

4.6 Lifetime Homes and Mayor of London Housing Design Guides

All of the proposed residential units have been designed to comply with Lifetime Homes guidelines as requested in the pre-application advice and also to the space standards set out in the Mayor of London Housing Design Guide. Please see Appendix 2 for the Lifetime Homes Checklist.

All the maisonettes have level access (including the access route from the street) which complies to Approved Document Part M and Wheelchair Homes requirements.

4.7 Sustainability

The newly refurbished commercial unit in the Postmen's Hall will be upgraded thermally and will be designed with the intention to achieve BREEAM 'excellent'. It is understood by Camden's case officer that due to the restrictions of working with a listed building some flexibility must be allowed.

The new build residential apartments will be designed to a notional Code for Sustainable Homes Level 4 despite there no longer being a requirement. It has been recognised that that it is still a useful assessment tool for achieving the statutory requirements under Approved Document Part L of the building regulations.

Notwithstanding the above the proposed new build element will achieve the 40% reduction in CO₂ emissions, including 20% from on site renewable energy technology, as required under the London Plan. The sustainability report accompanying this application highlights the methodology which will be employed to achieve this. Please see Appendix 3 for a summary.

As mentioned in the landscaping section of this statement the landscaping design includes for an integrated system of water attenuation features that act as a Sustainable Urban Drainage System.

4.8 Refuse

In accordance with Camden's guidance the commercial unit will be provided with one cubic metre of storage or approximately 12no. bags to serve a total floor area of 400m². Similarly, the residential units to the rear of the site are to be provided with adequate off-street storage - the total required is 2 x 1100l Eurobins - one will be for refuse and one for recycling.

The commercial and residential waste will be stored in a metal clad enclosure of fire-rated construction and provided with adequate ventilation. The storage area for the bins is to be housed adjacent to the entrance, and allows for safe, hygienic storage and easy kerbside collection.

4.9 Secure by Design

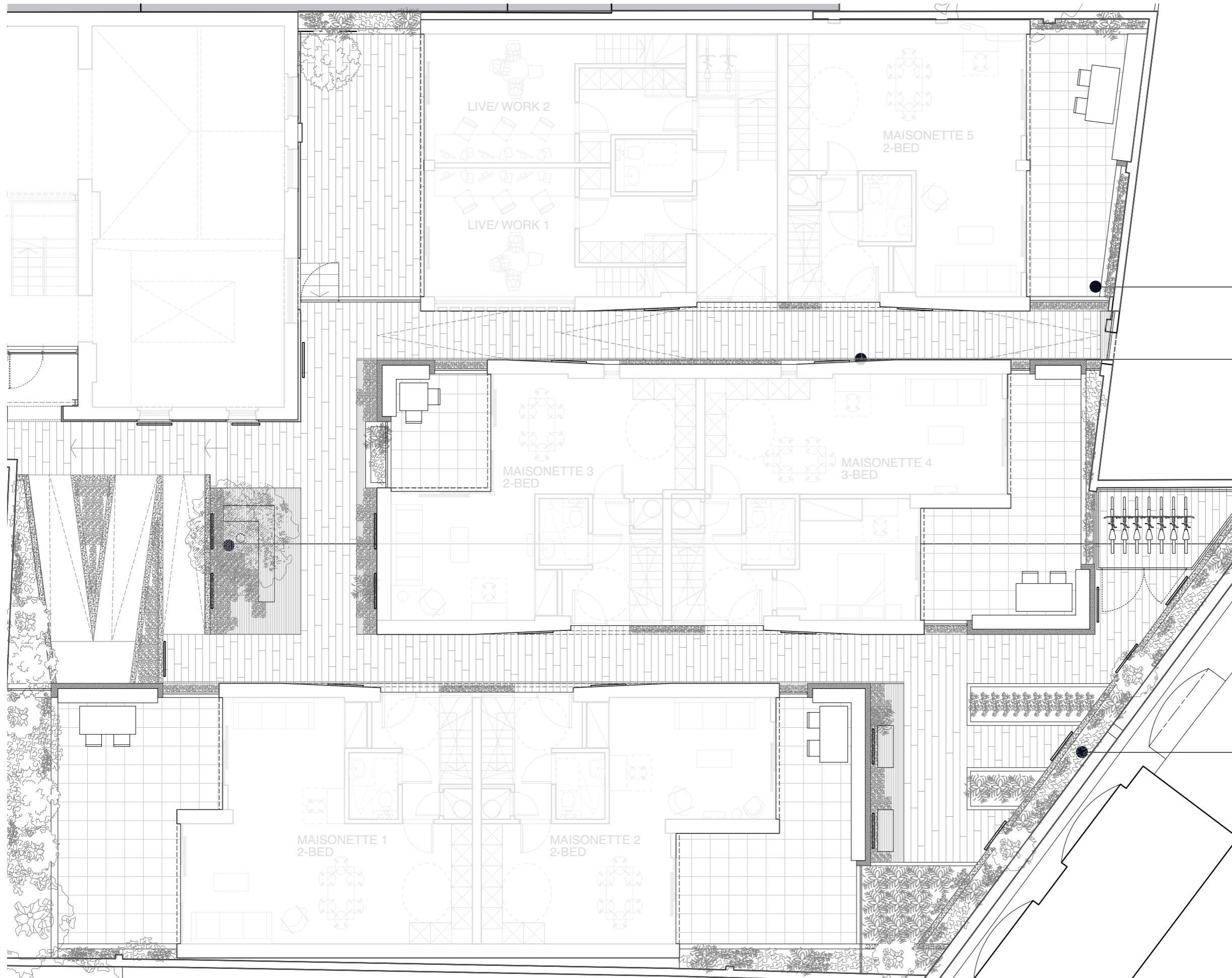
The boundary conditions to site are made no worse and even improved in terms of maintaining a secure site boundary and there are existing compliant measures to both neighbouring properties to prevent ingress to the site's boundary walls. The site is situated within an area with a normal crime rate and so it is perceived that no special requirements are to be imposed.

The refurbishment to the fabric of the existing building provides the opportunity to replace all existing doors, windows and roof lights with compliant alternatives. Adequate lighting is to be provided to the entrances of all properties and compliant intruder alarms to be fitted. An application will be made to the Crime Prevention Design Advisor at Camden for Section 1.

5.0 Proposed Landscaping

Proposed Landscape Plan

Approx 1:100@A3



Courtyards to GF apartments screened with filigreed walls and planting.



Granite paving



Planted ramps integrated into landscape scheme.



Communal graden area along railway boundary wall acts as green buffer zone.

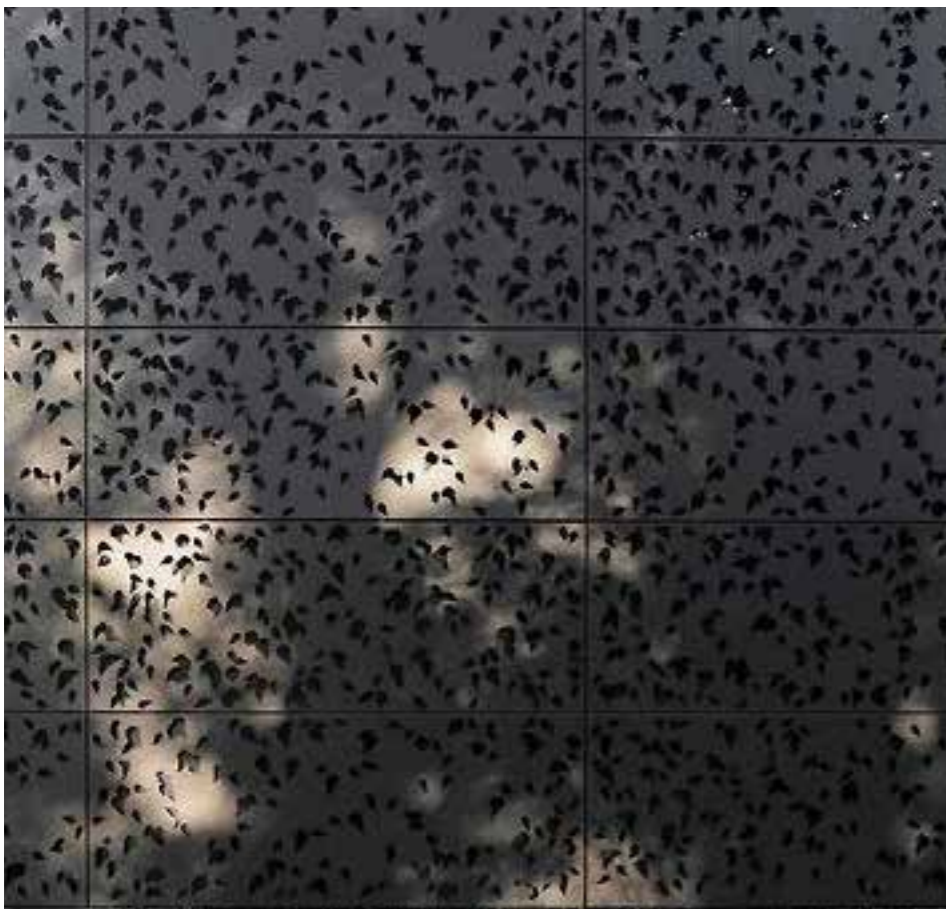
5. 1 Landscaping

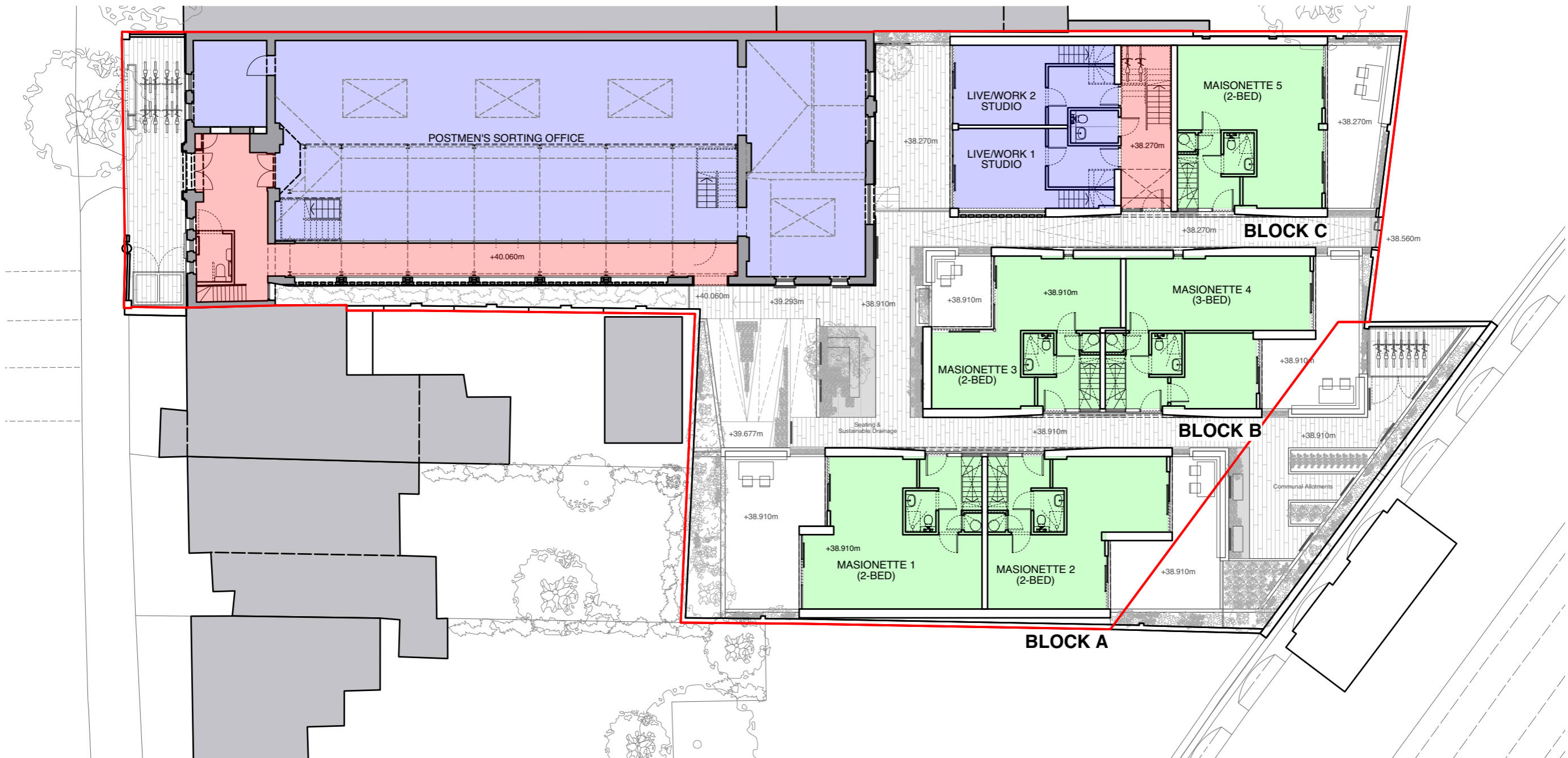
One of the most important aspects of the design for the apartment blocks is the way the spaces in between them are treated. The key drivers for the design were how to provide a degree of privacy for the private gardens without creating hard, oppressive spaces and how to integrate the closely spaced blocks into a cohesive series of agreeable shared external spaces. The concrete walls around the private amenity spaces are high enough so that the occupants feel they are in a private space but they are broken up with lighter inset sections metal fence panels that have perforations that match the patterns in the concrete that allow light and visual permeability from one space to the next. Similarly, the soft landscaping has been devised as way of providing pleasant green spaces that punctate the routes through the site and give a planted, natural aspect to all of the main views down the walkways between the buildings.

The patches of planting consisting of reeds and grasses will pop up at various points around the granite walkways and soften the hard surfaces of the concrete walls. The main open area to the bottom of the ramp will have a large open gridded area with reeds and grasses poking through the openings. These features will also act as surface water run-off attenuation features intergated within the landscape design. There will be a metal clad bench to match the fence panels sitting under a medium sized tree at the centre of the space.

5. 2 Aboricultural Statement

It has been recognised in the Pre Application advice that there are no significant existing trees on the site at present. The proposals for the landscaping will introduce various small to medium scale planting scemes into the site that will include at least one large tree in the central courtyard.





Commercial Areas

LETTABLE OFFICE AREAS:	POST OFFICE (GF)	271 SQM
	POST OFFICE (FF)	129 SQM
LIVE / WORK UNITS (GROUND FLOOR)	Live/Work 1 (GF)	27 SQM
	Live/Work 2 (GF)	27 SQM
TOTAL LETTABLE:		454 SQM

Residential Areas

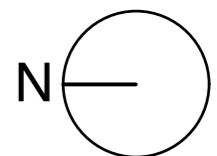
BLOCK A:	MAISONETTE 1 (GF&FF)	2-Bed	102 SQM
	MAISONETTE 2 (GF&FF)	2-Bed	92 SQM
BLOCK B:	MAISONETTE 3 (GF&FF)	2-Bed	94 SQM
	MAISONETTE 4 (GF&FF)	3-Bed	103 SQM
BLOCK C:	MAISONETTE 5 (GF&FF)	2-Bed	96 SQM
	Live/Work 1 (FF)	Studio	27 SQM
	Live/Work 2 (FF)	Studio	27 SQM
	APARTMENT 1 (SF)	1-Bed	54 SQM
	APARTMENT 2 (SF)	1-Bed	50 SQM
TOTAL RESIDENTIAL (GIA):		15-beds	645 SQM

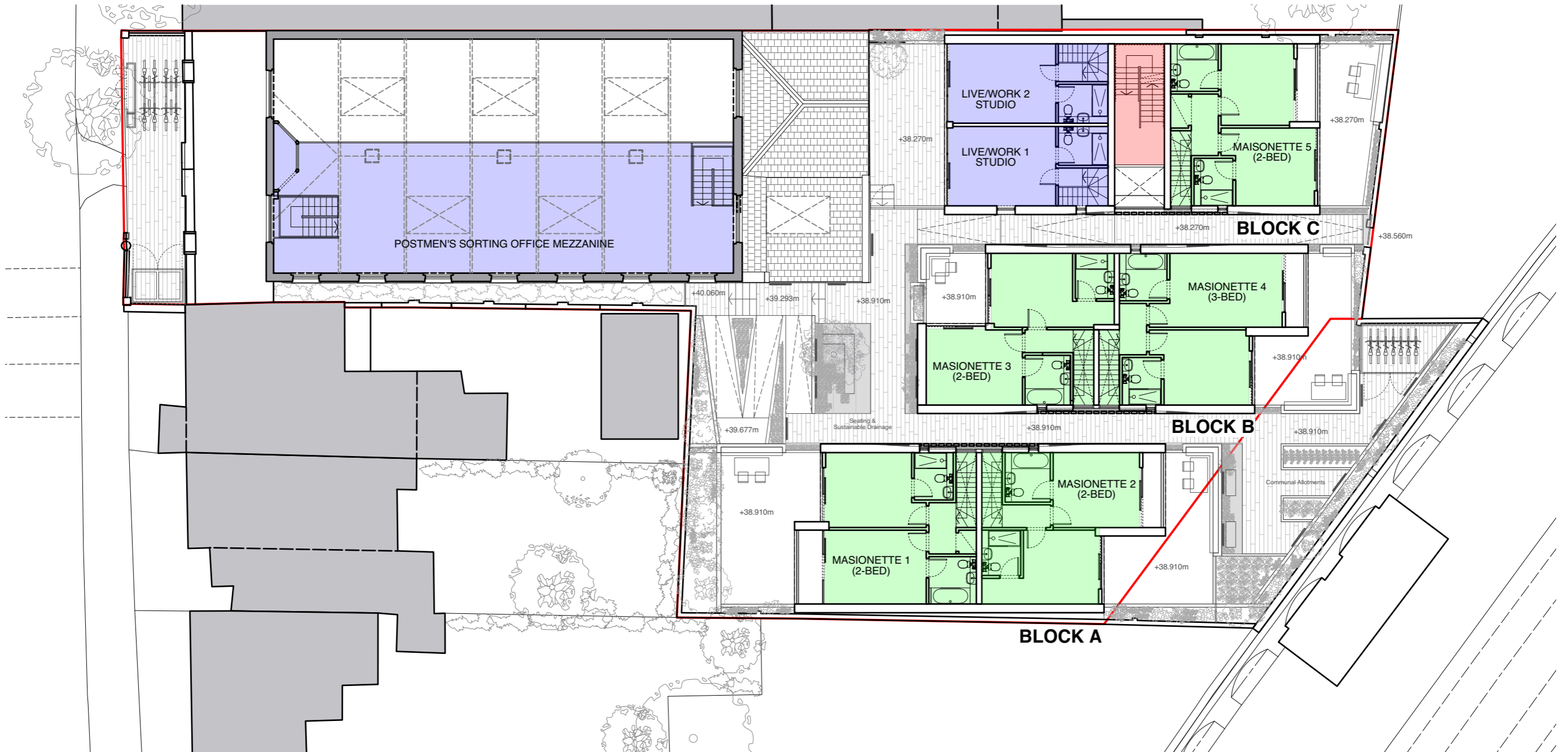
UNIT MIX SUMMARY:

- 2x Live/Work (Studio)
- 2x 1-BED APARTMENTS
- 4x 2-BED MAISONETTES
- 1x 3-BED MAISONETTE

Legend for color-coded areas:

- Lettable office area.
- Communal/circulation area.
- Residential area.





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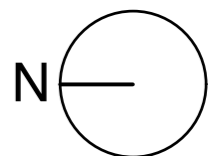
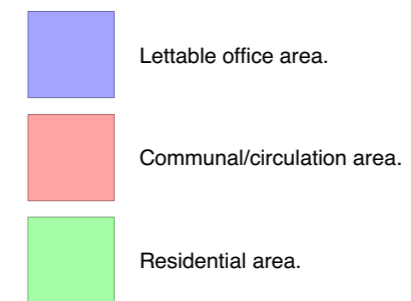
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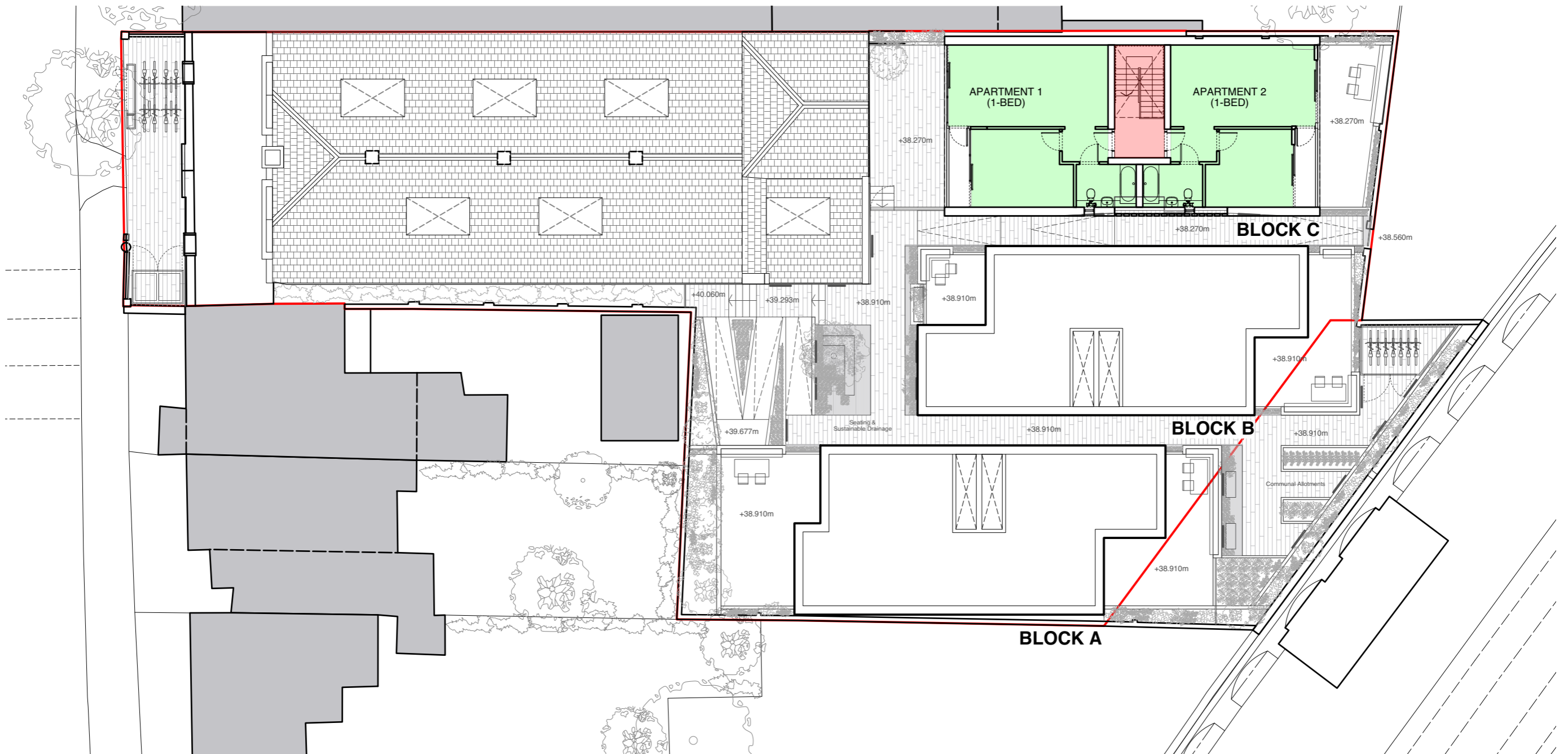
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TOTAL RESIDENTIAL (GIA): 15-beds 645 SQM

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