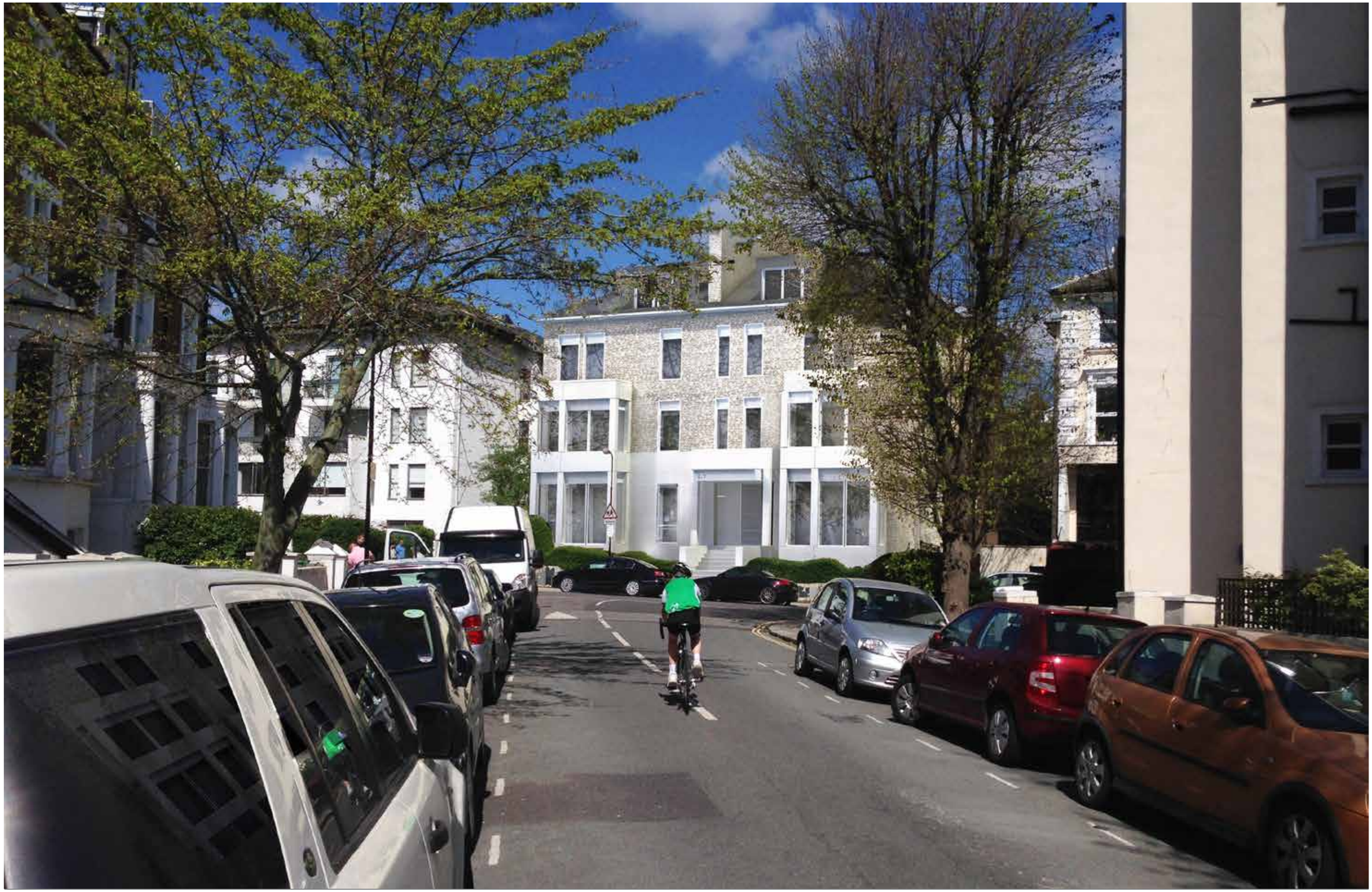
4.0 Street View – from Crossfield Road



4.1 Street View – looking east along Lancaster Grove

4.2 Street View – front (south) elevation

5.0 Landscape

The landscape proposals for the scheme have been developed with Studio Engleback, who's separate Workbook which accompanies the application, sets out the proposals in detail.

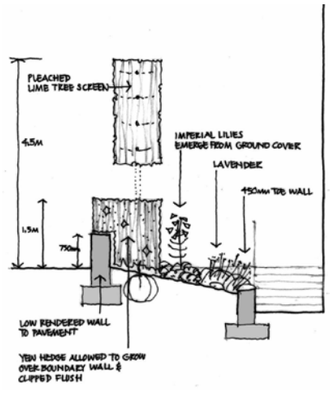
Front boundary - the street edge is defined with a low wall backed by a native yew hedge as is typical to Lancaster Grove. This provides defensible space to the ground floor apartments whilst still allowing a good level of natural surveillance.

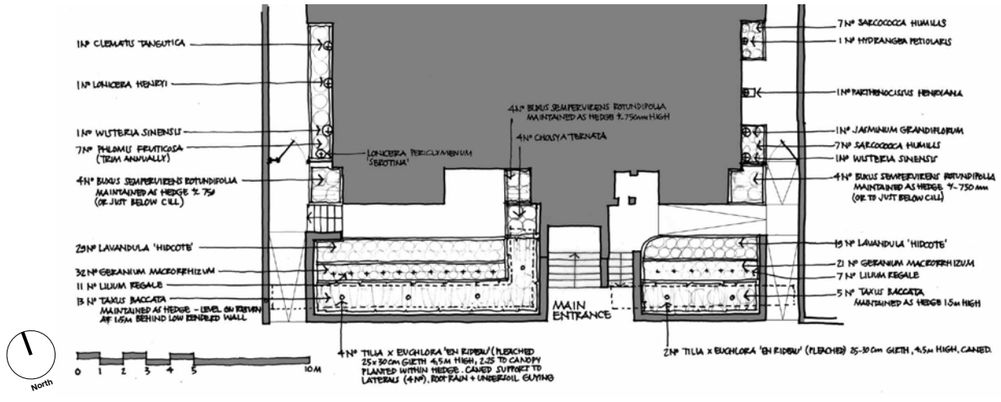
Rear communal garden - in contrast to the immediate neighbours the garden is proposed to contain a large amount of planting and encourage biodiversity. An Ecology report forms part of the accompanying Landscape Workbook.

Private amenity - private amenity areas are provide to many of the units, these are mostly located to the back overlooking the communal garden.

SUDS

Vertical rain gardens using a tree box system or similar will utilise the rainwater runoff from the rear portion of the roof and terraces with water from the paths will falling to planting beds. There is also the potential to utilise storm crates in area under the paving to store water for plant irrigation. Water butts will be sited to the communal garden to store the water from the roofs within the garden.





jpa

6.0 Access, waste and recycling, Flood Risk

Access

The site is accessed directly from Lancaster Grove

The main entrance access from Lancaster Grove is via a short flight of steps as in typical within the surrounding villa blocks. The steps are designed to be easy going inline with LTH guidance. The communal entrance door will have a video access control system.

Hardstanding paths from Lancaster Grove run to either side of the block providing level access, with existing levels where possible, to the rear communal garden. Access to the gardens is via access controlled gates towards the front of the property.

The lower ground floor wheelchair unit is accessed via hardstanding Part M compliant ramps from Lancaster Grove. The paths lead to the front door with a level door threshold.

The development is car free with secure cycle parking provided either to the ground floor store accessed by residents on the south-east elevation, or within the gardens of the individual units. The cycle parking provision is inline with baseline standards set out in the London Housing SPG. 24 spaces are provided [1per 1bed / 2per 2+3bed].

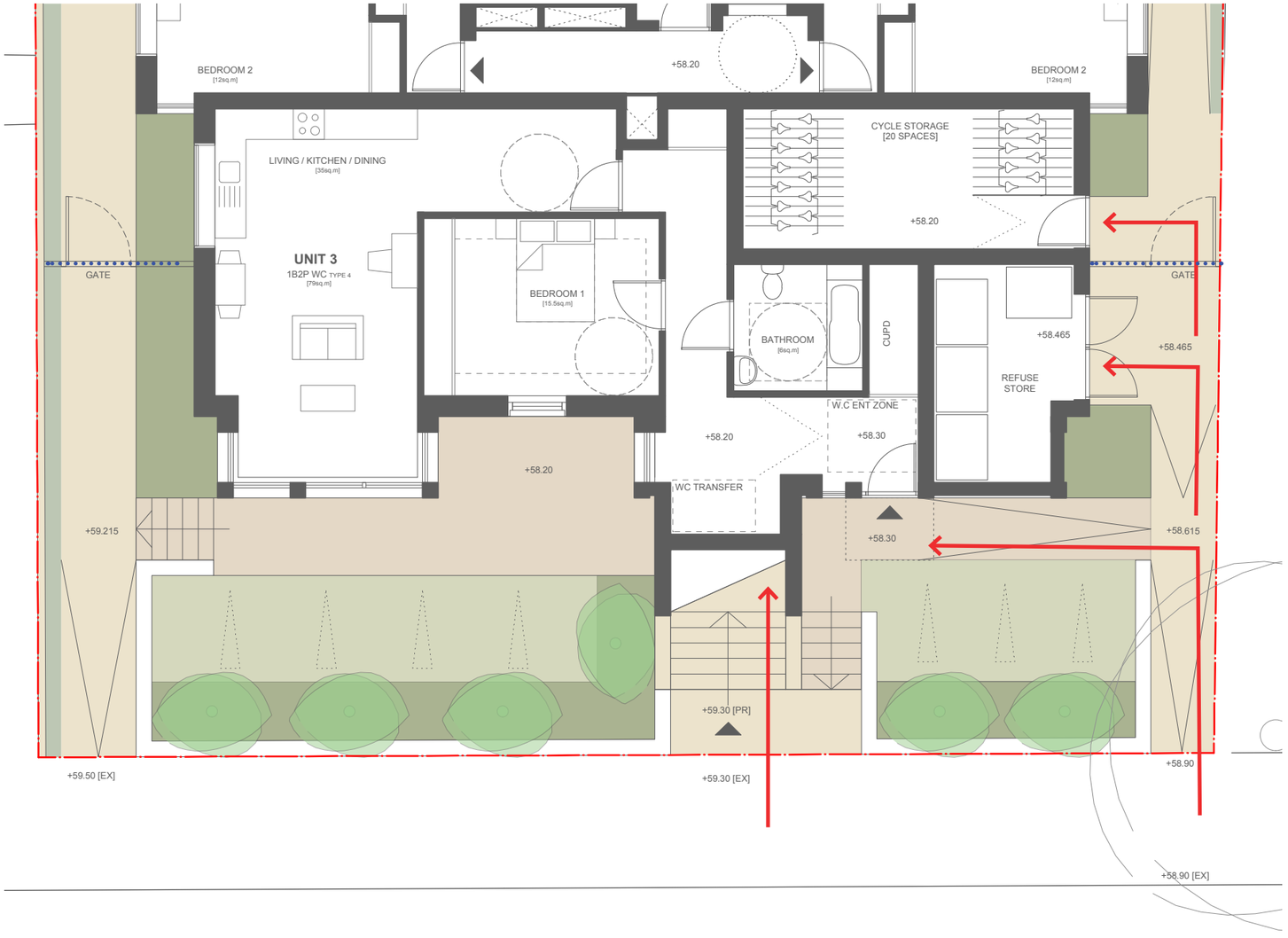
Waste & Recycling

A secure refuse store is provided at lower ground floor level. The store is easily accessed for collection from Lancaster Grove via a ramp. Inline with Camden's waste and storage requirements the the store can hold 4x 1100l Eurobins, which would be split between recycling and refuse.

Each property will be provided with dedicated internal storage recycling bin inline with the requirements of CFSH household waste storage and recycling facilities.

FLOOD RISK

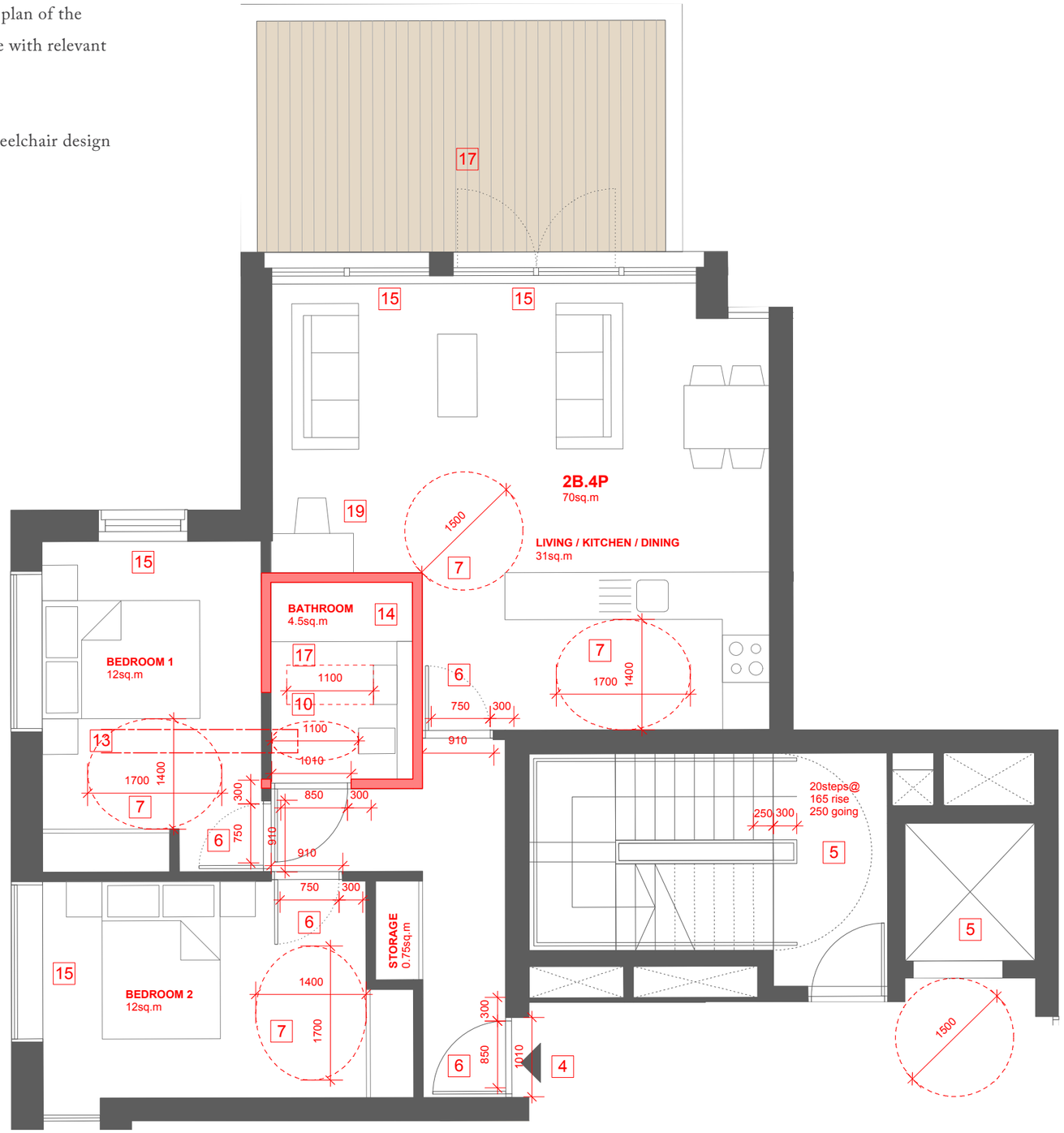
As part of the Basement Impact Assessment, prepared by Lyons O'neil, a separate Flood Risk report was carried out by Three Counties Flood Risk Assessment. Both of these documents accompany this application.



7.0 Lifetime Homes

All the units are compliant to Lifetime Homes standards. The plan of the typical 2 bed unit illustrates how we have tested the units inline with relevant LTH and CSH requirements.

The 1 bed unit to the lower ground floor level is deigned to wheelchair design compliance.



Lifetime Homes compliance plan

LIFETIME HOMES COMPLIANCE

4] ENTRANCES : ALL ENTRANCES ARE ILLUMINATED, COVERED AND LEVEL THRESHOLDS ARE PROVIDED

5] COMMUNAL LIFTS & STAIRCASES COMPLY WITH CRITERIA AS INDICATED

6] ALL DOORWAYS MEET CRITERIA AS DEMONSTRATED BELOW

7] TURNING CIRCLES ARE PROVIDED FOR WHEELCHAIRS IN DINING & LIVING ROOMS & ADEQUATE CIRCULATION SPACE IS PROVIDED ELSEWHERE AS DEMONSTRATED BELOW

10] A FULLY WHEELCHAIR ACCESSIBLE WC IS PROVIDED WITHIN THE BATHROOM AS DEMOSTRATED BELOW. IN ADDITION A CAPPED OFF DRAIN IS PROVIDED BENEATH THE BATH FOR CONVERSION TO A SHOWER IF REQUIRED

11] BATHROOM WALL CONSTRUCTION WILL BE CAPABLE OF TAKING ADAPTION FOR HANDRAILS BETWEEN 300 & 1800mm ABOVE FLOOR LEVEL

13] REASONABLE POTENTIAL HOIST ROUTE FROM MAIN BEDROOM TO BATHROOM

14] THE BATHROOM HAS BEEN DESIGNED TO INCORPORATE EASE OF ACCESS TO BATH, WC & WASH BASIN

15] WINDOWS IN THE LIVING SPACES WILL HAVE FULL HEIGHT GLAZING. WINDOW CONTROLS WILL BE NO HIGHER THAN 1200mm EXCEPT IN BATHROOMS / KITCHENS WHERE WINDOW DESIGNS WILL ALLOW FOR REMOTE / MECHANICAL ADAPTION TO OPERATE WINDOWS

16] SWITCHES, SOCKETS, VENTILATION & SERVICE CONTROLS WILL BE LOCATED BETWEEN 450 & 1200mm FROM FLOOR LEVEL

CODE FOR SUSTAINABLE HOMES

17] (ENE 4) AN ADEQUATE AND SECURE DRYING SPACE IS TO BE PROVIDED TO THE BATHROOM OR BALCONY

18] (ENE 8) A SECURE CYCLE STORAGE AREA PROVIDED AT GROUND FLOOR

19] (ENE 9) AN AREA IS TO BE PROVIDED FOR A SUITABLE HOME OFFICE

8.0 Sustainability

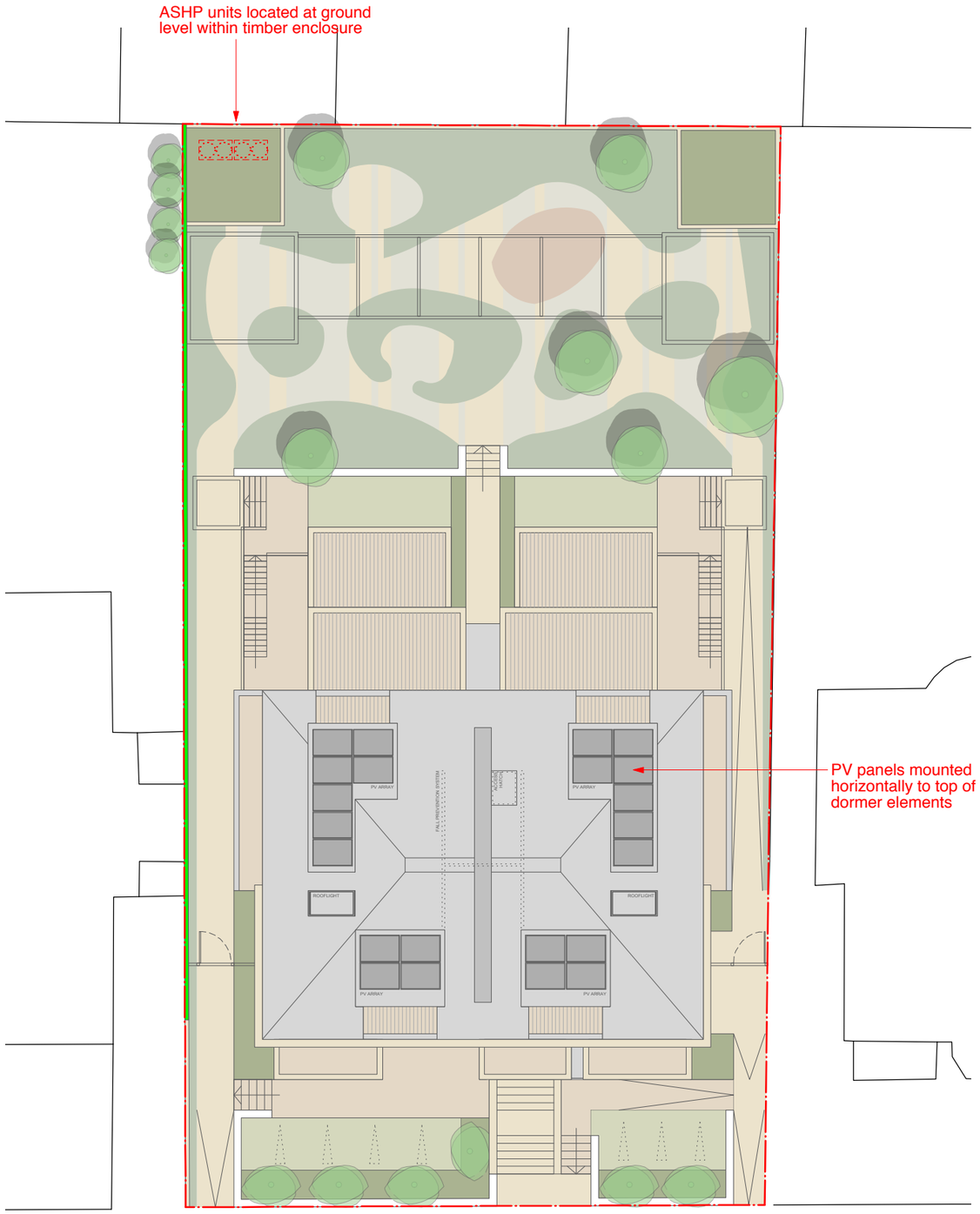
Due consideration has been given to minimising energy consumption as part of our design proposal. Throughout, the building will have a very highly insulated building fabric and will achieve Code 4 level. A separate CSH pre-assessment accompanies this application which demonstrates how the proposals can achieve Code Level 4 for all the dwellings.

Windows will use triple-glazed units with low E coatings and argon filled cavities, achieving excellent U-values.

The requirement for space heating is minimised by high levels of insulation and robust detailing to minimise air leakage.

Water use will be kept to a minimum through the use of dual flush 6/4 litre WCs and spray taps to sinks & wash hand basins in accordance with the guidelines set out in 'Water Efficiency Calculator for New Dwellings'.

A seperate accompanying Sustainability and Energy Report, prepared by Syntegra Consulting, sets out the building strategies to achieve the required CO2 reductions and onsite renewables.



Proposed onsite renewables

9.0 Crime Impact Assessment

A consultation with the Designing Out Crime Officer has taken place in order to consider and resolve, where possible, any impact the proposed development may have on crime and antisocial behavior in the area. Following a detailed analysis with the DOCO the following measures have been incorporated into the proposals to help mitigate against any potential crime or antisocial behavior.:

1) Perimeter security – the Lancaster Grove frontage will have a low level wall backed with a hedge of up to 1.5m high to prevent the general public from freely entering the site and walking up to habitable room windows, whilst allowing a level of natural surveillance.
2) Perimeter Security - the front garden to the lower ground floor flat will have a 1.2m high gate to help define the private garden area.
3) Perimeter Security - to each side of the development the will be a 2.4m high metal railing with integrated gate. This will be designed with vertical flat metal so to impede any attempts to climb. Entry to the rear communal garden via the side gates will be via an access control system.
4) Perimeter Security - The rear garden will be bounded by a 1.8m high vertical timber boarded fence.
5) Entrance - audio and video access control systems will be provided to all units. there will be no trade button.
6) Entrance - the approach to the main entrance has been designed to minimise recesses and due to the fact it is raised from the street allows for surveillance to be maximised.
7) Entrance - the layout of the entrance has been designed so that post boxes are located internally within a foyer. Access beyond this point will be restricted to residents.
8) Utility - meters will be read electronically to avoid unauthorised persons having to enter the building, or alternatively they will located externally at ground level.
9) Bins+Bikes - the proposals have been designed to avoid direct access between the refuse stores and the communal areas. Access to both the bins and bikes will be externally via a lockable self-closing door. This will prevent anyone who manages to gain access to the bin store from entering the building.
8) Door+Windows - all doors and accessible windows will meet the relevant Secured By Design standards.

Any further recommendations by the DOCO will be addressed during the detailed design stage. Please refer to email opposite from Adam Lindsay (12.09.2014)

Adam.Lindsay@met.pnn.police.uk 15 September 2014 07:47
To: <t.weaver@johnpardeyarchitects.com>
RE: 11am on Friday the 12th September 5-7 Lancaster Grove / Crime Impact Assessment

1 Attachment, 1 KB

Tobi,

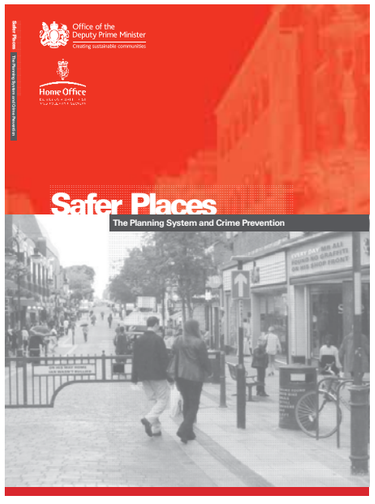
Further to our meeting of today I have the following notes.

1. All communal plus all residential doors will be to BS PAS 24-2012, or other acceptable enhanced security standard.
2. All opening and accessible windows will be to BS PAS 24-2012 with P1A rated laminated glass.
3. Gates to the side of the building will be self closing and locking to a height of 2.4 m of a design not easy to climb.
4. Perimeter of the site will be to 1.8m in height minimum of close boarded fence, or other appropriate material.
5. Access control will be audio and video with no trades button fitted.
6. Utility meters will be located in a central location or outside of the building.
7. Post will be delivered to a foyer in the building to individual letter boxes. A further BS PAS 24-2012 door will be fitted to prevent further entry into the building.
8. Low railings to the front of the building to maximise surveillance of accessible windows.
9. Bins and bikes. Self closing and locking doors which are fit for purpose.

Further information is available at www.securedbydesign.com

regards Adam Lindsay

Designing Out Crime Officer
Ruislip Police Station
The Oaks, Ruislip,
TP C&S North West
0208 733 3703
07825103933
Office Email: DOCOMailbox.NW@met.police.uk
www.immobilise.com



NEW HOMES
2014

10.0 Who We Are

John Pardey Architects have established themselves as one of Britain's leading practices in housing, with thirty-nine national design awards, including:

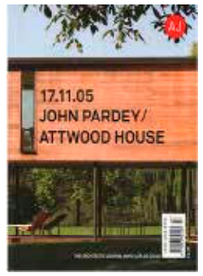
The Hind House (2008) in Wargrave was shortlisted for the Stephen Lawrence Award for the best new building under £1M in the 2009 Stirling Prize Awards. It won an RIBA regional Award in 2009.

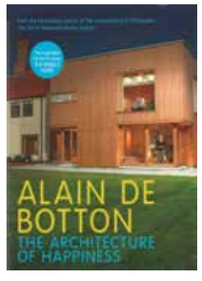
The Pooley House won the RIBA 'Downland Prize' in 2012.

The Watson House won an RIBA Regional Award in 2011 and was shortlisted for the RIBA 'Manser Medal'.

John Pardey Architects were voted as one of Britain's top ten practices for one-off houses in Grand Designs magazine 2012.

The Trewarren House in Pembrokeshire won an RIBA Regional Award in 2013 and the **Gold Medal** for Architecture in Wales.





Hind House, Wargrave. RIBA Award winner 2009. Finalist for the Stirling Prize Stephen Lawrence Award 2009 and the Grand Designs' Best New House in Britain Award

Duckett House, New Forest

Attwood House, Wargrave. RIBA Award winner 2006. Winner of the Grand Designs' Best New Remodelled House in Britain

Spence House, Wargrave. RIBA Award winner 2001

Trewarren House, West Wales. RIBA Award 2013 and Gold Medal Award for Architecture in Wales 2013

Terraced housing , Denham