5.15 Circulation Strategy

The circulation strategy has been developed with other disciplines including transport, fire and accessibility.

The external spaces and thresholds with the main entrances are designed to be step-free; furniture such as seats and benches will be equipped with armrests and backrests.

The podium level will be accessible via internal elevators.

The new, enlarged public realm provides a comfortable approach to the commercial, student and residential entrances.

At podium level, the student and residential buildings each have separate entrances to the outdoor amenity space.

Residential dwellings at podium level have direct access through their private amenity terraces.

The strategy re-provides the existing egress routes from The Roundhouse. These existing routes are across first and ground floors, via two different external staircases. These staircases are gated and accessed for emergencies only. Please refer to the fire and security report for further details on the strategy.





ground level entrances



podium communal entrances



fire escape route, via exit-only gates



public footway



refuse storage entrance



private residential entrances



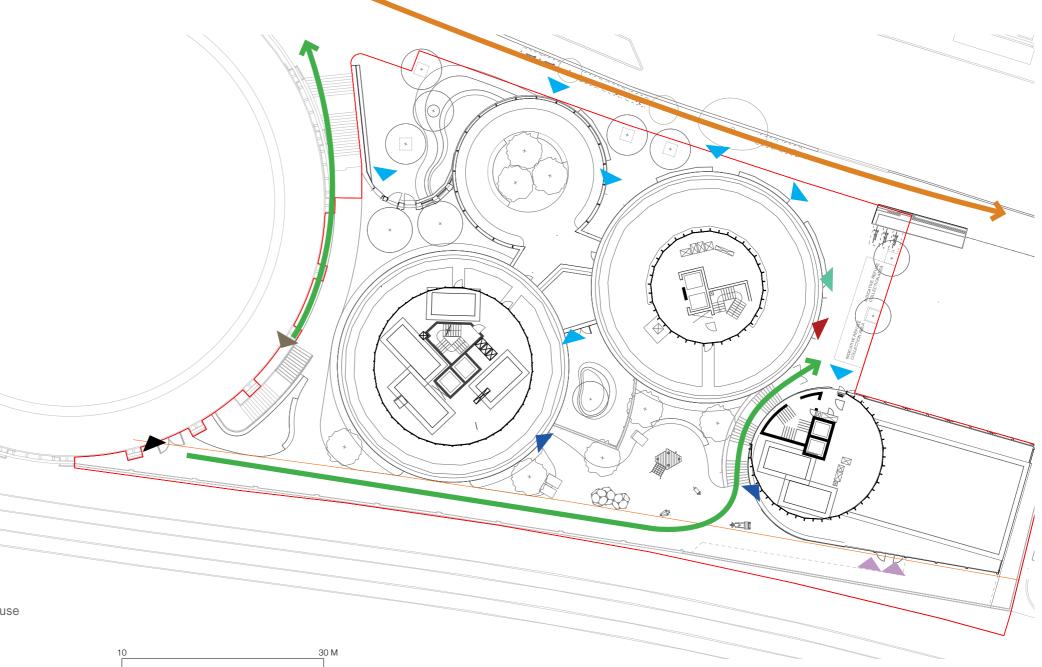
substation entrance



reprovided staircase to allow fire egress from Roundhouse



retained fire egress from Roundhouse



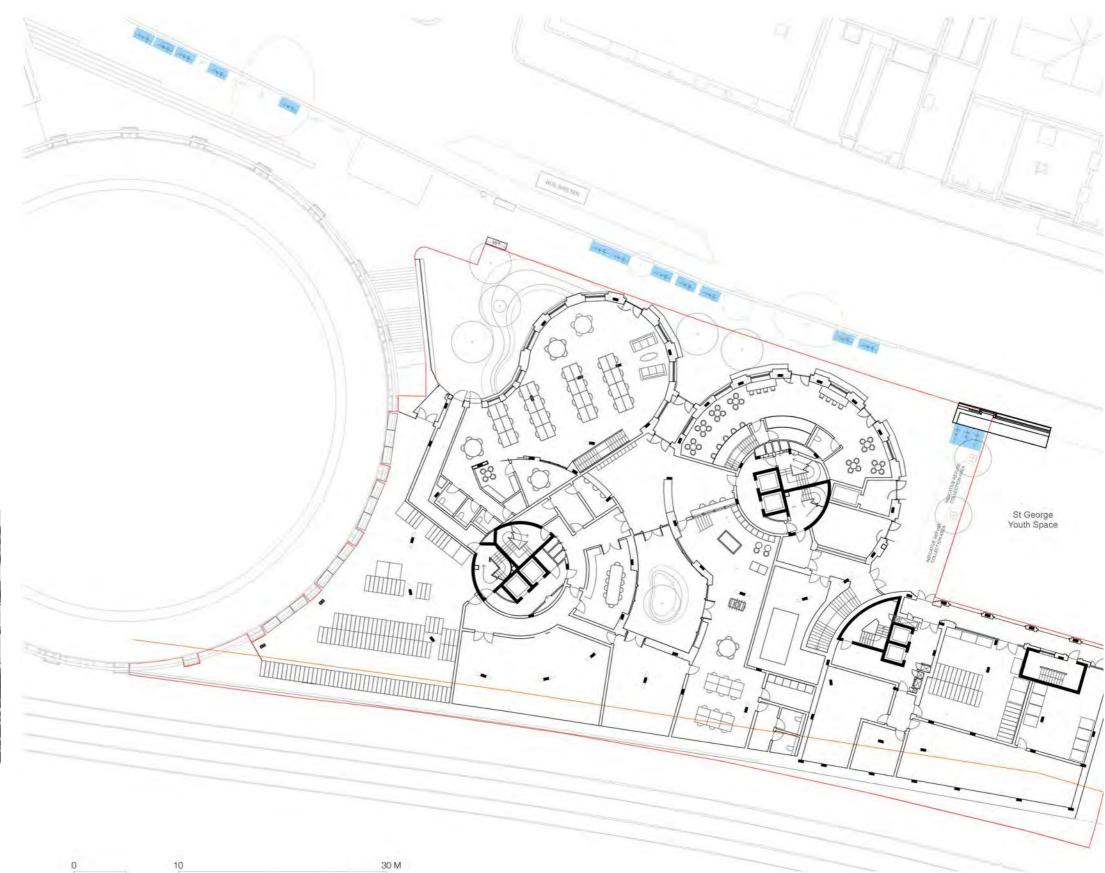
5.16 Short Stay Cycle Parking

15 cycle stands are required for short stay parking provision, in accordance with GLA guidance.

'M' cycle stands in stainless steel finish are proposed.

3 stands are within the site boundary near to the residential entrance.

12 stands are positioned along the edge of the footway evenly distributed along the frontage of the building and accessible from all the entrances.





Proposed 'M' cycle stands in stainless steel

KEY

1

proposed cycle stands

5.17 Urban Greening Factor

The proposal achieves an Urban Greening Factor of 0.33.

The proposal strikes a balance between hard-landscaped amenity space and soft landscaping within the site footprint.

Intensive green roof has been maximised wherever possible and the proposal achieves a good balance with the rooftop plant space. The total area of intensive green roof is 440 sqm, across roof levels 9, 11, and 12.

Intensive green roof and blue roof are implemented on podium level too.

Vertical greening in form of climbing plants on roof levels maximise the green coverage.



Surface Cover Type	Factor	Area (m2)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	808	646.4	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	200	160	Existing retained trees are included in this category
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) Pmeets the requirements of GRO Code 2014.	0.7	0	0	
Flower-rich perennial planting.	0.7	24	16.8	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall modular system or climbers rooted in soil.	0.6	100	60	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving, blue roof	0.1	436	43.6	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			926.8	
Total site area (m2)		2781		
Urban Greening Factor			0.33	

5.18 Public Open Space Assessment

The public open space area requirement is calculated using methods set out in Camden Planning Guidance methods:

Dwelling type	Quantum (sqm) per person	Number of dwellings	Total POS required
Residential	9sqm x 2.12 (average household size in Camden Town ward)	24	458sqm
PBSA	6.75sqm	265	1,789sqm

Public open space overview:

The existing site provides no public open space, being enclosed by a wall all along the frontage onto Chalk Farm Road. The proposal makes significant improvement to this condition by opening the ground floor open space to public access, improving also the relationship between the site and the public footpath, besides adding a new socialising and resting space and street greenery. The proposal therefore improves condition for both residents and the wider community.

The proposal secures private outdoor amenity for residents and students, away from the main road and optimally located for daylight and sunlight.

	Quantum (sqm)
POS required	2,247sqm
POS provided	336sqm
Balance	-1,911sqm

Other types of open space:

633 sqm private outdoor amenity shared by residents and students

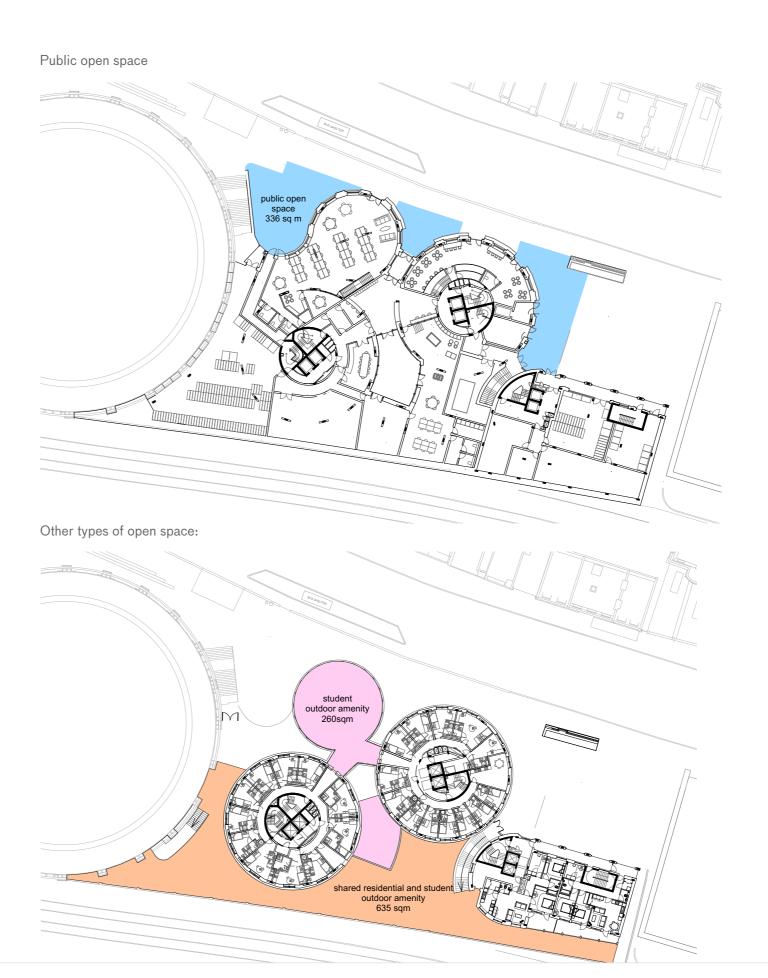
226 sqm private outdoor amenity for student

KEY

336 sqm public open space

 $\textbf{635 sqm} \ \text{outdoor amenity playable space for residents and students}$

260 sqm student roof terrace garden and courtyard



5.19 Play Space Assessment

Play provision has been calculated with LB Camden's Public Open Space Planning Guidance and Student Housing Planning Guidance.

PLAY (10sqm per child benchmark) SECTION 1.35 OF POLICY

Under 5: 110 sqm 5-11: 85 sqm 12-15: 39 sqm

Total 234 sqm

Play for ages O-4 and 5-11 may be provided within the residents' shared outdoor amenity space.

Play for ages 12-15 must be within 800m walking distance and therefore can be provided by Talacre Gardens, which is a 9 minute walk (or 700m) with 2 pedestrian crossings. Refer back to 'Landscape Context' page for walking routes.

39 sqm play area for ages 12-15 to be provided off-site.

Key



play area for ages 0-4 110 sqm



play area for ages 5-11 85 sqm

(volumes to scale with plan)



5.20 Landscape Management & Maintenance

1.1 Maintenance objectives

Maintenance is fundamental to the successful creation of places and neighbourhoods. We recognise that a cared for environment helps foster a sense of pride and ownership in residents.

A successful landscape takes time to mature. The maintenance of the landscaped areas will ensure the successful establishment of high quality hard and soft landscape spaces. Hard and soft landscape areas will be carefully maintained to ensure they develop into mature and attractive landscape spaces.

Typical maintenance activities

- Maintenance shall include watering to establishment, pruning, pest and disease control, weeding, adjusting tree guys (twice a year), tree security checked (twice a year) stakes, ties, topping up mulch and applying fertiliser.
- Any plants which fail to thrive will be replaced annually (tree to 100%, shrubs and ground cover to fill gaps).
- Biodegradable arisings such as grass cutting, tree roots, shrub and pruning arisings will be removed to local composting bins.
- Hard surfaces and gravel areas will be kept weed and litter free, surface gulleys and channels free from mud, silt and other debris. Damage to surfaces will be repaired to match the original specification.
- Fences, gates and railings will be maintained in good functioning order and damaged components replaced.

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