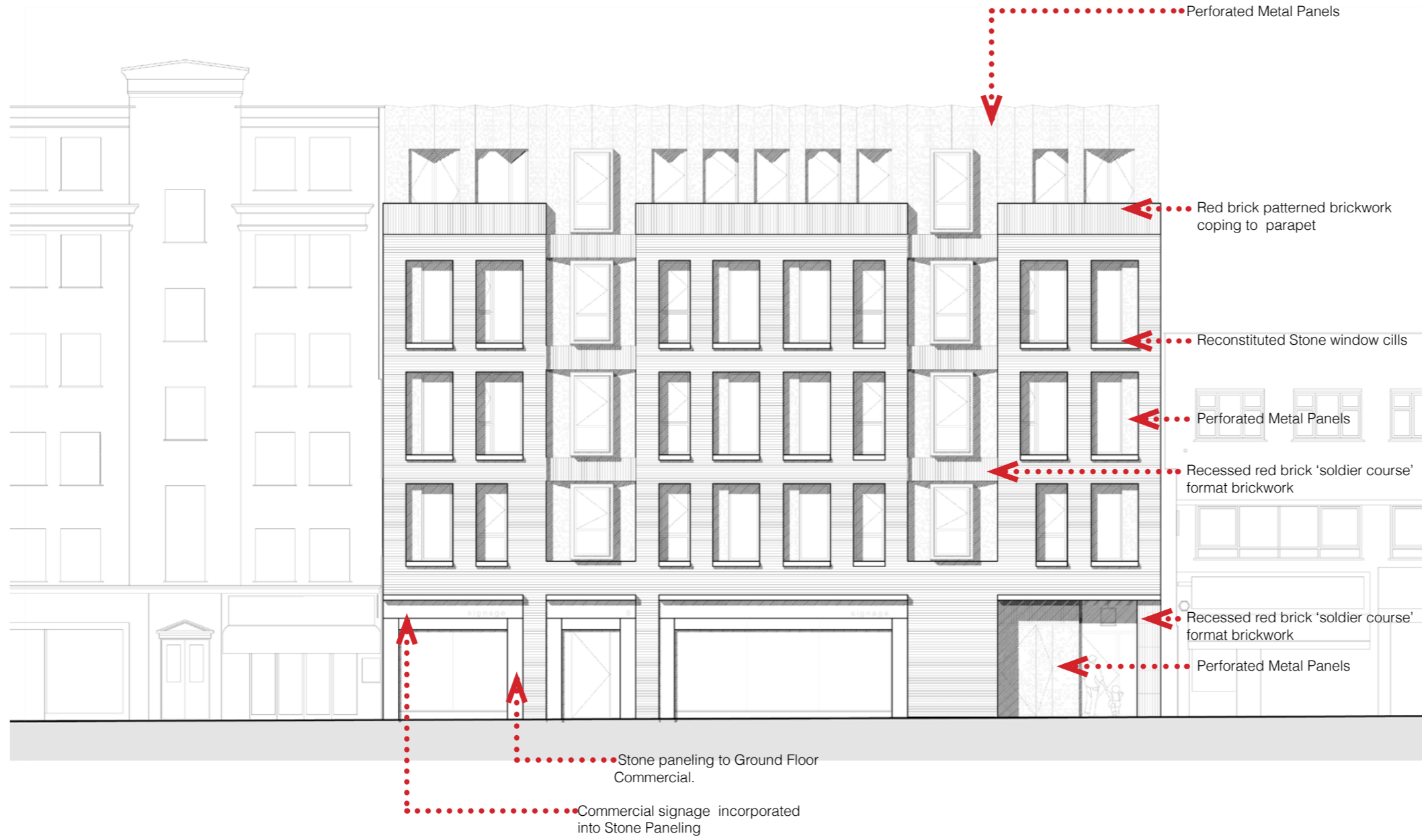


Proposal

Finchley Road Elevation



The main Elevation to Finchley Road aims to reflect the materiality and detailing found in the mansion blocks along the main high street in a contemporary manner. A strong, red brick facade defines the main residential units to floors 1-3 with two bays of folded perforated or- nate metal cladding, and full height glazing to residential units. Metal cladding infill panels to windows have been included to allow air and acoustic vents to be loctated behind and thus not have an impact on the brickwork.

The fourth floor is set back and defined by a continua- tion of the folded and perforated ornate metal cladding panels, this wraps around the side Elevation, which is prevalent in views North up Finchley Road.

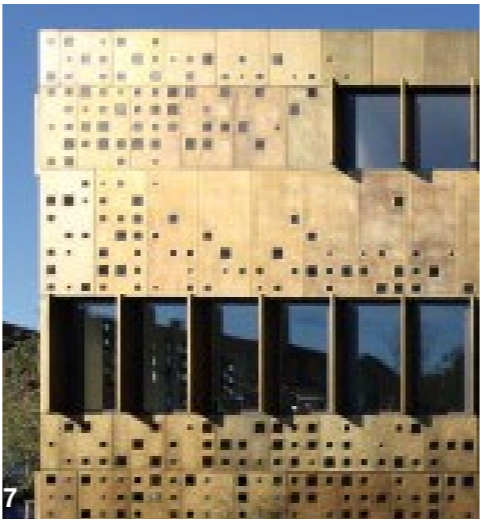
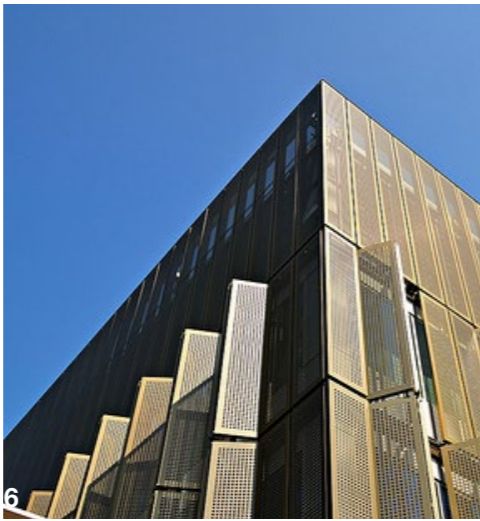
The ground floor is envisaged to be clad in a good quality stone cladding, with integrated signage, defining its use as a commercial premises and continuing the precedent set by the ground floors of existing buildings along the High street.

Material samples and precedents are depicted on the following page.



Materials

Precedents
 The adjacent photographs illustrate architectural ideas and materials to be used throughout this proposal.



1. Red Brick frame, Reconstituted stone Panels, Allies & Morrision Architects.
2. Red Brick, Metallic infill panels, Mcullogh Mulvin Architects
- 3,4 Red mixed brick, Soldier course detailing
- 5,6,7,8. Tecu Gold cladding panels with patterned perforations and perforated folding shutters.
9. Tecu Gold copper / Aluminium alloy perforated rainscreen cladding panel.
10. Egersund Tegl Facing Brick: Custom mix 60% Red Coal (2.2.60); 40% Persa (2.2.45)

Schedule

Proposed Units						
Floor No.	Unit No.	No. of Bedrooms	Area (sqm)	Amenity (sqm)		Habitable rooms
				Garden	Balcony	
Basement	Commerical Unit	N/A	233			
	Plant	N/A	5			
Ground Floor	Commercial Unit		181			
TOTAL Commercial			419	#REF!		#REF!
First Floor						
	01	1B/2P	53		14.5	2
	02	1B/2P	53		-	2
	03	1B/2P	57		14	2
				125		
				(Communal)		
Second Floor						
	04	2B/4P	83		14.5	3
	05	2B/4P	86		14	3
Third Floor						
	06	2B/4P	83		14.5	3
	07	2B/4P	87		14	3
Fourth Floor						
	08	1B/2P	58		12	3
	09	3B/5P	101		15	4
TOTAL Residential		9	-	661	237.5	25
GIA (Including Circulation)						
Basement(Com)			308			
Ground			275			
First Floor (Res)			202			
Second Floor			202			
Third Floor (Res)			202			
Fourth Floor (Res)			195			
TOTAL			1384			

Access

Entrances

The two residential entrances are located off both Finchley Road and the Access path to the first floor Communal garden, which leads to College Crescent. The entrance to Finchley Road is clearly defined by a set back in the building line to create a canopy over. The entrance comprises level access through a dedicated lobby.

Stairs

The incorporated design layout is in full accordance with the Approved Document Part M.

Windows

Windows are generally required to be of the side hung type unless site restraints require otherwise and thus window controls are generally set at the base of the window within reach of a wheelchair user.

Accessible Facilities

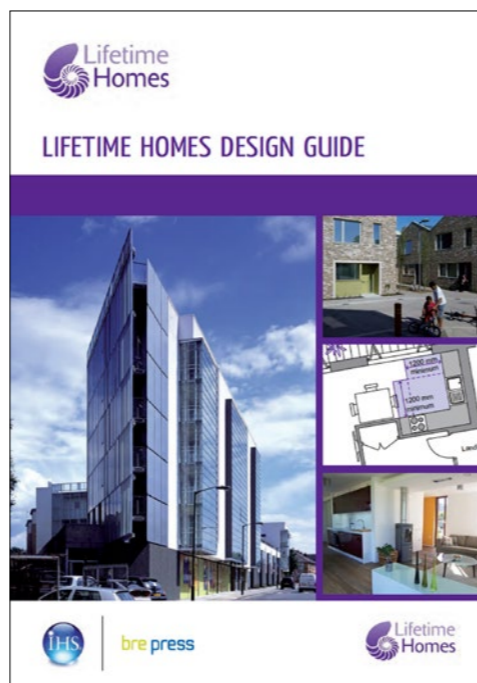
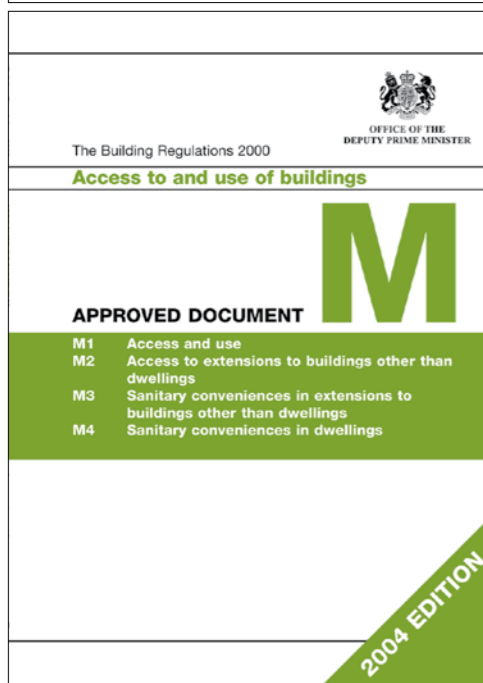
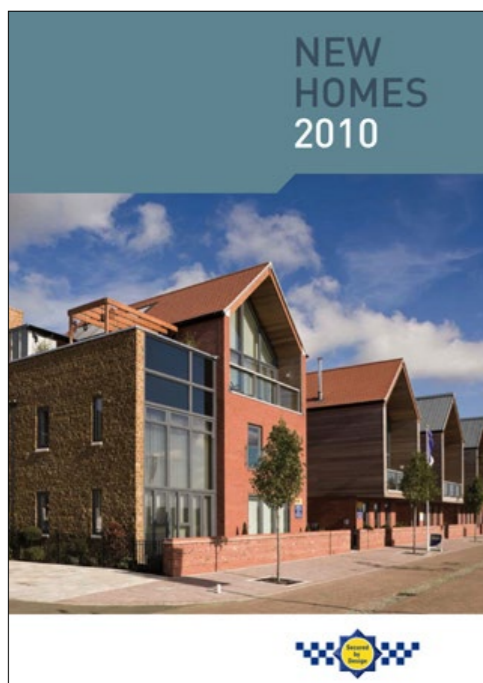
Within the 9 residential units 1 no. units has been laid out to allow it to be easily adapted to meet the Majors Best Practice Guide, Wheelchair accessible housing.

Means of Escape

There is one fire fighting escape stair, to the residential element of the building with separate stair access to the basement also. Two means of escape are available, from the first floor communal garden and at Ground floor to Finchley Road.

Cycle Parking

Secure cycle parking is provided for 16 bicycles, located internally at Basement level. Both stair and lift provision are provided to this area.

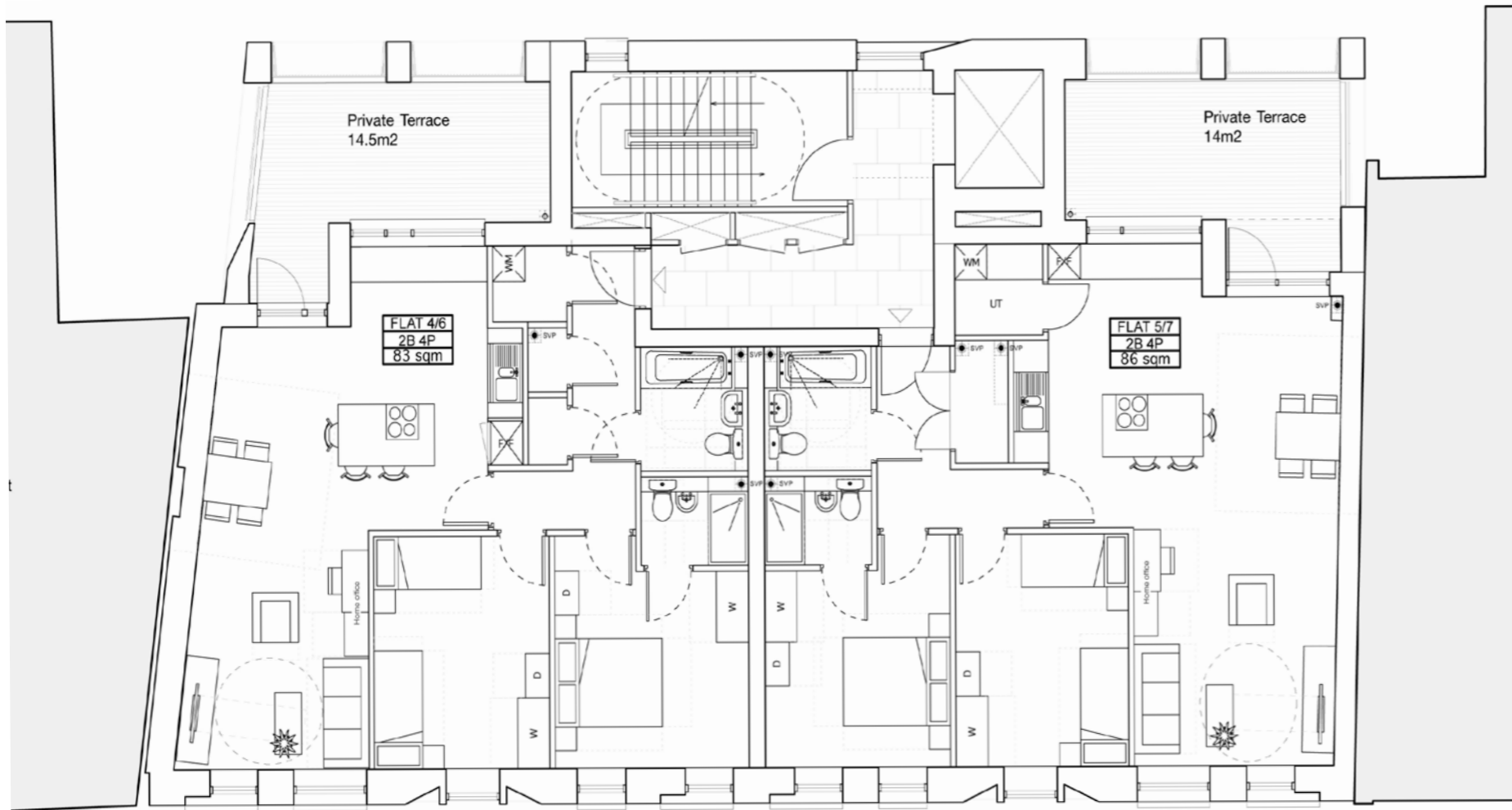


Sources of Guidance

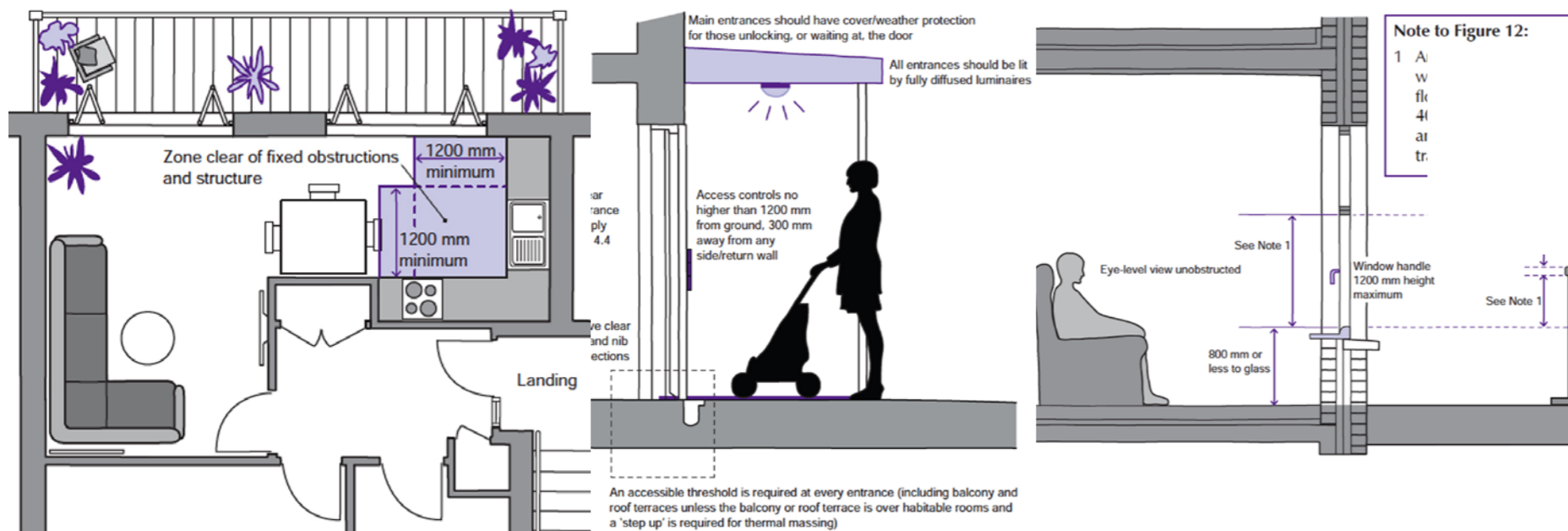
The principal design references used to inform the access strategy in this regard have been:

- Approved Document Part M (2004)
- Lifetime Homes Standards (Habinteg) 2010
- Design and Access Statements (CABE)
- Wheelchair Housing Design Guide (Habinteg)
- Secured By Design - New Homes 2010

Scheme evaluation



Typical 2nd & Third floor 2 Bed flats



Lifetime homes

Approach

- Approaches to the residential entrance will be level or gently sloping.
- The entrance will be illuminated and will have a level threshold.

Internal arrangement

- Communal staircases will have a uniform rise not exceeding 170mm and a uniform going of not less than 250mm.
- Appropriate wheelchair turning circles are incorporated into the residential unit plans.
- Windows in the principal living space, will have at least one opening light that will be full height where possible or have a maximum of 800mm from finished floor level and easily openable from a wheelchair.
- The width of the doorways and hallways within the flats will be detailed to provide 900mm minimum corridor widths and clear doorway widths of 800mm when the approach is not head on.
- The clear opening width of the front door to each unit will be 800mm with 300mm to the side of the leading edge.
- Within the residential units, a 1500mm diameter turning circle is accommodated within the living / dining spaces to allow adequate circulation space for visiting wheelchair users.
- An entrance-level bathroom is proposed for all residential units with access doors being detailed to allow easy handling.
- Walls in bathrooms can be reinforced between 300mm and 1500mm to facilitate later adaptations such as handrails to aid access.
- All units provide a reasonable route for a potential hoist from a main bedroom to the bathroom, should this need to be retrofitted in the future.
- All controls and socket positions will be positioned at fully accessible levels. i.e. between 450mm and 1200mm from finished floor level.

Approved Building Regulations Part M

The following measures ensure compliance with Part M of the Building Regulations:

- Firm paving to be applied, particularly on approach to each entrance.
- Main entrance doors exceed a minimum clear width of 775mm and will be fitted with appropriate handles and locks for potential use by disabled occupants.
- Internal corridors and doors are wide enough to accommodate wheelchair access and circulation.
- Wheelchair accessible WC to be located on entrance floors.

Secure by Design

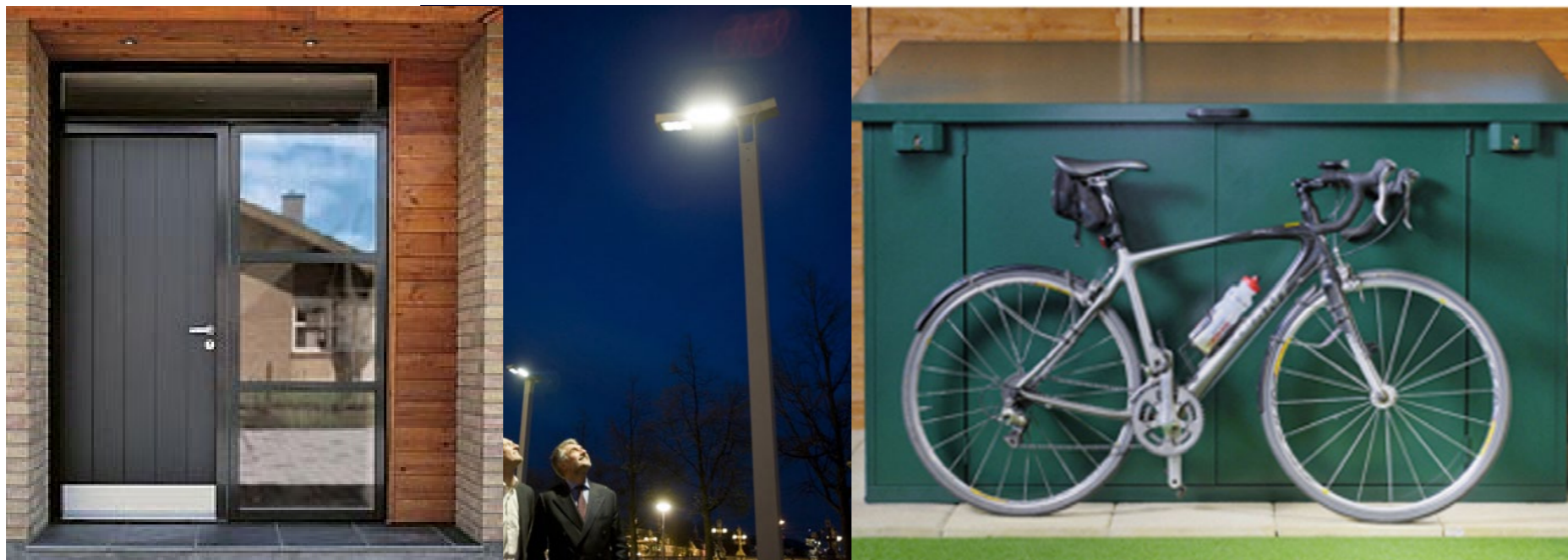
Secure by Design

A key objective of the proposal is that it should create a safe and accessible environment where crime, disorder or the fear of crime does not undermine the quality of life of the residents.

The proposal will significantly improve the status of the current site. The addition of residential units, creating a mixed use building will increase natural surveillance over the newly landscaped communal garden to the rear of the site, compared with the purely commercial led building that currently occupies the site.

Entrances are well designed to allow for Natural surveillance with secure access systems to all properties.

Further consultation will take place with the Secured By Design officer during the detailed design stage.





Conclusion

Supported Planning Policy

The principle for residential / Commercial use has been established by the LB of Camden Core Strategy (2010) which addresses the wider targets outlined within the London Plan.

Local Development Framework

CS1. Distribution of Growth - 'Highly Accessible Locations' such as Finchley Road / Swiss Cottage. Providing a mix of uses in Accessible areas.

CS5. Providing sustainable buildings and spaces of High quality. Protecting and enhancing our environment, heritage, amenity and quality of life of local communities.

CS6. Providing Quality Homes - maximising the supply of additional homes to meet or exceed Camden's target of 5950 homes from 2007-2017. Providing a mix of 2-3 Bed quality housing units in line with clause **6.39**.

CS7. Promoting Camden's centre and shops - Provision of retail spaces to town centres (Finchley Road / Swiss Cottage) to promote and enhance the vibrant centres throughout the borough.

CS13. Minimising carbon reductions from the redevelopment, construction and occupation of buildings - ensuring developments use less energy. Making use of efficient energy sources. Generating renewable energy on site. Ensuring buildings and spaces are designed to cope with and minimise the effects of climate change.

CS14. Requiring development of the highest standard of design that respects local context and character.

Opportunity

Development of the site offers an opportunity to deliver much needed residential units to an underused site, while maintaining an appropriate level of commercial / retail space to street level. It is proposed within an area earmarked by the LDF as a key area suitable for further residential and commercial uses, while capitalising on the site's excellent transport proximity and high levels of connectivity within Finchley Town centre, the borough and beyond.

The insertion of a contemporary 'mansion block' typology will help to reinforce the building line already in place along Finchley Road town centre. This will enhance the overall quality of the High street and surrounding town centre. The use of contemporary detailing and high quality materials promote a modern aesthetic that sits well with and responds to the varying conditions surrounding the site.

It is our belief that this development will make best use of the site and create a desirable mixed use development that will serve as a further catalyst to the ongoing development of this stretch of the Finchley Road. It will enhance the surrounding streetscape and also its setting adjacent to the edge of the Fitzjohns and Newhall Conservation Area.

Appendices

Design Drawings:

1235 (PL) 101 - Location Plan

1235 (PL) 102 - Proposed Site Plan

1235 (PL) 110 - Proposed Basement Plan

1235 (PL) 111 - Proposed Ground Floor Plan

1235 (PL) 112 - Proposed First Floor Plan

1235 (PL) 113 - Proposed Second & Third Floor Plans

1235 (PL) 114 - Proposed Fourth Floor Plan

1235 (PL) 115 - Proposed Roof Plan

1235 (PL) 210 - Front Elevation - Finchley Road

1235 (PL) 211 - Rear Elevation

1235 (PL) 212 - Side Elevation

1235 (PL) 310 - Section AA

1235 (PL) 401 - Existing Basement Plan

1235 (PL) 402 - Existing Ground Floor Plan

1235 (PL) 403 - Existing First Floor Plan

1235 (PL) 404 - Existing Front Elevation

1235 (PL) 405 - Existing Rear Elevation

Reports:

Heritage -

Acoustic -

Air Quality -

Daylight -

BIA -

Sustainability -

Transport -

Construction Management Plan -

CGMS

DKN Acoustics

WSP

NLP Planning

Conisbee

AJ Energy

Ardent

Ardent