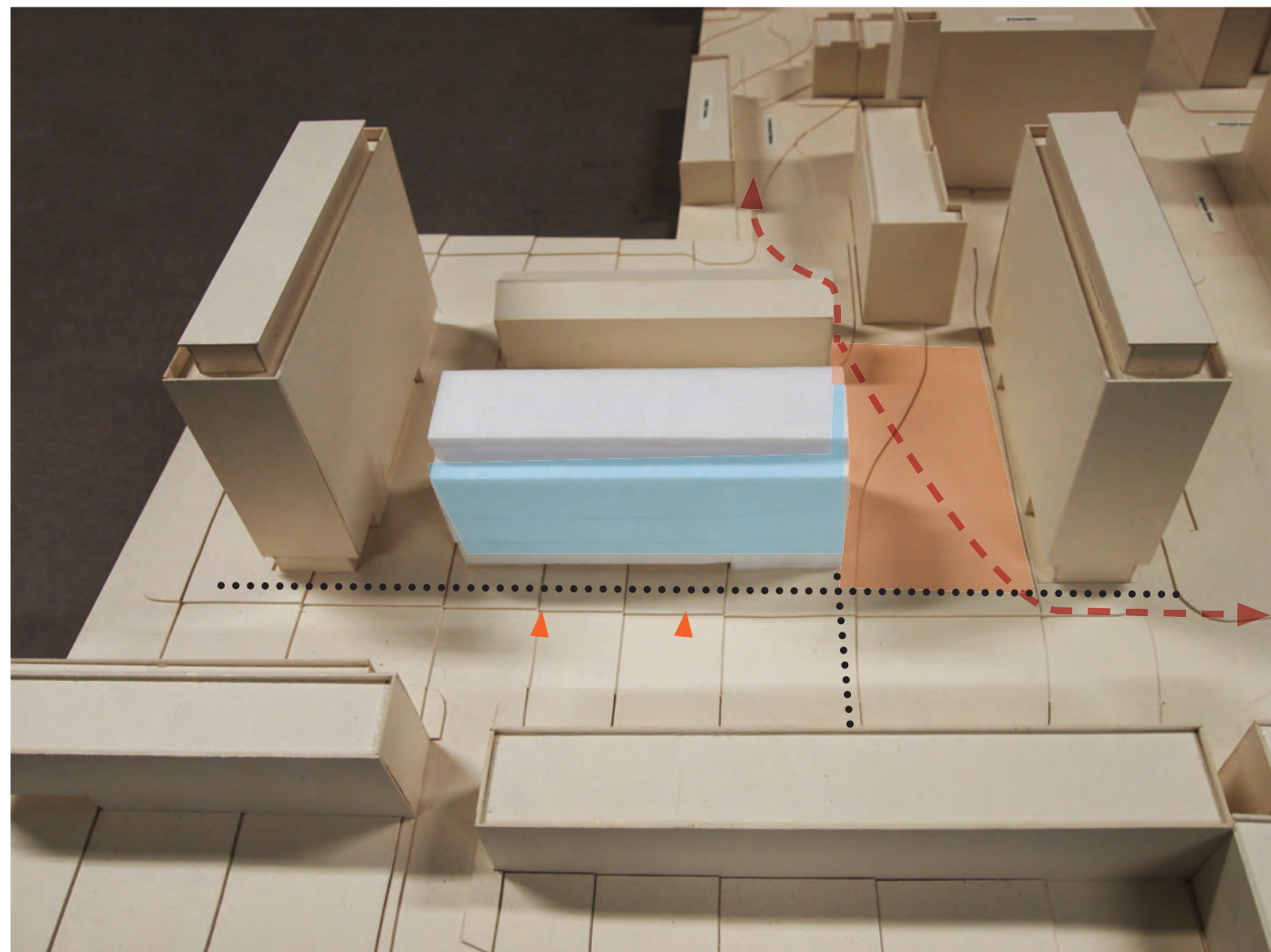
Existing pedestrian route connecting Cumberland Market through to Robert Street



Design approach to building and landscape

The key concept for the Robert Street proposal is to open up an area to the East of the site in order to create a square, and to activate the connection through to the existing passageway onto Cumberland Market.

The block is cut back in section in order to create a 4+1 storey block, allowing more light to Mosedale to the North, and to visually match the general buildings heights on Robert Street. These cuts in the section also create deck walkways from which Maisonette family homes are accessed. These are arranged in a rational and repeating pattern. The front and East of the block has a colonnade structure which forms the amenity spaces for the homes.

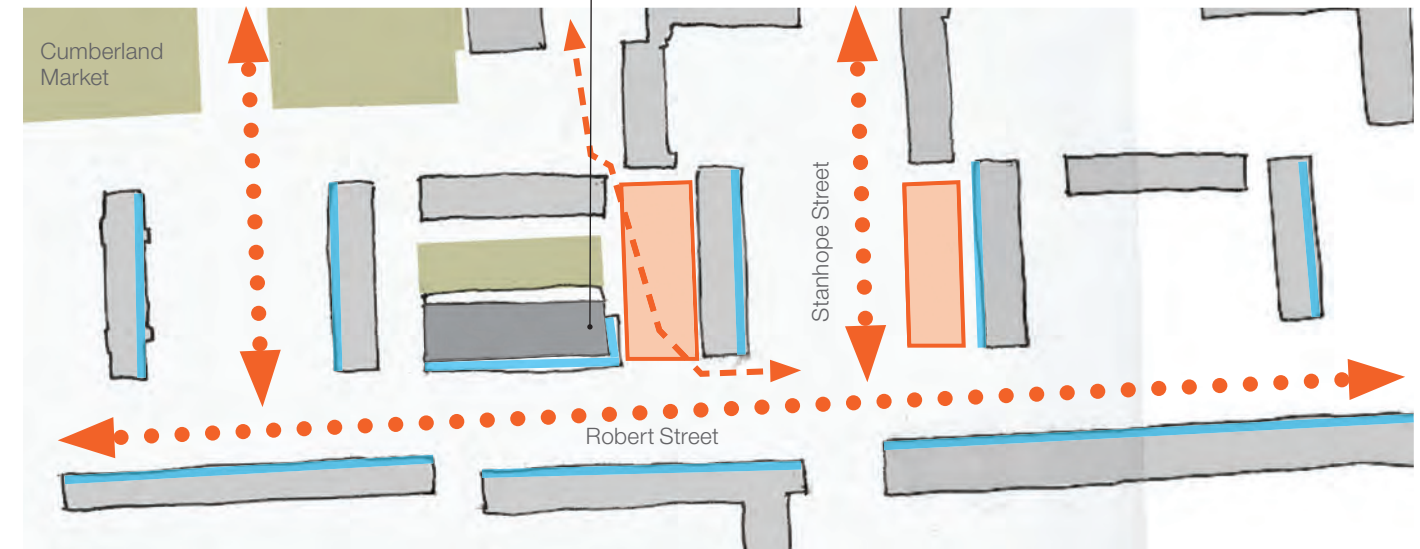


1:200 model study. illustrating alignment with existing building lines to form public realm



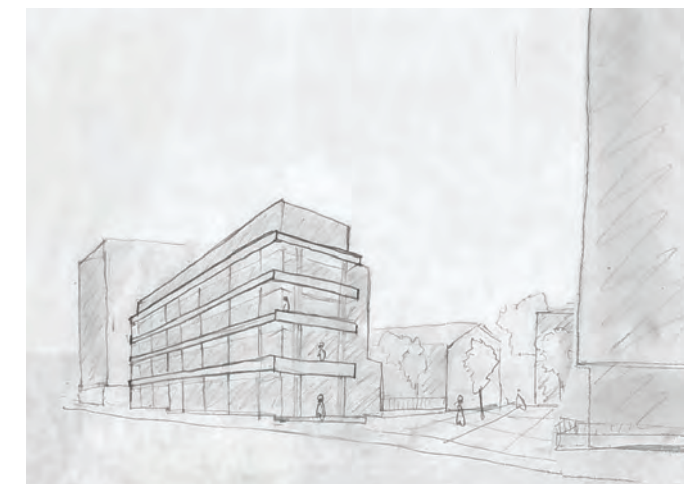
Sketch proposal of community centre overlooking the public space

Existing buildings are arranged with gable ends to Robert Street, and do not provide an active presence onto this street. The proposed building faces directly onto Robert Street, but frames a new square which enhances for the existing pedestrian route between Cumberland Market and Robert Street.



Site plan showing building placement in relation to existing context - Not to Scale

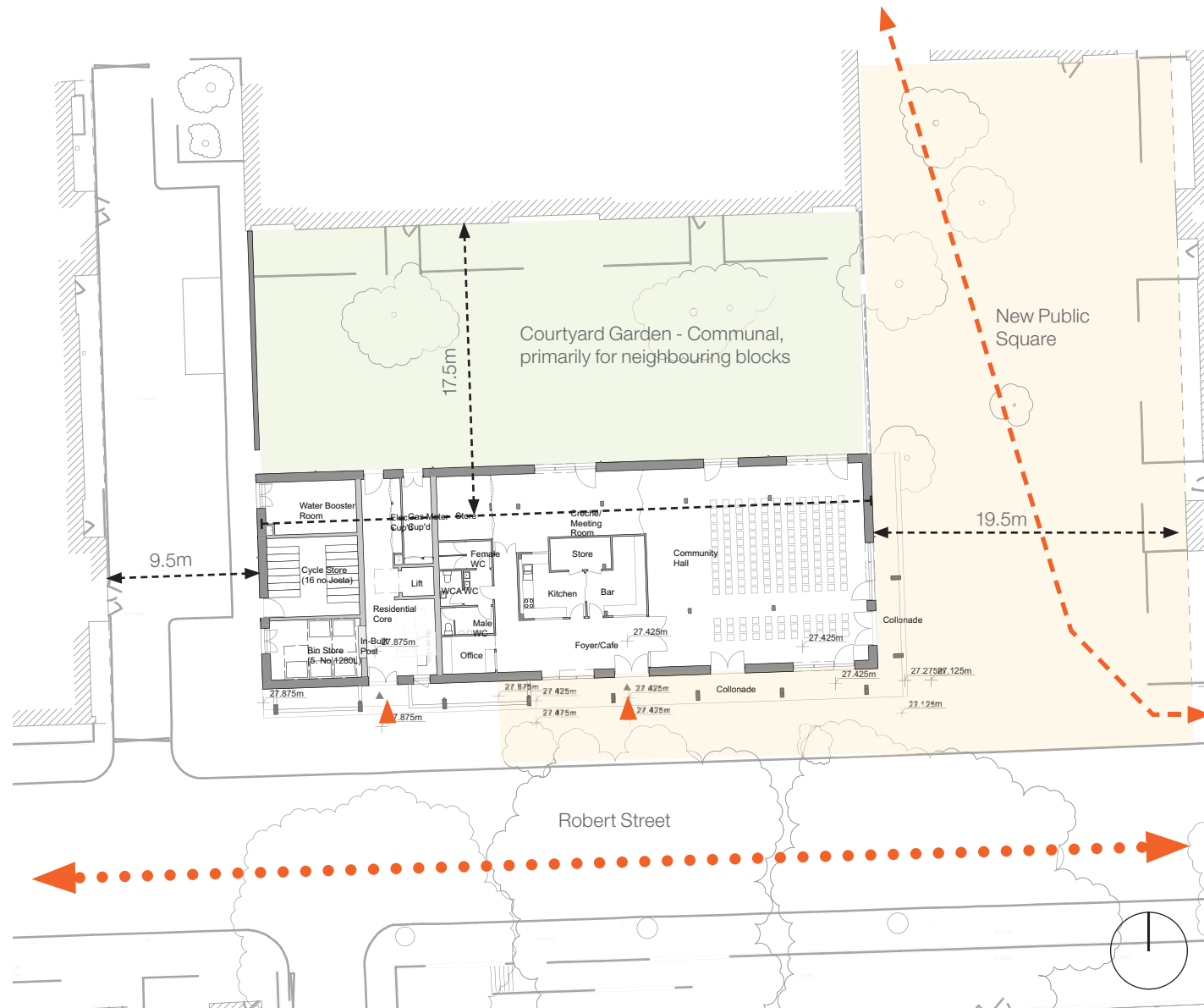
- Building Alignment with Context
- - - - -> Key pedestrian route or view
- Public square
- Primary Facade
- ▶ Clear Communal Entrance



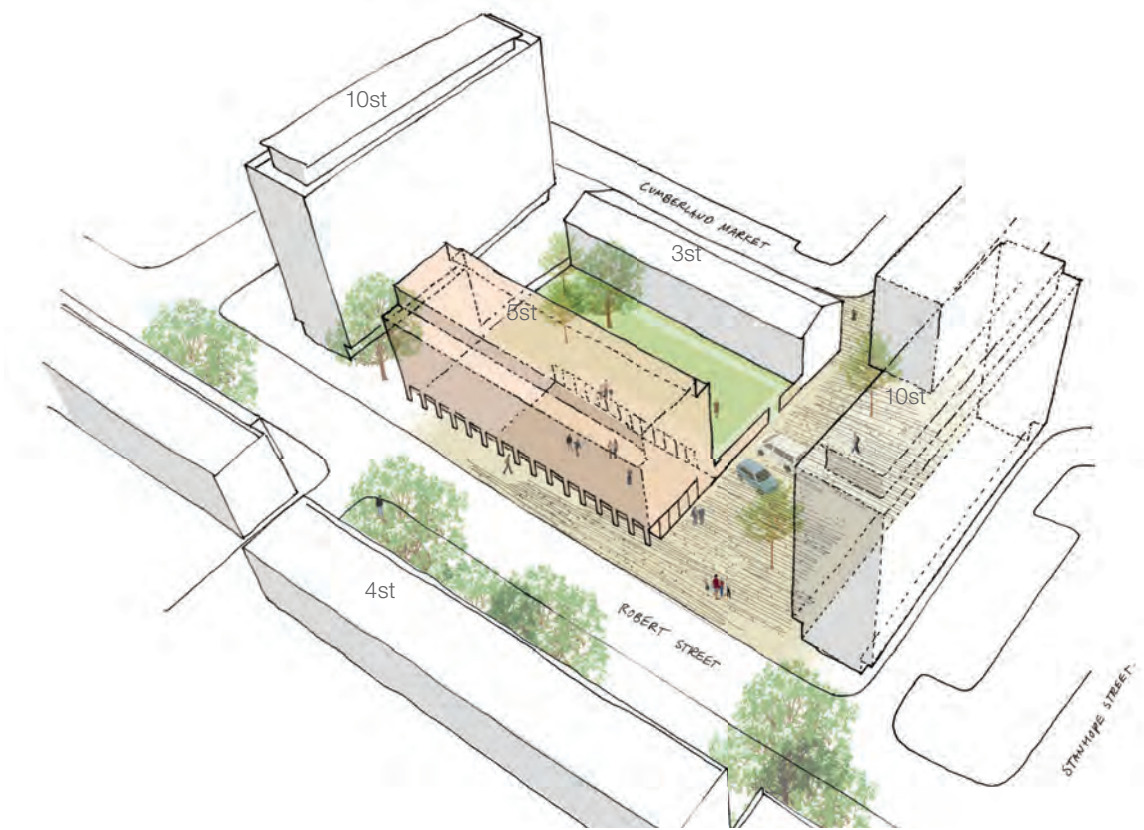
Concept Sketch

The new housing block proposed on the Robert Street Car Park, provides 13 new homes, in a 5 storey block. The block steps back in order to help provide more light to the existing Mosedale block to the North, and to relate to the storey heights across the street.

The building will contain the Dick Collins Community Hall at the Ground floor.



Proposed Site Plan 1:400



Sketch of Robert Street Proposal - not to scale



Front Elevation - Not to scale