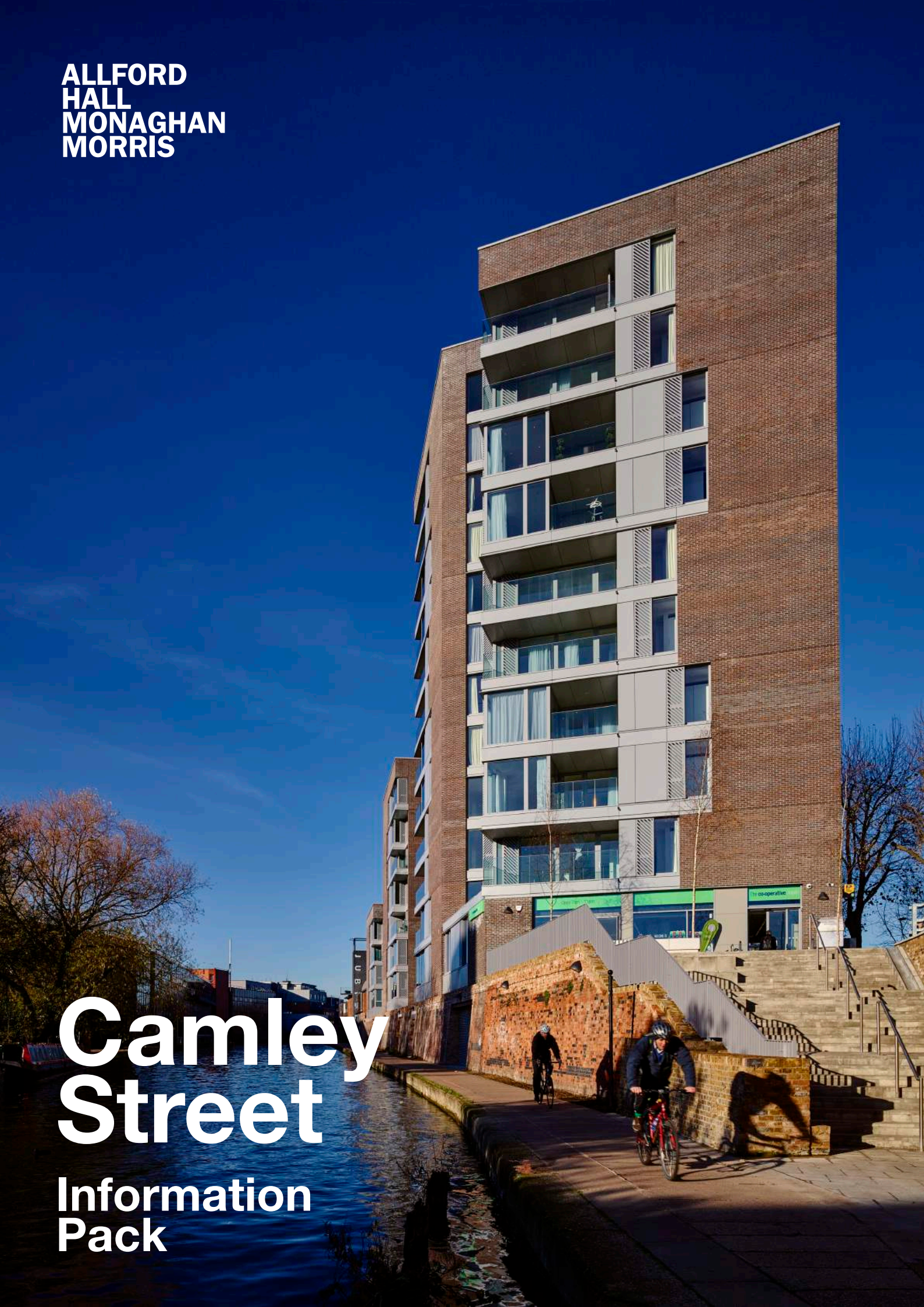


**ALLFORD
HALL
MONAGHAN
MORRIS**

Camley Street

**Information
Pack**



For further information and images please contact:

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Allford Hall Monaghan Morris
Morelands
5-23 Old Street, London
EC1V 9HL

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E: abazeley@ahmm.co.uk

CAMLEY STREET

With its ground-floor permeability and sky-level distinctive forms, Camley Street improves the physical and visual connectivity between the street to Regent's Canal, and between King's Cross to Camden Town. Three brick volumes – distinctly separate when seen from the canal but cohesive when seen as a series of overlapping planes on the street side – rise up to mark the site's southerly apex. Breaks between the volumes capture connected courtyards on the ground floor and the brickwork is peeled back at the corners of the envelope to reduce the appearance of mass and add relief and detail. The brick skin reveals a contrasting palette of glazing and metal cladding to articulate the different spaces within the building. The 'city sandwich' scheme completed in 2014, offers a rare mix of 313 beds of student accommodation, 40 residential dwellings, incubator office space and a range of ground-floor retail opportunities.

KEY ITEMS

Sector: Student accommodation with mixed-use
Location: London, UK
Address: 103 Camley Street, London, NW1

Client: Urbanest
Construction Cost: £30 m
Start: 2010
Completion: August 2014
Contract Type: Design and Build

KEY DATES

May 2010 AHMM invited to submit fee bid along with 3 other architects
July 2010 AHMM appointed architects
November 2011 Planning application submitted
January 2012 Design market housing without consideration to potential student housing
March 2012 Planning permission granted
April 2012 Client requests study of market housing tested against student twin room layouts
May 2012 Clients requested to omit separate entrance to Block C
July 2012 Enabling works start on site
September 2012 Main works start on site
August 2014 Completion

ACCOMMODATION

Gross External Area	17,338 m ²
Gross Internal Area	15,734 m ²

Student flats

Flat Type	Quantity
Studios	20
Twins	04
2 bed	02
3 bed	31
4 bed	01
5 bed	07
6 bed	07
8 bed	01
10 bed	04
11 bed	01
12 bed	04
Student studios and clusters	82
Total beds	313

Residential flats

40	Private residential units
26	3 bed units
14	2 bed units

Commercial spaces

Incubator space	1,446 m ²
Retail unit	280 m ²
Cafe unit	100 m ²

PROJECT TEAM

Client :	Urbanest
Architect :	Allford Hall Monaghan Morris (N)
Main Contractor:	Balfour Beatty
Structural Engineer:	Walsh Group (N)
Services Engineer:	URS Corporation / Dimension Data (subcontractor)
Planning Consultant:	DP9
Executive Planning Advisor:	Shaw Corporation
CDM Co-ordinator:	ProMission
Fire Consultant:	Aecom / FDS Consult
Cost Consultant:	Campus Project Solutions
Party Wall / Rights of Light:	Anstey Horne
Acoustic Consultant:	RBA Acoustics
Ecologist:	Aspect Ecology Ltd
Traffic Consultant:	TTP Consulting
Landscape Consultants:	EDCO Design London
Visualisers:	Miller Hare
Townscape Consultant:	Richard Coleman Consultancy
BREEAM / CfSH Assessor:	McBains Cooper / URS Corporation

AHMM TEAM MEMBERS

Simon Allford, Philip Turner, Ceri Davies, Nick Lambert, Kevin Hong, Keval Patel, Kate Rayment, Dominique Farmer, Zoe Adeline, Lydia Robinson, Jazmin Rogers, Rosa Moreno Acedo, Ellie Gregg, Jonathan Hall, Paul Monaghan and Peter Morris.

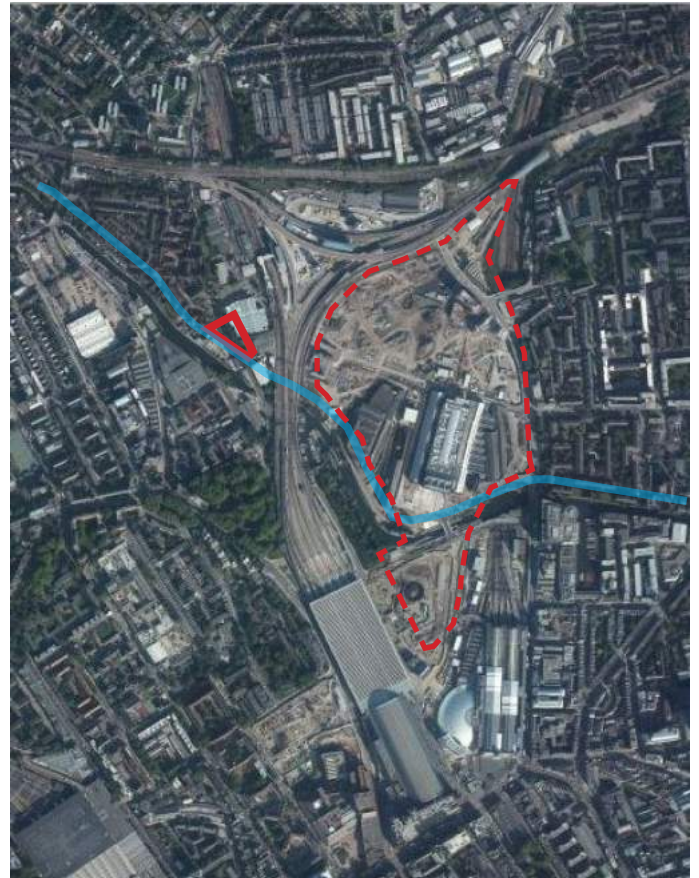
SITE CONTEXT

The site is located immediately to the north-west and north of King's Cross and St Pancras Stations with a mixture of residential streets and light industrial and storage uses.

The site is visually and practically distinct from the surrounding uses and activity of the King's Cross area. This is largely due to the separation caused by the Regent's Canal to the south of the site and the railway line to the east.

Despite the physical restrictions hemming in the site, it has an extremely good public transport accessibility rating, being only a short walk from the international terminal at St Pancras as well as the national rail, tube and bus services at King's Cross and St Pancras.

The towpath is relatively busy with pedestrians and cyclists using the towpath mainly during daylight hours and will become even more so once KCCD is active. The towpath is the quickest route between King's Cross and Camden Town and popular with residents, joggers, cyclists and visitors.



King's Cross - St Pancras conservation area and site



King's Cross - St Pancras conservation area and site

SITE CONTEXT

Conservation areas

There were no statutorily listed buildings within the curtilage of the site, nor does the site fall within a designated conservation area. However, the site does lie in close proximity to the King's Cross - St Pancras conservation area and sits on the boundary of the Regent's Canal conservation area.

The Regent's Canal conservation area abuts the site on the outer face of the wall to the towpath (which is within the title of the subject property) which is identified for part of its length as making a positive contribution to the conservation area, apart from sections to the south east close to the bridge.

The site is in the viewing corridor for the protected vista from Parliament Hill to St Paul's Cathedral.

Regent's Canal

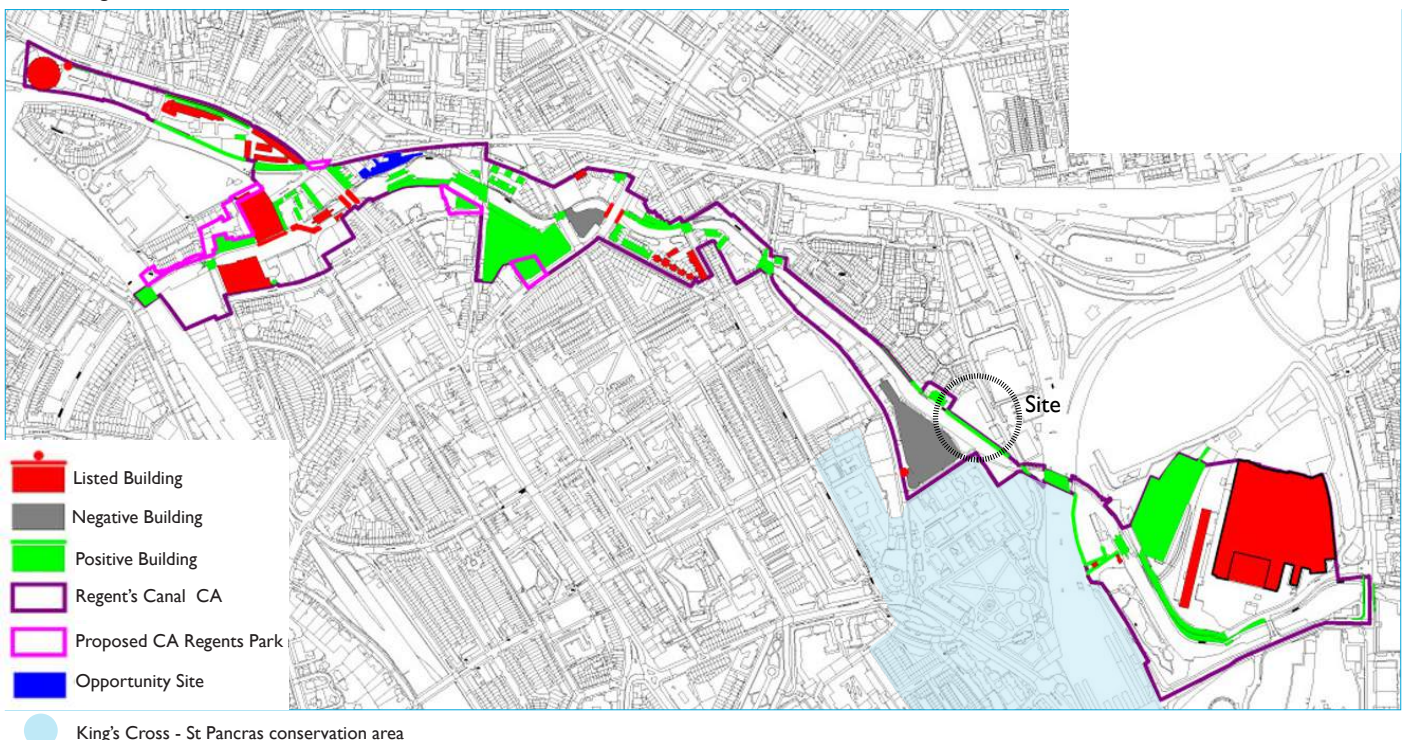
This stretch of the canal towpath is quiet, straight and has no significant attributes other than the aforementioned wall. A couple of residential moorings are located opposite the site on the western side of the canal but the main draw is a little further on in St Pancras Basin.



View along Camley Street

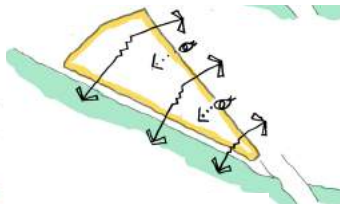
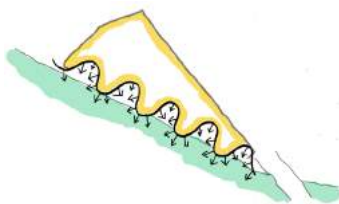
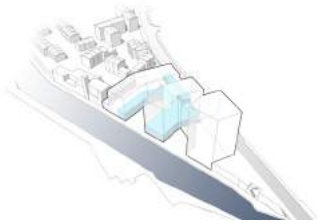
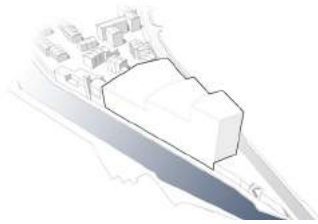


View of Regent's canal at site



MASSING

DESIGN DEVELOPMENT

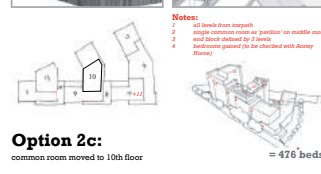
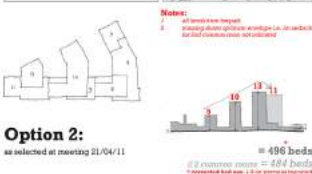
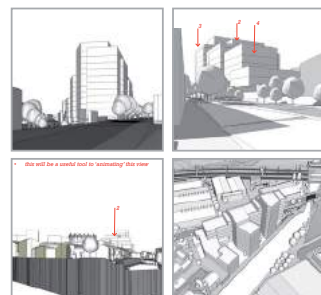
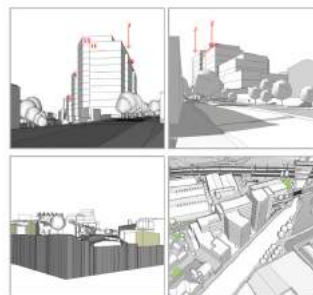
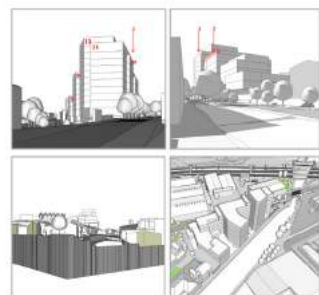
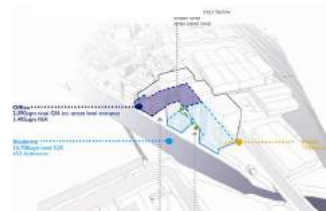


i Canal aspect

ii Permeability

iii Marker

iv Amenity



Notes:
1 all levels from topsoil
2 existing above ground structure to be retained
3 all below ground structure to be retained

Notes:
1 all levels from topsoil
2 existing above ground structure to be retained
3 all below ground structure to be retained

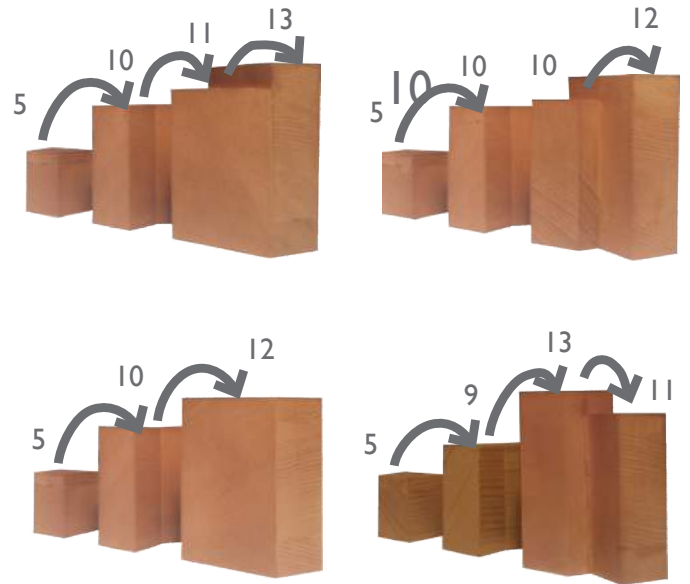
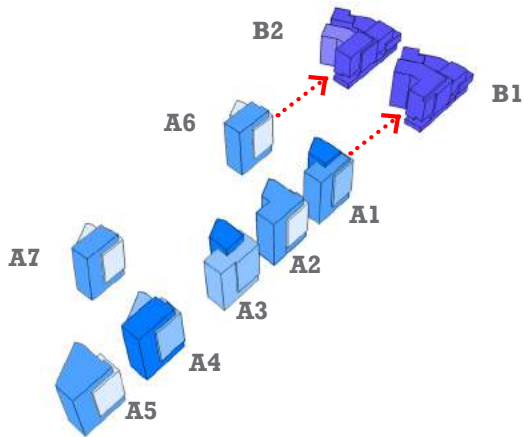
Notes:
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1 all levels from topsoil
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3 all below ground structure to be retained

MASSING

MODELLING

- 13 storeys
- 12 storeys
- 11 storeys
- 10 storeys



A range of massing models were tested in response to concerns that had been raised with regard to the distribution of height across the site and in particular to respond to key townscape views.

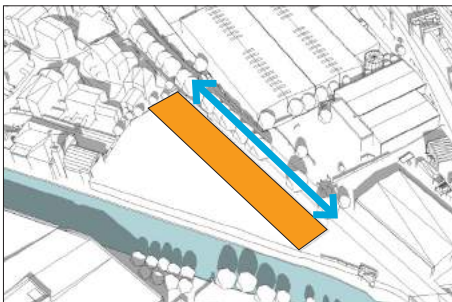


STRATEGIC ARRANGEMENT

SITE AMBITIONS

- Maximise the amount of accommodation with south-westerly views over the canal.
- Create permeability across the site with both physical and visual connections across the level difference of Camley Street and the towpath (c3.5m)
- Create height at the southerly apex of the site marking the access to the towpath and a sense of arrival at Camley Street.
- Minimise the footprint of the development so in turn we maximise amenity space.

Early sketches describing approach to massing and site constraints



1 Engage with Camley Street and animate frontage with entrances



2 Set back from northern boundary line to consider privacy and daylight



3 Define positive footprint to southern corner and create a focal point



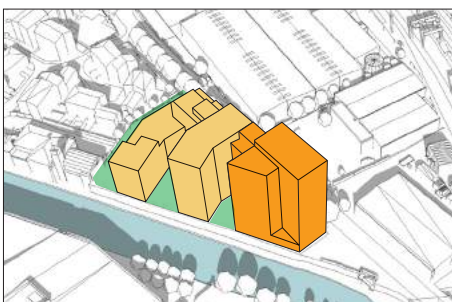
4 Create courtyards and then break Camley Street edge at street level to permit permeability across site



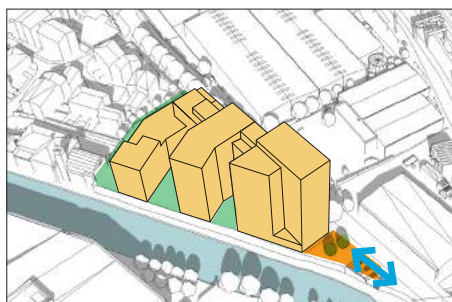
5 Establish northern boundary with low-rise massing which meets sunlight and daylight criteria



6 Establish central block with mid-rise massing



7 Establish southern boundary with tallest massing



8 Improve public access to towpath and create 'forecourt' to building



9 Re-establish boundary to towpath with new canal wall

STRATEGIC ARRANGEMENT

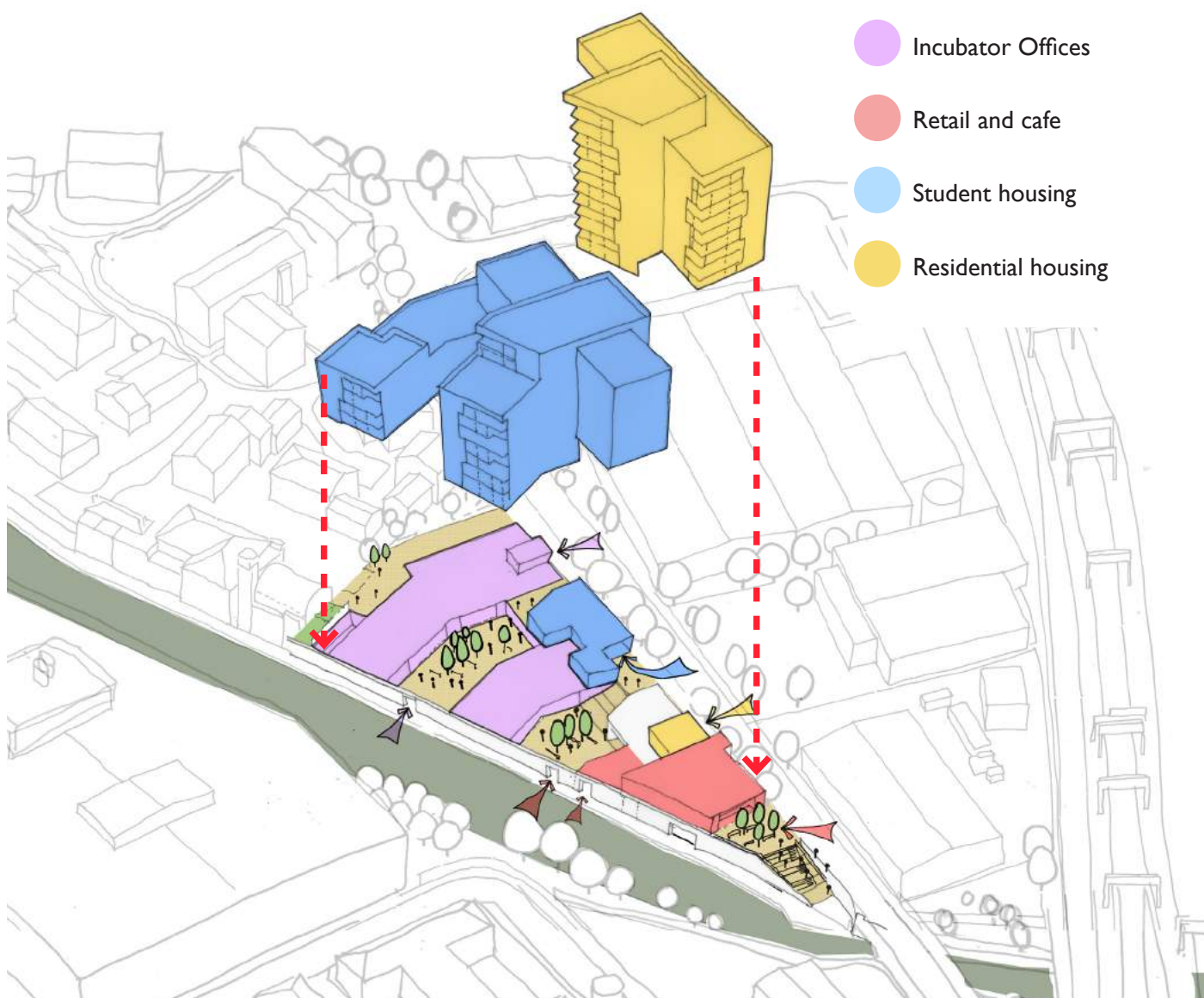
MULTI-USE / HIERARCHY

Massing

The massing has evolved in response to both the scale of residential buildings to the north and the vision and scale of development in KCCD to the south. A tiered envelope ensures the massing is broken down into smaller legible planes and the Camley Street elevation is conceived as a series of interlocking blocks set 'to and fro' from each other to create rhythm along the street.

Development footprint

Reduced height to the north and increased height to the south ensures that the site is not 'plugged' with accommodation and the proposed footprint offers 53% of open space in the form of courtyards, boundary edges and the newly landscaped access steps to the south.

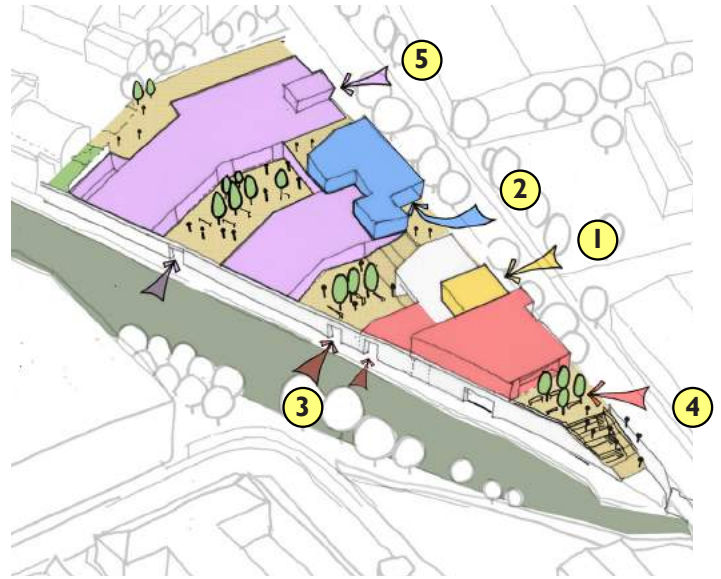


ACCESS AND ARRANGEMENT

ENTRANCES

Primary access to residential, student and incubator is provided through three distinct and separate entrances directly off Camley Street. The retail entrance is established on the South facade and linked to the amenity space and new access to towpath level. The cafe is accessed off the towpath primarily through the courtyard opening, with an additional stepped entrance directly off the towpath to create a visual link.

- ① Residential entrance off Camley Street
- ② Student entrance and reception
- ③ Cafe entrance off towpath
- ④ Retail entrance
- ⑤ Incubator entrance and reception



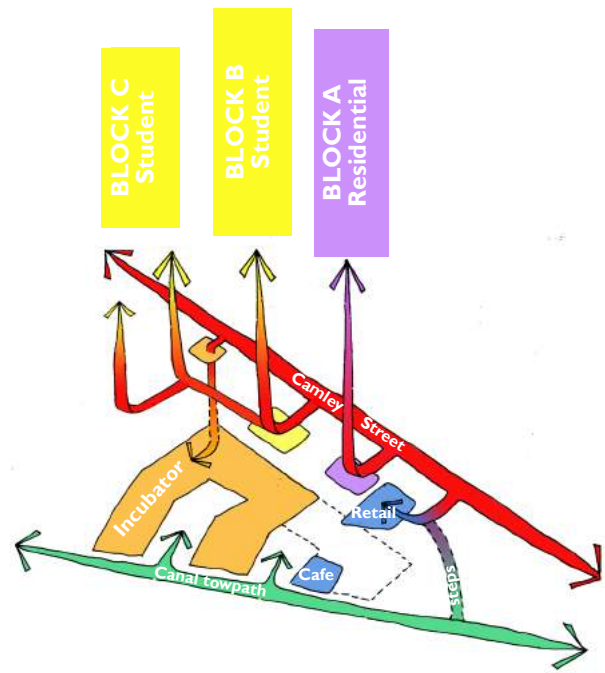
ACCESS AND ARRANGEMENT

CORES







The market residential block is accessed via one central core located directly off the entrance lobby. Two passenger lifts are located in clear view of the entrance with an adjacent stair core.

Student accommodation is serviced by three main cores. Two passenger lifts and a single stair core service block B and a single lift and two stair cores service block C. All cores are accessed via main reception through the Camley Street entrance.

The incubator office area is accessed through lobby and reception stair with accompanying passenger lift.



Key

-  Residential core
-  Student core
-  Incubator core
-  Student access
-  Residential access
-  Incubator access



Ground floor plan

FACADE STUDIES

EVOLUTION



Competition entry



Pre-planning



Stage C



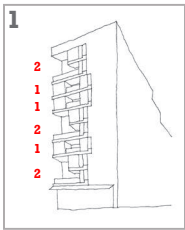
Stage D



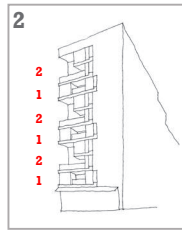
Stage D+



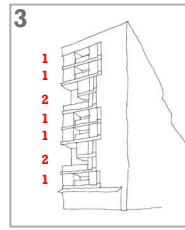
Stage E



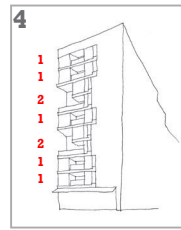
1
Double height top



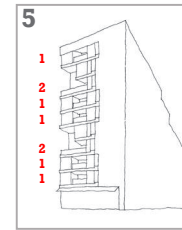
2
Double height top



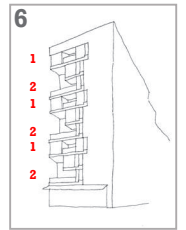
3
Two singles top



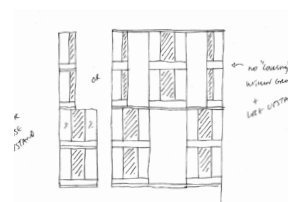
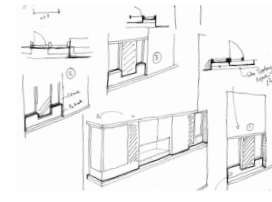
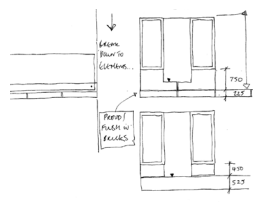
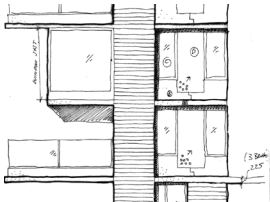
4
Two singles top



5
One single top



6
One single top



Sketch studies



Percentage of open area studies



Studies within parts of the facade

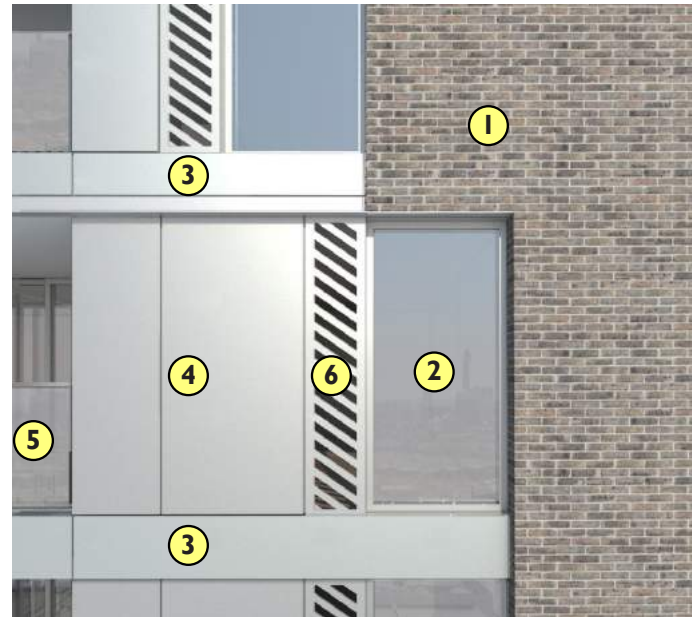
FACADE STUDIES

OVERVIEW

Brick is the principal material which given the heritage of the site and the canal context is deemed contextually appropriate.

The architectural language developed in such a way that 'peeling back' the brickwork at the corners of the envelope became a strong visual tool to reduce the appearance of mass.

The brick skin reveals a contrasting palette of glazing and metal cladding. These materials articulate the different spaces within the building in controlled composition. The language of brick revealing the corners is continued at street level as it folds back to mark entrances and as it lines the reveals of corner balconies. A rigour has been applied to the logic of openings and fenestration vs brickwork.



- ① Kingscote grey with light grey mortar
- ② Reynaers 86 Hi window system- ral 7004
- ③ PPC Aluminium profiled banding - ral 9006
- ④ PPC Aluminium rainscreen - ral 7004
- ⑤ Frameless glass balustrade with stainless steel capping
- ⑥ PPC Aluminium window grille - ral 7004



Canal side elevation



Camley Street elevation

FACADE STUDIES

WINDOW ARRANGEMENT

Windows at Camley Street fall into five readily classifiable groups, namely:

- Standard bedroom windows
- Balcony and lobby windows
- Incubator windows
- High level incubator windows
- Entrance windows

The most prevalent type of these are the standard windows, which are used in every apartment and flat type in the development.

Balcony windows take more varied forms within different apartment types, but keep to standardised heights across the facade.

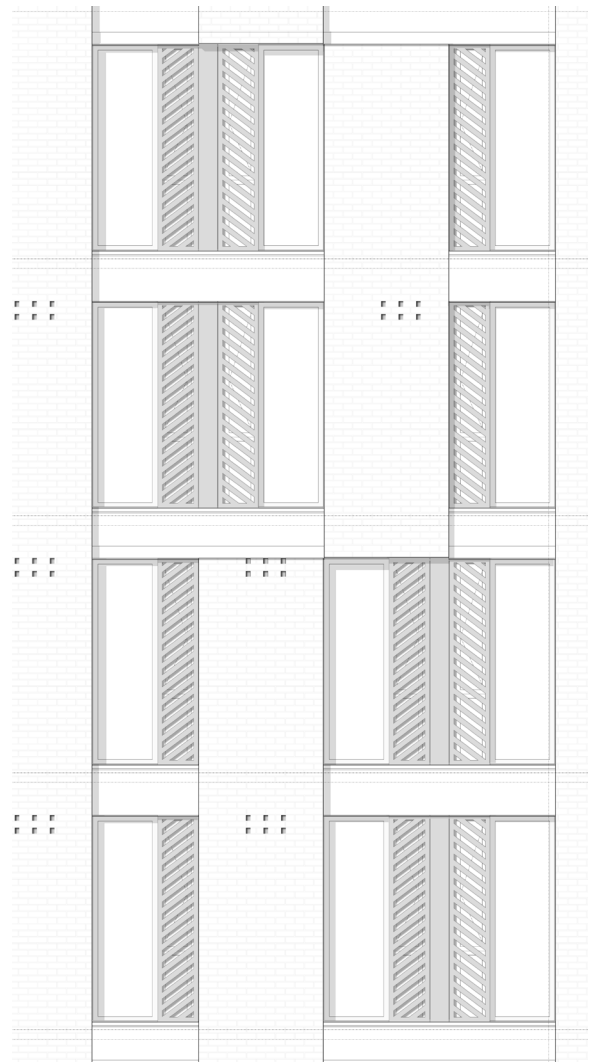
Incubator windows occur on the lower ground floor only, and are in excess in height of any other system.

High level incubator windows are in contrast the smallest in height but have long linear runs.

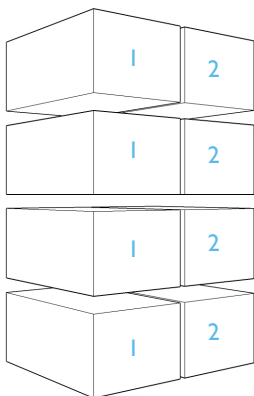
Glazing assemblies are required to have a U-value of or better than $1.4 \text{ Wm}^2\text{K}$.

Acoustically the requirements vary throughout the scheme, and are outlined in full within the acoustic report.

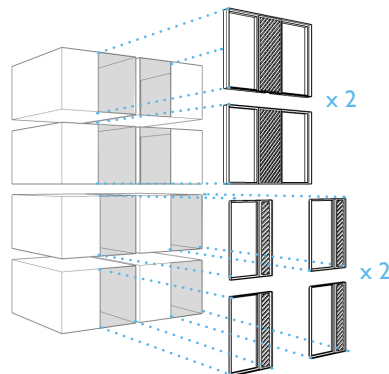
We have assumed a G value of between 0.40 and 0.61 will be required for all but north facing facades.



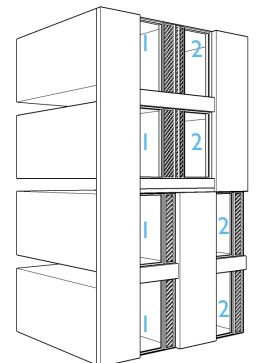
Sample of different configurations



Volumes



Placement



Integration

FACADE STUDIES

BANDING

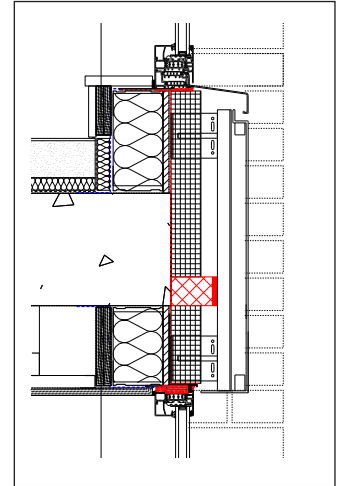
Profiled powder coated banding follows the rhythm of the paired window grouping.

The rectangular profiled sections (A) span vertically between paired windows tying into the aluminium window sills through form and colour.

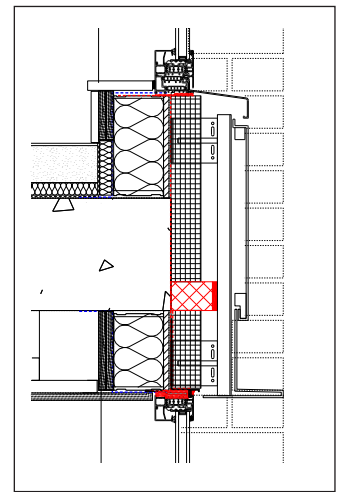
The “L” shaped facing (B) define the pairing of windows across the facade, with their toes continuing through to cap the ends of exposed brick sections and acknowledge the presence of the brick supports in the facade.

Both profiles allow for a continuous narrow void to form at the base where it meets the window profiles, allowing the MVHR ducting behind to vent effectively and negating the need for visible penetrations in the facade.

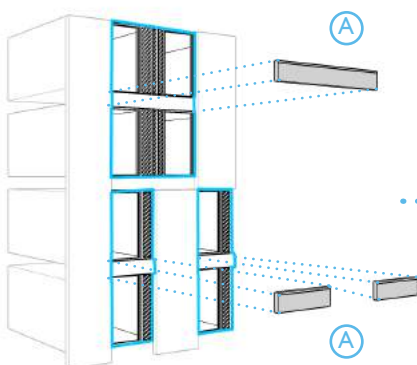
The profiles are polyester powder coated for longevity in a metallic Ral 9006 to tie into the tonal shadings of the windows whilst suitably allowing for variation to be distinguishable when sunlight casts upon them.



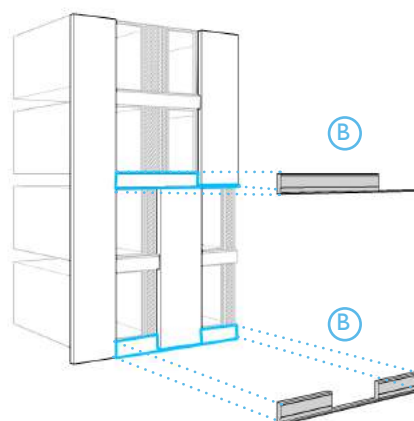
Detail of type A



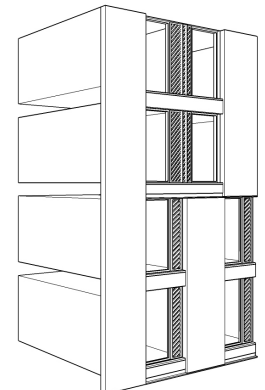
Detail of type B



Banding type A



Banding type B



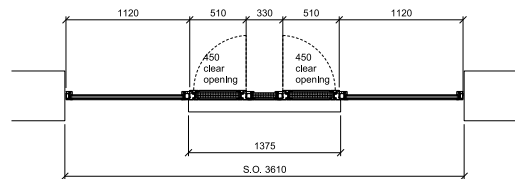
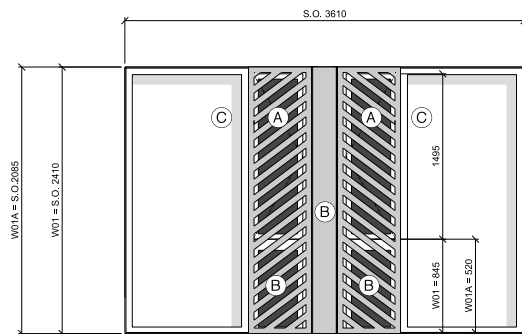
Integration

FACADE STUDIES

CHEVRONS

The idea of the perforated panel over operable window units also came from the local heritage of the site previously used as an industrial train depot.

The different vary degrees of perforation were selected to provide purge ventilation in assistance to the mechanical systems incorporated.



FACADE STUDIES

BALCONY ARRANGEMENT

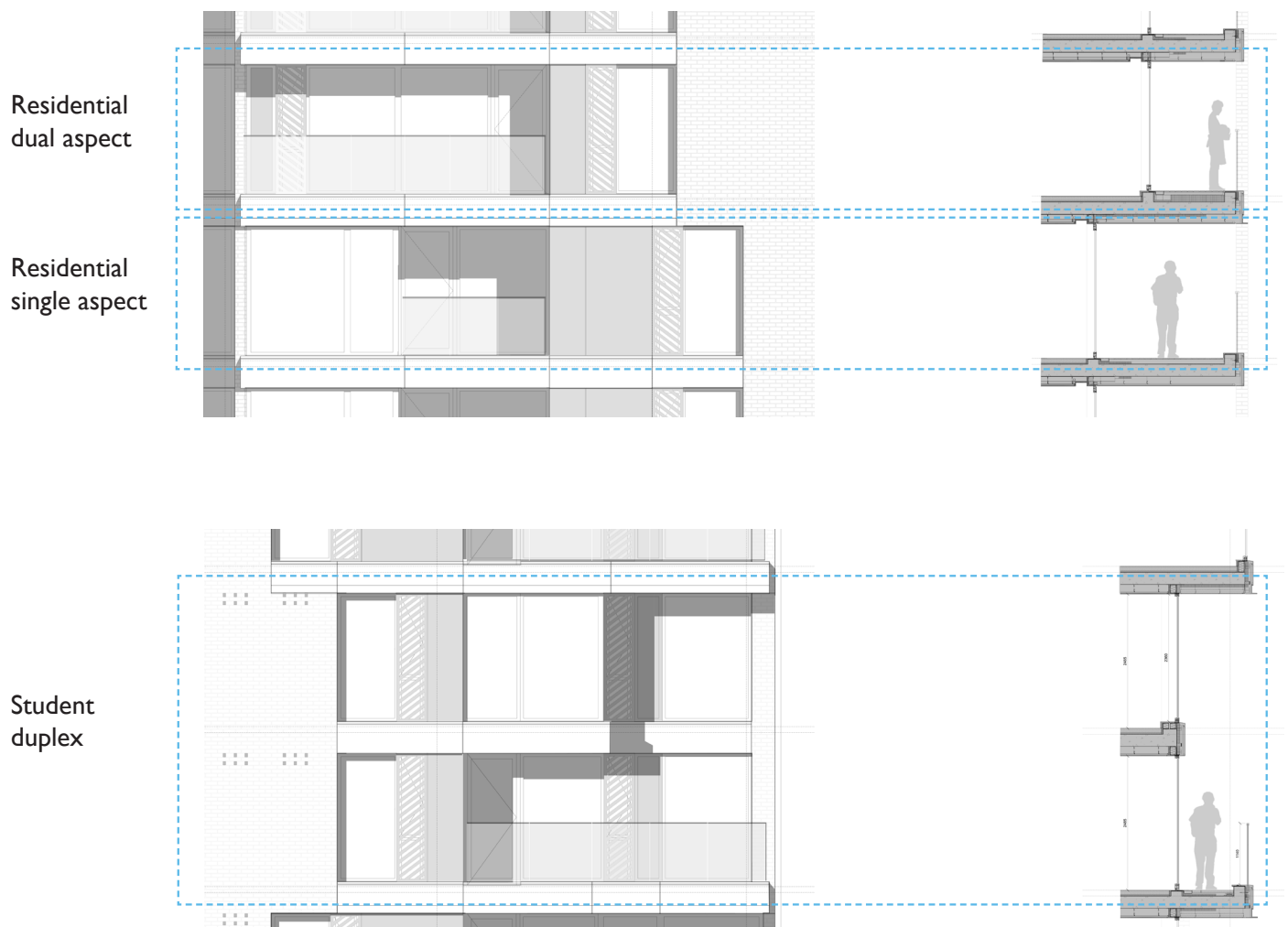
Generally, a twined staggered approach is used, with either one duplex apartment forming the pairing or where two balconies of similar proportions are stacked together and contrasted both above and below by an opposing layout.

As with the window system at alternate floors the aluminium banding to the slab reveals changes from a rectangular profile to a “L” shaped profile highlighting the pairings.

With regard to construction there are two categories of balcony condition:

- Unheated: where entire or partial section below is an unheated space below
- Heated : where entire or partial section of balcony below is heated

Heated conditions are required to meet a U value of a typical roof - $0.16 \text{ W/m}^2\text{K}$. whilst unheated only require meeting the cold bridging value.

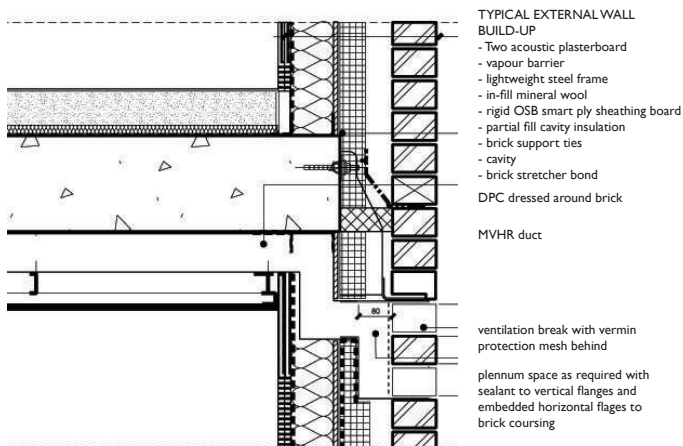


FACADE DESIGN

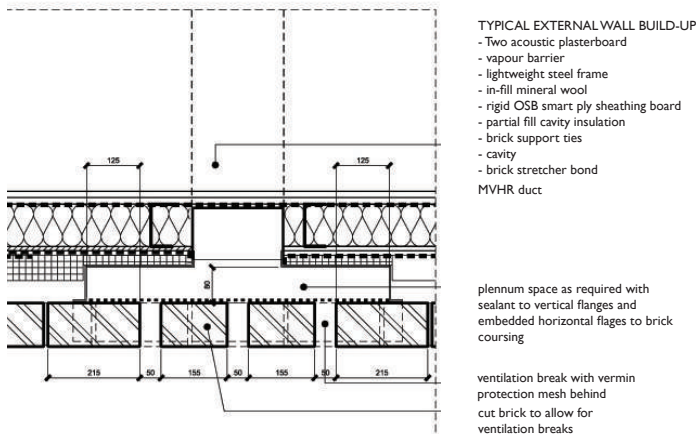
VENTILATION

An important element of the facade was to utilise the ventilation requirements as part of the facade design. Within the technical requirements, a brick perpend detail was developed and formed part of the strategy of the overall facade design.

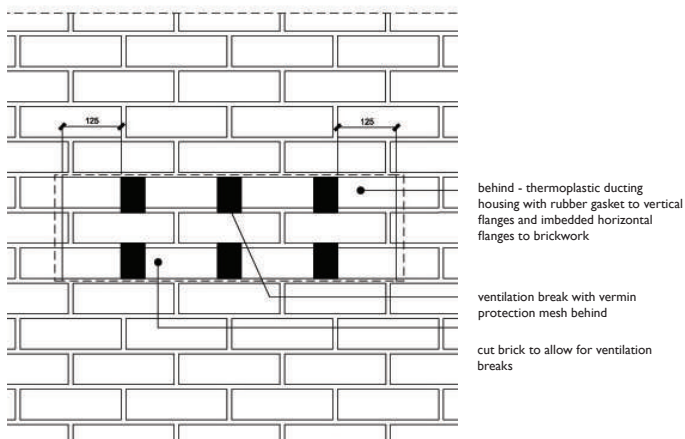
The bespoke detail was reviewed by the M&E consultant along with the ecologist who focused on concerns over nesting birds and vermin.



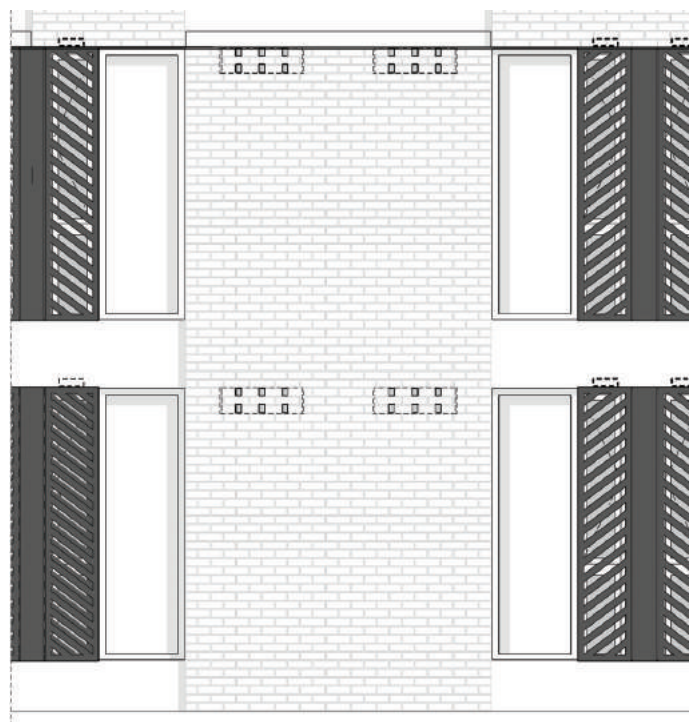
Detail section through the ventilation perps



Detail section through the ventilation perps



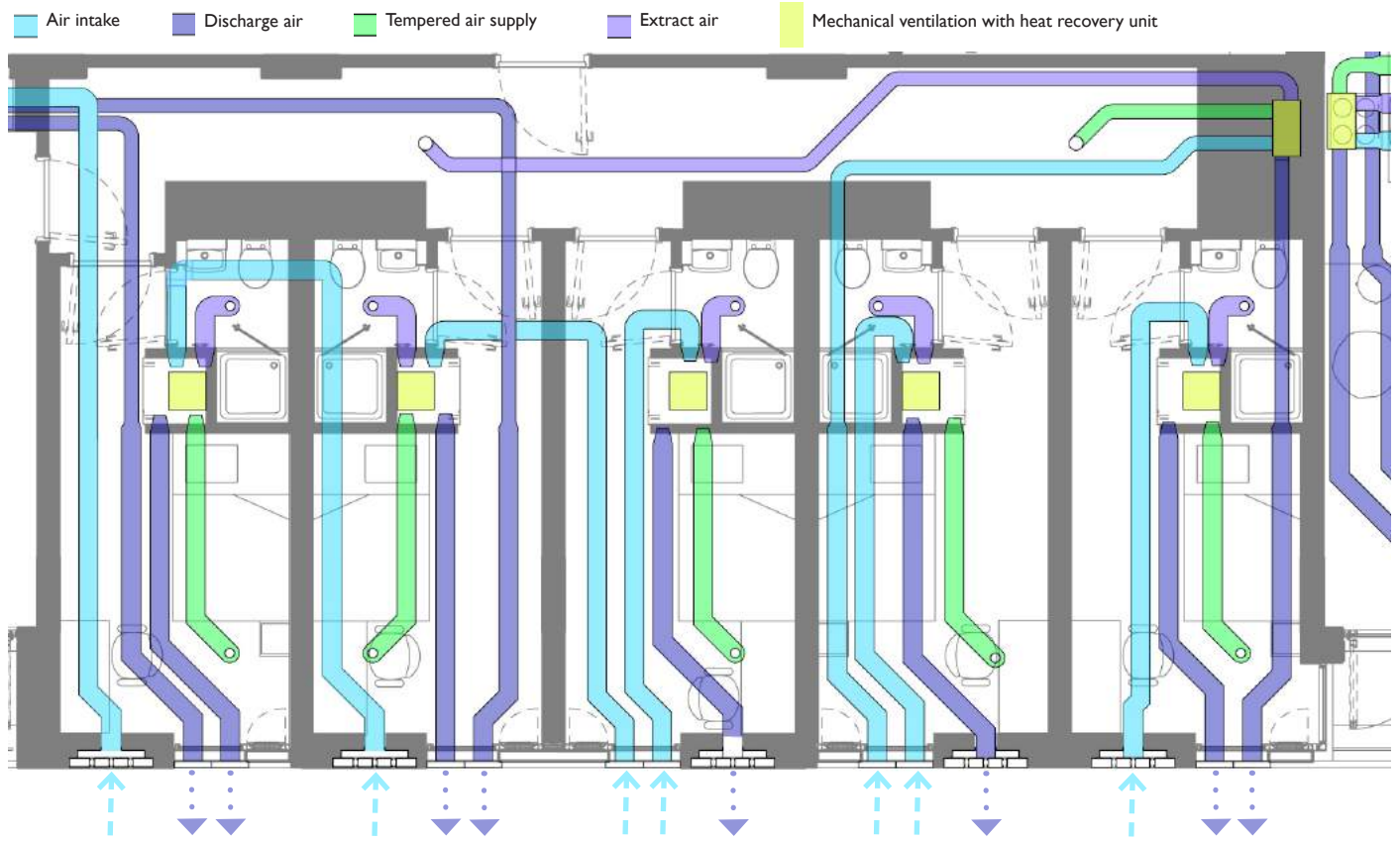
Detail elevation of ventilation perp setting out



Elevation of ventilation perps

FACADE DESIGN

VENTILATION



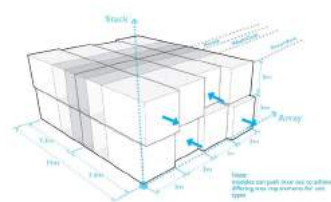
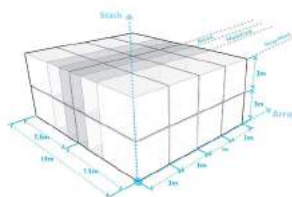
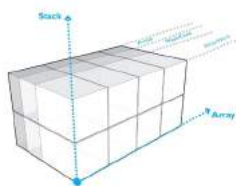
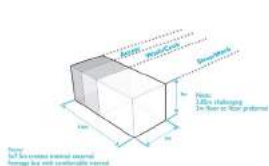
Mechanical ventilation strategy



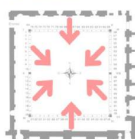
View of ventilation perpendes

STUDENT CLUSTER

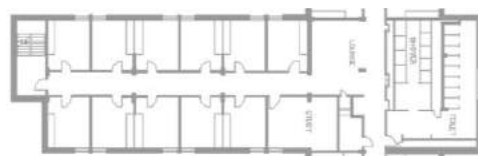
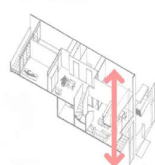
DESIGN DEVELOPMENT



• a "cloister"



• a "house"



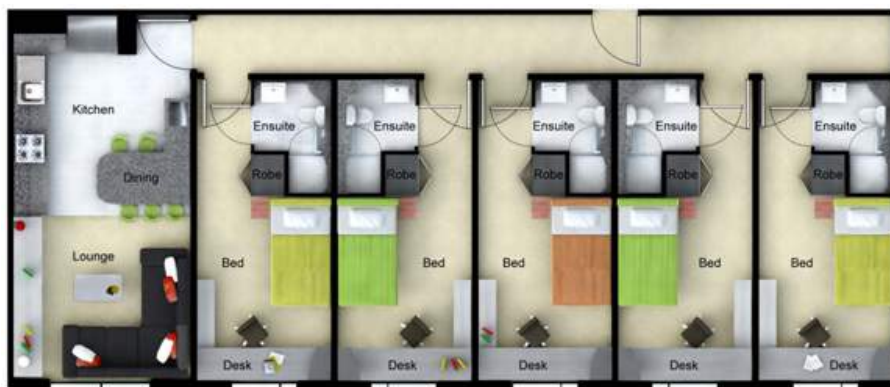
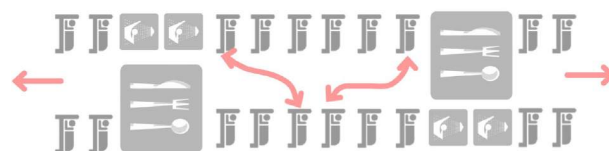
• a "hall"

- bedrooms off wide communal corridor with kitchen/dining & shared bathrooms interspersed
- only 1 front door so circulation active space

- bedrooms circulate kitchen/dining & shared bathrooms



- bedrooms stacked above kitchen/dining & shared bathrooms



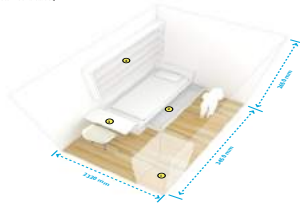
STUDENT CLUSTER

DESIGN DEVELOPMENT

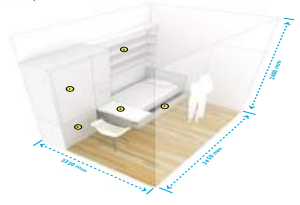
Single room suite - Option 1 - Desk on foot of bed
Total Floor area: 8 sqm



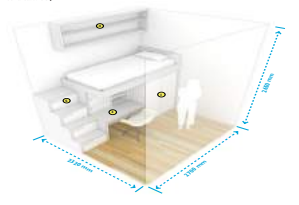
Single room suite - Option 2 - Bed desk
Total Floor area: 8 sqm



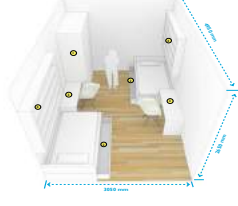
Single room suite - Option 3 - Fold down table
Total Floor area: 8 sqm



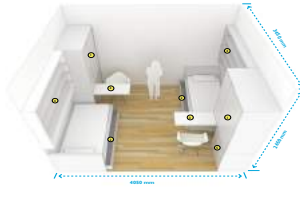
Single room suite - Option 4 - Bedside bed
Total Floor area: 8.25 sqm



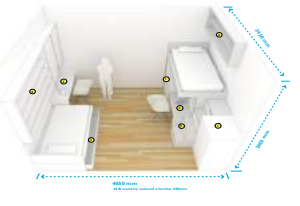
Two room suite - Option 1 - Standard room suite
Total Floor area: 14 sqm



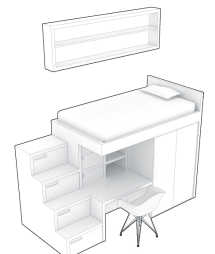
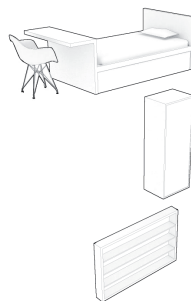
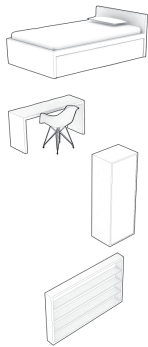
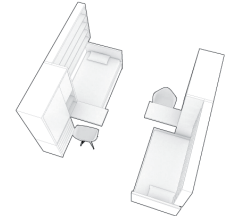
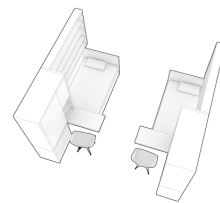
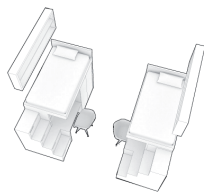
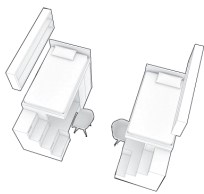
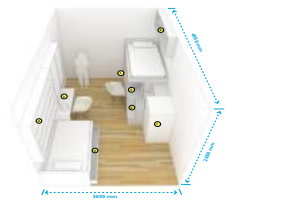
Two room suite - Option 2 - Fold down bed, open wardrobe
Total Floor area: 14 sqm



Two room suite - Option 3 - Raised bed and open wardrobe
Total Floor area: 14 sqm



Two room suite - Option 4 - Raised bed and wardrobe above
Total Floor area: 14 sqm



I.1 Combine bed and desk:

I.2 Combine bed, desk, wardrobe and shelving (low level):

I.3 Combine bed, desk, wardrobe and shelving (high level):

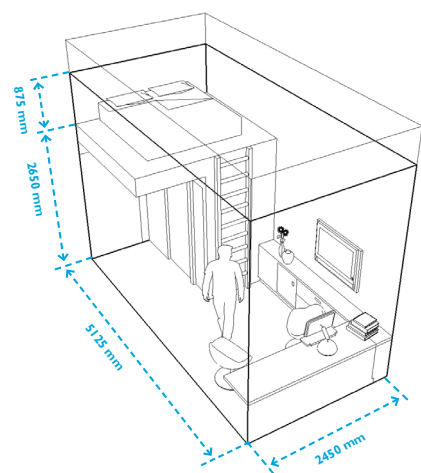
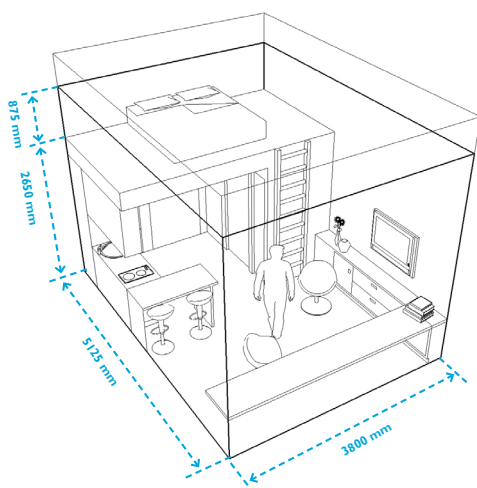
Standard items:

Q. How do we move this forward?

- bed/desk (with storage below)
- freestanding wardrobe
- shelving

- bed/desk/wardrobe/shelving

- bed/desk/wardrobe/shelving



DUPLEX FLATS

Within the student housing element, the layout was developed to ensure the end conditions of the massing were animated with communal living/dining areas. This avoids blank 'gable' walls or weak articulation at the ends of long corridors.

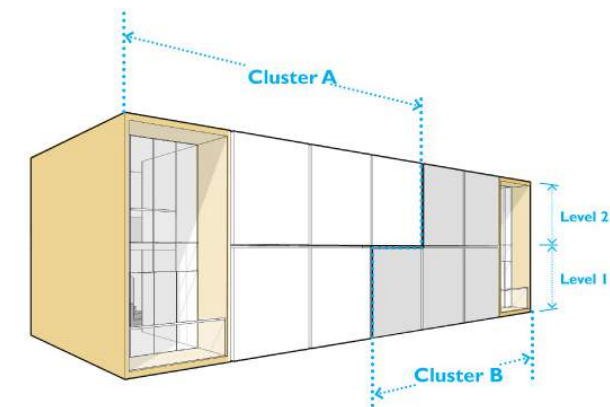
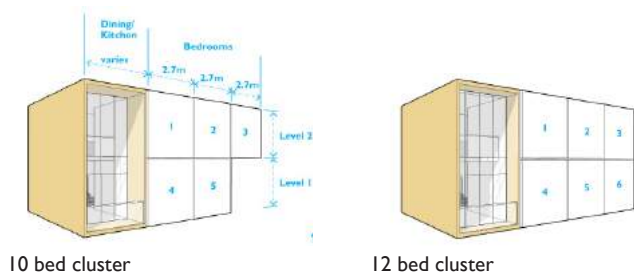
A concept was developed where the larger clusters could be stacked to create double height living arrangements which became a key driving factor in the elevational treatment. These clusters could then be interspersed with single storey clusters to create the desired mix of accommodation.



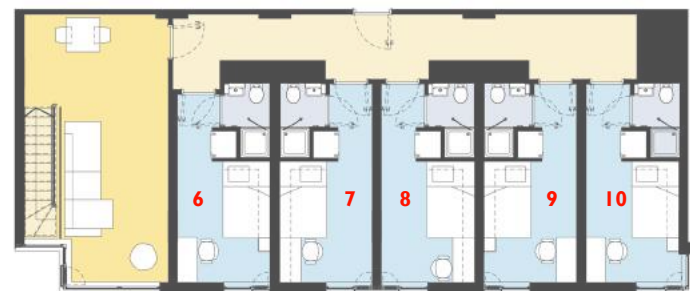
Upper level



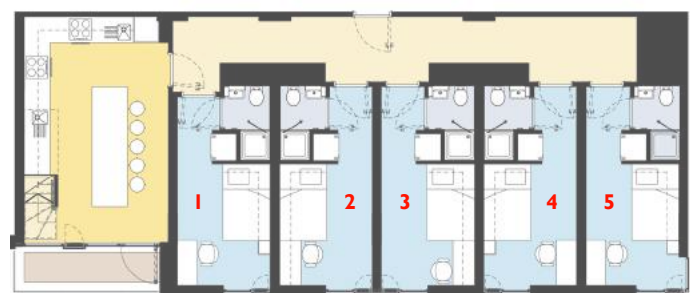
Lower level



Modules interlocked



Upper level



Lower level

DUPLEX FLAT VISUALS

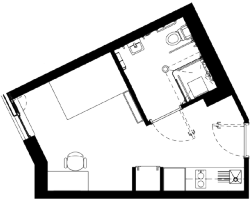


Duplex development images

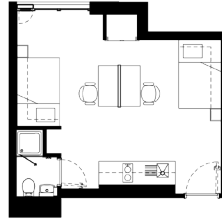


Duplex images

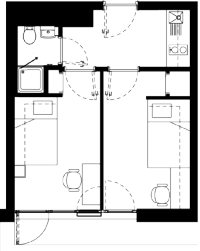
CLUSTER TYPES



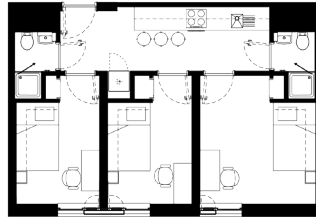
studio flat



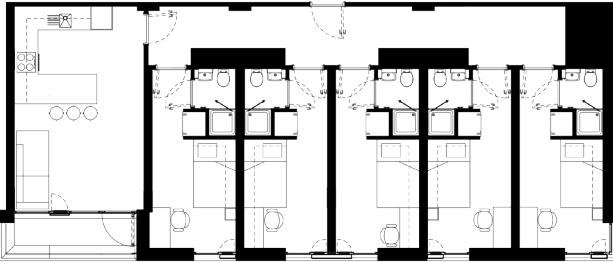
twin room



2 bed (non-ensuite) cluster



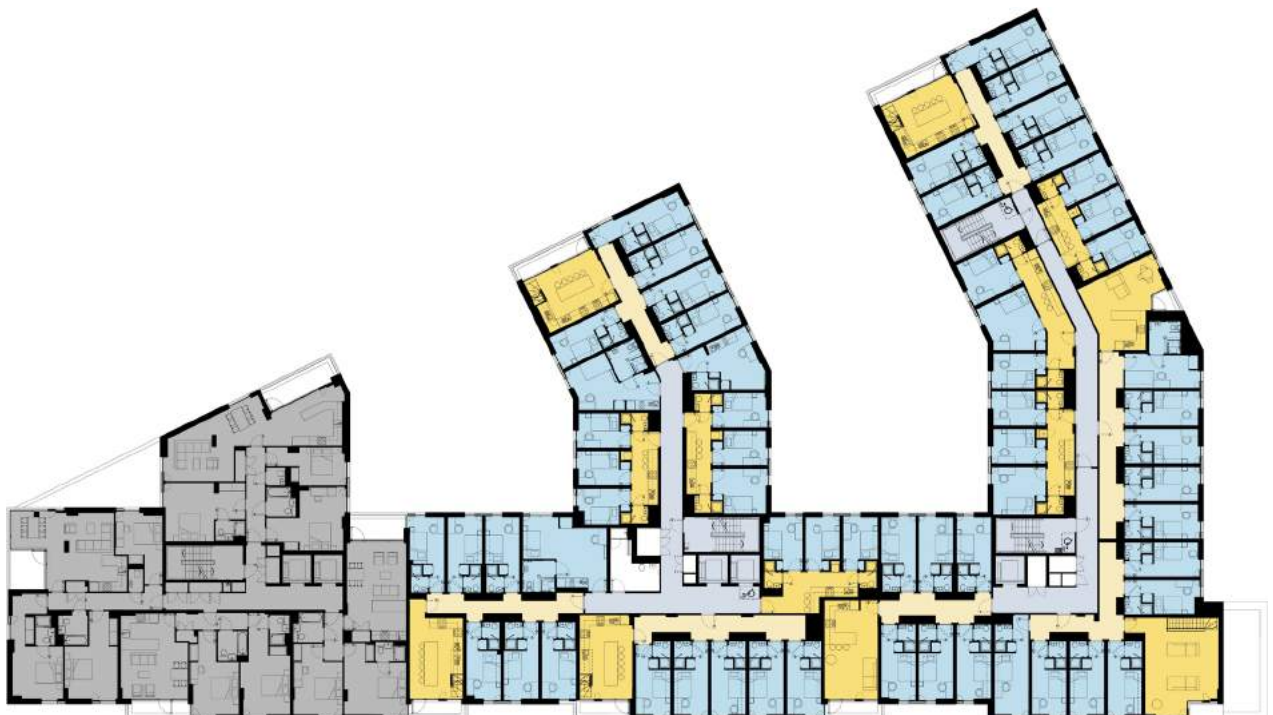
3 bed (non-ensuite) cluster



5 bed cluster



6 bed cluster



Student cluster layouts

CLUSTER BED ROOM VISUALS



Concept twin room option



Concept single room option



Concept twin room



Sliding door option



Single room visual 1



Single room visual 2

MARKET RESIDENTIAL FLATS

The market housing core is set back 7.85m from the Camley Street facade to allow generous rooms of minimum 3.7m deep and a functional zone with entrance corridor, storage and shower/bathrooms.

The flats are wrapped around the central core and where possible benefit from dual aspect. In some instances, a corner aspect has been achieved to allow some variety in the view and conditions experienced. Balconies are punched into the plan as recessed volumes, bringing light deeper into the rooms within.

Both balconies and bathrooms are predominantly stacked vertically throughout the building, allowing for simple distribution of drainage and services.



Typical flat arrangements



Flat layout and finishes



Flat layout and finishes

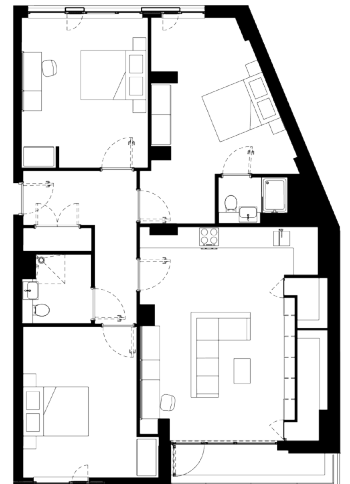
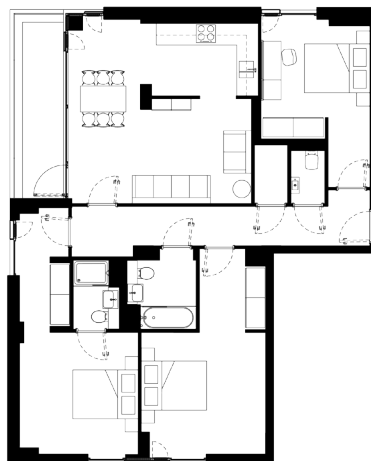
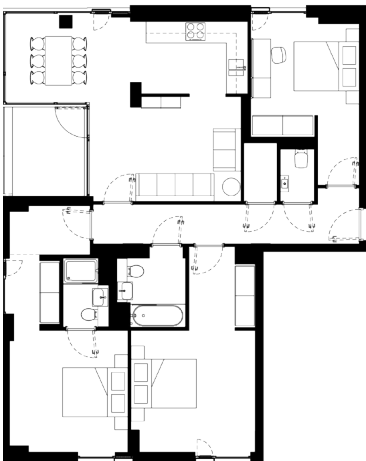
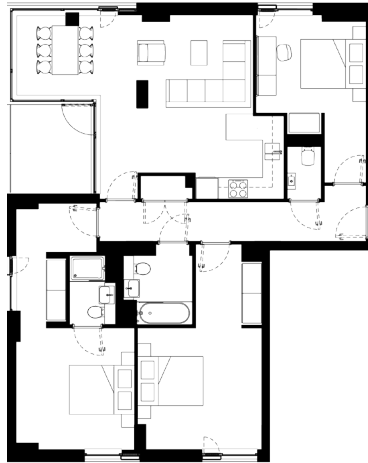
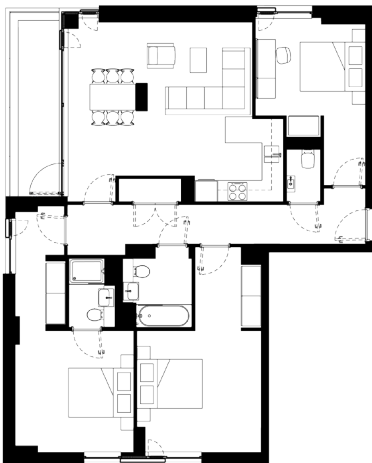
MARKET RESIDENTIAL FLATS



MARKET RESIDENTIAL FLAT TYPES

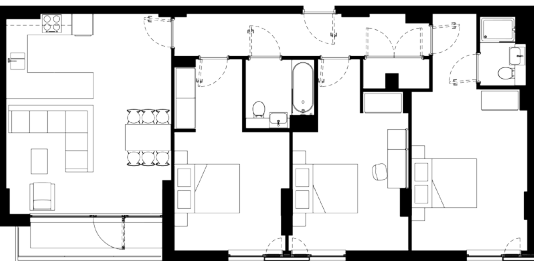
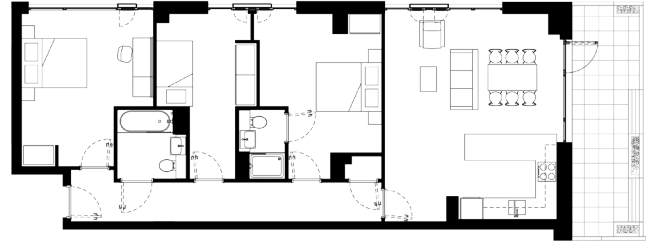
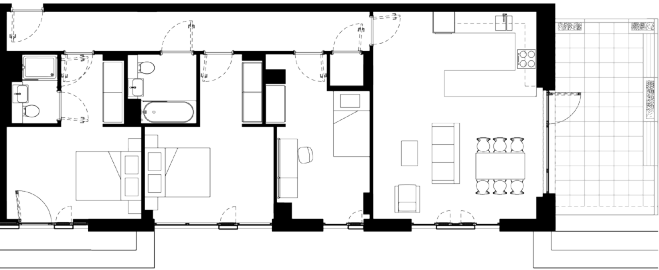
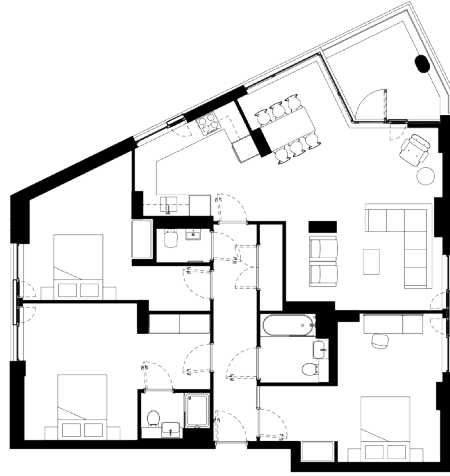
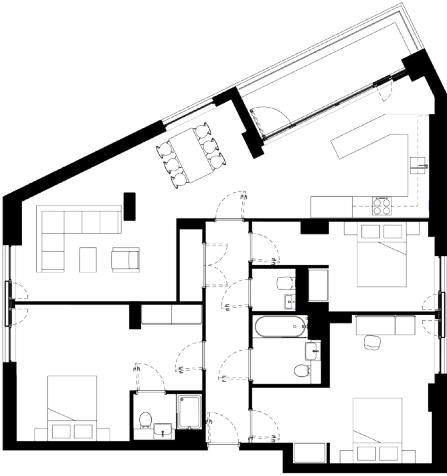


2 bed residential types



3 bed residential types

MARKET RESIDENTIAL FLAT TYPES

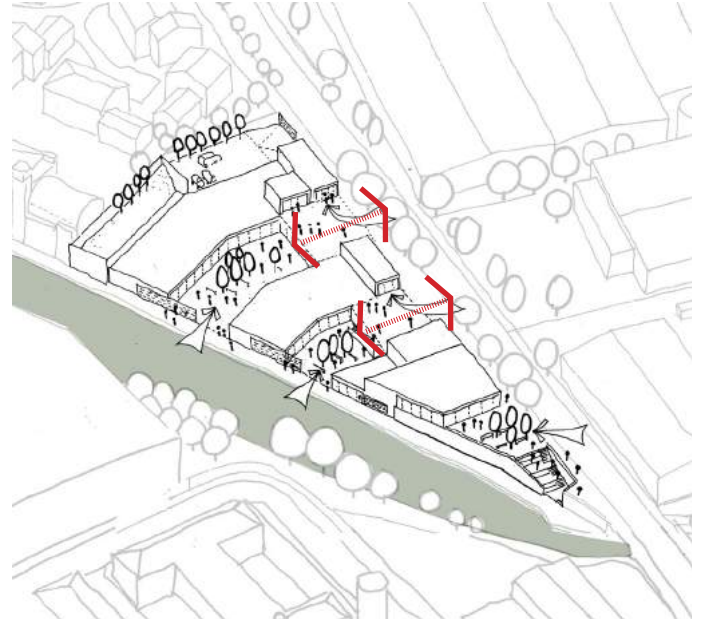


CUT-THROUGHS

DESIGN DEVELOPMENT

Cut throughs are used to make strong connections and visual links between Camley Street and the canal. It also distinguishes the three blocks and forms entrance locations with direct access to the public courtyard.

Many iterations of the size and shape of these cut throughs were carried out and soffit material in particular was a key element to the spaces.



Pre-planning options



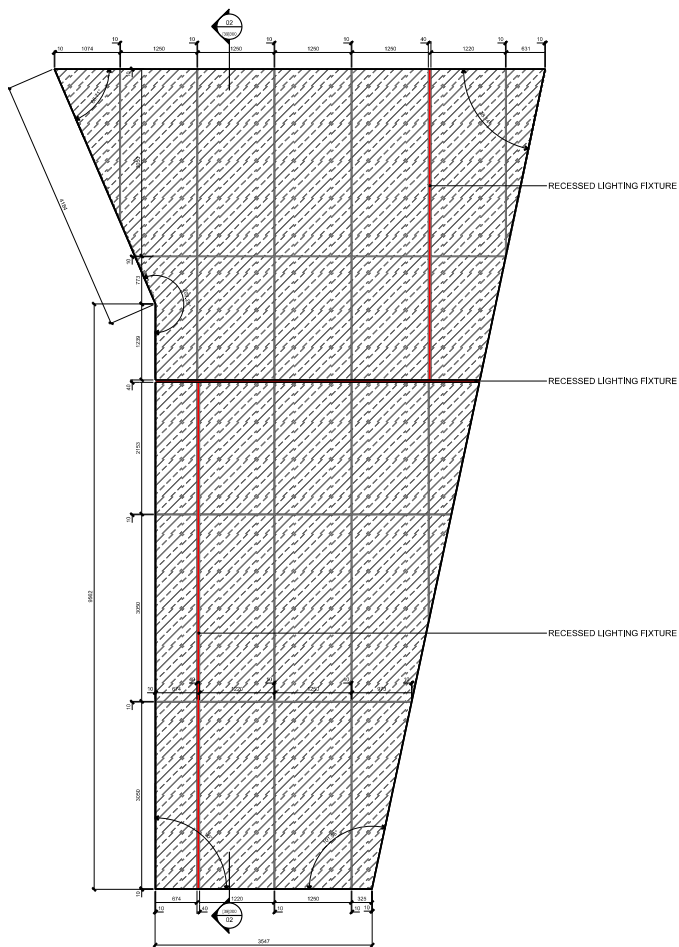
Stages D options



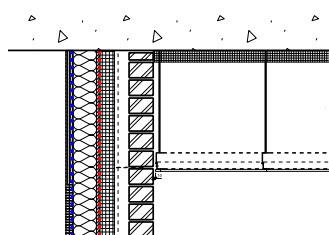
Stages E options



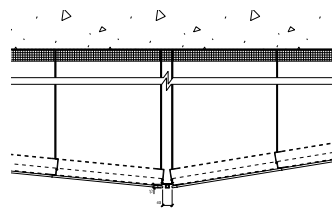
CUT-THROUGHS BETWEEN BLOCKS B AND C



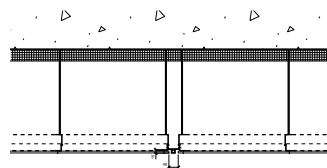
view from the incubator courtyard



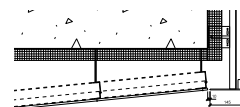
Plan detail at wall



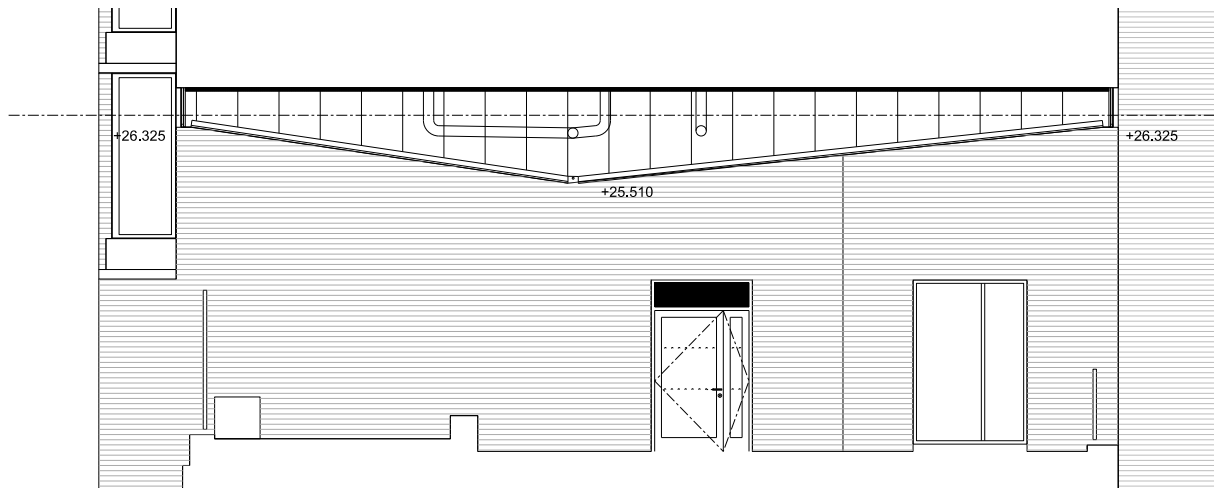
Detail at low point



Detail at light slot

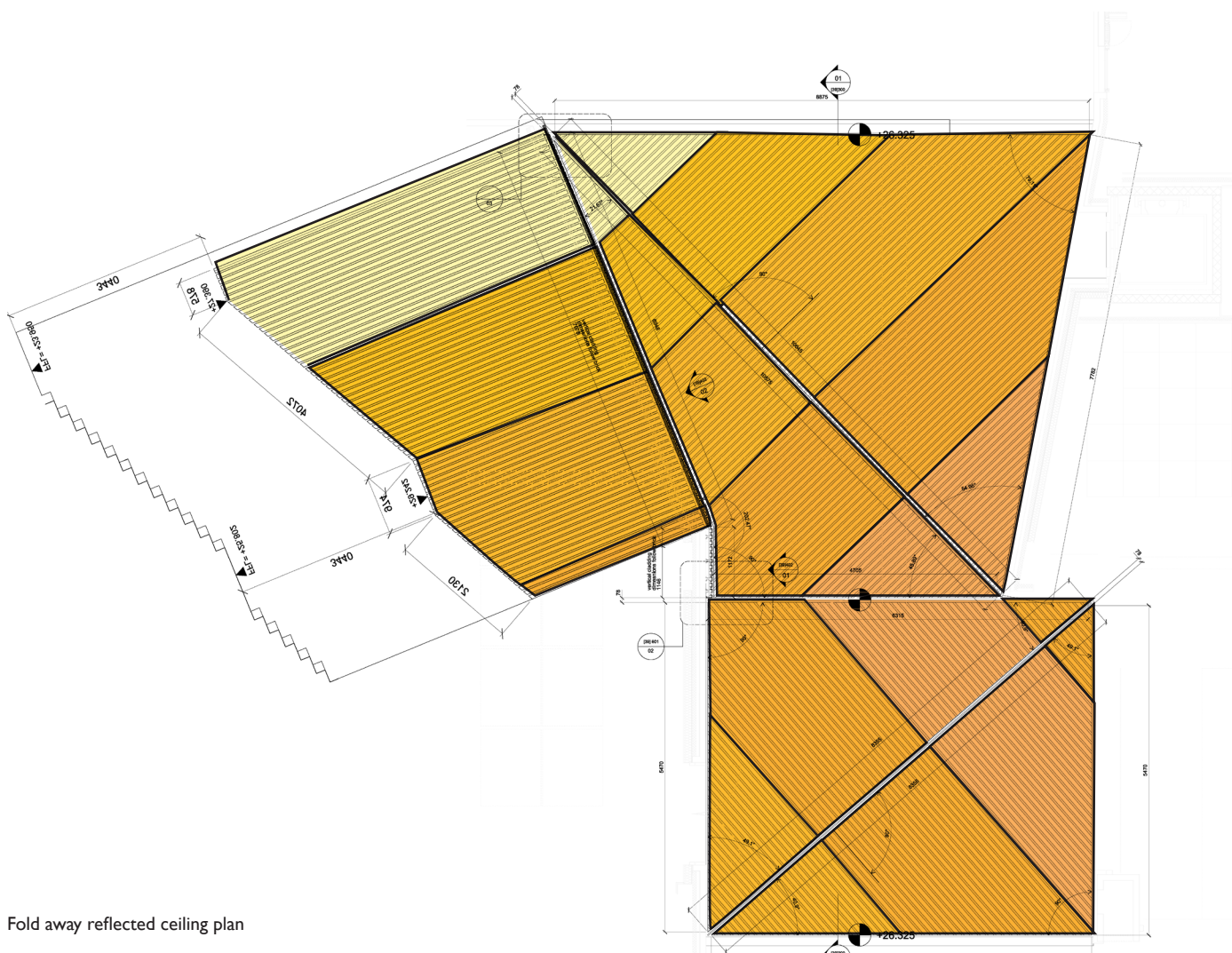


Detail section at facade edge

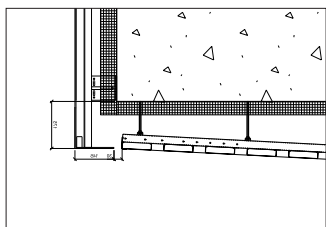


Section through the cut-through

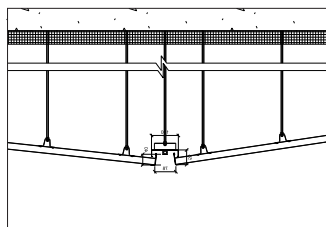
CUT-THROUGHS BETWEEN BLOCKS B AND C



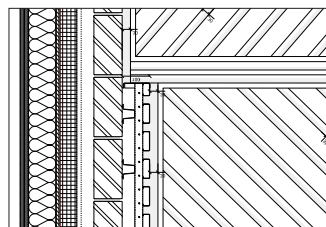
Fold away reflected ceiling plan



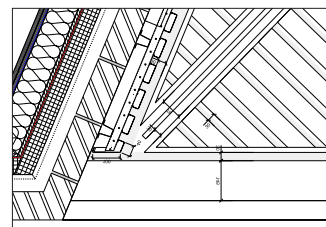
Detail section at facade edge



Detail at light slot



Plan detail at wall



Plan detail at corner of wall



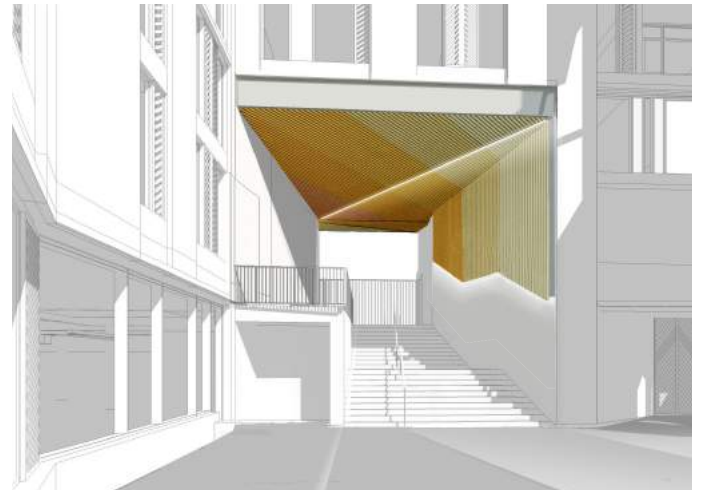
Proposed colours

CUT-THROUGHS

BETWEEN BLOCKS B AND C



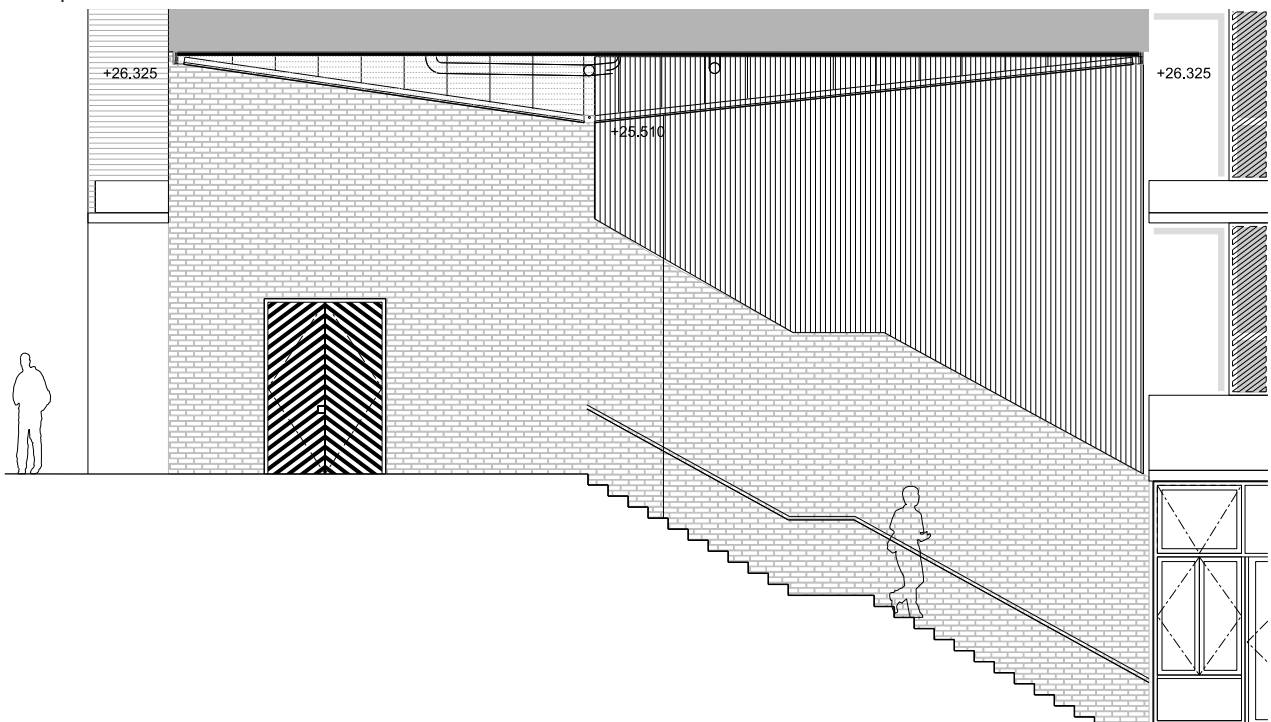
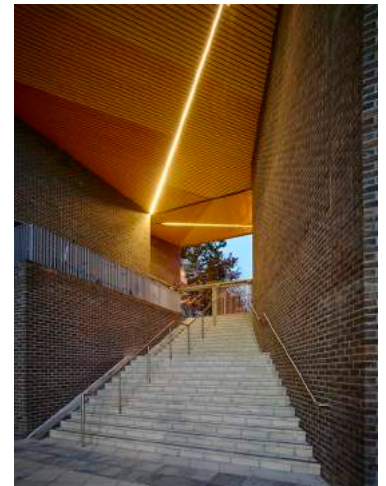
CGI of main student entrance from Camley Street



CGI from the public courtyard towards the main student entrance



View of completed soffit



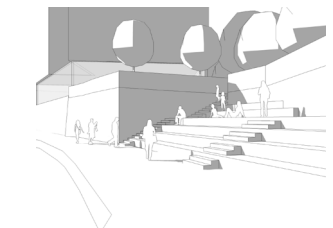
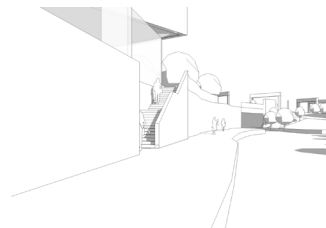
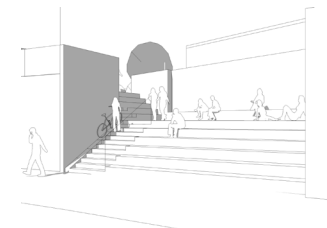
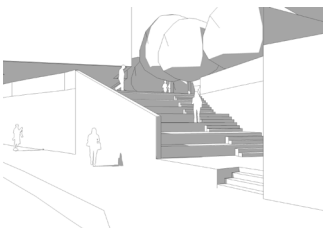
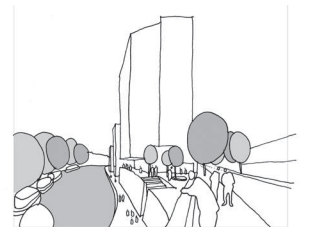
Section through the student entrance cut-through

TOWPATH WALL

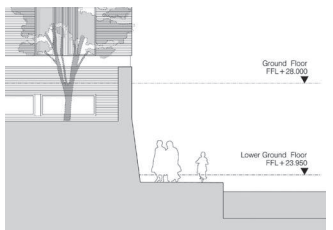
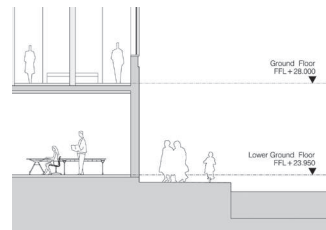
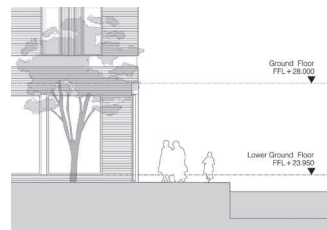
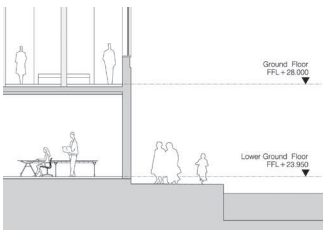
DESIGN DEVELOPMENT



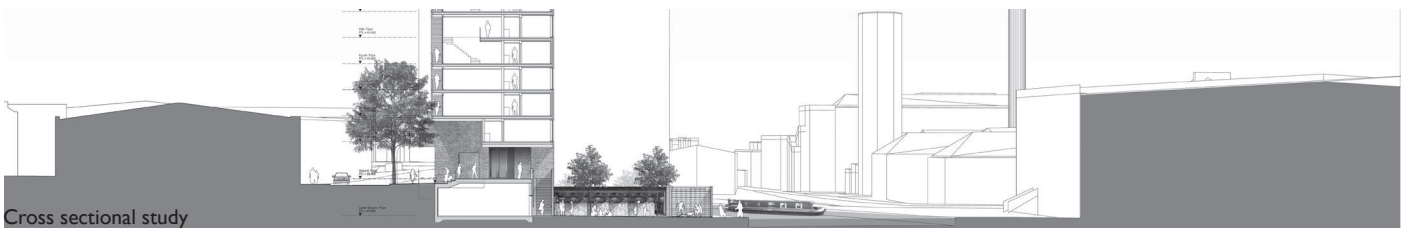
Development from competition



Development of towpath stairs



Studies of towpath to building



Cross sectional study

TOWPATH WALL

MATERIAL

St. Pancras Basin

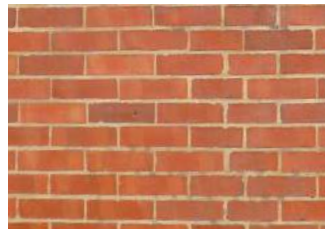
Oblique Bridge

103 Canley Street

School for Deaf

Elm Village

Constitution Pub

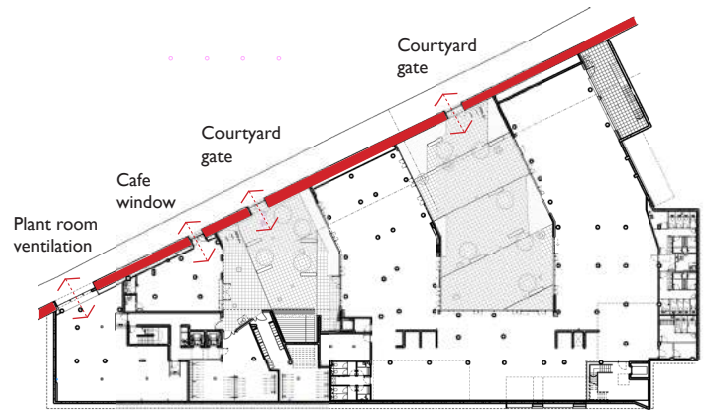


TOWPATH WALL

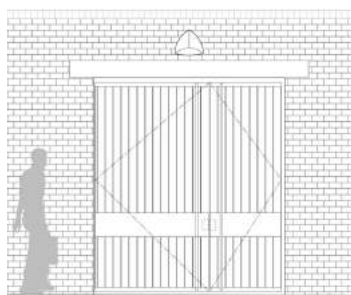
An important aspect of the project is working with the existing towpath wall which borders the site with the Regent's canal.

As part of the conservation area, the towpath wall has historic significance and it was important how this wall should be treated in relationship with the building and the courtyards.

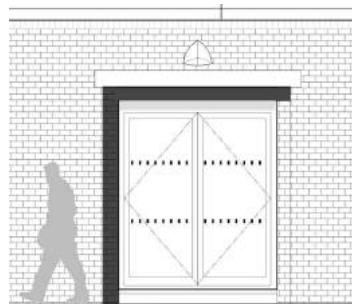
Most of the wall was retained with specific openings made into the courtyards and the building.



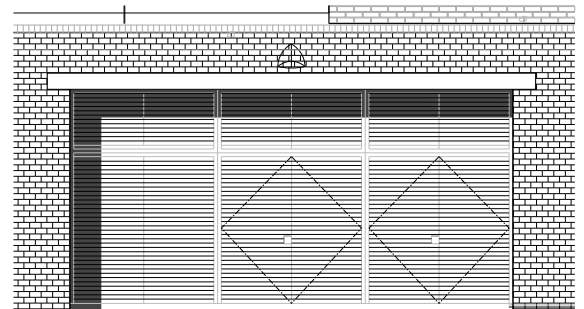
Canal side elevation



Courtyard opening



Cafe opening



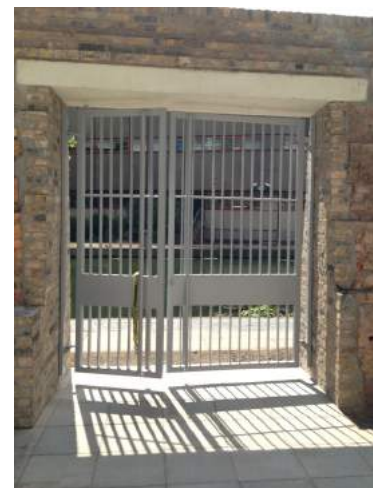
Plant room ventilation



Existing towpath wall



Courtyard opening



Courtyard opening

TOWPATH WALL

TOWPATH STAIRS

To the south of the building site, a triangular area is offered for improving the access between Camley Street and the towpath. This improvement involves widening the stairs along with providing integrating seating and small public area in front of the retail area.

As the towpath is a well-used access route between King's Cross and Camden, an important aspect was to improve cycle access by providing a cycle channel.

The materials included reusing the reclaimed towpath wall bricks with concrete slab paving.

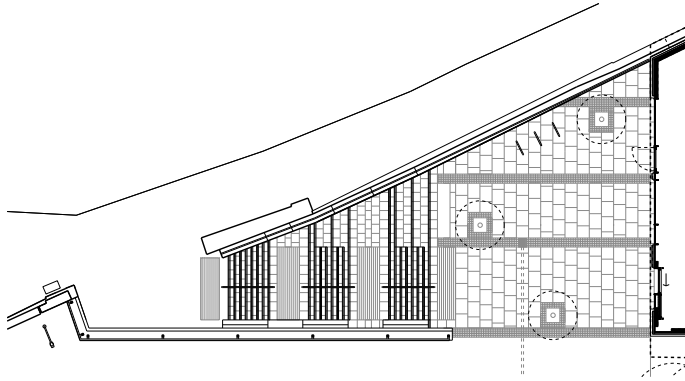
This area is also designated as a future location for a pedestrian bridge across the canal.



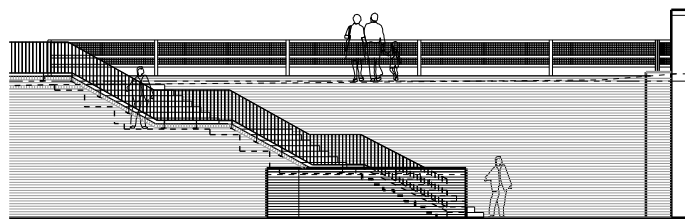
Rendering view of towpath stairs



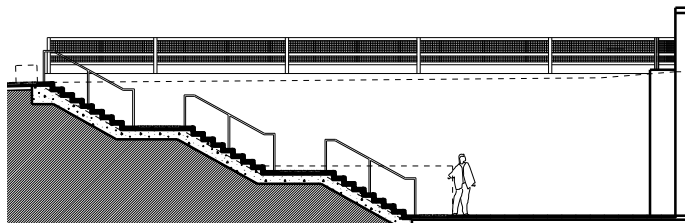
View of towpath stairs during construction



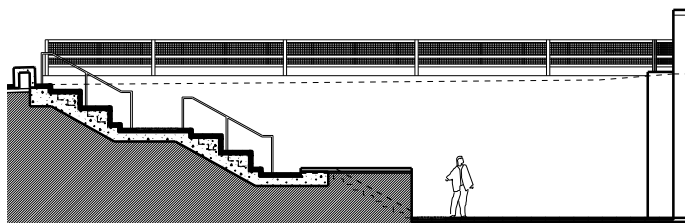
Plan of towpath stairs



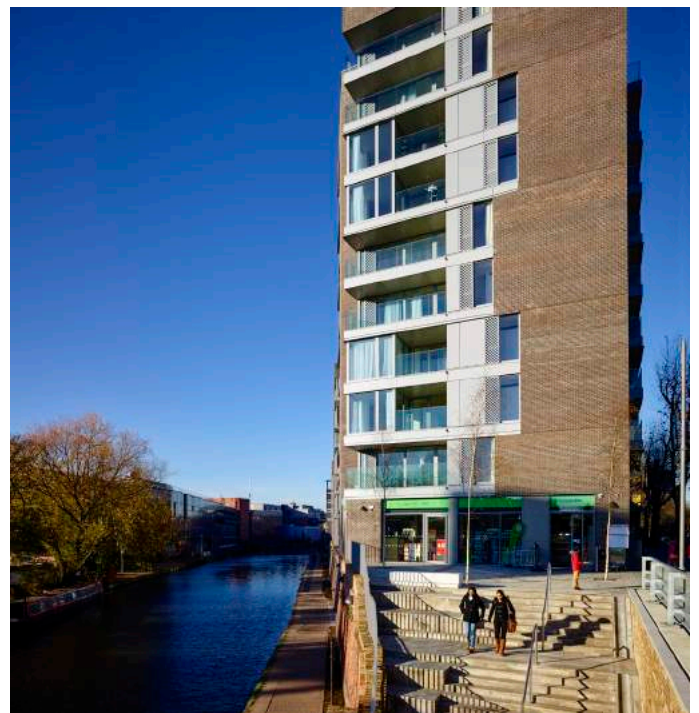
Elevation of towpath stairs



Section of towpath stairs at stairs



Section of towpath stairs at seating



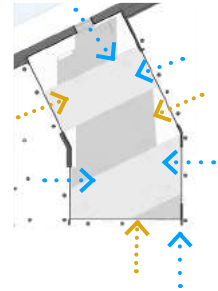
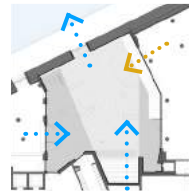
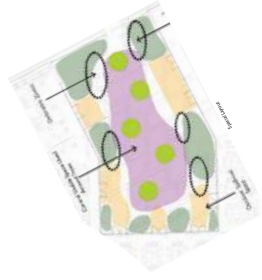
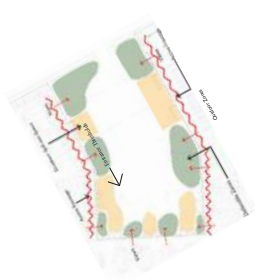
View of completed towpath stairs

COURTYARDS AND TERRACES

DESIGN DEVELOPMENT



Pre-planning



Access



Stage D



Stage E



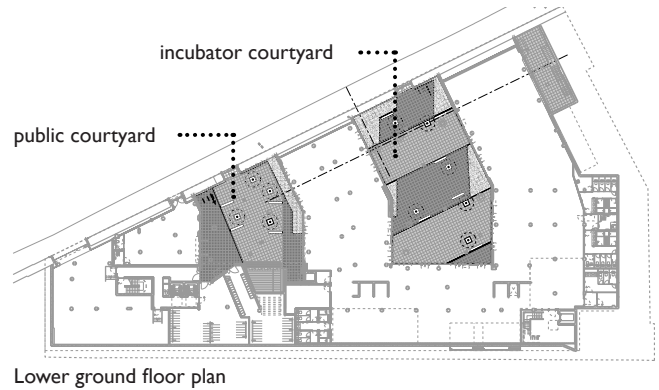
Cross section showing relationship with Camley Street and canal

COURTYARDS AND TERRACES

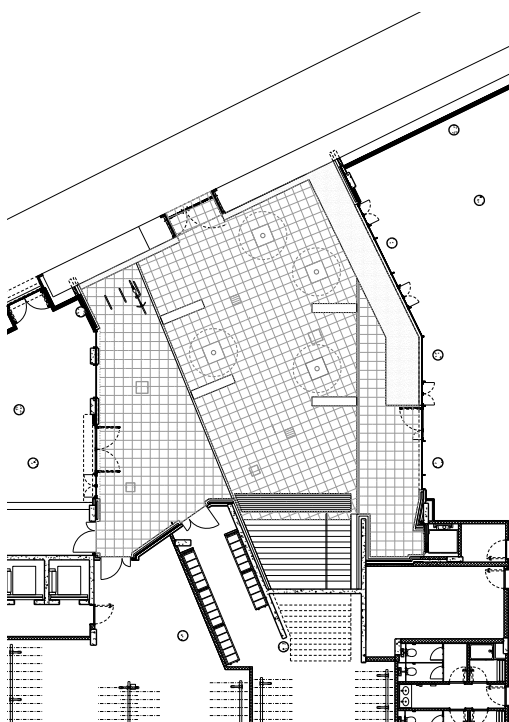
The arrangement of the massing, has allowed for two courtyards to be located adjacent to the towpath with key relationships to the canal and Camley St.

The shared courtyard is the smaller, southern courtyard. It will be used by the students, residents, users of the incubator and the public from the towpath. The courtyard is designed as a hard-usable space with planting zones and trees to provide texture and shading.

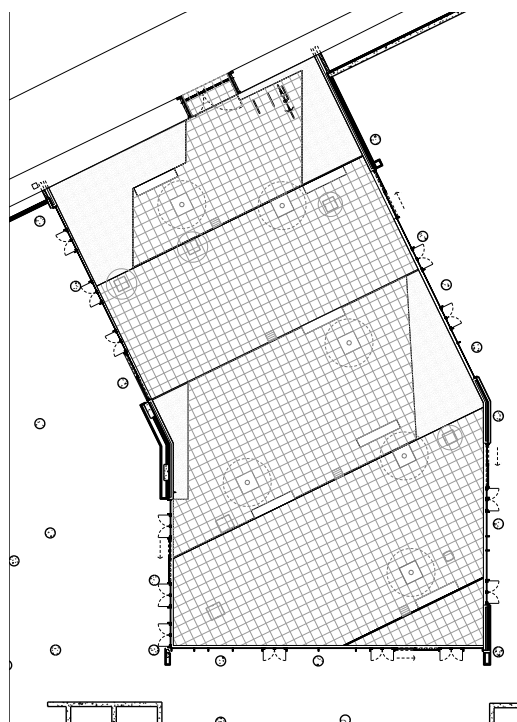
The Incubator courtyard is the larger, northern courtyard. This courtyard is for use by the incubator with entrances through the incubator itself and a private entrance through to the towpath. This courtyard also serves as a visual amenity for the adjacent student housing. Being a spill-out space for the offices, the courtyard is also designed as a hard-usable space with planting zones and trees to provide texture and shading.



Lower ground floor plan



Public courtyard layout



Incubator courtyard layout

COURTYARD AND TERRACES

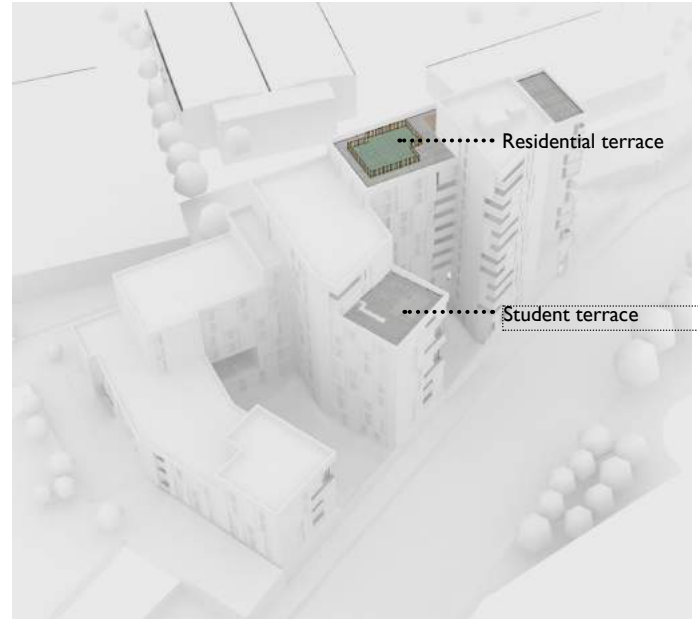
TERRACES

Residential terrace

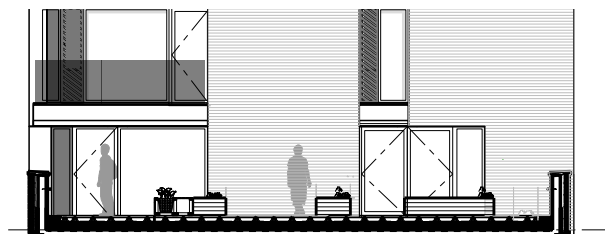
On level 10, there is provision for an external terrace with a playspace targeted for 5 years old and under. It is a paved space with an area of timber decking with planters and benches.

Student terrace

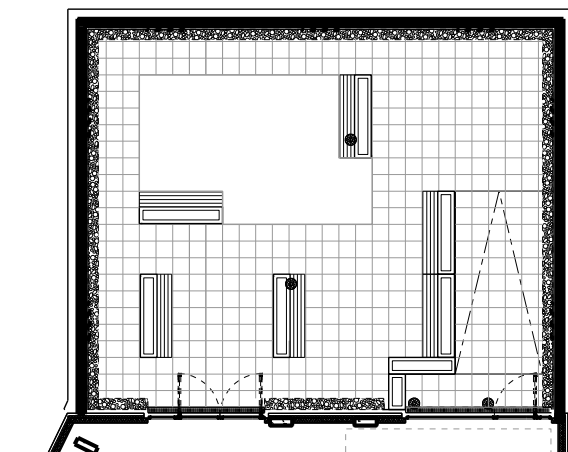
On level 7 of block B, there is provision for a student terrace with access from the common room. It is also a paved space with timber planters and benches offering an additional amenity for students to gather socially.



Roof terrace over view

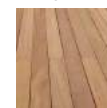


Section of student terrace

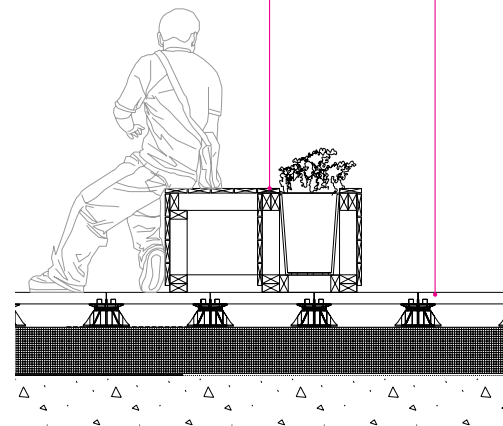


Plan of student terrace

seating / planters
- hardwood timber
boarding



Flying: Maraballa
450x450 concrete
paver



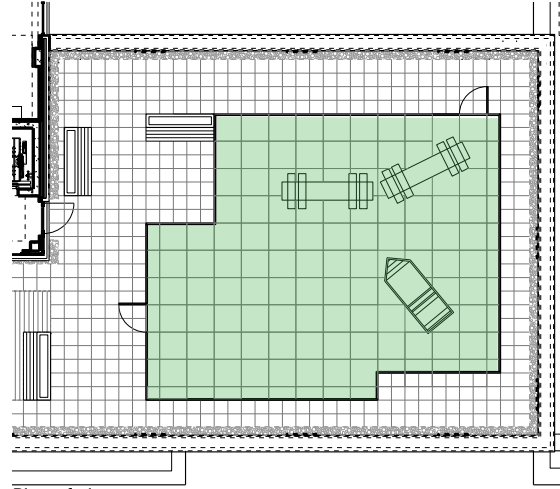
Detail of bench / planter

COURTYARD AND TERRACES

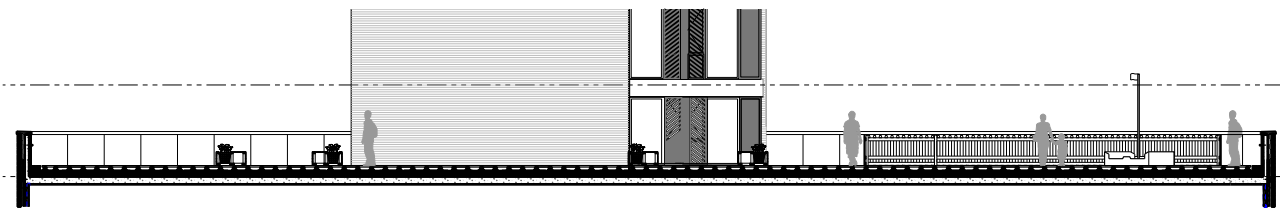
TERRACES



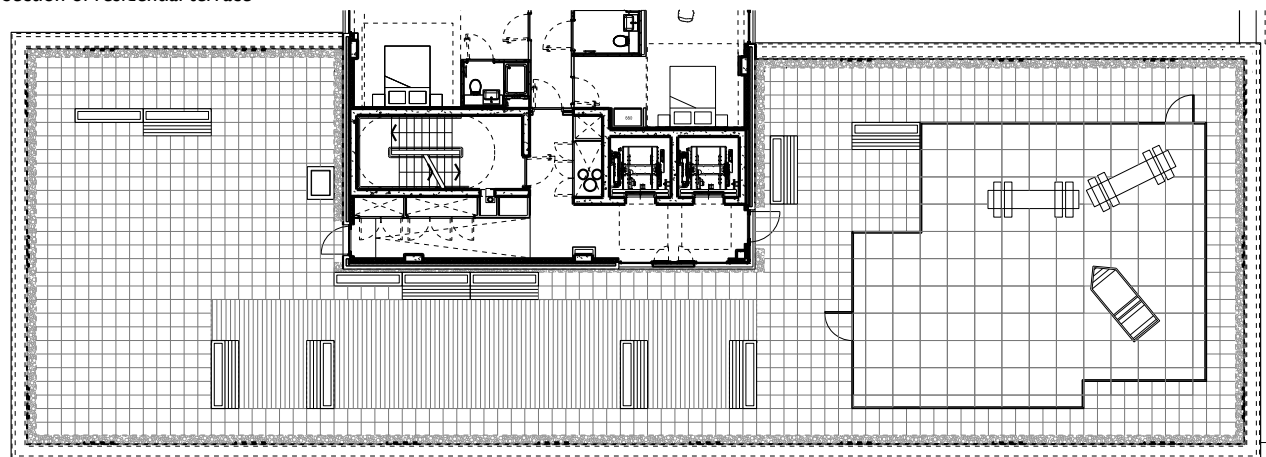
Play space equipment



Plan of play space

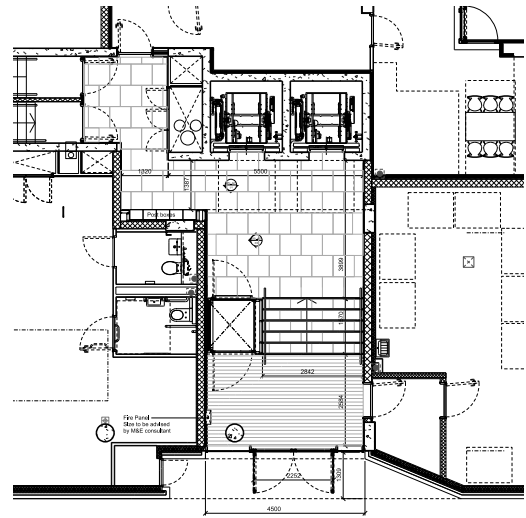


Section of residential terrace



Plan of residential terrace

RESIDENTIAL RECEPTION AND COMMON ROOMS

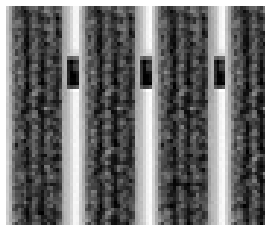


Residential main entrance

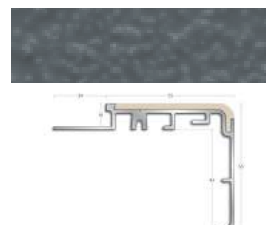
Flooring



Domus ecotech tile



Emco entrance matt



Gradus stair nosing Rock



Tretford Dapple Grey

Walls and woodwork



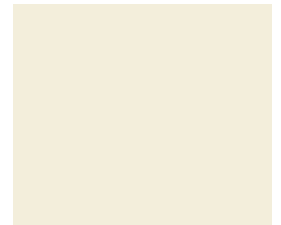
Exposed concrete lift core



Matt emulsion 70YY 46/053

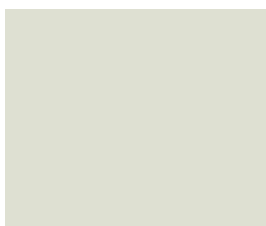


Satinwood 50YY 33/065



Matt emulsion RAL 9010

Other



Post boxes RAL 9002 Grey white



Stair core handrail RAL 7004 Signal grey



Stainless steel brushed

Lighting



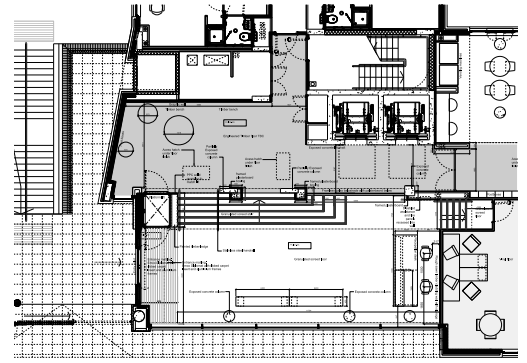
Thorn, Chalice downlight



External soffit Trilux 4401, type X6, 640mm



STUDENT ENTRANCE



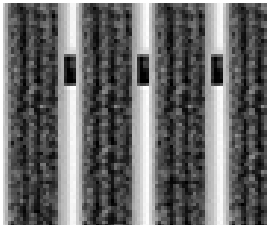
Student main entrance



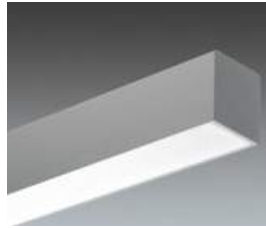
Polished concrete



Thorn, Chalice downlight



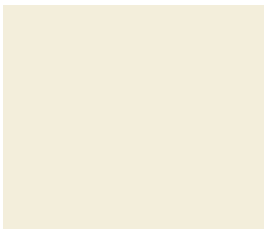
Emco entrance matt



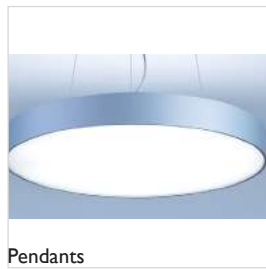
Mounted and suspended Thorn, Equaline S



Exposed concrete



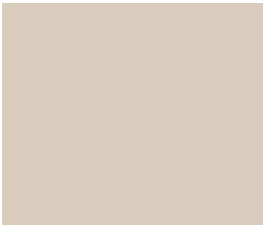
Matt emulsion RAL 9010



Pendants 299, Basic PI



Platform lift RAL 7004 Signal grey



Matt emulsion 10YY 64/048



Product:	Groove Bench
Manufacturer:	Porro
Supplier:	SCP
Size:	L240 D42 H45
Price:	£981
Quantity Req:	2
Colour:	Natural
Material:	Hamlock Wood
Lead in time:	8 weeks



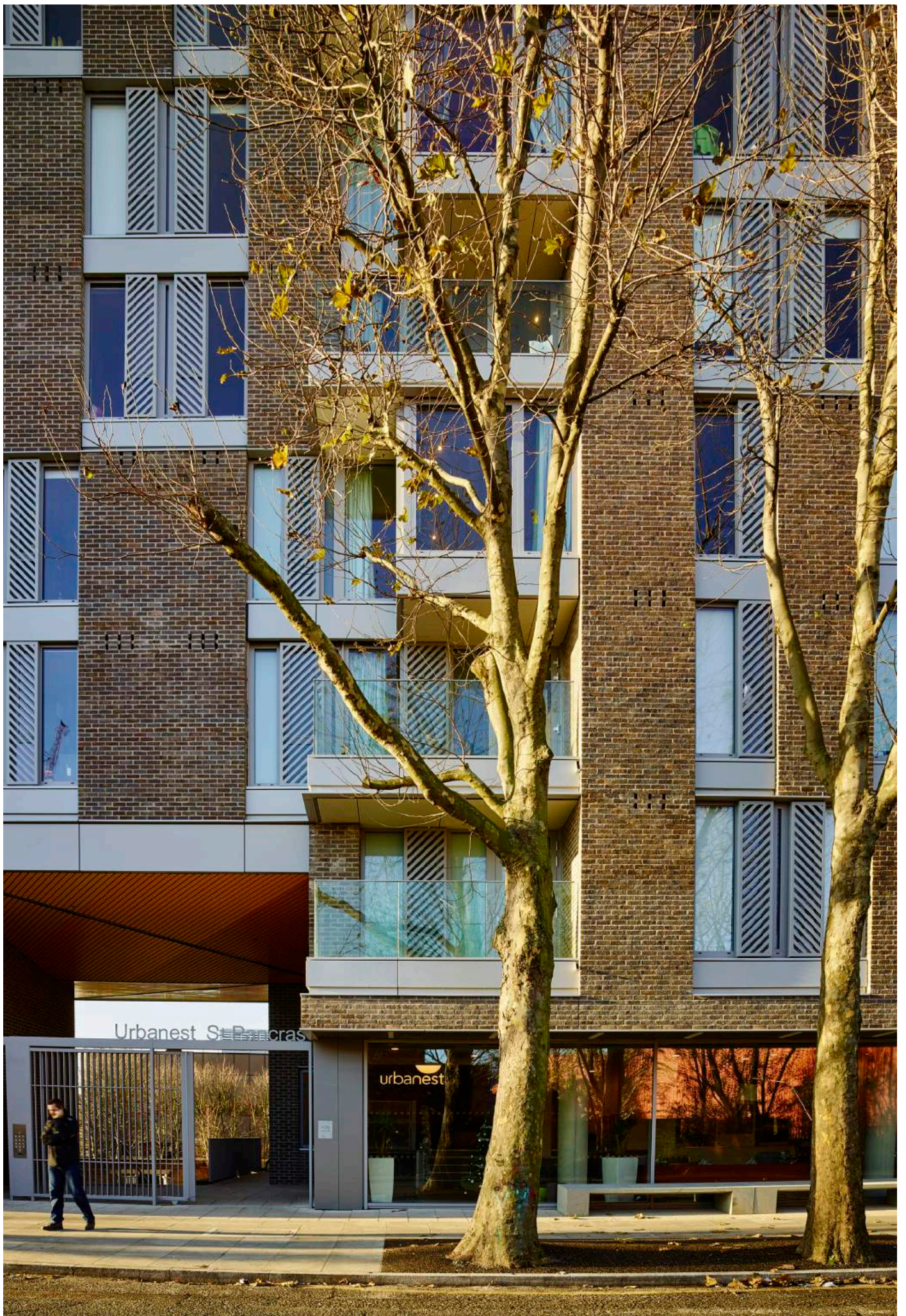
Rough sawn timber



Product:	Pix
Manufacturer:	Arper
Supplier:	SCP
Size:	Ø67 H42.5, Ø87 H42.5, Ø131 H44
Price:	£387, £510, £1,067
Quantity Req:	3
Colour:	220, 407 and 590 respectively
Material:	Hallingdal 651
Lead in time:	8 weeks



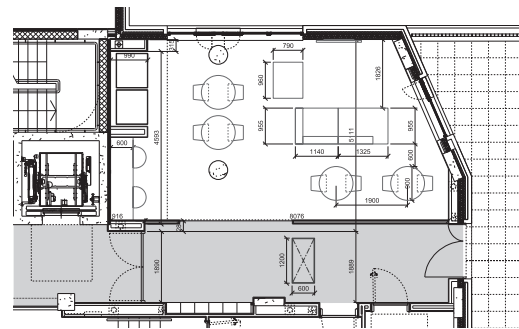
Stainless steel brushed



Urbanest St. Pancras

urbanest

STUDENT COMMON ROOMS



Ground floor block B common room



Carpet tile
Desso A827 2912



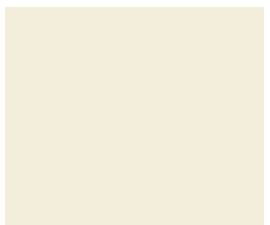
Product: About a stool AAS32
 Manufacturer: Hay
 Supplier: SCP
 Size: W50 D43 H65/76
 Price: £123
 Quantity Req: 2
 Colour: 1 white and 1 coral red
 Useful info: fabric options available
 Material: soap treated oak legs
 Lead in time: 8 weeks



Matt emulsion
10YY 64/048



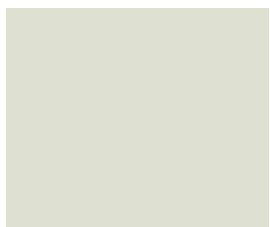
Product: Copenhagen CPH20
 Manufacturer: Hay
 Supplier: SCP
 Size: H74 Ø90
 Price: £329
 Quantity Req: 4
 Colour: 3 off-white, 1 grey
 Useful info: lino also in green and black
 Material: Soaped legs and lino
 Lead in time: 8 weeks



Matt emulsion
RAL 9010



Product: Copenhagen chair
 Manufacturer: Hay
 Supplier: SCP
 Size: H74 Ø90
 Price: £131
 Quantity Req: 8
 Colour: 4 beech, 2 green, 2 grey
 Useful info: Fabric options available
 Material: Stained oak / soaped beech
 Lead in time: 8 weeks



Post boxes
RAL 9002 grey white



Product: Mags
 Manufacturer: Hay
 Supplier: SCP
 Size: 2.5 seat chaise (Art 9301 and 1961) ottoman (Art 02)
 Price: £636, £558, £XXX
 Quantity Req: 1 of each
 Colour: 253
 Material: Steelcut Trio 2
 Lead in time: 8 weeks

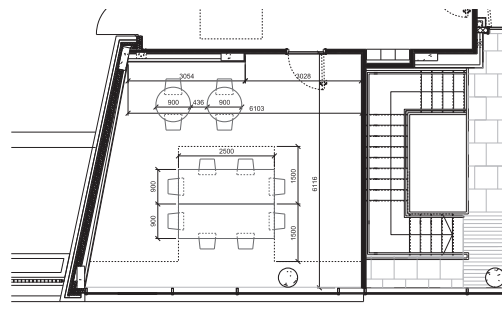


Thorn,
Chalice downlight





STUDENT COMMON ROOMS



Ground floor block C common room

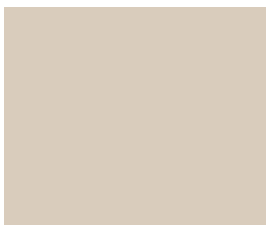


Carpet tile
Desso A827 2038



Product: Copenhagen CPH20
Manufacturer: Hay

Supplier: SCP
Size: H74 Ø90
Price: £329
Quantity Req: 2
Colour: 2 off-white
Useful info: lino also in green and black
Material: Soaped legs and lino
Lead in time: 8 weeks

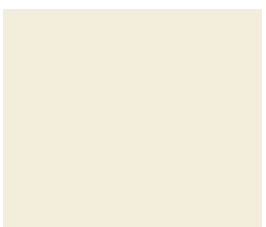


Matt emulsion
10YY 64/048



Product: Copenhagen chair
Manufacturer: Hay

Supplier: SCP
Size: H74 Ø90
Price: £131
Quantity Req: 12
Colour: 6 beech, 2 green, 4 grey
Useful info: Fabric options available
Material: Stained oak / soaped beech
Lead in time: 8 weeks

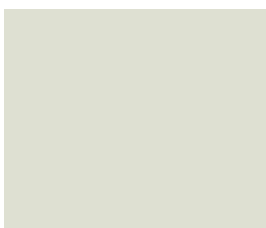


Matt emulsion
RAL 9010



Product: Copenhagen table CPH30
Manufacturer: Hay

Supplier: SCP
Size: L250 D90 H74
Price: £744
Quantity Req: 2
Colour: off white, soaped oak
Useful info: lino also in grey, green and black
Material: soaped legs and lino
Lead in time: 8 weeks

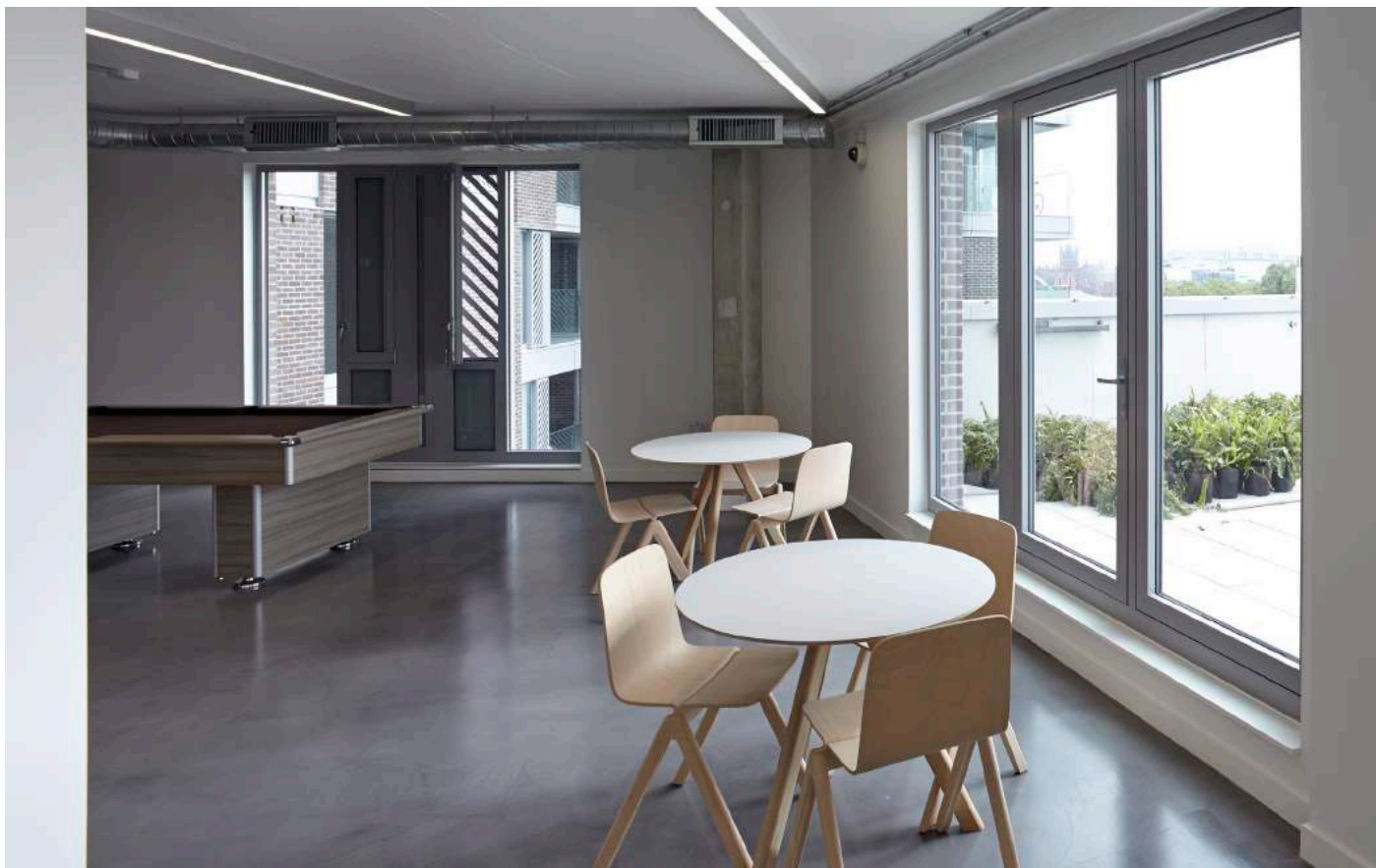


Post boxes
RAL 9002
Grey white

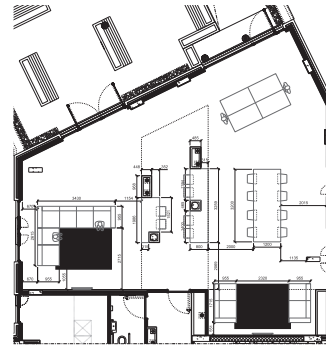


Thorn,
Chalice downlight

STUDENT COMMON ROOMS



STUDENT COMMON ROOMS



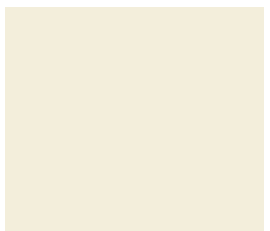
Level 7 block B common room



Polyflor
Natural brushed oak



Matt emulsion
10YY 64/048



Matt emulsion
RAL 9010



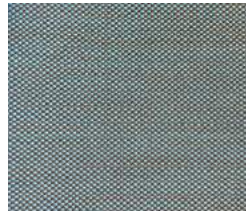
Exposed concrete



Mounted and suspended
Thorn, Equaline S



Thorn
Chalice downlight



Product: Mags
 Manufacturer: Hay
 Supplier: SCP
 Size: L shaped 6 seater, 2 seat chaise (L172)
 Price: £2,667, £887
 Quantity Req: 1,2
 Colour: 845
 Material: Steelcut Trio 2
 Lead in time: 8 weeks



Product: About a stool AAS32
 Manufacturer: Hay
 Supplier: SCP
 Size: W50 D43 H65/76
 Price: £123
 Quantity Req: 6
 Colour: 4 white, 1 coral red, 1 grey
 Useful info: fabric options available
 Material: soap treated oak legs
 Lead in time: 8 weeks

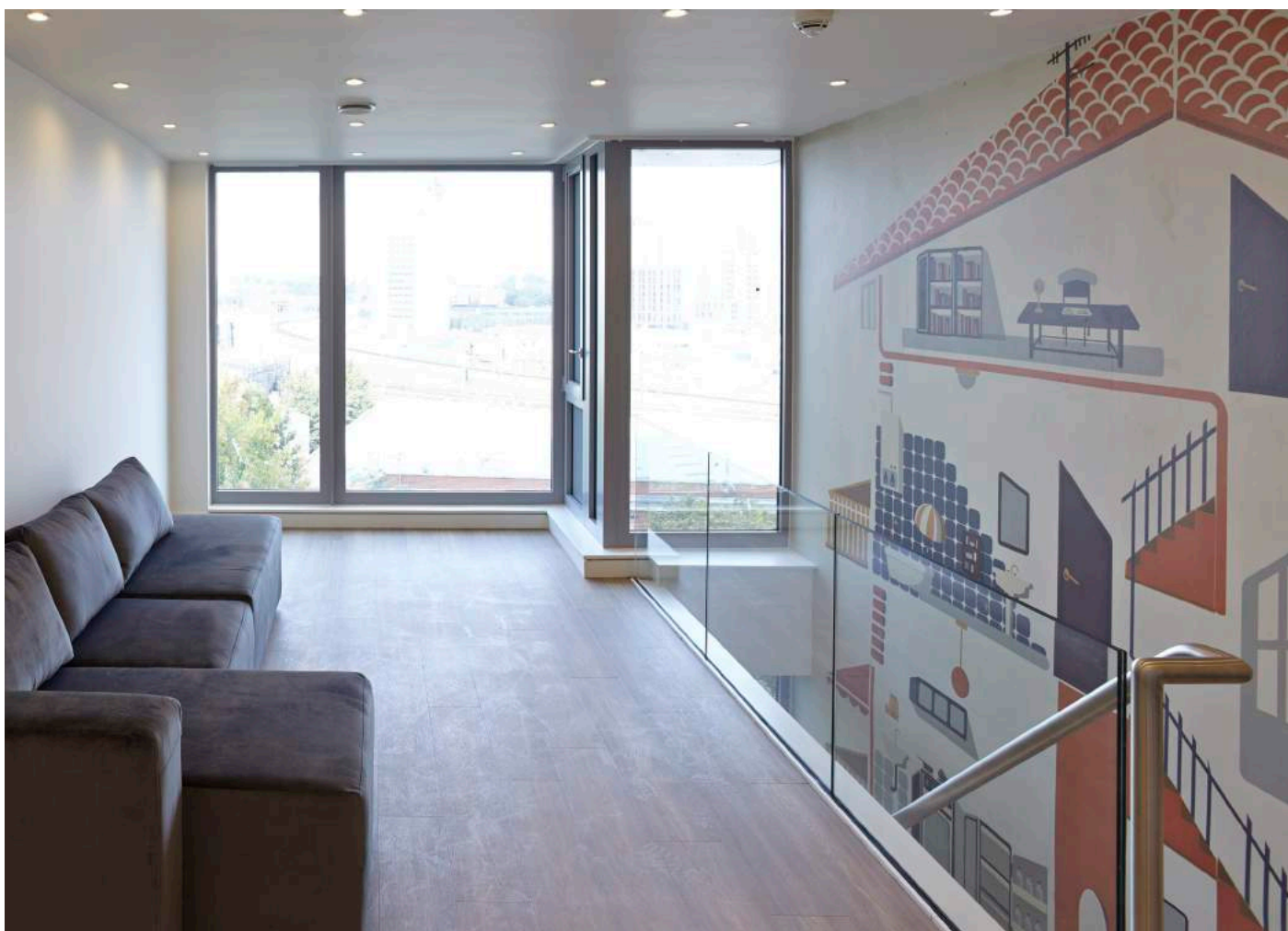


Product: Table twelve
 Manufacturer: Hay
 Supplier: SCP
 Size: L320 D120 H74,
 Price: £XXX
 Quantity Req: 1
 Colour: White
 Useful info: 4no power points extra
 Material: Stained ash
 Lead in time: 8 weeks



Product: Copenhagen chair
 Manufacturer: Hay
 Supplier: SCP
 Size: H74 Ø90
 Price: £131
 Quantity Req: 8
 Colour: 4 beech, 2 green, 2 grey
 Useful info: Fabric options available
 Material: Stained oak / soaped beech
 Lead in time: 8 weeks

STUDENT COMMON ROOMS



GRAPHICS

SAMPLE IMAGES



Artist: Carine Brancowitz



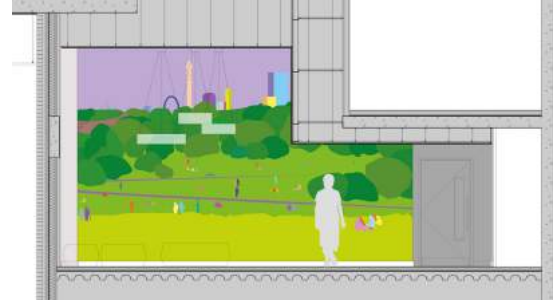
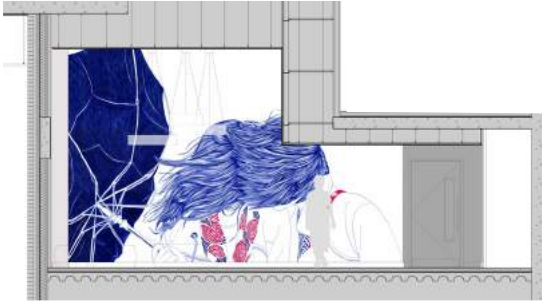
Artist: Yoni Alter



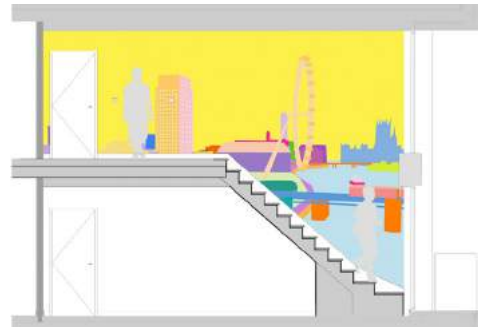
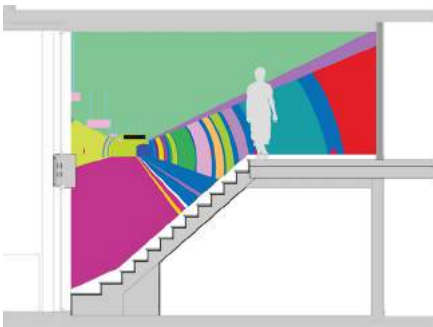
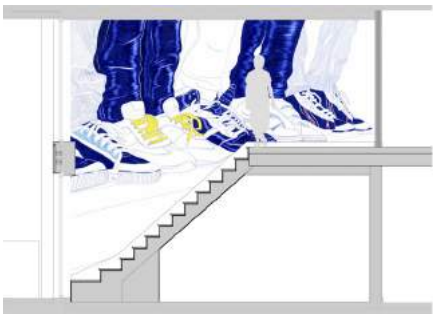
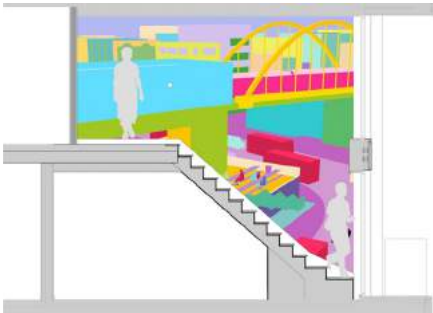
Artist: Miscellaneous

GRAPHICS

ENTRANCES/ STUDENT DUPLEX UNITS



Entrances



Student duplex flats

SUSTAINABILITY

A comprehensive sustainability strategy mixes active and passive elements to target a viable long term approach.

Active Elements:

- CHP unit for the entire building
- PV units
- Brown roofs
- Energy efficient systems (variable speed drives on fans and pumps, daylighting controls of artificial lighting, etc.)

Passive Elements:

- Enhanced building envelope
- Improved U values
- Improved Air permeability

Environmental Data

CHP

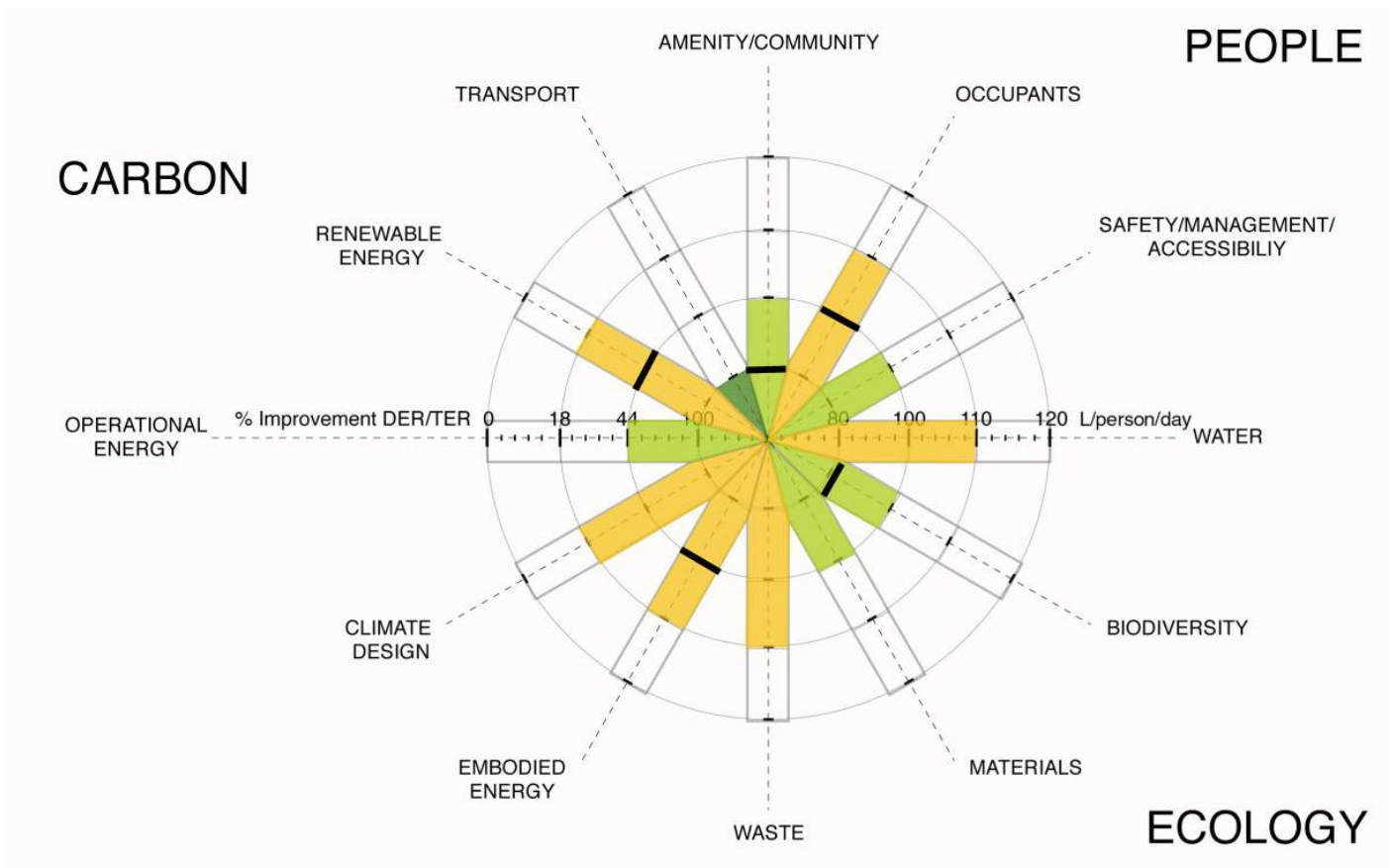
- Size: 226kW max
- thermal efficiency: 46%, power efficiency: 31%

Envelope

- U values: floor - 0.18 W/m²K
roof - 0.16 W/m²K
walls - 0.20 W/m²K
glazing - 1.40 W/m²K
- G value - 0.40
- Air permeability - 5 m³/m²h

Sustainability assessment methods:

- The student accommodation achieves BREEAM EXCELLENT
- The Incubator achieves BREEAM rating of VERY GOOD
- The residential building will adopt the non statutory Code for Sustainable Homes level FOUR rating



Sustainability toolkit to look

SUSTAINABILITY

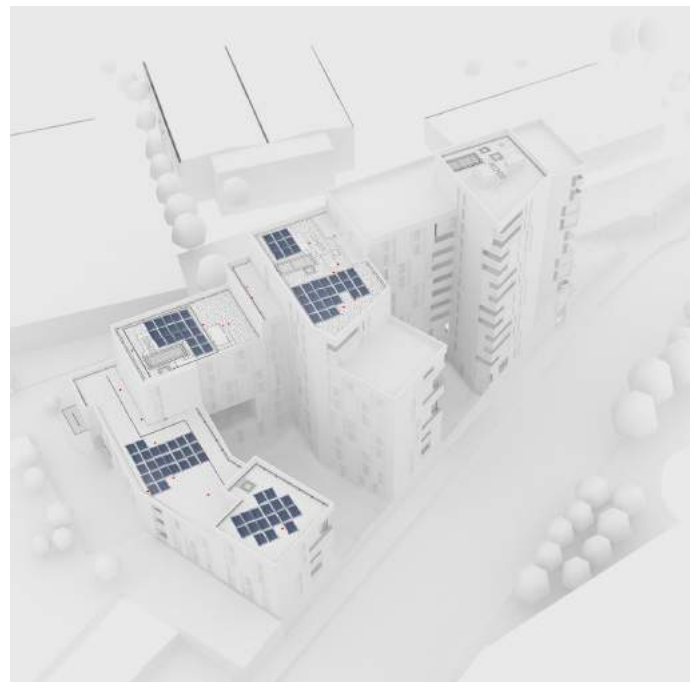
Brown roofs / Soft landscaping

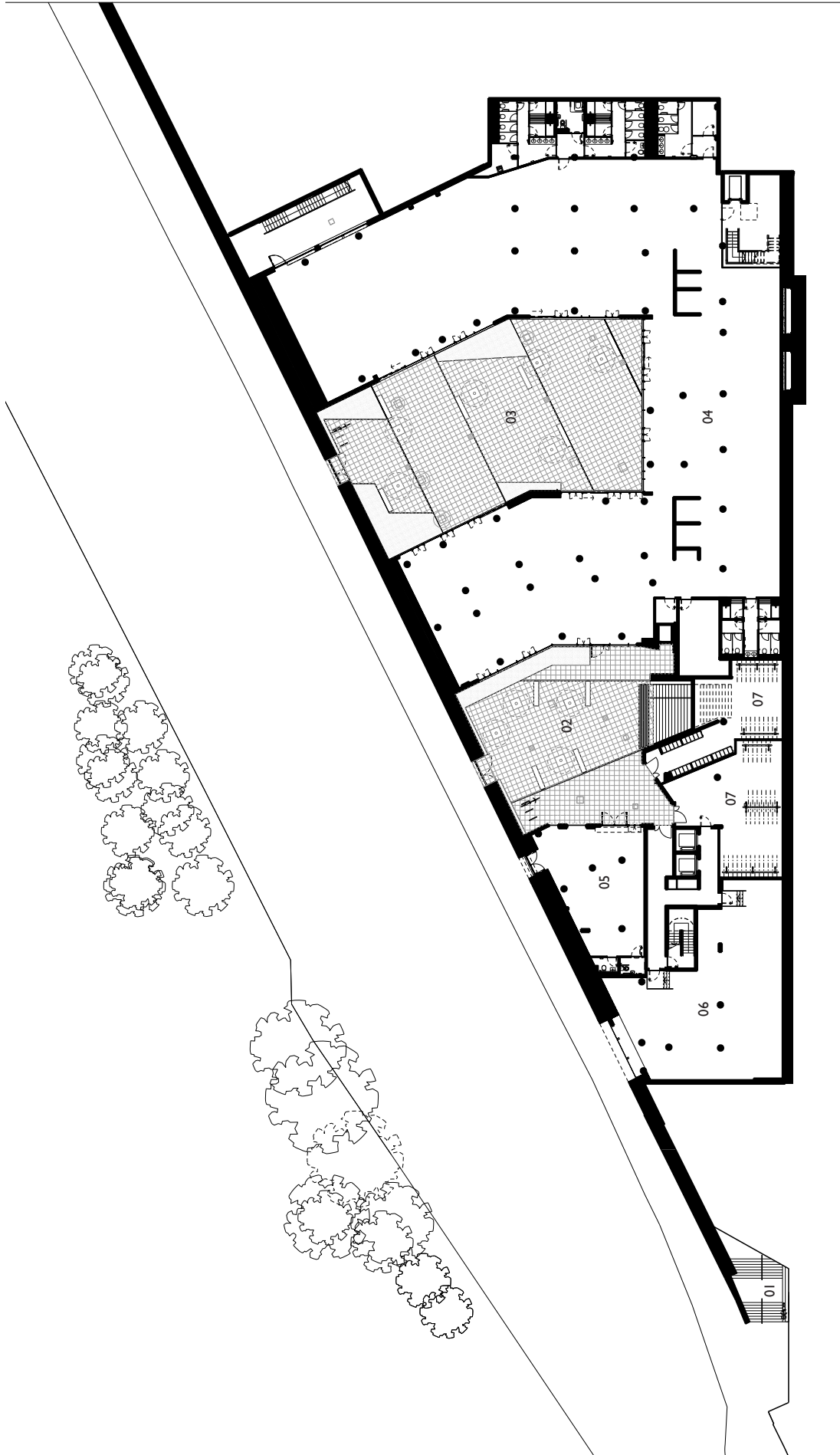
Seeding and Plant species:

Oxeye Daisy *Leucanthemum vulgare*
Autumn Hawkbit *Leontodon autumnalis*
Birds-foot Trefoil *Lotus corniculatus*
Red Clover *Trifolium pratense*
Common Vetch *Vicia sativa*
Kidney Vetch *Anthyllis vulneraria*
Yarrow *Achilla millefolium*
Common Ragwort *Senecio jacobaea*
White Dead Nettle *Lamium album*
Scarlet Pimpernel *Anagallis arvensis*
Bladder Campion *Silene vulgaris*
Viper's Bugloss *Echium vulgare*
Hoary Plantain *Plantago media*
Lady's Bedstraw *Galium verum*
Self-heal *Prunella vulgaris*

PV's

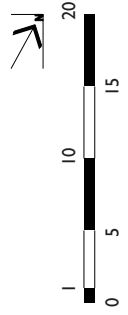
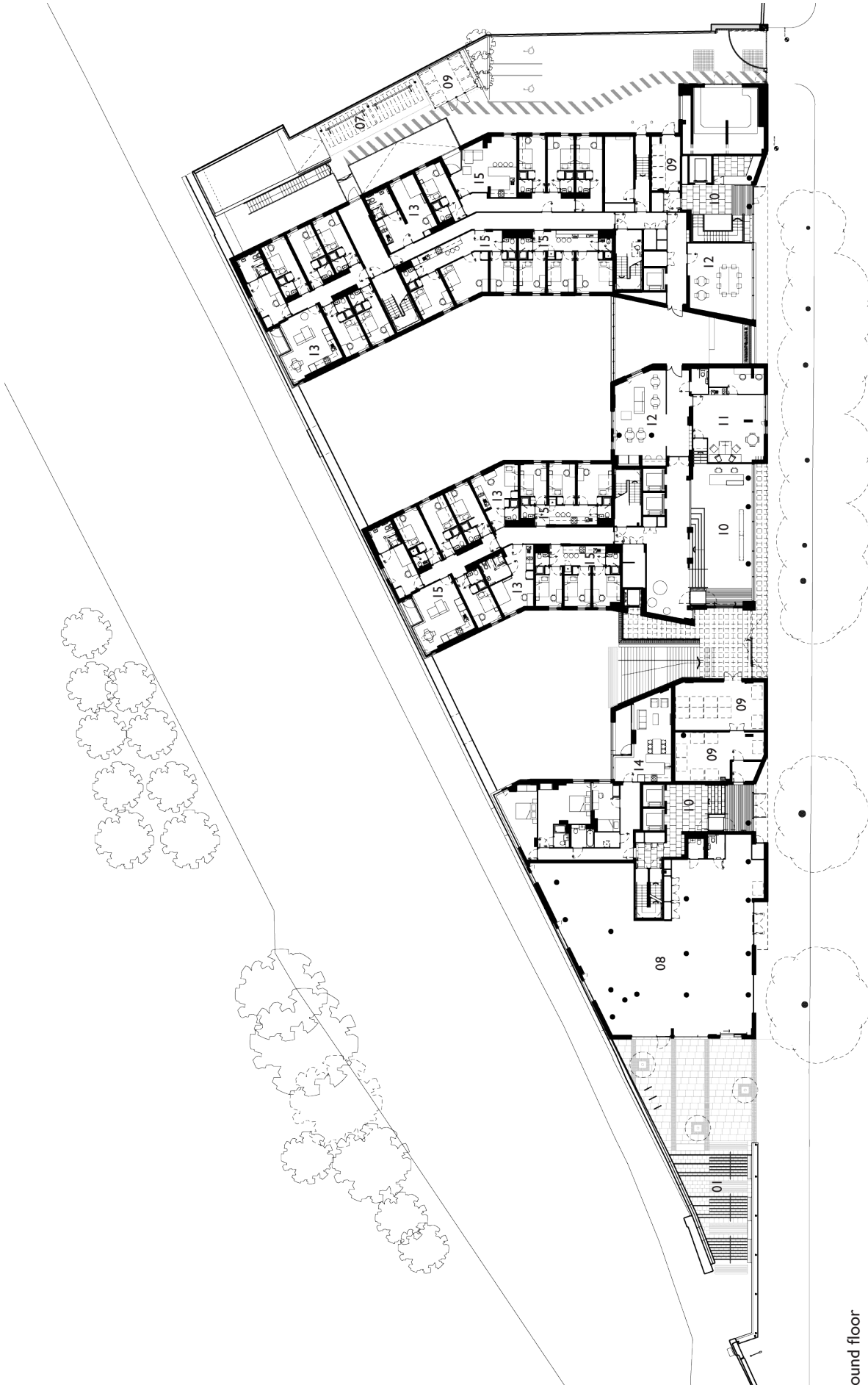
- Global radiation at Site Location 975.4kWh/m²
- Module Tilt / Angle 10° Module Azimuth 26° SE
- Yield Forecast
- Specific Annual Yield *3 895 kWh/kWp/a
- Forecast for generated energy in the first year *3 24.07 MWh
- CO₂ savings per year *4 12.733 tonnes





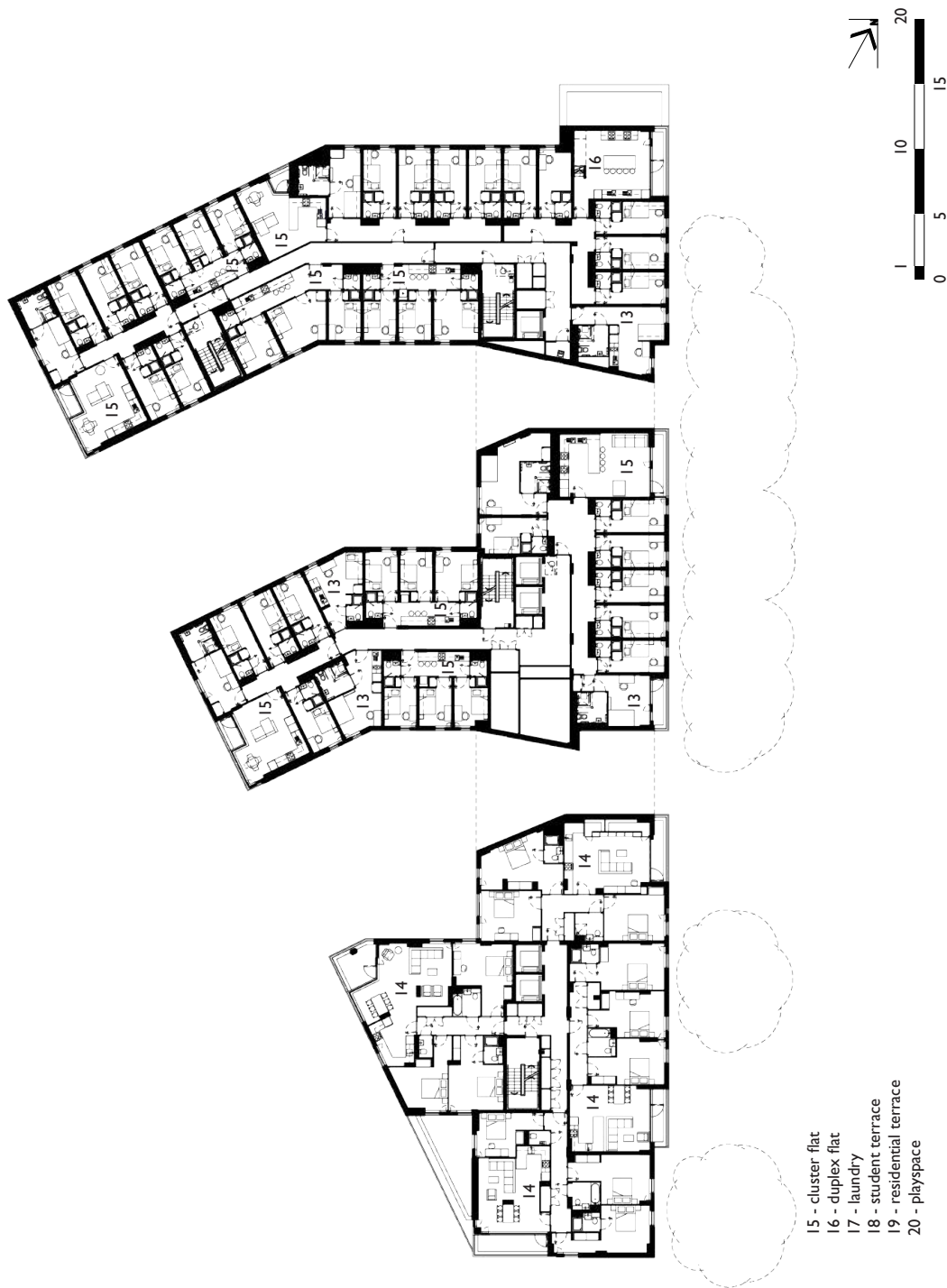
Lower ground floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace



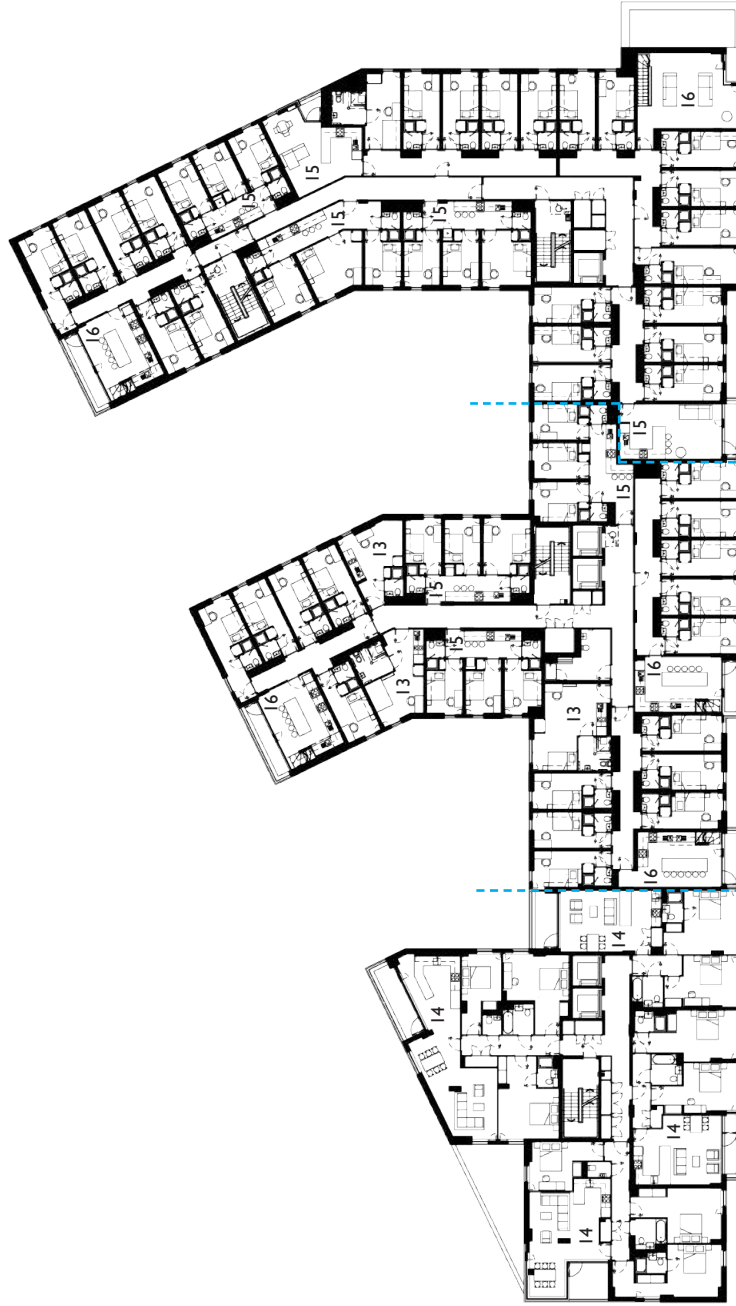
Ground floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace



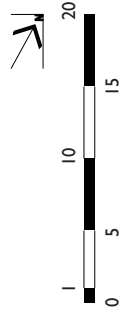
First floor

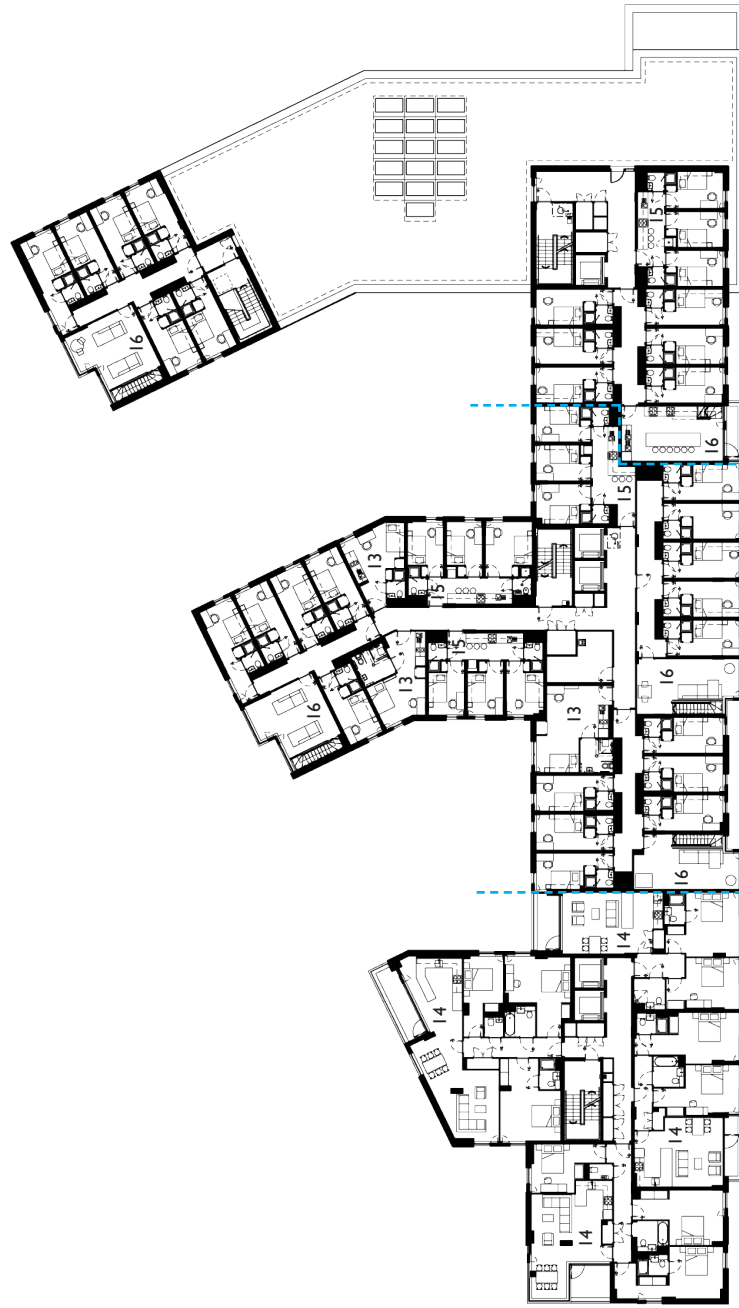
- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace



Second floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace





Third floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace

residential accommodation | student accommodation

block b | block c



Fourth floor

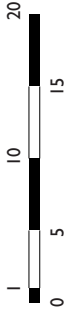
- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store

- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat

- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace

residential accomodation | student accomodation

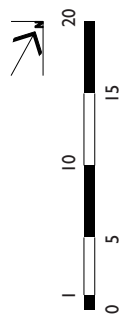
block b | block c

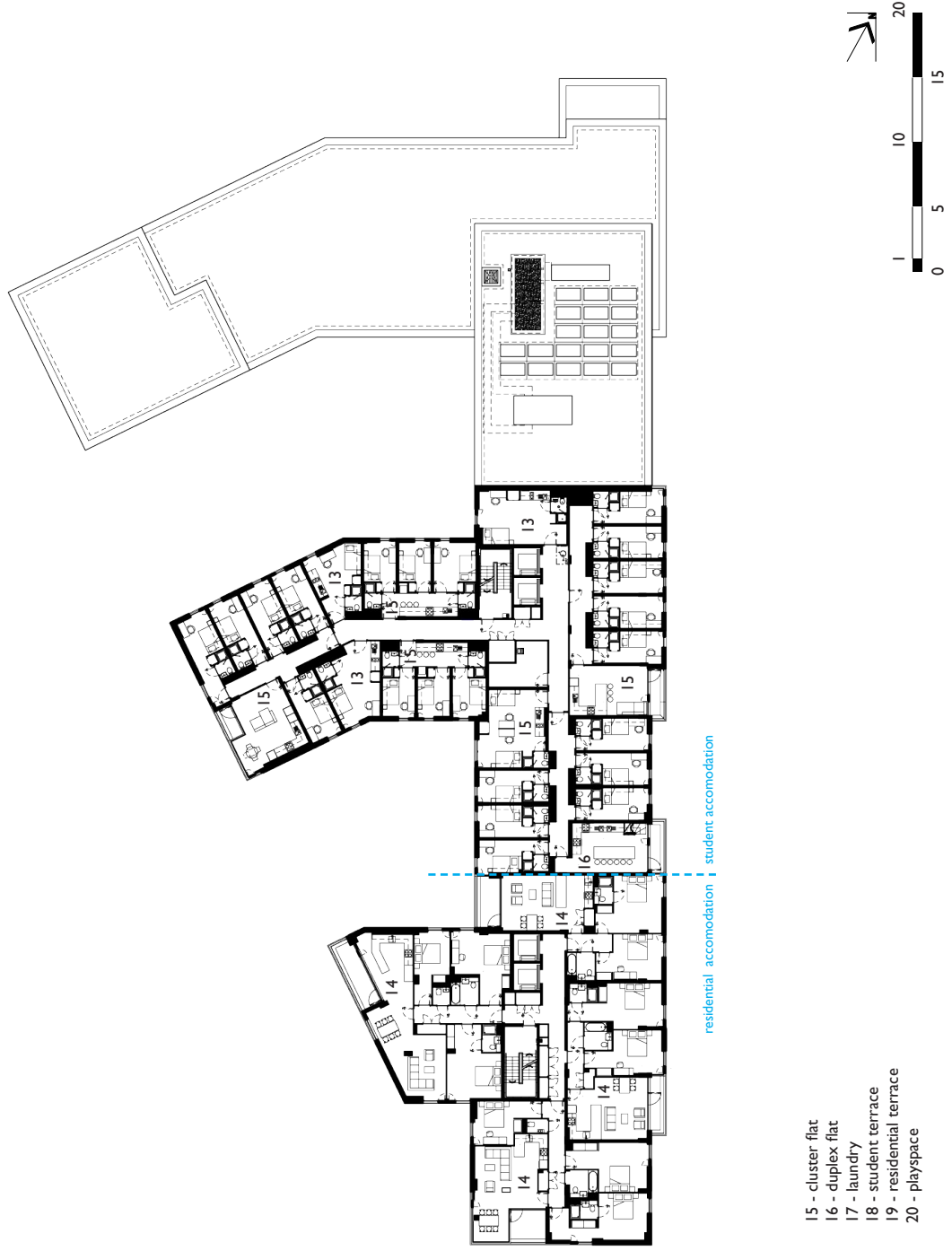




Fifth floor

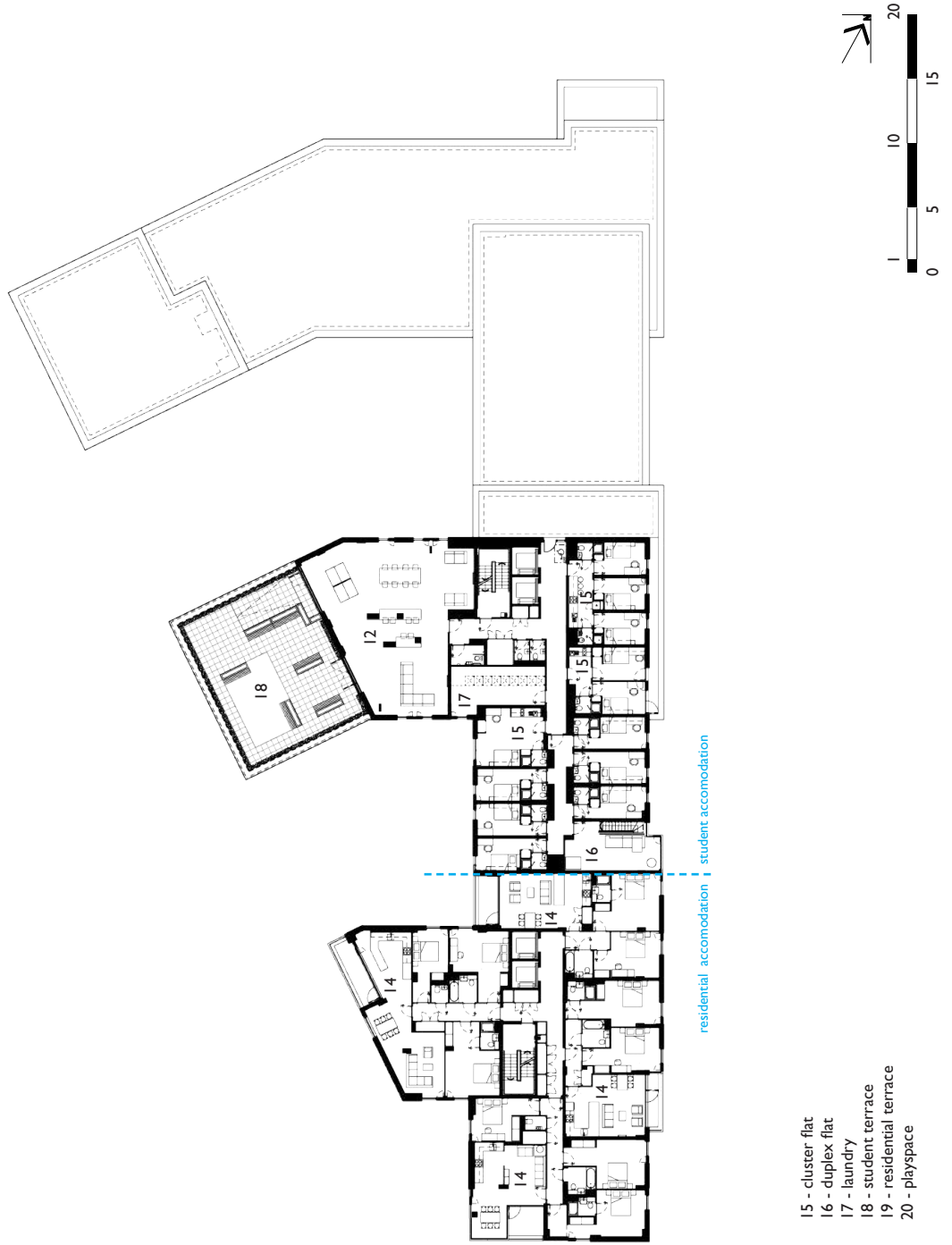
- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace





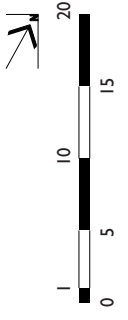
Sixth floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace



Seventh floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat
- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace



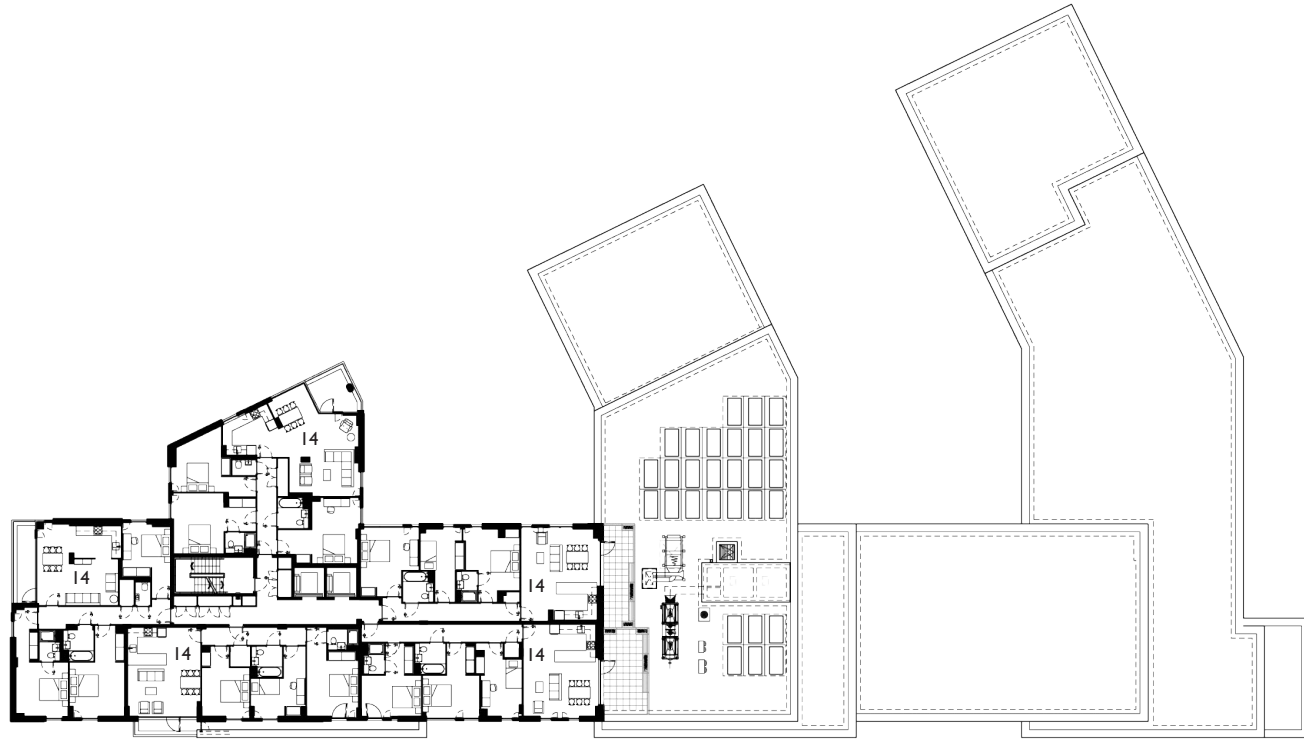
Eighth floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store

- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat

- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace

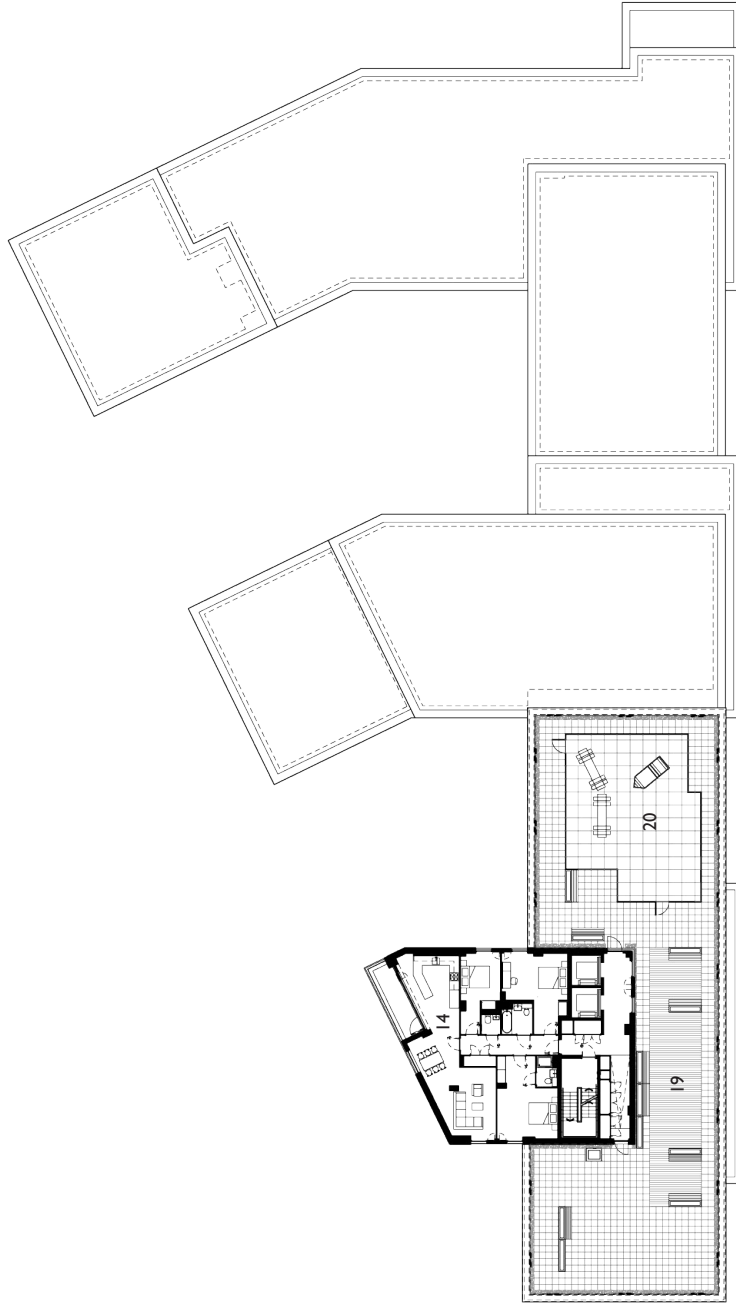
residential accommodation | student accommodation



Ninth floor

- | | | |
|--------------------------|---------------------------|--------------------------|
| 01 - towpath stair | 08 - retail unit | 15 - cluster flat |
| 02 - public courtyard | 09 - bin store | 16 - duplex flat |
| 03 - incubator courtyard | 10 - entrance / reception | 17 - laundry |
| 04 - incubator | 11 - management office | 18 - student terrace |
| 05 - cafe | 12 - common room | 19 - residential terrace |
| 06 - plantroom | 13 - studio flat | 20 - playspace |
| 07 - cycle store | 14 - residential flat | |



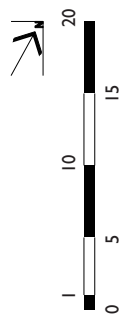
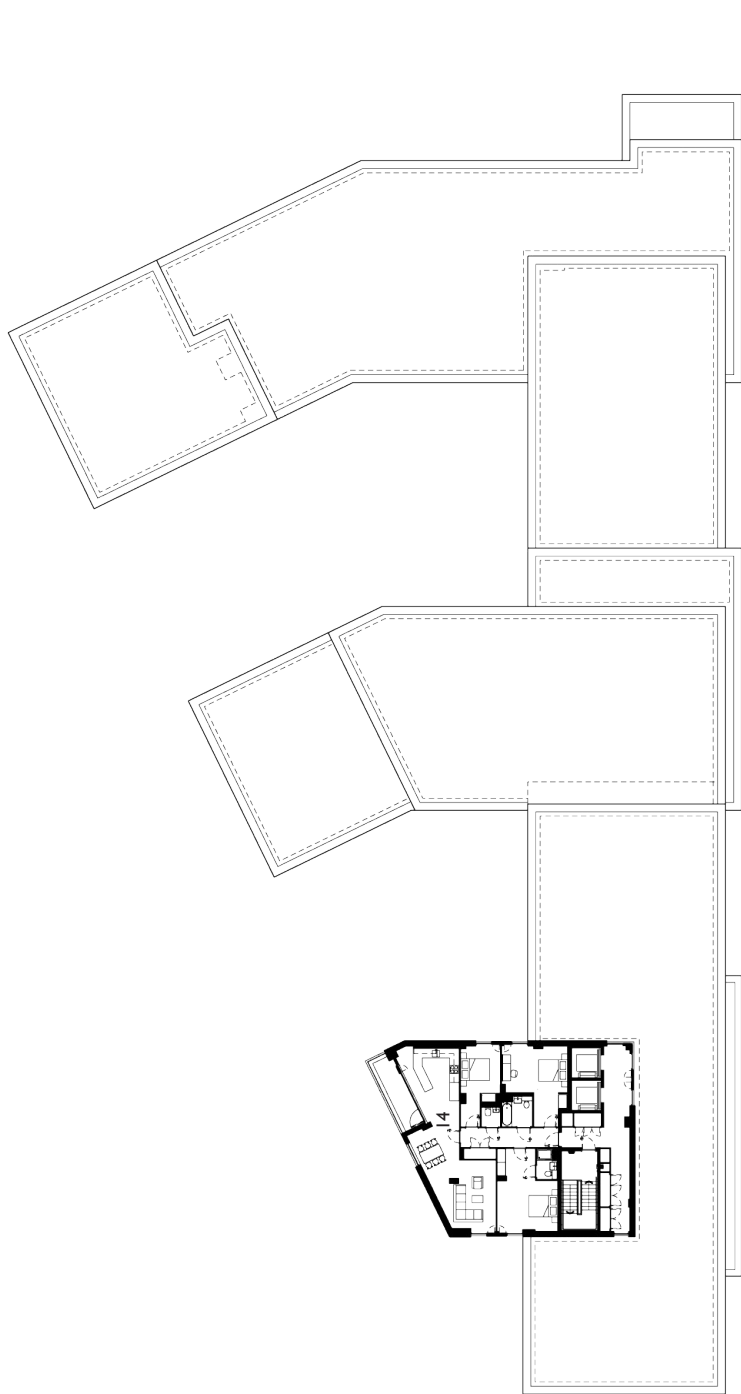


Tenth floor

- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store

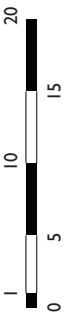
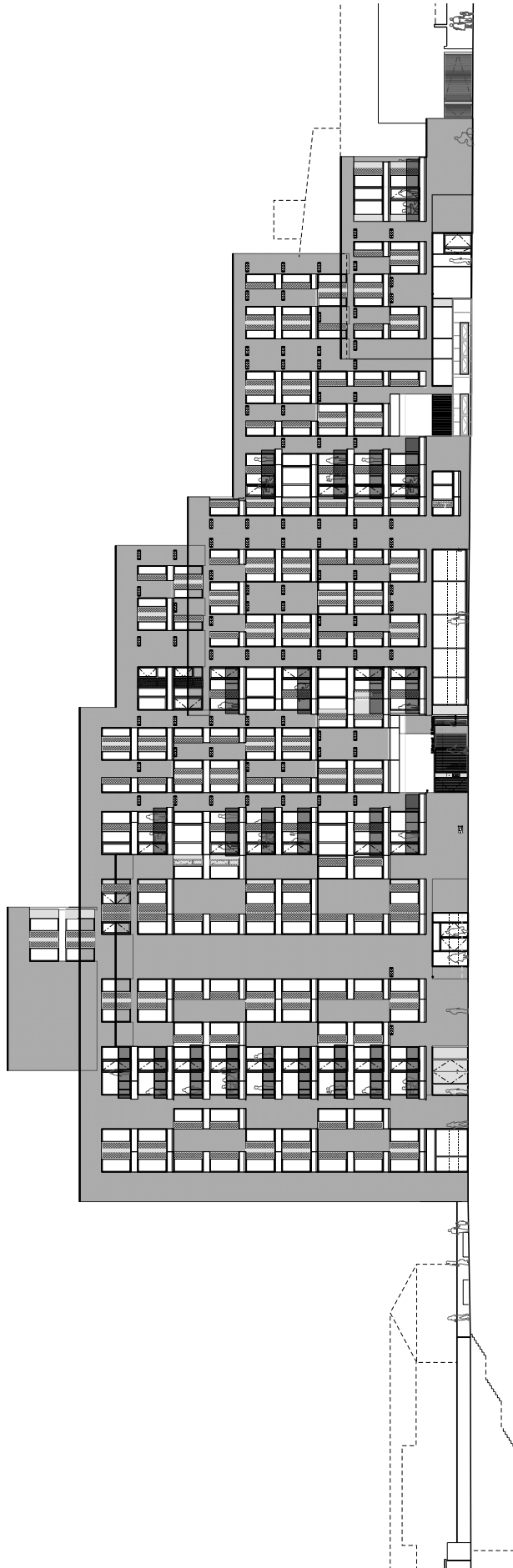
- 08 - retail unit
- 09 - bin store
- 10 - entrance / reception
- 11 - management office
- 12 - common room
- 13 - studio flat
- 14 - residential flat

- 15 - cluster flat
- 16 - duplex flat
- 17 - laundry
- 18 - student terrace
- 19 - residential terrace
- 20 - playspace

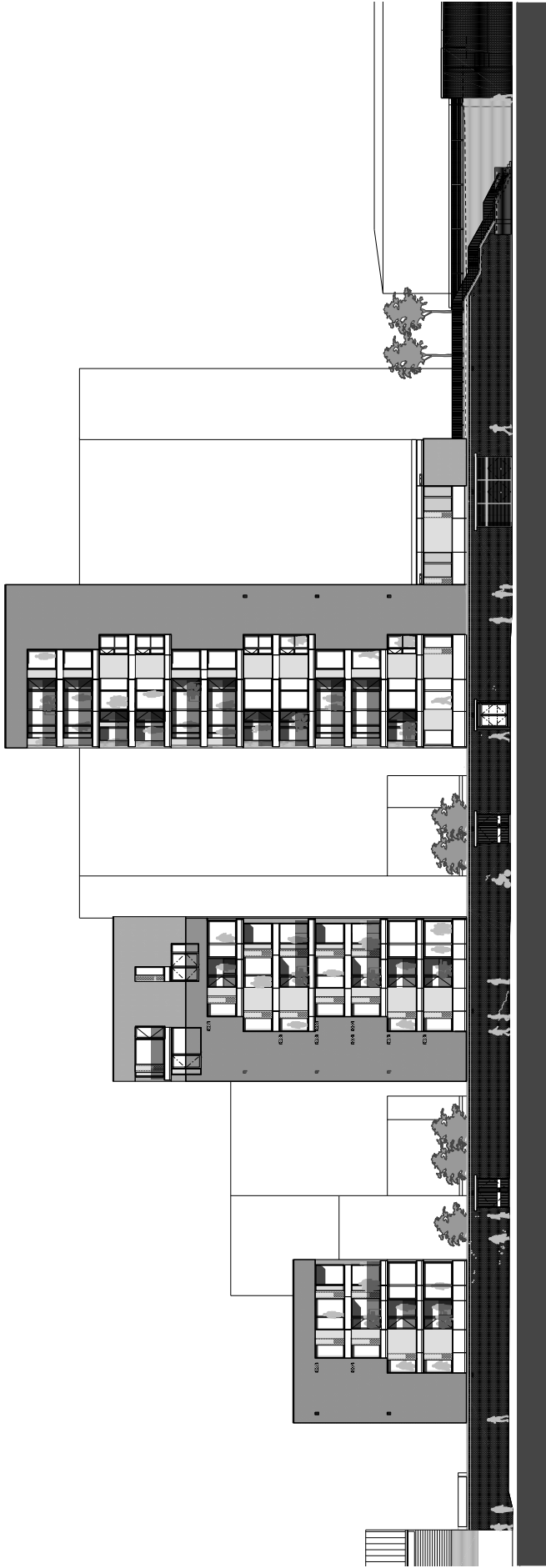


Eleventh floor

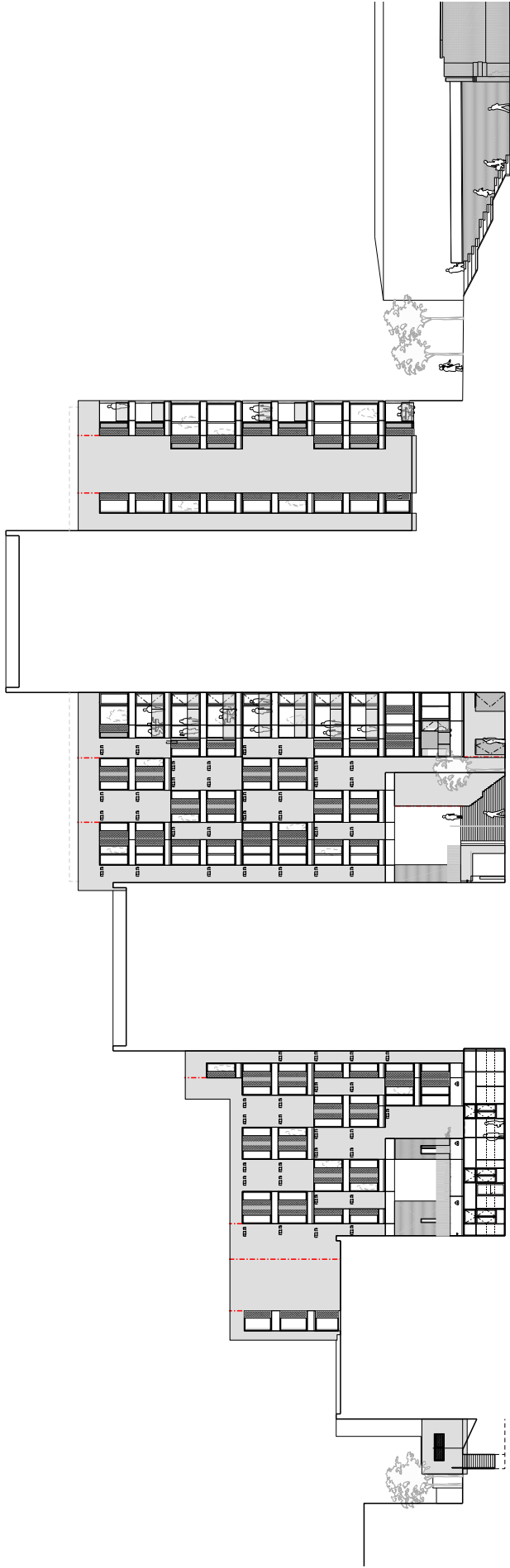
- 01 - towpath stair
- 02 - public courtyard
- 03 - incubator courtyard
- 04 - incubator
- 05 - cafe
- 06 - plantroom
- 07 - cycle store
- 08 - retail unit
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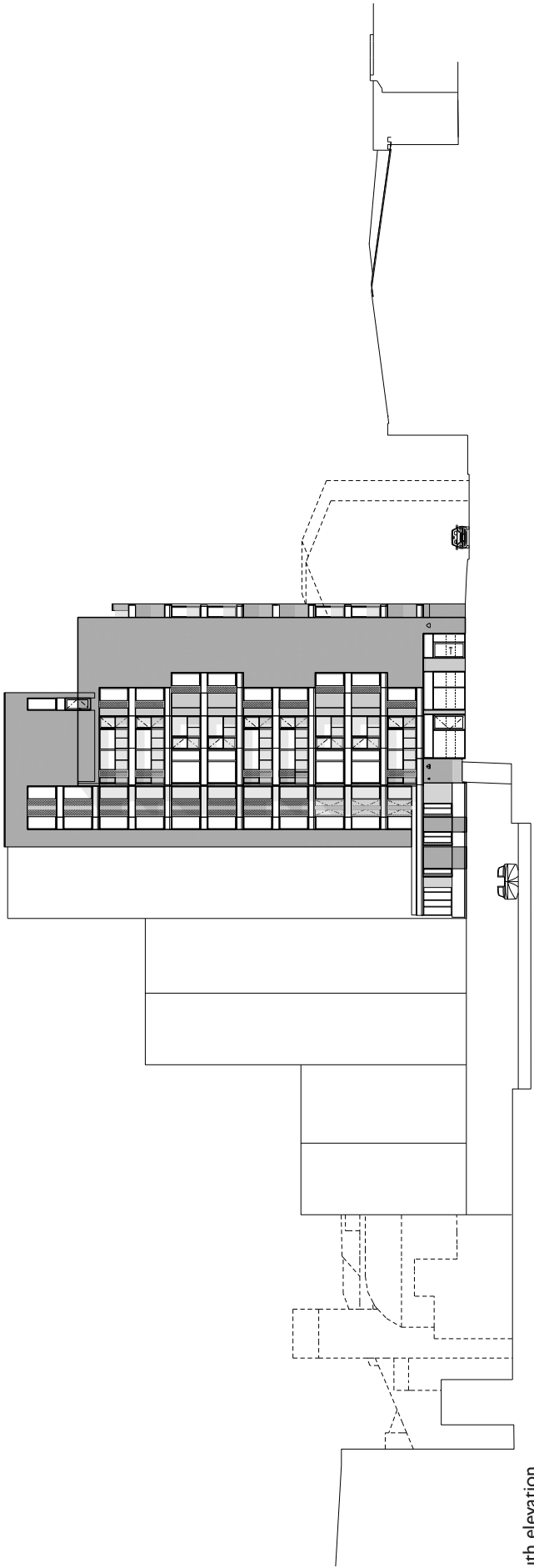
Camley Street elevation



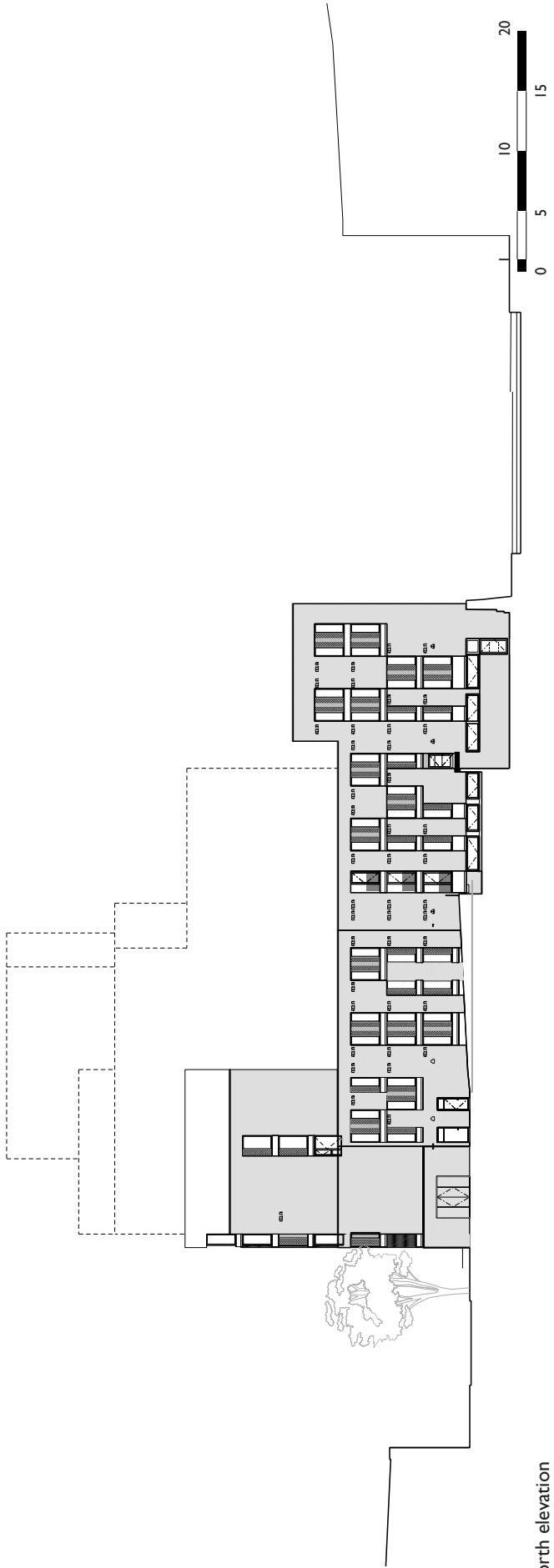
Canal side elevation



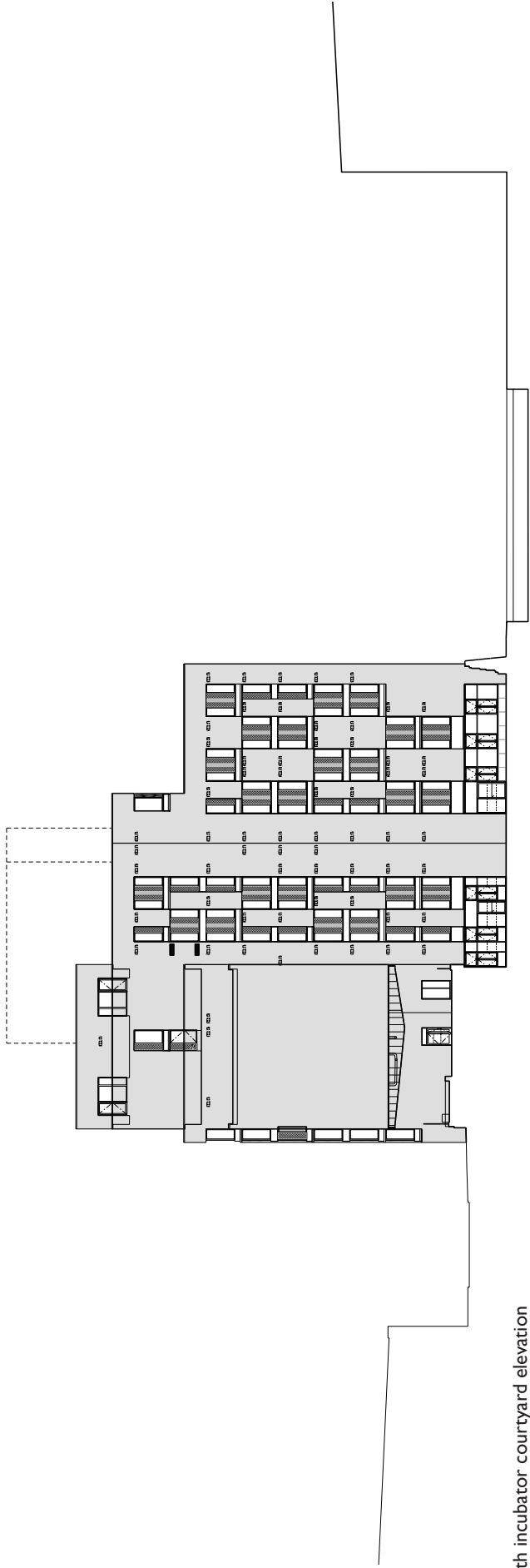
Courtyard canal elevation



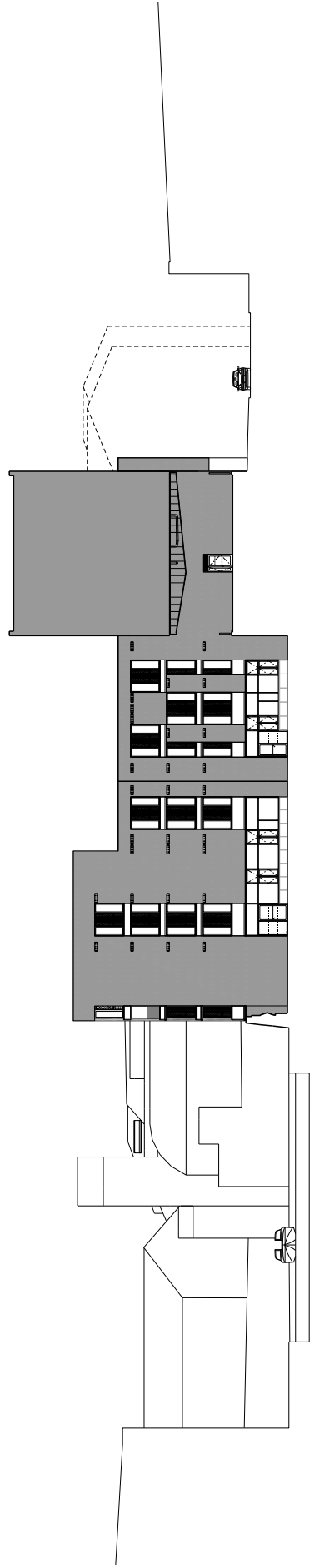
South elevation



North elevation

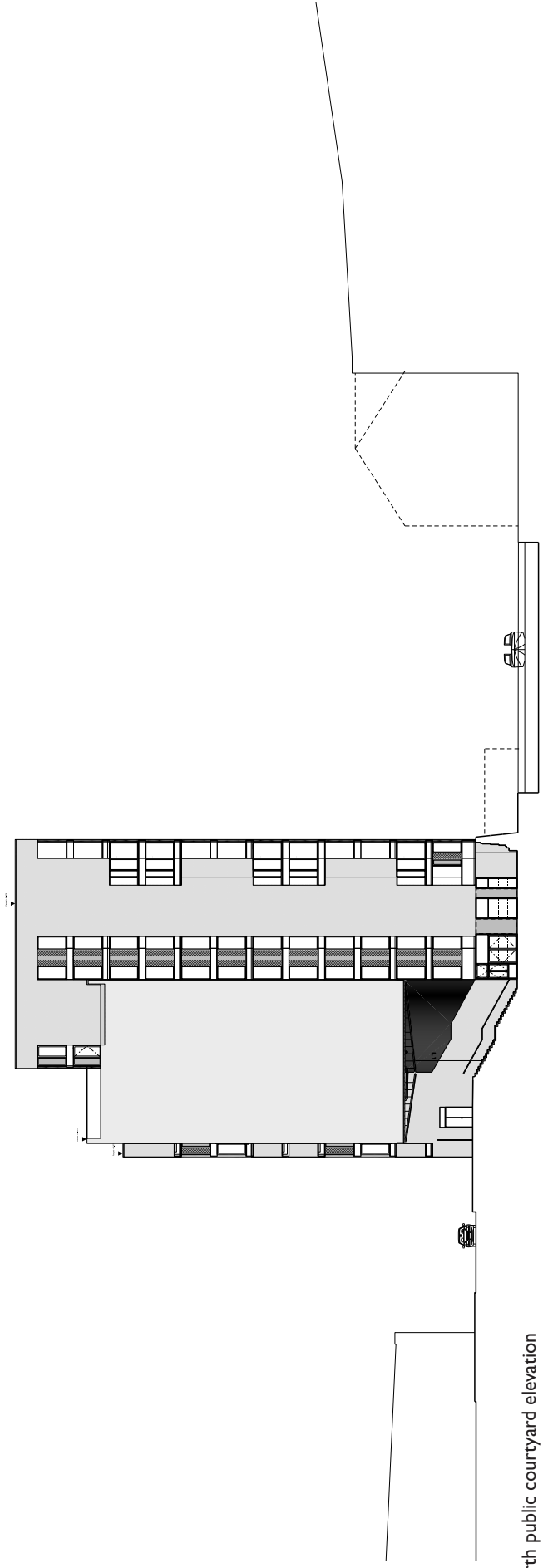


North incubator courtyard elevation

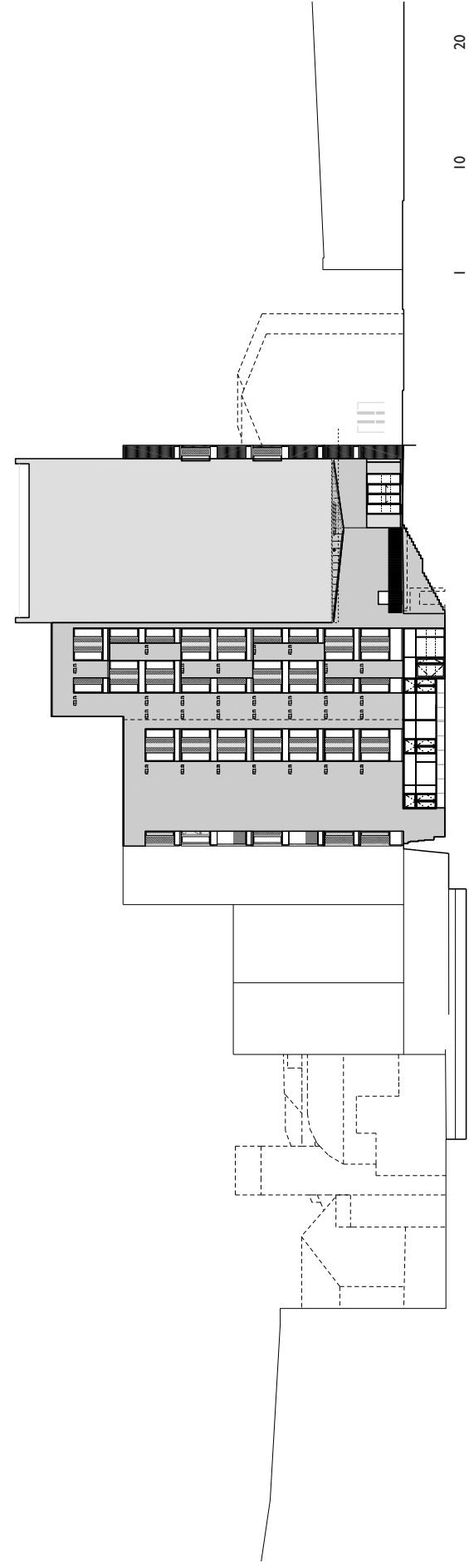


South incubator courtyard elevation





North public courtyard elevation



North public courtyard elevation

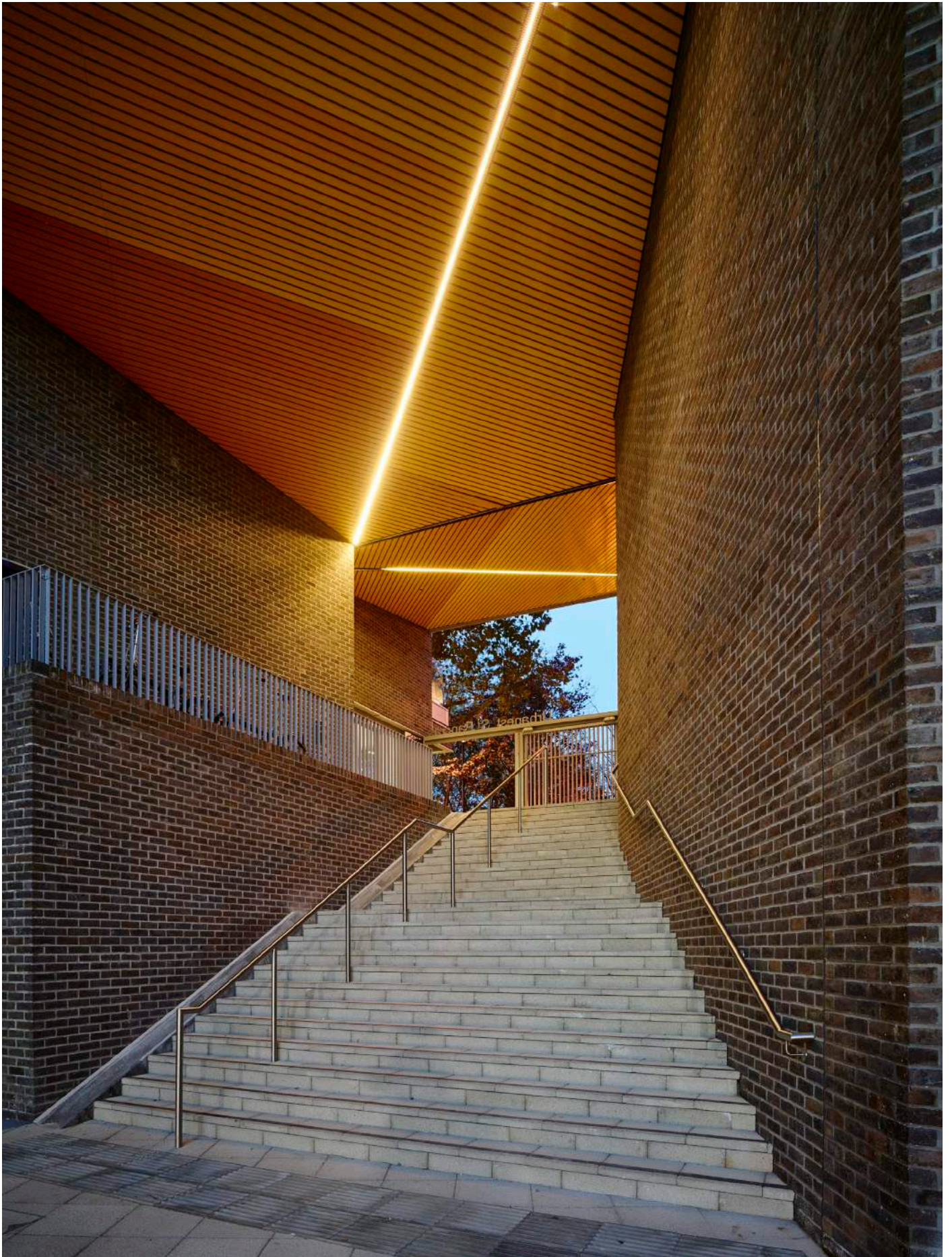




PHOTOGRAPHY

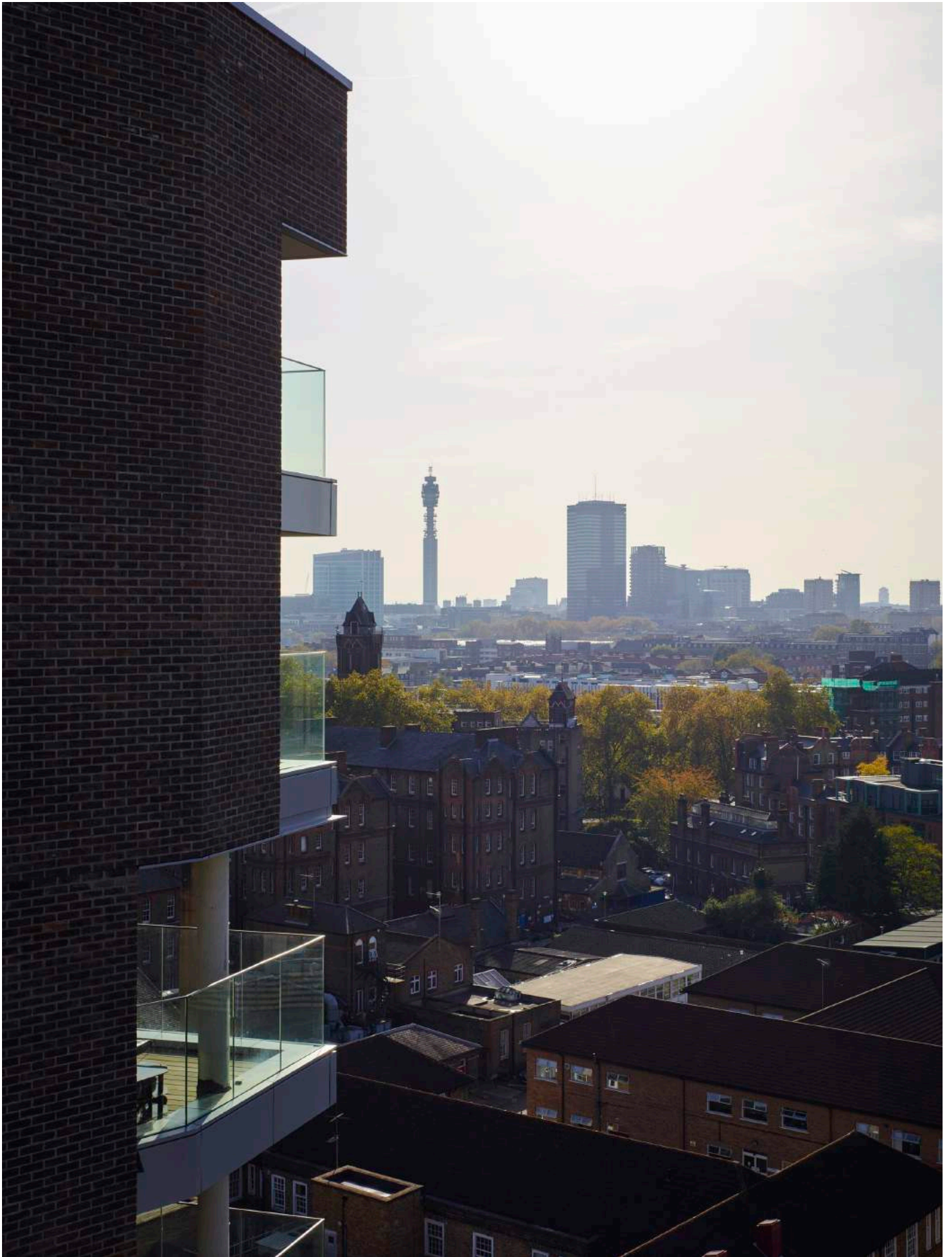




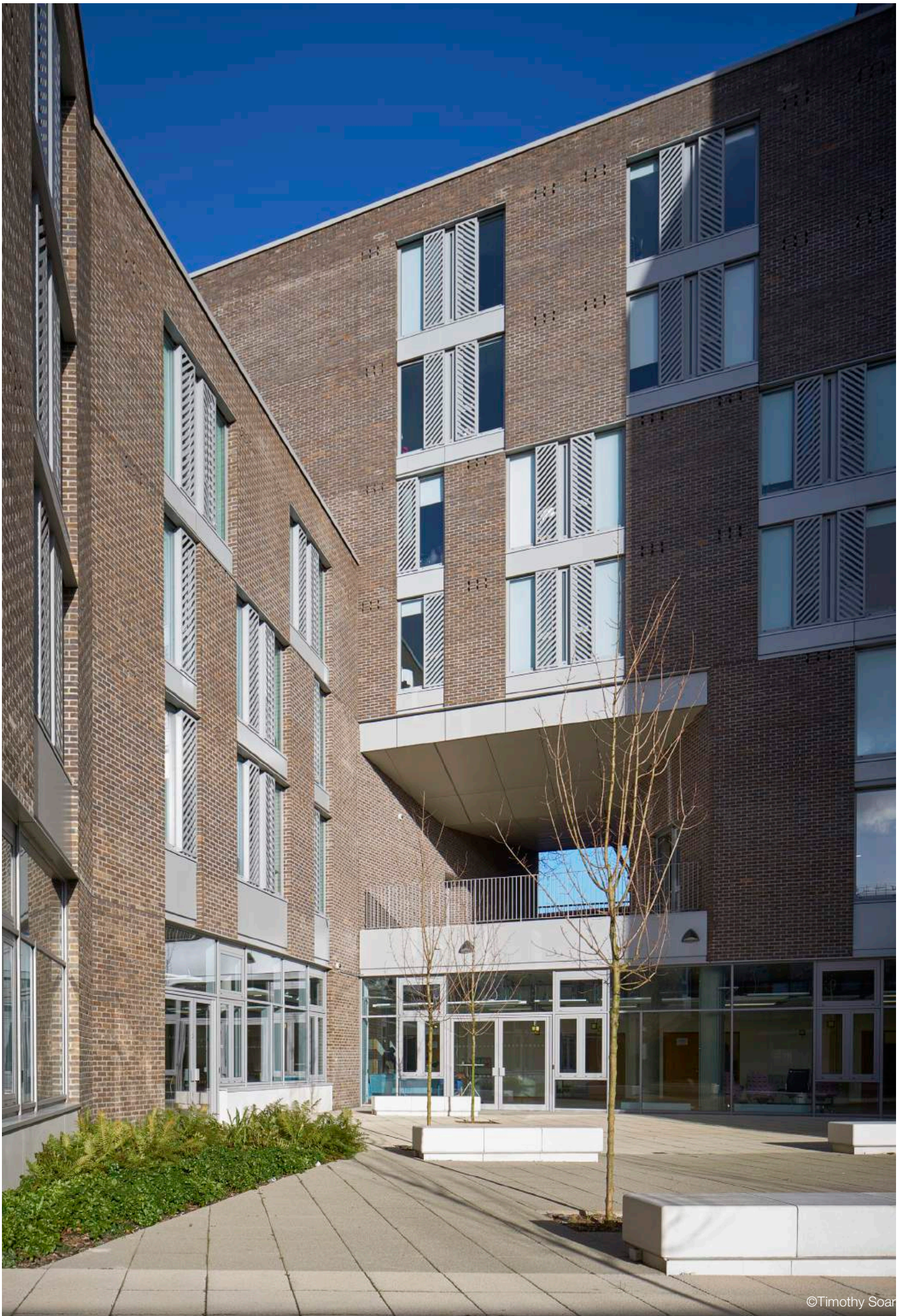


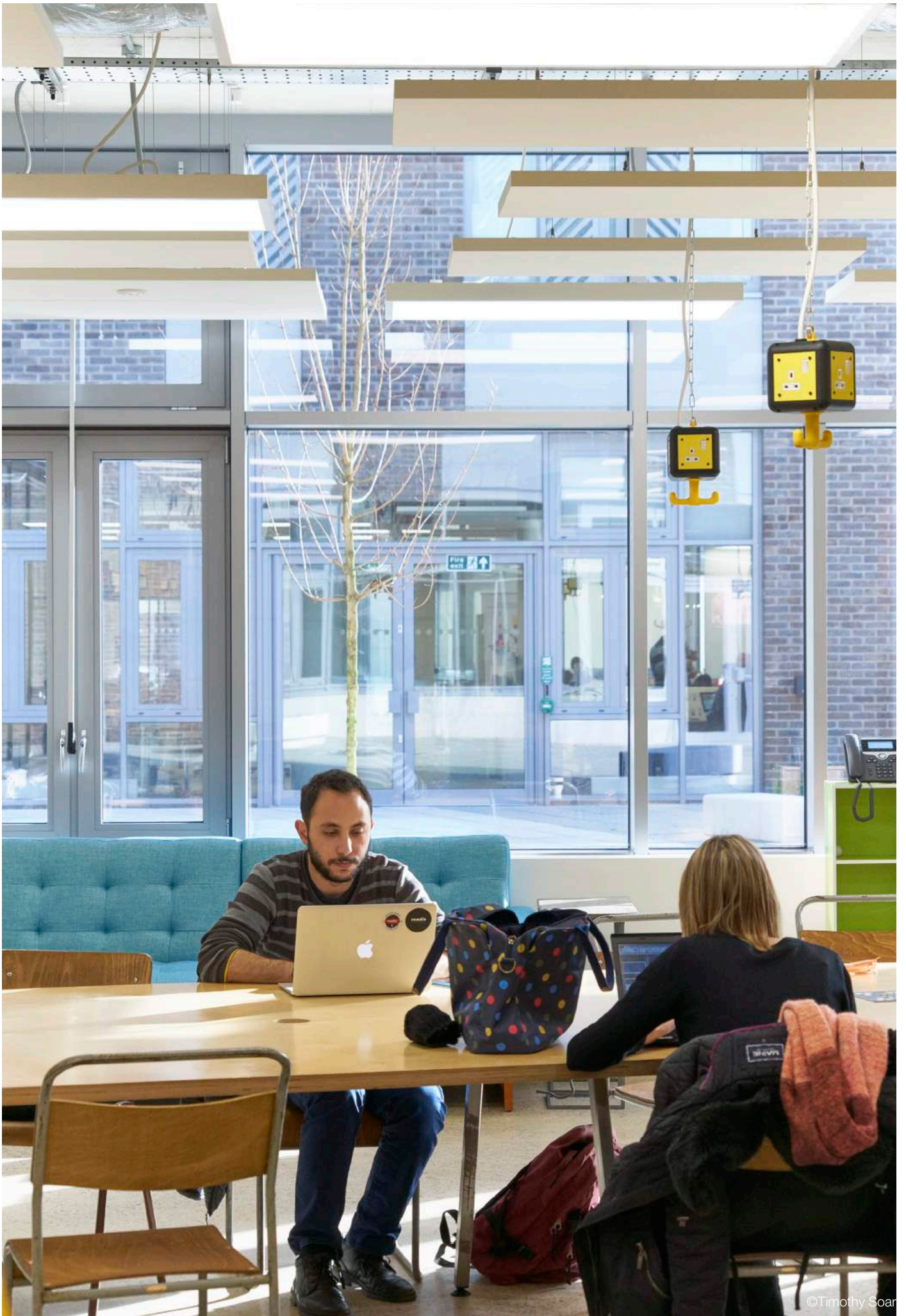
















**ALLFORD
HALL
MONAGHAN
MORRIS**