






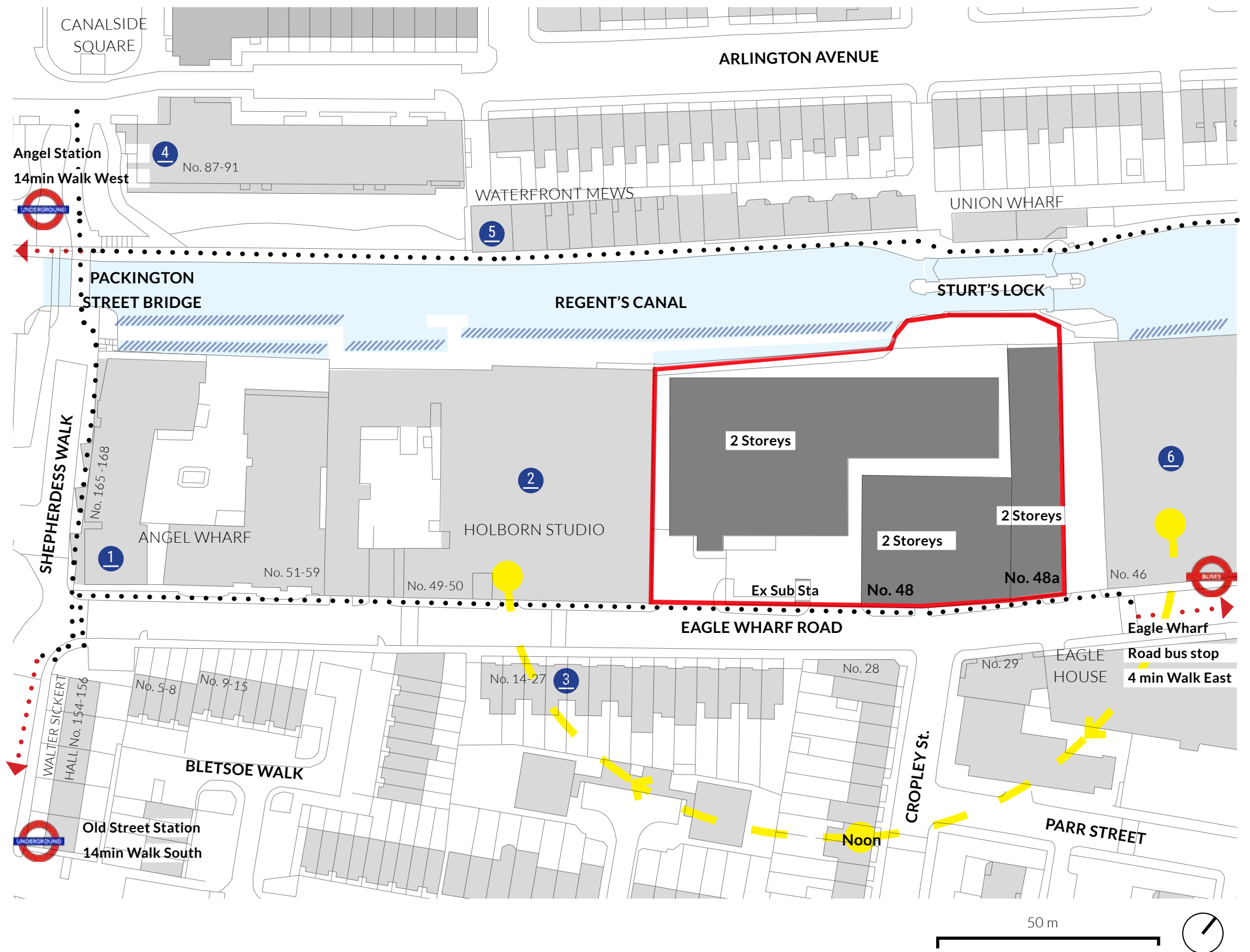


### 3.3 SITE ANALYSIS - EXISTING CONTEXT

- 1 Recently completed mixed use scheme. Part 5 / 6 / 7 storeys, commercial at ground floor with residential above.
- 2 No 49-50 comprises Holborn Studio, office spaces, rental studios, restaurant and exhibition space and has consent for a new planning permission of 2-7 storeys.
- 3 No 14-27 is owned by Peabody Housing Association and comprises 3 storey town houses.
- 4 Newly completed, 6 storey residential building across the pedestrian bridge.
- 5 Row of 2 storey mews houses.
- 6 Museum of London Archaeological Archives

-  Application Site Boundary
-  Existing Context Buildings
-  Buildings to Demolish
-  Canal boat mooring locations
-  Main Pedestrian Movements to access the Site
-  Bus Stop
-  Underground Station





The character of this cluster is defined through the piecemeal collection of buildings and landscapes which create a diversity of building forms and public places and are home to a variety of workspaces.



- A** Shoreditch Park
- B** Royal Mail Islington
- C** Museum of London / Mortimer Wheeler House
- D** Arlington Square Gardens
- E** Packington Square
- F** Shepherdess Walk Park



**01**  
Gainsborough Studios



**02**  
Residential Neighbourhoods of Islington



**03**  
**THE SITE**  
Access Storage



**04**  
Holborn Studios



## Sturt's Lock

The lock is identified as an important focal point of the Regent's Canal Conservation Area. The lock is imposing on the tow path route where the level change and narrow curvature of the path forces pedestrians and cyclist to slow down. As with any lock this moment along the canal can capture peoples attention.

Locals and Pedestrians often sit and climb amongst the lock, and we encourage their informal social interactions by placing an architecture and use that will add to the playfulness of this point.

The proposed development site will directly abut this locally listed structure and will form its backdrop from views from both the east and west. From the west, the lock forms a visible point of reference, especially from the Packington Bridge. From the east, the lock is imposing, as the land rises up to meet the rising level of the canal.

Our massing and landscaping will respond to the lock providing open space that will allow access to the canal side.



### 3.4 SITE ANALYSIS - EXISTING ACCESS & APPROACH

The existing site is predominantly restricted to access for self-storage tenants, however the west end of the site includes a public access way to the self-storage reception for public enquires and packing material related purchases.

Self-storage tenants enter by foot or car into the fenced loading yard with a pass code. From there either park and unload or directly enter by foot into the building, using trolleys provided by the management to easily roll their goods into their storage unit.

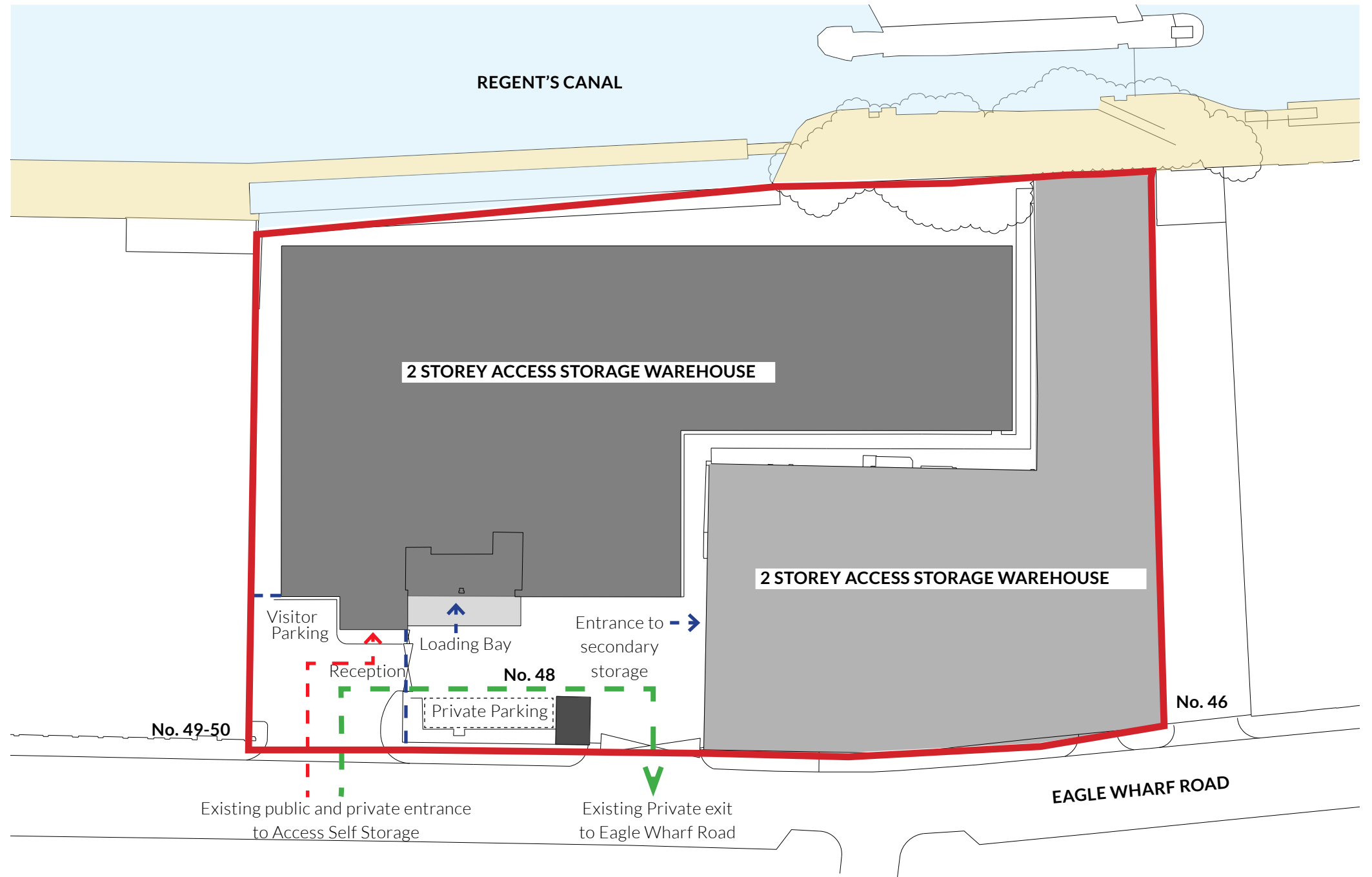
An un-paved and overgrown access path winds through the existing collection of warehouses and can be followed to the canal edge. This passage is informal and would only be used by self-storage space or management.

The existing collection of warehouses restrict any public access to the Regent's Canal.

There is opportunity to secure the opening up of the canal-side edge for public access and to further secure opened space for views to Sturt's Lock. This is supported in the relevant adopted planning policy.

The approach to the application site is along Eagle Wharf Road via New North Road, Bracklyn Street, Cropley Street, Bletsoe Walk, or Packington Street Bridge.

The approach to the application site along Regent's Canal is purely visual and no formal link over Sturt's Lock exists.



- Existing Visitor Access to Access Storage Reception
- Existing Customer Entrance to Storage Warehouse
- Existing Vehicle Access
- Gate - Entrance to fenced parameter
- Parking
- Access Storage Primary Warehouse (Newer)
- Access Storage Secondary Warehouse (Older)
- Covered Loading Bay
- Electric Substation





# 3.5 SITE PHOTOS



1. Looking West along Regent's Canal, Sturt's Lock



2. Looking East along Regent's Canal, Holborn Studio



3. Canal view from Packington Street Bridge, Angel Wharf



4. Eagle Wharf Road to New N Road



5. Hackney Access Self Storage, Primary Warehouse



6. Access Self Storage, Historical Secondary Warehouse



7. Cropley Street to Eagle Wharf Road



8. Eagle Wharf Road to Cropley Street



9. Eagle Wharf Road to Shepherdess Walk





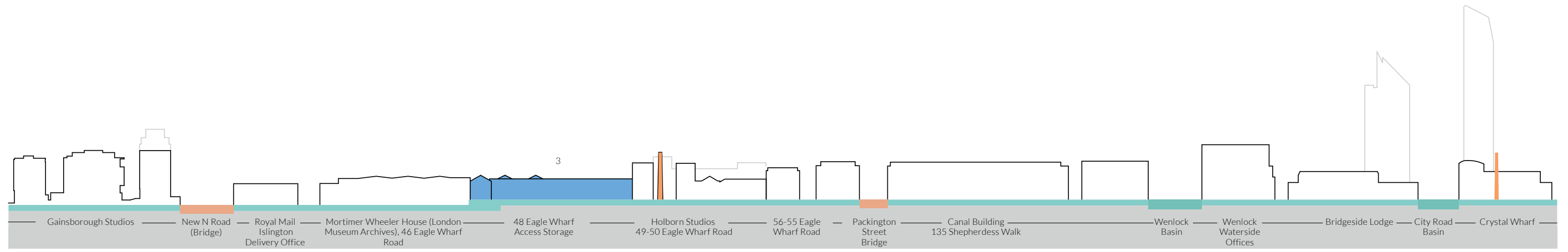
Regents Canal Elevation



Eagle Wharf Road Elevation

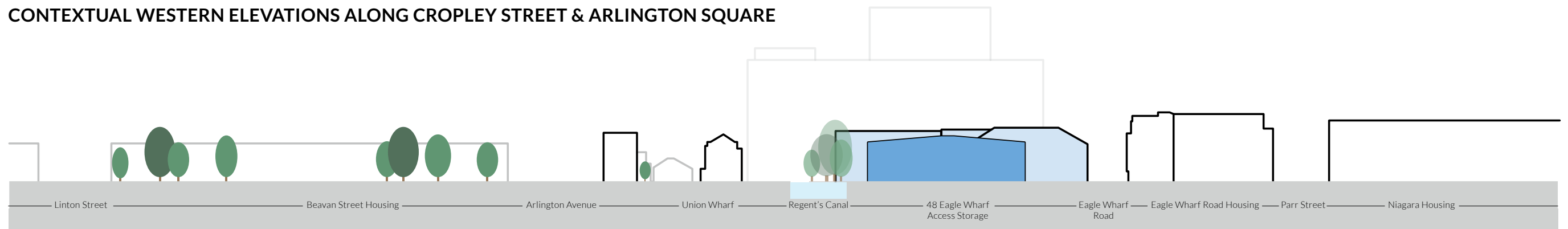
# 3.6 CONTEXTUAL ELEVATIONS

## CONTEXTUAL NORTHERN ELEVATION ALONG REGENT'S CANAL



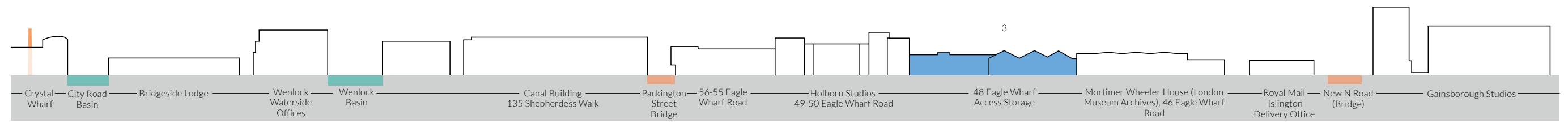
Existing

## CONTEXTUAL WESTERN ELEVATIONS ALONG CROPLEY STREET & ARLINGTON SQUARE



Existing

## CONTEXTUAL SOUTHERN ELEVATIONS ALONG EAGLE WHARF ROAD



Existing



# 3.7 USE & AMOUNT CONTEXT STUDY

1: Gainsborough Studios, Poole Street, Hackney

Gainsborough Studios, by Munkenbeck & Marshall Architects, is home to commercial/retail space at ground level and a few lower levels with 280 apartments above. The building is generally 9 storeys in height with an additional lower ground level along the canal. The development steps up to 14 storeys at the fronting to Shoreditch Park. The building acts as a local landmark on the corner of Shoreditch Park. The site lies within a Priority Employment Area and replaced a 2-6 storey building.

The Regent's Canal Conservation Area notes that although the buildings are of high quality, its canal edge is under-used.

2. Wenlock Building, Wharf Road, Hackney

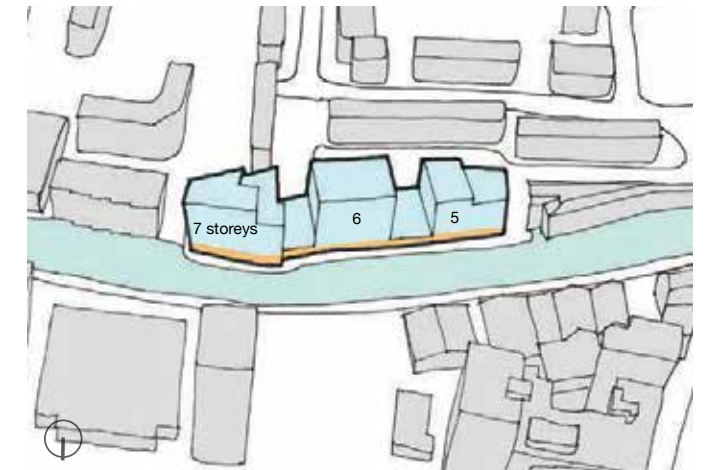
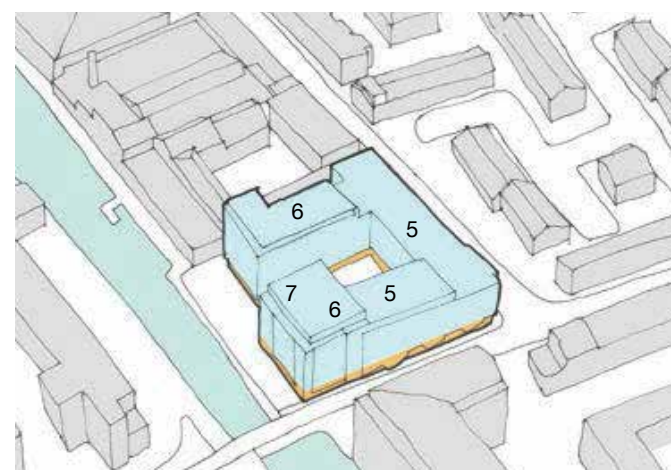
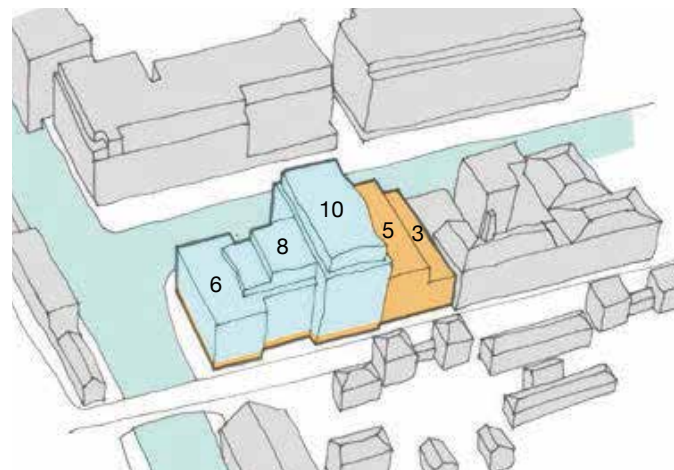
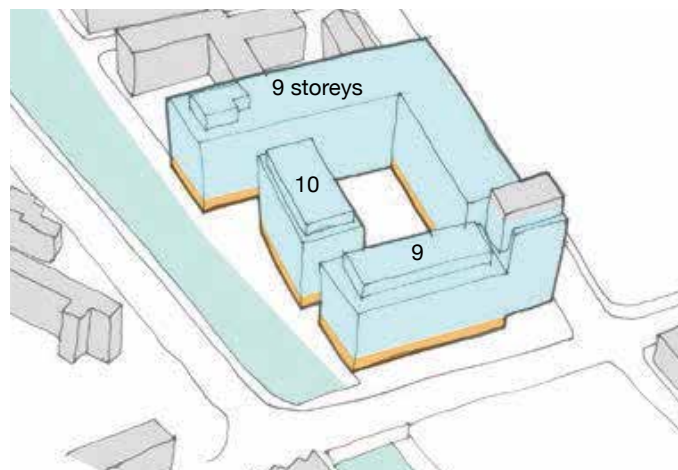
The Wenlock Building, by Hawkins Brown Architects, is home to commercial use at ground level and 3,250m<sup>2</sup> commercial space and 82 apartments in adjacent blocks. The building is generally 6 storeys in height canal side and steps up to 10 storeys on Wenlock Basin. The building varies from 3 to 10 storeys along Wharf Road, a street of comparable scale and width to Eagle Wharf Road. The site lies within a Priority Employment Area and replaced a 3-6 storey building.

3. Angel Wharf, Eagle Wharf Road, Hackney

Angel Wharf is home to 2,325m<sup>2</sup> of commercial space at podium and 108 apartments above. The building is generally 6 to 7 storeys in height. The site lies within a Priority Employment Area and replaced a 2 storey building.

4. Lime Wharf, Branch Place, Hackney

Lime Wharf, by Stephen Davy Peter Smith Architects, is home to commercial space at podium and 85 apartments above. The building ranges from 5 to 7 storeys in height. The density of the developed is 865hr/ha. The site lies within a Priority Employment Area and replaced a 2 storey building.



**KEY:**  
■ Residential  
■ Commercial/ Retail





5. Royle Building, Hackney

The Royle Building, converted by Davy Smith Architects, is home to 80 live/work apartments. The building is 6-7 storeys in height. The site lies within a Priority Employment Area and converted the Royle's greeting card factory.

The Regent's Canal Conservation Area notes that although the buildings are of large scale they do not appear to overshadow the canal or create a feeling of enclosure.

6. Adelaide Wharf, Queensbridge Road, Hackney

Adelaide Wharf, by Allford Hall Monaghan Morris, is home to commercial space at ground level and 147 apartments above. The building is 6 storeys in height. The site replaced a 2 storey building.

The Regent's Canal Conservation Area notes that although the buildings are of high quality, it lacks a canal edge.

7. Benyon & Kings Wharf, Kingsland Basin, Hackney

Kings Wharf, by Davy Smith Architects, is home to commercial space at ground level and 57 live/work apartments above. The building is 5 storeys in height.

Benyon Wharf, by TM Architects, is home to commercial space at ground level and 53 live/work apartments above. The building is 5 storeys in height.

The Regent's Canal Conservation Area notes the interesting use of glass and steel.

8. Kleine Wharf, Orsman Road, Hackney

Kleine Wharf, by Pollard Thomas Edwards Architects, is home to commercial space and 34 apartments. The building is 5 storeys in height.





9: City Wharf, Wenlock Basin, Hackney

City Wharf, by Stephen Marshall Architects, is home to 327 apartments. The building is generally 4 to 11 storeys in height.

The development incorporates weathered steel, brick and timber façades to reflect the area's industrial past.



10. The Lexicon, City Road Basin, Islington

City Road Basin has been the focus of very tall development in recent years. Nos.257 (29 storeys) and 261 City Road (36 storeys) will be joined by two further towers of 42 and 36 storeys permitted opposite, at 250 City Road. The arrangement of these towers, considered as a group, will emphasise the strong urban figure of the City Road Basin. They will also mark an identifiable point in the local townscape where City Road Basin meets the mid-point of the stretch of City Road between Angel and Old Street.



The general lesson from these examples local to Site is that a tall building of similar scale can readily be accommodated in the conservation area and positively contribute to the character, appearance and place-making.

Far from being treated as isolated elements, tall buildings in such projects are integrated into the overall pattern of built form. They are more neighbourly and responsive to context than the post-war towers found in the local area. This is the model found in the development proposed for the Site.

# 3.8 APPEARANCE CONTEXT STUDY

Prevailing and positive characteristics of the Regent's Canal Conservation Area and the Arlington Square Conservation Area have been categorised and considered for precedent:

London Stock Brick - Buff/Yellow



Arlington Square

London Stock Brick - Reds/Browns



Andrews Road

## Heritage Windows



Looking South along Wenlock Basin



Royle Building



Norway Wharf (No.. 18-20 Hertford Road)





Industrial Typology



Industrial buildings in Tower Hamlets with overground foliage

Window Lintels



Thomas Briggs Factory and Rosemary Works by Rosemary Branch Bridge

Decoration



Bankstock Buildings, De Beauvoir Crescent

Ironworks



32A Hertford Road



Industrial buildings in Tower Hamlets with overground foliage



Mare Street (Locally Listed Building)



Arlington Square



Refurbished Quebec Wharf (Spice Warehouse)



Rosemary Works by Rosemary Branch Bridge

32A Hertford Road



Roof Form



Industrial buildings (Canalside Studio) in Orsman Road



New developments between Kingsland and the entrance to Kingsland Basin



Balmes House in 1830



Kingsland Basin



Hertford Road (former stable buildings)



Brunswick Wharf



Arlington Square

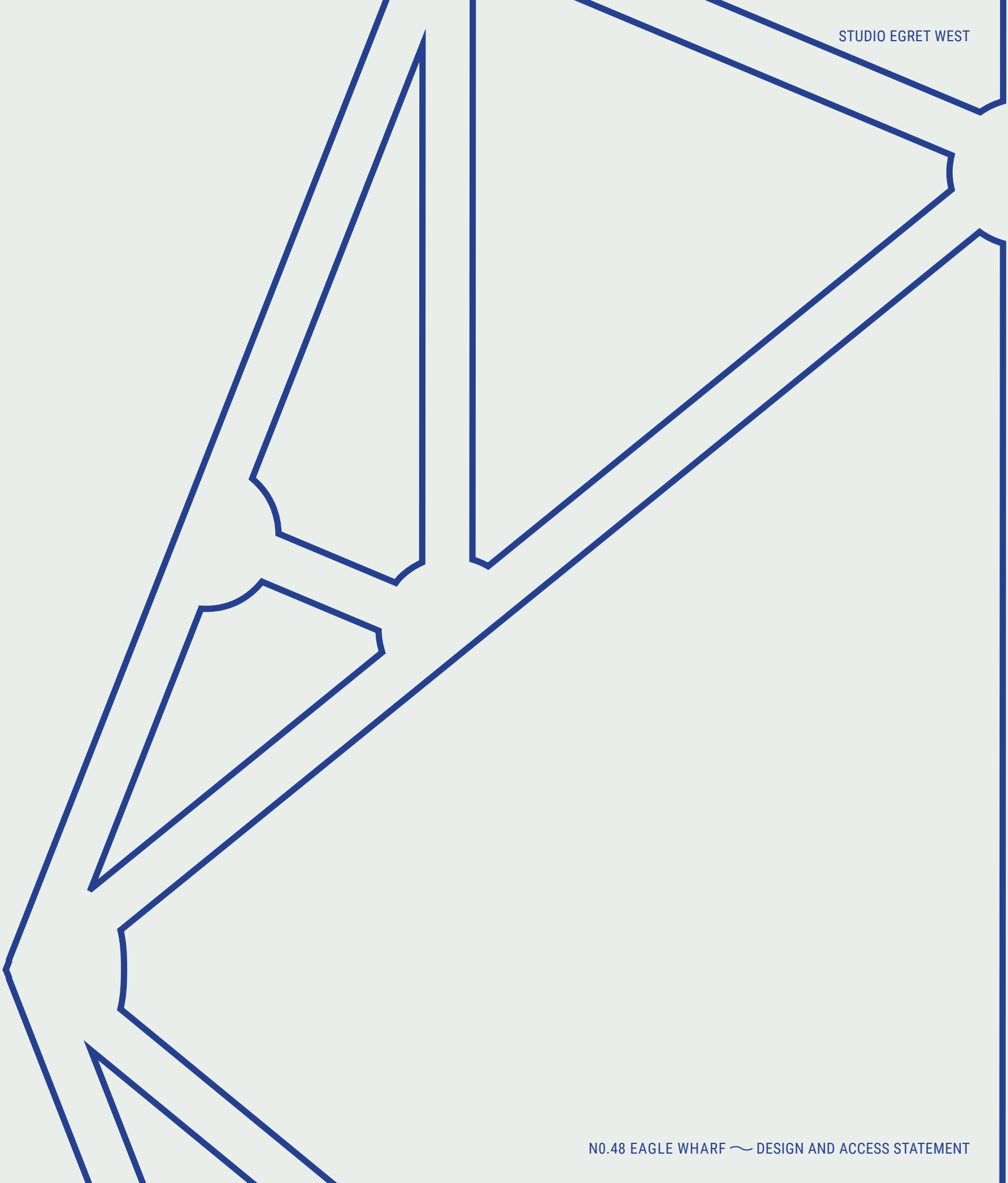


View westwards from Whitmore Bridge





# 4.0 ~ DESIGN CONCEPT





## 4.1 DESIGN CONCEPT

The design intent adopted from the outset of the application scheme's development has been to landmark the site of Sturt's Lock as a site of specific visual significance and enhance the strengths of the canal and conservation areas' form, character, scale and function.

Equipped with this analysis and in consultation with LB Hackney, the GLA, interest groups and the general public, the scheme developed in scale, massing and architecture to create a suitable rhythm of openness and enclosure, distinction and congruity, surprise and composure.

In complement to the enhancement of the canal, the provision of an ecologically rich new public open space along the canal edge and within an open yard has been proposed and activated by the reuse of existing site truss works, a nod to the site's prolific Ironworks past. The public permeability will allow the co-existence of large commercial frontages and public café.

The development recognises the industrial context of the site, intent on an architecture that re-orientates to a previous, more industrially shaped building footprint, with the primary massing detailed in resolute contemporary character and the secondary massing detailed in soft heritage sensitive detailing.

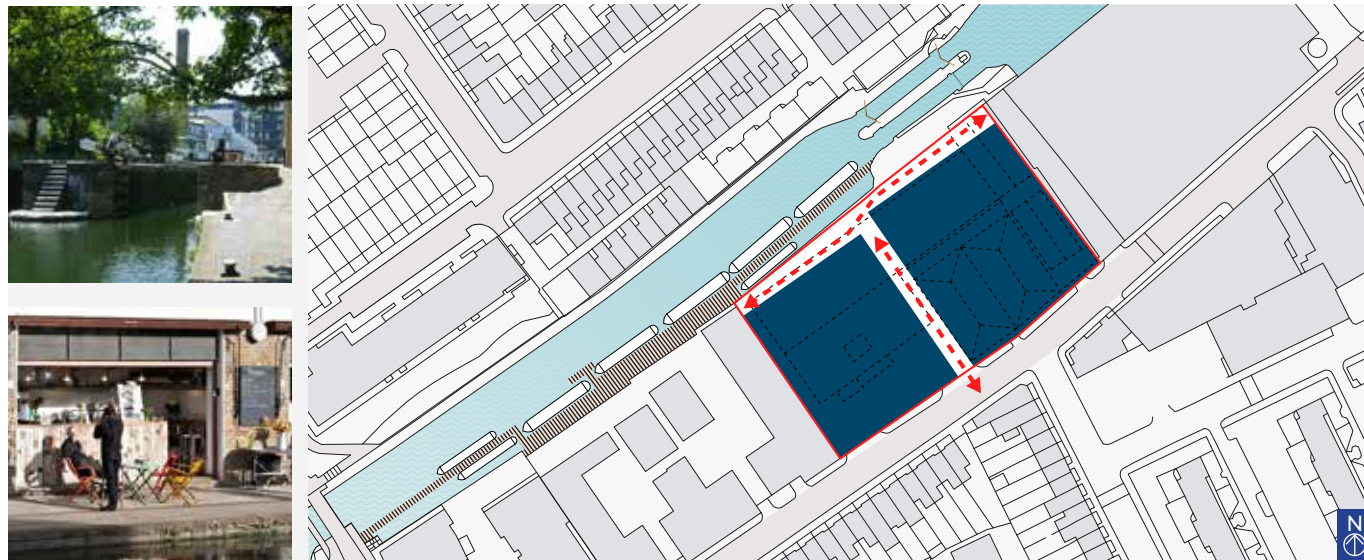
The development sets out to increase employment floorspace, improve business function of the replaced self-storage facilities, upgrade appearance, and enhance the immediate area. In co-existence to the workspace, the development seeks to address the housing need by providing 'build-to-rent private rented homes' which provide more certainty over long term availability and high quality management through single ownership.



## 4.2 DESIGN PRINCIPLES

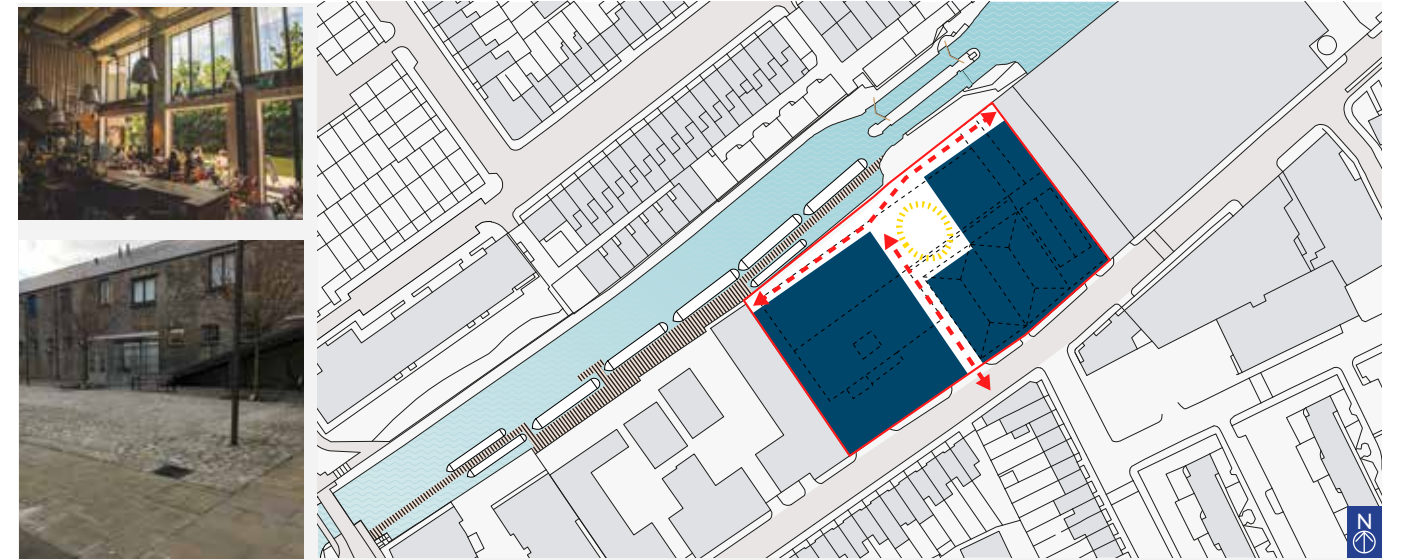
The key principles for the proposed design are:

1. Provide Access to Sturt's Lock and the canal edge;
2. Open Views to canal and anchor Sturt's Lock with a community café and yard;
3. Retain and remember heritage assets to commemorate the site's ironwork history;
4. Replace existing self-storage facilities;
5. Introduce office accommodation and increase employment density;
6. Create active frontage along Regent's Canal and Eagle Wharf Road;
7. Restore the 19th century grain of two north-south blocks and relate to the Holborn Studios chimney;
8. Infill the street with transition form and scale;
9. Aggregate form and scale considerate of context and conservation areas; and
10. Introduce a mix of residential units and landscaped communal gardens above the commercial podium.



01

Provide Access to Sturt's Lock and the canal edge;



02

Open Views to canal and anchor Sturt's Lock with a community café and yard;