

5 Access

5.1 Access

5.1.2 Internal Access / Inclusive Access

5.2 Secure By Design



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.

5.1.2 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



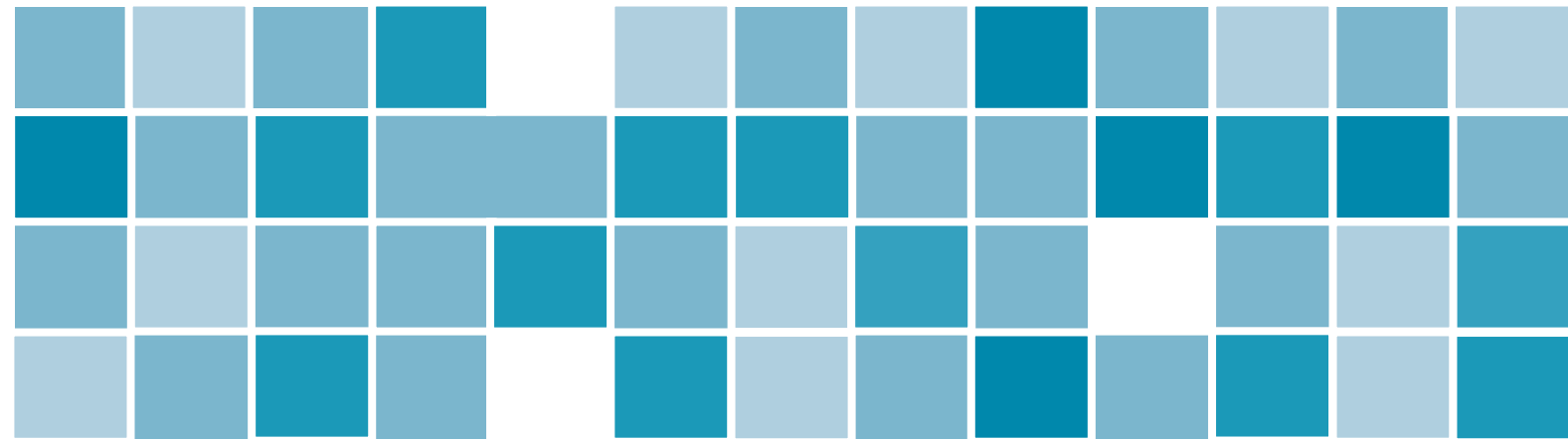
The proposal has been designed to consider security and safety from an early stage in the design development process having regard to Camden's Core Strategy Policy CS17 on 'Making Camden a Safer Place' and guidance contained within Camden's Planning Guidance document on Design CPG1 on . A key aim of the design process, was to seek to reduce opportunities for crime, the fear of crime and to create a more safe and secure environment. This included a meeting with the Designing Out Crime Officer on the 26th January 2015.

In line with CPG1 set out below are the key elements of the design that the Council will expect to see addressed in planning applications with respect to safety and security:

- Access; the buildings main elevation addresses the street with an active frontage at ground floor where the day centre is located and apartments with overlooking winter gardens across its length. The main entrance will serve as the common entrance for all users and will be managed at by staff at a reception. Staff admin offices have been situated in an overlooking position to the lobby to provide additional security. The secondary entrance will serve as maintenance and delivery access, and will be controlled by a secure gate which is managed by staff via audio and video controls.
- Ownership; the building has been designed with clear delineation between the public spaces on the ground floor which form the day centre and private dwellings on the first floor and above. A clear line of security will be defined at lifts and stairwells with a fob system for residents and staff only. Further lines of security will be in place at each dwellings front door. The day centre will have clear line of security situated at the main entrance lobby where access to the restaurant and lounge can be controlled.
- Boundaries; The buildings walls, windows and doors will be specified to BS standards to minimise risk of attack or theft. There are two garden courtyards which have boundaries the Crogsland road these will prevent access by the use of tall walls and a combination of railings with planting. In addition garden courtyards are overlooked by the buildings public and active frontages.
- Communal layout; the communal areas of the proposal have been designed to provide light comfortable spaces where there are secure views to external gardens and the street. Secure staff areas have clear lines of sight to these communal areas and form part of the buildings active frontage.
- Activity; The building will provide a day centre for people with needs in the community and extra care housing these uses are highly compatible as residents will make good use of the day centre. Due to staffing requirements for the residents and day centre it is likely that the building will a maintain 24h staffing therefore improving security for potentially vulnerable residents.

In addition, specific design features were discussed with the Designing Out Crime Officer and incorporated into the design / management features of the proposed development:

- All communal and all residential doors will be BS PAS 24- 2012 or LPS 1175 sr 2 or higher. This will include other entry ways into the building such as secondary entrance, bin store doors etc.
- All opening and accessible windows will be to BS PAS 24- 2012 or other acceptable standard with P1A rated laminated glazing.
- Access control will be audio and video.
- Lifts will have fob control to operate the lift. The doors to the stairs will be to BS PAS 24-2012.
- Utility meters will be located in a central secure location.
- If stud partition is used then 9mm plywood or expanded metal mesh is required to be fitted within the plasterboard.
- External gates should be locked with 2 mag locks.
- The design of the perimeter wall will prevent climbing.



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 Greengage LLP. Based on this information, the Proposed Development is targeting a percentage of 68.21% towards meeting the minimum standards and pursuing a BREEAM 'Very Good' rating. Furthermore, an aspirational route has been identified for the Proposed Development to potentially attain a score of 73.35% and meet the minimum standards towards a BREEAM 'Excellent' rating, in line with the Employer's Requirements for the scheme. Where an 'Excellent' rating is to be targeted, it is recommended a safety margin of 3-4% above the required scoring threshold of 70.00% is provided to allow the desired rating to be safely targeted.

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.

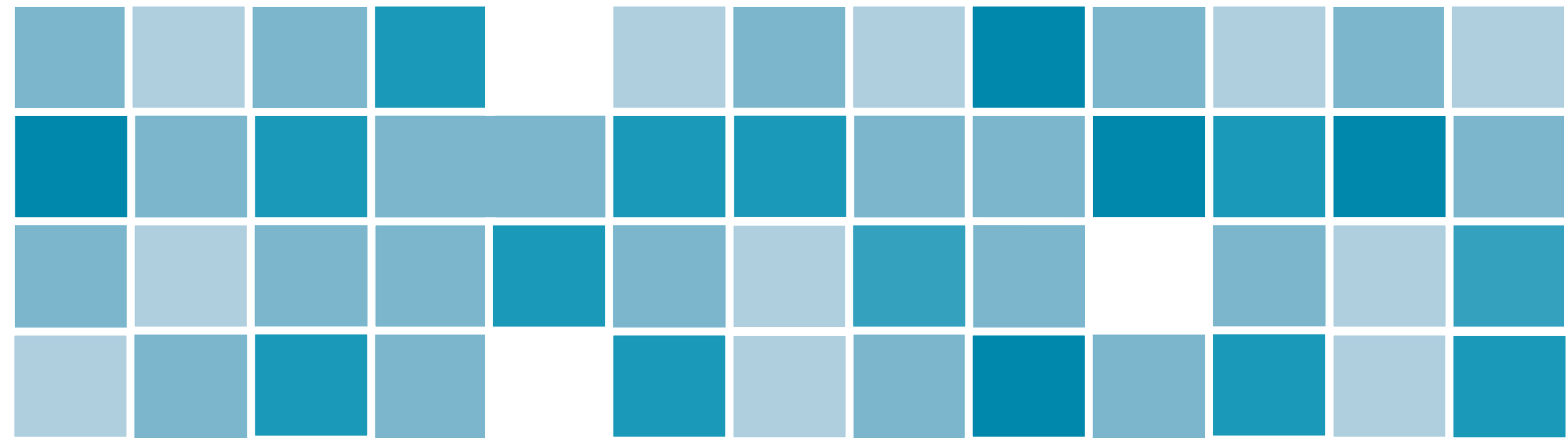
A separate clinical refuse container will be collected separately by a private collection service.

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 to 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