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1095_Camden Goods
Yard

note **CAMDEN GOODS YARD**
1095
DESIGN DEVELOPMENT NOTES

Block A

- 13508-A-A1_2-E-NE-140 A large window has been introduced at the top of the steps on the commercial entrance corner to activate this end wall as per planning feedback. The retail glazed openings have been reduced in height slightly to improve the servicing zone and louver provision above the openings.
- 13508-A-A1_2-E-NW-141 Slight height reduction to retail glazing as per above.
- 13508-A-A1_2-E-SE-142 Improved design of workshop shop fronts in line with planning feedback. A brick sill has been introduced to the windows and a recess introduced to the entrance doors to provide greater depth and definition. Design amendments have also considered signage provision. Slight height reduction to retail glazing as per above
- 13508-A-A1_2-E-SW-143 As per planning feedback, climbing planting has been introduced along the wall adjoining the car park ramp to improve visual quality. Note: planting is intended only on the brick element of the elevation. Low-level planters are now stepped in between bays to follow the site gradient.
- 13508-A-A1_2-L00-100 Changes to the workshop shop fronts and glazed opening on commercial entrance corner as per planning feedback.
- 13508-A-LXX-05-151, 13508-A-LXX-05-152 & 13508-A-LXX-05-153 Slight height reduction to retail glazing as per above
13508-A-LXX-05-154 Evidence of internal elevation of window to commercial entrance as per planning feedback.

Block B

- 1095_02_07_099 & 1095_02_07_202 Increased active frontage for workspaces along Camden Yard Sub-station moved from the north-east corner of block B at level +28.000 to activate the entrance space in Camden Yard

1095_02_07_099	Added supermarket internal layout that shows activities along the main entrance (Kiosk, flower shop and cafe space). The location of which will help activating the area of Goods Yard close to the supermarket entrance.
1095_02_07_100 & 1095_02_07_201	Urban Farm entrance has been made more evident, increasing its height and treatment, differentiating it from the surrounding residential units. More privacy has been given to those units providing a brick wall/planter facing the urban farm entrance The landscape treatment of the private front gardens has changed providing a planting zone facing the public realm. Added signage on top of the entrance canopy of the urban farm
1095_02_07_100 & 1095_02_07_203	Reduced length and increased the depth of the steel beam to make more evident the different character of this part of the elevation from the southern and northern facades which are facing two different kind of public space.
1095_02_07_107	Reduced the public terrace area in order to respond to increase separation with Block C private amenity space

Block C

1095_03_07_100 1095_03_07_201	Removed canopy from residential access on Southampton Square (increased the opening height). It will have a positive impact enhancing its visibility and engagement with Southampton Square
1095_03_07_203	Removed workshop recessed entrance on Interchange Yard to prevent any possible safety issue. This will reduce opportunities for unwanted gathering beside the community open space.
1095_03_07_110 & 1095_03_07_201	Cut out on the roof on the top floor balconies facing Camden Yard in order to increase the sky visibility from the GF level and reduce the "sharpness" of the corners
1095_03_07_202 1095_03_07_204 1095_03_07_302	Changes on the detail of the glazed link. The steel beam is now clearly express on the facade, increasing the horizontality of the building and enhancing the industrial character to the link.
1095_03_07_201 1095_03_07_202 1095_03_07_203 1095_03_07_204	Glazed balustrade balcony detail changed in order to increase the horizontality of the building. A metal profile of the same colour of the windows frame has been introduced as capping element for the glazing.

Block D

1095_04_07_200 1095_04_07_400	Planter details have been pushed back onto the brick line to increase easy access and maintenance with the balustrade flush with the front.
1095_04_07_201	Elevation changed to respond to the rigorous facade of the Interchange Building The top pergola has been reduced down by 2 bays in length and a more uniform windows treatment has been introduced. A canopy above the main community centre entrance has been introduced Solid metal panel on the 1st floor corner balcony has been added to increase privacy Some internal layout has been amended to reflect the different windows position
1095_04_07_203	Changed details of the sacrificial retail unit on the east corner making it clearer that it is a temporary building with a more evident differentiation between steel structure and timber panelling. Plant on the roof moved towards Southampton Square to reduce noise/visual impact.

Block E1

13508-A-E-E-North-144	Adjustment of proportion of entrance doors to concierge room and detail added to patterning of metal perforated screens on upper level bays. The ground floor elevation is made up primarily by hit and miss brickwork which will have light shining from the concierge space behind that will further activate this frontage and provide visual amenity to the street.
13508-A-E-E-SE-145	Introduction of hit and miss brickwork on ground floor elevation to improve visual amenity on this side in response to GLA feedback. Potential for climbing planting along this wall also explored. The wall fronts a courtyard which will be used for cycle storage further enhancing the public realm aspect of this corner. Perforated hit and miss brickwork is introduced adjacent to the residential entrance glazing which will have light shining from residential lobby behind to further activate this frontage in response to GLA feedback. Improved privacy screen design on corner bays on levels 01-02-03-04 to address concerns with relationship to the wider context. The proposal is to have perforated patterned metal privacy screens in front of windows and balconies to address overlooking concerns to Gilbey's Yard whilst also providing visual amenity from the wider context to this elevation. Detail added to patterning of the metal perforated screens.
13508-A-E1-L00-100	Addition of perforated hit and miss brickwork to residential entrance on SW corner to improve visual quality on this corner.

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13508-A-LXX-05-155 & 13508-A-LXX-05-156 Slight adjustment to glazing height on ground floor.

Block E2

1095_06_07_200 North elevation amended to engage better with the street.
A tripartite structure is now defining each bay giving a more rigorous feeling to the elevation, more appropriate and engaging with the street.

1095_06_07_201 Added window on the GF of the unit E2.1 to increase engagement with residential access and public realm

1095_06_07_202 Removed terraces on 2nd floor level of the townhouses to reduce overlooking issues with Gilbey's Yard.

Block F

1095_07_07_100
1095_07_07_101
1095_07_07_202 Ground floor level of duplex units facing south has been amended in order to increase the quality of the public realm along Winding Vaults Way and along Engine House Way

1095_07_07_201 The balconies facing Makers Yard has been amended to a thinner continuous balcony that will have a canopy purpose too.

1095_07_07_200
1095_07_07_201
1095_07_07_202
1095_07_07_203 Metal balustrades have been amended enhancing the character of block F.
Each block now have different balcony treatments/detailing

1095_07_07_107
1095_07_07_303 Reduced glazing in the units F1-43 and F1-48 to achieve acceptable values of thermal comfort in these units, previously affected by overheating

PFS

NMLA-1605-PL-010_RevA
NMLA-1605-PL-010-1_RevA
NMLA-1605-PL-100_RevA Reduced depth of shop front recesses and developed façade of shop fronts.

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NMLA-1605-PL-100-
1_RevA
NMLA-1605-PL-
200_RevA
NMLA-1605-PL-
201_RevA
NMLA-1605-PL-201-
1_RevA
NMLA-1605-PL-
202_RevA
NMLA-1605-PL-
204_RevA
NMLA-1605-PL-
205_RevA
NMLA-1605-PL-
300_RevA
NMLA-1605-PL-
301_RevA
NMLA-1605-PL-301-
1_RevA
NMLA-1605-PL-
303_RevA
NMLA-1605-PL-303-
1_RevA
NMLA-1605-PL-400

Added chamfer to west elevation at ground floor (Phase 2 only).

NMLA-1605-PL-
010_RevA
NMLA-1605-PL-
100_RevA
NMLA-1605-PL-
203_RevA
NMLA-1605-PL-
302_RevA
NMLA-1605-PL-
304_RevA

Added fins to outer face of glazing to office façade in response to solar glare study.

NMLA-1605-PL-
011_RevA
NMLA-1605-PL-011-
1_RevA
NMLA-1605-PL-
101_RevA
NMLA-1605-PL-101-
1_RevA

NMLA-1605-PL-

102_RevA

NMLA-1605-PL-

103_RevA

NMLA-1605-PL-

104_RevA

NMLA-1605-PL-

105_RevA

NMLA-1605-PL-

202_RevA

NMLA-1605-PL-

203_RevA

NMLA-1605-PL-

300_RevA

NMLA-1605-PL-

301_RevA

NMLA-1605-PL-

302_RevA

Developed details of corner building façade.

NMLA-1605-PL-302-

1_RevA

NMLA-1605-PL-

304_RevA

NMLA-1605-PL-304-

1_RevA

NMLA-1605-PL-400

NMLA-1605-PL-401

NMLA-1605-PL-402

Minor amendments to road and pavement layout (Phase 2 only).

NMLA-1605-PL-

010_RevA

Further references for proposed bricks.

NMLA-1605-PL-

011_RevA

NMLA-1605-PL-

012_RevA

NMLA-1605-PL-

100_RevA

Landscape

P10606-00-001-101

Landscape GA
and Rendered Master
plan

Amended layout and definition of surface treatment and hedging to Southampton Square to provide more distinct areas for seating, play and added lawn area. Entrance space to Chilli Farm was also amended to provide additional space.

Amended layout to Interchange Yard and Railway Park area along the north east boundary of the site - to define community garden, expand mass planting and lawn areas and children's play space and facilitate connection into Camden Lock market in the future development of the Camden Goods Yard Planning Framework. Potential development of this area was reflected in the revised layout which can be adjusted when proposed connection comes to fruition. Additional information and precedent studies for community garden were provided to support council and design team aspirations for this facility.

Provided additional detail to roof garden build up, planting palette, and irrigation regime. Provided additional detail to tree planting proposal relative to Plant Palette and details of planting pits and garden areas over structure.

Amended paving and planting layout to end of Roundhouse Way and into Winding Vault Way to prioritise and emphasise pedestrian access through this space, in particular from Gilbey's Yard entrance.
Amended hedge screening to duplex ground floor units (defensible space) along south face of Block B.
Relocated cycle racks in a number of locations

Indicated future development of PFS Open Space (Pocket Park) to be conditioned for development in conjunction with community and youth groups.

Minor revisions to road pavements to facilitate turning movements within the site

Adjustment of the pedestrian crossings and cycle lane on Stephenson Street to suit revised Traffic Safety Audit and design amendments.

Additional detailed information on Rain Garden in Goods Yard

Revised layout to PFS site to suit new Floor Plan and access requirements.

Provided more detail regarding access strategy and pavement treatment, levels and grades and seating areas, in conjunction with David Bonnet and Associates report

Amendment to related diagrams to reflect the changes above:

- Amenity Spaces
- Play Spaces
- Hard Landscape Areas
- Soft Landscape Areas
- Proposed Trees
- Planting Strategy
- Furniture Layout
- Tree planting Plan
- Permeable Areas and SUDs
- Roof Typologies

Tree Removal and Retention Plan