

## 1929\_Eagle Mews- 150 Royal College Street

Design Access Statement - Planning Brochure Vol 1 of 2



For Cumbrae Properties (1963) Ltd

Revision: - 21.04.21

## Revision History

**Title:** 150 Royal College Street  
Design Access Statement

**Filename:** P:1929-210408-DAS Brochure\_LB01

**Compiled by:** LB  
**Checked by:** PS

**Status:** PL Issue  
**Revision:** -  
**Date:** 21.04.21

**History:**

D  
C  
B  
A  
- 21.04.21

Note:  
This document is prepared for the sole use of our client for the respective project and no liability to any other persons is accepted by Gluckman Smith.

# Contents

## Volume 1 of 2

- 1.0 Development Framework**
  - 1.1 Introduction
  
- 2.0 Context**
  - 2.1 Site Location
  - 2.2 Site History
  - 2.3 Environmental Conditions
  - 2.4 Site Access
  - 2.5 Build Environment
  - 2.6 Historic Urban Grain and Pattern
  - 2.7 Townscape and Views
  - 2.8 Planning Context
  - 2.9 Existing Site Description
  
- 3.0 Masterplan**
  - 3.1 Vision and Objectives
  
- 4.0 Design Development**
  - 4.1 Design Principles
  - 4.2 Design Evolution
  - 4.3 Massing and Scale
  - 4.4 Facade Design
  - 4.5 Material Options
  - 4.6 Design Evolution Summary
  - 4.7 Pre App Summary
  - 4.8 Public Consultation and Website Feedback
  
- 5.0 Scheme Design**
  - 5.1 Land Use
  - 5.2 Layout
  - 5.3 Appearance
  - 5.4 Amenity, Landscape and Public Realm
  - 5.5 Environmental Design and Sustainability
  - 5.6 Entrance, Access and Levels
  - 5.7 Parking, Servicing and Refuse Strategy

## Volume 2 of 2

- 6.0 Landscape Design**
  - 6.1 Landscape Design Approach
  - 6.2 Site Context
  - 6.3 Landscape Vision
  - 6.5 Public Realm and Landscape Vision
  - 6.6 Soft Landscaping Strategy
  
- 7.0 Design Summary**
  
- 8.0 Access Statement**
  - 8.1 Summary
  
- 9.0 Appendix**
  - 9.1 Project Team
  - 9.2 Area and Accommodation Schedules
  - 9.3 Pre-Application Advice and Response
  
- 10.0 Application Drawings**
  - 10.1 Drawing List
  - 10.2 Existing Drawings, Plans and Elevations
  - 10.3 Demolition Drawings, Plans and Elevations
  - 10.4 Proposed Drawings , Plans and Elevations
  - 10.5 Existing and Proposed Perspective Drawings

# 1.0 Development Framework

## 1.1 Introduction

### 1.1 Introduction

This Design and Access Statement is prepared by Gluckman Smith Architects for Cumbrae Properties and includes proposals for the redevelopment of 150 Royal College Street. The design provides a new building of four new floors of commercial office space (Class E use class / 780sqm) including landscaping, associated mews improvements and cycle provision.

#### New vision for under-utilised car park

The client's ambition for Royal College Street is to deliver a high quality commercial office development for this key strategic site which has sat as an under-used temporary car park for approximately 30 years. The scheme will enable local creative industries to develop by supplying a genuine need for flexible and sustainable work space.

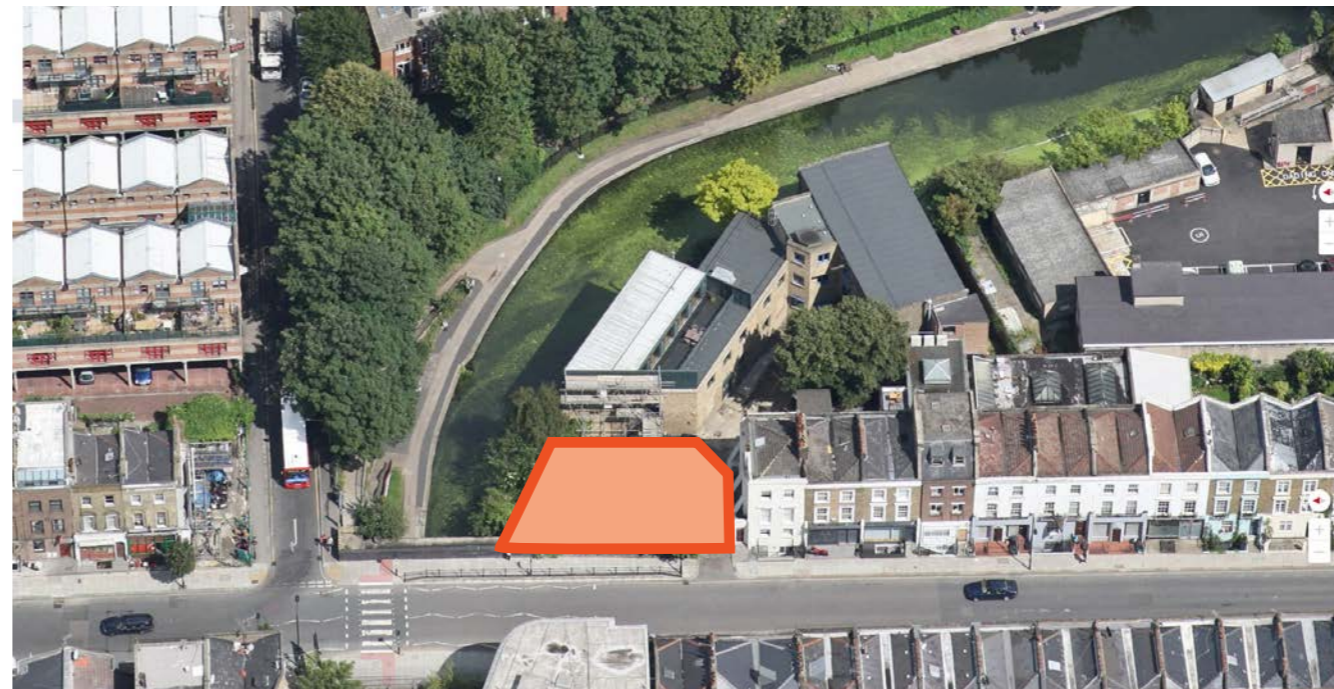
#### Enhancing the local environment

The scheme complements and enhances the local environment including the Regents Canal Conservation Area, improves the quality of life for local people, support the local economy and provides an innovative sustainable development for tenants with a high focus on wellbeing. The proposals will improve this part of Royal College Street providing active frontages and amenity in hand with an improved public realm and townscape.

The Pre-Application consultations have been conducted with Camden (Planning, Urban Design and Conservation Officers) and Design review Panels. This Design and Access Statement builds on the consultation comments provided during the planning process. It sets out both the constraints and the design evolution of the revised proposals.



ref 1.0 Aerial Views of Royal College Street, looking North



ref 1.1 Aerial Views of Royal College Street, looking West

## 2.0 Context

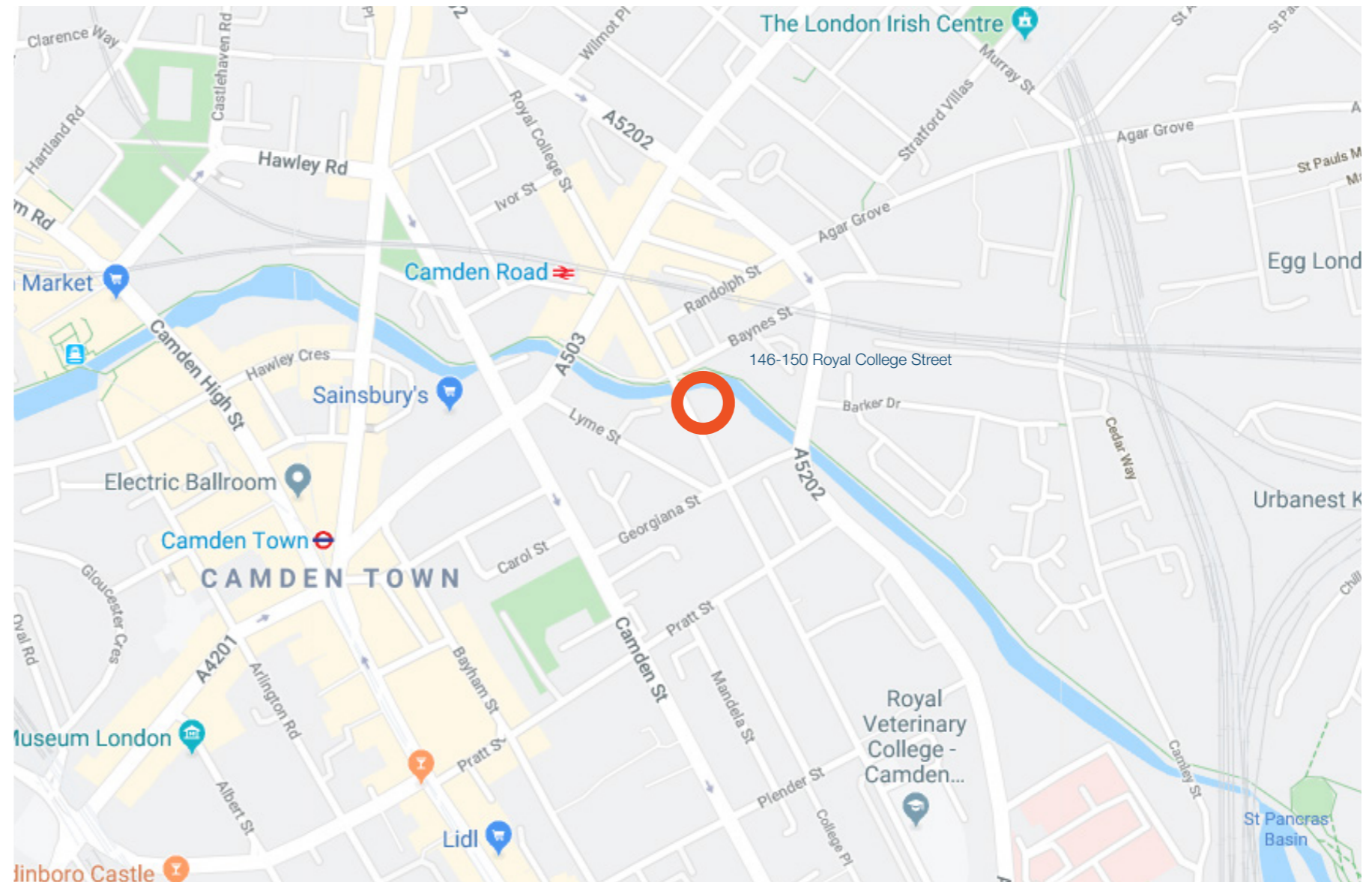
### 2.1 Site

#### 2.1 Site Location

The site is located in Royal College Street, a major thoroughfare in London, England in the Borough of Camden. The street is home to the London headquarters of Parcellforce and the London campus of the Royal Veterinary College, a constituent college of the University of London. Emerging creative industries are also popping up that include Fashion, Textile, PR, Media, Music and Film Studios.

Camden Road railway station is located at the junction of Royal College Street and Camden Road. The nearest London Underground station to Royal College Street is Camden Town which is about 5 minutes' walk to the south-west along Camden Road.

The site is occupied by a series of adjacent buildings which follow the curve of the canal, consisting of a 'Long Building' (2 storeys) and the 'Tall Building' (3 storeys) which are connected by a link block. The part of the site immediately adjacent to Royal College Street has a hardstanding area, vehicular access, pedestrian access via a short footbridge and some greenery along the canal side.



ref 2.0 Location map

## 2.0 Context

### 2.2 Site History

#### 2.2 Site History

The Veterinary College, is located in the street and gave the street its name, received its Royal Charter in 1875 and some time after 1911 the street was renamed "Royal College Street".

Camden Town over time evolved into a crowded inner-London suburb with a very mixed character. The Regent's Canal was opened to traffic in 1820 and the banks were lined with warehouses and factories whilst the canal served as a transportation route for moving goods.

In 1837 the London & Birmingham Railway cut through to the west connecting to Euston. This separated the suburb, both physically and psychologically, from upper class Regent's Park. Opened in 1850 was a second railway, the North London, bestriding the district's northern edge on a brick viaduct and bringing with it further smoke and noise. The railways and vast goods yards were major employers of local labour.

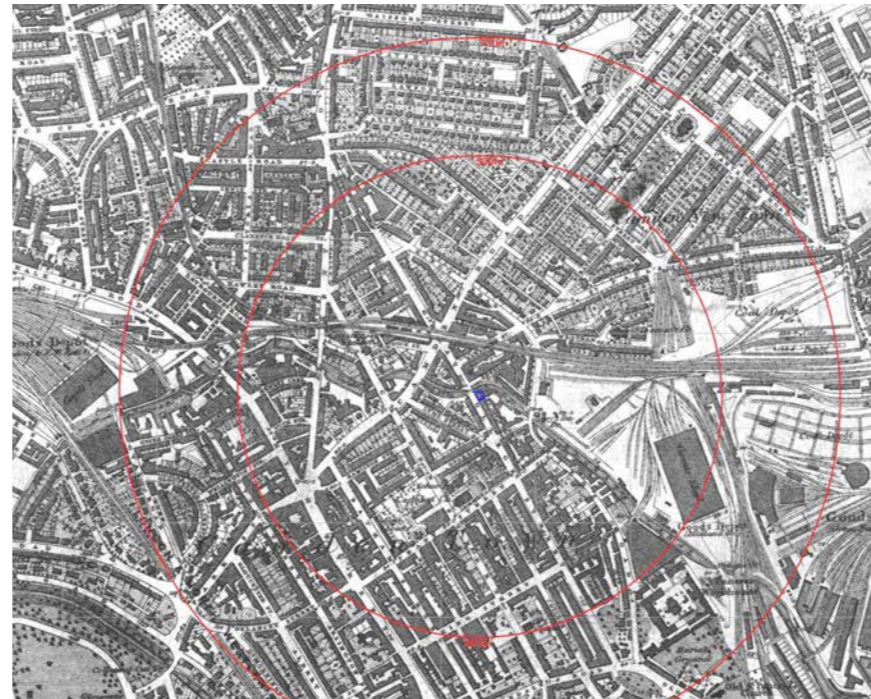
See adjacent for the location map and historical map images that show the development of the terraces and wharf buildings on the site. ref: 2.1 - 2.6

In the wake of the railways and canal came industry, and with industry a substantial working class population. While the population had risen rapidly, the housing stock had remained essentially unchanged, and overcrowding was the inevitable result. There is little left of the industry that once needed the canal but the modern canal is just as important as a leisure and amenity facility for the people of London. There are many buildings along the canal bank which reference the original industrial nature architecturally with solid brickwork, punched window openings and metal detailing.

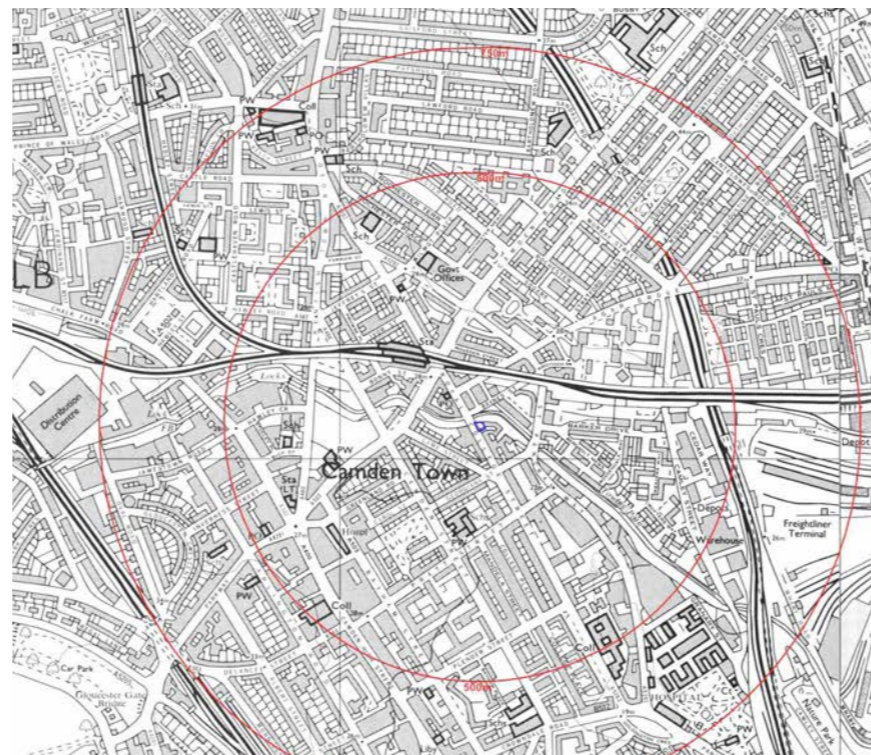
The district's staple industry was piano manufacture attracted by the ease of transporting timber by canal. Other enterprises included Gilbey's, the wine merchants and gin distillers, whose numerous premises covered twenty acres on either side of the canal, and Goodall's in Great College Street, the world's largest manufacturers of playing cards.

In the early nineteenth century Camden Town had been a quiet, middle class suburb. But by the 1910s the district had become shabby and run down, with a different social mix.

The railways were major employers of local labour; the vast goods yard of the LNWR dominated the north-western part of Camden Town, and three mainline termini were nearby.



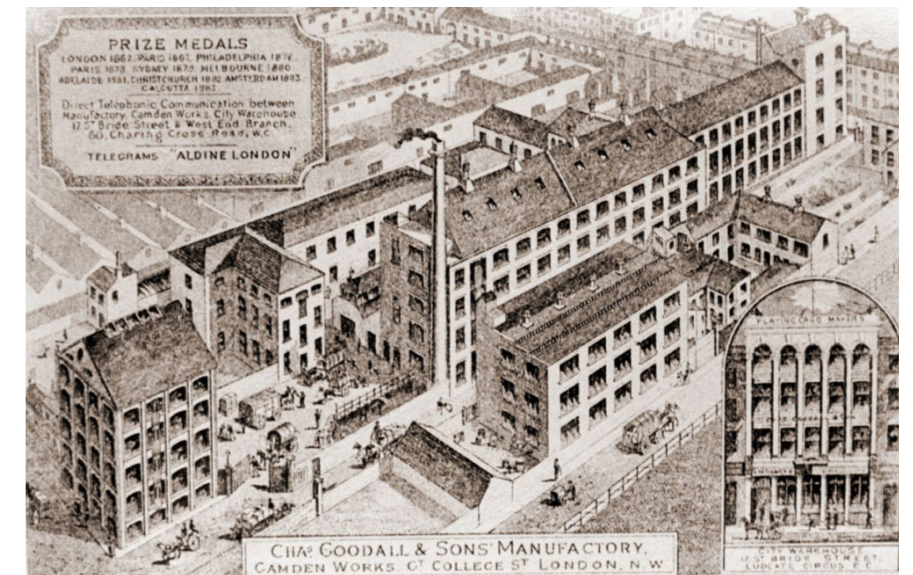
ref 2.1 Historic Map of Camden 1879-1882



ref 2.2 Historic Map of Camden 1889-1894



ref 2.3 Historic Photo of Camdens Goods Station



ref 2.4 Historic Image of College Street Goodalls



ref 2.5 Goodalls Playing Cards



ref 2.6 Historic Image of the College Street, Veterinary College

## 2.0 Context

### 2.2 Site History

#### 2.2.1 Conservation Area

The Site falls within the Regents Canal Conservation Area. The Regent's Canal, part of the Grand Union Canal, winds its way through the London Borough of Camden on its way to joining the River Thames, forming a corridor of unique character. (see adjacent diagram).

#### 2.2.2 Listed Buildings and Structures

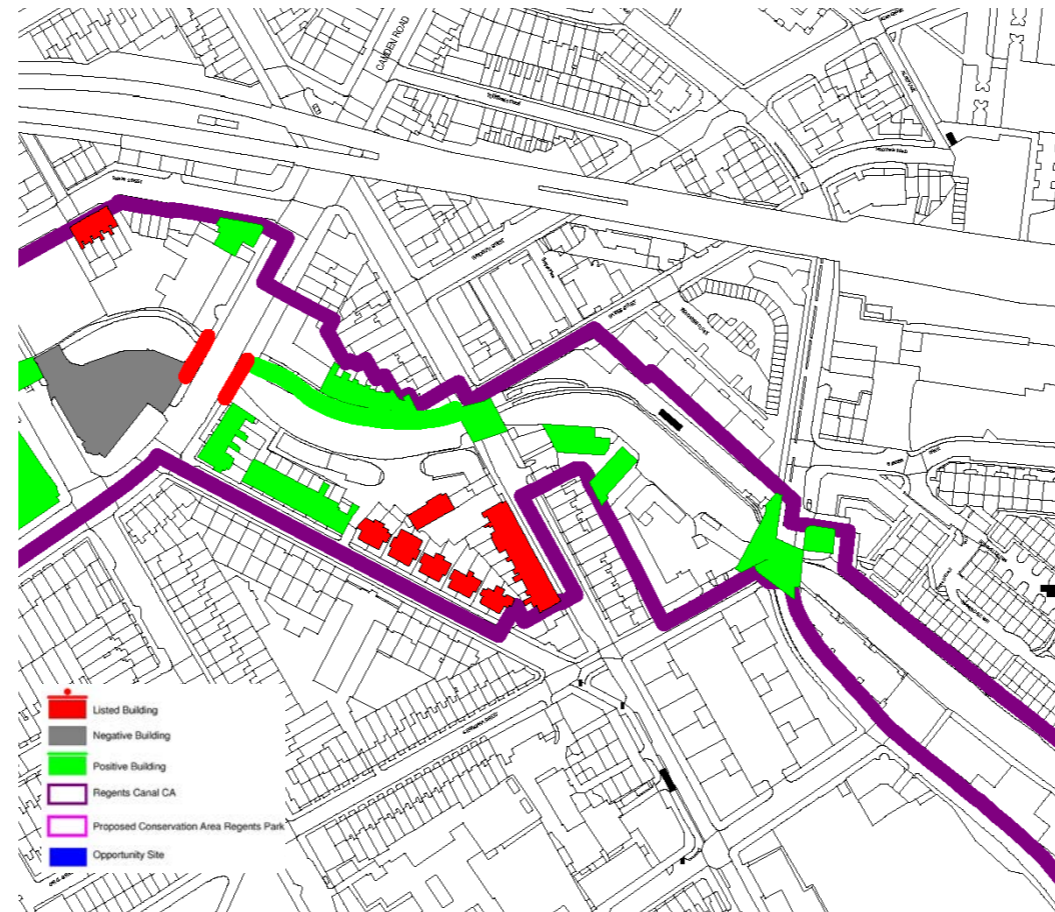
There are no listed buildings on the Site. There are however a number of listed buildings in the immediate context, as follows:

- Numbers 165-181 and Attached Railings (Grade II)
- 1-10, Lyme Street (Grade: II)
- Lawfords Wharf Cottage, Grand union Canal (Grade: II)
- North Road Bridge over the Grand Union Canal (Grade: II)

The relationship between the proposed Development and the listed buildings has been carefully considered, especially with regards to scale, proportion and choice of materials.

The site (also known as Eagle Wharf) is bounded by Royal College Street to the west and by the Regent's Canal to the north and east. To the south, along the eastern side of this part of Royal College Street is a terrace consisting of 3 storeys up to parapet level, with some 3rd floor extensions. Most of this terrace (nos. 118-144) are locally listed, with only nos. 118, 138 and 144 not included. On the opposite side of Royal College Street, there is a terrace also consisting of 3 storeys to parapet height, which is all grade II listed. The Bangor Wharf site lies to the south-east of the site (also along the canal).

The Camden Broadway Conservation Area is located to the north of the site. This and other heritage assets within the Conservation Area are discussed in the Planning and Heritage Statement enclosed with the application submission.



ref 2.7 Conservation Area and Listed building plan



ref 2.8 Lyme Street



ref 2.9 Lawfords Wharf Cottage



ref 2.10 Royal Veterinary College



ref 2.11 165 - 181 Royal College Street



ref 2.12 North Road Bridge

## 2.0 Context

### 2.3 Environmental Conditions

#### 2.3.1 Daylight/Sunlight & Overshadowing

The site enjoys good daylight conditions. Existing neighbouring buildings to the South and East will cast little shadow in the mid day. Other buildings around the site are positioned sufficiently far away to minimise overshadowing. Protection to avoid overheating from solar gain has to be addressed in the facade design. The diagram adjacent displays the site orientation and environmental condition.

The outlook to the north is green and pleasant due to the presence of water and vegetation along the canal side. The adjacent uses in the immediate vicinity of the site are commercial and residential. The various uses and buildings have been assessed for impact by overshadowing from the proposed development.

The sun path dictates the position of shadows on the site and adjacent properties. The site sits south of the Regents Canal and so the impact of shadows are minimised to east and west shadows over the mews and existing public realm around the site have also been considered. A detailed assessment has been undertaken by the surveyors on any potential daylight and sunlight, overshadowing, light pollution and glare effects the proposed development may have on its surroundings, please refer to the Daylight and Sunlight report for further detail.

#### 2.3.2 Wind

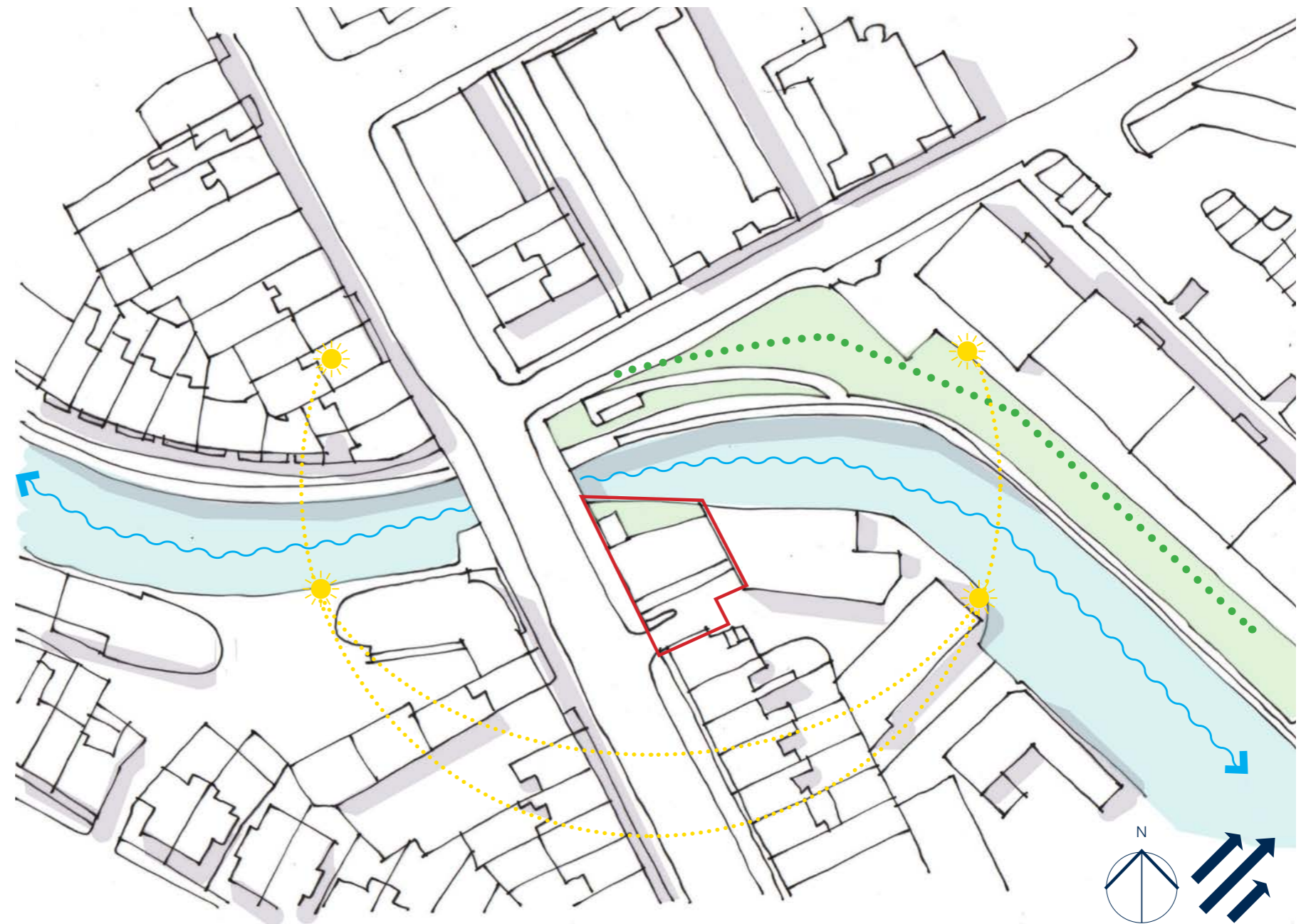
The prevailing wind comes for the most part of the year from the south west, and in late winter and spring from the north east. The site is relatively sheltered due to the urban condition. The proposed structure creates more shelter for the existing and new site tenants

#### 2.3.3 Noise

The roads around the site contain the vehicle traffic but the traffic levels are considered light and will generate little or limited noise pollution. As such amenity spaces can be located on the canal side overlooking the water. These include open space at grade and Juliet balconies at the upper levels located on the canal. Open-able windows on the Royal College Street are limited to reduce effects of noise and pollution from the road.

#### 2.4 Existing Ecology & Biodiversity

An initial survey of the Site by Greengage ecologists has revealed that undertaken on the 17th October 2019, concluded that the site has negligible potential to support all protected/notable species with the exception of foraging and commuting bats and nesting birds. It is considered that the overall ecological value of the Site is low.



ref 2.13 Environmental conditions



## 2.0 Context

### 2.4 Site Access

#### 2.5.1 Site Access

The site affords good public transport links with the nearby Kings Cross and St Pancras train stations providing routes into central London with an excellent Public Transport Accessibility Rating of 6a. Camden tube station and Camden Road Over-ground are also only a few minutes walk away and provide access to the Northern and Overground lines respectively.

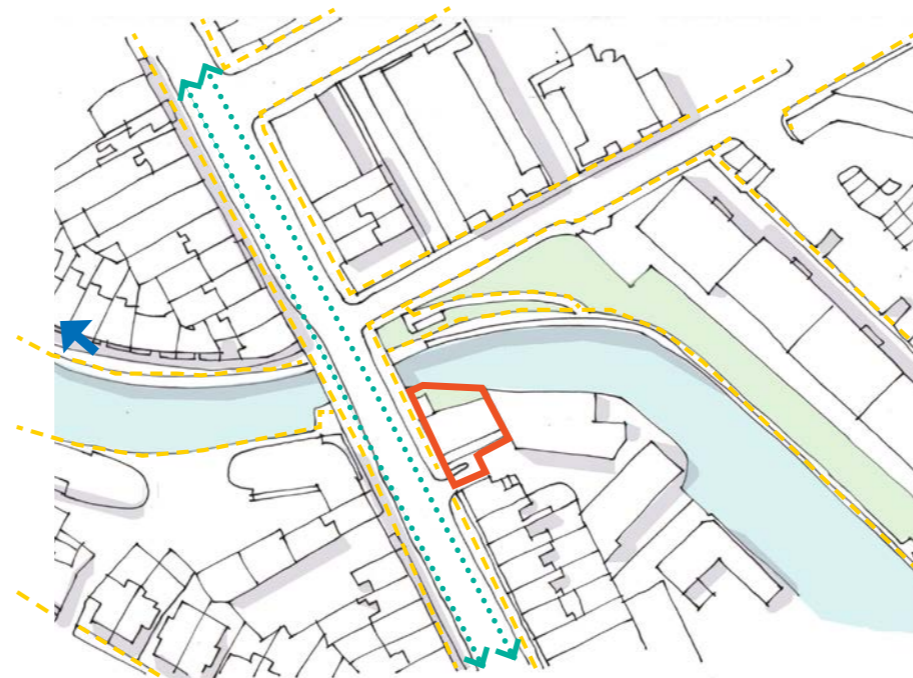
Various bus routes nearby connect the site conveniently to the immediate vicinity.

Cycling is popular in the area and the nearest TFL cycle hire station is located close to the site at the junction between Royal College Street and Randolph Street.

Vehicle access to the Site is limited and traffic numbers are low. Access is possible from the west via Royal College Street which is a one way system from the south.

Pedestrian movement is high in the area with pavements on both sides of the street nearby and an additional walkway along the canal. Camden features high tourist traffic to destinations such as Camden Market but less pedestrian movement is experienced currently at this side of the urban area.

The scheme proposals are aligned with Camden's target of increasing and assisting the flow of people in the area and allow greater permeability through the site. A travel plan is included in the application to define the long-term management strategies for integrating proposals for sustainable travel. It is based on evidence of the anticipated transport impacts of development and sets measures to promote and encourage sustainable travel for the scheme.

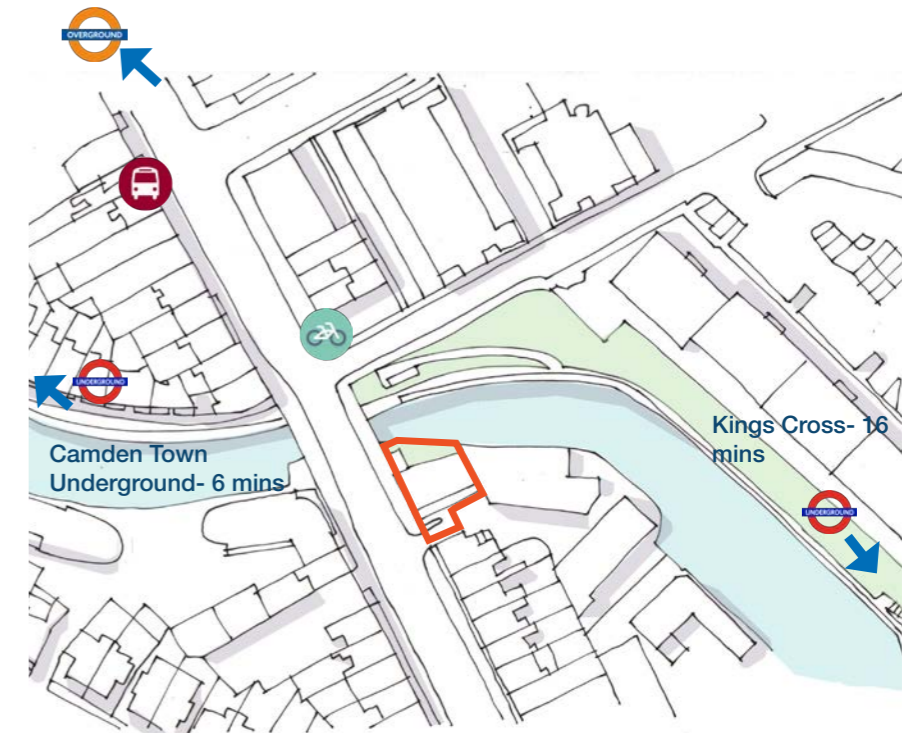


ref 2.14 Pedestrian and Cycle Movement Plan





- Key
-  Cycle Lane
  -  Pedestrian Routes



ref 2.15 Vehicle Movement Plan



ref 2.16 Transportation Diagram

-  Underground Station
-  Overground Station
-  Bus Stop
-  Bicycle Docking Station

## 2.0 Context

### 2.5 Built Environment

#### 2.6.1 Eagle Mews

The existing buildings on the adjacent site are offices and warehouses that were originally wharf buildings for Eagle Mews. They are now currently used as office buildings.

The application site is vacant and has been in use as a car park for several years. Its current condition, the vacant nature of the site continues to have a negative presence on the character and appearance of the area due to the gap in the streetscape along Royal College Street well as representing an under utilised brownfield resource.

The diagram below shows the various land use mixes that surround the site, including residential and commercial. The photographs adjacent and over illustrate the adjacent buildings and streets.



Ref: 2.17 Land Use Site Plan

#### Key

- █ Residential
- █ Offices
- █ Site



ref 2.18. View to existing carpark site from Royal College Street



ref 2.19 View of Eagle Mews



ref 2.20 Royal College Street Terraced Houses next to site



ref 2.21 View of car park towards canal



ref 2.22 View of car park from street



ref 2.23 View of Mews door



ref 2.24 View of Mews door



ref 2.25 View of existing site's adjoining building



ref 2.26 View of Eagle Mews



ref 2.27 View of Eagle Mews

## 2.0 Context

## 2.5 Built Environment

### 2.6.2 Royal College Street

The photographs show the extent of the existing site's street context along Royal College Street.

The application site is vacant and has been in use as car park for several years. Its current condition is considered to detract from the local area due to the gap in the street scape along Royal College Street well as representing an under utilised major brown field resource.

The existing buildings on the adjacent site are offices and warehouses that were originally wharf buildings for Eagle Wharf. They are now currently used as office buildings.

Both sides of the street are outlined with terraced houses c.1845. They are predominantly brick faced, with rendered ground floors lined with channelled rustication. The majority of the built form of Royal College Street are 3 storeys, each house 2 windows wide with entrance door set to the right. The windows feature glazing bar sashes under gauged brick heads and some are set in rendered surrounds.

The west side of Royal College Street opposite the site is characterised by a terrace of Georgian houses with repetitive proportion and detailing whilst the east side in which the site is situated, is much more varied with many of the terraces having had shop fronts added to the ground floor over time. Above, the architectural detailing varies from terrace building due to alterations in the past over time.

The locally distinctive patterns of the developments and landscape are to be responded to and it is recognised that part of the special character of the site is that it is situated within 3 distinct places. These include Royal College Street, the Regents Canal and the Eagle Wharf. These are all distinct spaces and separate spaces.



ref 2.28. The East Side of Royal College Street has a more varied character than the west side



fig 2.29 Diverse east side brickwork styles, modern and traditional with a variety of buff brickwork and painted brick or painted render.



ref 2.30. The West Side of Royal College Street has a much more coherent repetitive historic character, With a pub at one end and a modern canal side residential development at the other

## 2.0 Context

## 2.5 Built Environment

### 2.6.3 Regents Canal

This area is more industrial in character, different from Royal College Street and more functional. The facades are mainly comprised of retrofit work space and more modern additions for commercial use.

The plainer canal side elevations reflect their historic function. The buildings facing on to the canal are described in the Regent's Canal Conservation Area Appraisal as being 'an excellent example of the reinstatement of a historic canal side warehouse building at Eagle Wharf'.

- The buildings generally comprise solid brick elevations with punched window apertures. Masonry brick, metal and timber is the predominant material palette. The architectural detailing is simpler than Royal College Street. Roof Extensions are largely metal with larger glazing panels than the floors below

A small strip of greenery is located at the Regents Canal edge. The site has negligible potential to support all protected/notable species with the exception of foraging and commuting bats and nesting birds. A environmental report has undertaken to further explain and is included in support the application.

Further south-east of the site, beyond the office buildings, lies Bangor Wharf. This is an industrial site allocated in the Local Plan to provide replacement employment floor space and residential accommodation.



ref 2.31 View of Bangor Wharf (Canal Side)



ref 2.32 Regents Canal view



ref 2.33 Regents Canal view



ref 2.34 Regents Canal view from Baynes Street



ref 2.35 Royal College Street Bridge



ref 2.36 Photographs and typical windows for Regents canal buildings and Eagle Mews



ref 2.37 Regents Canal adjacent residential development

## 2.0 Context

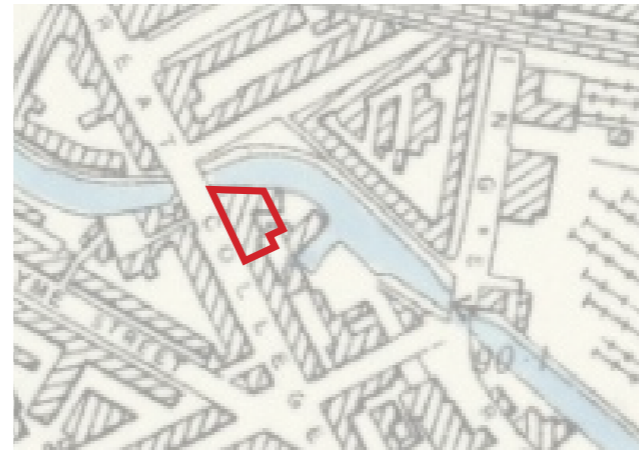
### 2.6 Urban Grain and Pattern

#### 2.7.1 Urban Grain and Pattern

The historic photographs and maps set out a historical development of the site which has developed over time. The street is comprised of a row of terrace buildings lining both sides of the street. Some time after the 1950's the end of terrace buildings were removed. The photograph below shows the original buildings at the canal bridge edge.

A review of earliest available (1842) historical maps indicates that the site was comprised of 2 buildings. Along the eastern boundary a building linked to "Eagle Wharf" appears to intrude into the site. By 1890 these are labelled "Stable" and "Forge Warehouse". Grand Union/Regents Canal is located directly to the north of the study site. No changes occur on site up to the map dated 1970, when the site is cleared of features.

In 1982 a small rectangular structure is added in the north western section of the site, however no major changes then occur up to present day. The surrounding area has a history of light industry with a number of wharfs located within 100m of the site boundary. Eagle Wharf, located 50m southeast of the site, was potentially in filled by the 1960's. Other forms of historical industry noted within the vicinity of the site include a council depot, electricity board depot, a power generating station, builders' yard and joiners.



Ref: 2.39 1842-52



Ref: 2.40 1875



Ref: 2.41 1890



Ref: 2.42 1894-6



Ref: 2.38 Historic photograph of terraced buildings previously present on the site 1952, now demolished

— Outline of previous original buildings



Ref: 2.43 1950



Ref: 2.44 1970

## 2.0 Context

### 2.7 Townscape and Views

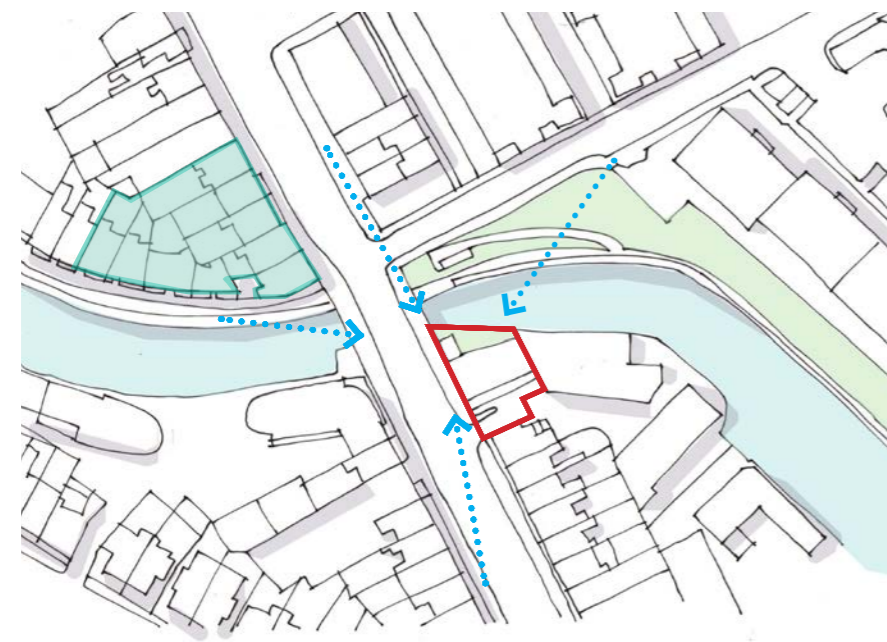
#### 2.8.1 Townscape and Views

There are several positions from the immediate area of Royal College Street from which to see the proposed new building.

As the development is to be no taller than the height of the adjacent buildings, it will not be possible to view from areas further afield. Careful consideration has been given to preserve and enhance the characteristics, composition of the views, and the site's setting.

Camden borough has a rich architectural heritage, with a large proportion of the borough designated for its historic importance via 40 Conservation areas. Over 5,600 buildings and structures in Camden are nationally listed for their special historic interest and 53 of the Borough's squares are protected by the London Squares Preservation Act. Nearly 400 buildings are also locally listed.

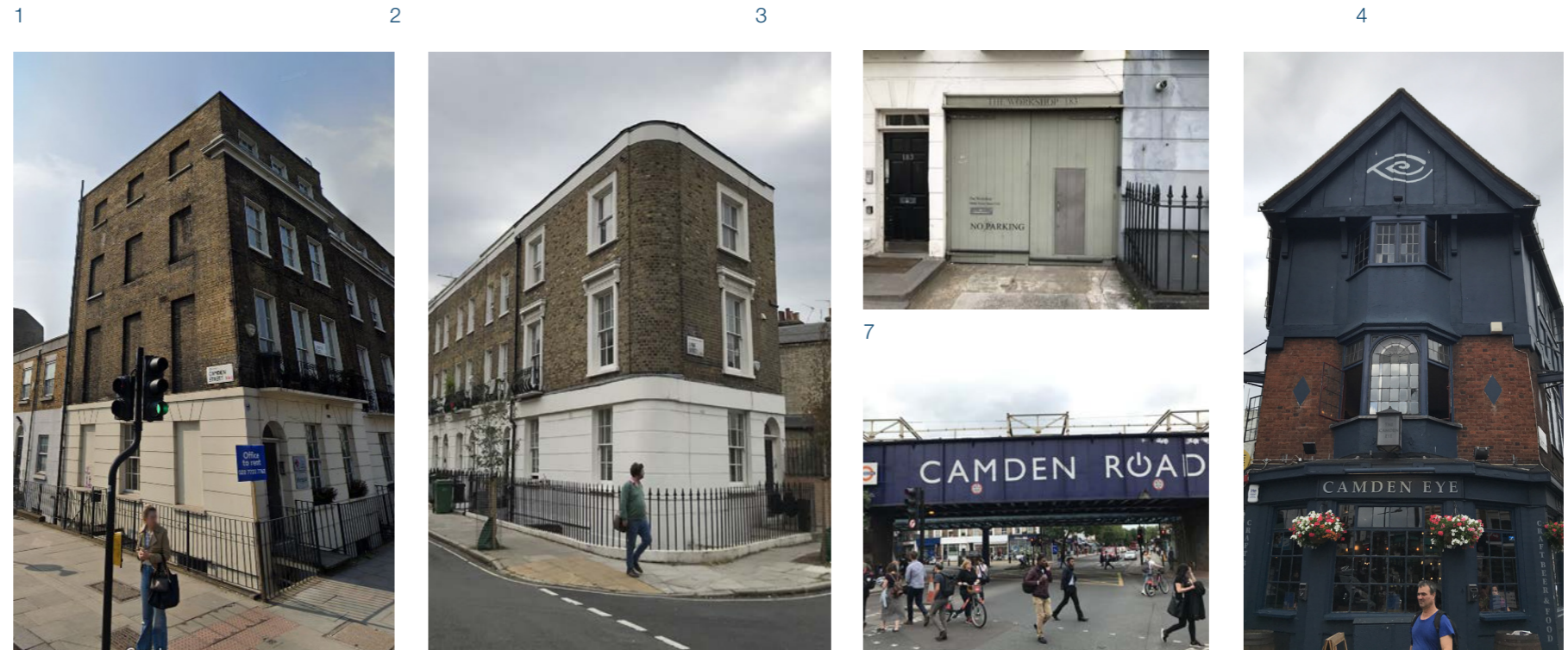
A key feature to the surrounding buildings is the presence of rounded or chamfered corners that can be an inspiration for the proposed design as seen in the adjacent context photographs.



Ref: 2.45 Site Plan Views

**Key**

- Site
- Views to site



Ref: 2.46 Local Townscape Examples

## 2.0 Context

### 2.8 Planning Context

#### 2.9.1 Planning Context

A full planning and heritage report is attached to the application prepared by the Planning Consultant. The report identifies the key national, regional and local planning policy guidance which have been considered in the design of the Development, and against which the application will be assessed. A detailed analysis of the key policies can be found in the Planning Statement. An analysis of the relevant policies concerning environmental matters is contained in the relevant chapters of the Environmental Statement.

The Development Plan for the Site comprises the following:

- The London Plan 2021
  - Policy D1 London's form and character and capacity for growth,
  - Policy D2 Infrastructure requirements for sustainable densities,
  - Policy D3 Optimizing site capacity through a design led -approach
  - Policy D4 Delivering good design
  - Policy D5 inclusive design
  - Policy D8 Public realm
  - Policy D11 Safety, security and resilience to emergency
  - Policy D12 Fire safety.
- Chapter 8 Green Infrastructure and Natural Environment: Policy G1 Green Infrastructure, Policy G4 Open Space, Policy G5 Urban Greening, Policy G6 Biodiversity and Access to Nature, Policy G7 Trees and Woodlands
- Chapter 9 Sustainable Infrastructure: Policy SI1 air quality, SI2 minimising greenhouse gas emissions, Policy SI 4 Managing heat risk, Policy SI5 Water infrastructure, Policy SI 7 reducing waste and supporting the circular economy, Policy SI 12 Flood risk management, Policy SI 13 Sustainable drainage, Policy SI 14 Waterways (6 is the Regents Canal on Table 9.6), Policy SI 15 Water transport, Policy SI 16 Waterways – use and enjoyment, Policy SI 17 Protecting and enhancing London's waterways.
- Chapter 10 Policy T5, Policy T6.2 car parking, disabled persons parking, Policy T6.5, and Policy T7 Deliveries, servicing and construction
- Camden Local Plan (July 2017)
- Camden Climate Action Plan (2020-2025)
- Regent's Canal Conservation Area appraisal and management strategy

In addition to the Development Plan, regard has been had to the following:

- The Localism Act 2011
- The National Planning Policy Framework (2019)
- LETI Climate Emergency Design Guide 2020
- The Emerging Environment Act

Supplementary Camden Planning Documents and Guidance;

- Access for All CPG (2019)
- Air Quality CPG (2019)
- Amenity CPG (2018)
- Biodiversity CPG (2018)
- Design CPG (2021)
- Employment sites and business premises CPG (2018)
- Energy efficiency and adaptation CPG (2019)
- Planning for health and wellbeing CPG (2018)

Camden Local Plan policies E1 and E2 are relevant with regards to economic development and employment premises. These policies encourage the provision of employment premises in the borough.

Consultation has taken place with London Borough of Camden during the pre-application design process which has assisted in informing the design development. This application follows two pre-applications for a previous scheme with Design review panel and one pre-application with the new design team, one Design Review panel and several workshops as noted adjacent.

## 2.0 Context

### 2.9 Existing Site Description

#### 2.10.1 Site Description

The existing site is an empty plot, under utilized brown field site that currently forms a small awkward car park. A metal walkway on legs straddles across the carpark to connect a entrance/exit door to one of the Mews workspace units. The entrance is adjacent the neighbouring terrace and this is the original portal entrance to the site when the original terraces were present on the site.

The mews contains two additional buildings that house office workspace accommodation. These are plain brick built ware house and ancillary buildings, typical of the industrial period that lined the canal during its working period.

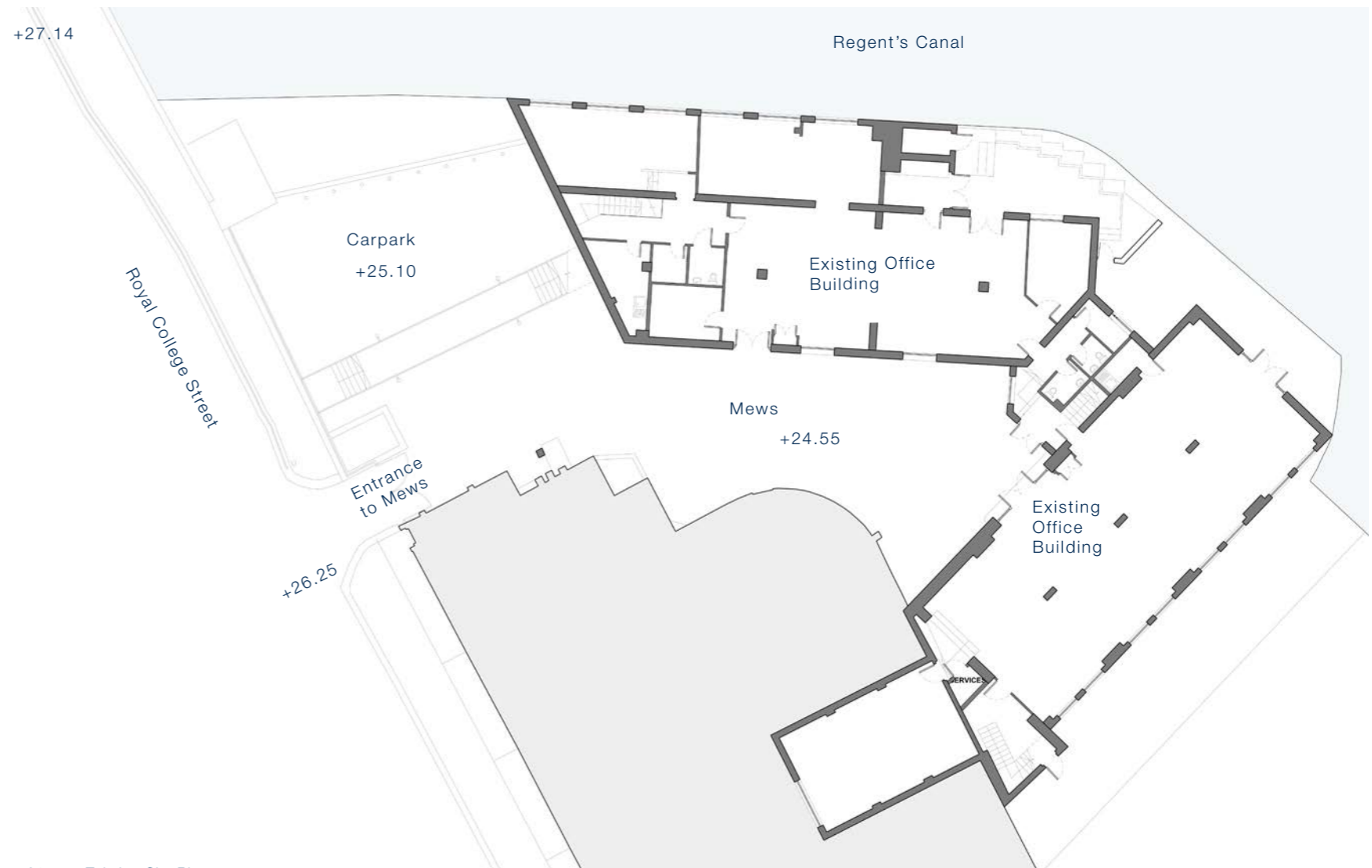
The surface is brick paved with a surrounding metal railing fence. To the canal side a small amount of uncultivated greenery falls sharply down to the canal edge. On the corner of the bridge a large concrete thrust block holds a Thames water main that traverses the canal.

The site currently has a negative impact on local issues and any potential development will improve and assist potentially in regenerating the area.

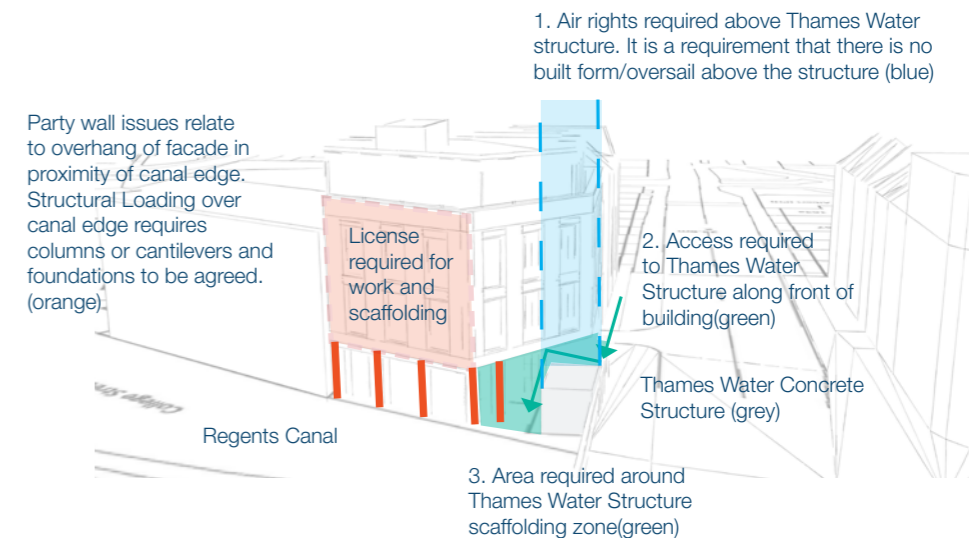
#### 2.10.2 Site Constraints

There are several constraints to the site which have informed decisions relating to the building design. During the design process, negotiations were carried out with Thames Water as there is an asset on the corner junction of the site. It is necessary to provide a service area around the structure and air rights above as shown on the site constraints diagram.

It was suggested during the workshop with the Planning team that the facade on the canal side was brought in line with the existing adjoining building. This idea was accepted and except at ground floor were protection of the canal edge structure was necessary, hence we created an overhang from the first floor upwards.



ref 2.47 Existing Site Plan



ref. 2.48 Constraints Diagram



## 3.0 Masterplan

### 3.1 Vision and Objectives

#### 3.1 Vision

**Socially** - opportunity to reinstate a lost piece of the Royal College Street Terrace and infill the gap in the street, and extend the canal side with a new office building providing amenity and wellbeing.

**Economically** - A new high quality work space environment, providing employment for locally and for the wider London population.

**Technologically** - Provide a distinct modern industrial, innovative sustainable, environmentally robust, energy efficient and low carbon, creative work space building.

#### 3.2 Site Objectives

The following are key factors to the proposal;

- Infill and enhance the gap in the townscape where historically buildings once stood. The historical maps from section 2.7 shows the historical precedence for the buildings. The form is derived from review of local precedents along Royal College Street including street patterns, rhythm, bulk and massing.
- Create a building that both engages with the street and creates a safe environment for those working inside with focus on amenity both private and publicly.
- Materials palette that responds to the local context
- Provide and promote biodiversity to the Regents Canal edge

The proposed buildings will be of high architectural quality and comprise materials that complement the local architectural character. They respect the amenity of surrounding land and buildings in relation to privacy, overshadowing, wind and microclimate.

The high-quality design demonstrates regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.

As the development is along London's canal network it is designed to respect the local character. We have considered its potential to contribute to accessibility, active water related uses and transport use but they are limited due to the requirement to improve and protect the green edge habitat and ecology.

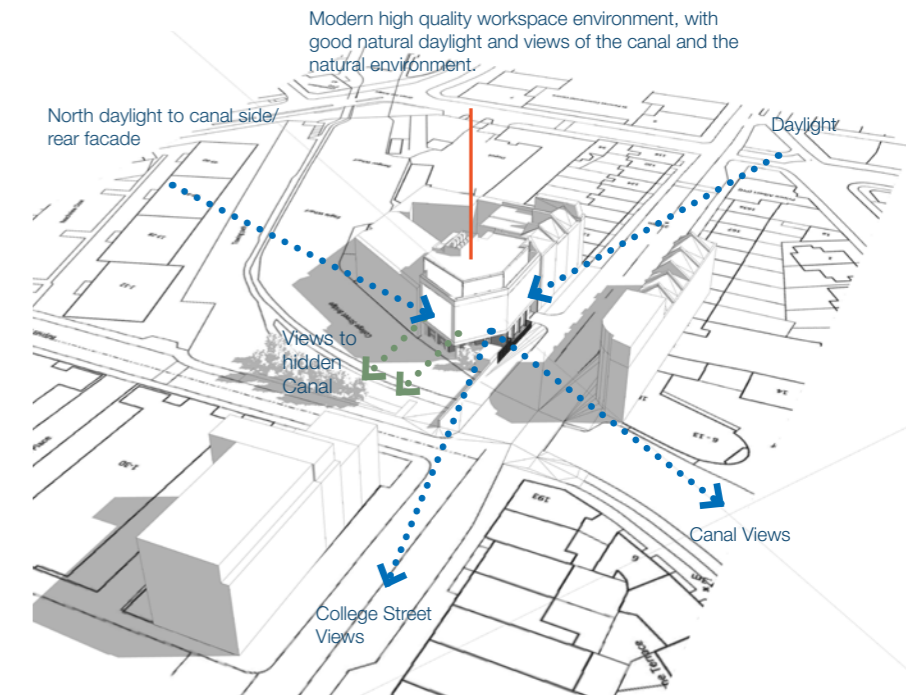
#### 3.3 Design Objectives

The scheme is designed to address the aspiration and functional needs of the user. A mews entrance will create an engaging and interesting arrival experience. The views through the building can reveal the canal and the facade opens up at all levels to address the water. London canals are like green lungs and this building will embrace the water and fresh air that the canal provides. A quality environment will improve the wellbeing of its occupants and improve productivity.

Proposals for the Site having regard to the following key principles:

- Creation of a exemplar architectural development in the heart of Camden
- Provision of high quality commercial with private and communal amenity spaces and terraces at higher levels.
- Preserve or enhance the setting of adjacent heritage resources
- Design of an office buildings with facades that are imaginatively crafted with a variety of materials to deliver excellent working space for tenants;
- Provision of a innovative and sustainable London development with focus on energy and carbon reduction
- Enhancement of biodiversity and ecological value of the site including maintenance and management of trees to be planted on site
- Improvement of the urban landscape by reinforcing relationships to both Royal College Street and Regent's Canal
- Provision of high quality commercial unit which activates the street frontage and enlivens the street scape

The site presents opportunities and constraints relating to existing land use policy, socio-economics, archaeology, noise, air quality, ground conditions, water resource management, biodiversity enhancement, wind, daylight and sunlight, and townscape and visual amenity, all of which have informed the detailed planning of the site. The following sections of this Chapter describe the design evolution processes undertaken by the Design Team.



ref. 3.0 Objectives Diagram

## 4.0 Design Development

### 4.1 Design Principles

#### 4.1 Design Principles

The design has been considered in line with the following principles as follows:

##### 1. Character - Sense of place and history

We have designed a place that responds to and reinforces locally distinctive patterns of development and landscape. We recognise the special character of the site as three distinct places. These include Royal College Street, the Regents Canal and the Eagle Mews. These are all distinct spaces and separate spaces. We recognise the bridge and the fall of the land around the canal defines the natural feature of the site and quality of the canal space is a natural enhancement to the working environment.

Locally distinctive buildings include listed building and unique corner junctions that define streets and patterns. Special spaces including water and canal frontage. Skylines and roofscapes including lower profile historic street patterns. Building materials, we are responding to the existing materials such as brick that relates to both College Street and the Canal, whilst also proposing innovative new materials sympathetic to the site. By reinstating the mews entrance we are recognising the local culture of mews working.

##### 2. Continuity and enclosure - Clarity of form

A place where public and private space are clearly distinguished. The streets, footpaths and open spaces are clearly overlooked by buildings and a clear distinction is drawn between public and private space. By infilling Royal College street we are avoiding gaps in the line of buildings, eliminate gaps in the street. We have sought to enclose the street with a building and trees of a scale that feels comfortable and are appropriate to the character of the space. No leftover spaces, unused and uncared for.

##### 3. Quality of the public realm - Sense of wellbeing

A place with public spaces and routes that are lively and pleasant to use.

- A feeling of safety and security
- Uncluttered and easily maintained
- Suited to the needs of everyone, including disabled and elderly people
- Well-designed lighting and street furniture
- Attractive and robust planting

##### 4. Ease of movement - Connectivity and permeability

A place that is easy to get to and move through

- Density highest where access to public transport is best
- Roads, footpaths and public spaces connected into well-used routes
- Easy accessibility
- Direct routes that lead to where people want to go
- A choice of safe, high quality routes

##### 5. Legibility - Ease of understanding

A place that has a clear image and is easy to understand

- Landmarks and focal points
- Views
- Clear and easily navigable routes
- Gateways to particular areas
- Lighting
- Signage and waymarkers

##### 6. Adaptability - Ease of change

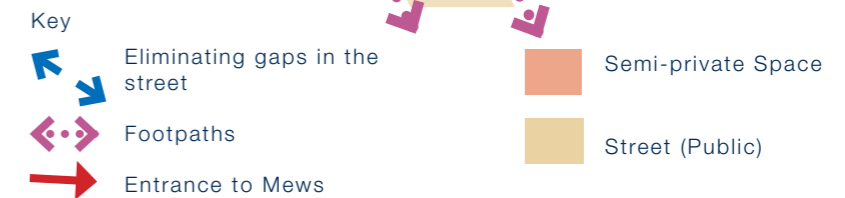
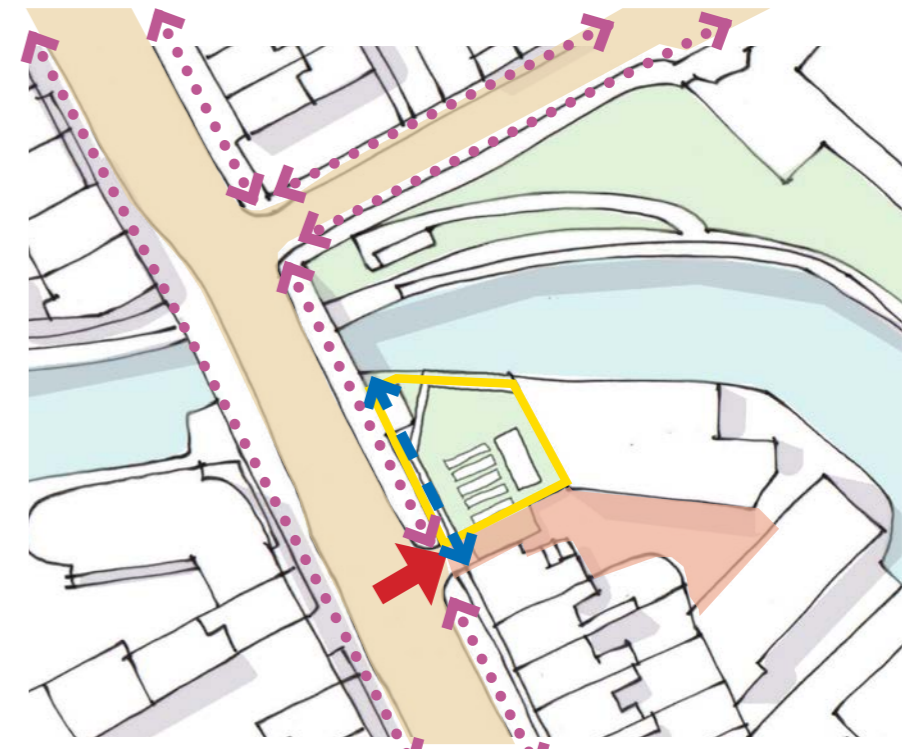
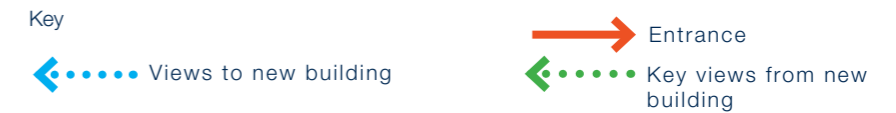
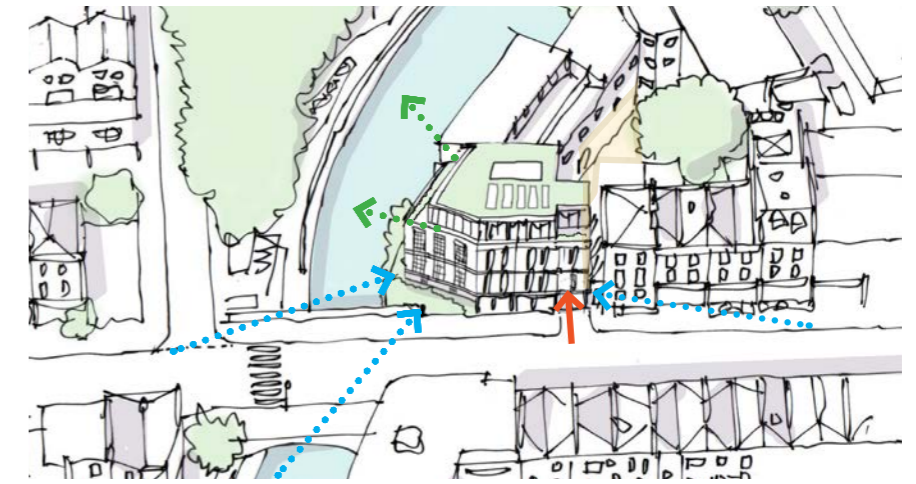
A place that can change easily

- Flexible uses
- Possibilities for gradual change
- Buildings and areas adaptable to a variety of present and future uses
- Reuse of important historic buildings

##### 7. Diversity- Ease of Choice

A place with variety and mixed uses

- A mix of compatible uses and tenures
- Variety of layout and building form
- Diverse communities and cultures
- Variety of architectural styles
- Biodiversity



ref. 4.0 Site Access and Principle Diagram

## 4.0 Design Development

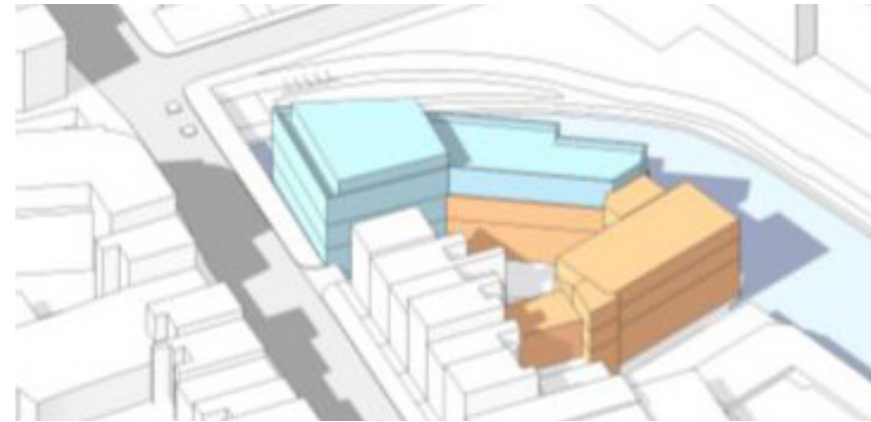
### 4.2 Design Evolution

#### 4.2 Design Evolution

The massing and scale of the buildings are driven by townscape studies of the building in terms of height, mass and context, as well as Client brief to provide a viable residential development. The site has been continuously developed with the following strategic moves

1. Site Infill- Site Starting with the extent of the site boundaries and potential we have moulded the form in response to prevalent issues raised by planning and the various stake holders.
2. Mass Reduction- Reduce the physical mass to address and align with the immediate physical context, including setting back the upper floor.
3. Canal Frontage- Provide frontage between the proposed building mass and the Regents canal edge.
4. Historical Overlay- Reinforce the urban grain and historic street pattern of Royal College Street
5. Mass Integration- Widen and activate the pavement around Royal College Street and the entrance to Eagle Mews
6. Features- Create architectural feature to the nose of the building at the junction of the bridge.

The design of the building was considered with regard to townscape studies to find a form, mass and scale that respected and enhanced the site's context. The physical form has evolved over time and through the pre app process to deliver the submitted scheme. The visual adjacent give a sequence of the changes from the view of the bridge.



ref. 4.2.0 Building Mass Sketch DRP April 2018



ref. 4.2.1 Ground Floor Plan Pre-App November 2019



ref. 4.2.2 Site Plan Pre-App Response Brochure August 2020

## 4.0 Design Development

### 4.3 Massing and Scale

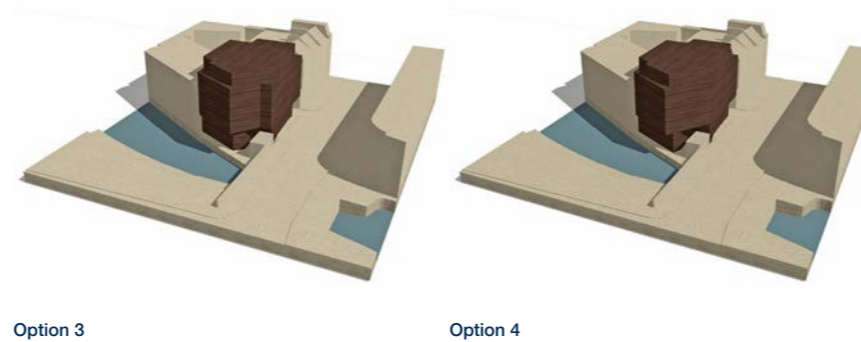
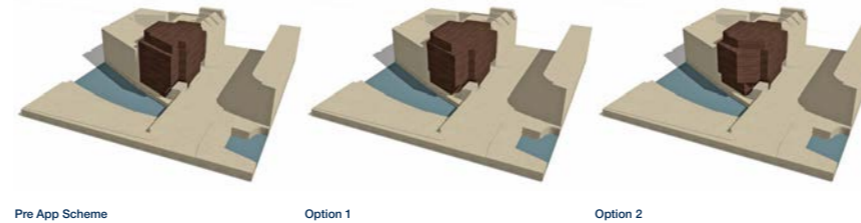
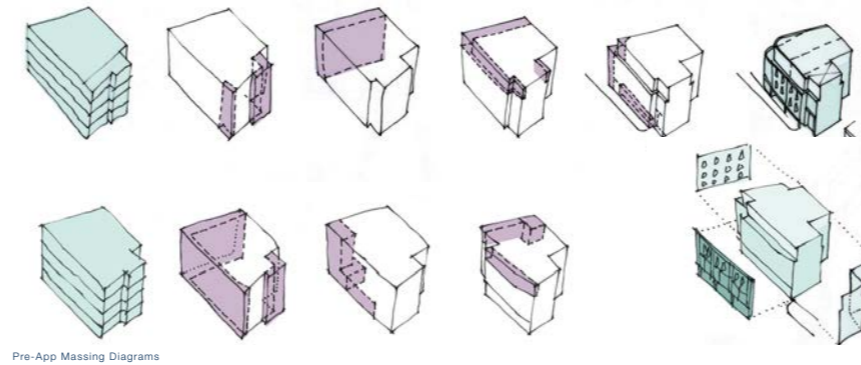
#### 4.3 Massing and Scale

The Overall massing has varied over the design period but largely the height has been agreed through out. The Junction of the bridge corner has been an area of debate and technical challenge where technical factors other than design are at play. Square corners, bull nose corners and cut back corners have all been presented to Camden at various stages as can be seen from the massing diagram adjacent. The final design settled on a splayed corner that over comes urban design issues and technical issues with the thrust block below.

The mews entrance alignment was brought forward in line with planning comments and a new portal gateway and signage defines and advertises the Mews to the street.

The transition of windows in size has been evolving and we have proposed a variety of smaller and larger window sizes to both the Regents Canal and Royal College Street. Studies have been completed on proportions and rhythm. Camden expressed need for the top floor windows to have a unique rhythm and not just be a repetition of the typical mansards. Simplicity to facade has always been a Camden aim that we have continuously targeted.

A number of window studies were undertaken to review the transom and mullion arrangements of windows within the immediate context. The Georgian windows typically included for equal pane division and similarly we concluded a heritage industrial window will also have equal size window pane divisions. the proposed windows now align with the investgative studies.



ref. 4.3 Various Pre-app Massing Sketches and Models



ref. 4.3.1 Massing Pre-app sketches and models

# 4.0 Design Development

## 4.4 Facade Design

### 4.4 Facade Design

The facade design process considered the architectural resolution of the facade treatment. The selection of facade treatment was informed by elevation and materiality studies of the surrounding properties. Input from Design Team members and specialists have influenced the facade refinement and overall building design

Through the pre-application process, the ground floor levels have been increased to engage the building with the street. Raising the first floor spandrel band to create alignment with floor levels of the adjacent shop front units. The above floors have been adjusted to maintain the agreed overall height.

Once the overall design parameters had been established, the key criteria for the facade design could be investigated. These were identified as follows:

- Creating a clearly and distinctly commercial development which delivers benchmark amenity spaces.
- Developing a sustainable facade design for the commercial building which responds directly to orientation, environmental factors and the urban grain in which it sits
- Creating public and semi-private realm with the same quality as the the building as the semi-private areas are visible from the main street.
- Developing designs for the facades which follow a common design within their context. A unique design holds the scheme together whilst subtly responding to each street condition. The proportions of Royal College Street terrace are different in width to the Regent's Canal side and Eagle Mews, where brickwork detailing and window apertures vary.

The concept behind the facade design is to provide a highly sustainable building that is recognisable as a office building. This is achieved by clear expression of openings, spandrels, provision of openable windows to each unit and the choice of warm materials. Each facade design aims to maintain the buildings unique design whilst responding to the various and different contexts in which it sits. The building expresses an overall grid of vertical and horizontal linear bands that respond to adjacent building blocks and characters.



Detail of ceramic finish and metal trim curved corner

ref. 4.4 Pre-app Facade Curved Element Materials



fig 4.5 Pre-app studies of Royal College street facade



fig 4.6 Pre-app studies of Royal College street facade

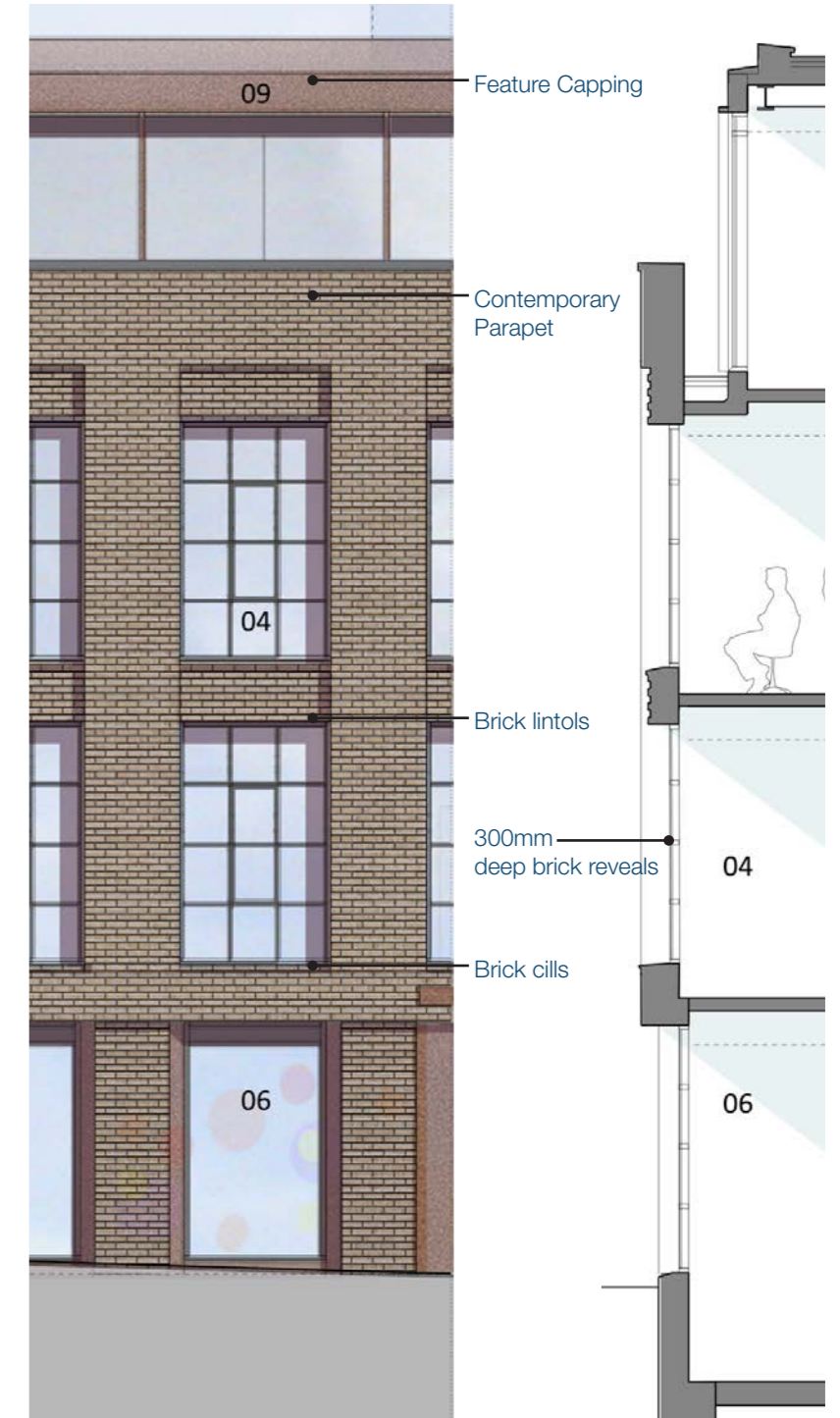


fig 4.7 Pre App Building Bay Study

## 4.0 Design Development

### 4.5 Material Options

#### 4.5 Materials

A Material Study has been carried out along Royal College Street to respect the existing character and materiality of the street.

There are a range of materials including brickwork, stucco, timber, metal and render. There is a variety of colour and texture to the buildings along the street which gives the immediate context character in line with the colourful texture of Camden.

The proposed scheme has taken elements of the materials and colour to create a new building that both respects and responds to its immediate context through carefully crafted palettes and detailing.

Colours of natural materials such as brick, ceramic and bronze type metal panels have been tested. The facade aims to achieve a degree of simplicity and calmness. The simplicity of design when tested in the wider townscape allows the facade and material quality to stand out.

To achieve an interesting and technically compliant facade with a residential feel the materials, glazing proportions and solid panels were considered. More solid and less glazing panels will also assist with the building looking more residential compared to that of a predominately glazed commercial facade.

Due to the location of the Proposed Development and the neighbouring context, the selections of materials and façade treatment was developed at a early stage in response to this built heritage.

During the 2020 pre-application and subsequent workshop, the planning team preferred the brick with corten palette as it is more industrial and commercial.

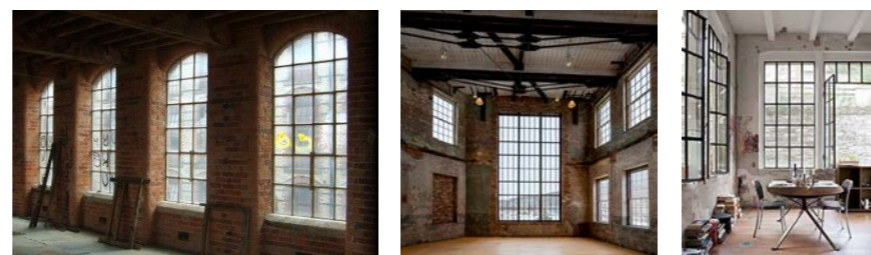


fig 4.8 Existing context materials

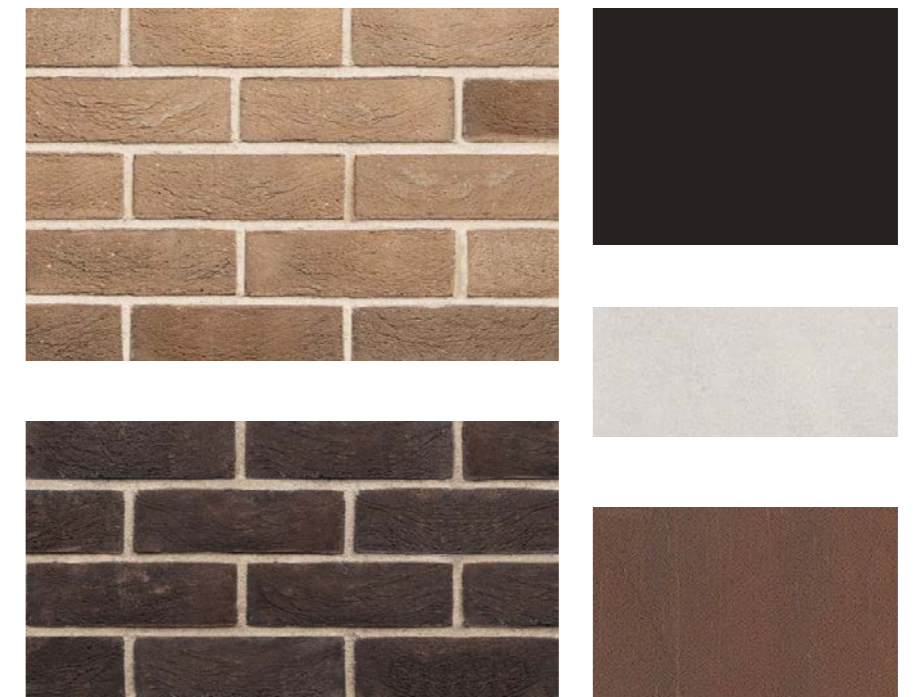


fig 4.9 Pre-App studies and materials for facade options

## 4.0 Design Development

### 4.6 Design Evolution Summary

#### 4.6 Design Evolution Summary

The following items have all been evolving through the design process to optimise the completed design. These issues include; height of the building, Massing, Form, Material selection, Public and Semi-Private Realm Spaces, Facade Design, Townscape response, Context facades and Land use. The current design as described above has been carefully considered in both a historical and contemporary setting to deliver the best design.

The massing of the building has been amended to respond to the context and the Camden officers comments. The form has been pushed and pulled to adjust junctions and edges to settle a form that fits in an appropriate fashion on the site. The streets and public realm have been considered in light of comments and technical issues to provide a design that address the public space and areas around.

Character of the building is defined to suit the character of the area, with its post industrial and Victorian neighbours. The elevations are defined around a grid of structure that aligns floors and vertical panels to the rhythm of the street. The window openings are sized and proportions set as a response to the neighbouring buildings and precedents taken from the area. Equally the material selection seeks to be inspired by the local area to provide a building of quality that enhance and enrich the local life and landscape of this part of Camden.



fig 4.10 Initial Pre-app designs



fig 4.13 Initial Pre-app designs



fig 4.11 Pre-app Facade options



fig 4.14 Pre-app Facade options



fig 4.12 Pre-app facade options



fig 4.15 Pre-app facade options

## 4.0 Design Development

### 4.7 Pre-App Summary Public Consultation and Website Feedback

#### 4.7 Pre App Summary

Below are the dates of all the various pre app meeting and consultations that have been undertaken in the process of the design period. They are as follows:

##### 2018

- April - Initial Scheme 2018 - Camden Council Pre App

##### 2019

- Feb - Camden Council Pre App
- April - DESIGN REVIEW PANEL
- Jun - Camden Council Pre App
- Nov - Camden Council Pre- App
- Dec - Pre App Response Brochure - Camden Council

##### 2020

- Mar - Jul - Neighbour Stakeholder Party Wall Consultation
- Mar - Jul - Thames Water Negotiations
- Jul - Camden Council Pre App
- Aug - Pre App Response Brochure - Camden Council
- Oct - Pre App Workshop - Camden Council
- Nov - Pre App Response Brochure - Camden Council
- Dec - Public Consultation
- Dec - Pre App Response Brochure - Camden Council

##### 2021

- Jan - DESIGN REVIEW PANEL
- Feb - Pre App Workshop - Camden Council
- March - DRP Response Brochure- Camden Council
- March - DRP Response Brochure- Camden Council (Additional Information Requested by Camden Council)
- April - Planning Submission

Written advice from the from various Pre-App meeting with Camden Council have been provided and extract of them are included within the appendix. Please refer to the appendices for record of mile stone Pre-app Commentary.



**Date:** 09 December 2019  
**Our Ref:** 2019/5505/PRE  
**Contact:** David Fowler  
**Direct Line:** 020 7974 2123  
**Email:** david.fowler@camden.gov.uk

**Development Control  
Planning Services**  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

Tel 020 7974 4444  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Laura Bell  
Gluckman Smith

#### 146-150 ROYAL COLLEGE STREET

##### The site

The site (also known as Eagle Wharf) is bounded by Royal College Street to the west and by the Regent's Canal to the north and east. To the south, along the eastern side of this part of Royal College Street is a terrace consisting of 3 storeys up to parapet level, with some 3<sup>rd</sup> floor extensions. Most of this terrace (nos. 118-144) are locally listed, with only nos. 118, 138 and 144 not included. On the opposite side of Royal College Street, there is a terrace also consisting of 3 storeys to parapet height, which is all grade II listed. The Bangor Wharf site lies to the south-east of the site (also along the canal).

The site is located within the Regent's Canal Conservation Area. 2 of the buildings on the site are considered positive contributors to the character of this conservation area.

The site is occupied by a series of buildings which follow the curve of the canal, consisting of the 'Long Building' (2 storeys) and the 'Tall Building' (3 storeys) which are connected by a link block. The part of the site immediately adjacent to Royal College Street has a hardstanding area, vehicular access, pedestrian access via a short footbridge and some greenery along the canal side.

The site is potentially contaminated. In terms of underground development constraints, the site is also designated as liable to 'ground water flow' and also 'slope stability'.

The site is currently occupied by Class B1 offices and have a total floorspace of 1,106sqm.

##### Documents submitted:

1929\_146-150 Royal College Street - Planning Pre\_Application Brochure (Gluckman Smith).

##### Proposals

fig 4.16 Pre-App Letter Page 1 09.12.19. See Appendix for further correspondence



# 4.0 Design Development

## 4.8 Public Consultation and Website Feedback

### 4.7 Public Consultation and Exhibition Feedback

Consultation has taken place with Camden City Council, key stakeholders, local residents and the general public during the pre-application design process. Elements of the scheme have been carefully considered to provide semi- public realm space and permeability through the site.

The scheme has been well received from those in the area and through consultation and people are very keen to see progress on this opportunity site. Typical meetings held to date include:

- Camden Pre-Application Meetings
- Ward councillors
- Public Consultation with
- TFL Transport
- Public Website Exhibition

A web site public exhibition has been held at EagleMews.com. The content of the website exhibition was published 23rd December till end January 2021. Invitations were sent via post to over 250 properties in the area. Exhibition have been compiled by Gluckman Smith, Hart Dixon and David Lock Associates. Feedback on the proposals were sought via forms provided on the website or via post. Draft copies of the leaflet and typical web pages are attached adjacent.

### Post-Exhibition Comments

Comments received from the public consultation on the scheme have been incorporated wherever possible into the submitted scheme proposals.

The Design Out Crime Officer from the MET Police has been consulted and his main concern at the stage was the undercroft section, which could be appealing for groups to gather and congregate. The scheme proposals include secure locking of this area and planting to discourage entry.

A statement of community involvement is included in this application.

fig 4.17 Leaflet drop information

fig 4.18 Website content and feed back forms

## 5.0 Scheme Design

### 5.1 Land Use and 5.2 Layout

#### 5.1 Land Use

The development will provide high quality commercial use for tenants with a GIA of approx 790 sqm. At ground level additional space is allocated in the Mews for ancillary functions such as refuse/recycling, storage, loading and delivery areas and cycle parking to support the uses listed above. New hard and soft landscaped external amenity spaces are also provided.

#### 5.2 Site Layout

Following review of the comments received during the pre-application process, the building design was re-evaluated to ensure that it is a unique and independent building, simple in form.

The corner between Royal College Street and the canal was discussed during the pre-applications, workshops and comments made by the planning team. The corner of the building was resolved by a creating a chamfered end of Royal College Street terrace to continue onto the secondary Canal side elevation. This provides the building with simplicity of form.

The front facade pushed back towards the site in line with the adjoining terrace to provide generous pavement widths. The mews entrance was also pulled forward in line with the neighbouring entrance extension for safety and security.

The Eagle Wharf mews was developed further to provide facilities such as refuse stores, parking and cycle storage, along with information on signage and way finding.

The layout, orientation, landscaping and views for the office building all respond to its environment and compliments the surrounding townscape. This form of the building is derived from the shape of the site.



ref. 5.0 Proposed Ground Floor Plan



ref. 5.1 Proposed First and Second Floor Plan



ref. 5.2 Proposed Third Floor Plan



ref. 5.3 Proposed Roof Plan

## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.1 Appearance - Massing

The base of the building is where the building responds directly to the street surface. The mews entrance slopes down from the street to create a more intimate entrance part of a sequence of mews doors and windows. At Royal College Street the location of the bridge and its structure also start to impact on the building as the street slopes up and over the bridge. The windows to the street are activating the street by also providing a buffer between private and public spaces, whilst maintaining a feeling of openness.

At the canal edge a concrete thrust block is located that contains a water main as it traverses the canal alongside the bridge. Along the canal edge we have maintained a element of set back to protect the structural integrity of the canal itself and cantilevered the building, creating opportunity for a small terrace out onto the canal for the tenants that occupy the ground floor.

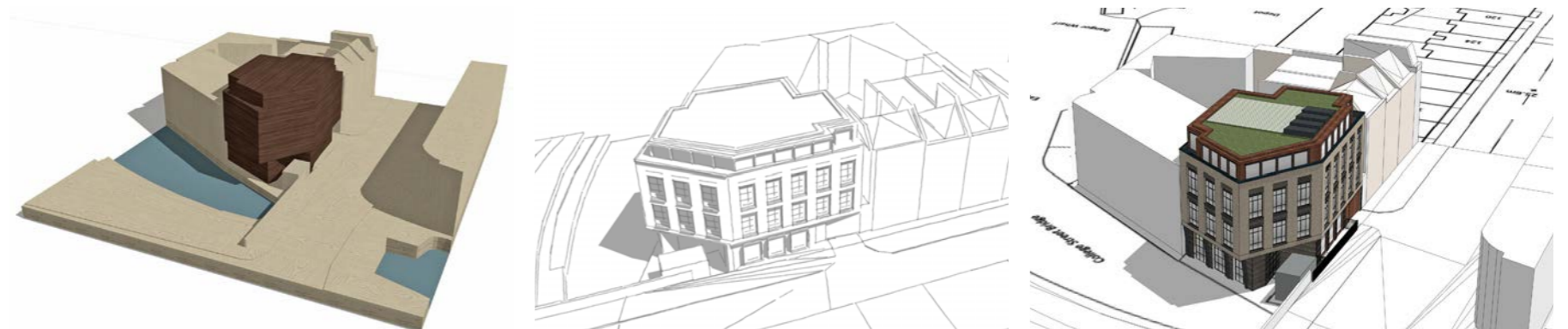
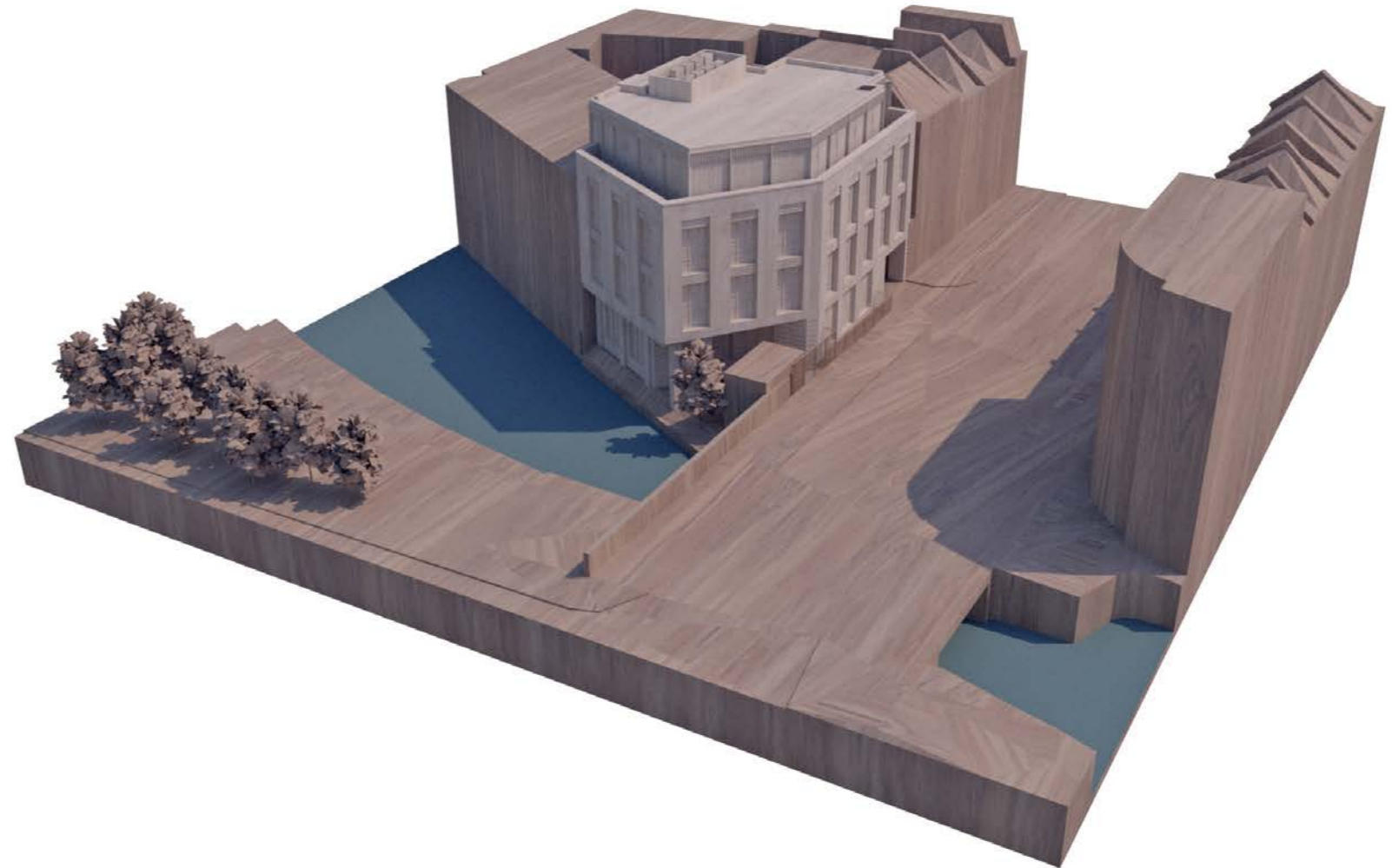
The buildings at this level are designed to create a quality public space with opportunity for the mews to be repaved and street furniture to activate further the Mews environment. The facade has exacting brick detailing that accentuates the ground floor and allows heritage slim frame metal window detailing to accentuate the quality.

The upper floors form the typical office floor plates. The massing of these floors aligns with eth adjacent buildings and general street scape to create a enclosure of teh streets and spaces. Healthy openable windows and brick facade detailing express the buildings visual character. The brick and window metal work is grouped and expressed with articulated depth and crafted detail.

The top of the building is a unique pavilion that is set back to lighten the top and form a shoulder level. This reduces the buildings highest level and are also lighter in construction. This level includes terraces for the offices tenants of those floors. Camden Council Officers and public consultation comments have been considered and incorporated to agree a balance between volume, height, proportion and a well designed finish to the building.

The building at the upper level reduces in size to respond to rights of light and create terraces that will be good amenity space for the office tenants.

The proposed Development makes a number of positive contributions to the local context and community such as repairing the street frontage to Royal College Street, developing local views, responding to the massing of the neighbouring buildings and landmarks and providing new, well designed public realm.



ref. 5.4 Pre-App Site Massing Models and Diagrams Developments

## 5.0 Scheme Design

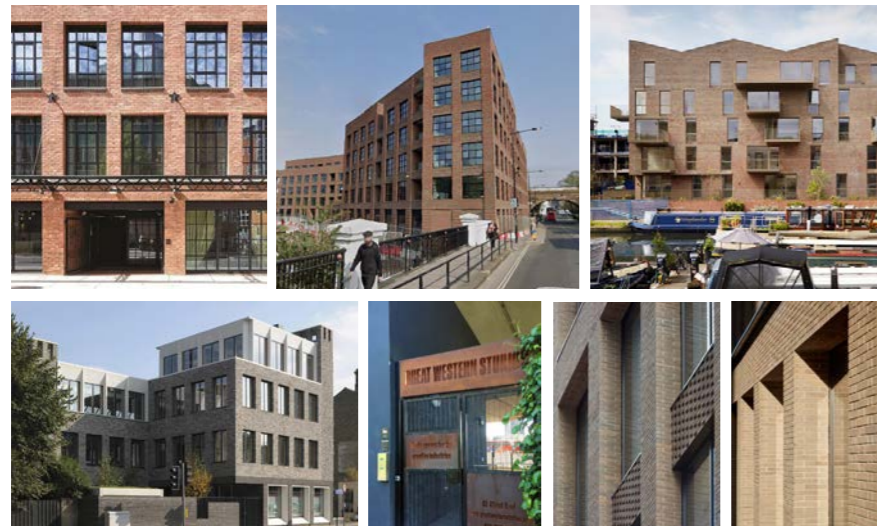
### 5.3 Appearance

#### 5.3.2 Appearance - Elevations

The simplicity and strong facade is emphasised through the form and mass of the building creating a unique and independent building which smoothly ties each elevation together from the canal side, to Royal College Street to Eagle Mews.

The solidity of the building is emphasised through the strong ground floor rusticated base to provide grounding of the facade. On the first and second floors, the facade is simpler. The rusticated brick base, spandrels between the first and second windows and the second floor window heads add an additional layer of character. All windows are set in deep reveals to provide texture and shadow to the facade and windows. A lightweight pavilion tops the building with metal panels, deep mullion glazing caps and a textured feature panel over the glazing head.

To achieve an interesting and technically compliant building the materials, glazing proportions and solid panels were all considered. Examples of precedents discussed are included below. A more solid building with limited glazing panels assists with the building looking commercial and industrial facade rather than residential in character. The proportions and rhythm of the windows has been carefully considered to create this strong facade.



Ref: 5.5 Architectural Building Precedents



Ref: 5.6 Proposed View from the Royal College Street Bridge

## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.2 Appearance - Elevations

The material palette relates to the commercial and industrial nature of similar canal buildings and creates a unique composition. Colours of natural materials such as the buff brick, dark framing and various metal panels have been tested.

The facade aims to achieve a degree of simplicity and calmness whilst balancing Camdens unique urban character. The simplicity of design when tested in the wider townscape allows the facade and material quality to be distinctive and unique making its own mark on the canal, street and wider area.

#### Extent of glazing to solid facade

The overall appearance of the facade has been designed and tested against the LETI Climate Emergency Design Guide to assess an acceptable percentage of glazing in comparison with percentage of solid brick facade. Each facade is slightly different and the orientation reflects the design response. The LETI guidance for commercial offices states a target range of 25-40% glazing to solid ratio.

To the East the facades are largely solid due to the proximity of the party walls or neighbouring properties.

To the South (mews) a ratio of 20% is achieved.

To the north (canal) a ratio of 34% is achieved.

To the west (RCS and chamfer) a ratio of 28% is achieved.

The top floor is a more lightweight construction and has an increased amount of glazing from the floors below. The East and South facades are largely solid construction. The North and West also have a parapet that reduces the extent of glazing and some solid metal infill panels bringing the percentage to 30% glazing and within LETI guidance.

#### Overall LEIT Rating

Overall the buildings glazing to facade ratio is 26% which is in line with the LETI guidance of 25-40%.



Ref: 5.7 Proposed Royal College Street Elevation



Ref: 5.8 Regent's Canal Elevation

## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.3 Appearance - Windows, Proportions and Brick Detailing

The location of the site is within an historically fascinating and rich cultural environment. It also has a mixed industrial character and the varied quality of the surroundings allows for a variety of robust material palettes to be considered.

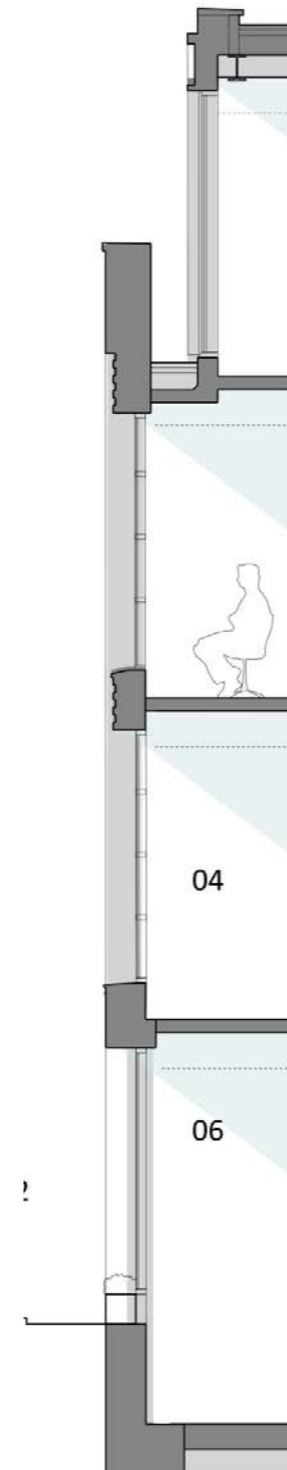
As the scheme will be an important element of the area, a simple but high quality palette of materials which work on a variety of scales from street level to far distance views is proposed. These materials will be brought together with a high level of craft, detail and architectural integrity. This design will be compatible with the quality and craft of the surrounding urban context and Conservation Areas.



Ref: 5.9 Brick Detailing and Window Studies

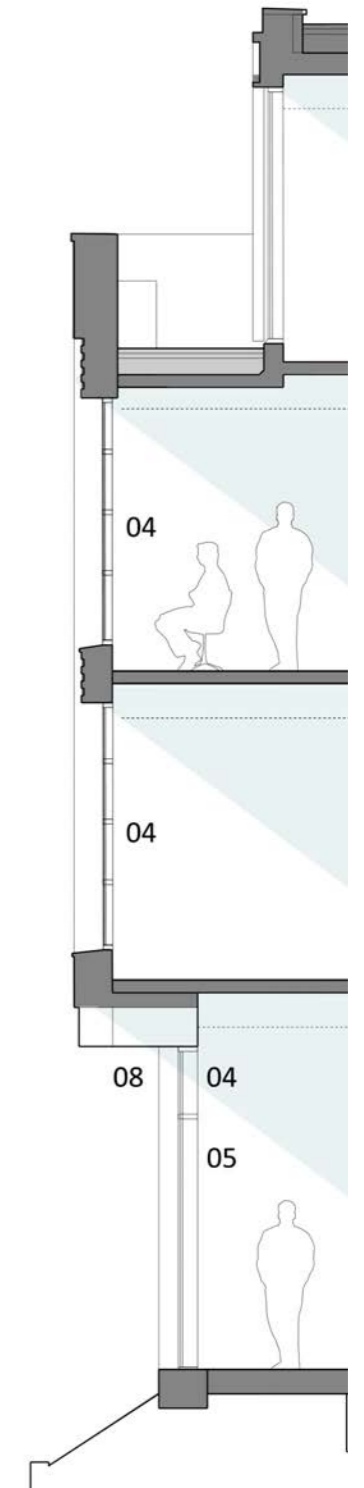


Ref: 5.10 Royal College Street Facade Studies



Ref: 5.11 Regents Canal Facade Studies

- KEY
- 01 BRICK
  - 02 METAL BALUSTRADE / HANDRAIL
  - 03 METAL PLANTER
  - 04 METAL FRAMED GLAZING
  - 05 METAL FRAMED GLAZED DOOR
  - 06 METAL FRAMED GLAZED WINDOWS
  - 07 GREEN ROOF
  - 08 METAL PANEL(S)
  - 09 METAL CLADDING
  - 10 METAL LOUVRE PLANT SCREEN



## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.3 Appearance - Windows, Proportions and Brick Detailing

##### Typical Windows

The windows are designed to respond to the conservation area and in keeping with the area generally. They are a symmetrical design that appeals to both the Traditional Royal College Street facade and the aesthetic of the industrial canal side architecture. Juliet balconies were discussed at length but dismissed as they do not represent an office architecture and are considered to be too residential in nature.

##### Top Floor

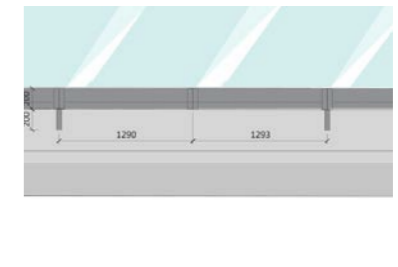
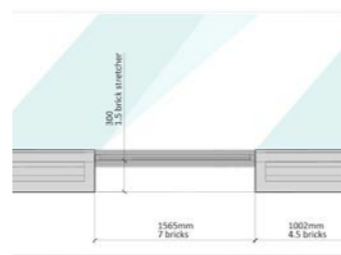
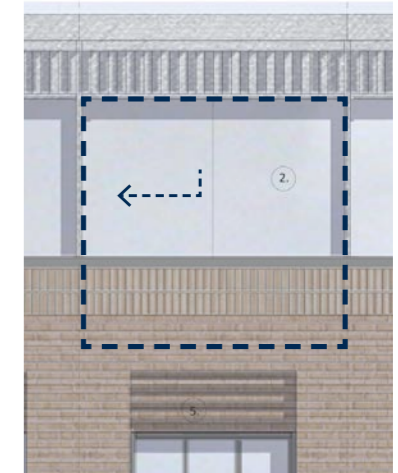
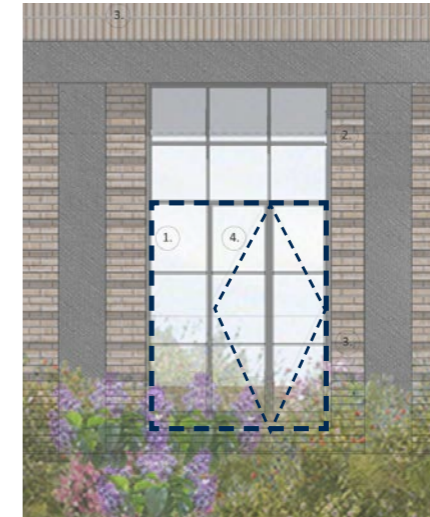
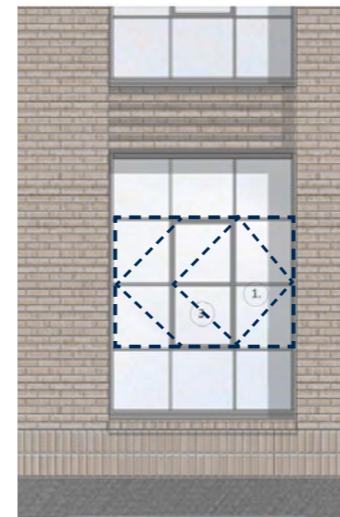
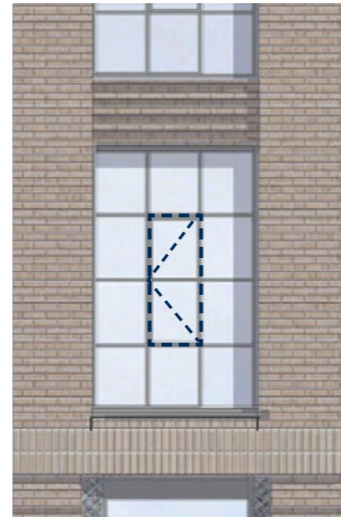
The top floor windows are a mix of fixed and open able doors whilst all other windows floors have an open able centre section. A number of solid panels are also included that are incorporated into the glazing system. A large capping section is included that provides some depth to the facade and it has a feature panel above.

##### Canal side windows

To the Canal side the centre pane is full width to maximise the opportunity of fresh air and connection to the canal environment. The Canal ground floor windows are open able doors which will have fixed glass balustrades to provide wellbeing benefits of being able to open up onto the canal side, provoke senses relating to the canal and amenity greenery whilst protecting the wild garden from damage.

##### Well being design

Open able windows are included in the design to allow tenants a level of control over their environment that is not centrally controlled. Generally the middle pane of all windows are open able throughout the building. This feature is one of a number of good contributors to the feeling of well being within the building. Gone are the days of office buildings that control their environment with sealed glazing and air conditioning, here we significantly improve environment by access to fresh air and a view specifically to improve well being.



1. Royal College Street  
Typical Opening window study

2. Canal Window Bay Study  
Typical Opening window study

3. Canal Window  
Ground floor opening window study

4. Canal + RCS Window  
Typical third floor opening  
Sliding door/window study

Ref: 5.12 Window Studies



## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.4 Appearance - Roofs

The roof design is constructed as a lightweight pavilion with steel frame and timber support joists. It is clad with a lightweight aluminium metal cladding and high quality double glazing system. Deep mullion glazing caps and a textured panel over the glazing head provide feature, interest and character to the top floor.

The perimeter parapet profile to the building has a folded profile that adds texture and compliments the character of the brick facade. The roof top also has a geometry that aligns with the building below and the textured panel that offers a visual play of light and shadow to the top of the building. The aluminium colour to further defines and distinguishes a contemporary top to the building. We have explored a few options and concluded this design best works with the building as a whole.

Above a green roofs is provided to add important landscape detail and biodiversity improvements to the site. This will also assist in urban greening, prevent local flooding and keep the building insulated. Photovoltaic panels as part of the buildings Sustainability and energy efficient strategy are located over a section of the roof.

Good quality materials in line with the building design and details are used and the visual prominence, scale and bulk is appropriate having regard to the local context. A small plant enclosure is also included that is low profile and as such architecturally sympathetic to the character of the building and retains the overall integrity of the roof form. The sunken and low profile design of enclosure has no adverse effect on the skyline, the appearance of the building or the surrounding street scene. The roof line is not exposed to important London-wide and local views from public spaces.



ref: 5.13 Roof massing view from canal



ref: 5.14 Roof massing view from canal



ref: 5.15 Proposed Royal College Street roof level



## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.4 Appearance - Roofs conti

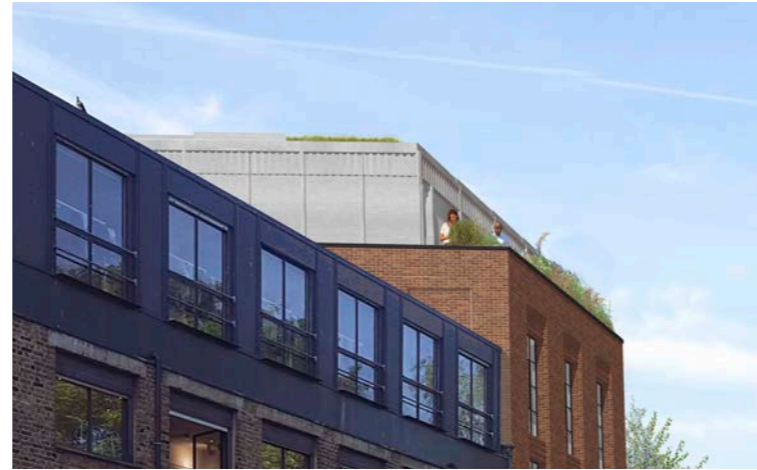
The roof is designed in accordance with the guidance set out in the CPG Design Section 9 Building Services Equipment and CPG Energy Efficiency and Adaptation:

Section 9 of the CPG states that Building services equipment should:

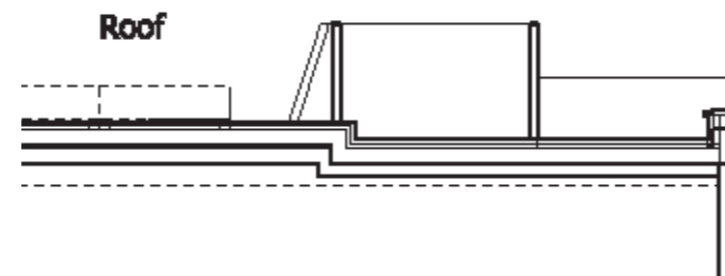
- not harm occupant or neighbour amenity, health and/or wellbeing;
- be incorporated into the host building aesthetically;
- have a minimal impact on the environment; and
- not harm listed buildings, conservation areas or street scapes.

The roof mounted services equipment is well hidden, it has been incorporated into an enclosure and the roof portion below has been lowered to reduce the height as much as possible; it does not harm occupant or neighbour amenity, health and/or wellbeing- an acoustic report accompanies this application and there was no impact on neighbours, is incorporated into the host building aesthetically, has a minimal impact on the environment, and does not harm listed buildings, conservation areas or the street scape. The adjacent figures 5.13 and 5.14 show that the plant cannot be seen from the canal nor Royal College Street.

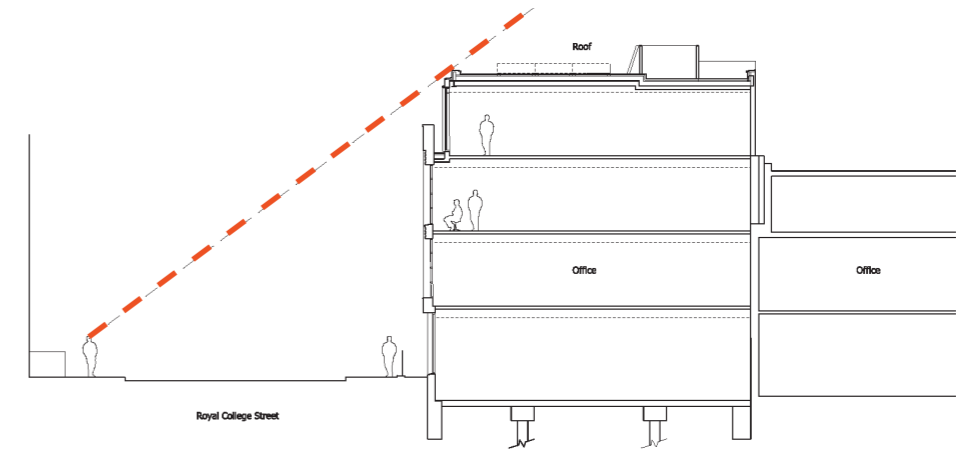
The positioning of the enclosure is structurally located to support the loads and conveniently located to be out of view from neighbouring spaces and buildings. There is no detrimental loss of light from the enclosure height. The service equipment is modern quiet energy efficient plant that supports the environmental credential of the building. The enclosure screen and equipment includes sound-proofing, to mitigate and manage the impact of neighbouring uses. The plant and machinery on roofs are not visible from the street, public vantage points or from immediately adjacent buildings.



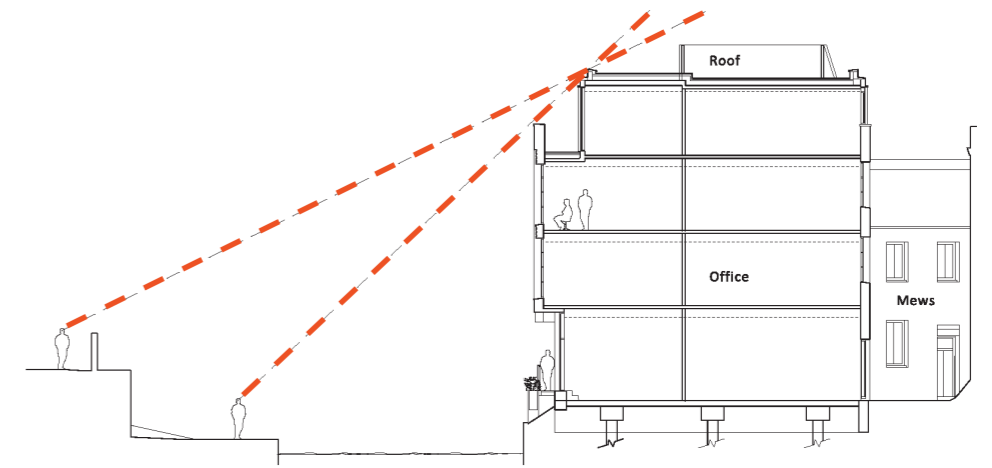
ref: 5.16 View to demonstrate discreet and set back plant enclosure when viewed from canal edge.



ref: 5.17 Proposed Royal College Street Section Extract - Inset showing sunken floor for small plant. PV panels incorporated into the screen design and building form.



ref: 5.18 Proposed Royal College Street section to show view up to roof and set back inset roof plant



ref: 5.19 Proposed Regents Canal section to show view up to roof and set back inset roof plant

## 5.0 Scheme Design

### 5.3 Appearance

#### 5.3.4 Materials

The same type of materials are used for each type of facade. Although the quantities and type of application differs to give each facade its own composition and building identity.

Predominately brick is the chosen facade material, which will create a strong character in line with the conservation area. Elements of metal panelling will create a degree of interest, industrial colour and liveliness to the façade,

It has been key that the art, craftsmanship, building techniques and details of the various building components are true to local context. The texture, colour, pattern, durability and treatment of each material are of the best quality. It is proposed that materials are sourced from local and/or sustainable sources, including recycled materials where possible. The choice of warm 'commercial' and 'industrial' materials such as brick and metal are evident in the quality architectural urban fabric.

The final selection material will depend on the ability of sustainable sourcing of materials and the ability to age well and will be investigated further in the detailed design stages.

Colours of natural materials such as brick, metal panels and dark metal framing have been tested. The facade aims to achieve a degree of simplicity and calmness. The simplicity of design when tested in the wider townscape allows the facade and material quality to stand out.

To achieve an interesting and technically compliant facade with a residential feel the materials, glazing proportions and solid panels were considered. More solid and less glazing panels will also assist with the building looking more residential compared to that of a predominately glazed commercial facade.



ref: 5.20 Visualisation of Proposed View Looking North Along Royal College Street

ref: 5.21 Materials

1. Textured red/buff brick
2. Industrial grey window frames
3. Light industrial metal cladding

