

Netley Development  
Open Space Management Plan  
(Residential)  
June 2014

## Introduction

The following Open Space Management Plan is submitted in respect of the newly developed residential accommodation at the Netley site. The educational elements of the scheme will be the subject of separate Travel Plan which will be submitted at a later date.

## Project background and development characteristics

The Netley development site is located between Stanhope Street, William Road and Robert Street. It encompasses two interconnected Council owned sites namely:

- Netley School/Primary Pupil Referral Unit site
- Woodhall Garages/Everton Buildings

## Site location



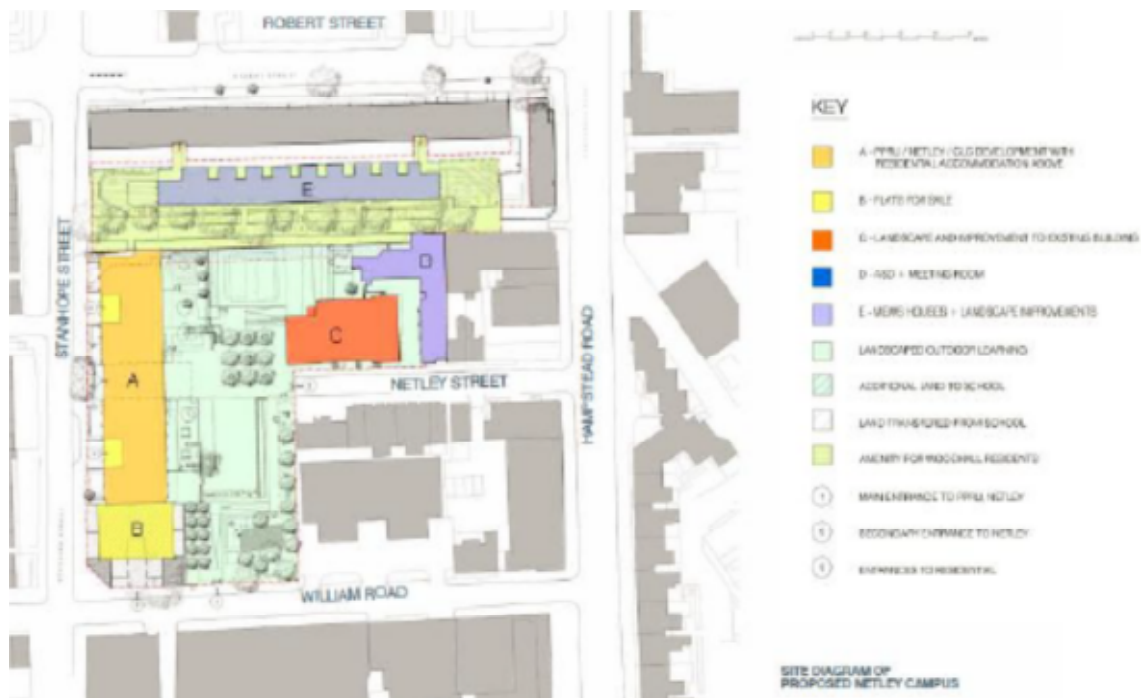
The aim of the development is to create a dynamic, diverse, and high achieving learning community within the context of a high quality mixed use scheme that will include new private and affordable housing together with improved public realm and private amenity space. The development has been designed to allow both the school and residential elements to occupy the site in a safe and secure manner.

Specifically, the development includes:

- Provision of new School, Nursery, Pupil Referral Unit and Adult Learning Centre in one new, modern education campus

- 70 new private residential units – 36 of which are located directly over the school and 34 of which are in a separate block
- 10 new affordable family mews houses to be located on Everton Buildings/Mews
- Significant public realm and private amenity space improvements

### Development Characteristics



### Site Description

The site is defined by the existing Netley Primary School located on William Road in LBC. The site area is *circa* 7,000sqm.

Netley Street and Hampstead Road (A400) are located to the east of the site, William Road to the south, Stanhope Street to the west and Robert Street to the north.

The buildings surrounding the site include:

- Three and four storey flats and houses on Netley Street;
- Six storey commercial offices on William Road;
- Four storey duplex units on Stanhope Street; and
- Woodhall flats (a seven storey council block including undercroft car parking on Prince of Wales Passage / Everton Buildings).

## **Open Space Plan**

This open space plan relates specifically to the newly constructed private residential blocks which are known as:

**Winchester Apartments** – located at 20 William Road

**Stanhope Apartments** – located at 70 and 78 Stanhope Street

A separate, site wide, open space plan will be submitted as part of a later submission which will be aligned to the completion of the remaining phases of the project. This future plan will include all of the public open space areas, private amenity areas and upgraded highways areas.

For the purposes of clarity, this open space management plan relates specifically to the residential areas labelled Block A (Stanhope Apartments) and Block B (Winchester Apartments) in the Site Characteristics drawing above.

### **Winchester Apartments**

Winchester Apartments is located at 20 William Road at the intersection with Stanhope Street. The development comprises 34 private units within an 8 storey block which is exclusively residential. The following details below should be read in line with the **Open Space Management Plan Drawing L(90)002** which details and shows positions for all external spaces and access arrangements.

#### Security and Access

Winchester apartments is located within a secure and gated area that is only accessible to private residents and service contractors. The main entrance is located on the southern end and is labelled 9 on the plan. This gate is the main external security line and has a video entry system that is connected to all the apartments. The building entrances are labelled 10 on the attached plan – this entrance is secured by an audio entry phone system and gives access to a contained internal lobby area.

CCTV is present in all internal lobby space areas, external entrances and coverage also includes cycle racks.

#### External spaces/circulation areas

The external common areas and circulation spaces are highlighted orange on the attached plan. Private amenity areas attached to the ground floor and lower ground floor flats are highlighted blue. Within these circulation spaces there are also secure bin stores and cycle racks labelled 1 and 2 respectively on the drawings.

All of the surfaces within the gated area of Winchester Apartments are hardscaped and finished in either granite or blockwork. There are no soft or planted areas with exception to the existing tree, labelled 6 in the open space drawing.

#### Maintenance arrangements

All of the common areas annotated on drawings will be maintained and managed by an appointed Residential Managing Agent who will represent the LB Camden. The following schedule will be in place for Winchester Apartments in relation to maintenance and cleaning regime of the external spaces

- Fortnightly – and as required - cleaning regime which will include all external and communal service spaces e.g. bin stores
- Monthly inspections of security entrances and CCTV/tree canopy/cycle racks/external lighting
- On demand attendance for urgent or emergency matters including security issues.

### **Stanhope Apartments**

Stanhope Apartments are situated at 70 and 78 Stanhope Street. The apartments are located on levels 2, 3 and 4 directly above what is the newly constructed school. The development comprises 36 private units which are split in to 2x blocks of 18 units, respectively positioned at the northern and southern end of the building. The 2 blocks of units are segregated by a double height sports hall that belongs to the school and effectively, divides the residential floors in half. Therefore, no's. 72-76 Stanhope Street, relate to the new School.

The following details below should be read in line with the **Open Space Management Plan Drawing L(90)002** which details and shows positions for all external spaces and access arrangements.

#### Security and Access

Stanhope apartments are accessed through secure and gated entrance areas that are only available to private residents and service contractors – as such entrances to the school and residential areas are completely separate. There are two entrances located at 70 and 78 Stanhope Street – labelled 9 on the plan. These gates form the main external security line and have a video entry system that is connected to all the apartments. The entrances to the internal areas within the buildings are labelled 10 – both entrances are secured by an audio entry phone system and give access to the contained internal lobby areas.

CCTV is present in all internal lobby space areas, external entrances and coverage also includes cycle racks.

#### External spaces/circulation areas

The external common areas and circulation spaces are highlighted orange on the attached plan. Within these external circulation spaces there are also secure bin stores and cycle racks labelled 1 and 2 respectively on the drawings.

All of the surfaces within the gated areas are hardscaped and finished in either granite or blockwork. There are no soft or planted areas in any of these areas.

#### Maintenance arrangements

All of the common areas annotated on drawings will be maintained and managed by an appointed Residential Managing Agent who will represent the LB Camden. The following schedule will be in place for Winchester Apartments in relation to maintenance and cleaning regime of the external spaces

- Fortnightly – and as required - cleaning regime which will include all external and communal service spaces e.g. bin stores

- Monthly inspections of security entrances and CCTV/tree canopy/cycle racks/external lighting
- On demand attendance for urgent or emergency matters including security issues.