

3.5 SCALE

- The height of the Container Building extension is 0.6m taller than the adjacent 'Circa' building on Regent's Park Road, and 8m lower than the roof peak of the Roundhouse. The container module is expressed throughout the building, and glazing will be set within individual container openings. This, together with the architectural language of frames and nodes, will break down the scale of the building providing interest and legibility at various viewing distances.

The proposed new building has been sited to minimise the impact on sunlight and daylight to nearby buildings and to capture and use natural daylight into the office spaces. Please refer to the sunlight and daylight report included with this application.

- The Campus Building is broken down into legible separate elements, of human scale, and of a height commensurate with surrounding structures. Massing is used to form a bridge between the Container Building to the west and the Roundhouse extension to the east. The two studio blocks step down, so as to form a graded series between the Container Building and the Roundhouse extension, visually linking the two.
- The west studio is 4.65m lower than the Container Building
- The east studio is 7m lower than the Container Building

Meanwhile the new street frontage is kept 0.9m lower than the Roundhouse extension, and 3.9m lower than the adjacent building at 157 Regent's Park Road. This limited height prevents it from dominating the retaining wall below.

- The storage containers are approx 5.4 m high, allowing for two levels of storage.



Existing scale



Proposed scale

3.6 LANDSCAPE

Rationalising the Roundhouse campus is a primary aim of the project. The Roundhouse's artistic and public programme is exceptionally varied. Events range from the Apple Music Festival, which occupies the whole campus, to large touring shows, with an intensive need to serve tour buses and large deliveries. Public use of the campus dwindles almost to nothing in winter, but expands in summer with the popular beach installation.

It is noted above that, at present, the Roundhouse's public space is practically invisible from the street, thereby losing an invaluable opportunity both to share the Roundhouse's creative atmosphere, and to animate Chalk Farm Road.

The design priorities for landscaping are therefore:

- To provide clear demarcation between public and service areas
- To provide clear zoning of routes and functions
- To create high quality public space outside Torquil's Bar, with good visibility to Chalk Farm Road
- To retain the flexibility required by the Roundhouse

An opportunity was identified in the south-west corner of the site, where approximately 320 sq m of area was lost to scrubland next to the railway. This will be levelled with a low retaining wall, so as to provide a base for the new storage area. Throughout the service part of the site, the current tarmac finish will be retained or, where necessary, replaced like-for-like.

Higher quality paved finishes will be used in the public area, and this distinction in finishes will demarcate public from private areas. Paving contrast will also be used to define safe routes around the perimeter of the service yard, linking the Container Building, the Campus Building, and the Roundhouse. The north side of the campus is currently bounded by timber palisades, which offer an unsightly public face to Chalk Farm Road, and block all public views into

the site. Much of this perimeter will now be formed by the Campus Building itself. The remainder, which forms the northern edge of the public space, and needs to protect audiences from the drop to Chalk Farm Road, will be replaced with a new balustrade of stainless steel mesh, fixed between galvanised steel lighting posts from which festoon lights will be suspended. This will provide an attractive welcome appearance from Chalk Farm Road.

A removable fence of the same materials will be located between public and service areas of the site.



Stone Paving



Clear demarcation



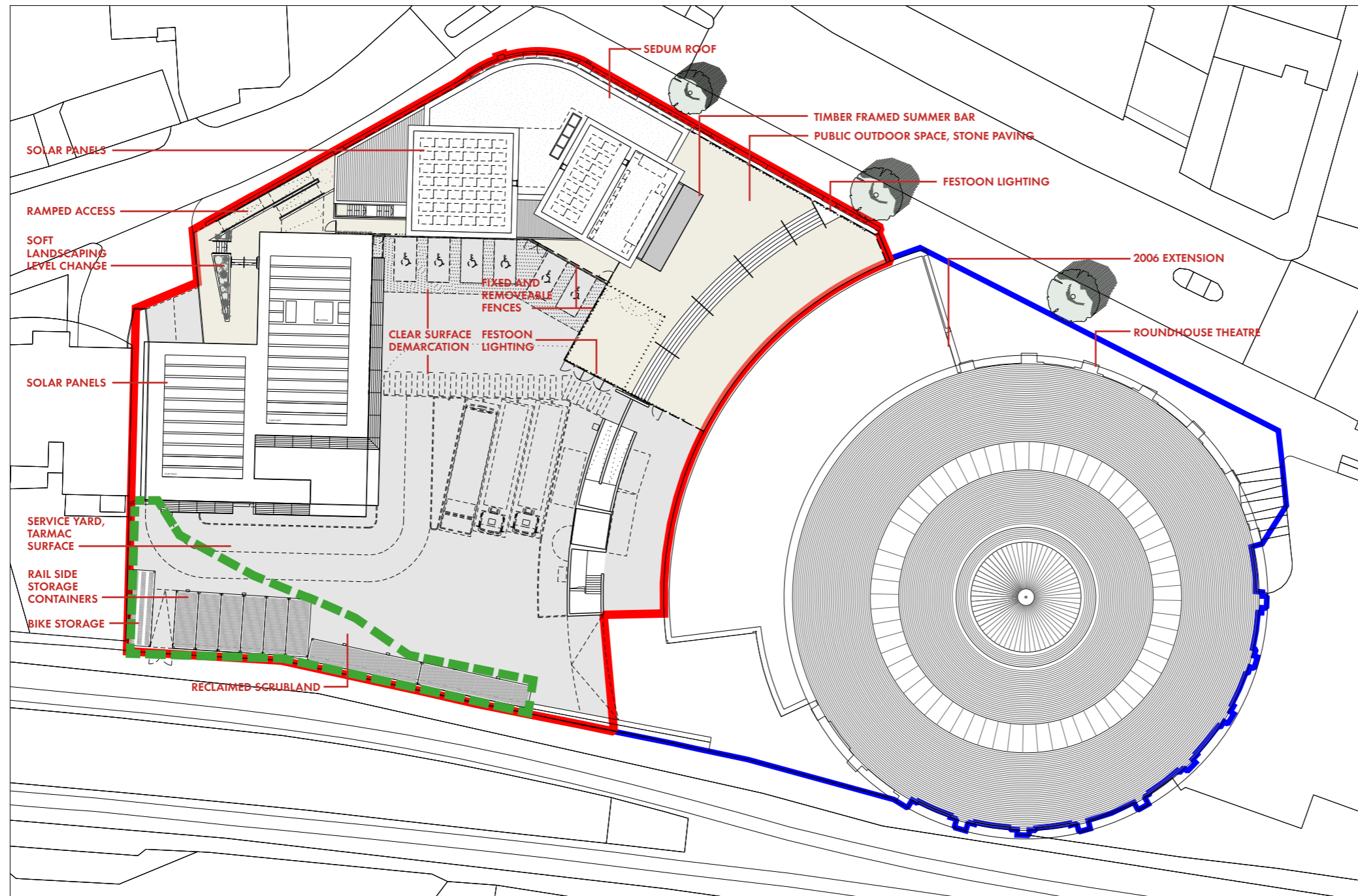
Soft landscaping



Galvanized steel 'Carl Stahl' mesh balustrade



Sedum roof



Proposed site landscape plan



Festoon lighting



Existing Tiki Bar during beach event, to be redesigned for new building

3.7 APPEARANCE

3.7.1 Container Building Extension

The proposed addition to the 2015 project will be an exact copy of the metal and glass external skin that was employed in that award winning building. The eastern and southern facades will incorporate balconies with glazed balustrades which, together with the glazing to the offices will continue the richly layered appearance.

The design of the 2015 building, winner of 'Best Office Building' at the New London Awards 2016, and its proposed extension is a development of the typology that has been pioneered by Urban Space Management. At Trinity Buoy Wharf, USM's own site, where Container City One, Container City Two, and the Riverside Building have been successful in providing creative and SME workspace and have generated International interest. The container based concept has been replicated in many parts of the UK and in other parts of the world. The TBW Container City system was selected for the International Broadcast Centre Studios and the BBC sport studios at the 2012 Olympic Games.

The proposed additional floor will be constructed out of suitably altered International Standard shipping containers.

The structure and external skin of corrugated Corten steel will be painted with silver marine paint. The frames of glazing units will be powder coated dark grey and the balconies will be galvanized steel with glazed balustrades. The roof will be a proprietary single ply membrane on tapered insulation.



Detail of existing Container Building



View of existing Container Building from Regent's Park Road

3.7.2 Campus Building

A key design objective of the scheme is to provide some unity to a site currently occupied by three very different structures:

- The Roundhouse, a heavy stock brick building, whose material extends to the adjoining retaining wall
- The 2006 Roundhouse extension, which follows the circular geometry of the Roundhouse, and respects its eaves line, but introduces an architectural language of slick black metal cladding
- The 2015 container building, which builds on the industrial nature of the Roundhouse campus, but has no other connection in material or form with the other structures.

There seemed no benefit in attempting to continue the Roundhouse's circular geometry, which would only have created ever more awkward junctions with the site boundary, and would have resulted in a difficult relationship with the Container Building. Instead:

- Studio blocks were set out from the Container Building, using the container module to provide scale, and stepping down progressively in height from the Container Building itself.
- A north elevation was then wrapped along the line of the retaining wall. This both enclosed office space, and presented a new elevation to Chalk Farm Road
- The west Studio was then rotated onto the alignment of the retaining wall, presenting an elevation to the enhanced public space, and providing a location for the summer bar

The two angled studio blocks will provide an eye-catching addition to Chalk Farm Road. Their scale expresses their function, and matches with the container module already introduced to the Roundhouse campus.

The new street elevation, with rhythmic bays of glazing, will provide a much improved and active

frontage to the public space where Chalk Farm Road meets Haverstock Hill, helping to ground this space, and give it presence as a northern gateway to Camden Town.

Although very different in character, both the 2006 Roundhouse extension and the Container Building are metal-clad. The use of metal cladding therefore became a way to link the two existing structures. Corrugated metal is proposed. The studio blocks and street wall will be finished in a differently graded tones to bridge the colour range between the black cladding of the Roundhouse Extension, and the silver-grey tone of the Container Building. The east studio will be picked out in a stronger colour, as a focus for the scheme.



Heavy stock brick of the Roundhouse theatre and retaining wall



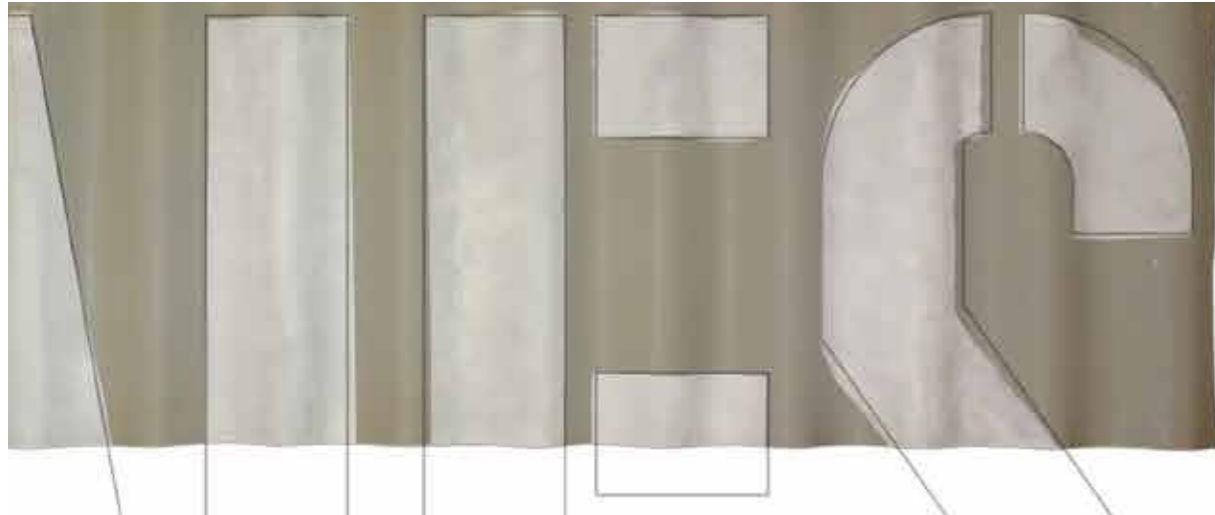
Slick black metal of the 2006 Extension



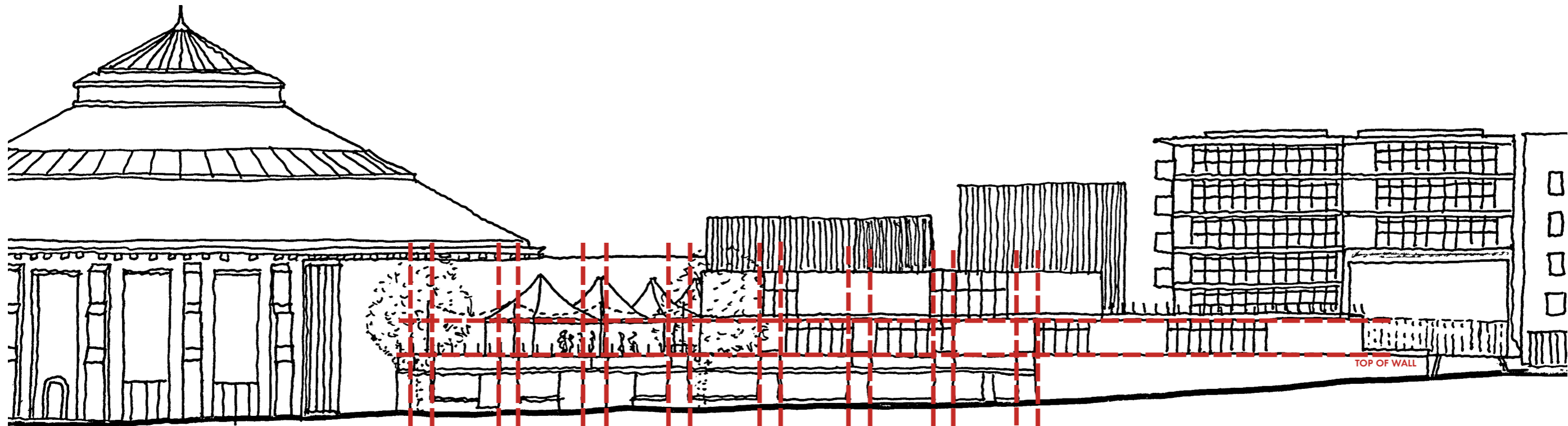
Dark grey metal of the 2015 Container Building



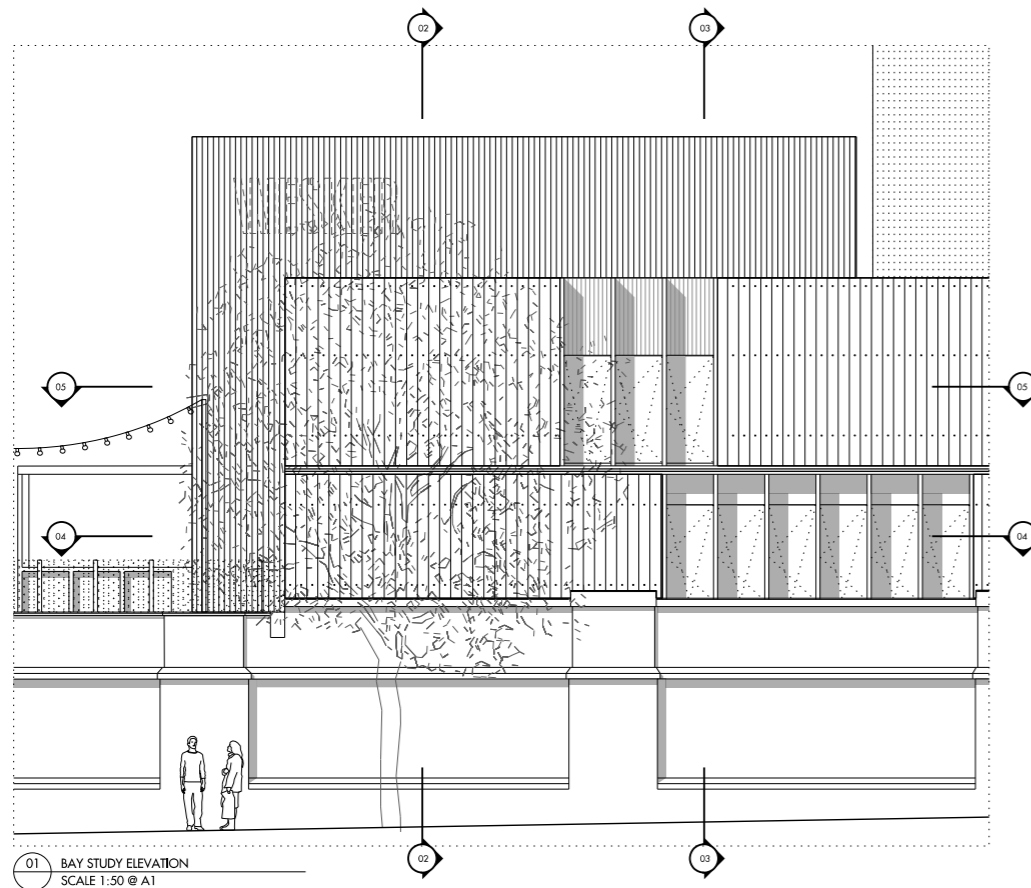
Proposed Campus Building aims to unify the disparate materiality of the current site in a harmonious, playful manner.



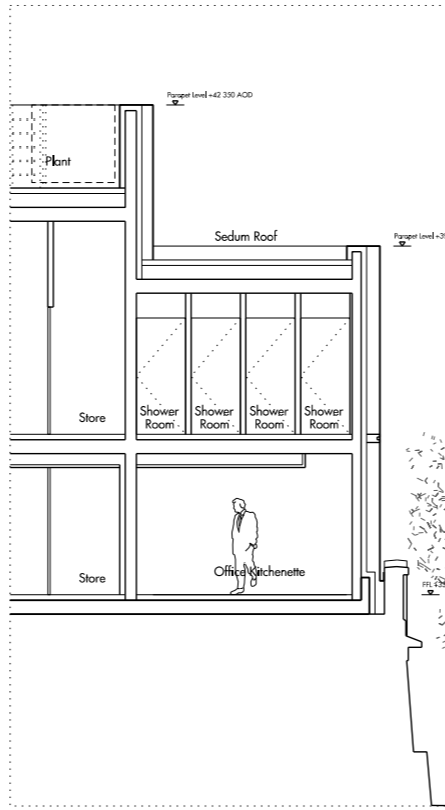
Colour and stencil study



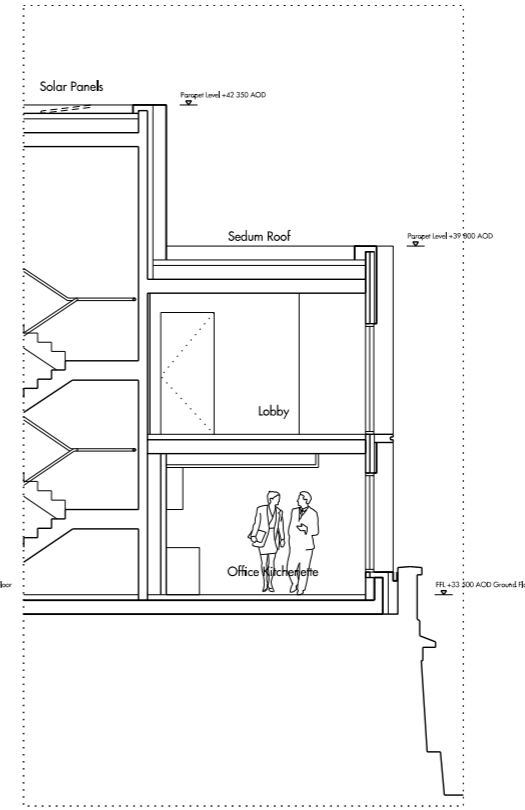
Concept sketch to use elevational rhythm of the retaining wall, and the constraints of the Container Building



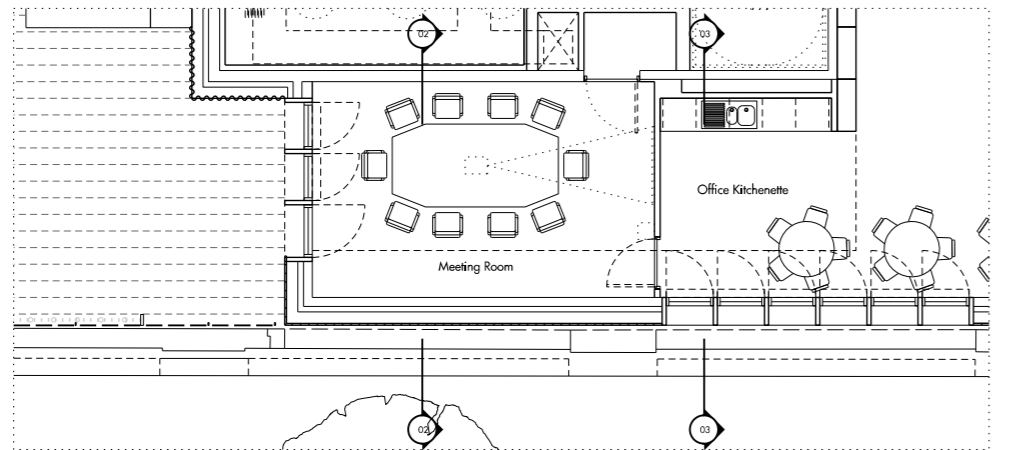
01 BAY STUDY ELEVATION
SCALE 1:50 @ A1



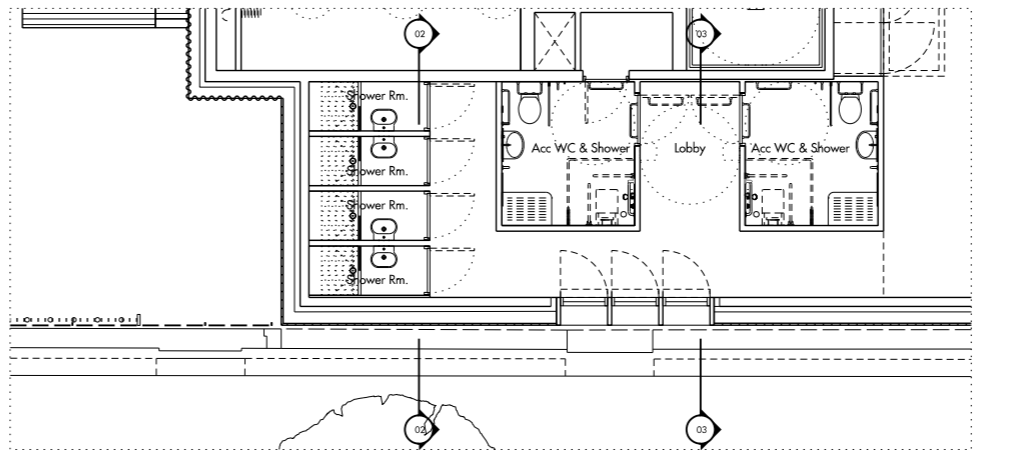
02 BAY STUDY SECTION_AA
SCALE 1:50 @ A1



03 BAY STUDY SECTION_BB
SCALE 1:50 @ A1



04 BAY STUDY PLAN_GROUND FLOOR
SCALE 1:50 @ A1



05 BAY STUDY PLAN_FIRST FLOOR
SCALE 1:50 @ A1

Bay study



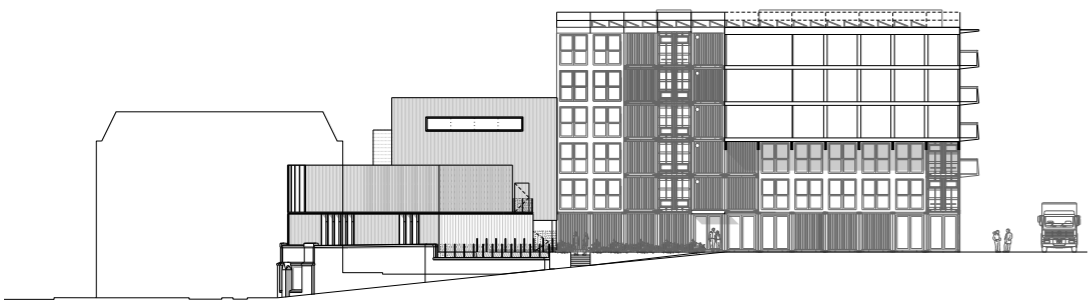
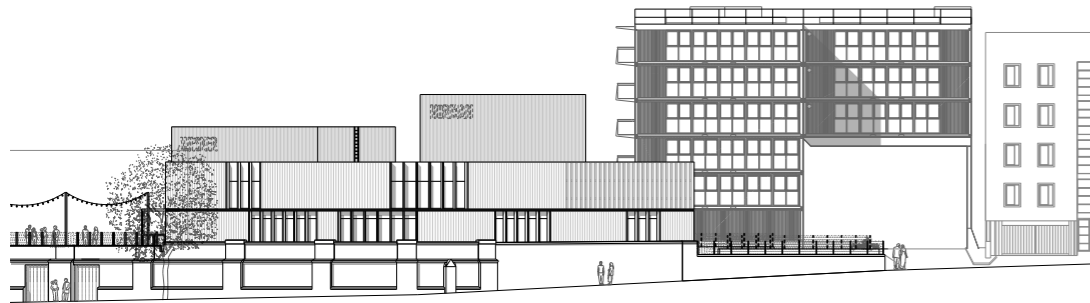
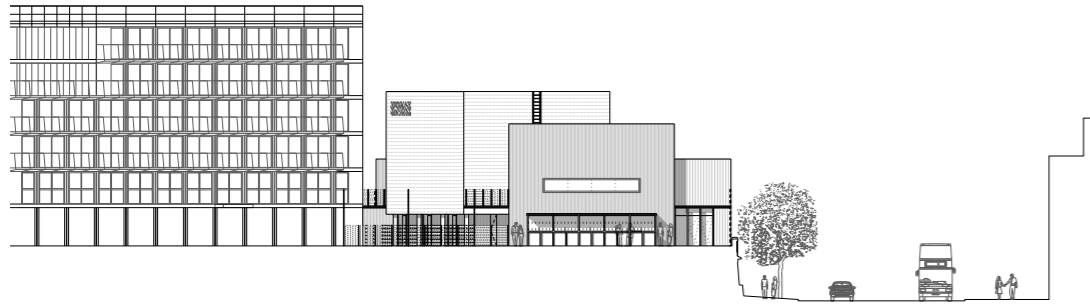
Riveted 'railway' metalwork



Carefully detailed corrugated metal cladding



Deep 'fin' reveals



Proposed elevations



Flush glazing systems



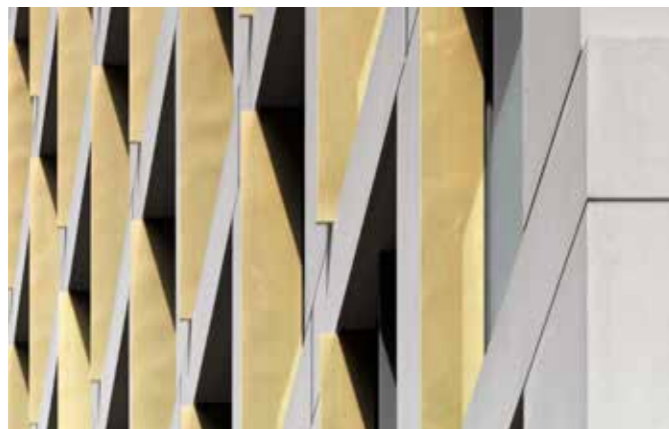
Thick timber fins



Corrugated sheeting



Dark metal and timber contrast



Deep reveals with visual contrast to main facade



View of Campus Building from Haverstock Hill junction



View of bar from terrace entrance



View of existing Tiki bar from bottom of steps



View of existing Tiki bar during Camden Beach event



View from Chalk Farm Road



Existing condition with dilapidated fencing and advertisement billboards



View from stage door



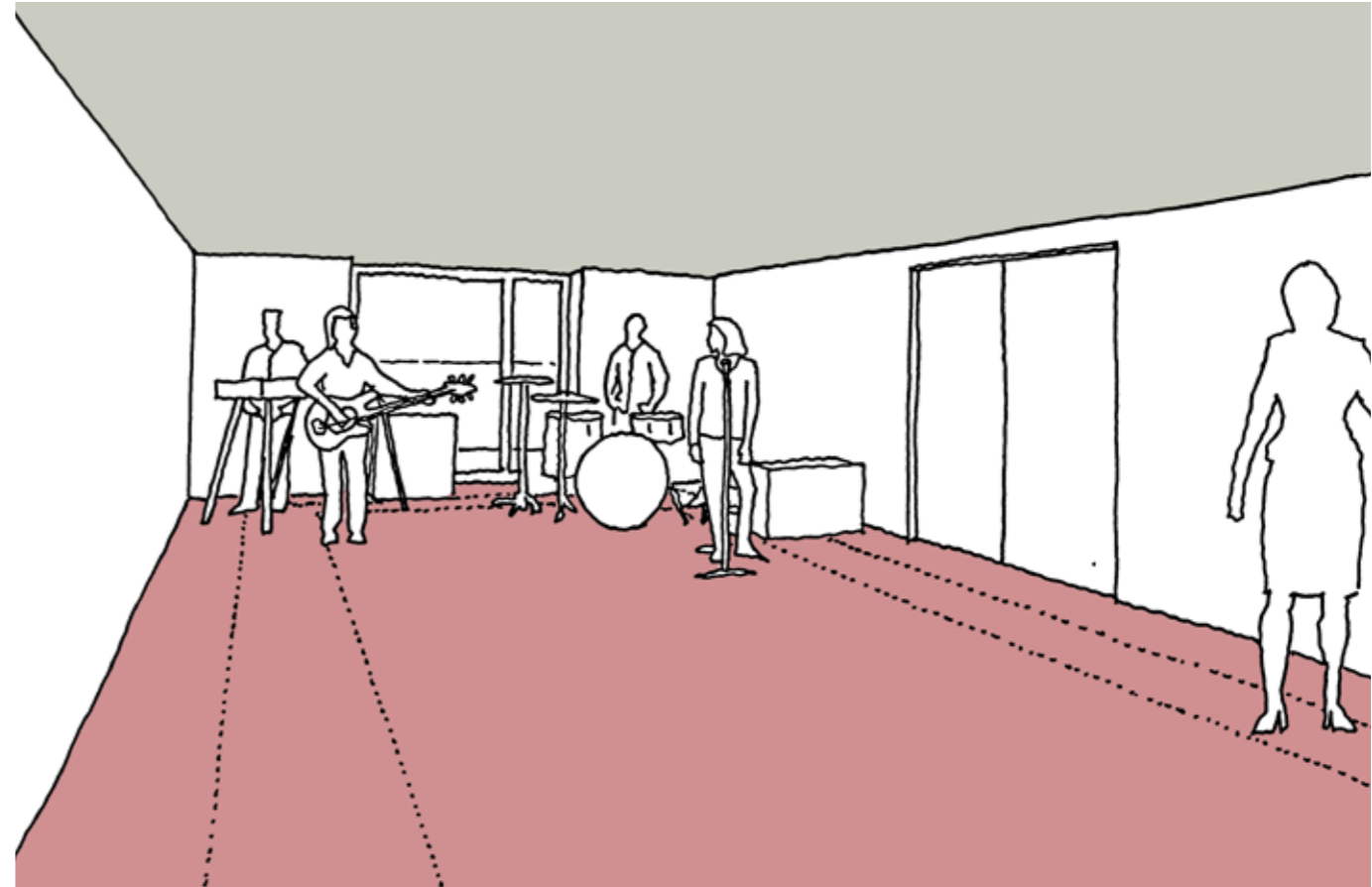
View of existing condition from similar view point



View of physical model



Office Space



Studio A



The office will cater for hot desking young entrepreneurs



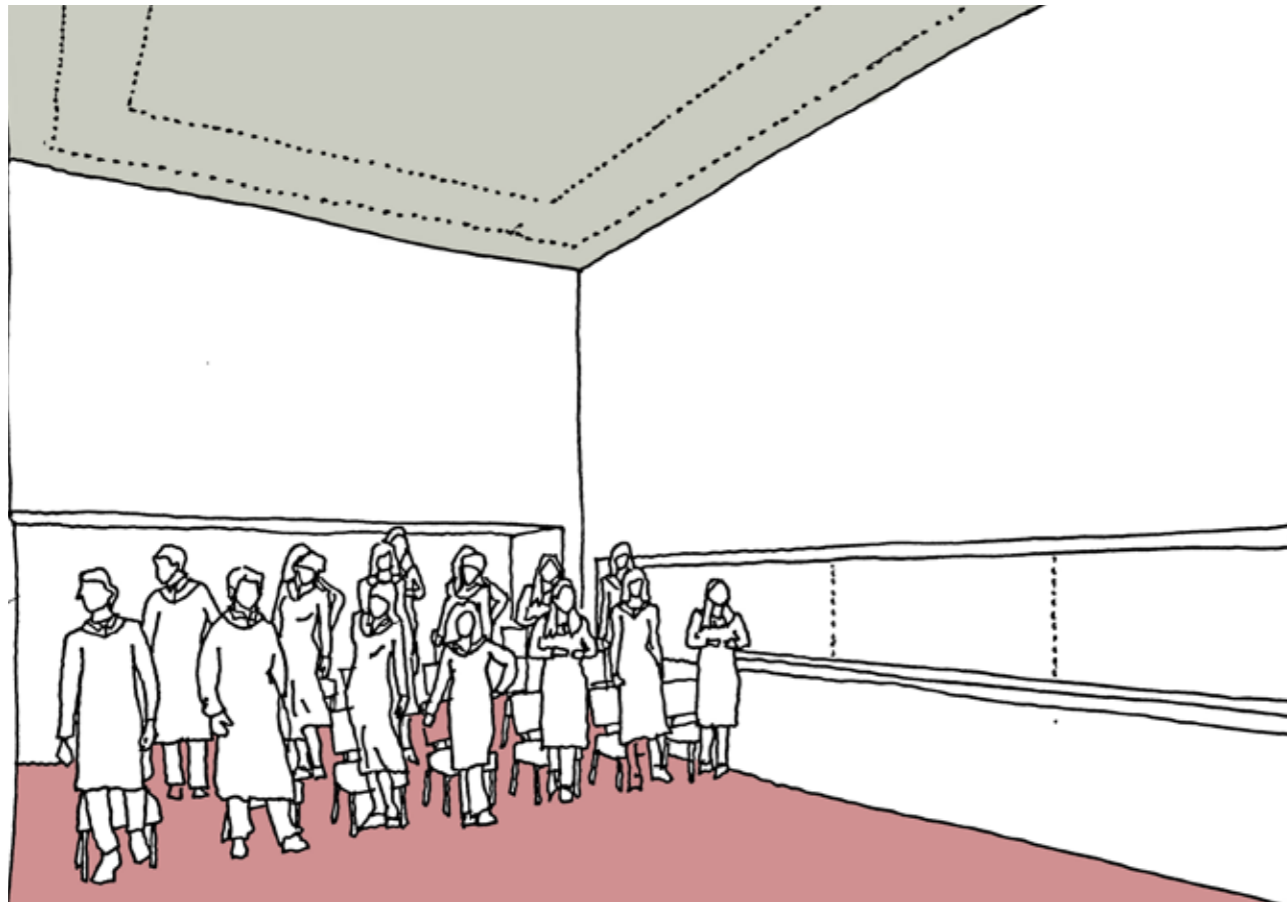
Exposed ceilings and services, soft neutral tones, bright and airy



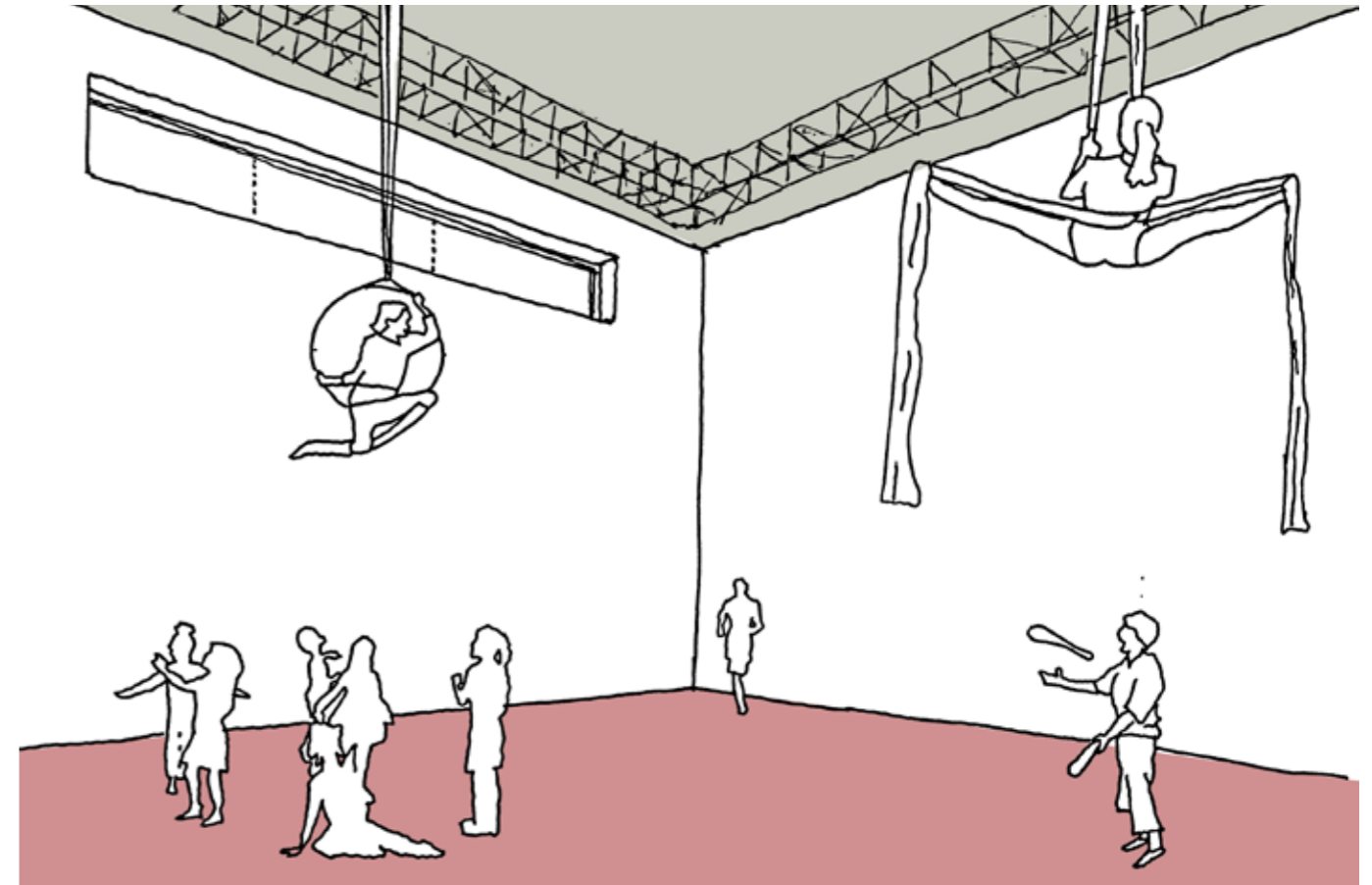
Studio A will act as a music practice and recording studio



Exposed timber, built in furniture, soft neutral tones



Studio B



Studio C



Studio B will be a choir and music practice studio



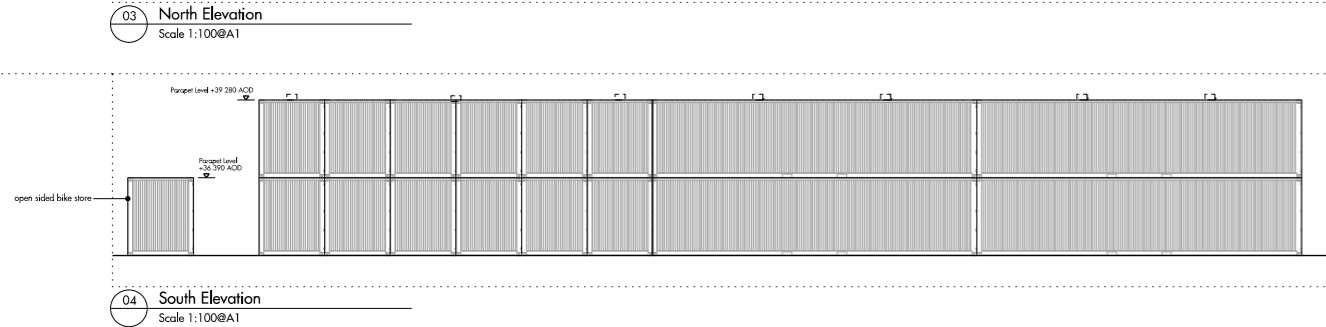
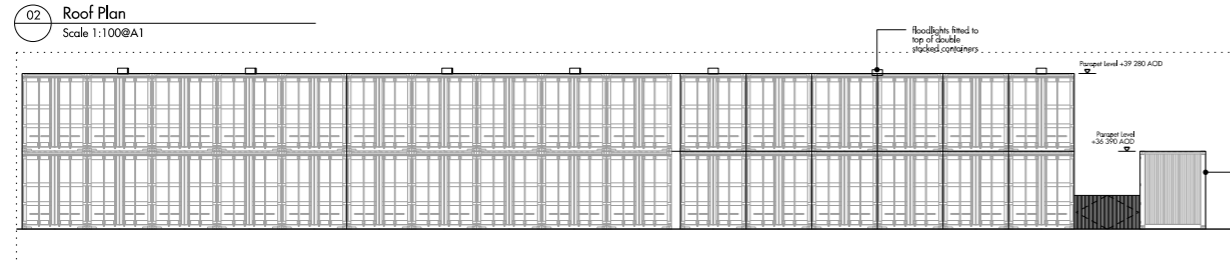
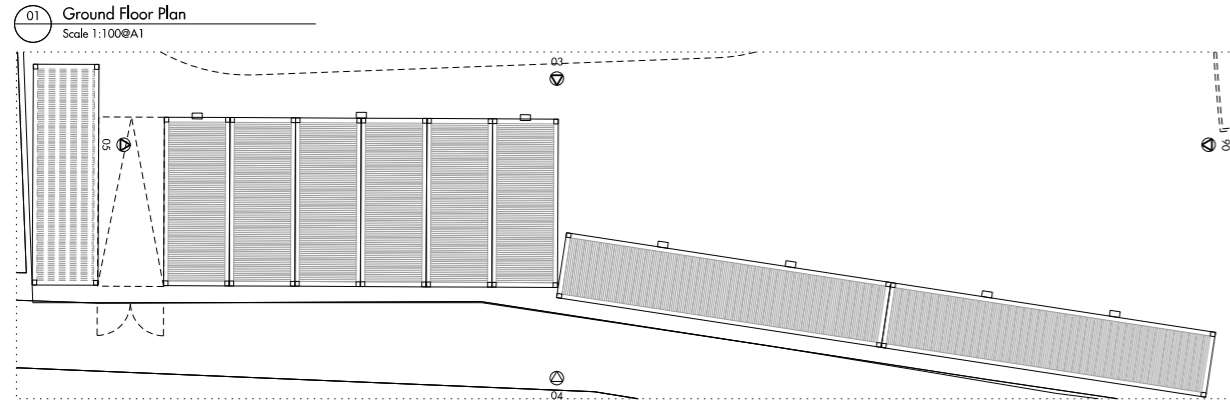
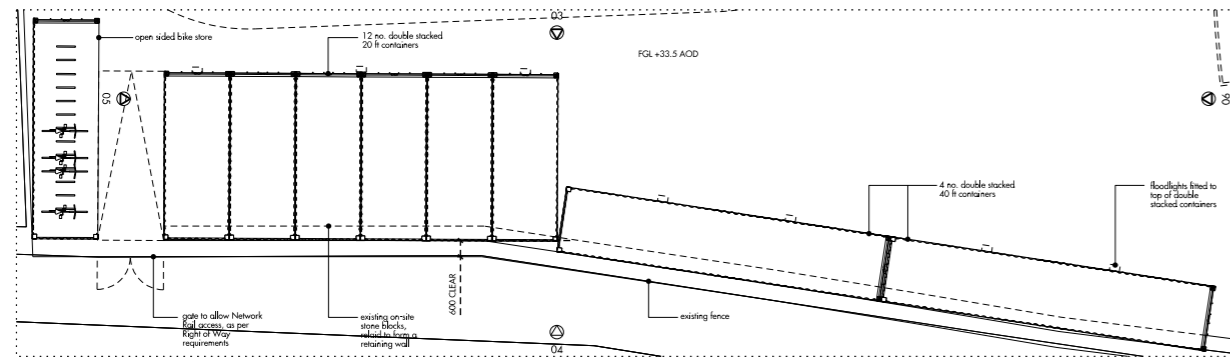
Studio space is badly needed to ease the pressure on existing facilities



Studio C will be a circus training studio



The CLT structure will be exposed in Studio C



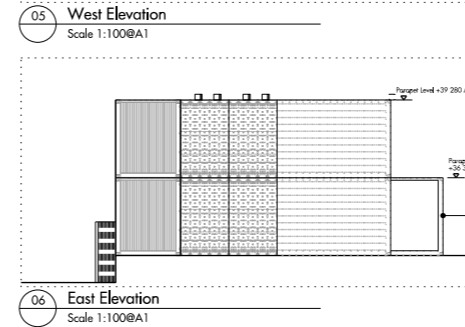
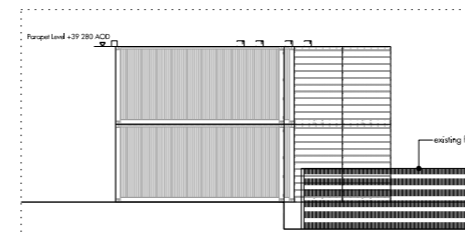
View from stage door



Proposed storage containers will visually match existing containers

3.7.3 Storage Area

The storage area will be formed of shipping containers, reflecting the current storage method, and picking up on the Container Building itself.





View of physical model