


Proposed ground floor plan.

- 1 Retail space.
- 2 Grand Union Walk resident parking.

- 3 Office lobby.
- 4 Residential lobby.
- 5 Bike Store.

1:500 

7 Grand Union House

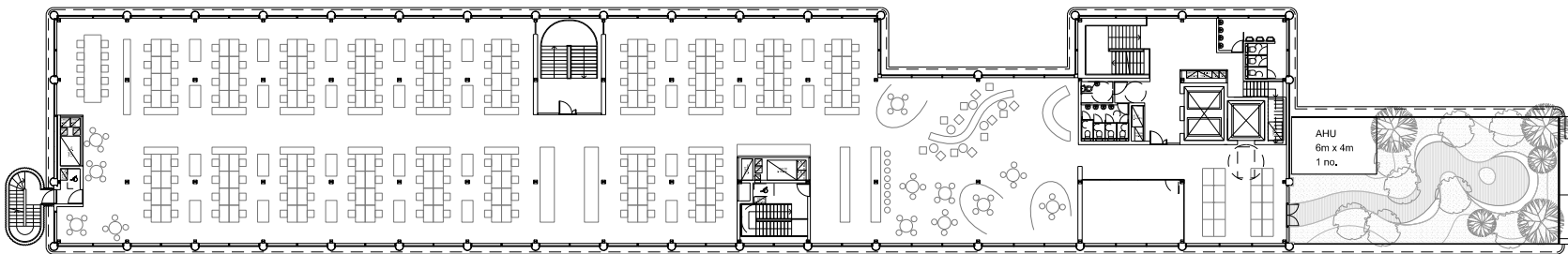
7.5 Workspaces

The upper levels of the commercial building are dedicated to flexible workspace floorplates.

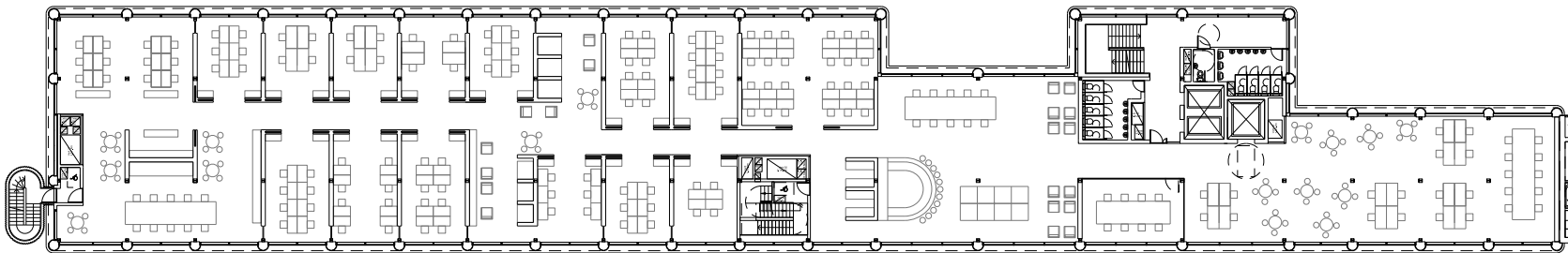
The circulation core includes two passenger lifts and a freight elevator. The main circulation stair is open to the exterior façade and will benefit from excellent day lighting and views over the churchyard. This will naturally encourage building users to ascend and descend on foot. This will foster social interaction in an informal space circulation space around which will be an important opportunity to encourage the sorts of casual and unplanned moments for social interaction between employees, visitors and businesses to stimulate exchange.

The spacious open-plan loft floorplates will provide adaptability to provide a range of space types to suit a variety of working approaches, characters and sizes. The floorplate can be configured in a number of ways so that a range of different-sized spaces could be provided, including those that can be easily sub-divided or expanded upon. This will ensure the long term sustainability of this building type.

The wood and steel structure and services will be exposed to reduce the need for temporary finishes and maximise the sense of space and volume. In this way the architectural elements of the building will become the atmosphere of the workspace. This will provide a robust and characterful backdrop for creative endeavour.

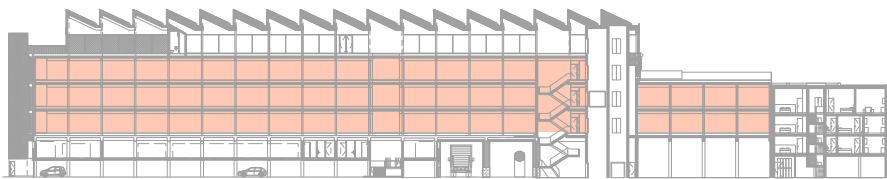


Floor 04 example layout



Floors 02-03 example layout

1:500



Key

Above right: Proposed Office Floors

- 1 Vincent Van Duysen, Belgo Seeds Office, Kortrijk
- 2 Marmol Radziner, Arts District Loft, Los Angeles
- 3 Donald Judd, Judd Foundation, New York





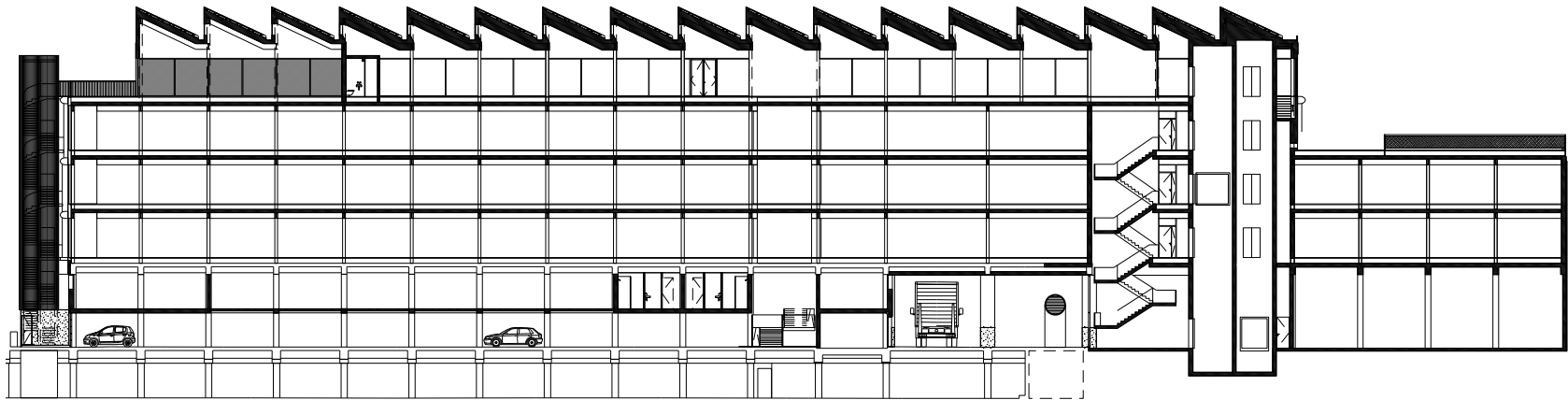
Artist's impression of an office floor interior.

1:500

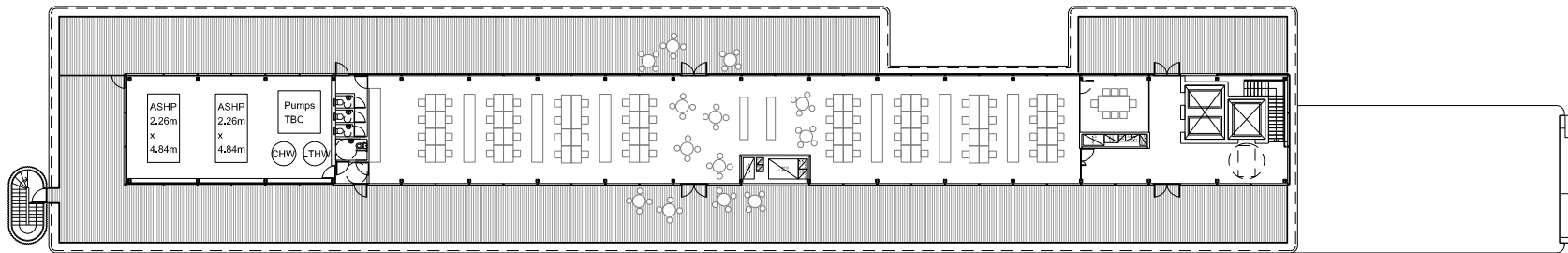
7.6 Rooftop

The building’s mechanical services strategy has minimised the quantity of rooftop plant. Most of the plant equipment is located at mezzanine level. As a result the rooftop space can be enjoyed as good quality workspace with excellent views and access to outdoor space.

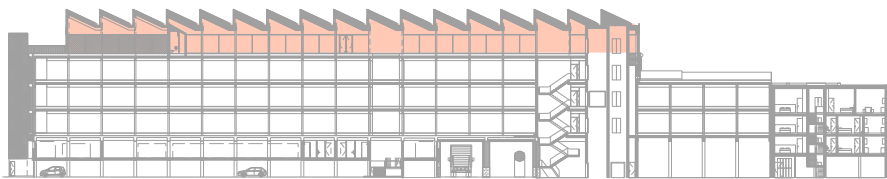
The narrower floorplate provides a penthouse-like structure that opens east and west to generous roof terraces. The saw-tooth roof profile provides enhanced volume and quality to the workspace, with additional daylight from north facing roof lights.



Long Section



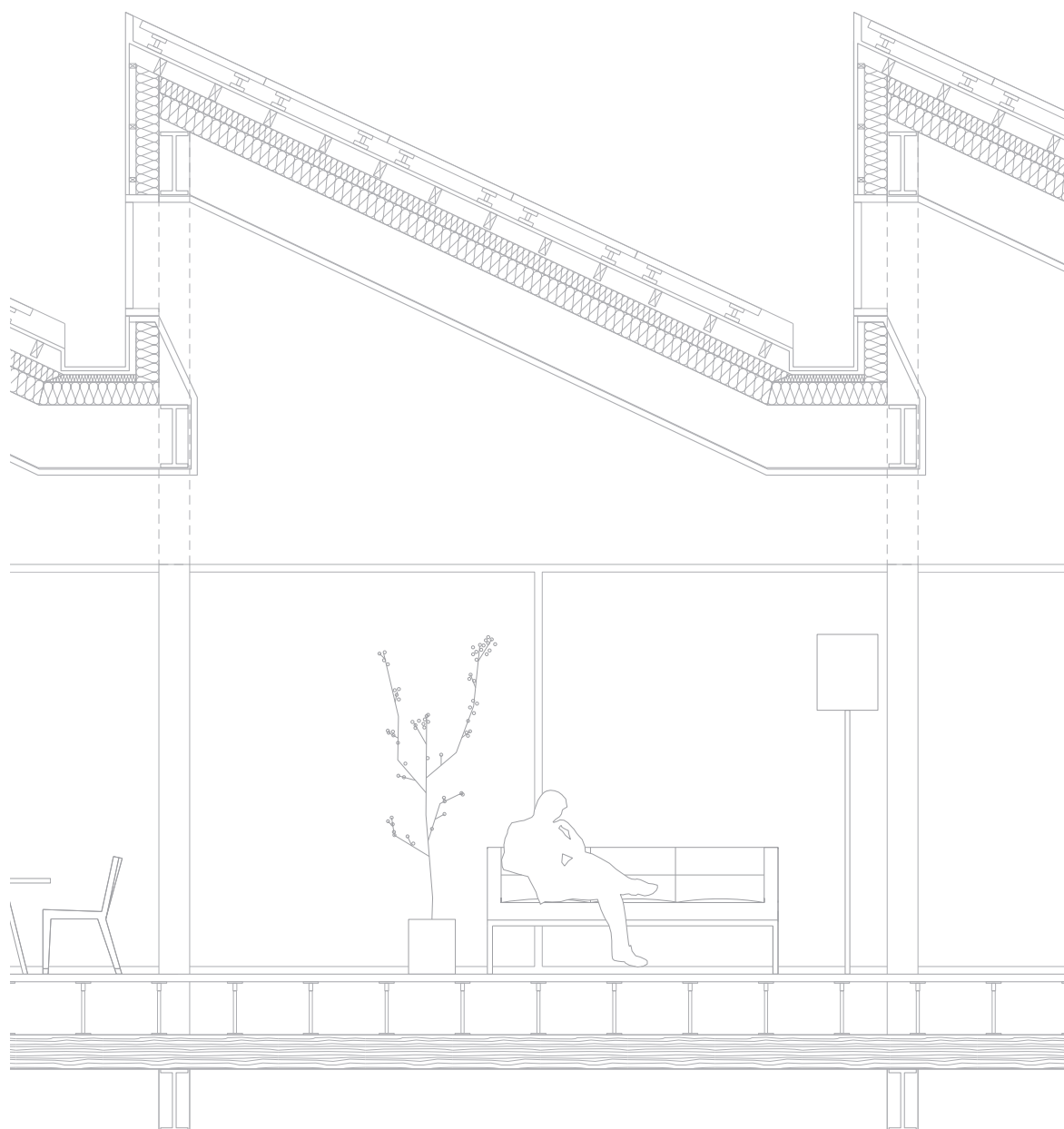
Floor 04 example layout



Key

- Above right: Proposed rooftop office
- 1 Unknown Architect, 798 art district, Shanghai
 - 2 BIG, 45 Main Street, New York
 - 3 Jan Minne, Sea of Nectar, Brussels





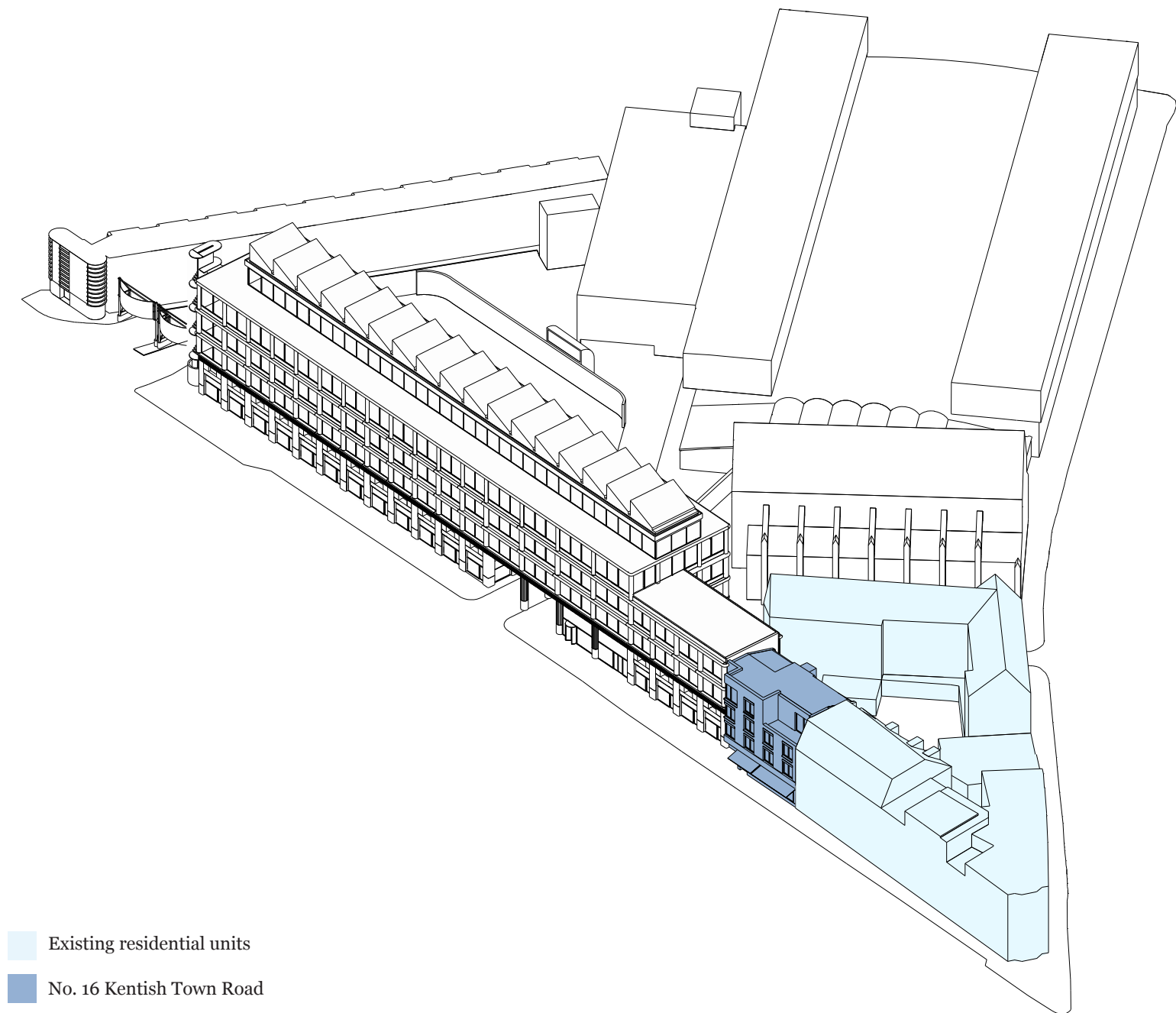
Left: Typical section through the rooftop workspace (not to scale).

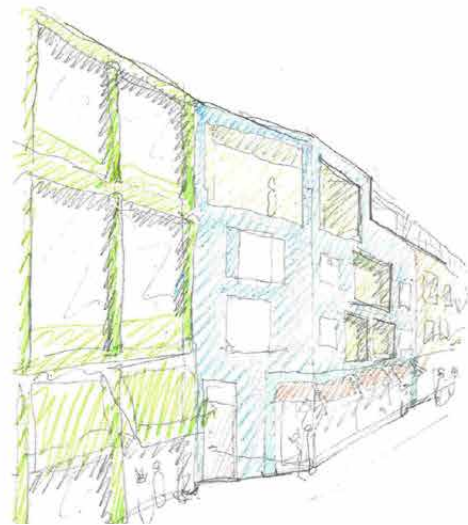
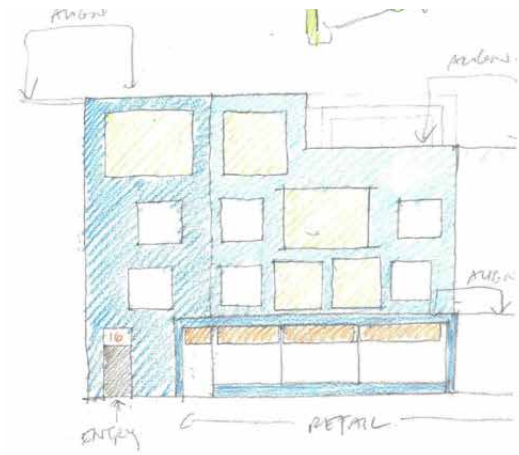
Right: Artist's impression looking from the rooftop terrace into the workspace

8.1 Design Concept

The residential building has been located at the south of the site adjacent to the existing street terrace. This was considered as the most appropriate location on the site for dwellings because it would be a sympathetic use close to other residential accommodation. Barnes House is a neighbouring apartment building across the courtyard. The new building will in effect complete and further protect the courtyard at the centre of this block.

The residential building’s size is determined by contextual considerations. It has three residential floors above ground floor retail. This building is sensitive to the townscape and height of the adjacent buildings to the south. It’s top floor is set back at the south west corner to respond to the adjacent mansard roof. The rear of the building sets back at the top floor to minimise shadowing impact on Barnes House.





Left: Concept design sketches.

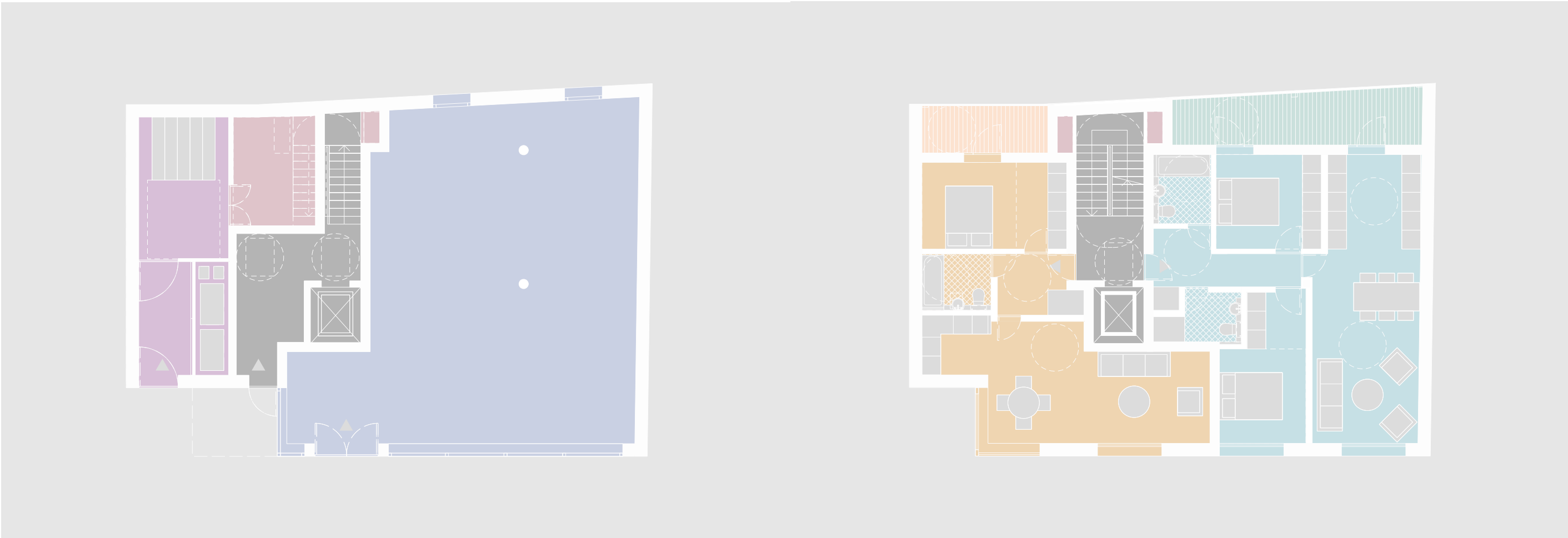
Right: Artist's impression looking south along Kentish Town Road.

8 16 Kentish Town Road

8.2 Layout

The residential lobby is directly accessible from the street. Bike and refuse storage are also accessible from Kentish Town Road. Six apartments are arranged over three upper levels. Each apartment meets the targets for GLA minimum housing standards. The layout also provides the recommended mix of types of unit including a studio plus one and two bedroomed dwellings. All units are dual aspect. Each has balcony amenity space overlooking the courtyard to the east. This was considered to be a quieter, cleaner and more useable location for residential amenity than Kentish Town Road.

The ground floor of the residential building contains space for retail or a café/ restaurant configured as one space.



Cycle/ bin store

lobby / circulation

Retail

Studio

1 bed

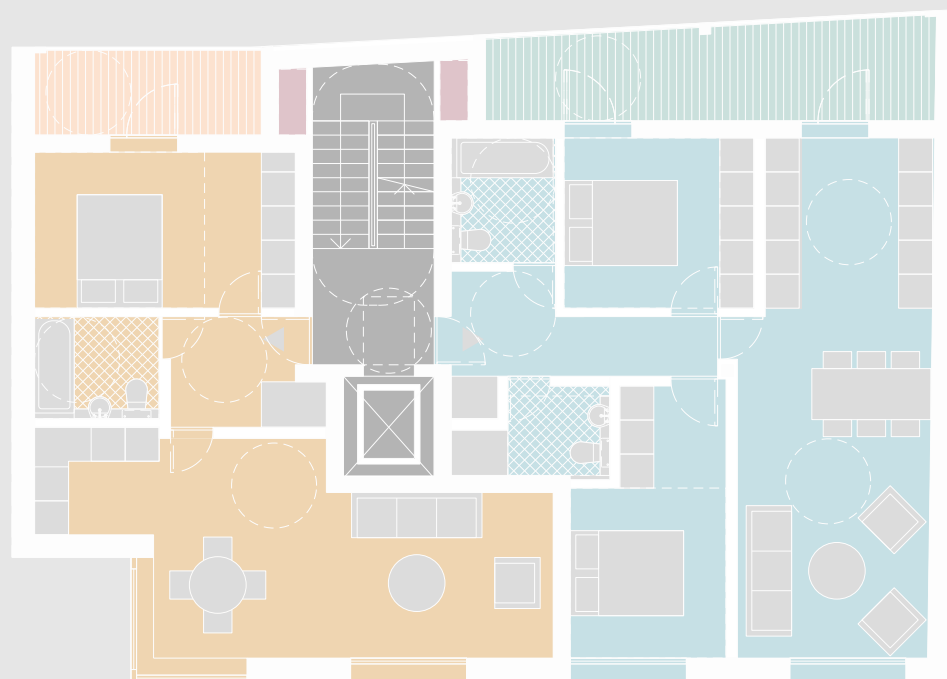
2 bed

plant / riser

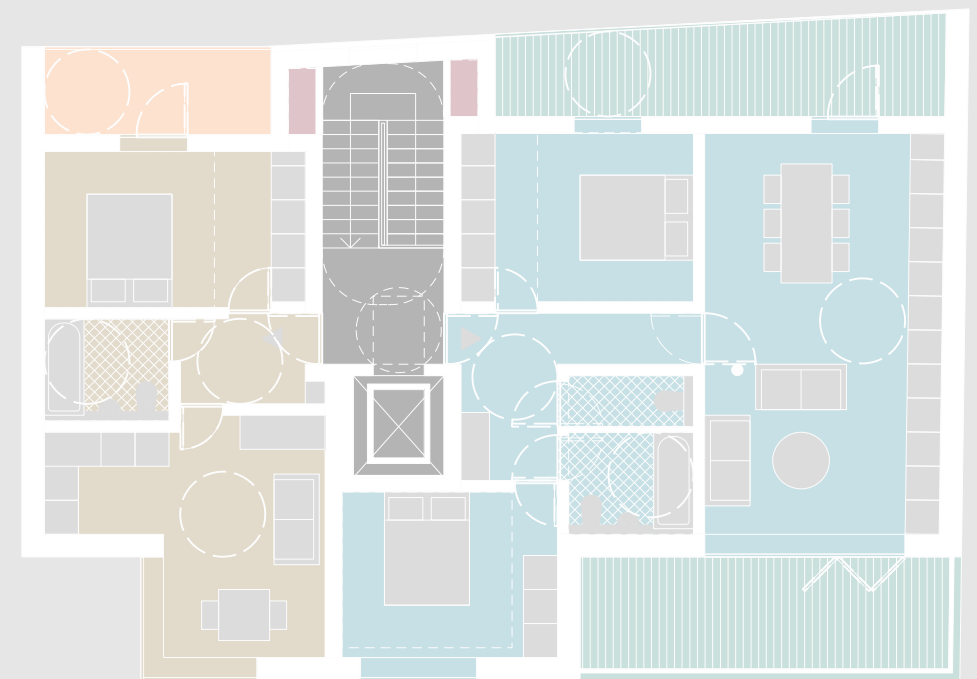
Ground floor 00

First Floor 01


Plans not to scale



Second floor 02



Third floor 03

Plans not to scale 



Above: Detail view of the Kentish Town Road facade.
Right: Cross section through the residential proposal depicting the generous dual aspect living space, with balcony's overlooking the quieter, calmer courtyard shared by Barnes House.



Artist's impression of an apartment interior looking out onto Kentish Town Road.

8 16 Kentish Town Road

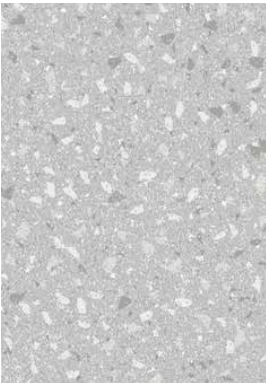
8.3 Architecture

The residential building sits between the existing Victorian terrace at the South of Kentish Town Road and Grand Union House. Its massing mediates between the two in plan and elevation. In plan it forms a new corner where the building plot steps back to Grand Union House. In elevation a parapet aligns with its southern neighbour and then steps up to meet Grand Union House.

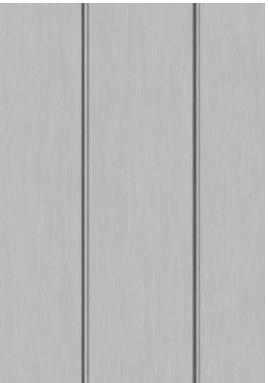
At ground floor a framed retail shop front aligns with the parade of shops to its south. Inspired by nearby historic materials, the upper façade is composed of a type of pale buff London stock brick. The pattern of aligning window openings and the repetition of elements also emulates the adjacent terrace. The northern units enjoy a corner bay window that has a view up Kentish Town Road.



Flush pointed brick



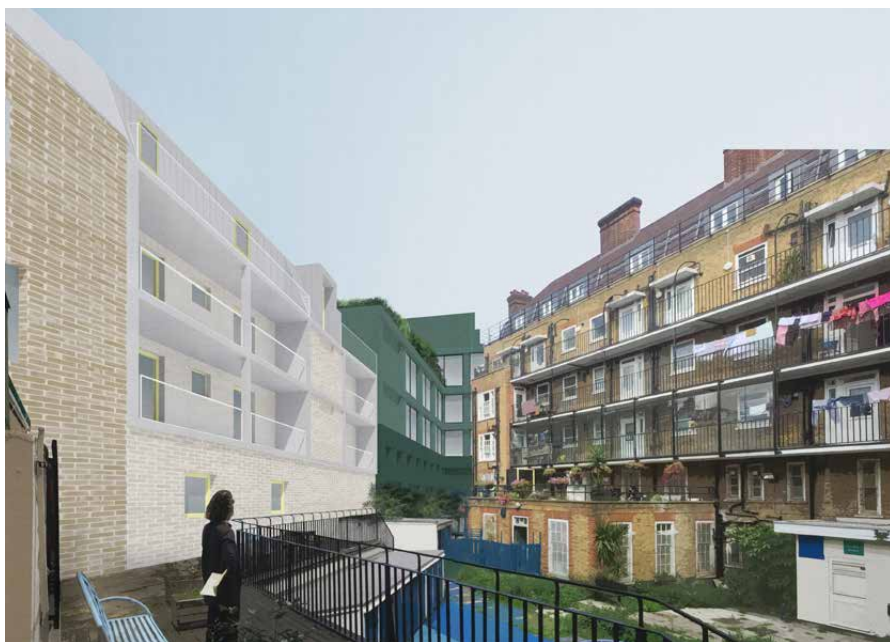
Honed concrete



Zinc mansard

Above: Proposed material palette.
Right: Proposed west elevation along Kentish Town Road.





Left: Artist's impression looking from the Barnes House courtyard.
 Right: Proposed east elevation facing Barnes House.

