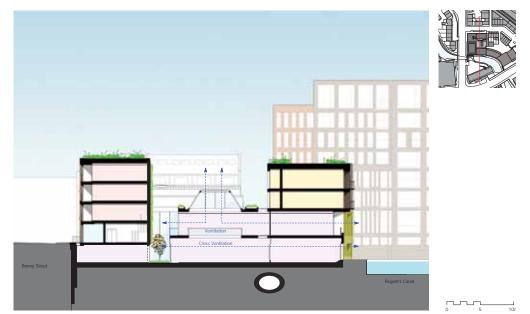
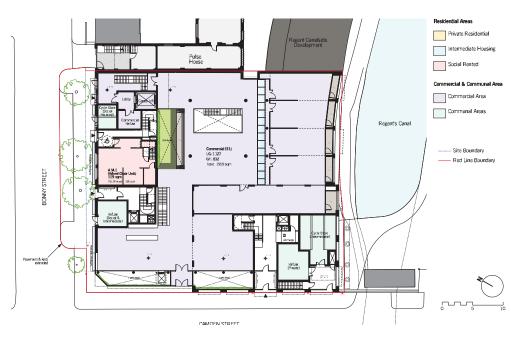
Employment Space - Proposed Plans



Lower Ground Floor Plan (Canal Level)

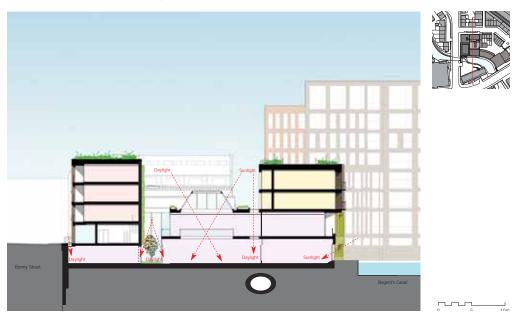


Natural Ventilation. All levels of both commercial units can be ventilated naturally by cross ventilation.



Ground Floor Plan (Street Level)

Commercial Space. The Commercial Space can be let as one unit or subdivided into 4-5 small units.



Natural Light. All commercial spaces in the Ground Floor including the space in the Lower Ground Floor are naturally lit.

Quality of Future Residential Accommodation

Residential - Residential Use

BLOCK A : SOCIAL RENTED

 ${\tt BLOCK\ B: PRIVATE/INTERMEDIATE}$

BLOCK C: PRIVATE

BLOCK D : PRIVATE/INTERMEDIATE



0

Roof Plan - Residential Use (Block Labelling)

Residential - Residential Areas/Mix

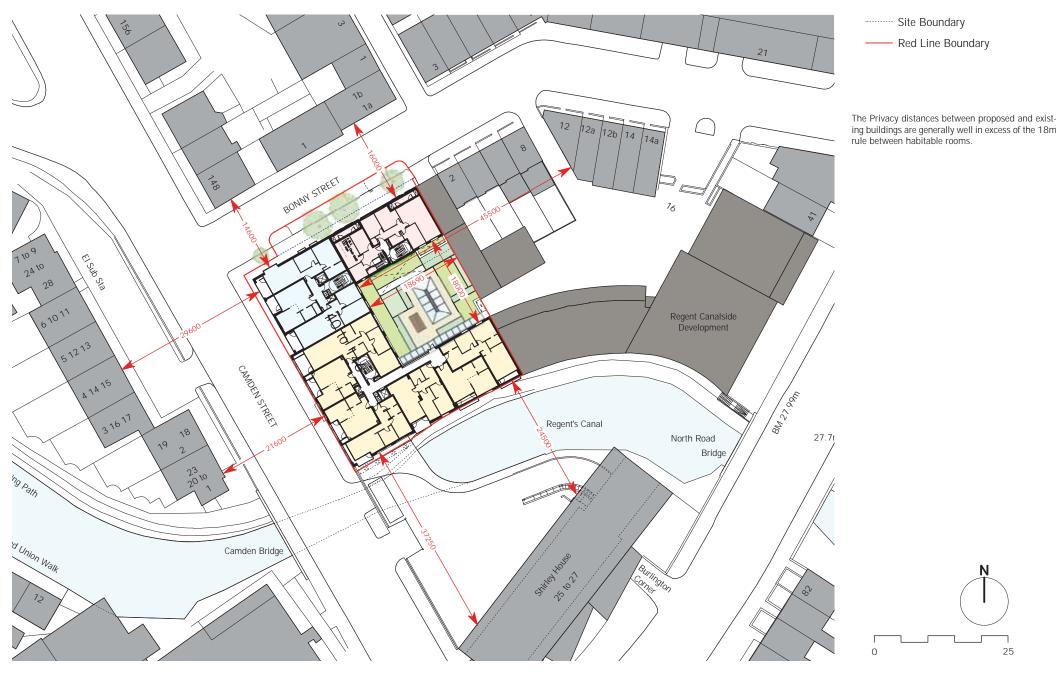
Proposed Residential Areas

Proposed Residential Mix

r rupuseu nesiueriuai nicas (uin)	
Private Social Rented Intermediate	$ \begin{array}{c cccc} 2,789 & m^2 & & & & & & & & \\ \hline 486 & m^2 & & & & & & & \\ \hline 342 & m^2 & & & & & & & \\ \hline \end{array} $
Total Areas	3,617 m ² 38,933 ft ²
Total No. of Habitable Rooms	146
Total No. of Flats	53
Affordable Housing Analysis	
Total Affordable by Areas	828 m ² 8,913 ft ²
Precentage of Total Residential Areas	23%
Split by Category Social Rented Intermediate (Shared Ownership)	59% 486 m² 5,231 ft² 41% 342 m² 3,681 ft²
Total Affordable No. of Habitable Rooms	33
Precentage of Total Resi. No. of Hab. Rooms	23%
<u>Split by Category</u> Social Rented Intermediate (Shared Ownership)	58% 19 42% 14

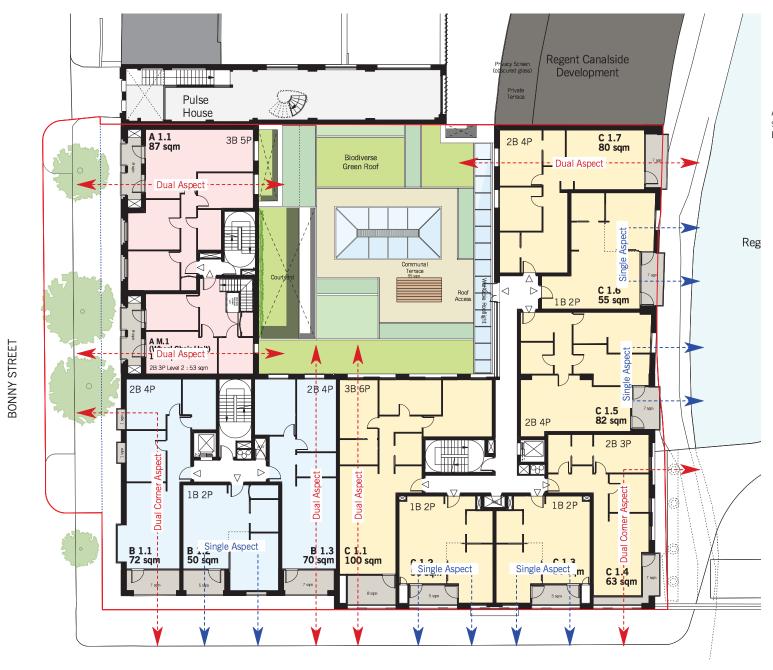
	1 bed	2 bed	3 bed	Total	Percentage	Aim*	Provided	_
				of each category	of all flats	according to Policy DP5	by current scheme	
Market (Private)	17	17	7	41	77.4%	of Market (Private)		-
	41.5%	41.5%	17.1%			40.0% 2-bedroom	flats 41.5%	2-bedroom flats
Intermediate	4	2	0	6	11.3%	of Internediate		
	66.7%	33.3%	0.0%			10.0% large flats	0.0%	large flats
Social Rented	2	1	3	6	11.3%	of Social Rented		-
	33.3%	16.7%	50.0%			50.0% large flats	50.0%	large flats
	1 bed	2 bed	3 bed	Total				-
TOTAL	23	20	10	53	* h	igh / very high priority		
	43.4%	37.7%	18.9%	100.0%	1)	RSL requirement for Intermediate is	s for 1B & 2B units	

Residential - Privacy Distances



First Floor Plan - Privacy Distances

Residential - Dual Aspect



All apartments in the Proposed Scheme are provided with a sufficient level of outlook and dual aspect; apart from the One-Bedrooms Flats which face south.

Residential - Amenity Space Affordable

Amenity Space - Affordable

Social Rented - Block A

No.	Floor	Block	Flat No.	Balconies	Terrace
1	Ground	Α	AM.1	0.0 m ²	
2	1st Floor	Α	A 1.1	8.0 m ²	
3			AM.1	8.0 m ²	
4	2nd Floor	Α	A 1.1	8.0 m²	
5			A2.2	8.0 m ²	
6	3rd Floor	Α	A 3.1	8.0 m ²	T
7			A3.2	8.0 m ²	
				48 m²	0 m²
TOTAL SOCIAL RENTED AMENITY SPACE					48 m²

Intermediate - Block B

No.	Floor	Block	Flat No.	Balconies	Terrace
8	1st Floor	В	B 1.1	9.0 m²	
9			B 1.2	5.0 m²	
10			B 1.3	7.0 m³	
11	2nd Flooi	В	B 2.2	5.0 m²	
12	3nd Floor	В	В 3.2	5.0 m ²	
				31 m²	0 m
	TOTAL SOCIAL	31 m			
	TOTA	79 m			

Residential - Amenity Space Private

Amenity Space - Private



No.	Floor	Block	Flat No.	Balconies	Terrace
1	1st Floor	С	C 1.1	8.0 m ²	
2			C 1.2	5.0 m ²	
3			C 1.3	5.0 m ²	
4			C 1.4	7.0 m ²	
5			C 1.5	7.0 m ²	
6			C 1.6	7.0 m ²	
7			C 1.7	7.0 m ²	
8	2nd Floor	С	C 2.1	8.0 m ²	
9			C 2.2	5.0 m ²	
10			C 2.3	5.0 m ²	
11			C 2.4	7.0 m ²	
12			C 2.5	7.0 m ²	
13			C 2.6	7.0 m ²	
14			C 2.7	7.0 m ²	
15		В	B 2.1	9.0 m ³	
16			B 2.3	7.0 m ⁴	
17	3rd Floor	С	C 3.1	8.0 m ²	
18			C 3.2	5.0 m ²	
19			C 3.3	5.0 m ²	
20			C 3.4	11.0 m ²	19.0 n
21		В	B 3.1	9.0 m ²	
22			B 3.3	7.0 m ³	
23	4th Floor	С	C 4.1	8.0 m ²	
24			C 4.2	5.0 m ²	
25			C 4.3	5.0 m ²	
26			C 4.4	7.0 m ²	
27			C 4.5	6.0 m ²	
28		В	B 4.1	9.0 m ²	
29			B 4.3	7.0 m ²	
30	5th Floor	С	C 5.1	7.0 m ²	21.0 n
31			C 5.2	5.0 m ²	
32			C 5.3	5.0 m ²	
33			C 5.4	7.0 m ²	
34			C 5.5	6.0 m ²	
35	6th Floor	С	C 6.1	8.0 m ²	
36			C 6.2	5.0 m ²	
37			C 6.3	5.0 m ²	
38			C 6.4	7.0 m ²	
39			C 6.5	6.0 m ³	L
40	7th Floor	С	C 7.1	0.0 m ²	74.0 n
41			C 7.2	0.0 m ²	74.0 n

261 m² 188 m²

TOTAL PRIVATE AMENITY SPACE



Residential - Communal Amenity Space Private

Amenity Space - Communal

Туре	Area
Communal Roof Terrace & Garden	95.0 m²
Communal Roof Terrace & Garden	85.0 m²

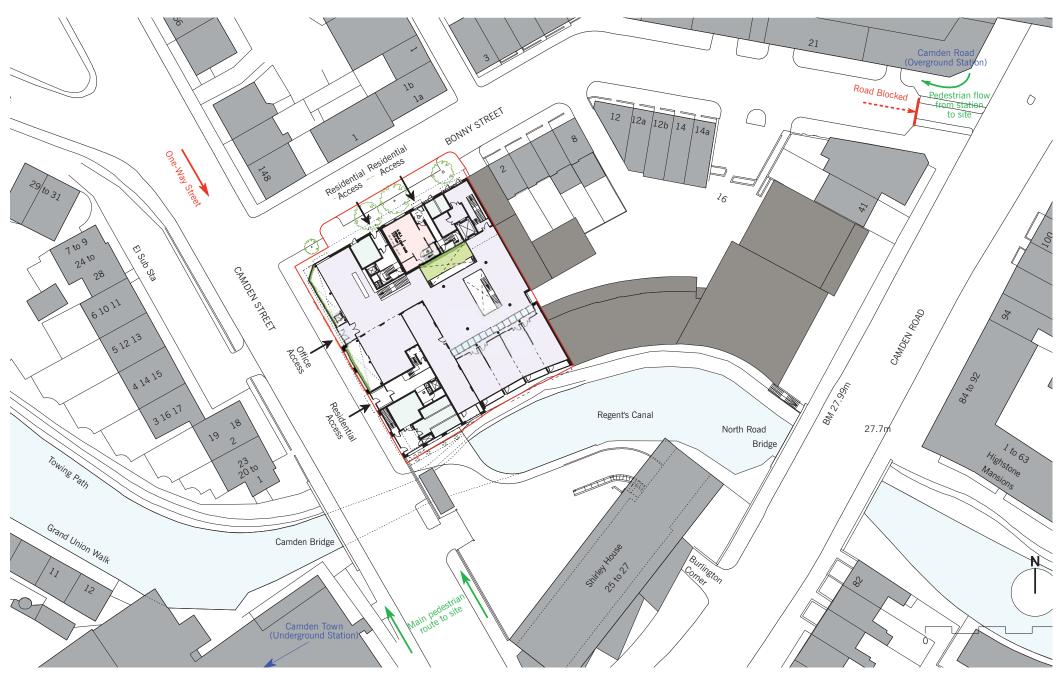
TOTAL COMMUNAL AMENITY SPACE





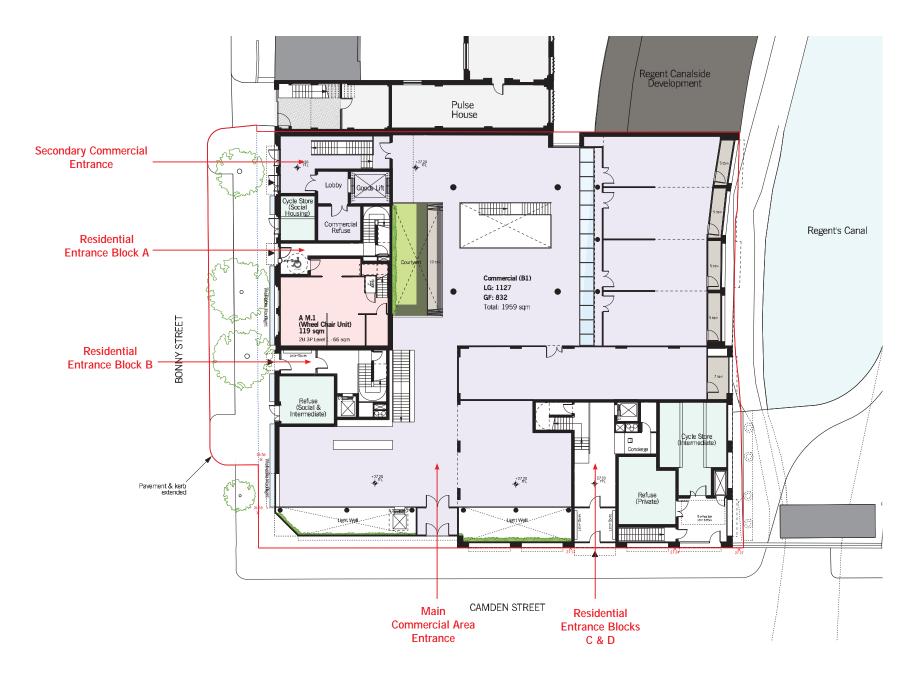
Access & Parking

Site Access



Site Plan

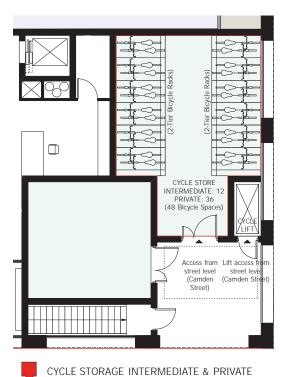
Building Access



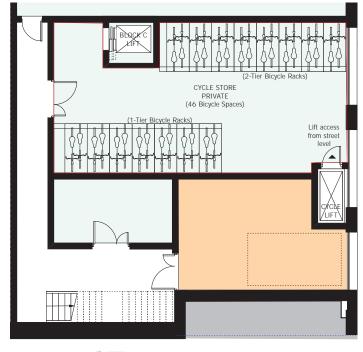
Residential & Commercial - Cycle Stores

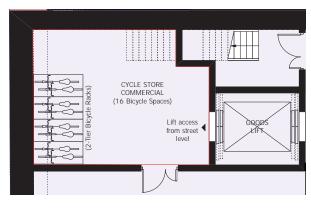
Two cycle stores are provided in the proposed scheme:

- The Social Housing cycle store is located at ground floor level (street level) providing 12 places
- The cycle store for the Intermediate and Private Residential is located in the lower ground floor (street level) providing 48 places (36 Private & 12 Intermediate) and in the Lower ground floor (canal level) providing 46 private places.



(STREET LEVEL)

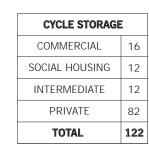




CYCLE STORAGE COMMERCIAL (CANAL LEVEL)

STREET LEVEL PLAN

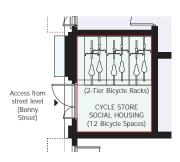
CYCLE STORAGE PRIVATE (CANAL LEVEL)



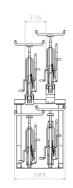


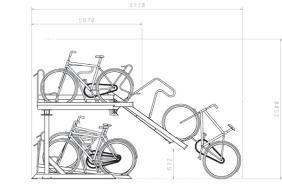
CANAL LEVEL PLAN











SCHEME SECTION OF A 2- TIER BICYCLE RACK)

Refuse & Recycling Storage - Waste Management

Three waste stores are provided in the proposed scheme: The Social and intermediate Housing, private housing and commercial refuse and recycling store are allocated in the ground floor (street level) providing a total of 11.000L no-recyclable capacity, 6.600L recyclable capacity and 600L food waste capacity.



Residential

Apartments to share waste containers in two separate refuse storage rooms each to be shared by Block A & B and Block C & D at ground level within 30m travel of apartments and within 25m travel from the collection vehicle position in the street. Controlled access from the street to each refuse store will be provided. Refuse and Recycling storage to be provided in accordance with the Camden Council's requirements. The storage rooms would be ventilated and provided with a solid flush door, ceramic tiled floor with provision for washing down. Waste produced by commercial and apartments will be stored separately.

The design of the residential waste storage complies with the Core Strategy CS18, Development Plan Policy DP26, Development Plan Policy DP22 and Camden Planning Guidance CPG1 Design.

Commercial

Two refuse stores are proposed for the In the commercial area, one for each level at Lower Ground and Ground Floor. The waste bins at Lower Ground Floor can be moved to street level via a suitable goods lift and temporarily stored in a holding area for collection. The volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependent on the use of the premise and the type of occupier. Commercial waste collection to collected as frequently as agreed with Camden Council or private contractor. The storage rooms would be ventilated and provided with a solid flush door, ceramic tiled floor with provision for washing down. Waste produced by commercial and apartments will be stored sepa-

The design of the commercial waste storage complies with the Core Strategy CS18, Development Plan Policy DP26, Development Plan Policy DP22 and Camden Planning Guidance CPG1 Design.

Daylight / Sunlight