

101 CAMLEY STREET MIXED USE DEVELOPMENT

London, NW1 0PF

PLANNING APPLICATION

Camden ref: 2014/4385/P

GLA ref: D&P/3419/01

SUPPLEMENTARY SUBMISSION

20 AUGUST 2014

CAMDEN AMENITY SPACE REQUIREMENTS

		STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL		STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL			
	No. Units	4	16	41	29	1	91		0	3	18	7	2	30	Proposed B1/B1c GEA	2,220 sq.m	
Occupancy rate (CPG6, Appendix B)	AMENITY SPACE (OPEN MARKET)	5.2	20.8	67.7	47.9	1.7	adults	AMENITY SPACE (AFFORDABLE)	0.0	3.9	29.7	11.6	3.3	adults	AMENITY SPACE (B1, B1c use)	116.84	
		0.0	0.0	10.3	33.4	1.4	children		0.0	0.0	4.5	8.1	2.9	children		SUB TOTAL	
Open Space Requirement (CPG6, Figure4)	amenity open space	26.0	104.0	379.3	372.7	14.1	896.0	amenity open space	0.0	19.5	166.5	90.0	28.1	304.1	amenity open space	46.7	1246.8
	children's playspace	0.0	0.0	25.6	83.4	3.6	112.6	children's playspace	0.0	0.0	11.3	20.1	7.2	38.6	children's playspace		151.2
	natural green space	20.8	83.2	296.2	274.8	10.2	685.2	natural green space	0.0	15.6	130.1	66.3	20.5	232.5	natural green space	39.7	957.4
	allotments(optional)	4.7	18.7	70.1	73.1	2.8	169.4	allotments(optional)	0.0	3.5	30.8	17.6	5.6	57.5			

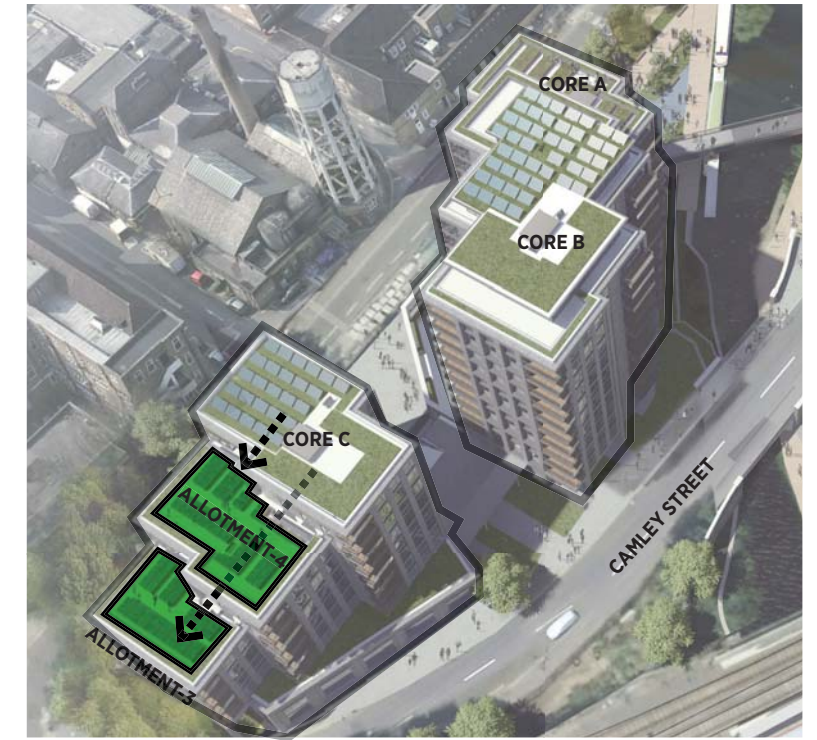
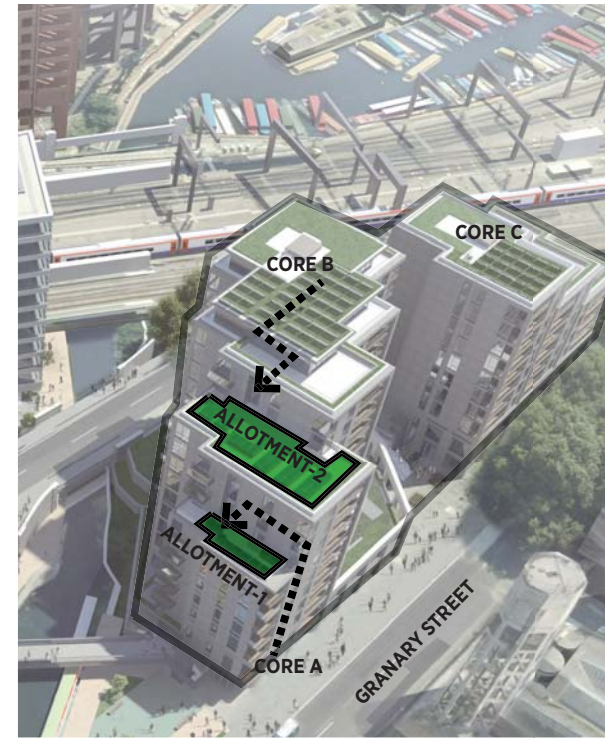
PROPOSED AMENITY BREAKDOWN

	Requirement	Provision	Description
Children's Play Space	151 sq.m	142 sq.m	(-9 sq.m) integrated within the Amenity space on canal side. as agreed during pre-application discussions with Camden design officer.
Amenity Open Space	1,246.8 sq.m	892 sq.m	(-354.8 sq.m) refer to Open Space Plans (TMSKP27, TMSKP28)
Natural Green Space	957.4 sqm	251 sq.m	(-706.4 sq.m) united opprtunity for ground floor natural green space
Allotments	0 sq.m	420 sq.m (on roofs)	(+420 sq.m) exceeding optional requirement of 238 sq.m
Green roof and roof planters	0 sq.m	704 sq.m (on roofs)	(+704 sq.m)
Total	2,356.2 sq.m (66% of the site area 3,542 sq.m)	2,409 sq.m	



ALLOTMENTS DETAIL

	Access Core / Level	Area	Description
ALLOTMENT-1	CORE A / LEVEL 6	33 sq.m	Affordable Rent (34.1 sq.m required)
ALLOTMENT-2	CORE B / LEVEL 5	142 sq.m	Open Market Core B (98.6) /Intermediate (23.6) (122.2 sq.m required)
ALLOTMENT-3	CORE C / LEVEL 5	90 sq.m	Open Market Core C (70.6 sq.m required)
ALLOTMENT-4	CORE C / LEVEL 7	155 sq.m	Access for all upon agreement



PROPOSED AMENITY OPEN SPACE PLANS

