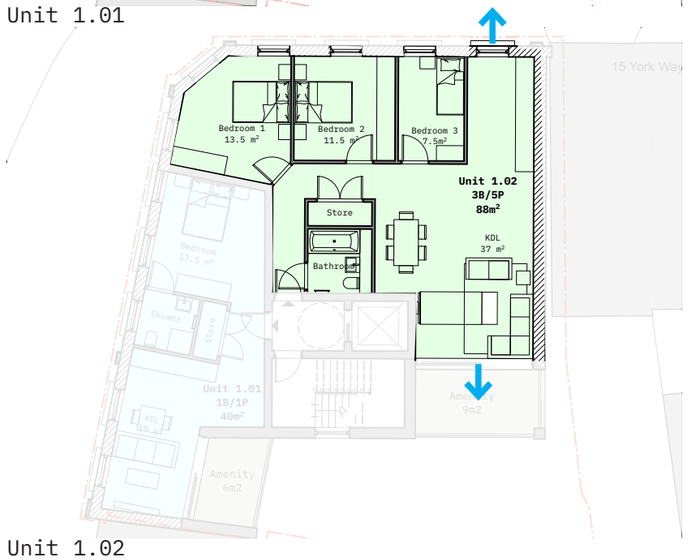
T2S ARCHITECTURE LTD

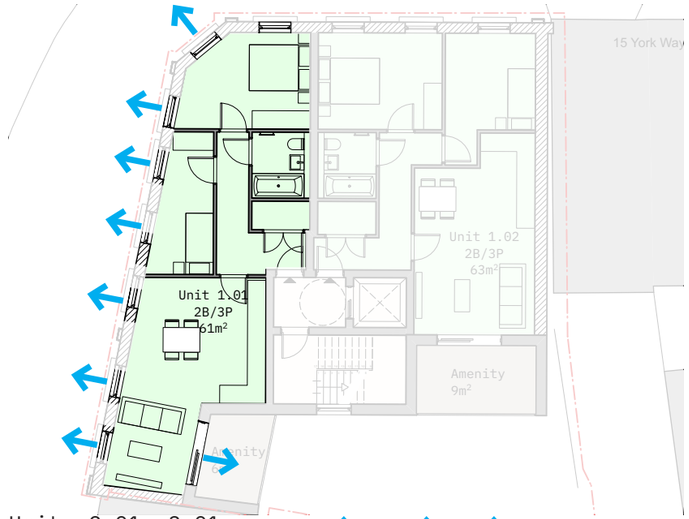
6.0 DESIGN PROPOSALS

6.11 DUAL ASPECT UNITS

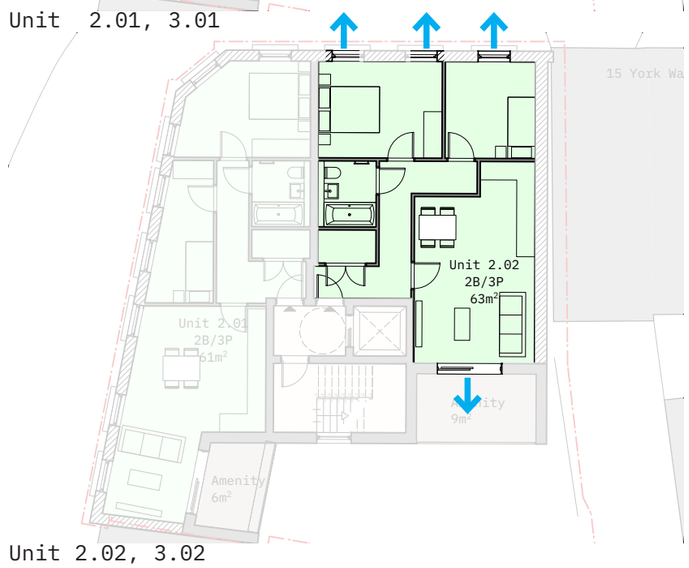
Unit 1.01



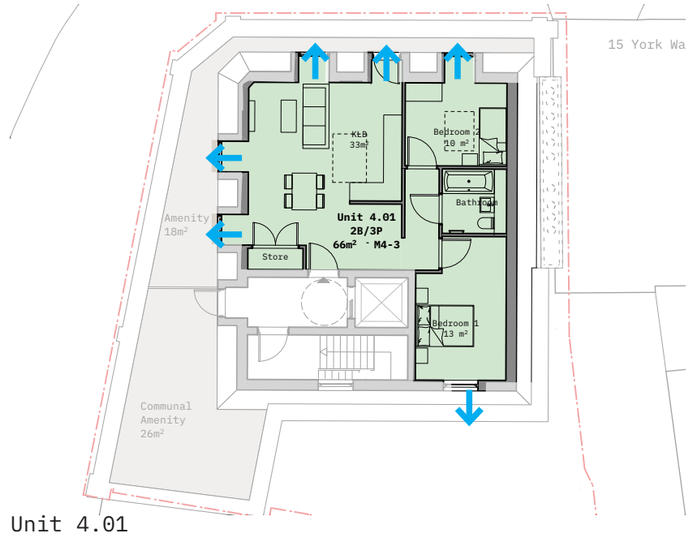
Unit 1.02



Unit 2.01, 3.01



Unit 2.02, 3.02



Unit 4.01

T2S ARCHIT ECTURE LTD

6.0 DESIGN PROPOSALS

6.12 REFUSE AND CYCLE STORE

- The applicant intends to retain the existing Commercial space to create a mixed use development adding to the vibrancy of the area.

- The cycle and refuse store for the existing Commercial spaces will be collected in the rear yard.

- The cycle and refuse storage for the proposed residential use is located adjacent to the public house refuse store.

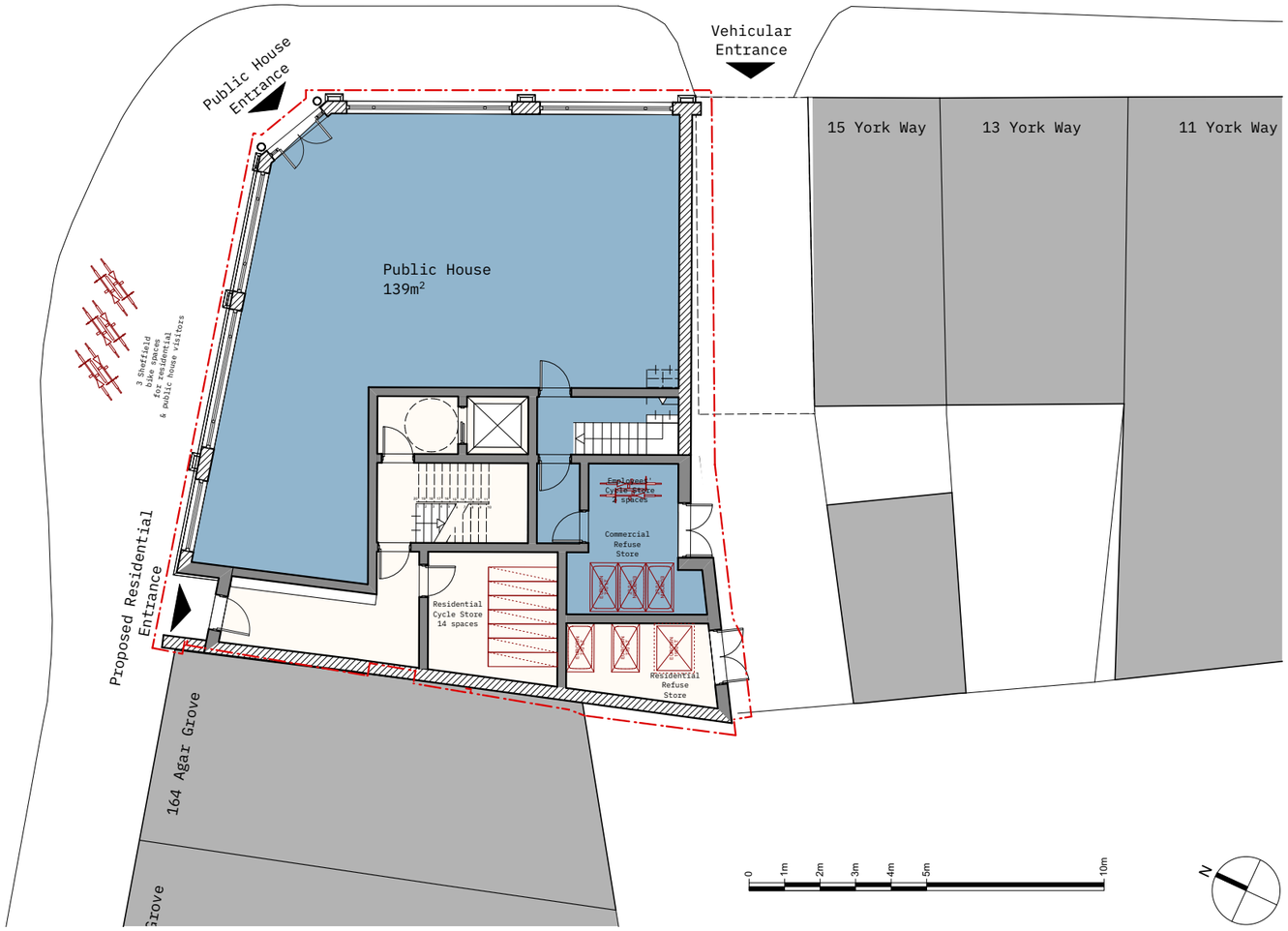
The Borough of Camden Council Policy for cycle storage references London Plan standards.
These are:

- 1 space per studio or 1 person 1 bedroom dwelling
- 1.5 spaces per 2 person - 1 bedroom dwelling
- 2 spaces per all other dwellings

Therefore, 22 cycle storage spaces are provided, including 1 Sheffield stand provided for residential visitors, 2 Sheffield stands for pub visitors, and 1 Sheffield stand for pub employees, located internally.

Residential Waste
1.01 - 2B - 238L
1.02 - 2B - 238L
1.03 - 2B - 238L
2.01 - 2B - 238L
2.02 - 2B - 238L
3.01 - 2B - 238L
3.02 - 2B - 238L
4.01 - 2B - 238L

TOTAL RESIDENTIAL WASTE - 2640L
(General Waste 1540L, Recycle Waste 1100LT)



Ground Plan

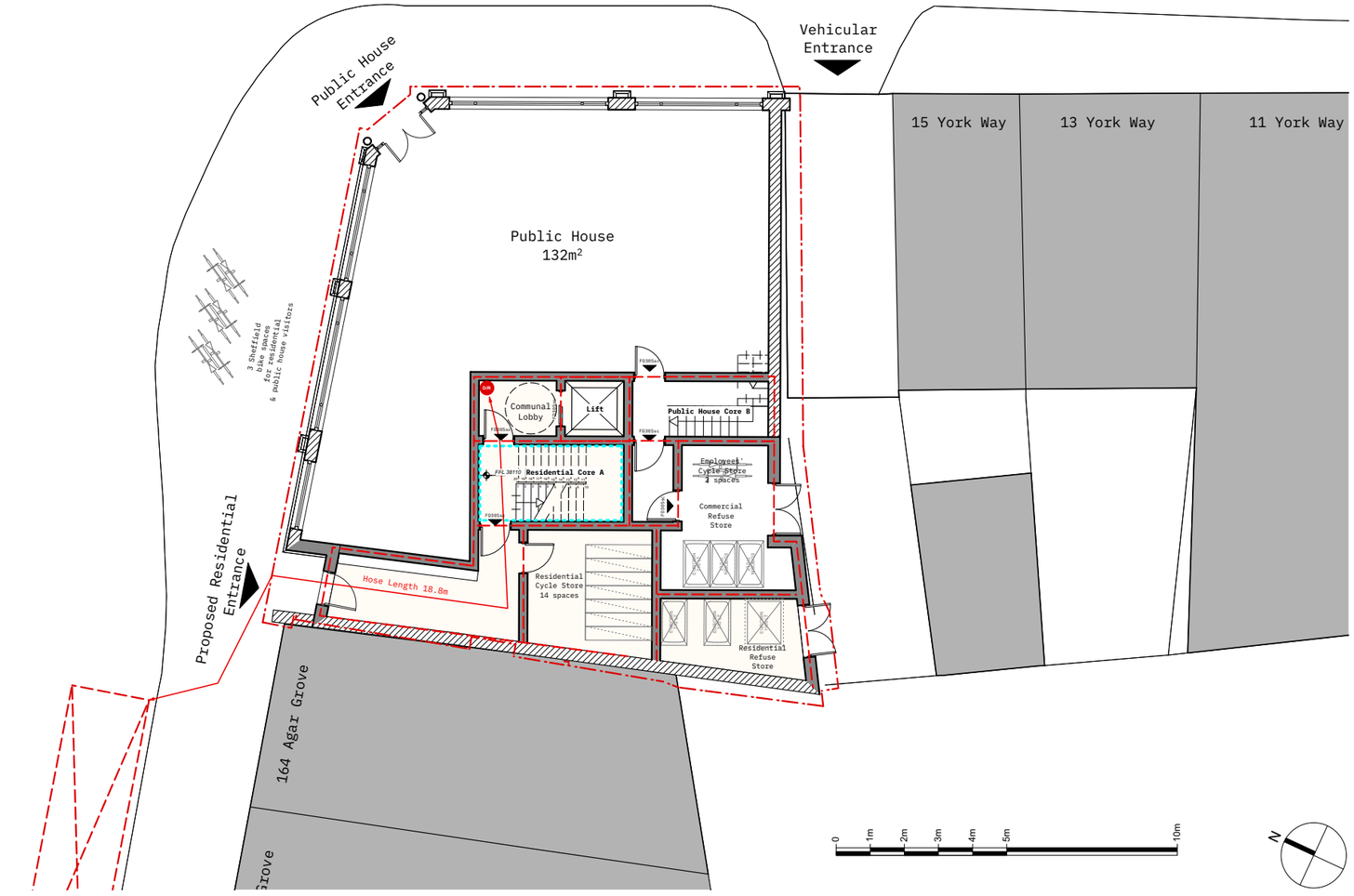
7.0 ACCESS

7.01 FIRE STRATEGY

- The public house has two means of escape, one to the Agar Grove and York Way via the main entrance and one from the rear to the York Way.
- The residential has one mean of escape leading to the Agar Grove.
- A dry riser inlet is located at the ground floor.
- The proposal features 1 core in total and a lift.
- Natural ventilation is provided for the residential core.
- The communal areas are 60 minutes fire rated and all the doors are fire rated.
- The proposal has been designed in accordance with the London Plan Policy D12 Fire Safety.

Key:

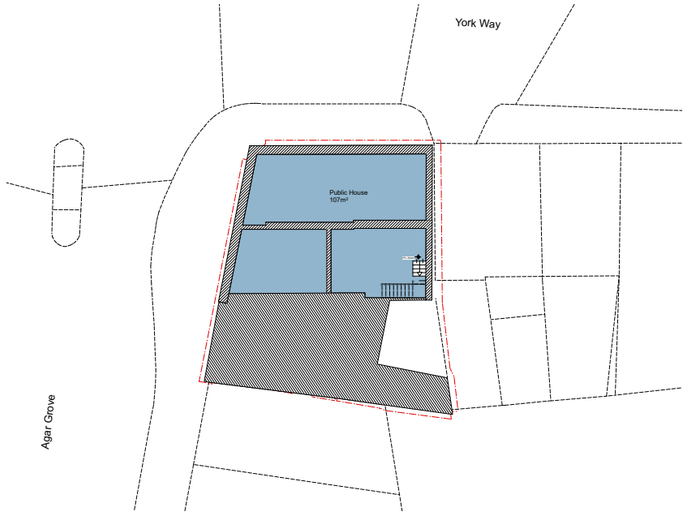
- 60 mins Fire Rated Construction
- 30 mins Fire Rated Construction
- Travel Distance/Escape Route
- Dry Riser
- Indicative Fire Tender (10.5m x 2.3m)
- Hose distance from Fire Tender
- AOV
- Naturally Vented Corridor



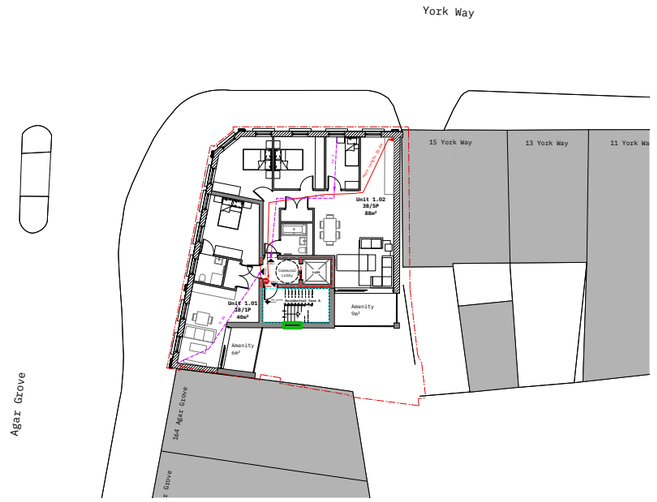
GROUND FLOOR

7.0 ACCESS

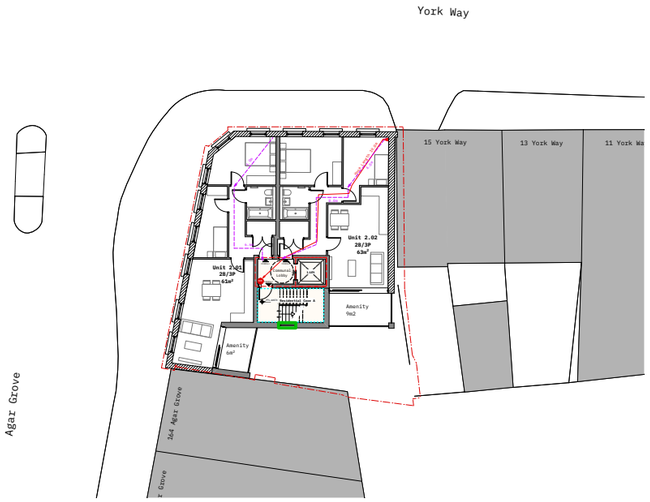
7.01 FIRE STRATEGY



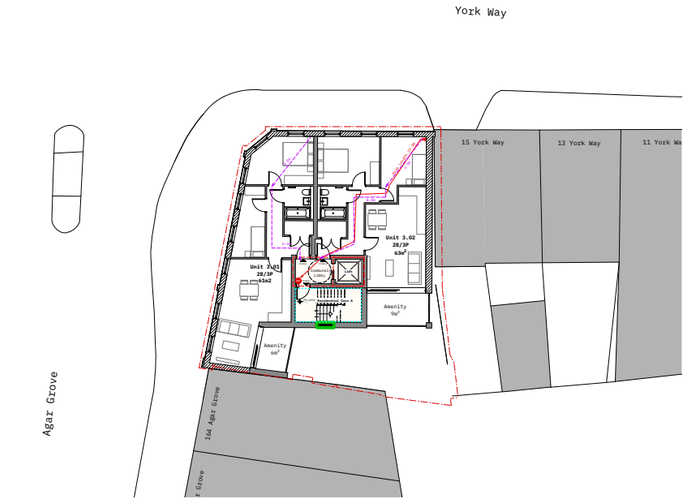
BASEMENT FLOOR



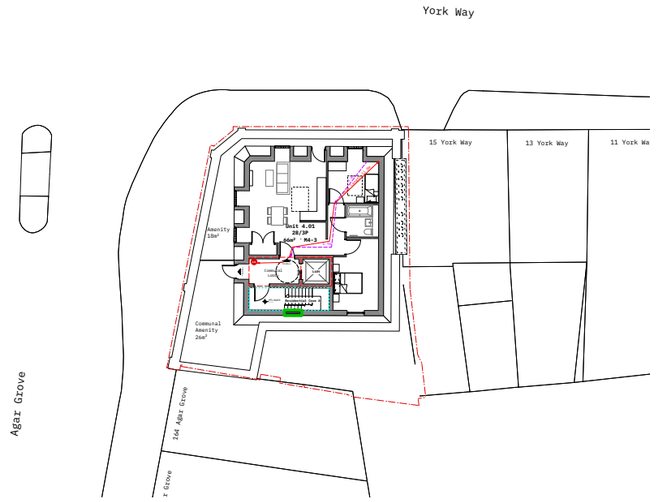
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Key:

- 60 mins Fire Rated Construction
- 30 mins Fire Rated Construction
- Travel Distance/Escape Route
- Dry Riser
- Indicative Fire Tender (10.5m x 2.3m)
- Hose distance from Fire Tender
- AOV
- Naturally Vented Corridor

T2S ARCHIT ECTURE LTD

7.0 ACCESS

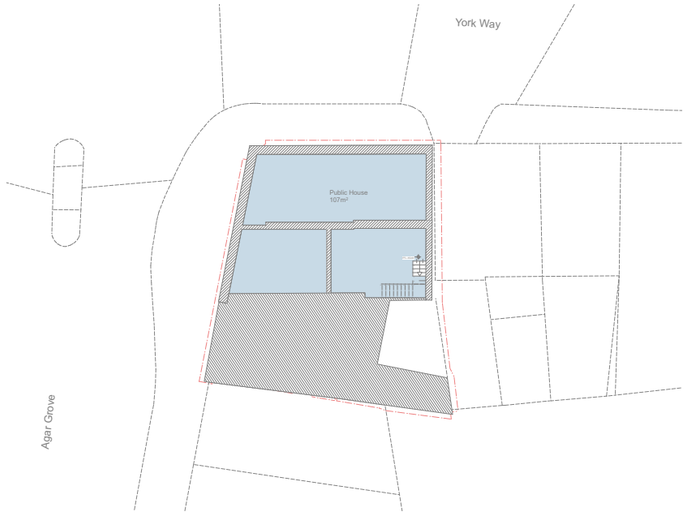
7.02 ACCESS

STAIRCASE

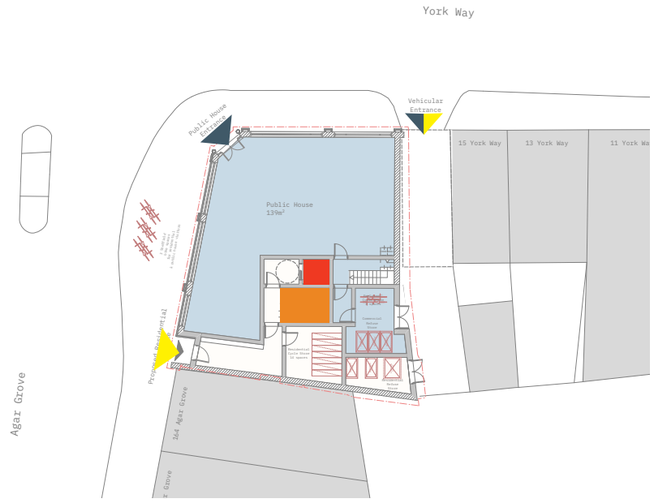
8 PERSON LIFT

COMMERCIAL LEVEL ACCESS

RESIDENTIAL LEVEL ACCESS



BASEMENT FLOOR

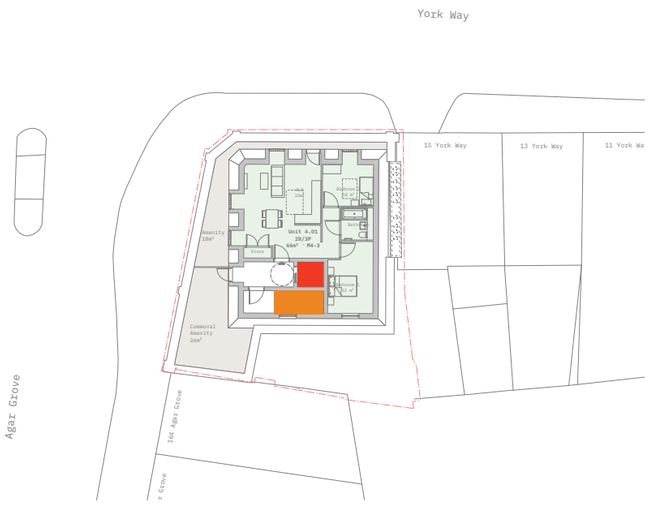


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

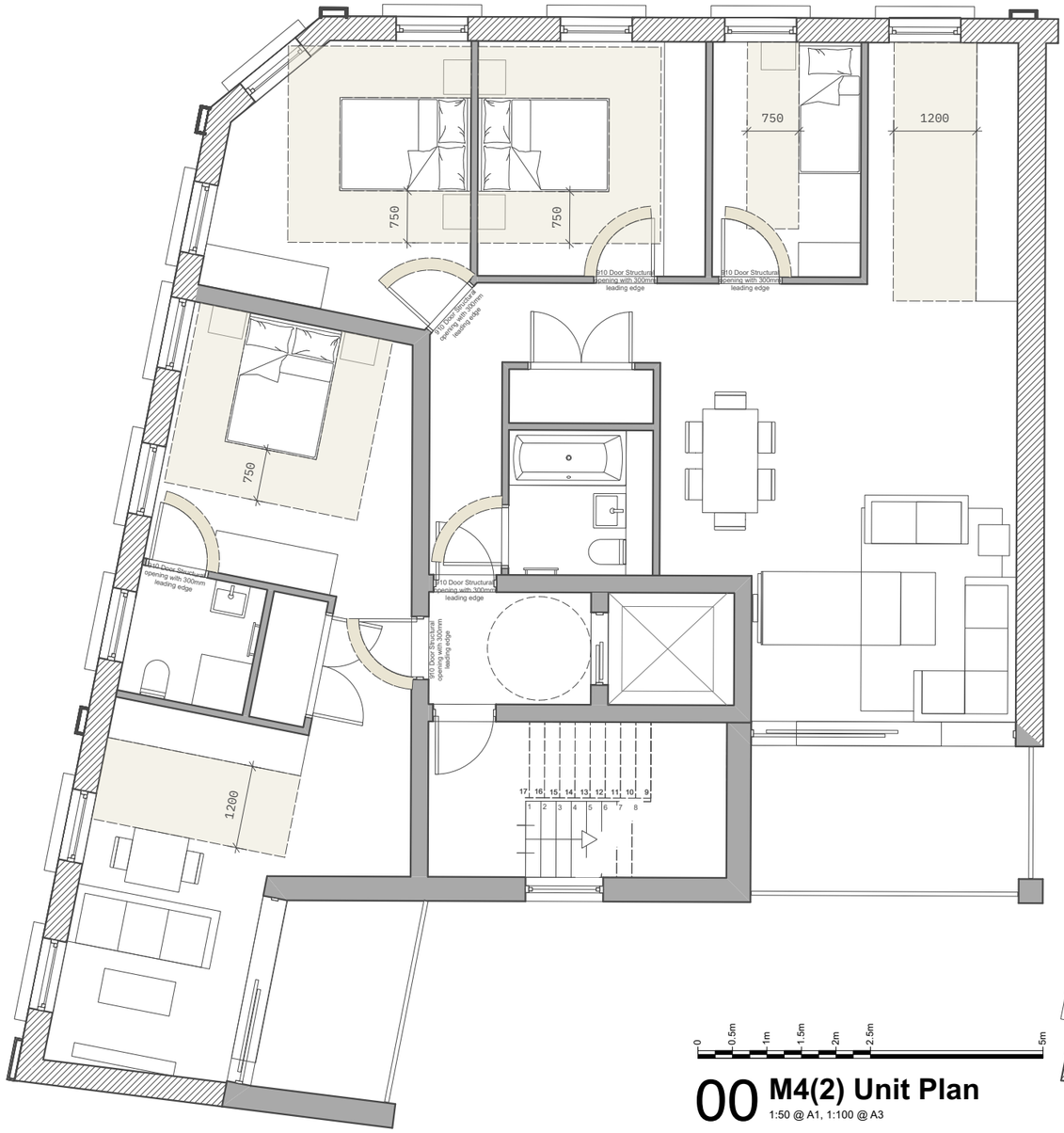
THIRD FLOOR



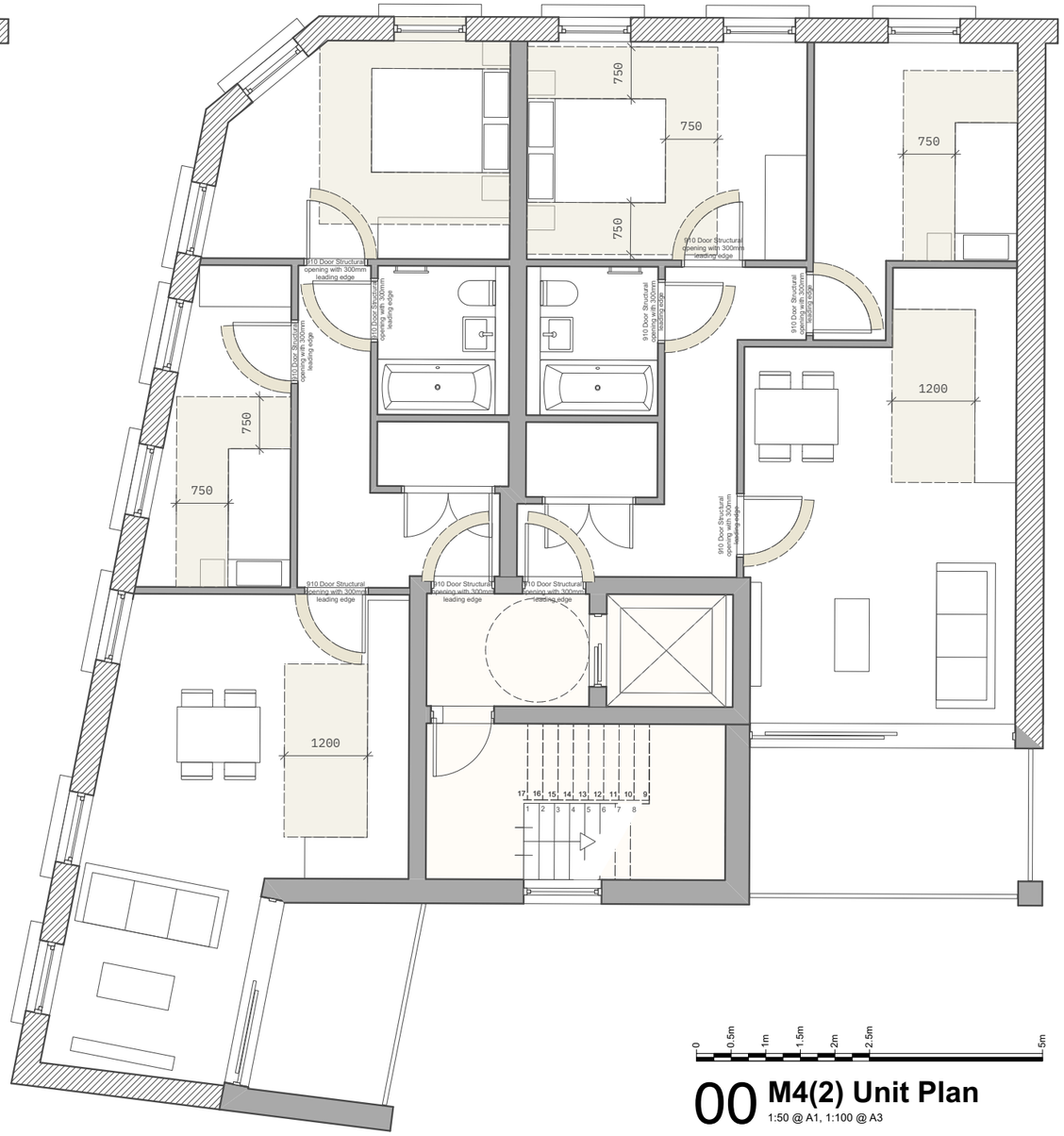
FOURTH FLOOR

7.0 ACCESS

7.03 M4(2) & M4(3) UNITS



00 **M4(2) Unit Plan**
1:50 @ A1, 1:100 @ A3

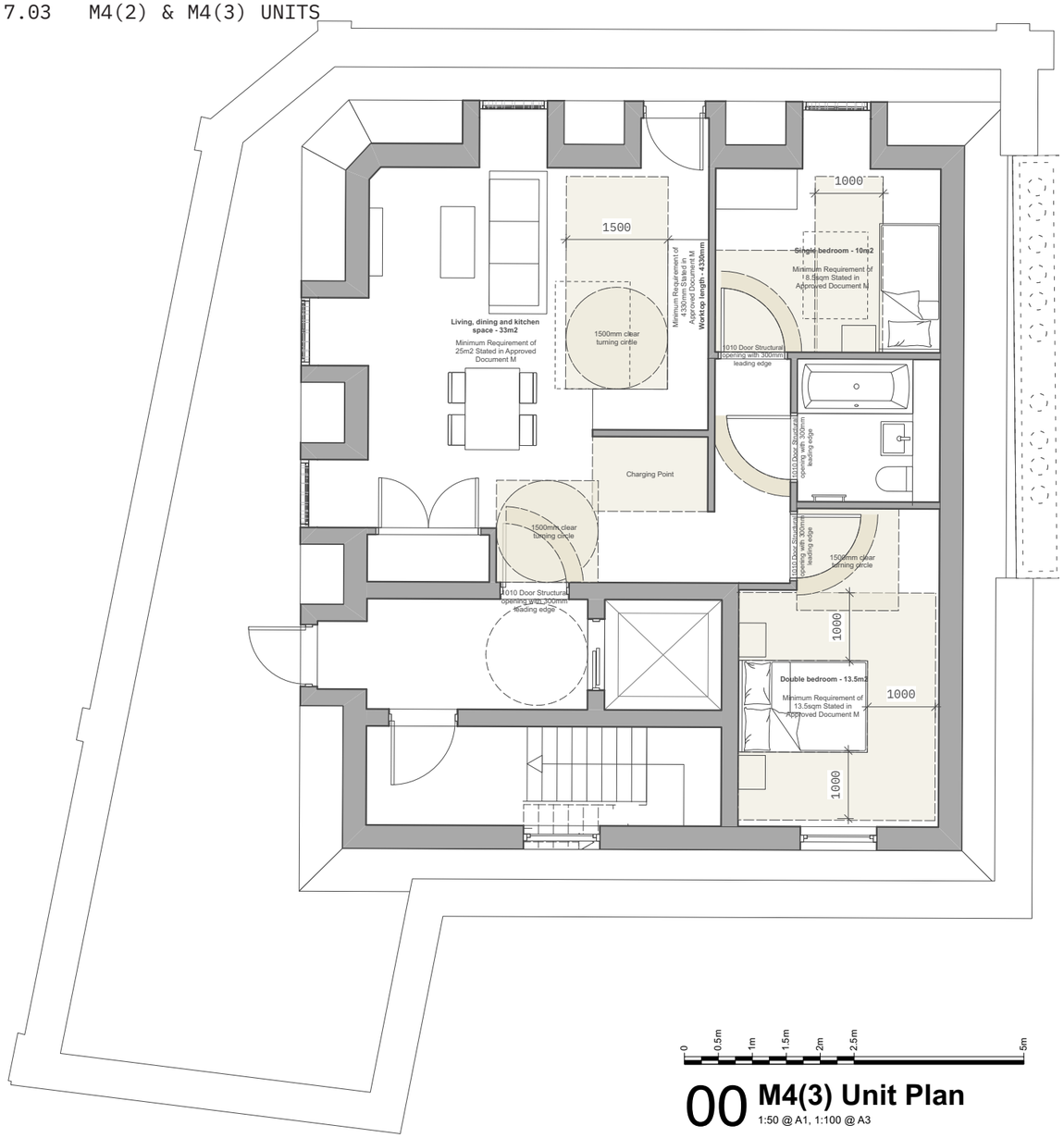


00 **M4(2) Unit Plan**
1:50 @ A1, 1:100 @ A3

T2S ARCHITECTURE LTD

7.0 ACCESS

7.03 M4(2) & M4(3) UNITS



00 M4(3) Unit Plan
1:50 @ A1, 1:100 @ A3