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Latitude House

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Latitude House

Indigo @ Latitude

Latitude House is a residential building for Indigo @ Latitude, which is situated on a tight triangular brownfield site formerly home to two Edwardian villas and later, a Jet petrol station.

The site is flanked with offices and residential townhouses on a prominent junction between Regents Park and Camden Town.

In its wider context the building acts as a 'landmark' and adds to the urban grain of the area utilizing a much neglected site. One ambition of the scheme was to re- connect the urban routes of Gloucester Avenue, Gloucester Crescent and Oval Rd.

Sector :	Housing
Location :	London, UK
Address :	Glouster Crescent Camden, London NW1 7AN
Client :	Indigo @ Latitude
Value :	£2.5m
Start :	x x
Completion :	November 2005
Contract Type :	JCT
Area :	10,765 ft ² 1,000 m ²

Project Team

Client :	Indigo @ Latitude
Architect :	Allford Hall Monaghan Morris
Main Contractor :	KAMM Properties
Main Contractor :	Gilmac Building Services Ltd
Structural Engineer :	Price & Myers
Quantity Surveyor :	Jackson Coles
M&E Consultant (Stage E onwards):	Pearce Associates
M&E Consultant (to Stage E) :	George Bowen-Lowe

For further information and images please contact

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Project Description

Latitude House is a luxury apartment building for client, Indigo@Latitude. It is located on a triangular site at the northern gateway from London's Regents Park and Primrose Hill into Camden Town. It is designed as two attached blocks, one four storeys high with two apartments on each floor, the other a three storey block with one flat on each floor. The building's form is partly conditioned by this tight site and it partly reflects the scale and massing of neighbouring buildings. Its street elevation is a careful, apparently random, arrangement of full height panels of glass and limestone which, according to an awards judge, balances 'risk with a clear appreciation of conservation.'

Context

The site, a former Jet service station had long been neglected. But this was a landmark site waiting for a significant building because of its position on a complex junction in the Camden Town street network. Our intention with its design was to add to the urban grain of the area and to re-connect local urban routes by addressing the immediate scale and footprint of adjacent villas and terraces.

Shape

The two block arrangement and the slight stepping back of one section of the larger block is a direct response to the awkward triangular shape of the site – and its size. The ground floor is set back to align with an adjacent wall and to give a little privacy to the ground floor flats. The apparently arbitrary nature of the pattern of solid and void on the main elevation is actually a direct reflection of the internal layout of the building. The end elevation steps out a little at each floor contributing to the idea of the building as an assemblage of limestone blocks in a state of near-equilibrium.

Method of Construction

Prefabrication of both the façade and interior elements was utilised advantageously to speed the construction process and simplify site works. Both the unitised blue curtain walling and the pre-cast concrete were mass-produced off-site in the UK. Repetitive internal elements such as the student's bathrooms and kitchen were also mass-manufactured and delivered full finished, ready to be plugged in and used.

Surface

The palette of materials is carefully controlled: limestone, glass panels framed by dark aluminium sections - and white render on the rear elevation. This is echoed inside with limestone floors and painted plaster walls detailed with shadow lines in both the apartments and the public areas. The main street

elevation is of limestone panels which alternate with large frameless apertures into which full height panels of glass are inserted, sometimes almost flush, sometimes set back to the rear of inboard balconies. Limestone is also used as flooring throughout the apartments and common areas. Balcony balustrades are clear cantilevered glass. The rear elevation is in white render and glazing softened by landscaped components. The roof, the fifth elevation, is a low maintenance sedum blanket: succulent plants on a thin soil substrate providing UV protection for the roof membrane, supporting wildlife and reducing the flow of rainwater run-off.

Process

The site was less than optimal: it had to have the old service station's fuel tanks removed and the ground decontaminated and then tested. In addition the west end was located over the tracks of the railway line to and from the West Country. Facing a railway authority ban on piling in that part of the site we, and our engineers, devised a structure which cantilevered the end of the first floor slab out nearly to the boundary from a structural ground support inside the no-build line.

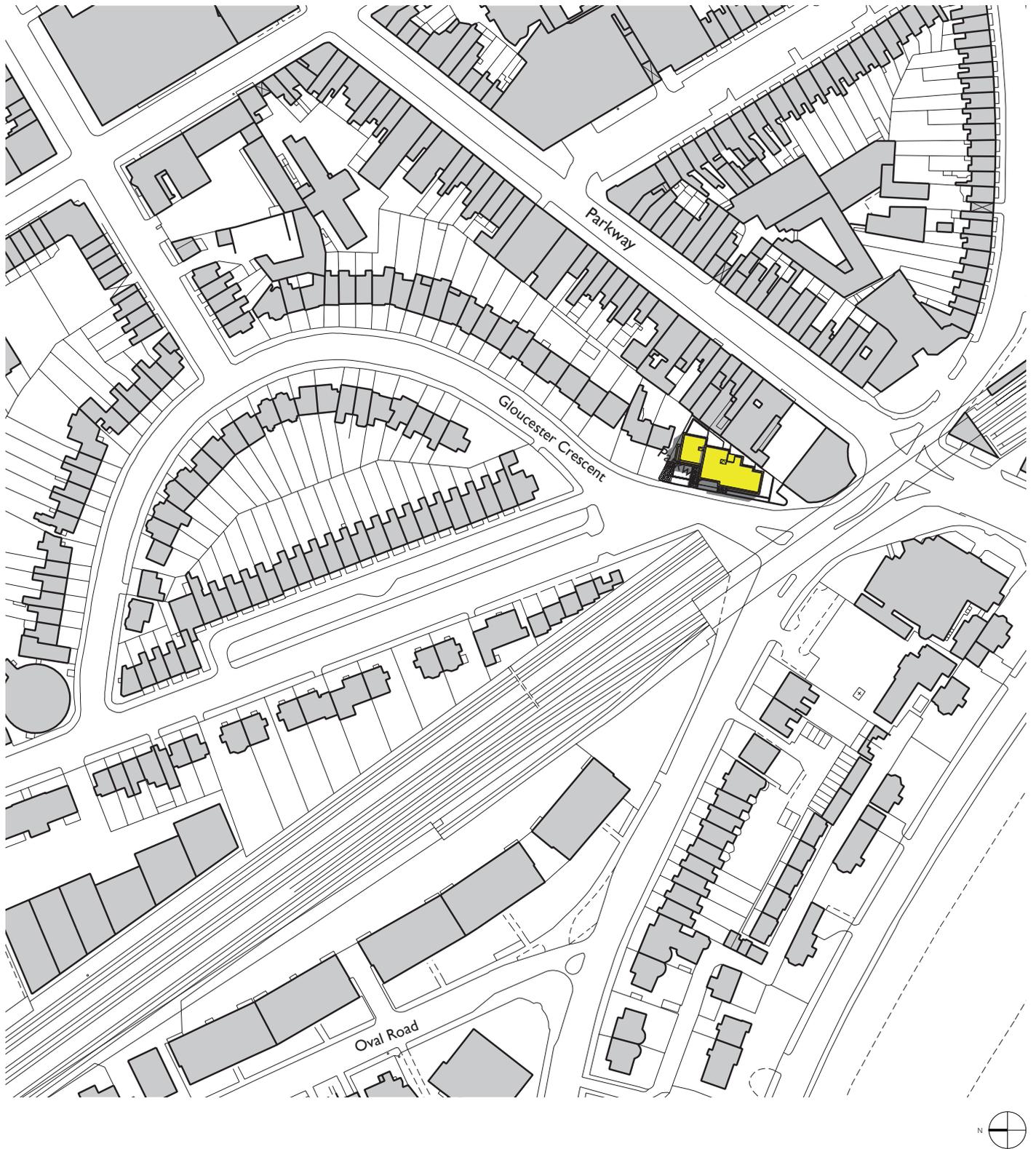
The ground floor flats are set back to obey the same rule and we successively cantilevered the ends of each floor 200mm until the end of the top floor aligns with the boundary. In this process we were able to maximise an ostensibly unpromising site.

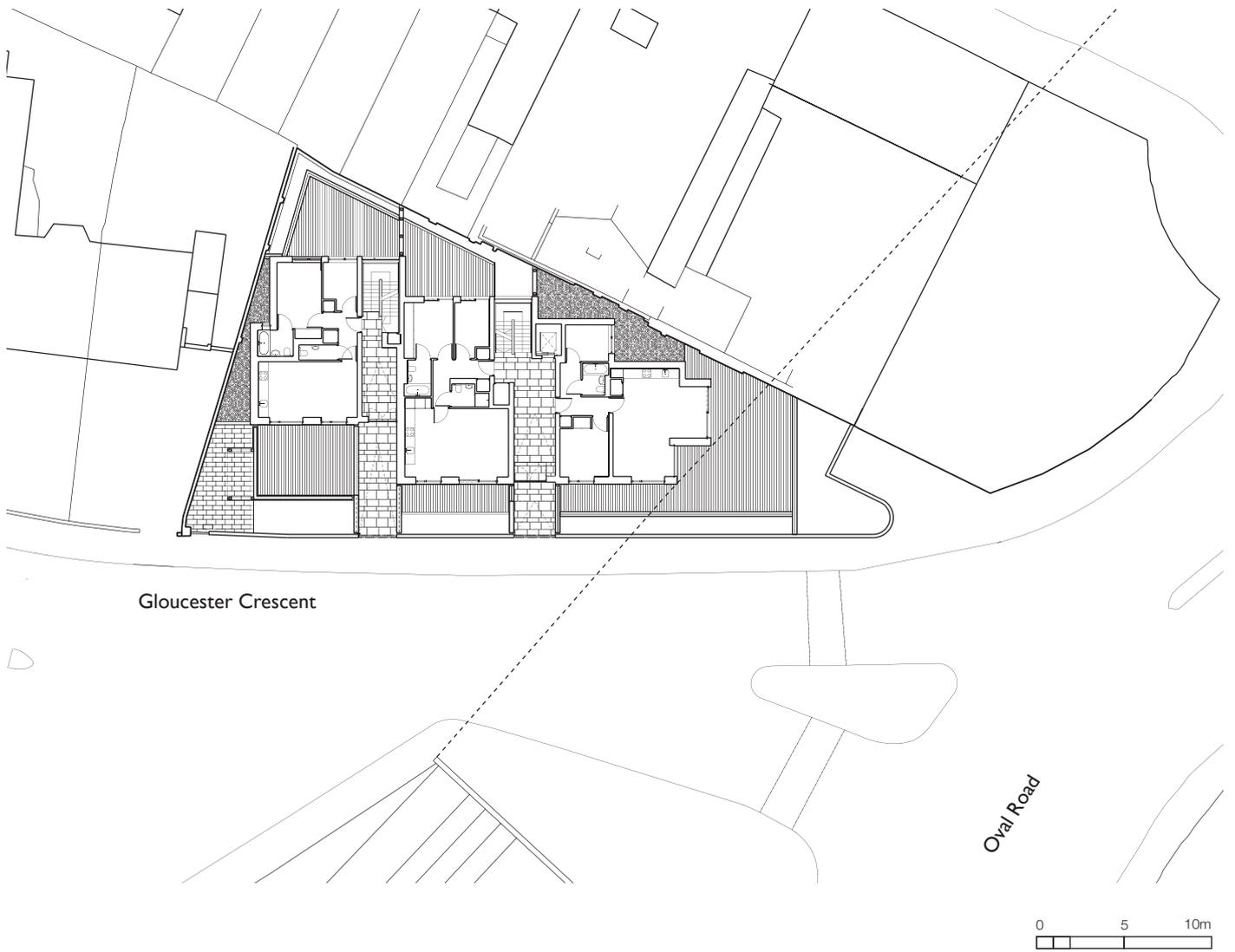
Collaboration

The millimetre precision with which cladding materials join with each other was the result of intense collaboration between us, the main contractor, the glazing sub-contractor and the stone supplier. The glazing frames are big: tweaking each ones relationship with each stone panel on site would have been customary but not necessarily the best way of proceeding. So together we developed an erection sequence. Once the relatively low tolerance concrete structure was complete the factory-made glazing frames were fixed to the openings and the stone panels fixed last with only the last panel on each floor cut to take up the collective tolerances across the elevation.

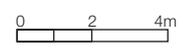
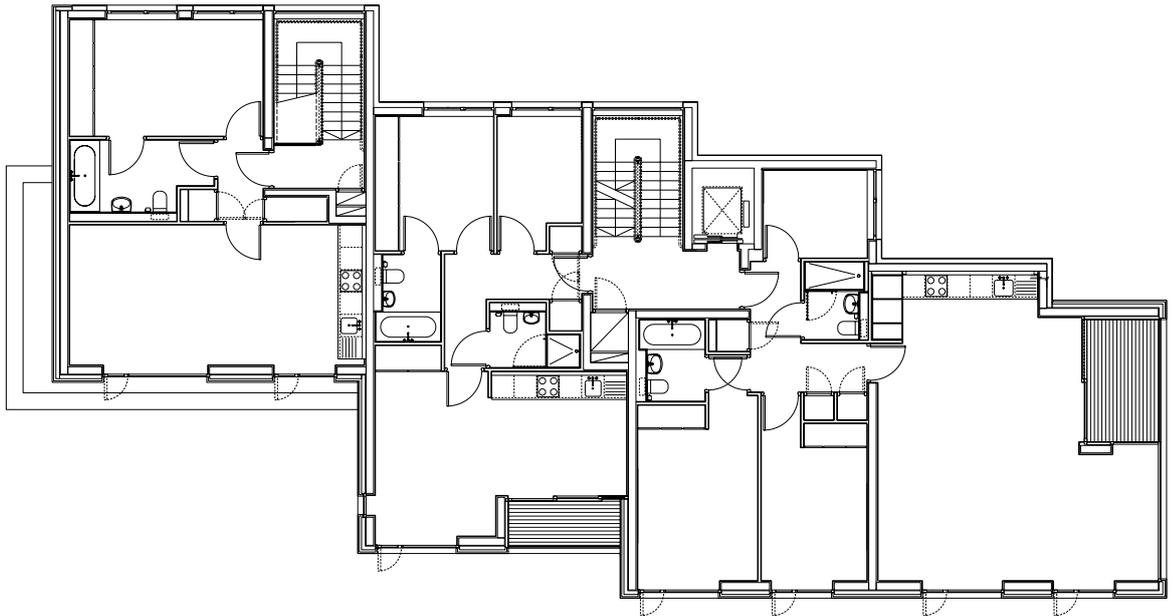
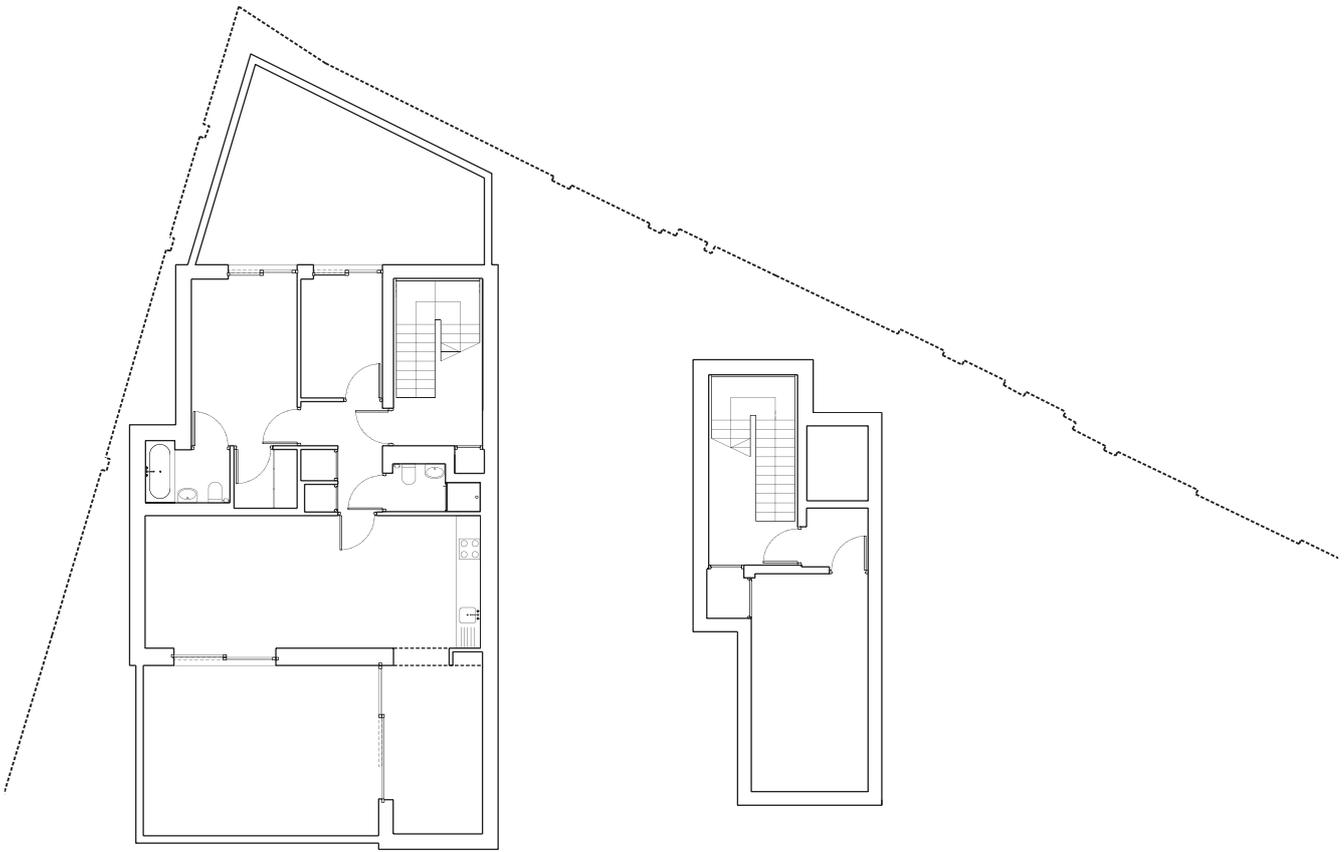
Conclusion

The formal front street elevation is bold and sharp clad in sleek limestone and punctuated with large 'frameless' apertures. The rear elevation is more informal with white render and glazing and is further softened with landscaping. Latitude House restores order to this neglected area; fitting alongside with its Edwardian neighbours with a contemporary edge.

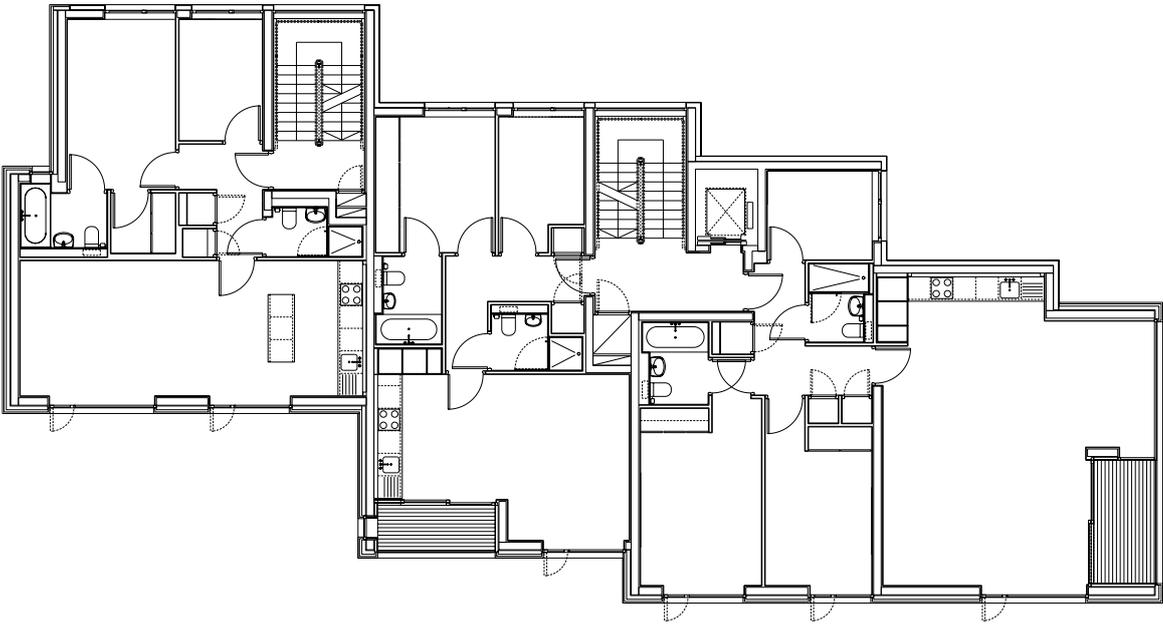




Ground Floor plan

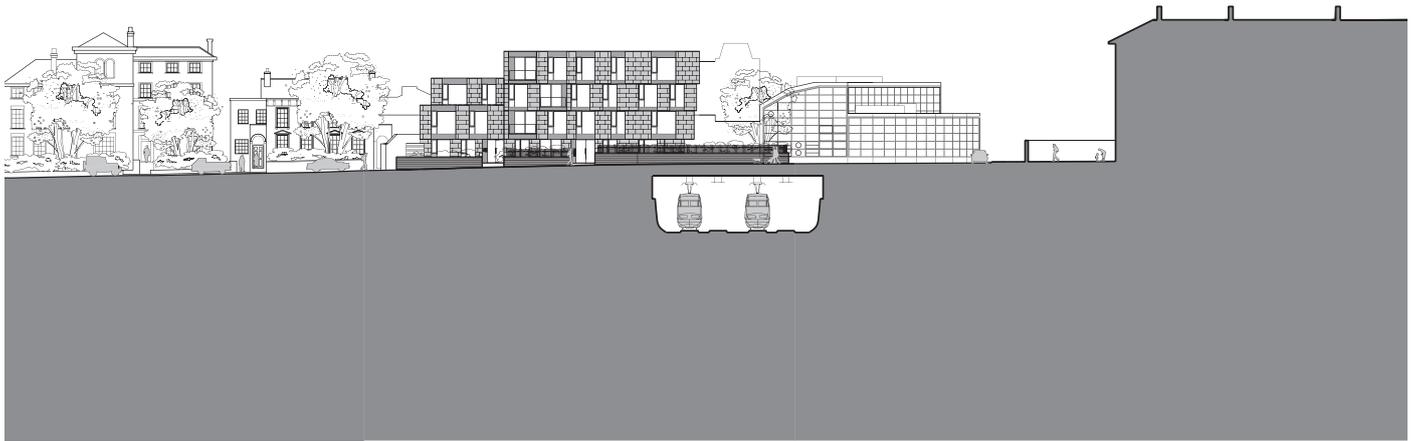


First Floor Plan

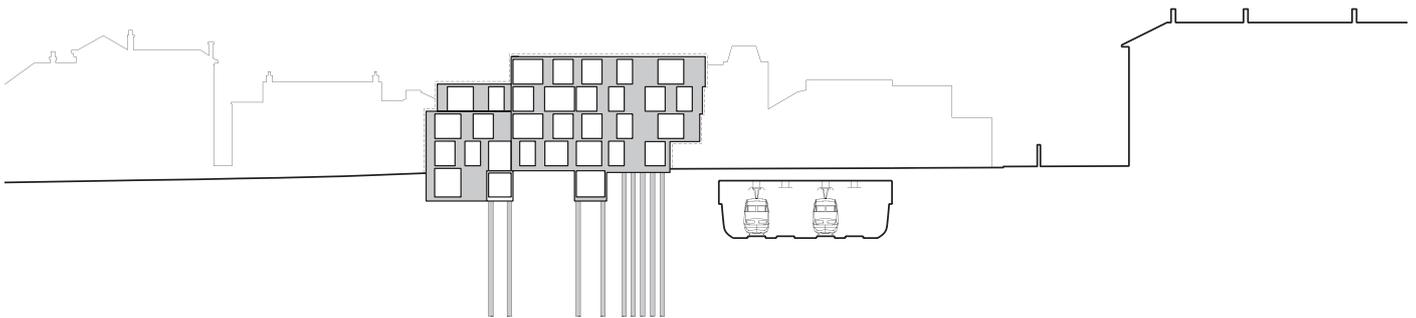


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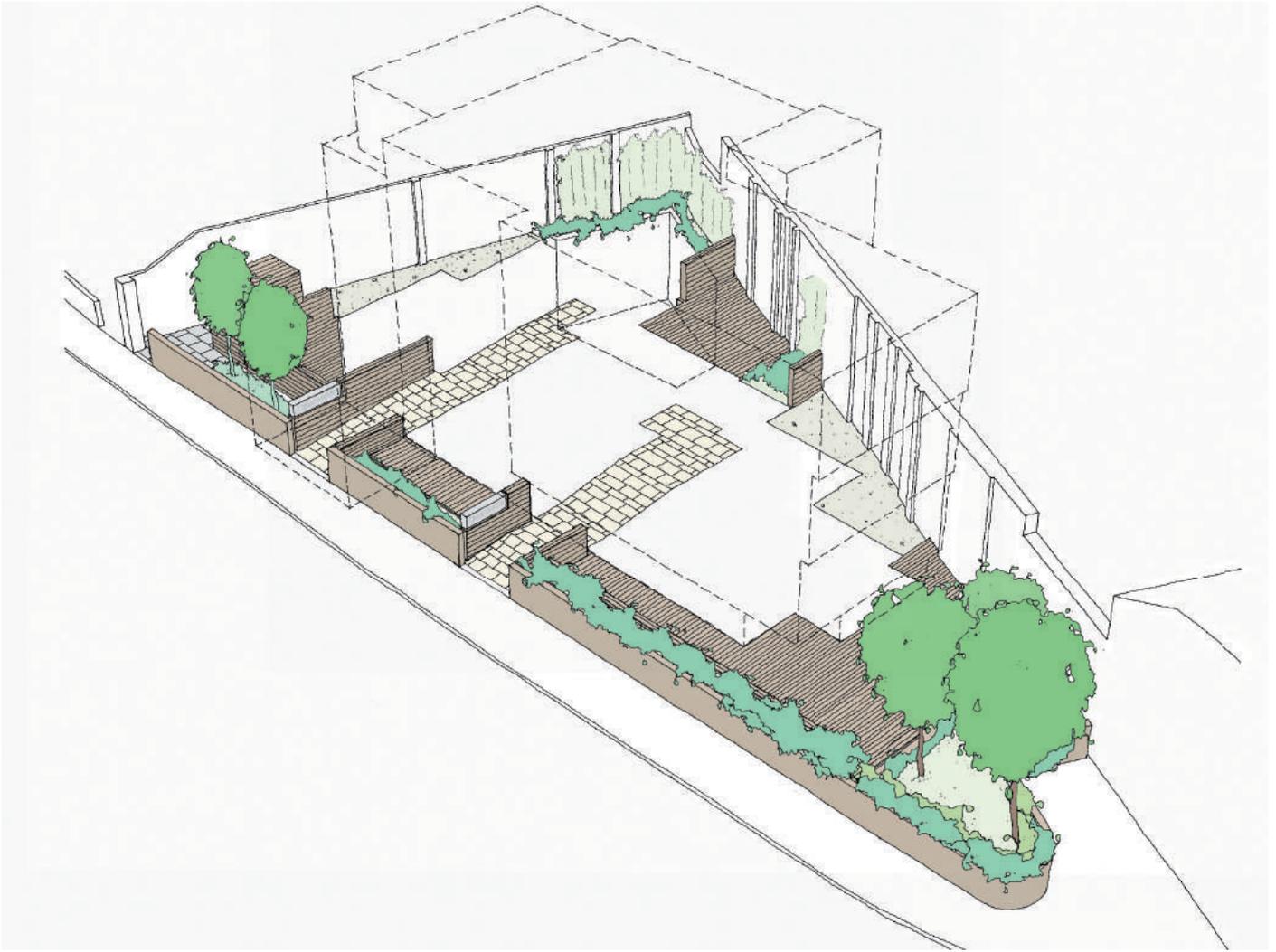




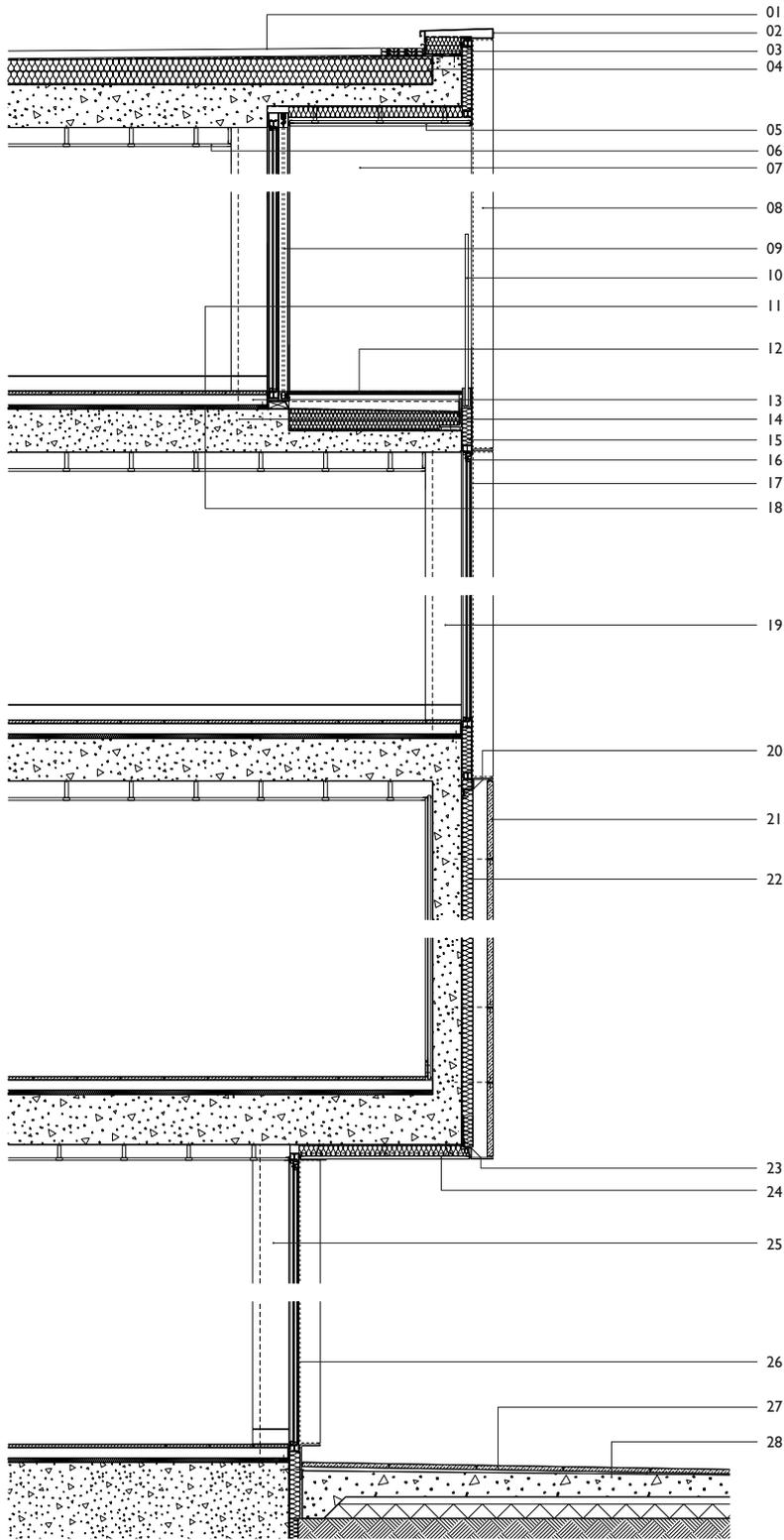
Sectional Elevation



Structural Section



Landscape Isometric Plan



KEY

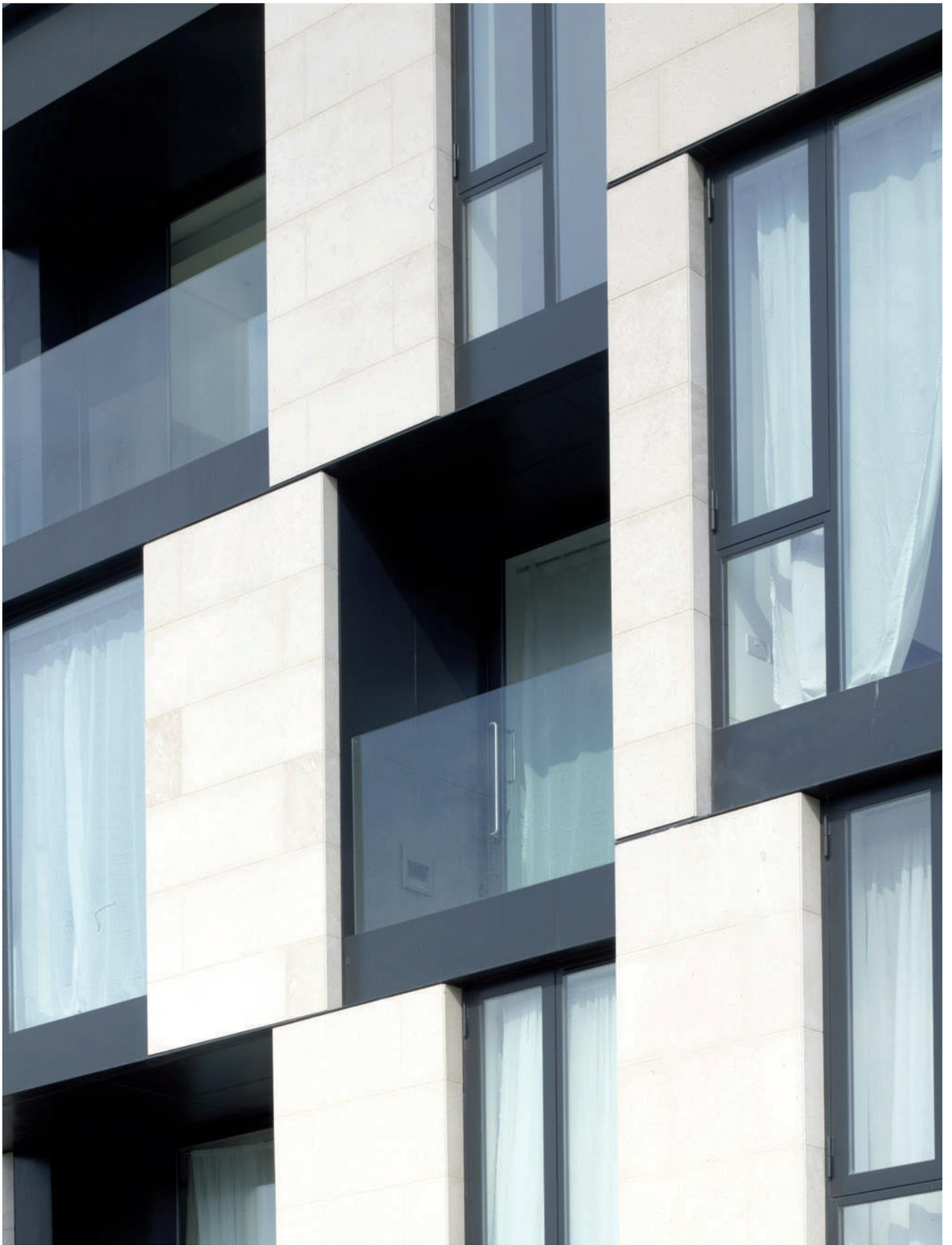
- 01 Sedum roof
- 02 PPC Metal parapet capping
- 03 Pebble margin
- 04 Insulation (to falls)
- 05 PPC metal soffit panel
- 06 MF plasterboard ceiling
- 07 PPC metal reveal panel
- 08 Stone reveal (beyond)
- 09 Glazed sliding doors
- 10 Glazed balustrade
- 11 Limestone floor
- 12 Timber deck
- 13 Screed containing under floor heating conduit
- 14 300mm RC slab
- 15 Insulated PPC metal spandrel panel
- 16 Trickle ventilator
- 17 Double glazed screen
- 18 Rigid insulation boards for underfloor heating
- 19 Internal plaster board reveal
- 20 PPC steel flat cavity closer
- 21 Limestone cladding
- 22 Rigid insulation
- 23 PPC steel flat cavity closer
- 24 Insulated PPC metal soffit panel
- 25 Internal plaster board reveal
- 26 Double glazed screen
- 27 External paviers
- 28 Mass concrete slab

Detail Section of main elevation





Elevation view



Detail of façade



Street view





Detail of façade



Detail of façade



View from courtyard



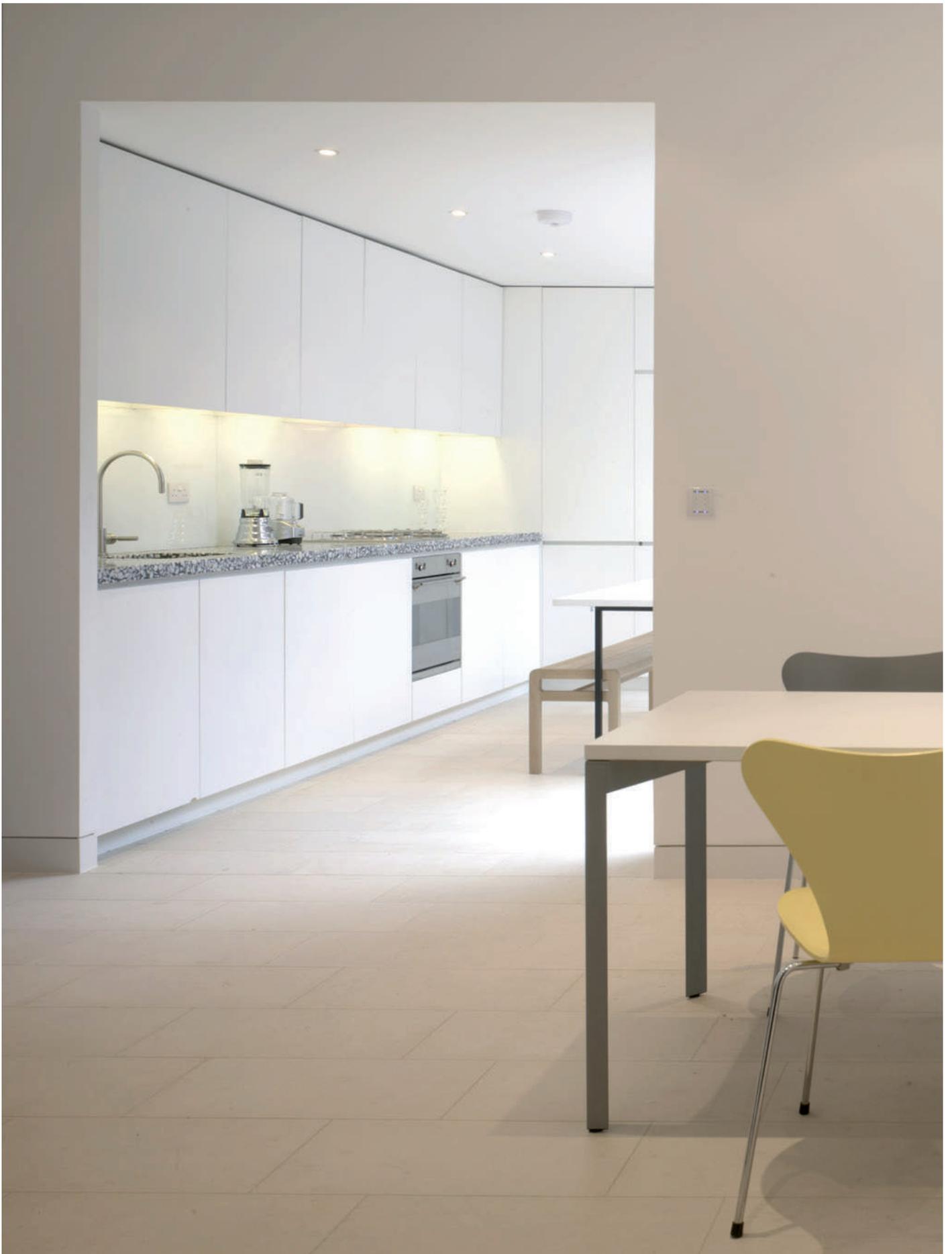
View out of balcony



View out of balcony



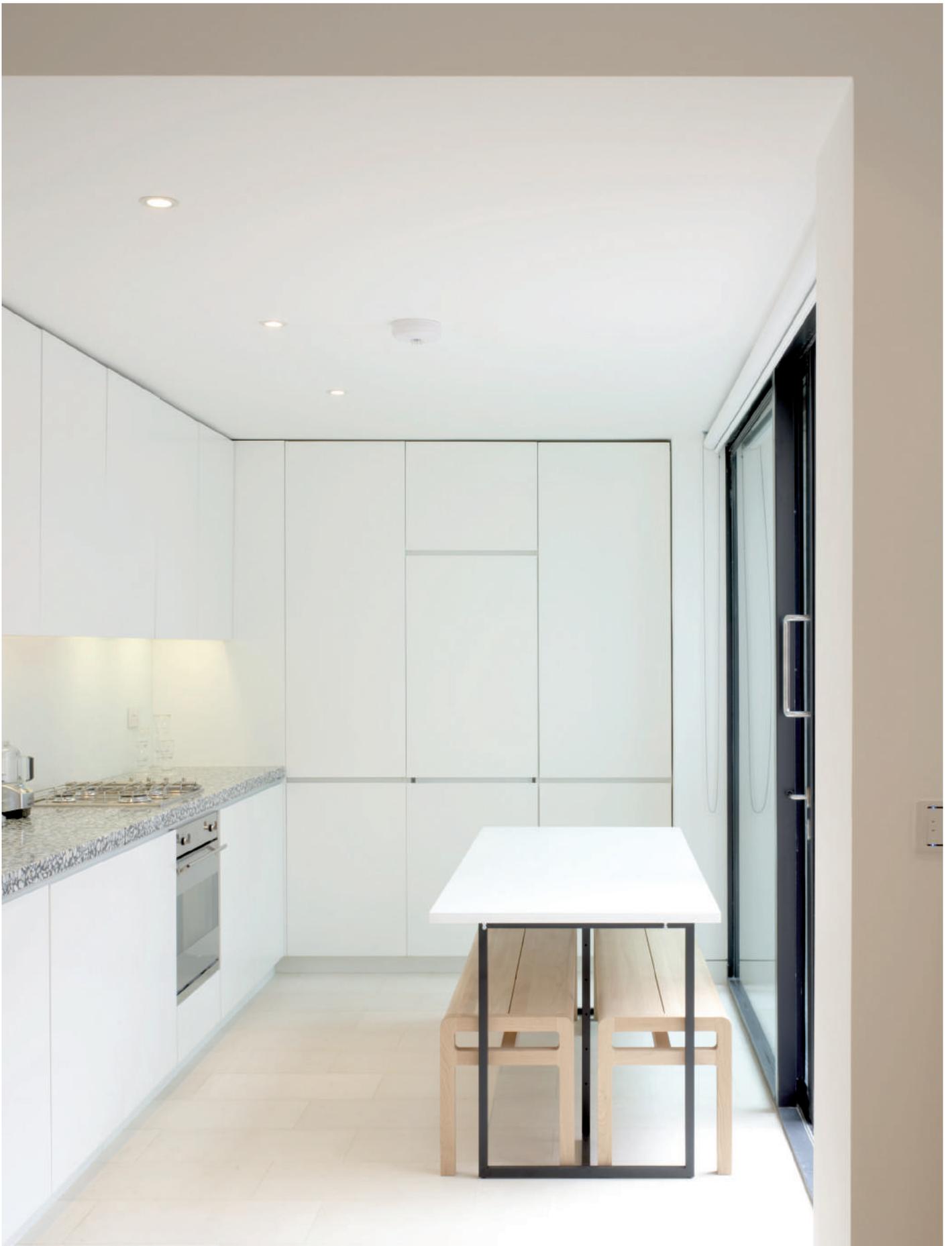
Interior view looking out onto courtyard



View of Kitchen



View of Dining



View of Kitchen



View of Living room



View of stairs