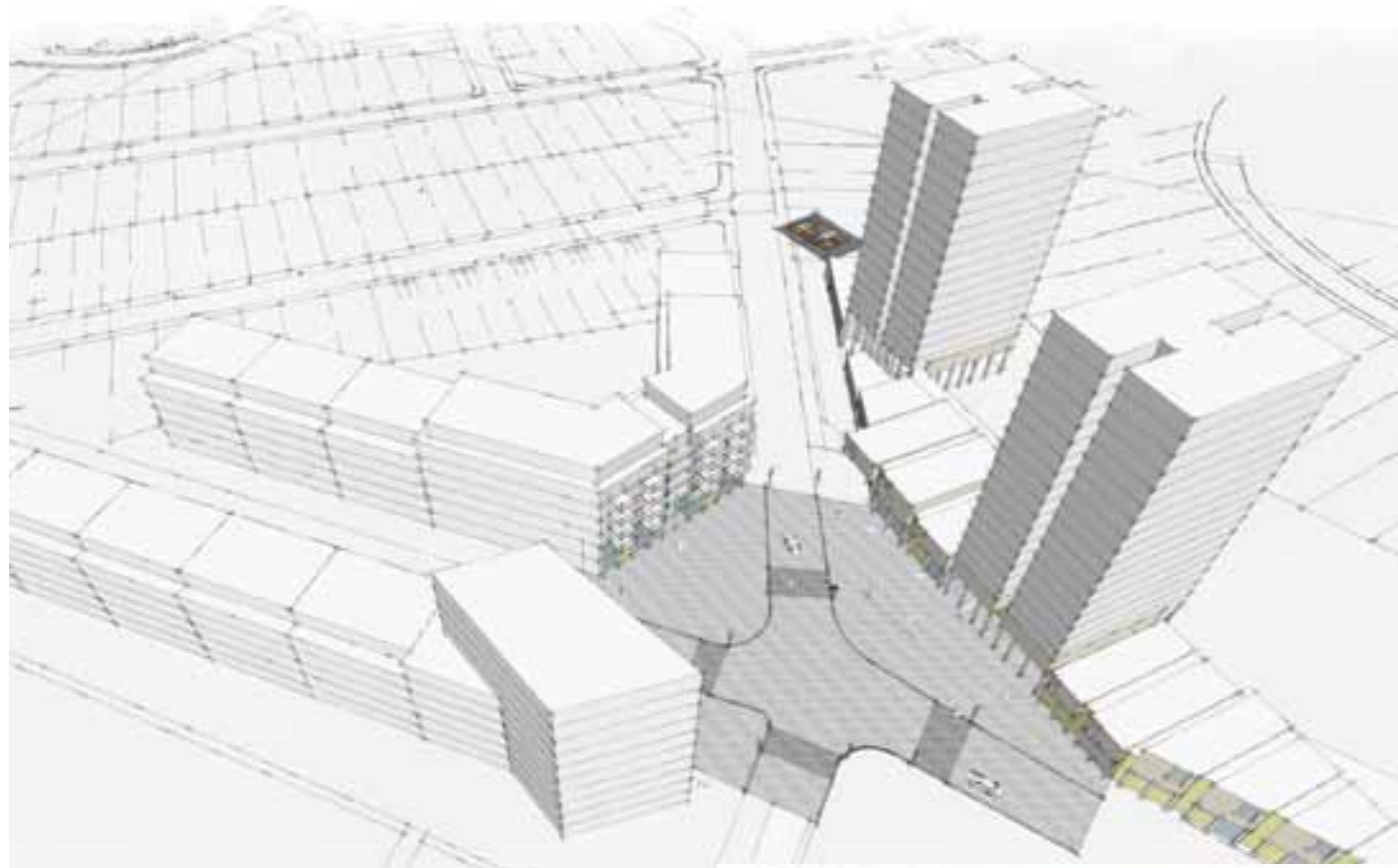


Building design statement: Phase 1 & 3 design development

section 4

Based on the urban design vision, a series of options were drawn up for consultation with public and planners. This process built on earlier consultations in 2010 and 2011 that had resulted in the outline planning approval in July 2012. After further consultation and meetings with stakeholders, the project team produced a stage C design that was described in a report to Camden in December 2012. This stage C design is shown in the drawings following.

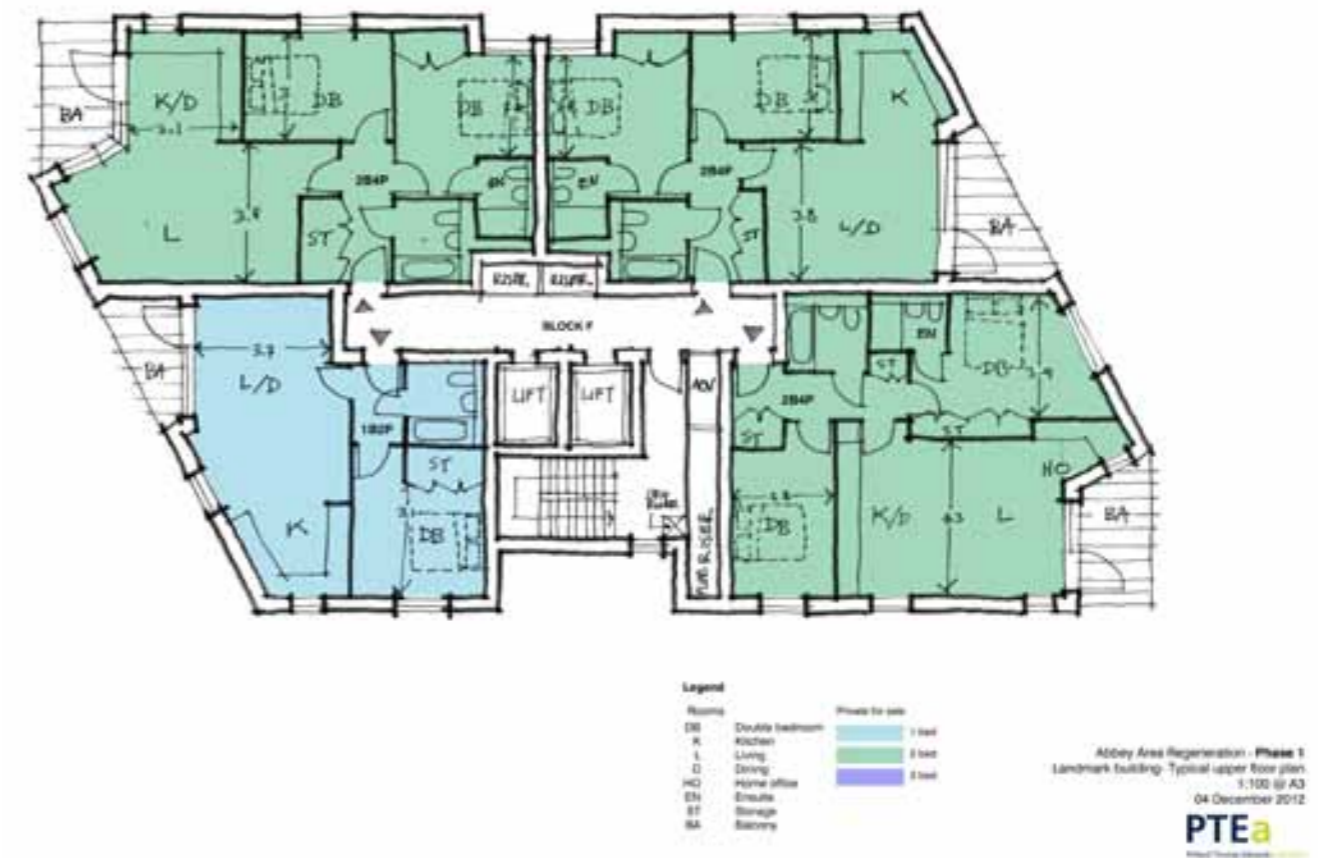
4.1 Design proposal at Stage C: Phase 1



Massing options for the different forms for the landmark building



Phase 1 Stage C plans



TYPICAL PLANS SHOWING DEVELOPMENT OF THE ACCOMMODATION AND THE MIX FOR LANDMARK BUILDING



Legend

Rooms	Private for sale
DB Double bedroom	1 bed
K Kitchen	2 bed
L Living	2 bed
D Dining	2 bed
HO Home office	2 bed
EN Ensuite	
ST Storage	
BA Balcony	

Abbey Area Regeneration - Phase 1
 Block D - Typical floor plan
 1:100 @ A3
 07 December 2012
PTEa
Pollard Thomas Edwards architects



Legend

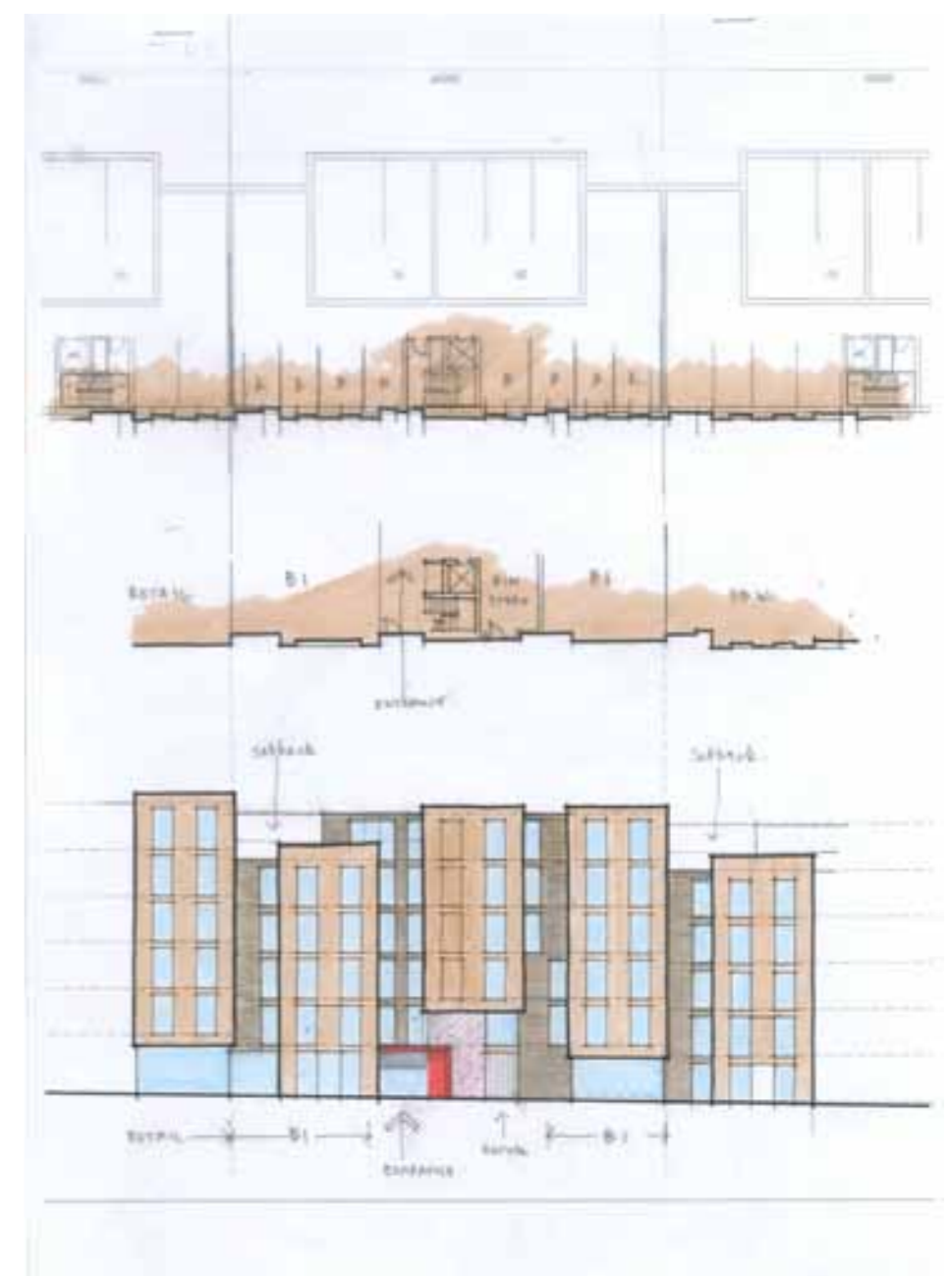
Rooms	Affordable for rent
SB Single bedroom	1 bed
DB Double bedroom	2 bed
K Kitchen	2 bed
L Living	2 bed
D Dining	2 bed
ST Storage	
BA Balcony	

Abbey Area Regeneration - Phase 1
 Block B - Typical affordable for rent floor plan
 1:100 @ A3
 11 December 2012
PTEa
Pollard Thomas Edwards architects

TYPICAL PLANS SHOWING DEVELOPMENT OF THE ACCOMMODATION AND THE MIX FOR THE LOWER BUILDINGS

Developing the Belsize Road elevation





4.2 Current Design

Aerial View of Phase 1 from South

4.2.1 Current Design Phase 1

After feedback from LBC Planning Department and the local community we proceeded to detail design Stage D. The scheme is broadly the same as Stage C but details have evolved and plans/elevations drawn up and modelled to show the current scheme



View of phase 1 from across Railway Bridge



Phase 1 from Belsize Road



View from Courtyard



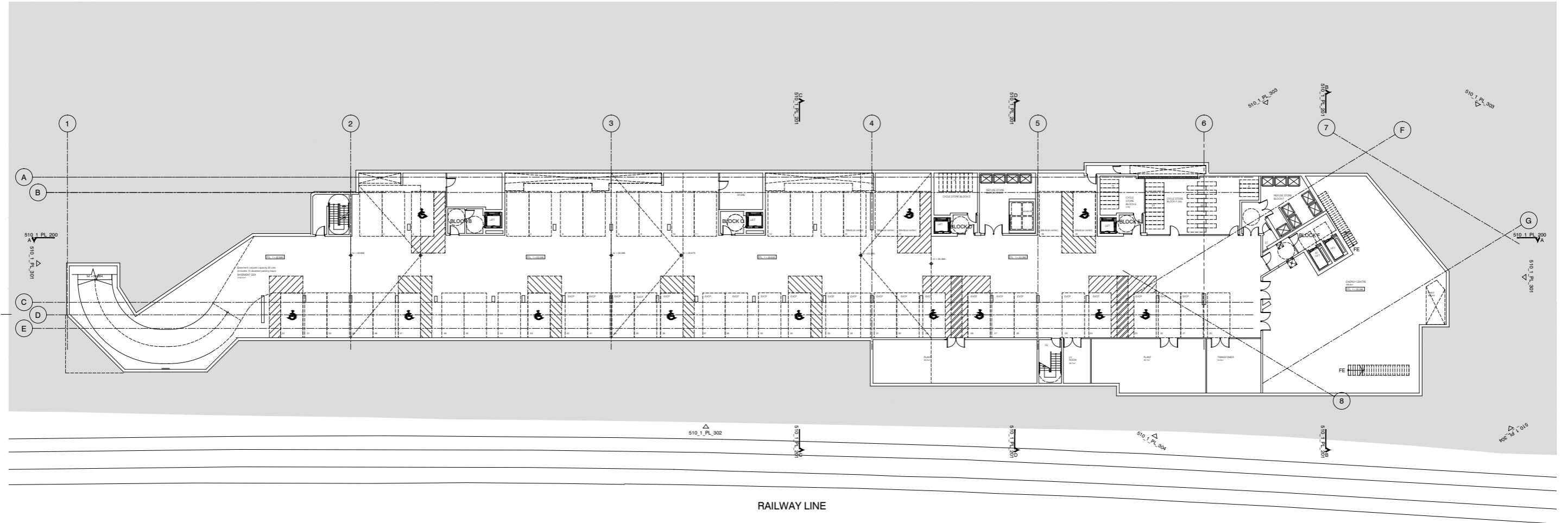
View of phase 1 from Belsize Road



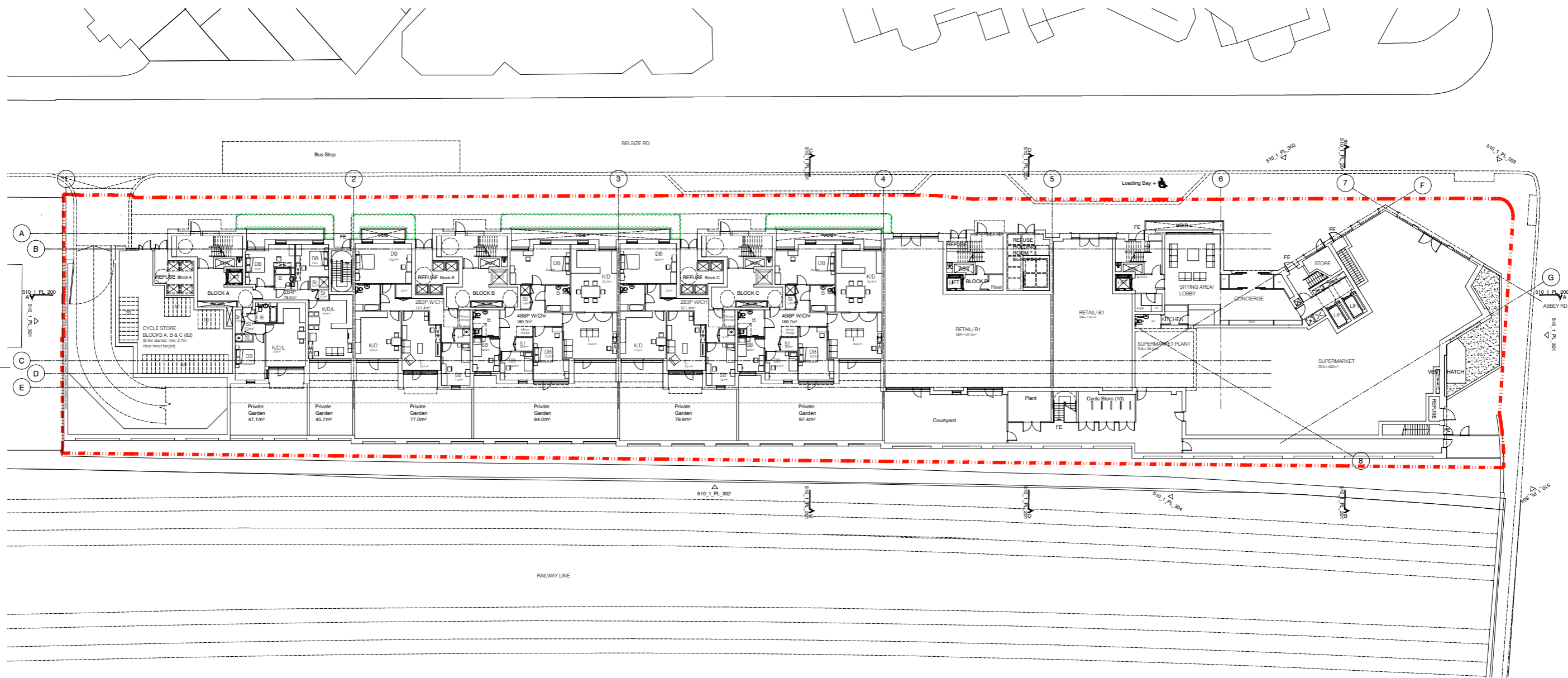
Belsize Road



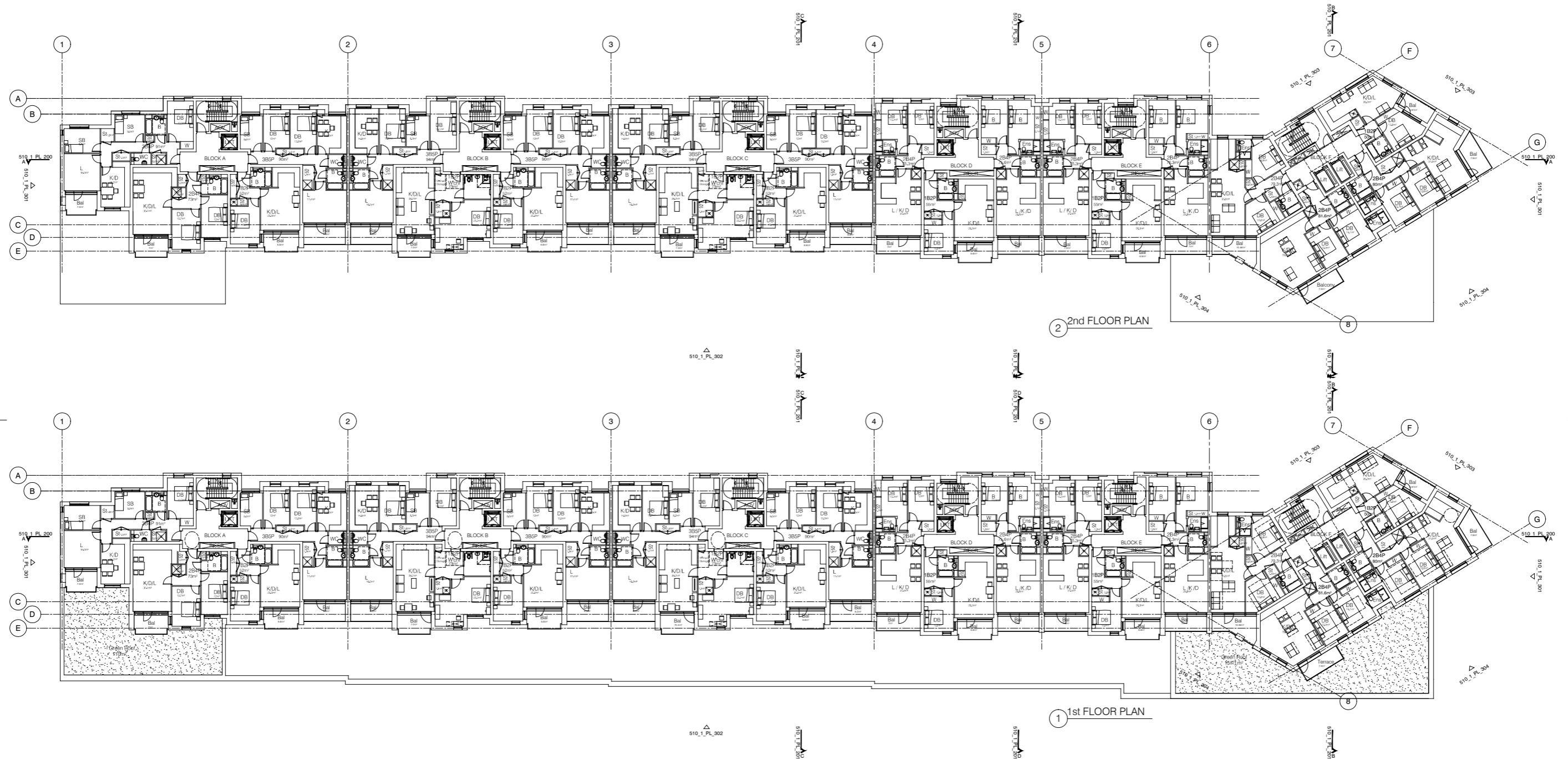
Proposed plans



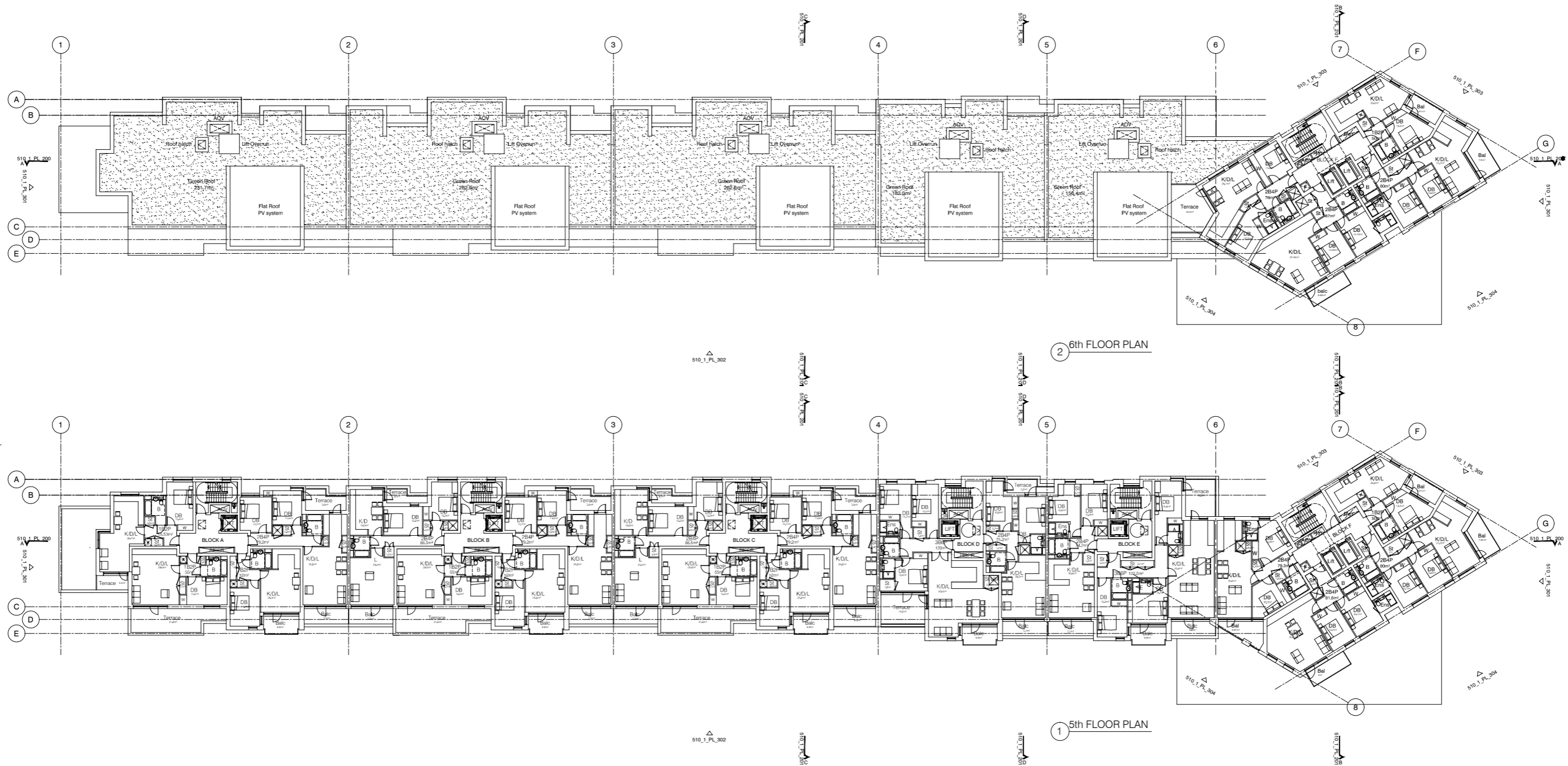
BASEMENT FLOOR PLAN



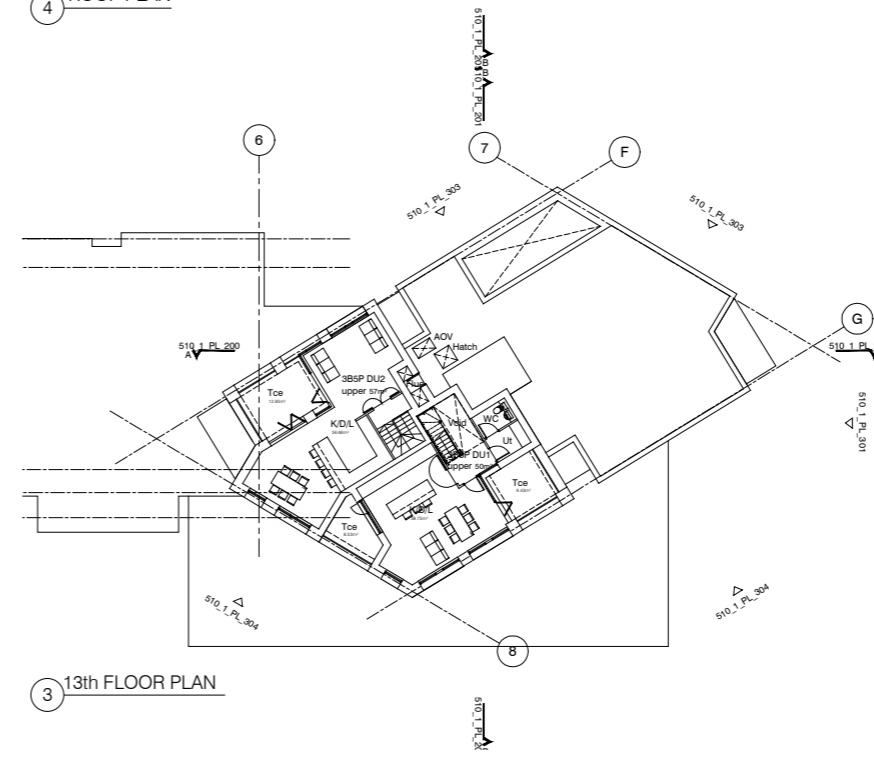
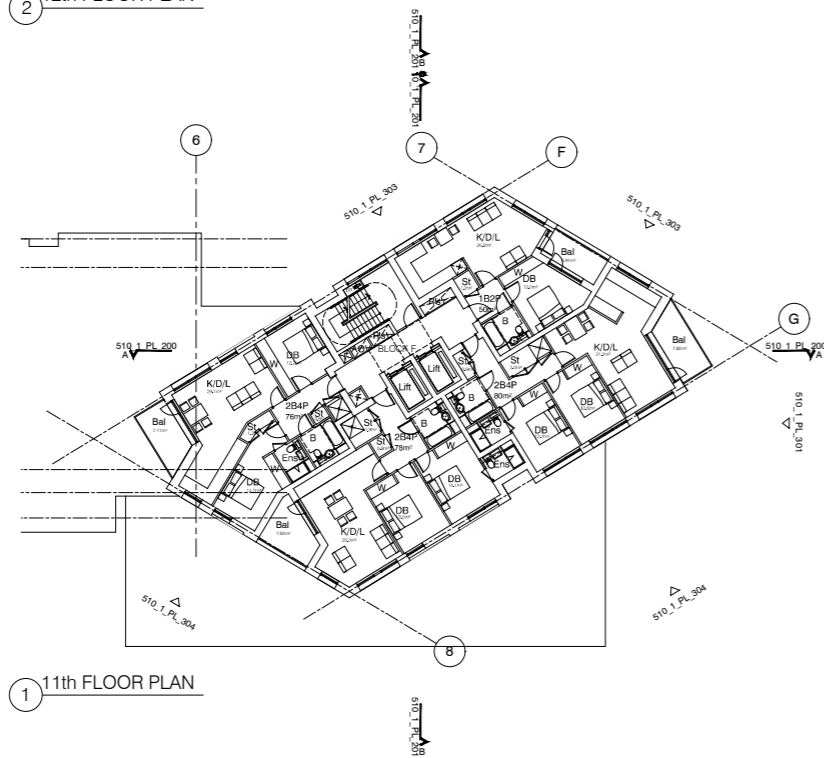
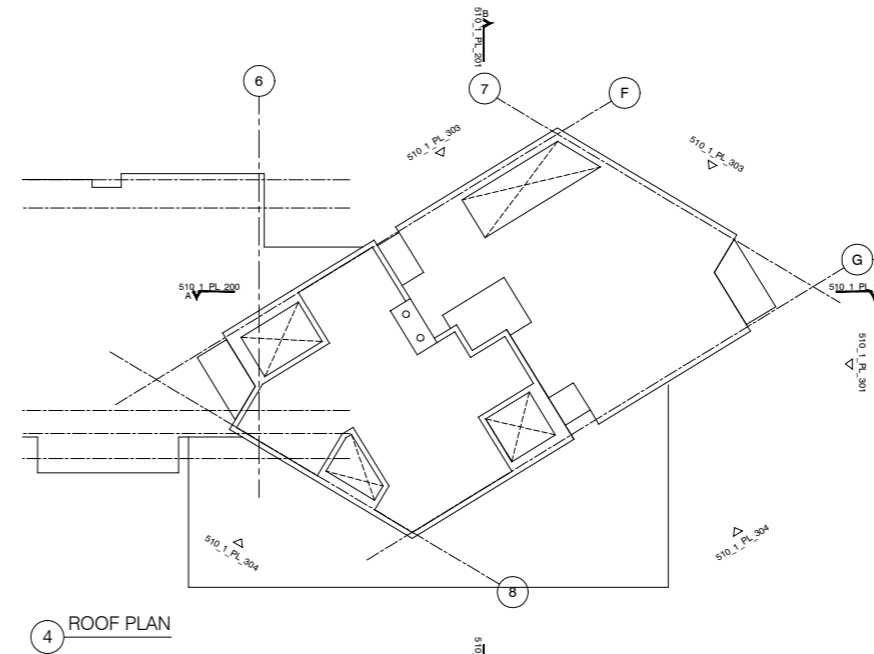
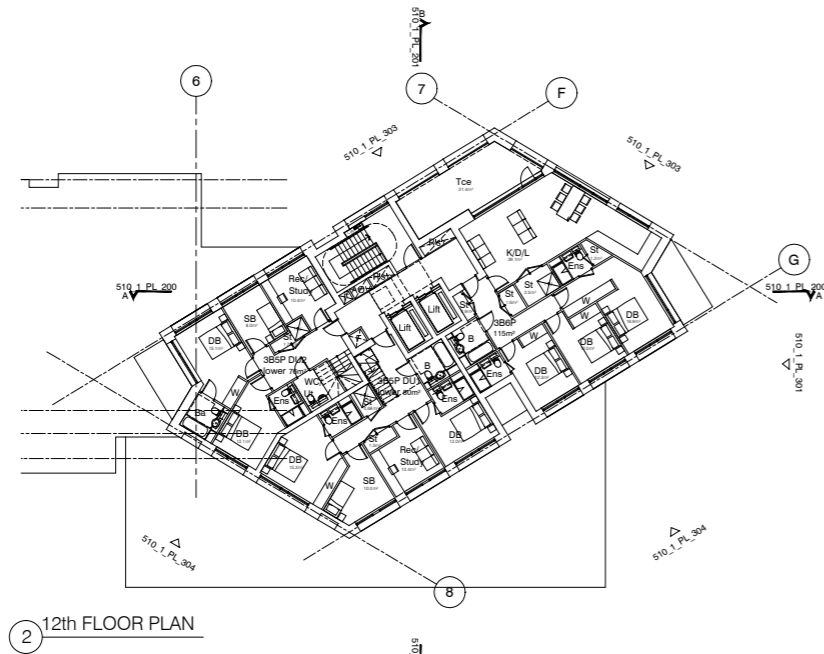
GROUND FLOOR PLAN



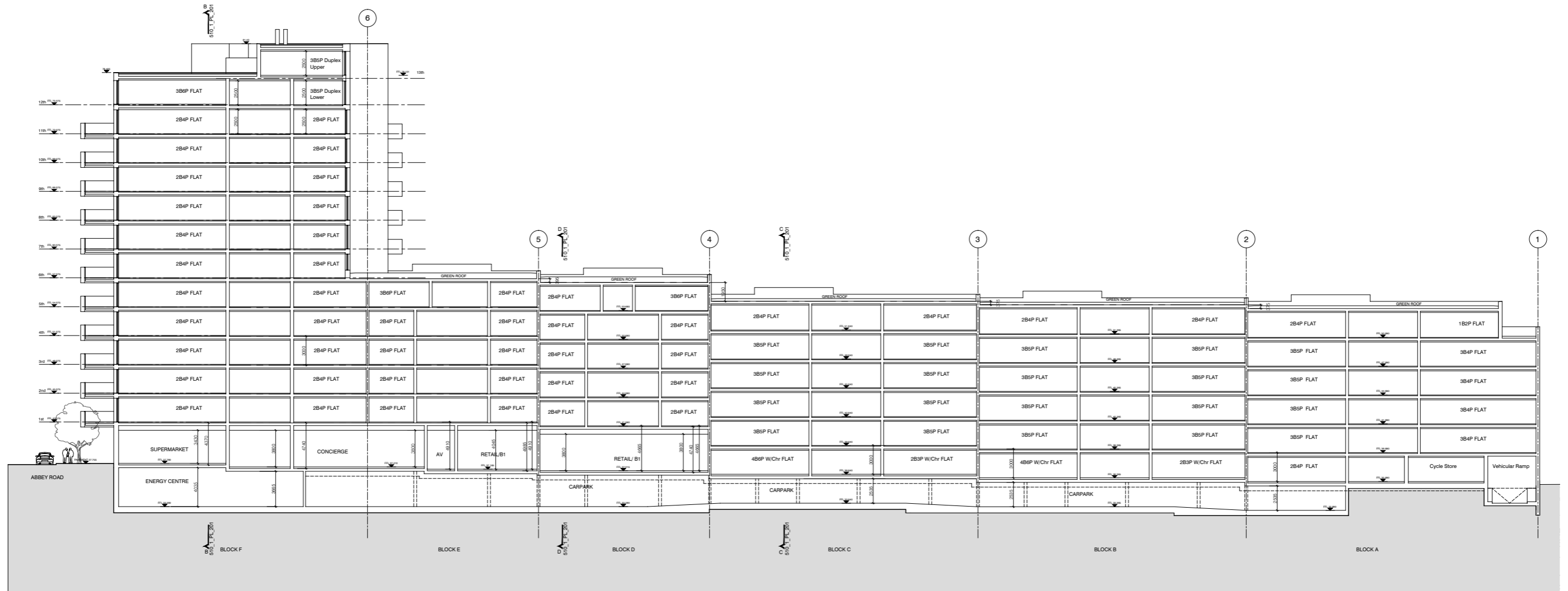
FIRST & SECOND FLOOR PLANS



FIFTH & SIXTH FLOOR PLANS

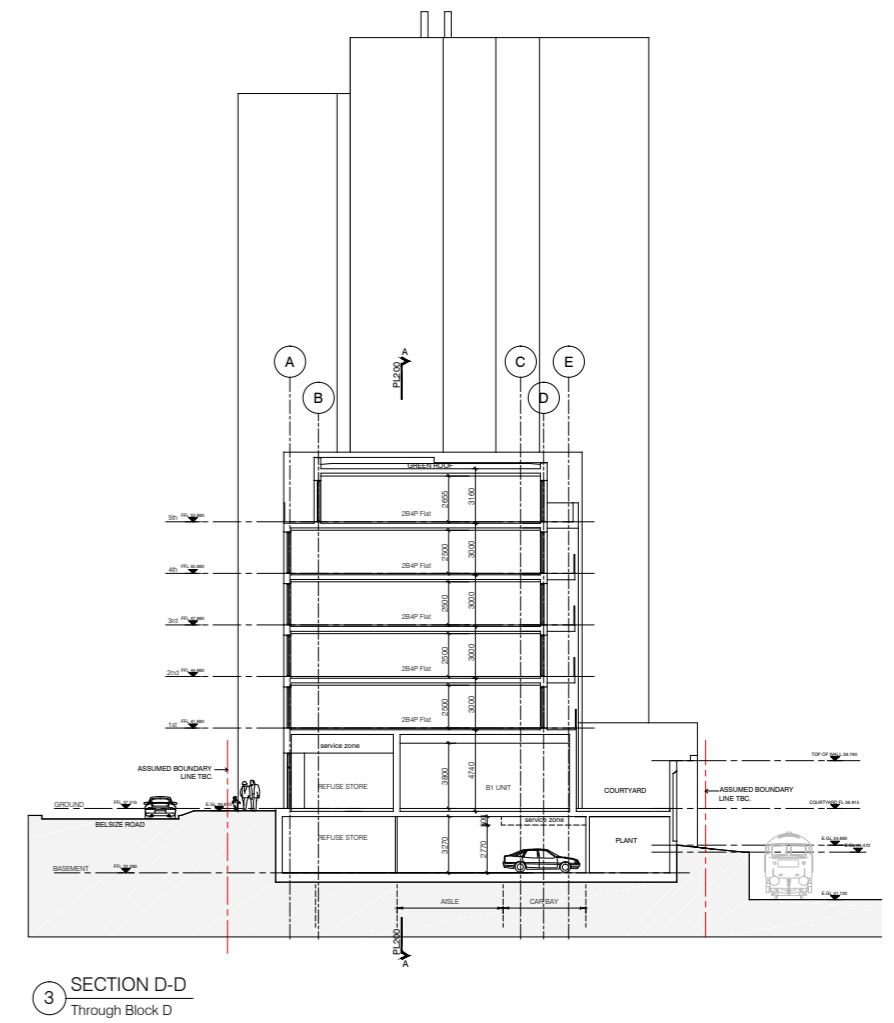
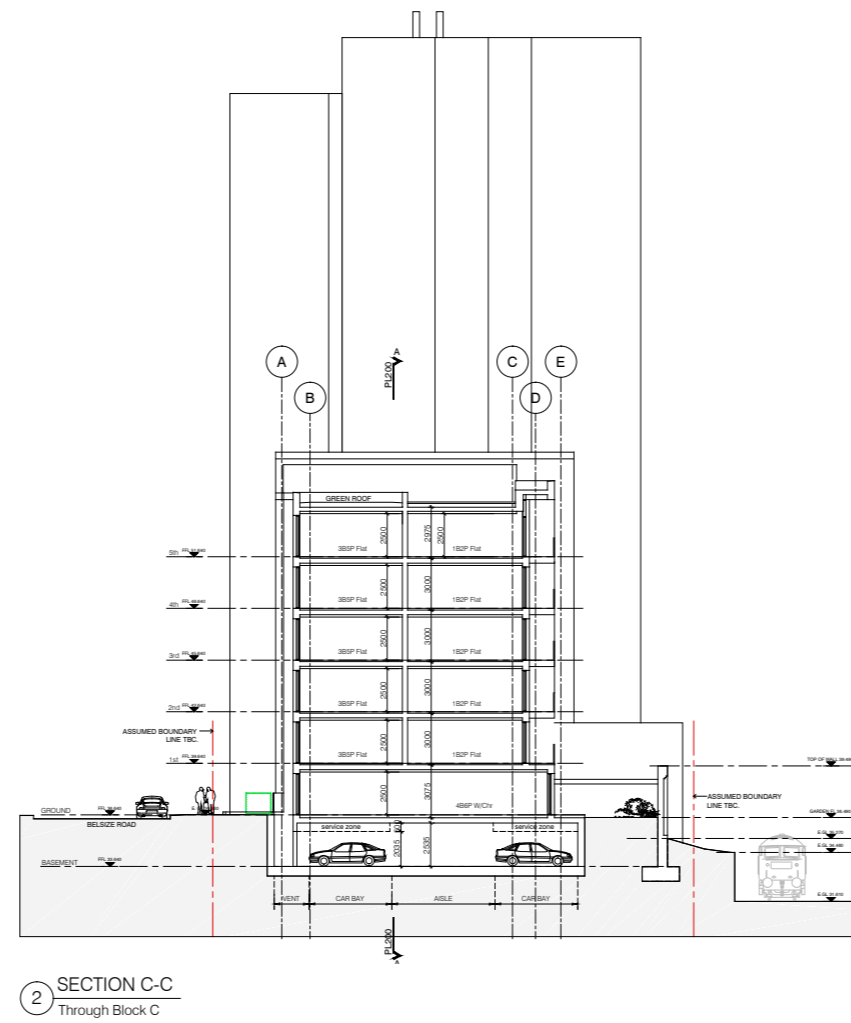
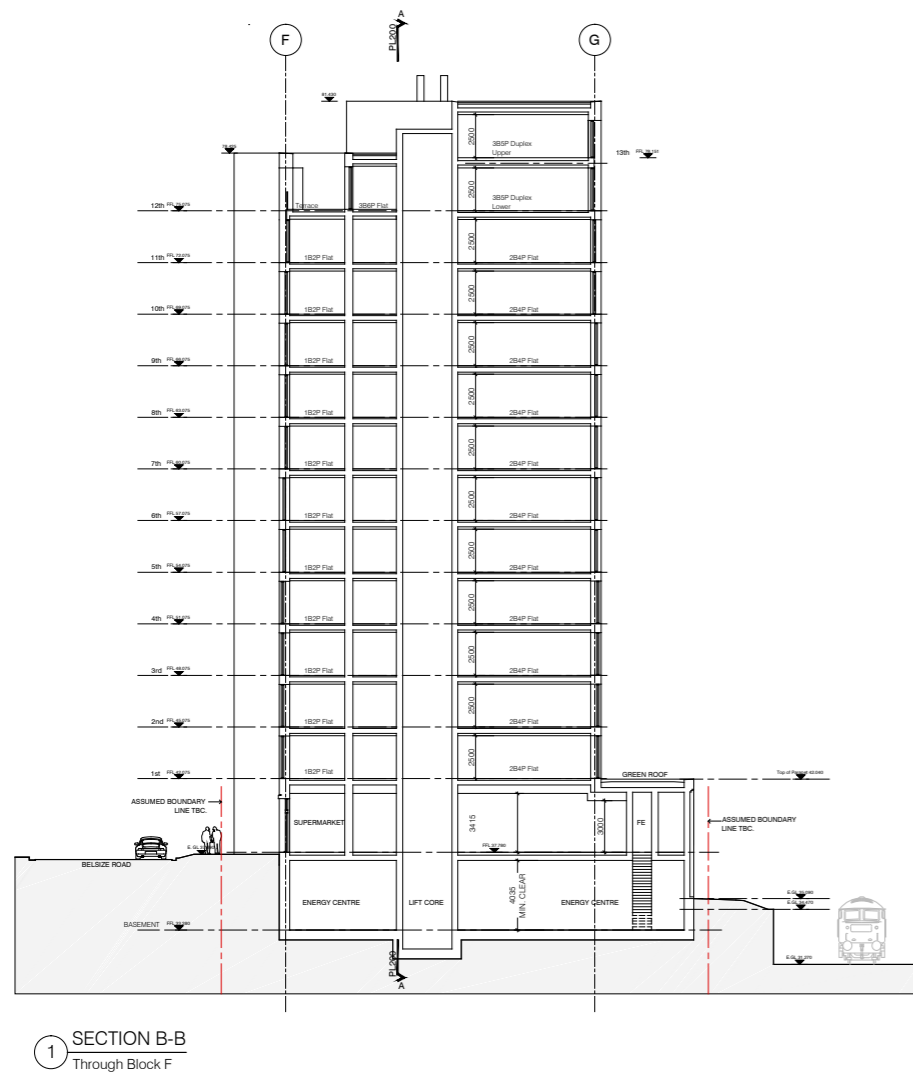


11TH, 12TH, 13TH FLOORS AND ROOF PLANS

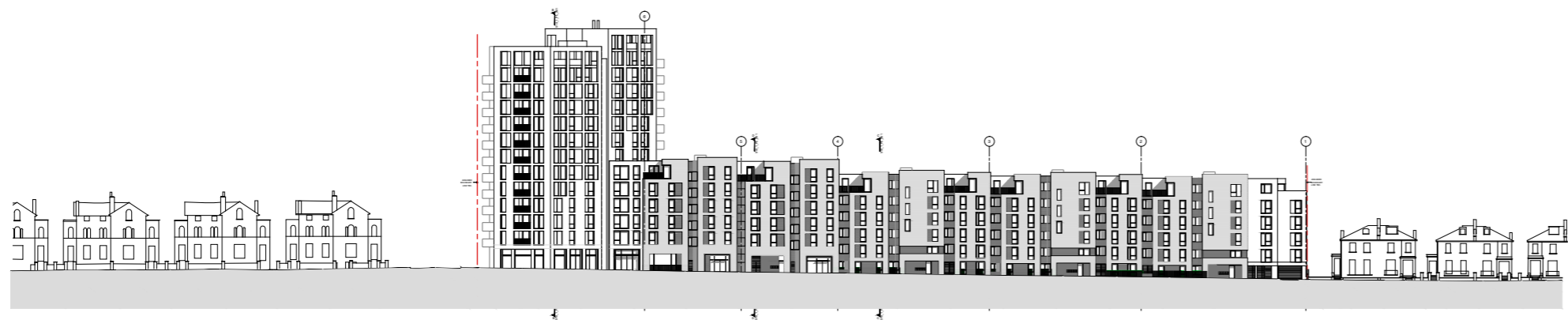


1 SECTION A-A

SECTION A-A



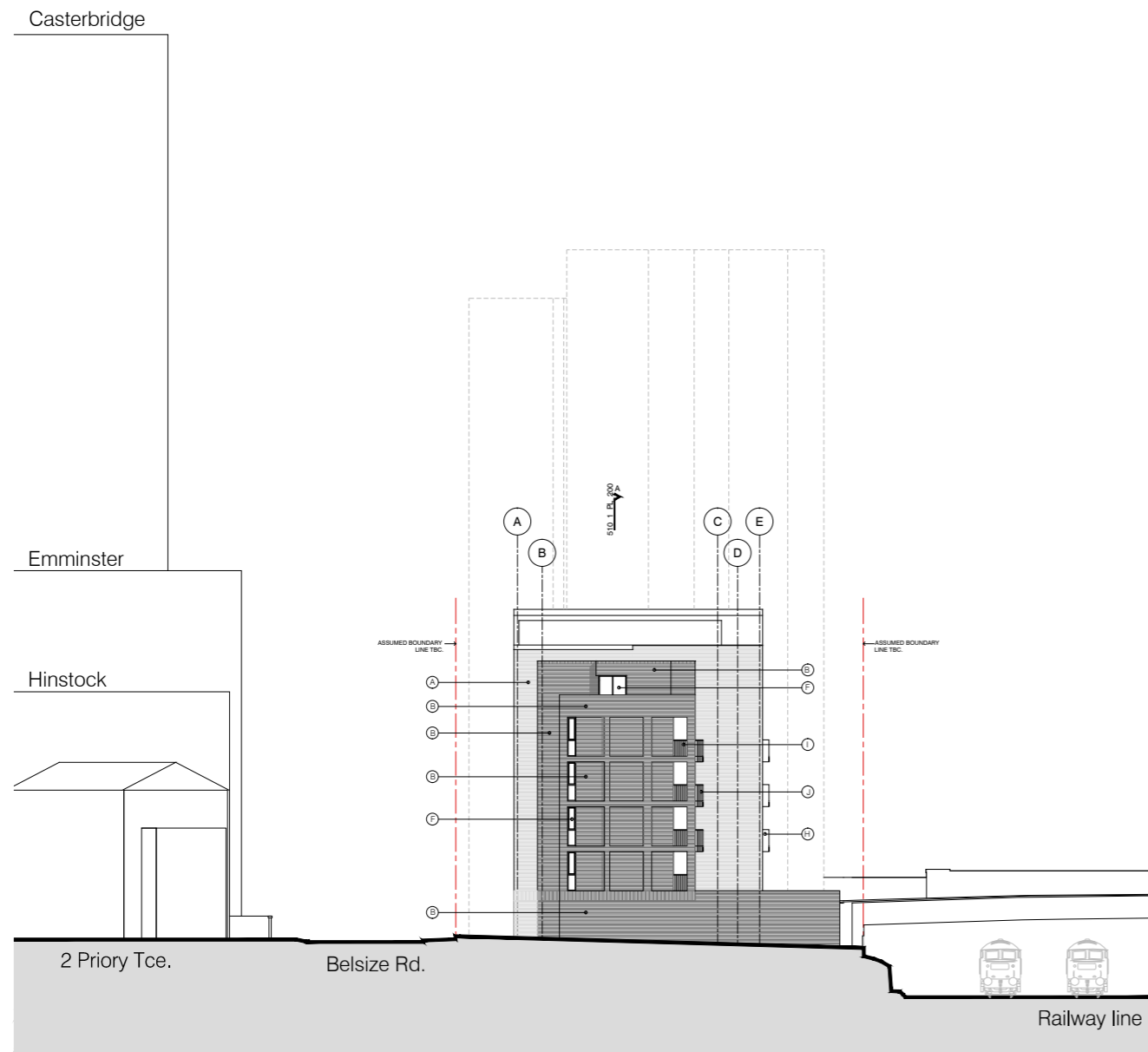
SECTIONS B-B, C-C, D-D



① NORTH ELEVATION
1:200

② NORTH SITE ELEVATION
1:500

NORTH AND NORTH SITE ELEVATIONS

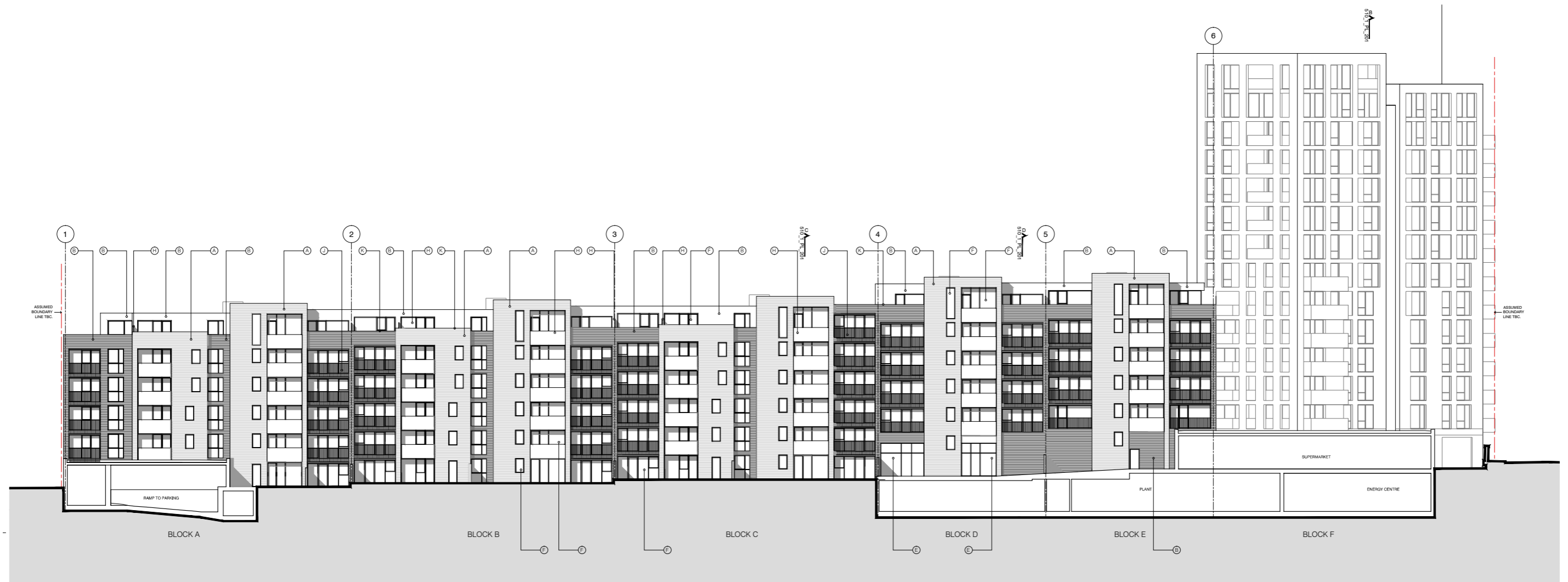


1 EAST ELEVATION
1:200

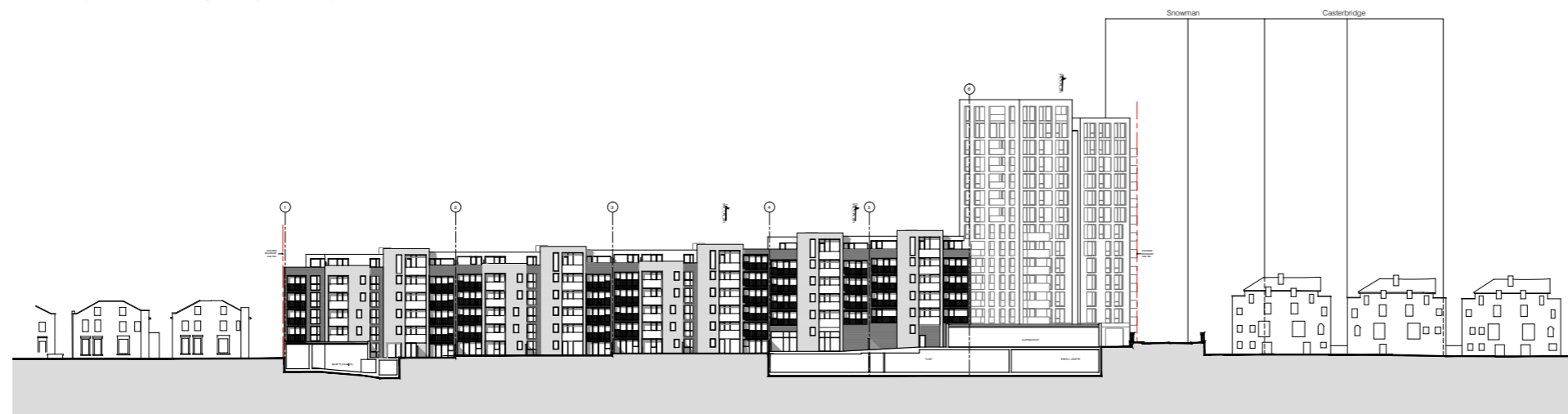


2 WEST ELEVATION
1:200

EAST AND WEST ELEVATIONS

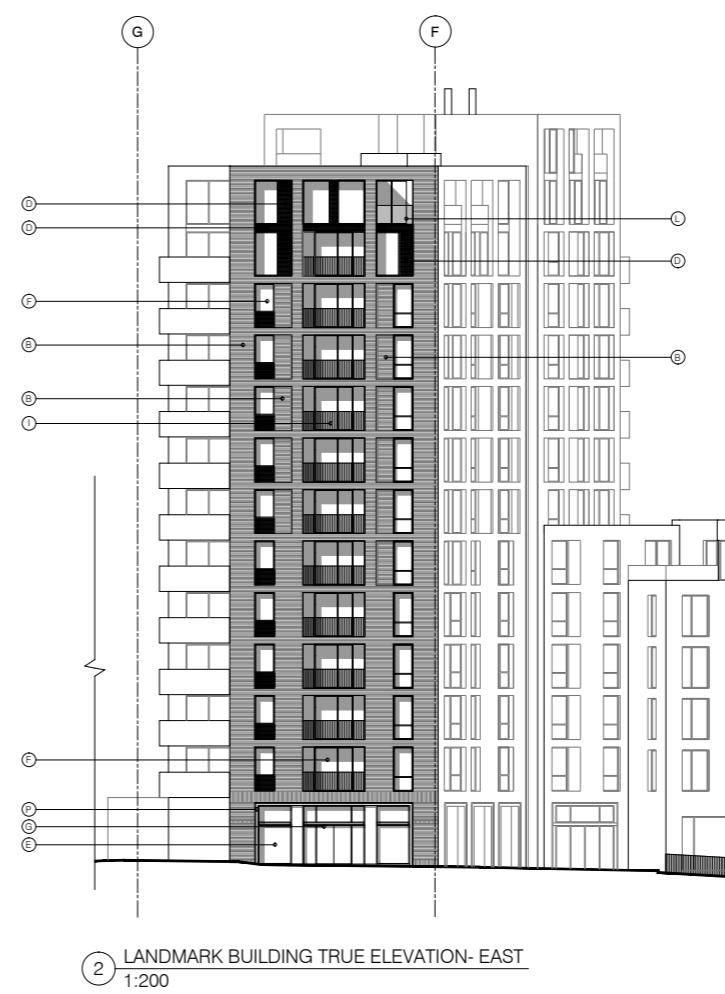
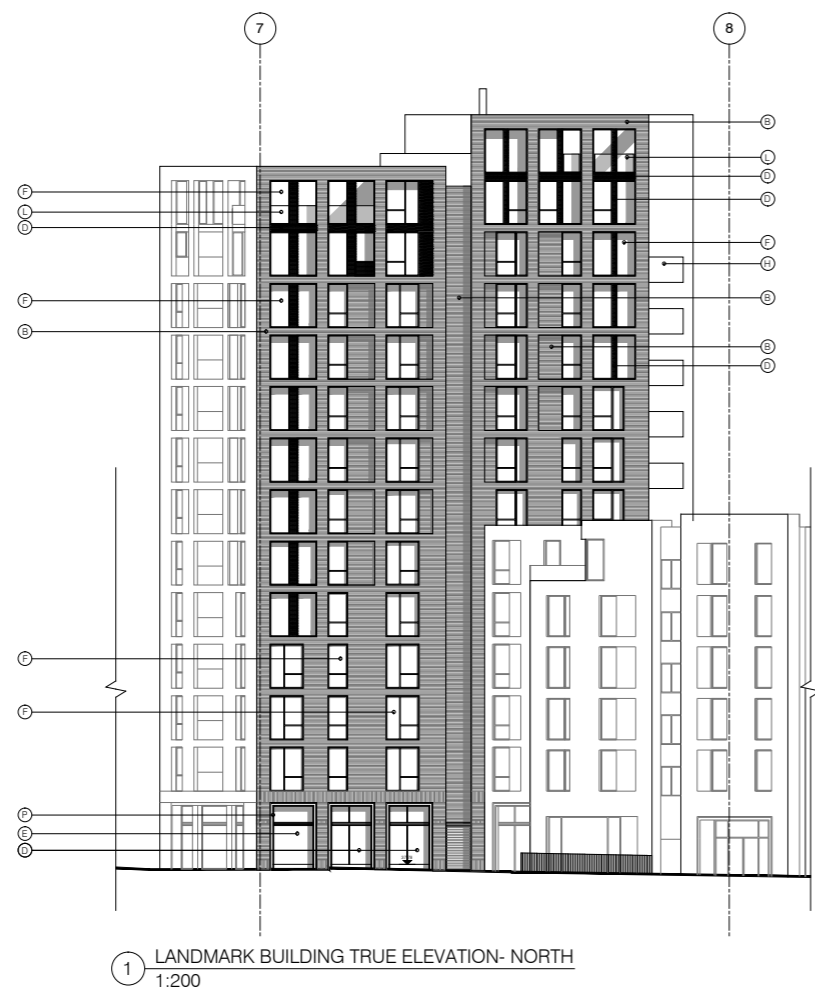


1 SOUTH ELEVATION
1:200

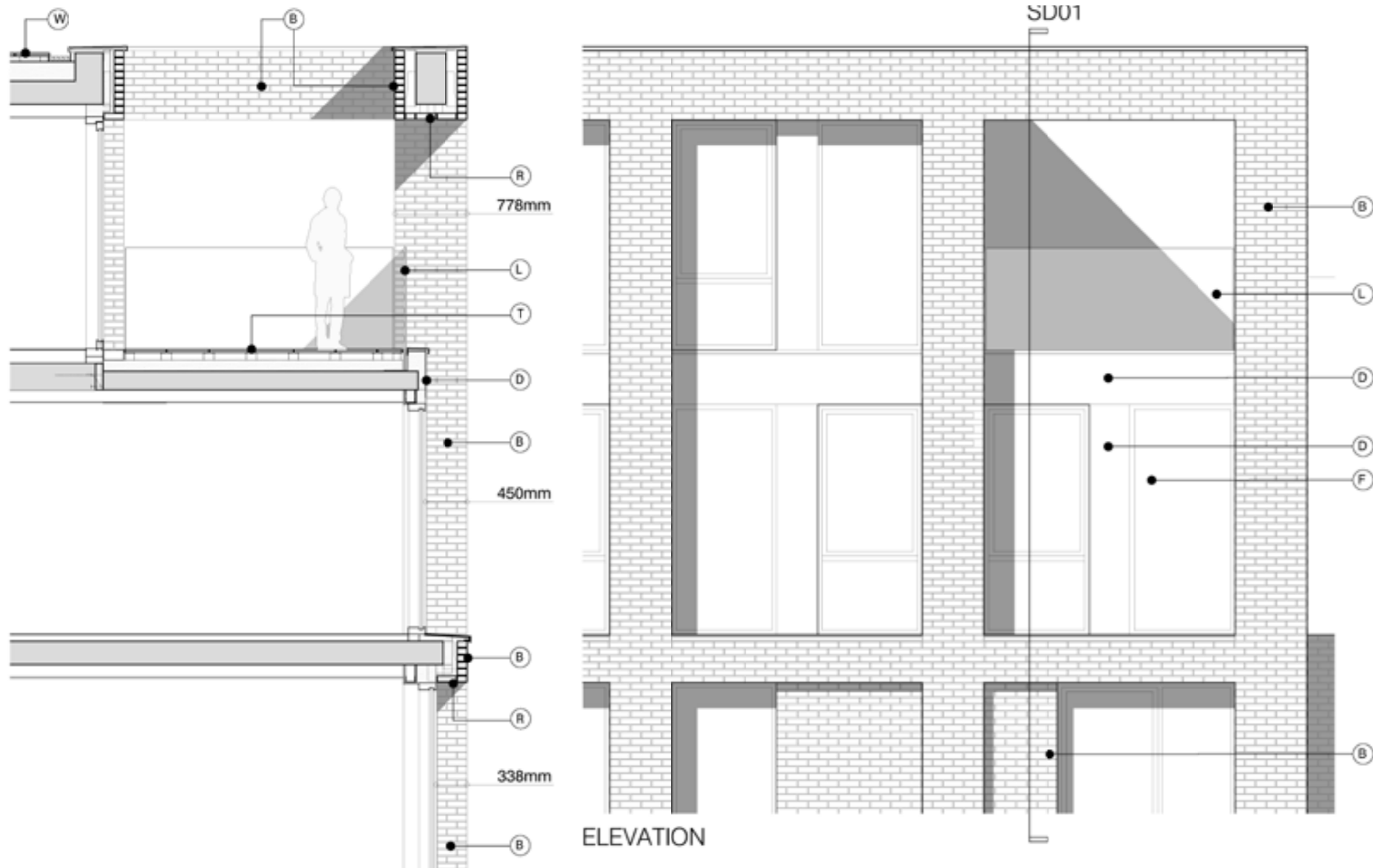


2 SOUTH SITE ELEVATION
1:500

SOUTH AND SOUTH SITE ELEVATIONS



NORTH AND EAST ELEVATIONS TO LANDMARK BUILDING



MATERIAL KEY

- B** - Brick work type 2: TYPE TO BE AGREED but darker than Type '1', stretcher bond brickwork with Cemex London White mortar or similar. Allow for darker mortar to recessed brick walls. Openings to have a deep brick reveal (approx 225mm unless stated otherwise).
- D** - Metal panel: bronze effect panels with hidden fixings and minimal joints.
- F** - Windows / doors: bronze effect aluminum framed double or triple glazed units (manufacturer to be agreed).
- L** - Glass balustrade: frameless glass with no visible fixings.
- R** - Brick Soffit on fixing ancon bracket : Brick type to match facing brick
- T** - Terrace: with 50mm thick stone pavers (pietra serena sandstone or similar)
- W** - Roofs: Insulated flat roof with precast concrete pavers to Block: F

