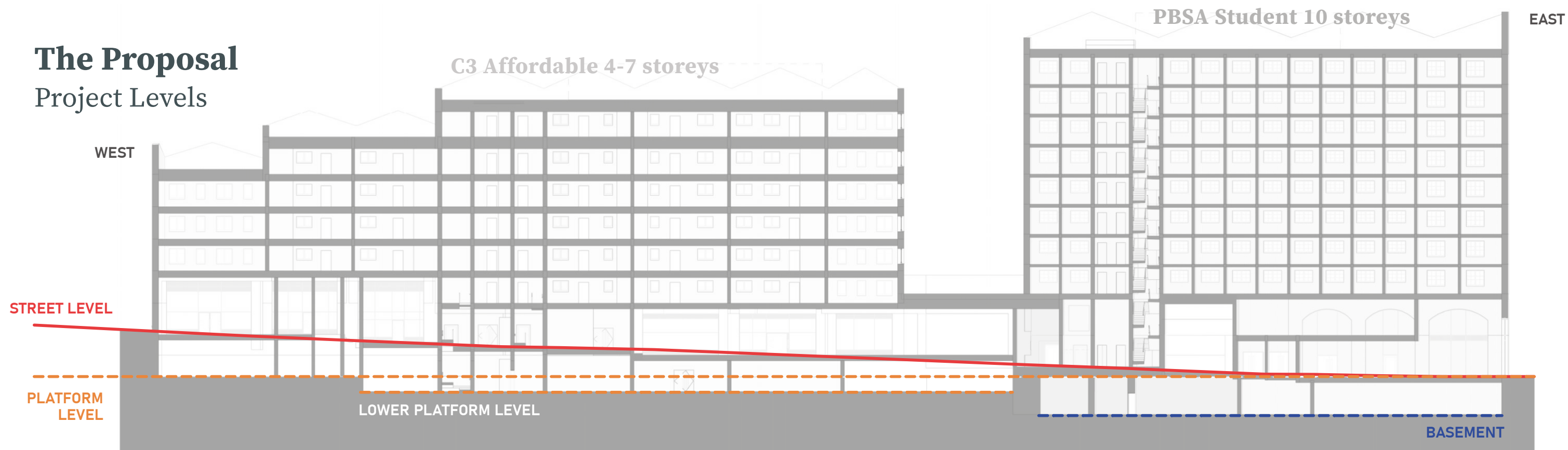


The Proposal Project Levels

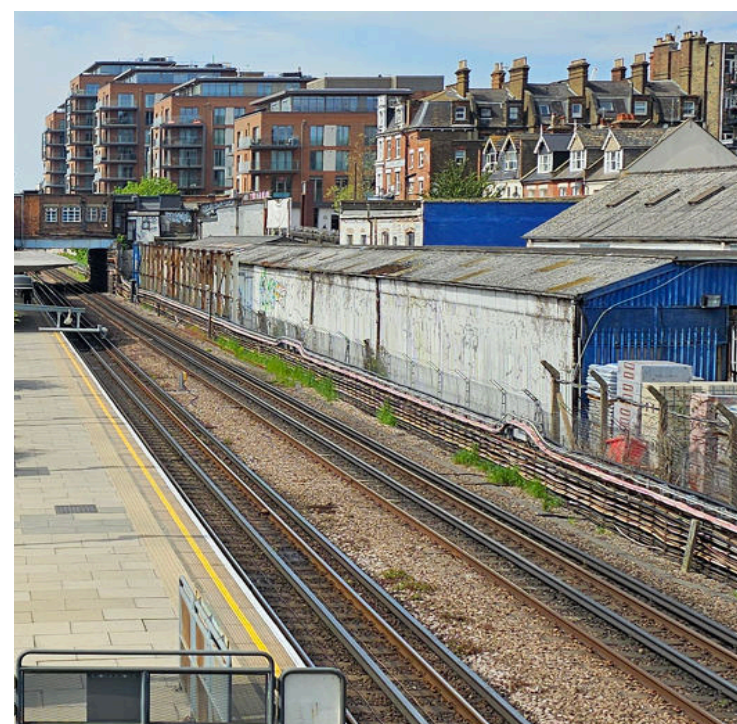


Section A-A: West-East

The levels across the site vary significantly along Blackburn Road meaning the lower floors are stepped across multiple levels. This allows entrances with level access to be introduced at various points along Blackburn Road, activating the street frontage.

Levels Key:

- **STREET LEVEL** **'Street level'** refers to the various levels at ground floor that provide level access to the sloping pavement on Blackburn Road. In the application drawing set this covers the ground floor of the C3, PBSA and commercial elements.
- - - - **PLATFORM LEVEL** **'Platform level'** refers to the lower ground level to the south of the site, level with the TfL tracks. 'Platform level' meets the sloping 'Street level' at the east of the site. In some areas of the plan partial excavation has been required which has been deemed **'Lower Platform Level'**. Both of these levels have access to natural light from the south.
- - - - **BASEMENT** A fully excavated **Basement** lies under the eastern portion of the site only.



PLATFORM LEVEL - SOUTH

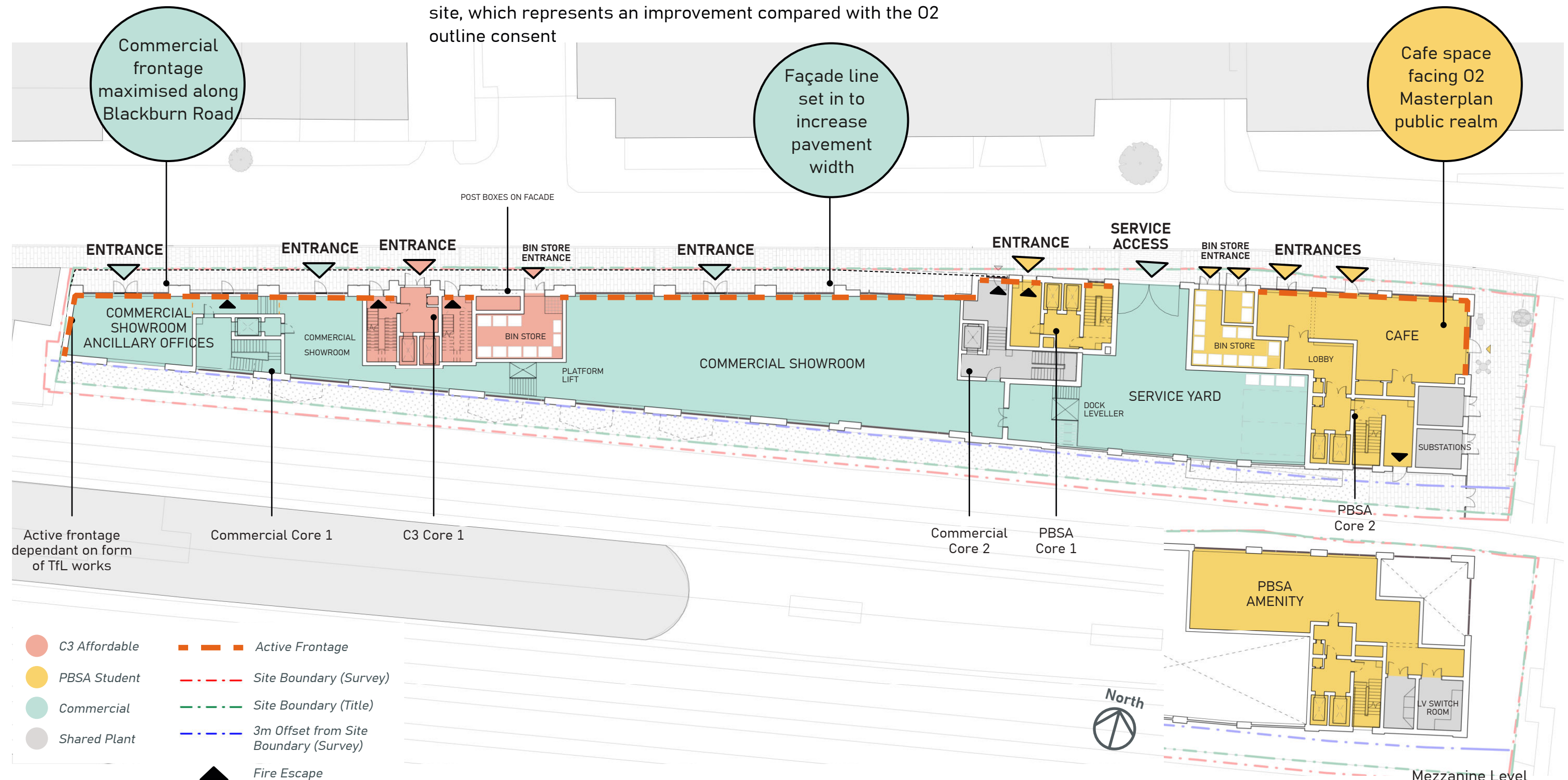
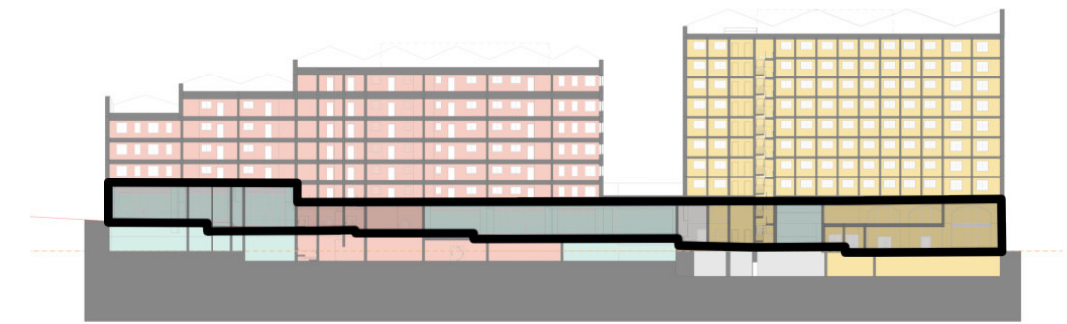


STREET LEVEL - NORTH

The Proposal

Street Level

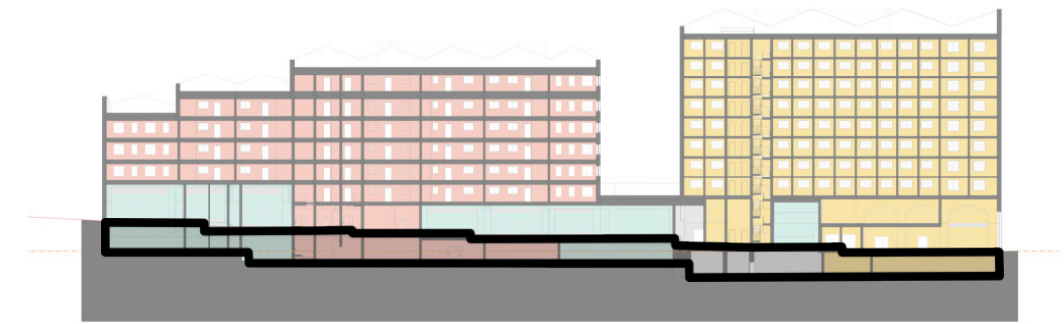
- Active frontage has been maximised along Blackburn road with uses including a flexible commercial/business space (comprising showrooms, retail and ancillary offices), residential entrances and a cafe space
- The cafe also overlooks the new public realm works (subject to S106 & 278 agreement)
- Efficient core layouts reduce frontage on the façade
- A service yard allowing the commercial use to be serviced on site, which represents an improvement compared with the 02 outline consent



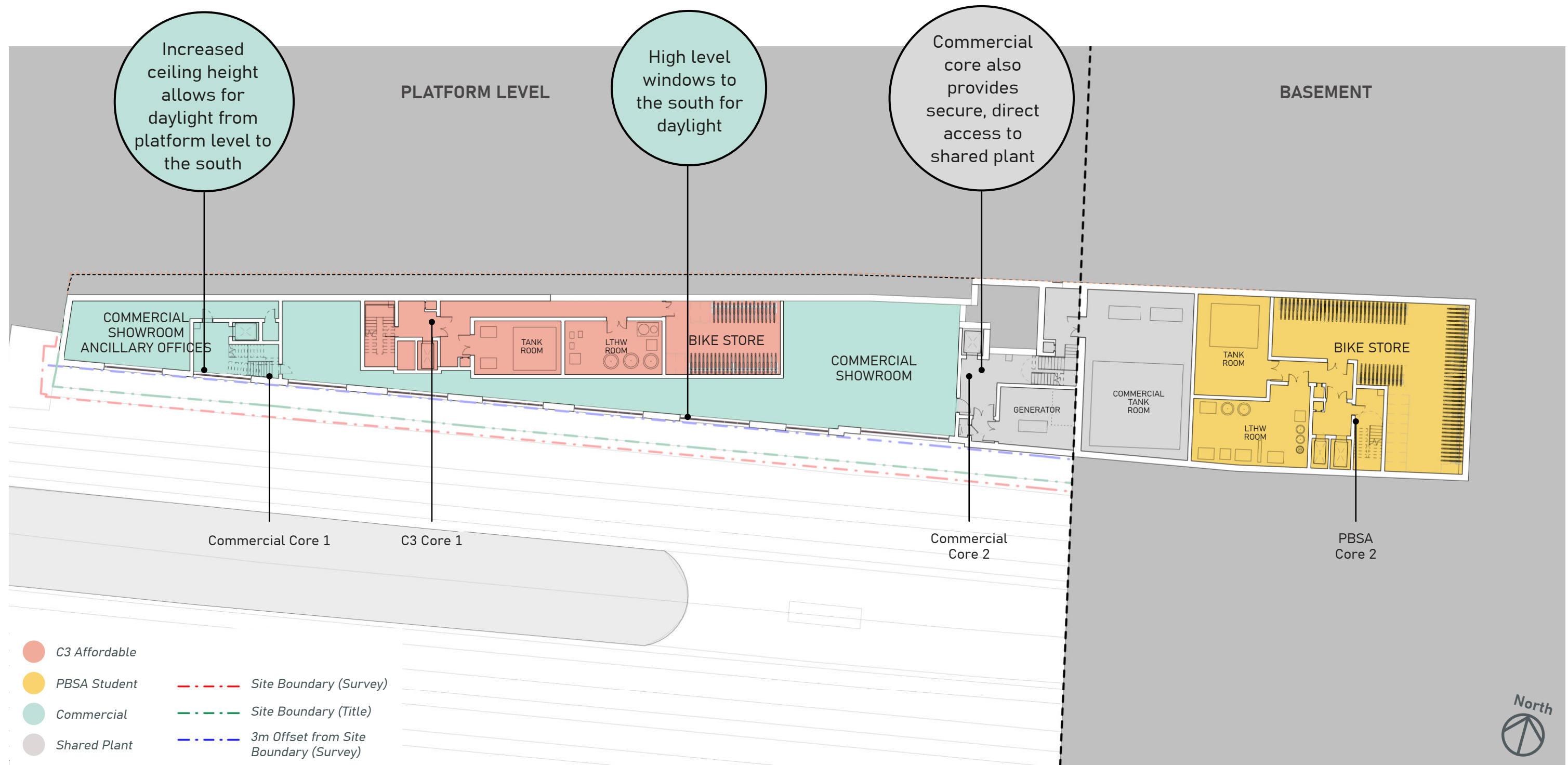
The Proposal

Platform Level/Basement

- The flexible commercial/business space has also been located at platform level enabled by glazing to the south allowing daylight in
- The majority of plant spaces and both bike stores have been located at platform/basement level to maximise active frontage on Blackburn Road
- The north wall of this level is set back to keep clear of the existing retaining wall



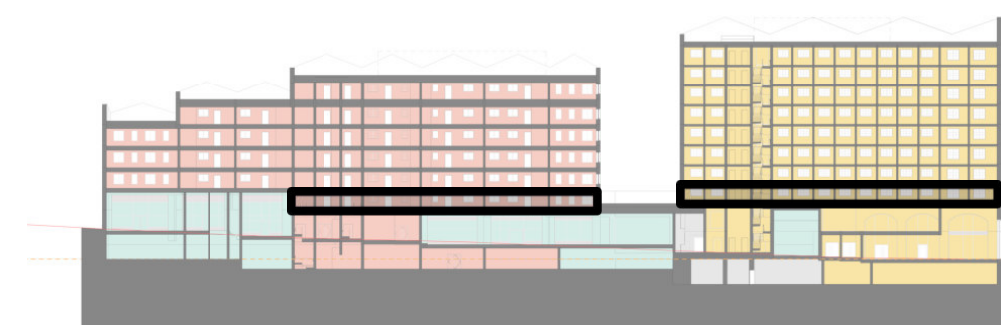
East-West Section



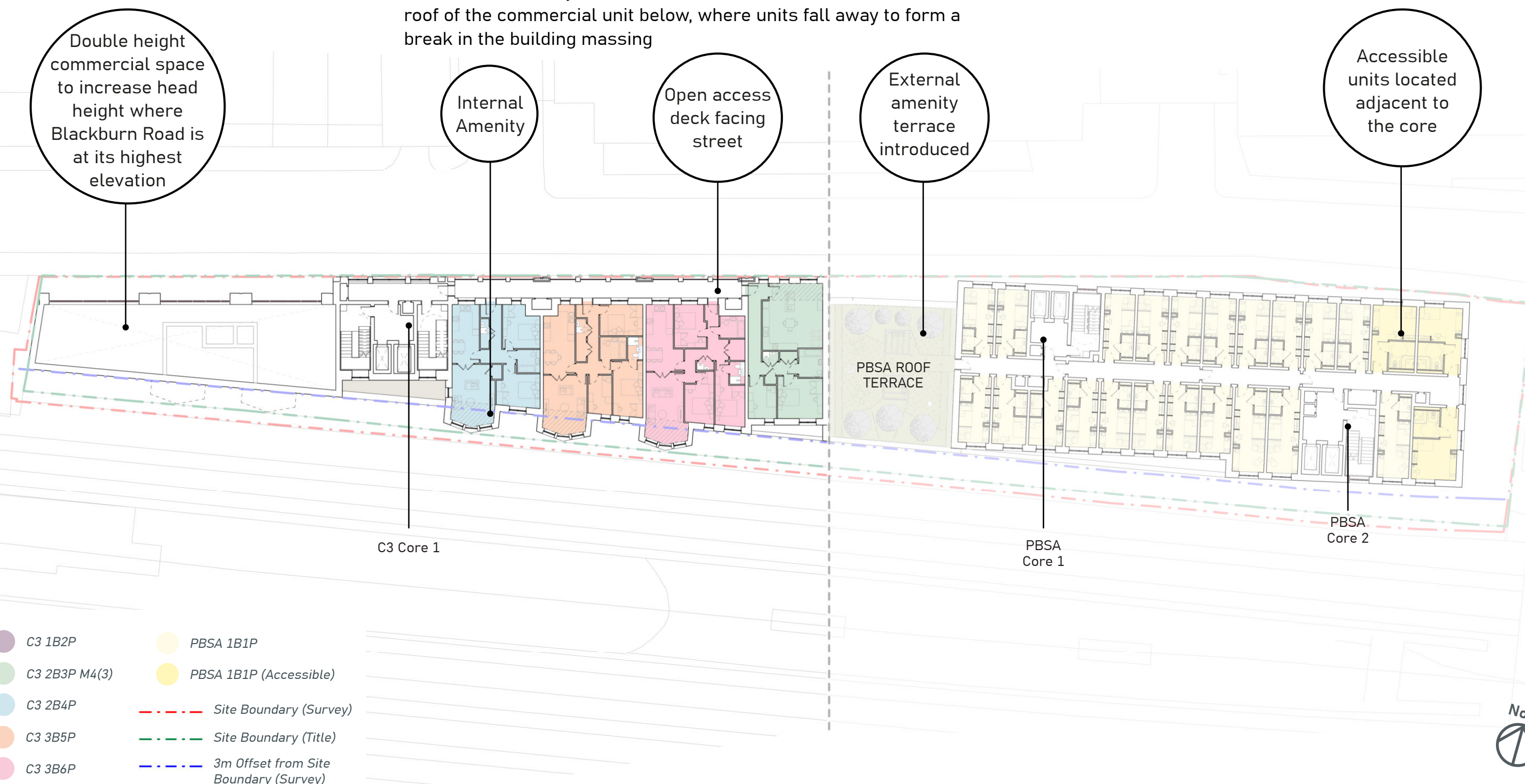
The Proposal

Level 01

- 100% of C3 affordable apartments are dual aspect
- Internalised amenity added to the living rooms for use all year round
- An open access deck faces onto Blackburn Road to enliven street frontage
- Dual means of escape are provided for both the C3 and PBSA elements
- An external amenity roof terrace for the PBSA element sits on the roof of the commercial unit below, where units fall away to form a break in the building massing



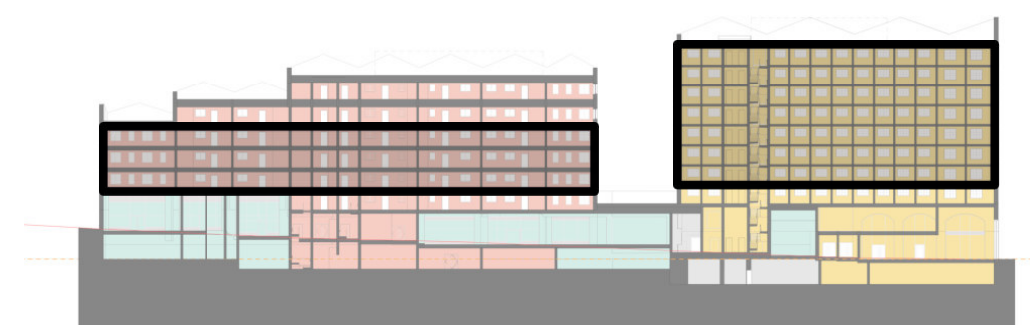
East-West Section



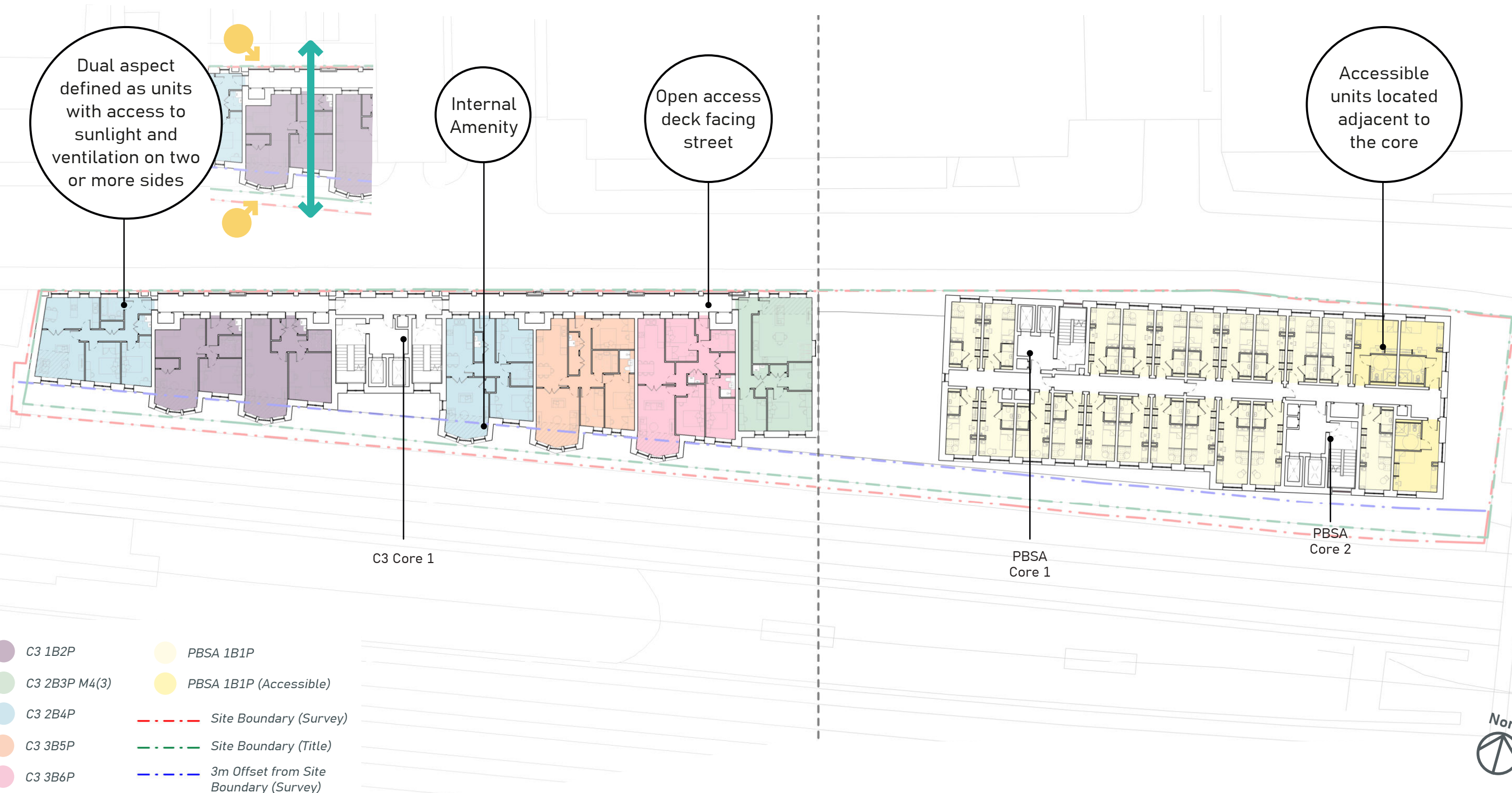
The Proposal

Typical Floor

- 100% of C3 affordable apartments are dual aspect
- Internalised amenity added to the living rooms for use all year round
- An open access deck faces onto Blackburn Road to enliven street frontage
- Dual means of escape are provided for both the C3 and PBSA elements



East-West Section



The Proposal

C3 Level 05

- The building form of the C3 element drops down towards West End Lane to keep within the heights of the neighbouring buildings on the High Street



East-West Section

Height of the C3 element drops down towards West End Lane responding to neighbouring heights

Access for maintenance only

C3 Core 1

PBSA Core 1

PBSA Core 2

- | | |
|--|---|
| ● C3 1B2P | ● PBSA 1B1P |
| ● C3 2B3P M4(3) | ● PBSA 1B1P (Accessible) |
| ● C3 2B4P | - - - Site Boundary (Survey) |
| ● C3 3B5P | - - - Site Boundary (Title) |
| ● C3 3B6P | - - - 3m Offset from Site Boundary (Survey) |



The Proposal

C3 Level 06

- The building form of the C3 element drops down again to form an external amenity terrace for the residents



East-West Section

Height of the C3 element drops down to form an accessible amenity roof terrace

C3 ROOF TERRACE

C3 Core 1

PBSA Core 1

PBSA Core 2

- | | |
|--|---|
| ● C3 1B2P | ● PBSA 1B1P |
| ● C3 2B3P M4(3) | ● PBSA 1B1P (Accessible) |
| ● C3 2B4P | --- Site Boundary (Survey) |
| ● C3 3B5P | --- Site Boundary (Title) |
| ● C3 3B6P | --- 3m Offset from Site Boundary (Survey) |



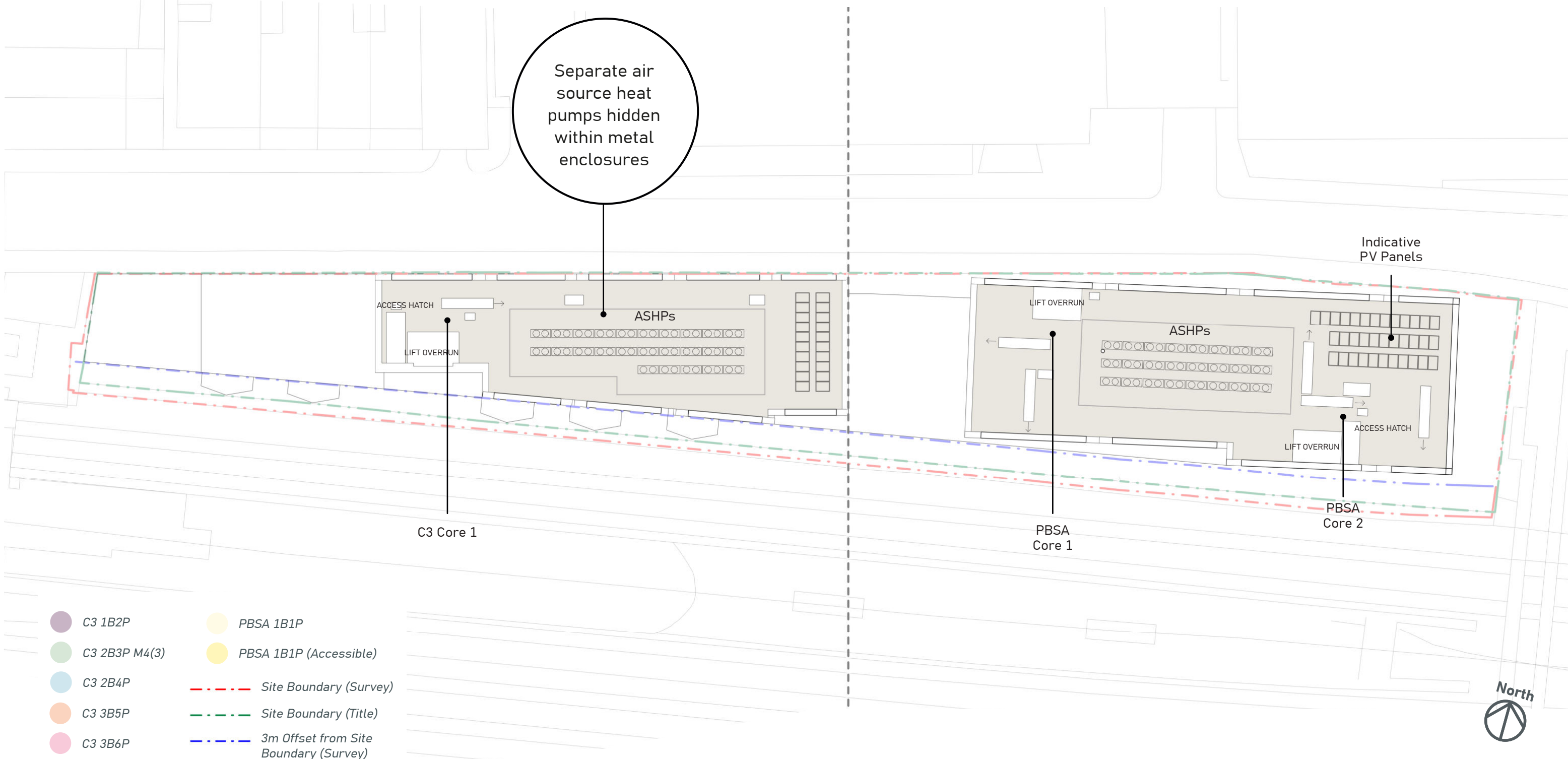
The Proposal

Roof

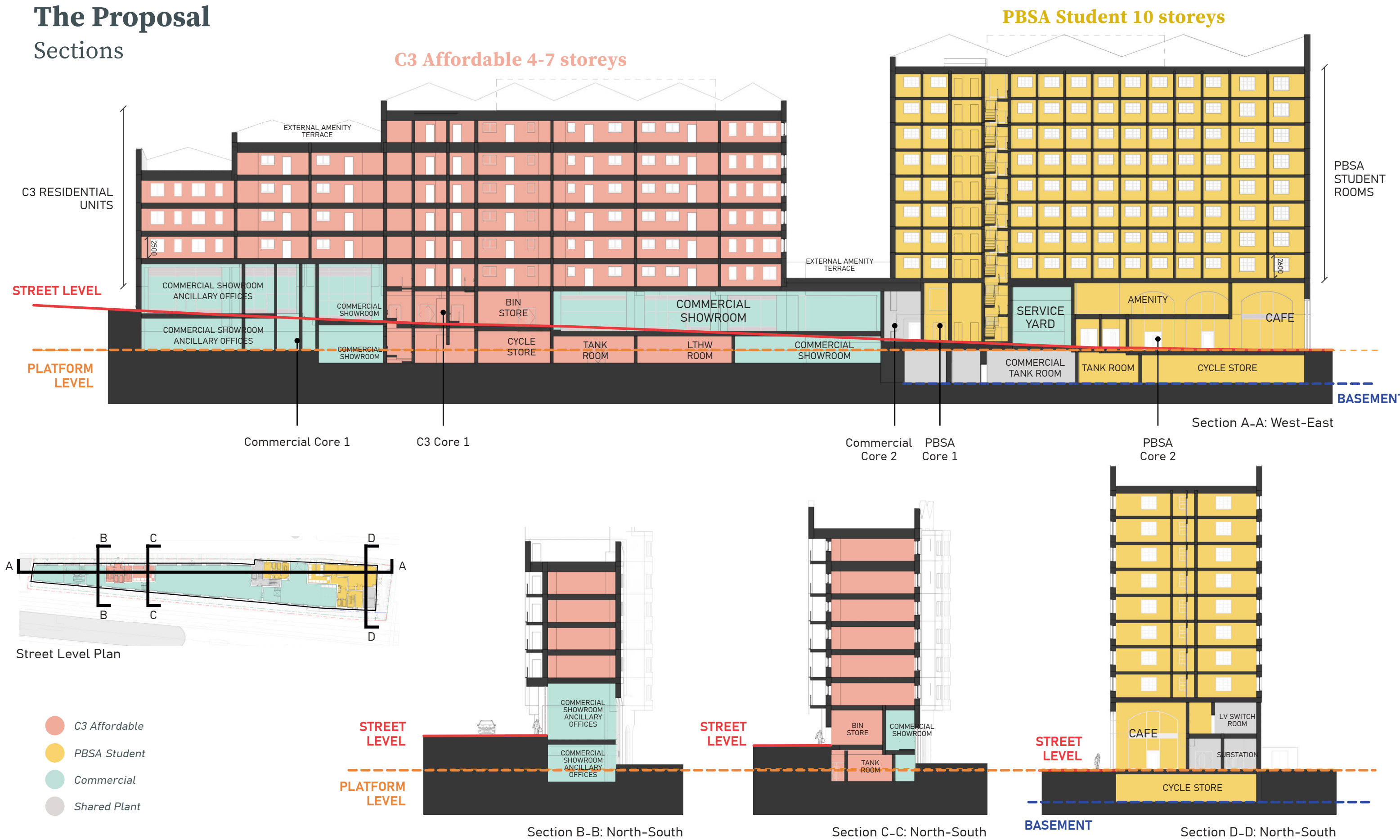
- Two sets of air source heat pumps have been provided, one on the roof of the C3 element and one on the roof of the PBSA element enabling both elements to operate separately



East-West Section



The Proposal
Sections



The Proposal

Accommodation Schedule

The percentage of affordable units and the proposed affordable mix meet criteria set out in Camden's Housing CPG.(Jan 2021).

40.7%
Affordable by
habitable rooms

43.1%
Affordable by
NIA

37.8%
Affordable by
GIA

PBSA Student - 192 Rooms

PBSA Student Rooms Types					
	1B1P-A	1B1P-B	1B1P-C	1B1PW-A	1B1PW-B
Average (sqm)	17.4	17.5	22.5	24.5	27.3
hab rooms	1	1	1	1	1

PBSA Student Rooms Mix					
Total Rooms per type	128	16	24	16	8
Proposed Mix	67%	8%	13%	8%	4%
Total Rooms	192				
Total hab/rms per type	128	16	24	16	8
Total hab/rms	192				

12% Accessible

C3 Affordable - 35 Units

C3 Affordable Home Sizes		*		*	
	1B2P	2B3PW	2B4P	3B5P	3B6P
Average (sqm)**	63.0	85.7	82.7	98.8	105.5
hab rooms	2	3	4	5	5

* Unit has separate kitchen/dining and living rooms

** Areas include added internal amenity space

C3 Affordable Homes Mix					
Total Units per size	8	4	11	6	6
Proposed Mix	23%	43%		34%	
Total Units	35				
Total hab/rms per size	16	12	44	30	30
Total hab/rms	132				

11% M4(3)

C3 Affordable - Tenure Split

Social Rent				Intermediate	
69%				31%	
24				11	
Housing CPG - January 2021 - 3.38 Preferred Mix of social-affordable rented housing				Housing CPG - January 2021 - 3.44 Preferred Mix of intermediate rented housing	
2B		3B		1B	2B
35%		50%		Highest Priority	
Proposed Mix					
2B3PW	2B4P	3B5P	3B6P	1B2P	2B4P
17%	33%	25%	25%	73%	27%
4	8	6	6	8	3
Hab Rooms Split					
104				28	
79%				21%	