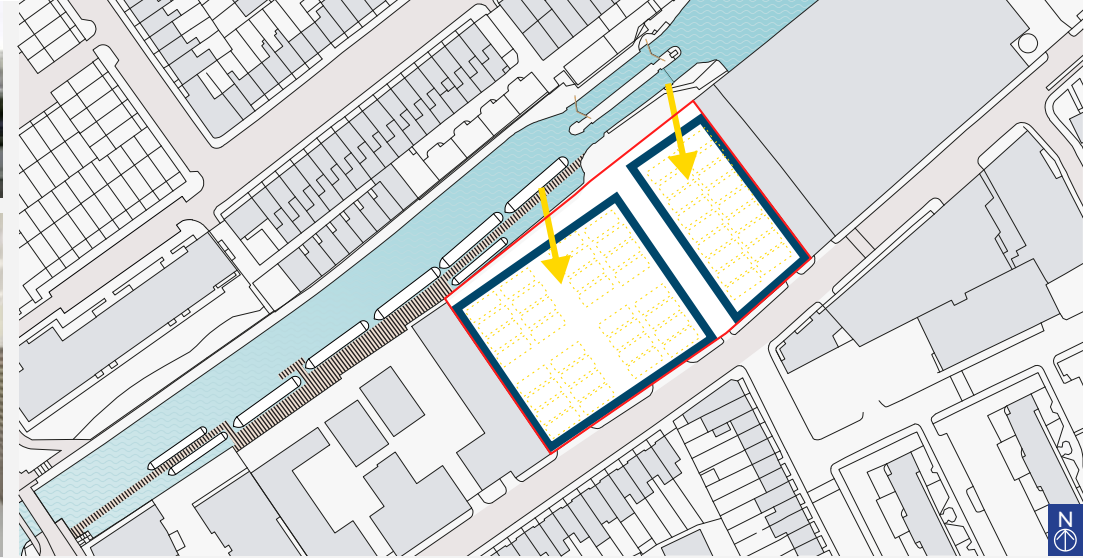


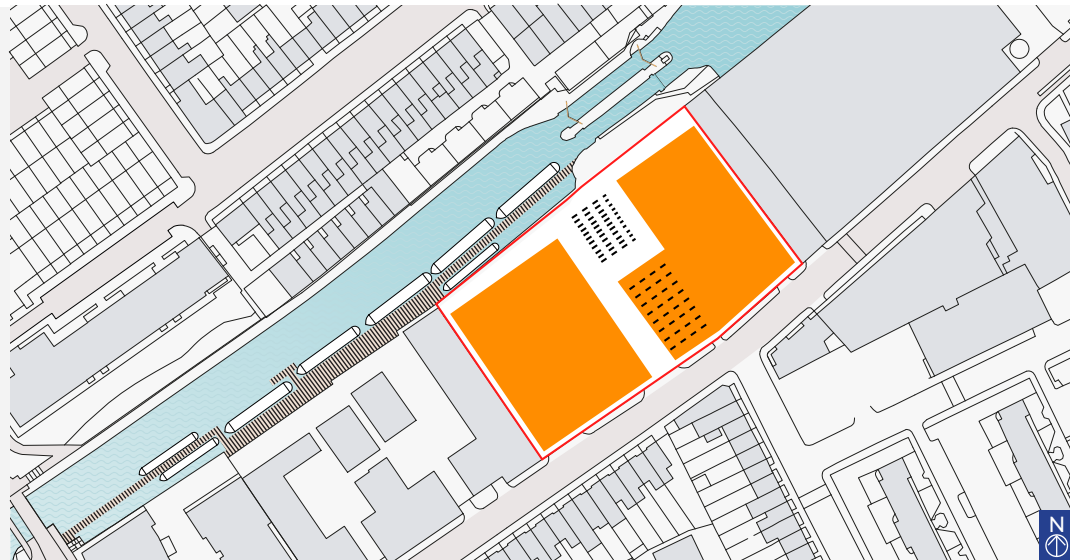
03

Retain and remember heritage assets to commemorate the site's ironwork history;



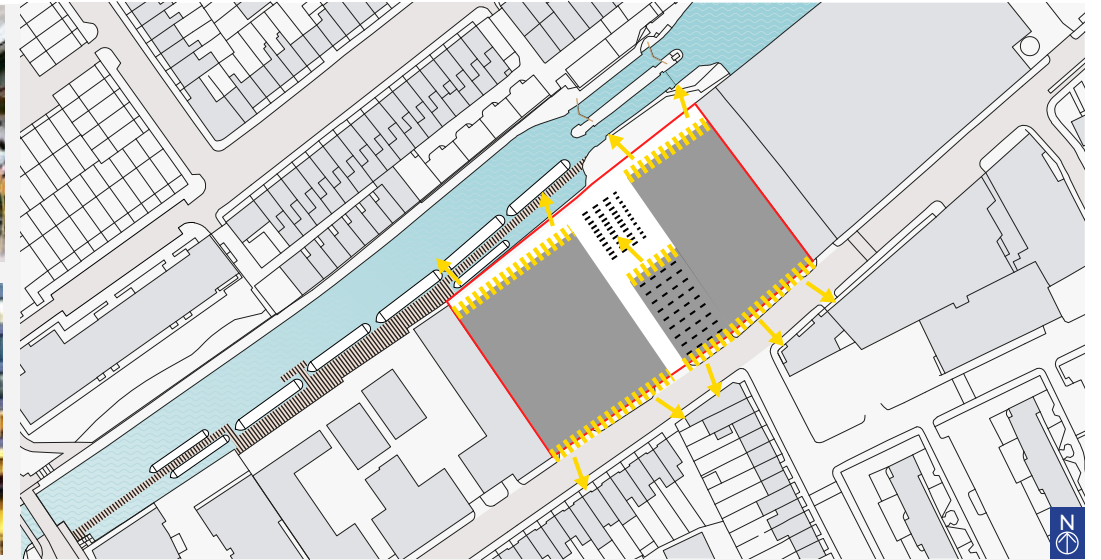
04

Replace existing self-storage facilities;



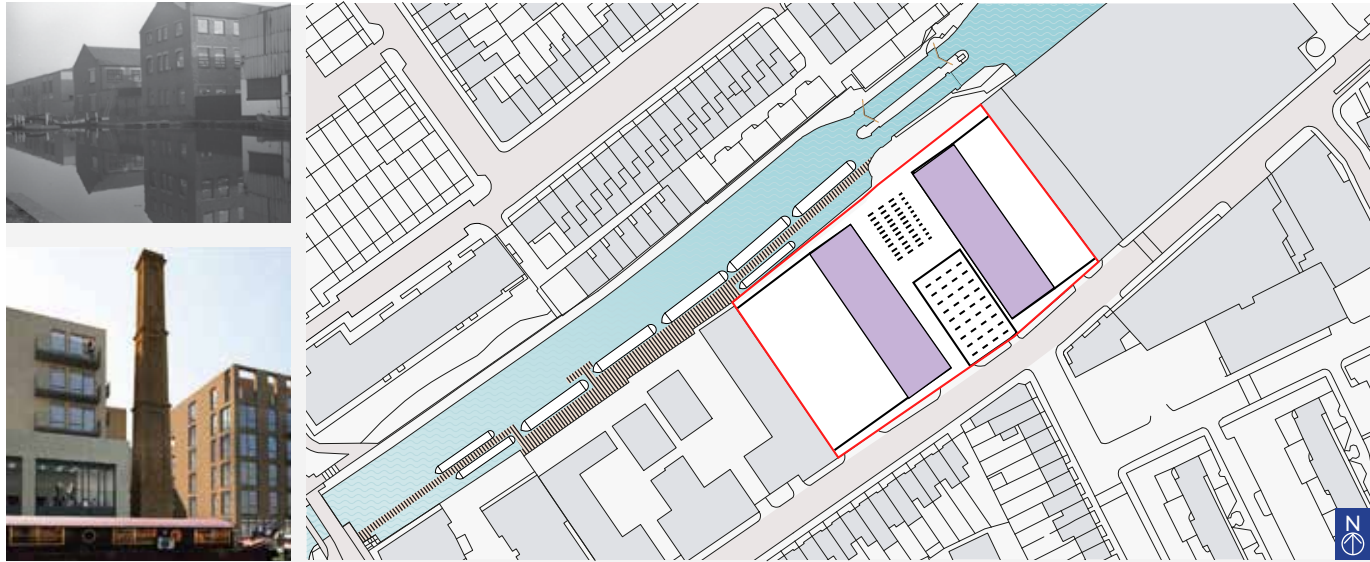
05

Introduce office accommodation and increase employment density;



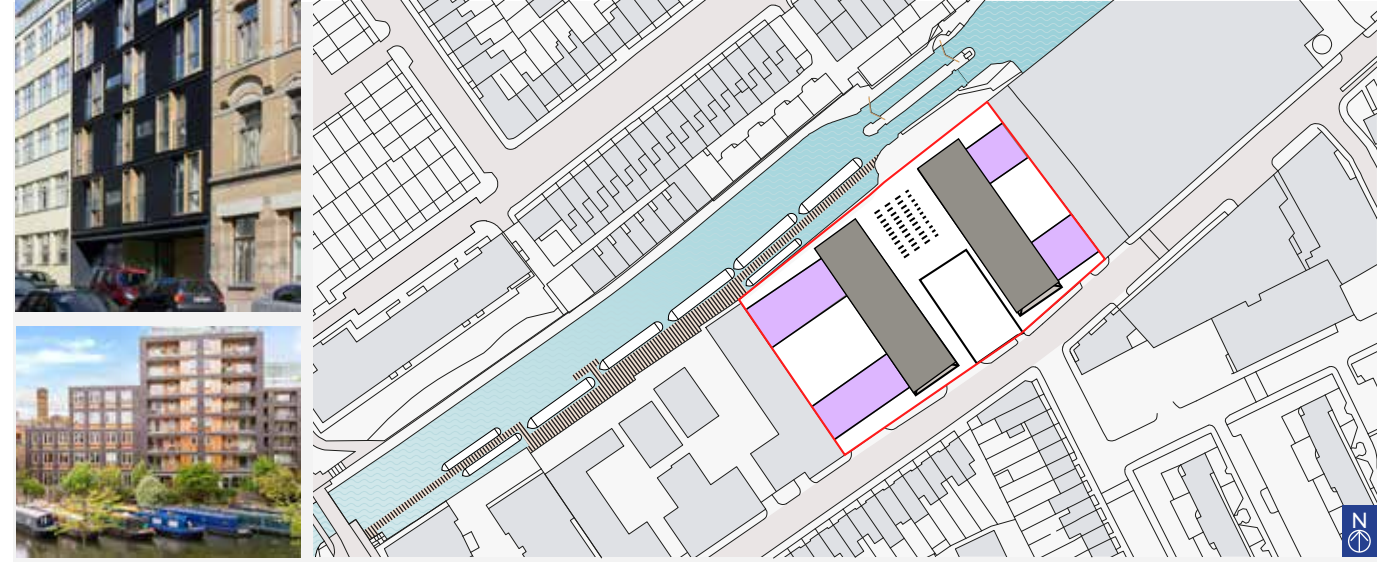
06

Create active frontage along Regent's Canal and Eagle Wharf Road;



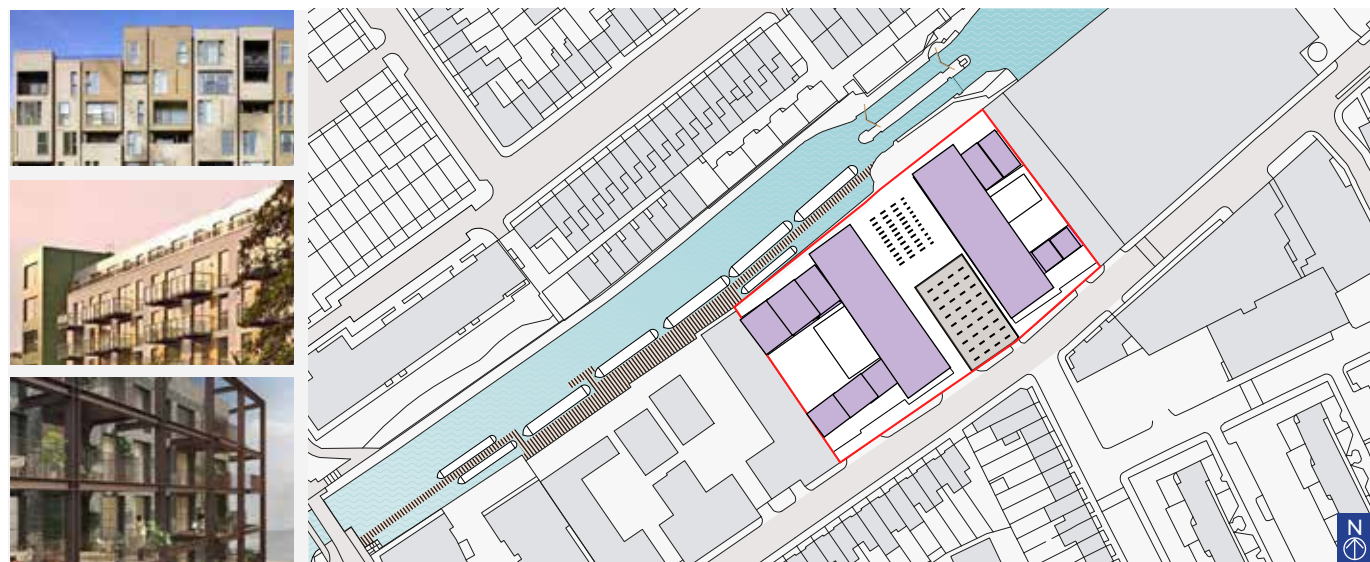
07

Restore the 19th century grain of two north-south blocks and relate to the Holborn Studios chimney;



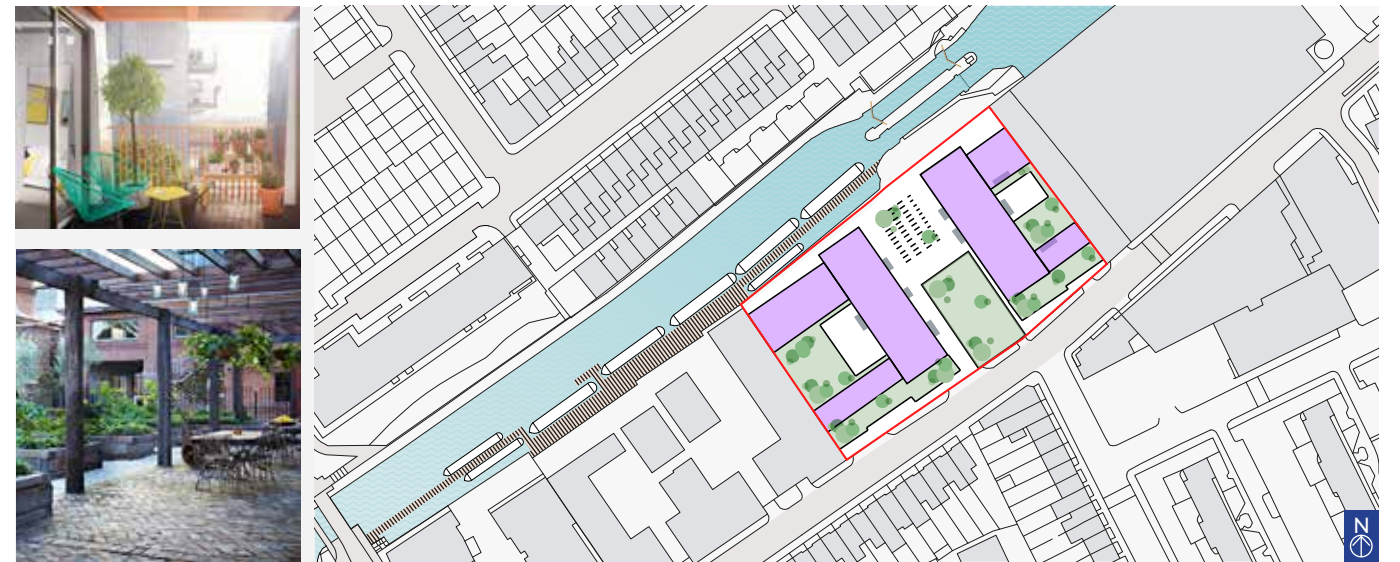
08

Infill the street with transition form and scale;



09

Aggregate form and scale considerate of context and conservation areas; and









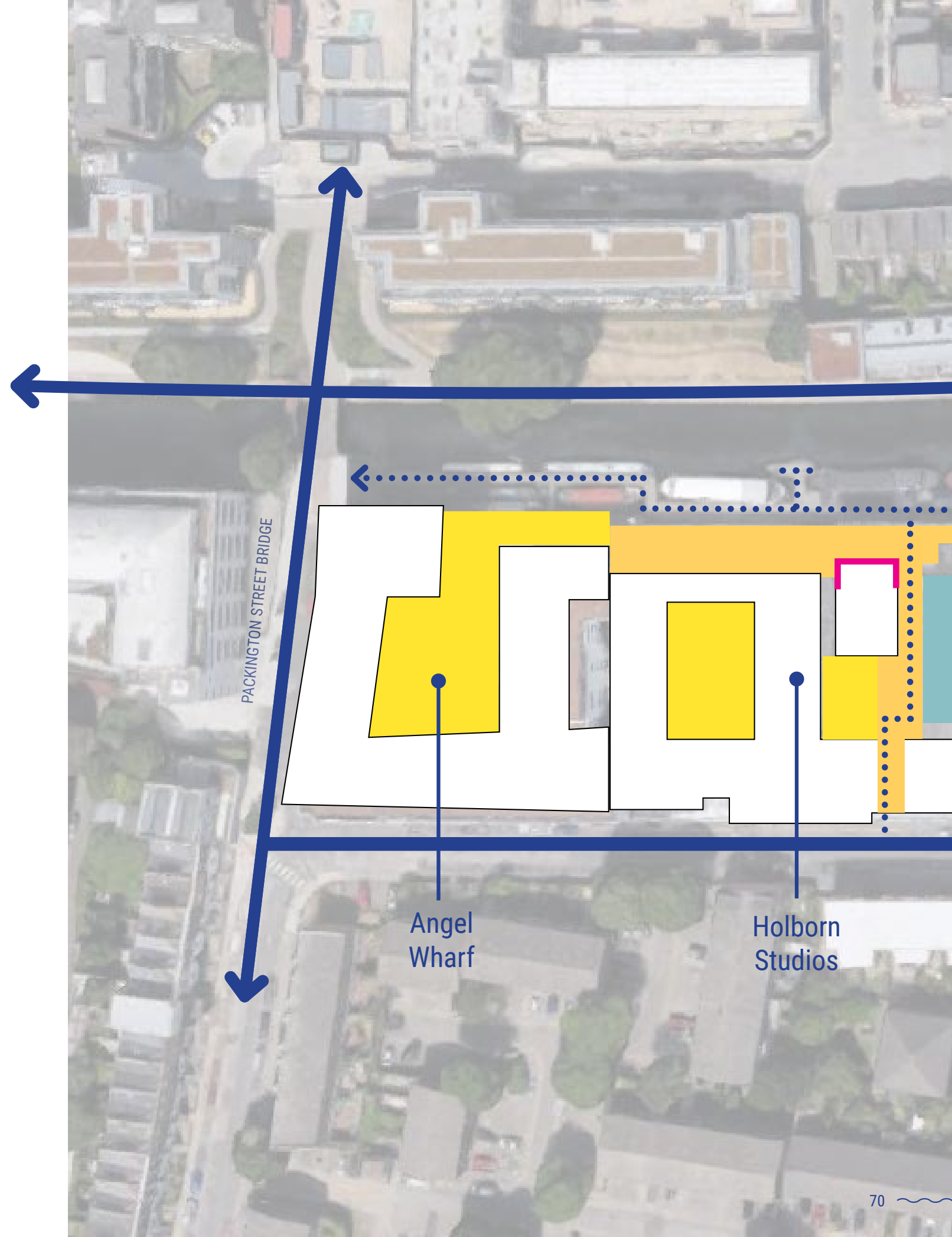
10

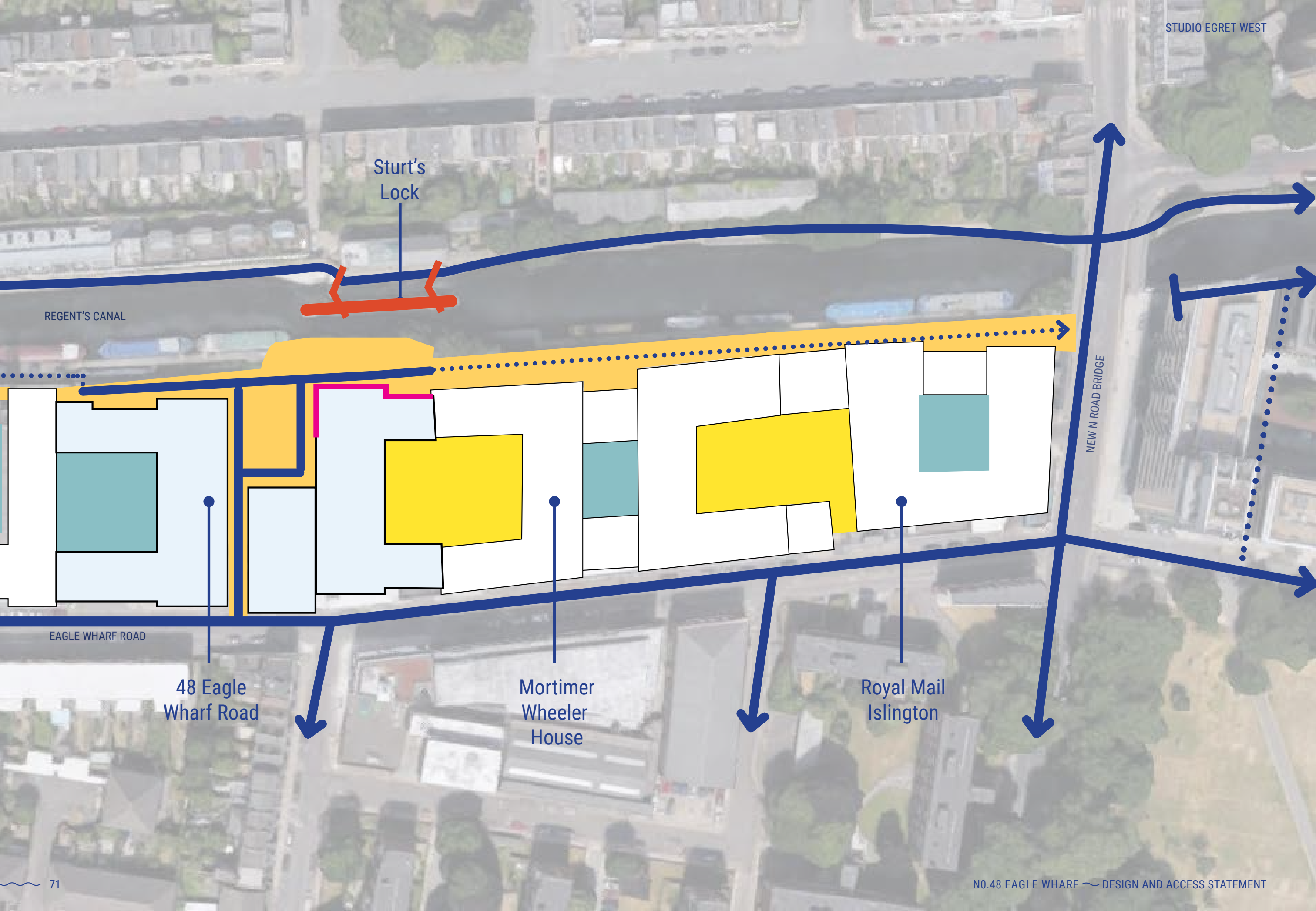
Introduce a mix of residential units and landscaped communal gardens above the commercial podium.

4.3 MASTERPLAN PRINCIPLES

The scheme would continue the datum set by Holborn Studios and Angel Wharf schemes and would create vast amounts of new public routes, courtyard space and active frontage, including a cafe at Sturt's Lock.

-  PRIMARY PUBLIC PEDESTRIAN ROUTE
-  SECONDARY PUBLIC PEDESTRIAN ROUTE
-  PUBLIC REALM
-  PRIVATE RESIDENTIAL YARD
-  PRIVATE WORKING YARD
-  CAFE





Sturt's
Lock

REGENT'S CANAL

EAGLE WHARF ROAD

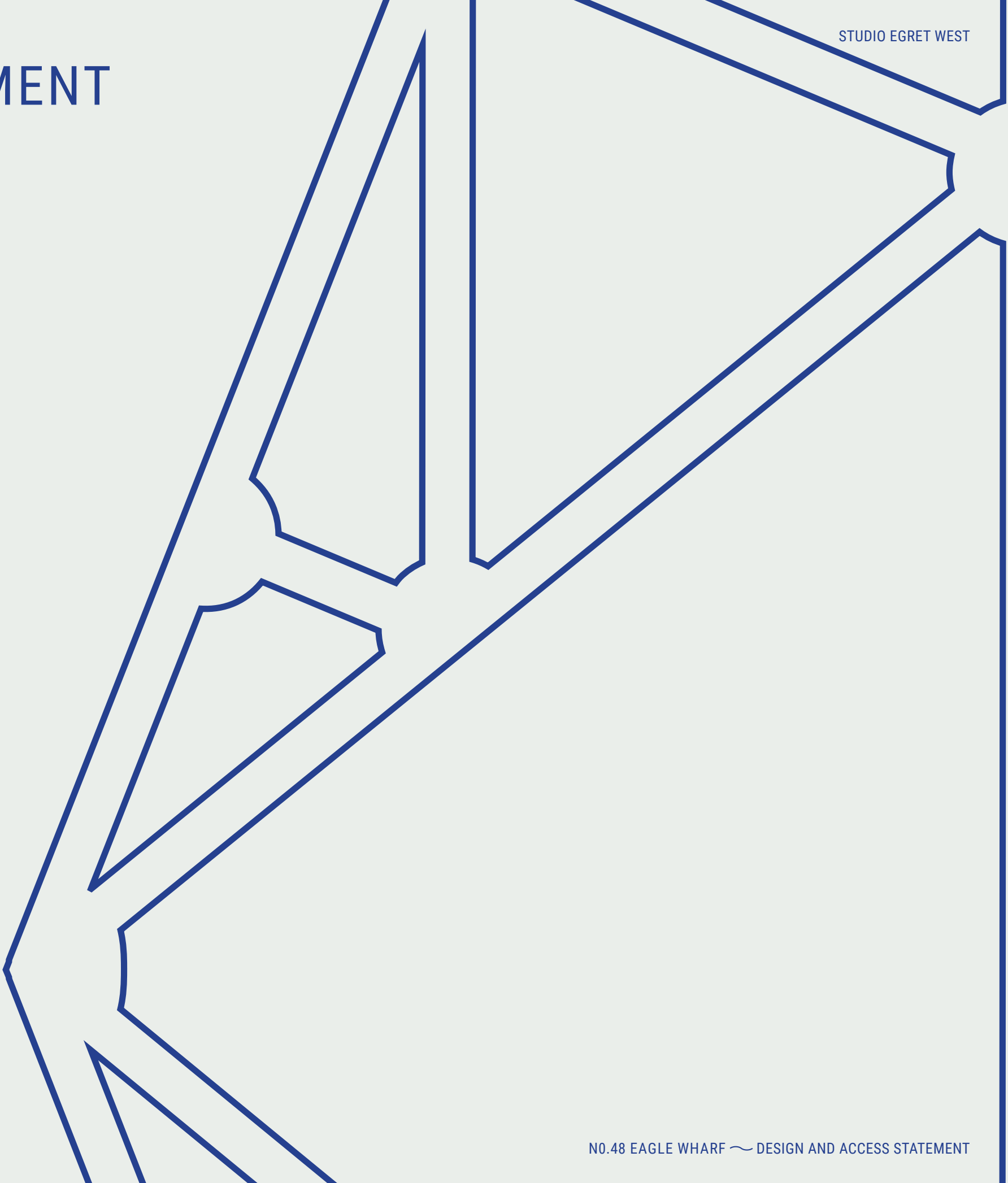
48 Eagle
Wharf Road

Mortimer
Wheeler
House

Royal Mail
Islington

NEW N ROAD BRIDGE

5.0 ~ DESIGN DEVELOPMENT



5.1 CONSULTATION

The proposed development has undergone an extensive consultation period with our neighbouring developments, the London Borough of Hackney, the Greater London Authority, the public and other various stakeholders or advisors.

The dates below give a highlight of critical consultation points throughout the process whereby the architects were involved. Beyond these dates, smaller, less formal meetings between consultants have taken course.

Pre App. Meetings:

NOV 2016 - LBH - OVERVIEW
DEC 2016 - LBH - DESIGN DEVELOPMENT
FEB 2017 - LBH - DESIGN DEVELOPMENT
APR 2017 - LBH - DESIGN DEVELOPMENT
APR 2017 - LBH - DESIGN REVIEW PANEL
MAY 2017 - GLA - OVERVIEW & DESIGN DEVELOPMENT
JUN 2017 - CRT
JUN 2017 - HACKNEY SOCIETY
JUN 2017 - ANGEL WHARF
JUN 2017 - ISLINGTON
JUN 2017 - HISTORIC ENGLAND
JUN 2017 - ARLINGTON ASSOCIATION
JUN 2017 - HOLBORN STUDIOS
JUN 2017 - MUSEUM OF LONDON ARCHIVES
JUN 2017 - REGENTS NETWORK
JUN 2017 - SECURE BY DESIGN
JUL 2017 - LBH - DETAIL DEVELOPMENT
JUL 2017 - LBH - LANDSCAPE DEVELOPMENT
JUL 2017 - GLA - DETAIL DEVELOPMENT
JUL 2017 - PUBLIC CONSULTATION
SEP 2017 - CRT - DESIGN DEVELOPMENT
MAR 2019 - LBH - MASSING WORKSHOP
MAY 2019 - LBH - MASSING WORKSHOP
MAY 2019 - CLLR NICHOLSON - DESIGN
JUN 2019 - LBH - DESIGN DEVELOPMENT
JUN 2019 - LBH - FACADE DEVELOPMENT

5.2 DESIGN INTRO

FIRST PRE-APPLICATION MEETING

The initial pre-application consultation with LB Hackney was made in November 2016. The key points raised were as follows:

- Site Uses - Development of the site should be employment led and the proposed mix of uses is policy compliant. Further transport analysis should be carried out to understand the highways impacts of the B8 use.
- Design - Further townscape analysis should be carried out in respect of the proposed height and massing up to 11 stories. The council advised their starting position on scale would be a building shoulder height of 5-6 storeys which would be in context with adjoined approved schemes. The design team should review a shorter building and implications to loss of area.
- Design - While the Holborn Studio's chimney does not necessarily need to be the tallest element along this part of the canal, further townscape analysis should be carried out to ensure the Holborn Studios chimney can be seen from approach on either side of the canal's towpath.
- Design - Further detail should be undertaken to the top pieces of the taller buildings.
- Lighting - An ecological assessment of the canal should be carried out to determine what species use the canal corridor and to inform the lighting strategy.
- Daylight, sunlight, and overshadowing assessment on existing and proposal residential units and amenity spaces should be carried out.

SECOND & THIRD PRE-APPLICATION MEETING

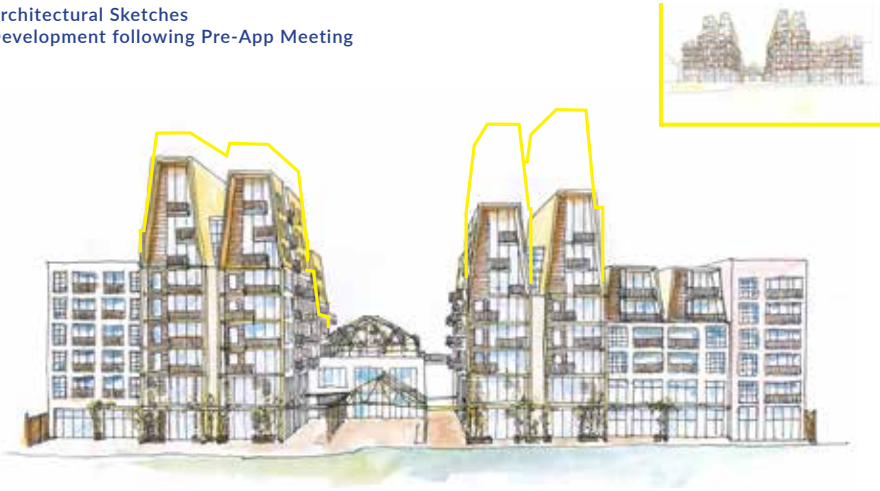
The pre-application consultation with LB Hackney was made in December 2016 and February 2017 to address the comments and concerns raised by the officers in the following ways:

- Analysis of the canal and its landmarks.
- The significance of Sturt's Lock, 1 of Hackney's 2 locks.
- Protection of views to the chimney.
- Look and Feel of the east, west and cycle yards.
- Reduced height from up to 11 stories to up to 9 with contextual elevations and cross sections.
- Design - The side yards were made private and the public access concentration to the central passage, yard, and canal edge.

The officers responded with the following key points:

- It was agreed the revised massing was much improved.
- Design - Further townscape analysis should be carried out in respect to views from Arlington Square.
- The depth of the tallest blocks are too deep and needing breaking up.
- Design - Increase the amount of dual aspect homes.
- It was agreed that the revised access to the canal was much improved.
- The team was invited to present to the Hackney Design Review Panel.

Architectural Sketches
Development following Pre-App Meeting



Architectural Sketches
Development following Pre-App Meeting

