

The Proposal

West Elevation - **Scenario 2**
TfL Square with Kiosk

View of proposal and West Hampstead Station Entrance from West End Lane



The Proposal

West Elevation - Scenario 3 TfL Square

Scenario 3 considers the proposal after the completion of the TfL Station works. In this scenario, the station works introduce a raised public square that extends to the western elevation of the proposed building. As such, a connection to the square can be facilitated by raising the internal floor height to be level with the square and introducing an area of glass curtain walling.

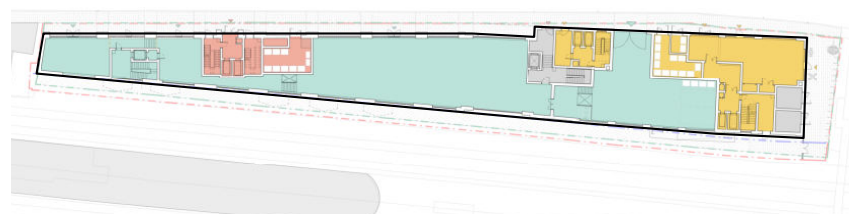
The plan enables the western portion of the commercial space to be sectioned off and used for a different function such as a cafe space fronting onto the TfL square.

View of proposal and West Hampstead Station Entrance from West End Lane

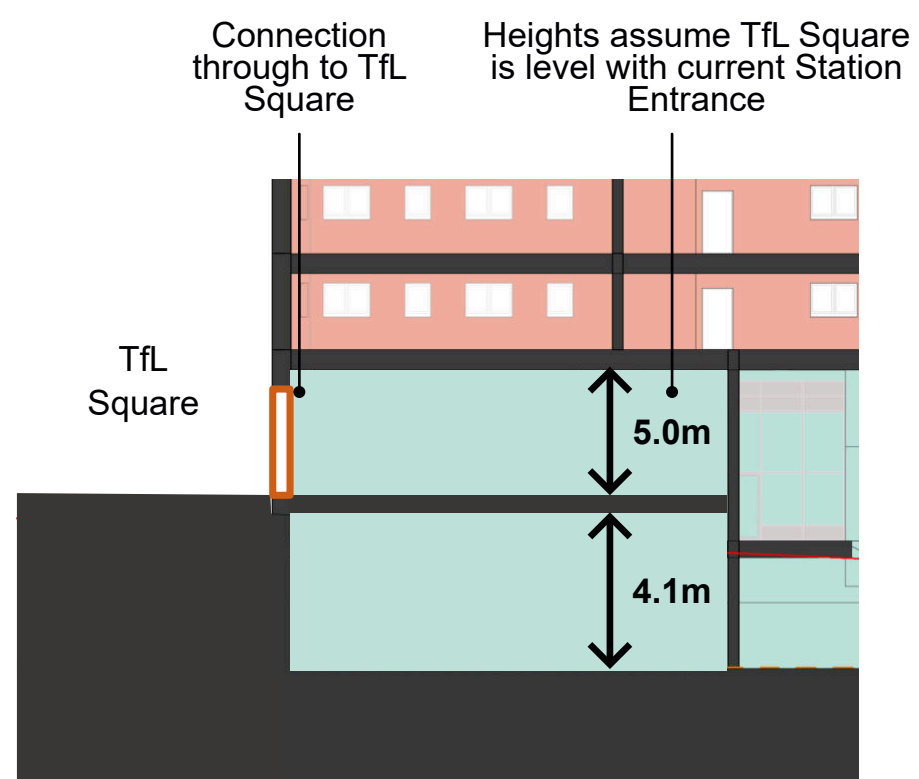


The Proposal

West Elevation - **Scenario 3** TfL Square



Street Level Plan



Section through west commercial space

Elevation View from West End Lane



The Proposal

West Elevation - **Scenario 3**
TfL Square

View of proposal and West Hampstead Station Entrance from West End Lane



The Proposal

Overview - Blackburn Road



6.0

Quality of Accommodation

Quality of Accommodation

Tenure Plans

C3 Affordable Homes

The C3 side of the scheme is designed as tenure blind, meaning the architectural expression between the C3 social rent and intermediate tenures is indistinguishable. Across all floors, the core divides the social rent and the intermediate C3 tenures so these are accessed from separate decks. Level 01 occupies a half-floor with double height commercial space to the west. The same is true of level 06 with a half floor next to the C3 roof terrace. The westernmost unit is dropped on level 05.

There are 24 social units (79% by habitable room / 69% by unit) and 11 intermediate units (21% by habitable room / 31% by unit).

PBSA Student Rooms

The typical floor of the PBSA element stacks all the way up the building with no change in the building footprint.



- C3 Intermediate
- C3 Social Rent
- PBSA Student



Level 01 Plan

Level 01 Plan



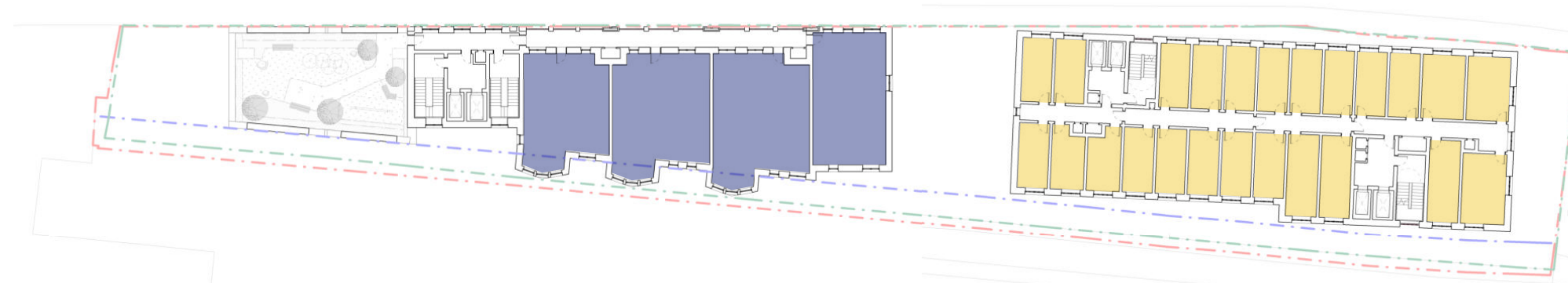
Level 02 - 04 Plan

Level 02 - 08 Plan



Level 05 Plan

Level 02 - 08 Plan



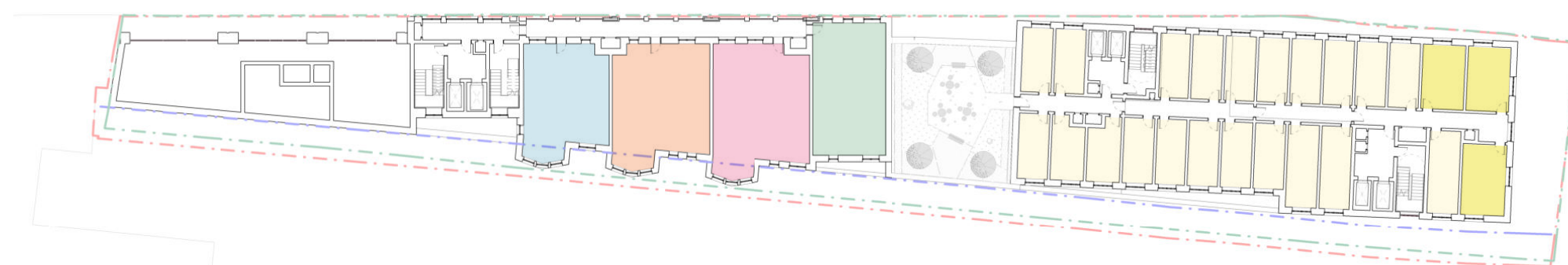
Level 06 Plan

Level 02 - 08 Plan

Quality of Accommodation

Unit Type Plans

The following plans show the distribution of different sized affordable homes and student rooms in the scheme.



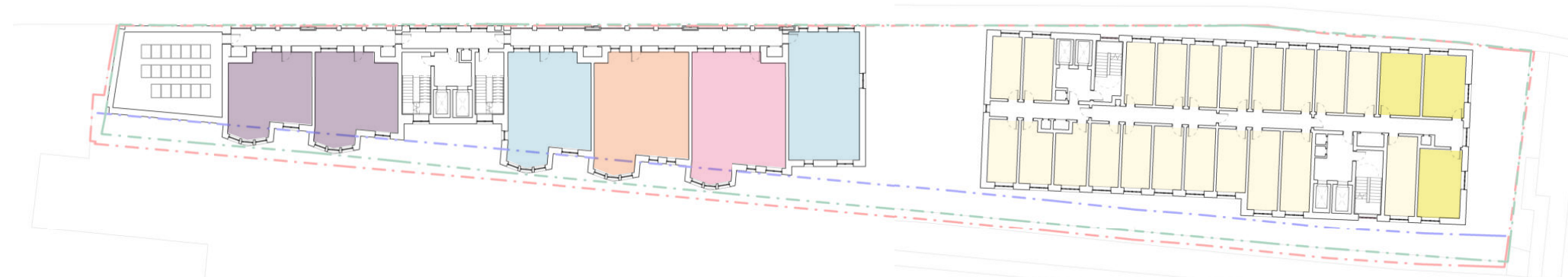
Level 01 Plan

Level 01 Plan



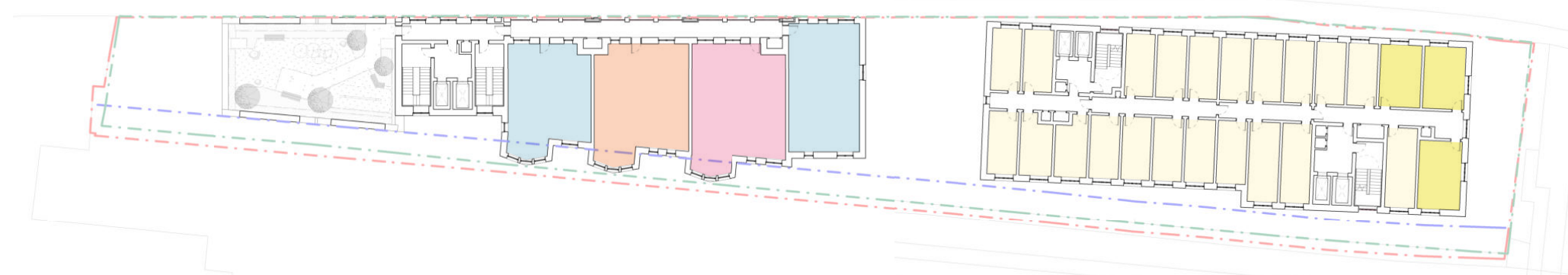
Level 02 - 04 Plan

Level 02 - 08 Plan



Level 05 Plan

Level 02 - 08 Plan



Level 06 Plan

Level 02 - 08 Plan



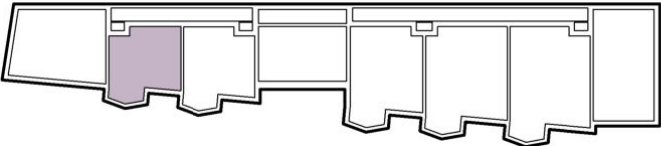
- C3 1B2P
- C3 2B3P M4(3)
- C3 2B4P
- C3 3B5P
- C3 3B6P
- PBSA 1B1P
- PBSA 1B1P (Accessible)

Quality of Accommodation

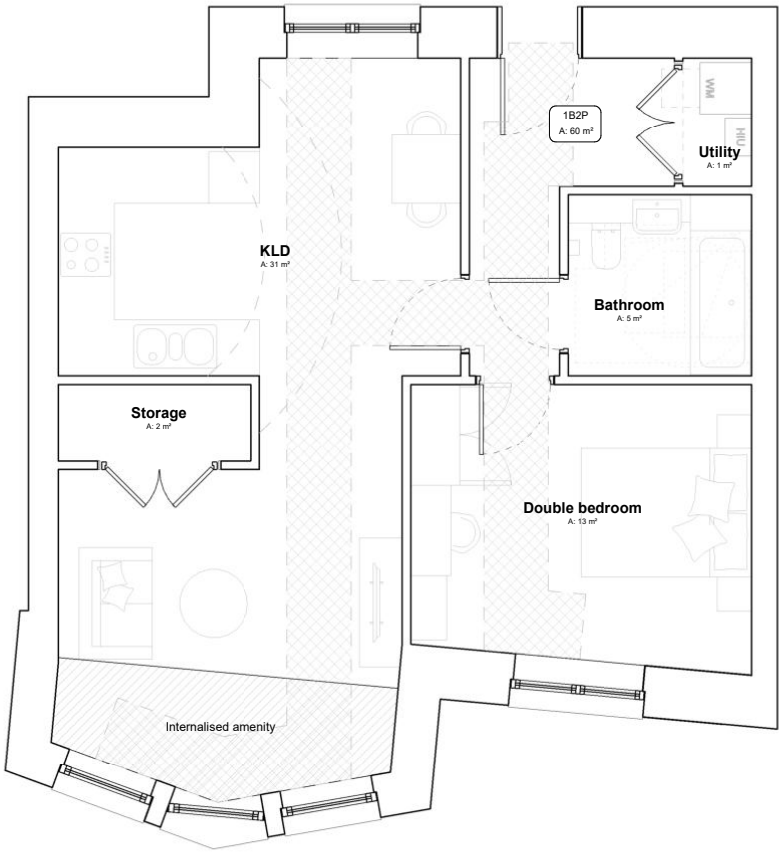
C3 Affordable Homes - Unit Layouts



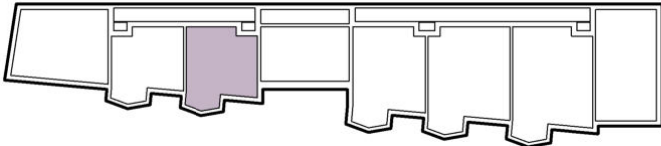
1B2P - Type 1



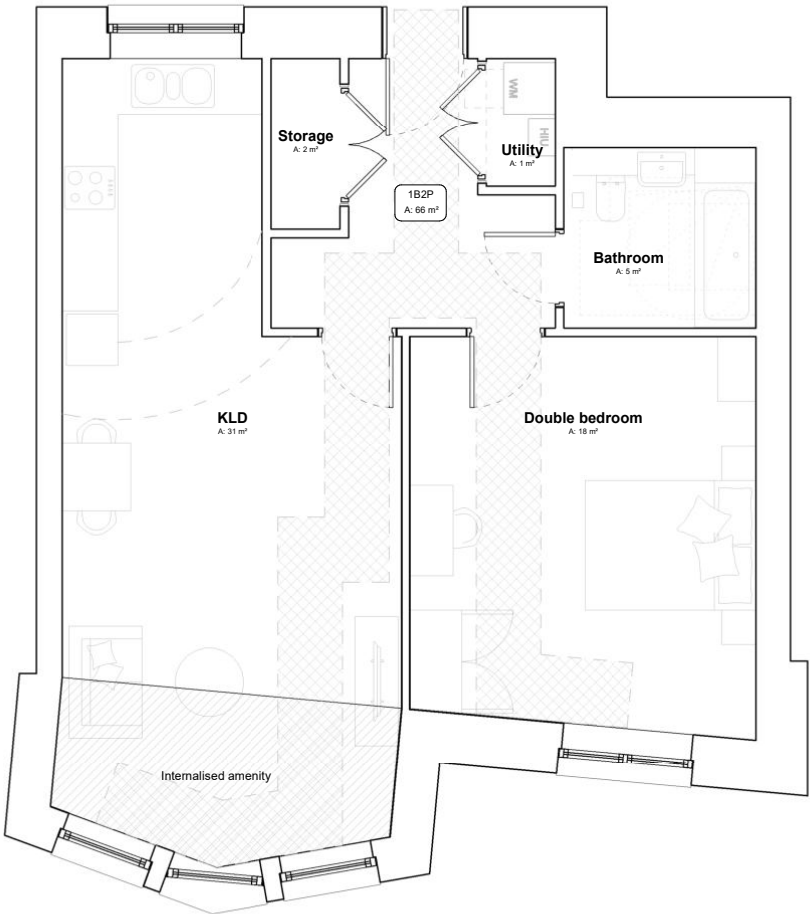
C3 Levels 02-05



1B2P - Type 2



C3 Levels 02-05



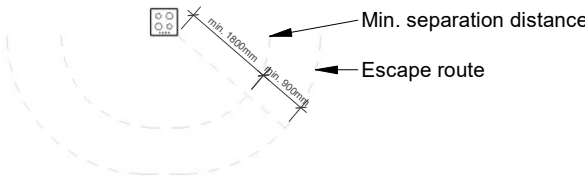
Legend:



1500mm turning zone



750mm clear access zone to window

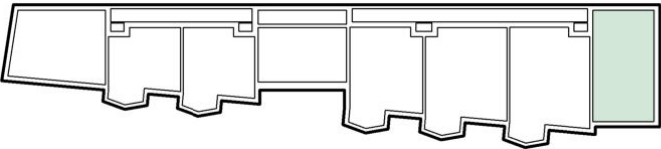


Quality of Accommodation

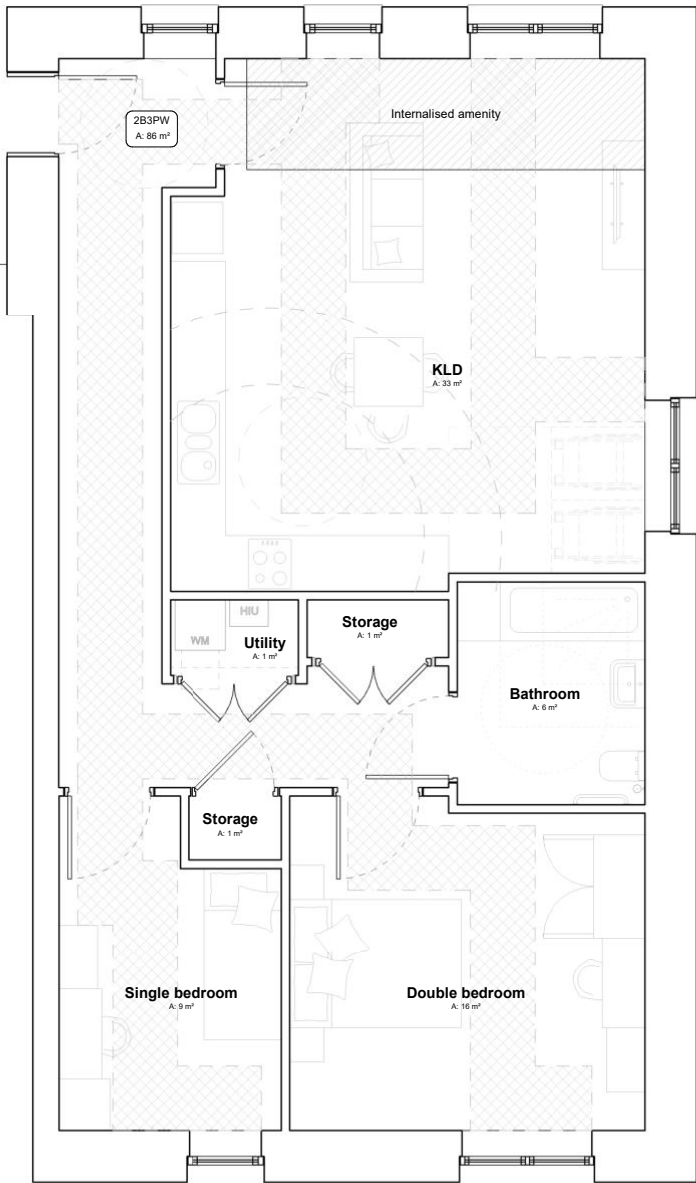
C3 Affordable Homes - Unit Layouts



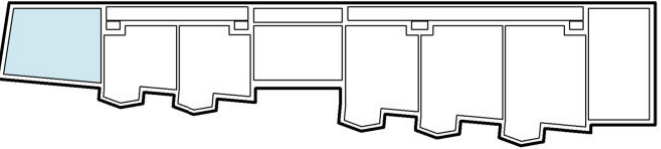
2B3P Accessible - Type 1



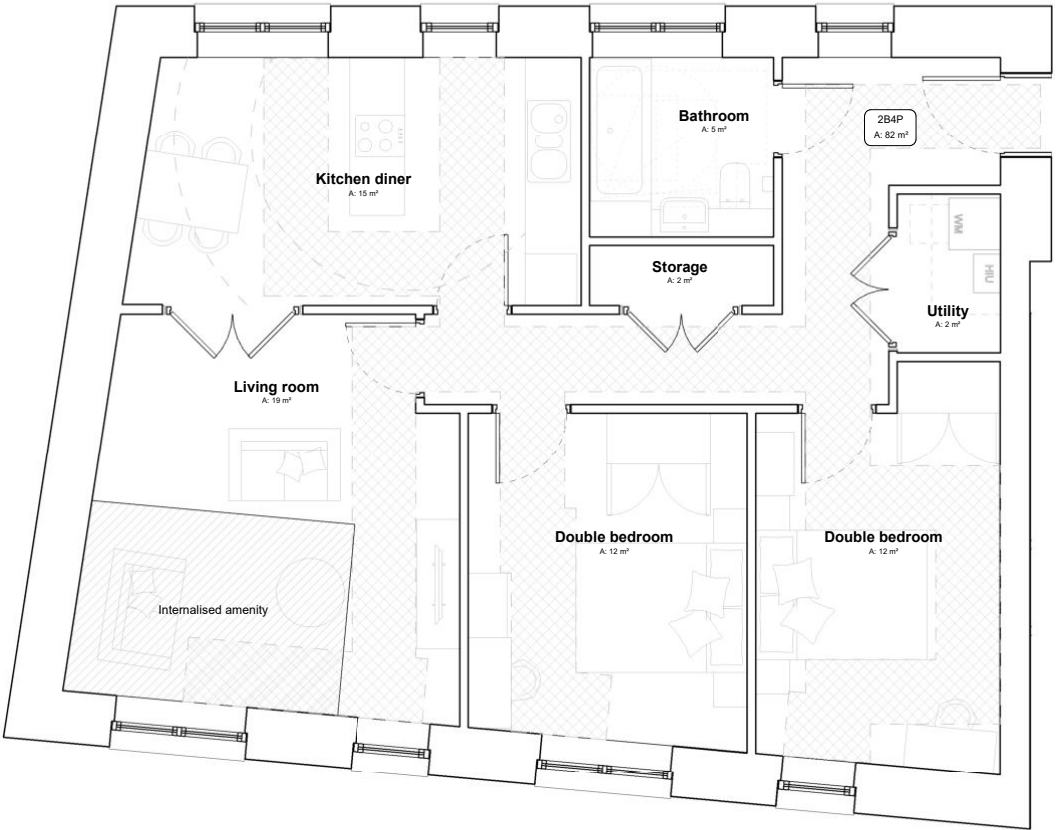
C3 Levels 01-04



2B4P - Type 1



C3 Levels 02-04



Legend:



1500mm turning zone



750mm clear access zone to window

