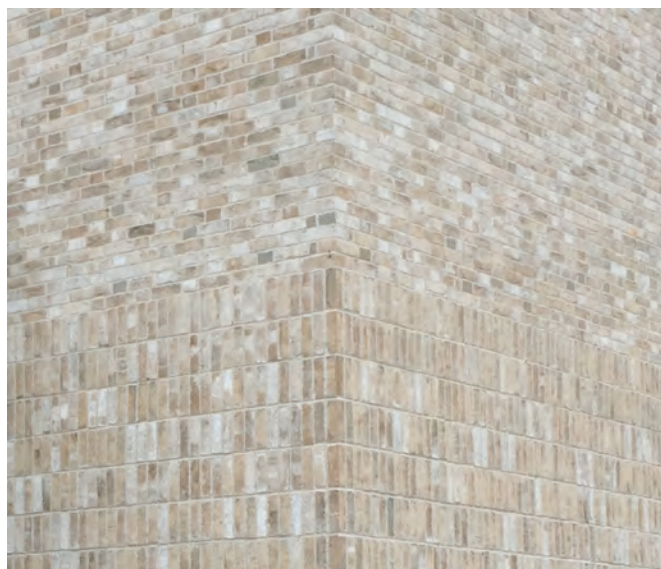




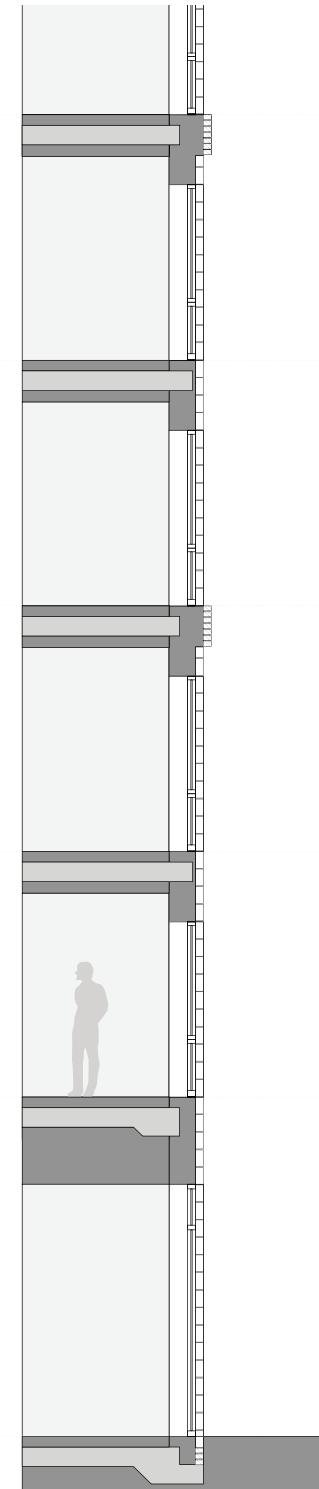
- Elevations are laid out in a simple symmetrical grid with bays marked by recessed panels. Soldier stack bond panels will articulate the facades and provide detail to parapets.
- The character of the elevations will be enriched with full brick-deep reveals, brick cills and metal details: punched metal screens and embossed panels. These provide screening to balconies whilst giving sufficient protection against the urban environment beyond.
- Winter gardens are to be simple frameless structural glass, set behind balcony screens to provide continuity in the elevations.
- A restrained material palette that responds to and balances the mixed palette of the estate is proposed.



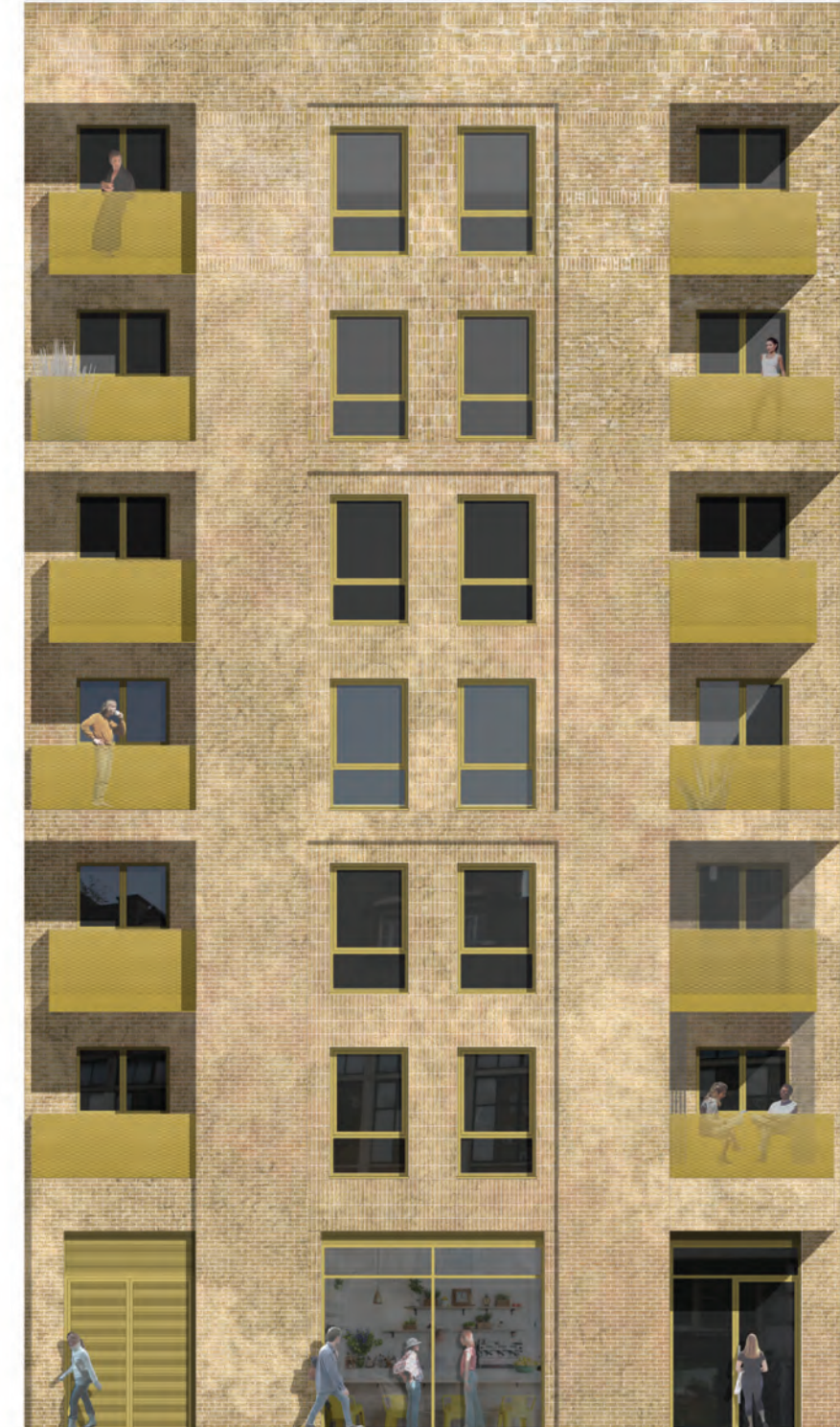
an example of soldier stacked bond



Section through corner balconies and winter gardens



Section through central bay



Robert Street elevation

Materials

The intention is to develop a neutral and subtle material palette that responds and balances the mixed palette of the estate.

At the One Stop Shop site, we propose a strong brick tone to compliment the uniform yellow context of Rydal Water, The Tarns, and Cartmel.

The character of the elevations will be enhanced with metal details and punched metal screens to balconies.

Brickwork:

A soft beige to yellow stock brick, sand faced, with a large variation of colours, white, buff, yellow colour. Each brick to also have a variation of colour.

Balustrading:

Balcony screening to be bespoke, flat steel frame with "bridge slot" perforation to metal panel with free opening area as per Acoustic report. All elements to be Polyester Powder Coated (PPC) as per schedule to the right.

Gates:

The Communal gates to use a perforated metal in pattern to match the balcony screening all within a steel frame, all elements to be Polyester Powder Coated (PPC) as per schedule to the right.



Proposed Material Palette for the Former One Stop Shop Site

Former One Stop Shop Specification Key

1. External Walls:

Pale yellow stock clay brickwork (refer to description to left) with natural-White mortar, recessed joints.
Pre-cast brick sills, with metal drip detail
Pre-fabricated Full brick lintels
Brick on edge coping. For full parapet details including coursing and bond, refer to planning drawings.
Bespoke PPC (RAL 8000) (a) metalwork MVHR extract grilles to each unit, as shown on elevations.
215mm deep brick reveal to all windows reveals
Aluminium clad canopy to match windows below.

2. Balconies

Horizontal balustrade flat bar at top of balustrade. Balustrade screen to be slot holes perforated as described to the left. PPC Pearl Gold (RAL1036) (b)
Concrete soffit to balcony.

Wintergardens to be frameless structural glass floor to soffit height set behind balcony line.

Windows & Doors:

3 Front external doors to individual properties and common parts:
Iroko timber composite door to PAS24.

Composite timber & aluminium windows, PPC Green Brown (RAL 8000) finish generally (a), max frame size 54mm
PPC RAL 8000 Terrace Doors

Roofs & Amenity Spaces:

Green/brown roof
Roof access hatch



A new communal garden is proposed to fill the space between the existing and new residential blocks with direct access from Rydal Water and the new housing block.

Creating clear boundaries to the garden aims to encourage more active use by the residents whilst maintaining visual amenity from the street with the mix of planting. The proposals along the Robert Street edge have a more public face with formal hedges and seating areas. The more private spaces are set deeper within the garden and include informal play opportunities and raised beds for residents.

An accessible parking bay accessed from the existing service road is provided to the north of the garden on the public side of the garden boundary.

Garden entrances are from Robert Street and the closed off service road to the north so that residents can choose to enter their flats through the courtyard garden.

The existing willow tree is to be retained and pruned as necessary. The public realm at the north of the new block is widened to create a small seating area below the willow tree and an active street frontage to the corner of the commercial unit.

A series of varied hedges will provide visual privacy between the garden and street dividing the tree canopy space to be experienced by both the residents and public.

A new hedge will provide separation between the Rydal Water garden and The Tarns. A ground surface of fixed pebbles will define the threshold to allow for mosses and lichens to colonise the surface.

Vehicle gates and a clear route through the garden provide access for emergency vehicles to the existing Rydal Water block.

-  Existing trees retained
-  Existing trees removed
-  New trees
-  New fruit tree
-  New special trees on corners



Mulberry tree planted on the edge of the garden



Trained trees



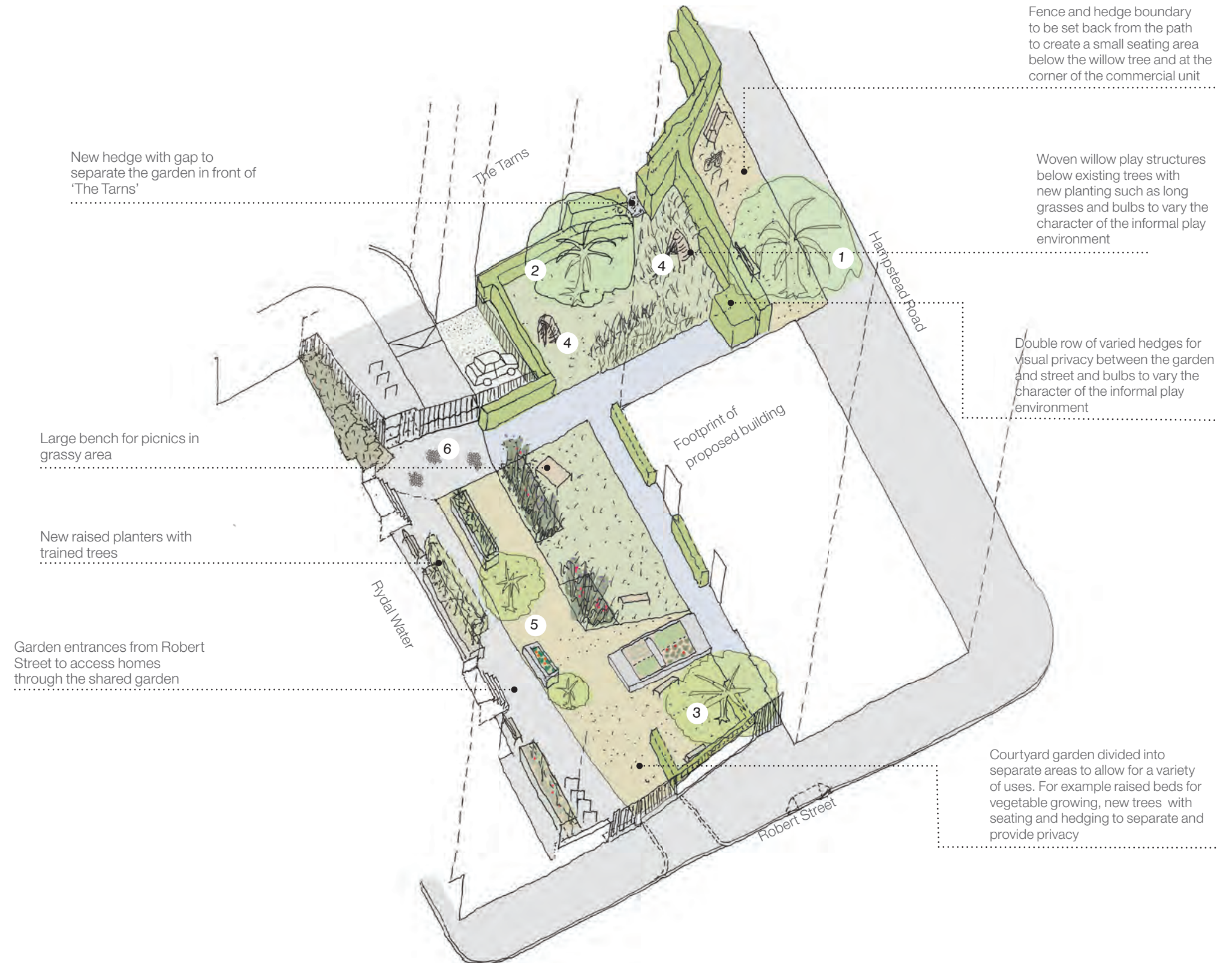
Landscape and public realm plan

AREA 1: HAMPSTEAD ROAD | FORMER ONE STOP SHOP

The proposed communal garden around the Former One Stop Shop is made up of a number of distinct garden rooms, with varying degrees of privacy and shelter depending on aspect and outlook. The character of the space to the north is strongly influenced by the existing willow tree, which is proposed to be pruned and retained and supplemented by a second willow.

A hedge underneath gives a separation between the widened pavement to Hampstead Road, with benches and cycle stands, and a more enclosed wildlife garden with long grasses and woven willow play structures. A gap in the hedge also provides a route to the redesigned space in front of the Tarns.

The space between the existing building (Rydal Water) and the proposed building will be enclosed with hedges and gates to encourage stronger uses between the residents of the existing and proposed new building. Grass, picnic tables and benches as well as communal planting beds and new fruiting and flowering trees invite a number of different activities, from informal play, socialising and resting to food growing.





Trees

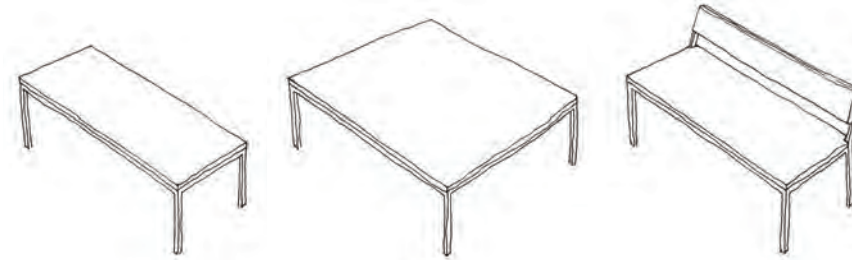
The existing willows along Hampstead Road are an unusual and generous feature on a busy London Road and by careful pruning and structural design of the building foundation this will be able to be retained. It is to be supplemented by a second new willow, '*Salix babilonica*' with decorative contorted branches and leaves. Woven willow play structures will provide play interest and can be repaired or added to with prunings from the willow trees.



Willow tree

Furniture

We proposed a family of benches across the whole estate that suits the architecture of the original buildings as well as the proposed. They touch the ground lightly and reflect the fine detailing in areas on the estate that are tactile and can be seen from up close. Frames from small sections of polished stainless steel are topped with fine slats of self weathering and low maintenance FSC iroko wood.



Family of benches [Stainless steel + iroko]



1. Existing willows along Hampstead Road provide distinct character to the site



4. Woven willow play structures



2. Proposed: *Salix babilonica*



3. Proposed: *Cercis Canadensis*



In the sunnier aspects of the garden, fruit and blossom trees such as Mulberry trees (*Morus nigra*) the Eastern redbud (*Cercis canadensis*) provide seasonal interest for wildlife and people. Trees here are planted directly in a waterbound gravel, so that there is no distinction between the walkable and playable surface and the tree pits.



5. Trees in Breedon Gravel



6. Granite setts within concrete path surface

Compliance plans

Waste provision

Refuse & Recycling Stores are located on the ground floor, within 10m of refuse vehicle collection points and 30m of residential flats.

The total capacity of the bins located within the stores have been calculated to comply with LB Camdens Planning guidance. The requirements for Code for Sustainable Homes have also been achieved and/or exceeded using the above calculation.

The proposed general and recycling provision per site is proposed as per the table below.

Commerical Bin Stores:

The attached proposals include separate commercial storage areas calculated upon Camdens guidance of 1cubic metre of storage per 300-500sqm.

| Former One Stop Shop (Rydal Water) | | | | | |
|---|--------------|------------------------|-------------|----------------|-------------|
| Unit Type | No. of Units | o/a Camden requirement | | Total | |
| | | waste (tres) | bikes (min) | Waste (Litres) | bikes (min) |
| 1 Bed | 15 | 200 | 1 | 3000 | 15 |
| 2 Bed | 6 | 250 | 1 | 1500 | 6 |
| 3 Bed | 3 | 350 | 2 | 1050 | 6 |
| 4 Bed | 0 | 400 | 2 | 0 | 0 |
| Totals | 24 | | | 5550 | 27 |
| Total No of 1280L General Waste bins required | | | | 3.0 | |
| Total No of 1280L Recycling Waste bins required | | | | 1.3 | |
| Commerical Space = 184sqm No. of 360L Bins Provided | | | | 3.0 | |

Secured by Design

Following advice from Camden's Architectural Liaison Officer, the following has been incorporated into the proposals:

- defined open space, clear visual links to assist surveillance.
- Directed routes.
- Access control to block.
- "sterile lobby" to flat entrances.
- Further attention will be required to specifying ground floor windows and doors.

London Housing Design Guide

All the new homes are designed to meet LHDG standards. These are some of the key standards relevant to this project:

- All internal areas meet LHDG standards.
- Homes with 3 or more bedrooms have either two living spaces or the ability to divide living rooms.
- Natural Light is provided to the core via windows at upper levels.
- An 8 person fire fighting lift is provided for upper levels.
- Cycle storage is communal and accessible at ground floor.
- There is a communal bin store which is separate to the commercial refuse provision.
- There is a post lobby within the flat entrance.





Wheelchair Accessible Plans

The standards set out within Camden Wheelchair Housing Design Brief 2013 have been incorporated into the proposed layouts. See diagram 1 opposite, which indicates the main access zones and corridors widths.

Compliance has been achieved in circulation zones and general access criteria. Following a meeting with the Access Officers at Camden, an order of priority was agreed to achieving accessible layouts within the restrictions imposed by site footprints & surrounding context.

Officers also agreed that an accessible lift access would be acceptable given this site cannot deliver ground level residential accommodation.

Lifetime Homes

All flats have been designed to meet the 16 No. Lifetime Homes design criteria.

Diagram 2 opposite indicates a typical 2 Bed flat internal layout. This demonstrates main LTH access zones and corridor widths.

Level access is included from the street and lift (1100 x 1400mm) access is provided to all floors. Common circulation space includes 1500 turning circles to lift lobbies and 1200mm wide hallways, common stairs are also to LTH standards.

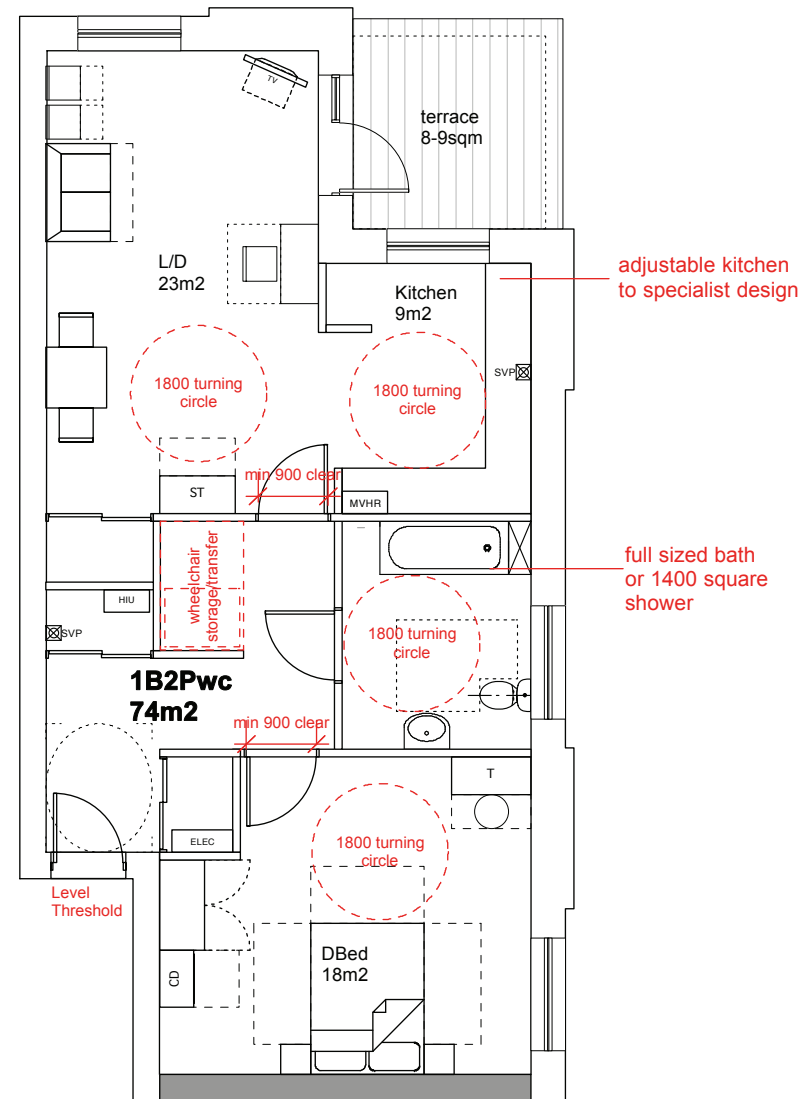


Diagram 1: Wheelchair unit 1 bed option.

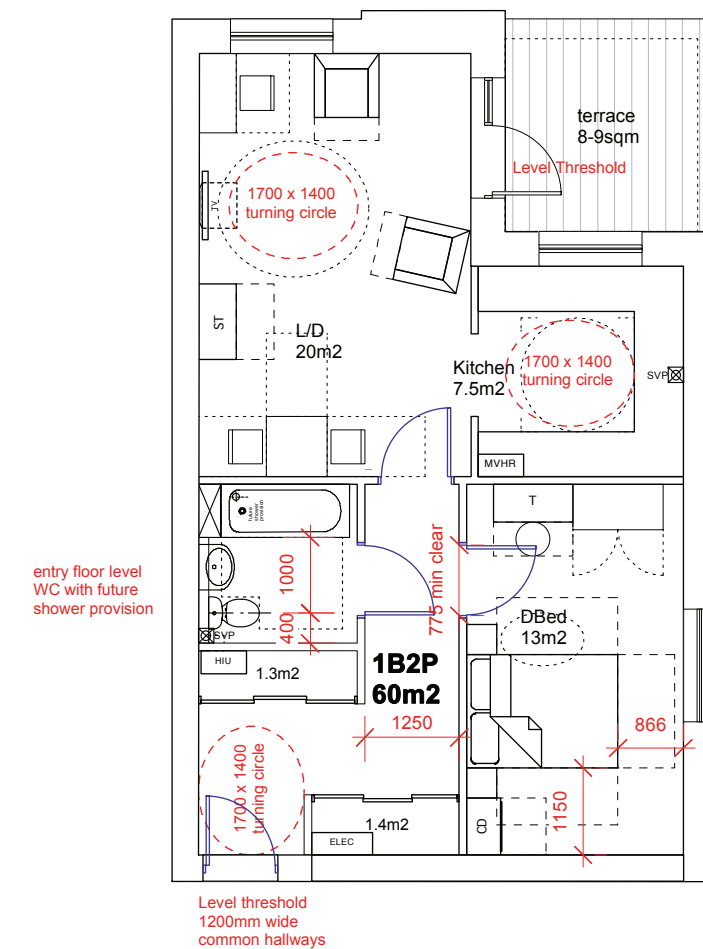
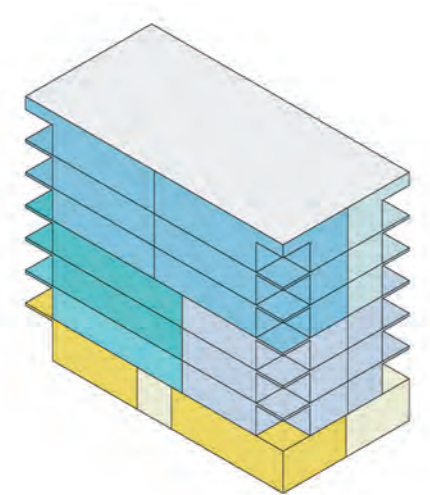


Diagram 2: example unit lifetime homes criteria

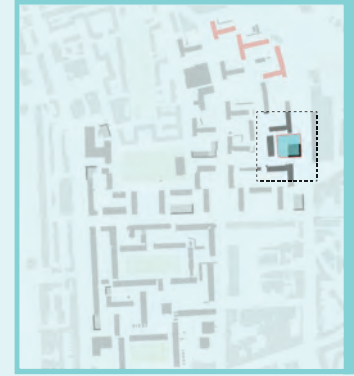
One Stop Shop proposed areas and relevant data.

| DWELLING REFERENCE | LHDG AREA | TOTAL RESIDENTIAL NIA-Flat | DWELLING TYPE | HABITABLE ROOMS |
|---------------------|-----------|----------------------------|---------------|-----------------|
| Plot-Level-Unit | sq.m | sq.m | xBxP | |
| GROUND FLOOR | | | | |
| FIRST FLOOR | | | | |
| S2-01-01 | 50 | 56 | 1B2P | 2 |
| S2-01-02 | 50 | 56 | 1B2P | 2 |
| S2-01-03 | 50 | 60 | 1B2P | 2 |
| S2-01-04 | | 89 | 2B4P WCH | 3 |
| SECOND FLOOR | | | | |
| S2-02-01 | 50 | 56 | 1B2P | 2 |
| S2-02-02 | 50 | 56 | 1B2P | 2 |
| S2-02-03 | 50 | 60 | 1B2P | 2 |
| S2-02-04 | 86 | 89 | 3B5P | 5 |
| THIRD FLOOR | | | | |
| S2-03-01 | 50 | 56 | 1B2P | 2 |
| S2-03-02 | 50 | 56 | 1B2P | 2 |
| S2-03-03 | 50 | 60 | 1B2P | 2 |
| S2-03-04 | 86 | 89 | 3B5P | 5 |
| FOURTH FLOOR | | | | |
| S2-04-01 | 50 | 56 | 1B2P | 2 |
| S2-04-02 | 50 | 56 | 1B2P | 2 |
| S2-04-03 | 70 | 75 | 2B4P | 3 |
| S2-04-04 | 70 | 75 | 2B4P | 3 |
| FIFTH FLOOR | | | | |
| S2-05-01 | 50 | 56 | 1B2P | 2 |
| S2-05-02 | 50 | 56 | 1B2P | 2 |
| S2-05-03 | 70 | 75 | 2B4P | 3 |
| S2-05-04 | 70 | 75 | 2B4P | 3 |
| SIXTH FLOOR | | | | |
| S2-06-01 | 50 | 56 | 1B2P | 2 |
| S2-06-02 | 50 | 56 | 1B2P | 2 |
| S2-06-03 | 70 | 75 | 2B4P | 3 |
| S2-06-04 | 70 | 75 | 2B4P | 3 |

| UNIT SUMMARY | |
|--------------|-----------|
| 1B2P WCH | |
| 2B3P WCH | |
| 2B4P WCH | 1 |
| 1B2P | 15 |
| 2B3P | |
| 2B4P | 6 |
| 3B5P | 2 |
| 3B6P | |
| 4B6P | |
| 4B7P | |
| Total | 24 |



| | |
|-----------------|-----------|
| Commercial unit | |
| Common areas | |
| 1B2P | 15 |
| 2B4P | 7 |
| 3B5P | 2 |
| Total | 24 |



6.1.2

6.1.2 NEWLANDS PLOT

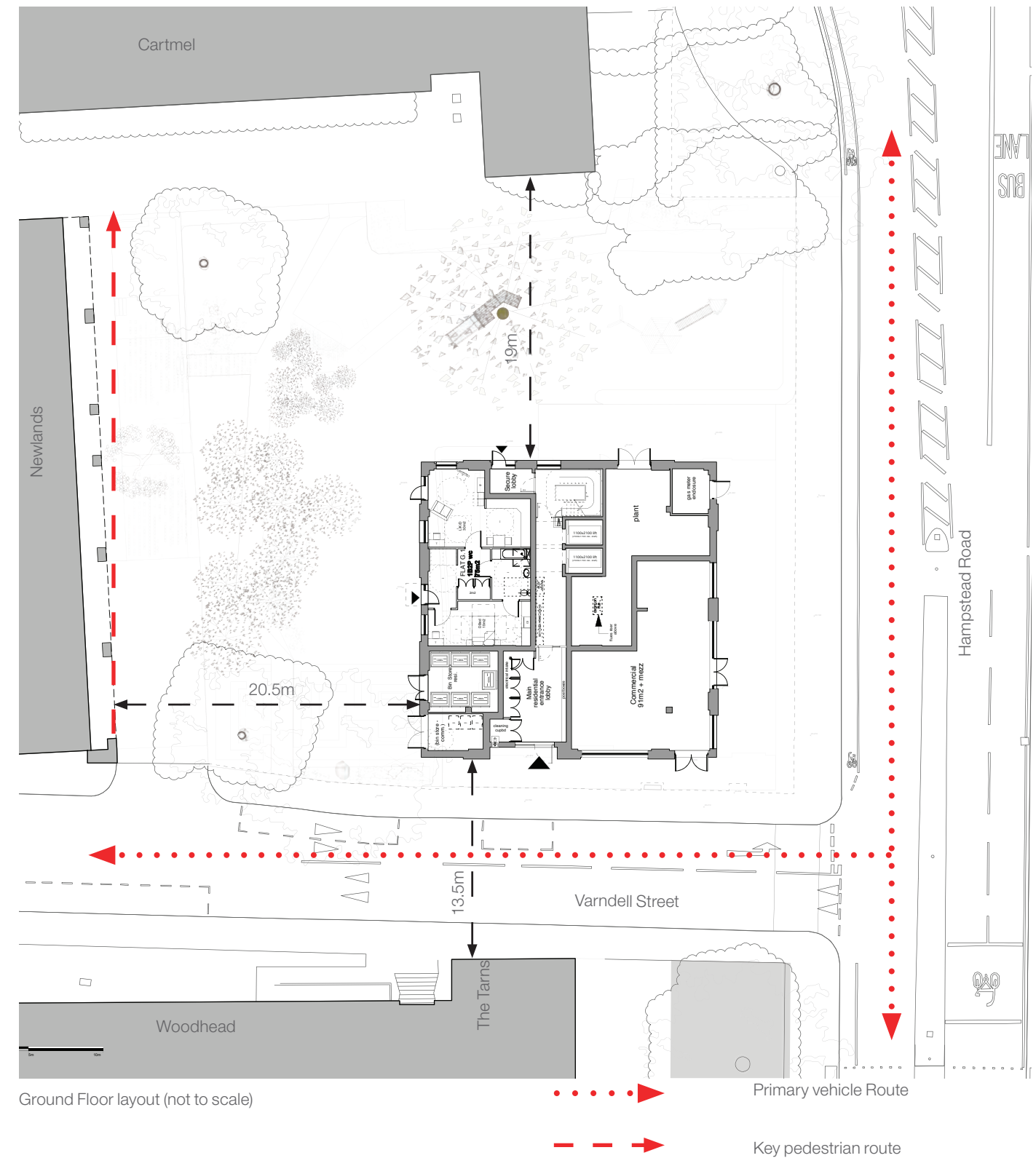
AREA 1: HAMPSTEAD ROAD | NEWLANDS PLOT

6.1.2 Area 1: Newlands

The new housing block proposed for Newlands site is an 11 storey block, that is square in plan and sits on the Southeast corner of the plot. The building terminates the estate on Hampstead Road and signifies the route from Regents Park, along Varndell Street. If HS2 goes ahead and the west entrance and forecourt to Euston Station is developed, this building will form a focal point, signifying an arrival into London from the railway and locating the new Euston station entrance to pedestrians and cyclists.

The accommodation includes 32 dwellings and a ground floor commercial unit accessed from both Varndell Street and Hampstead Road.

The design mirrors the One Stop Shop with a focus on symmetry and hierarchy. Balconies on all four corners provide dual aspect accommodation and create dynamic elevations which will respond directly and strongly to the streets and the emerging new context.

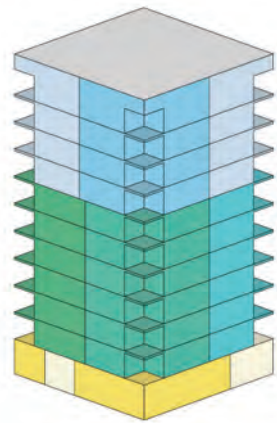




The layout for the block is a simple stacking plan with 4 flats at each level around a central core. The ground floor is a 1bed wheelchair unit. First to sixth floors provide large family homes in maisonettes, with 1 and 2 bed units on the floors above.

The 2 bed units on the Northwest corner of the building also have the capacity to be converted to provide further wheelchair homes; refer to the plans adjacent to explain how a 2 bedroom unit could also be converted to provide a 1 bed wheelchair home.

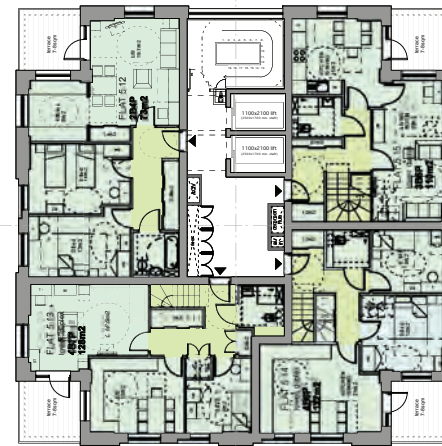
(Note plans are not to scale. Please refer to planning drawings).



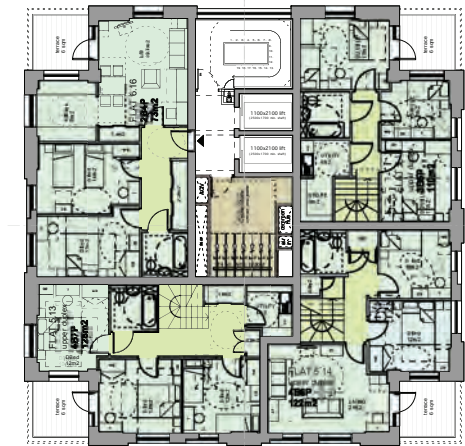
| | | |
|--|-----------------|----|
| ■ | Commercial unit | |
| ■ | Common Areas | |
| ■ | 1B2P | 9 |
| ■ | 2B4P | 14 |
| ■ | 3B5P | 3 |
| ■ | 4B6P | 3 |
| ■ | 4B7P | 2 |
| Total | | 32 |



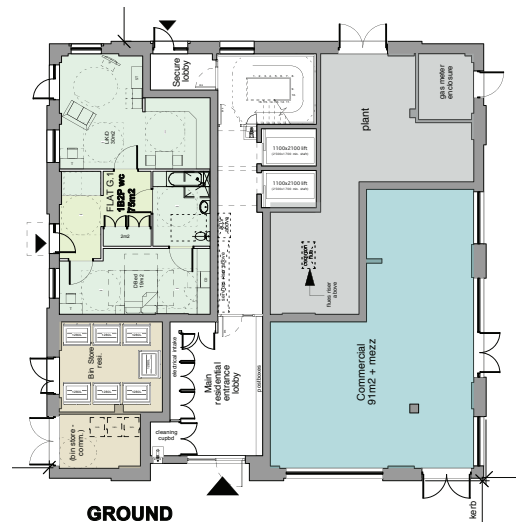
Floor Type A - flats:
7th, 8th, 9th, & 10th floors



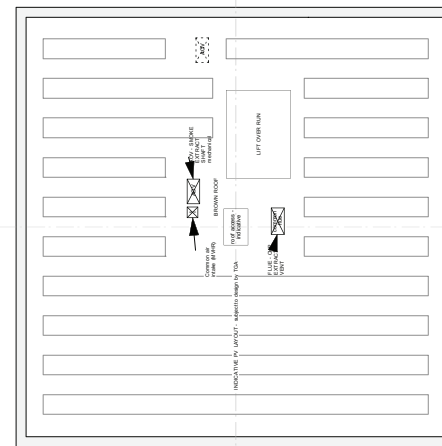
Floor Type B - lower duplexes:
1st, 3rd, & 5th floors



Floor Type C - upper duplexes
2nd, 4th, & 6th floors



GROUND



ROOF



Floor Type C - upper duplexes
with a possible 1Bed wheelchair unit option

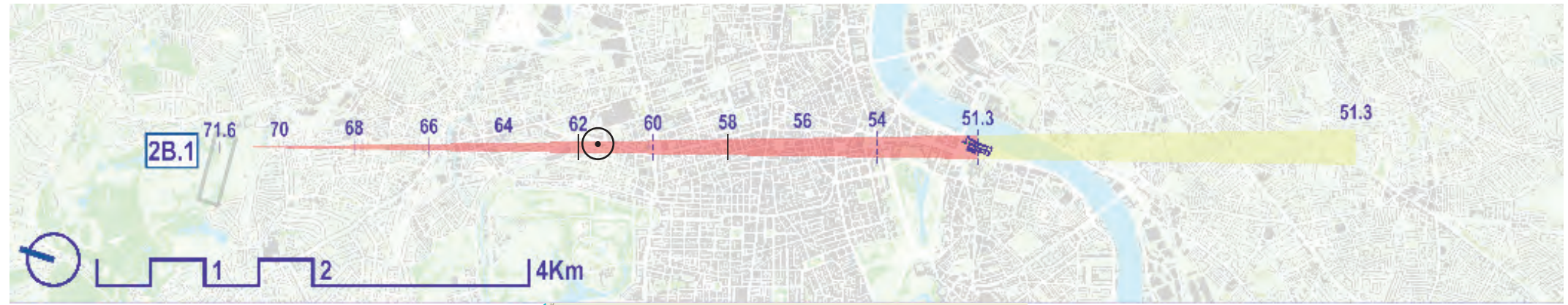
- Domestic
- Commercial
- Bins & Bikes
- Plant

Floor plans for Newlands Plot (not to scale)

Plot 4: Newlands Plot Unit Schedule

View management: View 2B.1

The Newlands site on Hampstead Road falls within Viewing Corridor 2B.1 (Parliament Hill to Palace of Westminster), and is close to Viewing Corridor 4A.1 (Primrose Hill to St. Paul's). From an initial analysis of the Viewing Corridor, based on the London Plan SPG documents, the lowest point of intersection with the site is approximately at +61.50 above Ordnance Datum *. The height of Plot 4 Newlands Site, has been set at this height +/- 25mm and should therefore not impact on the viewing corridor.



View 2B.1 - Parliament Hill to Palace of Westminster, reproduced from LVMF appendix D

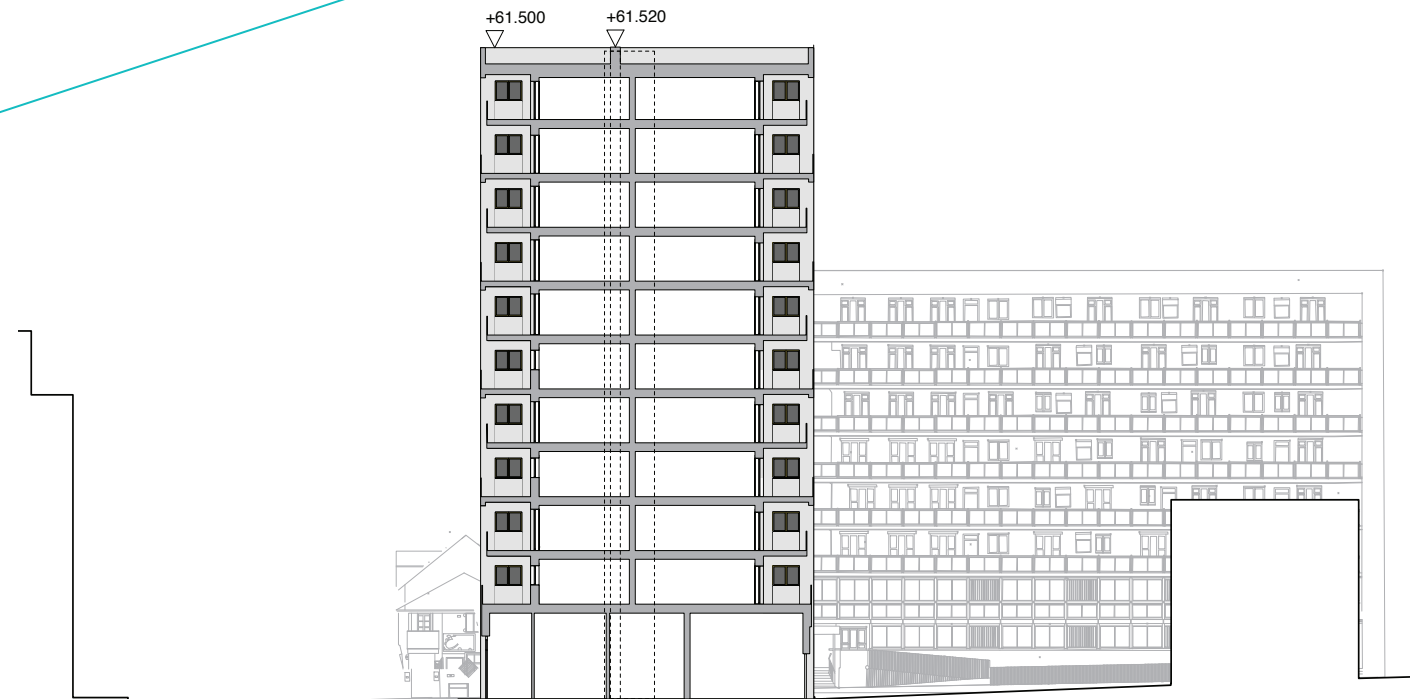
* Statements on views are indicative only and should be confirmed by detailed and specialist survey analysis



Photograph from Parliament Hill towards Palace of Westminster, reproduced from LVMF appendix D



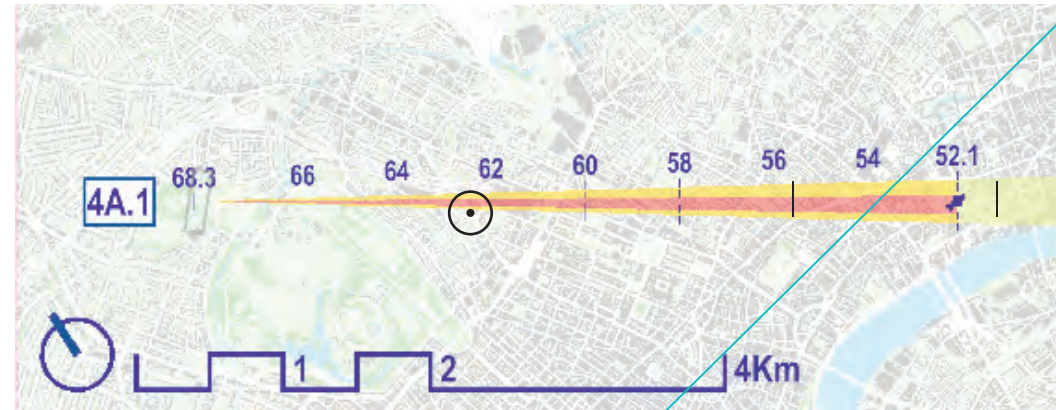
View 2B.1 - Parliament Hill to Palace of Westminster, photograph taken from assessment point on 6.5.2015



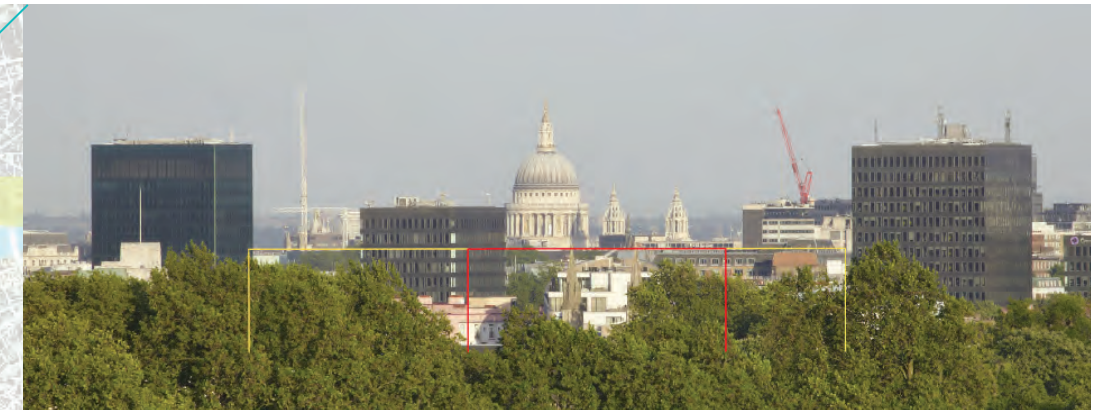
Section through Hampstead Road and plot 4, Newlands plot, looking South (not to scale)



The Newlands site on Hampstead Road is located close to, but outside, Viewing Corridor 4A.1 (Primrose Hill to St. Paul's). From an initial analysis of the Viewing Corridor, based on the London Plan SPG documents, the lowest point of intersection with the site is approximately at +62.50 above Ordnance Datum. The height of Plot 4 Newlands Site, has been set below this height.



View 4A.1 - Primrose Hill to St. Paul's, reproduced from SPG



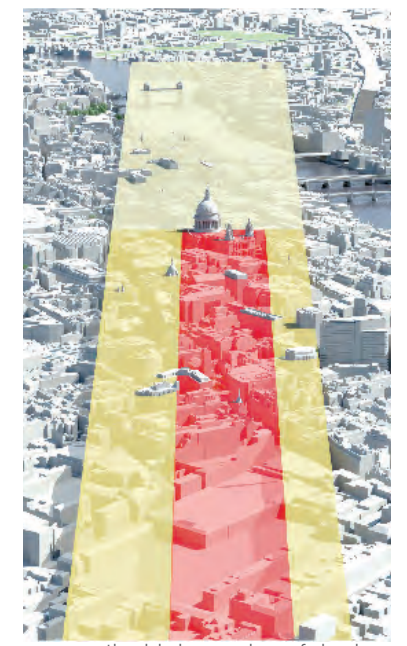
Photograph from Primrose Hill towards St Pauls Cathedral, reproduced from LVMF appendix D



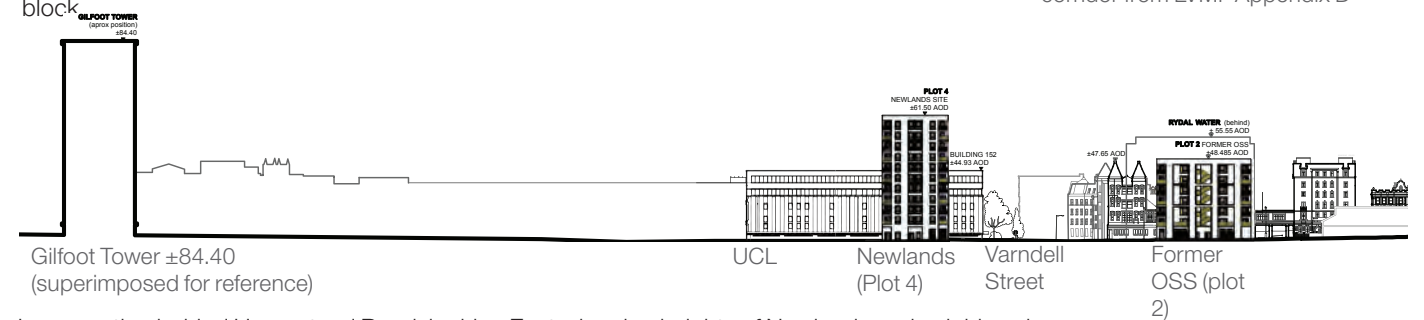
View 4A.1 - Parliament Hill to Palace of Westminster, photograph taken from assessment point on 6.5.2015



Photomontage showing view from Varndell Street looking East with impression of Newlands block



perspective birds eye view of viewing corridor from LVMF Appendix D



Long section behind Hampstead Road, looking East, showing heights of Newlands and neighbouring buildings.

Elevations

In anticipation of the future raised Hampstead Road level, ground floor commercial units will have a double height and an open street frontage to both Varndell Street and Hampstead Road. This will enable dual level access to the units in the case that Varndell Street and Hampstead Road are set at separate heights. As a peninsular block, the 3 key elevations will need to be active and therefore maintaining visual and physical connection from both streets is an important aspect of this proposal.

Corner balconies and dual aspect flats continue to animate the façades at upper levels.

The building's stair core is clearly expressed within the facade of the North elevation, to both animate the building as it faces the railway and to give panoramic views to the North of the city from the common areas.

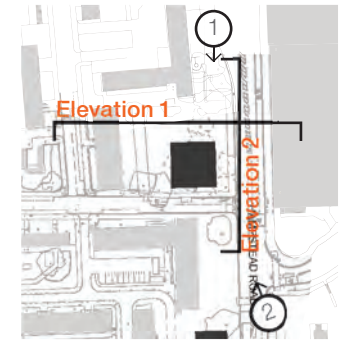
The architecture responds directly to the proposals for the former One Stop Site, reinforcing a bookend approach and anchoring and integrating the estate more positively to Hampstead Road.



View 1 Hampstead Road looking South, with the proposed Newlands plot beyond Cartmel



Elevation 1: the staircase is clearly expressed



Key plan



View 2 Hampstead Road looking North with the proposals for the former One Stop Shop in the foreground and the proposed building on Newlands plot forming a bookend to the space in front of the Tarns.



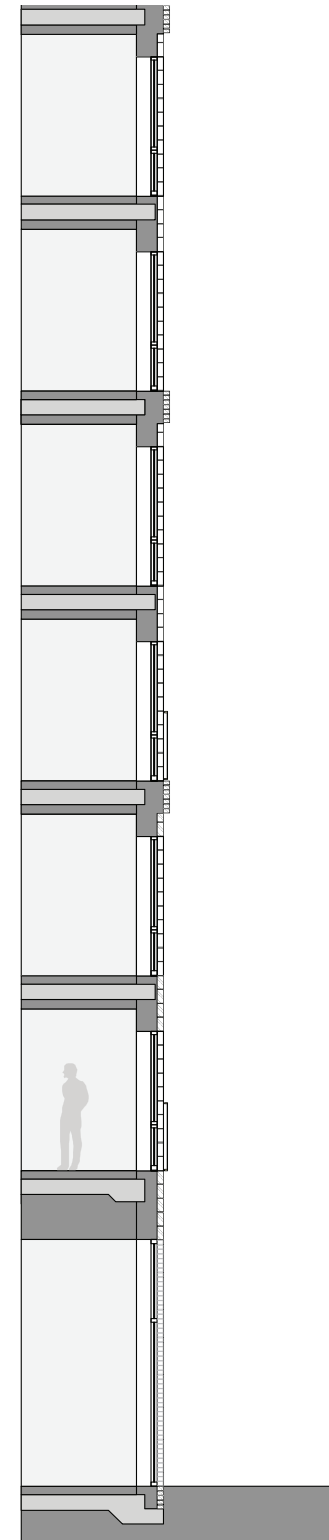
- Elevations are laid out in a simple symmetrical grid with bays marked by recessed panels. Soldier stack bond panels will articulate the façades and provide detail to parapets.
- The character of the elevations will be enriched with full brick deep reveals, brick cills and metal details, including punched metal screens and embossed panels that will provide screening to balconies whilst providing sufficient protection from the urban environment beyond.
- Winter gardens are to be simple frameless structural glass, set behind balcony screens to provide continuity in the elevations.
- A restrained material palette that responds to and balances the mixed palette of the estate is proposed.



Elevation 2



Section through corner balconies and winter gardens



Section through central bay



Hampstead Road / corner of varndell street part elevation

AREA 1: HAMPSTEAD ROAD | NEWLANDS PLOT

Materials

The intention is to develop a neutral and subtle material palette that responds and balances the mixed palette of the estate.

At the Newlands site, we propose a strong brick tone to compliment the uniform yellow context of Rydal Water, The Tarns, and Cartmel.

The character of the elevations will be enhanced with metal details and punched and embossed screens to balconies.

Brickwork:

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Balustrading:

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Gates:

The Communal gates to use a perforated metal in pattern to match the balcony screening all within a steel frame, all elements to be Polyester Powder Coated (PPC) as per schedule to the right.



Proposed Material Palette for the Newlands Plot

Newlands Plot Specification Key

1. External Walls:

Pale yellow stock clay brickwork (refer to description to left) with natural-White mortar, recessed joints.
Pre-cast brick sills, with metal drip detail
Pre-fabricated Full brick lintels
Brick on edge coping. For full parapet details including coursing and bond, refer to planning drawings.
Bespoke PPC (RAL 8000) (a) metalwork MVHR extract grilles to each unit, as shown on elevations.
215mm deep brick reveal to all windows reveals
Aluminium clad canopy to match windows below.

2. Balconies

Horizontal balustrade flat bar at top of balustrade. Balustrade screen to be slot holes perforated as described to the left. PPC Pearl Gold (RAL1036) (b)
Concrete soffit to balcony.

Wintergardens to be frameless structural glass floor to soffit height set behind balcony line.

Windows & Doors:

3 Front external doors to individual properties and common parts: Iroko timber composite door to PAS24.

Composite timber & aluminium windows, PPC Green Brown (RAL 8000) finish generally (a), max frame size 54mm
PPC RAL 8000 Terrace Doors

Roofs & Amenity Spaces:

Green/brown roof
Roof access hatch