

13096

Camden Lock Village

Site E

R020_R01_Counterfactual Study

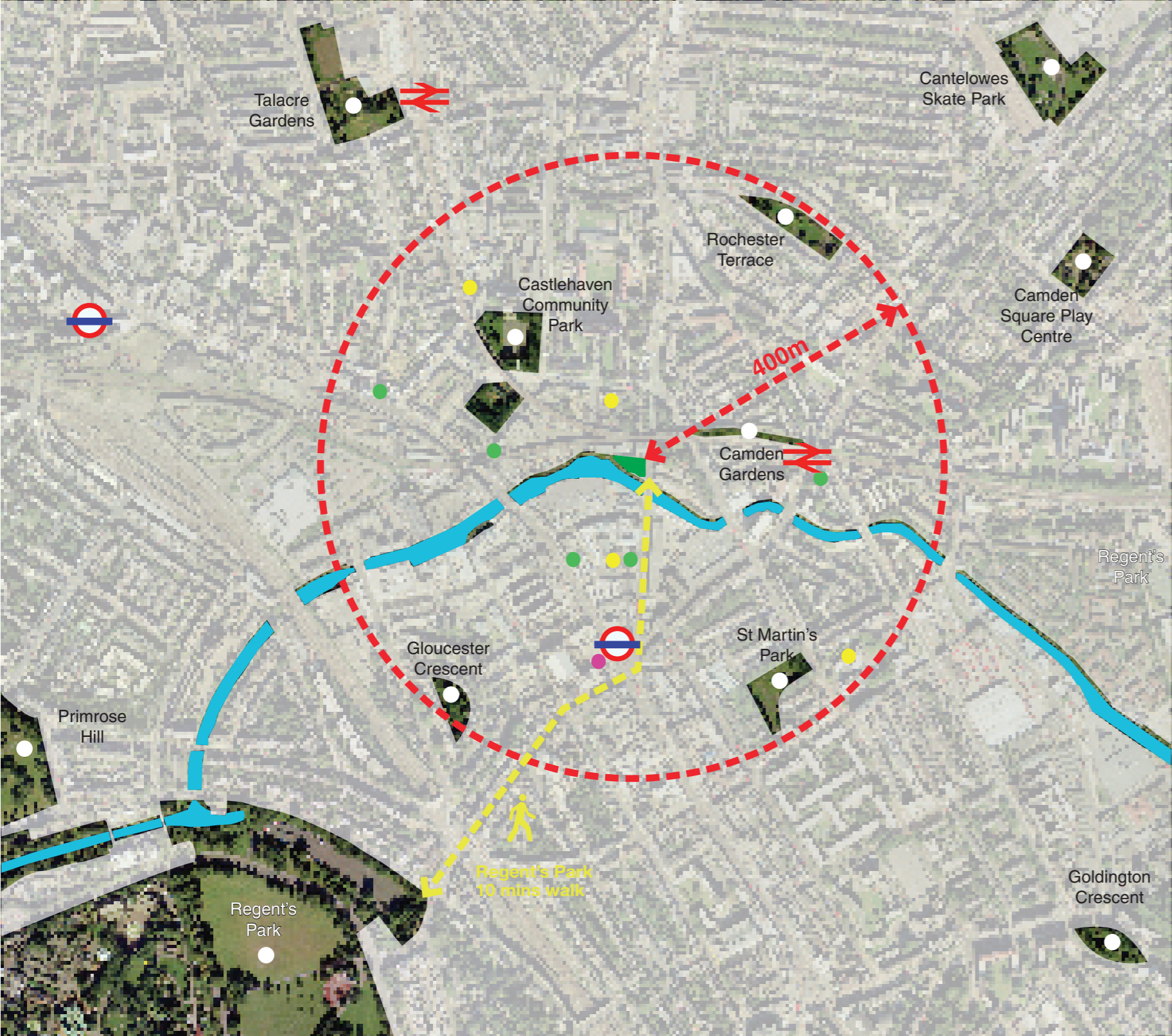
Site Context

Amenity Facilities and Outdoor Spaces in the locality

Extract from London Housing Design Guide:

Section 1.2 Outdoor Spaces:

Facilities for children 5-11 outdoor Space to be within 400 m. Facilities for children 12+ outdoor Space to be within 800 m.



Site Context: Mapping local amenity space within 600m of the Site



Regent's Park a 10 minute walk.



Camden Lock, Regents Canal



The new Hawley Primary School, Hawley Road

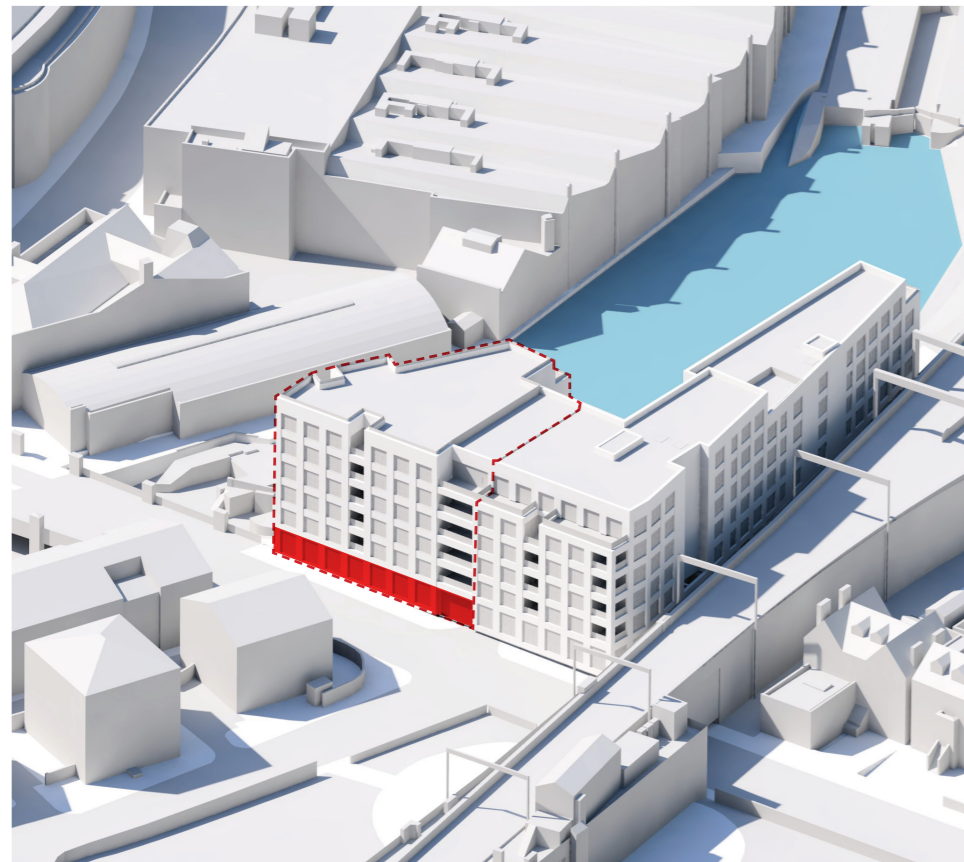


The Hawley Arms, Castlehaven Road

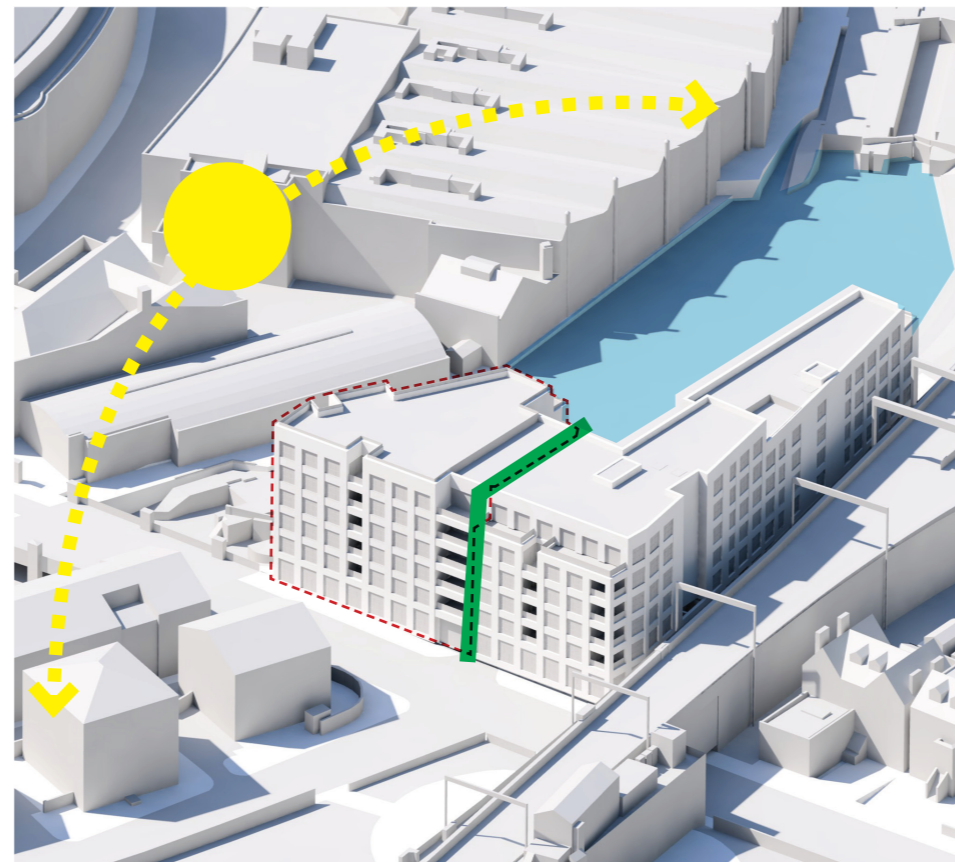
- Key**
- Gym / Health Facility
 - School
 - Public House
 - Regent's Canal

Site Analysis

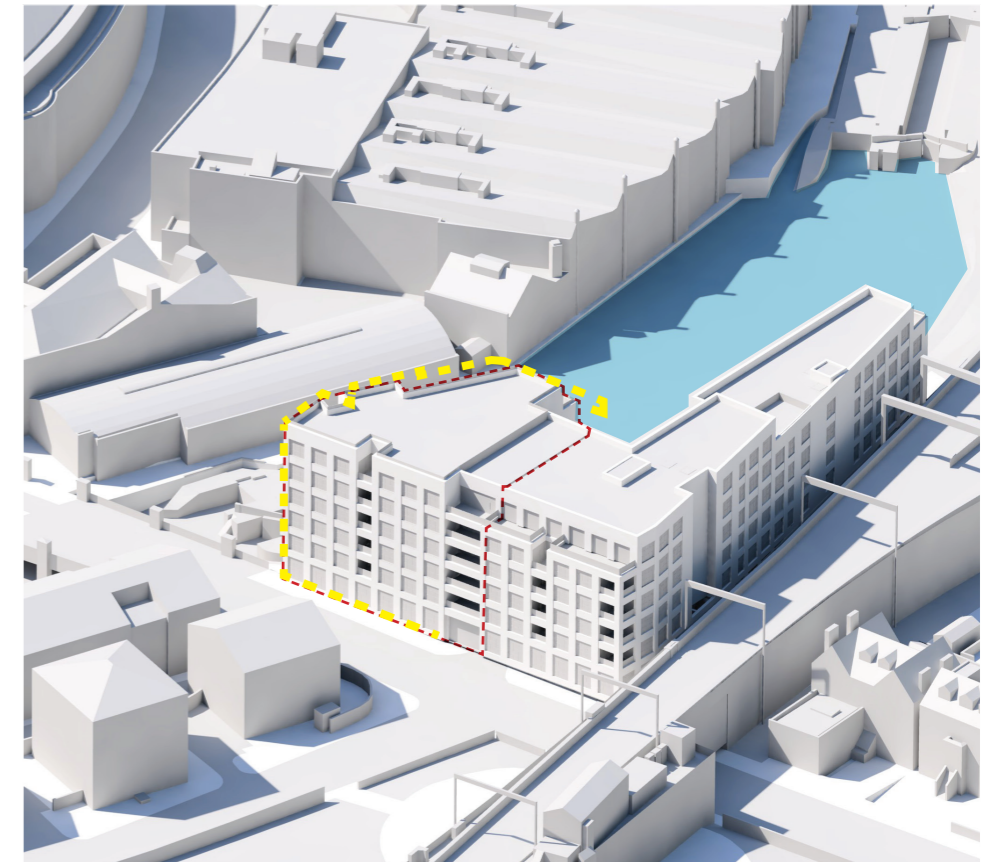
Constraints and Opportunities



Active Frontage
Along Kentish Town Road



Orientation
Party wall to the north eliminates a north facing facade

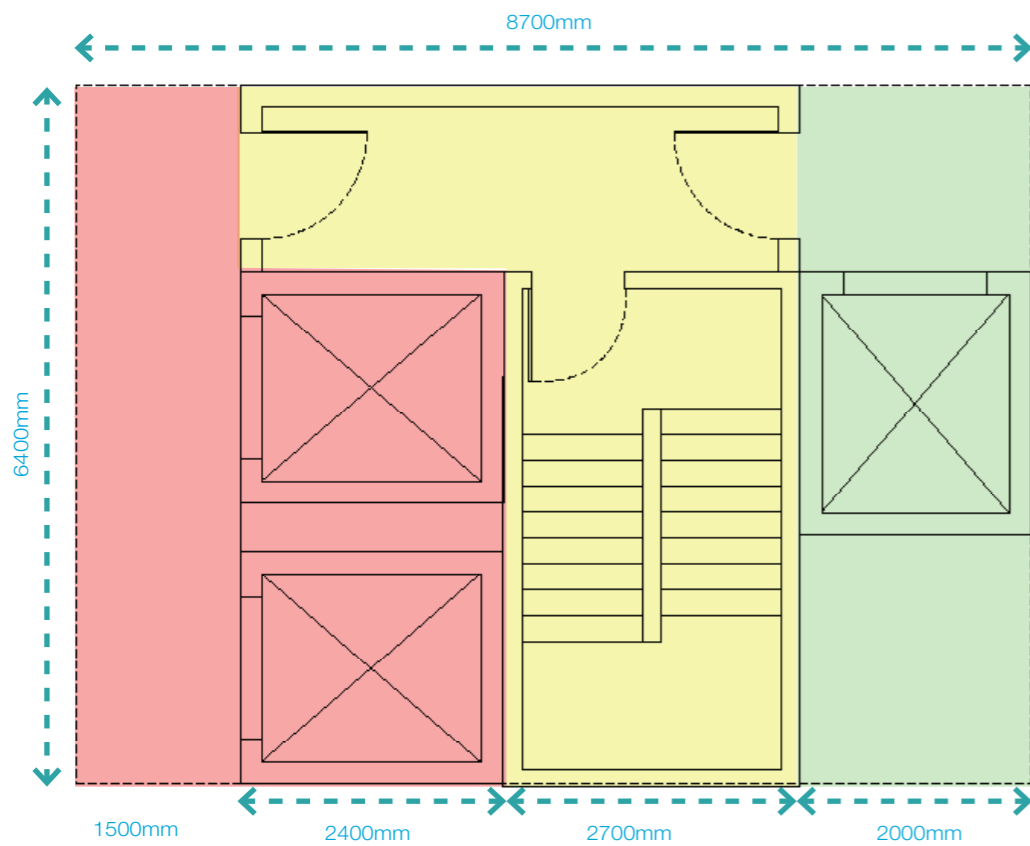


Opportunity for windows along the perimeter of the boundary

--- Site Massing

Residential Core Configuration

Options for core configuration & location



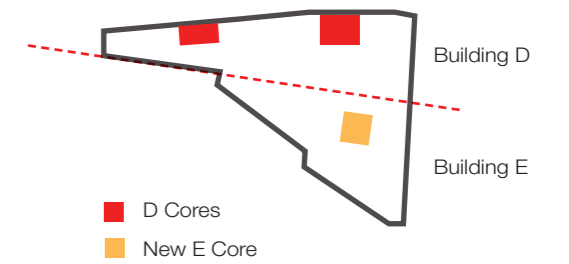
Core Option A: Combined Core located on site

- Shared █
- Private Red █
- Affordable Green █

Strategy: Private apartments accessed via 2 lifts, affordable via 1. In the case of lift failure the private apartments have a back up lift and the affordable accessed via stairs. In the event of fire both tenures utilise the stair. Bullet and blast proof plasterboard and door maintain security between tenures.

Pros and Cons:

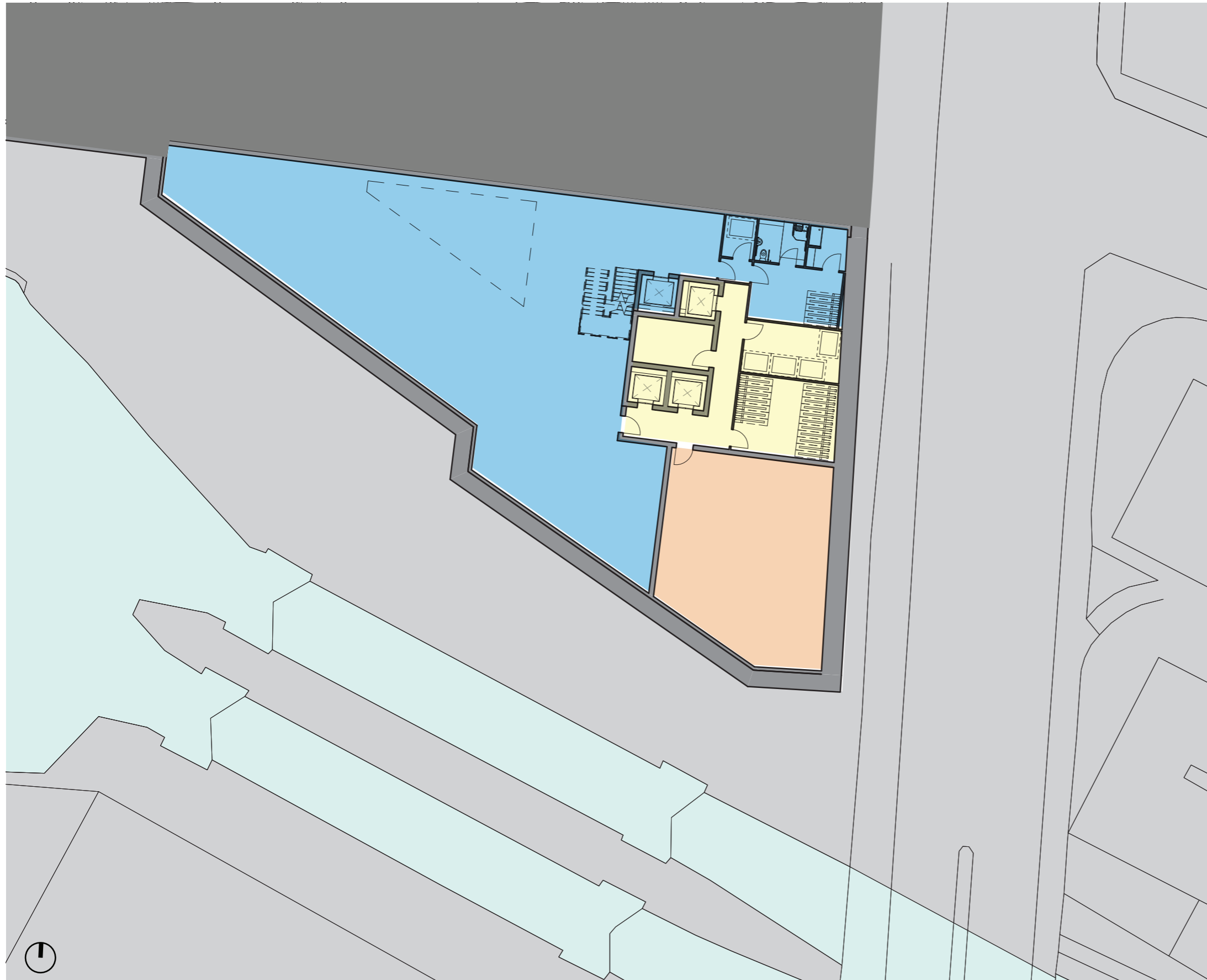
- ✓ No link required between Buildings D & E
- ✗ Core is larger and will reduced commercial floorspace on the Ground Floor
- ✗ 3 no. lifts required



Core Option A: Separate core strategy

Basement Floor

Office + Residential + Plant



Basement Floor

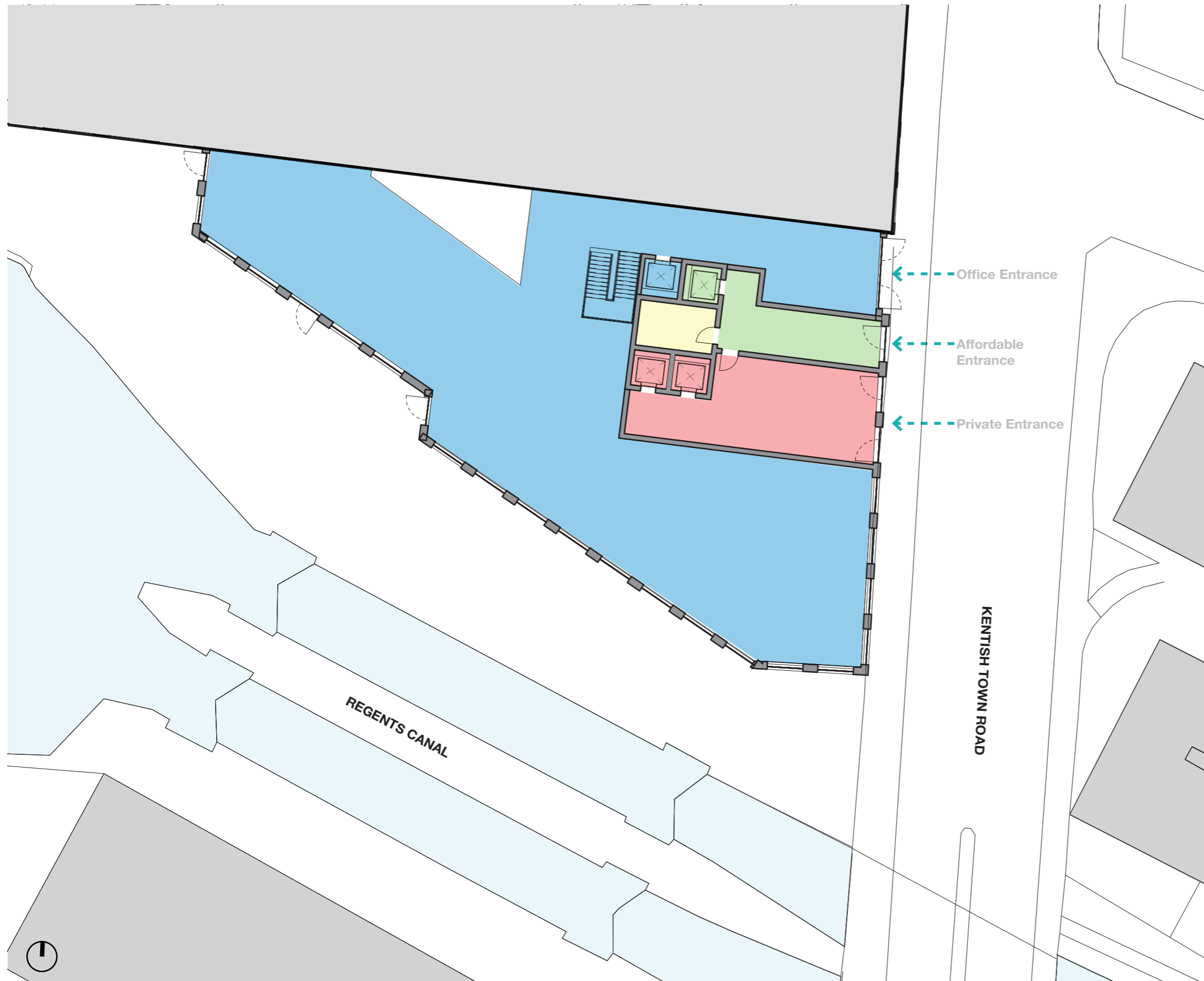
GIA Area	
Office	441 sqm
Shared Residential - bike store - bin store	109 sqm
Plant	117 sqm

Area Summary

GEA	766 sqm
GIA	667 sqm

Ground Floor

Office+ Residential



Ground Floor

GIA Areas	
Office	551sqm
Private Residential	85 sqm
Affordable Residential	41 sqm
Shared Residential	15 sqm

Area Summary

GEA	735 sqm
GIA	692 sqm

Comment

- Private and Affordable entrances from Kentish Town Rd
- Refuse collection via basement onto Kentish Town Rd
- Office accessed from Kentish Town Rd
- Street/internal slab levels require further coordination for residential entrances off Kentish Town road.

First Floor

Residential Mix



First Floor

Residential Unit Mix

	1 Bed	2
	2 Bed	3
	3 Bed	0

FLOOR TOTAL: 5 units

Area Totals

GEA	537 sqm
GIA	501 sqm
NIA	422 sqm

- - > Single Aspect
- - > Dual Aspect




Second Floor

Residential Mix



Second Floor

Residential Unit Mix

	1 Bed	2
	2 Bed	3
	3 Bed	0

FLOOR TOTAL: 5 units

Area Totals

GEA	537 sqm
GIA	501 sqm
NIA	422 sqm

-  Single Aspect
-  Dual Aspect

Third Floor

Residential Mix



Third Floor

Residential Unit Mix

	1 Bed	2
	2 Bed	3
	3 Bed	0

FLOOR TOTAL: 3 units

Area Totals

GEA	537 sqm
GIA	501 sqm
NIA	422 sqm

- - > Single Aspect
- - > Dual Aspect

Fourth Floor

Residential Mix



Fourth Floor

Residential Unit Mix

	1 Bed	2
	2 Bed	3
	3 Bed	0

FLOOR TOTAL: 5 units

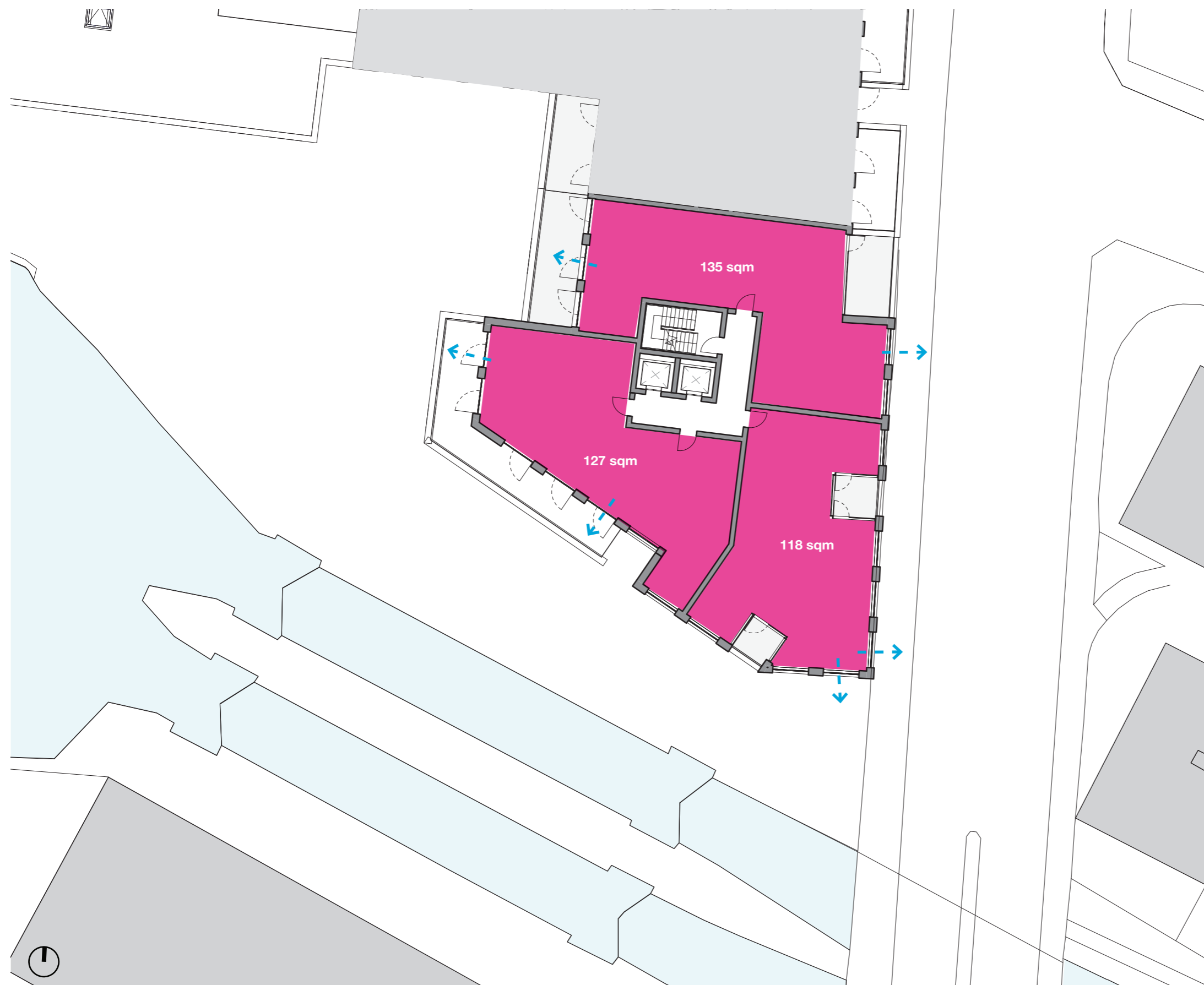
Area Totals

GEA	537 sqm
GIA	501 sqm
NIA	426 sqm

- - > Single Aspect
- - > Dual Aspect




Fifth Floor

Residential Mix



Fifth Floor

Residential Unit Mix

	1 Bed	0
	2 Bed	0
	3 Bed	3

FLOOR TOTAL: 3 units

Area Totals

GEA	482 sqm
GIA	445 sqm
NIA	380 sqm

 Dual Aspect

Scheme Summary

Areas, Mix and Units Provided

Building Summary: (% of building total)

- Total Residential GEA: 2,761 sqm (67%)
- Total Commercial GEA: 1,090 sqm (26%)
- Total shared facilities GEA: 281 sqm (7%)

Residential Summary:

- Total Residential GEA: 2,761 sqm
- Total Residential Units: 23

Residential Unit Mix:

1 Bed	8	(35%)
2 Bed	12	(52%)
3 Bed	3	(13%)

	GEA sqm	GEA sqft	GIA sqm	GIA sqft	NIA sqm	NIA sqft
Plant & Shared facilities						
Basement	266	2863	226	2433		
GF	15	161	15	161		
TOTALS	281	3,025	241	2,594		
Areas Residential						
GF	131	1410	126	1356		
1st	537	5780	501	5393	422	4542
2nd	537	5780	501	5393	422	4542
3rd	537	5780	501	5393	422	4542
4th	537	5780	501	5393	426	4585
5th	482	5188	445	4790	380	4090
TOTAL RESIDENTIAL	2,761	29,719	2,575	27,717	2,072	22,303
Areas Office						
	GEA sqm	GEA sqft	GIA sqm	GIA sqft	NIA sqm	NIA sqft
Basement	500	5382	441	4747		
GF	590	6,351	551	5931		
TOTAL OFFICE	1,090	11,733	992	10,678		

NB: the area for shared facilities is not included in the individual commercial or residential totals and is kept separate as a figure shared between all uses.

Note

These areas are approximate. They relate to the likely areas of the building at the current state of design and using the stated option (e.g. Nett Internal Area (NIA)) from the current version of the RICS "Code of Measuring Practice") Any decisions to be made on the basis of these predictions, whether as to Project viability, preletting, lease agreements or the like, should include due allowance for increases and decreases inherent in design development, and tolerances during construction.