



6.7 APPEARANCE: EAGLE WHARF ROAD ELEVATION & VIEWS

The street frontages between Shepherdess Walk and New North Road on the North side is one of infill architectural language and more discrete language than what can be found along the canal. The street is activated both by entrances to the commercial units, residential cores and most importantly, the public passage that connects through the site to Sturt's Lock. 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. The extent of the commercial podium is most prominent on this elevation with heritage windows at the podium below east-west blocks and contemporary curtain walling at the podium below north-south blocks. Key access points to the working yards and public central yard are expressed with V patterned gates.

THE TWO STOREY BLOCK

At the centre of the elevation and directly behind the open yard sits a two storey white coloured block which will remember the scale and character of the existing warehouses in this area albeit with enhanced detailing, walls, and window specification. This low block serves to bring light through to the canal side open yard and sit comfortable with the locally listed buildings south. At the roof level a black steel pergola is introduced to remember the trusswork within the existing warehouse roofs albeit in a contemporary fashion and externally exposed. The pergola allows accent yellow canopy infills, shading, and a frame for planting and from and suspending sensitive lighting.

THE NORTH-SOUTH BLOCKS

The vertically design north-south blocks extend from canal elevation to street elevation, but complete at a setback so as to allow a lower 5 storey datum on the street elevation to take precedence. At the setback the north-south blocks extend up to an articulated 7 storeys. Similar to the canal side, 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 like the canal side albeit lifting above podium to allow a strong commercial/workspace presence along the street. Unique to this elevation, the projecting frame is patterned with a mixture of staggered balcony and projecting glazed internal accommodation. Balconies are wrapped in aluminium umber coloured V patterned balustrades.

THE EAST-WEST BLOCKS

In mirrored fashion to the canal side, 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.



SOUTH ELEVATION (EAGLE WHARF ROAD)







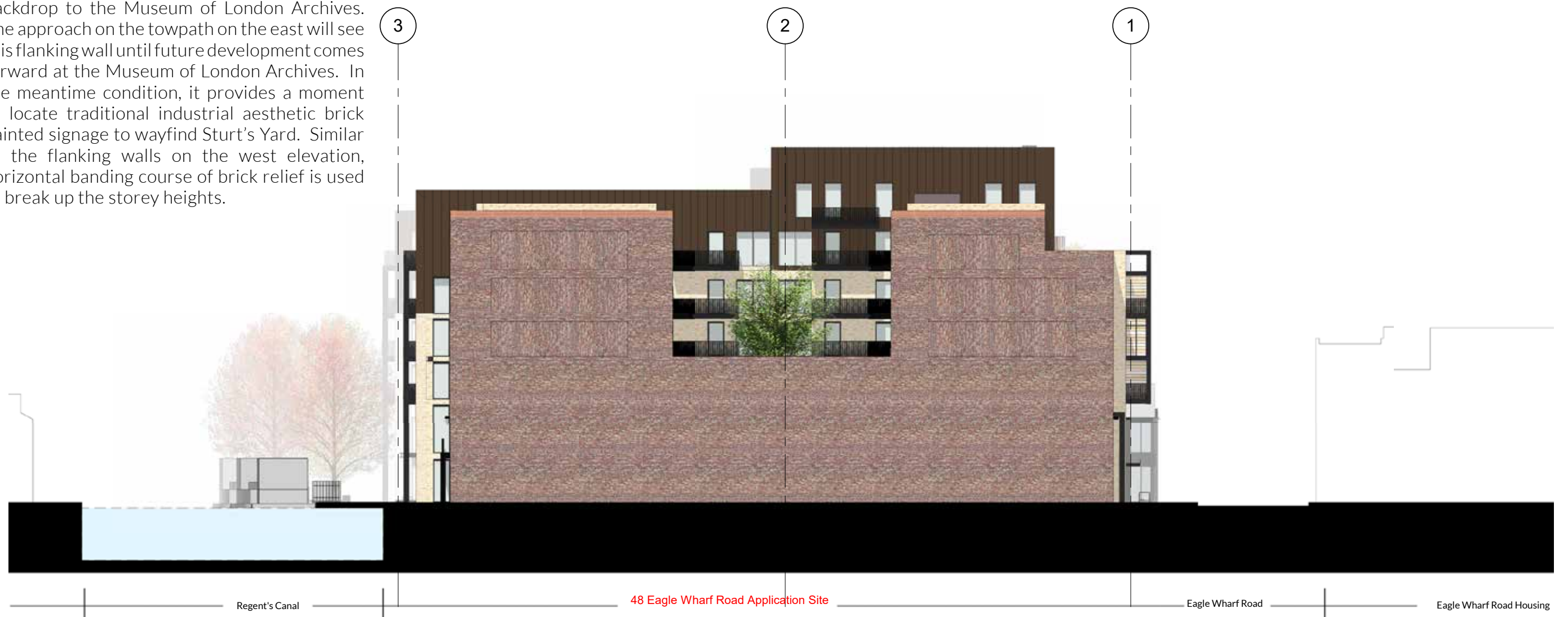
6.8 APPEARANCE: COURTYARD ELEVATION & VIEWS

FLANKING WALLS TO THE WEST

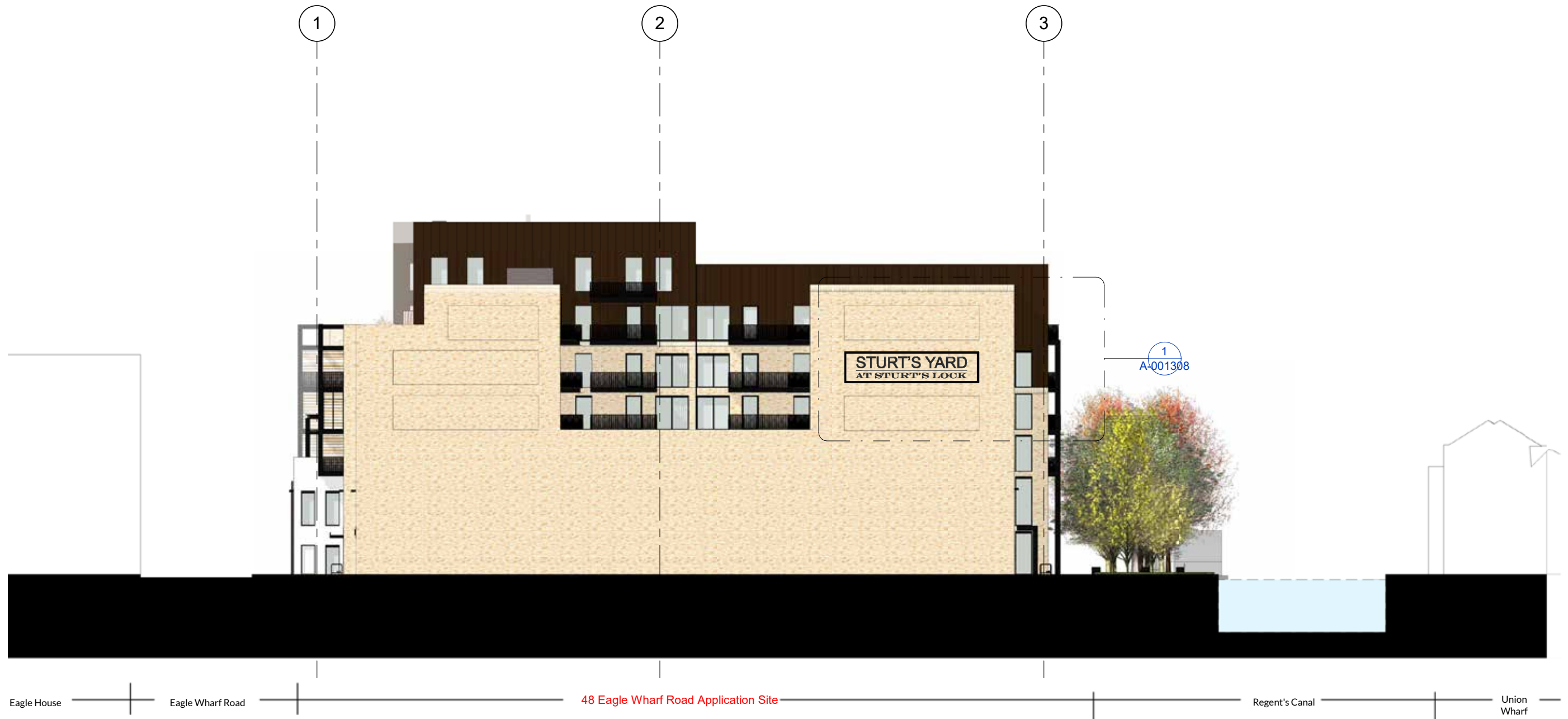
The flanking walls to the west will serve as a backdrop to the Holborn Studios chimney. The chimney is formed of a 3 layered brick coursework detail. In reflection of this chimney banding, the flanking walls on this elevation have horizontal banding course of brick relief to break up the storey heights and provide a layered detail.

FLANKING WALLS TO THE EAST

The flanking walls to the east will serve as a backdrop to the Museum of London Archives. The approach on the towpath on the east will see this flanking wall until future development comes forward at the Museum of London Archives. In the meantime condition, it provides a moment to locate traditional industrial aesthetic brick painted signage to wayfind Sturt's Yard. Similar to the flanking walls on the west elevation, horizontal banding course of brick relief is used to break up the storey heights.



WEST ELEVATION



EAST ELEVATION

ELEVATIONS EAST AND WEST OF THE CENTRAL OPEN YARD (STURT'S YARD)

The side elevations of the open yard, Sturt's Yard, are clad in the buff blend of brick (colour chosen for lightness to maximise the size of the yard). The elevations while reading horizontally are made of 3 vertical bands - curtain walling at commercial base, punched windows at residential shaft with accent lintels, and copper clad roof with punched and framed windows. The copper facade wraps around from the canal and street elevation to give a volumetric return to the roof forms. The roofs are broken through their length by inset massing form and a mixture of accent white and curtain walling cladding. All spandrel panels within the double height curtain walling base will carry the V patterned aluminium lintels. The elevations are spotted with stacked black cantilevered balconies with umber V patterned balusters. The west elevation of the yard sees the side elevation of the 2 storey block, canopied pergola frame above and re-purposed Victorian trusswork in the central public yard, Sturt's Yard.



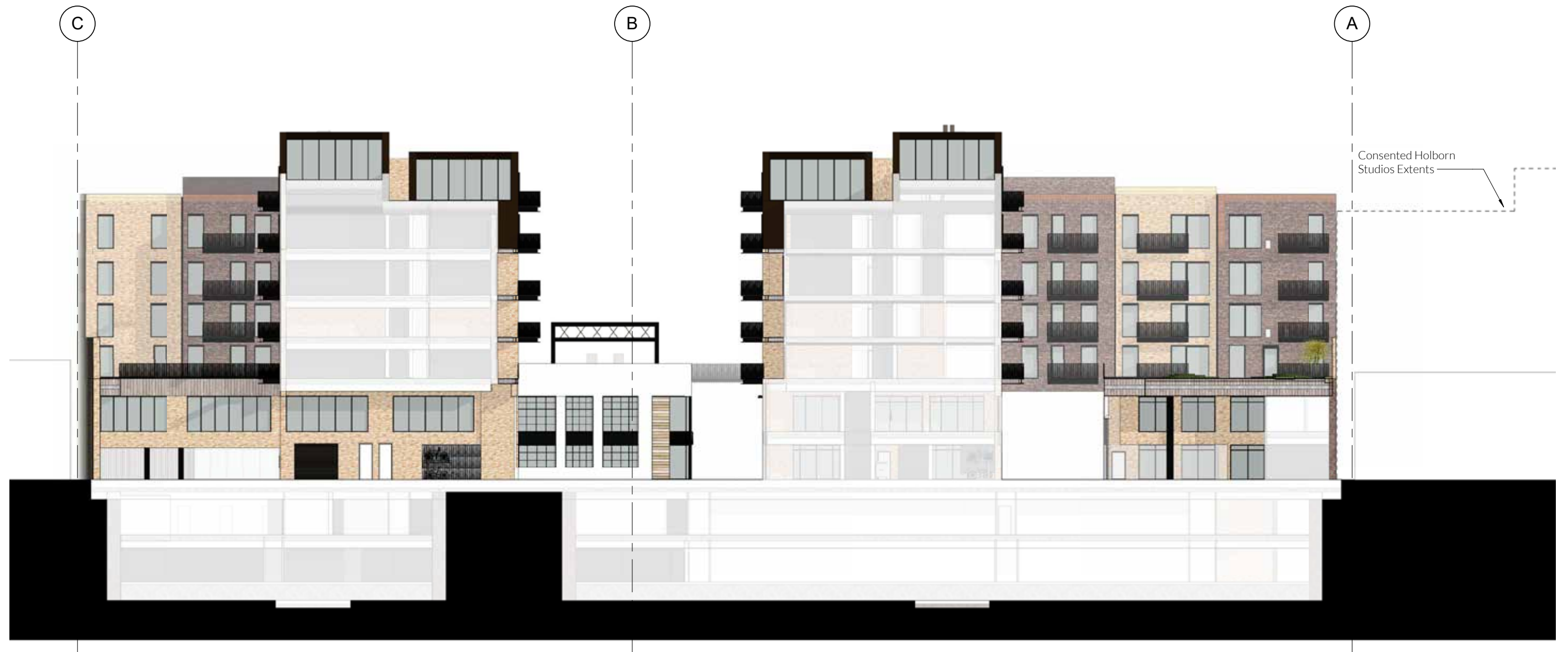
EAST ELEVATION (INTERNAL)



WEST ELEVATION (INTERNAL)

ELEVATIONS NORTH AND SOUTH OF THE RESIDENTIAL OUTDOOR GARDENS

The side elevations of the shared residential outdoor podiums are clad in the buff and red blends of brick and modern style black windows. The elevations are spotted with stacked black cantilevered balconies with umber coloured balusters.



NORTH ELEVATION (INTERNAL)



SOUTH ELEVATION (INTERNAL)



ILLUSTRATIVE VIEW FROM
WITHIN STURT'S YARD'S
CENTRAL

COURTYARD



6.9 MATERIALITY & DETAILING

The materiality and detailing of the proposed development is informed by the character of the existing site and the character strengths of the Regent's Canal Conservation Area and the Arlington Square Conservation Area.

The development will reflect the scale and character of the two storey 20th century concrete blocks at the junction of Cropley Street and Eagle Wharf Road. The development will re-purpose the Victorian steel trusswork found on the site and locate them in the public open yard. Additionally to reflect the steel trusswork found in the warehouses at the location of the proposed 2 storey massing, a contemporary steel pergola will be located at the roof of the 2 storey massing.

In reference to the site's previous brasswork, the roof elements of the north-south blocks will be clad in copper and balusters through given an umber colour. The projecting frames canal side and street side additionally reflect the historical nature of the site's metalworking history.

The development incorporates positive elements of character and detail found within the surrounding conservation and contemporary built environment. The conservation areas are rich with articulated roof forms, London stock bricks (in buff, yellow, red and brown varieties), heritage style windows, expressive and decorative window lintels, ironwork detailing, and painted brick signage. These features will be present throughout the scheme.

The development is clad in masonry brick blends with heritage and contemporary windows, accent ceramic cladding, copper roofs and projecting metal frames. This allows a composition of sensitive backdrop facade to combine with bold, modern elements in the centre of the site to landmark the lock.

The brick blends take texture and colour cues from the London stock throughout the

conservation area, and are composed with heritage style windows, patternated brick lintels and corbelled brick textures.

The development, in keeping to the gesture of variegation and canal water level movement, appropriates an V pattern into a motif pattern that is carried through various details of the building. The balustrades, louvred spandrel panels and corbelled brick lintels all incorporate a detailing of the V pattern.

Looking adjacent to the site, the canal is home to great ecological diversity. An enhanced hardscape and softscape mix will be provided canalside, within the public open yard and throughout the residential gardens.

Material Legend:

1.	Copper Cladding	31.	Rubberised Play Surface
2.	Varigated red, pink, rose multi-stock brick blend	32.	Unused
3.	Varigated white, cream and buff multi-stock brick blend	33.	Decking
4.	White brick or concrete	34.	Seating
5.	Unused	35.	Unused
6.	Expressed brick lintel	36.	Planting Beds
7.	Glazed curtain wall with aluminium frame. Black.	37.	Mixed Planting
8.	Glass - Clear	38.	Green Roof
9.	Unused	39.	Semi-Mature Tree
10.	Varigated white, cream and buff multi-stock ceramic cladding blend	40.	Potted Tree
11.	Unused	41.	Unused
12.	Framed windows with aluminium frame. Black.	42.	External lighting
13.	Metal projecting frame. Black.	43.	Unused
14.	Re-purposed victorian trusswork, painted. Black.	44.	Unused
15.	Steel I-Beams/Column Frame. Black.	45.	Unused
16.	Projecting copper window surrounds.	46.	Signage. Black.
17.	Louvres, aluminium. Black.	47.	Painted Signage
18.	Operable window with aluminium frame. Black.	48.	Bi-fold glazed section
19.	Operable door with aluminium frame. Black.	49.	Expressed louvre
20.	Expressed metal gate. Black.	50.	Canvas sail. Yellow
21.	Unused	51.	Shadow gap with rainwater downpipe
22.	Expressed balustrade, aluminium. Umber.		
23.	Unused		
24.	Projecting balcony frame. Black.		
25.	MVHR supply and extract within the brick soffit of window reveals		
26.	Unused		
27.	Cobblestone		
28.	Concrete Pavers		
29.	Concrete, Exposed Aggregate		
30.	Luxcrete		



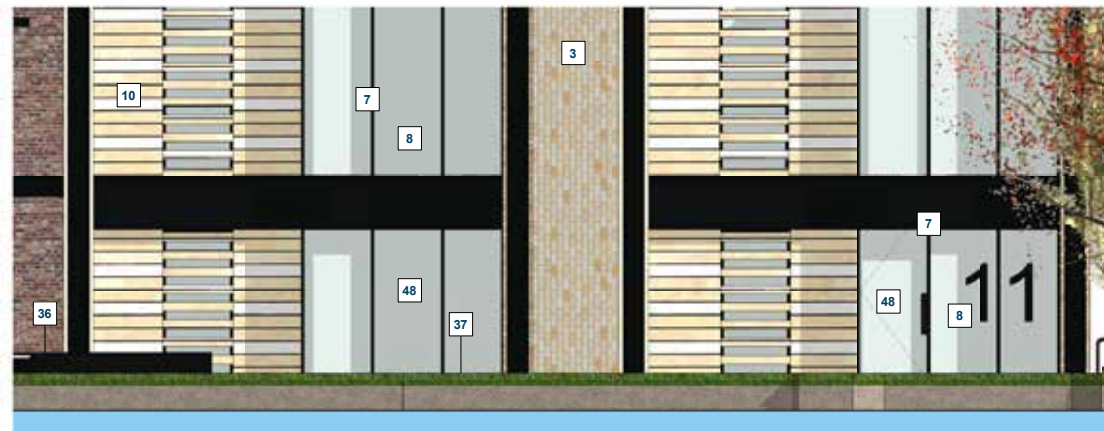
1 Regent's Canal Assembly



1 Elevation AA - North Elevation (Regents Canal) - Callout 1
1:50



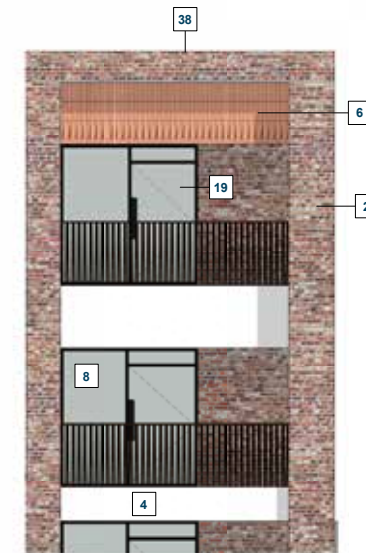
2 Elevation AA - North Elevation (Regents Canal) - Callout 2
1:50



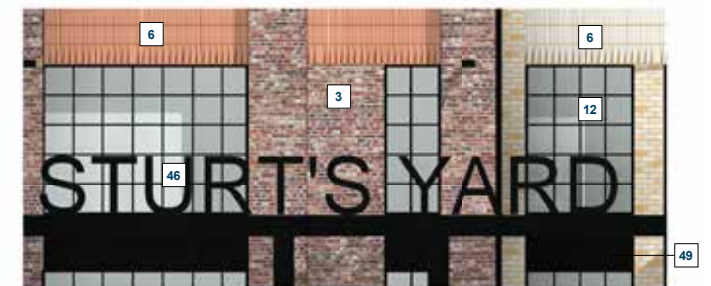
3 Elevation AA - North Elevation (Regents Canal) - Callout 3
1:50



4 Elevation AA - North Elevation (Regents Canal) - Callout 4
1:50



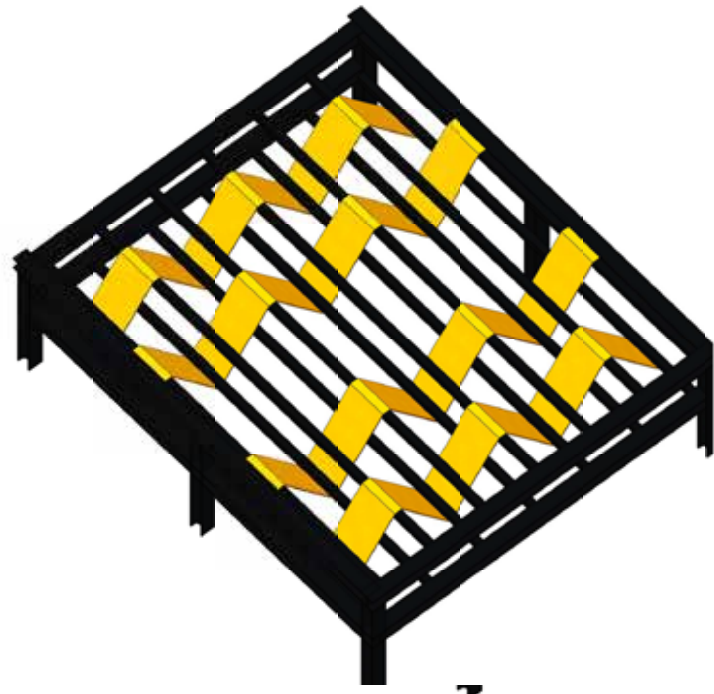
5 Elevation AA - North Elevation (Regents Canal) - Callout 5
1:50



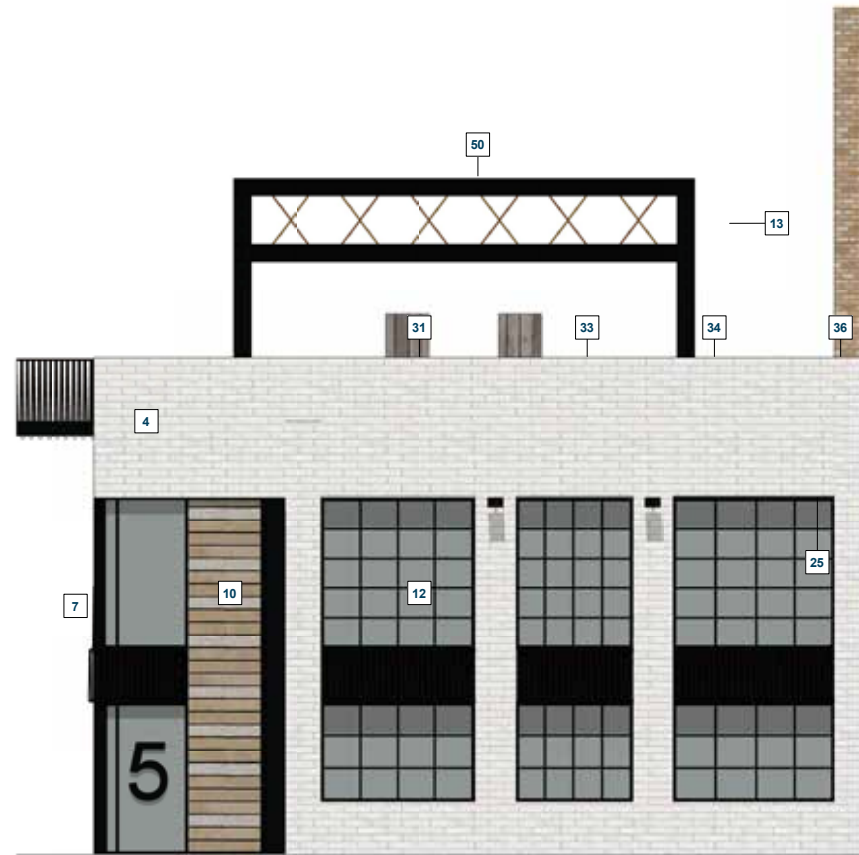
6 Elevation AA - North Elevation (Regents Canal) - Callout 6
1:50



2 Eagle Wharf Road Assembly



3 Level 02 Social Terrace Assembly



1 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 1
1:50



2 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 2
1:50



3 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 3
1:50



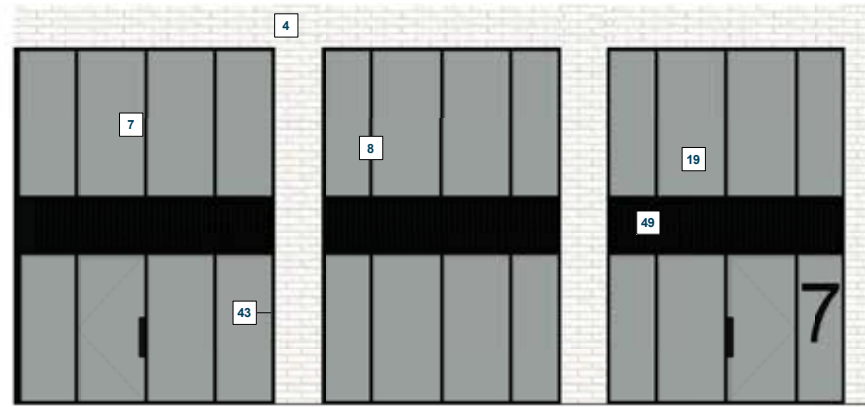
4 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 4
1:50



5 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 5
1:50



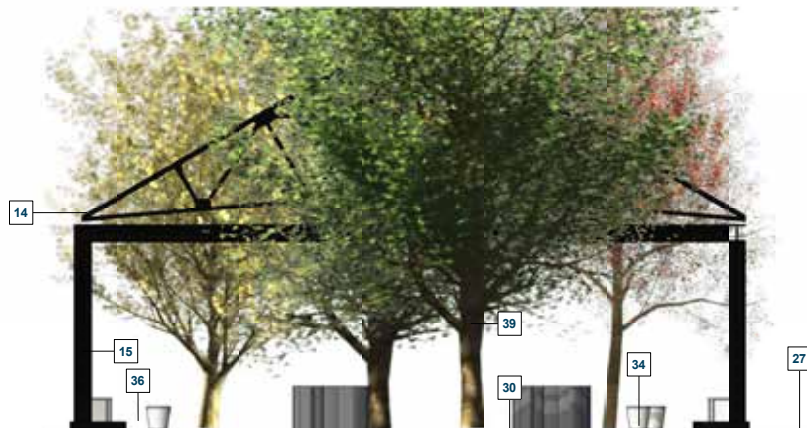
1 Elevation FF - East Elevation (Internal) - Callout 1
1:50



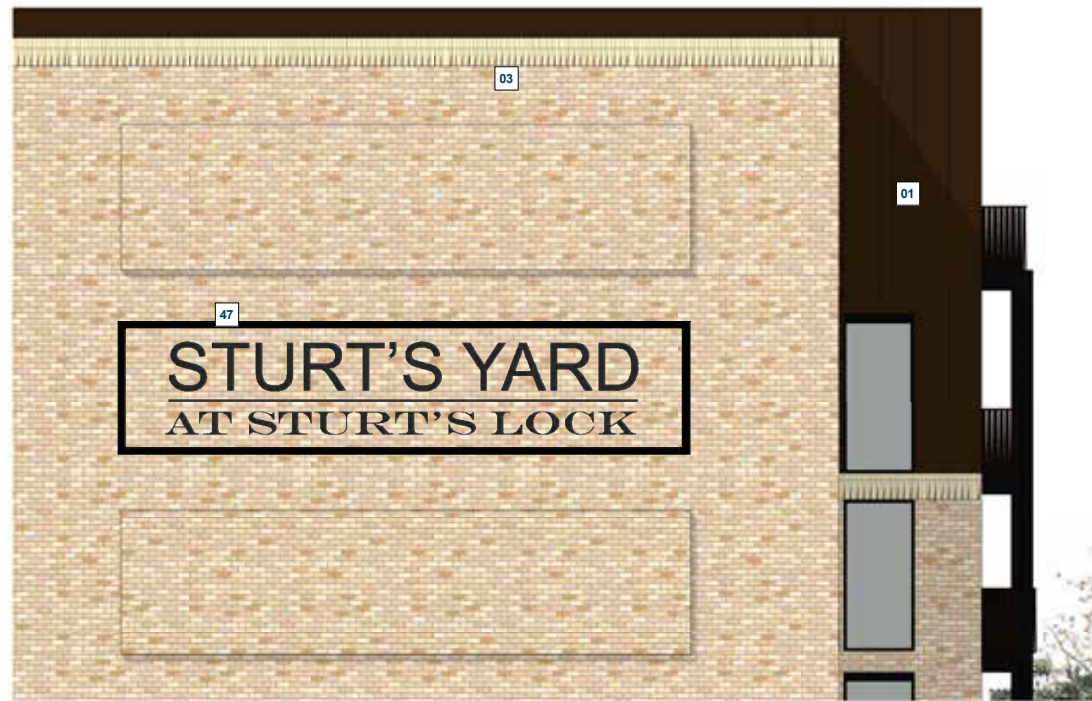
3 Elevation HH - West Elevation (Internal) - Callout 1
1:50



2 Elevation FF - East Elevation (Internal) - Callout 2
1:50



5 Elevation GG - South Elevation (Internal) - Callout 2
1:50



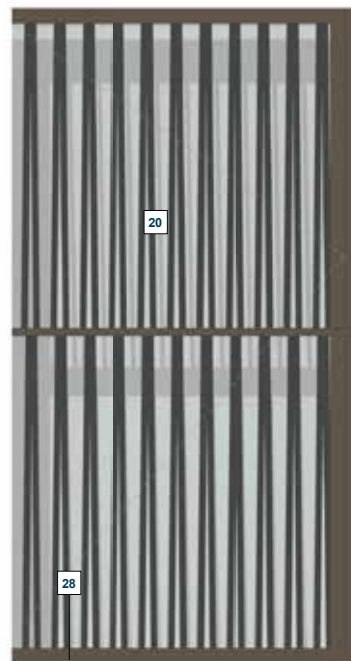
1 Elevation BB - East Elevation - Callout 1
1:50



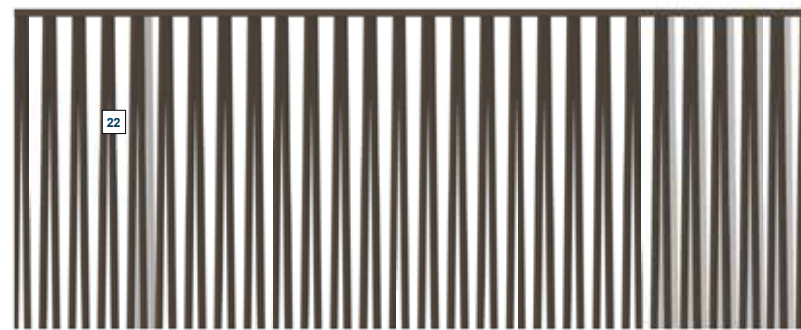
3 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 9
1:10



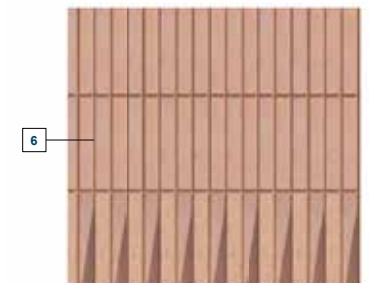
1 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 6
1:10



4 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 8
1:10



2 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 7
1:10



6 Elevation CC - South Elevation (Eagle Wharf Road) - Callout 10
1:10

THE MATERIAL PALETTE



Precedent: Colvile Estate by KCA architects

M01
Copper cladding



M02
Variegated red, pink, rose multi-stock brick blend,
variegated coursework and brick relief detailing



Precedent: Accordia, Cambridge by Allison Brooks architects

M03
Variegated white, cream and buff multi-stock brick blend,
variegated coursework and brick relief detailing

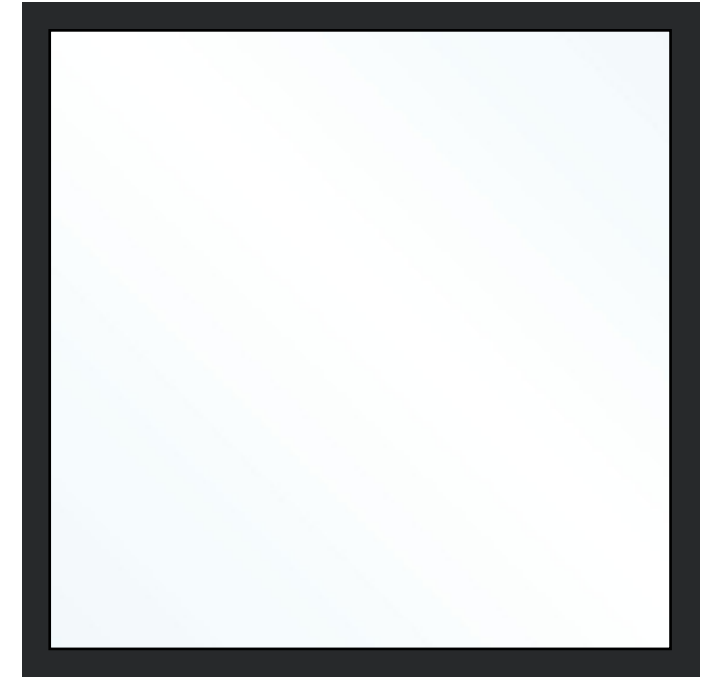


M04
White brick and mortar

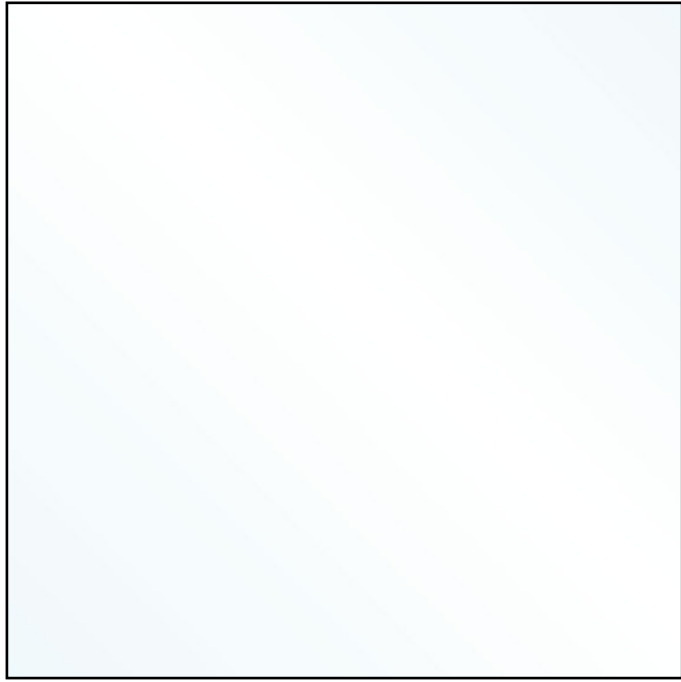


Precedent: The Loom by Duggan Morris architects

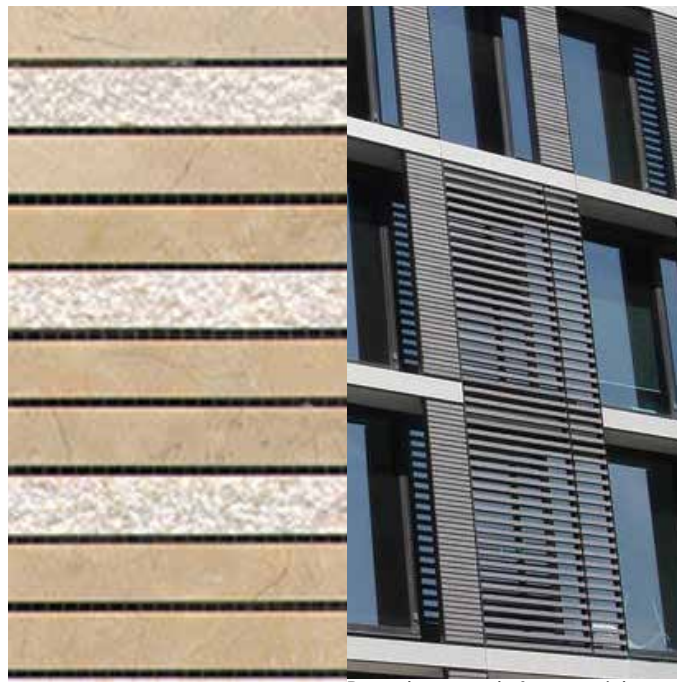
M06
Expressed brick lintel



M07
Glazed curtain wall with aluminium frame. Black



M08
Glass - Clear



Precedent sample for material arrangement

M10
Variegated white, cream and buff multi-stock ceramic cladding blend



Precedent: Barts Square by Sheppard Robson

M12
Framed windows with aluminium frame. Black.



M13
Metal projecting frame. Black.



M14
Re-purposed Victorian trusswork, painted. Black.



M15
Steel Beams/Column Frame. Black.



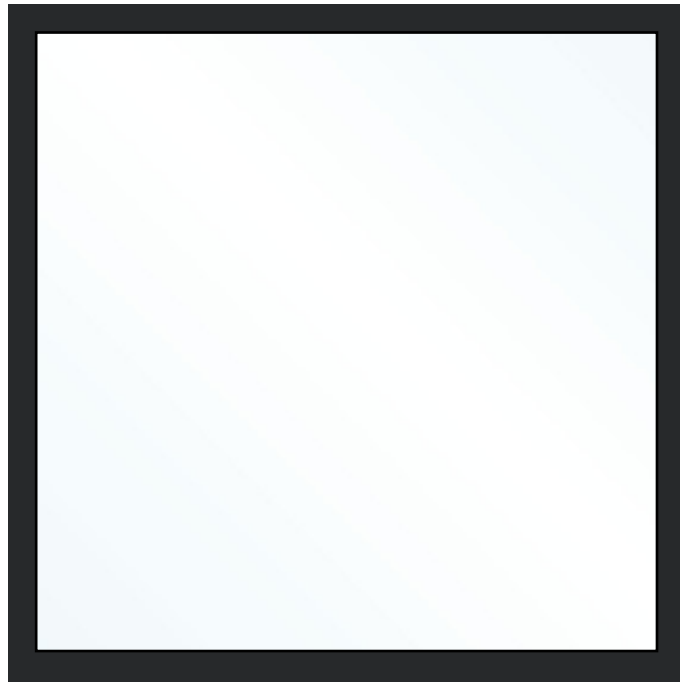
M16
Projecting copper window surrounds



M17
Louvres, aluminium. Black.



M18
Operable window with aluminium frame. Black.



M19
Operable door with aluminium frame. Black.



Precedent: The Loom by Duggan Morris architects

M20
Expressed metal gate. Black.



M22
Expressed balustrade, aluminium. UMBER.



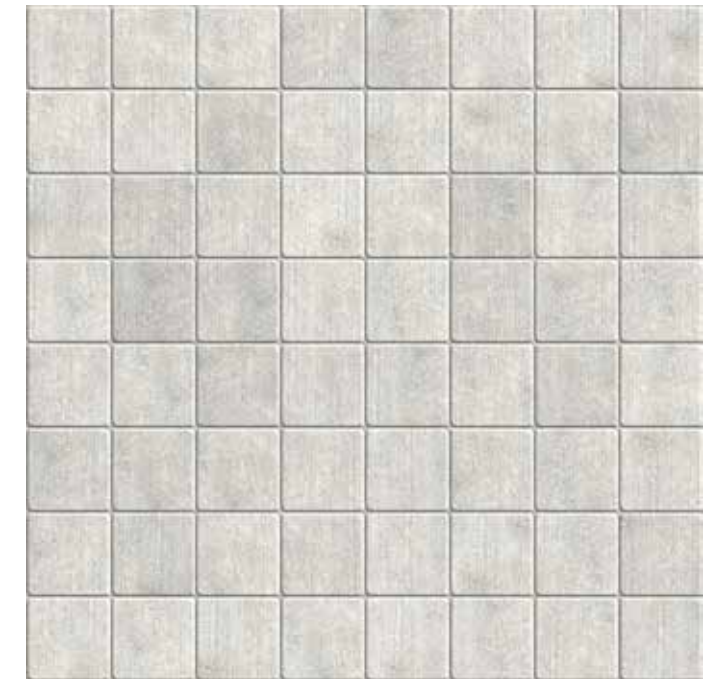
M24
Projecting balcony frame. Black.



M25
MVHR supply and extract within the brick soffit of window reveals



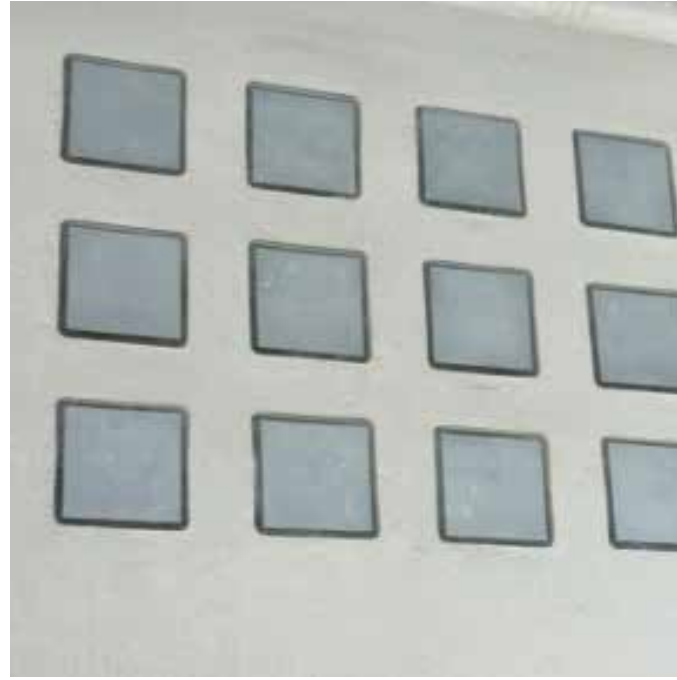
M27
Cobblestone



M28
Concrete Pavers



M29
Concrete, Exposed Aggregate



M30
Luxcrete



M31
Rubberised Play Surface



M33
Decking



M34
Seating



M36
Planting Beds



M37
Mixed Planting.



M38
Green Roof