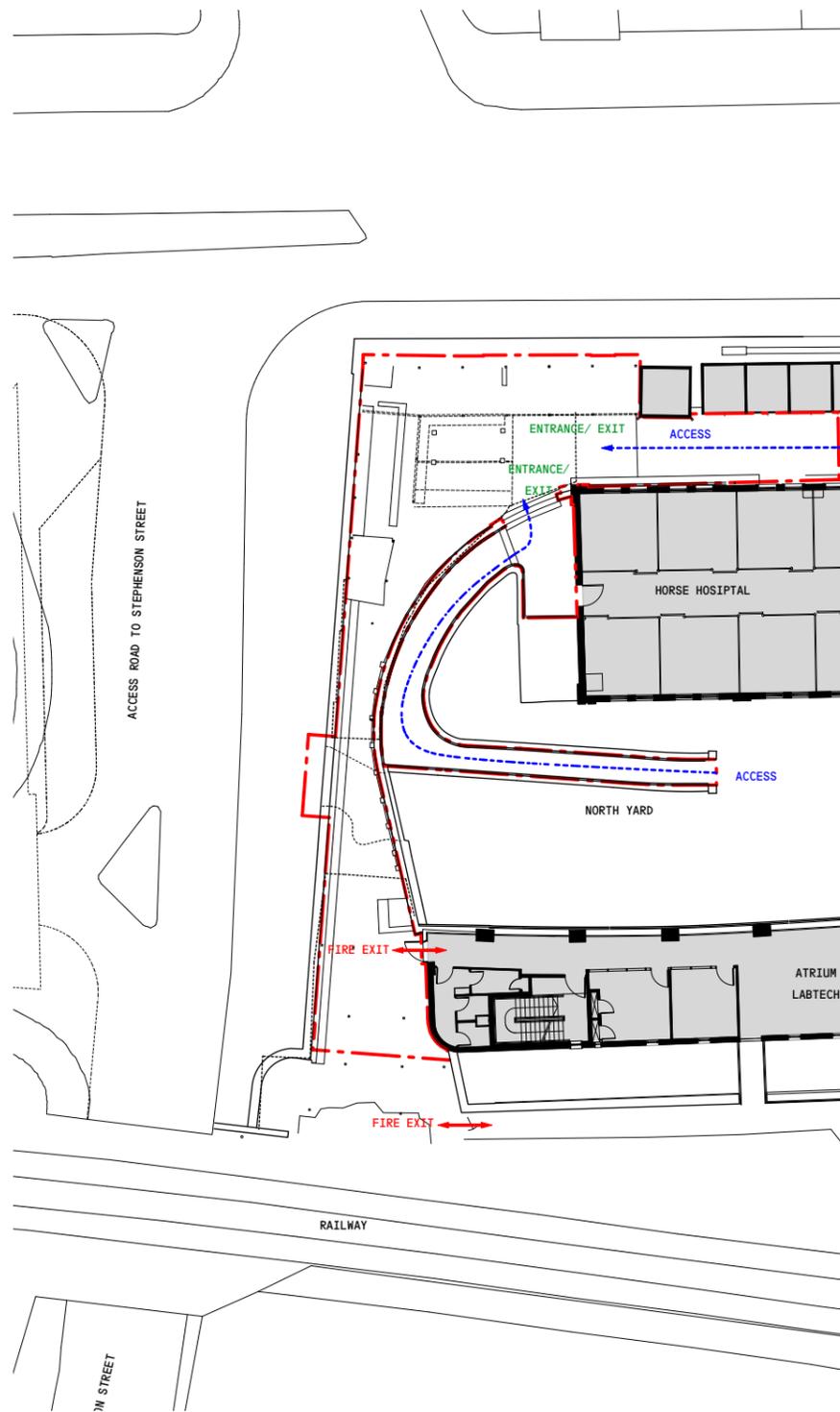


5.0 THE BRIEF

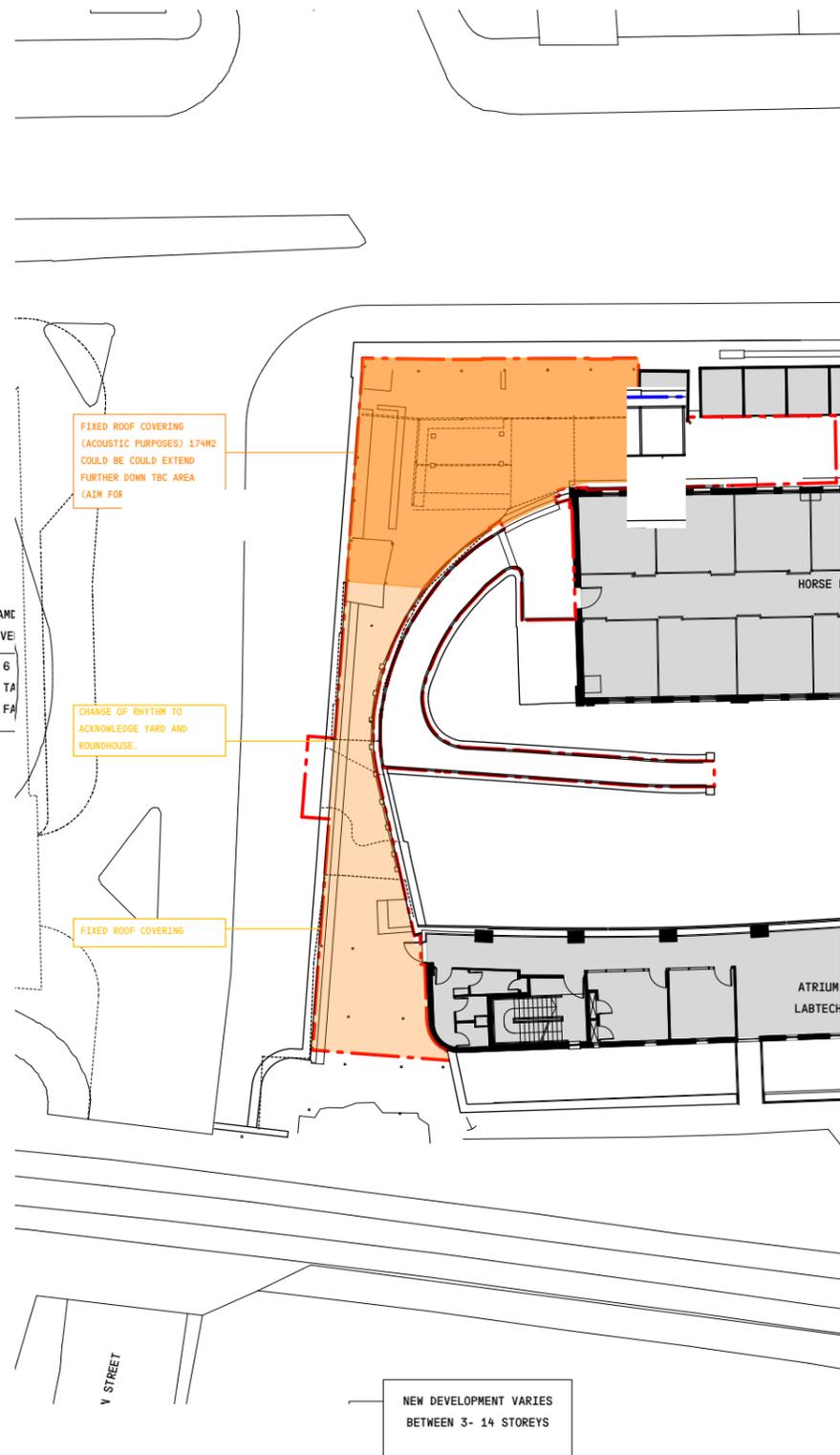
These diagrams indicate the key aspects of the brief:

- To create a terrace covering adjacent to a Grade II* Listed Building
- To create a bar and functional terrace
- To respond to the historic context with a playful, contemporary approach that celebrates the setting
- To contribute to the night time economy
- To improve accessibility of the terrace
- To minimise acoustic impact in north-west corner

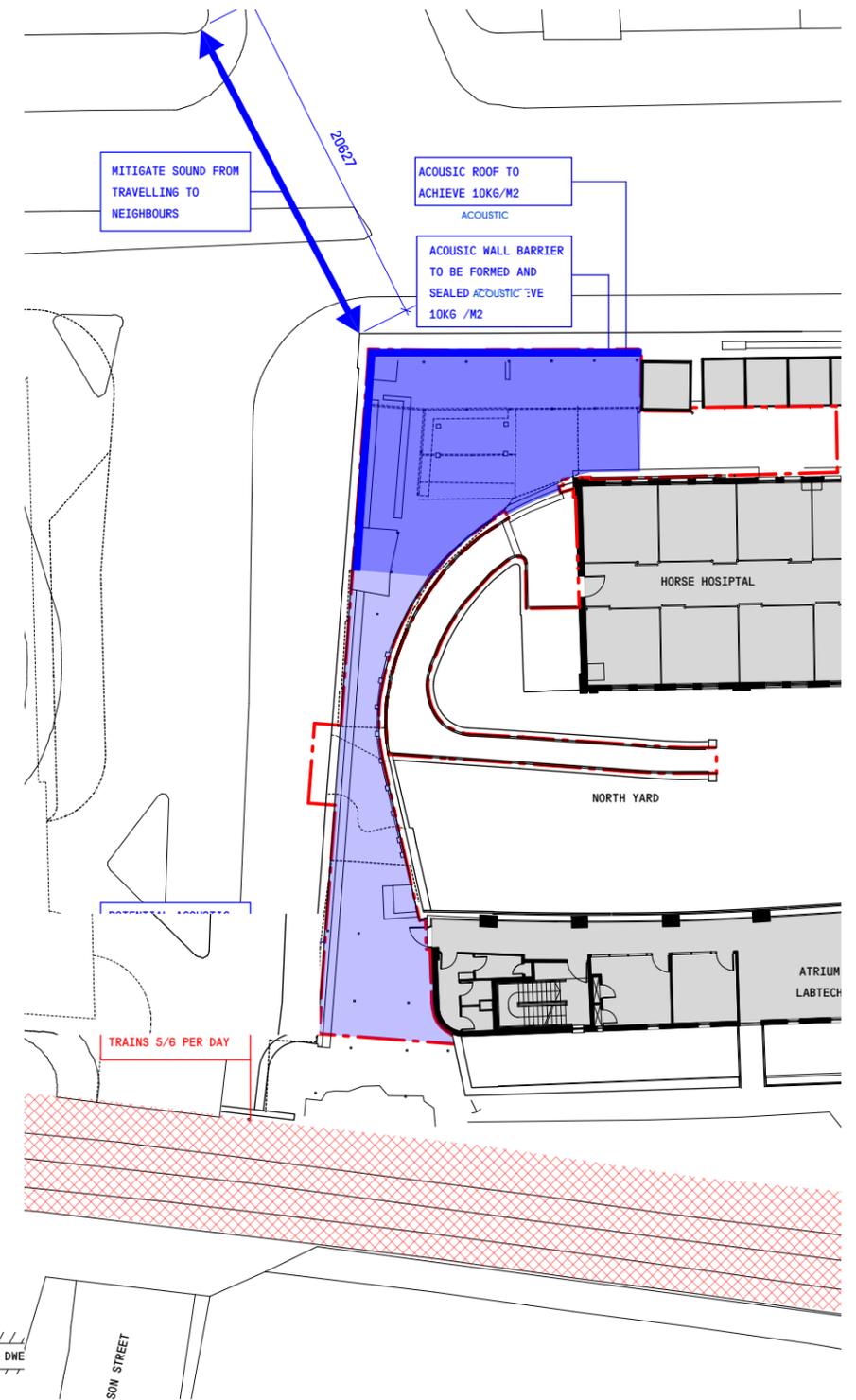
5.1 ACCESS DIAGRAM



5.2 COVERING DIAGRAM



5.3 ACOUSTIC DIAGRAM



6.0 DESIGN APPROACH

5.7 RESPONSE TO THE BRIEF: PROJECT AIMS

The design response to the brief is to:

- Demolish all existing unauthorised structures on the terrace which detract from the character and appearance of the conservation area and the Grade II* listed building;
- Create a contemporary covering that celebrates the history of the site in a playful manner that responds positively to the scale and townscape of Chalk Farm Road and the Listed Horse Hospital;
- Respect the existing urban rhythms, datums and materials of the site and Horse Hospital;
- Adopt materials and details that are inspired by the existing context, including the history architecture of the Horse Hospital which has red brick details across the historic facade;
- Provide a functional terrace that facilitates the future tenant's operations with a retractable roof awning;
- Improve accessibility by reinstating the ramp at the top of the old Goods Yard Road, now known as Maker's Alley;
- Allow for programmatic flexibility for different weather conditions;
- Promote sustainability and biodiversity by integrating planting into the design of the new canopy.



Proposed vision

6.1 PRE-APP FEEDBACK

There have been two pre-application meetings held with Camden planning, conservation and design officers, which have been very helpful and informed the development of the design. The key issues and our responses are as follows:

1. The extent of the canopy

The original design proposed a continuous covered roof across the length of the terrace. From the start of the project, it has always been the intention of the design to articulate the presence of the north yard: while the covering was continuous, the form responded to the site's rhythms through changing profiles. The proposal met the needs of the tenant from an operational perspective in relation to inclement weather.

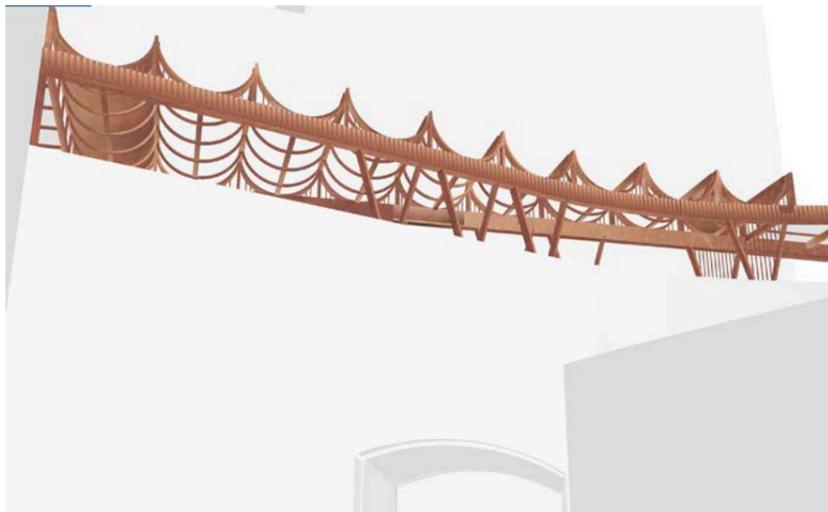
Feedback:

However it was raised during the pre-app whether a gap in the canopy may respond more appropriately to the north yard.

Response:

Design iterations were carried out to test options for a continuous covering or a physical break. While the gap historically framed views to the Roundhouse, the planning permission for the adjacent Morrisons site would entirely intercept this view. In light of the scale of the future massing, it seemed that a new relatively low intervention on the first floor of the Horse Hospital Terrace would positively contribute a layer of visual intrigue to the experience of the north yard, drawing visitors towards it.

While a complete break in the terrace covering was not adopted due to both functional and aesthetic reasons, through the testing process, it was agreed that this portion of the canopy would benefit from feeling lighter and therefore the fixed covering was removed and replaced with an open pergola, with an adjustable fabric canopy for rainy days to create temporary covering. This approach creates the sense of a gap, by seeing the sky directly through the wireframe, while at the same time providing a visual attractor.



Current Application: Central Open Pergola



Proposal for Morrisons site with planning permission granted seen in elevation

With sculptural canopy- selected



With flat datum line



With gap

2. The visual appearance of the solid acoustic walls from the street

The original design showed a solid metal facade enclosure to meet the acoustic requirements of the north-west corner.

Feedback:

This resulted in the appearance of the most visible part of the canopy being very heavy and blank. In response to the pre-planning feedback, the design went through a series of changes.

Response:

First the material of the solid walls was changed from metal to clear polycarbonate to introduce some transparency and a sense of lightness. In addition a small terrace was introduced on the corner of Chalk Farm Road which seeks to activate the elevation from the street. Through the control of the speakers and a maximum occupancy of the terrace, the acoustic consultant has confirmed that suitable noise levels will be achieved. Following the second pre-app, the design went a step further and the walls were set back from the perimeter by approximately 400mm and lined with planting so that the view of the terrace from the street is actually of plants, rather than solid walls. The planting softens the elevation and is another visual attraction for passerbys. The design of the planting has been carried out in collaboration with a landscape designer to ensure the planting is low maintenance and suitable for the orientations.



PPA01: Solid metal corner wall



PPA02: Clear polycarbonate wall



CURRENT APPLICATION: Planted zone with recessed polycarbonate wall

3. Maker's Alley

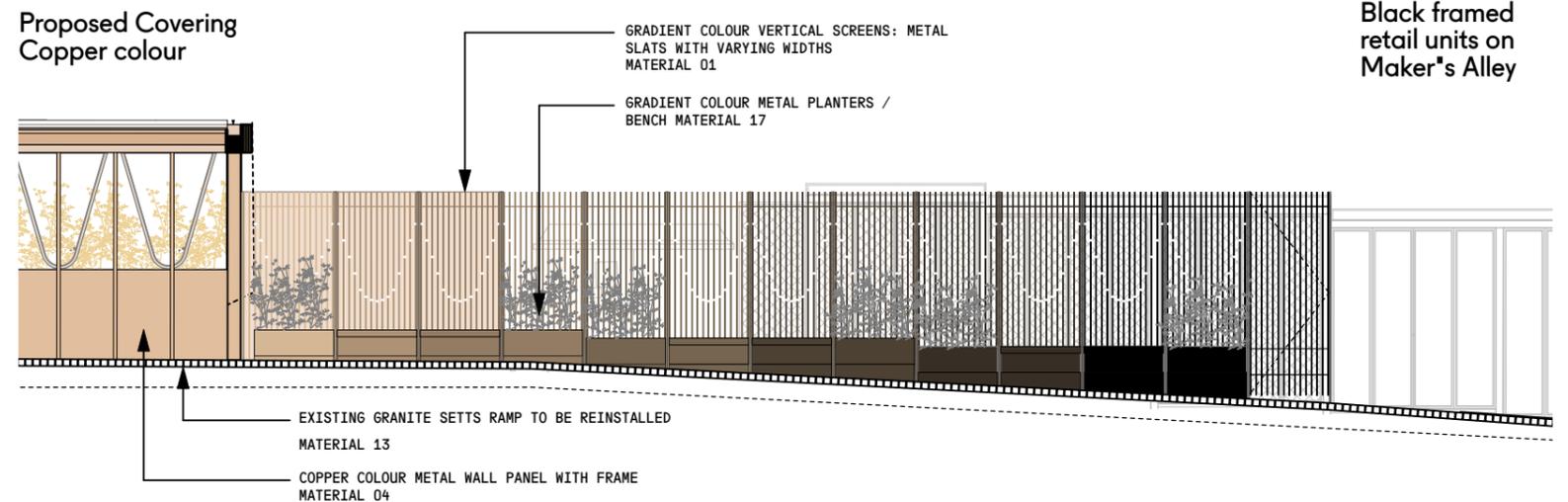
The top of Maker's Alley is currently used as disorderly storage space and a substation. It lacks coherence and does not enhance the setting of the Listed building.

Feedback:

It was raised during the pre-app meeting that this application was an opportunity to improve the quality of the space at the top of Maker's Alley, which was previously not part of the application, and positively improve the setting of the Listed building.

Response:

This was agreed to be a positive opportunity to smarten the approach to the terrace, and consequently this area was incorporated into the application.



Maker's Alley Proposal gradienting between black framed retail units on Maker's Alley and the copper coloured terrace canopy, lined with planting, benches and vertical slatted screens, concealing a substation and mechanical plant

4. The visual impact at night

Currently the terrace has no coordinated or authorised lighting strategy.

Feedback:

The visual impact of the proposal at night was agreed to be very significant in terms of lighting.

Response:

The design has been developed closely with a lighting consultant to ensure a positive contribution to the streetscape after dark.



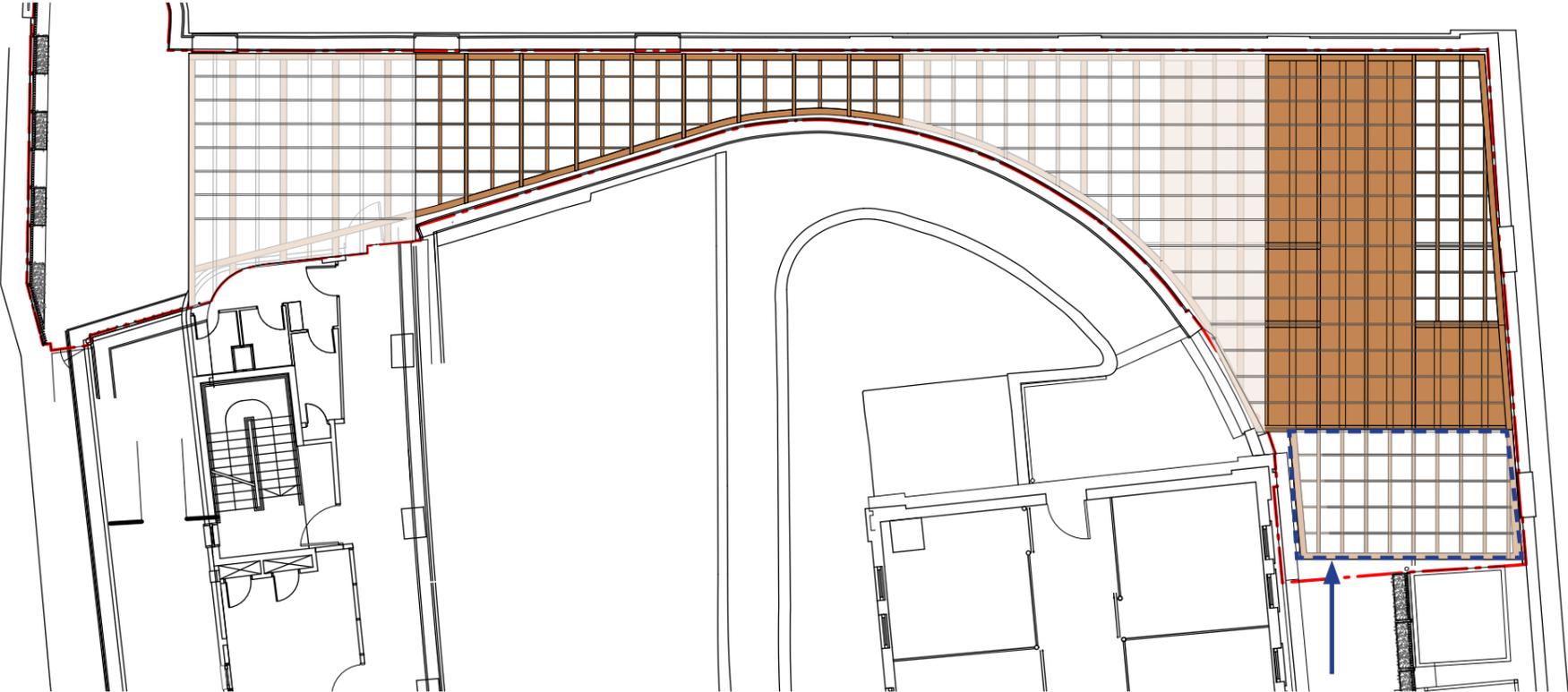
Indicative night time view with atmospheric lighting by Lighting Consultant

5. Canopy extent at top of Maker's Alley

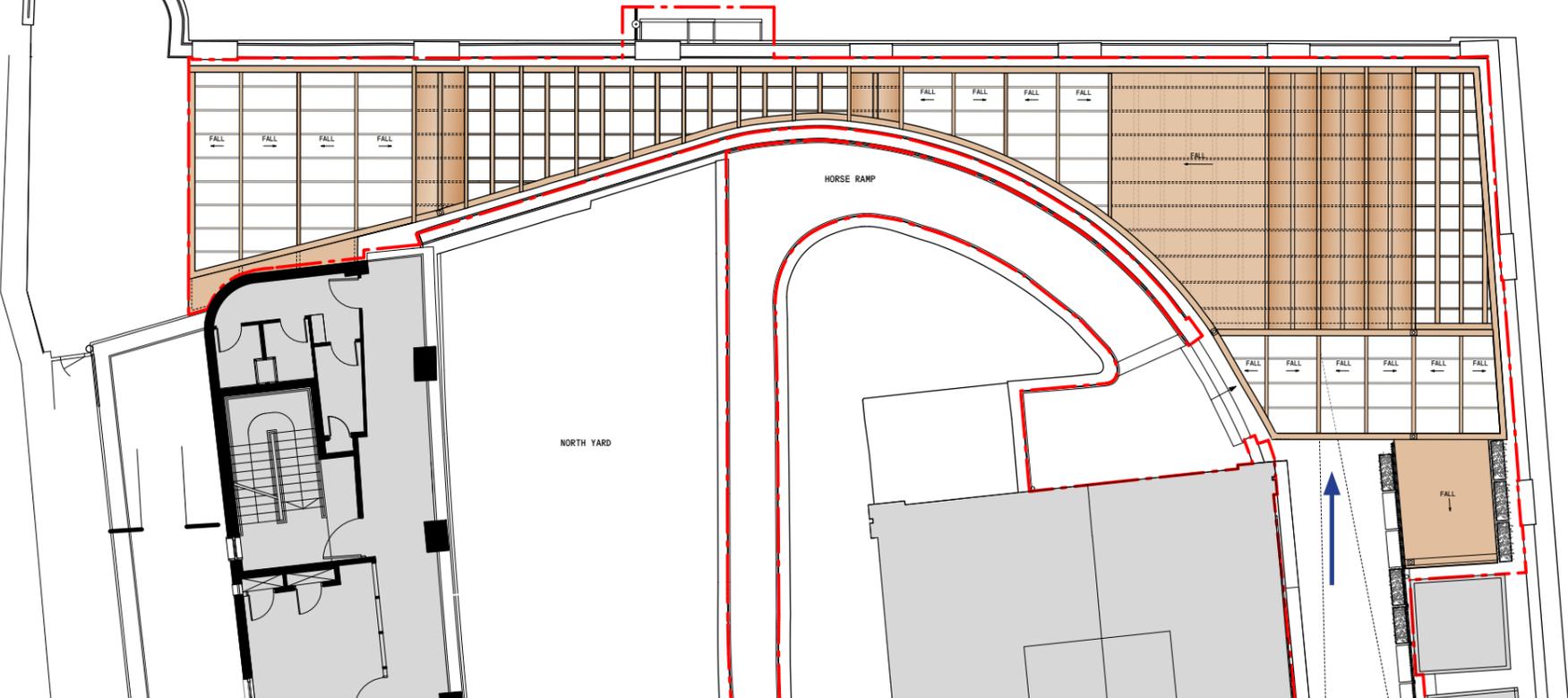
The existing canopy extends over the top portion of Maker's Alley running alongside the Horse Hospital. The initial designs retained a similar extent.

Feedback:
It was raised during the Pre-App that the relationship between the Horse Hospital and the covering could be improved at this sensitive junction.

Response:
The canopy roof has been pulled back to begin after the Horse Hospital ends, leaving a clear separation between new and old, and giving the Horse Hospital more open space around it.



Previous design iteration: Roof Plan extending beside Horse Hospital



CURRENT APPLICATION: Roof Plan pulled away from Horse Hospital

6.2 COMMUNITY CONSULTATION

Labtech, the applicant, holds a monthly meeting with the Tenants and Resident Associations Camden Town (TRACT). The association represents the following groups:

- Ivor St Residents Association
- Castlehaven Residents Association
- Gilbeys Yard, Henson Building Residents Association & Camden Town & Primrose Hill Safer Community Group
- Hartland, Harmond and Clarence Way Resident Associations

The proposals were briefly discussed during one of the meetings, and a consultation pack sent to all members on 30/10/2020.

The TRACT's reply on 12/11/2020 was that no comments would be made at this stage in view of ongoing conversations on operation times for the premises.

On the same date, 30/10/2020, the consultation pack was sent to the following groups:

- Camden Railway Heritage Trust (CRHT)
- Regent's Canal Conservation Area Advisory Committee (RCCAAC)
- Primrose Hill Conservation Area Advisory Committee
- Historic England (resent on 16/11/2020)

We have received comments from CRHT, generally in support of the application, with some reservations on the name given to the site and the impact of the proposals on the listed Horse Hospital.

No official answer was received from the RCCAAC, however, by exchange of e-mails it is understood that their position is that the new roof will obstruct the views of the future occupants of the office building approved on the filling-station site; the proposed design is considered complex. Further comments on the 'courtyard face of the new roof obscuring the corner of the gable end' of the Horse Hospital have been addressed by fully removing that section of the proposed roof.

No further representations were received to date.

On 02/11/2020 the consultation was extended to Camden Town Unlimited (CTU), with no answer to date.

FEEDBACK

1. The height of the canopy

Feedback:

The feedback from the consultations raised the question of the height of the canopy, and whether it needed to be that height or whether it could be lower.

Response:

Design iterations of the canopy at different heights had been tested. The proposed canopy height has been carefully considered through these iterations and specifically responds to the proportions and datum levels of the Horse Hospital. The proposal is for the proposed datum line to align with the eaves of the Horse Hospital. The curved portion of the roof is generated from the proportions and levels of the porthole window on the Horse Hospital. The modest height of c.2.5m from FFL to flat roof of the proposal indicates that the design has prioritised the relationship to the Horse Hospital.

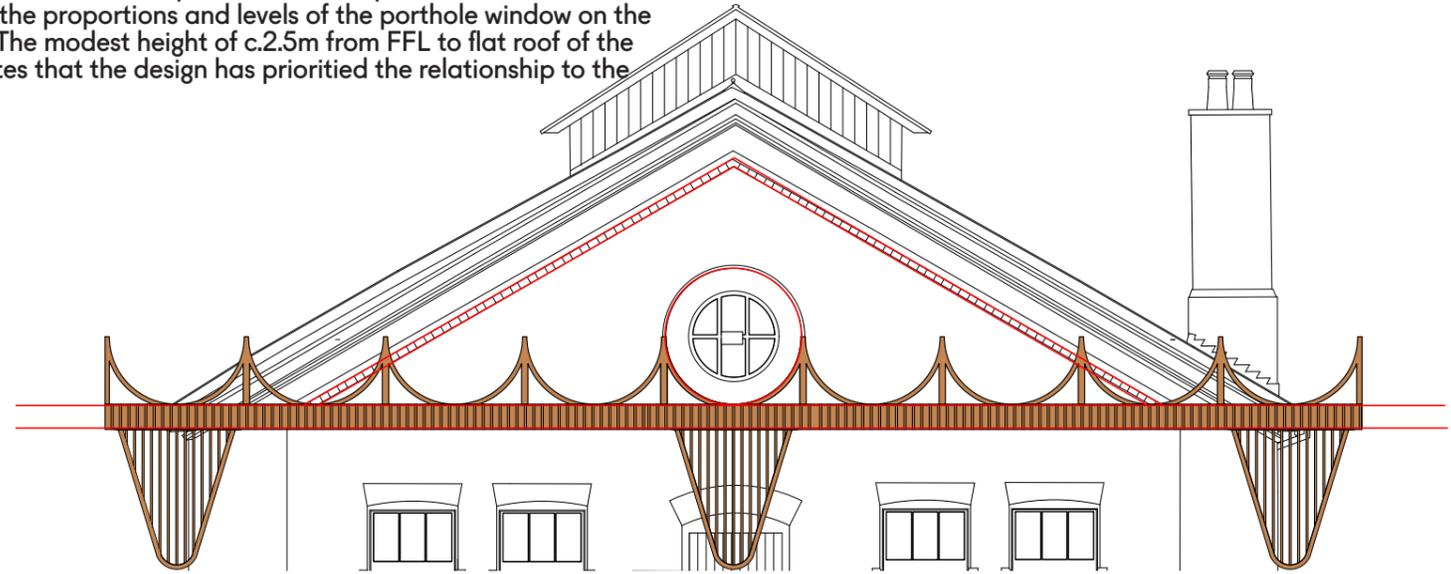
2. The name of the site

Feedback:

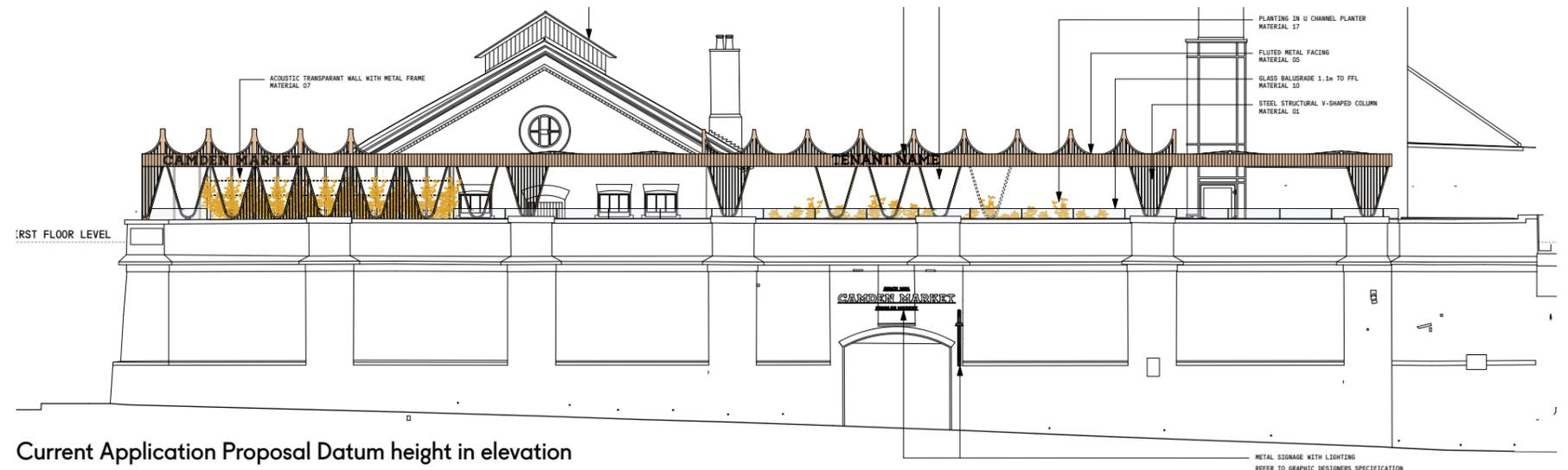
Consultees have expressed concerns regarding the name of the area. It was highlighted that "Horse Hospital" and "Terrace" were not appropriate terms for the naming of the site.

Response:

The proposal is therefore for generic signage for the market, with areas



Logic of datum height to align with eaves of Horse Hospital



Current Application Proposal Datum height in elevation