11-12 TOTTENHAM MEWS
CAMDEN, W1T 4AQ
DESIGN & ACCESS STATEMENT
OCTOBER 2011

CLARIDGEARCHITECTS

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1.0 INTRODUCTION

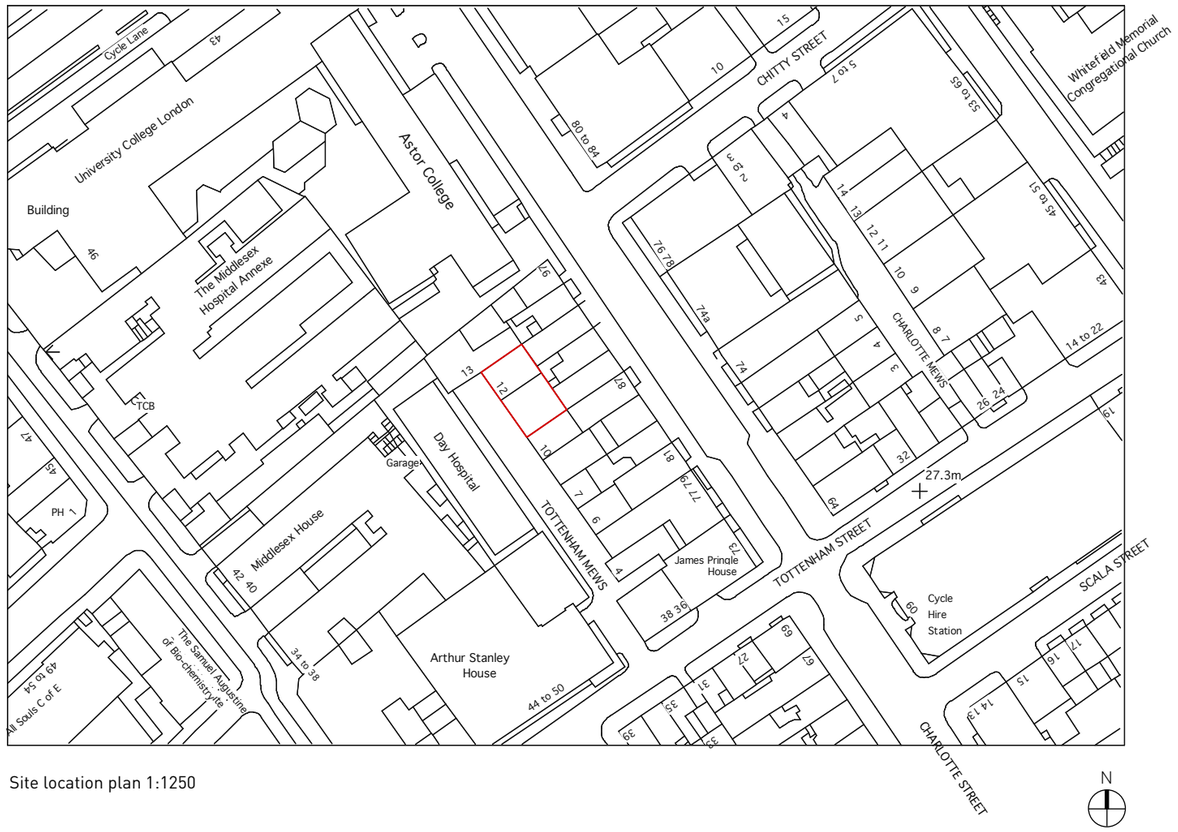
1.1 PURPOSE OF DOCUMENT

This document has been prepared as part of the planning application submission for the site at 11-12 Tottenham Mews. It hopes to demonstrate the potential for, and design intention to realise 7 new flats on the development site. The Flats will be a mixture of 1 and 2 bed unit sizes.

1.2 RELEVANT EXPERIENCE

Claridge Architects has an emerging heritage for finding bespoke solutions for difficult, often constrained inner city sites. With an emphasis on tailoring the buildings form, material palette and overall aesthetics to the site, driven by the immediate context we aim to fulfill the requirements of the client in line with the Local Authorities policies.

2.0 CONTEXT + ANALYSIS



Site location plan 1:1250

Site outline

2.1 LOCATION

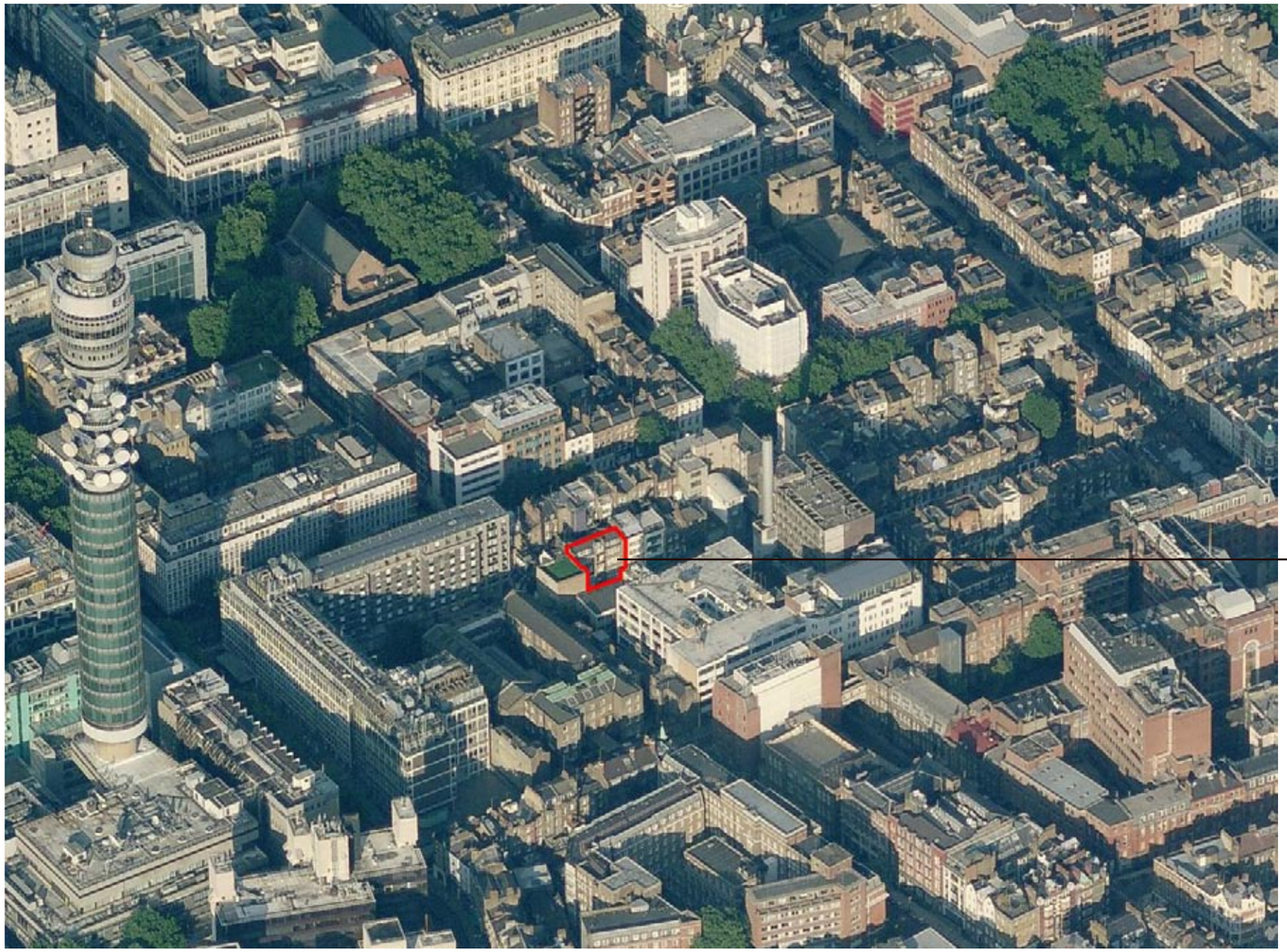
11-12 Tottehnam Mews is located at the end of a cul-de-sac mews just West of Charlotte Street with a main elevation facing the mews and a smaller rear elevation

The property is located in an area characterised by mixed use and residential terraces within the London Borough of Camden. Situated just North of Soho, Covent Garden and Oxford Street, the main commercial and cultural districts of London this is an attractive and affluent district.

The immediate area is characterised by a mixture of high value residential flats and houses, modern office buildings, shops and restaurants and urban green open spaces. It is popular as both a residential and business address.

Tottenham Mews is not designated for any specific use in the borough plan.

The property is located in a Conservation Area but is not listed although it does make a positive contribution to the heritage landscape and character of the area.



Aerial View

2.2 SITE DESCRIPTION

The site contains a three storey building with large internal floor to ceiling heights.

It is a building that has previously been part refurbished, changing the facade and layouts to its current state. The floor area is approximately 668 sqm / 7190 sqft. The building is currently used for offices and is part occupied / part vacant.

The site is not currently locally or statutory listed. The site is located within the Chalotte Street Conservation Area.

2.3 RELEVANT PLANNING HISTORY

Application no: 2011/1832/P
81 Charlotte Street & 6 Tottenham Mews
Date : 27.04.2011

Change of use from B1 (Offices) to C3 (Residential) including alterations to front and rear elevations, internal layouts, erection of a 2 storey rear extension and creation of a terrace at 2nd floor level.
Decision: Permission Granted

Application no: 2011/2141/P
7 Tottenham Mews
Date : 11.05.2011

Erection of extension at rear 3rd floor level to provide additional office space.
Decision: Permission Granted

Application no: PSX0304054
10 Tottenham Mews
Date: 12.02.2003

Conversion of existing 3 bedroom residential unit to provide 1 x 3 bed and 1x2 bed flats and associated external alterationsat the rear.
Decision: Permission Granted

2.0 CONTEXT + ANALYSIS

2.4 SITE LOCATION - CONSERVATION AREA

Conservation areas

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Site

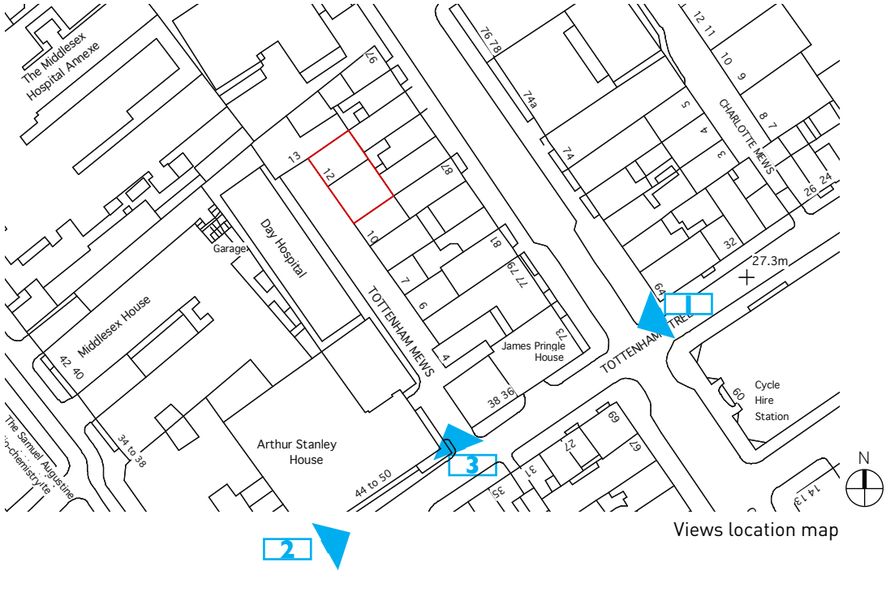
Lsted buildings

N

1. Charlotte Street / Tottenham Street

2. Tottenham Street

3. Tottenham Mews

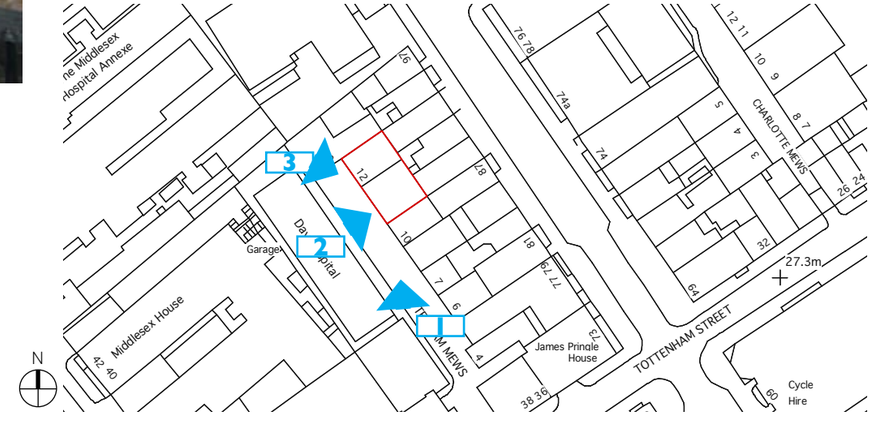


Views location map

1. Facade of development site looking North along Tottenham Mews.

2. Facade from opposite side of Tottenham Mews.

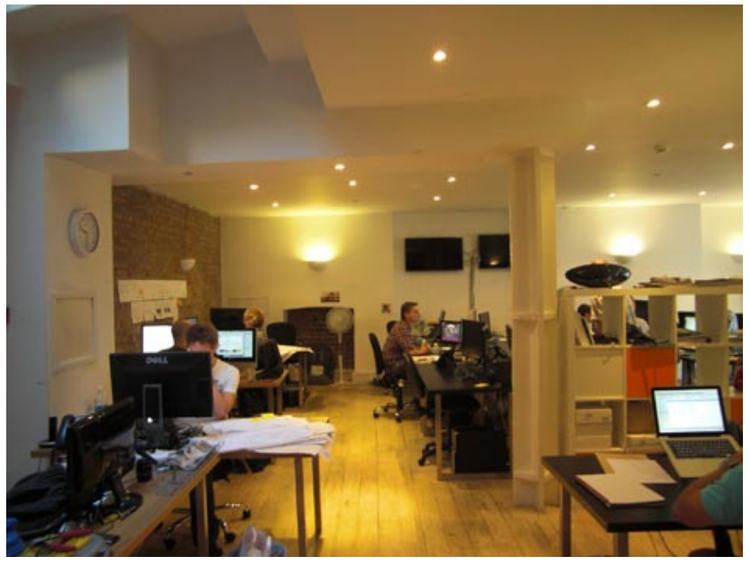
3. Facade of development site looking South along Tottenham Mews.



Views location map

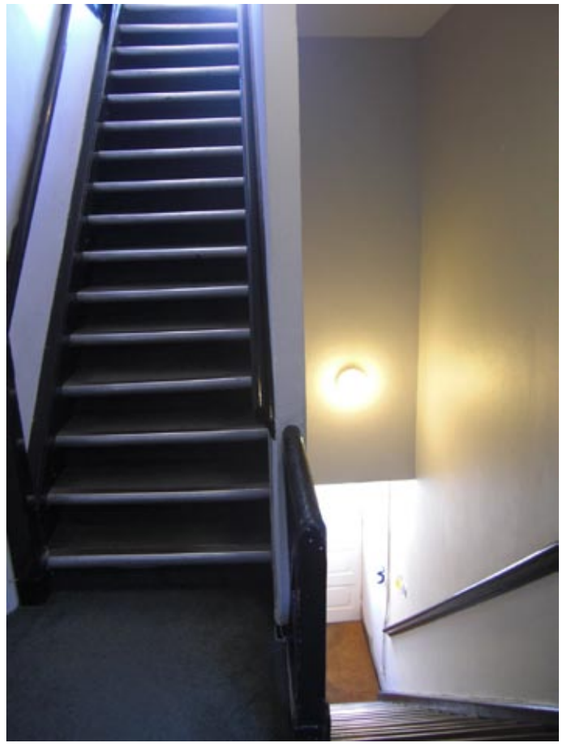
2.5 CONTEXTUAL PHOTOGRAPHY

Existing Lower Ground Floor interior

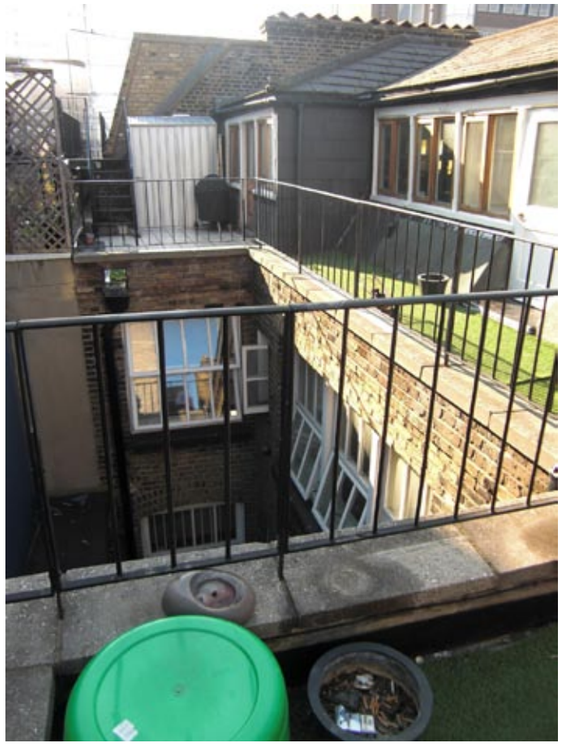


Existing Ground Floor interior

Existing Third Floor interior



Existing internal staits



Existing Roof terrace

Existing view from roof terrace

N

- Site
- Bus Stops
- London Underground Station

2.6 TRANSPORT/ LOCAL AMENITIES

As can be seen in the adjacent visualisation the development site is located in central London with excellent connections to other parts of the city by underground and bus, all of which are accessible within a few minutes walk of the application site.

Further, St. Pancras, Kings Cross and Euston Rail Stations are within 20 min walking distance.

The site is located within 5 min walking distance from Tottenham Court Road and 10 min walking distance from Oxford Street, with an wide range of local amenities. Regents Park is also within a 10 min walking distance.

2.0 CONTEXT + ANALYSIS

2.7 HISTORICAL CONTEXT

The site is located in the Charlotte Street Conservation Area which is situated in an area known as 'Fitzrovia'.

The area was developed speculatively as a primarily residential area in a relatively short space of time (1750-1770) with building progressing northwards across the area from the slightly earlier Rathbone Place, developed in the 1720s. As in many areas of Georgian London the three or four storey terraced townhouse was the favoured form.

Charlotte Street Conservation Area covers an approximately 8.9Ha area extending from Tottenham Court Road in the East to Cleveland Street - the boundary with Westminster in the West - and from Chitty Street in the North to Gresse Street in the South, again adjoining the London Borough of Westminster.

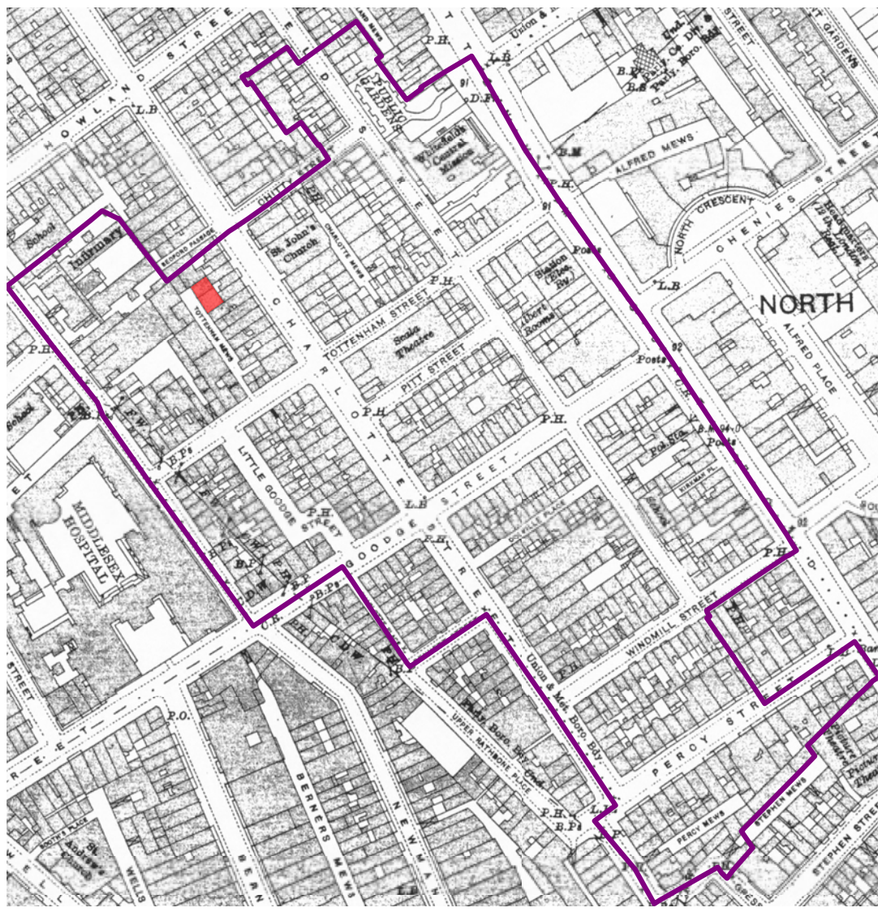
There are no Archaeological Priority Areas within the conservation area.

Yellow London stock brick is the predominant material used across the conservation area, reflecting the cheapest locally available material, and was favoured in 18th and early 19th century London. Red brick is seen as a contrasting feature and in the late Victorian and Edwardian buildings.

The Mews Areas

These quiet streets are characterised by narrow entrances, sometimes beneath buildings, shared, generally cobbled surfaces and a range of commercial uses within former mews properties or subsequent 19th century workshop buildings. The interest in the buildings is in the retained large ground floor doors and small scale of the mews buildings, the large workshop windows, the doors at upper levels often with hoists that would have enabled the delivery of materials, and the retained surfacing. The roofs of the buildings are generally concealed by a parapet. Charlotte Mews, Percy Mews and Tottenham Mews all retain some interest in their more humble commercial buildings. The prefabricated buildings on Tottenham Mews detract from the overall character of the street.

Historical Map : Charlotte Street Conservation Area 1894



Historical Map : Charlotte Street Conservation Area 1914

Site

N

Site plan

3.0 DESIGN RESPONSE

3.1 SITE ANALYSIS

The proposed scheme involves the refurbishment of the existing building and changing the use from offices to 7 residential flats.

The residential units will comprise a mix of one and two bedroom flats.

3.1.1 CONSTRAINTS

Analysis of the immediate site and its context identifies constraints and opportunities that have informed the proposed scheme:

Potential overlooking between the proposed units and towards the neighbouring properties at the rear of the site.

The existing building has architectural merit and therefore needs to be retained and respected, and any changes or additions should not damage the character of the building or surrounding area.

3.1.2 OPPORTUNITIES

To deliver a development that makes better use of the potential of the site, optimising the use of valuable land by rearranging floor layouts and refurbishing the existing building.

To deliver a development that responds respectfully to existing contextual conditions and to reinstate a coherent mews frontage.

To provide a residential development that benefits from the close proximity to a variety of amenities such as shops, parks, museums and theatres as well as being within a short walk of many public transport connections.

To deliver a sustainable form of development with environmental benefits that relies on sustainable efficiency and energy conservation measures.

To provide an accessible and usable building in accordance with Building Regulations and current best practice.

Site outline
Pedestrian and vehicular Access
Sun path
5+Storeys
4 Storeys
3 Storeys
Active street frontage
Trees
Possible overlooking

3.0 DESIGN RESPONSE

3.1 SITE ANALYSIS

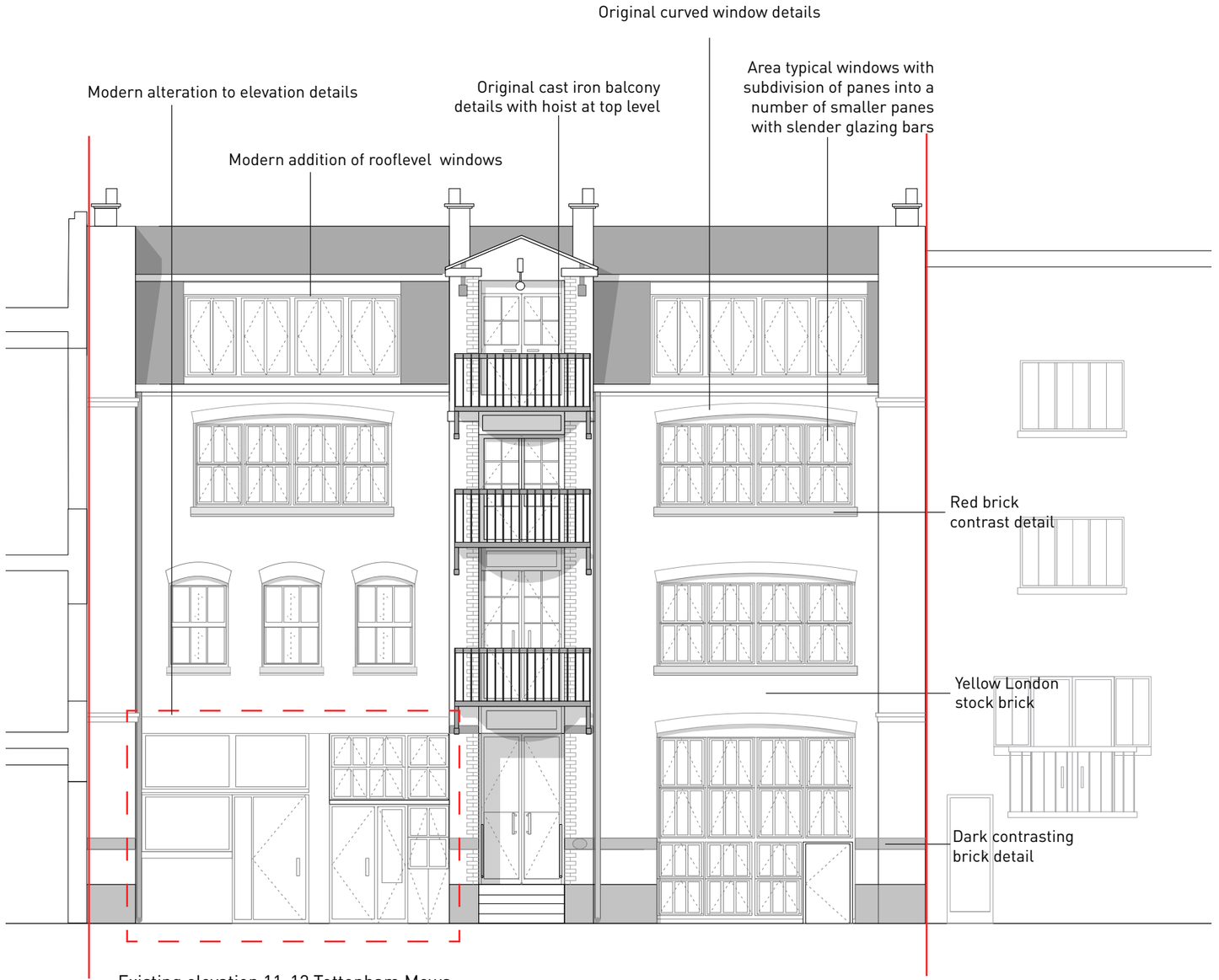
3.1.3 OBSERVATIONS

ELEVATION; MATERIAL AND DESIGN

Traditionally the mews frontages were either mews houses or workshops, predominantly used for cabinet making in the area.
Few of the original two storey mews properties remain. These have been mainly replaced by warehouses and workshops built during the 19th century. These warehouse buildings tend to be characterised by large windows, hoists and loading doors on upper floors. More recent mews development has less attention to elevational treatment.

Yellow London stock brick is the predominant material used across the conservation area, reflecting the cheapest locally available material, and was favoured in 18th and early 19th century London.

Red brick is seen as a contrasting feature in the late Victorian and Edwardian buildings. Red brick, stone and stucco are all used as contrasting detailing in the articulation of frontages.



Existing elevation 11-12 Tottenham Mews

3.0 DESIGN RESPONSE

3.2 DESIGN STRATEGY

3.2.1 11-12 TOTTENHAM MEWS CONSERVATION AREA / HERITAGE STATEMENT:

The current late 19th-century yellow London stock brick building on the site makes a positive contribution to the heritage landscape and character of the area.

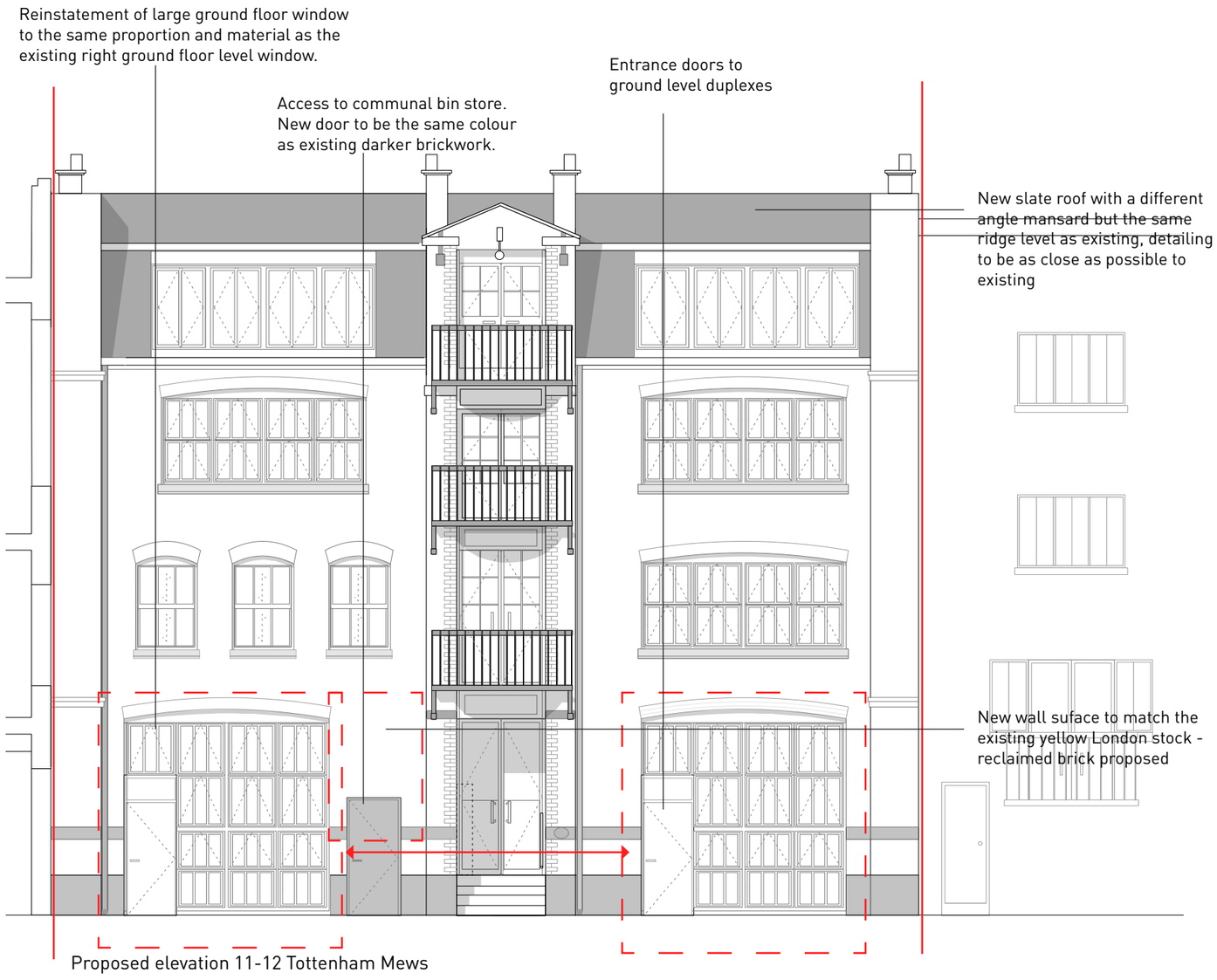
11-12 Tottenham Mews has been used for commercial purposes throughout its life and is currently partially occupied. The building fabric is not in great condition with modern alterations to roof level and the internal fabric require repair and refurbishment. The brick facade and original windows with curved brick detailing, black iron balcony balustrades and top level hoist are the elements of the building that have the most heritage value and make the largest contribution to its character and appearance. These are generally in accordance with the original design. A number of piecemeal utilitarian alterations have been made to the building throughout its life which have had a detrimental impact on its character and appearance. These include modern roof level windows, front facade alterations with non coherent windows and door proportions and internal refurbishment and addition of several non communal stairs between lower ground and ground floor level.

The proposals being made under this application have been carefully designed to enhance the appearance of the building and not to cause harm to any of the elements that contribute to the building's character and heritage landscape of the area. The proposal to change the use of 11-12 Tottenham Mews from B1 (Office) to C3 (residential) is seen as a positive move from a heritage point of view as it will ensure the building is retained and the fabric is preserved to the highest standard in the future and will also add to the balance of different use classes in the area.

Some alterations to the existing fabric are proposed, they are intended to enhance and improve the appearance of the building The main physical alteration is on the left hand side of the elevation at ground floor level, the proposal is for the reinstatement of a window of the same proportions as the right hand side ground floor window to create a better balance in the front facade. New external elements will be constructed from high quality materials that match the existing materials.

The proposal also include two residential entrances from street level and an additional door to provide easy access to a communal bin store. The existing centered entrance door is kept as the main entrance to the upper floor levels. The main entrance door and steps are proposed to be set back to create space for a stair lift to provide an accessible entrance.

Internally, the proposal include full refurbishment and reorganisation of the building to suit residential use on all the floors. Some structural works are proposed in order to accommodate the proposal, mainly to accomodate a new accessible stair core and lift shaft. The internal refurbishment is not considered to have an affect on the overall character and historic value of the building.



Proposed elevation 11-12 Tottenham Mews

3.0 DESIGN RESPONSE

3.2 DESIGN STRATEGY

3.2.2 FACADE STRATEGY

The proposal has been designed for minimal impact on the existing streetscape and to compliment the existing building by recreating the balance of the front facade.

The proposed new ground floor window is to match the existing right hand side window in material and proportions.

Where solid walls are proposed the material is to match the existing - reclaimed yellow London stock is proposed.

The proposal does not affect the overall roof heights along the street as the levels are kept as existing.

3.0 DESIGN RESPONSE

3.2 DESIGN STRATEGY

3.2.3 MATERIALS & MANIFESTATION

Following the strategy defined on chapter 3.2.4 "Facade Strategy" we have proposed two different materials keeping to the existing palettes.

Existing Building Palette:
- All existing brickwork will generally be made good, including re-pointing and cleaning of the existing facade where necessary.

- The new ground floor window to be to the same detailing and material as the existing white painted hardwood timber frame windows.

- The new existing slate roof will be replaced by a new slate roof with similar detailing as existing.

Timber frame windows with curved brick detail

Reclaimed yellow London stock

Slate roof

3.0 DESIGN RESPONSE

3.3.1 PROPOSED LAYOUT / ACCOMMODATION SCHEDULE

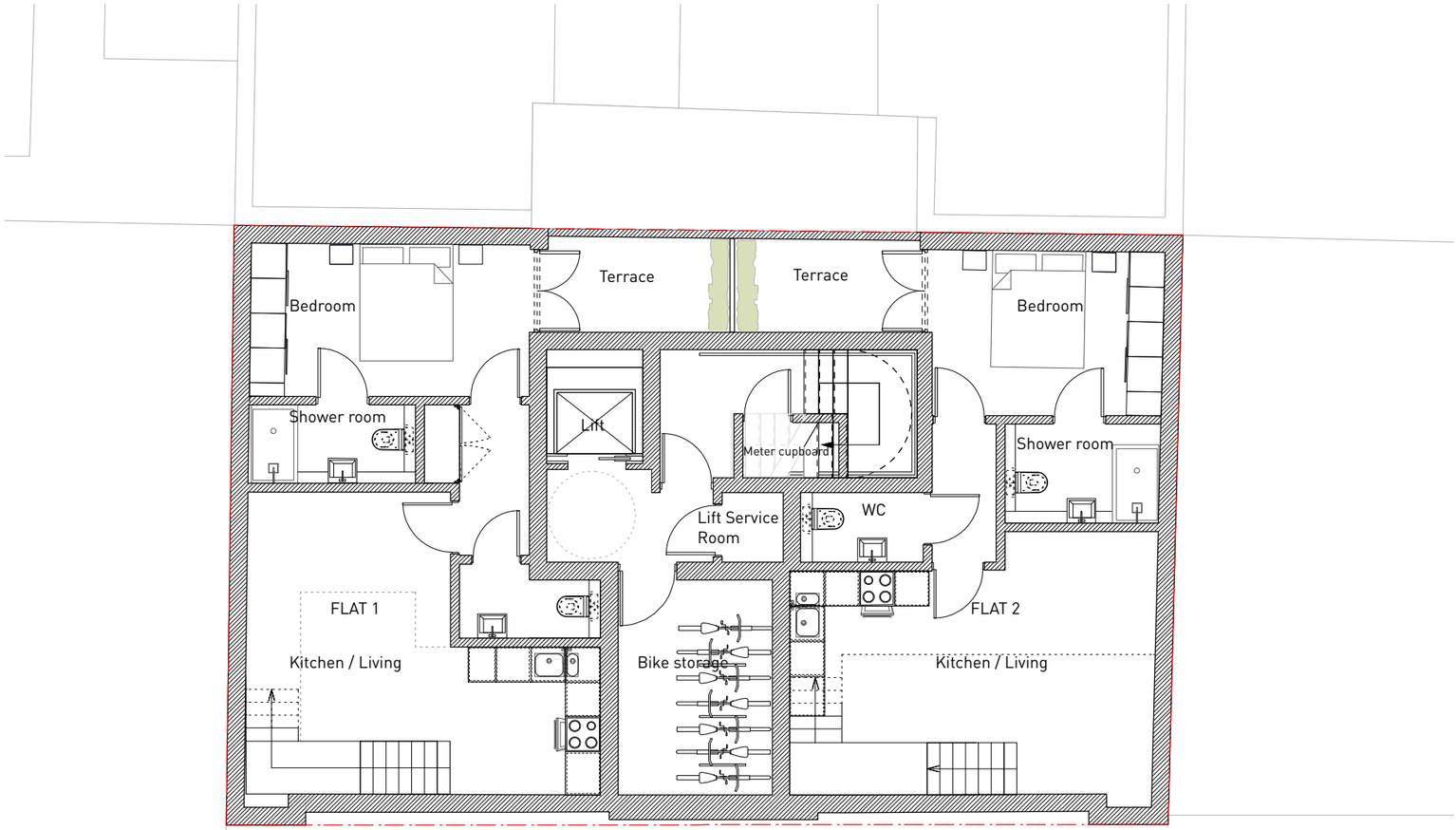
The arrangement proposes 7 residential units in total with the breakdown as follows:

1 BEDROOM FLATS	4
2 BEDROOM FLATS	3
TOTAL	7

The proposed mix is intended to make a valuable contribution towards the requirement for housing and range of units available within the Borough.

3.0 DESIGN RESPONSE

3.3.1 PROPOSED LAYOUT / ACCOMMODATION SCHEDULE



Proposed Lower Ground Floor Plan 1:100 @ A3

AREA SCHEDULE - LOWER GROUND FLOOR:

GIA LGF : 135.2 sqm / 1454.8 sqft

FLAT 1 2B/4P 81.9 sqm / 881.2 sqft

Kitchen / Livingroom	25.0 sqm / 269.0 sqft
Bedroom 2	12.6 sqm / 132.6 sqft
Shower room	3.8 sqm / 40.9sqft
Storage	0.8 sqm / 8.6 sqft
Terrace	5.2 sqm / 56.0 sqft

FLAT 2 2B/4P 81.1 sqm / 872.6 sqft

Kitchen / Livingroom	26.0 sqm / 279.8 sqft
Bedroom 2	11.2 sqm / 120.6 sqft
Shower room	4.4 sqm / 47.3 sqft
WC	2.5 sqm / 26.9 sqft
Terrace	5.1 sqm / 54.9 sqft

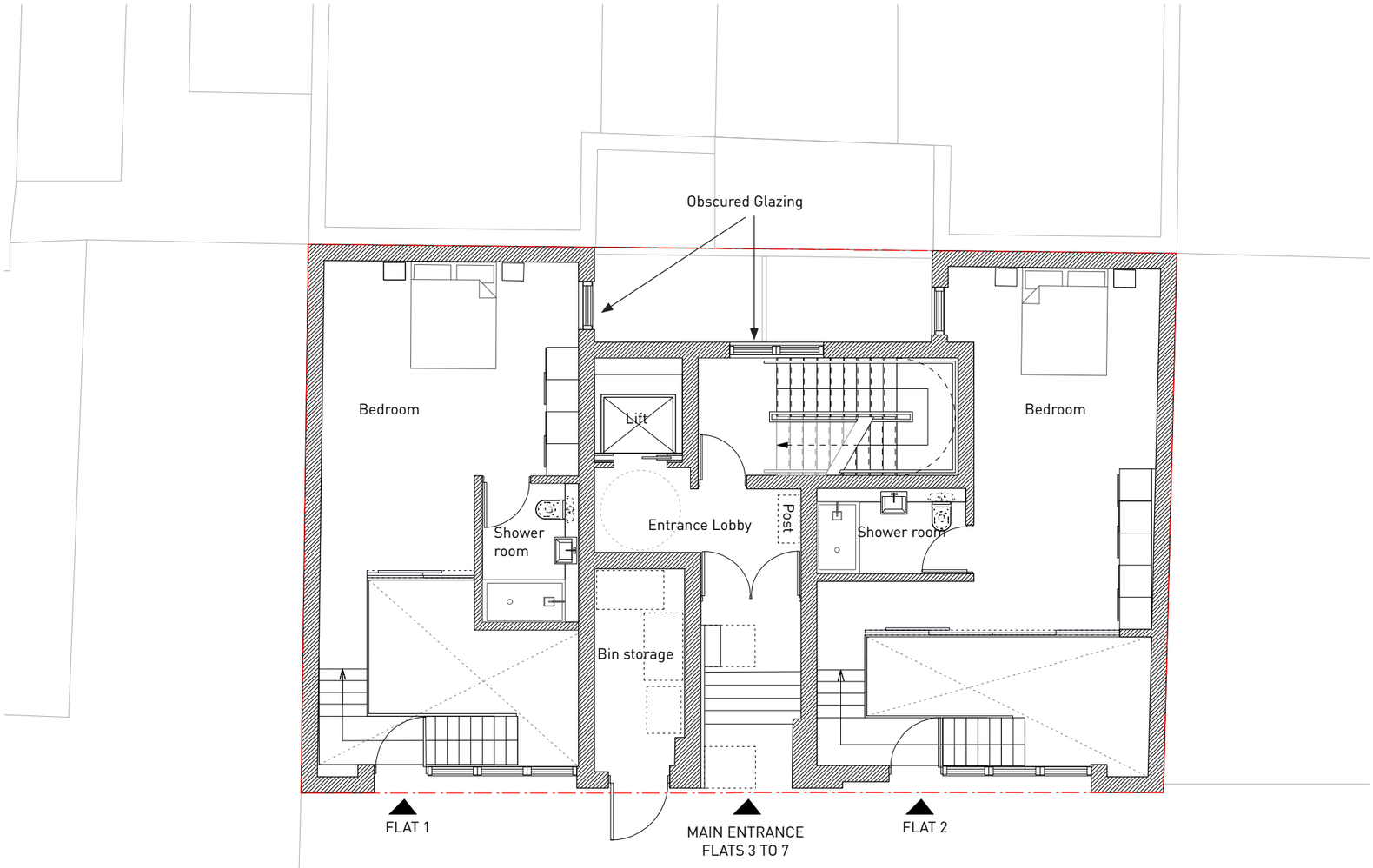
Bike storage	9.8 sqm / 105.4 sqft
Lift Service Room	1.3 sqm / 14.0 sqft

3.0 DESIGN RESPONSE

3.3.1 PROPOSED LAYOUT / ACCOMMODATION SCHEDULE

AREA SCHEDULE - GROUND FLOOR:

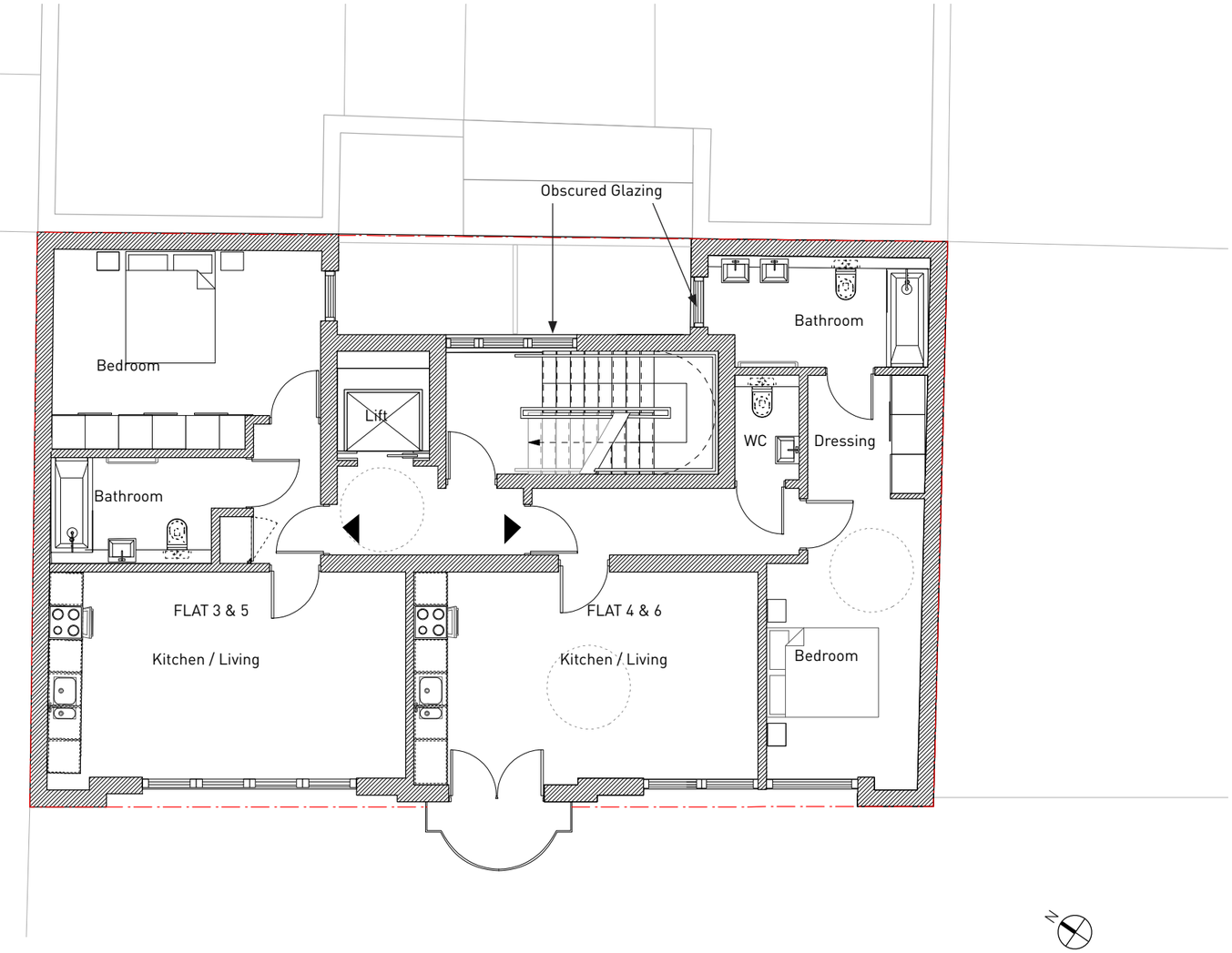
GIA GF :	108.6 sqm / 1168.5 sqft
FLAT 1	(81.9 sqm / 881.2 sqft)
Bedroom 1	26.0 sqm / 279.8 sqft
Bathroom	4.7 sqm / 50.6 sqft
FLAT 2	(81.1 sqm / 872.6 sqft)
Bedroom 1	27.0 sqm / 290.5 sqft
Shower room	4.5 sqm / 48.4 sqft
Entrance Lobby	6.9 sqm / 74.2 sqft
Bin Store	6.1 sqm / 65.6 sqft



Proposed Ground Floor Plan 1:100 @ A3

3.0 DESIGN RESPONSE

3.3.1 PROPOSED LAYOUT / ACCOMMODATION SCHEDULE



Proposed First and Second Floor Plan 1:100 @ A3

AREA SCHEDULE - FIRST & SECOND FLOOR:

GIA 1st Fl : 135.5 sqm / 1458 sqft

FLAT 3 & FLAT 5 1B/2P 51.5 sqm / 554.1 sqft

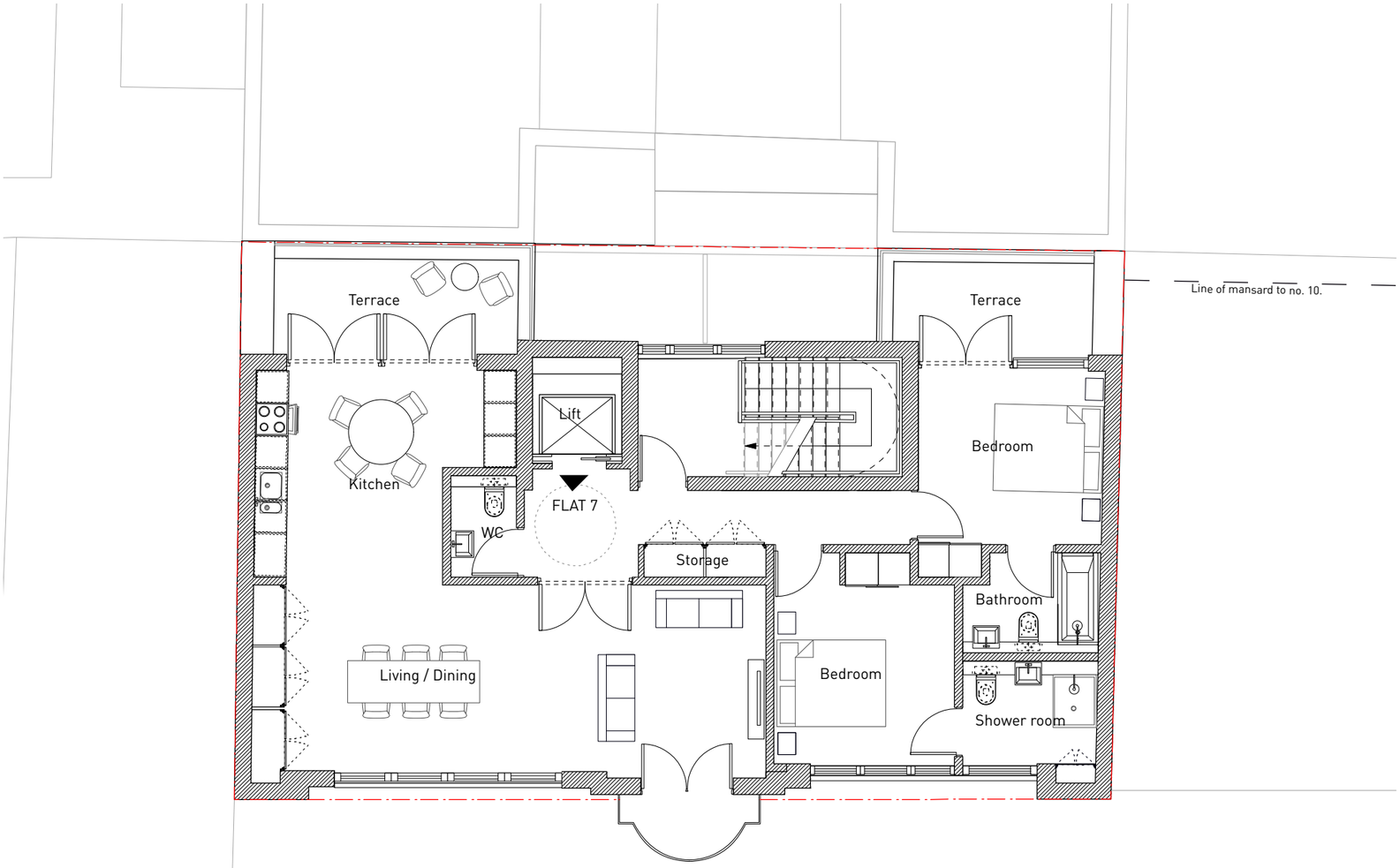
Kitchen / Livingroom	23.8 sqm / 256.1 sqft
Bedroom 1	16.2 sqm / 174.3 sqft
Bathroom	6.0 sqm / 64.6 sqft

FLAT 4 & FLAT 6 1B/2P 59.5 sqm / 640.2 sqft

Kitchen / Livingroom	23.2 sqm / 249.6 sqft
Bedroom	13.0 sqm / 139.9 sqft
Dressing	4.7 sqm / 50.6 sqft
Bathroom	7.5 sqm / 80.7 sqft
WC	2.2 sqm / 23.7 sqft
Balcony	2.3 sqm / 24.7 sqft

3.0 DESIGN RESPONSE

3.3.1 PROPOSED LAYOUT / ACCOMMODATION SCHEDULE



Proposed Third Floor Plan 1:100 @ A3

AREA SCHEDULE - THIRD FLOOR:

GIA 3rd Fl : 116.9 sqm / 1257.4 sqft

FLAT 7 2B/4P 100.4 sqm / 1080.3 sqft

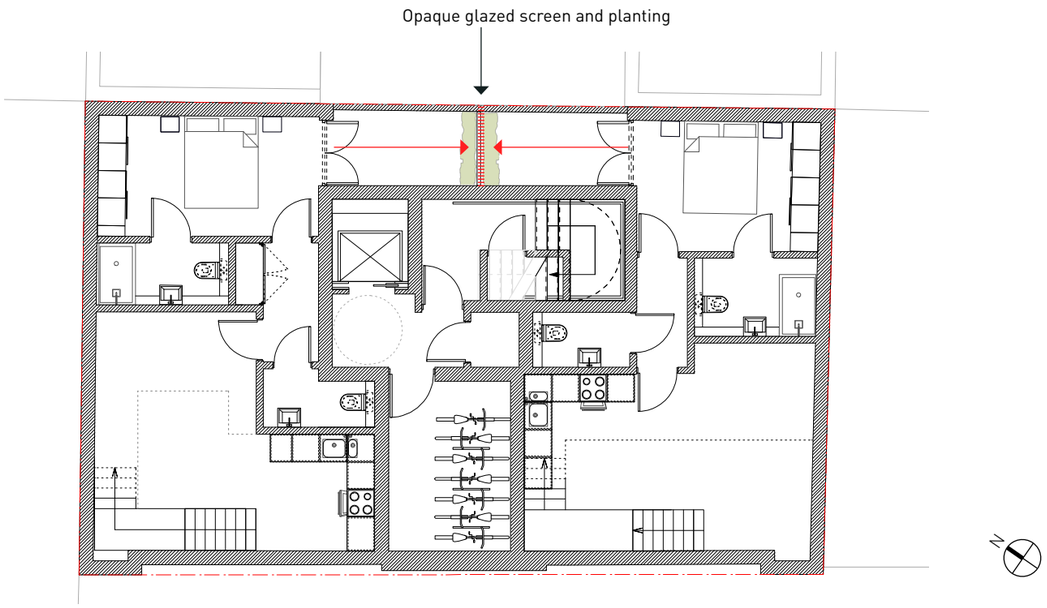
Kitchen / Living / Dining	48.8 sqm / 525.1 sqft
Terrace 1	7.9 sqm / 85.0 sqft
Bedroom 1	11.7 sqm / 125.9 sqft
Bathroom	4.5 sqm / 48.4 sqft
Terrace 2	6.2 sqm / 66.7 sqft
Bedroom 2	12.5 sqm / 134.5 sqft
Shower room	4.5 sqm / 48.4 sqft
WC	2.3 sqm / 24.7 sqft
Storage	1.3 sqm / 14.0 sqft
Balcony	2.3 sqm / 24.7sqft

3.0 DESIGN RESPONSE

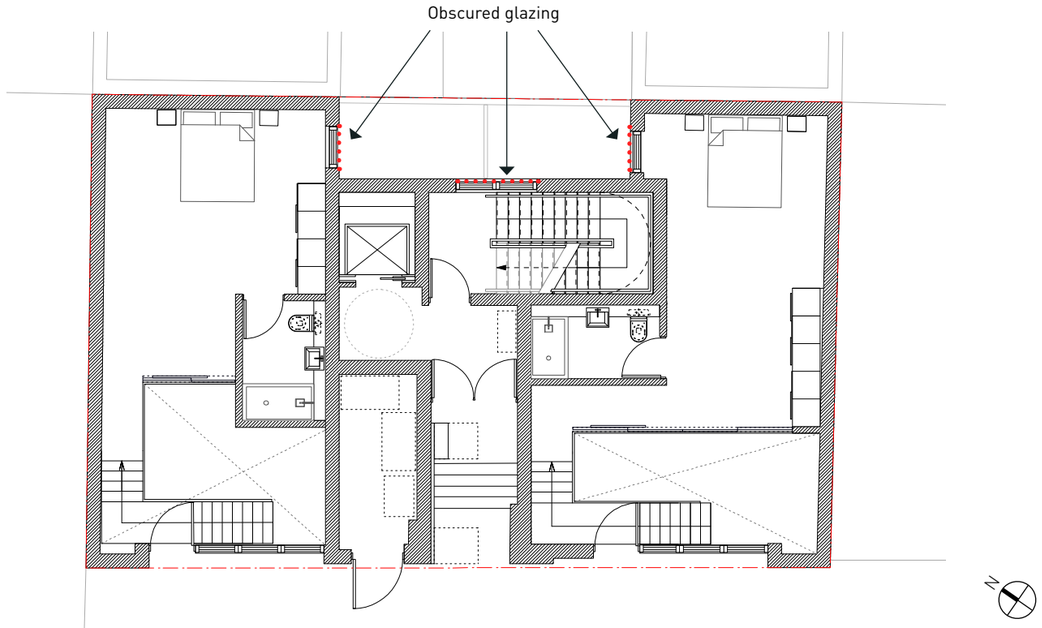
3.3.2 PRIVACY AND OVERLOOKING

The scheme has been carefully designed to protect the privacy of neighbours and future residents of the development by eliminating overlooking of neighbouring properties and overlooking between the proposed flats. The adjacent diagrams demonstrate this.

To enhance privacy, opaque glazing windows and 2m high frameless opaque glazed screens are proposed to the perimeter of the roof terraces and between the Lower Ground level terraces. High Planting is also proposed.



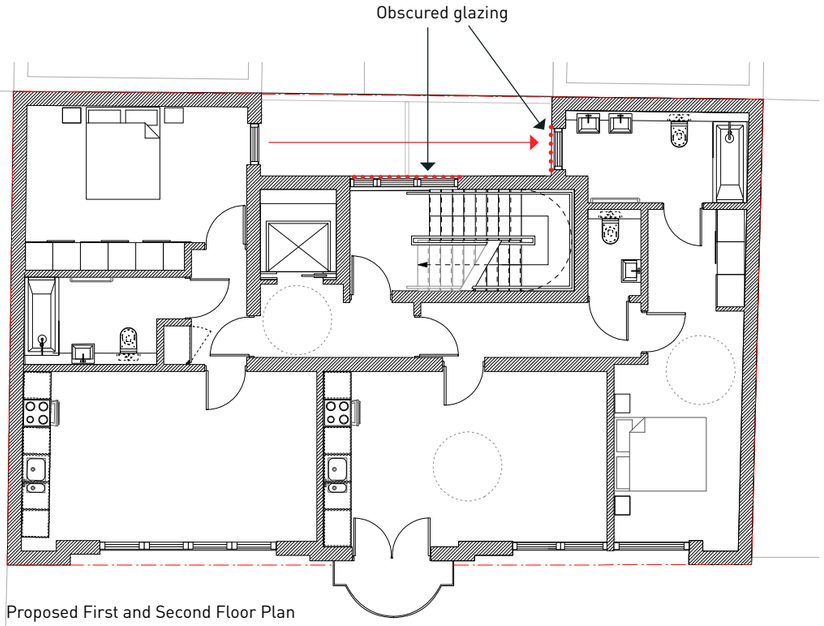
Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan

Opaque Glazed Screens

High Level Planting

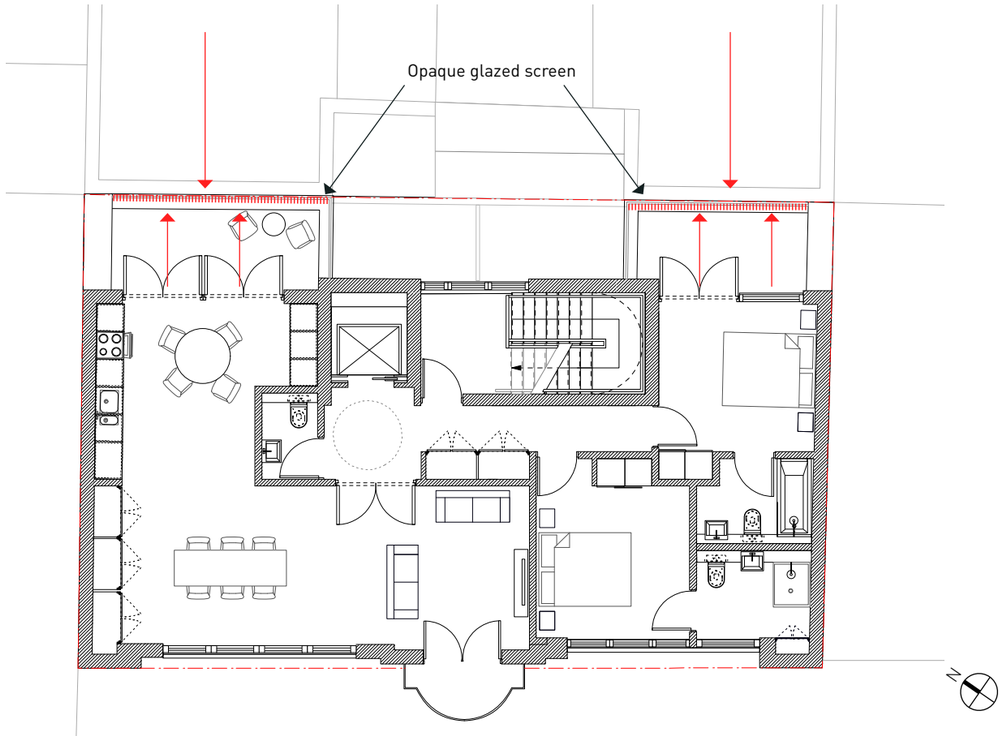


Proposed First and Second Floor Plan

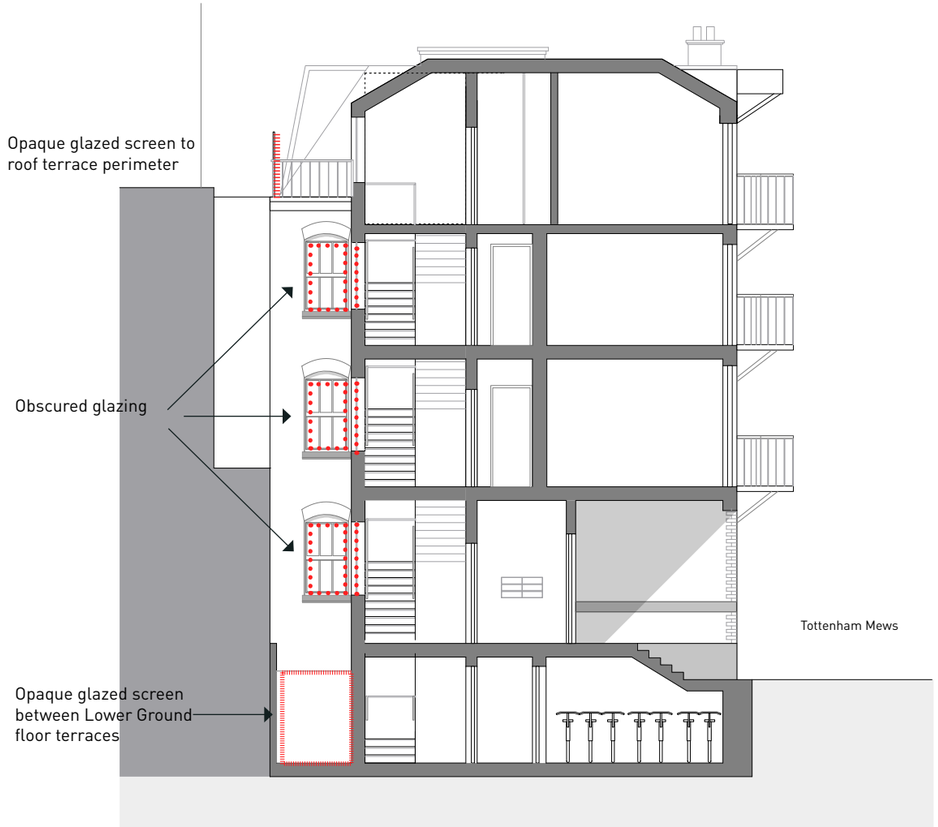
Opaque Glazed Screens

High Level Planting

3.3.2 PRIVACY AND OVERLOOKING



Proposed Third Floor Plan



Proposed Section

3.0 DESIGN RESPONSE

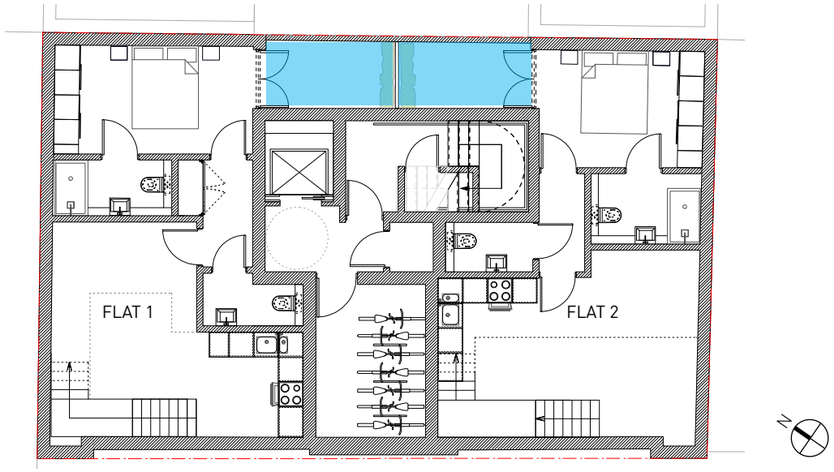
3.3.3 AMENITY AREAS

• The private amenity space provided will be as follows:

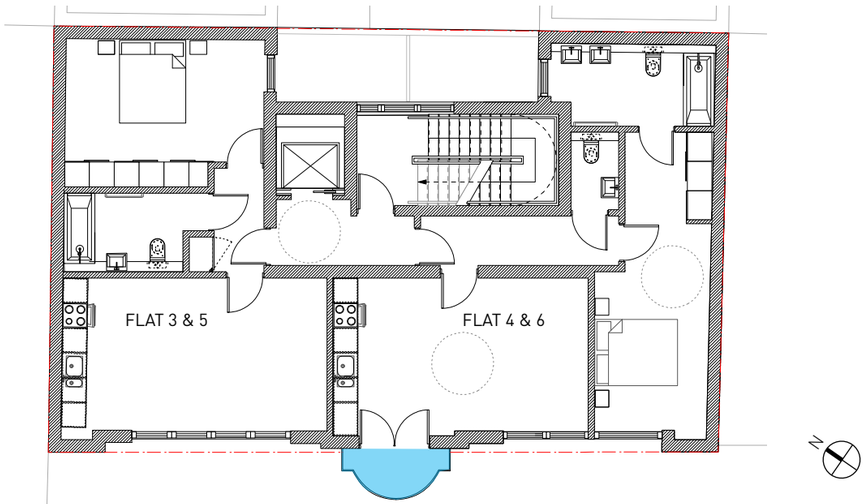
- Flat 1 - 5.1 sqm terrace
- Flat 2 - 5.2 sqm terrace
- Flat 4 - 2.3 sqm balcony
- Flat 6 - 2.3 sqm balcony
- Flat 7 - 14.1 sqm Roof terrace & 2.3 sqm balcony

• The majority of the flats have some private amenity.

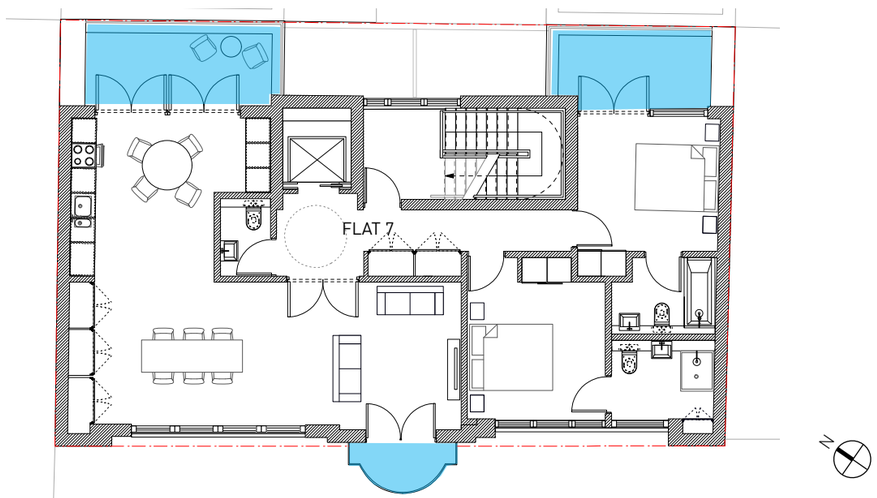
Proposed Lower Ground Floor



Proposed First and Second Floor



Proposed Third Floor



Private amenity space

3.3.5 SECURED BY DESIGN

The proposed development follows the requirements of Secure By Design in the following matters:

SECTION 1:THE DEVELOPMENT- LAYOUT&DESIGN:

Demonstrate adherence to the seven attributes of a sustainable community.

Demonstrate an awareness of the crime and disorder issues in the area and proposing measures to mitigate any identified problem.

Propose of visually open, direct, and well used vehicle and pedestrian routes.

The development is not compromised by excessive permeability caused by the inclusion of too many routes.

Design the footpaths to minimise the opportunity for crime and disorder.

Footpath landscaping to minimise the opportunity for crime and disorder.

Footpath seating, design and location to avoid the creation of inappropriate loitering places and opportunities for crime and disorder.

Provide appropriate lighting for footpaths.

Communal areas designed and located is such a way as to allow natural surveillance.

Adequate mechanisms to be in place to maintain communal areas.

Boundaries between private and public space clearly defined.

Boundary fencing to be adequate for crime risk.

Gable end walls designed to mitigate crime and disorder problems that they might generate.

Dwelling identification clearly displayed.

Avoided aids to climbing

Planting [soft landscape] arrangements do not impede natural surveillance and do not create hiding places.

Street Lighting for adopted footpaths and accesses to comply with BS5489

Overall uniformity of street lighting and its colour rendering qualities to achieve at least the minimum levels required.

Light pollution to be minimised.

SECTION 2: PHYSICAL SECURITY [BUILDING CONTROL 7 CODE FOR SUSTAINABLE HOMES:

All doorsets to be tested and certificated to BS PAS 24-1:1999 'Doors of enhanced security' and PAS 23-1:1999 'General performance requirements for door assemblies'.

Locking systems to comply with SBD requirements.

Doorsets to be secured to the fabric of the building in accordance with the manufacture's installation specifications and not to be recessed by more than 600mm.

Glazed panels, in or adjacent to doors to be glazed with laminated glass and to be either part of the manufacture's range of certificated doorsets or to be certificated to BS 7959:1997.

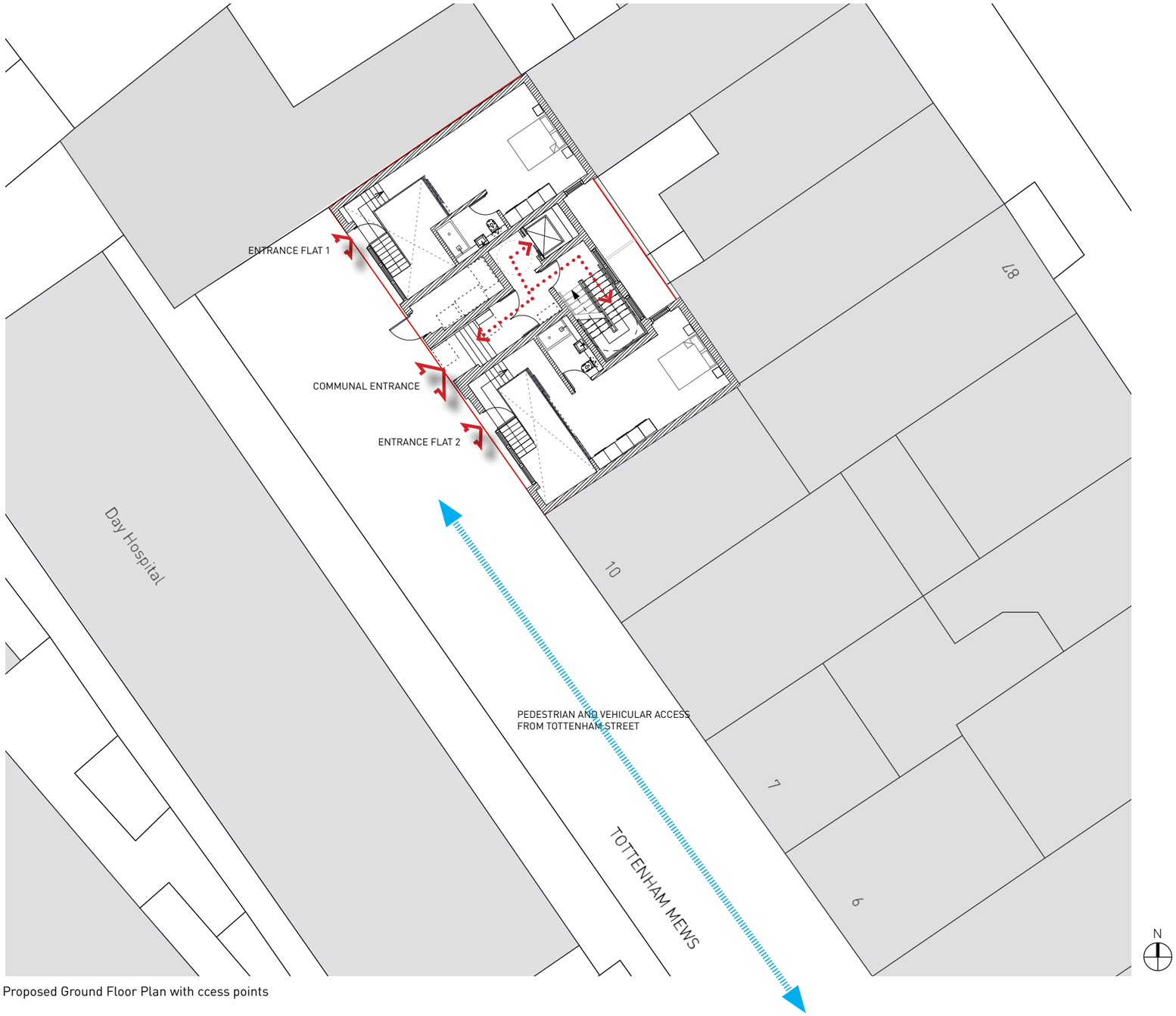
All external doorsets not designated as main accesses routes to meet the same physical standard as 'Front Door'.

All ground floor and easily accessible windows to be tested and certificated to BS7950:1997 and assessed to the relevant material standard.

Lighting to illuminate all external doors, coach parking and footpaths.

Low energy lamps to be used.

A wire free alarm system, which complies with BS 6799 to be installed.



Proposed Ground Floor Plan with ccess points

4.0 ACCESSIBILITY + ANCILLARY

4.1 PEDESTRIAN AND VEHICULAR ACCESS

PEDESTRIAN & VEHICULAR ACCESS

[1] Pedestrian access to the development directly from Tottenham Mews.

[2] Residents have a main entrance in the middle of the development leading to main stair core and lift. Residents to Flats 1 & 2 have direct access to the flats from TottenhamMews.

ACCESS TO FLATS

•The residential entrance to the development is via an access point that is stepped from street level with a stair lift provided. All units apart from 1 & 2 are accessible by lift.

• All access to the residential units via entrance doors are fully compliant with the requirements outlined in Building Regulation Part M Section 2 'Accessible Entrances ' with a level threshold provided, especially for doors in frequent use.

• The doorways comply with the standards outlined in Part M of the Building Regulations, which require that the doors are wide enough to allow people with buggies, cases or people on crutches to pass others on the access route.

• Flats 3-7 are accessible by stairs and by lift and will be in accordance with BS EN 81-70 . Flats 1 & 2 are duplexes with access from street level and space for stair lifts.

• All communal corridors will have a minimum width of 1200mm. The residential units themselves will also have corridor widths of at least 1200mm.

VEHICULAR ACCESS

[A] Vehicular access to the development is directly from Tottenham Mews.

There are no existing or proposed parking spaces but there is space for emergency vehicules and drop off zone for disabled residents and visitors as the it is a cul-de-sac mews with no through traffic.

4.2 LIFETIME HOMES

The Proposed Development has been designed to consider the guidance set out in the following documents:
-Approved Document M: Access to and Use of Buildings , published by The Stationary Office 2004 .
-Lifetime Homes Standards , as published by The Joseph Rowntree Foundation 1999
-Designing for Accessibility , published by CABE
BS 8300 :2001 Design of Buildings and their approaches to meet the needs of disabled people - Code of practice published by the BSI 2004 .
Sign Design Guide, published by the Sign Design Society .
-Meeting Part M and Lifetime Homes , published by The Joseph Rowntree Foundanon1999.

1.0 CAR PARKING
Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.
- N/A This is a car free scheme

2.0 ACCESS FROM CAR PARKING
The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.
- N/A as this is a car free scheme.

3.0 APPROACH
The approach to all entrances should be level or gently sloping.
- The communal entrance is stepped as existing entrance but with the provision of a stair lift.

4.0 EXTERNAL ENTRANCES
All entrances should be illuminated, have level access over the threshold and have a covered main entrance.
-All entrances will be illuminated and level at threshold. The main residential entrance will use a radio chip to allow quick access. Entrance has a covered area off the street.

5.0 COMMUNAL STAIRS
Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.
- All stairs and lifts are easily accessible.

6.0 DOORWAYS & HALLWAYS
The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.
- **All doors conform to part M and have a 300mm nib on the leading edge.**

7.0 WHEELCHAIR ACCESSIBILITY
There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
- All units are fully wheelchair accessible from lift.

8.0 LIVING ROOM
The living room should be at entrance level.
- All livingrooms, apart from Flat 1 & 2, are located at the entrance level of each unit. Flat 1 & 2 have space for a stair lift.

9.0 TWO OR MORE STOREY REQUIREMENTS
In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.
- Only Flat 1 & 2 have more than one storey, a stair lift can be fitted.

10.0 WC
In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.
- All units, apart from Flat 1 & 2, have a wheelchair accessible toilet at entrance level. Flat 1 & 2 have accessible shower rooms at lower ground floor level which can be reached by stair lift.

11.0 BATHROOM & WC WALLS
Walls in the bathroom and WC should be capable of taking adaptations such as handrails.
- The walls are capable of taking the adaptation of handrails.

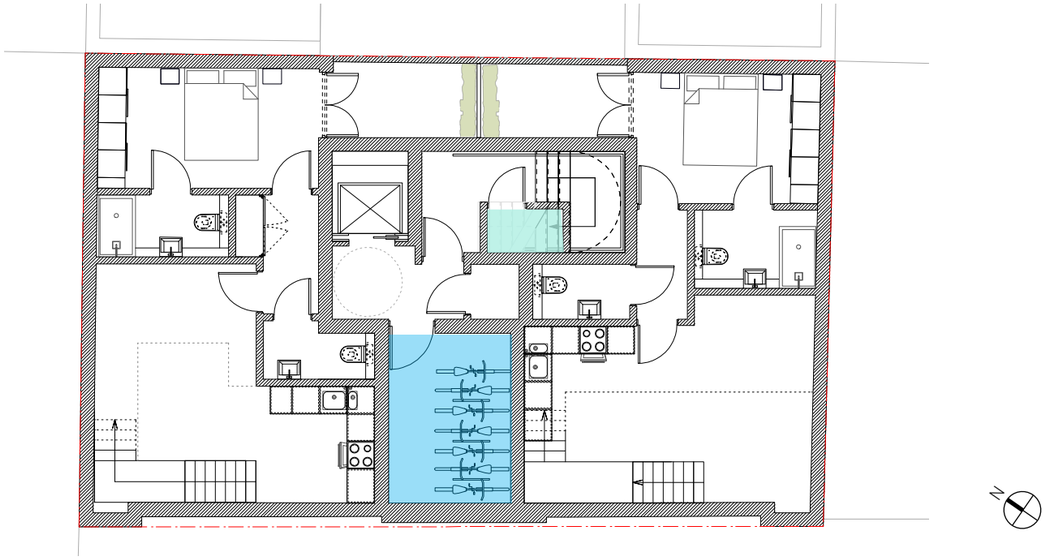
12.0 LIFT CAPABILITY
The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.
- Space provided for stair lift in Flat 1 & 2, all other flats only span over one level.

13.0 MAIN BEDROOM
The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.
- All units could provide a reasonable route for a potential hoist from the bedroom to the bathroom.

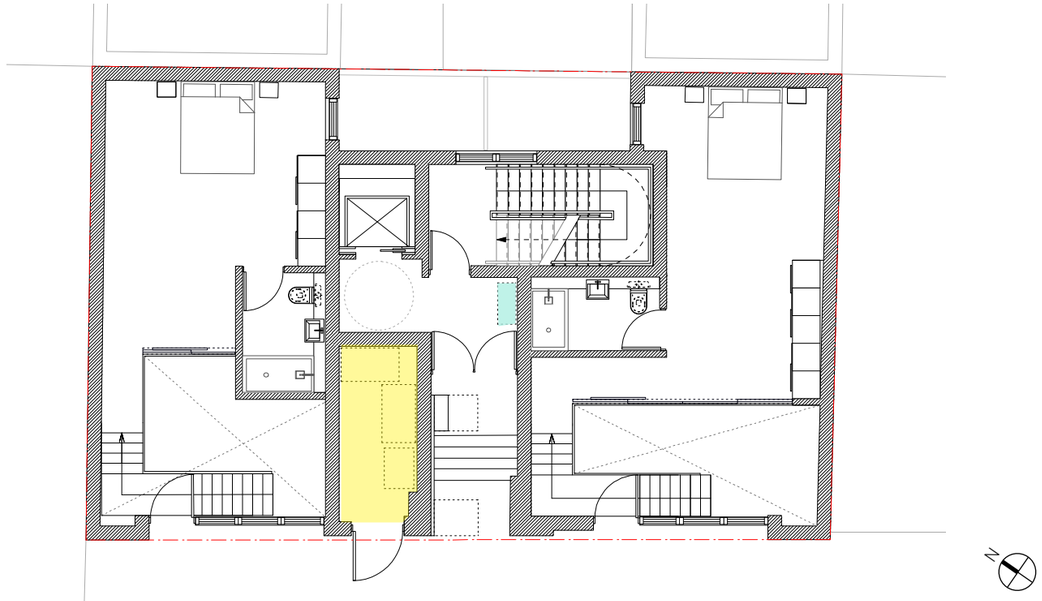
14.0 BATHROOM LAYOUT
The bathroom should be designed for ease of access to the bath, WC & wash basin.
- All bathrooms have ease of access to the toilet, WC and basin.

15.0 WINDOW SPECIFICATION
Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.
-All living room windows will be no higher than the 800mm and will be easy to open/operate.

16.0 Fixtures & Fittings
Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and
1200mm from the floor).
- All service controls will be between the recommended 450mm and 1200mm.



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan

4.3 SERVICING & STORAGE

REFUSE & RECYCLING:
The residential refuse store is located with direct access from Tottenham Mews for easy service access.

The bins store areas are sufficient in size to accommodate waste from the development and recycling bins will be allocated in this area to provide some degree of sorted waste containers for effective recycling:
- An overall capacity of 2no. 660 l Eurobins for Refuse and 2no. 360l Wheeled Bins for Recycling will be provided for Residents.
- Alternatively areas within the kitchens to the individual units could be specifically utilized for the storage of waste for recycling.

Additionally the related collection service would continue to be operated by the local authority, and we firmly consider that this proposed new layout could only aid the associated operatives.

BIKE STORAGE:
A total of 7No. bike storage spaces will be provided in a lockable storage room accessed via stair and lift on lower ground floor level.

SIGNAGE:
Signage will be very important to assist independent access.
A lighting scheme will be developed to assist in the highlighting of permanent signage within the proposed development.

MAIL&METERS:
Post boxes will be provided for all units accessed via the entrance lobby area, Flats 1 & 2 will have the possibility of having mail boxes on front doors accessed directly from Tottenham Mews.
Meters are located below the lower ground floor staircore.

Bin Stores

Bike Stores

Mail&Meters

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