

Schedule 17 Plans and Specifications Design and Access Statement Addendum- Adelaide Road Vent Shaft S1

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The Adelaide Road site and its surroundings

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1.1 Background Information

3 The Schedule 17 Plans & Specifications application for the Adelaide Road Headhouse was submitted to LB Camden on 21 April 2022.

3 After the application was submitted, LB Camden ran a period of consultation to gather local resident and stakeholder views on the application. A key theme of the comments received was that the building did not fit in with its surroundings.

4 Discussions between HS2, SCS, and LB Camden continued after the application had been submitted, particularly in relation to comments received during LB Camden’s consultation period. As a result, it was agreed that the design of the north façade facing Adelaide Road would be reconsidered.

8 The new design is reflected in updated versions of the Schedule 17 drawings. This Design and Access Statement Addendum will supplement the written documents. It provides a narrative of the intensive design collaboration undertaken between HS2 and LB Camden, and the resulting changes to the design. The Addendum will also detail some minor design changes that have occurred since the original application was submitted.

1.2 Summary of Engagement with LB Camden

To ensure the success of the design, a series of collaborative workshops were held between the SCS design team and LB Camden officers in late June/early July 2022, with further workshops also held in October 2022. Through these sessions, the design team shared iterative updates of the facade design for LB Camden’s input.

The workshops concluded with a revised scheme for the north façade, which SCS were encouraged to submit for formal consideration through amended plans.

1.3 Design Development - Northern Facade

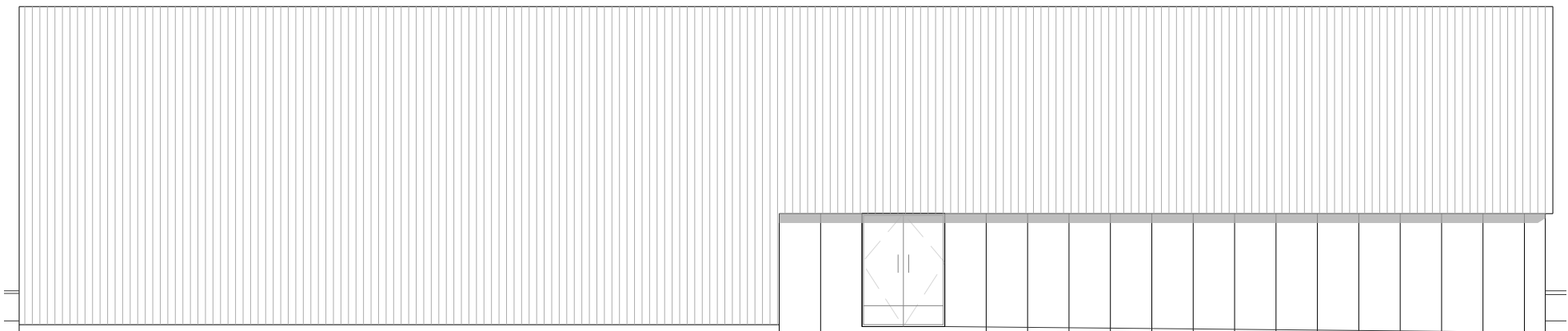
Several comments received about the previous design of the building related to how it responded to the local context, and to the general scale of the building.

To address comments about the building’s scale, several design tools have been implemented, namely:

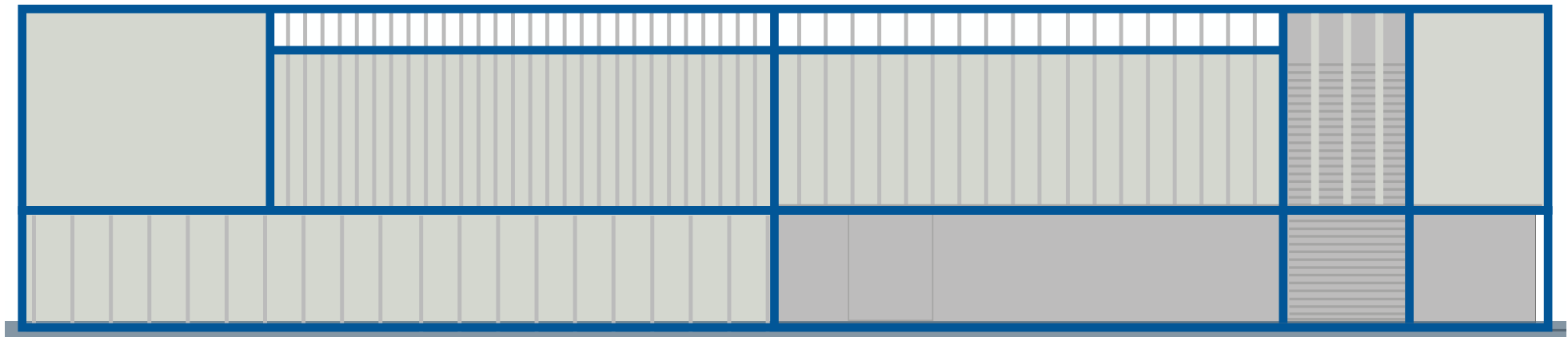
- Dividing the facade into different zones to visually break up the elevation into smaller zones;
- Introducing textural relief into the facade by applying timber fins to the timber cladding;
- Lowering part of the solid parapet to visually reduce the perceived bulk of the building (see page 6 for details);
- Adding an area of treated (charred) timber cladding to provide a contrast between light and dark.

During the design development period, the engineers advised that louvres needed to be applied to part of the facade to allow ventilation for the equipment inside. These have been located towards the western end of the elevation at ground level, as seen in the lower right corner of the elevation. The louvres sit in an area of dark grey metal cladding and should be visually unobtrusive.

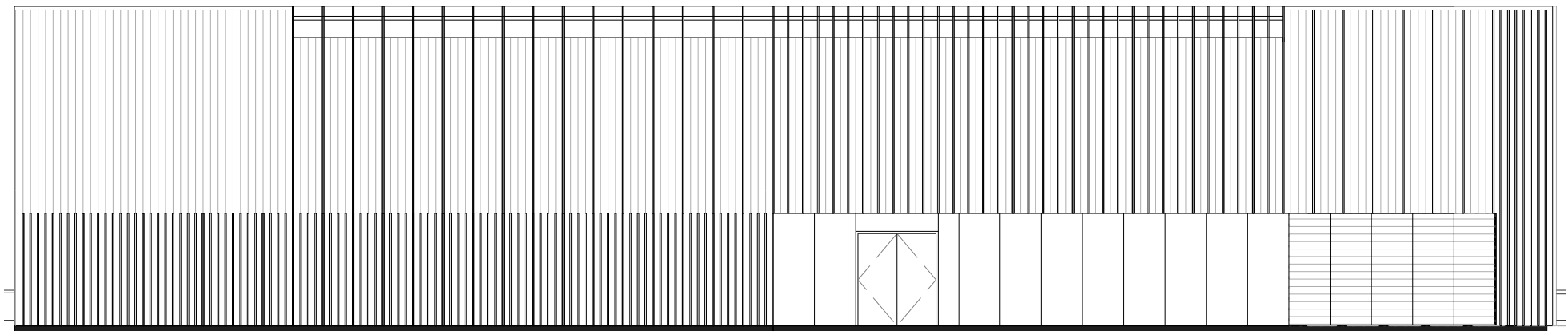
The design has applied a dark colour behind the timber fins at low level to zone the base of the building and kept this area of the facade to approximately one third of the overall building height. Retaining a one third / two third relationship between the building’s base and top helps to visually reduce the overall height.



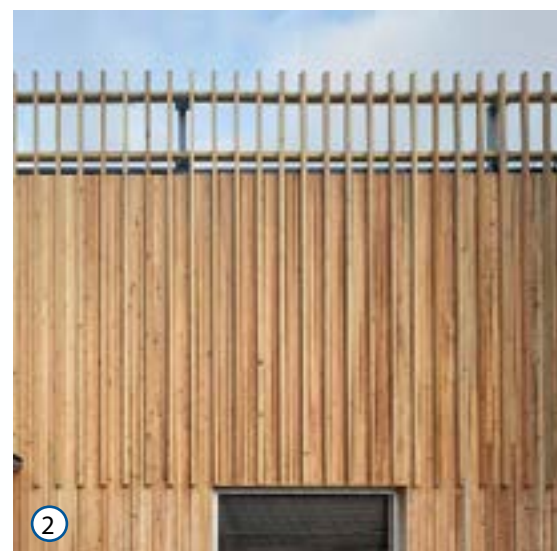
North elevation - original Schedule 17 submission



North elevation with zoning indicated - concept design developed through discussion with LB Camden



North elevation - updated Schedule 17 submission



The previously flat timber cladding to the north facade has been augmented by timber fins that provide texture and depth, breaking up the potentially uniform elevation into smaller zones.

The adjacent images show precedents of how different timber treatments can help define zones (1, 4) on a facade and how adding timber fins in front of timber cladding provides texture (3, 5).

Timber fins have been applied to the facade to provide relief across the facade, and the spacing of the fins is varied across the elevation to help break up the building's mass into different zones.

Image (4) indicates how varying the spacing of timber across a facade allows different zones to be read and our proposal is similar. Our proposal includes an area where the fins project above the lowered parapet, similar to image (2), which provides visual interest and lowers the perceived height of the building.

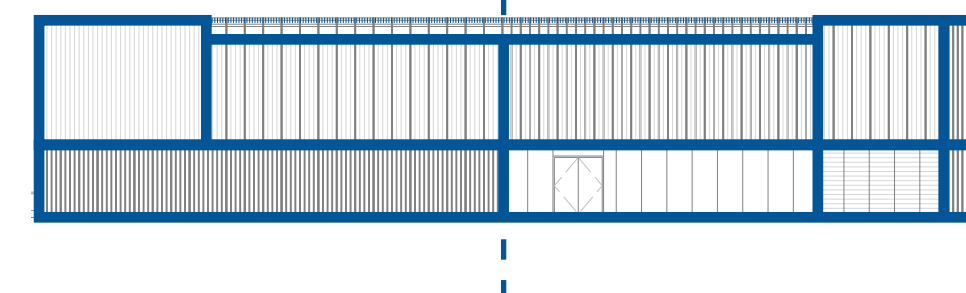
Along the lower third of the elevation the dark grey metal cladding is complemented by darkened timber cladding, with lighter untreated timber fins in front. The light and dark contrast (3) adds visual interest and texture to the facade.

Timber cladding has been proposed for the building due to its sustainability credentials, and also in response to the local context, such as the nearby timber-clad Adelaide Medical Centre. There are several strong precedents for timber clad buildings in green, woodland spaces, such as the Westonbirt Arboretum (5). It's considered that the Adelaide Road Headhouse would be a new implementation of this typology, located in a semi-green, semi-urban setting.

The arrangement of different zones on the north facade is also in response to the local context, as described below.



Tracing over the prominent volumes of the facades reveals mirrored symmetry and bay window "bookends" that appear higher at the ends

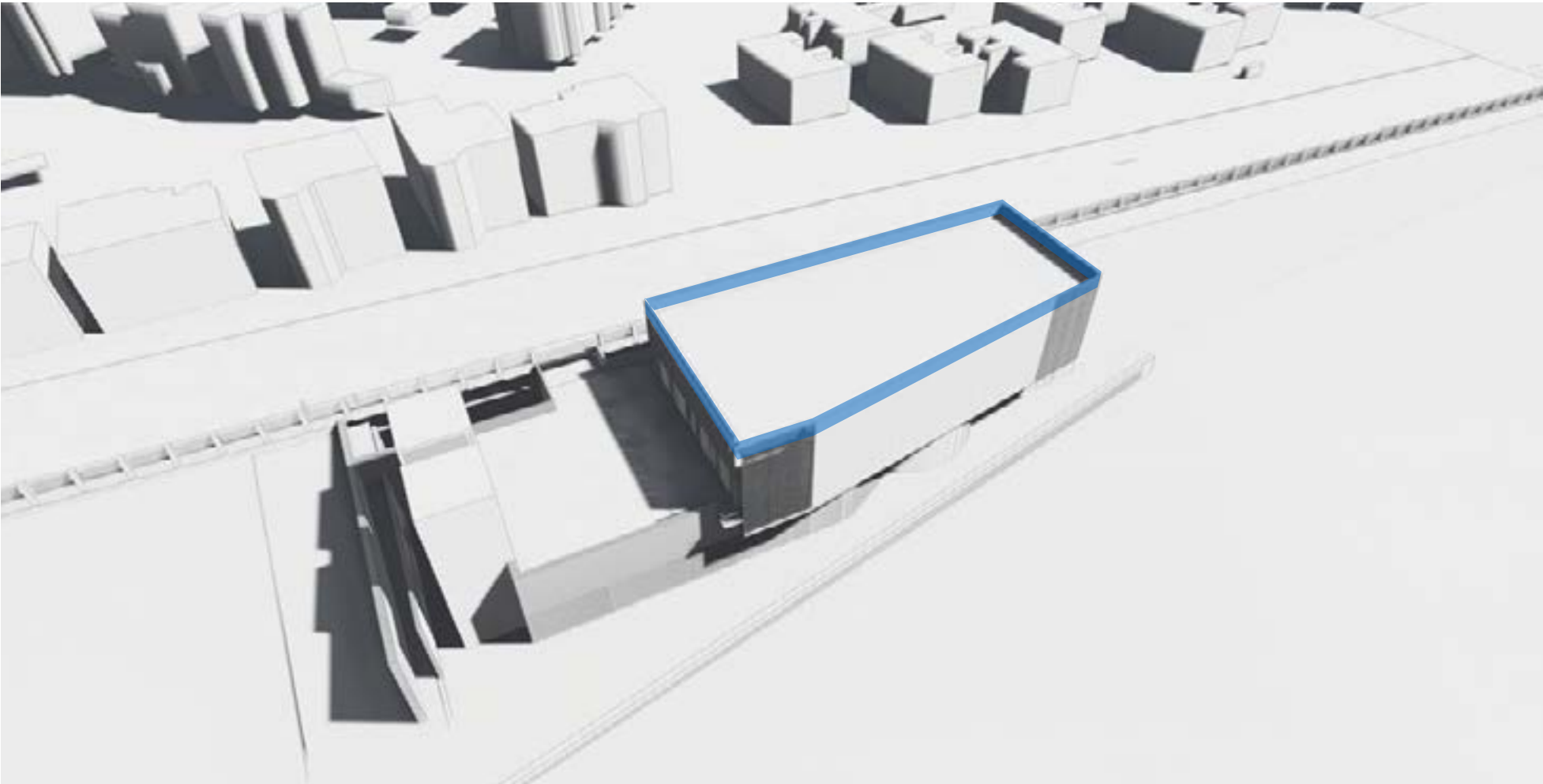


Proposed elevation showing facade zones that evidence a mirrored symmetry, "bookend" elements and height at the ends

Photo of two existing buildings on the north side of Adelaide Road

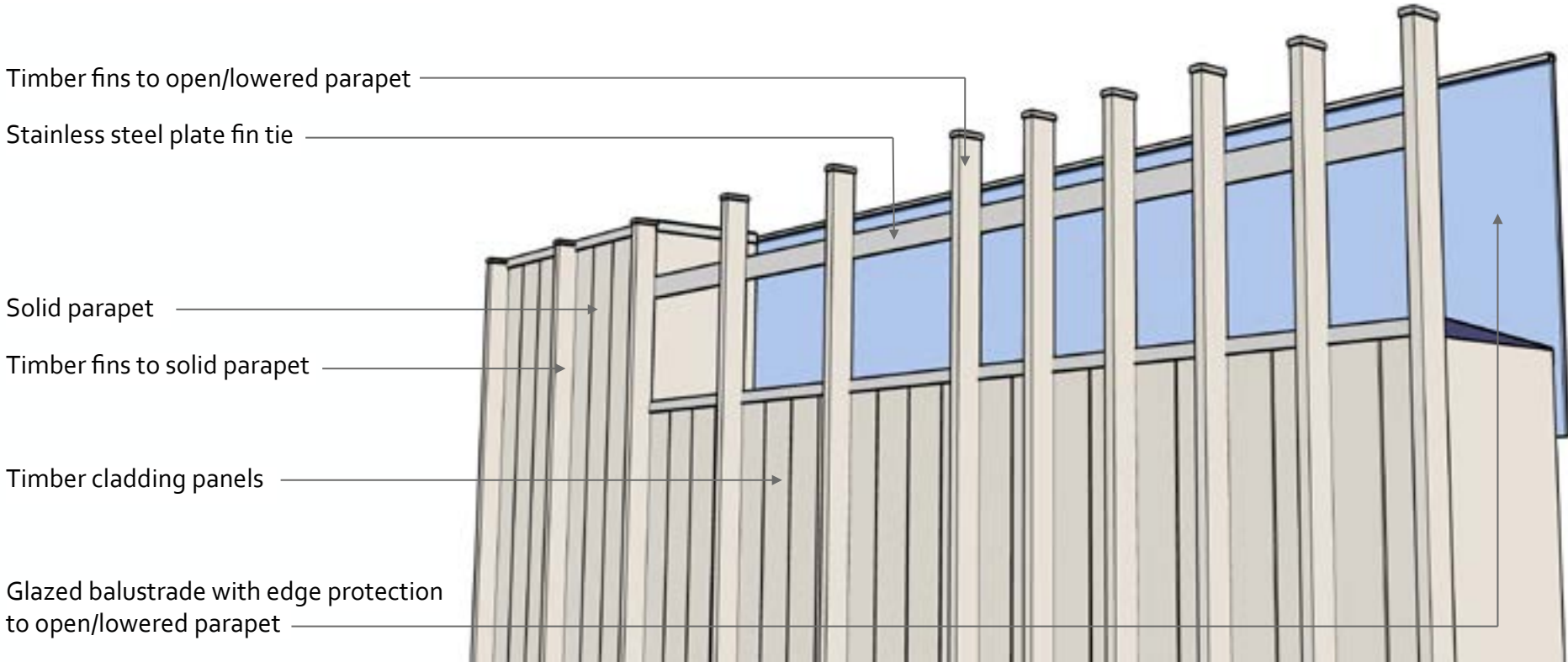
The parapet at the top of the building provides acoustic protection from the roof mounted equipment, and fall protection for people working on the roof maintaining the building and equipment. It also visually screens the roof top equipment. Comments were received about the amount of louvres on the north facade and the design team has addressed these comments by moving some of the louvred area onto the roof as part of an enclosure that sits behind and below the parapet, making the most of the parapet’s acoustic protection functionality.

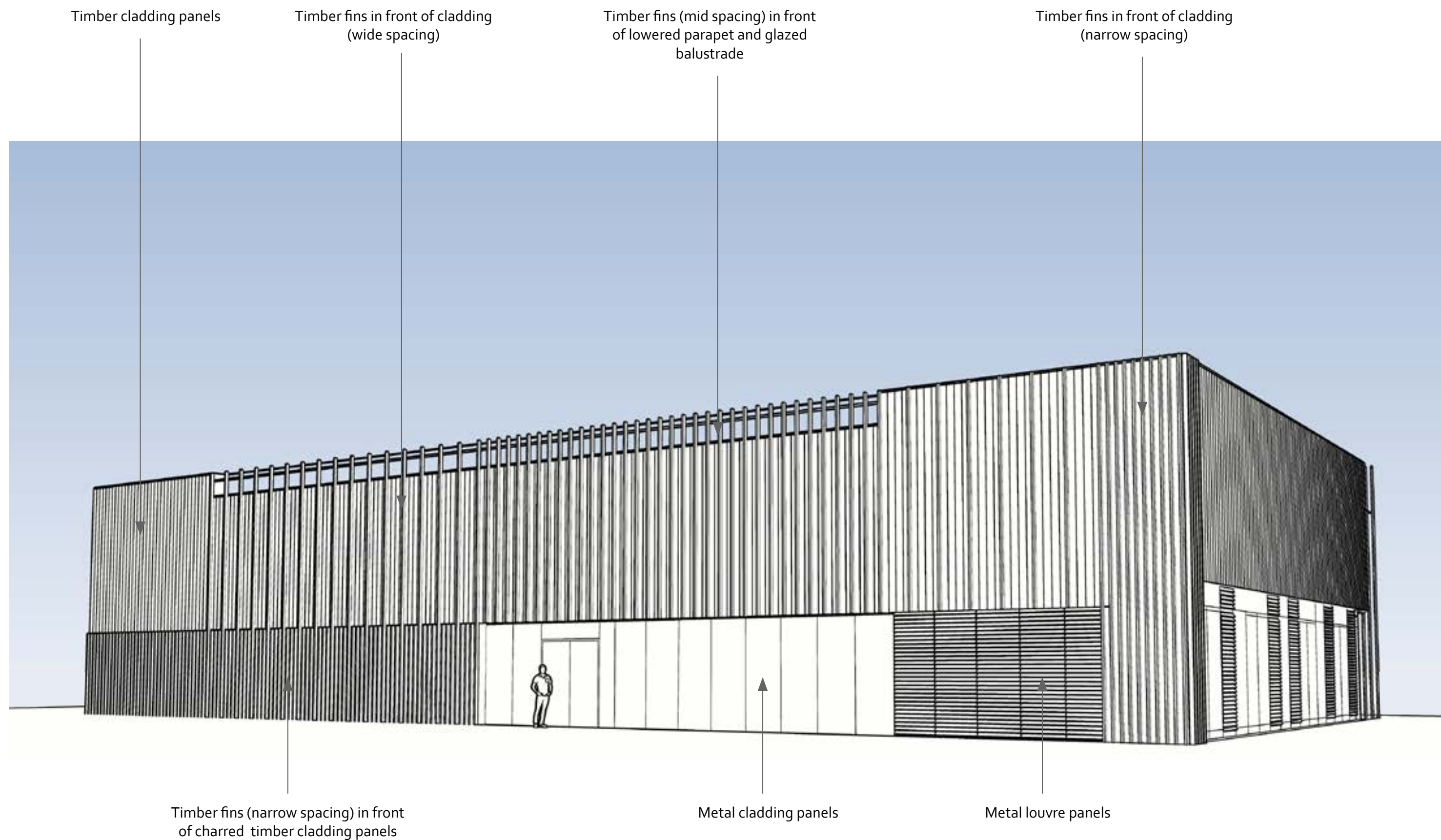
In response to comments about the massing of the building the design team identified an area of parapet along the north elevation that could be lowered. It is not possible to reduce the level of the parapet around the whole building, but lowering this portion makes the building appear less tall and responds better to its context.



Providing a zone of lowered parapet reduces the visual impact of the building and the tall areas at both ends act as “bookends”, mirroring the language of the buildings across the street. The design team discussed this approach at length with LB Camden during a series of workshops and the proposal illustrated adjacent was developed. The adjacent sketch shows a glazed balustrade in blue, for illustrative purposes only, and the actual glass will be clear, not coloured, allowing views of the sky through the balustrade.

Where the parapet has been reduced in height a glazed balustrade has been installed behind the timber fins. This glazed area protects neighbours from rooftop generated noise and provides edge protection for maintainers. Having the timber fins extend past the level of the lowered parapet gives the building a feathered edge detail that softens the edge of the building, similar to some of the precedent images earlier.





Indicative view of building from north west corner

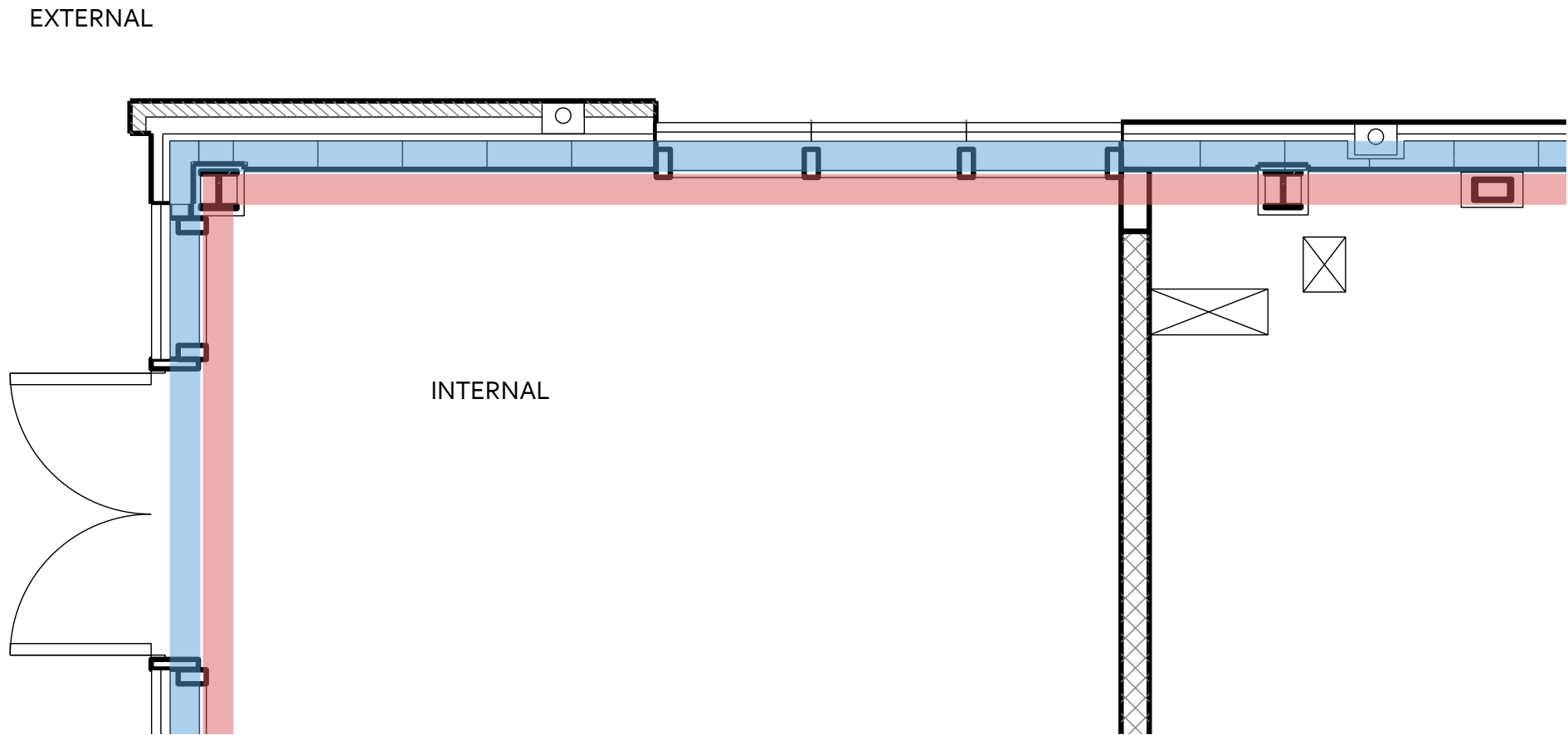
1.4 Design Development - Headhouse Dimensions

The building has become marginally wider and deeper and the new dimensions are indicated on the updated Schedule 17 drawings.

Since the original Schedule 17 submission the main building has increased in size along the northern elevation; from 40.75m to 41.15m wide, an increase of 400mm. 100mm of this increase is due to 100mm deep timber fins being applied to part of the western elevation. The remaining 300mm increase is due to the design development of the facade.

In the previous design, the steel framed wall system sat within the structural zone (indicated as red adjacent). Additional space was required within the building for equipment and it was decided to push the wall finishes by 150mm to sit outside the structural zone (indicated as blue adjacent), providing extra space inside the building with a minimal increase to the footprint.

This rationale was discussed with LB Camden as part of the design development process. It does not increase the height of the building and equates to an increase of building length/width of approximately 1%.



1.5 Design Development - Headhouse Roof Layout

As the design developed following the original Schedule 17 submission additional equipment has needed to be located on the roof. This equipment is largely related to ventilation of the equipment within the building, and locating it at roof level means the size of the building doesn't need to increase.

To accommodate the additional rooftop plant, the overall area of green roof previously provided has been reduced, from approximately 363m² to 249m². The current design provides green roof areas to the majority of the roof perimeter, and the reduction of planting in some areas means that louvres that otherwise would have been located on the north facade are now located on the roof.

Despite the reduction in green rooftop planting area, as it will only really be viewed by neighbours obliquely it should make no material difference to overall views.

