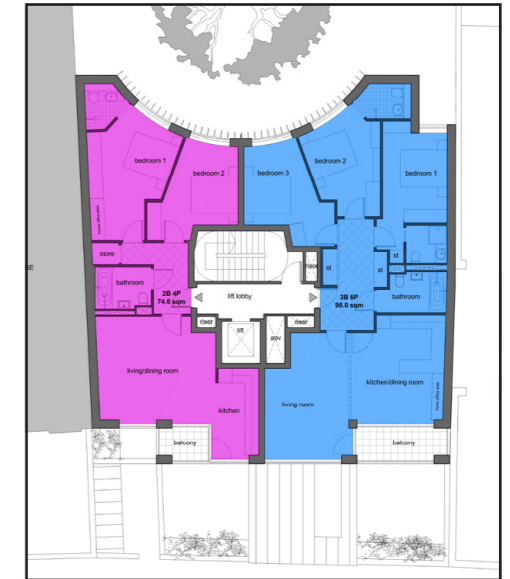
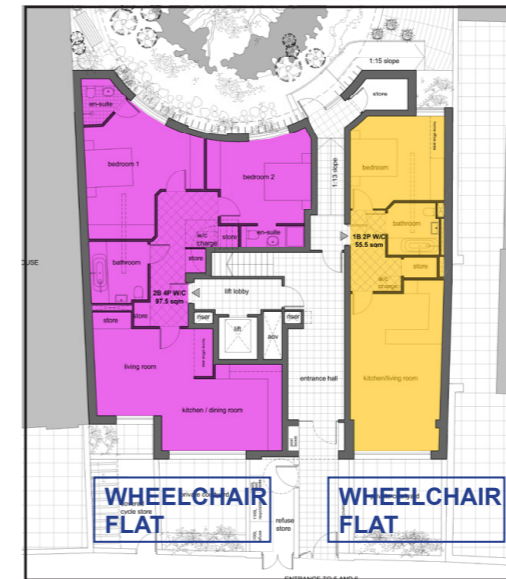


Schedule of accommodation

Block plans

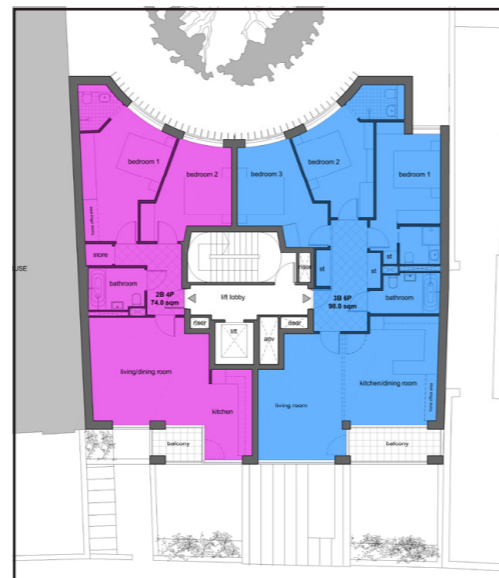
CLIFF VILLAS: SCHEDULE OF PROPOSED RESIDENTIAL ACCOMMODATION									GROSS INTERNAL AREAS
UNITS	1B2P	1B2P	1B2P wheelchair	2B3P	2B4P	2B4P	2B4P wheelchair	3B6P	
HABITABLE ROOMS	2	2	2	3	3	3	3	5	
NET INTERNAL UNIT AREA / m ²	51.5	53	55.5	66.5	74	76	97.5	98.5	
(GLA MIN NET INTERNAL UNIT AREA / m ²)	50	50	50	61	70	70	70	95	
(CAMDEN MIN NET UNIT AREA / m ²)	48	48	48	61	75	75	75	93	
GROUND FLOOR			1				1		208
FIRST FLOOR					1			1	204
SECOND FLOOR					1			1	204
THIRD FLOOR					1			1	204
FOURTH FLOOR				1		1			173
FIFTH FLOOR	1	1							133
TOTAL NO. FLATS	1	1	1	1	3	1	1	3	12
TOTAL HAB ROOMS	2	2	2	3	9	3	3	15	39
TOTAL NET INTERNAL AREA / m²	51.5	53	55.5	66.5	222	76	97.5	295.5	1126 SQM
TOTAL NET INTERNAL AREA / ft²	554	570	597	716	2390	818	1049	3181	9876 SQFT



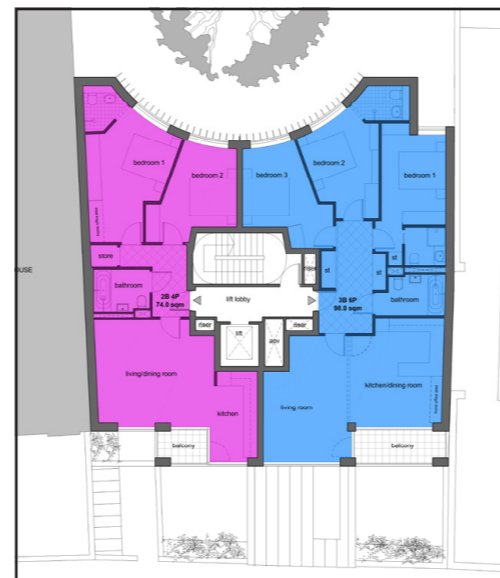
First floor

KEY

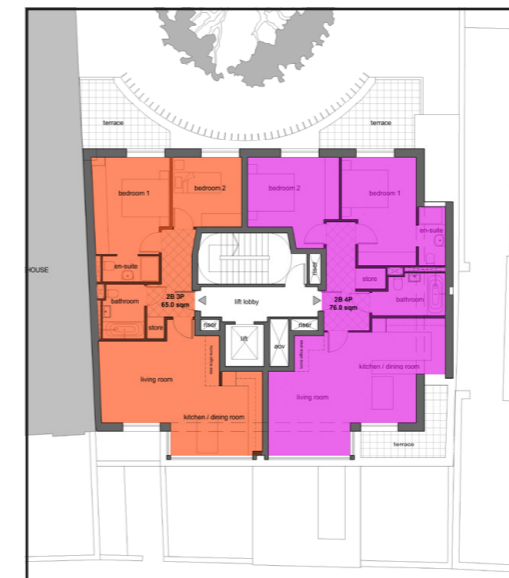
- 1 bed 2 person flat
- 2 bed 2 person flat
- 2 bed 3 person flat
- 3 bed 6 person flat



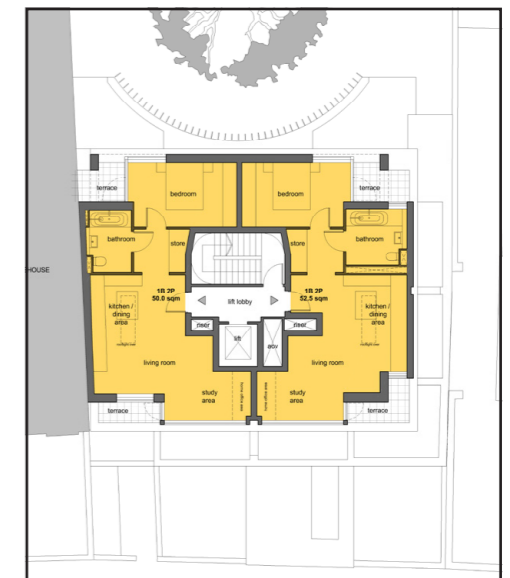
Second floor



Third floor



Fourth floor



Fifth floor

3.5 Appearance

The scheme at 5-6 Cliff Villas is a brick building on a concrete frame. It is a contemporary apartment block with respectful proportions that offers a formal and “classical” elevation to the street and a more informal protective curved screened facade to the rear garden.

The proposal has large regular framed openings on the street frontage opening up to inset balconies with glass balustrades, or filled with full-height glazing. Behind lie living rooms or kitchen/diners. This large void/solid ratio means that reflectance and transparency add life to the facade.

The windows are to be high performance glazing with minimal frames. Windows will be inward opening on the rear elevation so that they can be maintained from inside the building.

The set-backs at fourth floor and fifth floor introduce lighter-weight metal elements which act as “pop-out” additions to the main building.

The flank wall is enriched by large panels of decorative dog-tooth courses in the brickwork - bricks set at an angle of 45 degrees - which reference the brickwork details on the neighbouring Edwardian school buildings. This facade is visible from some distance along Cliff Villas and the treatment breaks up the flank wall - rather as brick painted advertisements used to in similar situations at the turn of the century.

To the rear of the building the facade is protected by a curved vertical screen of terracota-coloured vertical louvres from ground to third floor (see page 15). This acts as a privacy screen to the bedrooms and prevents direct overlooking of the habitable rooms in the development beyond the garden boundary.



View of proposal looking north along Cliff Villas

3.6 Materials

The selection of materials has been as important to the brief as the architectural layout of the accommodation.



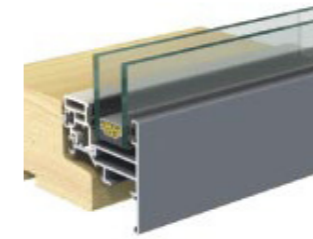
The materials have been selected for their longevity, performance and sensitivity to the surrounding streetscape:

- brick facades on street frontage and flank wall to be in London Stocks, or similar, matching the colour of the adjacent single-storey school building and high boundary walls
- vertical terracotta-coloured louvres screening the curved rear facade reference the adjacent Depository and new development behind the site
- glazing and metal cladding elements are high-quality, high-performance robust materials selected for their appearance, clean lines and low maintenance
- granite/stone clad entrance wall is a high quality low maintenance material that guides the visitor into the development
- terracotta solid panels to the windows link with the brickwork of the Depository and the polychromatic treatment of the school

The design team are committed to ensuring that materials for major building elements and finishing elements are responsibly sourced as described in the Code for Sustainable Homes Pre-Assessment report attached to this application.



London stocks



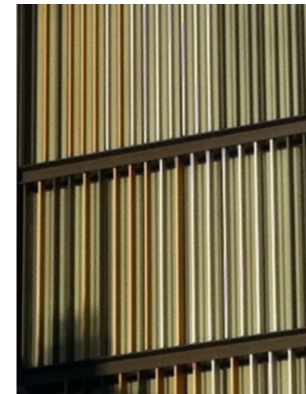
Metal framed windows



Metal railings on brick walls



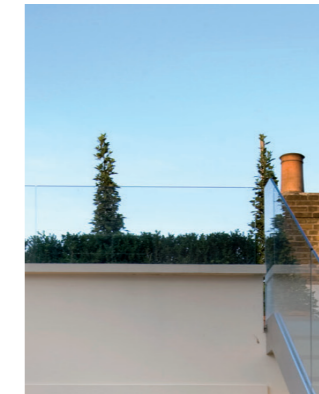
Stone entrance wall



Vertical louvres



Metal standing seams



Recessed glass balustrading



Panels of dog-tooth brickwork



3.7 Refuse

The proposal for refuse collection has been agreed with Ms Ann Baker, Principal Environmental Services Officer at London Borough of Camden through email correspondence during October 2013.

The total predicted waste arising from the development is as shown in the table below. It is assumed by Camden that recyclable waste will account for 30% of this total.

Refuse from the development can be accommodated in 3 bins for weekly collection:

- 1 x 1100L for recyclable waste
- 1 x 1100L bin for non-recyclable waste
- 1 x 240L bin for food waste

These are located in a communal brick bin store located just inside the front street boundary wall of the development. The store has a metal clad roof over and a solid external door that opens onto the pavement of Cliff Villas for access by the Council's refuse collectors.

The bin store has level access and is entered via a discrete door from the front courtyard area. The inclusive access route from the communal entrance door to the refuse store is direct and has been kept to a minimum distance. It is of a suitable firm, slip-resistant paving. There is space within the bin store for turning a wheelchair (1500mm diameter turning circle).

Size of household	Number in development	Projected Weekly Waste per household	Waste produced from all households
One bedroom unit	3	100 litres	300 litres
Two bedroom unit	6	170 litres	1020 litres
Three bedroom unit	3	240 litres	720 litres
Total Weekly Waste Arising			2040 litres

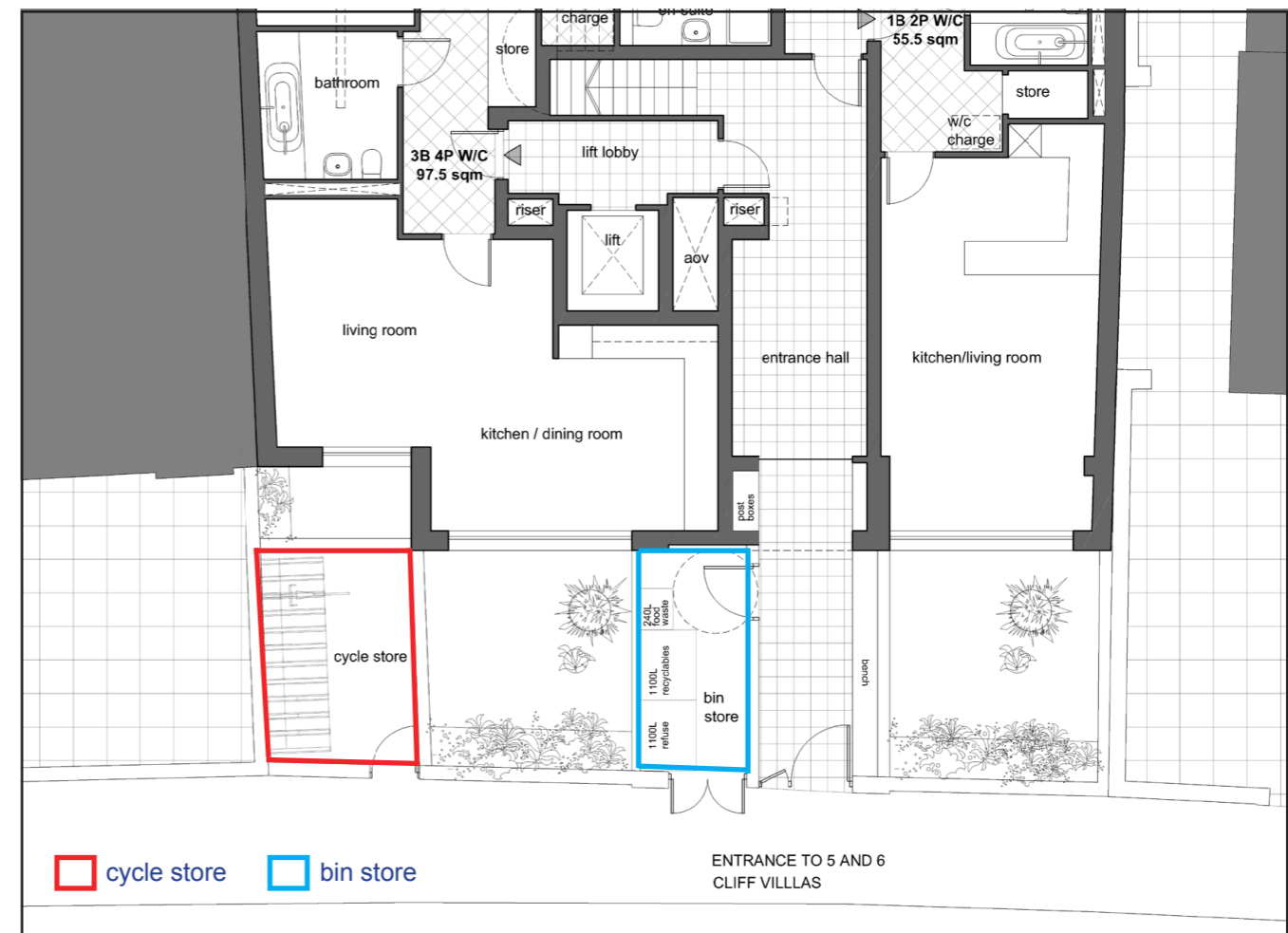
Table showing total predicted waste

3.8a Cycle storage

12 cycle spaces have been provided in a secure communal store within the development: one cycle space for each flat.

The cycle store is accessible from the roadway through a lockable door in the front boundary wall 5m from the main entrance gate.

A galvanised steel semi-vertical bike rack is proposed with locking hoop enabling cycles to be locked. The cycles are installed under a weather proof polycarbonate shelter over the rack.



Plan of entrance area and stores

3.8b Parking

There is no parking provided in association with this scheme.

Existing residents of the flats currently have residential parking permits for on-street parking in the controlled parking zone. We therefore propose that the future residents of the scheme should be able to apply for residents' parking permits.

3.9 Consultation

The applicant has made contact with the Headteacher at the adjacent Brecknock Primary School to discuss the proposals.