

4.4.1 Crogsland Road Elevations



Crogsland Road Street Elevation



Crogsland Road Elevation



4.5 Rear Facade & Deck

The rear access deck has been developed to allow each apartment to benefit from dual aspects with natural light ventilation and views. These are critical factors in housing for older generations.

This open deck will have tall glazed balustrades to allow residents with dementia to safely leave their homes.

The concept of a deck has enabled an elevation to be developed which provides interest to the rear elevation facing the school and rises from the courtyard garden.



Example of open access deck



Impression of proposed deck.



Key

1. Full width recessed balconies
2. Canopies to top floor flats provide solar shading.
3. Top floor set back
4. Darker brick to top floor
5. Railings
6. Rational stacking of flats
7. Dual aspect flats with deck access
8. White reveals to openings on 3rd & 4th floor
9. Light buff Brick
10. Re-con Stone
11. Rear garden terrace
12. Ground floor Day Center with view through building to rear courtyard.
13. Front terrace
14. Railings with hedge behind
15. Rear Open Deck

Cut through of proposed building revealing rear deck.

4.6 Perspective Views

The approach from the north along Crogsland Road towards the proposal; the building has been developed to step around the road as it bends, this helps reduce the mass from this approach. As described in section 4.4 the front facade was designed to sit in harmony with the neighbouring terrace, the alignment of the fenestration, material quality, proportions and set back on the fifth floor helps achieve this.



Proposed view from existing Charlie Ratchford Centre

Key

1. Full width recessed balconies
2. Canopies to top floor flats provide solar shading.
3. Top floor set back
4. Darker brick to top floor
5. Railings
6. Rational stacking of flats
7. Dual aspect flats with deck access
8. White reveals to openings on 3rd & 4th floor
9. Light buff Brick
10. Re-con Stone
11. Rear garden terrace
12. Ground floor Day Center with view through building to rear courtyard.
13. Front terrace
14. Railings with hedge behind
15. Rear Open Deck



Existing



Proposed view from north approach on Crogsland Road

4.6 Perspective Views

The approach from the south along Crogsland Road towards the proposal; the building has been developed to present itself at its full 6 storeys in the context and height of the existing trees to the south. The southern face of the building contains winter gardens that generate an active frontage which turns the corner from Crogsland Road. The winter gardens full height open able glazing will be under the control of the residents, the elevations facing Crogsland road will therefore have interest fluctuating in depth, light and reflection.

Key

1. Full width recessed balconies
2. Canopies to top floor flats provide solar shading.
3. Top floor set back
4. Darker brick to top floor
5. Railings
6. Rational stacking of flats
7. Dual aspect flats with deck access
8. White reveals to openings on 3rd & 4th floor
9. Light buff Brick
10. Re-con Stone
11. Rear garden terrace
12. Ground floor Day Center with view through building to rear courtyard.
13. Front terrace
14. Railings with hedge behind
15. Rear Open Deck



Existing



Proposed

4.5 Appearance and Materials

The building form has been designed to respond to the setting and context of this site.

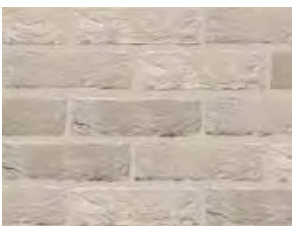
The building is primarily 6 storeys with a partial 5th storey for a section of the elevation along Crogsland Road. The apartments include winter gardens with full height open able glazing with bronze coloured railings. Windows and doors throughout the scheme will be PPC Aluminium in a bronze colour.

The roofs will be flat with a single ply membrane.

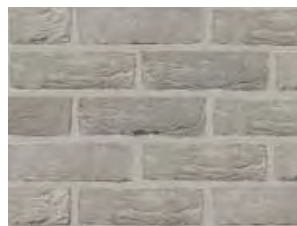
The light buff brick has been chosen to reflect stucco detailing around the bays of the Victorian dwellings in the local area. The dark buff brick is similar to the brick which is typically used within the context and reflects the weight of the darker materials used within the roof of the local context

The bronze colour of the windows compliments both bricks, tying the colour together.

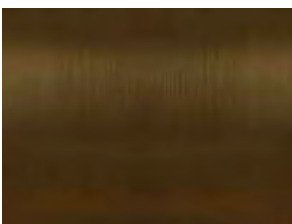
The combination of quality design and carefully chosen materials will produce a building this is both contemporary yet respectful of its historic setting.



Light buff brick



Dark buff brick



Bronze colour metallic polyester powder coated or anodized aluminium, railings and windows

Key

1. Full width recessed balconies / winter gardens
2. Canopies to top floor flats provide solar shading.
3. Top floor set back
4. Darker brick to top floor
5. Railings
6. White re-con stone reveals to openings on 3rd & 4th floor
7. Light buff Brick
8. Re-con Stone



4.6 Landscape Proposals

Key design principles

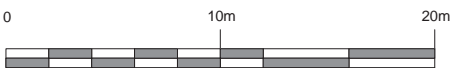
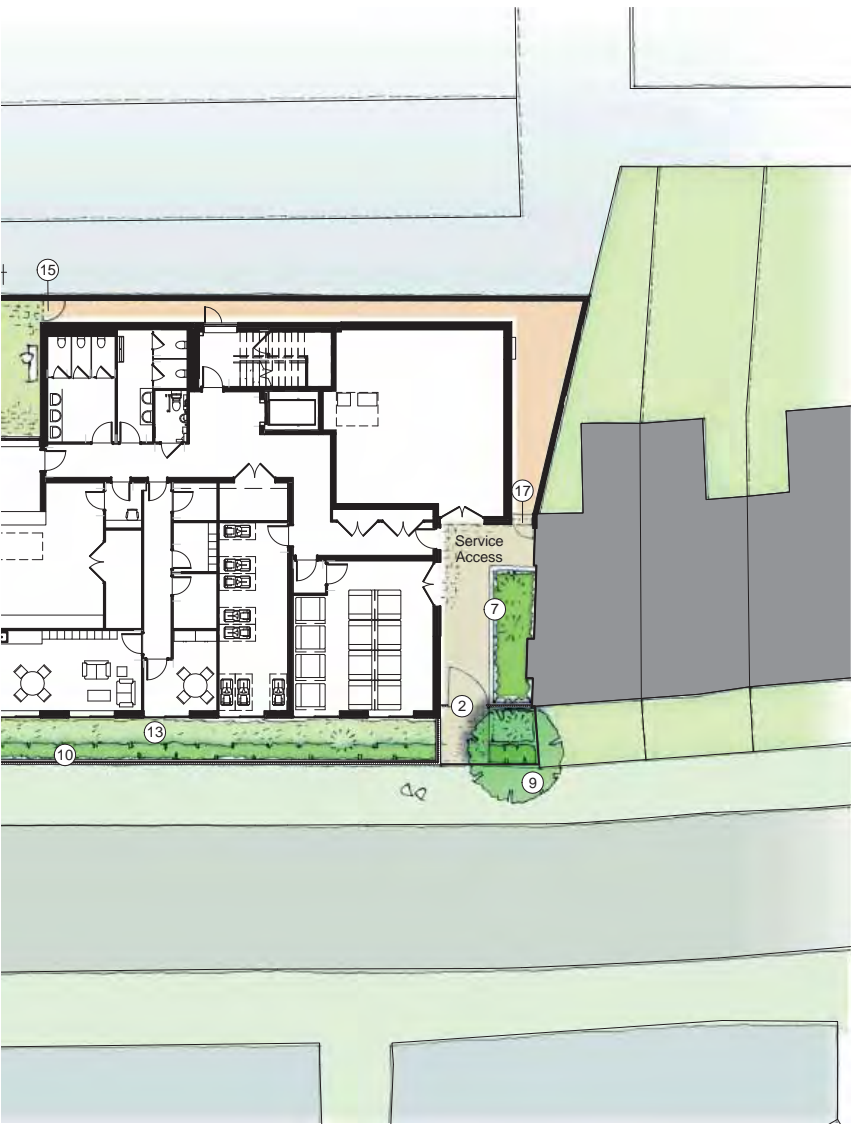
- Embrace the opportunity to enhance the visual amenity of the street with additional soft landscape and street trees (Magnolia tree retained as key feature).
- Employ appropriate surface materials to establish a visual connection with the proposed buildings, contribute to the local urban context.
- Introduce appropriate boundary treatments to address Secured by Design requirements, mitigate noise from the street and adjacent playground and provide residents with a strong sense of enclosure and privacy.
- Create a sequence of high quality courtyard garden spaces each with its own distinctive character which contributes to the setting of the development and provide high quality accessible amenity space for residents.
- Provide a simple and controlled soft landscape palette which complements the mature landscape setting of the site, provides a secure defensible development curtilage, and minimises future maintenance and management.



Ground Floor Plan.

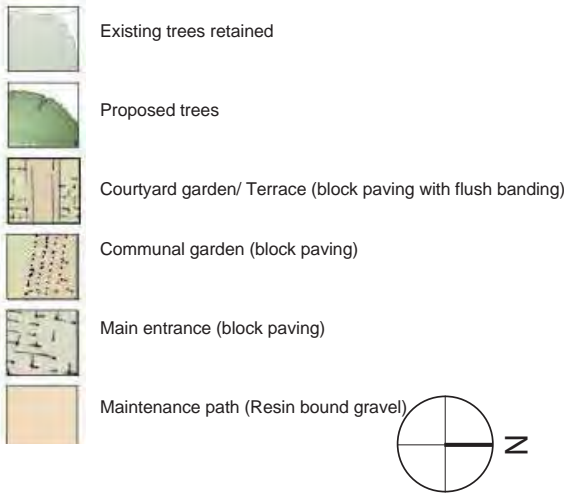


Precedent images landscape proposals with similar concepts.



KEY:

- 1. Main Entrance
- 2. Secondary Entrance
- 3. Terrace
- 4. Communal garden
- 5. Courtyard garden
- 6. Garden feature - Water wall & mirror pool
- 7. Raised planter for gardening activities
- 8. Benches
- 9. New trees to enhance street quality
- 10. New hedge boundary planting + railing
- 11. Ornamental hedge planting
- 12. Low structural shrub planting
- 13. Groundcover with specimen shrub planting
- 14. Herb parterre
- 15. Proposed 2m Brick wall to establish secure boundary
- 16. Proposed 1.8m railings + gate to match building detail
- 17. Gated access



Design approach

For this narrow urban site the key challenge is to optimise the layout and design of the external spaces in order to make a significant contribution to the vitality of the building, to extend internal activities into the gardens, provide opportunities for quiet and solitude and introduce a planted margin to enhance the amenity of the street.

The street elevation incorporates clear stem narrow fastigate trees which echo the columns in the building establishing a strong 'rhythm' along the principal facade. A single mature

Magnolia tree is retained as a visual marker along the street margin. The central recess within the main facade incorporates a 'living green wall' which provides a dramatic contrast to the adjacent brick panels.

A sequence of garden spaces each with their own distinct character link through the site from the Communal Garden via the Courtyard Garden and street facing Seating Terrace.

Water is the central theme and individual features are employed to terminate key views from within the building, and to contribute to the atmosphere of the spaces through sound, movement and reflection. The main visual of the Communal Garden is a formal pool and visible from the Managers Office. The space enables lounge activities to spill out in good weather onto a generous patio incorporating tables and seating. Timber planters provide the opportunity for residents to engage in gardening activities.

The Courtyard Garden uses the sound of water to attenuate noise from the adjacent school and to introduce a significant focal point from the restaurant. This Water Wall provides a important visual backdrop to the space and is intended to be visible from the main entrance and foyer to 'draw' visitors into the building. The columns of the building and feature wall will incorporate climbing plants as a foil to the generally hard character of the space.

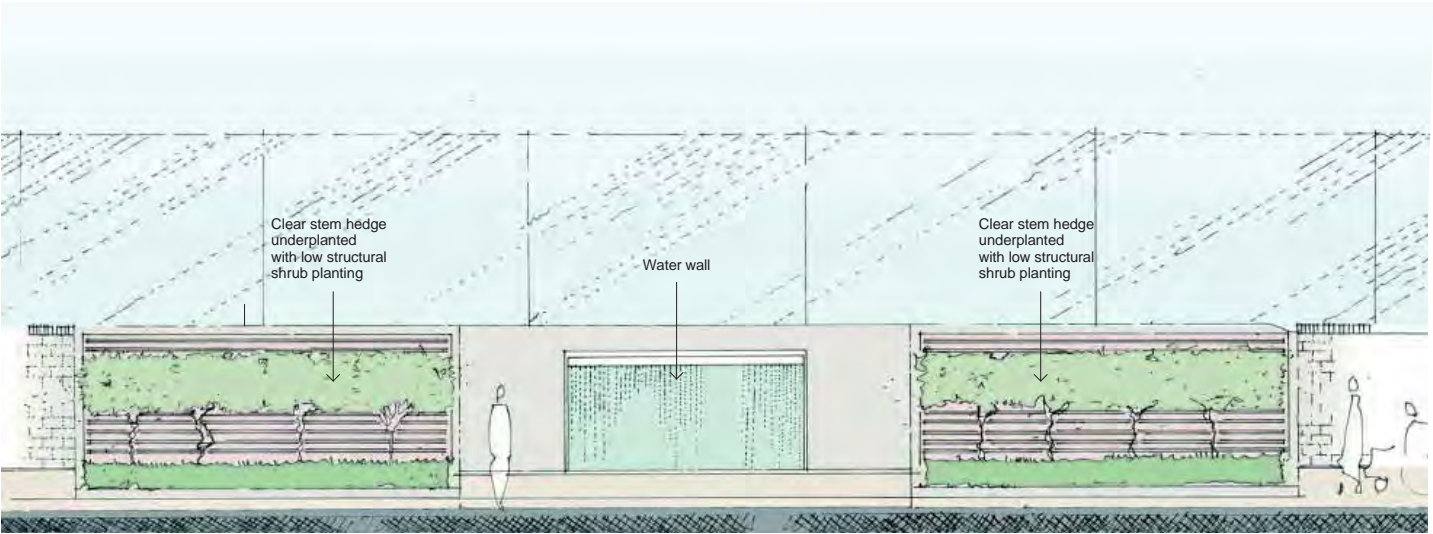
The concept of 'outside living' is an important objective and this idea is further reinforced by employing surface materials which extend seamlessly between internal and external spaces. The Courtyard Garden and Communal Garden are linked by a short sensory walk incorporating a cantilevered bench and flowering tree in the angle of the existing wall for residents to enjoy a moment of quiet contemplation.

In order to accentuate light levels in the garden spaces the rear wall is punctuated by a row of hit-and-miss brickwork which help to transmit daylight into the garden spaces. Colour rendered walls and 'trompe l'oeil' (trick of the eye) feature wall panels are proposed to lift reflected light levels and give the illusion of greater space and perspective. The planting scheme will incorporate a robust low maintenance palette of shrubs, grasses and groundcovers with contrasting textures and colours for sensory stimulation and seasonal variation.

The communal areas will be differentiated from the private garden areas by employing contrasting surface materials. The main entrance and mini-bus parking area will use a large scale block paving to contrast with the garden terraces and patios which will incorporate a smaller more domestic scale of block.

The main frontage is defined by a low wall upstand and railings with a narrow evergreen hedge to the rear to reflect an attractive character to the edge of the development for views from the street.

A roof terrace provides an important social amenity for residents, incorporating a seating within richly planted timber planters for individuals or small groups to access a quiet part of the scheme or to benefit from the sunshine at the top floor level. The margins to the terrace are made secure by tall glass balustrades. Raised planters are angled to frame views towards local landmarks including The Roundhouse on Chalk Farm Road. The planting scheme incorporates a robust palette of low maintenance shrubs, grasses and groundcovers tolerant to the exposed conditions of a roof terrace.



Elevation of proposed water feature



Water feature

Sensory design principles

- Sensory Stimulation - a garden should surprise and delight all of the senses with a particular focus on seasonal variation and addressing the needs of the visually impaired
- Access to gardens - ensure safe level access to the gardens is provided particularly from communal rooms and private patios and develop the design with the architect to ensure that the landscape can be appreciated from within the building during inclement weather and to benefit the infirm
- Gardening activities - use raised planters to provide residents of limited mobility with the opportunity to participate in gardening hobbies and provide locations for a greenhouse and potting shed to encourage participation in horticultural activities
- Security and external lighting - schemes should adopt the principles of 'defensible space' for privacy to ground floor accommodation and consider external lighting to enable the landscape to be enjoyed after dark
- Sustainability and wildlife - consider indigenous planting palettes with sensory qualities which connects the scheme to the character of the local area, retains and introduces new trees and shrubs to encourage local wildlife into the garden for the enjoyment of the residents, and which minimises future maintenance

The beautiful well maintained garden spaces will greatly enhance resident's self-esteem as well as make a positive contribution to the local townscape particularly for this tight urban site.

Planting principles and biodiversity

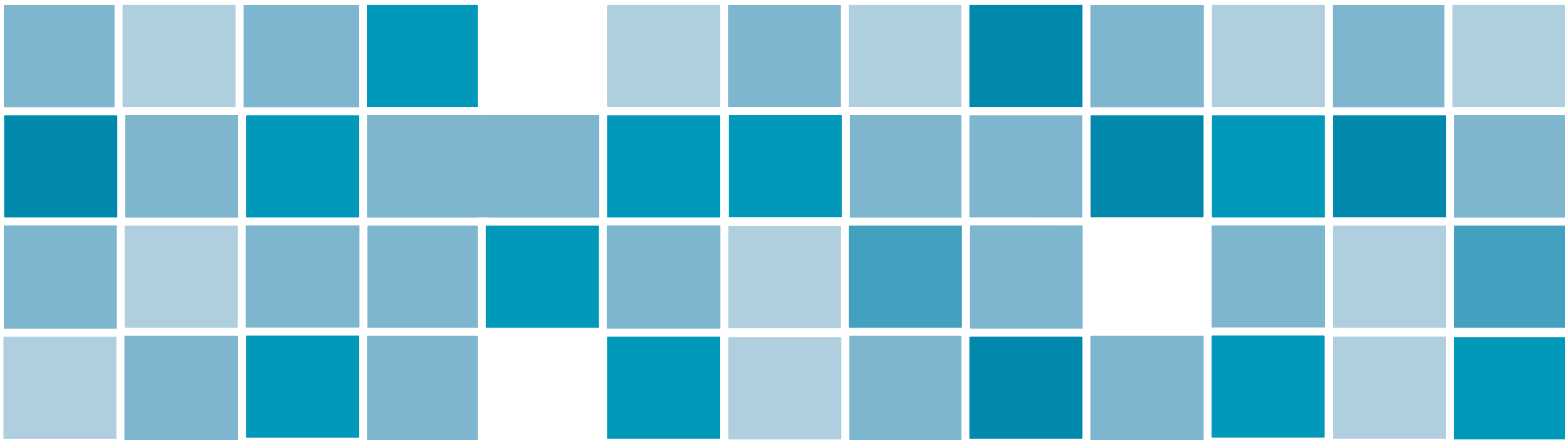
- Enhance the site's mature landscape setting including retention of a number of large individual trees and strengthening landscape amenity with additional tree planting along the street boundary
- Provide a simple and controlled soft landscape palette which complements the mature landscape setting of the site, provides a secure defensible development curtilage, contributes to local biodiversity and minimises future maintenance and management
- The planting scheme for the garden courtyards will contain a mix of multi-stemmed trees and a palette of low shrubs, groundcover and occasional herbaceous plants for seasonal variation and to stimulate the senses
- For the roof terrace the planting scheme incorporates a robust palette of low maintenance shrubs, grasses and groundcovers tolerant to the exposed conditions. The terrace area benefits from a southerly aspect and comprises a bold palette of colourful native sun-loving planting including 'sensory' herbaceous species, ornamental shrubs and perennials.

Care will be given in selecting a planting palette which minimises ongoing maintenance, avoids excessive over-shading or potential future conflict with the building facades. A diverse range of shrub and herbaceous planting will be used to establish a 'sensory' theme to provide a stimulating environment for residents and encourage wildlife into the garden. Consideration will be given to opportunities for rainwater harvesting and the introduction of hibernacula, bird-feeding stations, water baths and artificial nest boxes.

External lighting

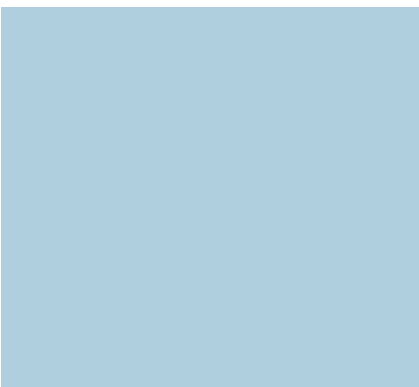
The external lighting scheme for this project will comprise a low wattage scheme to prevent potential glare or light spill onto the local environment. The position and specification of lighting within the street will be carefully coordinated with tree positions to avoid future management problems and in relation to potential visual night-time impact and glare to new and existing properties.

The external lighting of outdoor garden spaces will be specified to ensure that light levels are sufficient for people with impaired vision and to coordinate with security lighting across the scheme. Inset ground level light fittings and low wattage directional light bollards will be employed to provide a safe and even light level for the entrance area.



5 Access

- 5.1 Access
- 5.2 Internal Access / Inclusive Access



5.1 Vehicular and Transport Links

The site is in a well-developed mature urban environment and has well developed pedestrian and cycle facilities. The site is located close to bus stops on Haverstock Hill and Prince of Wales Road and only 2 minute walk north of Chalk Farm Underground Station. Given its close proximity to public transport it is envisaged that the majority of staff and visitors will use public transport.

Prince of Wales Road has 'pay and display' on street parking which can be used for visitors to the scheme if required. The majority of visitor and staff journeys take place outside of peak traffic hours.

There is a drop-off zone outside the main entrance to the scheme. This forecourt will be a shared surface to give pedestrians priority to the main entrance. There is also a provision for two disabled parking spaces on the street.

Deliveries to the site will be from on the street to the secondary entrance. This will enable deliveries to the building away from the main entrance and pedestrians.

Cycle storage for staff will be provided within a secure store within the building.

5.2 Internal Access/Inclusive Access

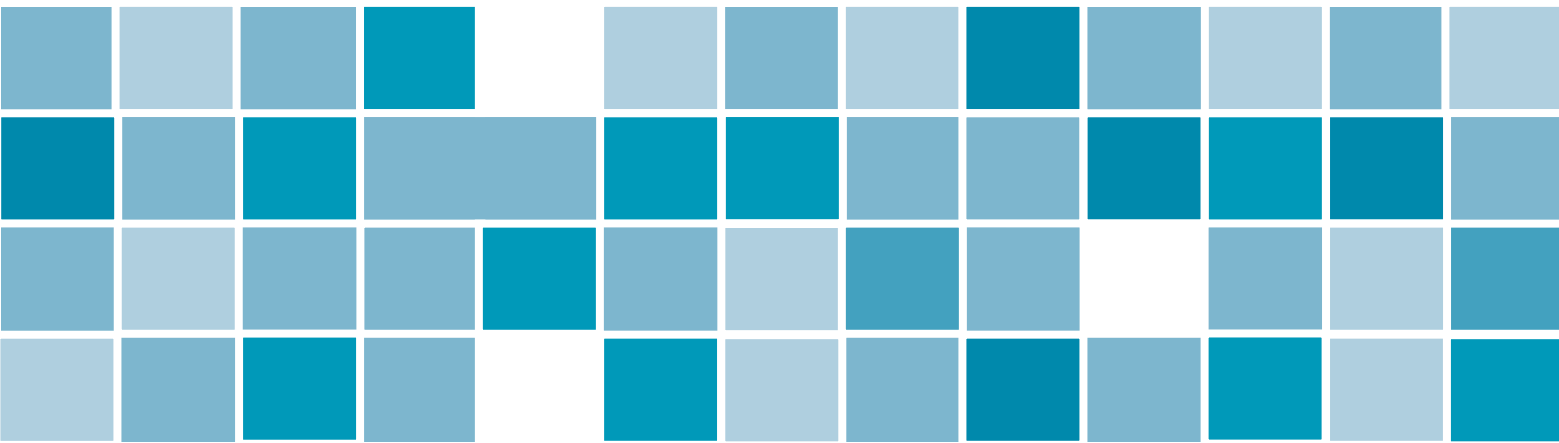
Access for wheelchairs, buggies and older people with mobility aids has been considered throughout the development. Design measures have been taken to ensure that the building and grounds will be barrier free with level access and generous space standards throughout.

Design measures incorporated into the scheme include;

- Level access at all external entrances and exits
- Level access into gardens with suitable finishes
- Corridors of sufficient width to allow two wheelchairs to pass at regular intervals
- Apartments designed to be wheelchair accessible with level access showers etc.
- Main circulation routes with continuous handrails
- Lift access to upper floors via 13 Person Stretcher lifts
- Public spaces designed to meet Part M of the Building Regulations

In addition to the above, PRP have extensive experience of designing to meet the needs of residents with dementia and other sensory impairments. Principles within the scheme include;

- Visual accessibility - glazed doors to communal rooms to aid orientation
- Maximum amounts of natural light and views out to aid orientation
- Garden spaces designed to allow wandering between different spaces
- Seating bays in corridors to provide interest and aid orientation



6 Energy Efficiency & Sustainability

- 6.1 Sustainability
- 6.2 Waste Management
- 6.3 Construction Site Management

6.1 Sustainability

In assessing sustainability, the development can be evaluated based on its potential to contribute to the local community, and to ensure that it provides a sufficient and balanced contribution across each of the social, economic and environmental sectors. This in turn will underpin the necessary integration required to ensure the sustained success of the development, and deliver a commensurate quality of life for the people it is designed to support.

Given that the development sits within Camden and close to local amenities it will provide a sustainable development for the people needing housing care and Day Centre Services within Camden and the surrounding areas. The development of the extra care housing will provide further employment opportunities for people within Camden. Its proximity to local services and public transport will add to the sustainability of the development as a whole.

A pre-assessment has therefore been carried out using BREEAM by URS. Based on this information, the Proposed Development under the current design intent is targeting a percentage of 70.21%, whilst meeting all minimum standards, towards pursuing a BREEAM 'Excellent' rating in line with the Employer's Requirements for this project.

For further information please refer to BREEAM Pre-Assessment and Sustainability and Energy Strategy.



6.2 Waste Management

The scheme has a refuse and recycling store for all recyclable and non-recyclable waste.

The main refuse store accommodates 12no. 1100 litre bins which will be used solely by staff. Refuse and recycling collection will be from the main road as is the current arrangement along Crogsland Road.

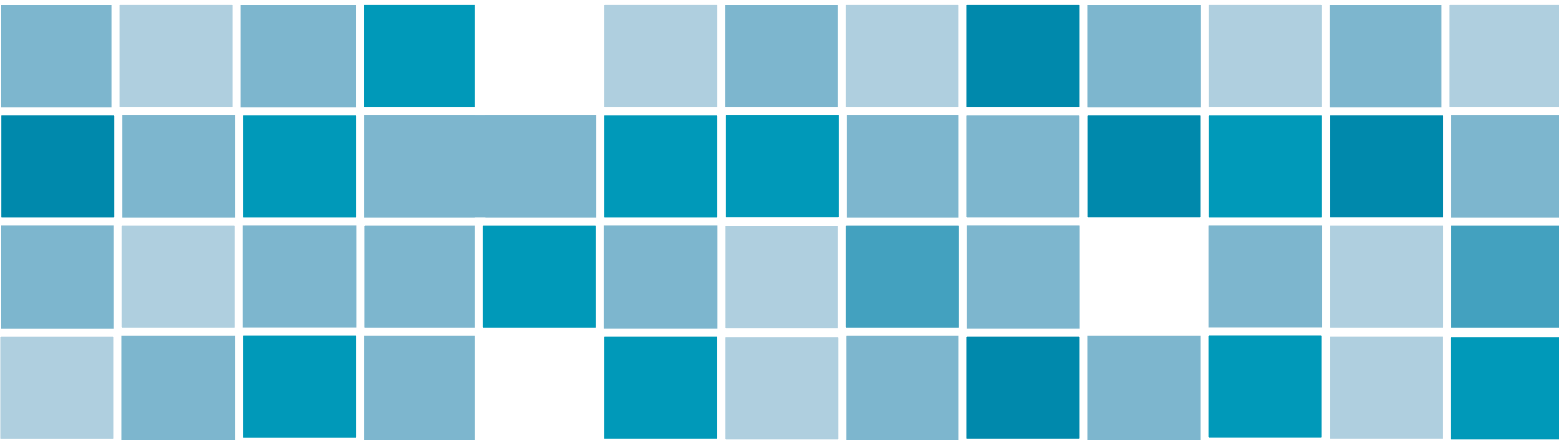
A separate clinical refuse container will be collected separately by a private collection service.

The refuse store will be internal to the building to minimise any impact on neighbouring properties. Water and relevant drainage will be included to enable the store to be washed down on a regular basis.

6.3 Construction Site Management

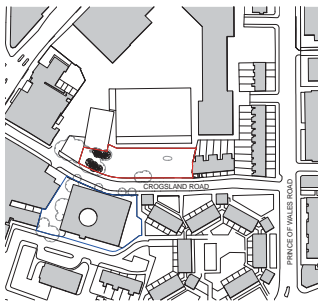
Camden have committed to ensuring that the appointed contract will register with the Considerate Contractor's scheme.

Measures to ensure best practice with regards to site management will be included within the contract for the construction of Charlie Ratchford. These will include issues such as access to the site, control of dust during demolition, site hoarding, working hours, tree protection, visitors procedures, wheel-washing, street cleaning etc.

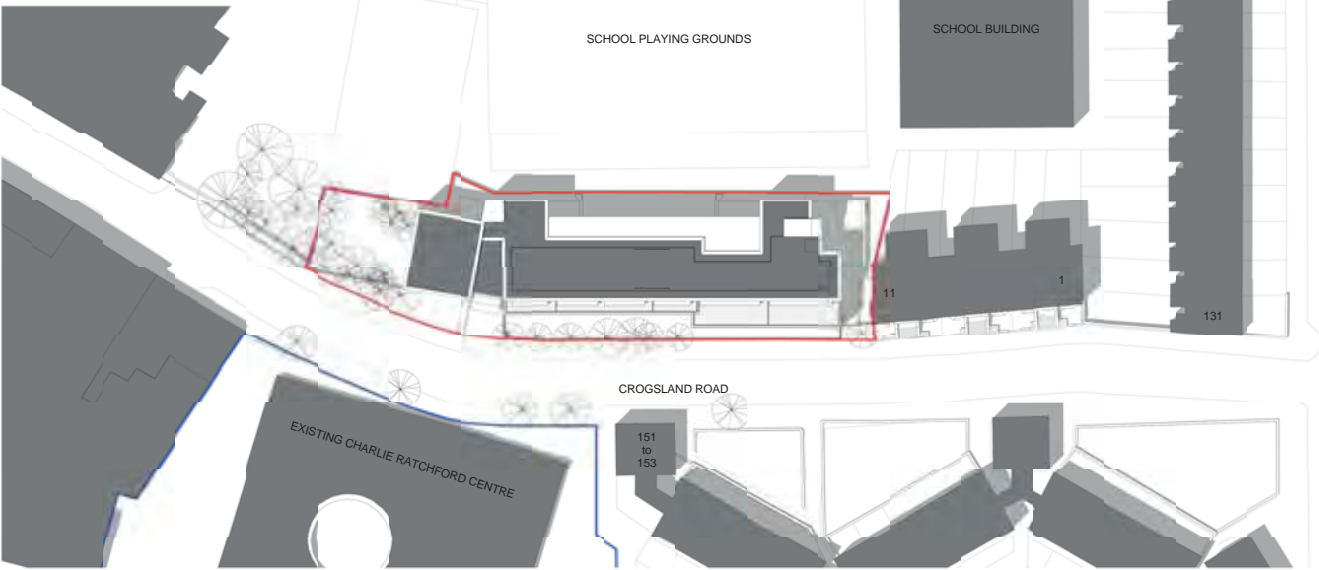


7 Appendix

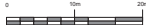
Planning Drawings



Existing Site Location Plan
1:1250



Proposed Site / Roof Plan
1:250

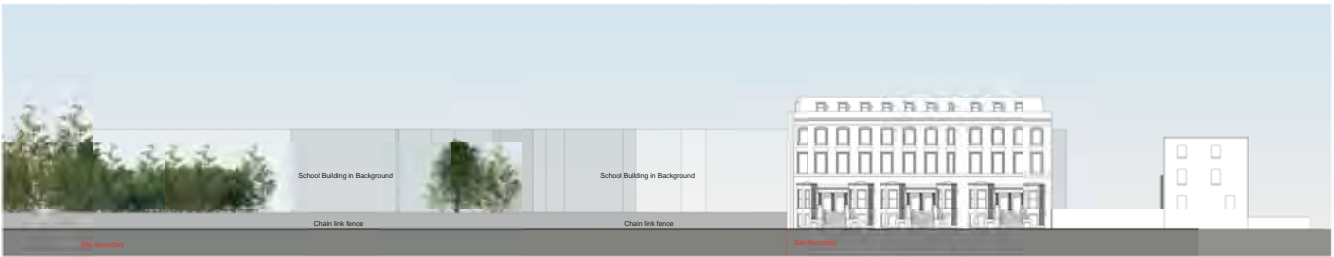


Charlie Ratchford, Extra Care

PLANNING

site	Proposed Site Plan	drawn	CJP
		checked	CC
		scale	A4
drawing no	AA4798/2000B	date	Dec 2014





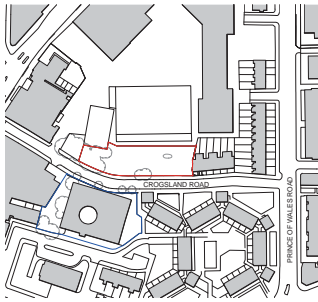
Existing Croglands Road, Street Elevation (East Elevation)
1 : 200



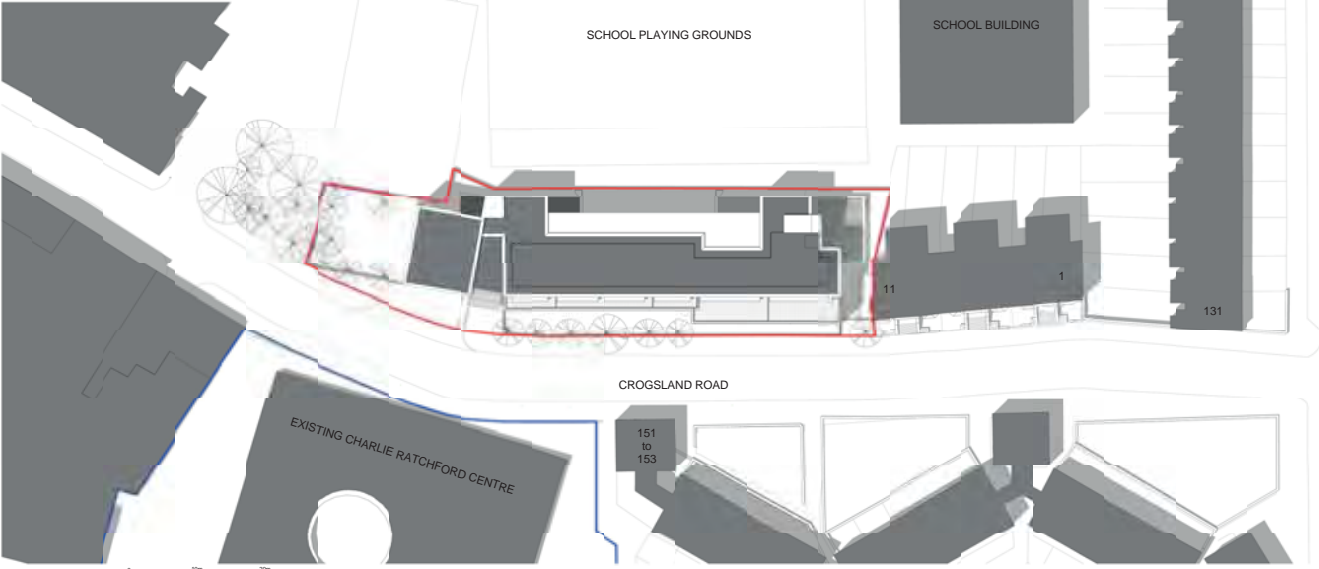
Charlie Ratchford, Extra Care

site	Existing Street Elevation	drawn	CJP
		checked	IVP
drawing no	AA4796/2031	scale	1 : 200
		date	Feb 15





Existing Site Location Plan
1:1250



Proposed Site / Roof Plan
1:250

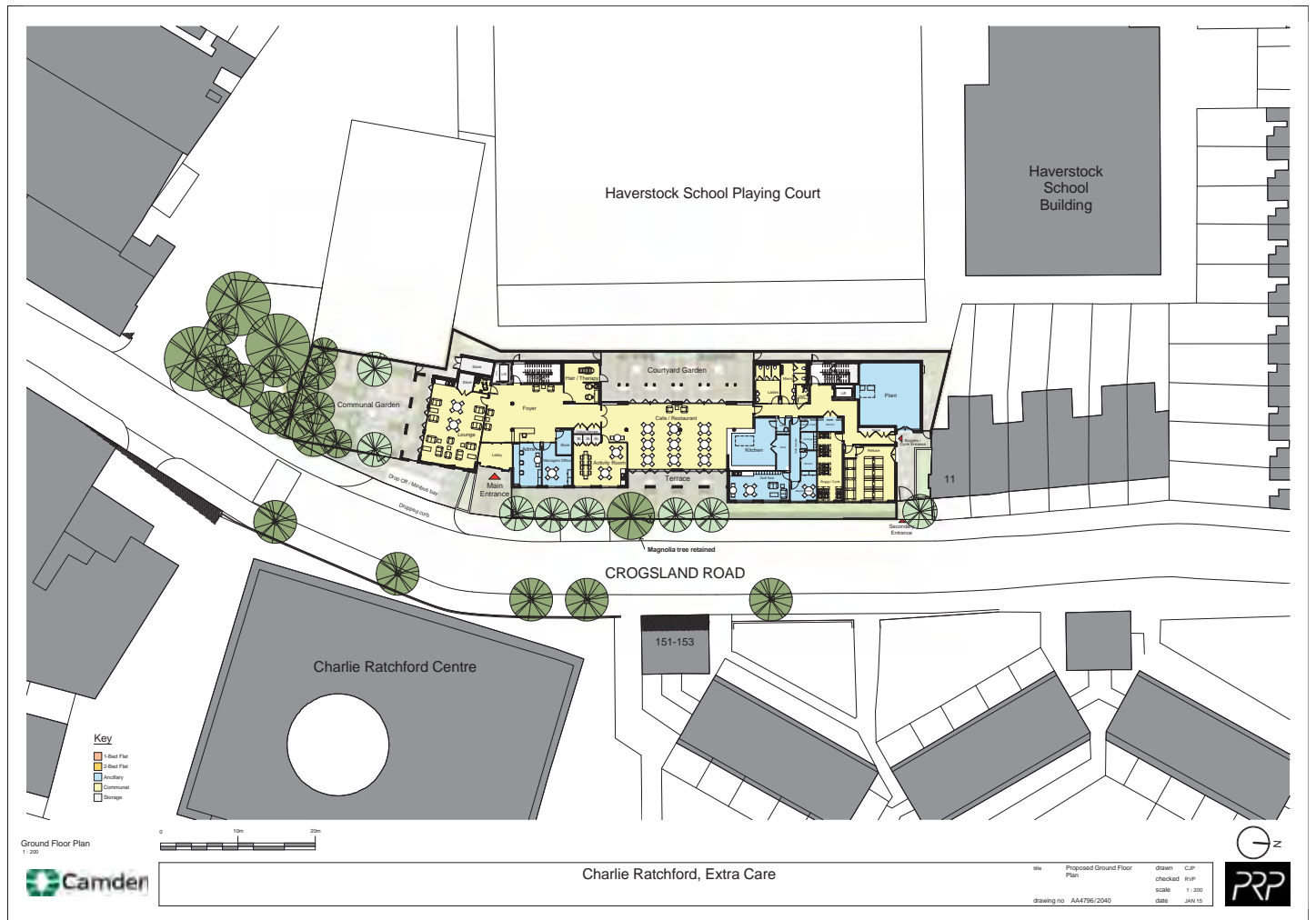


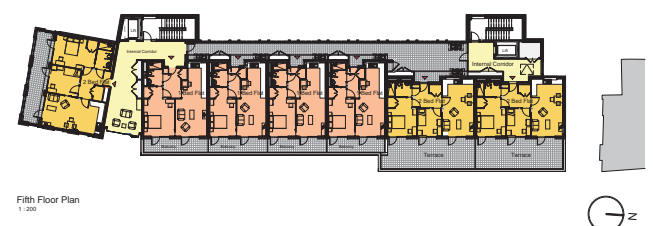
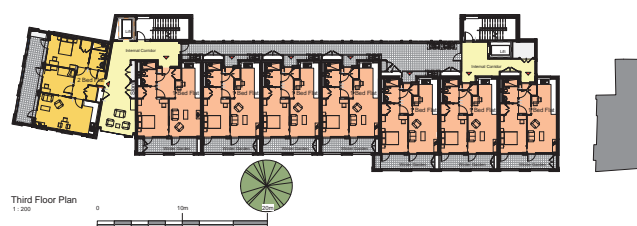
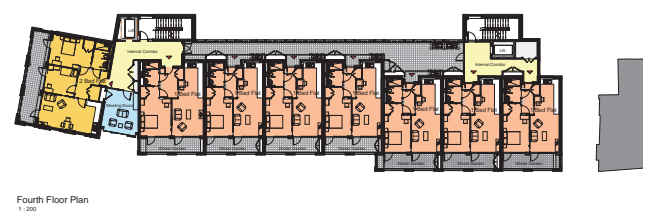
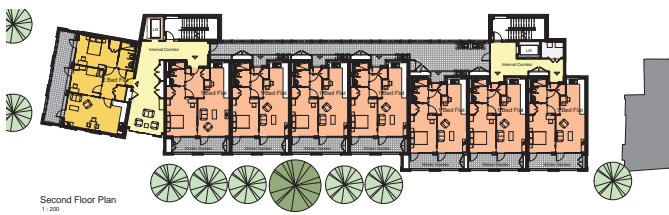
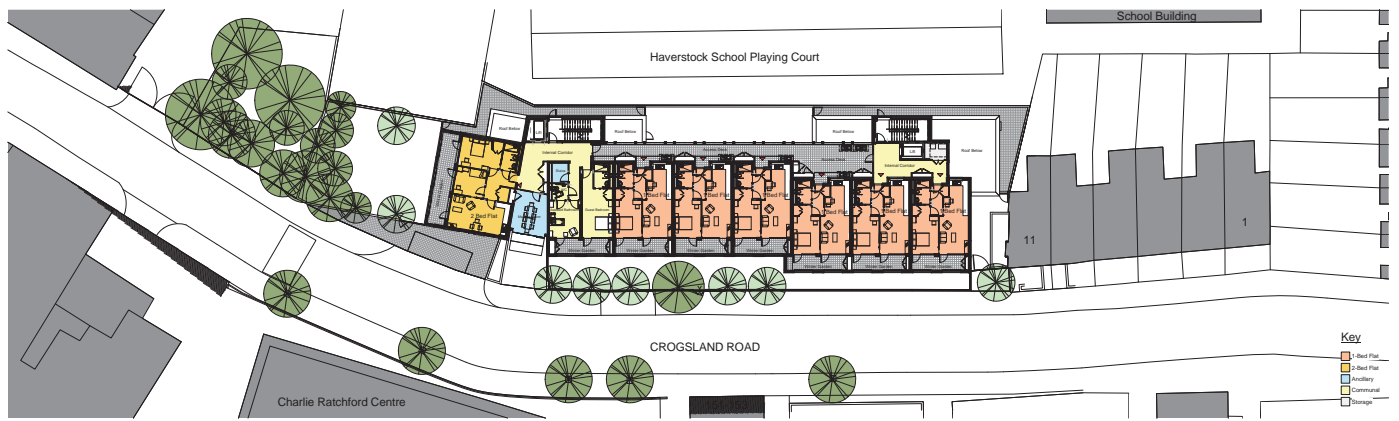
PLANNING

Charlie Ratchford, Extra Care

site	Proposed Site Plan	drawn	CJP
		checked	CC
		scale	A4
drawing no	AA4798/2000B	date	Dec 2014







Charlie Ratchford, Extra Care

Site: Proposed Upper Floor Plans
drawing no: AA4795/2061

drawn: CJP
checked: IVP
scale: 1:200
date: JAN 15





Crylands Road, Street Elevation (East Elevation)



Graysville Road (West Elevation (East Elevation))
1:200



West Elevation
1:200



South Elevation
1:200



North Elevation
1:200



Key Plan
1:500



Section - AA
1:100



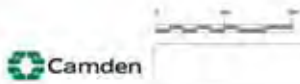
Section - BB
1:100



Section - CC
1:100



Key Plan - Section
1:100



Charlie Ratchford, Extra Care

PLANNING

100 Original Drawing

1000 1:1000

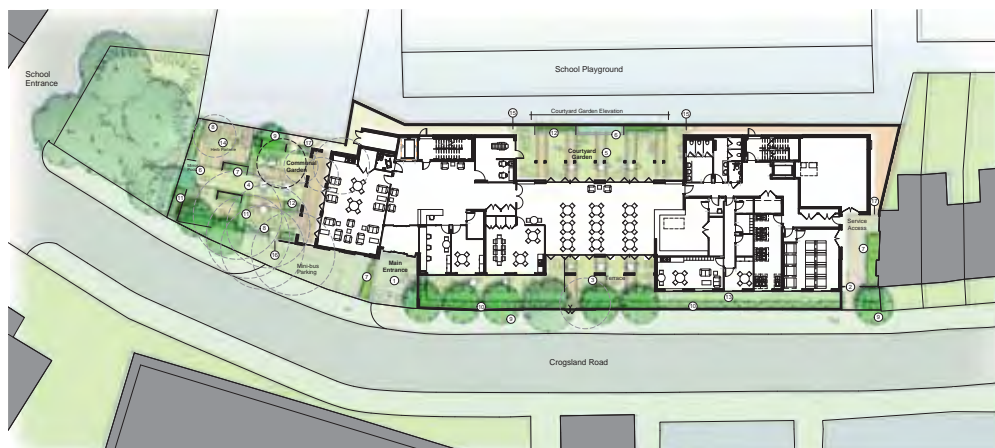
10000 1:10000

1000 1:1000

10000 1:10000

10000 1:10000



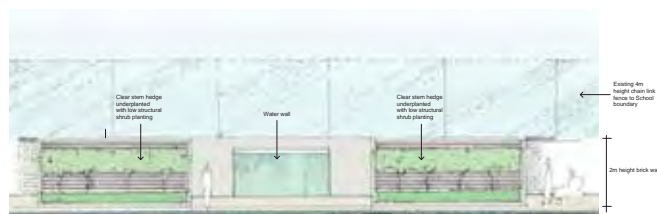


Proposed Landscape Layout
1:200

KEY:

1. Main Entrance
2. Secondary Entrance
3. Terrace
4. Communal garden
5. Courtyard garden
6. Garden feature - Water wall & mirror pool
7. Raised planter for gardening activities
8. Benches
9. New trees to enhance street quality
10. New hedge boundary planting + railing
11. Ornamental hedge planting
12. Low structural shrub planting
13. Groundcover with specimen shrub planting
14. Herb patterns
15. Proposed 2m brick wall to establish secure boundary
16. Proposed 1.8m railings + gate to match building detail
17. Gated access

- Existing trees retained
- Proposed trees
- Courtyard garden/ Terrace (block paving with flush banding)
- Communal garden (block paving)
- Main entrance (block paving)
- Maintenance path (Resin bound gravel)
- Trees Removed



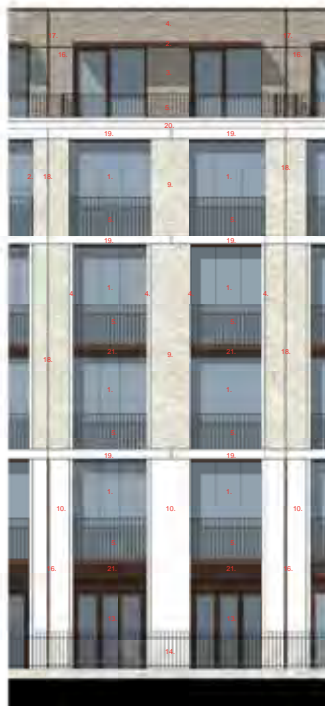
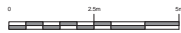
Elevation - Courtyard Garden Feature Wall
NTS



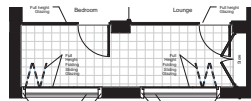
Note: Images are for illustrative purposes only.



Front Elevation Bay Study



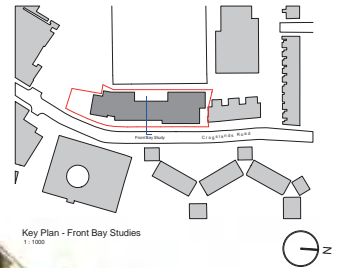
Front Elevation
1:50



Typical Winter Garden Plan
1:50

KEY

1. Full width recessed balconies with full height folding glazing
2. Canopies to top floor flats link each unit and providing solar shading
3. Top floor set back
4. Darker Brick (Colour T.B.C)
5. Railings PPC (Metallic Bronze)
6. Recessed canting of flats
7. Dual aspect flats with deck access
8. Re-con Stone reveals to openings
9. Light buff Brick (Colour T.B.C)
10. Re-con Stone
11. Rear garden terrace
12. Ground floor Resource Center with view through building to rear courtyard.
13. Front terrace
14. Railings with hedge behind
15. Rear Open Deck
16. Bronze inlay
17. Recessed RWP with PPC Metal Fascia
18. Recessed Shadow Gap
19. Re-con Stone Banding
20. Re-con Stone Coping
21. Metal Fascia PPC (Metallic Bronze)



Key Plan - Front Bay Studies
1:1000



Illustrative Perspective Section
(Refer to elevations and bay studies for information.)



Light Buff Brick with flush coloured mortar to match brick. (Brick and mortar colour T.B.C)

Dark Buff Brick with flush coloured mortar to match brick. (Brick and mortar colour T.B.C)

Reconstituted Stone (Colour T.B.C)

All window/doors & metal work to either be metallic bronze polyester powder coated or anodized. (Colour T.B.C)



Charlie Ratchford, Extra Care

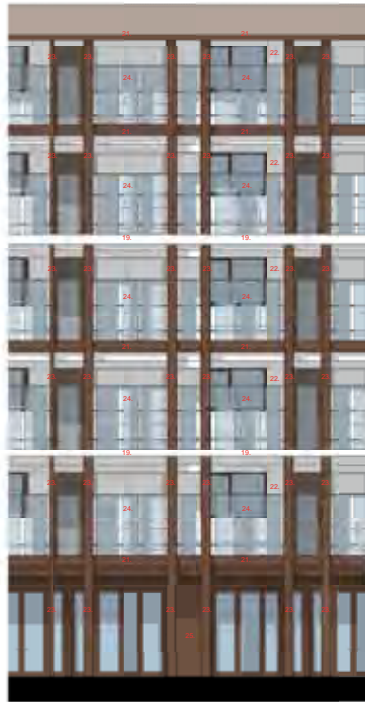
site Front Bay Study
drawing no AA4798/2023

drawn CJP
checked RVP
scale As indicated
date JAN 13

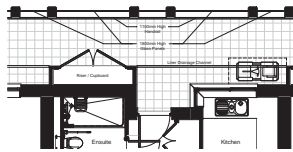




Rear Elevation Bay Study



Rear Elevation
1:50



Typical Deck Plan
1:50

KEY

1. Full width recessed balconies with full height sliding glazing
2. Corbises to top floor flats link each unit and providing solar shading
3. Top floor air brack
4. Darker brick (Colour T.B.C)
5. Railings PPC (Metallic Bronze)
6. Rational stacking of flats
7. Dual access flats with deck access
8. Re-con Stone reveals to openings
9. Light buff brick (Colour T.B.C)
10. Re-con Stone
11. Rear garden terrace
12. Ground floor Resource Center with view through building to rear courtyard
13. Front terrace
14. Railings with hedge behind
15. Rear Open Deck
16. Bronze cladding
17. Recessed RWP with PPC Metal Fascia
18. Recessed Shadow Gap
19. Re-con Stone Banding
20. Re-con Stone Cladding
21. Metal Fascia PPC (Metallic Bronze)
22. White Render
23. Columns clad in Bronze Metallic PPC
24. 1600mm Glazing panels
25. Bronze Metallic PPC Cladding



Key Plan - Rear Bay Studies
1:1000



Illustrative Perspective Section
(Refer to elevations and bay studies for information.)



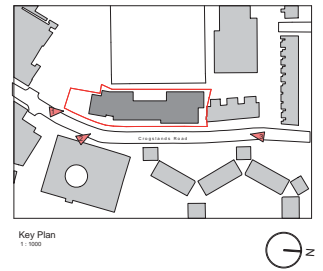
- Light Buff Brick with flush coloured mortar to match brick. (Brick and mortar colour T.B.C)
- Dark Buff Brick with flush coloured mortar to match brick. (Brick and mortar colour T.B.C)
- Reconstituted Stone (Colour T.B.C)
- All windows/doors & metal work to either be metallic bronze, polyester powder coated or anodized. (Colour T.B.C)



1 View North From Crispin Road Towards Main Entrance



2 View North East From Existing Charlie Ratchford Centre Towards Main Entrance



3 View South East From Crispin Road Towards Secondary Entrance



Charlie Ratchford, Extra Care

title Proposed Illustrative Views
 drawn CJP
 checked CC
 scale 1:1000
 date Dec 2014
 drawing no AA4798/2010B

PLANNING

