3 Design Evolution

Architectural Context

The site sits within Sycamore Court which is a circa. 1950's local authority housing development.

Sycamore Court is part of the Kilburn Vale estate which consists of 3 - 5 storey housing blocks which sit back from West End Lane. The buildings are predominantly red brick with balconies and external circulation.

Surrounding Kilburn Vale and Sycamore Court estates, the buildings which line and surround this part of West End Lane are a variety of period housing blocks, modern housing blocks, 1950's terraced housing and period terraced housing. There is a wide degree of scales and typologies which are predominantly constructed from red brick and london stock bricks.

The period mansion blocks echo the rich detailing of the high street. The buildings of Kilburn and Sycamore Court provide a more sober style with more simplistic detailing whilst still expressing vertical and horizontal treatment.

Natwest Bank on the junction of West End Lane with Kilburn High Rd - red brick with horizontal banding


Another local example with rich detailing around the windows and a four storey tower marking the corner

A neighbouring mansion block showing generous fenestration and grey slate roofing.

Holmesdale House showing balcony and vertical expression.

Local building with rich window detailing and blocky red brick massing with white sash windows.

Period housing made from London Stock on West End Lane.

Section B

Period Mansion blocks that line West End Lane further North.

Period mansion blocks that line West End Lane further North.

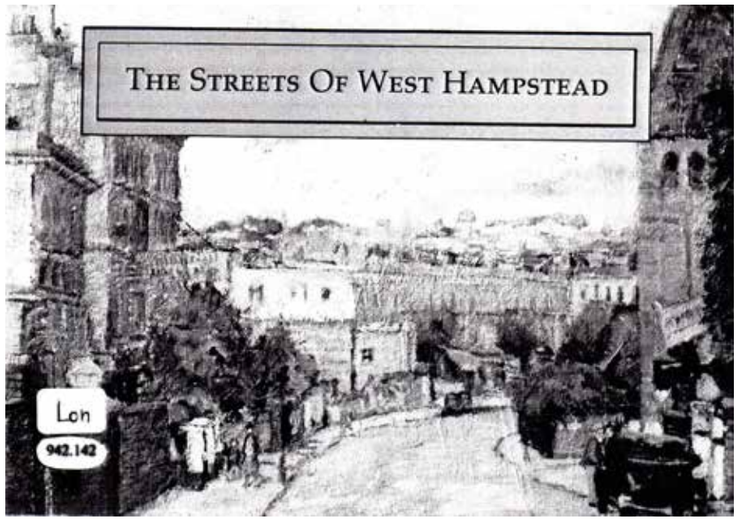
Period housing made from London Stock on West End Lane.

17th Century

Above: A section of Rocque's map of 1746 including Blind Lane in north and Kilburn Priory in the south. The approximate location of the site is located in red.

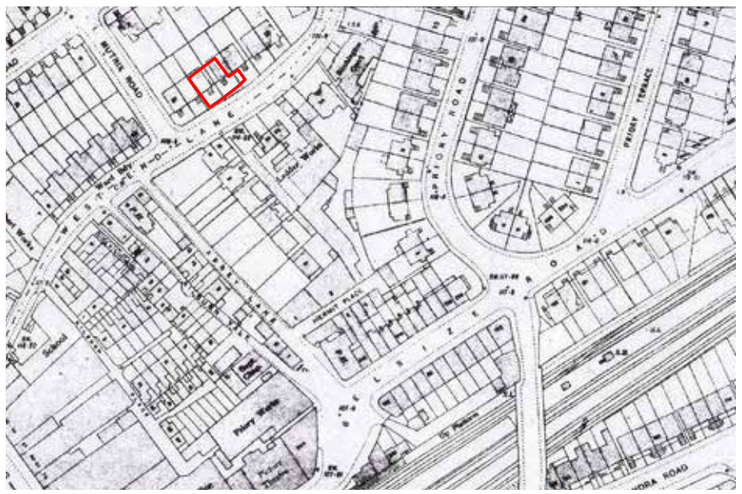
Early 19th Century

Above: The road to Hampstead as seen from Kilburn. This is a 19th century view which shows the bridge over the river Kilbourne and the tower of St John, Hampstead. The site would have been just over the bridge on the left hand side.



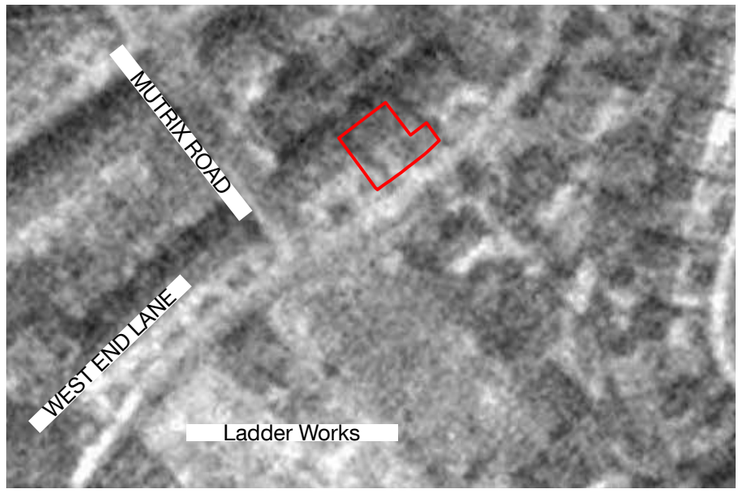
West End Lane: A Twisting Route from Kilburn to Hampstead

"A twisting route from Kilburn to Hampstead lined largely by Victorian buildings. In its Southern reachers it runs through land owned by the Powell-Cotton family who gave the streets they developed names from their estates in Kent- hence for example Quex Road after their house in Burchington and Acol Road." - The Hampstead Book, A-Z of History, Steven Denford (2009) .



London VI, 1936 Ordinance Survey. London Sheet Volume 18. Showing period semi detached houses on the site before Sycamore Court was developed as it is today.

1936



Aerial photograph of the urban context in 1945 (Source: Google Earth). The site boundary is outlined in red to the North of West End Lane.

1945

London TQ 2583 NW. 1972. illustrate Sycamore Court as we see it today.

1972

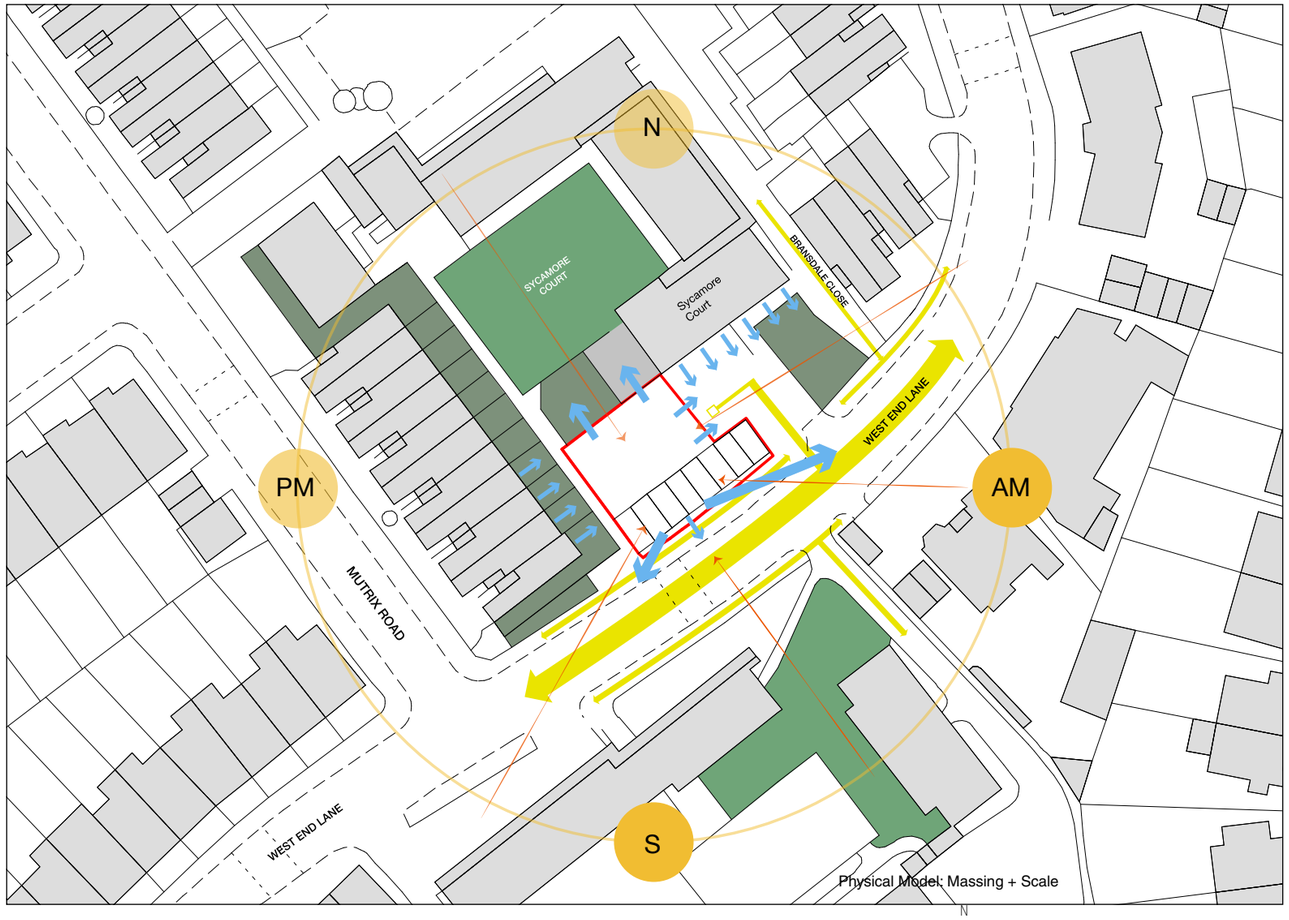
4 Constraints and Opportunities

Opportunities

- Provision of housing to meet the Borough's demands.
- Enhance security and outlook to the street.
- Activate the dead frontage and provide animation of this part of West End Lane.
- Create a visually interesting and imaginative facade.
- Connect with the pedestrian environment surrounding Sycamore Court.
- The site is well located for easy access to buses, overground and tube, removing the need for car parking.
- No trees or landscaping on the site itself.
- Improve the architectural language of the area.

Constraints

- Compact Site 298m^2 (0.00298 Hectares) - based on 8 garage ownership.
- Access from West End Lane face only.
- Close promiximity to Mutrix Road and Sycamore Court (Daylighting/Sunlighting/Overlooking & Overshadowing).
- The site is on an incline.



SITE ANALYSIS DIAGRAM KEY

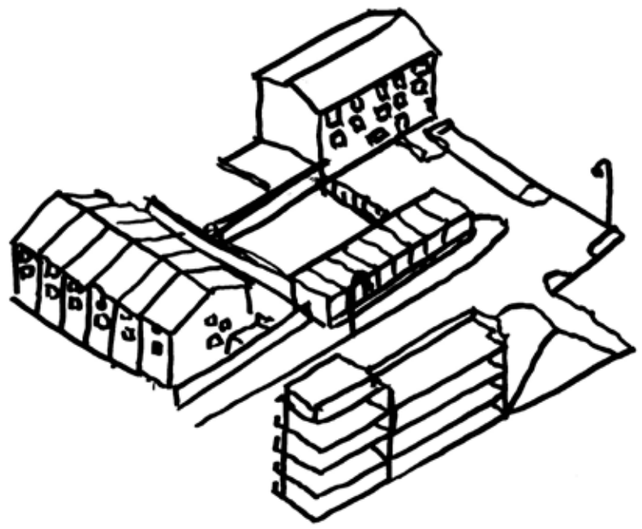
Site Boundary

Existing Green Space

Overlooking / Aspect

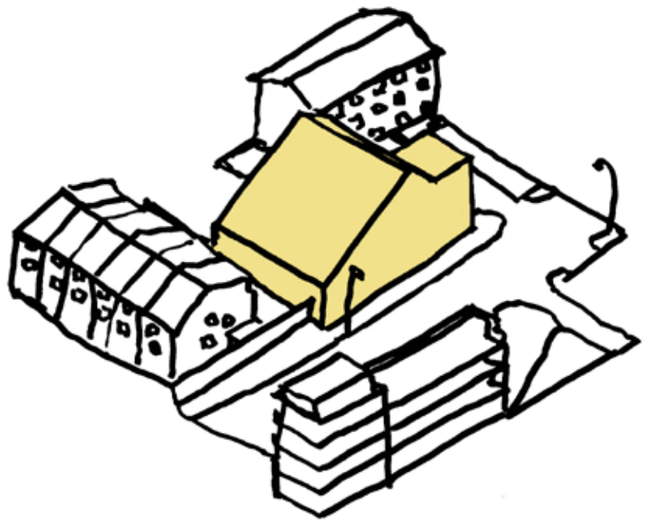
Existing Routes

1



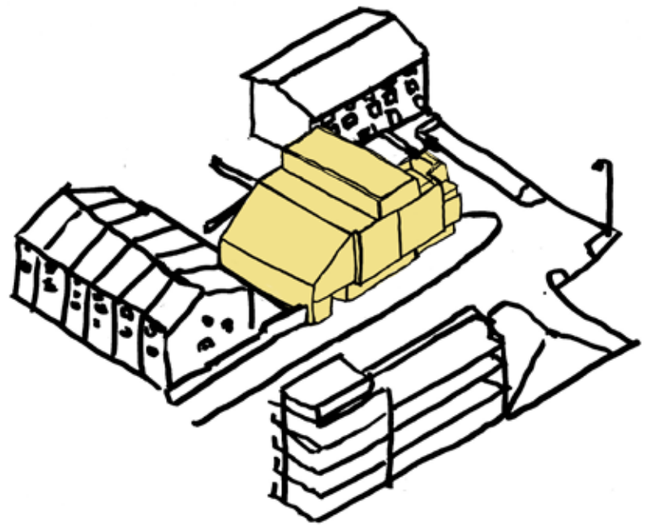
Existing Site Condition

2



Maximum BRE Compliant Envelope*

3



Suggested Massing

Following an in-depth sunlight/daylight/overshadowing study prepared by Rights of Light Consulting Ltd, a proposed maximum compliant envelope was developed. This massing envelope is fully compliant with the guidance set out in “Site Layout for Daylight and Sunlight” by Paul Littlefair and the BRE.

The suggested massing is carved away from this maximum envelope. The stepped facade responds to the curvature of West End Lane. The combination of sloped and flat roofs references the surrounding mix of flat and sloped roof forms. The front facade is carved back at street level to create hierarchy and human scale at pedestrian level.

* Based on calculations from RICS accredited Right of Light and Daylight Sunlight Consultant (Rights of Light Ltd). Please refer to the daylight, sunlight and overlooking report for further detail.

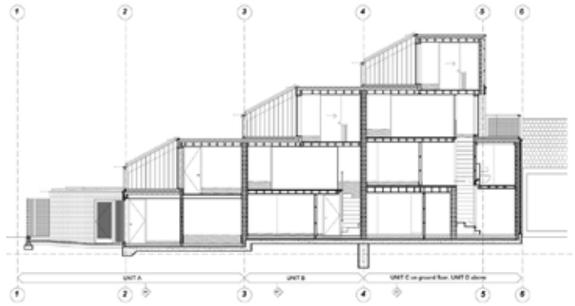
Precedent
Urban Infill Housing, Stoke Newington

- Provides Active Frontages
- Responds to Daylight, Sunlight and Overshadowing Constraints
- Responds to Overlooking Constraints

This housing scheme by David Mikhail architects has transformed a former industrial site in North London.

The building responds to the site constraints through the creation of a stepped volume and staggered balconies. The ‘mansard’ roof boxes soften the bulk of the building and create balconies and terraces.

The building fronts the pavement directly with steel and mesh doors to create active frontages. Where the building is directly overlooked opaque white glass is used to create privacy and produce dramatic interiors.



Staggered Building Form

Frequent Doors and Windows

Staggered Mansard Roof Boxes

Meets the pavement line & creates active frontage

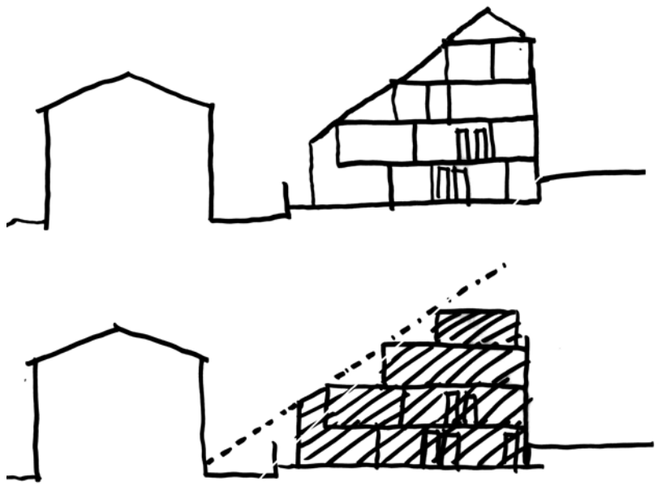
Responding to Constraints 2:
Creating Active Frontages

The design aims to contribute active frontages through a well articulated facade which consists of;

- Frequent Doors and Windows and few blank walls
- Front elevation meeting the pavement line
- A projected overhang from the First Floor
- Internal uses visible from the street
- A semi-public entrance courtyard
- Use of continuous building lines
- Careful expression of materials and corners

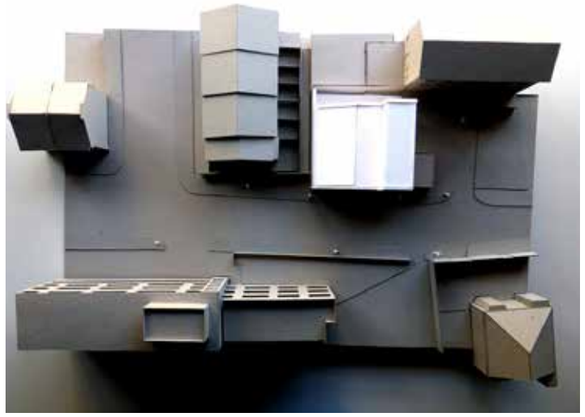
Initial Sketches

Infill: Pedestrian Experience of walking up West End Lane



Responding to Daylight, Sunlight and Overshadowing Constraints

Sketch Physical Model View 1



Sketch Physical Model View 2

Concept: Reactivate & Respond / Making Active Frontage

Facade Composition Studies

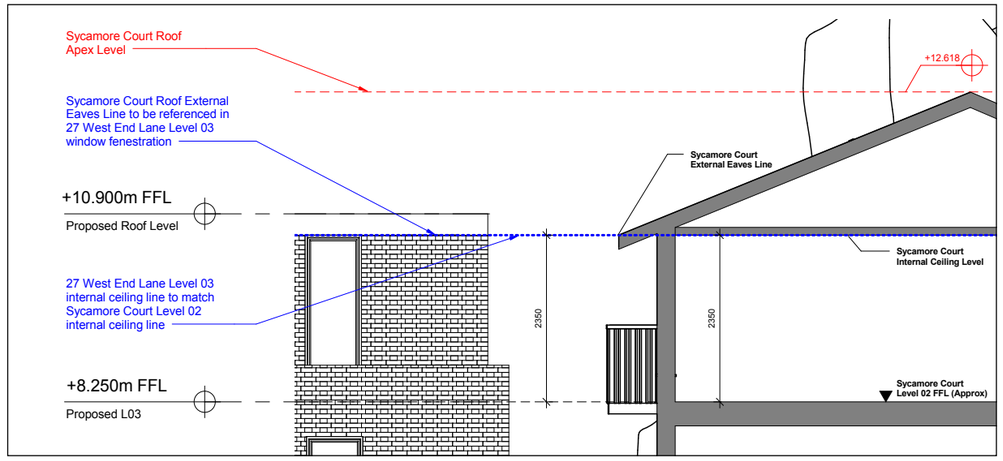
Post Pre-application Development

Pro-actively developing the design with LB Planning Officers

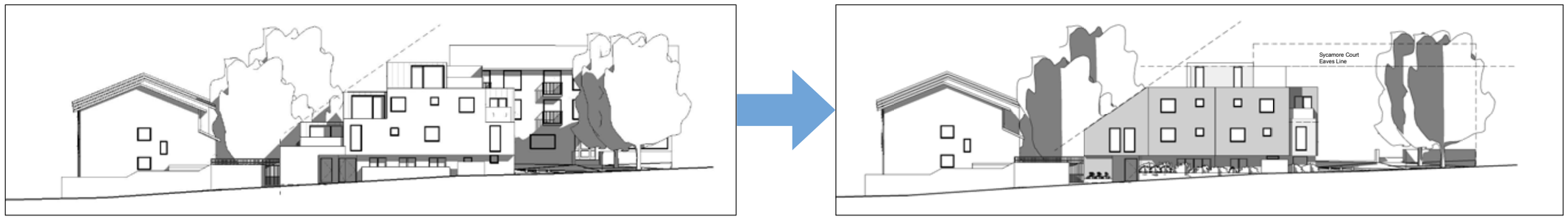
Following the development of an initial design proposal, a pre-application meeting was held at Camden Council planning office on 1st July 2015. The meeting was generally positive and some specific suggests were given in relation to the design of the scheme;

1. The referencing of the eaves line of Sycamore Court within the design.
2. The proposed use of a sloped roof rather than stepped boxes may be more appropriate.
3. The proposed use of dark zinc on the sloped roof to match roof material of surrounding buildings.
4. Incorporation of defensible space and front landscaping.
5. The referencing of the line of the end elevation of No 2. Mutrix Road.
6. The building should respond to the curvature in the road of West End Lane.

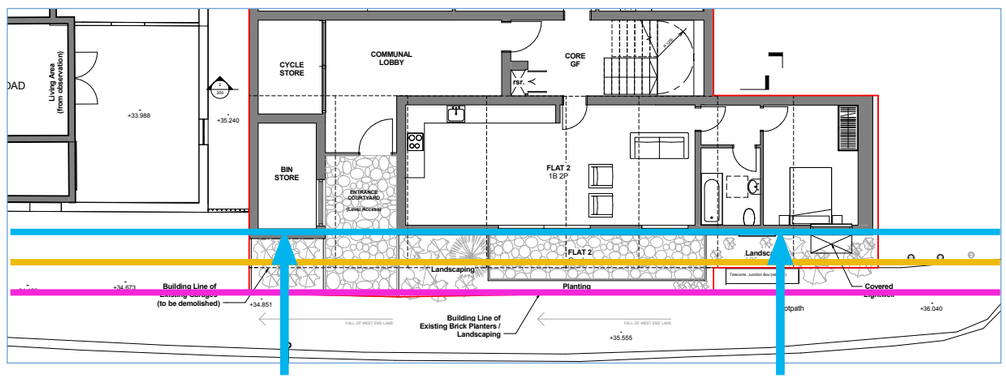
The diagrams on this page demonstrate how these suggestions have been incorporated into the development of appropriate design proposals.



Responding to Suggestion 1: Aligning the window openings to reference the eaves of Sycamore Court



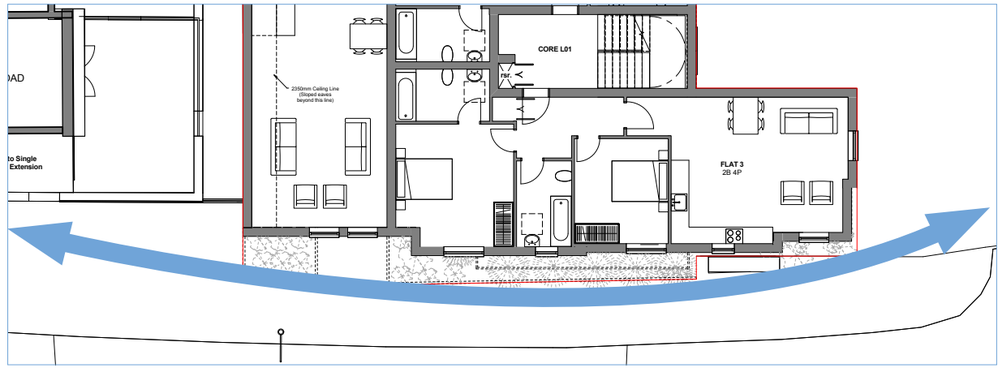
Responding to Suggestion 2 & 3. Incorporation of a sloped roof to reference the sloped roof of Mutrix Road & Sycamore Court. The replacement of zinc material on the facade with brick.



Responding to suggestion 4&5: Setting the building back towards Mutrix Road & The inclusion of landscaping to create defensible space.

KEY

- Existing Brick Planters
- Existing Garages Building Line
- Proposed Building Line



Responding to suggestion 6: The inclusion of vertical step backs to the front facade to respond to the curvature in West End Lane and to improve the visual character of the facade.

Elevational Form

As illustrated above the street elevation is principally expressed to respond to the geometry of the window patterns on the West End Lane facing elevation of Mutrix Road. The rhythm pattern and order of the windows echo the “collage” of windows in the elevations of Mutrix Road and Sycamore Court. Within this framework there is a subtle hierarchy of reducing the window size depending on the privacy of the room internally.

The ground floor level is set back from the pavement to front the street and create an overhang. The slope of the roof to the western edge responds to the slope rope of the houses which line Mutrix Road.

Materials

A carefully selected palette of materials is suggested. The area is comprised of a jigsaw of various materials and building types, predominantly of London Stock Brick or Red Brick. The use of the warmer toned brick links the scheme back to the surrounding Red Brick buildings whilst not attempting to replicate them.

Existing Materials

Sycamore Tree

Red Brick

Tarmac

White PVC

Grey Slate Roof

Proposed Materials

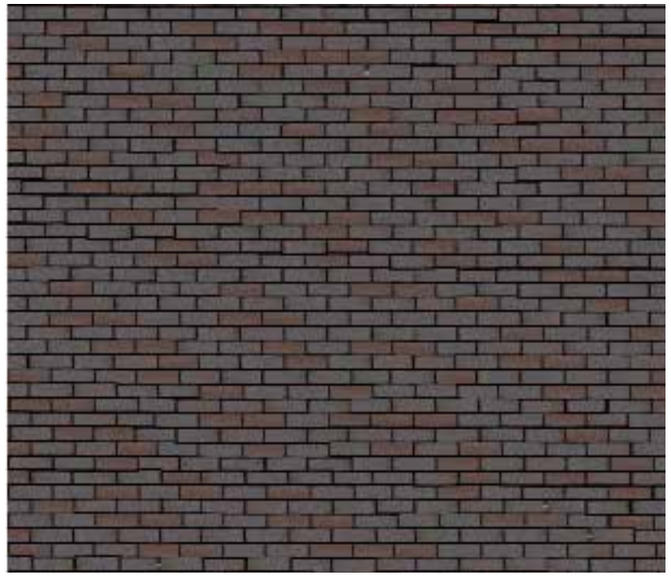
Landscaping

Warm Toned Brick

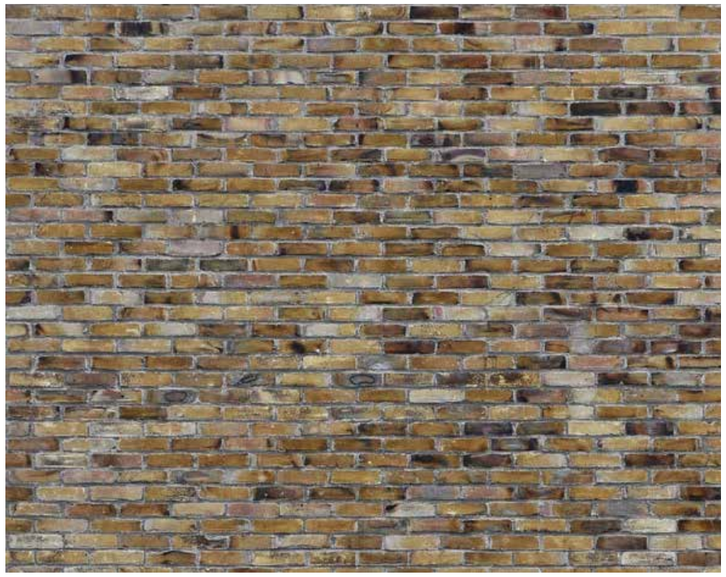
Grey Painted Metal Window Frames

Grey Metal Roof Covering

Example Red & Warm grey brick combination at Kings Cross St. Pancras



Proposed Warm Grey Brick



Existing London Stock Brick used on West End Lane

Existing Red / Grey toned brick used on Mutrix Road & Sycamore Court

Existing Red / Grey toned brick used on Birchington Court

Height

The height of the building is the result of in-depth, design-led approach which considers the height and character of the surrounding buildings.

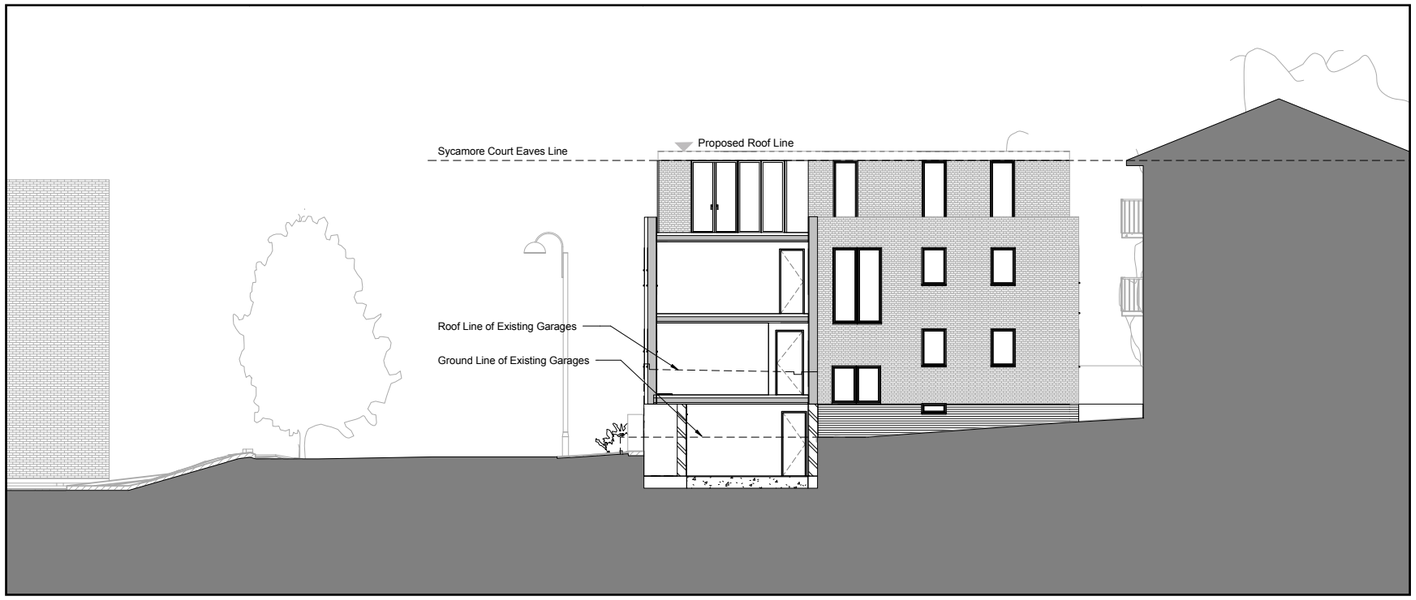
The height of the proposed scheme maximises the provision of additional 2-bedroom & 3 bedroom housing which is stated by LBC as High Priority and Medium Priority in Camden Development Policies Priorities Table (DP5)

Whilst not totally matching the eaves line of Sycamore Court, the roof level responds to the site constraints, specifically; the gradient of the site and the need for level access, the amount of ground excavation and the position of window openings to provide appropriate natural light and ventilation.

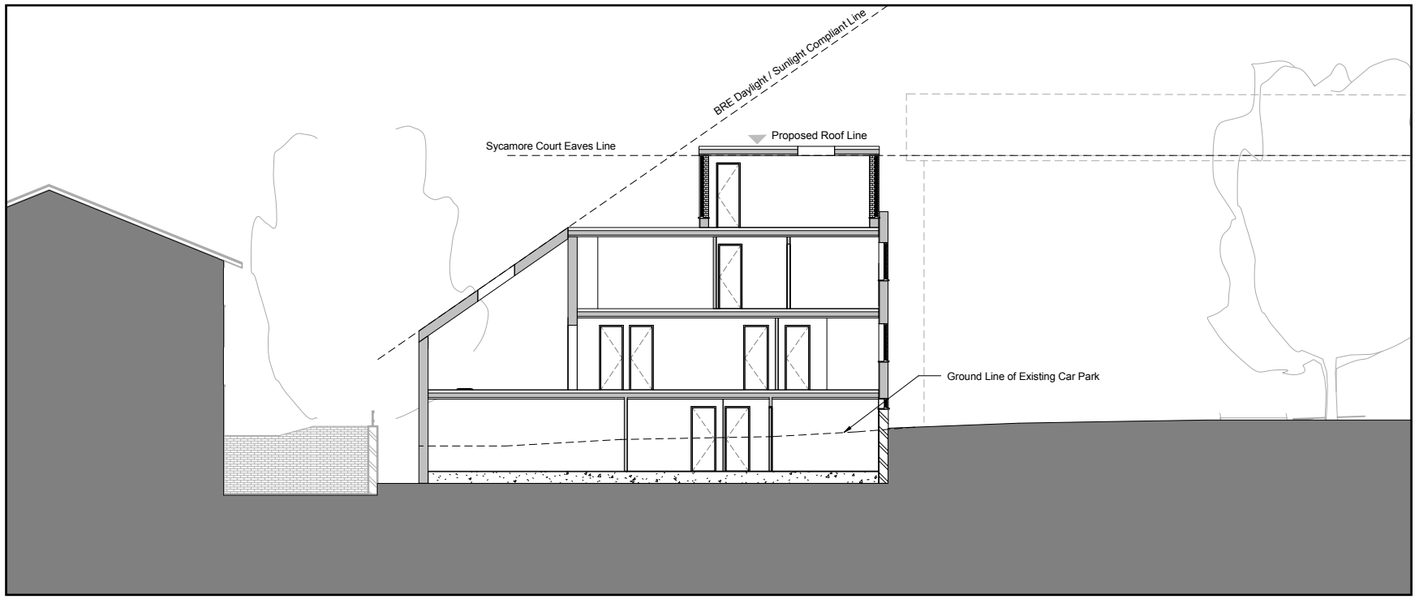
The roof level is as low as possible when considering the minimum requirement for internal ceiling heights and the provision of good quality internal accommodation.

The height of the design is significantly lower than the roof apex height of Sycamore Court. The detailing of the roof and upper windows reference and match the existing eaves line.

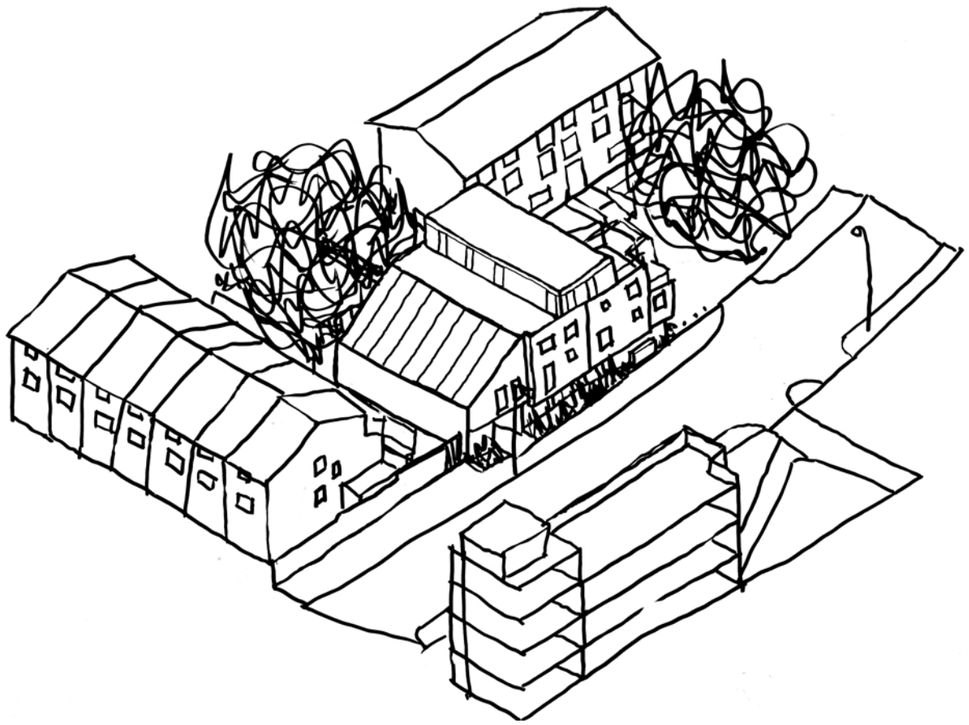
The massing and height is compliant under BRE Daylight, Sunlight and Overshadowing guidance (Refer to Page 13 of this report and the Daylight, Sunlight and Overshadowing report prepared by Rights of Light Consulting Ltd. which supports this application).



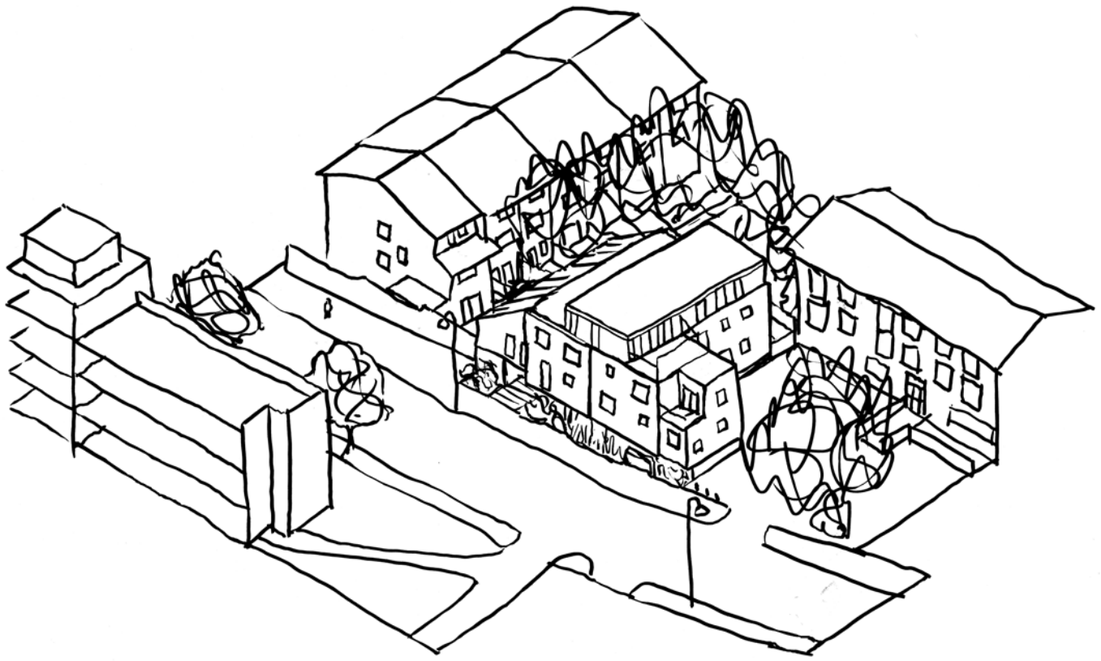
Section showing how the design references the eaves line of Sycamore Court and relates back to the immediate context



Section showing how the design responds to Daylight, Sunlight and Overshadowing constraints and references the eaves line of Sycamore Court



ISOMETRIC SKETCH 1



ISOMETRIC SKETCH 2

A. BRE Compliant Massing
The building envelope sits within an envelope which is compliant with BRE Daylight, Sunlight and Overshadowing guidance.

B. Roof Form
The roof form responds to the incline of the site, the sloped and flat roof scape of Mutrix Road, Sycamore Court & Holmesdale House.

C. Pavement Fronting / Articulated Building Line Active Frontage
The building creates active frontage by fronting the pavement directly and animating the pedestrian environment. The building line follows the existing planting line of the garages and enhances the pedestrian routes down West End Lane. The building line responds to the natural curvature of West End Lane through carefully positioned set-backs in the facade.

D. Roof Terraces
Provides important amenity spaces, creating a sense of community and offering views and surveillance of the surrounding context.

E. Courtyard Garden
The rear elevation is stepped back from the front face of Sycamore Court to provide a large courtyard garden and connect with the landscaping within the private courtyard of Sycamore Court.

F. Visible Internal Uses
The collage window patterns express the use and privacy of the spaces inside the building. Smaller window apertures are used on more private rooms and larger windows used in more public communal areas.

G. Opaque Glazing
Where windows are directly overlooked the glazing will be semi-opaque to allow natural light to penetrate whilst minimising overlooking.

H. Expression of Windows and Doors
Numerous doors and windows at pavement level enliven the street. They articulate the facade and give the building a human scale.

I. Street Level Covered Entrance
A covered entrance will allow direct pavement level access into the communal corridor, cycle storage and refuse store and improve entrance security.

J. Capturing Views around the Context
The windows are carefully positioned to capture key views up/down West End Lane and to provide surveillance of the existing Sycamore Court car park.

K. Landscaping and Defensible Space
The frontage is lined with landscaping to reference the existing planters which lined the pavement and to provide important defensibles space.

Layout

Six Apartments over four storeys with two apartments on each floor. There is a duplex apartment which is spread across the second and third floors.

Ground Floor

The entrance to the building is through a street level courtyard which provides access to the central communal lobby, the refuse store and the cycle store.

The building addresses the pavement line and provides clear door openings and windows to the street. The uses of the rooms are visible to animate the frontage.

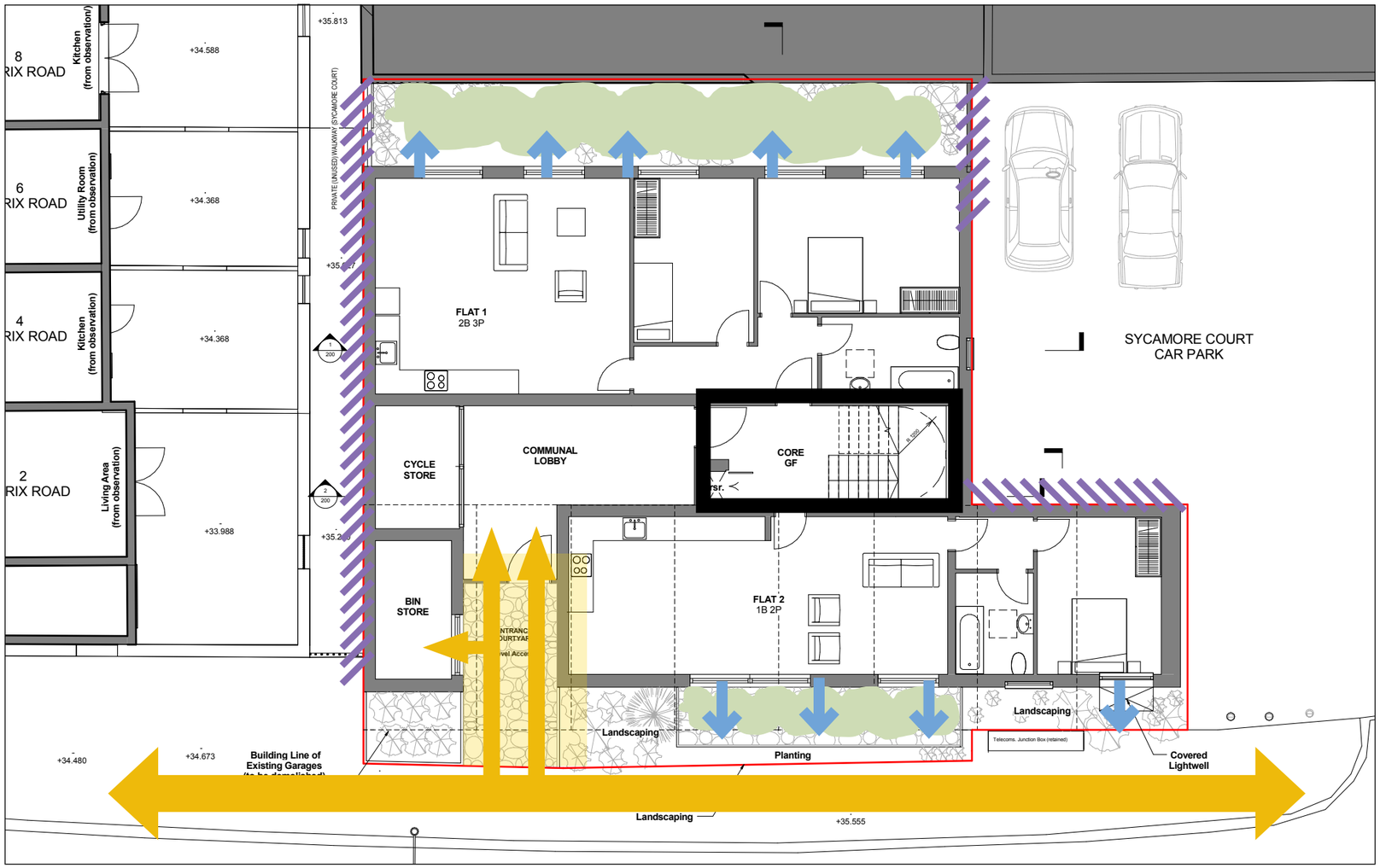
The rear facade of the building is set back from the front face of Sycamore Court to provide a sense of enclosure and to connect to the existing courtyard landscaping.

Circulation Core

The stair core is positioned on the East side of the plan to allow natural light into the stair core and to provide surveillance over the car park. All six flats are directly accessible from this central core.

Internal Layouts

The living rooms and kitchens are positioned to gain the optimum natural daylight reducing the need for artificial lighting. The room positions consider the visual aspect out of the building into the surrounding context and minimise overlooking.



Ground Floor Layout Diagram

GF LAYOUT DIAGRAM KEY

- Overlooked / Opaque Facade
- Proposed Amenity Space
- Level Access Route
- Surveillance / Outlook

Aim

We aim for an effective, simple and robust solution to tackle long term reductions. The scheme has been developed with a strong emphasis on sustainability.

Approach

- Simple approach to sustainability
- Compliance with London Plan 2011
- Compliance with Local Borough Policies
- Compliance with Part L 2013 (latest edition)
- Code for Sustainable Homes Level 4
- BREEAM (new build)

Our method: Lean & Green

Sustainable by design - harnessing natural light through the building layout which will limit the need to switch on artificial systems

- PV's where required
- Lean improvements to the building energy fabric and the performance of materials
- Thermal bridging, lighting and ventilation
- Envelope to perform above current building regulations
- 100% low energy lighting
- High efficiency boilers as a back up and assist

For more detailed information on the sustainability and energy strategy please refer to the sustainability & energy report.

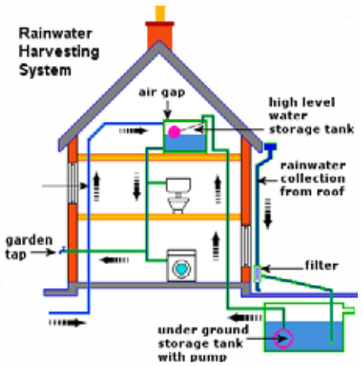
Herb and vegetable gardens

PV Cells

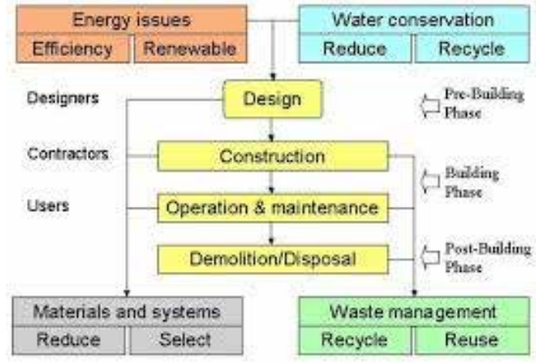
90% Efficient Intelligent Combi-Gas Boilers

Low energy lightbulbs

Recycled materials

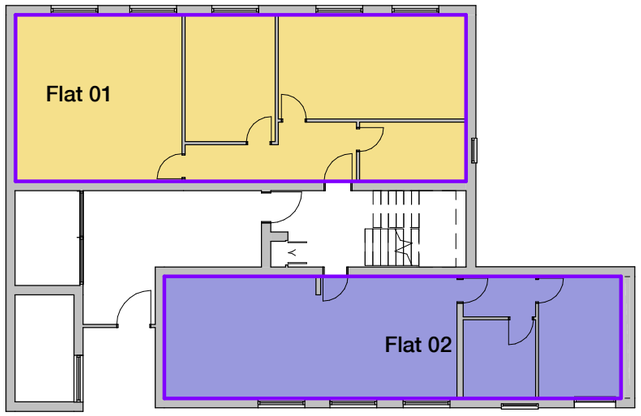


Rainwater harvesting systems

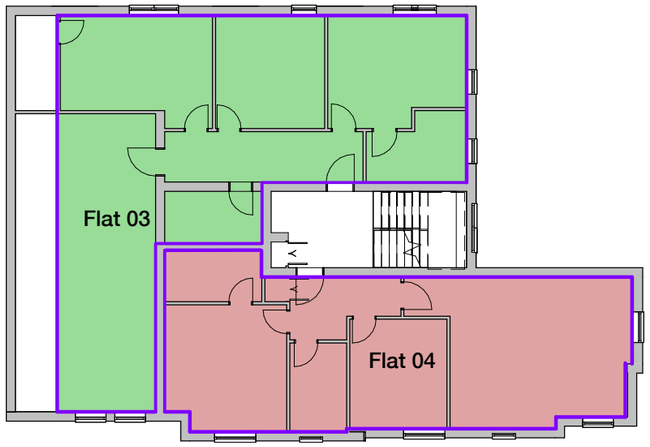


Process Diagram

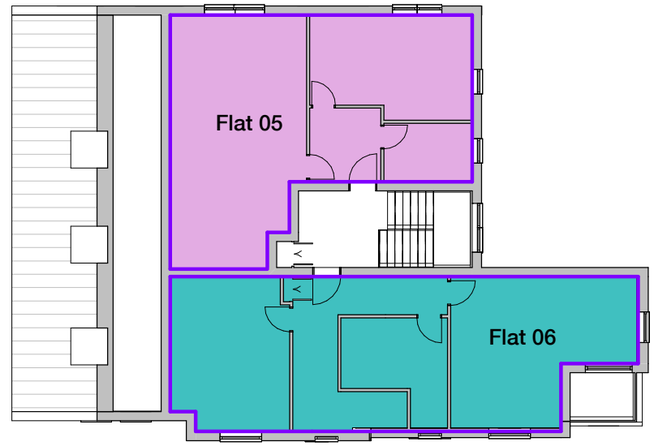
7 Housing Provision



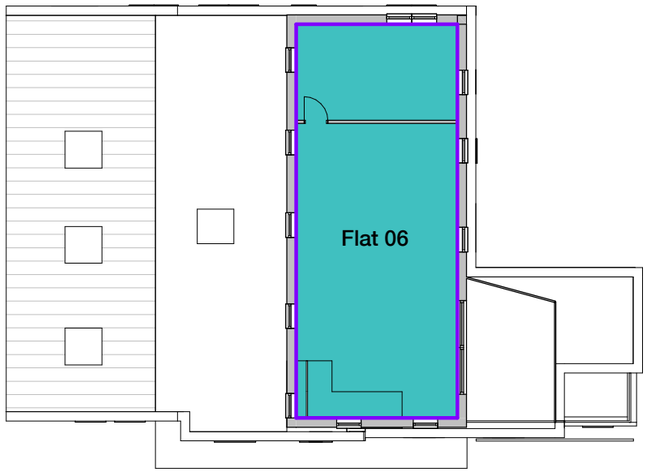
Ground Floor



First Floor



Second Floor



Third Floor

Note: The shaded areas have a 2300mm minimum internal ceiling height.

C3 Residential Use - Dwelling Mix / Area Schedule

Unit No.	Location	Dwelling Type	Net Internal Area m^2	Camden Minimum m2 (CPG2 Housing) pp. 62	The London Plan Minimum Space Standards	Net Internal Area ft^2
Flat 01	Ground Floor	2 Bed, 3 Person	80	61	61	861
Flat 02	Ground Floor	1 Bed, 2 Person	59	48	50	635
Flat 03	First Floor	3 Bed, 6 Person	120	93	92	1291
Flat 04	First Floor	2 Bed, 4 Person	77	75	70	828
Flat 05	Second Floor	1 Bed, 2 Person	64	48	50	656
Flat 06	Second Floor + Third Floor	3 Bed, 6 Person	71 (SF) + 68 (TF) = 139	93	92	764 (SF) + 732 (TF)
Total		12 Bedrooms, 22 Persons	539	400	393	5,801

Amenity Space Schedule

Unit No.	Location	Dwelling Type	Amenity Space Type	Amenity Space m^2
Flat 01	Ground Floor	2 Bed, 3 Person	Courtyard Garden	32
Flat 02	Ground Floor	1 Bed, 2 Person	Front Terrace	10
Flat 03	First Floor	3 Bed, 6 Person	Terrace	6
Flat 04	First Floor	2 Bed, 4 Person	-	0
Flat 05	Second Floor	1 Bed, 2 Person	-	0
Flat 06	Second Floor + Third Floor	3 Bed, 6 Person	Roof Terrace	3 (SF) + 12 (TF) = 15
Total				63

Waste & Refuge Calculation

Unit No.	Location	Dwelling Type	Projected Refuge Waste based on CPG 1 Design pp. 91, 10.11
Flat 01	Ground Floor	2 Bed, 3 Person	170 litres
Flat 02	Ground Floor	1 Bed, 2 Person	100 litres
Flat 03	First Floor	3 Bed, 6 Person	240 litres
Flat 04	First Floor	2 Bed, 4 Person	170 litres
Flat 05	Second Floor	1 Bed, 2 Person	100 litres
Flat 06	Second Floor + Third Floor	3 Bed, 6 Person	240 litres
Total			1,020 litres waste p/ week

NB: The figures include both recyclable and non-recyclable waste

Number of bulk bins required =

1,020 litres of waste per week / 1,100 litres (volume of bulk bin)

= 0.92 bulk bins per week.

There is provision for 1 x 1,100L bulk bin and a large wheelie bin 240L for recycling in the Bin Store.

This will meet and exceed the requirements

Cycle Storage Calculation

Unit No.	Location	Dwelling Type	No. of Cycles storage required.
Flat 01	Ground Floor	2 Bed, 3 Person	2
Flat 02	Ground Floor	1 Bed, 2 Person	1
Flat 03	First Floor	3 Bed, 6 Person	2
Flat 04	First Floor	2 Bed, 4 Person	2
Flat 05	Second Floor	1 Bed, 2 Person	1
Flat 06	Second Floor + Third Floor	3 Bed, 6 Person	2
Total			10 Cycles*

*In accordance with the The London Plan

Table 6.3 Cycle Storage Level Schedule

Cycle Storage to be double stacked rack.

Housing Mix

The proposed development offers a diverse mix of apartment typologies;

- 2 x 3 Bedroom Dwellings
- 2 x 2 Bedroom Dwellings
- 2 x 1 Bedroom Dwellings

Each of the apartments exceed the Minimum Space standards contained within CPG'2 - Housing and within The London Plan.

Amenity Space

Amenity Space is provided through private external areas on each level. There is a mix of courtyard gardens, roof terraces and balconies with good aspect, light and space for future residents. Where it is not possible to incorporate a terrace. a combination of window planters and juliet balconies are suggested.

Density

To calculate the density of the suggested development we have completed the following calculations;

The site has a density classification of Urban with a PTAL rating of 6a (Excellent).

Dwellings per Hectare
Site Area (based on 8 garage ownership): 298m^2 = **0.0298 Hectares**
Number of Dwellings Per Hectare = Number of Dwellings / Site Area (Hectare)
6 Apartments / 0.0298 Hectares = **201.34 Dwellings per Hectare**

Habitable Rooms per Hectare
Habitable Rooms* per Hectares / Site Area Hectares
18 Habitable Rooms* / 0.0298 Hectares = **604 Habitable Rooms per Hectare**

*Does not include bathrooms, toilets or corridor spaces or rooms not used for living accommodation.

Parking

This will be a car free development.

Crime Impact Statement
Secure by Design

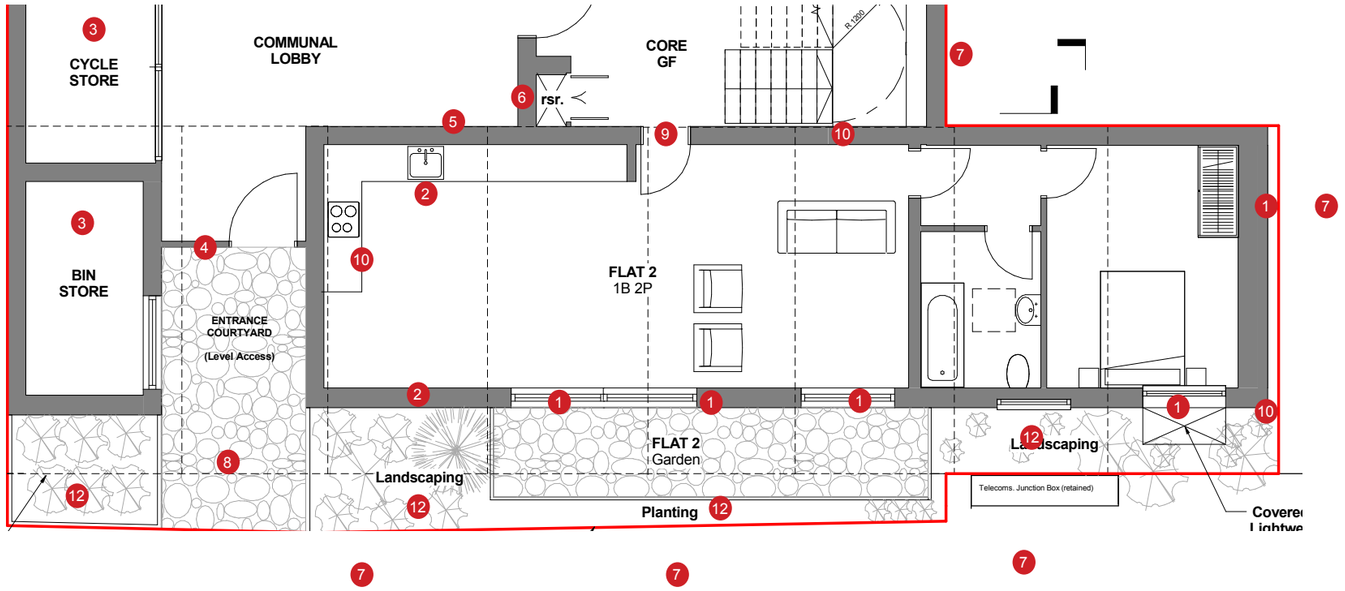
Integrated Approach

The proposal makes positive use of a site that currently houses redundant garages which have been divided off by construction hoarding to prevent anti-social behaviour. The proposal transforms the dead frontage and offers the opportunity to improve the surveillance of the surrounding streets and reduce the potential for crime.

Security & Crime Prevention Measures

The following measures have been incorporated to help reduce the possibility of crime (Refer to Part-Plan Diagram on the right).

1. All rooms have openable windows or patio doors to comply with BS PAS 24-2012 to make them as secure as possible.
2. Ground floor rooms with windows on the street will be provided with secure ventilation (either mechanical ventilation or security grilles).
3. The bike and bin stores can be both accessed from the street will have self-closing and locking mechanisms (residents will access these stores with a key) to prevent their use for anti-social behaviour.
4. The 6 no. apartments will all be linked to the main entrance via audio and video access control. This will located on the wall outside the entrance lobby.
5. The post will be delivered through the wall adjacent to the communal access door. This will mean that the postal delivery person will not need to access the building.
6. The utility meters will be located in one central location, near to the front door. This removes the need for the meter readers to gain entry to individual apartments.
7. The building provides improved surveillance to the car park and the surrounding pedestrian areas.
8. The communal entrance is protected from the weather and will be well lit constantly (all proposed lighting to be BS5489).
9. CCTV will be operational in the external lobby to help prevent anti-social behaviour.
10. Noise - all walls and floors between separate apartments will be acoustically insulated to reduce anti-social behaviour.
11. Materials - secured by design accredited products to be used where practical.
12. Landscaping will provide defensible space for security and privacy screening.



Above: Part-Plan diagram showing where Secure By Design Principles could be located & integrated

Lifetimes Homes
16 Standards

1. Parking
No Parking for this development.

2. Approach to dwelling from parking (distance, gradients and widths)
No Parking for this development.

3. Approach to all entrances
The covered common areas will be a minimum of 1200mm deep with either a gentle sloping or level approach.

4. Entrances Shall
a. Be illuminated
- The external entrance lobby will be lit with fully diffused luminaires.

b. Have level threshold between the external lobby and the hallway.
c. Have effective clear opening widths and nibs as specified.
- The minimum effect clear opening width at all entranced to a dwelling will be 800mm.
- The minimum effective clear opening width of communal doors will be 900mm.
- Door to have a 300mm min. clear space to the leading edge (pull side only).

d. Have adequate weather protection.
- The external lobby is covered in the proposed design and is over 1200mm deep.

e. Have an external landing.

5. Communal Stairs and Lifts
Stairs to have:
- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails heights 900mm from each nosing.
- Step nosing distinguishable through contrasting brightness.
- Risers which are not open.

6. Internal Doorways and Hallways
- Communal hallways are a minimum of 1200mm wide.
- Hallways within flats all exceed the minimum of 900mm wide.
- All internal doorways have a minimum clear opening width of 775mm.
- All communal doorways have a minimum clear opening width of 825mm and 300mm leading edge of the door on the pull side.

7. Circulation Space
All living and dining areas have a clear turning circle or a tuning ellipse of 1700mm x 1400mm.
Kitchens all have a minimum of 1200mm between the unit fronts/appliance fronts and any fixed fixed obstruction opposite.
The main bedroom in the each flat is capable of having a clear space. 750mm wide, around the bed.
The second bedroom in each flat (where applicable) is capable of having a clear space, 750mm wide, to one side and foot of the double bed.

8. Entrance Level Living Space
All flats are single storey with the exception of a Duplex on Level 03 which will have a potential for an entrance Level Living Space.

9. Potential for Entrance Level Bed Space
All flats are single storey with the exception of a Duplex on Level 03 which will have an Entrance Level Bed Space.

10. Entrance Level WC and Shower Drainage
All flats are single storey with the exception of a Duplex on Level 03 which will have an entrance level WC and Shower Drainage.

11. WC and Bathroom Walls
WC and Bathroom walls will be detailed to allow firm fixing and support for adaptations such as grab rails.

12. Stairs and Potential Through-Floor Lift in Dwelling
All flats are single storey with the exception of a Duplex on Level 03 which will have a potential for a Through-Floor Lift.

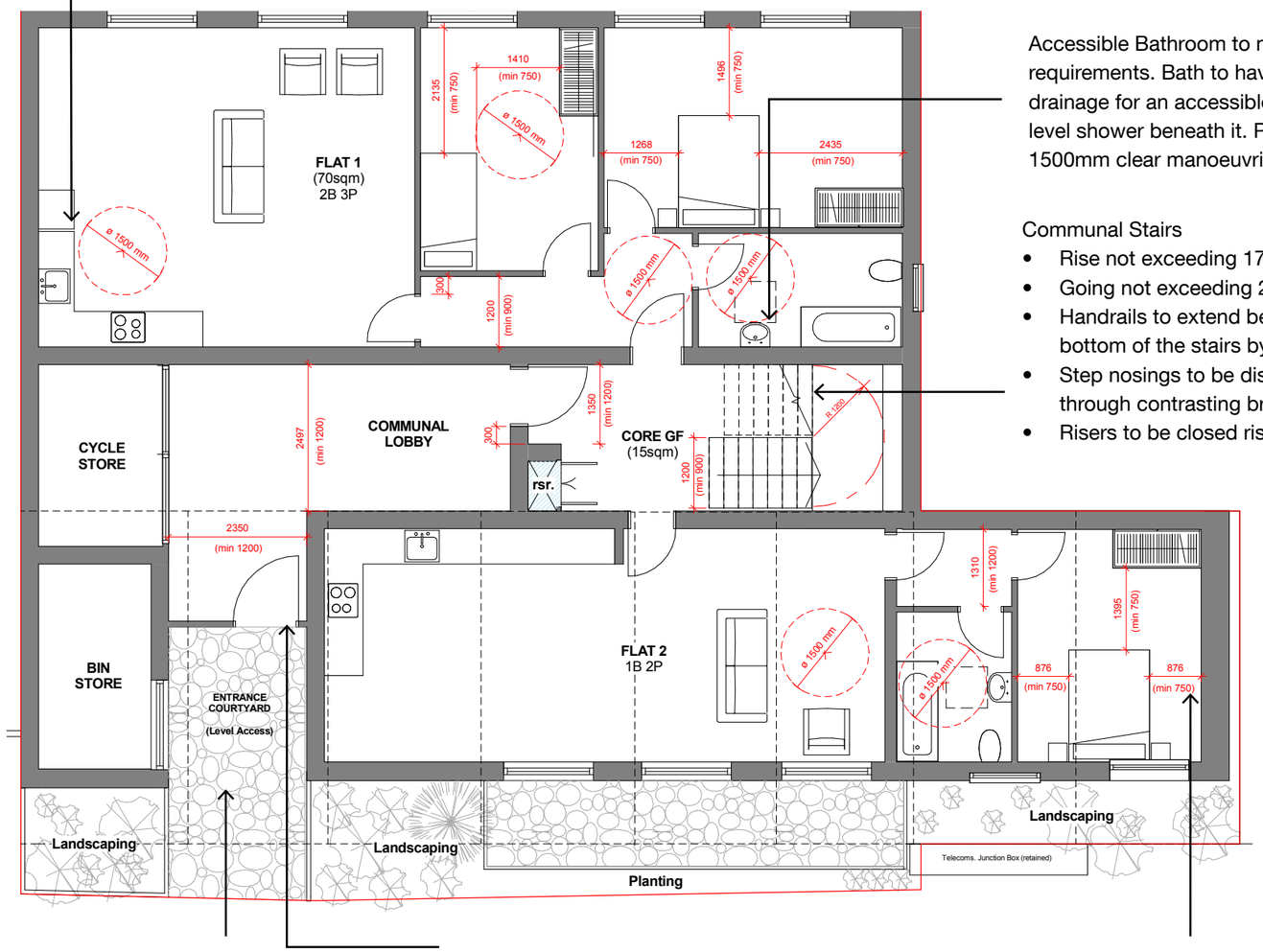
13. Potential for Fitting Hoists and Bedroom/Bathroom
Ceiling between bedroom and bathroom will be detailed so that ceiling hoists can be fitted at a later date if required.

14. Bathrooms
Main bathrooms to each flat are detailed in accordance with a lifetime homes example diagram - see drawings.

15. Glazing and Window Handle Heights
In principle living spaces will allow seated people to see out. All rooms with have doors and controls which are mounted no higher than 1200mm.

16. Location of Service Controls
All will be detailed to be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Lifetimes Homes Implementation
Ground Floor



Kitchen to have clear width of 1200mm between kitchen unit fronts / appliance fronts and wall opposite

Accessible Bathroom to meet LTH requirements. Bath to have capped drainage for an accessible floor level shower beneath it. Potential for 1500mm clear manoeuvring zone.

Communal Stairs

- Rise not exceeding 170mm
- Going not exceeding 250mm
- Handrails to extend beyond top and bottom of the stairs by 300mm.
- Step nosings to be distinguishable through contrasting brightness
- Risers to be closed risers.

Covered common entrance to be level or gently sloping. Entrance to be illuminated.

Main entrance door to have min. clear effective width of 800mm, with 300mm clear space to leading edge (pull side only). Level threshold between external lobby and hallway.

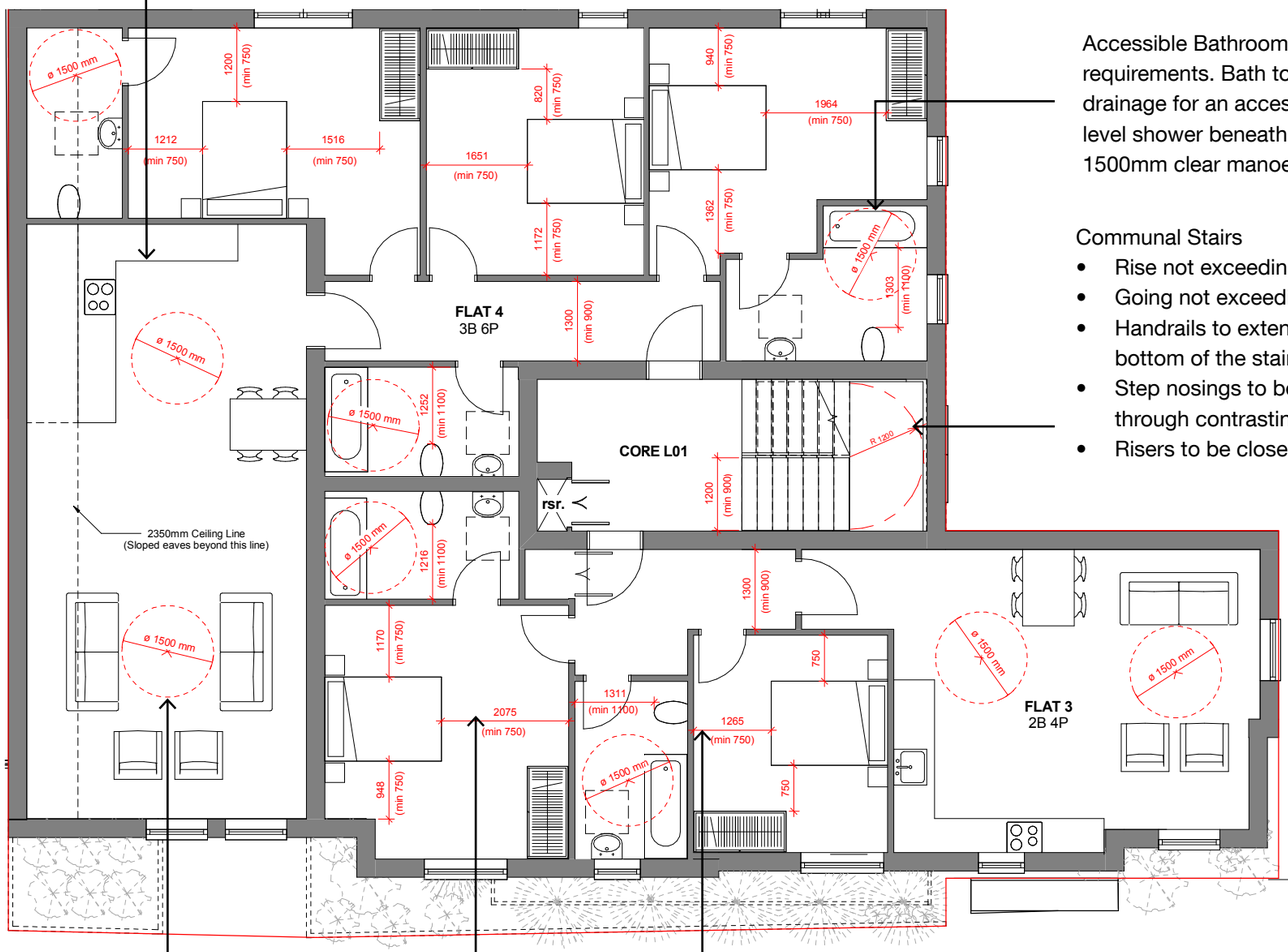
750mm to both sides of the bed and to foot of the bed in all the bedrooms.

GROUND FLOOR PLAN 1:200

GENERAL NOTES

1. Parking: no parking is provided in this scheme
2. All internal dwelling doors to have minimum clear effective width of 775mm
3. All doorways to have a 300mm nib tothe leading edge door (pull side), except cupboard doors
4. All communal doors to have minimum clear opening width of 800mm.
5. Bathrooms: walls in bathroom to be capable of firm fixing and support for adaptations such as grabrails within a height band of 300mm - 1800mm from floor.
6. Main bedroom and bathroom ceilings: to be capable of supporting ceiling hoists.
7. Service controls: all to be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.
8. Windows: In living space windows will allow seated people to see out. Minimum of 1 opening light to have handles/controls no higher than 1200mm from FFL

Lifetimes Homes Implementation
First Floor



Kitchen to have clear width of 1200mm between kitchen unit fronts / appliance fronts and wall opposite

Accessible Bathroom to meet LTH requirements. Bath to have capped drainage for an accessible floor level shower beneath it. Potential for 1500mm clear manoeuvring zone.

Communal Stairs

- Rise not exceeding 170mm
- Going not exceeding 250mm
- Handrails to extend beyond top and bottom of the stairs by 300mm.
- Step nosings to be distinguishable through contrasting brightness
- Risers to be closed risers.

Living and dining areas to have a clear turning circle of 1500mm diameter or turning elipse of 1700 x 1400

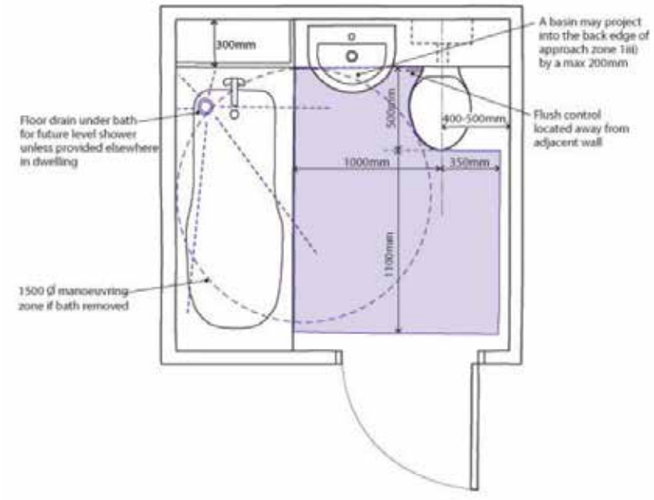
750mm to both sides of the bed and to foot of the bed in all the bedrooms.

FIRST FLOOR PLAN 1:200

GENERAL NOTES:

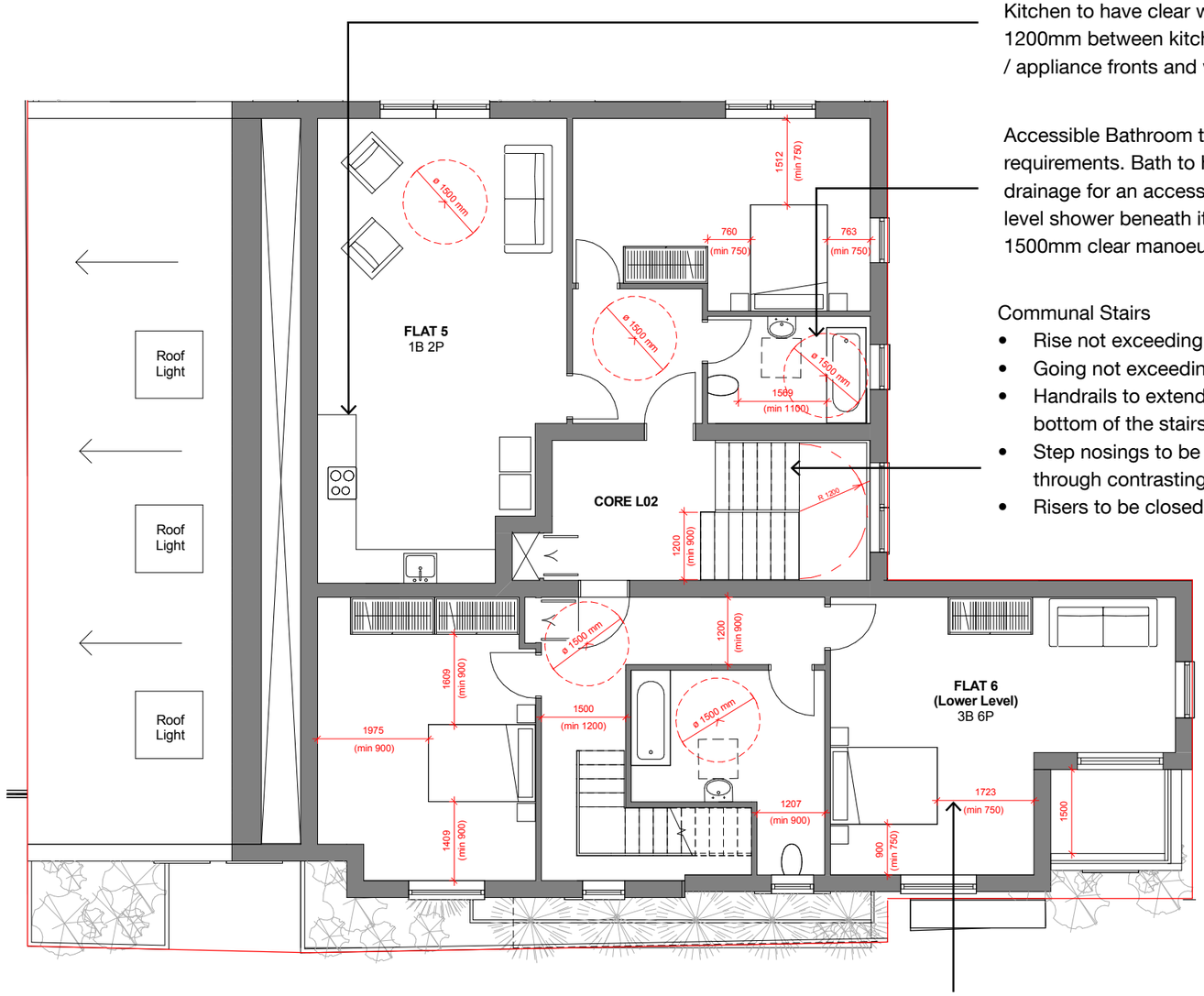
This drawing illustrates Lifetime Homes compliance criteria for the First Floor. Items not shown on drawing:

1. Bathrooms: walls in all bathrooms and WC compartments to be capable of firm fixing and support for adaptations such as grabrails within a height band of 300mm -1800mm from floor.
2. Main bedroom and bathroom ceilings: to be capable of supporting ceiling hoists.
3. Service controls: all to be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.
4. Windows: In principle living space windows will allow seated people to see out. Minimum of 1 opening light in each habitable room to have handles/controls no higher than 1200mm from FFL.
5. All doorways to have a 300mm nib to the leading edge door (pull side), except cupboard doors.
6. All internal doorways to have minimum clear opening of 775mm.
7. All communal doors to have minimum clear opening width of 800mm



Bathrooms are based upon this Lifetime Homes example diagram (NTS)

Lifetimes Homes
Second Floor



Kitchen to have clear width of 1200mm between kitchen unit fronts / appliance fronts and wall opposite

Accessible Bathroom to meet LTH requirements. Bath to have capped drainage for an accessible floor level shower beneath it. Potential for 1500mm clear manoeuvring zone.

Communal Stairs

- Rise not exceeding 170mm
- Going not exceeding 250mm
- Handrails to extend beyond top and bottom of the stairs by 300mm.
- Step nosings to be distinguishable through contrasting brightness
- Risers to be closed risers.

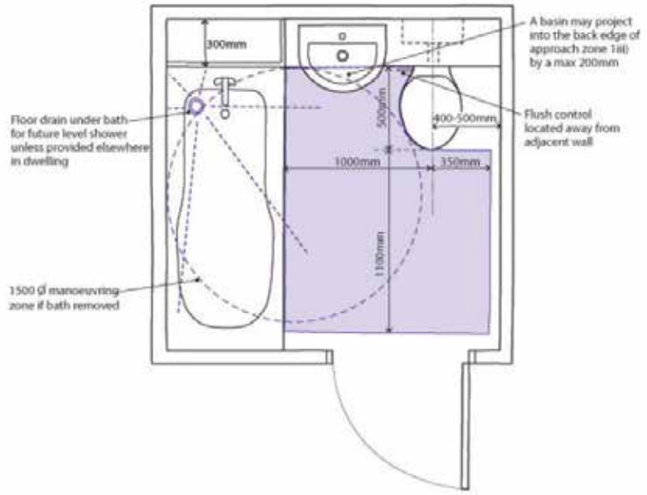
750mm to both sides of the bed and to foot of the bed in all the bedrooms.

SECOND FLOOR PLAN 1:200

GENERAL NOTES:

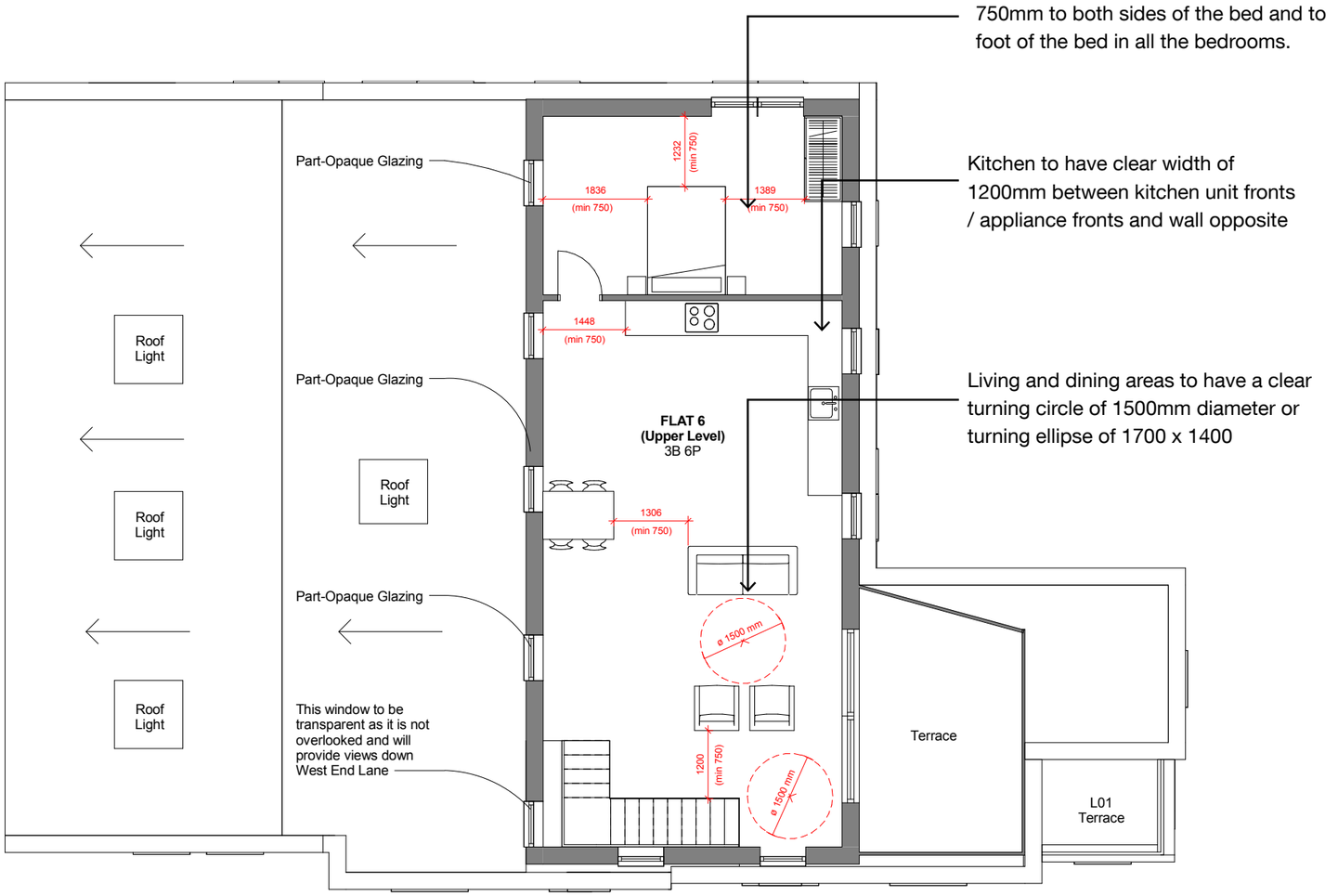
This drawing illustrates Lifetime Homes compliance criteria for the Second Floor. Items not shown on drawing:

1. Bathrooms: walls in all bathrooms and WC compartments to be capable of firm fixing and support for adaptations such as grabrails within a height band of 300mm -1800mm from floor.
2. Main bedroom and bathroom ceilings: to be capable of supporting ceiling hoists.
3. Service controls: all to be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.
4. Windows: In principle living space windows will allow seated people to see out. Minimum of 1 opening light in each habitable room to have handles/controls no higher than 1200mm from FFL.
5. All doorways to have a 300mm nib to the leading edge door (pull side), except cupboard doors.
6. All internal doorways to have minimum clear opening of 775mm.
7. All communal doors to have minimum clear opening width of 800mm



Bathrooms are based upon this Lifetime Homes example diagram (NTS)

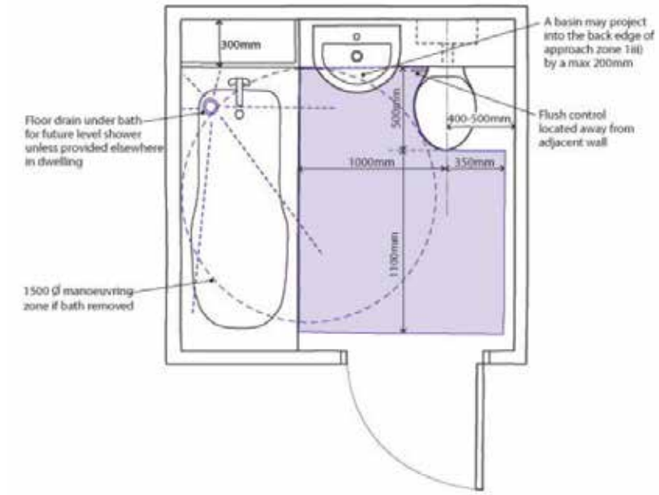
Lifetimes Homes
Third Floor



THIRD FLOOR PLAN 1:200

GENERAL NOTES:
This drawing illustrates Lifetime Homes compliance criteria for the Third Floor. Items not shown on drawing:

1. Bathrooms: walls in all bathrooms and WC compartments to be capable of firm fixing and support for adaptations such as grabrails within a height band of 300mm -1800mm from floor.
2. Main bedroom and bathroom ceilings: to be capable of supporting ceiling hoists.
3. Service controls: all to be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.
4. Windows: In principle living space windows will allow seated people to see out. Minimum of 1 opening light in each habitable room to have handles/controls no higher than 1200mm from FFL.
5. All doorways to have a 300mm nib to the leading edge door (pull side), except cupboard doors.
6. All internal doorways to have minimum clear opening of 775mm.
7. All communal doors to have minimum clear opening width of 800mm



Bathrooms are based upon this Lifetime Homes example diagram (NTS)

Summary

27 West End Lane

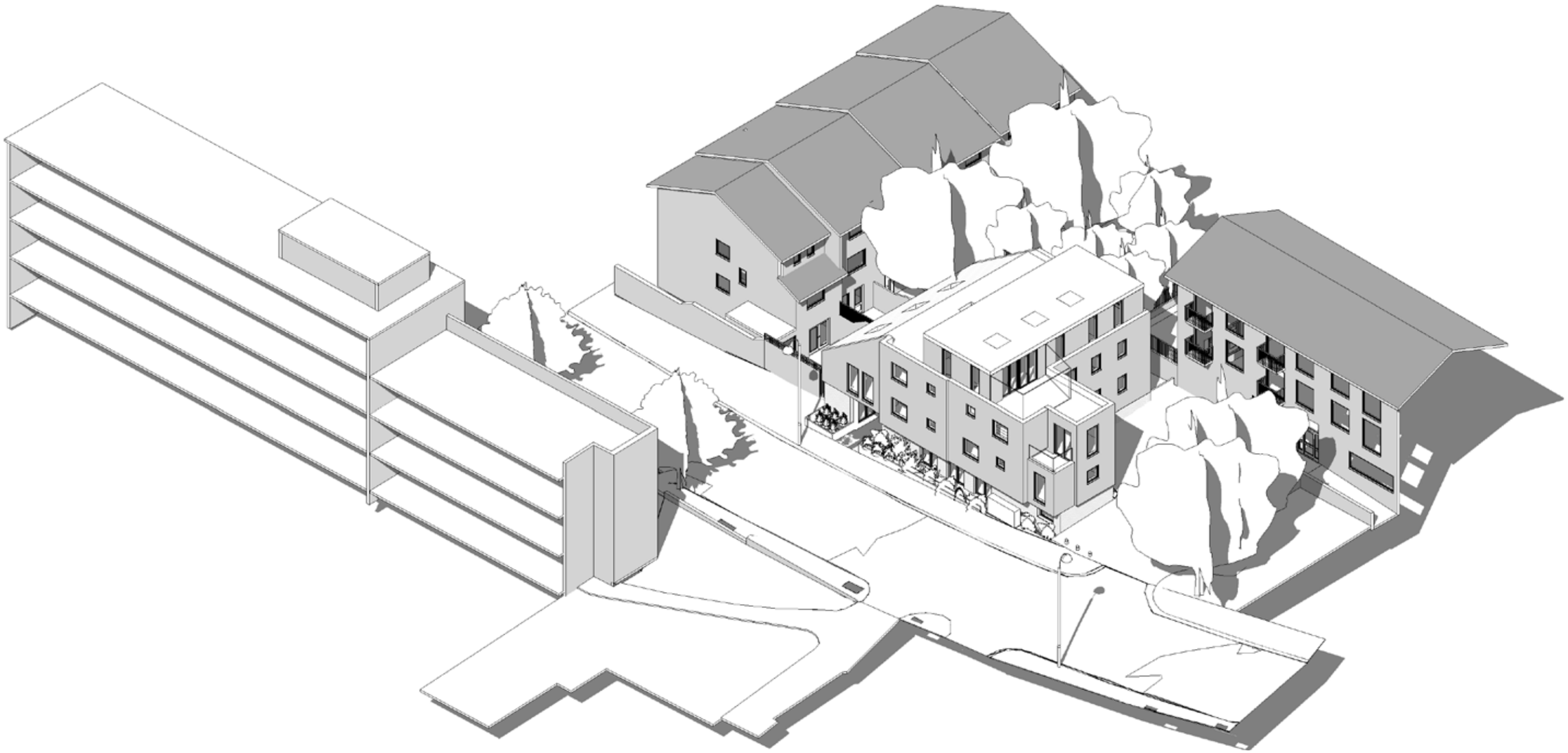
This design and access statement has been carefully pieced together to demonstrate the design process from inception to a full planning application.

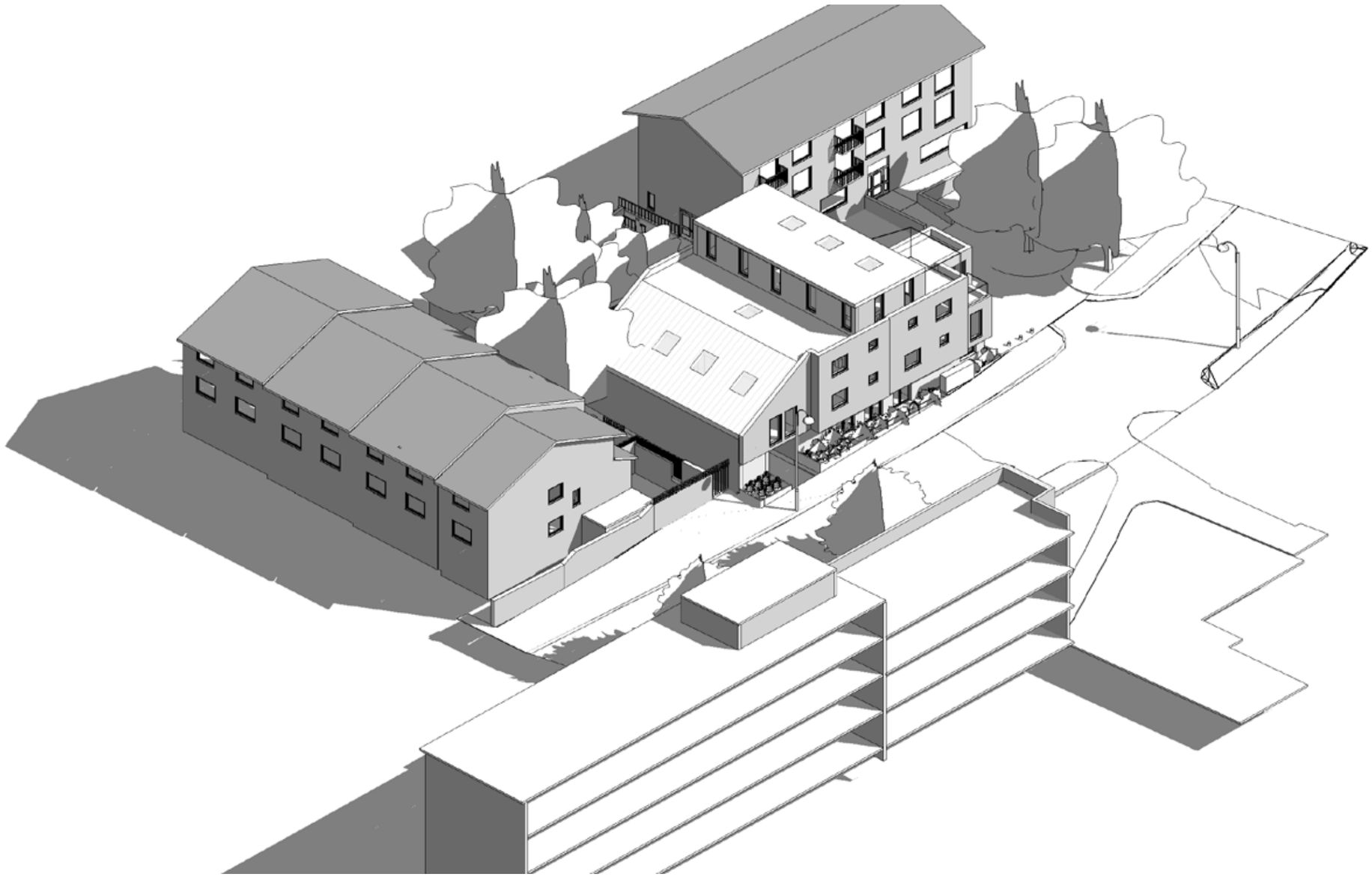
In summary the proposed development;

- Puts a vacant site to a more sustainable use as housing.
- Provides spacious, dual aspect housing.
- Creates a substantial improvement to the pedestrian environment.
- Enhances the streetscape through active frontages.
- Employs a sustainable approach and achieves Code for Sustainable Homes Level 4.
- Realises the potential of the site.
- Adheres to BRE Daylight, Sunlight, and Overshadowing guidance.
- Creates an economically viable development.
- Improves the security and surveillance around the site.
- Presents the opportunity to create a high quality building which improves this part of West End Lane.

Isometric view

Proposed Elevation





9 APPENDIX

- Flood Risk Assessment
- Daylight / Sunlight Studies

Land Registry

in association with the

Environment Agency

Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Risk Indicator

Title number and property description

NGL494923
land and buildings on the west side of West End Lane,

Flood risk

The land registered under the above title number does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea floodplain.

The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 4 February 2015 based on Environment Agency and Natural Resources Wales flood risk data that was current as of August 2014 and Land Registry data that was current as of 4 February 2015. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales flood data available at the date and time of your search.

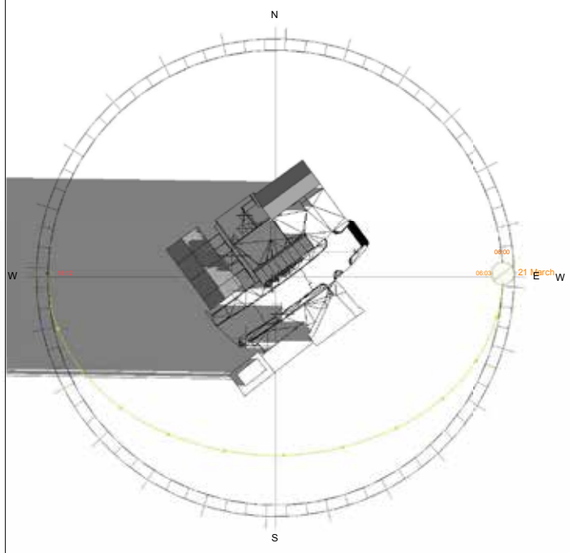
Above: Extract from Land Registry Flood Risk Indicator
4th Feb 2015

Above: 1 in 1000 year Strategic Flood Risk Assessment by URS Infrastructure & Environment. Date Drawn: 01.07.14 – London Borough of Camden Strategic Flood Risk Assessment

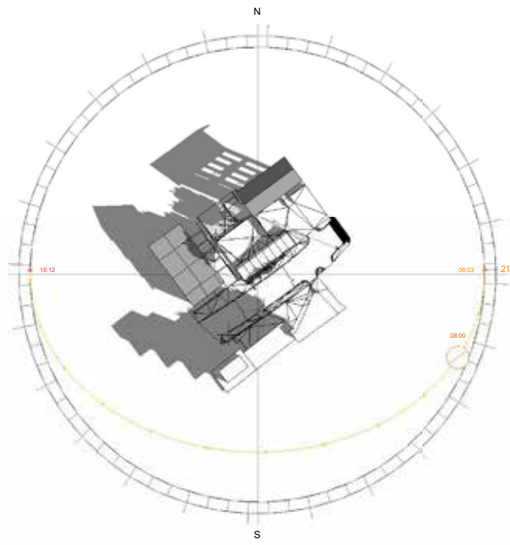
Flood Hazard (m)

- >2.5 Extreme (Danger for all)
- 1.25 - 2.5 Significant (Danger for most)
- 0.75 - 1.25 Moderate (Danger for some)
- <0.75 Low (Caution)

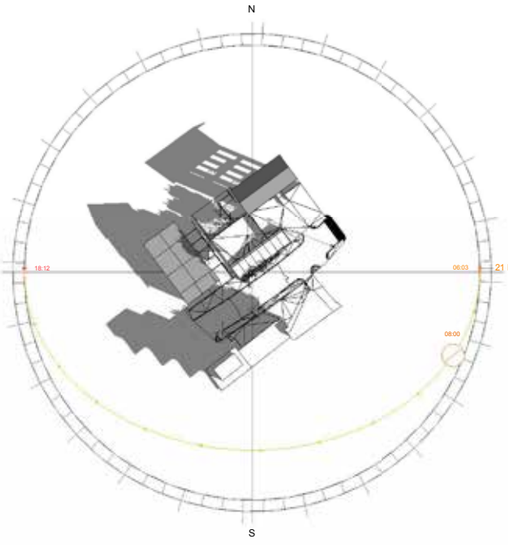
SOLAR SHADOW STUDY: 21 MARCH (SPRING EQUINOX) *2HR INTERVALS*
EXISTING CONDITION *(Site Location: 51.5393600463867,-0.19195856153965)*



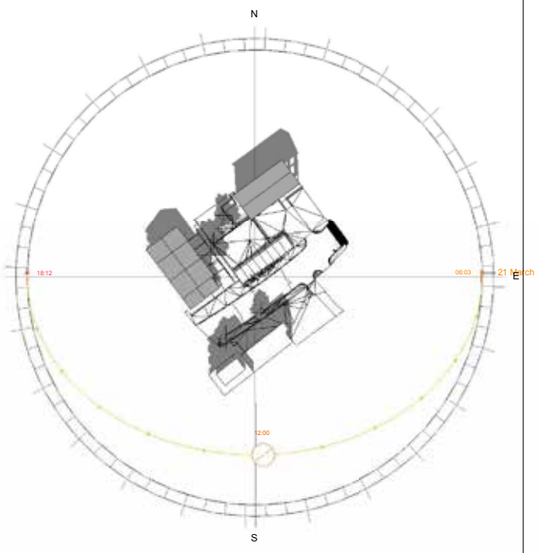
1 **0600 - 21 MARCH (EQUINOX)**



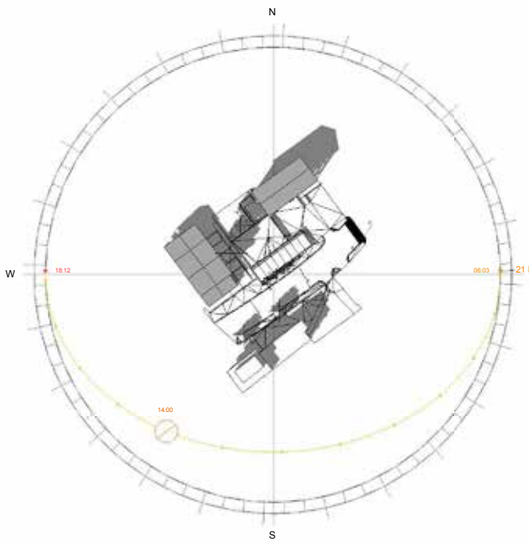
2 **0800 - 21 MARCH (EQUINOX)**



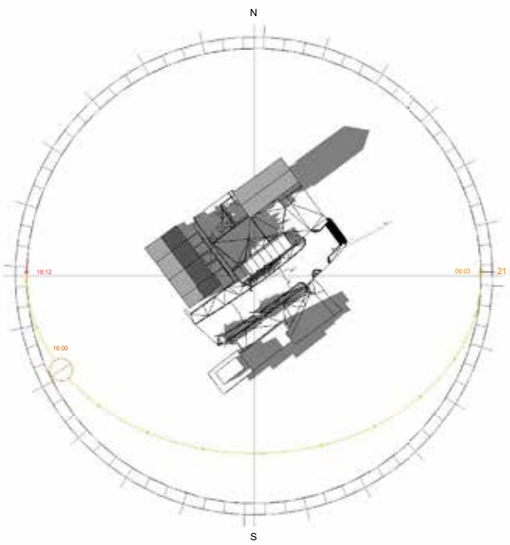
3 **1000 - 21 MARCH (EQUINOX)**



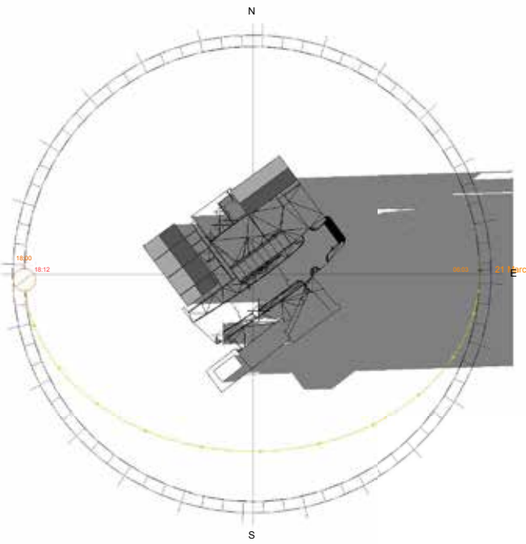
4 **1200 - 21 MARCH (EQUINOX)**



5 **1400 - 21 MARCH (EQUINOX)**



6 **1600 - 21 MARCH (EQUINOX)**



7 **1800 - 21 MARCH (EQUINOX)**

North

Do not scale dimensions. Dimensions govern.
All dimensions are in millimetres unless noted otherwise.
StreetPlot Ltd. shall be notified in writing of any discrepancies.

Rev	Date	Notes	Issued By	Insp By

27 West End Lane

Status
PLANNING

Drawing Title
SHADOW STUDY - 21 MARCH - EXISTING

Drawing Number: 1000-710
Revision:

Scale:
Sheet Size: A1
Creation Date: 02/12/15

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