6.12 LEVELS STRATEGY

The proposed site levels will utilise the existing levels around the site boundary where possible. All slopes will be in accordance with DDA regulations and accommodate ease of access

+ 23.672 Proposed levels + 23.670 Existing levels





6.13 ILLUSTRATIVE SKETCH VIEW

The sketch view depicts the view from the entrance gate as denoted by the arrow on the rendered plan.



Illustrative sketch



7.1 SOCIAL VALUE

From the beginning of the project, we have prioritised not only the needs of local residents, but also ensured that it blends harmoniously with the existing architectural fabric, enhancing the social fabric of the neighbourhood surrounding Harrington Square Gardens.

A mixture of dwellings are proposed from 1 bed to 3 bed family homes, including 10% provision for M4(3) dwellings, promoting social mixing and integration, fostering a sense of community cohesion.

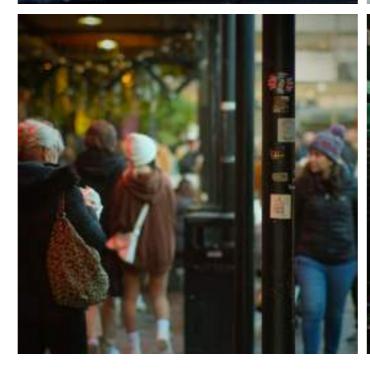
The development also incorporates an external communal space at the first floor, encouraging social interaction. As well as this, each home has a private external terrace, garden, or balcony contributing to the well-being of the residents.

Further to this, the scheme demonstrates a commitment to sustainable living and environmental stewardship aligning with the social value of ecological responsibility. The development incorporates numerous energy-efficient features such as solar panels, green roofs, and a fabric first approach to heating and cooling. We have also worked with the structural team from an early stage in the project to ensure the framing solution can minimise the environmental impact of the development and create a more sustainable living environment.

The development will utilise local supply chains where possible, promoting employment opportunities both during construction in the form of apprenticeship schemes and in-use building management and maintenance teams.











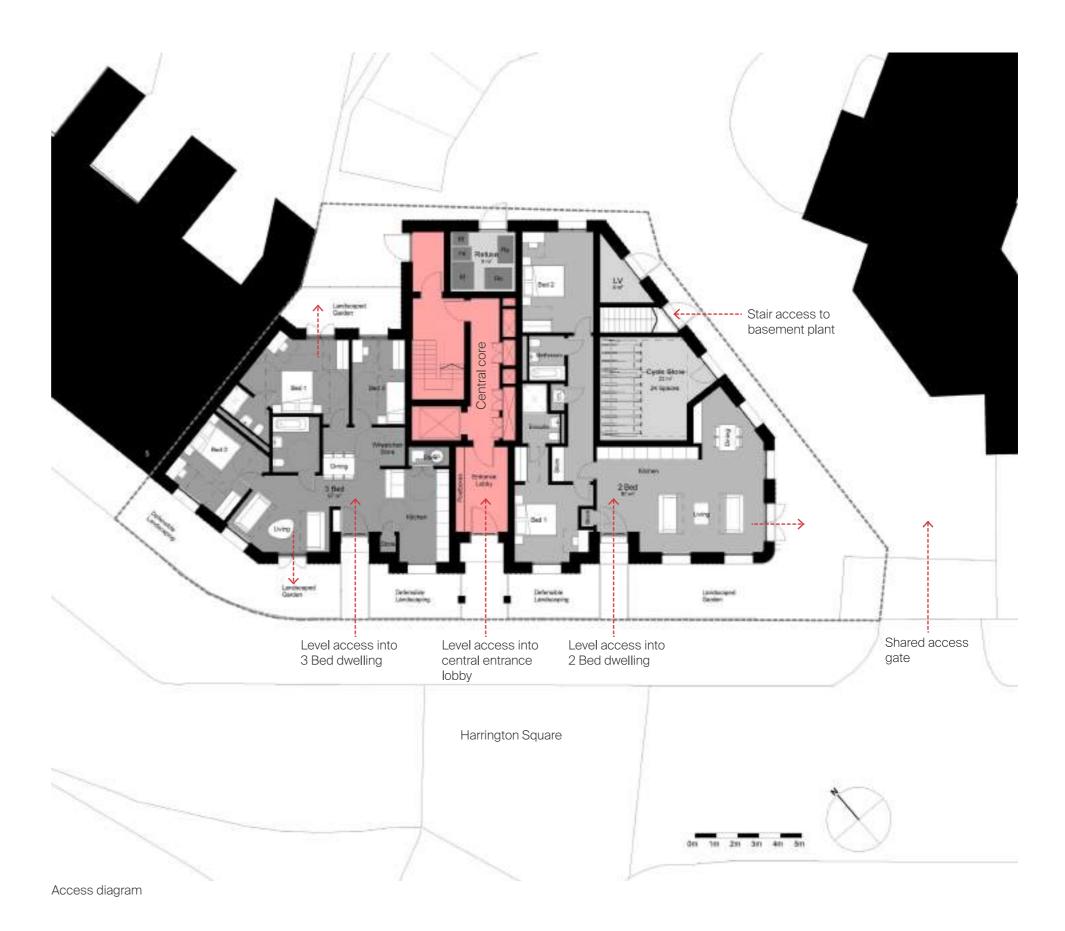
7.2 BUILDING ACCESS AND CIRCULATION

Entrances into the central core as well as entrances into the ground floor dwellings either side are accessed from Harrington Square.

The external approaches into these entrances and all common areas including vertical circulation will be designed to meet the guidance of Approved Document Part M.

Post boxes for each unit for all residents are provided in the residential lobby at ground floor. Routed surfaces or matting to absorb water will be provided inside principal communal entrance doors to prevent risk of slipping.

Residential corridors are a minimum of 1200mm wide, which complies with the minimum approach route width of 900mm wide. Doors throughout the common parts, including to the stair core, will be detailed with vision panels. The principal communal entrance door of the building containing the dwelling complies with the minimum required width of 775mm and has an accessible threshold. The principle communal stair is designed to meet the guidance of Approved Document K for a general access stair, regarding riser, going and landing dimensions, and handrails. Lighting, tonal contrast and handrails are to be detailed to meet Parts M and K of the Building Regulations at the appropriate design stage.

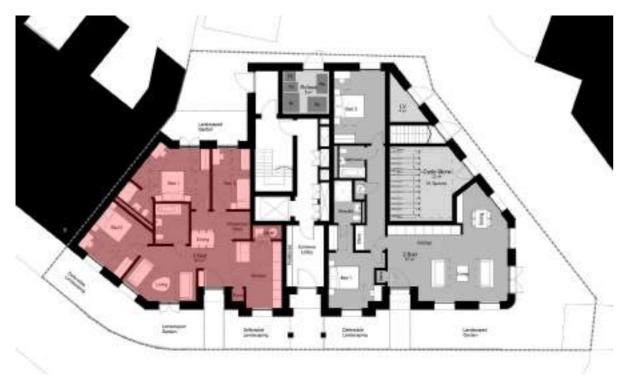




7.3 ACCESSIBLE M4(3) DWELLING

The proposal seeks to create high quality inclusive homes. In compliance with Camden's policy H6, 90% of homes will be at a M4(2) level of accessibility while 10% of homes will be M4(3).

The location of the 3 Bed accessible home is highlighted in red below at ground floor level. The M4(3) dwelling has its own front door with level access directly off Harrington Square. A disabled car parking space is located along Harrington Square.



M4(3) Accessible dwelling



Level access front doors into ground floor dwellings

7.4 CYCLE STORAGE

Due to the site proximity to a number of transport options into central London, the proposal is a car free scheme.

An access controlled internal cycle store containing space for the storage of 24 bicycles is proposed. It was agreed with Camden during the pre-application meetings that in order to maximise ground floor residential use, 100% double stacked cycle racks would be sufficient within the scheme. The entrance to the cycle store is located close to Harrington Square.

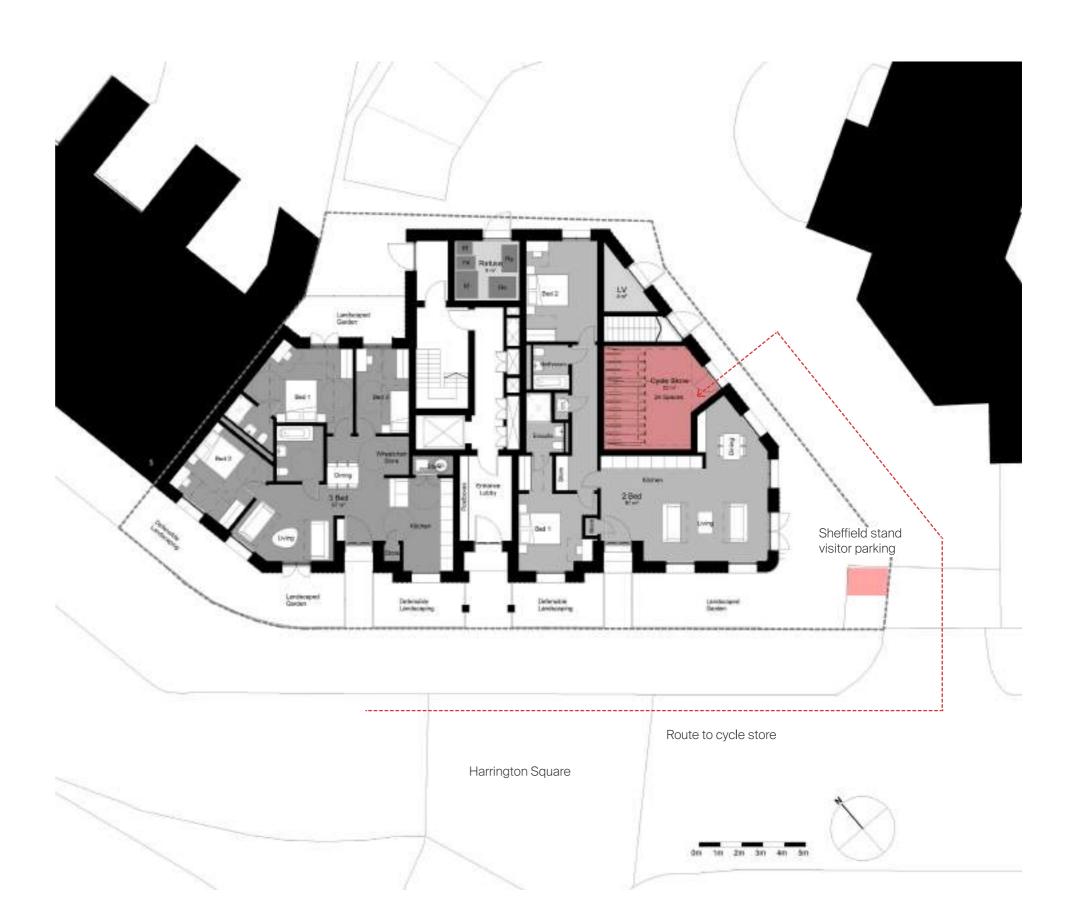
A proposed external Sheffield stand is proposed within the landscape adjacent to Harrington Square providing two number of visitor cycle spaces.

Please refer to the transport statement included as part of this application for more information.



Double stacked cycle racks





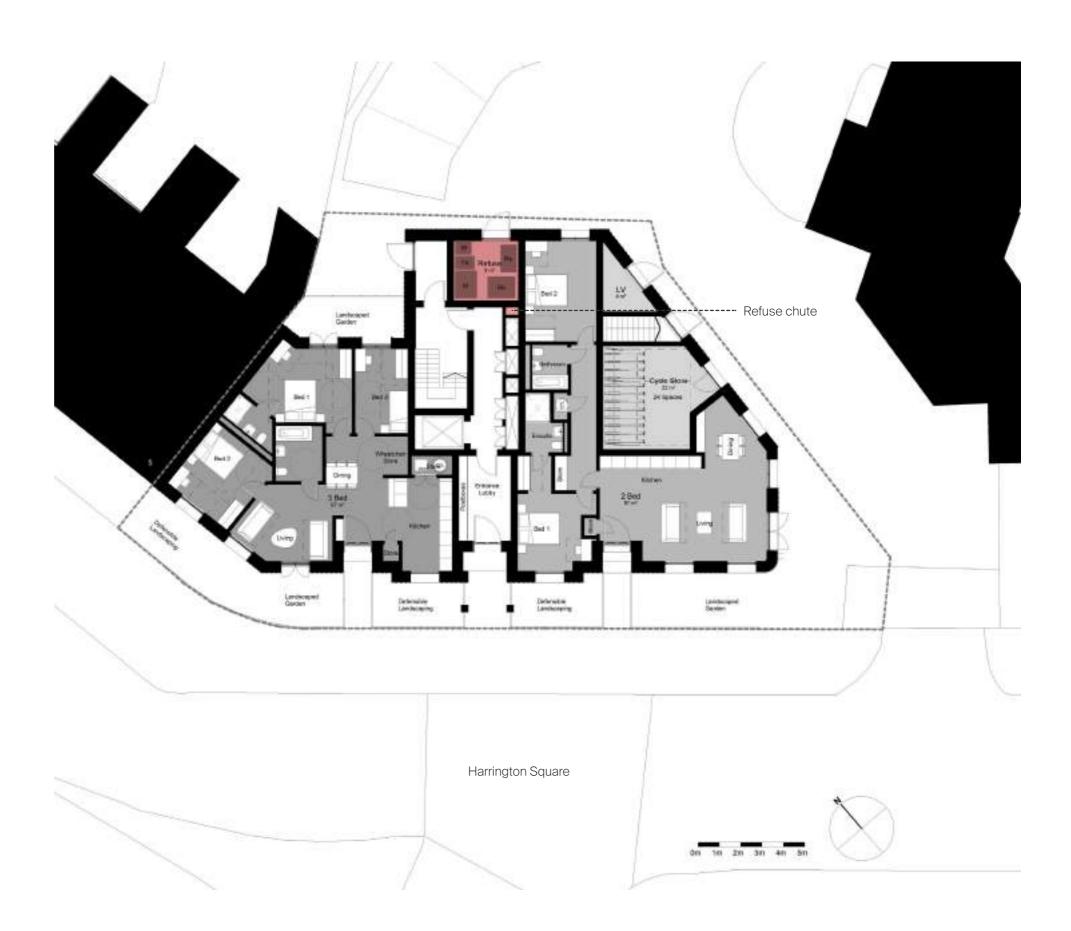
7.5 SERVICING AND REFUSE

The refuse store located at ground floor to the rear of the scheme. A refuse chute is proposed within the residential cores at each floor level to avoid the need of waste being transported within the communal lift.

Building management will transfer the bins to the required pick-up point adjacent to the road on collection day with the refuse truck waiting on street as currently occurs for Hurdwick House refuse collection.

Refuse store area is sufficient to contain the required general waste, dry mixed recycling and food waste bins.

Please refer to the servicing and waste management plan included as part of this application for more information





7.6 FIRE STRATEGY

The overall design proposals and conclusion presented in the drawings for the proposed works can be developed in order to satisfy the functional requirements of the Building Regulations.

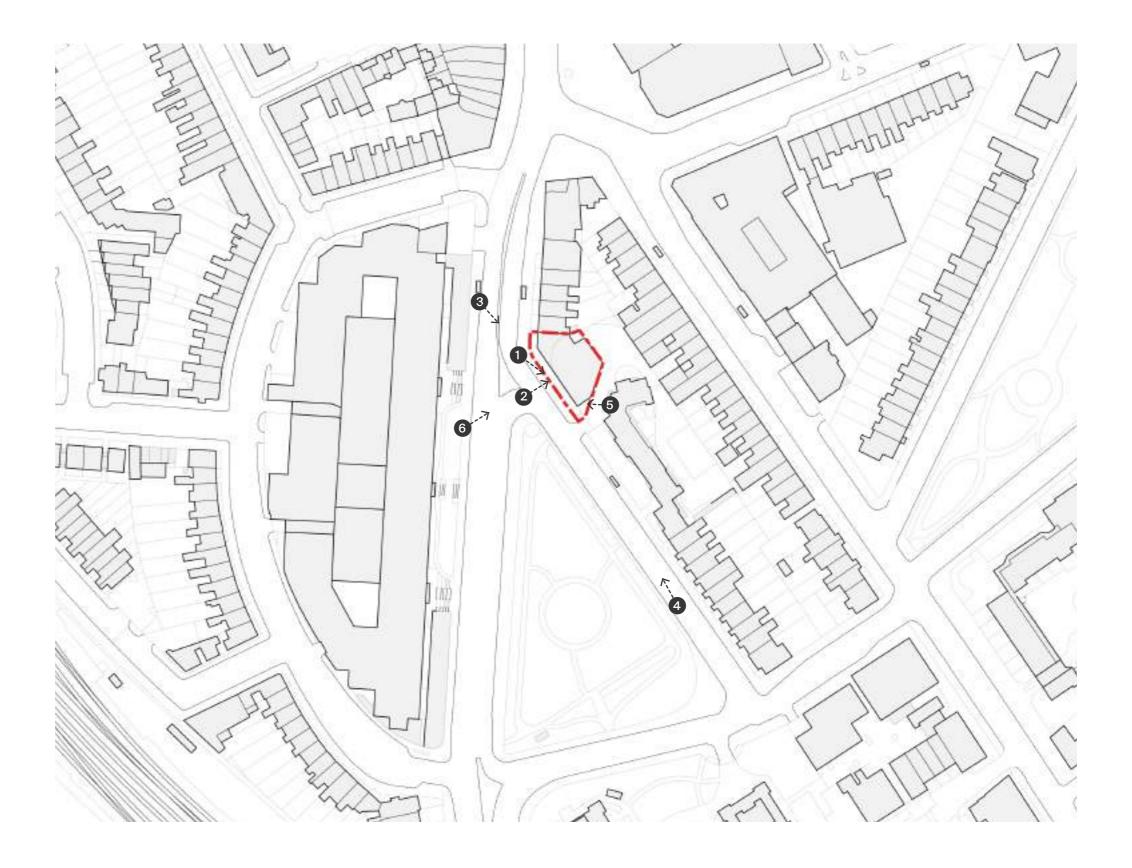
It is considered that the scheme meets Planning Gateway One and London Plan Policy D12 and D5 and gives respect to the proposed changes to Fire Safety in Draft BS 9991: 2021.

The evolution of the design development and the principles of the golden thread concept and will form the basis of the developing Fire Strategy through further design, construction and operating of the building.

Please refer to the fire statement included as part of this application for more information



8.1 VISUALISATION KEY PLAN















9.1 PLANNING DRAWING LIST

Harrington Square - Planning Drawing List				
Drawing Number	Drawing Title	Scale @ A1	Revision	Status
0010-SP-XX-XX-DR-A-0210	Location Plan	1:1250	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0220	Existing Site Plan	1:200	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0550	Existing Context Elevation	1:250	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0551	Existing South Elevation	1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0310	Proposed Site Plan	1:200	P1	Issued for Planning
0010-SP-XX-B-DR-A-0300	Proposed Basement Floor Plan	1:100	P1	Issued for Planning
0010-SP-XX-00-DR-A-0301	Proposed Ground Floor Plan	1:100	P1	Issued for Planning
0010-SP-XX-01-DR-A-0302	Proposed First Floor Plan	1:100	P1	Issued for Planning
0010-SP-XX-02-DR-A-0303	Proposed Second Floor Plan	1:100	P1	Issued for Planning
0010-SP-XX-03-DR-A-0304	Proposed Third Floor Plan	1:100	P1	Issued for Planning
0010-SP-XX-04-DR-A-0305	Proposed Fourth Floor Plan	1:100	P1	Issued for Planning
0010-SP-XX-RF-DR-A-0306	Proposed Roof Plan	1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0500	Proposed Context Elevation	1:250	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0501	Proposed South Elevation	1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0502	Proposed North Elevation	1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0503	Proposed East Elevation	1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0200	Proposed Building Section	1:500/1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-0201	Proposed Hurdwick House Building Section	1:100	P1	Issued for Planning
0010-SP-XX-XX-DR-A-2101	Proposed Bay Study 01	1:25	P1	Issued for Planning
0010-SP-XX-XX-DR-A-2102	Proposed Bay Study 02	1:25	P1	Issued for Planning
0010-SP-XX-XX-DR-A-2103	Proposed Bay Study 03	1:25	P1	Issued for Planning
0010-SP-XX-00-DR-A-7100	Accessible Apartment Plan M4(3)	1:50	P1	Issued for Planning







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Title Location Plan

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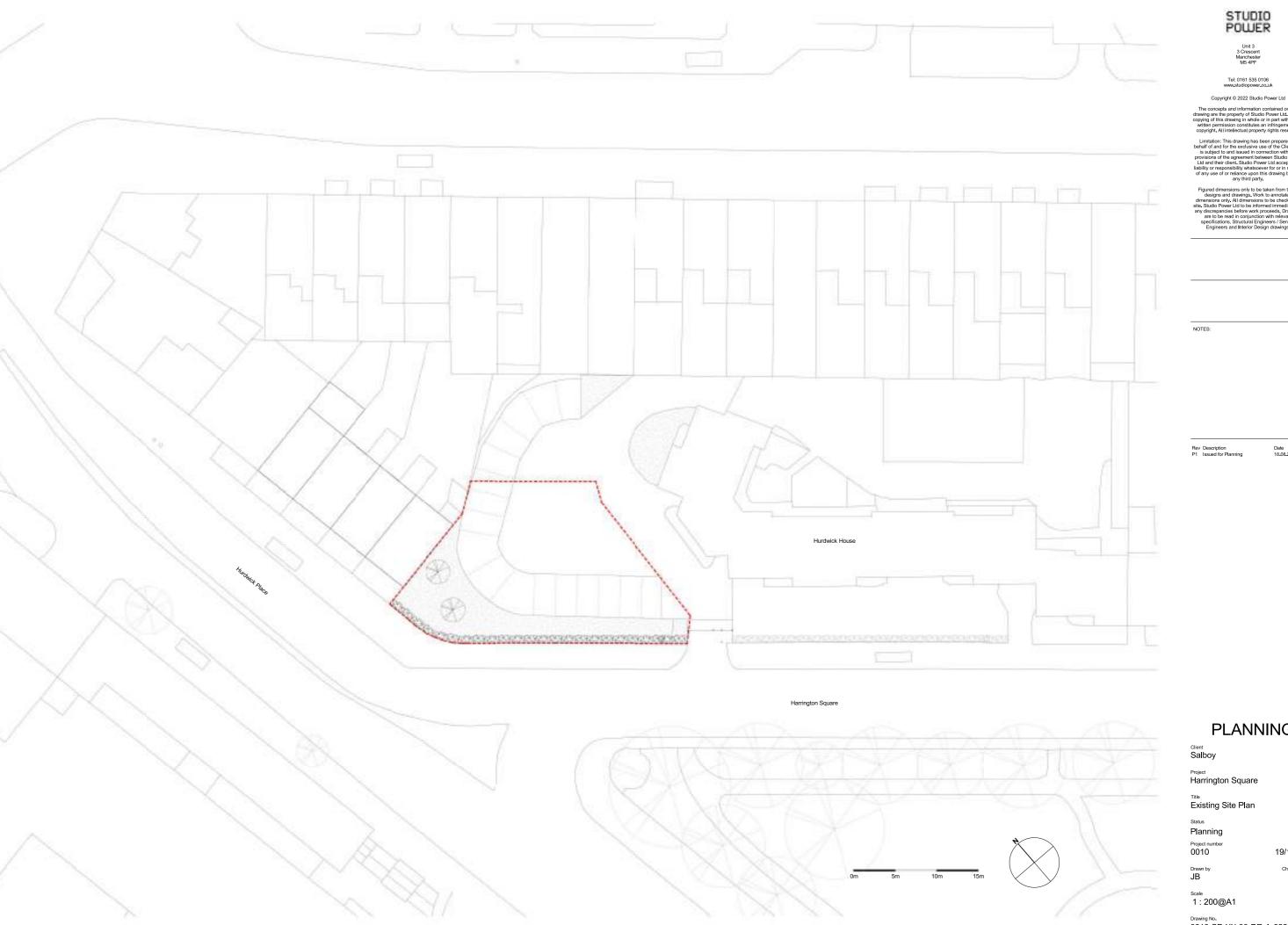
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Date 19/10/22 Checked by SP

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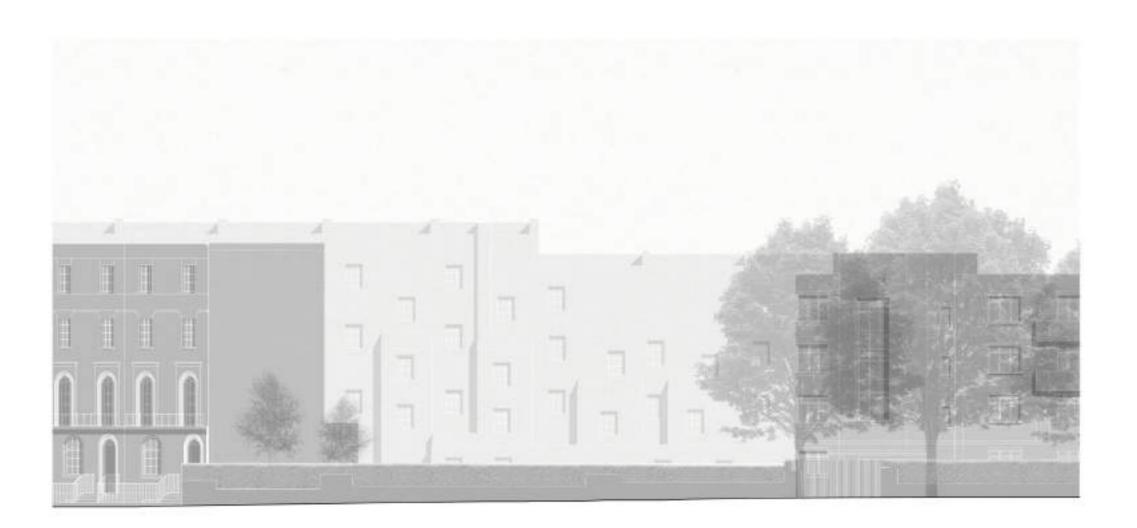
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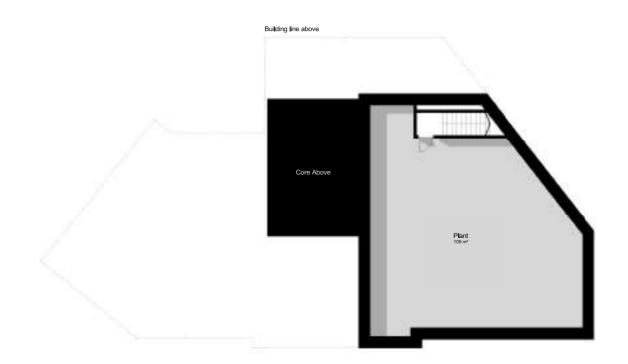
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Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Studio Power Ltd to be informed immediately of any discrepancies before work proceeds. Drawing specifications, Structural Engineers / Service Engineers and Interior Design drawings.

NOTES:

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Project Harrington Square

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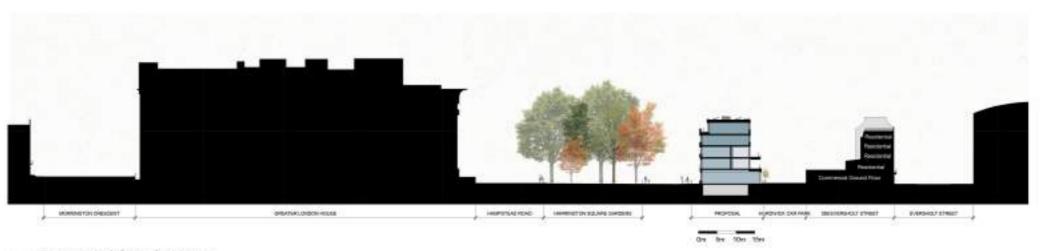
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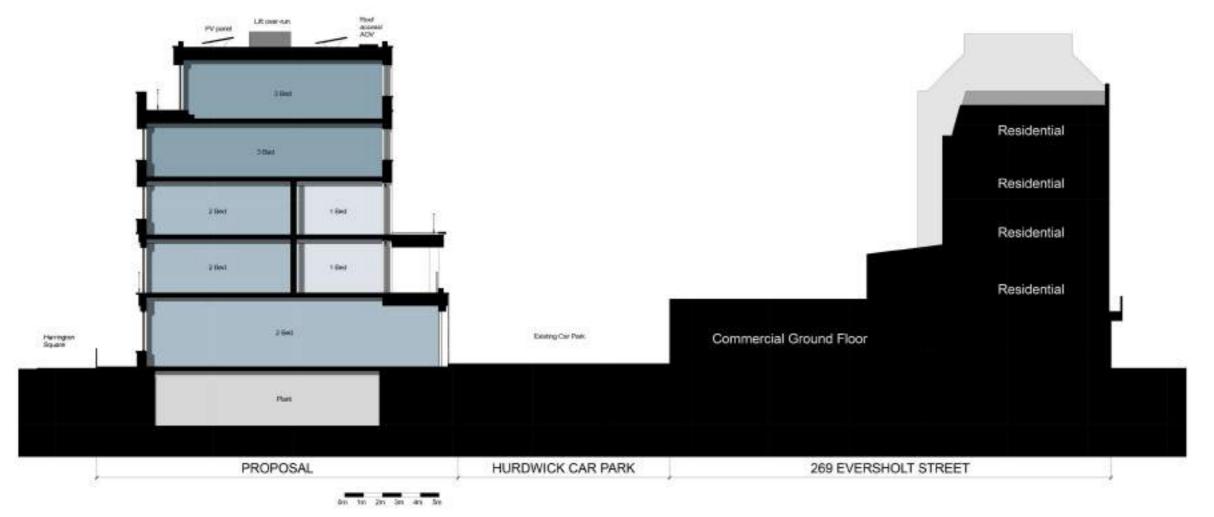
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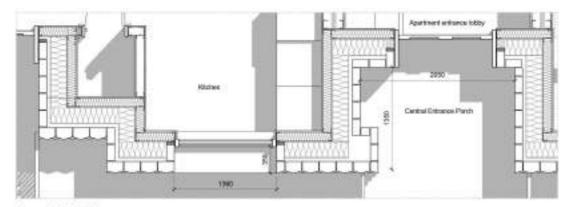
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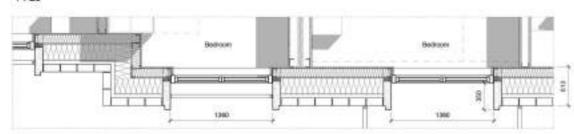
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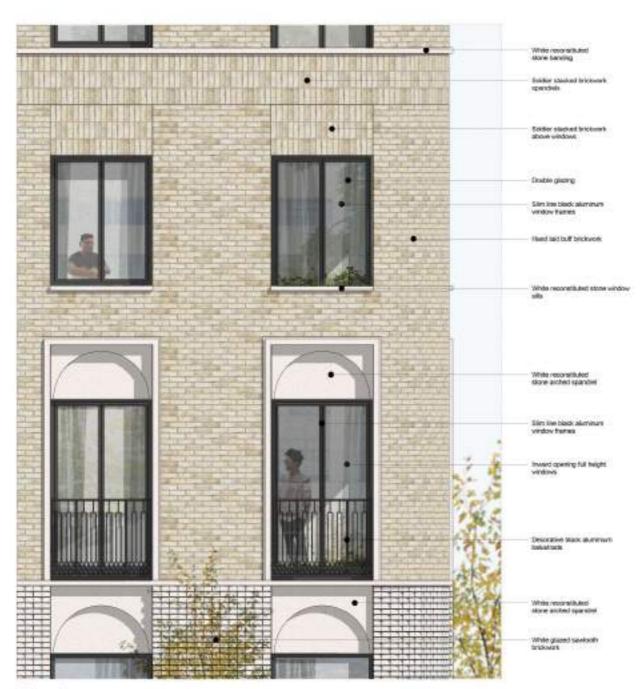
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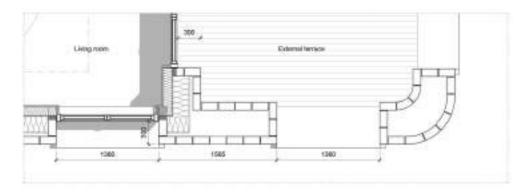
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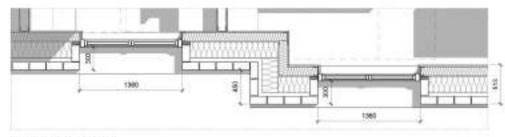
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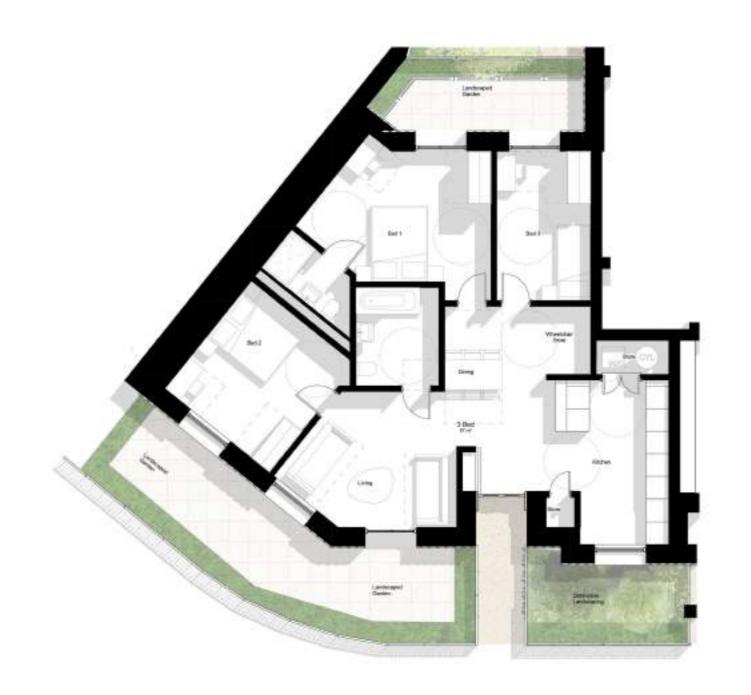
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