

## CENTRE POINT TOWER MIXED-TENURE SUPPLEMENTARY STUDIES: ENTRANCE SEQUENCE

The following pages have been prepared in response to comments relating to entrance sequence and lift use raised by London Borough of Camden during the first strategic planning meeting.

Viability has shown that a maximum of one floor of affordable apartments can be provided in Centre Point Tower - the following studies have been developed with this in mind, although they would also apply to an increased proportion of affordable units, but the negative effect on net floor area will be exacerbated.

1. A mixed tenure entrance sequence has been developed to ensure that different tenures do not mix except at basement level. This can be achieved with separate entrances, and either by sharing lifts on a hall-call system, or providing new lifts dedicated to use by affordable residents. Both scenarios (Options 01 & 02) are illustrated.

2. Lift Maintenance + failure - Gronmij, lift consultants for the project, have prepared a statement illustrating the impact that lift maintenance and failure will have on waiting times entrance sequence Option 01.

CENTRE POINT TOWER MIXED-TENURE SUPPLEMENTARY STUDIES: ENTRANCE SEQUENCE SUMMARY

VIABILITY HAS SHOWN THAT ONLY ONE FLOOR OF AFFORDABLE APARTMENTS CAN BE PROVIDED IN CENTRE POINT TOWER.

WE HAVE ILLUSTRATED THE ENTRANCE SEQUENCE AND VERTICAL TRANSPORT OPTIONS BASED ON ONE FLOOR OF AFFORDABLE RESIDENTIAL AT 3RD FLOOR.

HOW: OPTION 01

SEPARATE GROUND FLOOR ENTRANCE

HALL CALL LIFT SHARE BETWEEN TENURES

ISSUES: OPTION 01

A HALL CALL LIFT SOLUTION IS UNLIKELY TO BE ACCEPTABLE TO EITHER AFFORDABLE RSL OR PRIVATE MANAGEMENT COMPANIES AS DIFFERENT TENURES ARE STILL SHARING THE SAME LIFT.

A NEW LIFT WILL BE REQUIRED TO SERVE PRIVATE RESIDENTS BETWEEN BASEMENT AND MEZZANINE

THE AFFORDABLE APARTMENT LAYOUTS ARE STILL COMPROMISED RELATIVE TO GLA, CAMDEN & LIFETIME HOMES STANDARDS

THERE IS NO REDUNDANCY IN THE EVENT OF LIFT BREAKDOWN OR MAINTENANCE. WITH ONLY TWO LIFTS OPERATING IN ANY CORE, THE WAITING TIMES WILL BECOME UNACCEPTABLE WHEN SERVING MIXED-TENURE ON A HALL-CALL SYSTEM - REFER TO THE STUDY INCLUDED IN THIS REPORT

DIFFERENT TENURES WILL NOT BE SEPARATED AT BASEMENT LEVEL

RESIDENTIAL AMENITY WOULD BE RETAINED AT 1ST AND 2ND FLOORS. PRIVATE RESIDENTIAL WOULD START AT 4TH FLOOR.

HOW: OPTION 02

SEPARATE GROUND FLOOR ENTRANCE

SEPARATE LIFTS SERVING DIFFERENT TENURES

THE CURRENT LIFT CORES CANNOT BE CONFIGURED TO SERVE SEPARATE TENURES AS THE WAITING TIMES WILL BE UNACCEPTABLE FOR PRIVATE RESIDENTIAL WHEN SERVED BY ONLY TWO LIFTS PER CORE

NEW LIFTS WILL BE NEEDED TO SERVE AFFORDABLE UNITS

ISSUES: OPTION 02

EXPENSE OF INSTALLING THREE NEW LIFTS (TWO SERVING AFFORDABLE BETWEEN BASEMENT & 3RD, ONE SERVING PRIVATE BETWEEN BASEMENT & MEZZANINE)

DISABLED ACCESS ARRANGEMENTS MEAN A NEW SEPARATE LIFT IS STILL REQUIRED FOR PRIVATE RESIDENTIAL BETWEEN BASEMENT AND MEZZANINE

NEW LIFTS RESULT IN A LOSS OF SPACE AT GROUND FLOOR AND A COMPROMISED ENTRANCE SEQUENCE AT BOTH GROUND & MEZZANINE LEVELS.

LOSS OF SPACE AT MEZZANINE LEVEL RESULTS IN A TIGHT CONCIERGE SPACE WITH LITTLE AREA FOR STORAGE

FURTHER STRUCTURAL INTERVENTIONS ARE REQUIRED TO ACCOMMODATE THE NEW LIFTS

LOSS OF NET AREA OF 24SQM ON EACH OF 1ST, 2ND & 4TH FLOORS AFFECTING NET PRIVATE FLOOR AREA

LOSS OF NET AREA OF 17SQM TO AFFORDABLE ACCOMMODATION ON 3RD FLOOR

AFFORDABLE APARTMENT LAYOUTS ARE FURTHER COMPROMISED

THE LEFTOVER SPACE BEHIND NEW LIFTS IS FAR MORE PROBLEMATIC THAN THE LOSS OF AREA - REFER TO FOLLOWING PLANS

THE FRESH AIR RISERS NEED TO MOVE DEEPER IN TO THE PLAN & WILL NEED TO TRANSFER HORIZONTALLY TO AVOID FURTHER NEGATIVE IMPACT TO UPPER PRIVATE RESIDENTIAL FLOORS

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OPTION 01: MIXED TENURE ENTRANCE SEQUENCE HALL CALL SHARED LIFTS - GROUND FLOOR

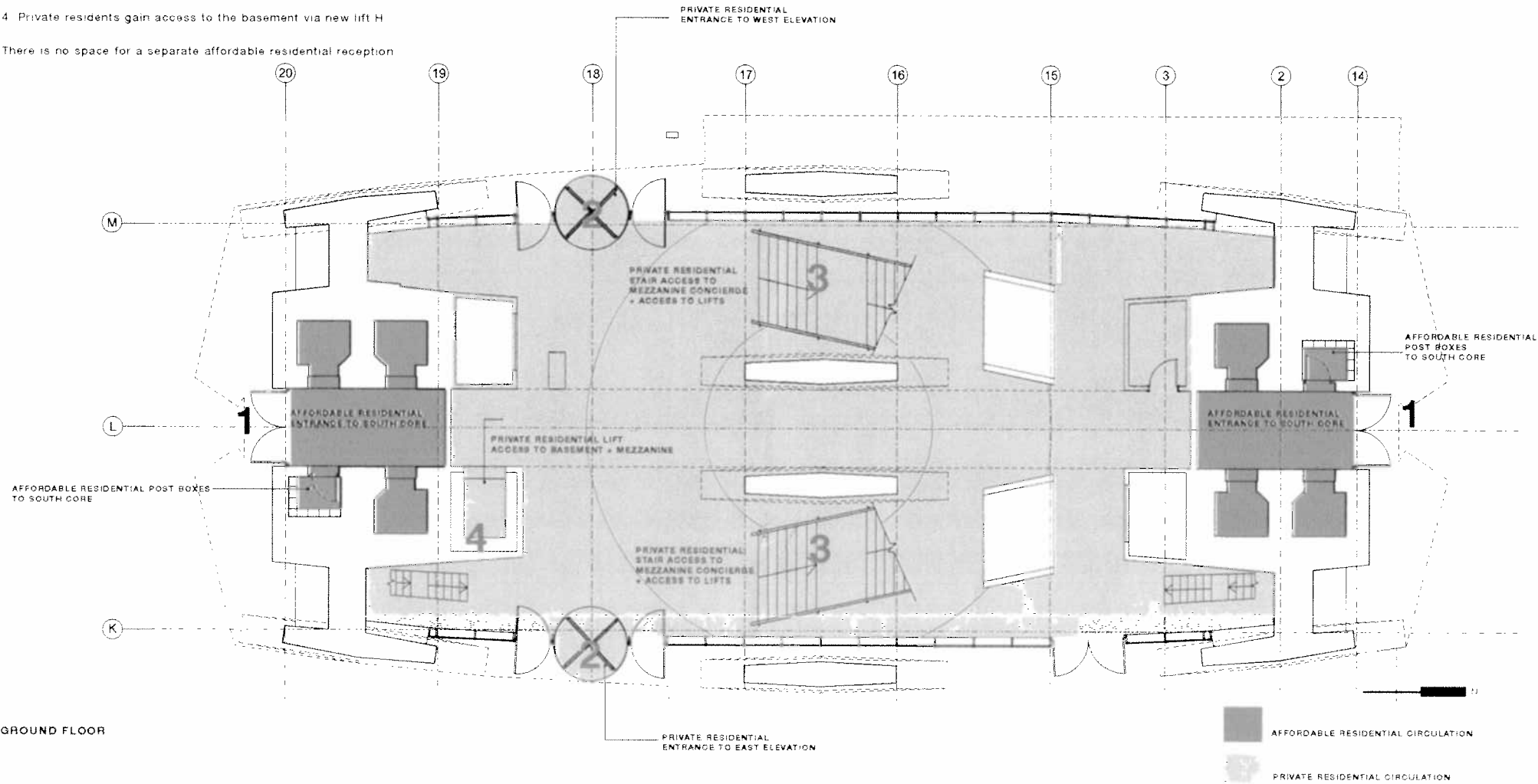
1 Affordable residents enter directly into either the north or south core to gain access to passenger lifts and post rooms. Affordable residents use either lift B or F to gain access to the basement

2 Private residents access the ground floor via external revolving doors

3 Private residents gain access to the mezzanine concierge level via either the internal stairs or new lift H

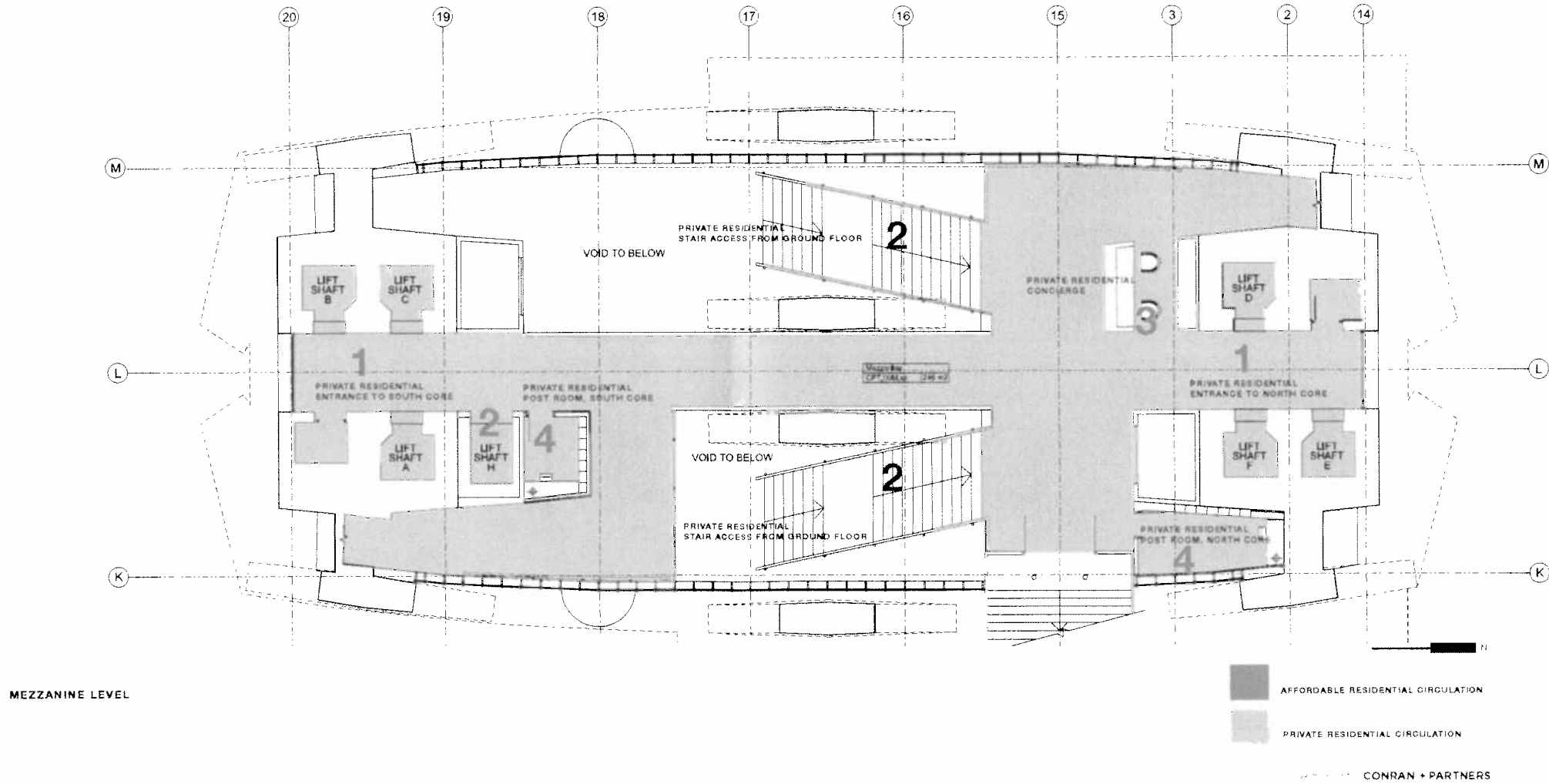
4 Private residents gain access to the basement via new lift H

There is no space for a separate affordable residential reception



OPTION 01: MIXED TENURE ENTRANCE SEQUENCE HALL CALL SHARED LIFTS - MEZZANINE LEVEL

- 1 Private residents gain access to the main passenger lifts from mezzanine level. Private and affordable residents share the lifts on a 'hall call' system so use the same lifts but not at the same time
- 2 Private residents gain access to mezzanine level via stair or Lift H. Lift H also gives private residential access to basement level
- 3 Private residential concierge at mezzanine level
- 4 Private residential post rooms at mezzanine level

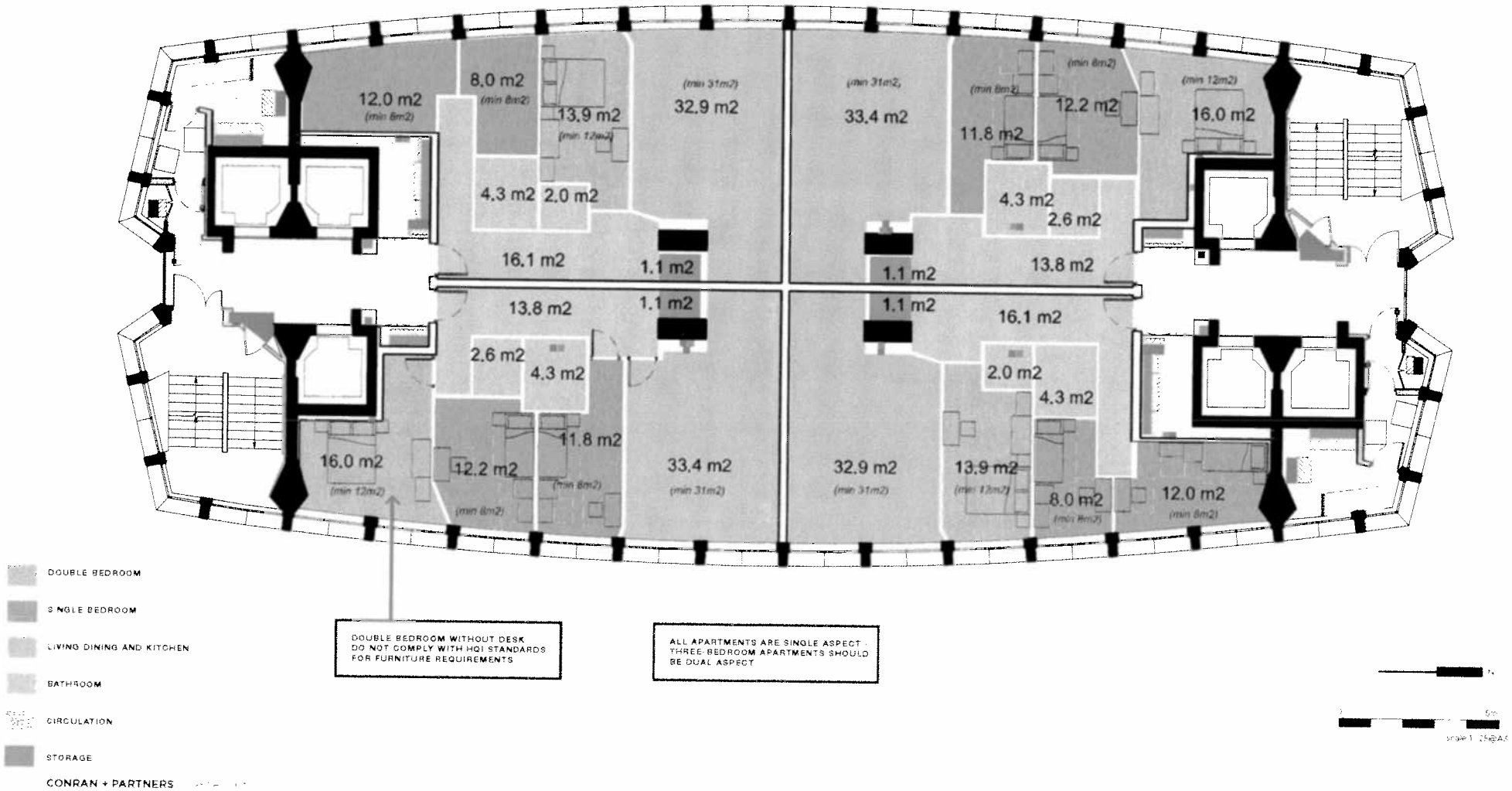


OPTION 01: MIXED TENURE ENTRANCE SEQUENCE USING HALL-CALL SHARED LIFTS - 3RD FLOOR AFFORDABLE LAYOUT TYPE Z

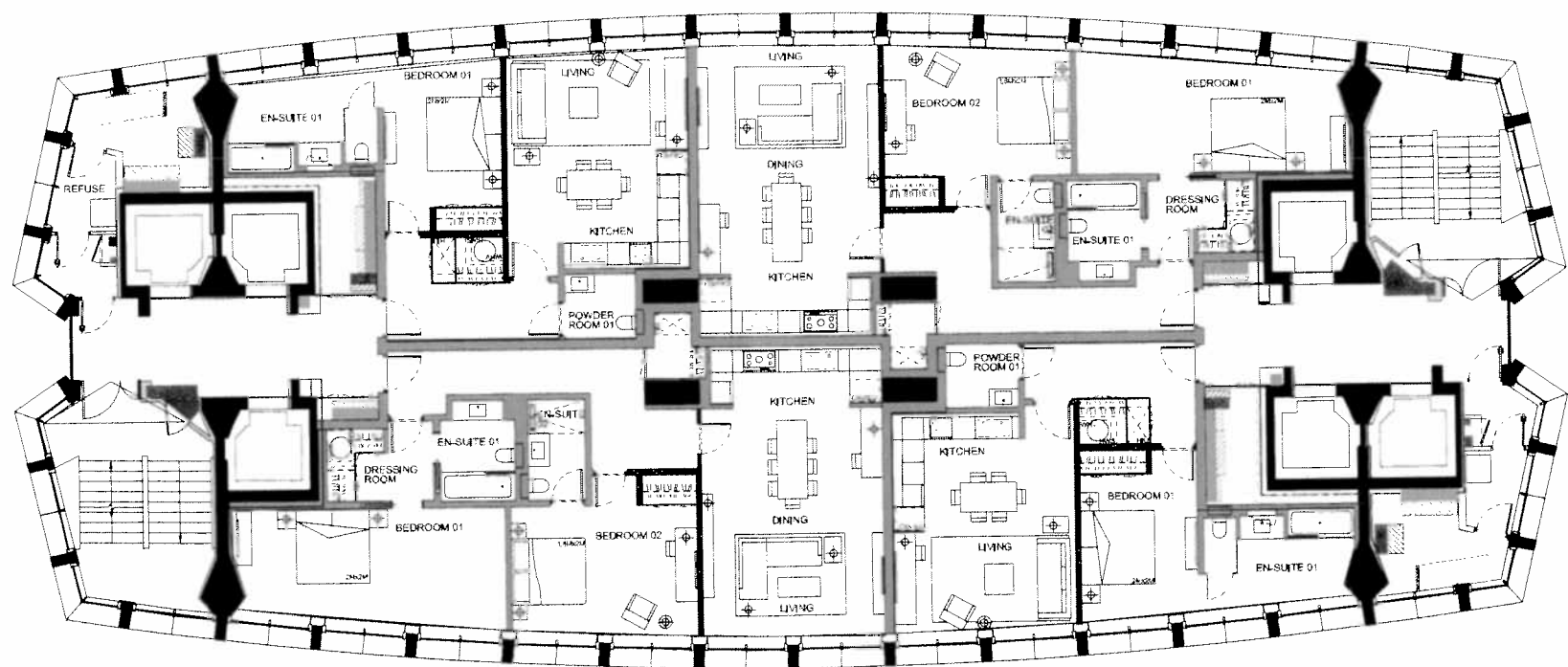
LARGE UNIT = 3 BED  
2 X 93.74M2 : 3B4P (DO NOT COMPLY WITH GLA REQUIREMENT FOR DUAL ASPECT)  
2 X 98.68M2 : 3B4P (DO NOT COMPLY WITH GLA REQUIREMENT FOR DUAL ASPECT)  
NO UNITS HAVE EXTERNAL AMENITY SPACE

Type Z:  
Achieves 4 x 3-bedroom 4 person apartments of either 94m2 or 98m2. Whilst the apartments achieve the minimum areas set out by Camden and the GLA, it should be noted that each of the apartments are single aspect - against GLA policy for three bedroom units.  
We are also concerned that in two of the apartments, the main bedroom is not able to be positioned adjacent the bathroom as required under Lifetime Homes Criterion 13

So  
So



OPTION 01: MIXED TENURE ENTRANCE SEQUENCE USING HALL-CALL SHARED LIFTS - PRIVATE RESIDENTIAL LAYOUT AT 4TH FLOOR



CONRAN + PARTNERS

OPTION 01: MIXED TENURE ENTRANCE SEQUENCE - IMPACT OF OUT OF SERVICE LIFTS USING THE HALL-CALL SYSTEM

Lift Maintenance

When looking a 50 / 50 private and affordable residential, split horizontally option, with one lift out of service the average waiting time for the private accommodation would be in the region of 1 minute and we believe unacceptable for the tenants.

It can be assumed that the lifts would be on a fully comprehensive maintenance agreement and with maintenance being carried out on a monthly basis. In addition there will be a six monthly thorough examination (insurance inspection) plus supplementary tests when called for by the insurance inspector, these tests could be carried out at 6 yearly intervals unless it can be demonstrated that a more or less frequent test regime will be adequate to ensure safety based on the insurance inspectors requirements. Assume half a day per lift for maintenance and a day per lift for the insurance inspection is needed.

How often a lift breaks down is difficult to quantify as it will depend on the quality of installed equipment, usage pattern of the lifts and level of preventative maintenance. Breakdowns not related to misuse and abuse could range from 1 to 5 times per year per lift. Typically there is a higher rate of breakdown in the first 12 months of service as the lifts go through a teething phase which unfortunately is when the new tenants are most sensitive to the operation of the building.

Typically lift companies would offer a two hour response to callouts and a 20 minute response to entrapments however this would vary between suppliers.

The major lift companies carry an extensive stock of spares locally in the UK and would be supported by a European supply net work which offers a 24hr delivery service. Major component replacement could therefore take 3-4 days to complete. It is not uncommon however for repairs to take longer in some unforeseen instances.

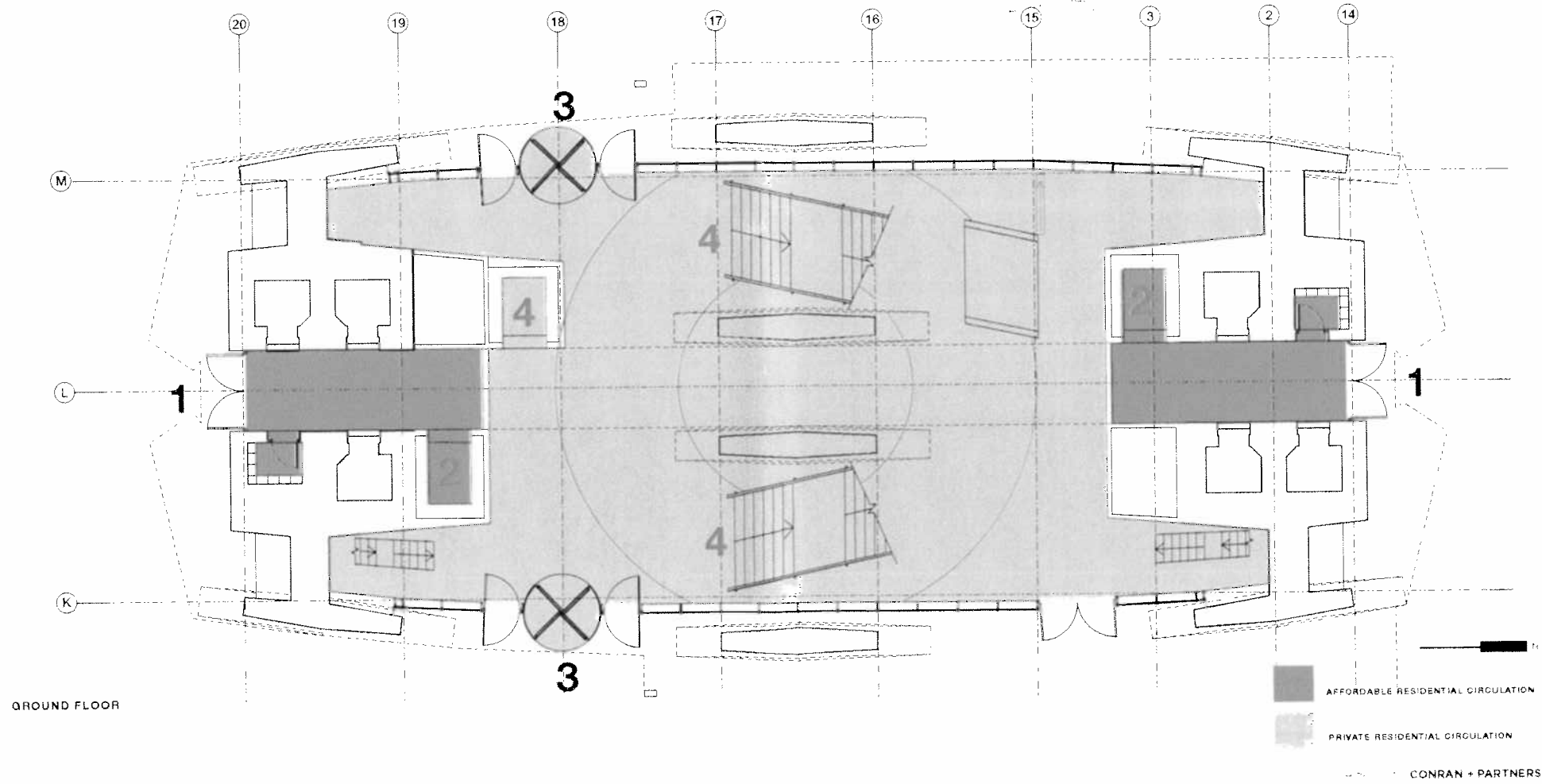
1 minute!

OPTION 02: MIXED TENURE ENTRANCE SEQUENCE WITH NEW LIFTS - GROUND FLOOR

- 1 Affordable residents enter directly into either the north or south core to gain access to new passenger lift and post rooms. Affordable residents use the same lift to gain access to the basement
- 2 New Affordable residential lift
- 3 Private residents access the ground floor via external revolving doors
- 4 Private residents gain access to the mezzanine concierge level via either the internal stairs or new lift. This lift also travels to basement

There is no space for a separate affordable residential reception

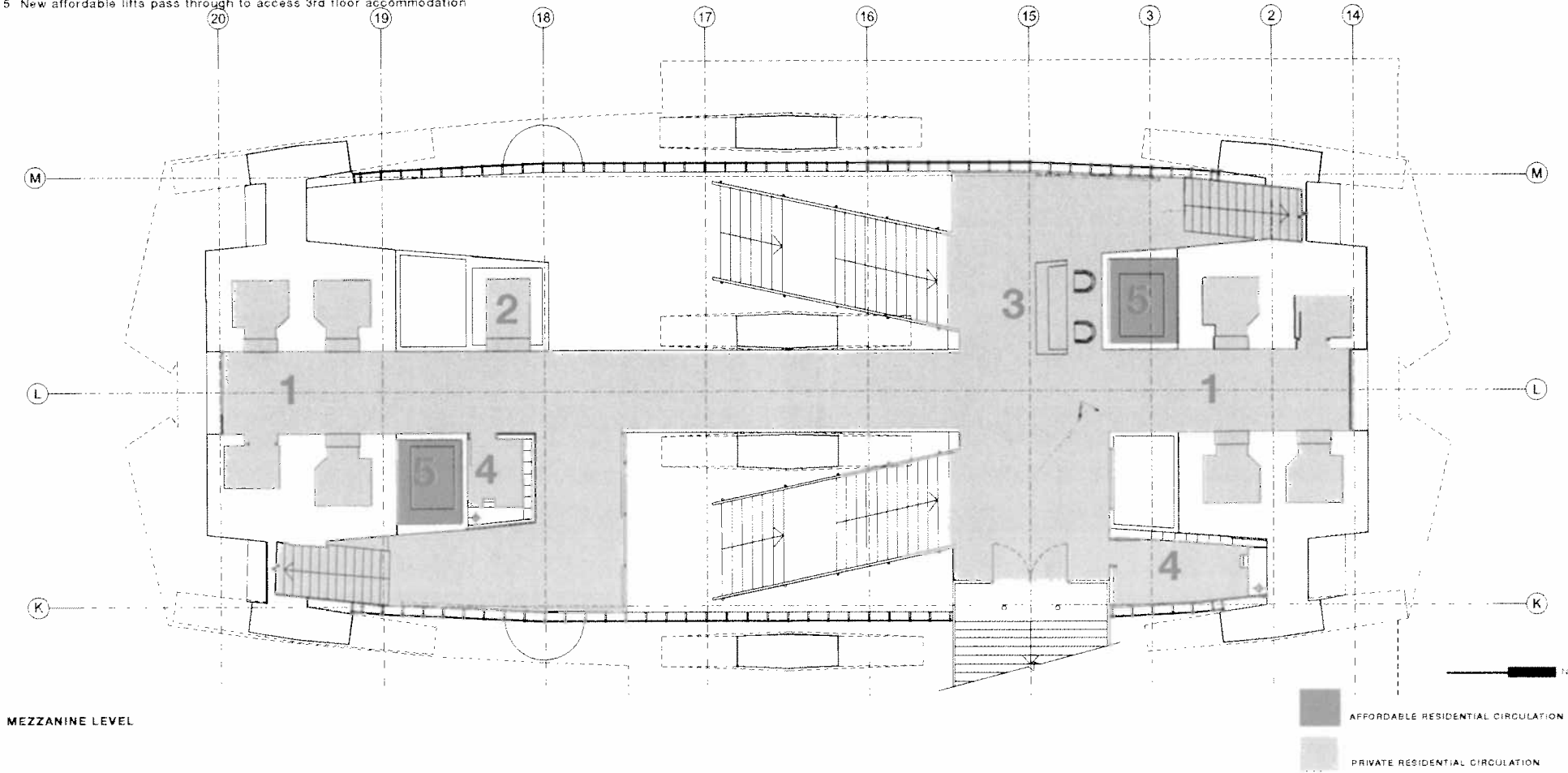
The new private residential lift giving access between basement and mezzanine compromises the ground floor layout and clarity of space





OPTION 02: MIXED TENURE ENTRANCE SEQUENCE WITH NEW LIFTS - MEZZANINE LEVEL

- 1 Private residents gain access to the main passenger lifts from mezzanine level
- 2 Private residents gain access to mezzanine level via stair or new lift which also gives private residents access to basement level
- 3 Private residential concierge at mezzanine level is compromised due to new lift position
- 4 Private residential post rooms at mezzanine level
- 5 New affordable lifts pass through to access 3rd floor accommodation



MEZZANINE LEVEL

OPTION 02: MIXED TENURE ENTRANCE SEQUENCE WITH NEW LIFTS - IMPACT ON 3RD FLOOR AFFORDABLE LAYOUT TYPE Z

THE INTRODUCTION OF DEDICATED LIFTS SERVING AFFORDABLE APARTMENTS RESULTS IN LOSS OF 17SQM PER FLOOR TO AFFORDABLE LAYOUTS & 24SQM TO PRIVATE FLOORS.

THE NEW LIFTS MEAN THAT 3-BED AFFORDABLE UNITS BECOME 2-BED 4-PERSON UNITS.

THE SAME ISSUES WOULD ARISE IF THE SAME STRATEGY WERE APPLIED TO A 5-APARTMENT FLOOR LAYOUT

IT SHOULD BE NOTED THAT, WHILST THESE APARTMENT LAYOUTS ARE COMPROMISED, THEY ARE STILL FAR IN EXCESS OF THE FLOOR AREAS THAT WOULD BE EXPECTED FOR EFFICIENT AFFORDABLE HOUSING

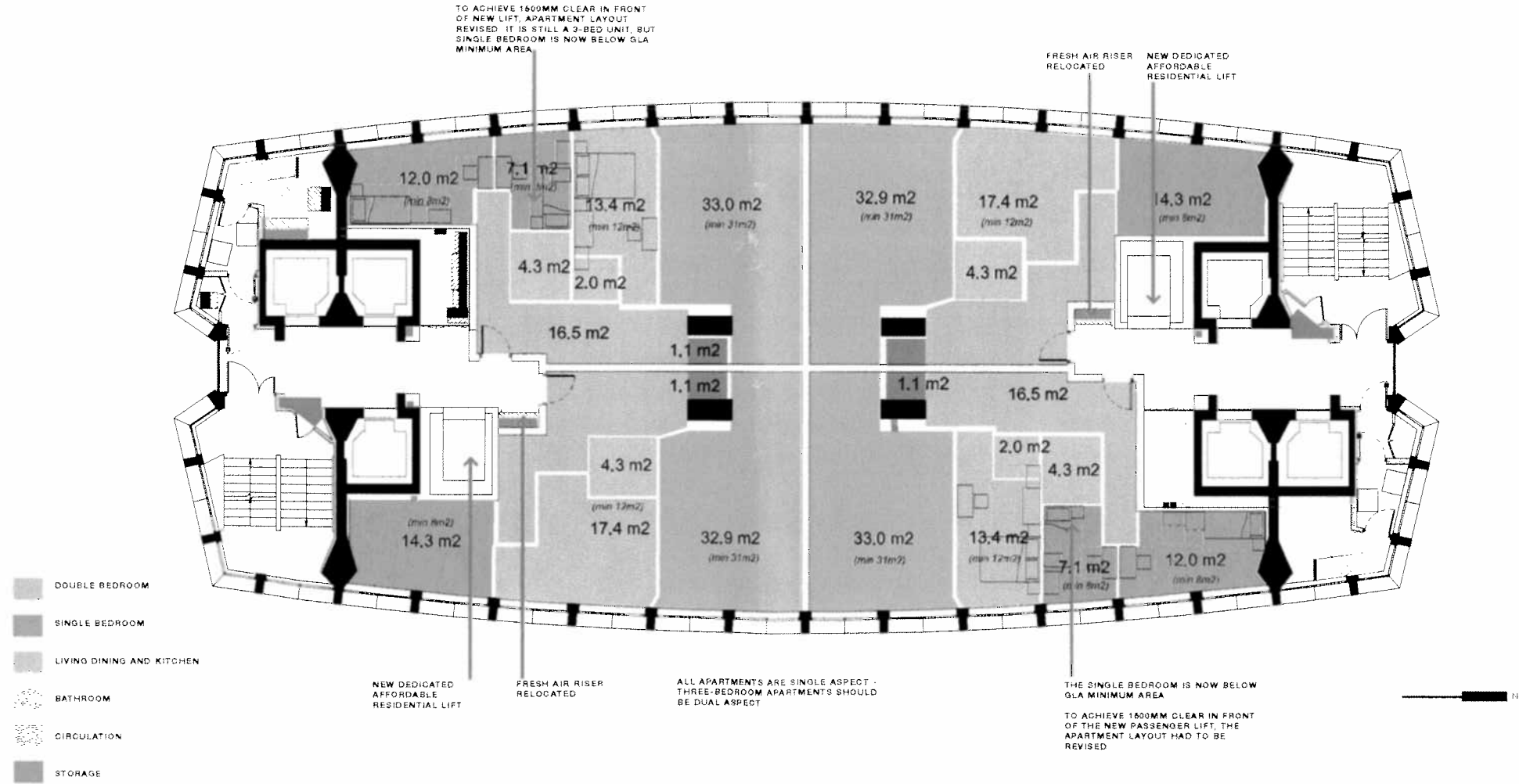
2 X 93.5 M2 : 3B4P (DO NOT COMPLY WITH GLA REQUIREMENT FOR DUAL ASPECT OVER-SIZED UNITS)  
2 X 91 M2 : 2B4P (OVER-SIZED UNITS)

NO UNITS HAVE EXTERNAL AMENITY SPACE

Type Z:

Whilst the apartments achieve the minimum areas set out by Camden and the GLA it should be noted that each of the apartments are single aspect against GLA policy for three bedroom units

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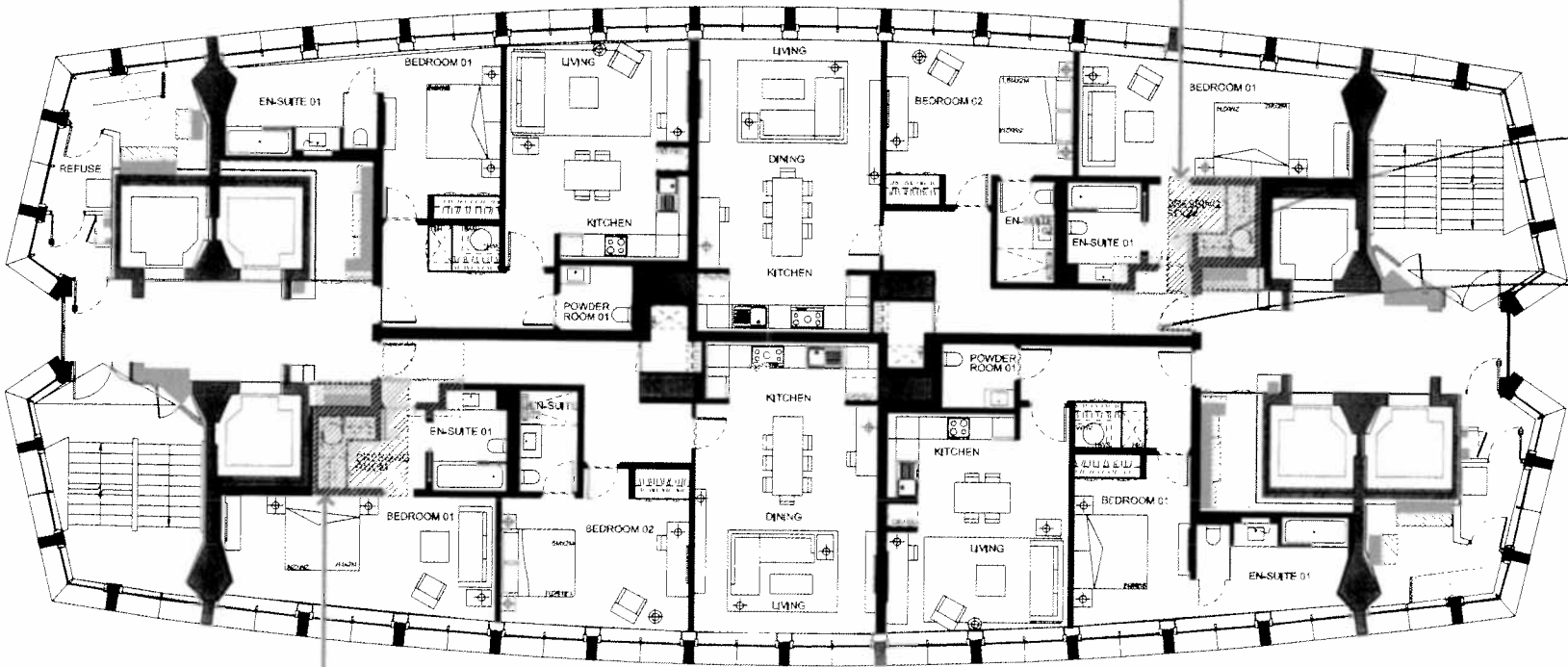
OPTION 02: MIXED TENURE ENTRANCE SEQUENCE WITH NEW LIFTS - IMPACT OF LIFT OVERRUN ON PRIVATE RESIDENTIAL LAYOUT AT 4TH FLOOR

ORANGE HATCH INDICATES AREA LOST AT 4th FLOOR DUE TO LIFT OVERRUN FROM DEDICATED AFFORDABLE LIFT

125QM IS LOST TO TWO UNITS = TOTAL 245QM AREA LOST TO 4TH FLOOR

PRIVATE RESIDENTIAL LAYOUTS ARE ADVERSELY AFFECTED

THE POSITION OF THE FRESH AIR RISER NEEDS TO BE RESOLVED AT IS RISES THROUGH BUILDING TO AVOID FURTHER NEGATIVE IMPACT ON UPPER LEVELS



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