

05 design proposal

amenity

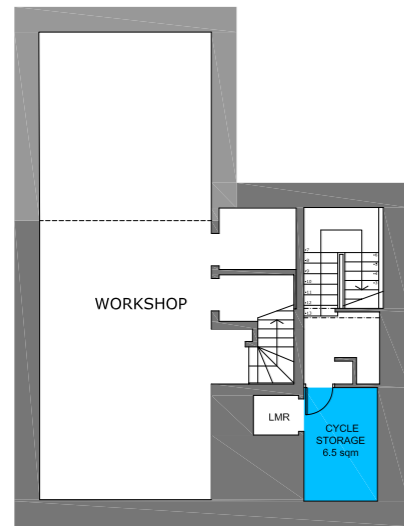


fig 05 12 basement

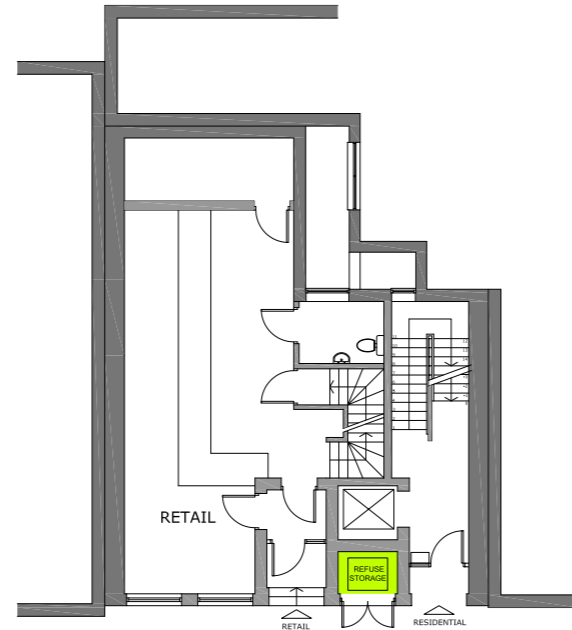


fig 05 13 ground floor

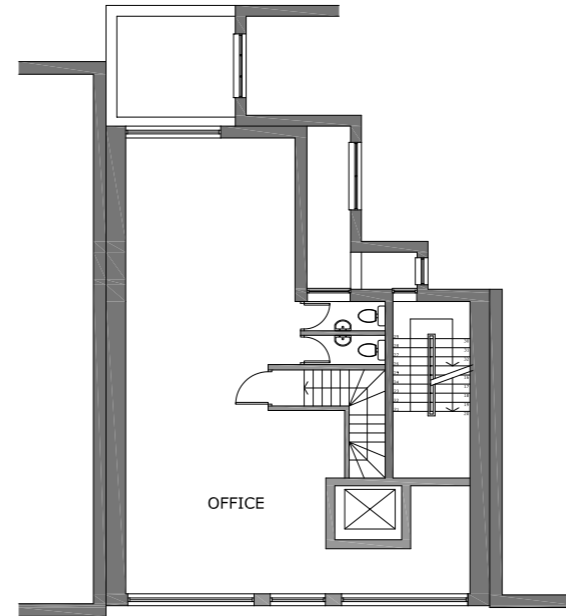


fig 05 14 first floor

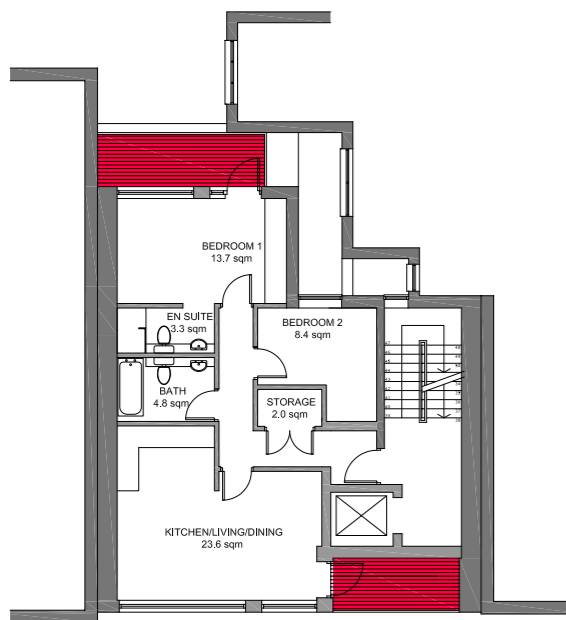


fig 05 15 second floor

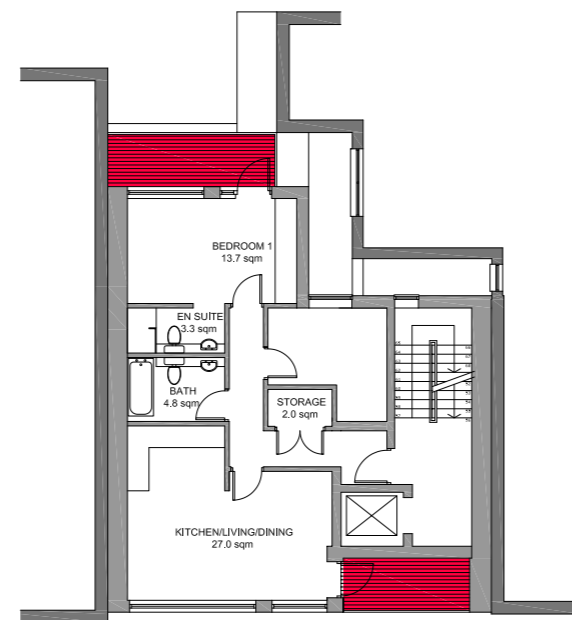


fig 05 16 third floor

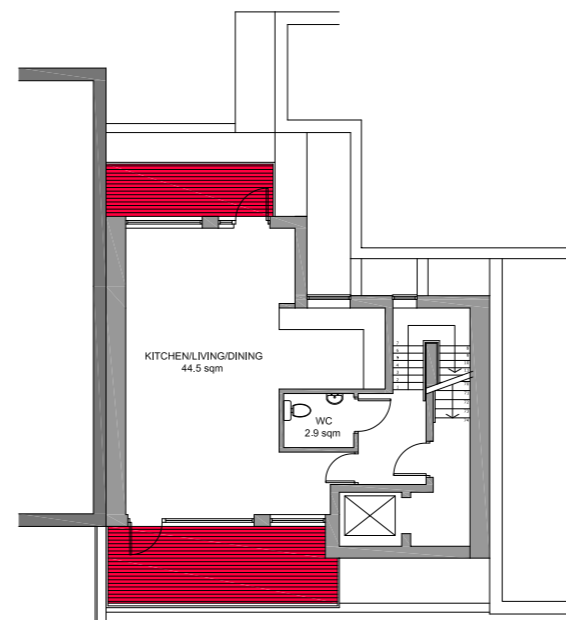


fig 05 17 fourth floor

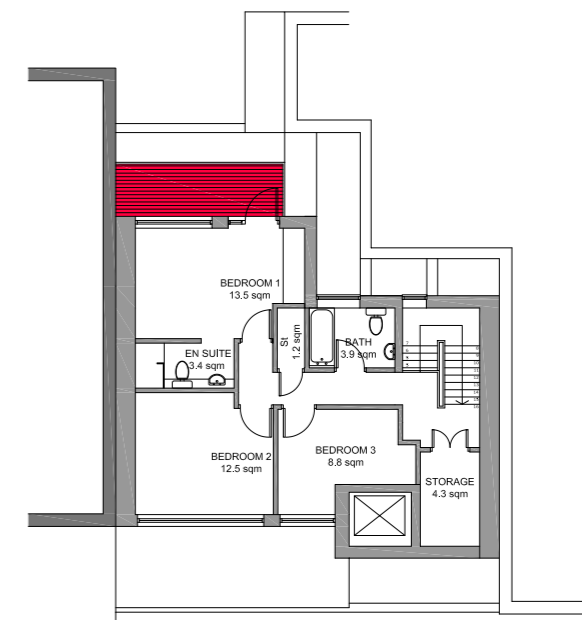


fig 05 18 fifth floor

- secure residential refuse storage
- secure residential cycle storage
- residential balconies

Balconies will be provided to the east and west facing elevations to all residential units. The building facade is retained on the second and third floors with the balcony set into the facade, protected from noise and direct views. On the upper levels the duplex apartment has a terrace facing the street at fourth floor level.

The rear elevation and balconies are set back to limit any effects of overshadowing on the lower properties.

Refuse arrangements for the retail and commercial unit will remain as the existing arrangement with London Borough of Camden. Residential refuse storage will be provided at street level and within flats in line with Camden's policy.

Secure cycle storage is provided at basement level accessed by the staircase.

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access (entrances and internal circulation)

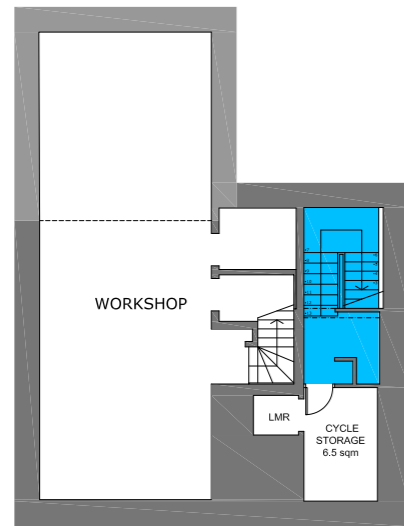


fig 05 19 basement

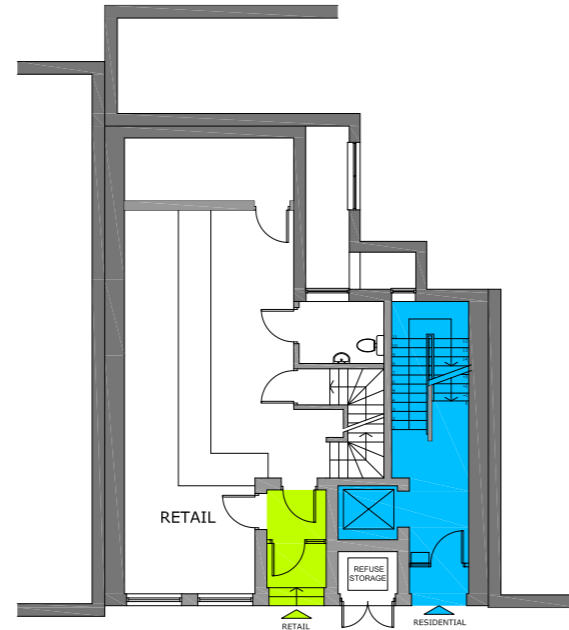


fig 05 20 ground floor

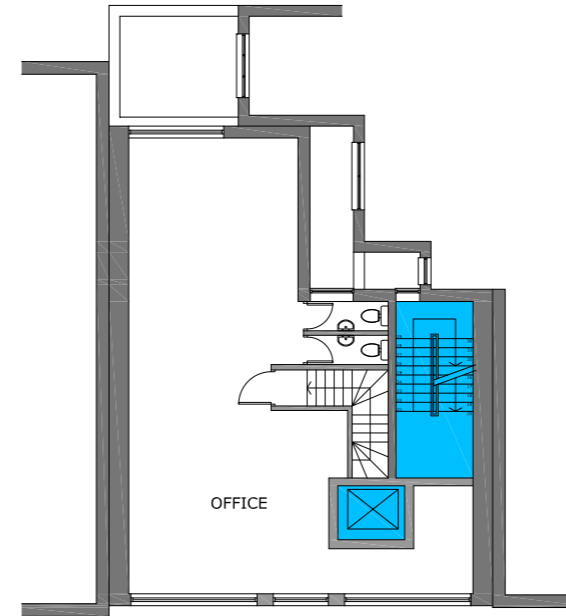


fig 20 21 first floor

At street level access to the retail/commercial uses and the residential uses are distinctly separated. The retail unit will be accessed in a similar manner to the existing arrangement. The residential units will have direct access to a lift, which will take them to their front doors.

Internally the retail/office and residential accommodation are separated. The retail accommodation is served by a private stair. The residential accommodation is reached by a lift with secondary access and escape being provided by the staircase.

At the uppermost levels the staircase becomes an internal staircase for the duplex apartment.

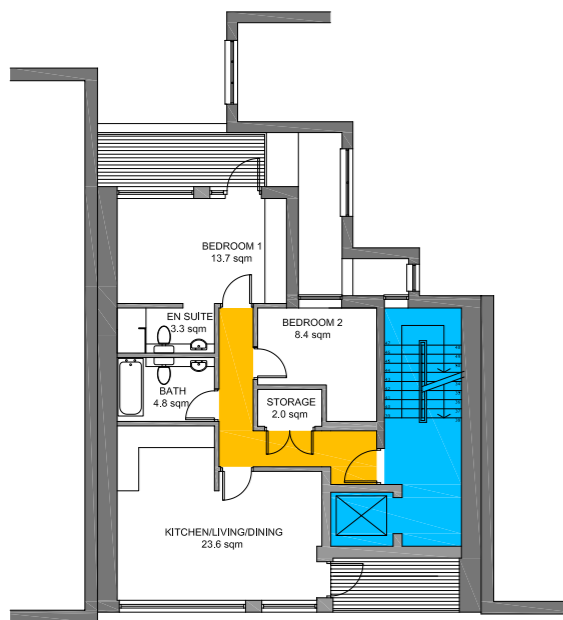


fig 05 22 second floor

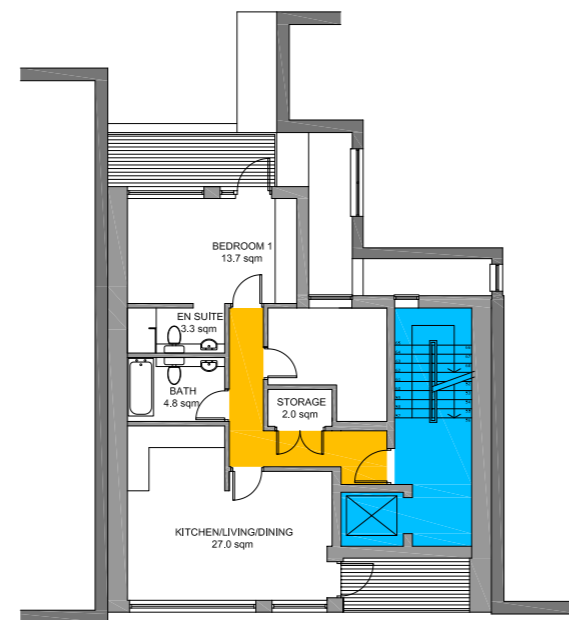


fig 05 23 third floor

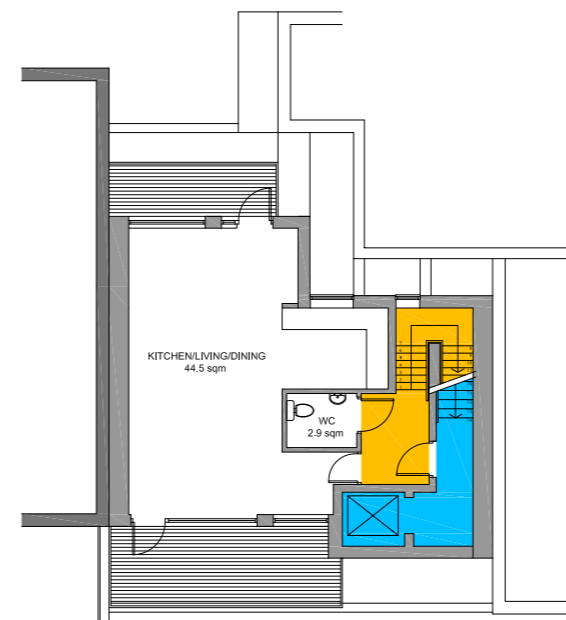


fig 05 24 fourth floor

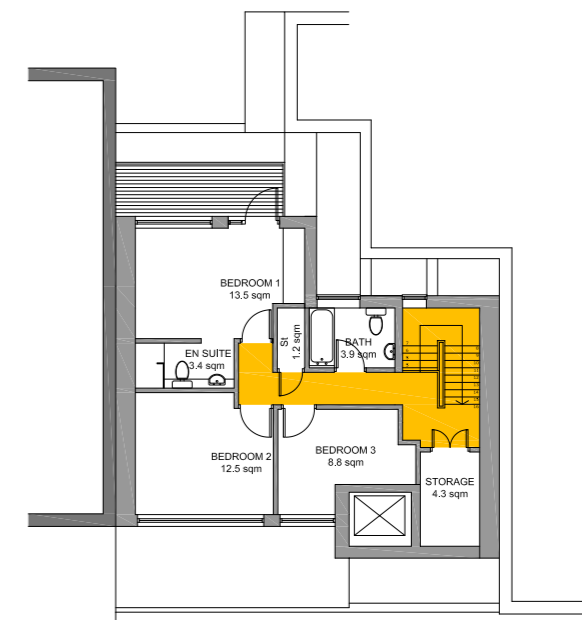


fig 05 24 fifth floor

- secure access to shop and office
- secure communal access to residential accommodation
- internal residential circulation

The entrance to the retail accommodation is as the current arrangement due to the floor slab level. The client is comfortable with this situation and can make suitable provision for disabled staff and visitors. A call point will be provided at street level.

The residential access is level from the street to the internal circulation and there is sufficient space to alter the existing staircase to meet the new floor level.

Internally there is level access from stair and lift landings to dwelling internal circulation spaces.

The lift is sized to accommodate a wheelchair and circulation at landing levels is sufficient for a wheelchair to manoeuvre.

No car parking is provided for the project.

Lifetime Homes assessment

1. Parking (width or widening)

There is no provision for car parking on site.

2. Approach to dwelling from parking

There is no provision for car parking on site.

3. Approach to entrances

Level access is provided to residential entrances.

4. Entrances

All entrances will have level access over thresholds and have effective clear opening widths. Entrances will be covered and illuminated.

5. Communal stairs and lifts

The communal stair will remain as existing and is only intended to be used for emergency escape. The residential lift will comply with minimum dimensions for wheelchair access.

6. Internal doorways and hallways

Internal clear widths are compliant with the minimum dimensions of the standard and Building Regulations ADM.

7. Circulation space

Sufficient circulation space is provided for wheelchair users within the dwellings.

8. Entrance level living space

Living rooms are provided on the entrance level of all dwellings.

9. Potential for entrance level bed space

All bedrooms to the single storey flats are provided at entrance level. Sufficient space is provided at entrance level in the duplex apartment for a bed space.

10. Entrance level WC and shower drainage

Bathrooms are provided at the entrance level of the single storey flats. A wheelchair accessible WC is provided at the entrance level of the duplex apartment.

11. WC and bathroom walls

The WC and bathroom walls will be constructed with sufficient support for the future installation of grab rails.

12. Stairs and potential through-floor lift

The duplex apartment has sufficient capacity for a future through-floor lift.

13. Potential for fitting of hoists

Ceilings will be constructed with sufficient support for future installation of hoists from bedrooms to bathrooms. There are direct routes between bedrooms and bathrooms.

14. Bathrooms

Bathrooms have been designed for ease of access.

15. Glazing and window handle heights

Window handles will be sited higher than 1200mm above floor level and windows will be set out no higher than 800mm above floor level.

16. Location of service controls

All service controls will be located within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

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energy and sustainability and transport



Energy and Sustainability

The design has been considered with improved sustainability in mind. The reuse of an existing building will lower the potential carbon footprint compared with a wholly new building. The relatively small floor plates will make passive ventilation a viable alternative to active methods.

The building facades will be replaced throughout, with u-values which will improve on current Building Regulations and to improve the thermal and acoustic performance of the building.

Air tightness will be improved through good detailing of the facades, roofs and floors.

Due to the size of the increase in floor area there is no requirement for a BREEAM Assessment or renewable technologies, however a mechanical ventilation with heat recovery system will be employed to improve the energy use on site.

A Code for Sustainable Homes pre assessment report has been carried out and included with this application at the request of officers. This shows that the building design currently achieves a potential CSH Level 4 rating.

Biodiversity will be enhanced by the incorporation of a brown roof to the top of the building.

Materials will be selected from the BRE Green Guide to Specification, ensuring that only responsibly sourced and recyclable materials are used.

Water saving sanitary and supply devices will be used throughout the building.

Pre-fabrication of building elements and services will enable construction on a site limited for space and will minimise the potential for on-site waste.

A Daylight and Sunlight assessment has been carried out and submitted with this application, which shows that the provision of daylight and sunlight within the proposed dwellings are entirely in keeping with the intentions of the BRE and British Standard Guidance and therefore comply with local planning policy.

Transport

The site is highly accessible with a PTAL rating of 6. Farringdon and Chancery Lane tube stations are a short walking distance away and there are local bus routes along Clerkenwell Road, Farringdon Road and Holborn. The Thameslink train service runs through Farringdon Station and Crossrail is due to open at Farringdon in 2018.

No car parking is proposed within the development or in the surrounding roads, which are understood to be subject to a Controlled Parking Zone.

Secure internal cycle storage has been included in the proposed design for use of the residents.

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area schedule



Storey	Existing GIA		Proposed GIA	
	Use	Area (m ²)	Use	Area (m ²)
Basement	Storage		Workshop	74.5
Ground	Retail	80.0	Shop	68.3
First	Office	64.5	Office	82.4
Second	Office	64.5	Residential	67.5
Third			Residential	67.5
Fourth			Residential	57.3
Fifth			Residential	61.4

Existing Retail (including associated office)	209.0
Proposed Retail (including associated office)	225.2

Proposed Residential	Flat	67.5
	Flat	67.5
	Duplex	118.7

Existing basement floor area discounted due to low ceiling height making it unsuitable for workspace.

GIA for each use measured within the demise at each floor level.

Storey	Existing Building GIA	Proposed Building GIA
	Area (m ²)	Area (m ²)
Basement	66.5	93.2
Ground	97.0	91.0
First	77.4	91.0
Second	77.4	85.8
Third		85.8
Fourth		68.4
Fifth		68.4
Total GIA	318.3	583.6
Difference		265.3

GIA for building measured at each floor level.