

SPACE HOUSE

Design & Access Statement
Landscape

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1. INTRODUCTION

The following report describes the public realm strategy and the landscape design response for the future development at Space House.

The design will transform the tower, the Kingsway block and surrounding area into a contemporary publicly accessible square with shops, cafes and outdoor seating terraces. The public realm will be enjoyed both by people working in the office space and the general public. The design includes bespoke benches, trees and soft landscaping in raised beds. Together with a modern paving pattern, we seek to create a unique sense of place.

The new public space will offer respite from the activity of Kingsway and become a place to be discovered and enjoyed. The contemporary landscape design will create a new positive environment for the Grade II listed building and the Kingsway conservation area and allow the public to directly engage with it. New seating will provide a place for visitors and local people to stop and linger. The design will deliver a scheme which provides safe access for all, enhances the quality of public space in Holborn, improves connectivity to adjoining areas such as Covent Garden, and contributes to the architectural and social history of Space House.



NEW LUDGATE BY GUSTAFSON PORTER + BOWMAN



RATHBONE SQUARE BY GUSTAFSON PORTER + BOWMAN

2. CONTEXT

2.1 HISTORICAL CONTEXT

The tight urban grain of the 18th and 19th century developments surrounds the site on three sides, creating the irregular site boundary which exists today.

This historic street network enables oblique views and approaches to the site, with only one long view along Kemble Street where the tower is clearly visible.

With the creation of Kingsway in the early 1900's, the area south of Holborn went through a major transformation to create larger, more modern city blocks and roads. The orthogonal grid created by these blocks defines the building geometry to Kingsway. The public space that remains is defined by the interface of these two geometries, and the wider street network.

The Kingsway block falls within Kingway Conservation Area with its distinct boulevard character.

The aim with the design solution is to find an organic approach that can mediate these different geometries and appear elegant and timeless.



INSURANCE PLAN 1888



ORDNANCE SURVEY 1915

2. CONTEXT

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2.2 URBAN CONTEXT

The site is situated next to busy and heavily trafficked Kingsway. This wide thoroughfare acts as a physical barrier to the nearest green space, Lincoln's Inn Fields.

The roads to the south and west of the site are of smaller scale and residential in character. Wild Street and Kemble Street connect into Covent Garden and the surrounding commercial and retail district.

Keeley Street to the north is well used, with both City Lit College and Soho Coffee shop along this edge of the site. Several listed buildings in the immediate surrounding provide a varied urban character, most notably Freemasons Hall off Queen Street which is Grade II* listed.



SOHO COFFEE & BAKERY, KINGSWAY



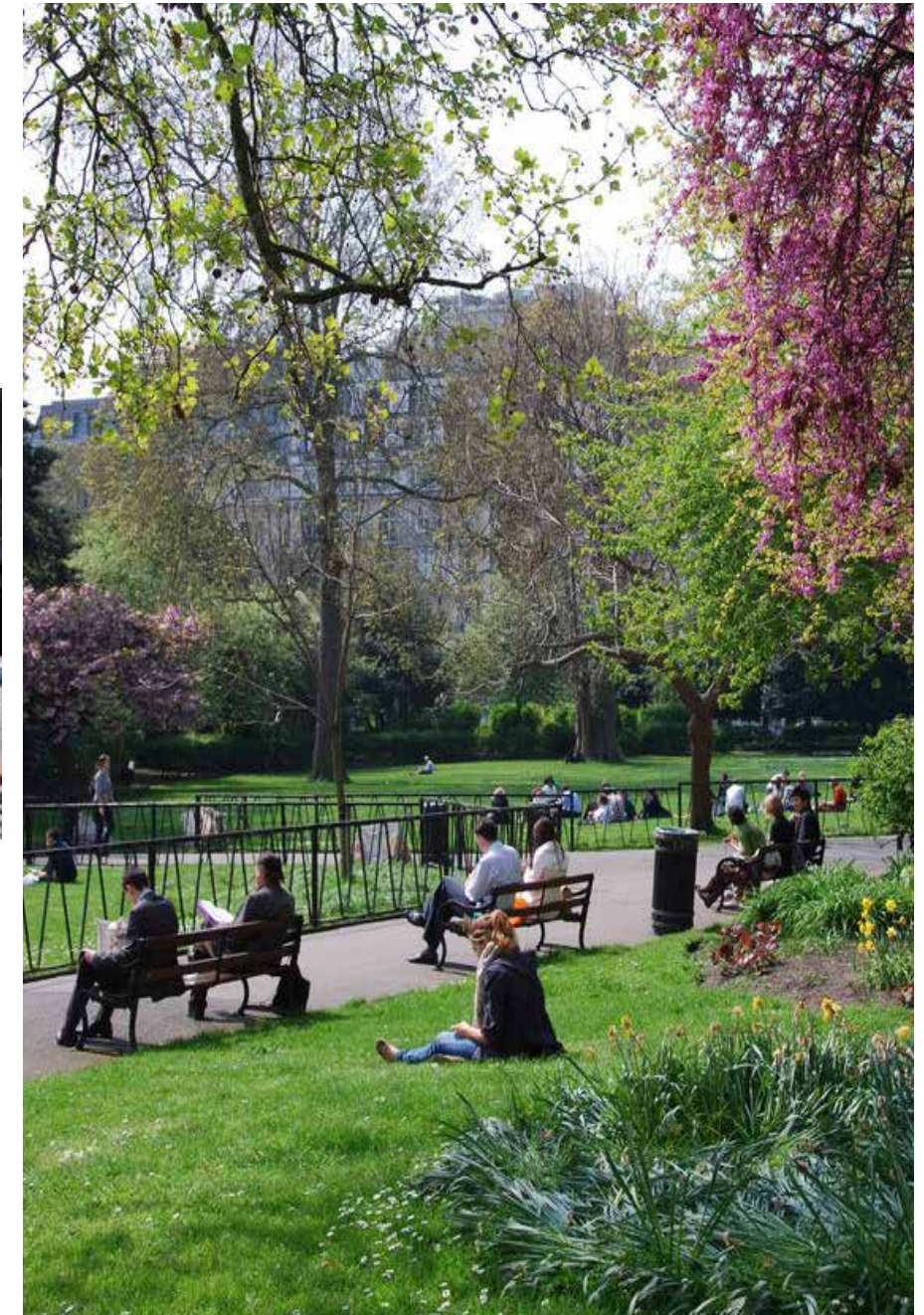
WILD STREET



CITY LIT, KEELEY STREET



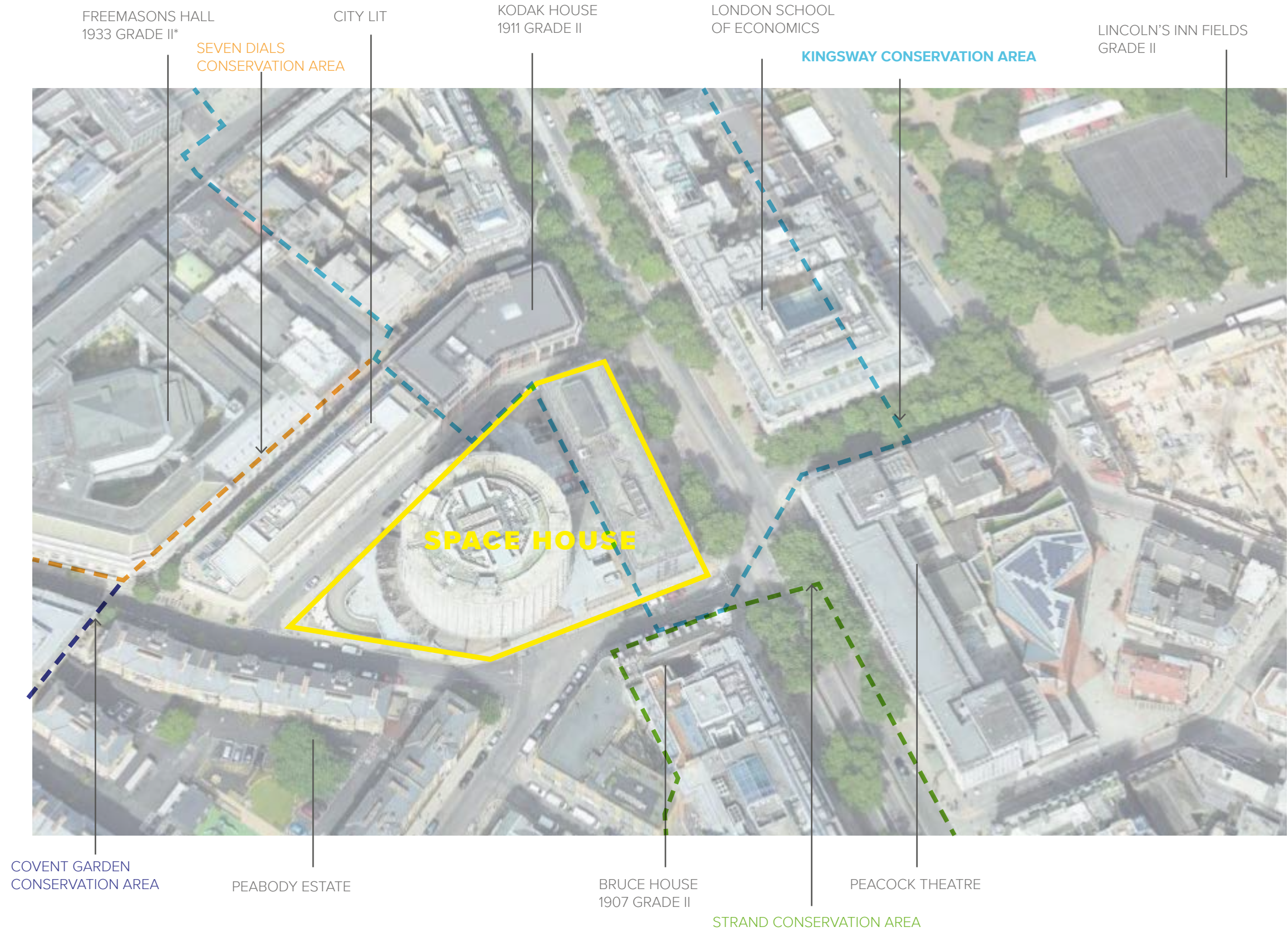
SARASTRO RESTAURANT, DRURY LANE



LINCOLN'S INN FIELDS

2. CONTEXT

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3. ANALYSIS

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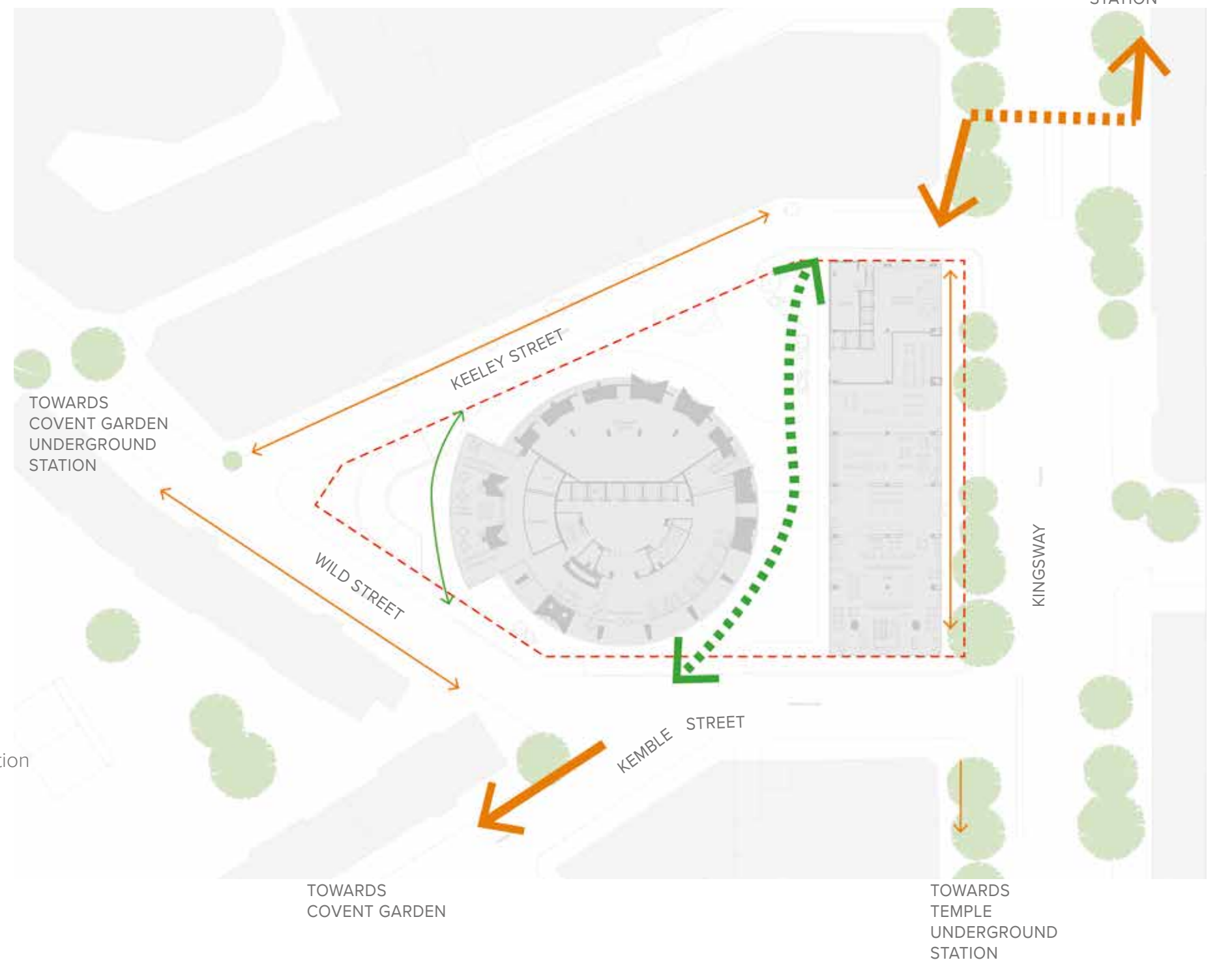
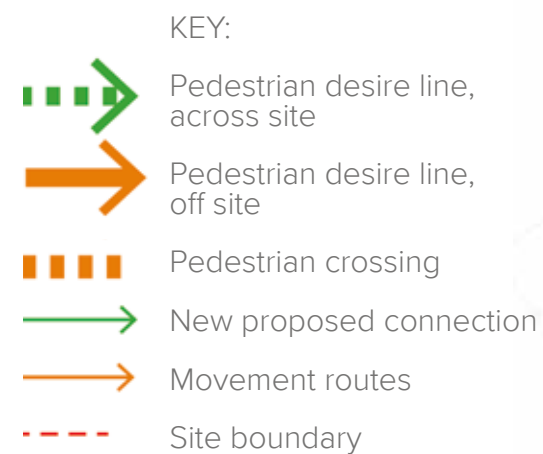
3.1 CONNECTIONS

The site is well connected to public transport network with three tube stations within easy walking distance, and several major central bus routes serving the area. The site is rated PTAL 6B.

A pedestrian desire line exists, coming from Holborn Tube station from the north, through the site and towards Covent Garden in the south/west of the site.

The landscape proposal suggests creating access via a new route to the west of the site bridging Keeley Street and Wild Street, and proposed new cafe. This connection will enable better movement and with more people moving through the site, the wider area will be activated and appear more welcoming.

The immediate surrounding streets are 'bicycle friendly' or with dedicated bicycle lanes. Cyclists will be supported by dedicated on-site parking (429 spaces) both within the development and at street level (56 spaces).



3. ANALYSIS



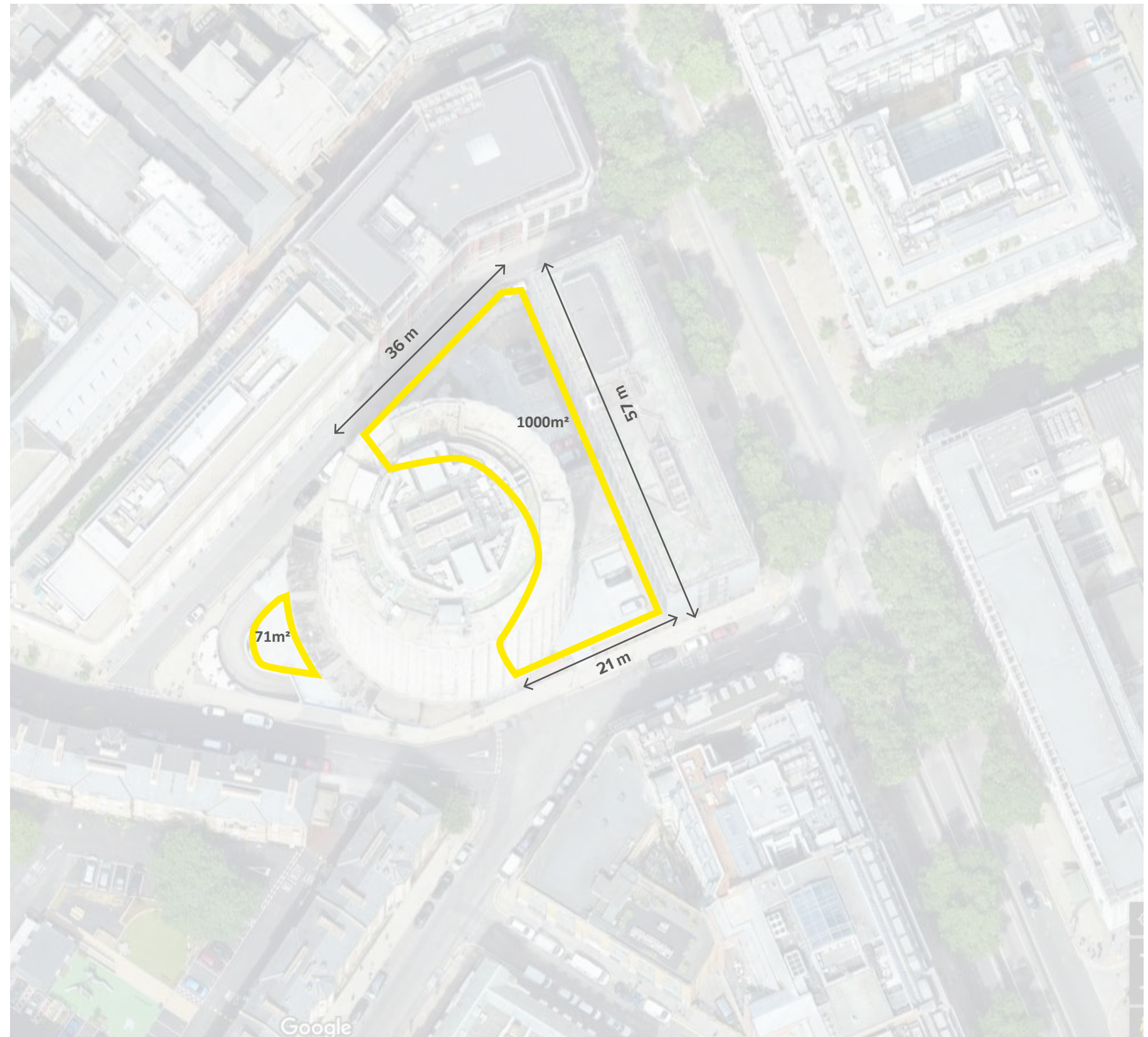
3. ANALYSIS

3.2 SCALE

The larger public space consists of the area between the tower and the Kingsway building, opening to the north and south.

It is comparable to two well-known public spaces of the same era: The main entrance of the Barbican Centre and the National Theatre. Both these buildings are set in a predominantly hard landscape, segregated from vehicular traffic and host a variety of events and installations, attracting large numbers of visitors.

Located between the green space of Lincoln's Inn Fields and the busy urban character of Covent Garden, the public realm has the potential to support smaller scale activity and provide a moment of pause between the two.

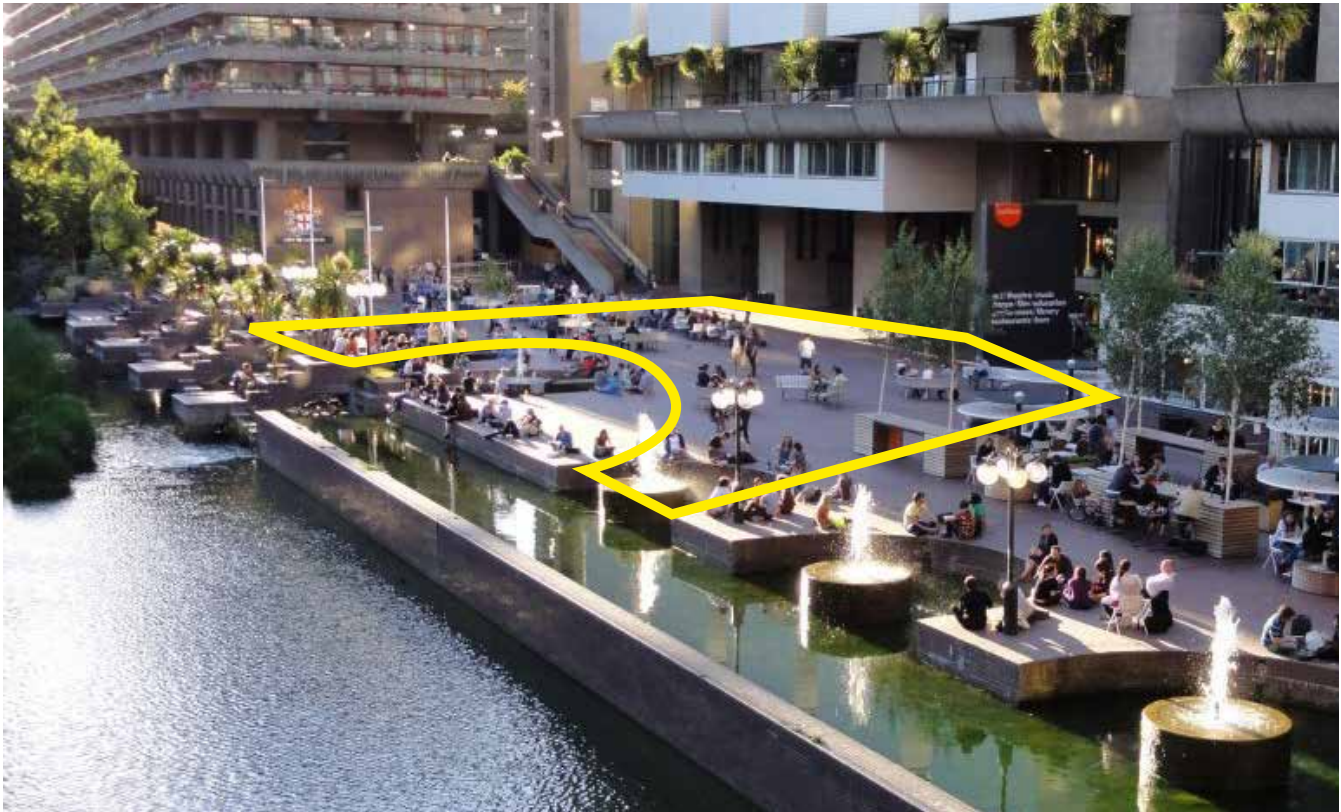


3. ANALYSIS

3.2 SCALE



BARBICAN ENTRANCE



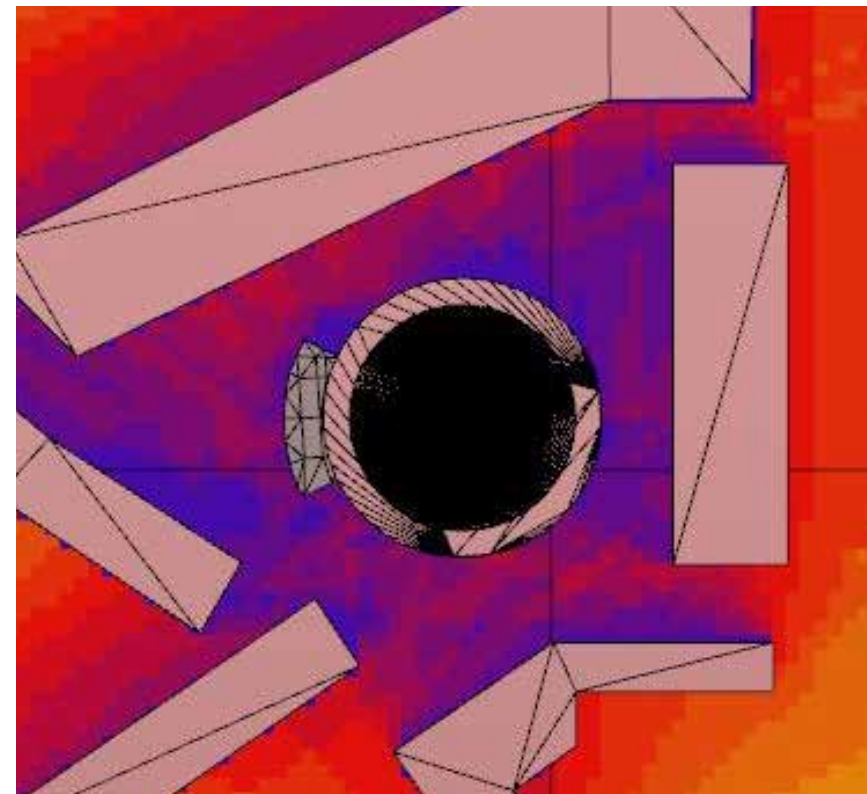
NATIONAL THEATRE



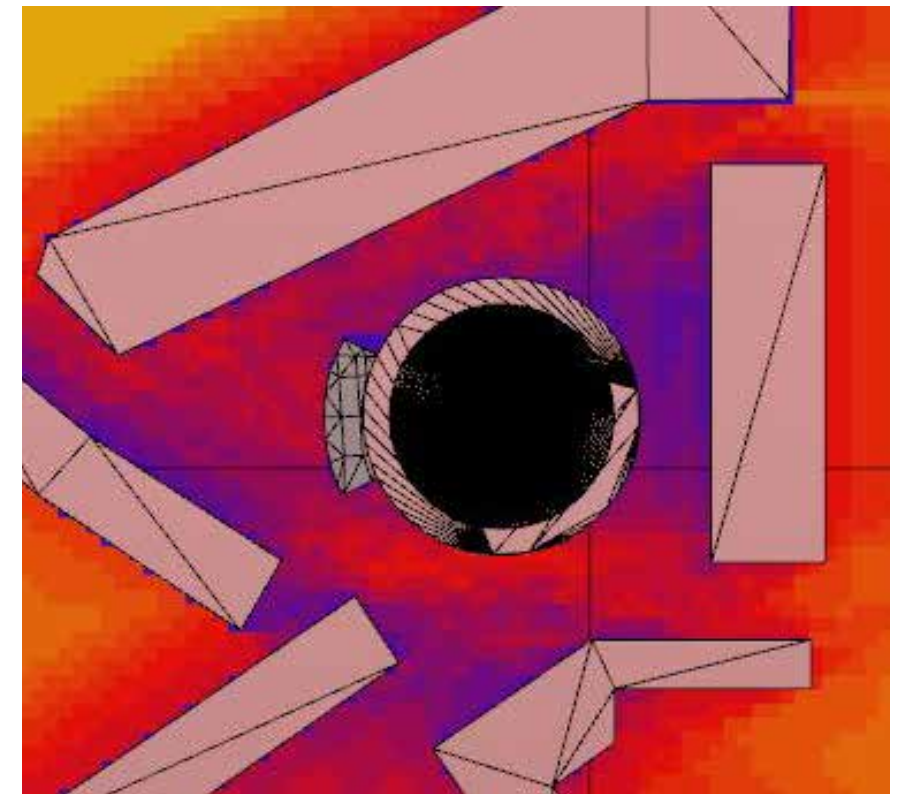
3. ANALYSIS

3.3 ENVIRONMENT

Sun analysis identifies which areas are most attractive for gathering, external seating and planting. The daylight analysis provides us with quantitative information to inform the specification of planting. It also informs us on the duration of time a location may be pleasant for users to sit in. The south and south-west edge of the site is recognised as having the best environmental conditions. The west facing facade of Kingsway building also has opportunity for external seating in the late afternoon. Sun loving planting conditions are most applicable to the north/north west and south/southeast of the tower.

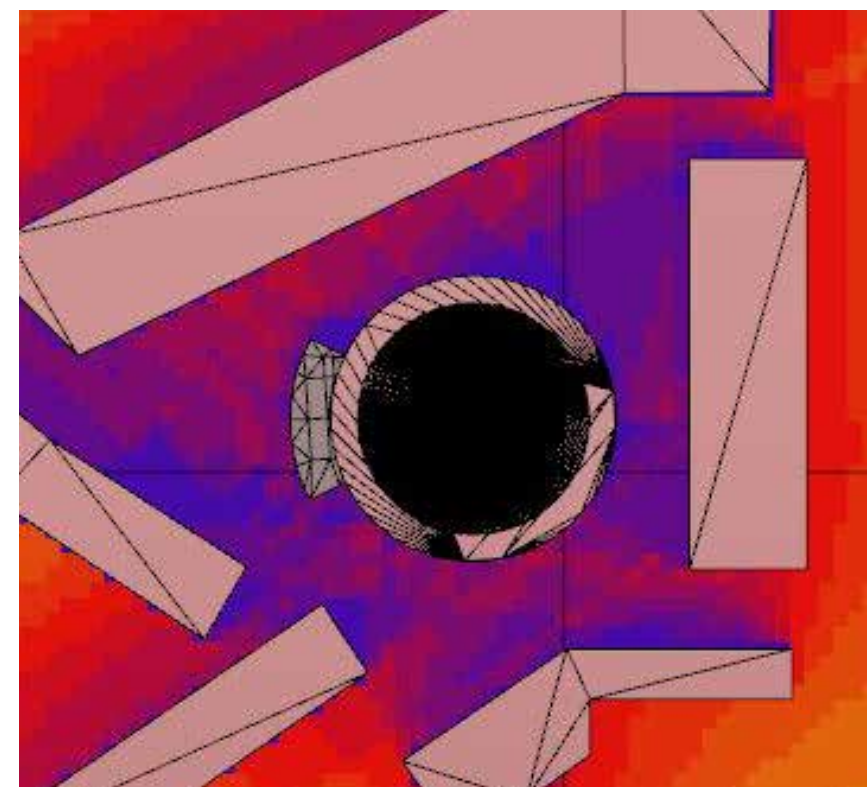
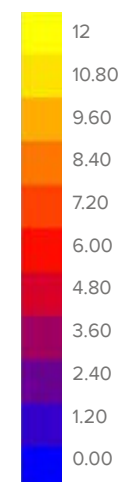


22 MARCH

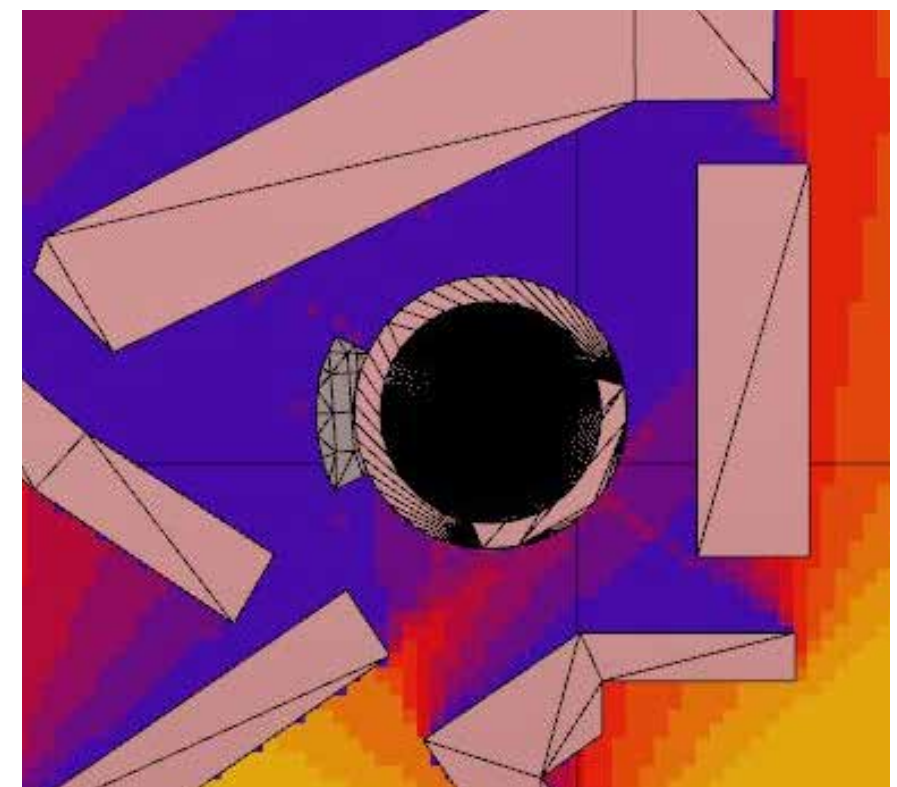


22 JUNE

HOURS:



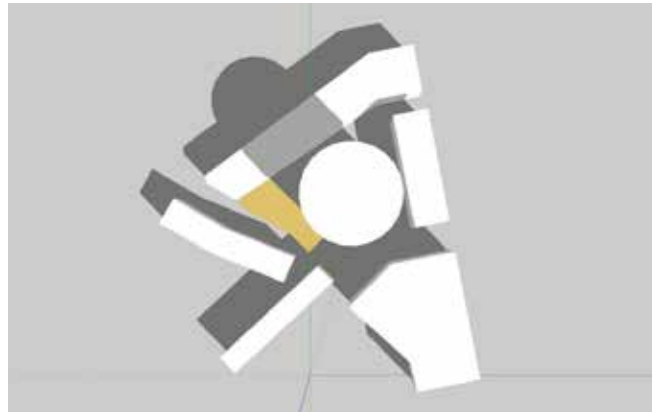
22 SEPTEMBER



22 DECEMBER

3. ANALYSIS

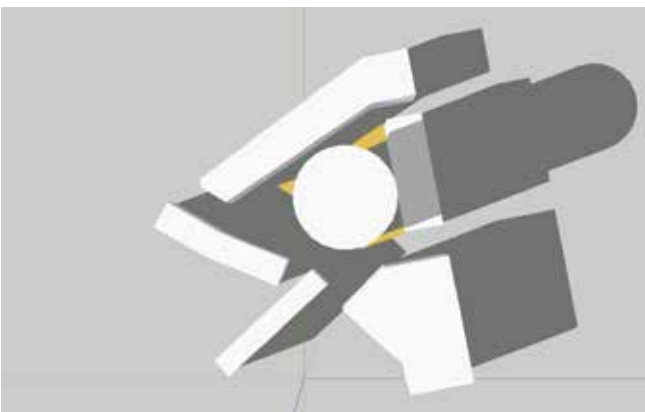
SUN/SHADE STUDIES



09:00 22ND MARCH



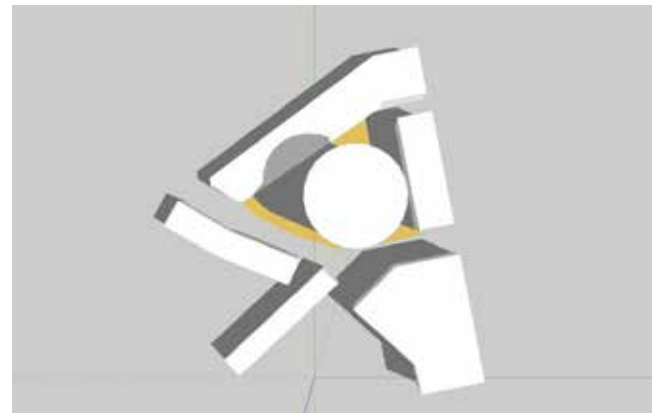
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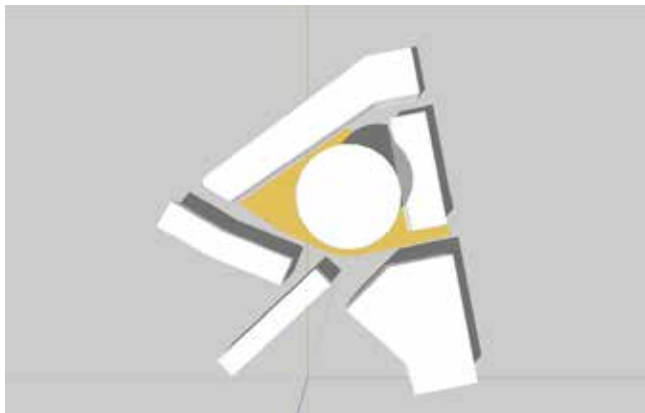
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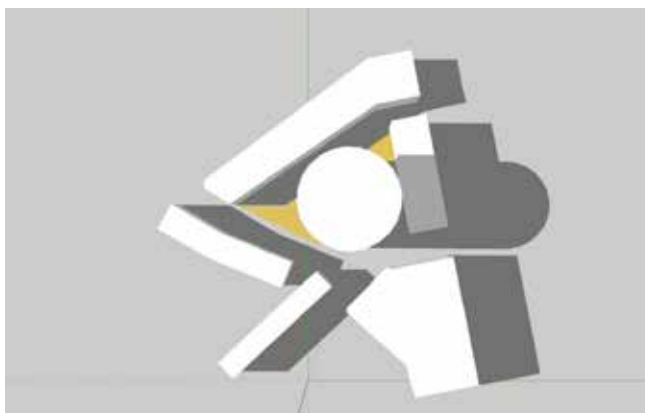
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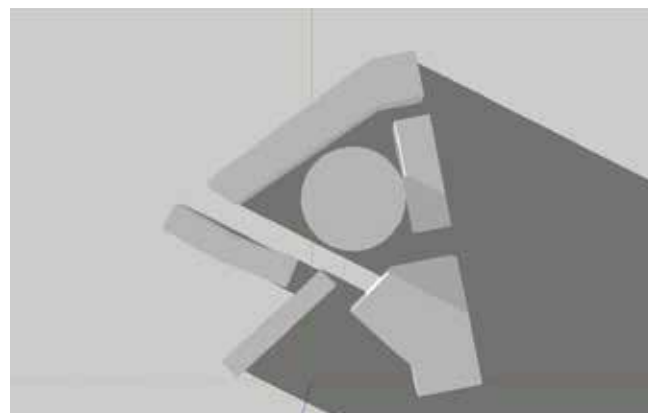
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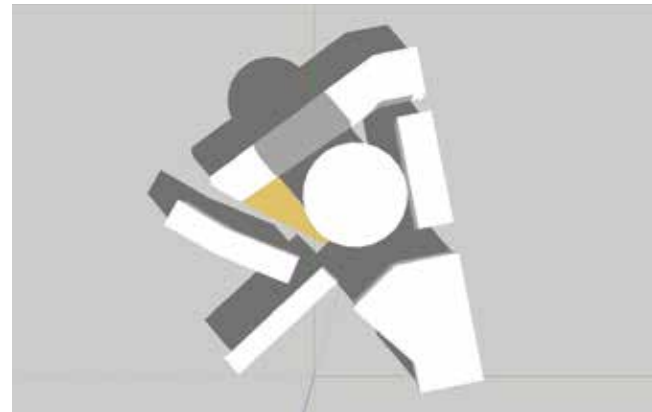
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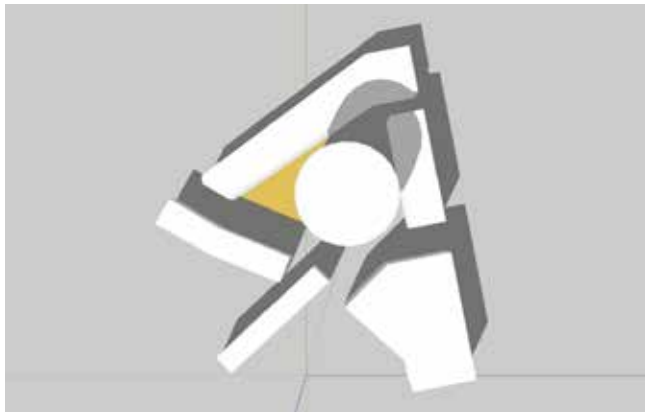
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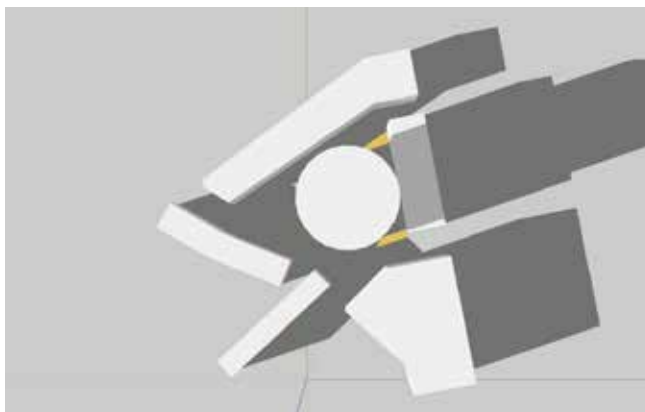
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09:00 22ND SEPTEMBER



12:00 22ND SEPTEMBER



15:00 22ND SEPTEMBER



18:00 22ND SEPTEMBER

3. ANALYSIS

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3.4 LISTED LANDSCAPE FEATURES

Two landscape features are original to the building's design and form part of the building's list description and its immediate setting.

To the north is a low concrete bench above a vent. To the west is a mosaic tiled structure with integrated louvres. Both will be retained and refurbished as a part of the landscape proposals.



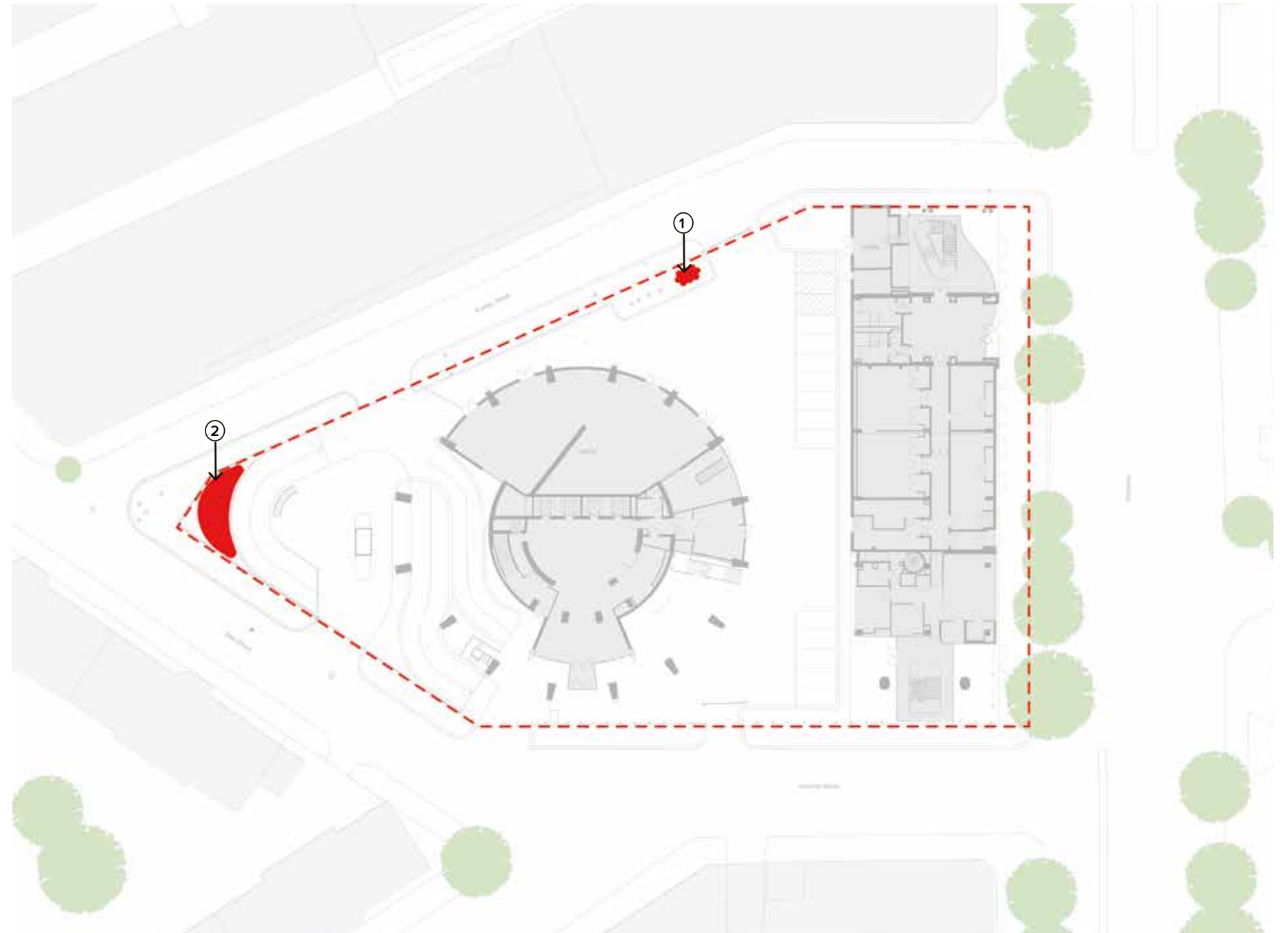
1. BENCH AND VENT



2. LOUVRE STRUCTURE CLAD IN MOSAIC

3. ANALYSIS

Gustafson
Porter +
Bowman



3. ANALYSIS

3.5 OPPORTUNITIES & CONSTRAINTS

Several existing constraints within the site will have to be considered in the new design:

- The vehicular access to maintain and service both buildings needs to be easily identified and usable but not dominate the public realm.
- Main entrances to the tower and Kingsway building should be easily identified by landscape to not cause confusion in the public realm and visitors.
- Sheltering necessary from the prevailing wind in the winter months: an initial wind study by Hilson Moran found that winds from south west are forced down the façade of the tower and channelled along Kemble Street to the south and Keeley Street to the north. Some of these winds are caught by the Kingsway building, and become drawn in to circulate between the buildings. Porous structures such as hard and soft landscaping can to provide shelter from these winds.

Existing site opportunities will be retained and enhanced to form a part of the new proposal:

- Good climatic conditions enable addition of soft landscaping.
- The scale and urban character to the south western edge of the site, creating potential for outdoor seating areas by proposed flexible retail (A1/A3) and activities in the ground floor of the buildings, especially on the west-facing facades of both tower and Kingsway block.
- The existing bench and vent create a time-typical setting in the landscape. The vent is currently used informally by students of City Lit and residents for sitting out.
- Long views of the tower from Covent Garden, Lincoln's Inn Fields and approaching from Wild Street.
- The vehicular ramp to be retained will become the main access for people to the tower via the cycle parking in the basement.








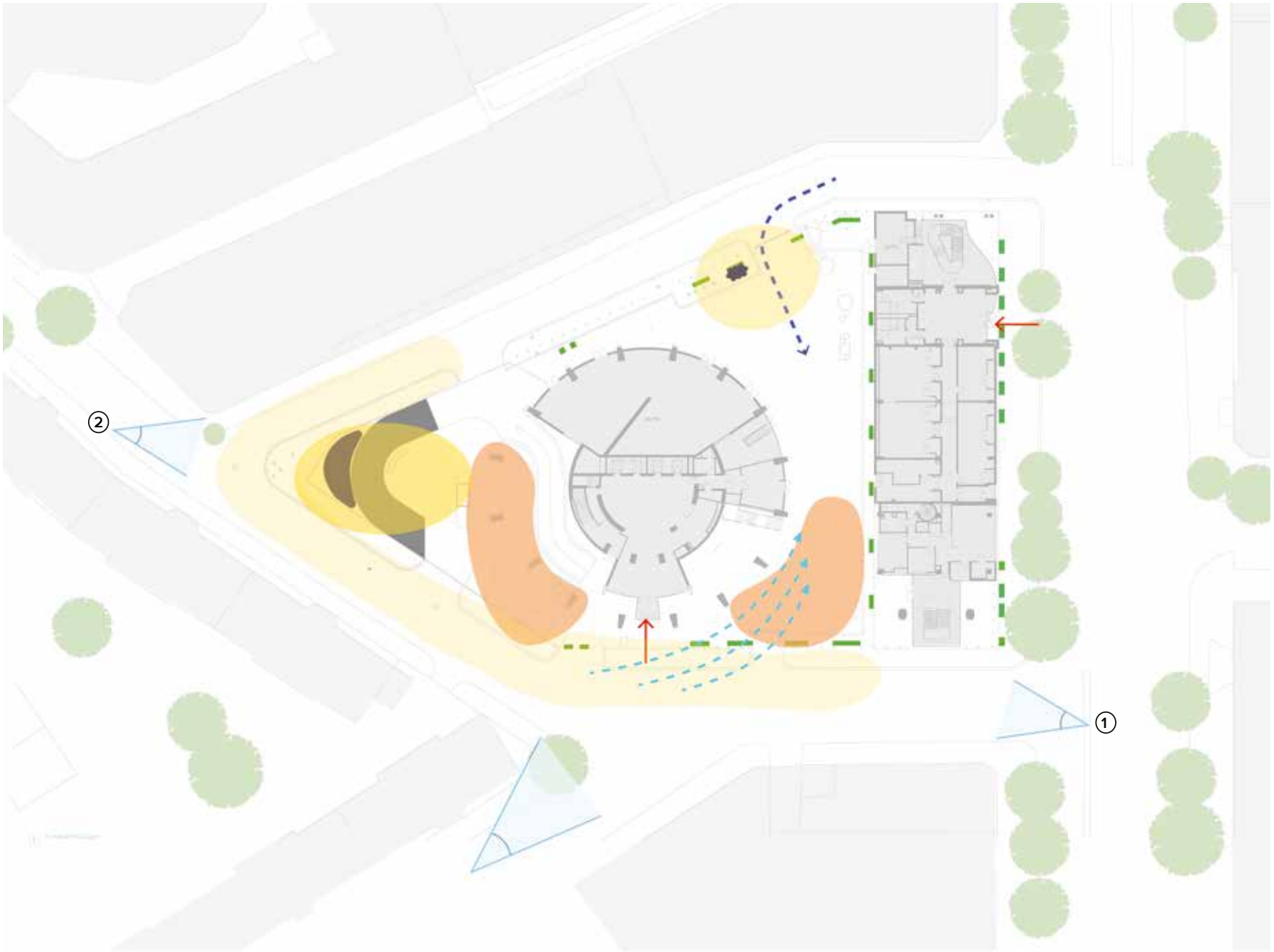
1. LONG VIEW FROM LINCOLN'S INN FIELDS



2. ARRIVAL FROM WILD STREET

3. ANALYSIS

- KEY:
-  Key views, identified by GP+B
 -  Existing primary entrances
 -  Service entrance
 -  Sunspot
 -  Prevailing wind
 -  Potential seating terraces
 -  Existing smoke break-out panels from basement
 -  Vents part of listing
 -  Vehicular ramp to be retained



4. DESIGN PROPOSAL

4.1 HISTORICAL INSPIRATION

George Marsh and Richard Seifert were inspired by buildings by Felix Candela, Gordon Bunschaft and Gio Ponti. The geometry and volumes developed in these designs are echoed in the design of Space House.

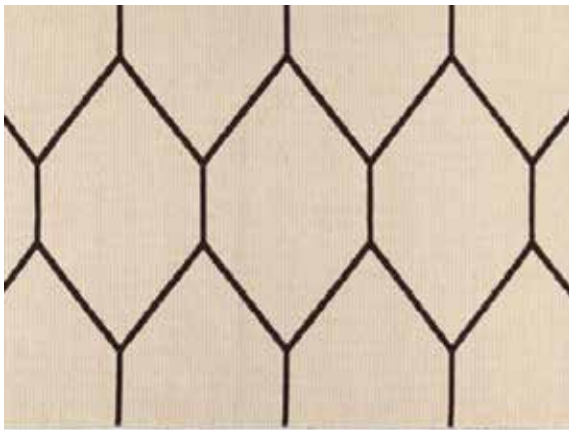
The forms and pattern of these designs will be used for inspiration also for the landscape proposals. There is potential to use the geometry of the building itself to define and organise the public realm, creating pockets and seating as appropriate.



FELIX CANDELA (SPAIN/MEXICO)



GORDON BUNSCHAFT (SOM, US)



4. DESIGN PROPOSAL

Gustafson
Porter +
Bowman

4.2 MATERIALITY AND PATTERN

The existing building uses large scale pre-cast concrete with intricate detailing such as tiles and mosaics, typical of the era. Historical pictures also show concrete pavers in the landscape surrounding the tower. The landscape proposals will reference the time typical materials but use contemporary techniques and technology.

The materials will be natural stone and in-situ high quality concrete within the range of a calm and sophisticated colour palette. There should be continuity between the paving, planters and any street furniture, materiality and forms.



INSPIRATION IMAGE - LARGE SCALE PATTERN

4. DESIGN PROPOSAL

4.2 MATERIALITY AND PATTERN - CASE STUDY EXAMPLES



CERAMIC TILES



CERAMIC TILES/CONCRETE



NATURAL STONE

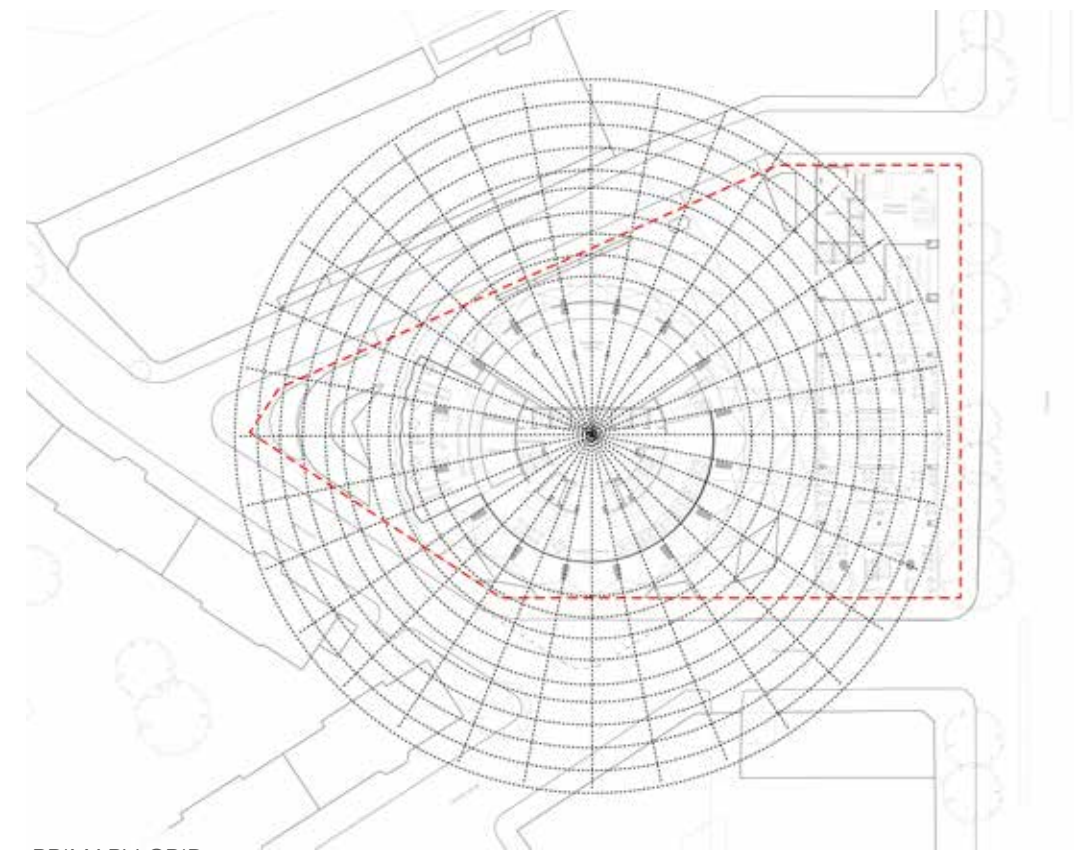
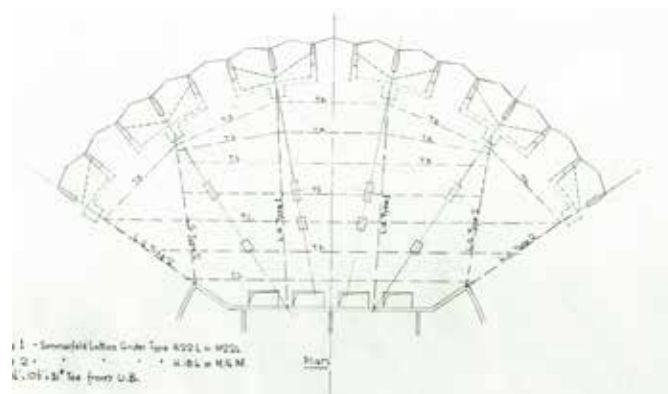
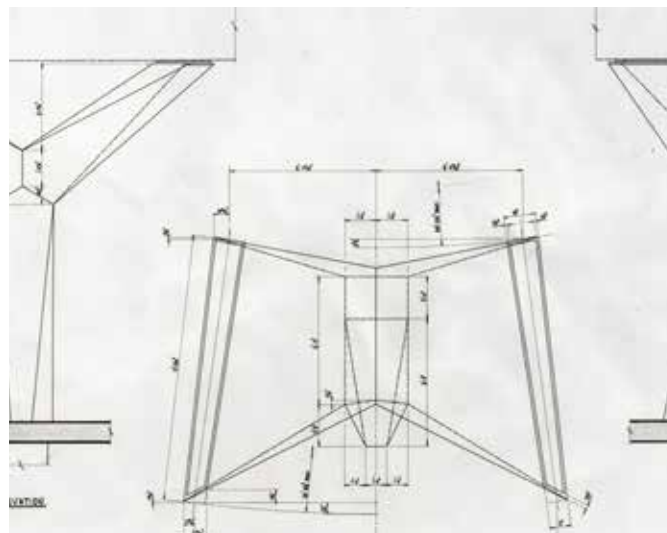
4. DESIGN PROPOSAL

Gustafson
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Bowman

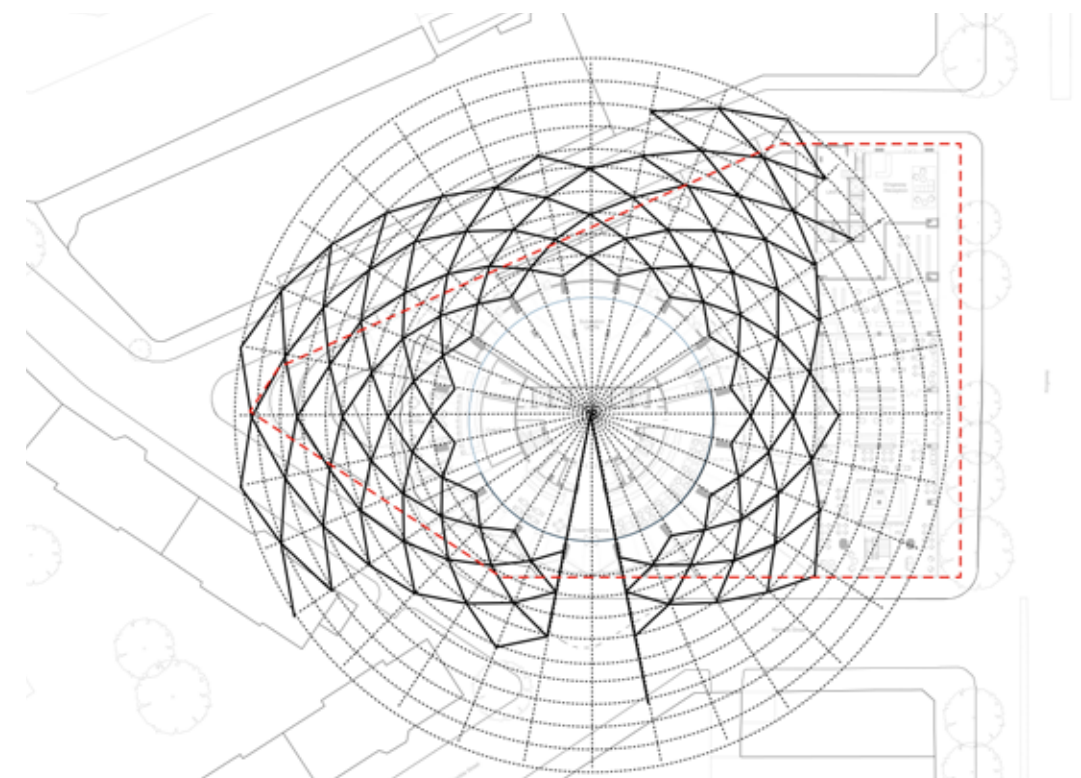
4.3 LANDSCAPE PLAN - GRID

The structural grid for the buildings was studied and a primary grid identified, radiating out from the tower. The primary grid was then overlaid with a secondary grid from the direction of the Y-structure. The matrix formed by the two grids become a network of potential patterns that tie the landscape back to the building geometry.

Shapes derived from these patterns start to organise the landscape at the foot of the tower and engage the Kingsway building. The mediation of both structures in the ground plane create a landscape layout for seating, raised planters and other features such as vents and skylight structures.



PRIMARY GRID



SECONDARY GRID

4. DESIGN PROPOSAL

4.3 LANDSCAPE PLAN

Two generous benches accentuate the main entrance to the tower, and which provide seating for people resting or waiting. A raised planter with a tree buffers the seating area behind from the vehicular road.

To the west of the tower, the carpark ramp will have new lighting to become an inviting access for people arriving by bicycle at all hours. A planter with a tree and climbing/ trailing plants soften the area and shelter the café seating beyond.

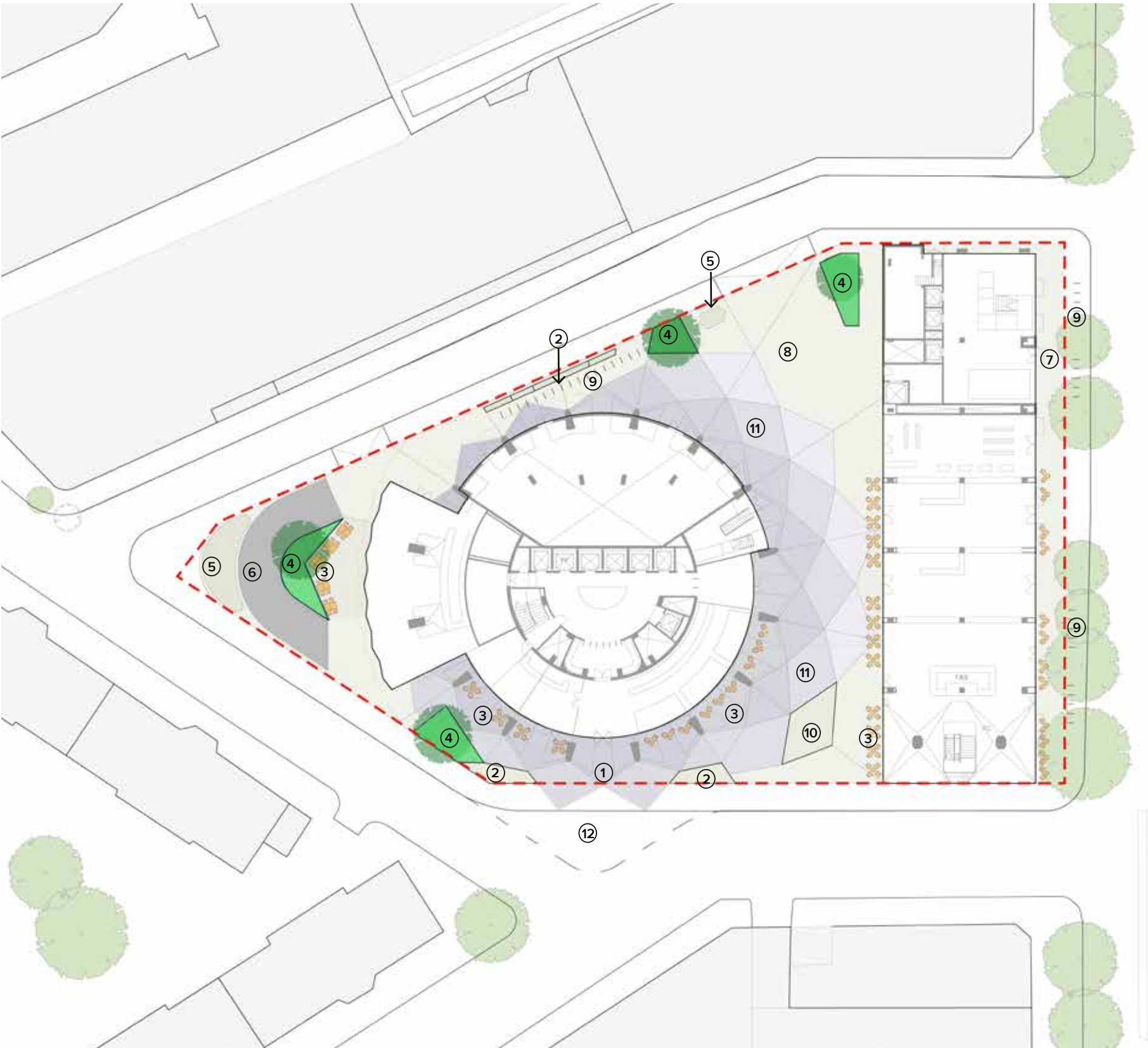
The northern edge of the site, the blank façade of the tower enables a furniture zone with a long bench, a raised planter and cycle racks. The bench has dual purpose: it will keep unauthorised vehicles out and disguise the vent below.

The service area enables loading, deliveries and service to both buildings by appearing pedestrian priority, and well-integrated in the overall public landscape. The vehicular movement will be secondary, but easily identifiable in the paving pattern and signage.

A new plaza to the south west of the tower creates opportunity for outdoor seating, linked to the commercial activities in the buildings, around a central piece of public art or larger tree.

- 1. Tower Main Entrance
- 2. Vent/bench
- 3. Terrace to flexible retail A1/A3
(indicative seating layout)
- 4. Raised Planter
- 5. Existing Vent to be retained
- 6. Carpark ramp and feature Wall
- 7. Main Entrance Kingsway building
- 8. Service/ Event / Maintenance
- 9. Bicycle parking
- 10. Focal Point / Artwork
- 11. Skylight
- 12. Potential build-out to improve traffic junction*

*The build-out of Kemble street is an aspiration of the scheme that has been discussed with LBC planning and highways officers and agreed would be a beneficial traffic calming solution and public realm enhancement. This does not form a part of this application.



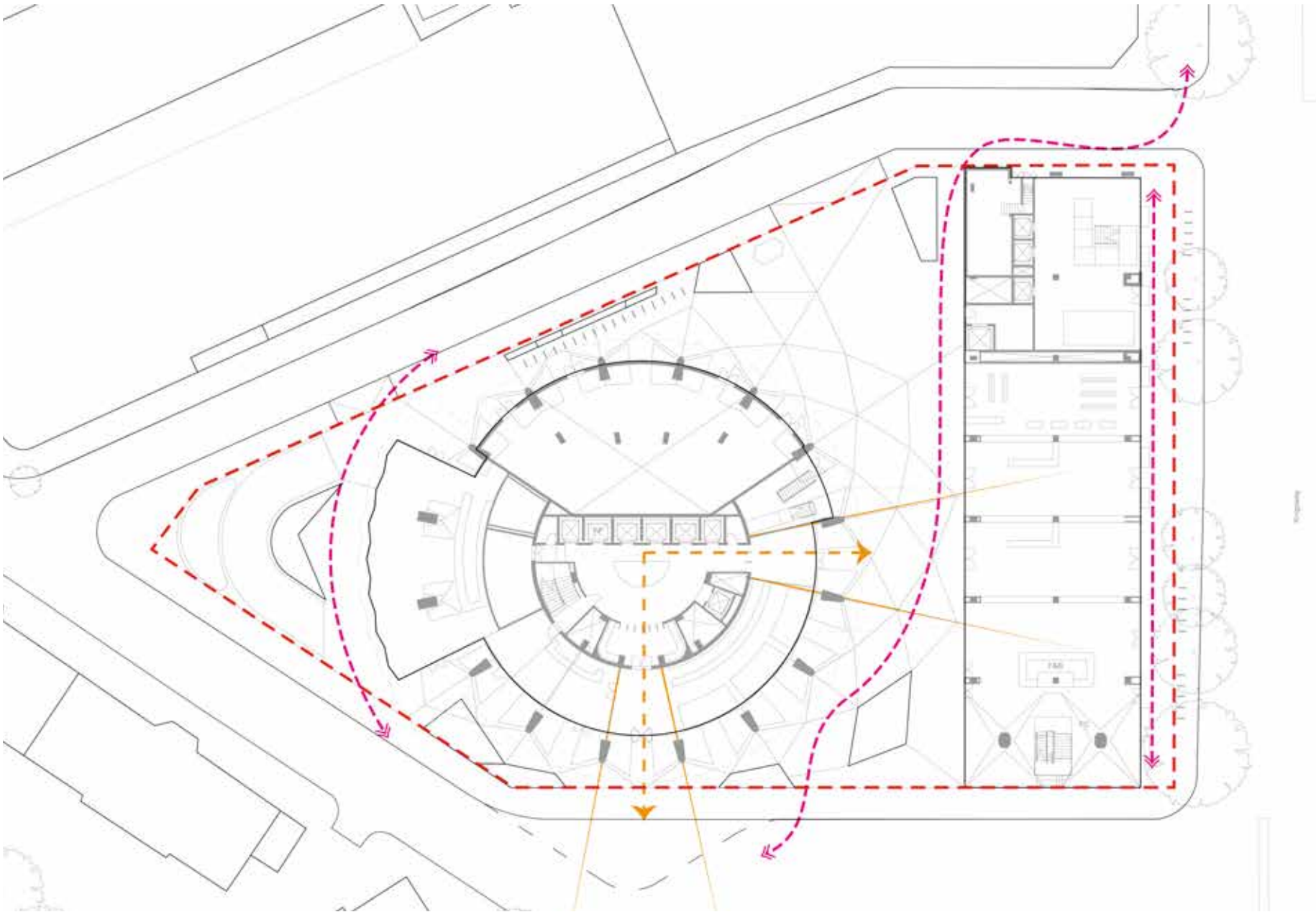
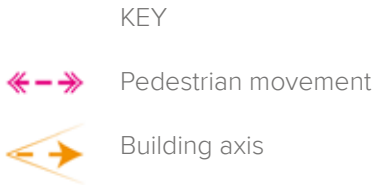
4. DESIGN PROPOSAL

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Porter +
Bowman

4.4 MOVEMENT & USE

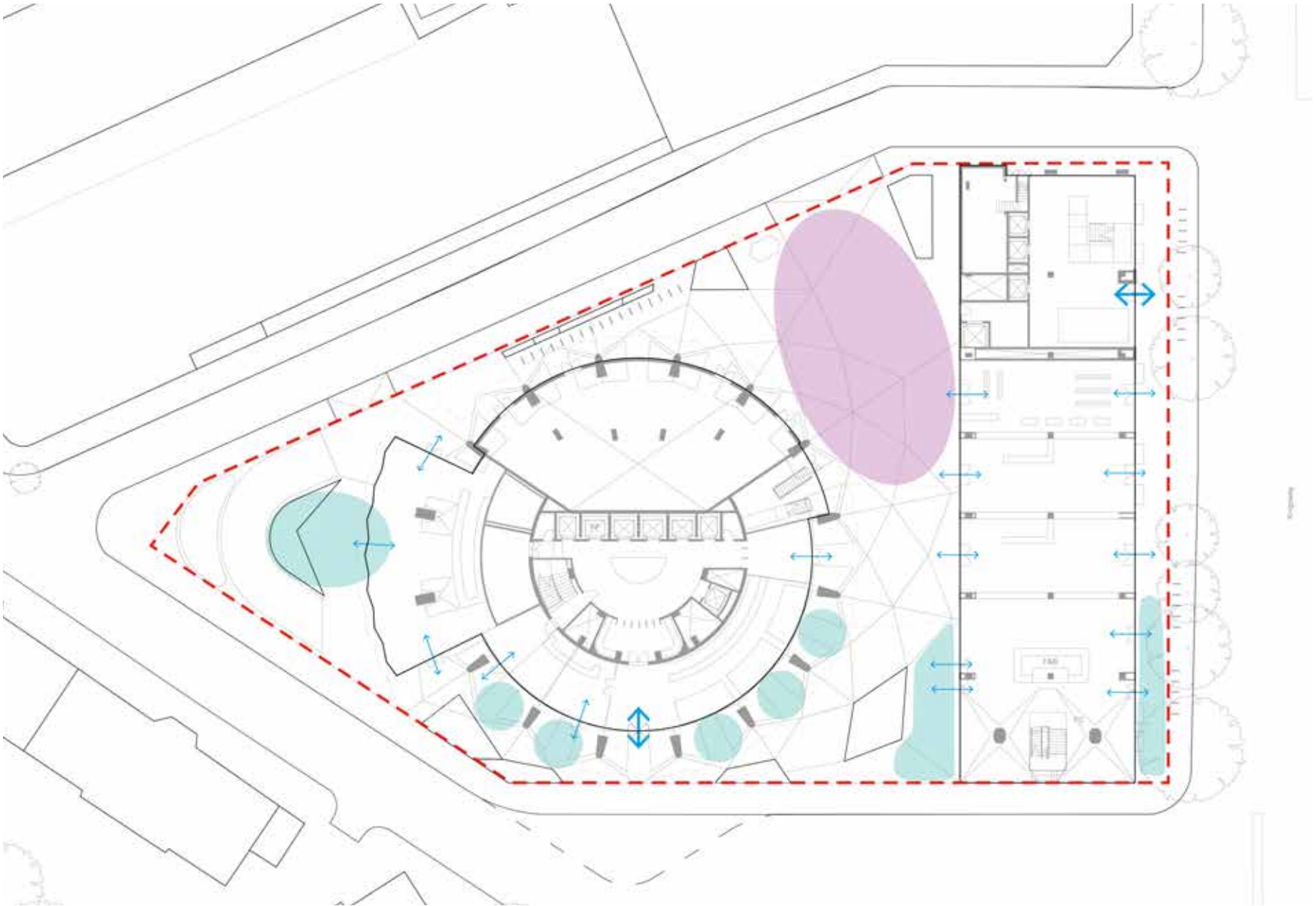
The organisation of the site supports the existing desire lines and pedestrian movement across the site. In addition, it supports proposed activities in the ground level of the buildings and creates specified zones for temporary events and activities.

Landscape features demark the primary entrance of the tower and special surface treatment demark the main office entrance to the north of the Kingsway building.



PEDESTRIAN MOVEMENT

- KEY
- Activated edge
 - Temporary Event (indicative)
/Service Vehicular Area
 - Entrances



4. DESIGN PROPOSAL

4.5 FLEXIBLE SPACE STRATEGY

Due to the nature of the activity of the wider area and proposed future land use of the site, a large number of office workers will be utilising the proposed flexible retail (A1/A3) in the area during lunch time and at the end of the day and the external seating.

The public realm around space house could have potential for recreational use for temporary events. Spatial studies of events that could be held within the larger landscape space to the north, show that a small to medium size events could fit comfortably in the area to the north of the tower. Temporary events could be linked to and draw on the creative input of the surrounding institutions. They would be given an opportunity to showcase their activities and support local talent through crafts market or performances.

Note: This application is not seeking permission for events, Details of any temporary events would be submitted to Camden for approval under separate application.



CAFE TERRACE



MARKET - FOOD



EVENT



MARKET - BOOKS

4. DESIGN PROPOSAL

4.5 FLEXIBLE SPACE STRATEGY



LUNCHTIME: CAFE SPILL OUT - INDICATIVE LAYOUT



EVENING: EVENT / CINEMA 150 SEATS - INDICATIVE LAYOUT



WEEKEND: MARKET- INDICATIVE LAYOUT

4. DESIGN PROPOSAL

Gustafson
Porter +
Bowman

4.6 ILLUSTRATIVE VIEW - LOOKING WEST



4. DESIGN PROPOSAL

Gustafson
Porter +
Bowman



5. MATERIAL PALETTE

5.1 HARD LANDSCAPE - PAVING

The landscape is situated in a dense urban context which suggests use of robust, high quality materials in a minimal palette appropriate for heavy and frequent use.

Through the design development the intention is to develop a modular and rational paving system that can create a unique sense of place and complex geometries while maintaining a buildable solution.

The main patterning forms can be extruded into planters, vents and skylights to create a coherent environment, minimising clutter and allowing flexible use of the space.



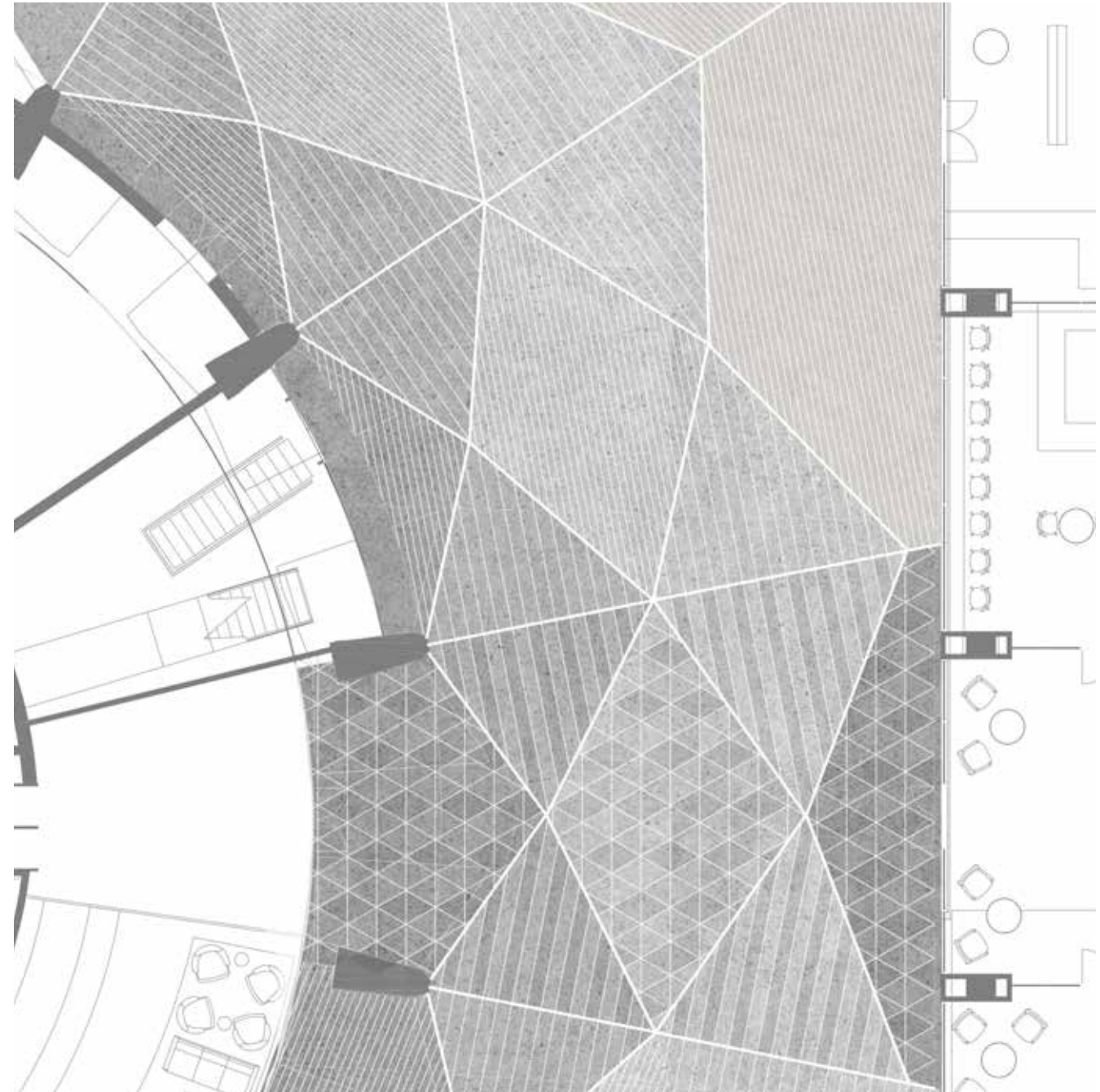
5. MATERIAL PALETTE

Gustafson
Porter +
Bowman

5.1 HARD LANDSCAPE - PAVING PATTERN STUDIES

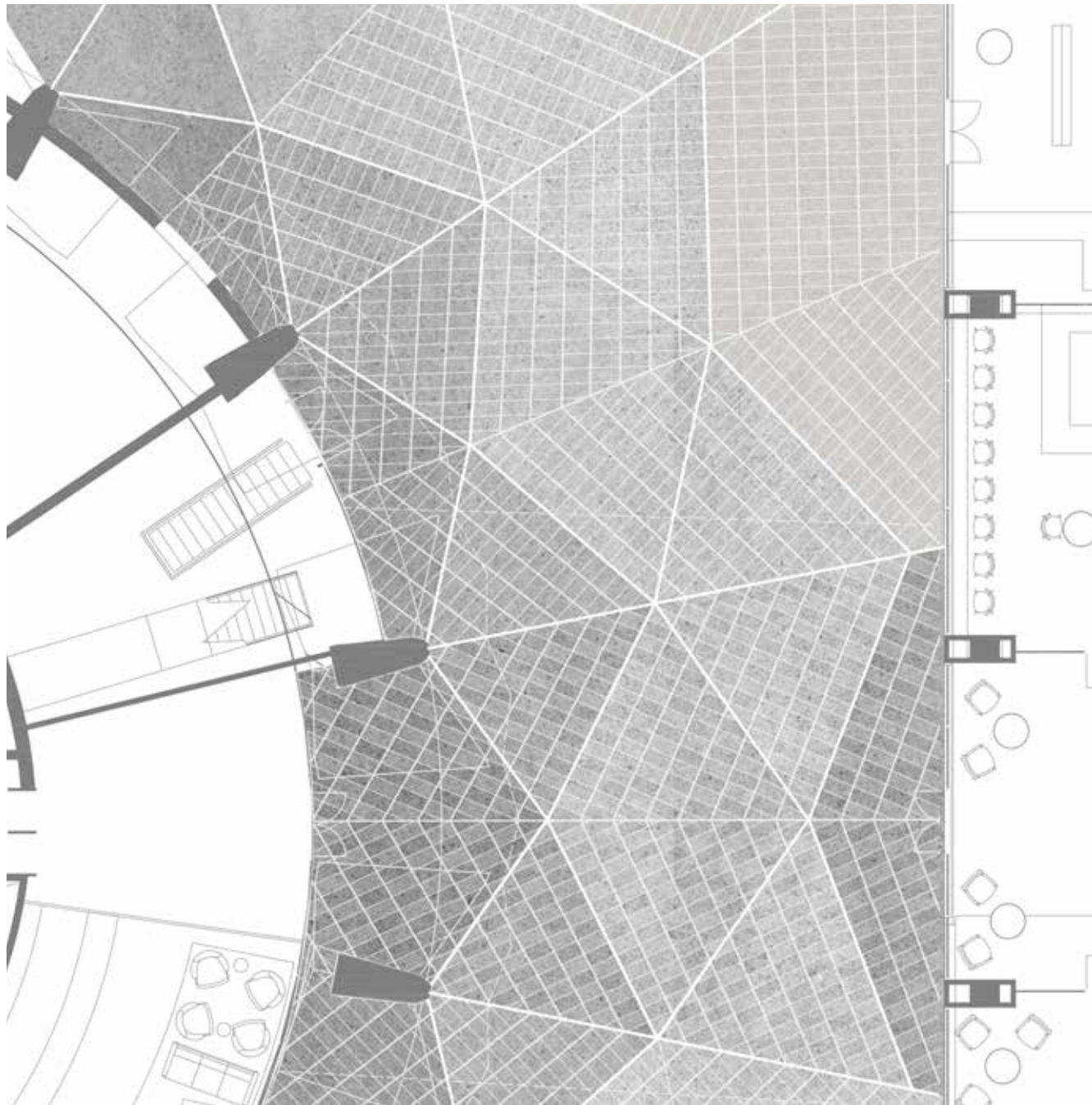
Indicative options of more detailed paving patterns which will form the overall layout and wider patterning of the public realm. The paving will emphasise entrances, activities and key routes by changes in materiality and scale.

Final pattern to be secured as a part of detailed design.

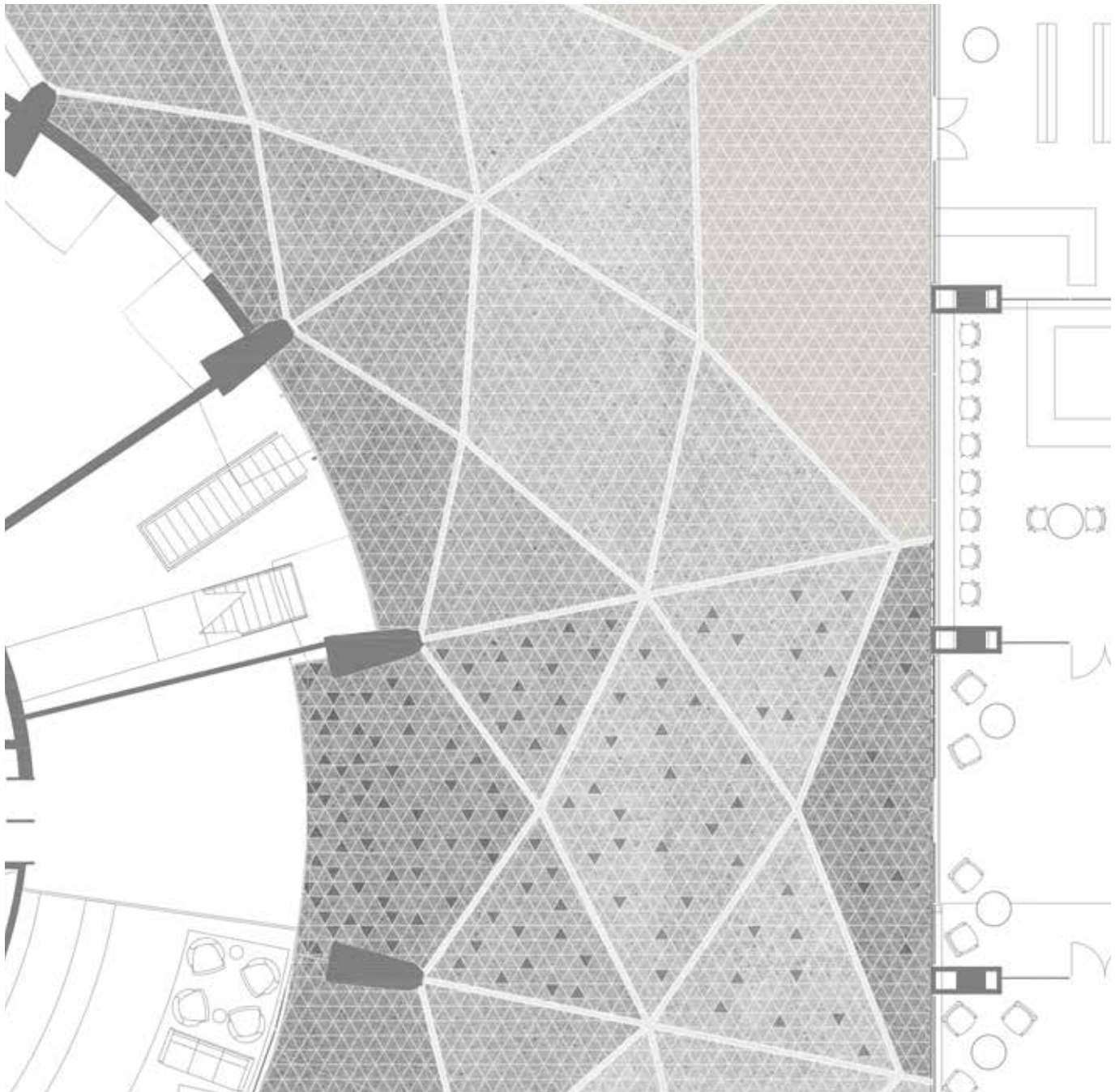


INDICATIVE PAVING PATTERN A

5. MATERIAL PALETTE



INDICATIVE PAVING PATTERN B



INDICATIVE PAVING PATTERN C

NOTE: ALL SEATING LAYOUTS SHOWN INDICATIVE

5. MATERIAL PALETTE

Gustafson
Porter +
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5.3 HARD LANDSCAPE - FURNITURE

The planters, benches and family of furniture such as lighting, signage bins and cycle racks will have a coherent aesthetic and materiality and be within the calm colour palette to allow the architectural geometry to reign.



INSPIRATIONAL IMAGES OF MATERIALITY AND GEOMETRY OF FURNITURE

5. MATERIAL PALETTE

Gustafson
Porter +
Bowman



INSPIRATIONAL IMAGES OF MATERIALITY AND GEOMETRY OF RAISED PLANTERS WITH INTEGRATED SEATING

5. MATERIAL PALETTE

Gustafson
Porter +
Bowman

5.2 SOFT LANDSCAPE

The planting proposals will need to be bold and graphic to have a presence next to the tower, Without dominating. The planting must enhance setting whilst standing on its own. Due to the high pressure of space in the public realm, the smaller planters will be predominately to support tree growth. The planting and the trees should bring seasonality to the space and include native and biodiversity supportive species.



5. MATERIAL PALETTE



INSPIRATIONAL IMAGES OF PLANTING PROVIDING SEASONALITY.



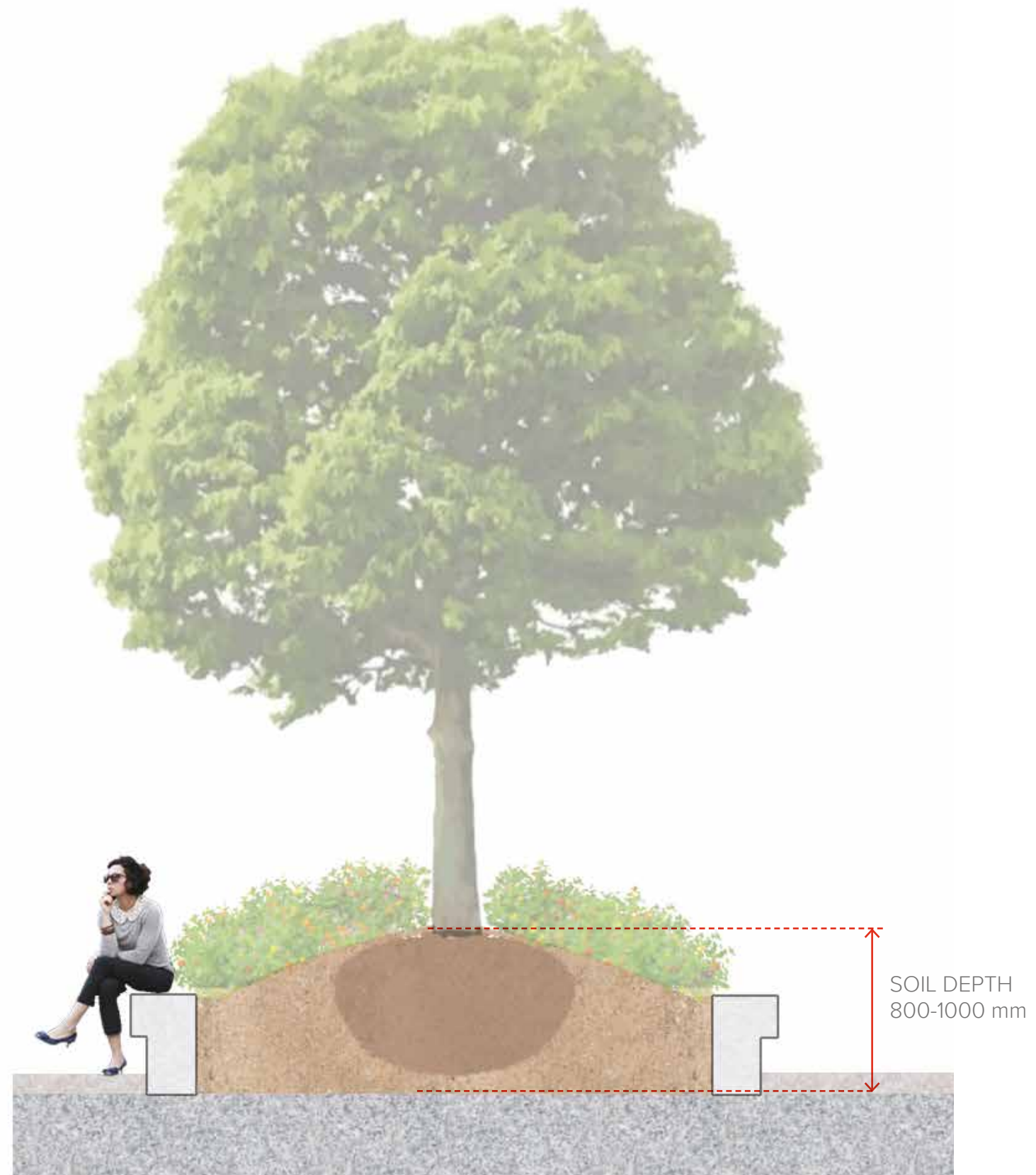
5. MATERIAL PALETTE

Gustafson
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Bowman

5.2 SOFT LANDSCAPE - TREES

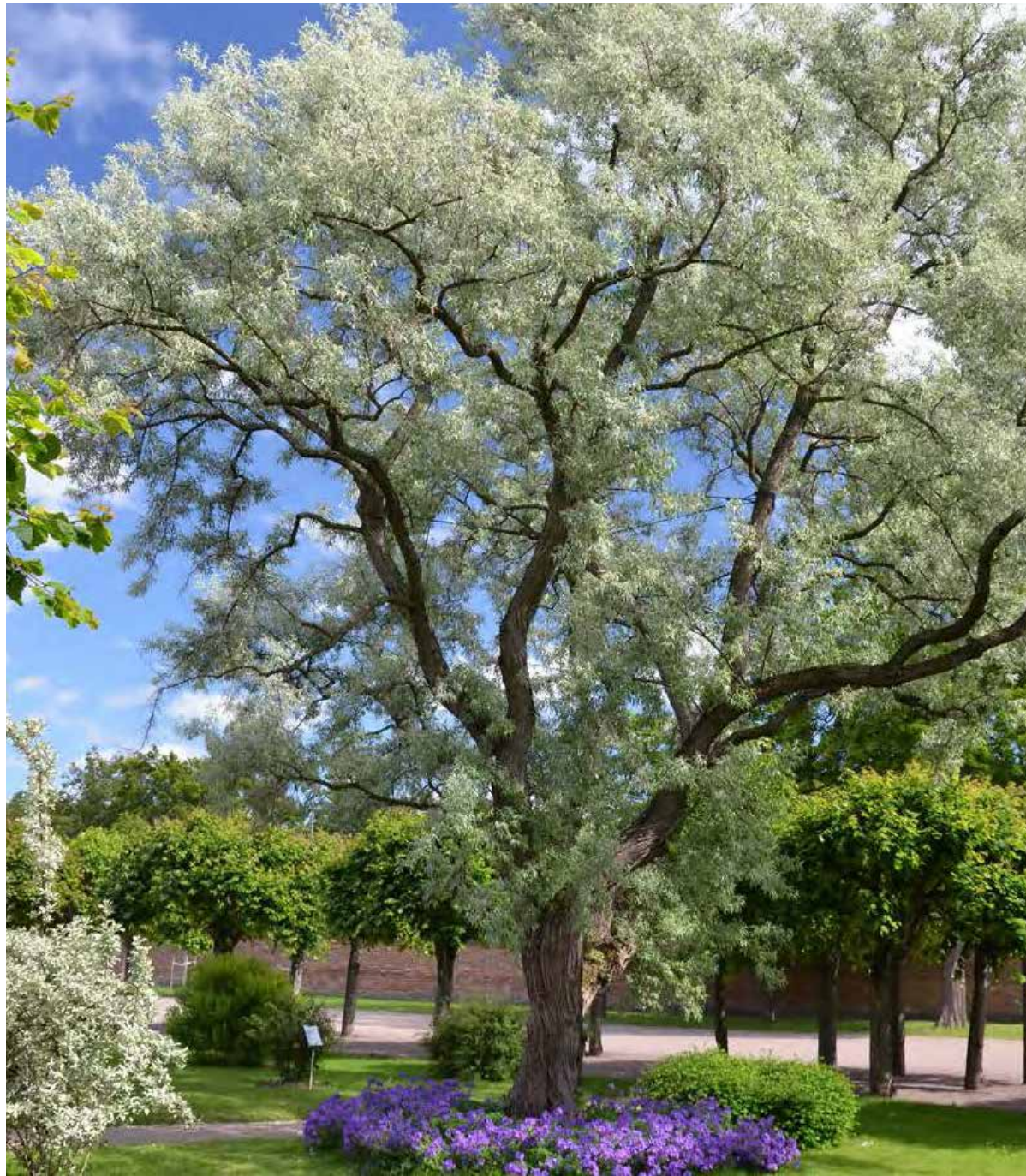
The design intent is for trees to be planted in raised planters with 800-1000 mm soil depth and enough soil volume to enable healthy growth for small to medium sized trees.

Raised planters are necessary due to head height constraints in the basements below. By introducing trees and soft landscape next to the tower the environment by the foot of the tower will become less hard and provide a sense of seasonality. The selected tree species will have a sculptural and striking appearance, generating a unique setting for the plaza and be capable of thriving in harsh urban environment. Exact species to be selected in dialogue with the Tree officers at Camden.



5. MATERIAL PALETTE

Gustafson
Porter +
Bowman



INDICATIVE TREE SPECIES: ELAEAGNUS ANGUSTIFOLIA: SCULPTURAL FORM



INDICATIVE TREE SPECIES: MAGNOLIA KOBUS: FLOWERING TREE

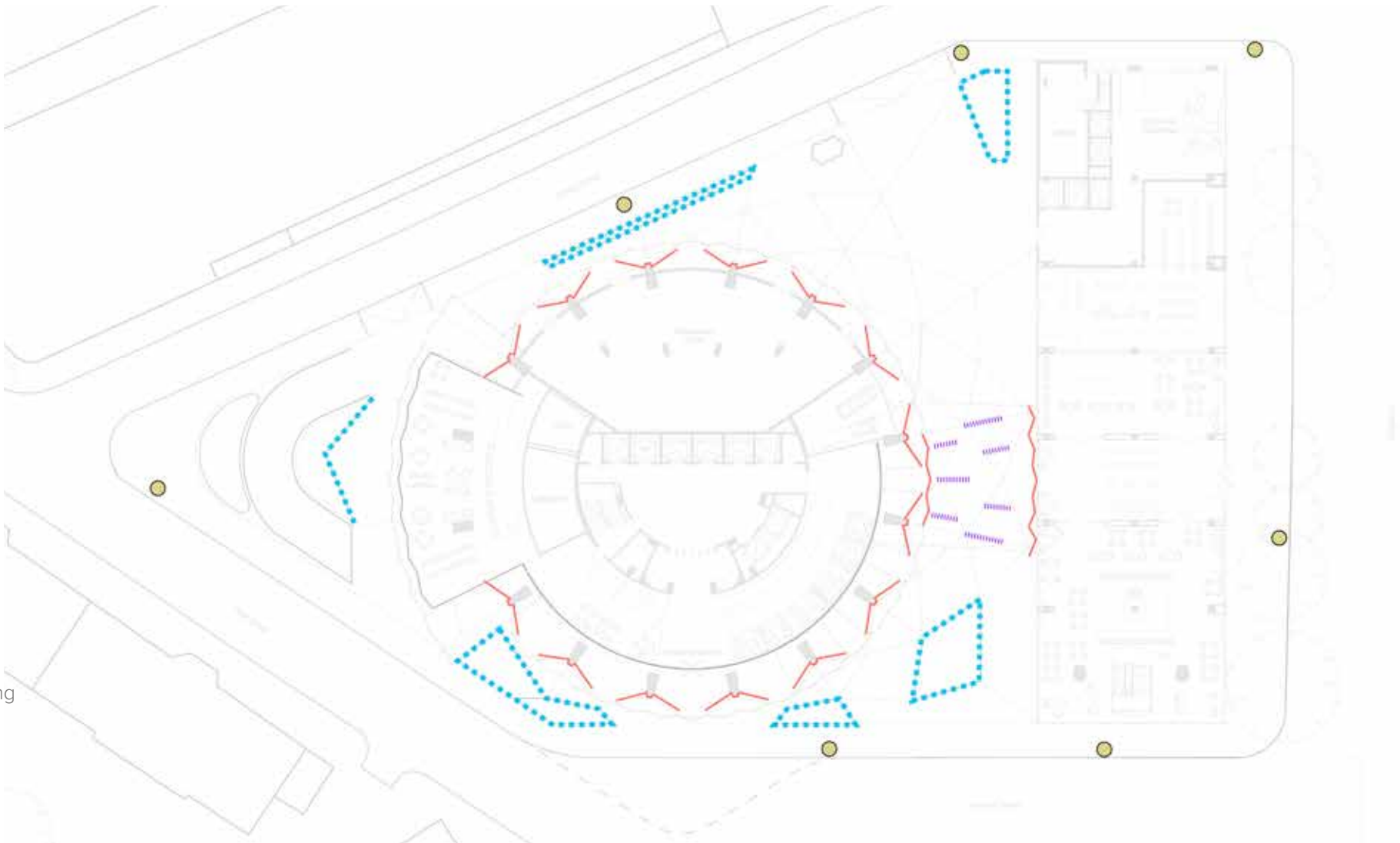
5.3 LIGHTING STRATEGY

The lighting of the public realm will consist of basic safety lighting to the surrounding streets and pavements, low level lighting to landscape features such as benches, and soft architectural lighting to highlight certain aspects of the historic facades.

In addition, there is opportunity to add feature lighting, which will add another layer of interaction to the site after dark. Feature lighting could for example make sure that areas of the site which previously has felt dark an uninhabited can become more inviting or lit during special events or festivities, increasing natrual surveillance at the site throughout the day.

The lighting proposals will be developed in the next stage of design with a lighting consultant.

- KEY
- Existing street lighting
 - Furniture Lighting
 - Soffit lighting
 - In-ground lighting



5. MATERIAL PALETTE

Gustafson
Porter +
Bowman



INSPIRATIONAL IMAGES OF LIGHTING: IN -GROUND, TO FURNITURE AND INTEGRATED IN WALLS.

5. MATERIAL PALETTE

Gustafson
Porter +
Bowman

5.4 LANDSCAPE FEATURES

There are several opportunities for development of special landscape features across the site, for example the integration of louvers into feature walls and bespoke benches.

The blank façade of the ramp and north façade of the tower could be brought back into the public realm and be animated through light or planting.

The soffit to building connection could utilise feature lighting or reflective materials to create interest at the heart of the development. By defining these features, visitors moving through the site after dark will feel an improved sense of security.

Feature detailing will be refined in the detailed design phase.

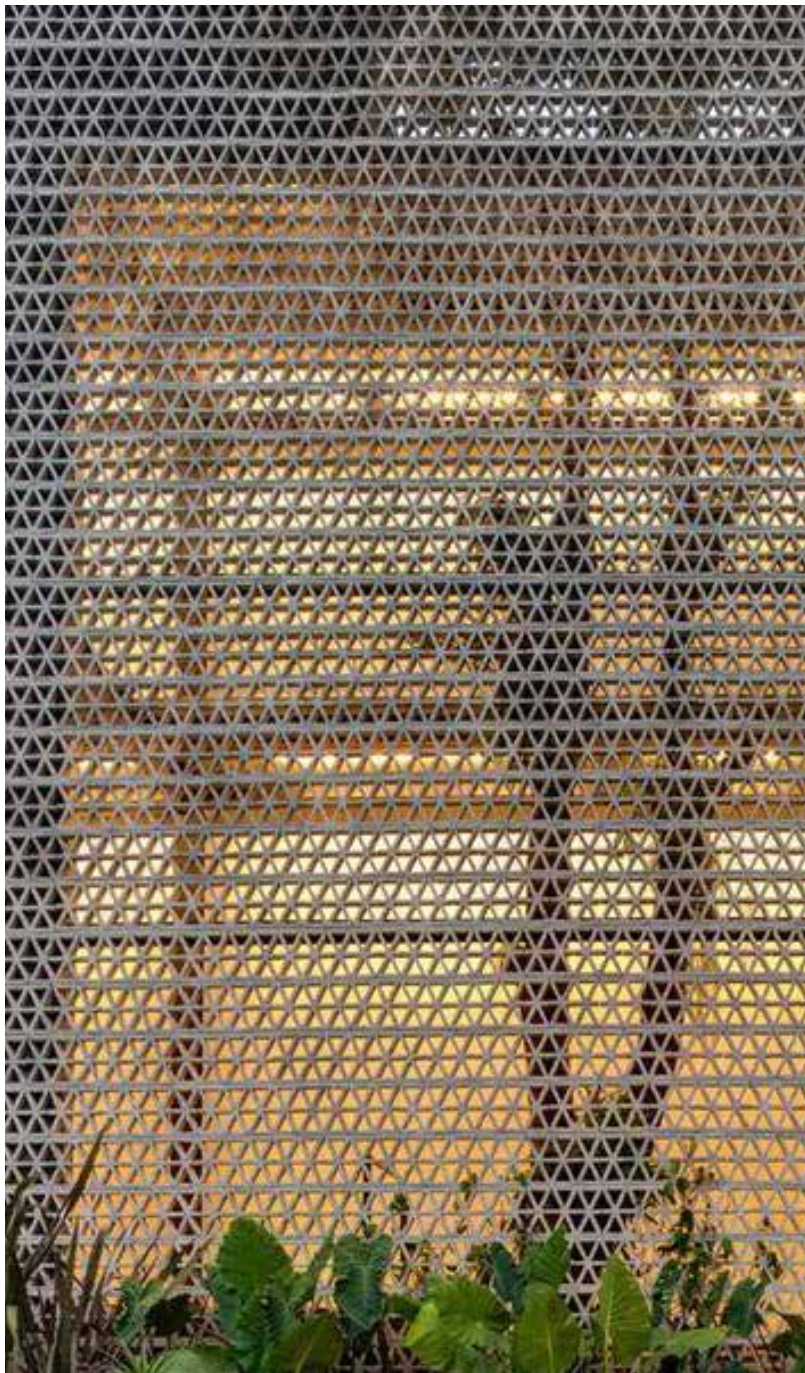


INSPIRATIONAL IMAGES TREATMENT OF LANDSCAPE FEATURES

5. MATERIAL PALETTE



INSPIRATIONAL IMAGES OF TREATMENT TO SOFFIT, WALLS AND LOUVERS.



5. MATERIAL PALETTE

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5.4 LANDSCAPE FEATURES - LOUVRE

Across the site several new air intakes and exhausts will need to be situated within the public realm as well as the reuse of existing louvres and smoke break out panels from the basement below.

A number of different solutions will have to be developed to integrate these in features such as benches, walls and paving pattern, so they are not dominating in the public realm.

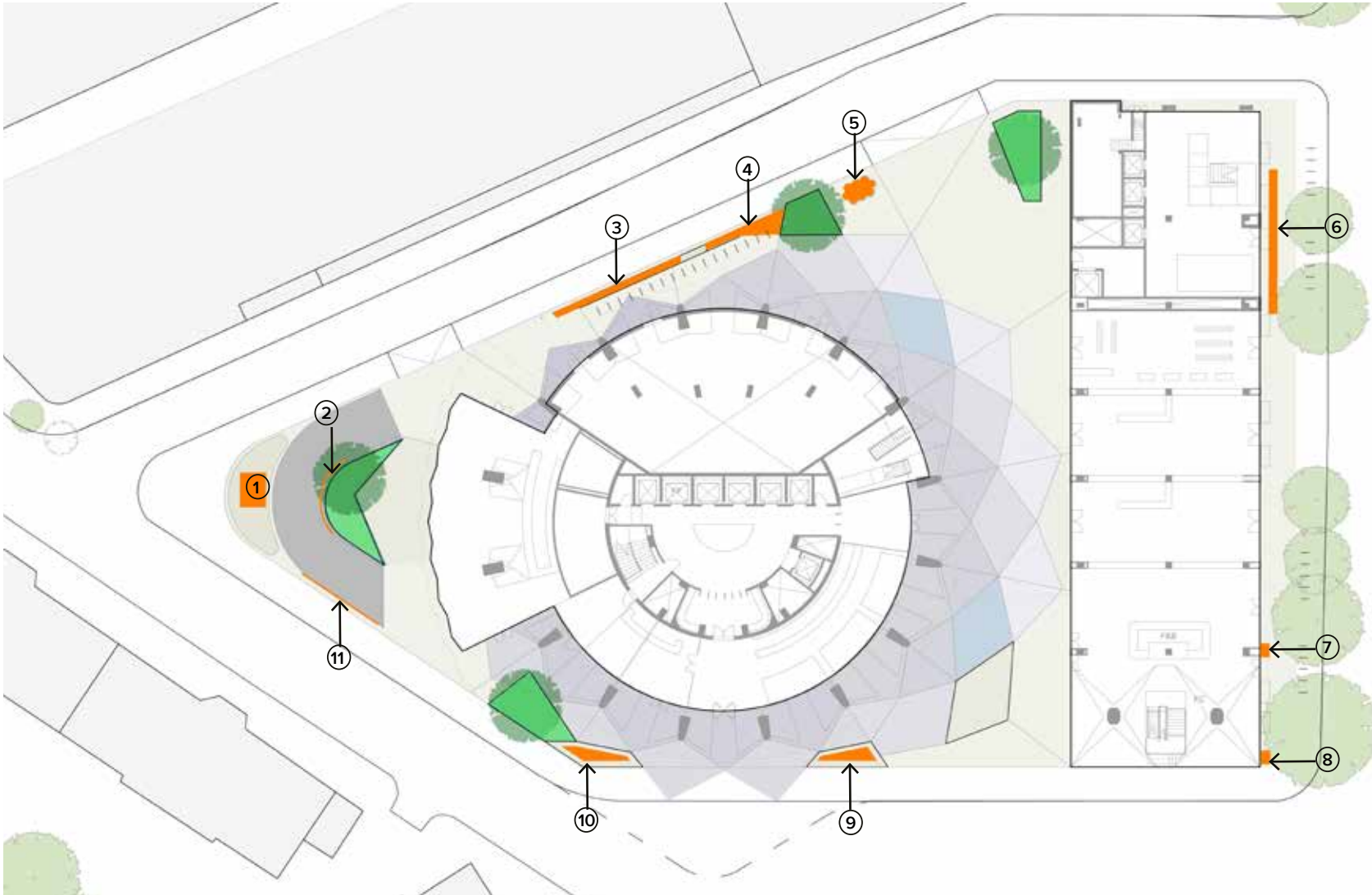
The existing bench is above a vent and a similar strategy could be used also to cover the new vents.



SECTIONS OF SEATING OVER A SLAB OPENING FOR VENTS.

VENT REQUIREMENT:

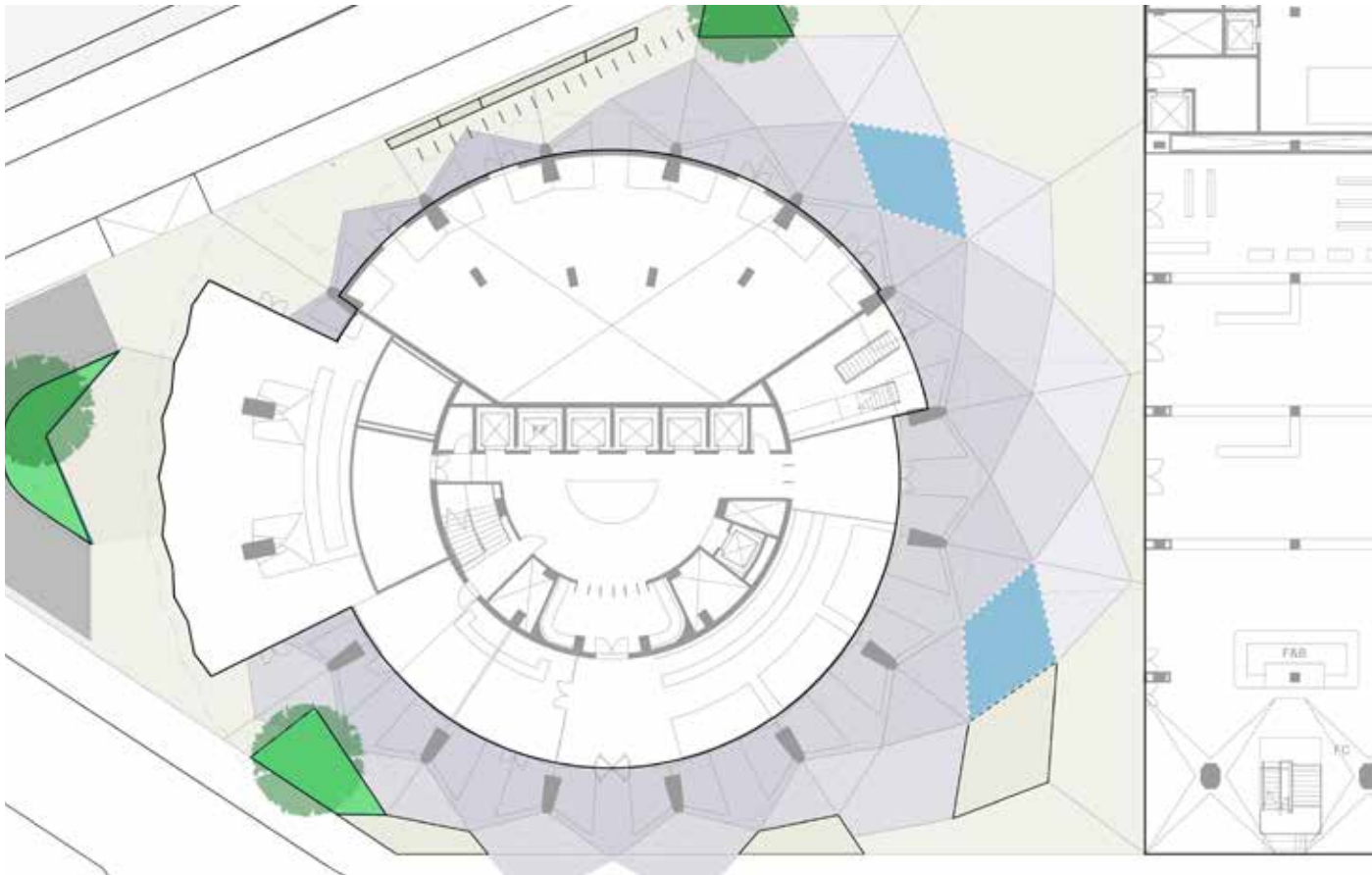
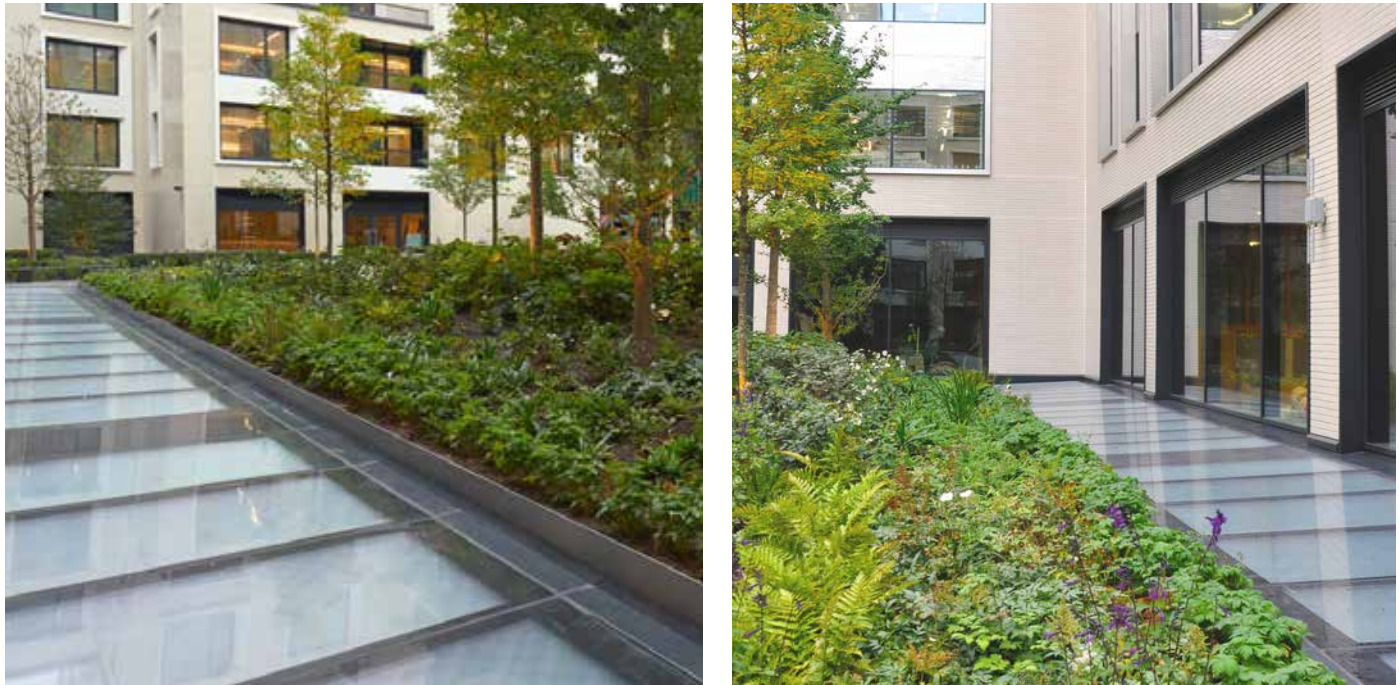
- 1. 6.66 m2 @ 80 %
(Existing to be re-used)
- 2. 14.03 m2 @ 80 %
- 3. 6.69 m2 @ 80 %
- 4. 4.0 m2 @ 80%
- 5. 1.7 m2@ 80%
- (Existing to be re-used)
- 6. 9.21 m2 @ 50%
- 7. 0.89 m2 @ 50%
- 8. 0.89 m2 @ 50%
- 9. 6.33 m2 @ 80 %
- 10. 3.95 m2 @ 80%
- 11. 4.03 m2 @ 80%



5. MATERIAL PALETTE

5.4 LANDSCAPE FEATURES - SKYLIGHT

There is the potential to integrate skylights to the proposed flexible class B1/B1 and events space (sui generis) below. It will be a part of the main patterning and a naturally integrated into the overall landscape design.



INDICATIVE DIAGRAM OF SKYLIGHTS INTEGRATED IN PAVING PATTERN

6. CONCLUSION

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The landscape proposals will revitalise, animate and soften the site in keeping with the historic environment.

The public realm will enhance and support the character and appearance of the listed building and the Kingsway Conservation Area.

The proposals will deliver interest and activity as well as support the function of the proposed land uses at the site, especially flexible retail A1/A3 and those of the immediate surrounding area.

6. CONCLUSION

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