(3) Site D

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

<table>
<tr><th>Lifetime Homes Requirement</th><th>Compliance</th><th>Notes</th></tr>
<tr><td>1. Car parking provision (not applicable for car-free schemes):

ON PLOT: Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).

COMMUNAL/SHARED: Where communal / shared parking is provided, at least one (or as specified by the local authority) bay with dimensions 3300mm by 4800mm (3600mm by 6000mm preferred) should be provided close to the core or entrance.</td><td>Sufficient provisions, given the site constraints and that this is a limited car scheme</td><td>This is a limited car scheme

Residents’ car parking bays have been provided in Site C on Basement Level 2. Access to this underground car park is by means of a car lift located off Castlehaven Road. This will include 7 accessible bays.</td></tr>
<tr><td>2. The distance from the car parking space to the entrance or lift core should be kept to a minimum (within 50m) and should be level (no steeper than 1:60, crossfall no greater than 1:40) or gently sloping.
Paths should be minimum 1200mm wide (communal, although 1800mm is preferred) or 900mm (within cartilage of individual dwelling, although 1200mm is preferred) and should be firm, smooth and non-slip.</td><td>Sufficient provisions, given the site constraints and that this is a limited car scheme</td><td>This is a limited car scheme

Access from Block D residential areas will require a travel distance of approximately 60m. Although outside of the recommended 50m (in Approved Document M and BS 8300), it is unavoidable given the limited car parking available and spread of residential units across the site.</td></tr>
<tr><td>3. The approach to all entrances should be level or gently sloping. Ramp parameters within Part M are the same as ‘gently sloping’ within the Lifetime Homes standards, including the requirement for 1.2m clear at the top and bottom of all slopes.</td><td>Compliant</td><td>Compliant – see Access Statement for more information on site gradients</td></tr>
<tr><td>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).

The main entrance should be covered. Minimum depth of weather protection at an individual dwelling should be 600mm (900mm typical); at a communal door should be 900mm (1200mm typical).

A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.

Entrance clear opening widths should be as follows:

DWELLING ENTRANCE DOORS
<table>
<tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr>
<tr><td>All</td><td>800</td></tr>
</table>
COMMUNAL ENTRANCE DOORS
<table>
<tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr>
<tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr>
<tr><td>At right angles to an access route at</td><td>800</td></tr>
</table>
</td><td>Compliant</td><td>All entrance doors will be weather protected, unless otherwise stated (and discussed / agreed with the London Borough of Camden) within the Access Statement, for Secure by Design issues.</td></tr>
</table>

least 1500mm wide		
At right angles to an access route at least 1200mm wide	825	

All doors should have a 300mm nib or clear space to the leasing edge on the pull side.

5. Communal stairs should provide easy access, and where homes are reached by a lift it should be fully wheelchair accessible* **Stairs:** 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers. **Lifts:** minimum dimensions of 1.1m by 1.4m, 1.5m square clear landings, lift controls at 900-1200mm and 400mm from the lift's internal front wall.	Compliant	Compliant lifts; stairs to be used for escape only, designed to fire regulations.

6. The width of the doorways and hallways should conform to the following*:

INTERNAL DWELLING

Direction and width of approach	Minimum clear opening width (mm)
Straight on (without a turn or oblique approach)	750
At right angles to a corridor / landing at least 1200mm wide	750
At right angles to a corridor / landing at least 1050mm wide	775
At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)	900

These do not apply to storage unless intended as 'walk-in'.
There should be 300mm to the side of the leading edge of doors on the entrance level.
Minimum width of corridors 900mm, although can be reduced to 750mm at pinch-points (e.g. radiators) as long as it is not opposite or adjacent to a door.

COMMUNAL

Direction and width of approach	Minimum clear opening width (mm)
Straight on (without a turn or oblique approach)	800
At right angles to a corridor / landing at least 1200mm wide	800
At right angles to a corridor / landing at least 1050mm wide	825

There should be 300mm to the side of the leading edge of doors.

Compliant

All clear opening widths achieved – doors swing past 90 degrees; nibs achieved either from the outset, or through future adaptation by reswinging the door (as previously agreed for Area B Lifetime Homes).

7. There should be space for turning a wheelchair in **dining areas and living rooms** (1500mm turning circle, or 1400mm by 1700mm ellipse). Where movement between furniture is necessary, 750mm clear width is required between items. **Kitchens** should have a clear width of 1200mm between units.	Compliant	Compliant

Main bedrooms should have a clear space 750mm wide to both sides and to the foot of the bed; **secondary bedrooms** should have 750mm to one side and to the foot of the bed.		
8. The living room should be at entrance level. (It is also preferable if the kitchen is on the entrance level)	Compliant	Compliant
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	Not Applicable	Single level apartments in Site D
10. There should be a) a wheelchair accessible entrance level WC*, with b) drainage provision enabling a shower to be fitted in the future. WC should have overall footprint of 1450mm by 1900mm, which will accommodate: • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall	Compliant	Compliant
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Compliant	Will be developed in subsequent design stages
12. The design should incorporate*: a) provision for a future stair lift (minimum clear width 900mm, measured from pitch line, preferably straight with no winders) b) a suitably identified space for a through-the-floor lift (minimum 1000mm by 1500mm) from the ground to the first floor, for example to a bedroom next to a bathroom (unless entrance level contains living room, kitchen, main bedroom and a bathroom).	Not Applicable	Single level apartments in Site D
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)	Compliant	Bedrooms located within close proximity to bathrooms to allow for reasonable hoist route Door positioned to avoid obstruction of hoist route by doors.
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin on the same storey as the main bedroom. WC should have: • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall	Compliant	Compliant

The bathroom should also have: • Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm • Where a level shower is provided instead of a bath, a clear 1500mm turning circle or 1400mm by 1700mm ellipse is provided (this can be achieved by removal of a bath, provided that a drainage gulley and 750mm clear to the side of the WC has been provided from the outset). (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)		
15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. Any full width transom or cill within the field of vision should be at least 400mm in height away from any other transom or balcony balustrade. There should be an approach route of 750mm wide to allow access to windows in each habitable room. Window controls should be no higher than 1200mm from the floor. This is not applicable to kitchen windows where situated behind kitchen units.	Compliant	Window controls and window heights will be developed in subsequent design stages
16. Switches, sockets, ventilation and service controls should be at a height useable by all (ie. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner).	Compliant	Will be developed in subsequent design stages
0 Non-Compliant and 16 Out Of 16 Compliant Subject To Future Adaptations		

Wheelchair Accessible Units – Checklist (Camden Wheelchair Housing Design Brief, 2010)

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

- **Site C1**

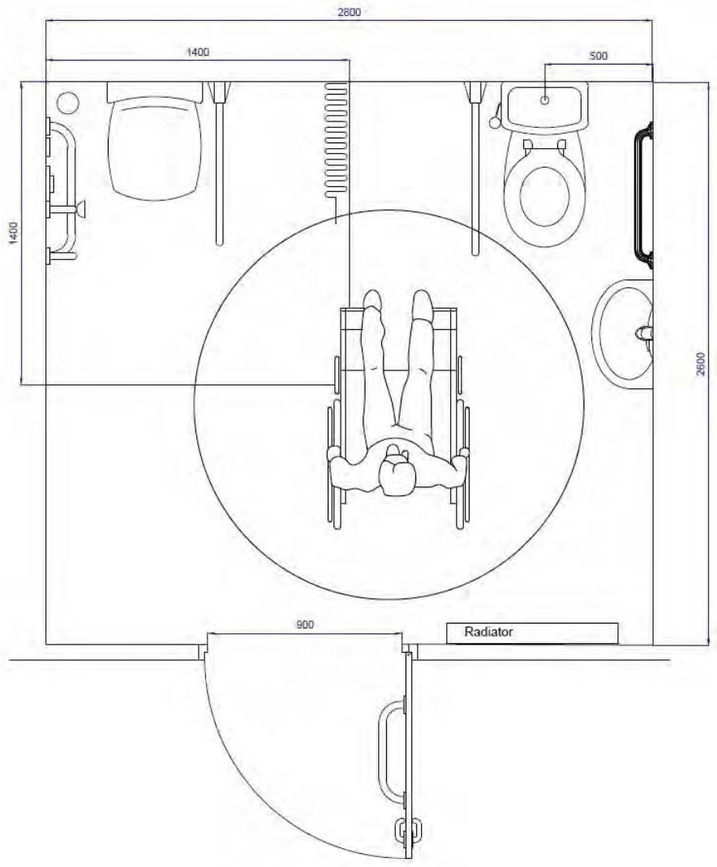
Wheelchair Accessible Requirement	Compliance	Notes
1. Moving Around Outside: Dropped kerbs 1000mm width (min) with 1:12 gradient and slip resistant, contrasting finish. Footpaths require a 1200mm minimum clear width Ramps 1:20 gradient, 1200mm width (clear between handrails), 10m length, non-slip, 1500mm length landings. Provide handrails – midrail at 550mm, top rail at 900mm, 300mm extension at top and bottom. 100mm kerb on paths and ramps.	Compliant	See Access Statement for details of approaches and external pedestrian environment
2. Using Outdoor Spaces: Gate – 900mm clear opening, not spring loaded, mechanical openers if heavy 1500mm square clear landing outside doors, extending 550mm from the lock side; slip resistant with slight drainage falls. Accessible clothes drying facilities. Accessible routes to storage, refuse and gate. Balconies – accessible threshold, 900mm clear opening door, 1800mm clear turning space.	Compliant	Sliding doors proposed.
3. Approaching The Home: Car parking – 4000mm by 6600mm clip resistant level surface, covered where possible, height 2300mm; hand held remote controls where behind automatic gates. Accessible route to entrance. Door canopy – 1200mm by 1500mm, height 2300mm, extend beyond door on lock side by 550mm. Lighting to car parking space, approach route, entrance; Passive-Infra-Red (PIR) detector and internal switching. Communal corridors – 1200mm wide (with passing places), 1800mm preferable; limit doors along corridors, or hold open where necessary.	Car Parking: Sufficient provisions, given the site constraints and that this is a limited car scheme Route to entrance – Compliant Door canopies are provided for all residential entrances, unless otherwise specified within the Access Statement (for Secure by Design issues, discussed and agreed with the London Borough of Camden).	This is a limited car scheme Residents' car parking bays have been provided in Site C on Basement Level 2. Access to this underground car park is by means of a car lift located off Castlehaven Road. This will include 7 accessible bays. Direct access will be provided from Blocks C1 and C2 to the car park, via the internal circulation cores. See Access Statement for details of approaches and external pedestrian environment

Lifts – two preferred, one suitable for one wheelchair user and one ambulant disabled person (minimum).		Lighting to be developed in subsequent design stages. Door canopies are provided for all residential entrances, unless otherwise specified within the Access Statement (for Secure by Design issues, discussed and agreed with the London Borough of Camden). Corridors and lifts compliant; no doors provided along the corridors.
4. Negotiating The Entrance Door: Clear opening 900mm Approach inside – 1800mm from face of door, 1500mm wide. 300mm minimum (550mm preferred) to lock side of the door. Threshold – watertight, max 15mm bevelled upstand. Locks – deadlock height 800-900mm; latch lock height 900-1000mm with lever / easy to grip handle (allow 300mm rail for use as pull handle, height 800-1000mm). Communal doors – accessible, as per ADM / BS 8300 opening forces and automatic opening requirements. Entry phone – to have table top handsets with 2m cable in the living room and bedroom. Kitchen handset to be wall fixed to avoid trailing cables.	Compliant	Approach inside – compliant Threshold – level Communal doors – compliant Entry phone and locks to be developed in subsequent design stages
5. Entering And Leaving; Dealing With Callers: Clear opening width 900mm Entrance door – external landing 1500mm square required (clear) Approach inside front door – 1800mm by 1500mm Threshold – watertight, max 15mm bevelled upstand. Storing and charging wheelchair – near front door, 1800mm turning space, 1700mm by 1100mm charging space with power socket. Headroom 1500mm. Spy holes – 1150mm – 1600mm height, centrally placed Door bell – height 800-900mm, lock side of door Letter box – 700mm height with wire basket (clear of 900mm clear opening) Private door – operable from wheelchair, mechanical opening requires portable handset, manual opening force 20N (max).	Compliant	Internal and external landing in front of door – compliant Threshold – level Entry phone, spy holes, door bells, letter boxes and door opening forces to be developed in subsequent design stages

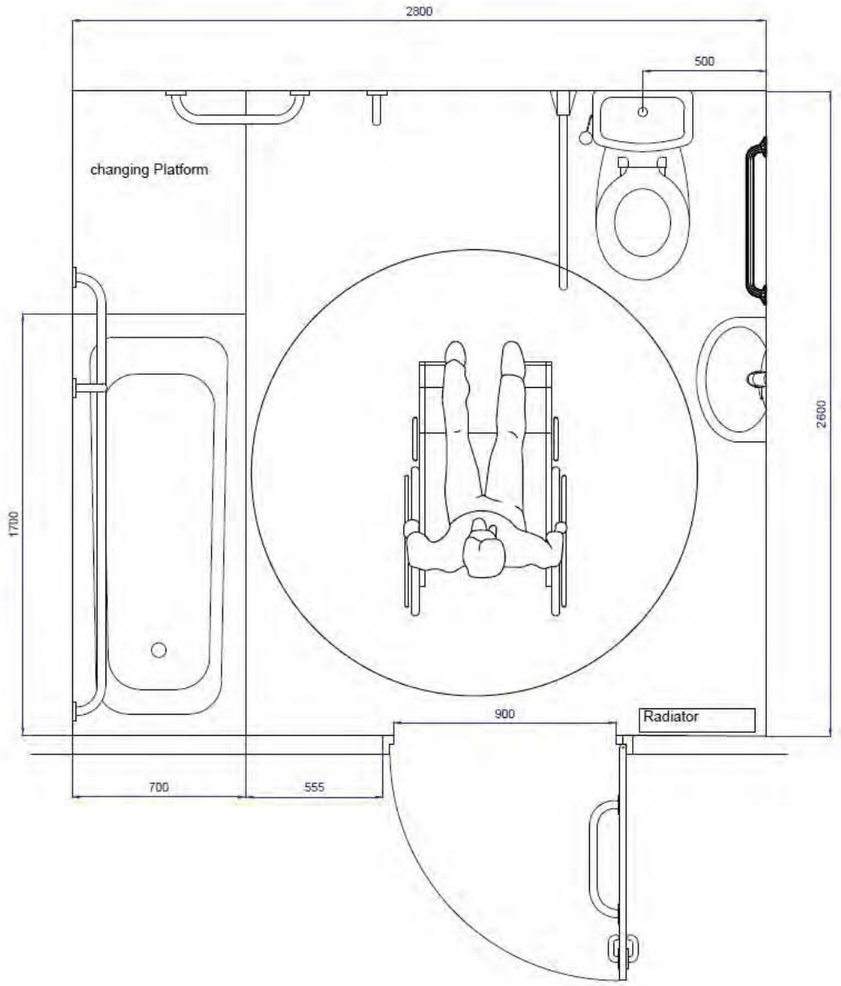
Entry phone - to have table top handsets with 2m cable in the living room and bedroom. Kitchen handset to be wall fixed to avoid trailing cables. Ensure locking mechanism for front doors compatible with entry phone.		
6. Negotiating The Secondary Door: External level landings – 1500mm square, extend in length by 900mm if door swings outwards. 900mm clear door, 550mm approach space to both sides of door on lock side, weather tight threshold. Secure lock or multi-locking. Height 800-1000mm for latches, pull handles, lever handles. Outward opening doors require secure stays. Lock should allow for operation in conjunction with an overhead door opener. Minimum 120mm space above doors for automatic opener. External lighting – approach route, entrance; Passive-Infra-Red (PIR) detector and internal switching. French windows – 900mm minimum clear opening; opening and closing possible one handed from wheelchair. Sliding doors – do not use.	Compliant	Locks, lighting and windows to be developed at a subsequent design stage
7. Moving Around Inside; Storing Things: 1200mm passageways Internal doors – 900mm clear opening, 840mm acceptable if unavoidable. 300mm (550mm preferred) on both sides, on lock side. Suitable and accessible storage Flooring – low friction and low glare. Avoid polished and slippery surfaces.	Compliant	Corridors – compliant Storage – areas allocated, details (including height) to be developed at a subsequent design stage Flooring finishes to be developed at a subsequent design stage
8. Moving Between Levels Within The Dwelling: 1800mm turning space in front of lift Minimum dimensions 860mm wide, 1370mm long Powered lift doors required External lift controls to be accessible from a wheelchair	N/A	Single-level apartment
9. Using Living Spaces: 1800mm turning circle in each room, close to but clear of the room door 1400mm transfer space in front of furniture Operable fittings – 800-1000mm No obstructions from radiators	Compliant	Operable fittings, radiators, sockets and light switches to be developed in subsequent stages. Confirmation received from structural engineer that the ceiling is capable of accommodating a hoist.

Sockets – 750mm min from corner, height 800mm to top of socket plate. Light switches – full plate or large rocker light switches, 900mm to top of switch plate. Hoists – horizontal ceiling hoist, 250kg weight capacity, ceiling height 2000mm – 3650mm.		
10. Using The Kitchen: 1800mm turning space Continuous surface with knee recess under hob and sink worktops. Knee recess – height 600mm. Adjustable work surface height (700-900mm), tiled behind; 800mm wide section of adjustable height worktop with knee recess alongside hob and sink, to act as work station. Avoid fascia boards and vertical supports. Accessible storage provision. Adjustable (700-900mm) shallow sink, insulated bowl, short lever taps, flexible plumbing, tiled behind. Adjustable (700-900mm) hob – front or side controls, wall tiled behind, 300mm minimum worktop space to the side of the oven on the opening side of the oven door. Built in oven – reversible side hung door, non-tilt shelves; heat resistant pull out shelf below oven; 300mm minimum worktop space to the side of the oven on the opening side of the oven door. Additional space for appliances All controls and socket outlets – provide remote and labelled switches for appliances and equipment. Switches 150mm above worktop level to the top of the socket plate. Internal refuse – manageable from a wheelchair 300mm worktop space to be on the opening side of the fridge All adjustable work surfaces should be powered by an electrical rise and fall unit with easily accessible controls Install an AKW Medi-Care Ltd ‘Sure Stop’ water switch, or similar, in an easily accessible location.	Compliant	Compliant – sufficient manoeuvring space Will be developed in detail in subsequent design stages. It is noted that the affordable wheelchair accessible units will need to be fully fitted out from the outset (accessible kitchens, bathrooms, grab rails etc) and that market units can be easily adaptable.
11. Using The Bathroom: • Bathroom and shower room not to be en suite unless there is secondary access from the main corridor. • **Usable shower area** – 1400mm square, 1:40 drainage • 1800mm turning circle required in all bath / shower rooms. • **Transfer space to side of WC** – 850mm from side edge, 800mm from WC pan front to rear wall.	Compliant	Compliant – internal layout details to be developed in subsequent design stages

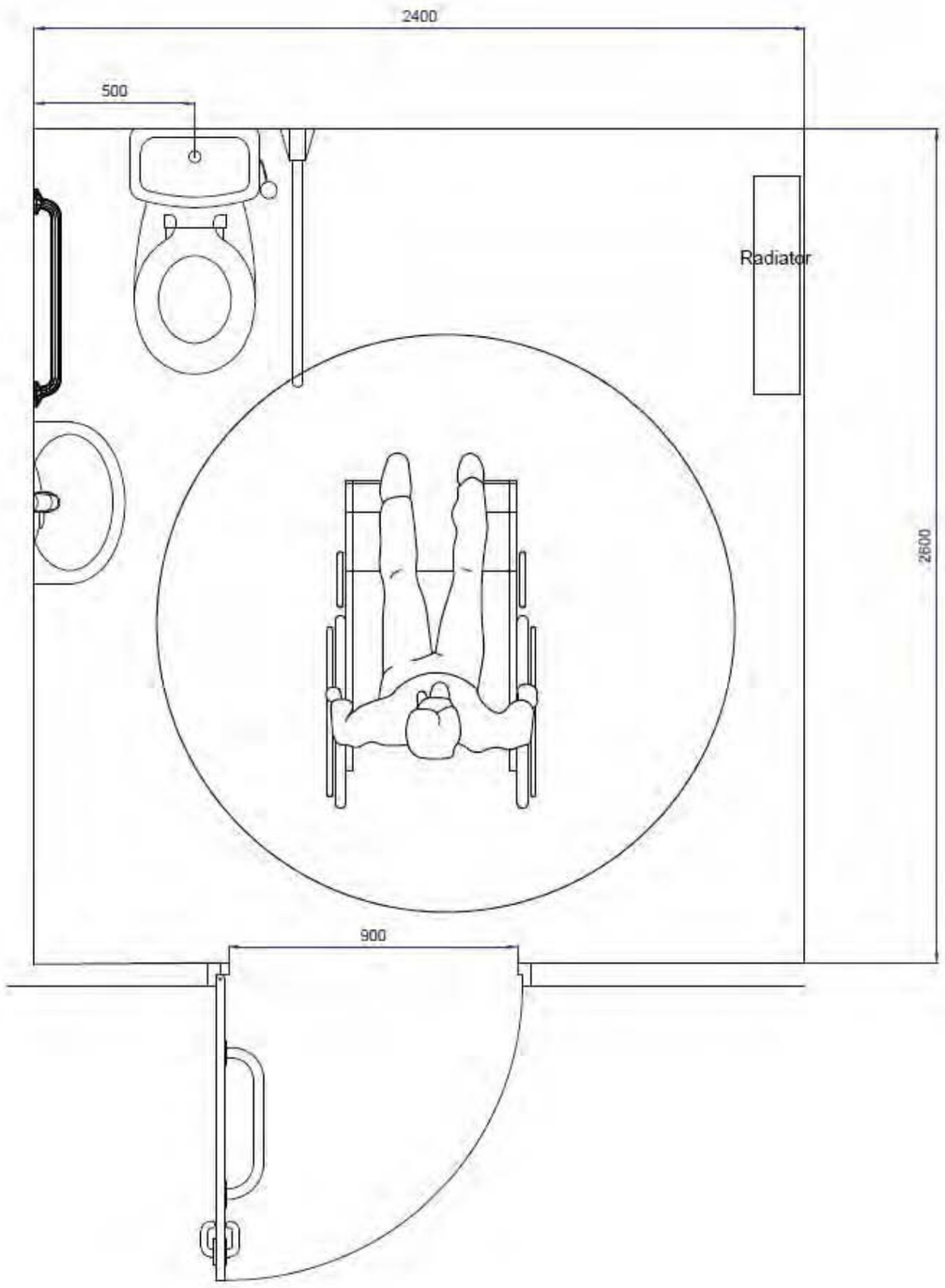
• **Transfer space clear in front of WC and shower seat** – 1100mm • **Rail fitting space** – to wall side edge of WC pan and shower seat, 250-350mm. • **Hoist transfer space** – between edge of WC pan and edge of bath, 850mm required. • **Fixings** – structural capacity for ceiling track hoists, rails by WC, shower seat and rails, floor fixed equipment, over bath rails. • **WC height** – 400mm • **Cistern** – splayed lever handle on the outer / transfer side. • **Level access shower** – controls large and easy to see with anti—scald thermostatic control preset at 43°C, 750mm from corner to edge of controls, height 1000mm; slider bar 1000mm long, 600mm from corner, lower height 1000mm on same walls as controls; hose 1500mm long. • **Rail with weighted shower curtain**, fall 15mm from the floor, enclose 1400mm square, height to allow use by ambulant disabled people. • **Bath** – height 520mm, width 700mm, length 1700mm (standard dimensions); short lever taps fitted on long outer or non-wall side; bath rails to not protrude above the rim of the bath. • **Over bath shower** – controls large and easy to see with anti—scald thermostatic control preset at 43°C, 750mm along length of the bath from the tap end, height 1000mm from floor; slider bar 1000mm long, 900mm along the length of the bath from tap end, lower height 1000mm from floor; hose 1500mm long. • **Wash hand basin** – non-pedestal, cantilever, adjustable height with splash back tiles, 700-1000mm height range. Taps short-lever, basin to be suitable for family use (i.e. no hand rinse type). Position to allow forward transfer onto WC and reachable from the WC. • **Rails** – 2x 750mm drop down rails, 2x 600mm and 2x 450mm pressalit type grabrails with slip resistant surface – available but not fitted until tenant identified and assessed. • **Floor** – waterproof and slip resistant, sheet material (i.e. not tiles) extending up wall by 150mm. • **Pull switches** – large pull cord, 800mm height • **Shaving point** – height 800-1000mm • **Over basin light** – pull cord long enough to reach from wheelchair. **1-2 BED UNITS:** Shall be provided with fully operational level access shower including all fittings. Bath will be available on site and installed over the gully when necessary for individual tenants (decision made at viewing). Where dwelling has both shower room and bathroom, side transfer to WC to be on left for one and right for the other. **3+ BED UNITS:** Shall have a fully operational bathroom and a fully operational shower room, each with WC and side transfer to WC to be left on one and right for the other.		



Shower room above



Bathroom above



Lavatory above

12. Using Bedrooms: 1800mm turning circle required clear of door swing, in all bedrooms. Transfer space 1200mm – to both sides of bed in double rooms, one side for single Access past bed – 1000mm between end of bed and wall, 1400mm if furniture opposite bed Controls – single beds, 3 double sockets; double beds / twins, 4 double sockets. Sockets 750mm from corner, 800mm to top of socket plate. Adjacent to bed head, socket outlet, entry phone point, 2-way light with pull cord over ned. TV/FM points to be opposite likely bed position. Hoists – horizontal ceiling hoist, 250kg weight capacity, ceiling height 2000mm – 3650mm. Connect main bedroom to bathroom with full height knockout panel.	Compliant	Controls and sockets to be developed in subsequent design stages Compliant space around bed Confirmation received from structural engineer that the ceiling is capable of accommodating a hoist. A knock out panel is available behind the wardrobe position in the main bedrooms – the wardrobe is not built in and can be relocated easily.
13. Operating Internal Doors: Door construction should be capable of taking adaptations such as pulls and fittings between 800-1000mm height. Handles / locks should be easily operable, located at a height of 800-1000mm (800mm preferred) from the floor, and have a 20-25mm diameter. Locks should be easily manipulated inside and outside in an emergency. Doors should be capable of being easily opened outwards in an emergency and by a wheelchair user. Bathroom / shower and WC doors to open outwards from outset. Where self closing doors are provided, ensure that the opening pressure does not exceed 15N.	Compliant	These details to be developed in subsequent design stages
14. Operating Windows: Living room window glazing should begin at 800mm or lower (except kitchen and bathroom) and windows should be easy to open/operate. Controls for windows should be at height of 800-1000mm. Where window handle cannot be reached, install manual or powered window opening and locking gear within reach for wheelchair users.	Compliant	These details to be developed in subsequent design stages
15. Controlling Services: Main services – gas controls, electric consumer units – accessible for wheelchair user, 750mm from corner, height 800-1000mm and seeing height 1200mm Mains water – 750mm from corner, control height 800mm Plumbing – isolating stop taps shall be provided for sinks, washing machine, WC and shower, all reachable from a wheelchair.	Compliant	These details to be developed in subsequent design stages

Flexible plumbing to sink and wash hand basins. Radiators – low surface temperature (LST) radiators in WC, shower and other restricted areas. Controls – valves 800mm high, easy to grip, 35mm clearance from wall, at most accessible end of radiator. Light switches – full plate or large rocker switches, 900mm height to top of plate Pull light switches – large pull, height 800mm Socket outlets – large switches on outer ends of double sockets, 750mm from corner, 800mm height, 150mm above worktop. Socket outlets for appliances – 600mm where below worktop, 150mm above worktop. Central heating controls – boiler ignition, programmer, timer pump, thermostat – all 750mm from corner, 800mm high. Telephone – line with socket outlets, 800mm high in living room, bedrooms, kitchen. Entry phone – intercom and door opening system with handsets in bedrooms, living room and kitchen. Table top version with 2m cable is required in living room and bedrooms, kitchen handset to be wall fixed, 800mm high.		

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Section 12
Sustainability

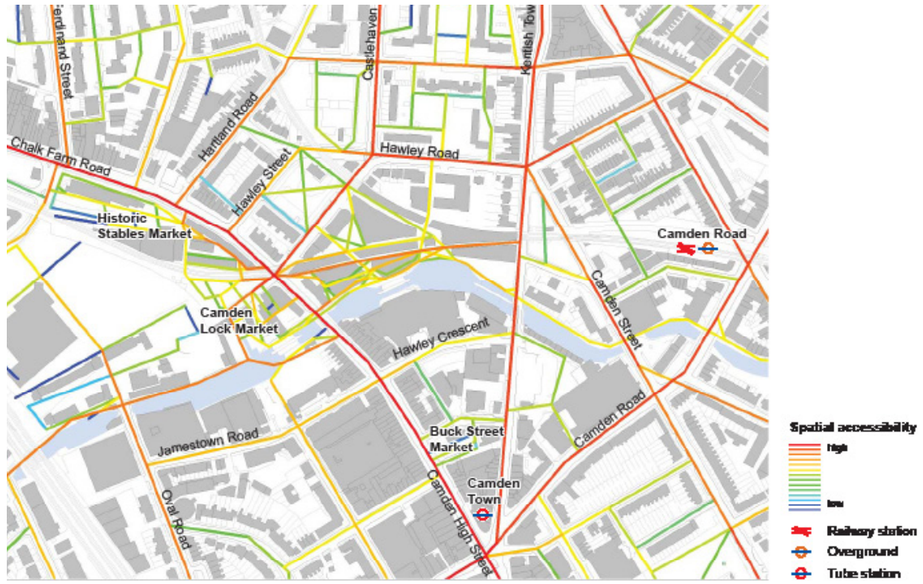
Sustainability

* Text extracted from the Energy statement prepared by Waterman

A full appraisal of the Development's sustainability credentials is provided within the Sustainability Statement presented within Technical Appendix 5.3 of the Environmental Statement (ES). An Energy Statement has been prepared for the Masterplan and can be obtained by reference to Technical Appendix 5.2 of the ES. However, in summary, the Development would provide a number of features in order to accord with the principles of sustainable design. These are summarised as follows:

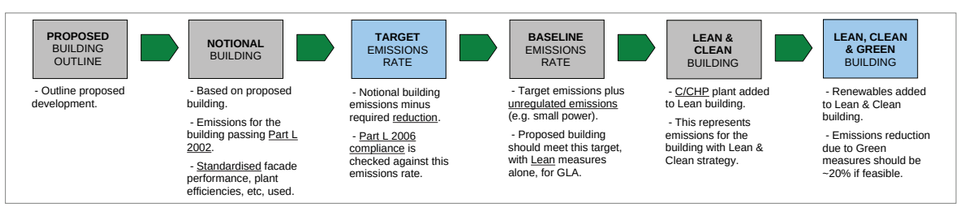
- 100% reuse of previously developed, brownfield, land and the remediation of any potentially contaminated land;
- The provision of high density redevelopment including a mix of land uses to achieve a successful development as outlined within the Hawley Wharf Area Planning Framework Supplementary Planning Document;
- The creation of construction related and long-term employment;
- The provision of improved safe and legible pedestrian routes, and public realm;
- The provision of suitable access for all including the mobility impaired;
- The provision of water efficient fittings to reduce water consumption;
- Improvement of Site biodiversity via the provision of living roofs and native landscape planting;

Roof masterplan, showing mixture of green and brown roofs prepared by Fabrik



Routes through the proposed masterplan, diagram prepared by Space Syntax

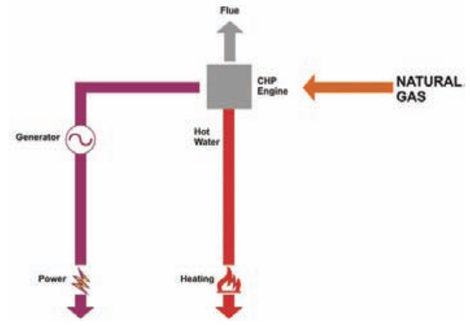
- 100% use of sustainable timber sources;
- Commitment to reuse demolition materials on the Site where appropriate;
- The use of a site-specific Environmental Management Plan (EMP) to manage construction related environmental effects; and
- The provision of facilities to encourage recycling of both commercial and household waste.



Energy baseline demand prepared by Grontmij

- Commitment to achieve BREEAM Retail and Office 'Very Good' standards, together with a minimum Code for Sustainable Homes (CSH) rating of 'Level 4' and a commitment to achieve BREEAM New Construction for Non-domestic Buildings, for the school 'Excellent' (refer to Technical Appendix 5.1 of the ES for the BREEAM and CSH assessments);

- The installation of a centralised energy centre with CHP plant fuelled by gas to meet the majority of the energy demands for the Development, and the the installation of 200m2 of PV panels to provide electricity, and provide a 26.3% saving of CO2;



Gas-fired Combined Heat & Power (CHP) prepared by Grontmij

Active Energy Efficiency Measure	Village Market	Torbay Street	Site C	Site D
Low Energy White Goods	N/A	✓	✓	✓
Exposed Thermal Mass	✓	✖	✖	✖
Low Energy Lighting & Lighting Control	✓	✓	✓	✓
High Efficiency Chillers	✓	✓	✓	✓
Ventilation Heat Recovery	N/A	✓	✓	✓
Low Energy DC Motors	N/A	✓	✓	✓
High Efficiency Lifts	✓	✓	✓	✓
Power Factor Correction	✓	✓	✓	✓
Variable Flow Air & Water Plant	✓	✓	✓	✓

Summary of energy efficiency measures proposed, table prepared by Grontmij

- The incorporation of a range of energy efficiency measures;

Diagram Showing passive and active energy efficiency measures, prepared by Grontmij

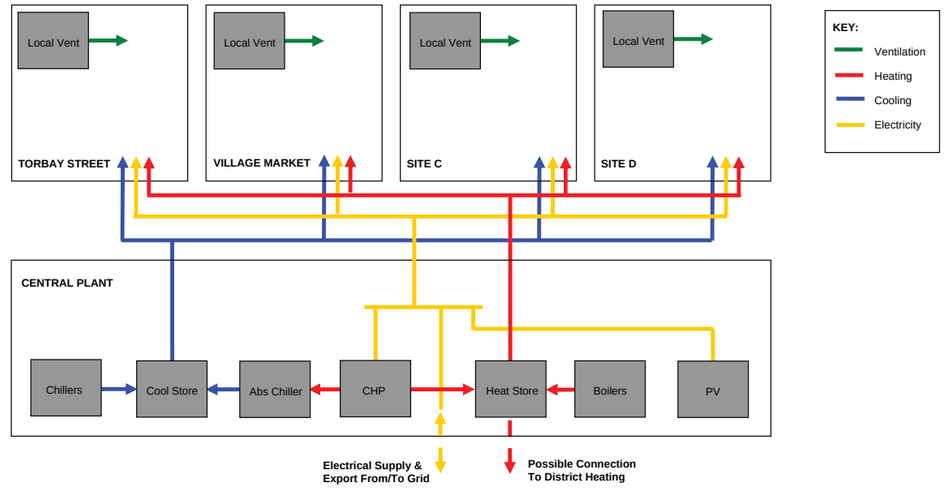


Diagram outlining the energy strategy for the development, prepared by Grontmij

- Minimal provision of car parking spaces in order to discourage car use and encourage more sustainable transport modes including walking and cycling;
- The provision of extensive facilities for cyclists;
- Commitment to implement the principles of inclusive design to ensure that the accessibility needs of all building users w ould be met;

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Section 13
Transport

Masterplan
Vehicular Access

Vehicular access has been limited to three points across the site. This has been developed through detailed consultation with Officers at the London Borough of Camden to create a clear pedestrian priority throughout the masterplan. please refer to the Transport Assessment which is contained within the Environmental Statement that is submitted in support of this application.

Deliveries and servicing

Vehicle access and servicing for Areas A, C and D is through a loading bay on the ground floor of building C2. Vehicle access to the loading bay is off Castlehaven Road at the north side of Area C. Access from the loading bay to Areas A and D will be by electric vehicle, stored and charged within the loading bay.

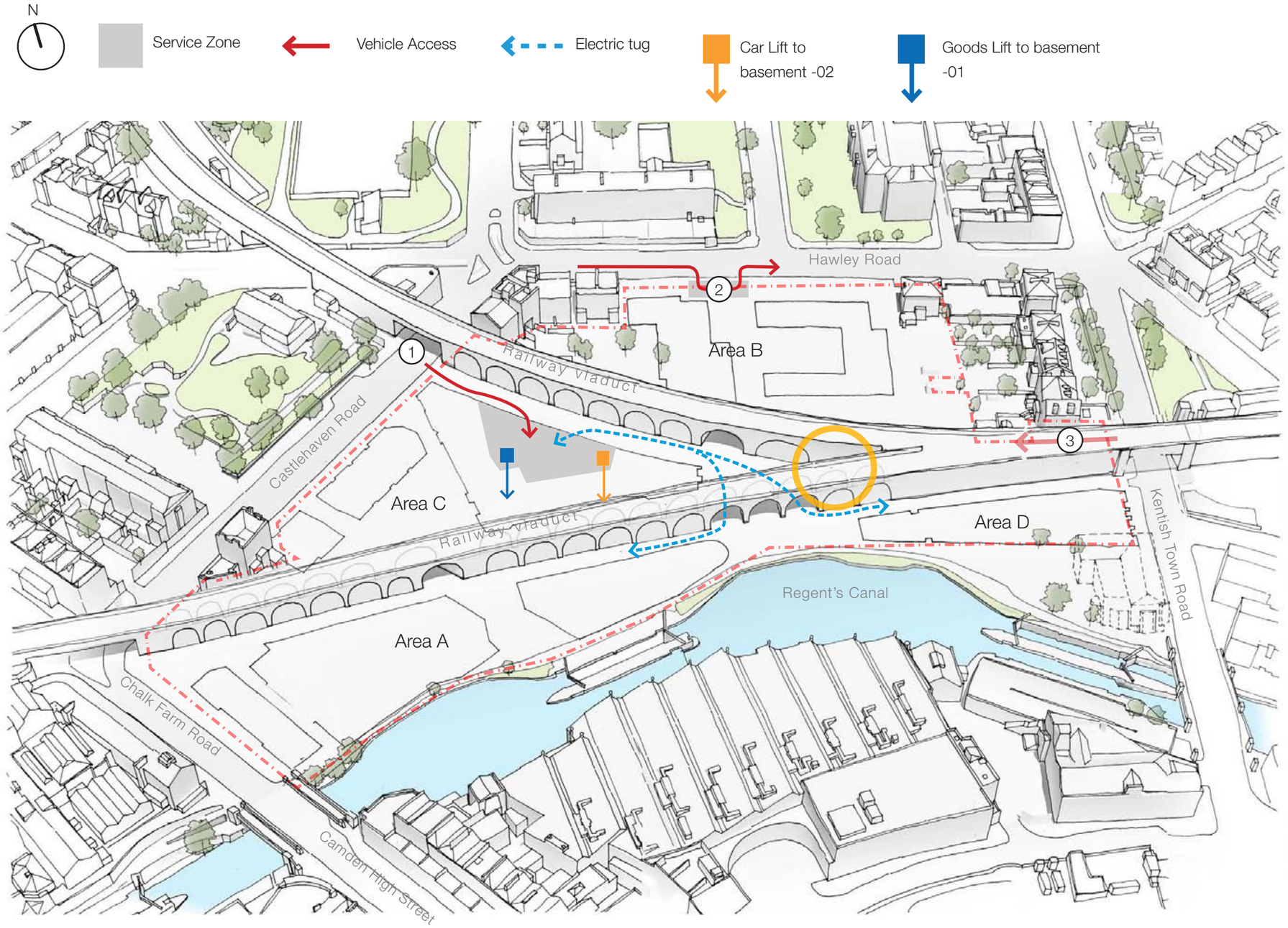
Vehicle access and servicing for Area B takes place through a loading bay located off Hawley Road. This loading bay serves the residential units and the school. The bay is located to ensure that no vehicles will enter the depth of the site in Area B.

Parking

A limited number of parking spaces including wheelchair accessible parking spaces are allocated for residents of Areas C and D and are positioned on level -2 of Building C. They are accessed by a car lift located in the loading bay. One wheelchair accessible parking space is located off Hawley Road dedicated for use by the residents of Area B.

Market storage and refuse

A produce and recyclables store is located on level -1 of Building C, accessed by two goods lifts.
In the ground floor loading bay is a compactor sized to store two days' worth of market refuse generated by Area A.



1. Vehicular access for parking and servicing located in Area C
2. Loading bay located off Hawley Road for servicing to Area B
3. Access to General Industrial Units located in Railway Viaducts to the East of the School grounds.

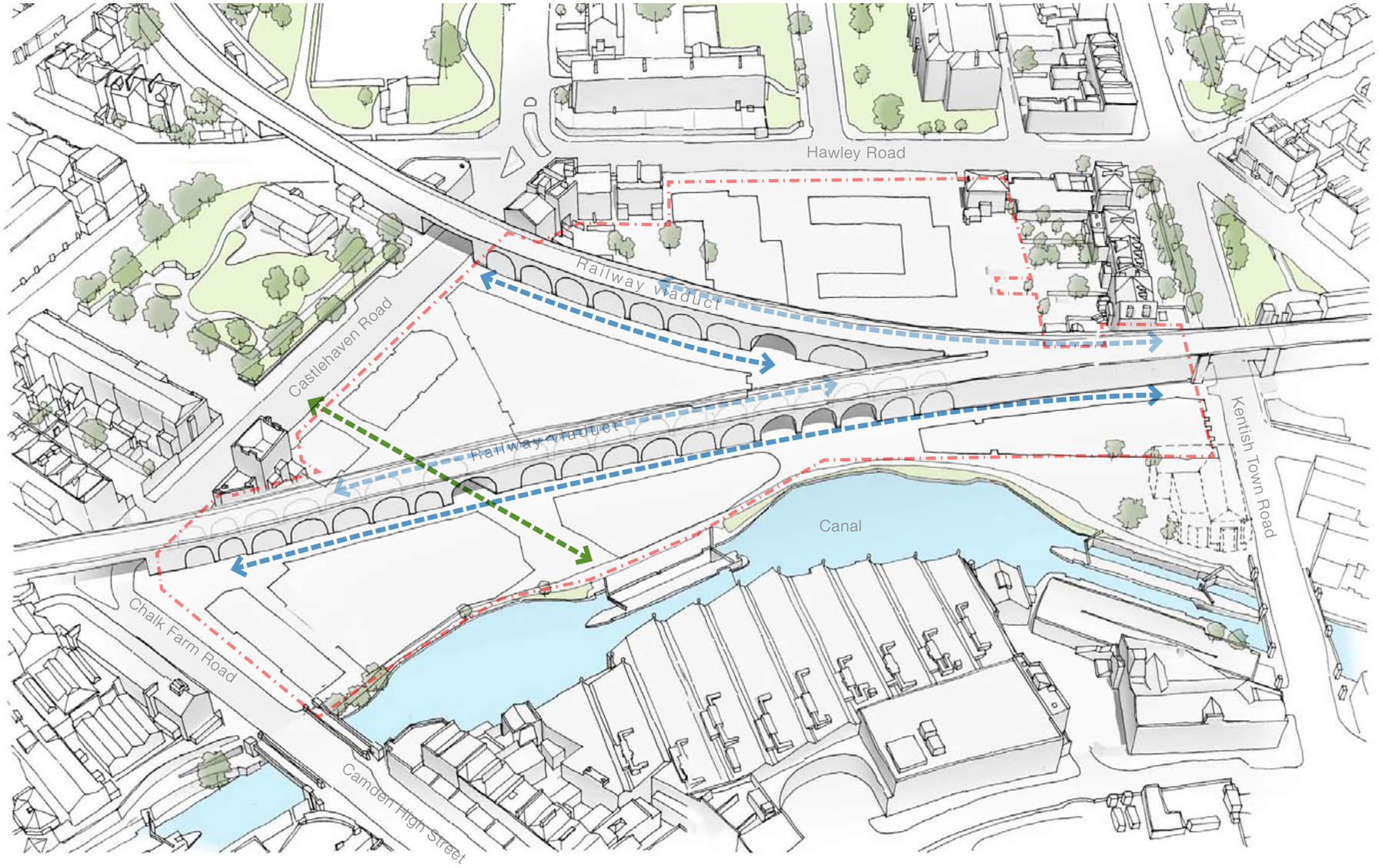
Site wide cycle store located in the Arches of the Railway Viaduct for visitors to the site. This provides 150 cycle spaces

Masterplan
Maintenance Access

N

Maintenance Access to the Regent' s Canal

Network Rail Maintenance



Access to the Regent's Canal

The Canal and River Trust London require maintenance access to the Regent's Canal to replace/maintain the lock gates of Hawley Lock. To allow for this vehicular access will be provided from Castlehaven Road. This will be used only where access is arranged in advance with the Canal and River Trust.

Network Rail

Network rail access zones allow for maintenance access to the railway viaduct across the site.

Area A

Vehicular Access, Refuse and Cycles

Area A is completely car free and provides no car parking provision due to its excellent public transport accessibility. This has been achieved by locating all service and waste requirements within the basement of Building C which is accessed through the loading bay in the ground floor of building C.

Refuse

Waste generated by Area A will be collected by the Facilities Management team using an electric tug towing one or two 1,100 litre bins. The electric vehicle will be stored in the central loading area overnight where a charging point for the vehicle will be located.

Cycle Parking

Building A cycle provision will also be located in the upper basement level of building C.

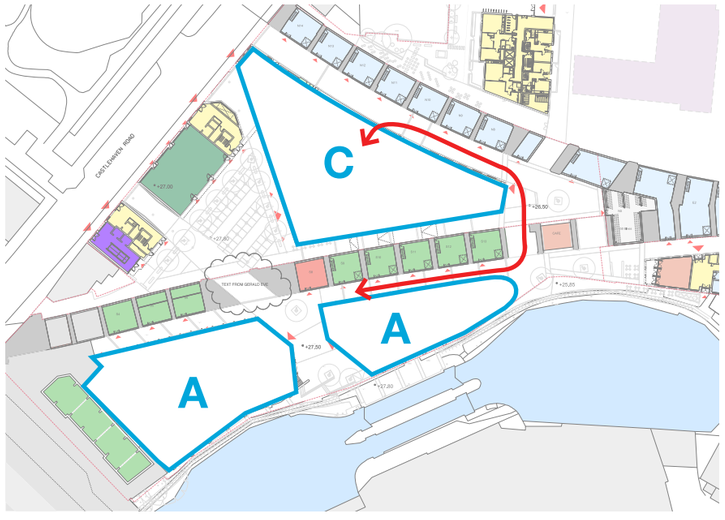
A: Market & food = 60 Cycles

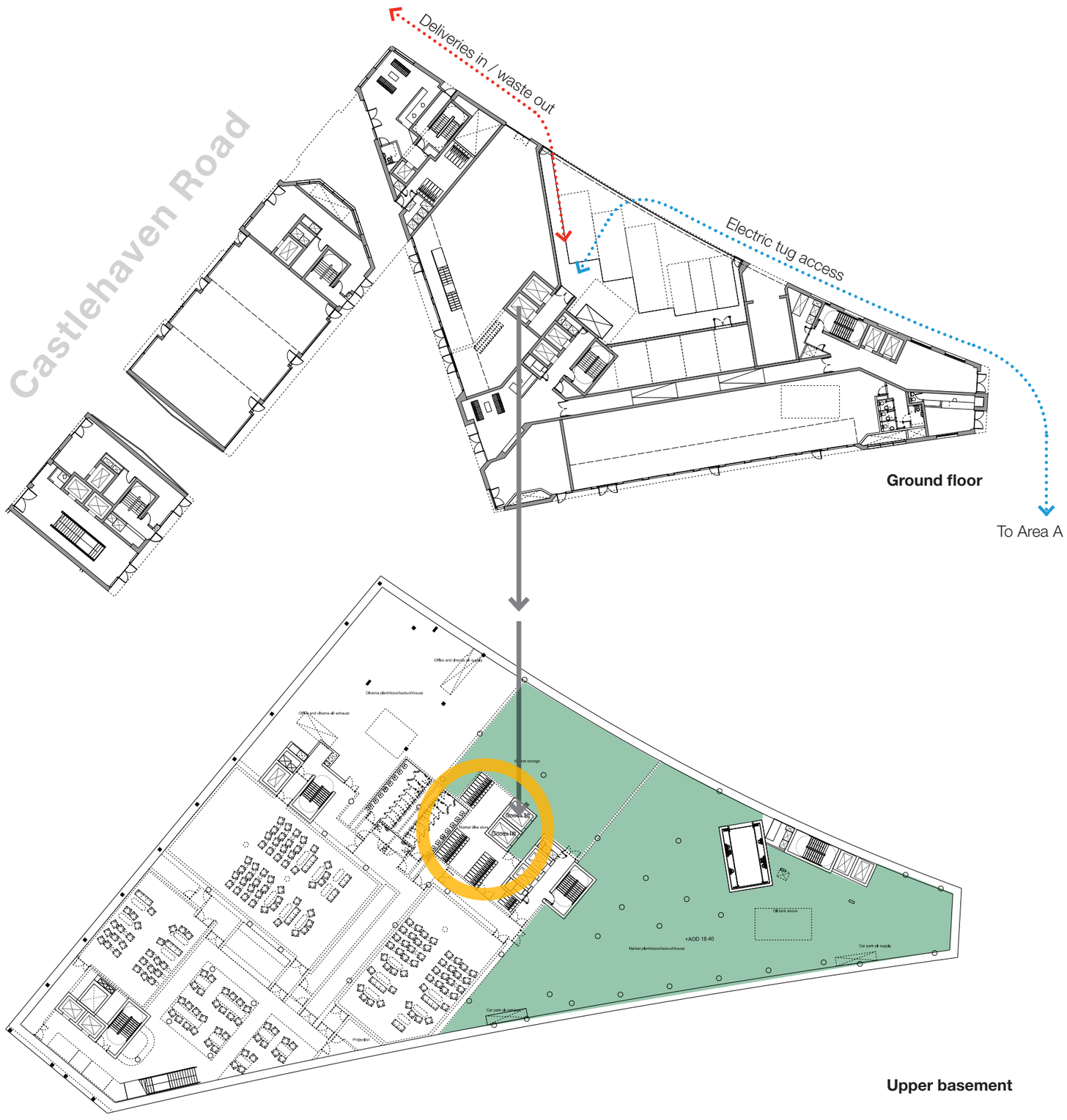
A: Commercial = 08 Cycles

Goods Lifts

Area A refuse/ recycling/ stock
Area designated for Area A

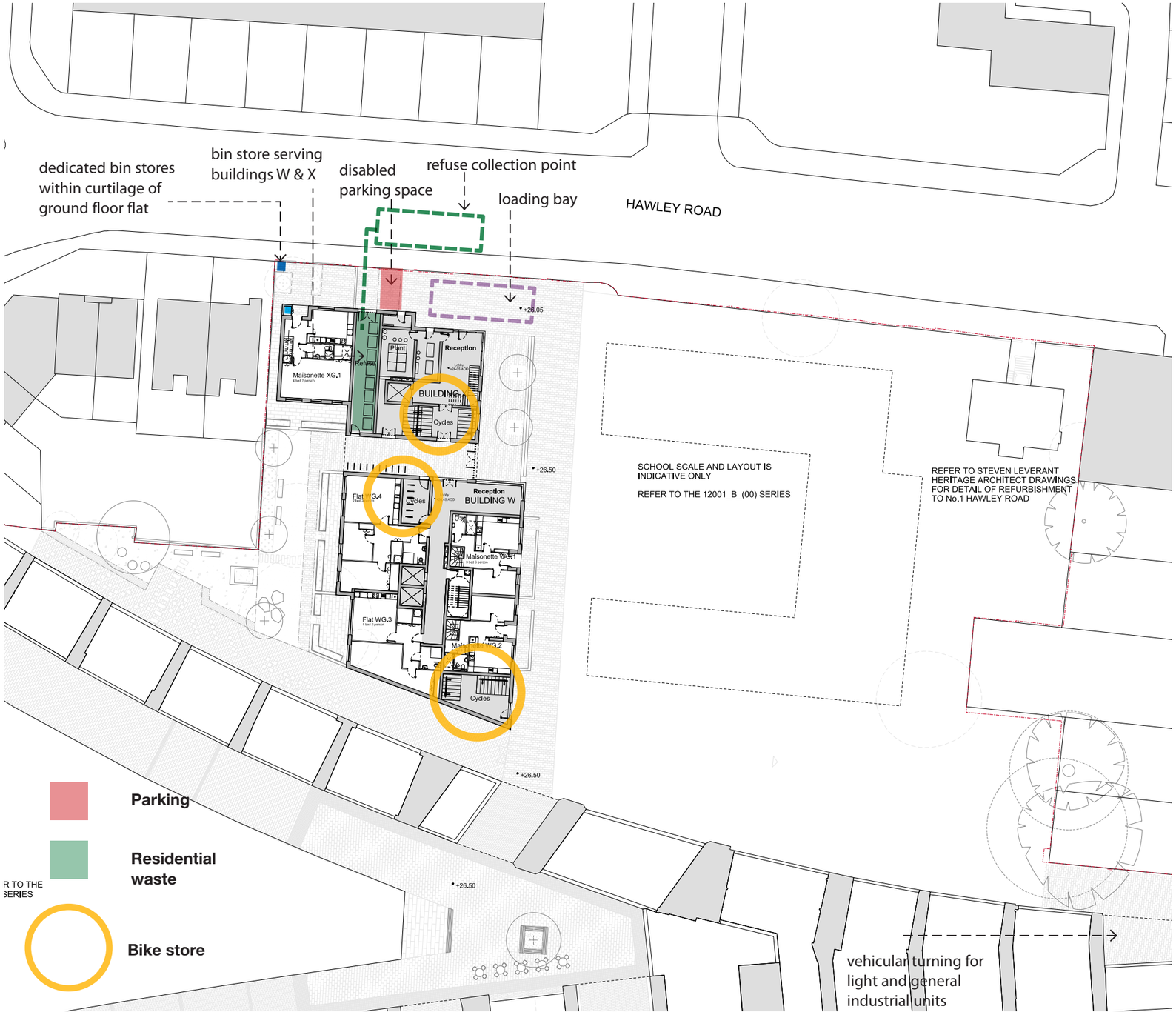
Area A Bike store





Area B

Vehicular Access, Refuse and Cycles



Ground Floor

Vehicular Access

A dropped kerb will be located along the edge of Hawley Road to provide access to a loading bay located in front of the reception area of building X. This loading bay will be used to serve all residential properties within Area B and is also designed and located for use by the school building
One of the railway arches to the east will be used to provide turning for vehicles accessing the light and general industrial units located in the Railway Viaduct Arches.

Car Parking

1 disabled parking space will be located within the site boundary in the locations shown. This location has been selected to minimise disruption of pedestrian areas while ensuring that the provision agreed with the London Borough of Camden is accommodated within the boundary of area B.

Refuse

A bin store will be located in building X to serve the area B residential development with the exception of the ground floor unit facing Hawley Road. The bin store can be accessed directly from Hawley road and from the external entrance court between buildings W & X.
The ground floor unit that addresses Hawley Road has a dedicated bin store located within the curtilage of the property along with recycling storage located adjacent to the recessed entrance. This is designed to hide the bin from the private garden and public footpath without inhibiting residents use of the bin.

Cycle Parking

48 cycle space are provided within the ground floor of the two buildings as shown using a mix of Sheffield and Josta stands with covered visitor cycle spaces provided in the entrance courts between buildings W & X.

Area C

Vehicular Access, Refuse and Cycles

Car Parking

A total of 16 car-parking bays are provided of which 7 spaces are wheelchair accessible. These spaces are located in the lower basement and accessed via a car lift.

Refuse

This diagram shows the deposit, storage and collection strategy for waste produced on Area C.
All waste, storage and recycling for Area C is located in the lower basement.

Cycle Parking

With in each core in the lower basement there is a bike store for the residents above. Cycle parking is also provided for the retail and employment uses within the area.
C1 Residential = 42 Cycles
C1 Retail = 6 Cycles
C2 Retail + Employment = 24 Cycles
C2 Residential = 64 Cycles

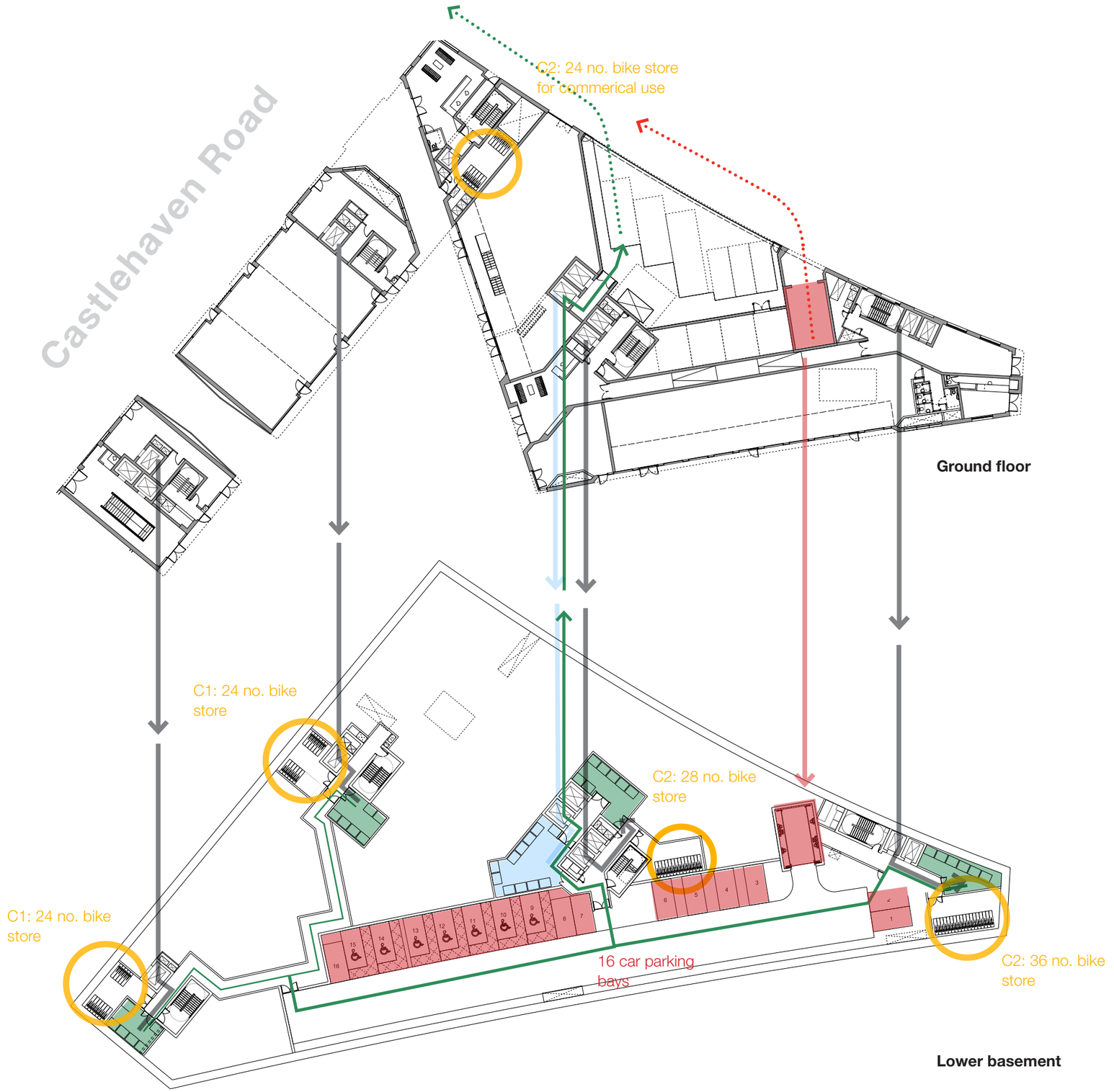
Residential Cores
Residential access to bins and cycles

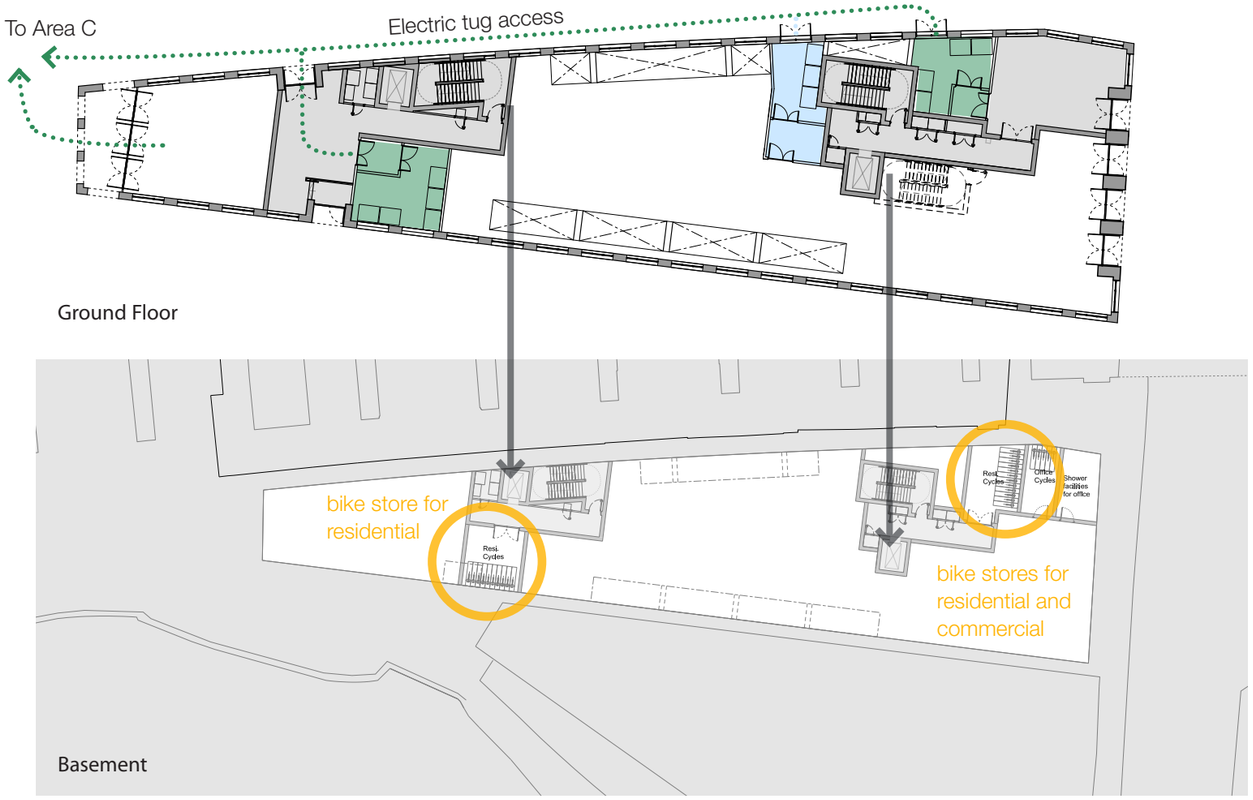
Car Parking
Car parking spaces and car lift

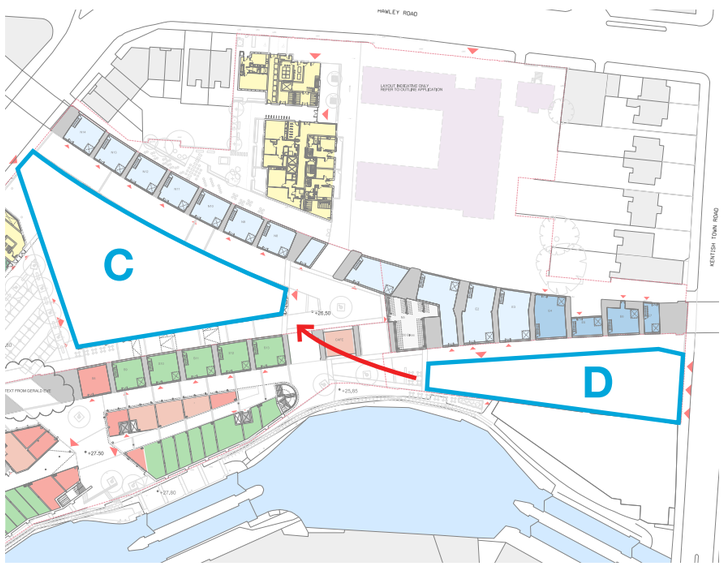
Residential waste
Bin store at base of each residential core. Residents deposit waste in bins within each bin store.
Bins taken via central goods lift to loading bay and loaded into collection vehicle.

Commercial waste
Commercial waste store at base of goods lift, serving office floors.
Bins are taken via central goods lift to loading bay and loaded into collection vehicle.

Bike store







Residential Cores
Residential access to bins and cycles

Residential waste

Commercial waste

Bike store

Area D
Vehicular Access, Refuse and Cycles

Car Parking

In keeping with the site-wide aspirations for transport, no motor vehicle parking is provided on site D. Allocated parking spaces for wheelchair using residents are provided in the basement of Area C.

Residential refuse

Residential waste storage is provided on the ground floor at the base of each core.

They will be collected as part of the site wide waste strategy and taken to the loading bay of Building C, where they will be emptied into the collection vehicle for removal from site.

Employment and Retail refuse

An office waste store is provided at ground floor. The waste store is accessed via a lobby from the office space. Collection follows the same strategy as for the residential waste.

The retail unit will be treated in the same way as other retail units across the site, with storage within the unit curtilage and daily collections, again to Area C. Here recyclable waste will be compacted and stored before being loaded onto the collection vehicle.

Cycle parking

40 cycle spaces are provided for residential use in two secure stores in the basement of Building D. Each store is at the base of each of the two cores and is readily accessible from the lift.

Office cycle storage for 10 no. bicycles is provided with an adjacent shower in the basement. Access to the basement is dependent on the tenant fit out.

Bicycle stores will use a proprietary double stacking system to make the most efficient use of space.

ALLFORD
HALL
MONAGHAN
MORRIS

Section 14
Concluding summary

Conclusion

The applicant has instructed AHMM to design the proposed scheme, having regards to the guidance contained within the Hawley Wharf Area Planning Brief and other national, regional and local policy guidance.

At a national level, the proposals are highly sustainable. The existing low quality, underutilised site will be regenerated into a successful mixed use development. At a regional level, the London Plan prioritises development in locations which are well served by public transport. The site is partially located within Camden town centre and public transport links are excellent. The London Plan also supports sustainable developments and the provision of housing.

At a local level, the proposals are at the heart of the strategic Core Strategy objectives. The proposal:

- Creates a sustainable development which adapts to a growing population.
- Provides employment opportunities across a range of sectors.
- Provides a range of open spaces and encourages walking and cycling, thus enabling people to lead active, healthy lives.
- Creates a safe and secure environment for existing and future residents and workers.

Conclusion

In accordance with the Hawley Wharf Area Planning Framework and other national, regional and local policies, the proposed scheme provides the following benefits:

- A new infant and junior school and nursery, including the refurbishment of the Grade II listed 1 Hawley Road for educational purposes.
- 170 private and affordable homes.
- New and improved employment opportunities and a range of jobs across the site.
- A high quality public realm, including new publicly accessible open spaces across the site and the creation of new and safe pedestrian routes to integrate the site within the local area and alleviate congestion along Chalk Farm Road.
- A new market retail destination enhancing Camden town centre, including a separate local retail area.
- A new local cinema.
- High quality attractive design, embracing the principles of sustainable design and construction.
- A masterplan which integrates the new mixed use development into the existing community, taking into account the needs of existing and new residents and workers.
- A safe and secure environment for existing and future residents and employees.

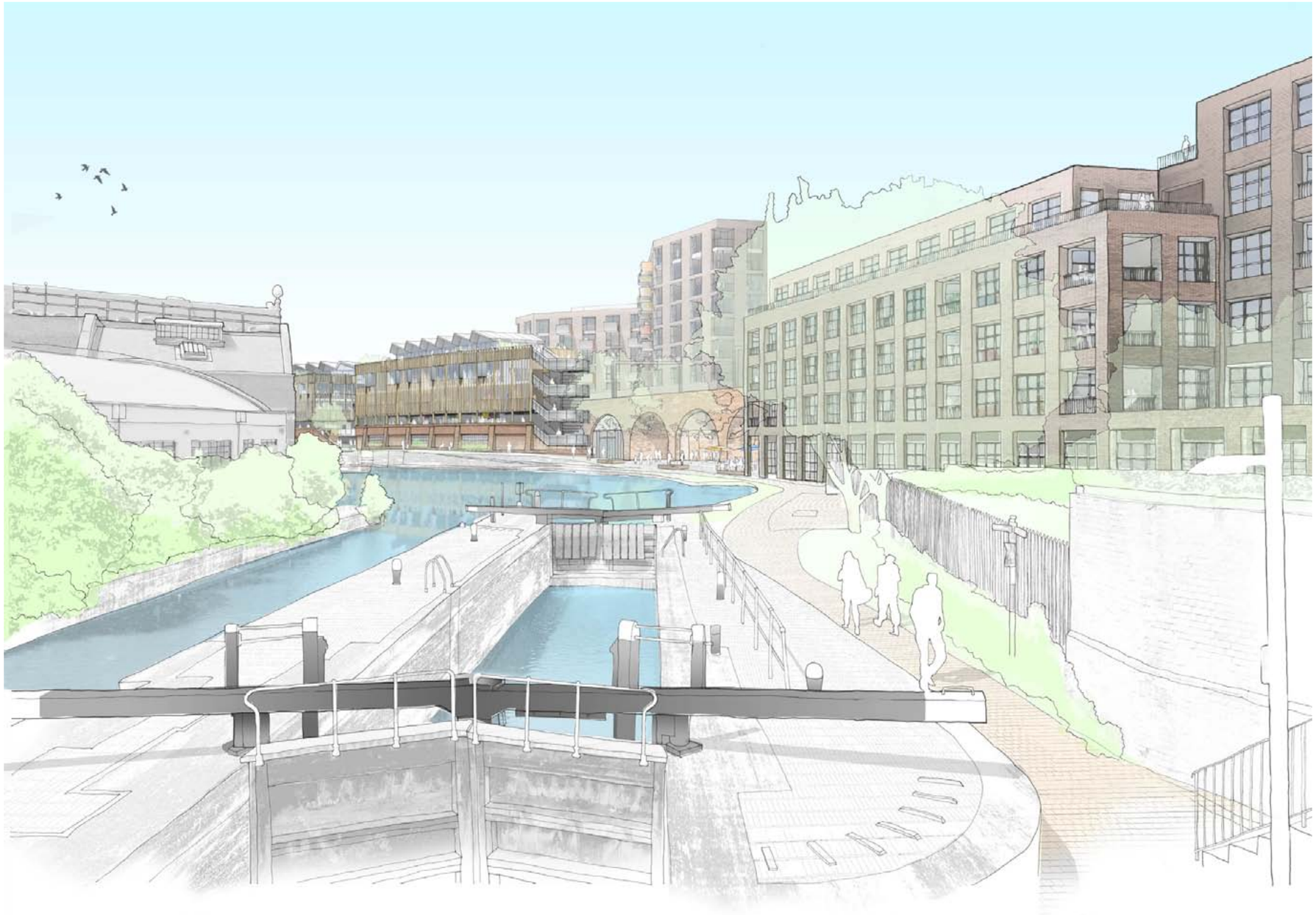
The proposed scheme addresses the reasons for refusal of the previous application by:

- Revising the proposed height bulk and massing of the buildings in area C, respecting the setting of the Regent's Canal Conservation Area and the views in the immediate local area
- Providing an increase in the provision of open space across the site for the residential amenity of future and existing residents in the area.
- Redesigning the proposed Area A building to respect the character and appearance of the Regent's Canal Conservation Area.

Conclusion

To summarise, the proposals will meet the defined aspirations of the Hawley Wharf Area Planning Framework through:

- Creating an improved retail destination within Areas A and C which builds on Camden town centre's strengths and unique qualities.
- Providing a mix of appropriate town centre uses including retail, market retail, a farmers'/produce market, leisure uses, new homes, a primary school and nursery as well as access to work and training opportunities and the creation of new business space.
- Proposing a high quality design which understands, values and responds positively to local character, heritage and the canal.
- Meeting the highest attainable standards of sustainable design and construction.
- Integrating the proposal with the existing neighbourhoods through the creation of a transition of land uses across the site and ensuring that the new development delivers benefits to the local community through the introduction of local retail, a new cinema and publicly accessible open space.
- Providing high quality safe and attractive streets, publicly accessible open spaces and new public realm.
- Encouraging walking and cycling through the creation of new routes across the site and providing a new public cycle store.
- Taking into account the views of local residents and businesses.
- Meeting, and in many cases exceeding, the Interim London Housing Design Guide for all housing tenures proposed, which are designed to be accessible, inclusive and built to Lifetime Homes standards.



Conclusion

It is considered that the proposed development will regenerate and transform the existing predominately low rise, unsafe, inaccessible and underutilised site into a new high quality mixed use scheme. The development will deliver significant improvements to the public realm in this part of Camden by providing publicly accessible north-south and east-west linkage routes through the site.

The proposal demonstrates that it satisfies and exceeds planning policies and guidance at national, regional and local levels. The application fully accords with policy objectives to deliver a sustainable, mixed use and balanced community.