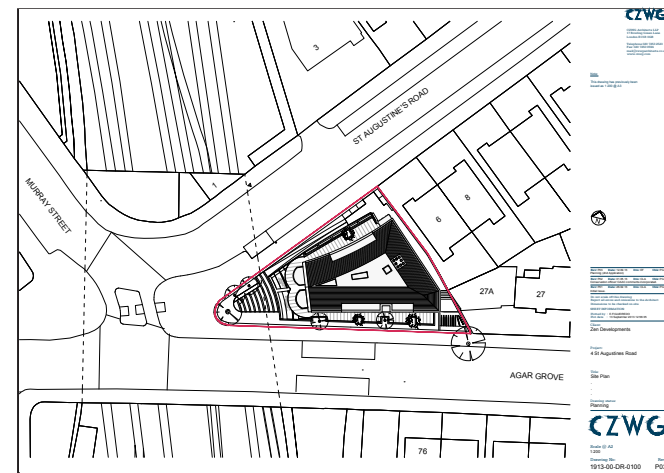


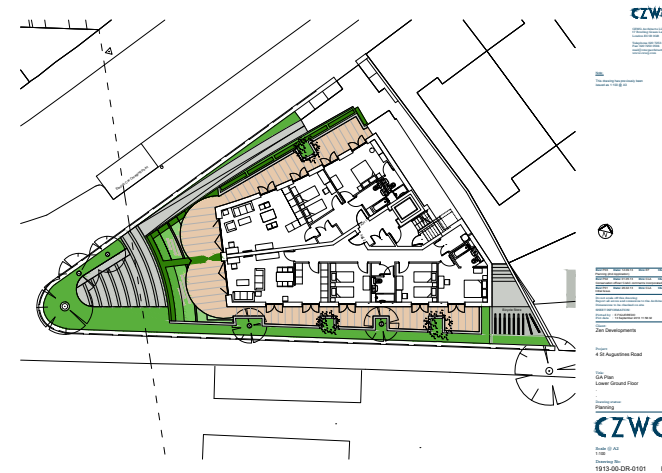
8.4 Application

On the 4th of March , and following the previously illustrated consultation, a planning application was launched. During the planning process, a series of queries were raised by local groups and the Camden conservation officer. Those were incorporated as part of the planning process..

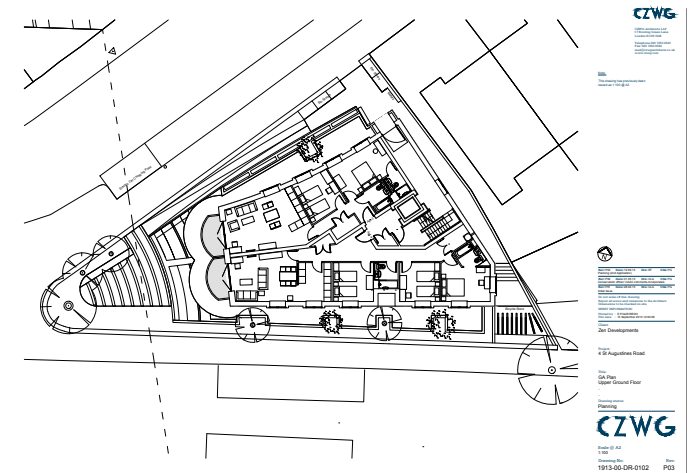
1. We were asked to change the scale of the entrance porch
2. Review the west elevation
3. Review the mix (this request was eventually withdrawn by the planners)



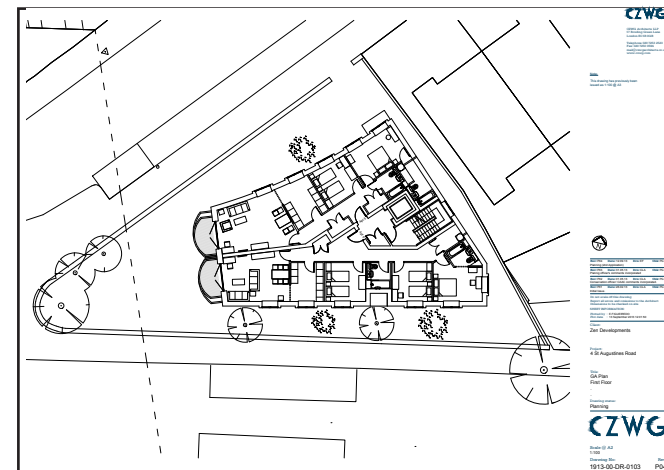
Site Plan



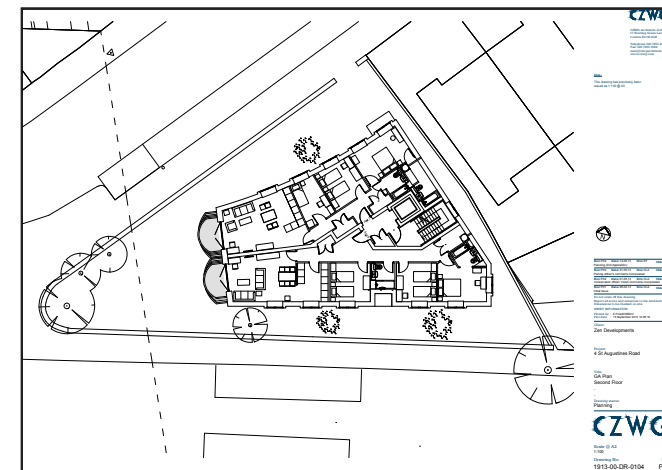
Lower Ground Floor



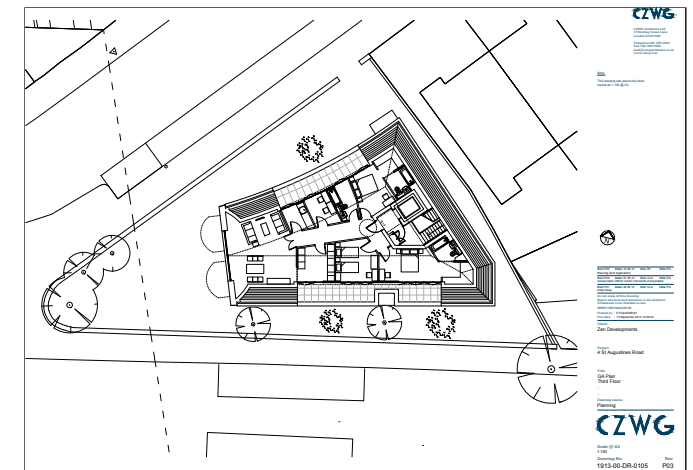
Upper Ground Floor



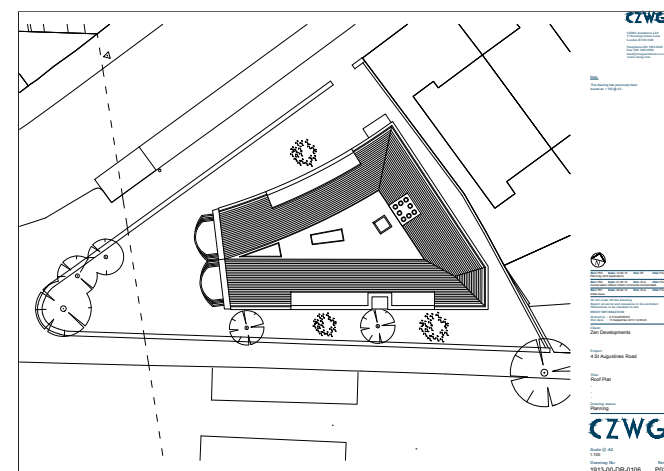
First Floor



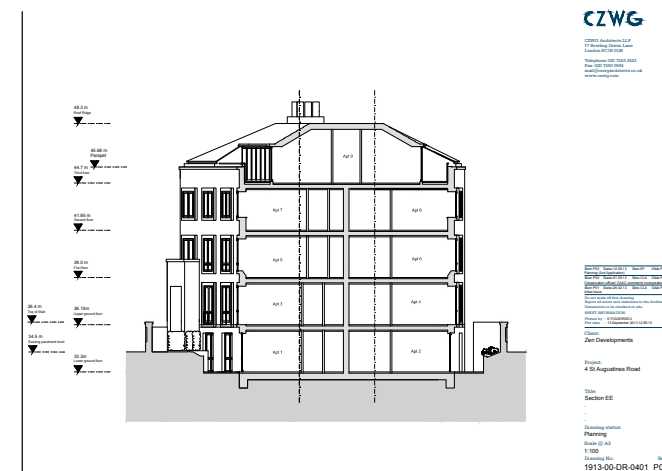
Second Floor



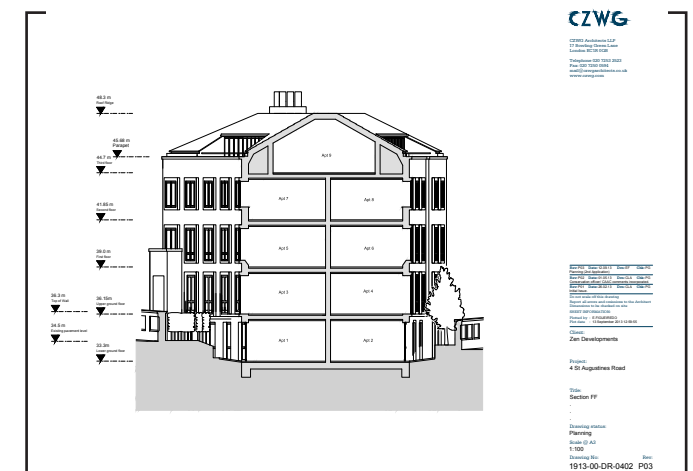
Third Floor



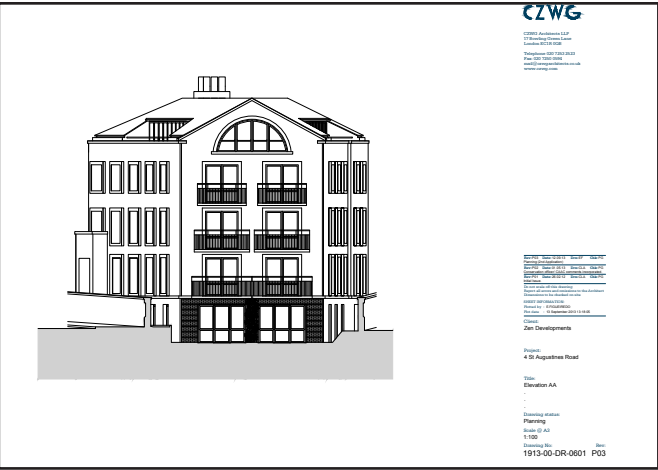
Roof Plan



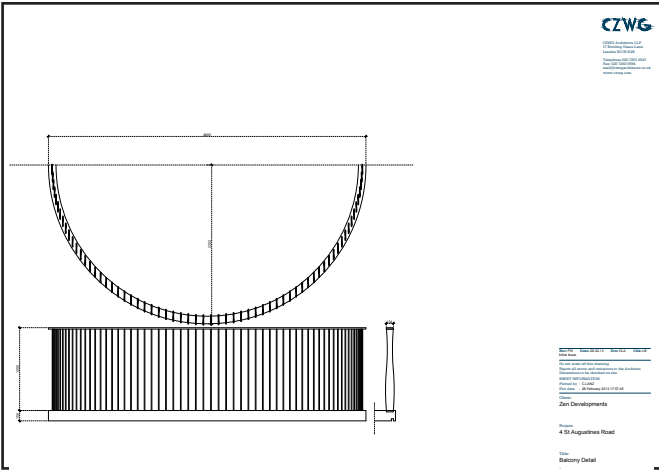
Section EE



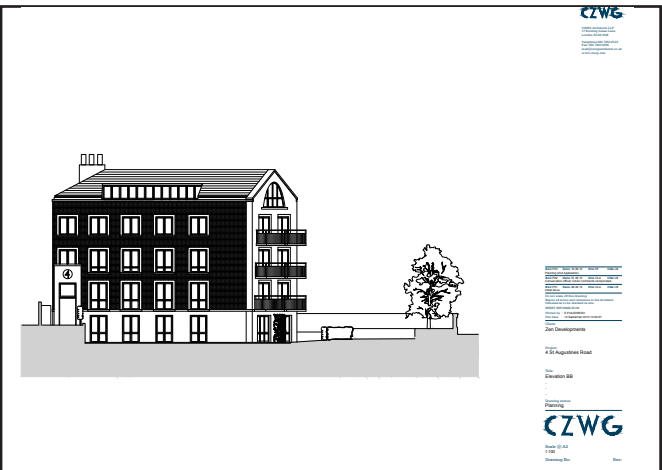
Section FF



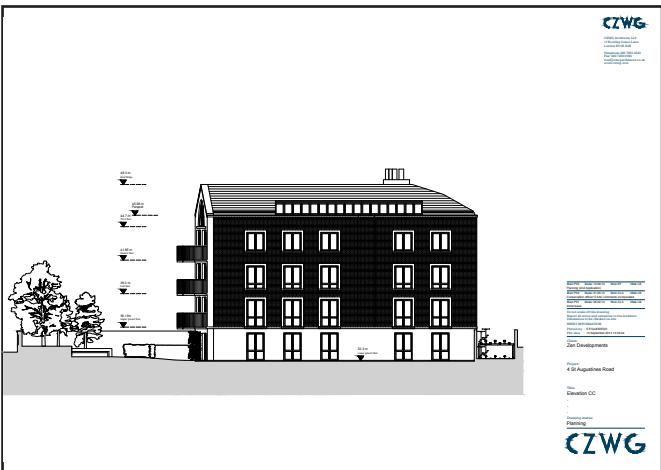
Elevation AA



Balcony Plan



Elevation BB



Elevation CC



Elevation DD



Contextual Elevations

9.1 Introduction

The Camden Square Area is easily accessible from both central London and Camden Town and as such, the site presents a good opportunity for growth .

9.2 Strategic Context

The National Planning Policy Framework (NPPF – Paragraph 34.) states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people. Therefore, developments should be located and designed where practical to:

– give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;

– consider the needs of people with disabilities by all modes of transport

9.3 Site specifics

The development includes no provision for car parking spaces within the site, however, it proposes the use of the existing access point as a new on-street electric car space. Our original application suggested this could be an electric car charging facility but in this revised application we would be happy to consider providing the space for the use of a local car club provider.

We believe that this is in line with the London Plan which states that residential developments are encouraged in areas with good public transport and/or close to a town centre to lower car parking provision. It is also in line with Camden's own policies and targets to promote sustainable and efficient transport.

Car clubs do operate in the area, giving occupants convenient access to motor vehicles should they require.

The PTAL rating for this site is 3 or 'Moderate' , however, we do believe that the range of transport in offer and the proximity to Camden Town Centre makes our proposal more than justifiable.

Each of the apartment has been allocated space to store two bicycles at ground level on the east side of the site.

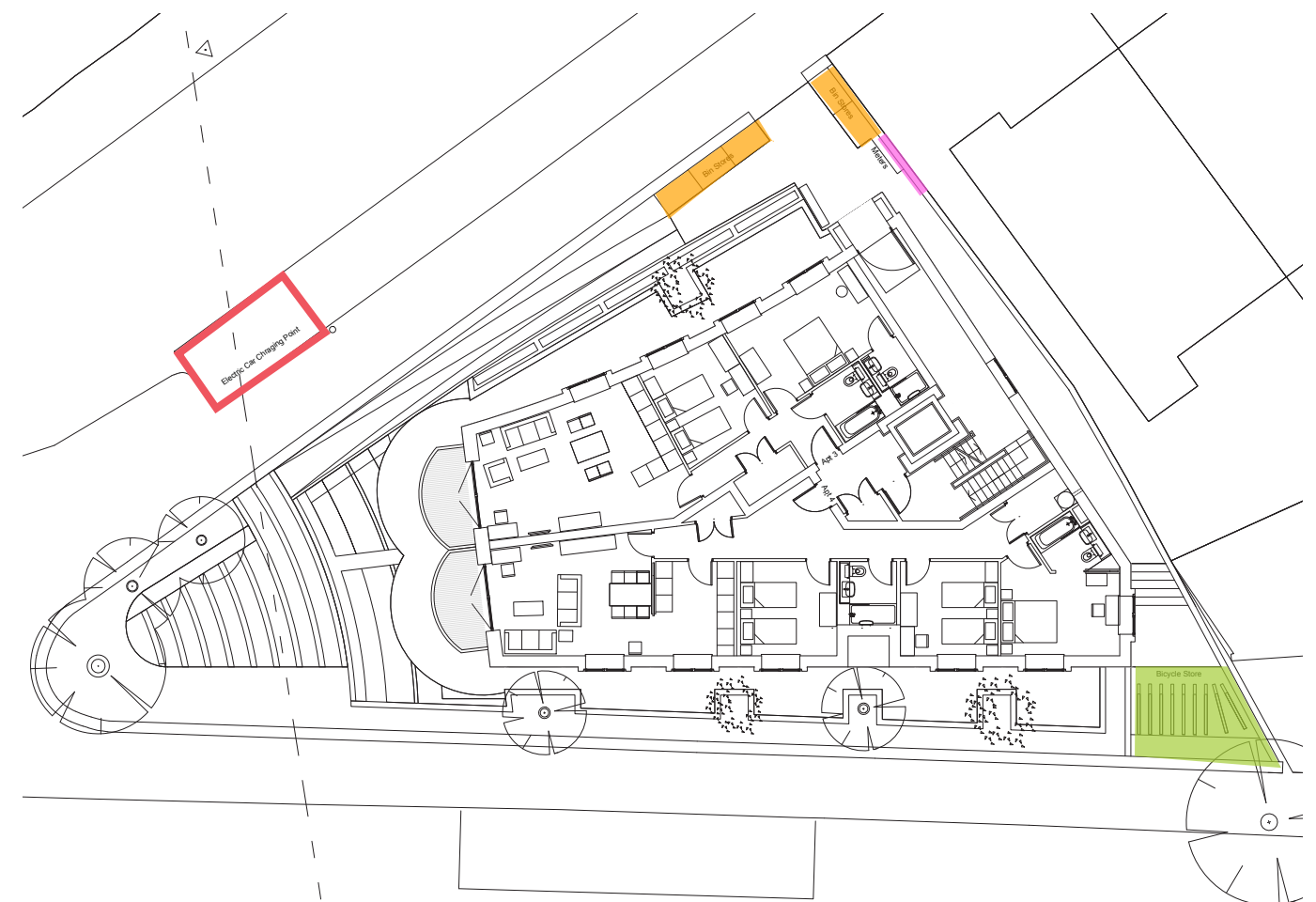
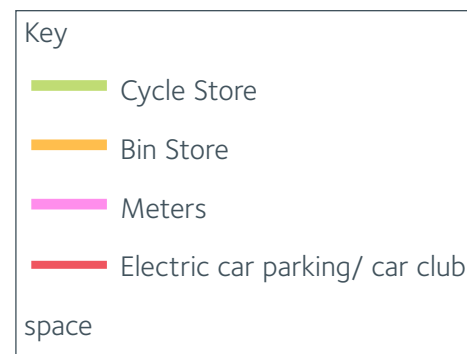
Access for Emergency Vehicles:

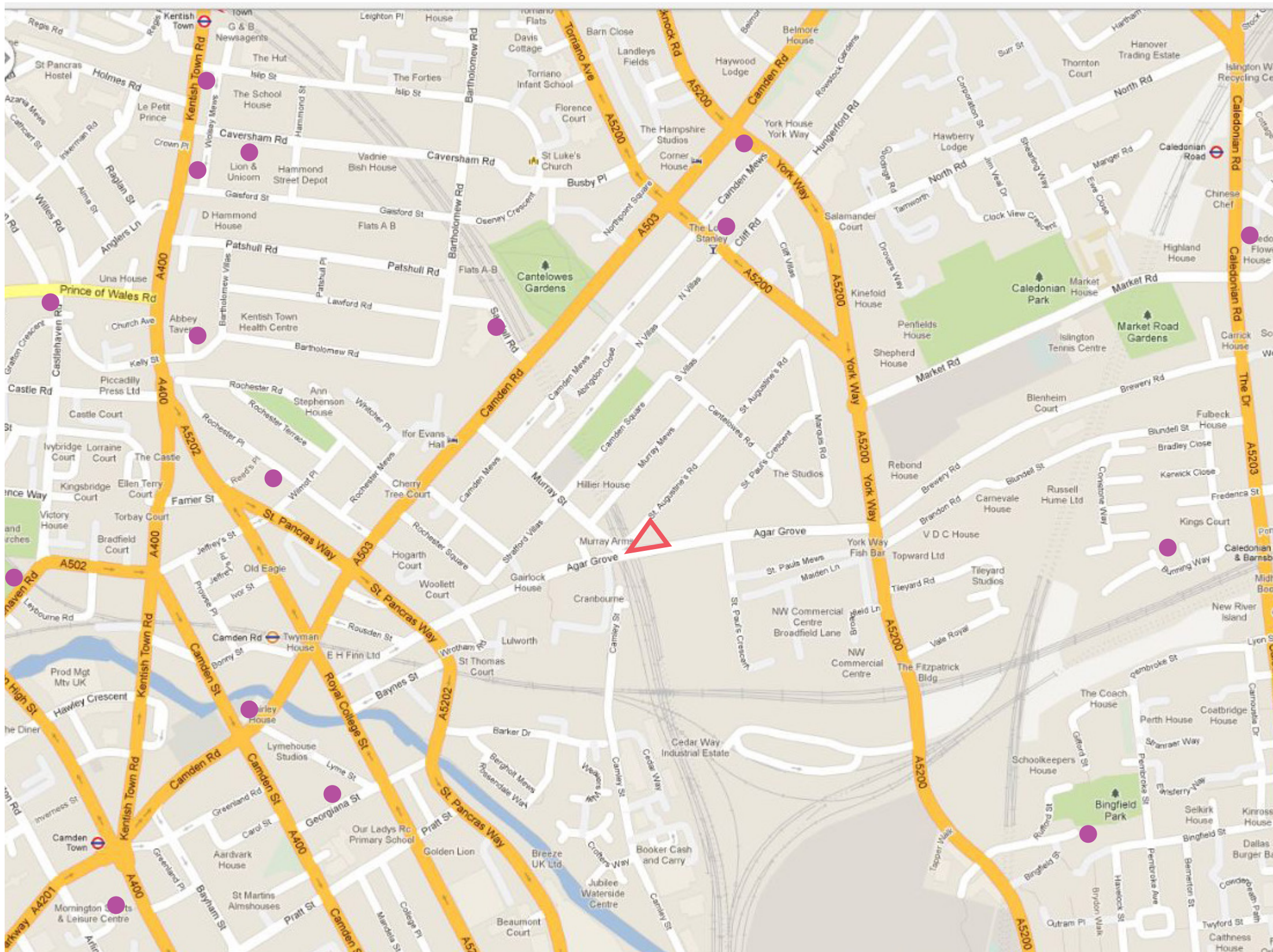
Access for emergency vehicles is from both St. Augustine's Road and agar Grove.

Access for Refuse / Recycling Collection:

The Bin Stores, are located in a convenient location close to the front door of the building . The bin stores are of sufficient size to accommodate and allow access to the equivalent of 72 l per person for Non-recyclable Waste and Recyclable Household Waste to fit in within the Camden Waste Management Strategy.

Furthermore, the enclosed stores are located by the main entrance to allow direct access by the Local Authority Refuse Collection Service omitting the need to place household waste containers on the pavements. Each flat also includes ample storage for recycled materials

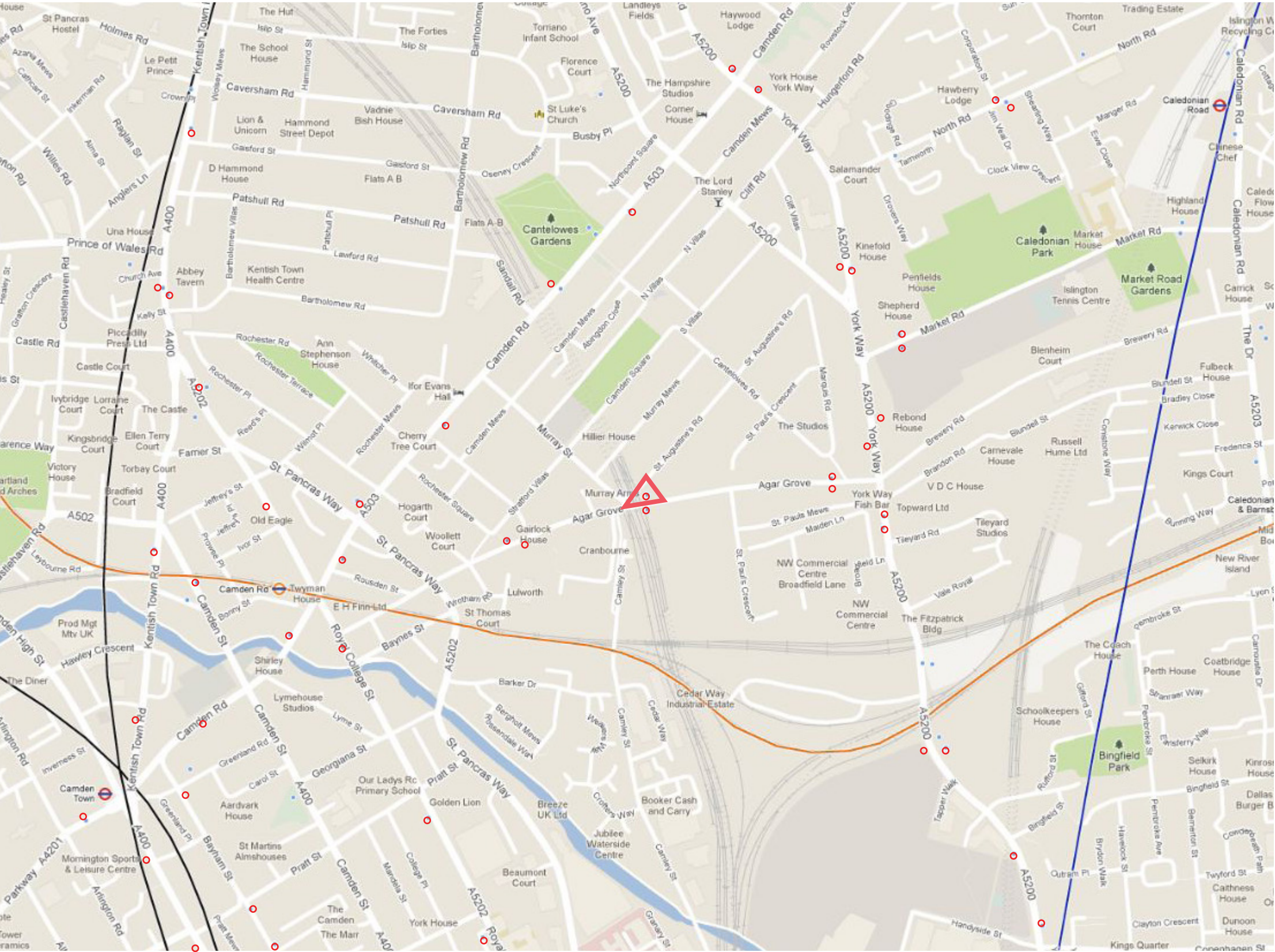




Key

- Car Club Cars
- Main Traffic Routes
- Secondary Traffic Routes
- London Underground
- London Overground

Map of main Road Connections & Car club cars
Not to Scale



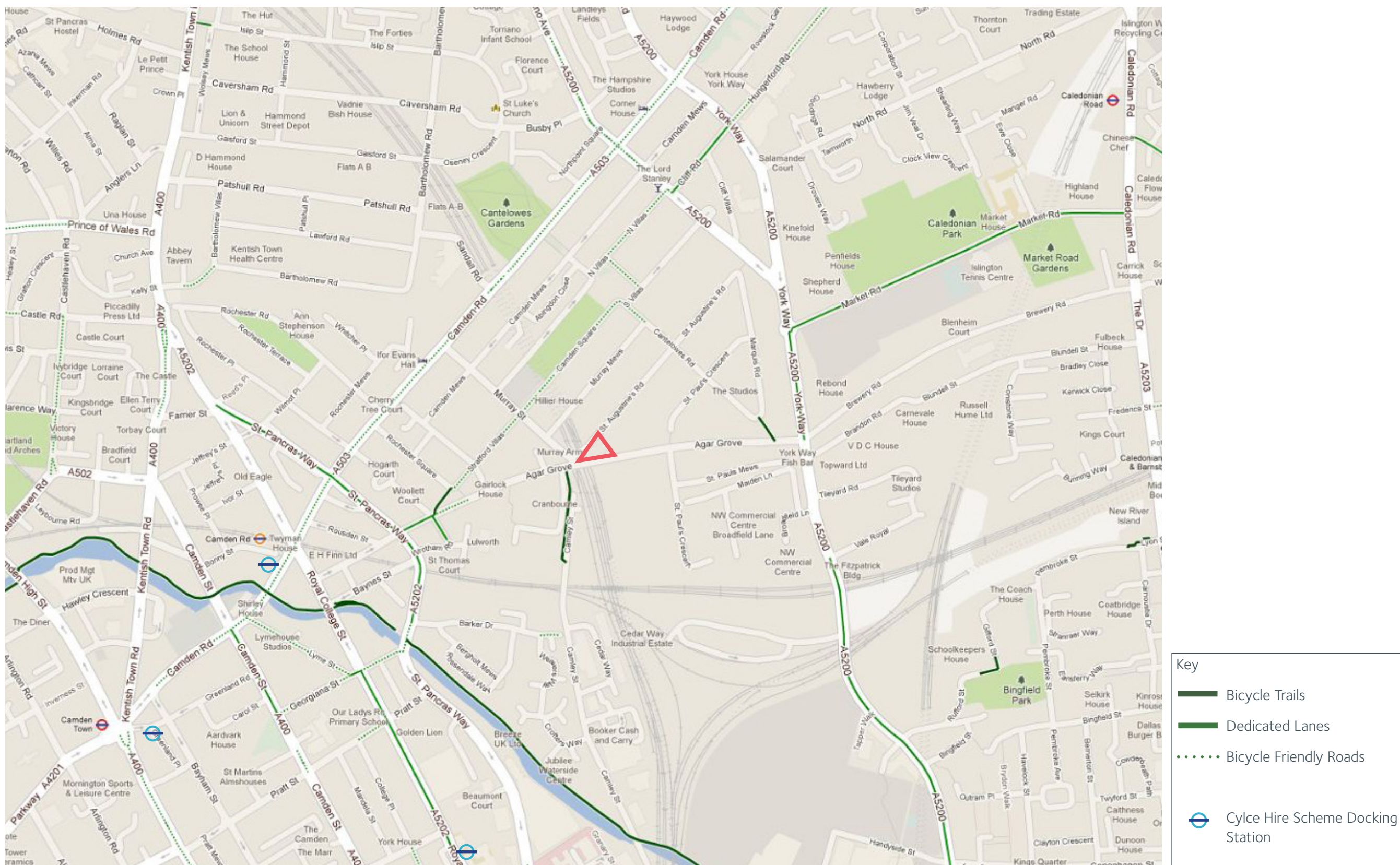
Map of Public Transport Connections & Streets
Not to Scale

Buses		
29	Trafalgar Square Wood Green	400 m
253	Euston Hackney Central	400 m
274	Islington Lancaster Gate	60 m
390	Archway Notting Hill Gate	450 m
393	Chalk Farm Clapton	450 m
N29	Enfield Trafalgar Square	400 m
N253	Aldgate Tottenham Court Road	400 m
N279	Trafalgar Square Waltham Cross	400 m
Overground:		
Camden Road		550 m
Underground:		
Camden Town		950 m

Key

Piccadilly Line

 Northern Line



Map of Bicycle Connections & Routes
Not to Scale

Open Space:

Public open space in the local area is limited and does not meet the Borough's target for open space. However, the development site is in close proximity to various areas such as Camden Square (150m) and Canteloves Gardens (350m) where amenity is provided to the local community.

There are also various sporting and recreational activity areas, which provide a safe and secure amenity for all residents of the area.

- Basketball court at nearby Maiden Lane Estate (150m)
- Basketball courts at Caledonian Park (500m)
- Football ground and sports centre by Market Road Gardens (600m)
- Skate park on Canteloves Gardens (350m)

Both Regent's Park and Primrose Hill are 1500 m west of the site and can be easily accessed by bus (274), and Hampstead Heath is 2000 m away, also accessible by bus.

Community services:

The area is catered for by various community centers providing services such as support to local ethnicities, childcare and adult education.

There is also a local Day Hospital in nearby Camden Mews.

Key

●

Childcare

●

Community Centres

●

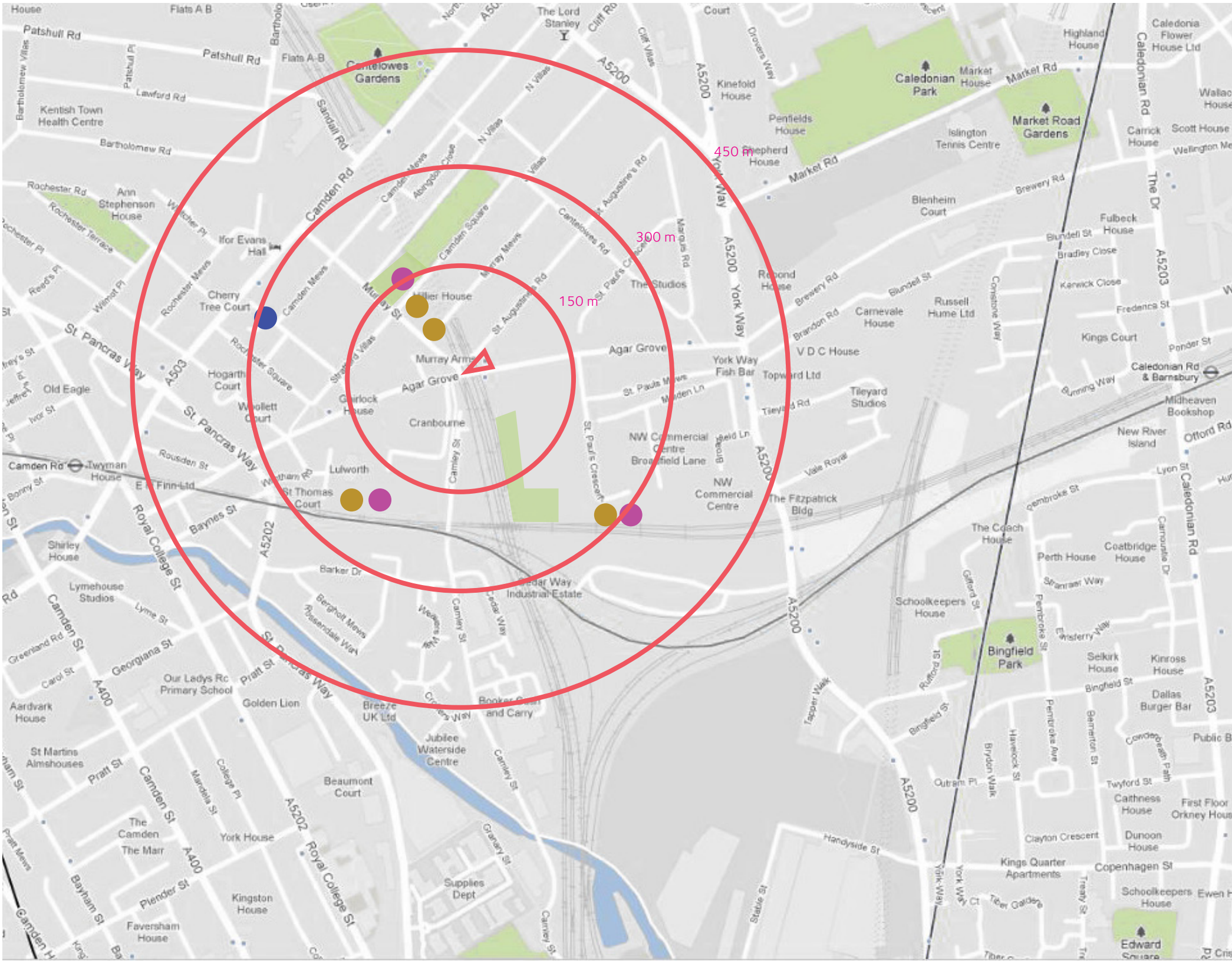
Day Hospital

●

Green Spaces

●

Regent's Canal



Map of Open Spaces and Community Services
Not to Scale

1 Car parking width

The scheme provides for 1 no. on-street electric car charging point only.

The space can be used by able and disable users

2 Approach to dwelling from parking

The parking space is 28 m from the entrance to the development.

The width of the path leading on to the entrance is wider than 1500mm.

3 Approach to entrance

Level access. No ramping.

4 Entrance

The entrance from St Augustine’s Road will be well lit up.

It will have a level threshold.

The clear access width will be a minimum of 900mm.
The porch above the entrance will provide shelter from the rain.

5 Communal stair and lift

All floors will be accessed by a wheelchair compliant lift.

The lift will have double access at ground floor level

The stair will have a maximum rise of 170mm (typical 167) and a going of 250mm.

Key

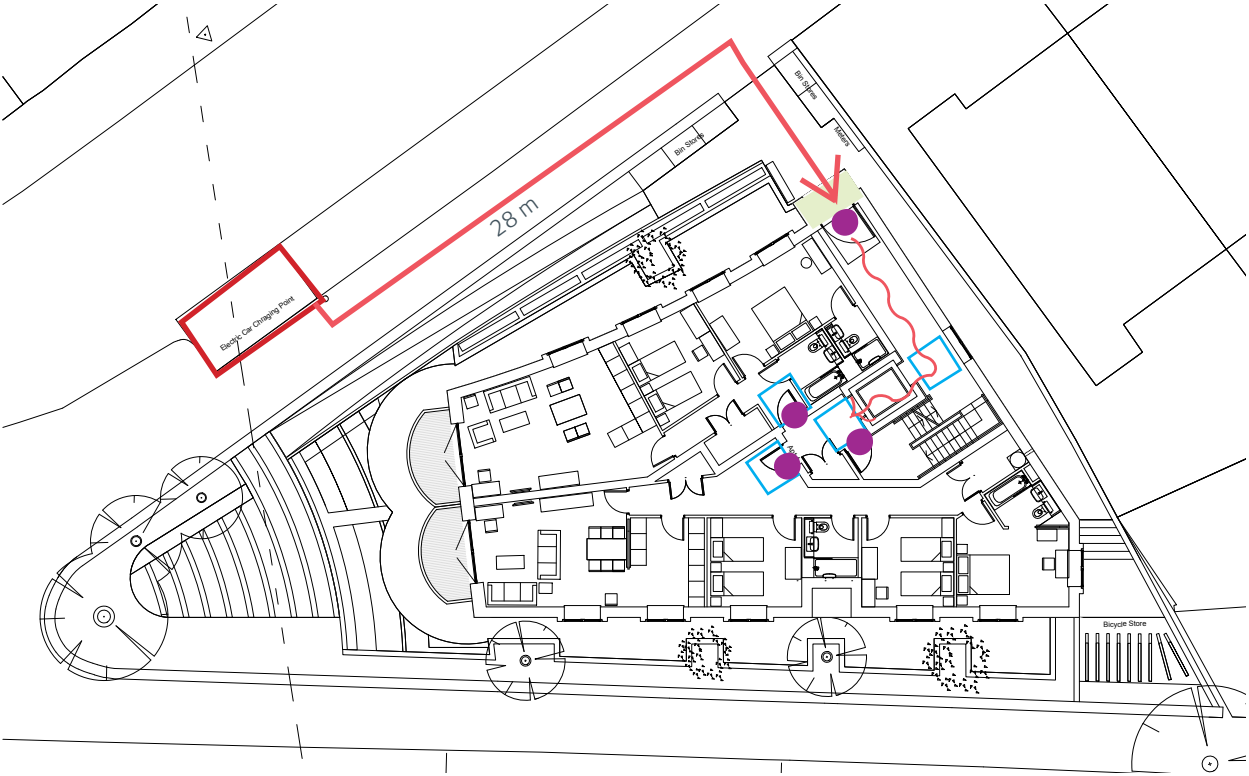
Electric Car Parking space

Levelled Access

Wheelchair zones

Clear Access 900 mm

Porch



6 Internal doorways and hallways

The minimum corridor width: within apartments 1050mm / within communal areas 1200mm

A minimum clear width of 300mm provided to the leading edge of all doors.

The clear width to internal doors is 775mm and the clear width to communal doors is 800mm.

7 Circulation space

All entrances allow for a clear 1500mm manoeuvring space

A turning circle of 1500mm is provided in the living rooms

All lift landings have a 1500 mm square area

There is a route with a minimum width of 750mm leading up to all windows.

8 Entrance level living

This is not an issue on this project as all units are apartments on a single floor

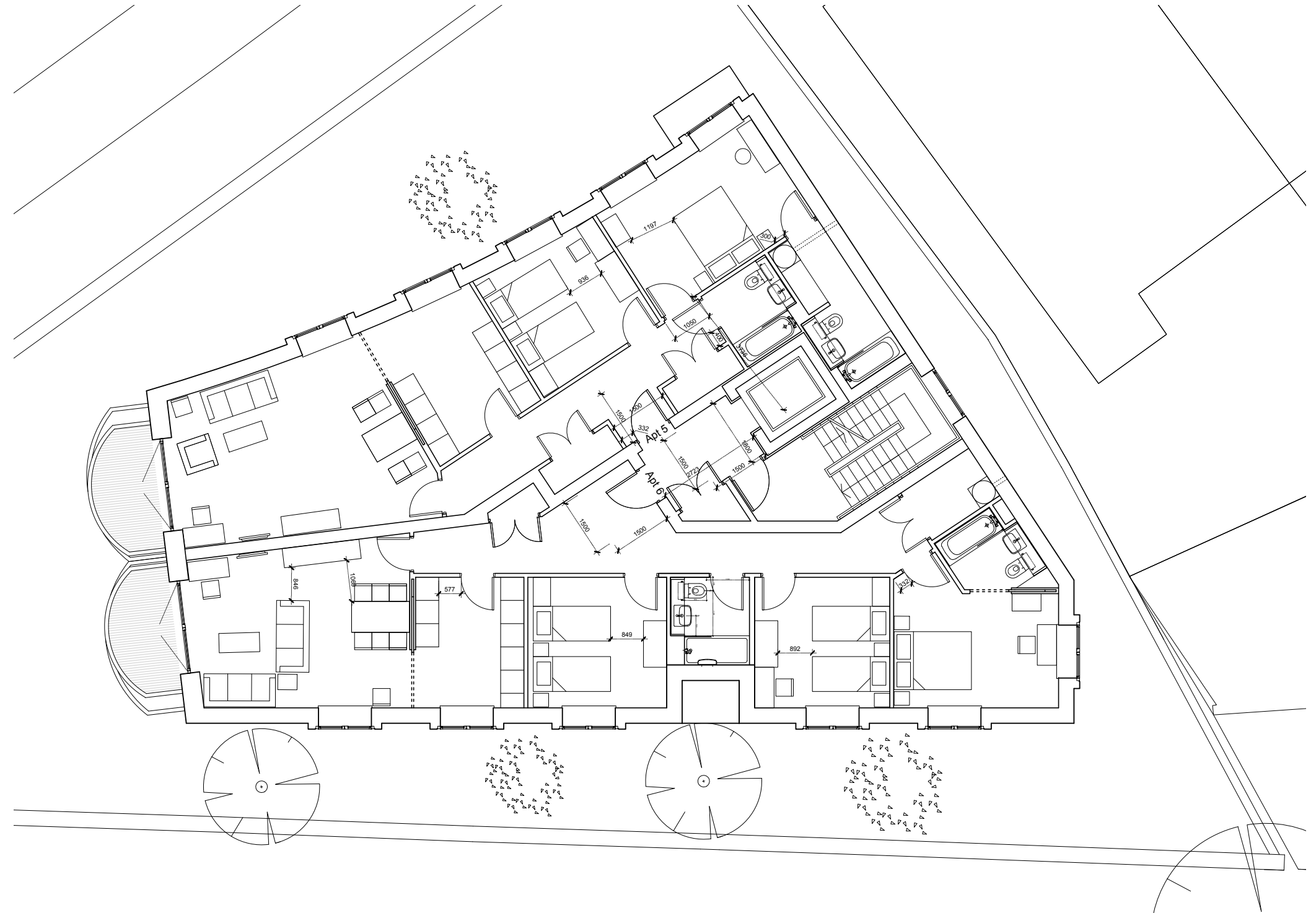
9 Potential for entrance level bed-space

This is not an issue on this project as all units are apartments on a single floor

10 Entrance level WC and shower drainage

This is not an issue on this project as all units are apartments on a single floor

Main bathroom complies with Lifetime Homes criteria



11 WC and bathroom walls

Walls will be constructed to be capable of support for adaption up to 2/3rd of their height

12 Stairs and potential

This is not an issue on this project as all units are apartments on a single floor

13 Potential for fitting of hoists

Distances between bedrooms and bathrooms have been minimized

Ceilings will be able to incorporation of a hoist

14 Bathrooms

An accessible bathroom is provided in each apartment.

On Apartment 1 the bathroom has been sized to wheelchair guide standards

15 Glazing and window handle heights

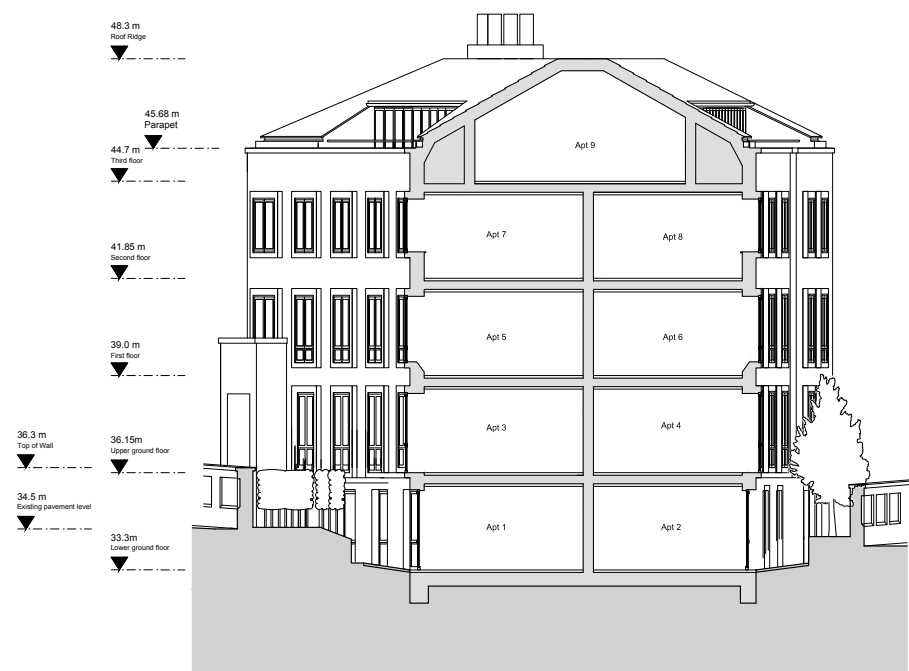
Windows on principal living space will be full height openings providing uninterrupted views

Window controls will be located at accessible height (no higher than 1200mm)

16 Location of service controls

Service controls will be located between 450mm and 1200mm above FFL.

In the corner areas, will be located 300mm from the corner



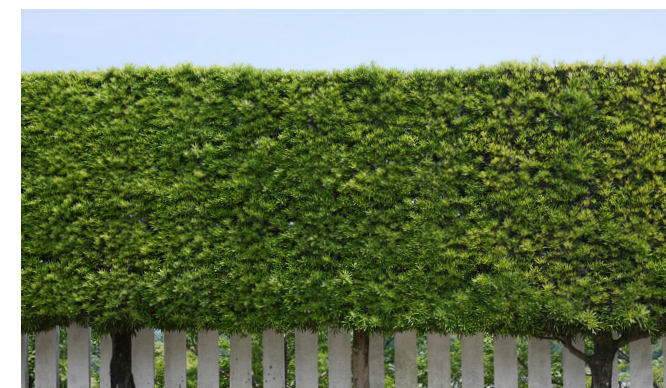
11.1 Landscape Design

The landscape has been designed to create:

- A communal garden to the west of the site, providing an area for sitting (or for an impromptu bbq). This is accessed via a shallow ramp from the entrance to the building. Espaliered / pleached trees (shown on the section opposite) form a screen which shields the adjacent residential unit from overlooking as people walk by. Planting chosen for this area will be more robust and also encourage an improvement to the bio-diversity of the site.

- Dedicated private spaces for each of the ground floor dwellings. These will be domestic in scale and relate directly to the adjacent rooms, allowing individuals within to use their spaces in a more tailored fashion.

The private and communal gardens combine to form a walled garden for the development. This is not only for those within the spaces but will also be a visual amenity for all the upper level units with balconies which look out over the gardens.



11.2 Materials Palette

The hard landscape will be formed from the following materials palette-

Surface finishes / Low retaining walls:

Private terraces - Wienerberger Tilburg Blended Ochre Waterstruck brick paving (200 x 64mm), or similar.

Communal garden - A mix of Wienerberger Hague Cream and Delft Dark Blend Waterstruck brick paving (200 x 64mm), or similar.

Entrance area / ramp / bin & bike stores - Charcon Ecopave concrete slab paving (600 x 200 mm), with kerbs, edging & walling to match, or similar.

Planting in loose bark mulch (a benefit for bio-diversity).

Seating:

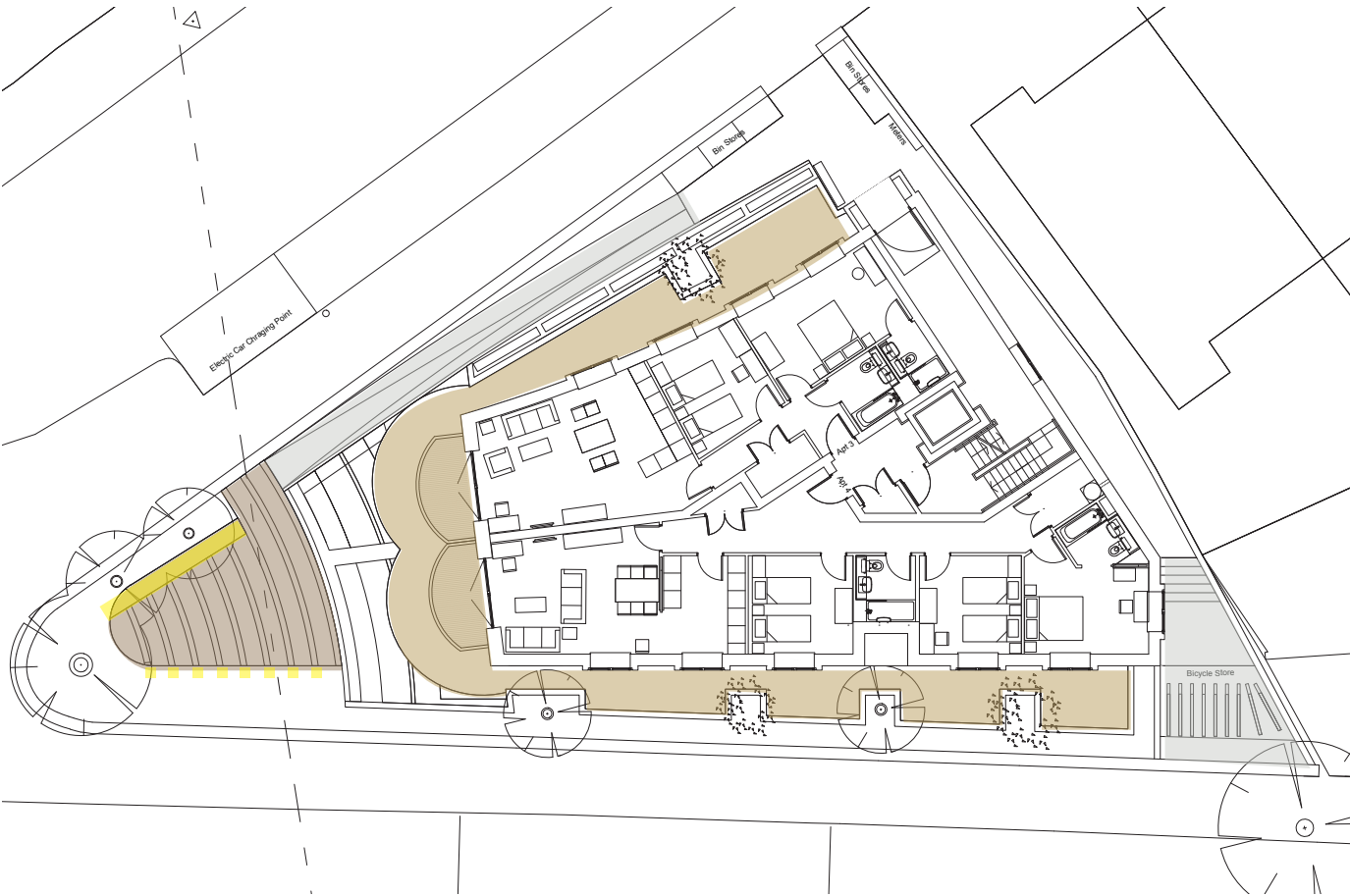
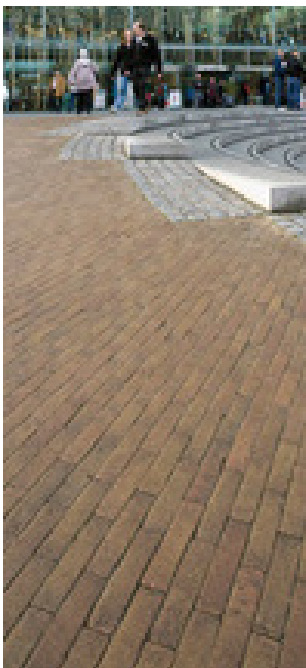
Benches - Pendlewood Rhino bench, or similar.

Seats - Furnitubes 225mm square timber bollards used as impromptu seating, or similar.

Lighting - Wall mounted downlighters will be used to provide illumination to the communal areas and gardens as appropriate.

Perimeter boundaries - Existing / renovated brick boundary wall

Internal boundaries - Hedge screens wherever possible (supported / strengthened by fencing / railings only if required)



11.3 Outline Planting List

This Outline Planting List covers plants for private gardens, communal garden (including a small amount of wildlife & ecological area).

Information is taken from both the RHS Plant Selector, and the database of native flora for NW1 based on GIS systems in conjunction with “New Flora of the British Isles, 2nd edition (1997)” by Clive Stace.

The list is neither exclusive nor compulsory, however care must be taken to ensure an adequate number of these species are included in order to increase the bio-diversity by a suitable margin.

- Climbers:
- Clematis vitalba*
 - Hedera helix* Glacier
 - Lonicera periclymenum*

- Bulbs:
- Allium ursinum*
 - Arum maculatum*

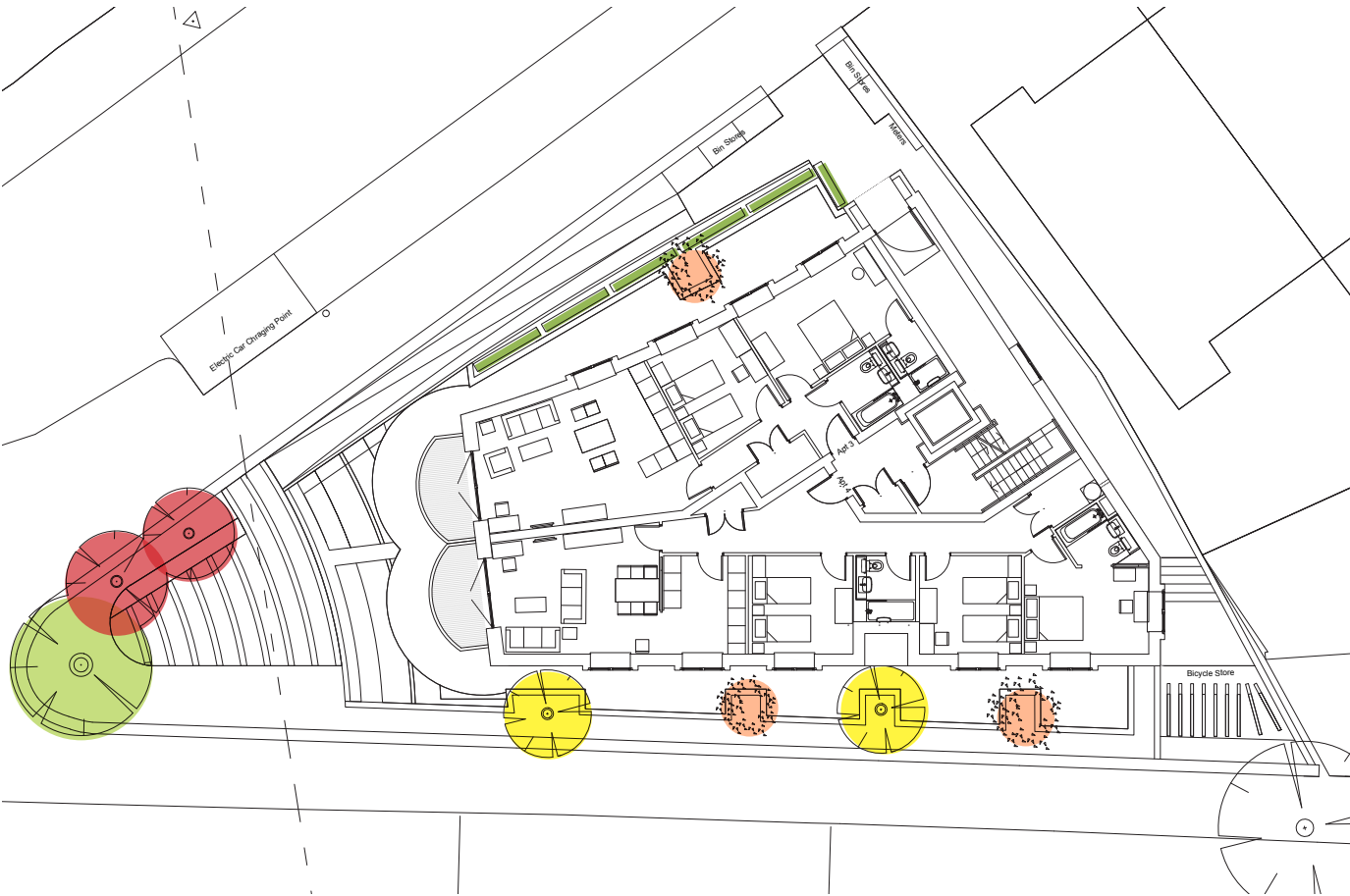
- Perennials:
- Achillea millefolium*
 - Ajuga reptans*
 - Anemone nemorosa*
 - Aquilegia vulgaris*
 - Chamaemelum nobile*
 - Clinopodium vulgare*
 - Fragaria vesca*
 - Lavandula angustifolia*
 - Lysimachia nemorum*
 - Lysimachia nummularia*
 - Micanthus zebrinus*
 - Milium effusum*
 - Origanum vulgare*
 - Ranunculus ficaria*
 - Ranunculus repens*
 - Teucrium scorodonia*

- Thymus polytrichus*
- Trifolium repens*
- Veronica chamaedrys*
- Viola reichenbachiana*
- Viola tricolor*

- Trees:
- Acer rufinerve*
 - Prunus avium*
 - Prunus hillerii* Spire
 - Tilia europaea* Pallida (Pleached/ Espaliered)

- Shrubs:
- Cornus sanguinea*
 - Crataegus monogyna*
 - Euonymus alatus*
 - Euonymus europaeus*
 - Frangula alnus*
 - Hippophae rhamnoides*
 - Ilex aquifolium*
 - Juniperus communis*
 - Malus sylvestris*
 - Sambucus nigra*
 - Salix caprea*
 - Salix cinerea*
 - Viburnum opulus*
 - Viburnum lantana*

- Dapne laureola*
- Hypericum androsaemum*
- Lonicera pileata*
- Prunus spinosa*
- Ribes uva-crispa*
- Rosa canina*
- Rubus caesius*
- Rubus fruticosus*
- Rubus idaeus*
- Solanum dulcamara*



Secured by Design

Proposals have been informed by the Secured by Design 'New Homes 2010' document and special attention has been given to the clear definition of shared and private spaces. Carefully located security lighting will be provided.

The existing wall which surrounds the site will provide clear boundary delimitation to three sides. It will be completed on the eastern side by a fence to match the height of existing one at 1.8 m height.

Bicycle and pedestrian routes have been designed to be visually open, well lit, direct and regularly used.

Planting has been designed to provide privacy whilst allowing for 360 degree overlooking to take place.

All paths have been set away from the building and perimeter terraces by use of shrubs which define boundaries.

Pairs of balconies and low level terraces will be separated by 1100mm tall planters with planting rods spanning between planter and the underside of the balcony above in order for plant to grow and for privacy to be granted.

All windows and doors leading on to the perimeter terraces will comply with the required Secure by design standards (pass 24:2007 or WCL) and so will the main entrance doors to each apartment. Any glass on these will be laminated.

The shared amenity area has been located on the west side of the site overlooked by all balconies.

Access to the building will be controlled by a video entry phone.

Post boxes will be located externally by the main

building entrance to facilitate the mail delivery. They will be surface mounted robust in construction to minimize vandalism.

Bicycles will be located externally on a designated area well lit up and out of sight. Locking facilities will be provided. During the night, PIR lighting will alert of any movements on the area leading to the bicycle store. All communal areas will also have a PIR lighting system.

Utilities cupboards will be located externally and out of sight to minimize the potential for bogus officials.

