

Upper Floors

Residential units are located on upper floors and accessed via four cores.

All residential units are single storey.

All flats have private amenity space in the form of either terraces or balconies and are designed to the London Plan and London Housing Design Guide. All homes have a minimum floor to ceiling height of 2.5m.

Many units are dual aspect which allows for varying degrees of natural daylight/ sunlight as well as increased natural ventilation.

The scheme provides 10% wheelchair units and their design and layout comply with the Wheelchair Housing Design Guide.

Level 02 (Residential Podium)



Level 06



Level 05 (Upper Residential Podium)



Residential Look and Feel



6.3 SCALE, MASSING AND COMPOSITION

The scale and massing of the proposed development is informed by site constraints, site opportunities with the sitting at Sturt's Lock, the new buildings' relationships with the replicated or re-purposed structures and the scale of neighbouring and local developments of a comparable use type.

The Regent's Canal Conservation area is ripe with underdeveloped brownfield sites, such as the current self-storage facility, fit for regeneration. The design of the scale and massing has looked to the opportunity to provide an enhanced rhythm of openness and enclosure, a rhythm that was well known to the site in a previous life as an Ironworks. The developed scale and massing has allowed the scheme to reinstate a central open yard and remember the scale & character of the two storey 20th century concrete blocks. The re-built but of similar nature low blocks sit centrally aligned to the open yard and considerate to a locally listed neighbour south of the site.

The strengths of the Regent's Canal Conservation Area are underpinned by the structures' relationship to the water. The development's composition fronts the elevations both to canal and street and opens a generous public canal edge on the off-side, sensitively treated to enhance the canal's rich ecological corridor. The new public routes provide new views to the wharves, waterfront, and elements of townscape merit.

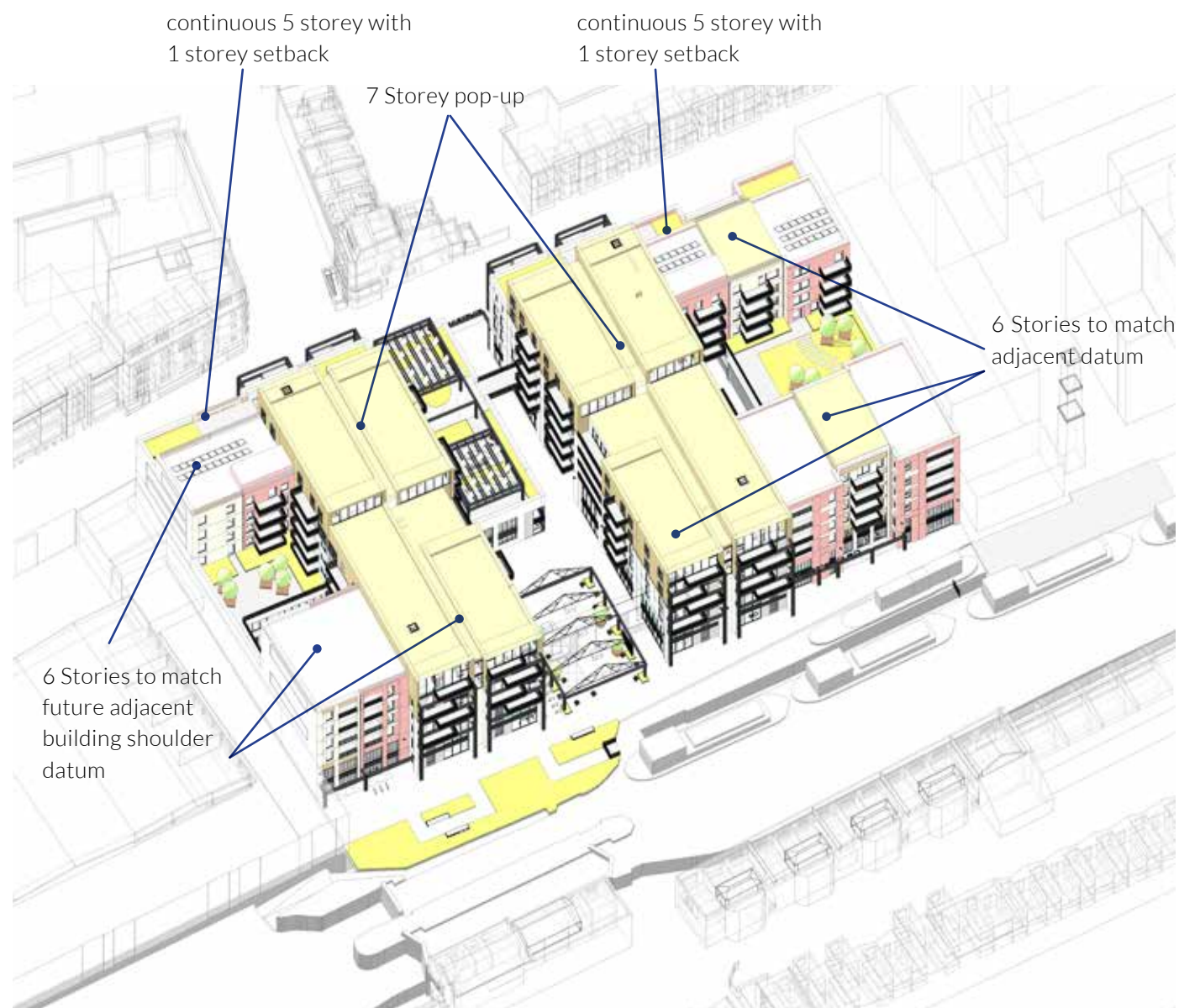
The Regent's Canal frontage comprises 4 building elements: a central open yard (with an open iron space-frame made of re-purposed site trusswork); two end blocks of 6 storeys (aligning to consented new build datums) to bookend the overall elevation; and variegated massing left and right of the central yard of up to 7 storeys to distinctively landmark the site of Sturt's Lock as a site of specific visual significance and provide an enhanced skyline. The four contemporary blocks left and right of the central yard are flat topped,

in modern interpretation of the site's previous industrial roof form, and staggered in height to reference the level change performance of the Lock and its waters below. These taller building elements are proposed with a metallic facing material to heighten their architectural form in contrast to the masonry blocks surrounding and below. Steel space frames are fixed to the taller roof blocks to assist in their legibility as slender, vertical forms and insight interest in the site's Ironwork past. The new buildings along the canal frontage are located in plan and elevation to maintain visibility to the retained formal industrial chimney of Holborn Studios west of the site.

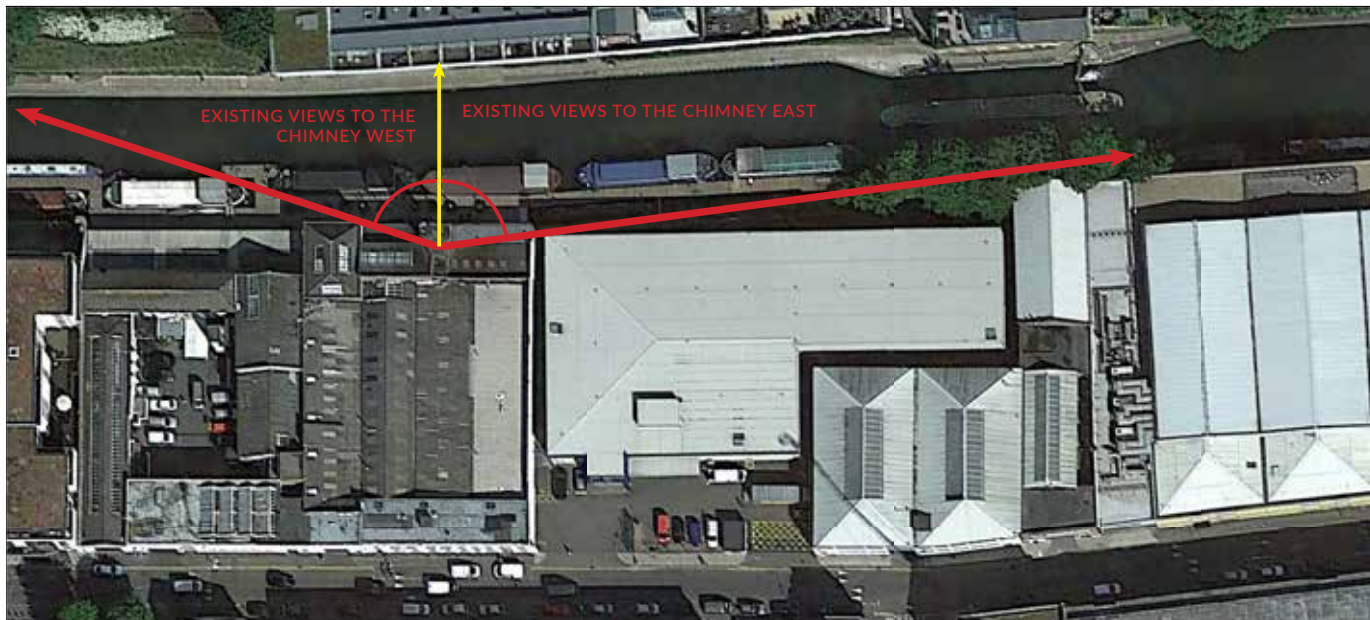
The Eagle Wharf frontage comprises 3 building elements: a central block of 2 storeys (with an open purpose-built steel pergola at the second level); two end blocks of 5 storeys (with 6th floor setbacks) to bookend the overall elevation; and setbacks of 7 storey peaks to draw across the roof form from canalside that mark the siting of Sturt's Lock beyond. In similar fashion to the canalside, the taller elements are proposed with a metallic facing material to heighten their architectural form in contrast to the masonry blocks surrounding and the central blocks are fixed with steel space frames to express the verticality of the central north-south blocks.

The east and west massing is shaped in U block form, setting back from consented development to the west and to not prejudice future development potential to the east.

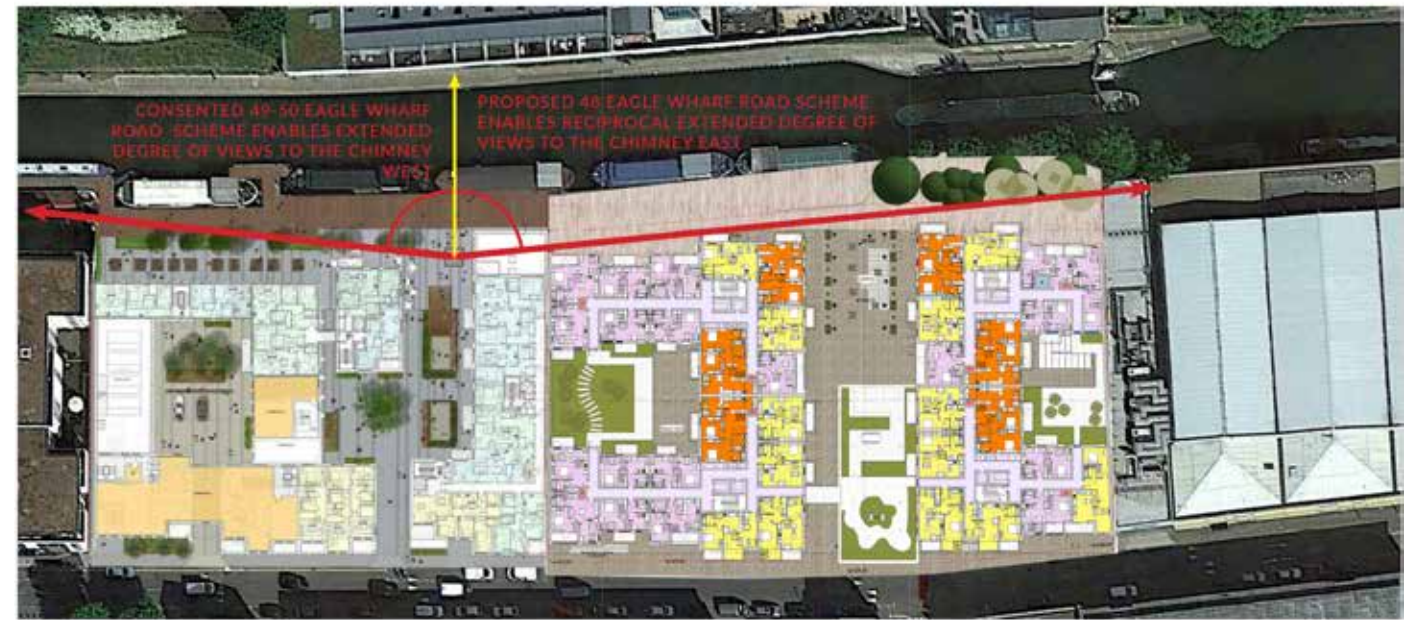
A new public pedestrian route permeates through the site from street to canal, widening at the public open yard and activated by a public café.



EXISTING VIEWS TO THE CHIMNEY



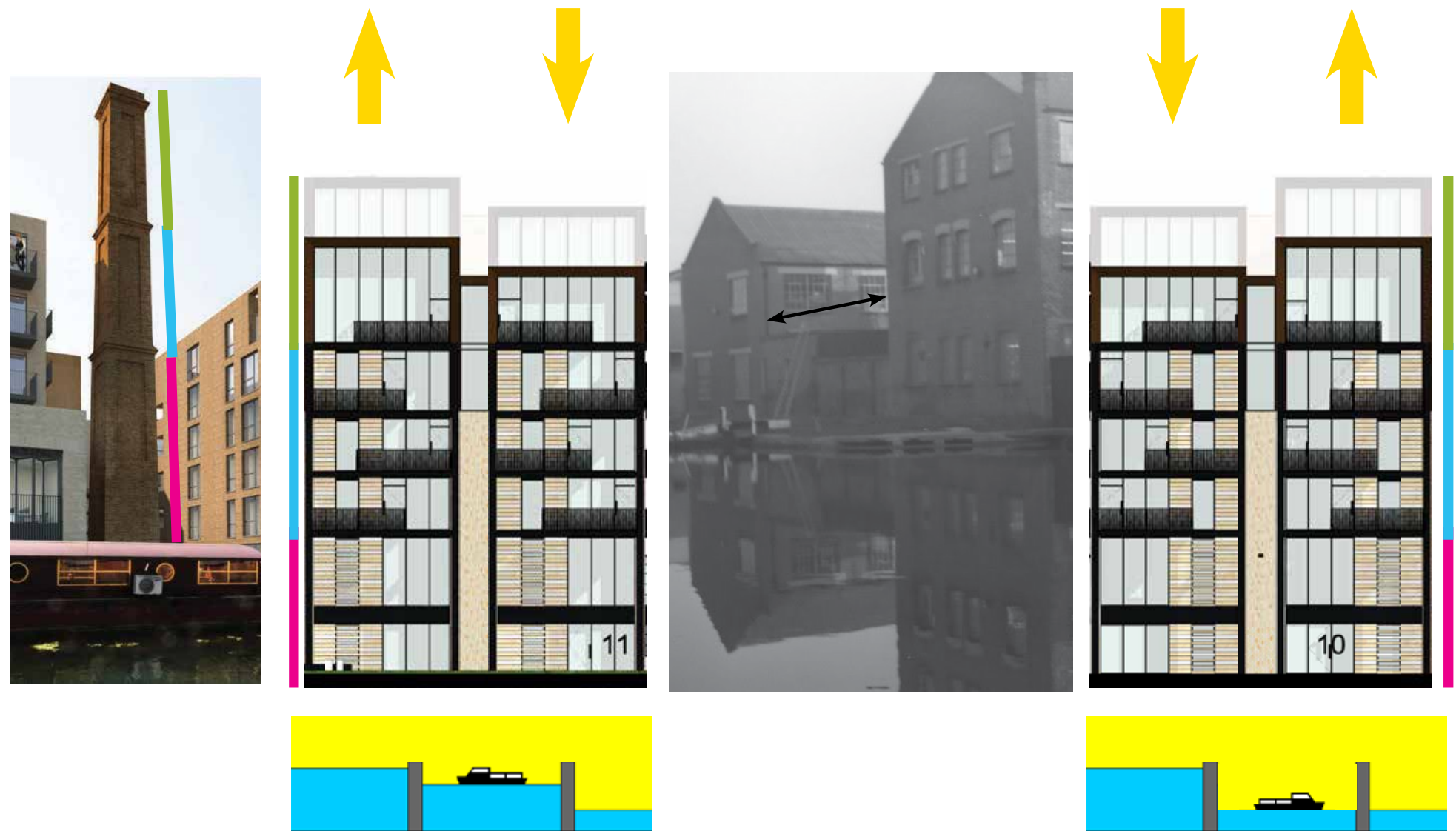
SAFEGUARDING FUTURE VIEWS TO THE CHIMNEY



6.4 FORM AND PROPORTION

The form and proportions of the proposed development is informed by the site's previous coupled roof block form and interest to re-interpret the industrial roofline. The proposed form introduces staggered height roof blocks to enhance the variegated roofscape of the Regent's Canal Conservation Area and takes inspiration from the 3 layers of the neighbouring industrial chimney of Holborn Studios. In similar vein, the proposed building is broken into layers of commercial podium, residential base and metal clad roof volumes.

The conservation area host a wide variety of building typologies, the best of which are collection of micro-forms and as such the proposal creates a variegated grain of building typologies, heights and style.



6.5 CHARACTER

The character of the proposed development is informed by the site's opportunities along the canal edge. The Regent's Canal Conservation Area maintains strong ties to an industrial past with sensitive integration of mixed use and creative energy. Accordingly, the site will re-introduce commercial led use with a character attractive to creative industries.

The canal continues to be a "hidden" green link and contemplative ambience, seemingly low and protected from the street and car. The permeability of the development will enable a variety of ground level activities that instigate a vibrant canalside atmosphere, albeit one that requires discovery and a sense of journey. Therefore, the public passage has been doglegged from the junction of Eagle wharf Road and Cropley Street allowing public accessibility to co-exist with the canal's hidden nature, and arrive at a protecting resting stop at Sturt's Lock.

The development's landscape is of holistic design to the architecture, allowing the continuity of ecological canal corridor to grow up and through the built elements. The open iron space frame within the open yard will allow for landscaped verticality in the site that will be seen on approach from the tow path. From street elevation, approach from Cropley Street will intersect with the raised open steel space frame that be host to climber and planting. The canal edge will see an enhanced planting and tree scene that will maintain the naturalistic character of the canal. Permeable paving, brown and green roofs and rainwater attenuation will be coordinated throughout to ensure enhanced ecology and reduction to surface water runoff.

The canal is home to recreational and purpose use. The development will increase the density and quality of living and working alongside the canal and provide increased natural surveillance and activity. People enjoy the waterways and as such views to the canals have been maximized. At ground and first floor, the commercial units can

open up to the yard and canal edges. Residents can engage with the canal through their outdoor balconies.

By stepping and sculpting various built elements of the proposal in seemingly divergent ways, the development is able to create a variegated grain of building typologies that combine both distinguished and background elements.



Approach to Sturt's Yard from Cropley Street.



Northern passage from Eagle Wharf Rod to Regent's Canal and Sturt's Yard



Public cafe at Sturt's Lock.



Sturt's Yard with a central open air pavilion made of existing site polonceau trusswork.



West communal residential garden.



Approach to Sturt's Yard and Sturt's Lock along the canal edge.

Inspiration: Roof colour, texture and window expression precedents for review.



6.6 APPEARANCE: REGENT'S CANAL ELEVATION/CANAL EDGE & VIEWS

The canal frontages between Shepherdess Walk and New North Road on both the North and South side is one of utilitarian and expected form. Modern interventions line the elevations, but lack the intrigue and craft that is embodied in the Lock and the performance it hosts. The design team desired to conceive an architecture balance with surprise and constraint within an enhanced rhythm of openness and enclosure. An articulated roofline and V motif is used throughout the scheme in massing, balusters and brick lintels to make reference to the undulating water levels at the canal lock at the base of the building.

STURT'S YARD

Central to the site and adjoining the café and Sturt's Lock is an new open yard. Within the yard sits black columns that hoist up the re-purposed site Victorian trusswork (coloured black). The arrangement creates an open frame by which to plant onto, suspend sensitive lighting and retreat.

THE NORTH-SOUTH BLOCKS

The north-south orientated blocks re-orient to the original gable roof buildings on site and are further broken into two slender pairs via the metal projecting frame to reflect the pair of locks below and staggered in height to make reference to changing water levels. They are designed to be read vertically and are host a three layered language with commercial base, residential shaft and feature glazed/metal clad top. The roof finish is comprised of copper cladding. Light coloured ceramic cladding softens the glazed curtain walling façade. Black metal projecting frames are fixed to the façade allowing the building to reflect the linearity of the couples and reference back to the site's Ironworks past with detail. Staggered balconies are located in this zone, resting on the projecting frame, and wrapped in aluminium umber coloured V patterned balustrades. The curtain walling panels at the base where the café sits will be hinged and capable of fully opening

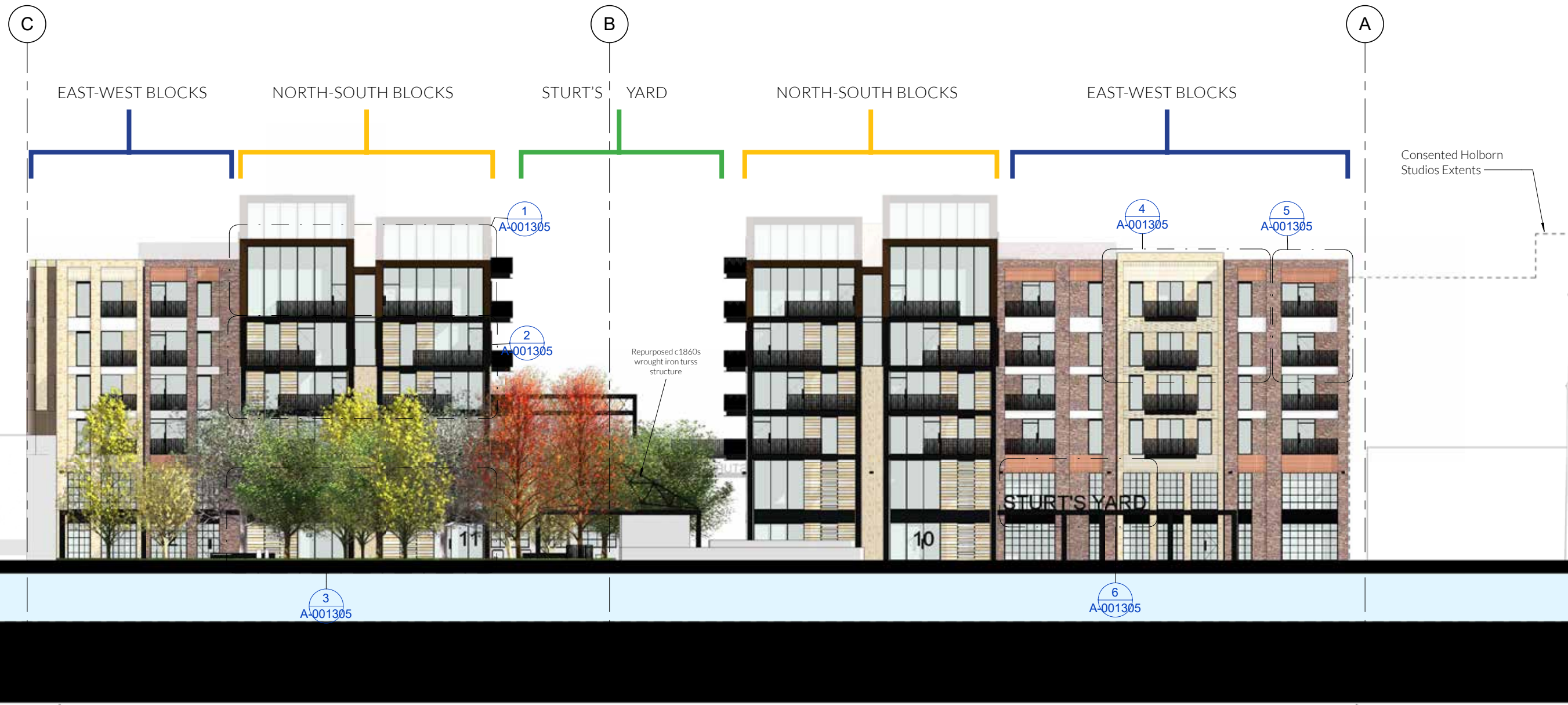
to the outside to allow maximum active frontage. Within the canal edge, the black metal projecting frame extends out to reflect the industrial past along the waterfront.

THE EAST-WEST BLOCKS

The east-west orientated blocks comprise a more muted and constrained architecture, wrapped in London stock blends of brick (buff varieties and red varieties), and punctured with a combination of curtain walling and black frame heritage style windows at the commercial podium levels. They are designed to be read both vertically and horizontally, hosting vertically divided brick blend sections and accent lintels throughout. Windows are dressed with V patterned brick lintels or coloured lintels and all spandrel panels within the double height curtain walling base will carry the V patterned aluminium lintels. Balconies are stacked and recessed into the façade to accentuate the building line step between the north-south blocks and the east-west blocks. All balustrades carry the V patterned balusters.

LANDSCAPE

A series of new trees are located at the eastern edge of the site with high clearance below canopy to facility enhanced views in and out of the site.

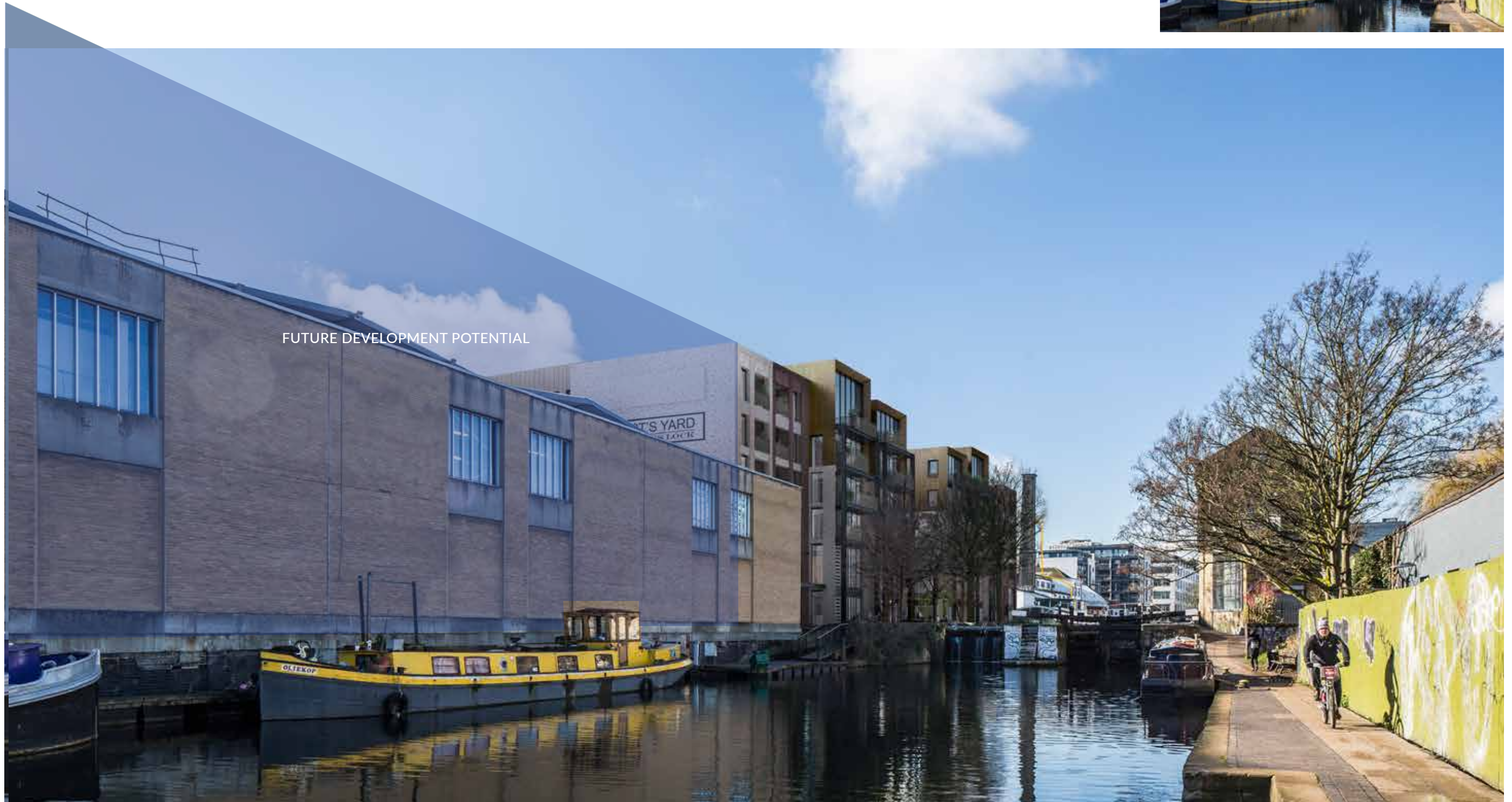


NORTH ELEVATION (REGENT'S CANAL)

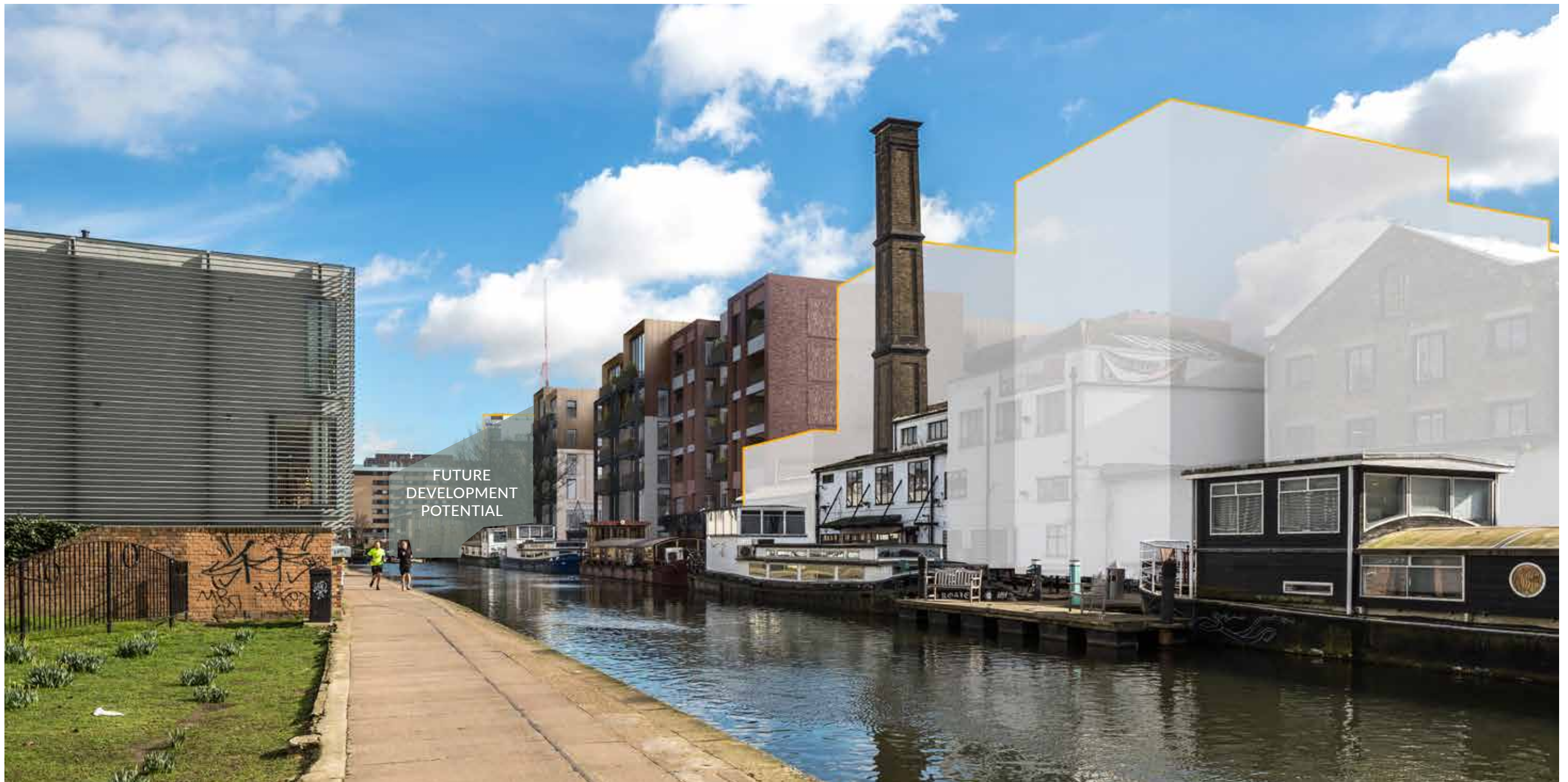


ILLUSTRATIVE VIEW FROM THE CANAL
TOWPATH, ACROSS THE LOCK TOWARDS
STURT'S YARD





FUTURE DEVELOPMENT POTENTIAL



FUTURE
DEVELOPMENT
POTENTIAL