



*ABC Bakery on Grand Union House site prior to construction of Nicholas Grimshaw's Scheme  
1960s*





*1980s Grade II Listed*

*19th Century Grade II Listed*







*Grand Union House, Archive Photograph, 1990*







## *Vision and Brief*

- 1. New workspace for the post-Covid city, creating new jobs in Camden.*
- 2. New planted landscapes to support biodiversity, ecology and wellbeing.*
- 3. An exemplar of sustainable, low carbon development.*
- 4. High quality design that responds to the listed building setting.*
- 5. Improvement of the public realm for pedestrians and cyclists.*
- 6. Address problems of anti-social behaviour.*
- 7. Provide much needed affordable housing in the heart of Camden.*
- 8. Collaborate with Sainsbury's to enhance the local environment.*

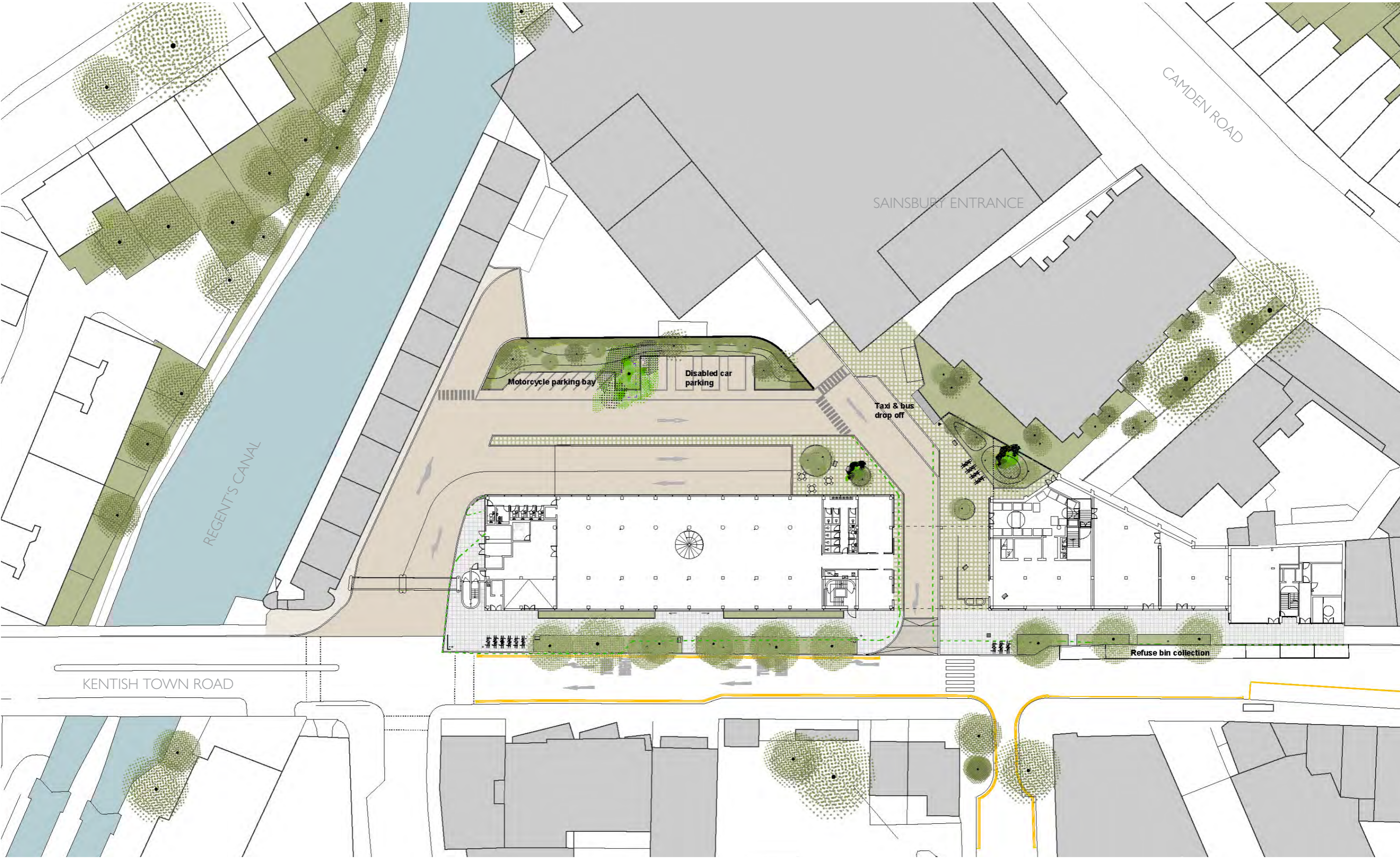
SITE-WIDE LANDSCAPE STRATEGY



- Study of the wider area and its green infrastructure
- Shows area along Camden high street and Kentish town road = problematic lack of vegetation
- GUH = an opportunity to create a greener and healthier environment for the development and for its surroundings. Could connect to future Camden High Line as a green infrastructure.
- Study of the accessibility of the site (transport, and cycle access)
- Site located at a crossing of strategic places = Regent Park, future Camden High line, Regent's canal, St Martin's garden, Camden market.
- Well-connected with tube and overground stations nearby (incl. new exit for Camden Town station), new and future cycle lanes, bus lines.

Site-wide green infrastructure

A GREENER & BIODIVERSE PUBLIC REALM VISION



Public realm plan



*Abstracted view looking towards Sainsbury's loading yard from Kentish Town Road*



*New planting to the service yard*



*Existing concrete structure to be retained from ground to first floor*



*Three lightweight new floors constructed using steel columns and beams with engineered timber slabs.*



*An additional fourth floor is placed on top of the main volume of the building.  
Its zig-zag form pulls away from the street and loading bay to create external planted terraces.*

*The overall height of the building is approx 2.25m lower than the 2018 scheme.*



*Proposed Greenhouse across the linking bridge*



*References for Greenhouse Work Spaces*



*Planted terraces and rooftop garden along Kentish Town Road*



*Garden planting within a glazed facade,  
Ref: Jean Nouvel , Fondation Cartier*