

4

Residential development standards

Design

Amenity for close neighbours/Rochester Place

*to be referenced with
drawings part 2: setting of site within
Rochester Place*

Residential development standards

166 flats: 579 beds

affordable flats 46: 173 beds
 intermediate flats 37: 105 beds
 private flats 83: 301 beds

Camden's request is 50:50 social to private residential.
 There are 83 social: 83 private;
278 social beds: 301 private beds.

90 x 4-person flats; 62 are undersized [70%].
13 x 5-person flats; one is undersized.
17 wheelchair accessible flats; 11 are undersized [65%]

block A: 5 undersized 4-person flats.
 1 x 3-bed wheelchair accessible is exactly 61²m.
 all 6 are wheelchair accessible
block D: 14 undersized 4-person flats.
block E: 11 undersized 4-person flats.
 3 of the 11 are wheelchair accessible.
block B: 11 undersized 4-person flats.
 2 of the 11 are wheelchair accessible.
block C: 8 undersized 4-person flats.
block F: 12 undersized 4-person flats.
 1 undersized 5-person flat

Camden PG2: Housing, Residential development standards

4.14 The overall internal floorspace in new self-contained dwellings (excluding communal lobbies and staircases) should normally meet or exceed the minimum standards set out in the following table.

Number of Persons	1	2	3	4	5	6
Minimum floorspace (sq m)	32	48	61	75	84	93

4.15 For dwellings designed for more than 6 people, allow approximately 10sq m. per extra person. In order to successfully to provide ease of movement and storage space for wheelchair users, the council will normally [ask for] wheelchair housing dwellings to exceed the minimum floorspace standards. Please also refer to the section on 'Lifetime homes and wheelchair housing' in this CPG document.

4.16 The Council will expect bedrooms to meet or exceed the following minimum sizes:

- First and double bedrooms - 11.0 sq m
- Single bedrooms - 6.5 sq m

Rochester Place egress

265 residents

132 cycles

??? visitors

deliveries to 75 flats
(food, parcels, furniture)

Refuse wagons/delivery vehicles/removal vehicles cannot travel down the road way without using the footway; there are no delivery bays.

Where are vehicles parked for deliveries to the 5 flats on Camden Road (which front the red route)?

entrance A/courtyard: common to pedestrians, disabled bay

egress for 74 people and visitors

[including 5 flats for the 'less able']

42 cycles

vehicle [which can only allow wheelchair loading/access driver's side]

entrance D/courtyard: common to pedestrians, disabled bay and bins

egress for 22 people and visitors

/40 cycles

vehicle [which must allow wheelchair loading/access]

entrance D: pedestrians only

egress for 72 people and visitors

/40 cycles

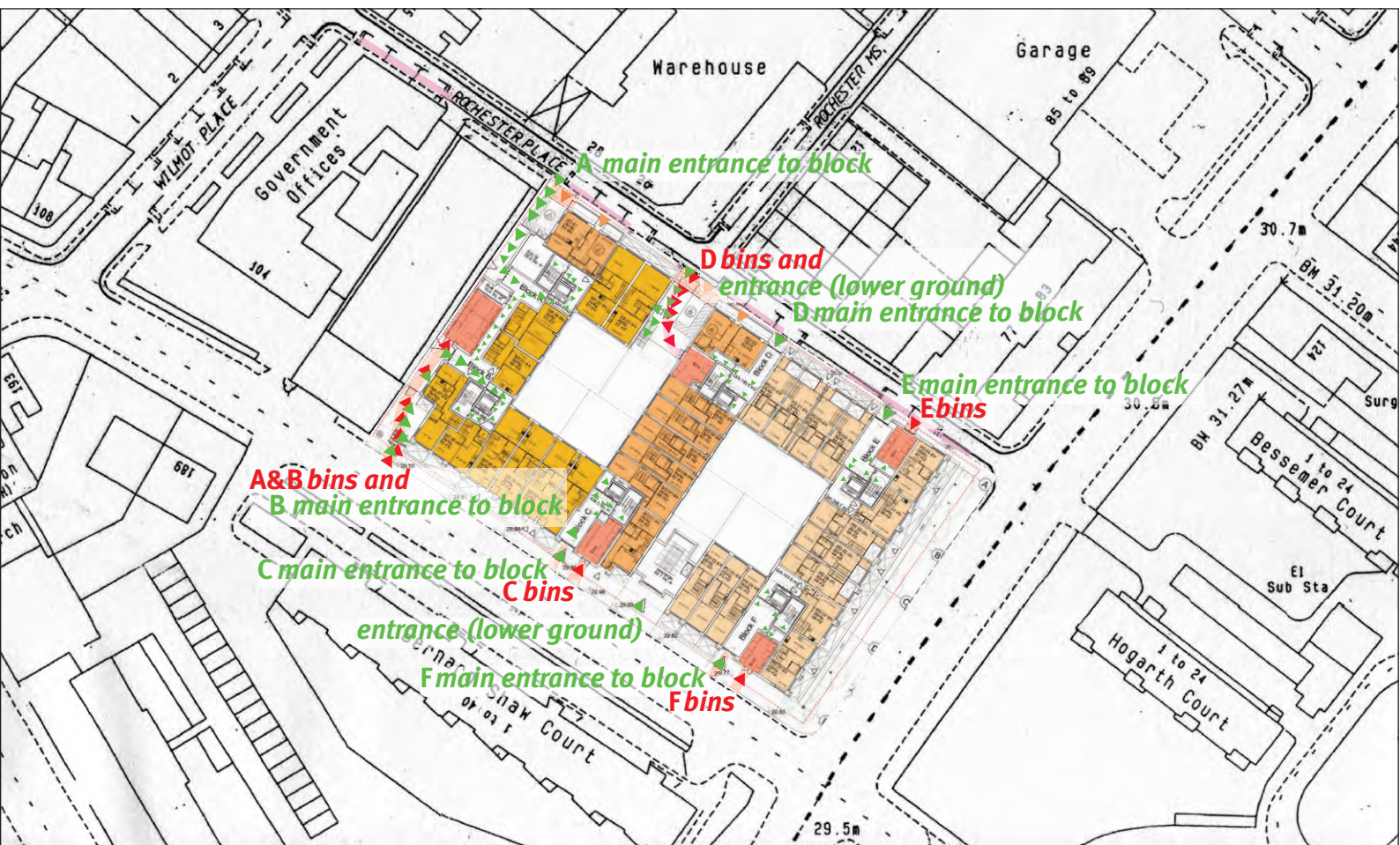
entrance E: pedestrians only

egress for 82 people and visitors

[including 8 flats for the 'less able']

52 cycles

15 of the total 17 wheelchair accessible flats are accessed off Rochester Place a narrow uneven/setted road.



St Pancras Way egress

294 residents

160 cycles

??? visitors

deliveries to 85 flats
(food, parcels, furniture)

There are no delivery bays; 'red route' lines 50% of façade.

entrance B courtyard: common to pedestrians and bins

egress for 65 people and visitors

[including 2 flats for the 'less able']

48 cycles

egress 21 meters from the curb edge

entrance C: pedestrians only

egress for 80 people and visitors

52 cycles

entrance concierge: pedestrians only

egress for 14 people and visitors

entrance F: pedestrians only

egress for 107 people and visitors

60 cycles

core A egress
74 people:
Rochester Pl (direct)
for 3 people

A

floor level	Block						flat number	beds	people	Ⓢ	size sq.m.	Rochester Place street		Rochester Place core/lift/stairs		core exit D RP	people	core exit E RP	people
	A	D	E	F	C	B						Rochester Place	people	core exit A RP	people				
lower ground/G	A						SR04	3	5					core exit A	5				
ground	A						SR01	2	3	Ⓢ		Rochester Place	3						
ground	A						SR02	4	6					exit A	6				
ground	A						SR03	4	6					exit A	6				
first	A						SR05	2	4	Ⓢ	70			exit A	4				
first	A						SR06	1	2		54			exit A	2				
first	A						SR07	1	2		51			exit A	2				
first	A						SR08	2	4	Ⓢ	72			exit A	4				
first	A						SR09	1	2		51			exit A	2				
second	A						SR10	2	4	Ⓢ	70			exit A	4				
second	A						SR11	2	3		61			exit A	3				
second	A						SR12	1	2		51			exit A	2				
second	A						SR13	2	4	Ⓢ	72			exit A	4				
second	A						SR14	1	2		51			exit A	2				
third	A						SR15	2	4	Ⓢ	70			exit A	4				
third	A						SR16	2	3		61			exit A	3				
third	A						SR17	1	2		51			exit A	2				
third	A						SR18	2	4	Ⓢ	72			exit A	4				
third	A						SR19	1	2		51			exit A	2				
fourth	A						SR20	1	2		50			exit A	2				
fourth	A						SR21	4	6		99			exit A	6				
fourth	A						SR22	3	5		86			exit A	5				
								77	6				3		74				

core D egress
72 people:
Rochester Pl (direct)
for 34 people

D

floor level	Block	flat number	beds	people	Ⓢ	size sq.m.	Rochester Place		core exit A RP	people	core exit D RP	people	core exit E RP	people
							Rochester Place	people						
lower ground/G	D	SO03	2	4			Rochester Place	4			/core exit D			
lower ground/G	D	SO04	2	4			Rochester Place	4			/core exit D			
lower ground/G	D/C	SO05	2	4			Rochester Place	4			/core exit D			
lower ground/G		C	SO06	2	4		Rochester Place	4			/core exit D			
ground/LG	D	SO02	1	2	Ⓢ	54	Rochester Place	2						
ground/LG	D	PD01	2	4			Rochester Place	4						
ground/LG	D	PD02	2	4			Rochester Place	4						
ground/LG	D	PD03	2	4			Rochester Place	4						
ground/LG	D	PD04	2	4			Rochester Place	4						
first	D	PD03	2	4		70					exit D	4		
first	D	PD04	1	2		50					exit D	2		
first	D	PD05	2	4		70					exit D	4		
first	D	PD06	2	4		71*					exit D	4		
second	D	PD07	2	4		70					exit D	4		
second	D	PD08	1	2		50					exit D	2		
second	D	PD09	2	4		70					exit D	4		
second	D	PD10	2	4		71*					exit D	4		
third	D	PD11	2	4		70					exit D	4		
third	D	PD12	1	2		50					exit D	2		
third	D	PD13	2	4		70					exit D	4		
third	D	PD14	2	4		71*					exit D	4		
fourth	D	PD15	2	4		71					exit D	4		
fourth	D	PD16	2	4		71					exit D	4		
fourth	D	PD17	2	4		72*					exit D	4		
fifth	D	PD18	2	4		83					exit D	4		
fifth	D	PD19	3	5		103*					exit D	5		
sixth	D	PD20	2	4		83					exit D	4		
sixth	D	PD21	3	5		102*					exit D	5		
				106						34		72		

core D egress
82 people:

E

floor level	Block	flat number	beds	people	Ⓢ	size sq.m.	Rochester Place		core exit A RP	people	core exit D RP	people	core exit E RP	people
							Rochester Place	people						
lower ground													core exit E	4
ground													core exit E	4
ground		PD01	2	4									core exit E	4
first		PD06	1	2		51							exit E	2
first		PD07	2	4		70							exit E	4
first		PD08	2	4	Ⓢ	70*							exit E	4
first		PD09	1	2	Ⓢ	50							exit E	2
first		PD10	2	4		70							exit E	4
second		PD11	1	2		51							exit E	2
second		PD12	2	4		70							exit E	4
second		PD13	2	4	Ⓢ	70*							exit E	4
second		PD14	1	2	Ⓢ	50							exit E	2
second		PD15	2	4		70							exit E	4
third		PD16	1	2		51							exit E	2
third		PD17	2	4		70							exit E	4
third		PD18	2	4	Ⓢ	70*							exit E	4
third		PD19	1	2	Ⓢ	50							exit E	2
third		PD20	2	4		70							exit E	4
fourth		PD21	1	2		51							exit E	2
fourth		PD22	2	4		70							exit E	4
fourth		PD23	1	2		50							exit E	2
fourth		PD24	1	2		51							exit E	2
fourth		PD25	2	4		70							exit E	4
fifth		PD26	3	5	Ⓢ	90							exit E	5
fifth		PD19	2	4	Ⓢ	75							exit E	4
sixth		PD31	2	4		83							exit E	4
sixth		PD32	2	3		64							exit E	3
				82									82	

floor level	Block						flat number	beds	people	®	size sq.m.	entrance/exit route	
	A	D	E	F	C	B						Camden Road	people
ground/LG			E				PD05	2	4			Camden Road	4
ground/LG			E				PD02	2	4			Camden Road	4
ground/LG			E/F				PD05	2	4			Camden Road	4
ground/LG			F				PD06	2	4			Camden Road	4
ground/LG			F				PD01	2	4			Camden Road	4
									20				20

Rochester Place carriage way width [why it matters]

width of the refuse wagon 2.5m. [Camden waste document states width as 3m overall]

The refuse wagon/delivery vehicles/removal vehicles cannot travel down the road way without using the pavement.

red route on Camden Road; note pick-up points on St Pancras Way

● kerb side collections, max walk distance 15m

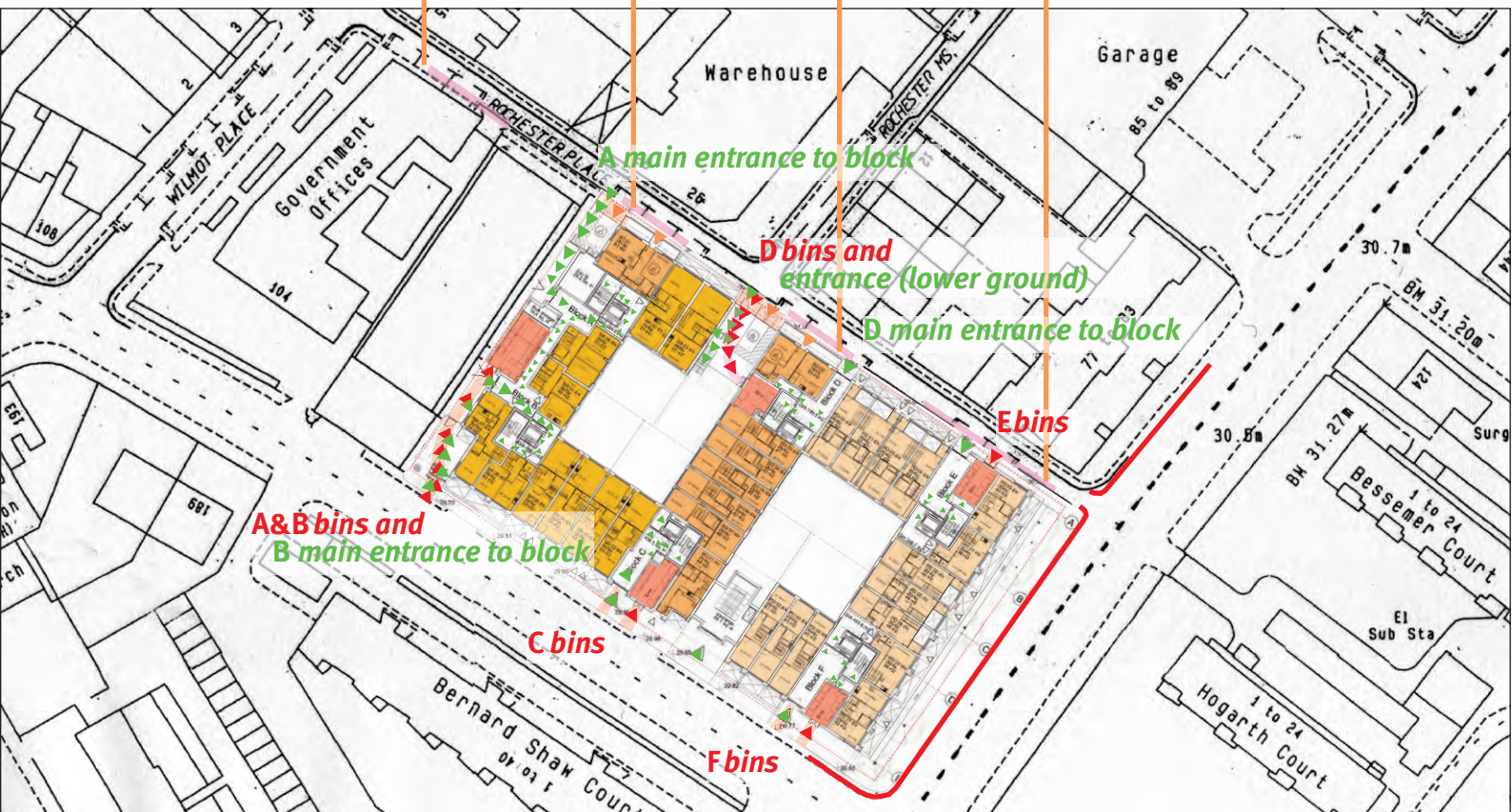
carriage way width 4.370m
width parking bay 1.700m
traffic width 2.670m

width 4.300m
bay 1.700m
traffic width 2.600m

width 4.200m
bay 1.670m
traffic width 2.530m

width 4.200m
bay 1.700m
traffic width 2.500m

Please note the distances that have to be walked by refuse collectors from stores A/B, D and F; and the distances walked (by deliveries) to lifts.

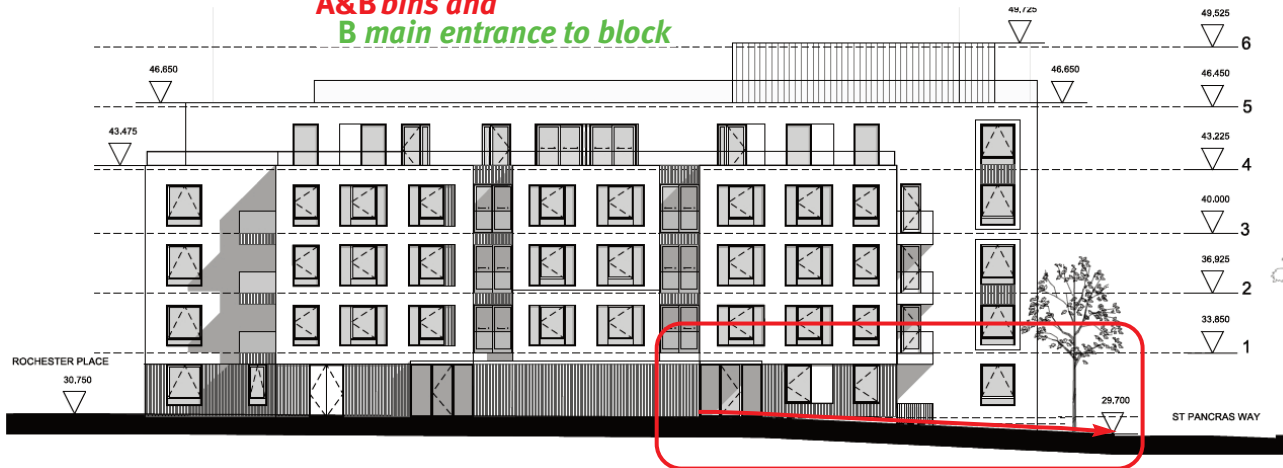


▲ collecting point for block F!!!!..... max walk distance 10m for wheeled container/exceeded for block A/B (21m), D (11m) & F (64m?)

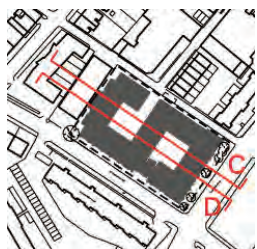
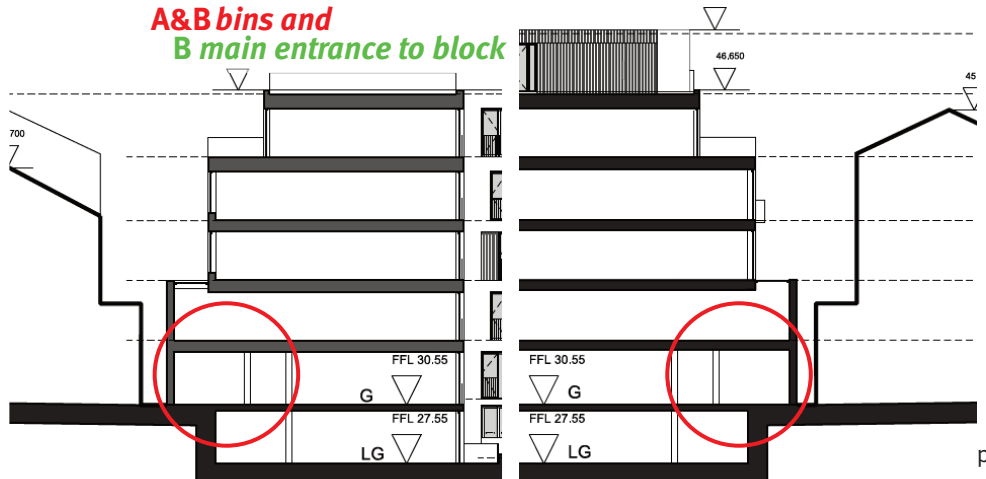
Entrance block B: is more than 21m from the street and on a steep gradient limiting access for the refuse collectors, the less able in wheel chairs to two flats in block B, and all deliveries [furniture/food/prams.



A&B bins and **B main entrance to block**



A&B bins and **B main entrance to block**



Refuse storage requirements

Camden has storage requirements for waste [Guide to developers] based on size of flat (number of rooms) in relation to bags of waste produced in a week and the capacity of Eurobins (number of bags)

Camden asks that arrangements are made for internal storage of refuse for those flats that do not have access to communal storage.

Camden has three collections **general refuse, mixed recycling** and **food waste**

Inadequate number of bins provided for collection

Rochester Place egress

store D has 5 eurobins, two food bins(?). must store 114 bags =8 Eurobins

store E has 6 eurobins, two food bins(?). must store 94 bags =7 Eurobins

St Pancras Way egress

store A/B has 9 eurobins. must store 180 bags =12 Eurobins

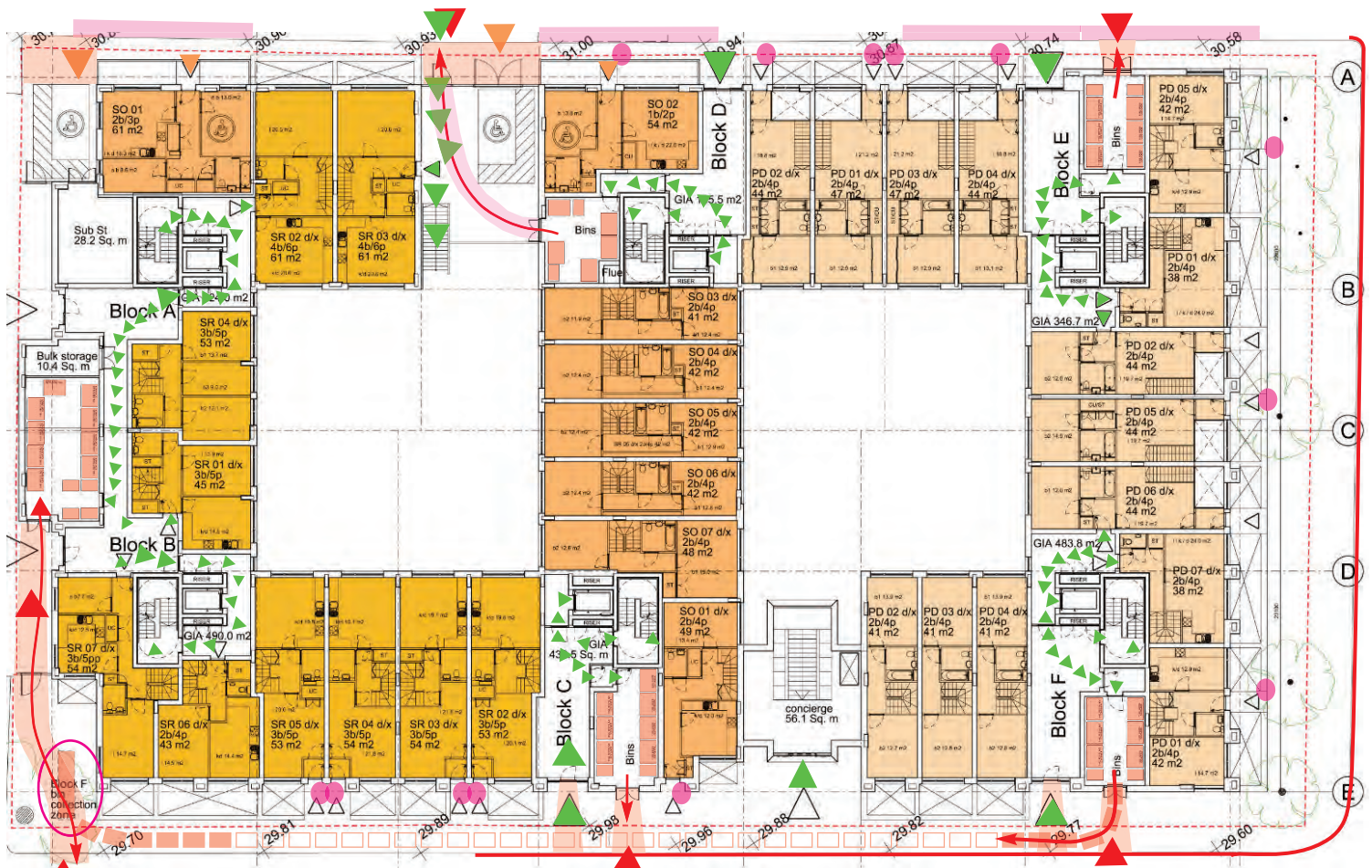
store C has 7 eurobins. must store 109 bags =8 Eurobins

store F has 6 eurobins. must store 146 bags =10 Eurobins

Camden ask for space for increase – *there are frequent changes to recycling requirements.*

Bulk storage [for discarded household items] is requested [see page 00]

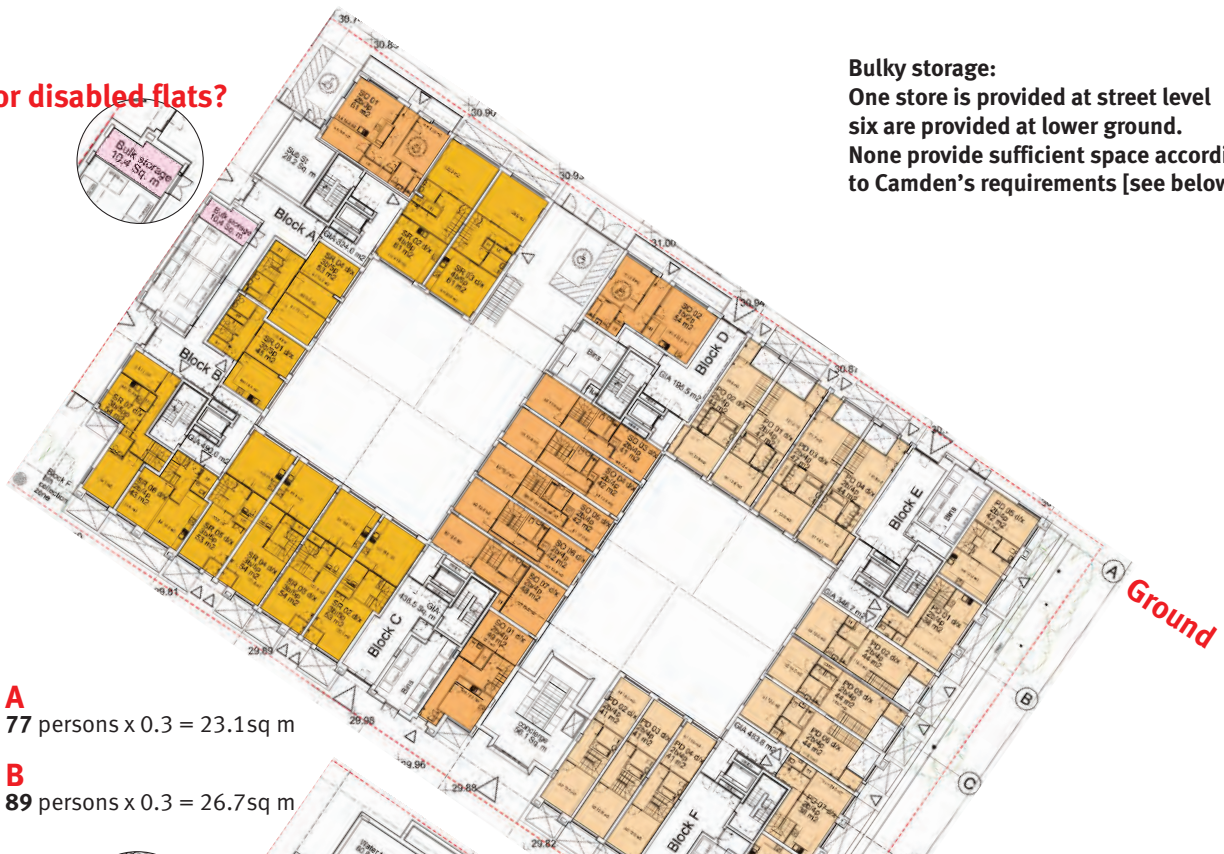
- ▶ Please note the distances that have to be walked by residents in block A carrying refuse from the lifts in common parts.



collecting point for block F!!!!..... max walk distance 10m for wheeled container/exceeded for block A/B (21m), D (11m) & F (64m?)

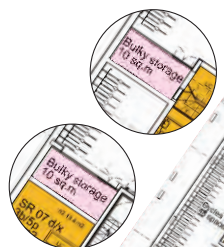
for disabled flats?

Bulky storage:
 One store is provided at street level
 six are provided at lower ground.
 None provide sufficient space according
 to Camden's requirements [see below]



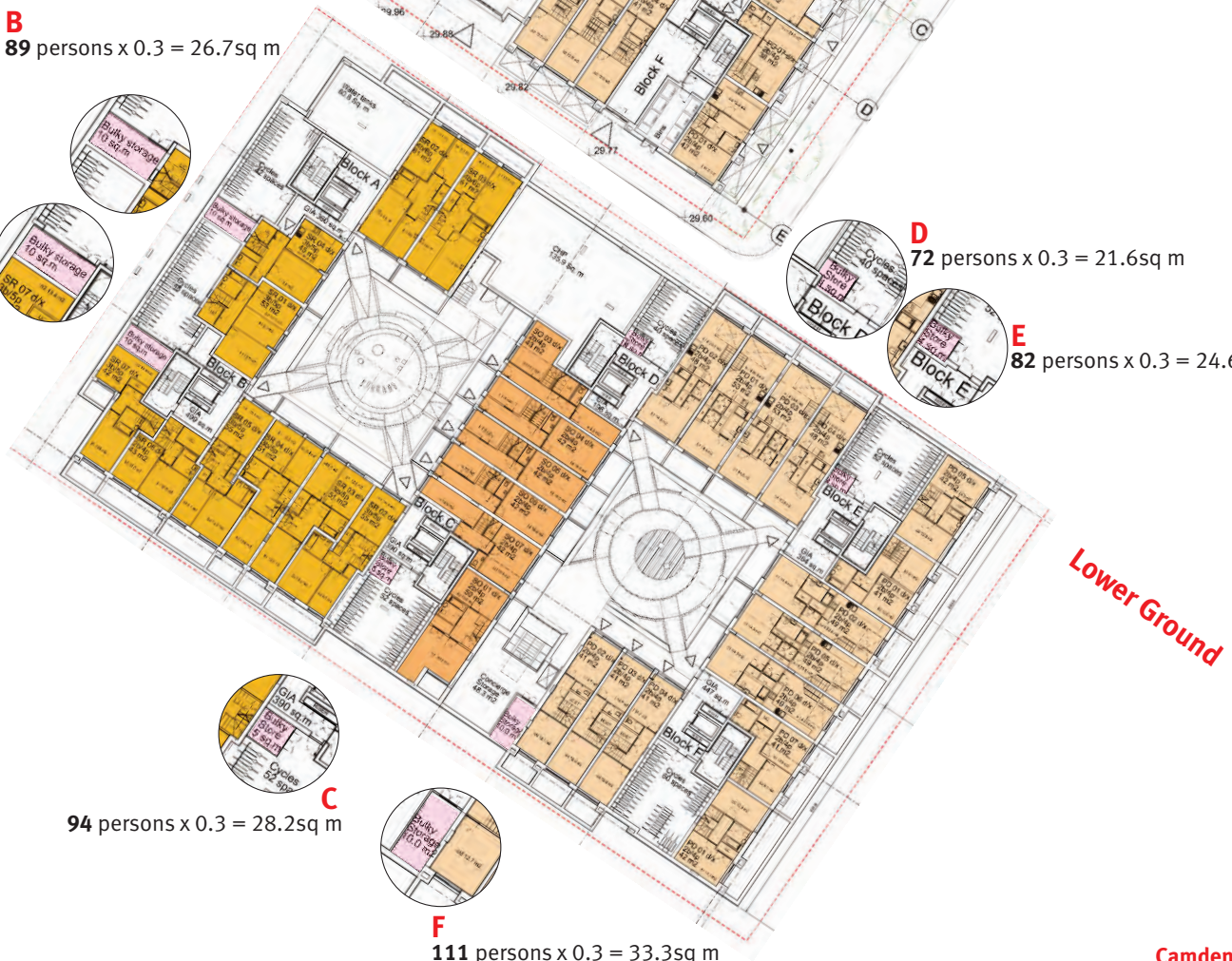
A
 77 persons x 0.3 = 23.1sq m

B
 89 persons x 0.3 = 26.7sq m



D
 72 persons x 0.3 = 21.6sq m

E
 82 persons x 0.3 = 24.6sq m



C
 94 persons x 0.3 = 28.2sq m



F
 111 persons x 0.3 = 33.3sq m

Camden requirements

Bulky storage: In multi story residential blocks, provision should be made for storing bulky discarded household items such as furniture, washing machines, refrigerators etc prior to collection.
 An area of **0.3 sq m** is recommended **per person**. These should be provided at ground level at accessible positions throughout the development.
 Each store should be a minimum of **7.5 sq m** in floor area to normal storey height, and fitted with double doors giving a clear opening of 1830mm and a height of 1830mm. The store should also have an internal light.
Vehicle access must be provided directly to the storage compartment.



Services CHP [combined, heat, power] and water tanks appear to be located in basement on Rochester Place side; it is inappropriate for all services to be gathered from Rochester Place, as opposed to St Pancras Way or Camden Road. Is connection to the sewage system expected to be in the same area of Rochester Place? Streets and environment need to be consulted. The street/carrigeway was not built to include inspection chambers; it will be destroyed by the inclusion of large chambers. The movement in chambers and sets caused by heavy transport requires constant repair [see opp 52/54 Rochester Place - conversion of school to 41 flats].



Should any development be permitted *money must be deposited to restore the carrigeway for the whole street; the sets must be relayed as original/existing.*

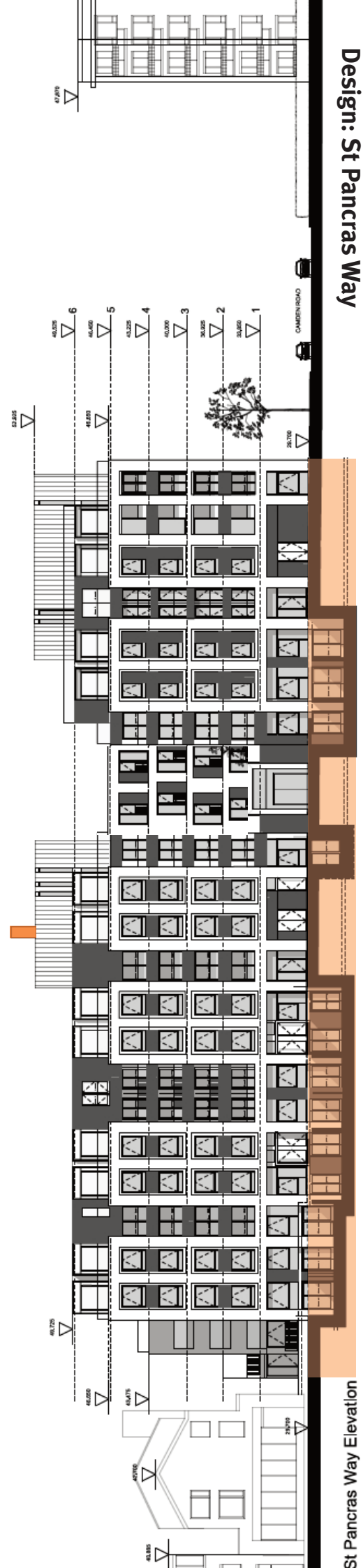
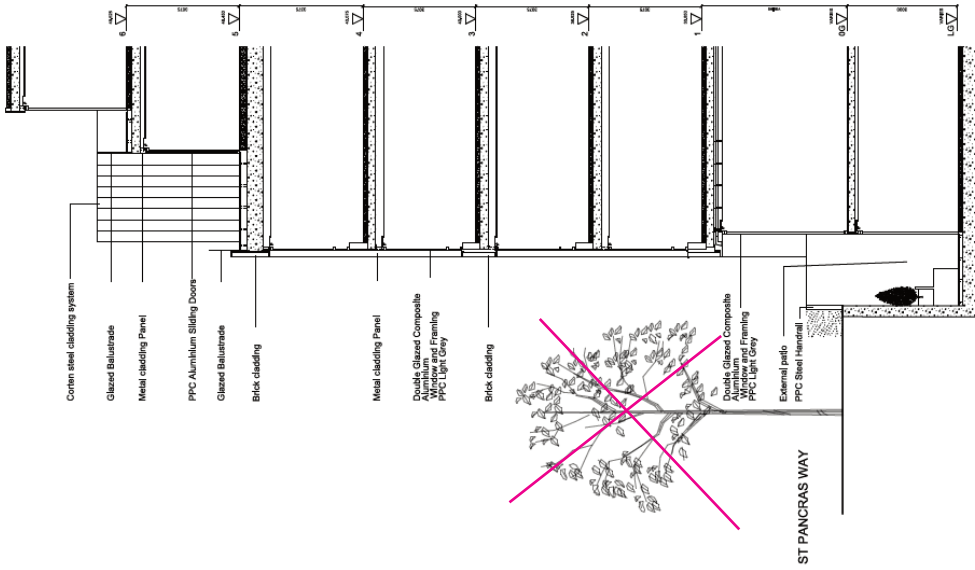
Building shape

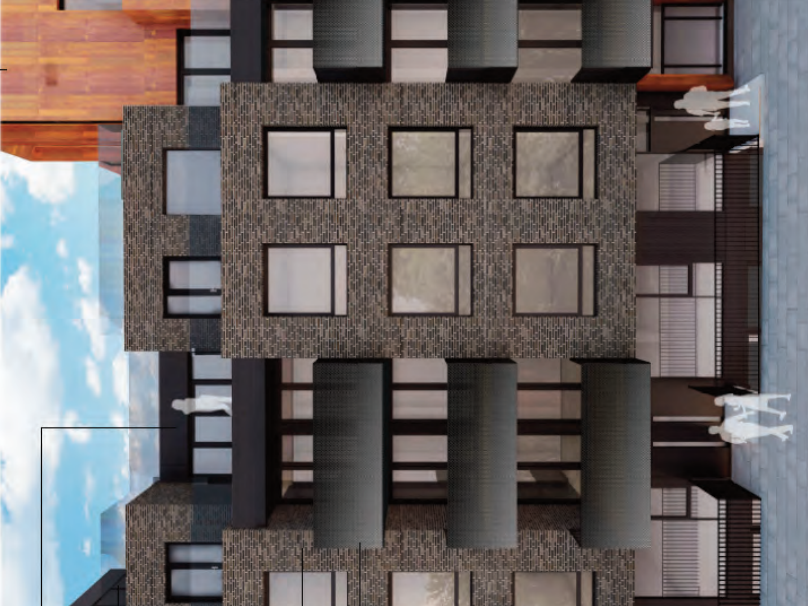
This building has been designed on paper without regard to the plot and surroundings.

It has not been designed to sit in its environment; it is a selfish building – taking from its community, giving nothing back. The same design is used on all sides of the build.

St Pancras Way is a ‘main’ road, there are no trees in front of lightwells; standing traffic fronts this facade.

It is proposed to use the the footway to run all of the refuse eurobins for the all blocks for collection at the north side. The public realm is being incorporated into the ‘estate’ because all of the delivery/pick-up space has been absorbed into the build.





Rochester Place is not a 'main' road – it is a back street. Any new build should respect that. The same design is used on all sides of the build.

Rochester Place receives rising sunlight between 7.30–8.15; and setting sunlight between 19.15–20.00. East side build is in deep shadow all day winter & summer.

The materials are dark [light in the interior court yards] on this shadowed side of the build.

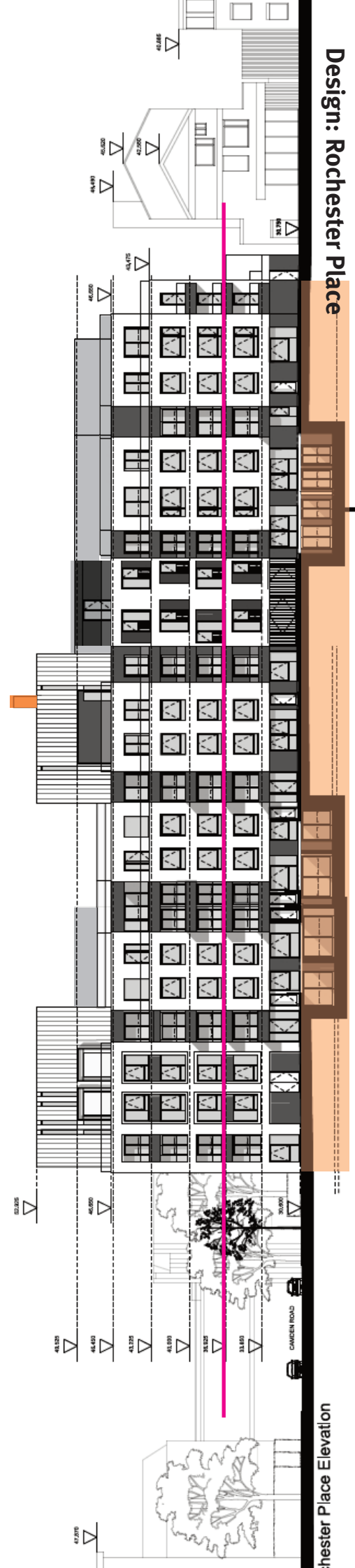
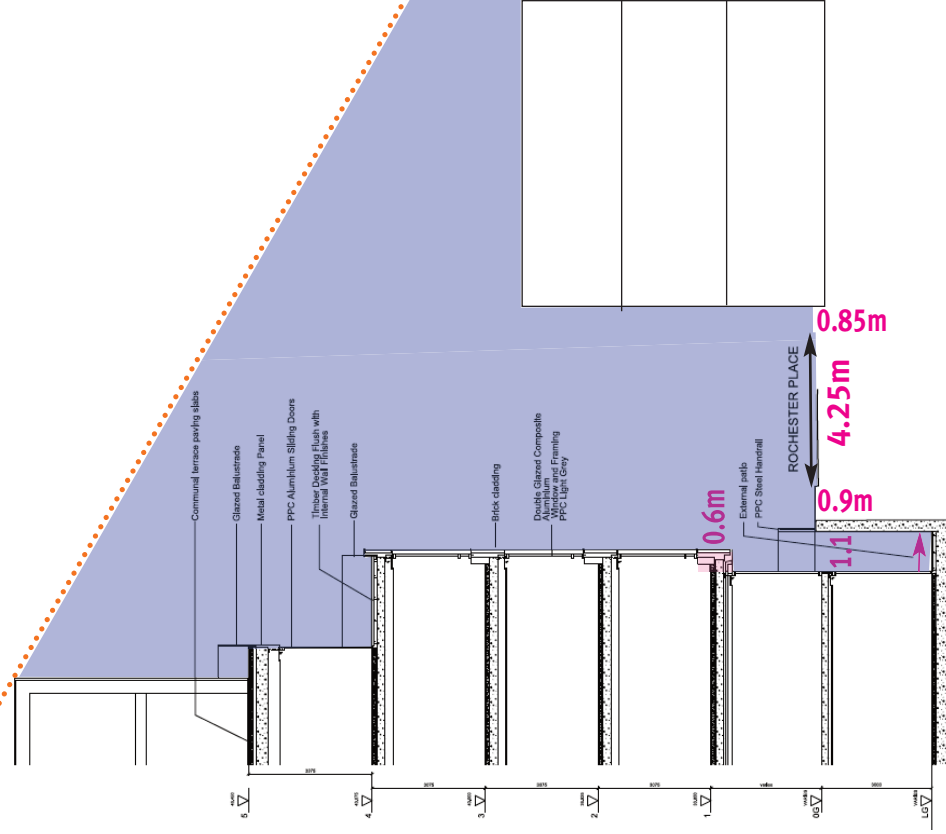
The distance from the proposed new build to any existing build in RochesterPlace is 5 meters. [Distance between façades in the courtyard is 18 meters] The five floored, dark façade, will add to the shadows in depth and length; the sixth and seventh floors are lined up with the two/three floors of residential.

The extremely narrow lightwells are in deep shadow all day.

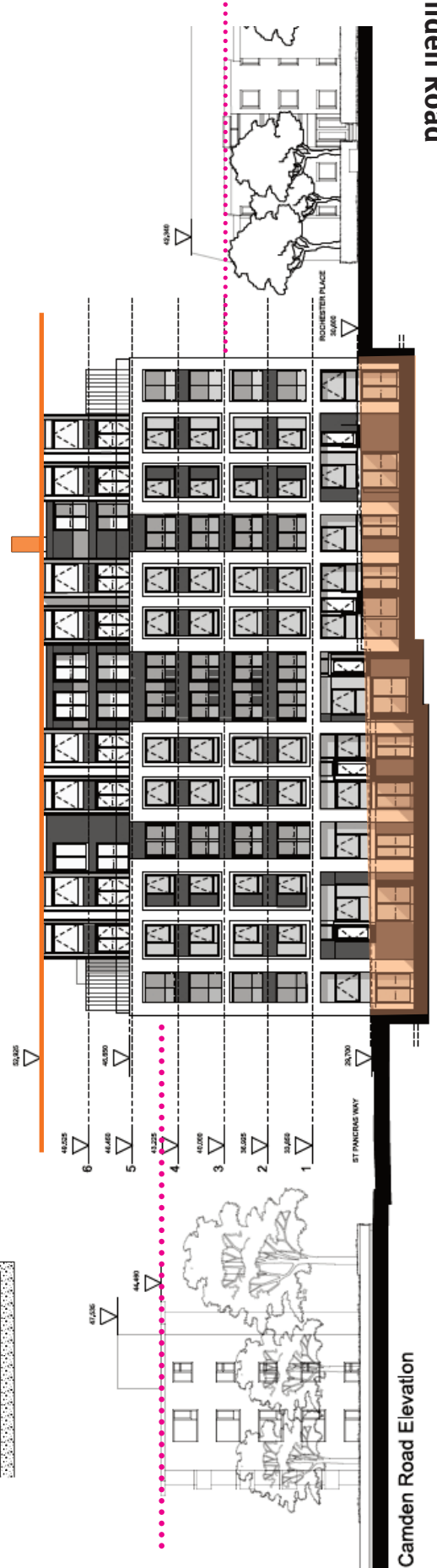
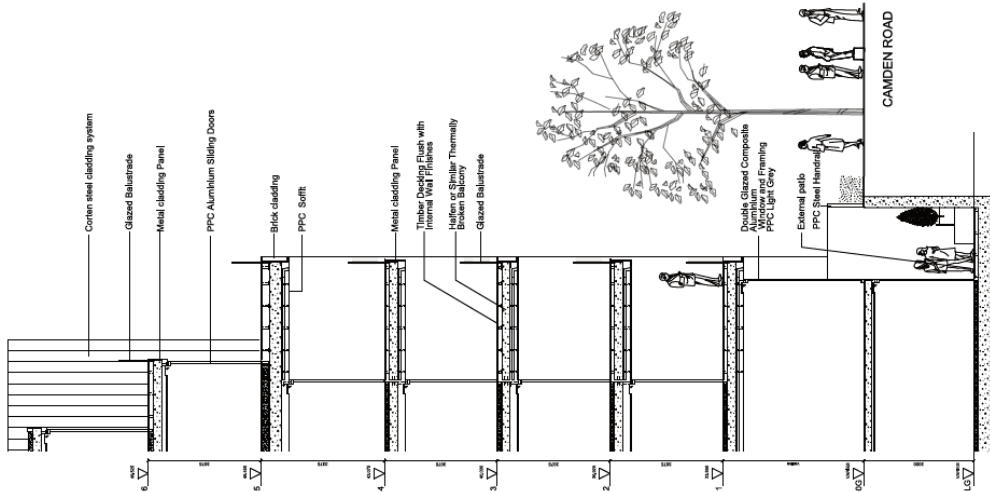
In order to improve the daylight the following design measures were undertaken:

- The floor to ceiling heights were increased
- The overhangs from the first floor were reduced
- The colour of the cladding material to the courtyards was lightened
- The room depths were reduced to ensure that the average daylight level to the rooms was increased.
- The most successful layout option in terms of daylight was selected

The results of these changes showed a massive improvement in daylight. The chosen layout places the bedrooms on the courtyard side, one at each level, then the living spaces are placed at the front, connected by a double height space.

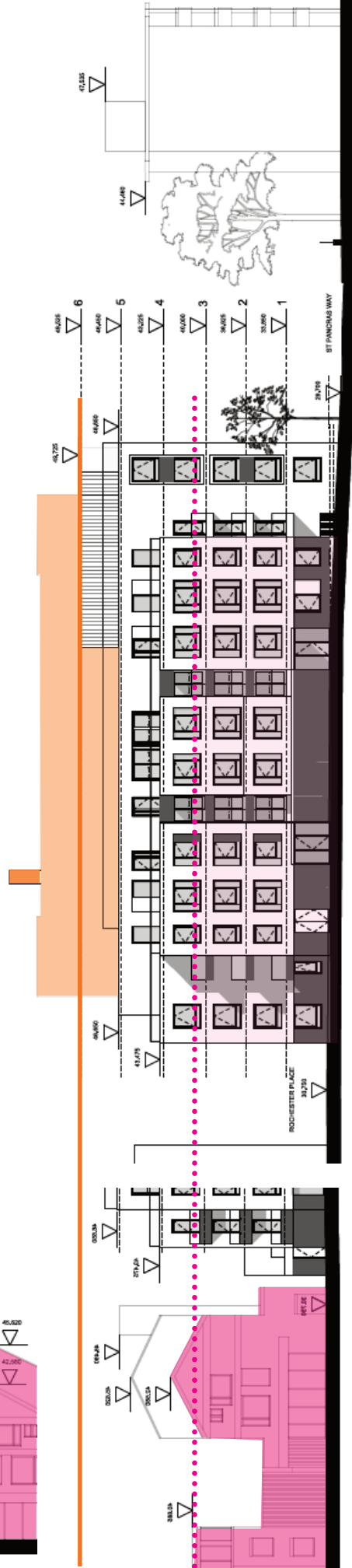


Camden road is a 'main' road; because of the extended footprint the public realm has been reduced and the trees much reduced in size in front of seven storeys in close proximity.



Camden Road Elevation

facing 102 the amenity of the social housing occupants is heavily compromised at ground, first and second floor.



Shadows thrown by the existing building during the day

The amenity for those living at 81-83 Camden Road and 2-12 Rochester Mews is hugely curtailed by this proposal. The proposed build height of six floors will take most of the sunlight all day.

Those living in the site on Rochester Place have no sunlight in their living rooms.

site constraints

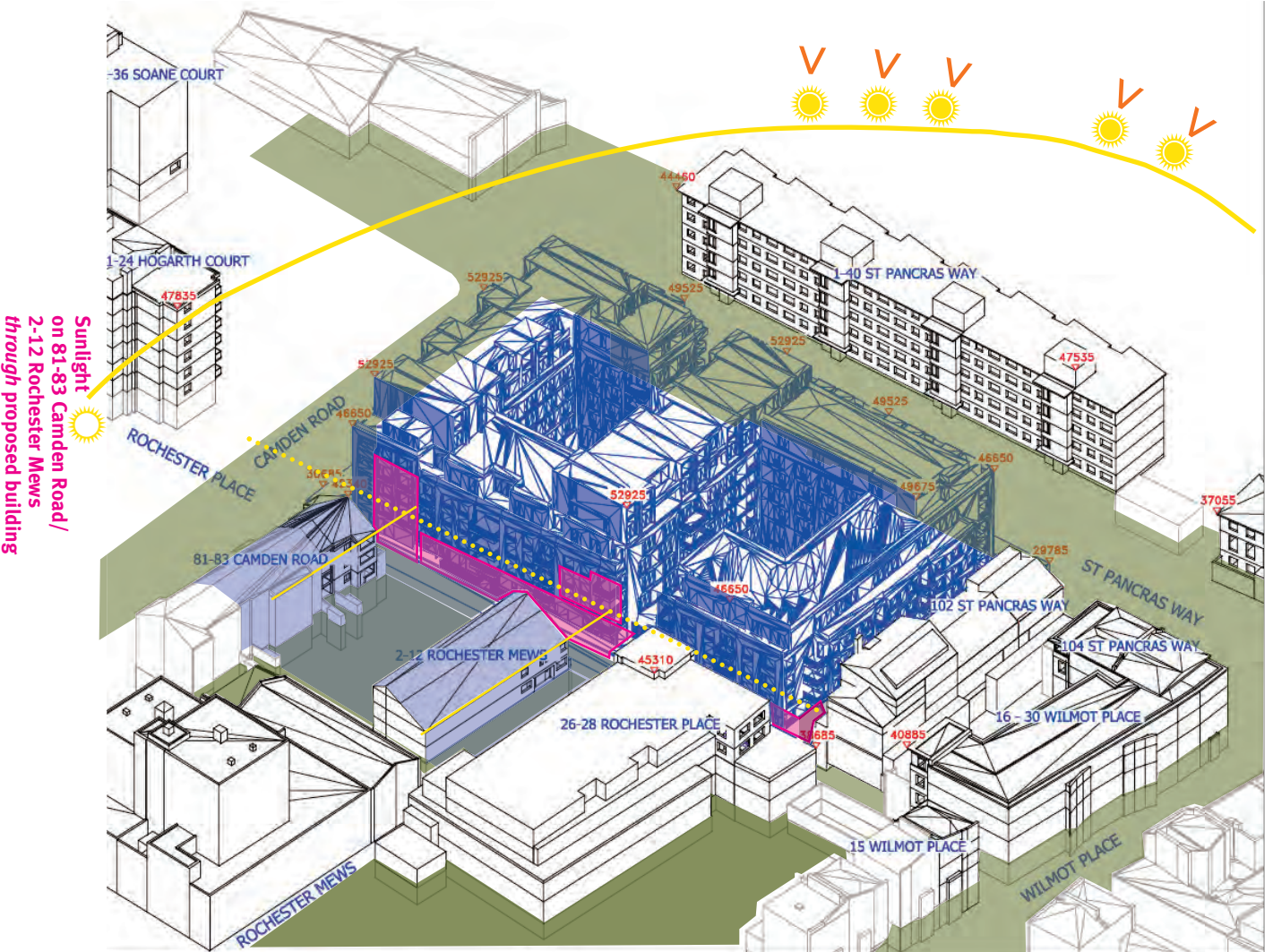
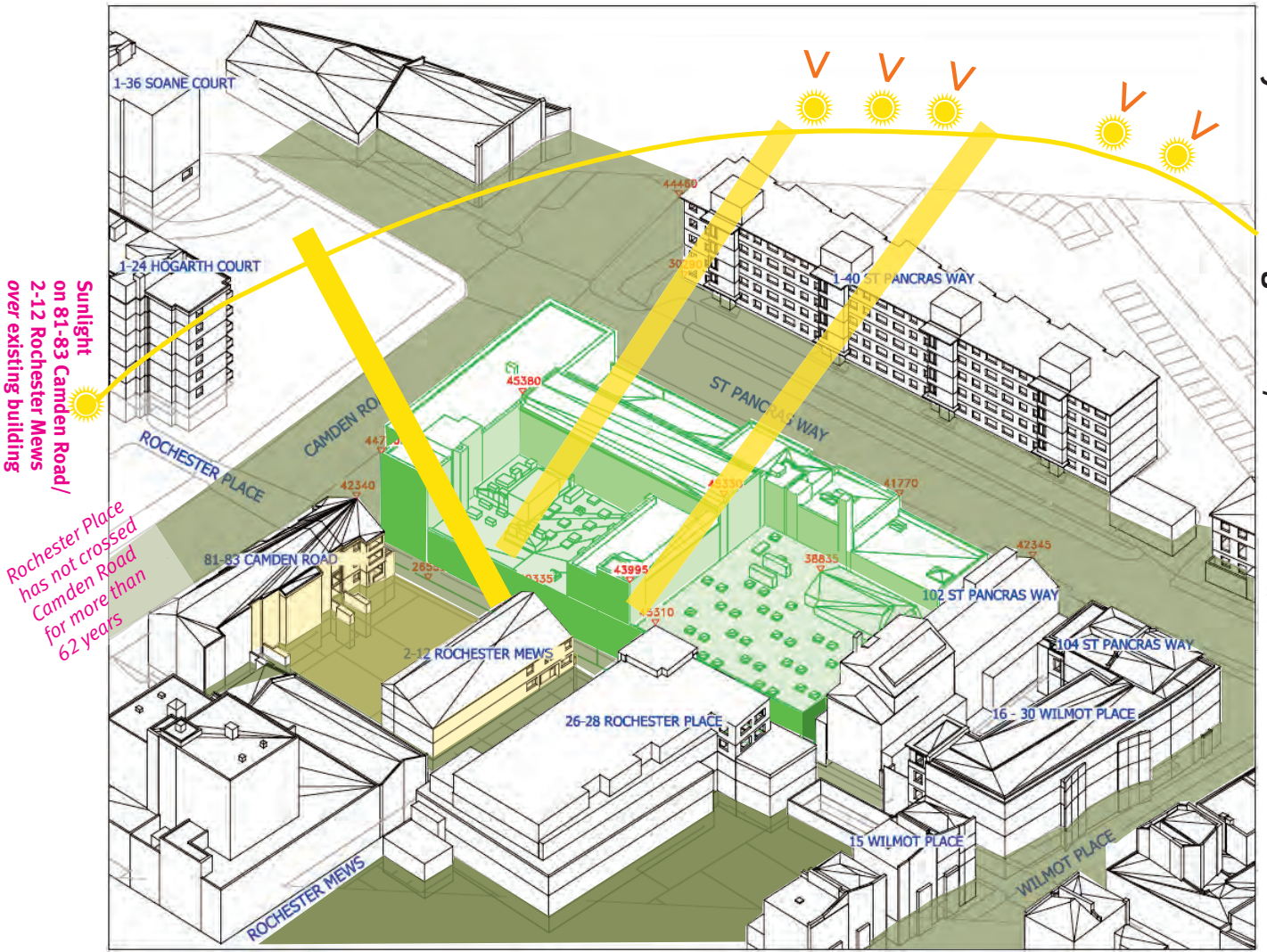


The canopies and roots of boundary.

-  sun path
-  overlooking constraints
-  aspect and key views
-  site

Shadows thrown by the existing building during the day

Amenity for close neighbours/Rochester Place



Shadows thrown by 'old' school 7 floored building during the day



2.30
13 February 2013



2.30
13 February 2013



2.30
13 February 2013

ground level



Please check the details supplied in the *External sunlight/daylight report*. The height of this build will reduce the sunlight [summer and winter] on rooms and balconies at 26-28 Rochester Place and the gardens of 2-12 Rochester Mews and 81-83 Camden Road – and to some extent on the gardens of 12-14 Wilmot Place

Shadows thrown by existing 5 floored office during the day



11.15
19 November 2013

