

CORNER SITE AT HEMSTAL ROAD AND LINSTEAD STREET, LONDON, NW6
DESIGN STATEMENT

The proposals

Full planning permission is sought for the erection of a residential project comprising two three-storey family houses, Houses 1 and 2, each designed to accommodate eight people, one two-storey seven person family house, House 3, with facilities for a disabled family member, and three six-person family flats, Flats 1 to 3, arranged within a three-storey block.

The proposed development has been designed to comply with Lifetime homes Standards, Housing Corporation Scheme Development Standards, the guidance set out in the National Housing Federation's 'Standards and quality in development', Camden's own Development Standards and other relevant policies set out in the borough's Unitary Development Plan, and with a view to obtaining an EcoHomes 'very good' rating.

Landscaping and provision of amenity space

Each of the proposed houses and one of the flats will have a private garden: House 1 a garden of 33 sq m, House 2 a garden of 22 sq m, House 3 a garden of 28 sq m and Flat 1 a garden of 28 sq m.

In addition to private gardens as above all houses and flats will have access to the shared central garden, which is to be accessible only to occupants of the dwellings.

All of the flats have views and easy access to Kilburn Grange Park.

An existing deciduous tree located on the site boundary at the corner between Hemstal Road and Linstead Street is to be removed following consultation with a Camden tree officer. A number of new trees are to be provided. Please refer to landscape statement.

H8-Mix of Units

Origin Housing Group has regularly communicated with Camden BC Housing Department regarding the site development since summer 2004. The Housing Department approved the unit mix in September 2004 on the condition that the wheelchair unit was required in the location. The Housing Occupational Therapist approved the unit size and location in November 2004 and May 2006. The Housing Department have therefore assessed the development in line with the Camden Housing Need Survey.

All the units have three bedrooms or more, providing flexibility for use by a range of households including families. All the houses have ground floor access leading onto gardens. The flats have a shared communal garden and are situated opposite Kilburn Grange Park.

The units meet residential space standards and will comply with Housing Corporation Scheme Development Standards.

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SD9 –Resources and Energy

Services systems will be energy efficient, sustainable, and will comply with local and national standards and sustainability policies.

Services systems will be designed to comply where appropriate with Housing Association Scheme Development Standards, Ecohomes 'very good' and Secure by Design.

Where not served by renewable sources, heating and hot water systems will be based on high efficiency condensing gas boilers.

All lighting both internal and external will comply with Building Regulations in terms of source efficacy and control.

The rainwater drainage system will be attenuated to limit the peak run off to the municipal system during storm conditions. The use of the rainwater storage to provide irrigation facilities for planting will be considered. The use of permeable hard paving systems will be investigated to reduce the Run-off to the drainage system.

Waste

Facilities for waste storage and collection are to be provided behind the front boundary walls of the property for easy access for waste collection vehicles and for the convenience of occupants. Waste containers are to be accommodated in enclosures constructed of materials that match the proposed buildings. Enclosures will allow room for filling and emptying (allowing container lids to be opened or removed) with adequate room between and around the containers. The space provided has been designed on the basis of Camden's twice-a-week waste collection scheme and the number of persons housed in each unit of the development.