



June 2009

House on a flood plain: John Pardey Architects

Projects by Clash Architects, Greenhill Jenner, Jestico Whiles, David Morley Architects and Hudson Architects

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Sound and vision
A light industrial building has been given a new lease of life by Project Orange.

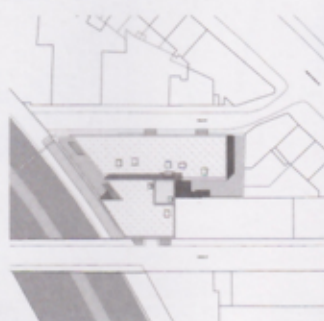
Field Street is an 1800 square metre mixed-use development in the Kings Cross regeneration area of London. Built in the 1950s as a printworks, the existing single-storey structure is now home to music rehearsal studios. The £3m scheme by Project Orange has increased the studio space by 80 per cent at first floor level, with two additional floors of private residential accommodation above.

The new-build element is perched on top of the existing roofline and incorporates copper scales that overlap and soften the dominant geometry of the building. The reveals around the floor-to-ceiling windows add depth to the copper surface, while powder-coated steel balconies provide external space for the apartments.

The scheme presented a number of technical challenges owing both to the close proximity of the Thameslink railway line and the need for acoustic separation between the music rehearsal studios and upper residential levels. The acoustic strategy was to 'float' the top two floors on compression pads that would absorb any vibration transference from the studios to the apartments.

The original building has a reinforced concrete structure that is designed to support only two storeys. This meant that the new-build element had to utilise the existing foundations and impose a point-load no larger than one additional floor. In addition, the site's closeness to the railway line prevented ground works from taking place within three metres of a Victorian retaining wall structure.

The solution was to cantilever the upper storeys of the new building over the notional three-metre boundary line. This is achieved by equalising the uplift generated by the



Top/right The steel-framed structure, with copper cladding by KME, is 'perched' on top of a single-storey 1950s building.
Above Site plan.

cantilever against the compression required for the floating floors, with two independent steel frames, separated horizontally and vertically. The acoustic rehearsal areas are abutted by a second vertical structure that projects over the studio floors and is separated

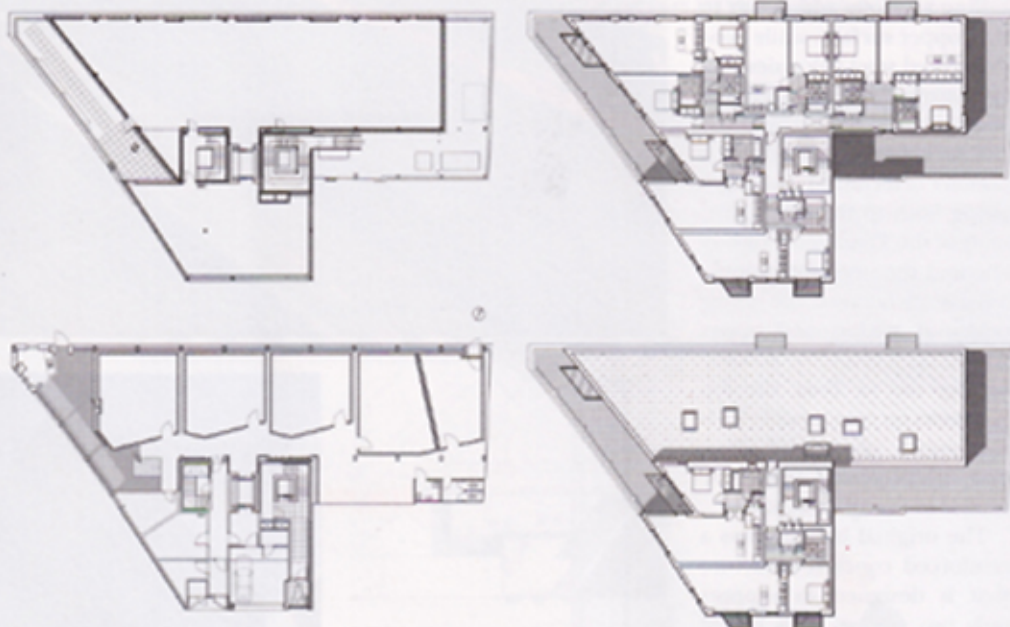




horizontally using compression pads to maintain isolation.

The project incorporates a number of sustainable design features. The new roofs are covered by a sedum blanket. The copper cladding is fully recyclable and can be returned to its original state for alternative use. To achieve the required acoustic levels within the apartments, the wall construction and windows are heavily insulated both thermally and acoustically. Summer ventilation is achieved by opening glazed vents and trickle vents within the Velfac window system.

Plans (clockwise from bottom left) ground, first, second and third floor levels.



Project team

Architect: Project Orange; project team: Christopher Ash, Jonathan Ashmore, Rachel Coll, Stuart Devonshire, Ruth Silver, Robin Sjöholm; structure: C. Russell Hall Associates; services: Silcock & Dawson & Partners; cost, CDM: Jackson Coles; acoustics: Recording Architecture; main contractor: Charter Construction; client: BEK partners, The Joint; photos: Gareth Gardner.

Selected suppliers and subcontractors

KME UK copper cladding; Roles Broderick Roofing; windows: Rationel, Velfac; steel frame: Metsec; ironmongery: Allgood; Bauder flat/sedum roof; Total Roofing; waterproofing: Rubenoid; wall linings: Lafarge; stone stair treads: Cathedra Stone; roller shutter: Fortress Doors; lifts: LMS Lifts; lighting: Modular Lighting Instruments; black-painted glass cladding: Glass Express; kitchens: Koppelway; balcony, stair metalwork: Arundel Metal Products.