

## 5.8 EAST ELEVATION

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The east elevation is simply arranged and broken up with a mix of darker and lighter coloured brickwork. Texture is added to the curved south eastern corner and the curved top band on the north elevation. The taller height facing the railway drops down towards the north. The projecting balconies are provided with additional screening at lower levels closest to the MUGA.



Illustration of east elevation with existing wall partially obscuring the lower floors



Illustration of north eastern corner with curved upperstoreys



## 5.9 NORTH SOUTH SECTION

Section cut through no. 10 & 12 Lymington Road and proposed buildings





## 5.10 DESIGN & QUALITY OF HOUSING

### Range of housing types

A wide range of housing types have included supporting a mixed and balanced community of residents including equal proportions of private and affordable housing floorspace to catering for families, wheelchair users, active elderly, single people and couples.

All the apartments are sized to meet GLA housing space standards, and the majority exceed the minimum requirements. The apartments are designed to be Lifetime Homes compliant and meet the requirements of the building regulations approved documents in relation to accessibility, ventilation, thermal comfort and acoustics.

High sustainability targets will result in housing that will be easy and cost effective to keep warm owing to the highly insulated and airtight building fabric and district heating system supplying site wide energy. Ventilation will be through a mechanical ventilation system with heat recovery which will filter out air borne pollutants generated from the railway and high street activity.

Noise from the surrounding area will be mitigated through the acoustic attenuation built into the building fabric, windows and ventilation systems. Heat gain has been assessed and the preliminary analysis of the proposals indicates good thermal comfort can be achieved through the mechanical ventilation and passive measures adopted (such as inset balconies, and cross ventilation).

Affordable wheelchair housing is provided and will be a mix of adaptable and fully adapted. According to Camden housing need, family sized affordable rented, fully adapted wheelchair housing is provided.

Elsewhere, one and two bedroom apartments are provided within in both the private for sale and affordable tenure mix.

There are no single aspect north facing units. The majority of flats are dual aspect and some have a triple aspect. Windows are large and designed to let in ample daylight and provide views over courtyards, the green space, West End Lane and the railway.

Examples of typical apartment layouts are provided in the appendices.



Example of typical family sized, 4 bedroom wheelchair adapted apartment

### Approach to apartments, communal entrances and internal circulation.

Approaches to both communal and individual front doors will be compliant with relevant standards for accessibility. Further details are provided in both the landscape report and later sections in this report.

Entrances are designed to be easily identifiable, welcoming and secure. Vertical circulation cores are sized to accommodate two lifts, ensuring that access is still possible in case of a breakdown of one lift. Where possible, all communal circulation within the buildings are provided with windows providing natural daylight into corridors and stairs.



Entrance Lobbies

Entrances to the apartments will be celebrated with high quality materials. Finishes such as glazed tiling will be robust- but also adds identity, colour and a tactile surface.



## 5.11 RESIDENTIAL AMENITY SPACES

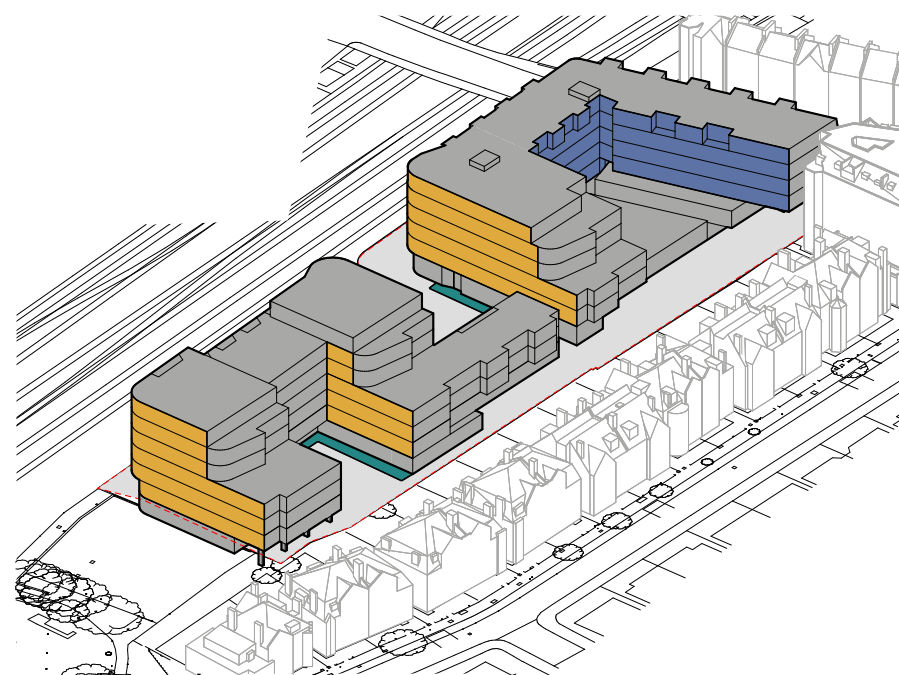
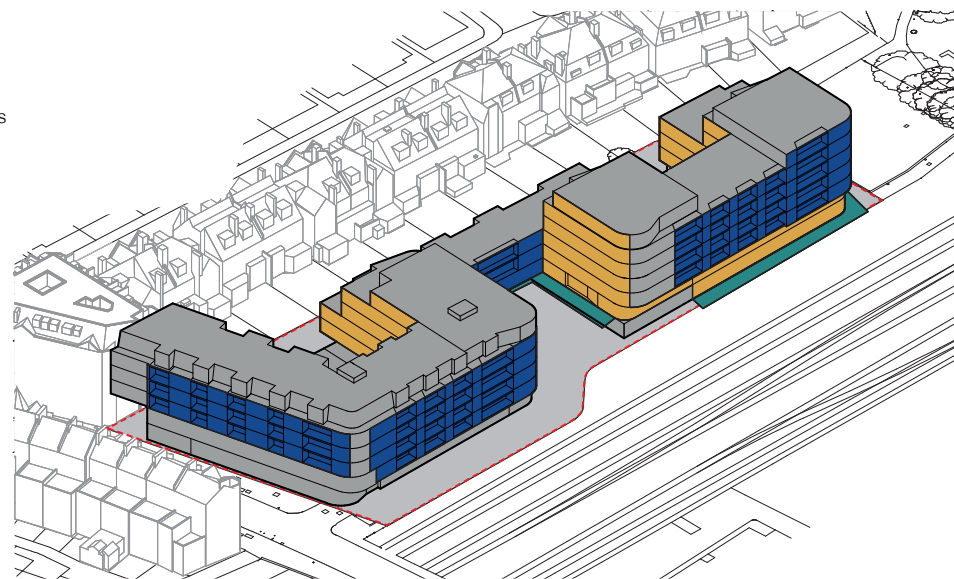
### Amenity Space.

A range of private and communal amenity space has been provided. Each apartment has access to a private outdoor space in the form of either a balcony or, for the ground floor apartments, a front garden. This is in addition to private and communal courtyards for each block and the central public open space.

The landscape report contains details on the proposed play space strategy and design of the all the external areas.

#### Private Amenity Space

- Deck Access
- Projecting Balconies
- Front Garden



Private front gardens along Potteries Path



Private balconies to each of the upper floor apartments



## 5.12 NON RESIDENTIAL USES

### Community Meeting Room

The community meeting room is placed on a prominent corner facing the central green space at the heart of the site. Access will be via Potteries Path and the proximity to the high street will provide ease of access for local users. External bike stands are located close to the entrance for visitors.

The space will accommodate between 30 and 40 for large group meetings, otherwise the space is simply laid out to provide flexibility for multiple uses. The community room is offered at a peppercorn rent and will be managed by a local group.

### Flexible Commercial Space

The flexible commercial space at ground floor will be accessed from West End Lane. At present the use is not defined, however the space is capable of being subdivided into smaller spaces or retained as one large unit. The proposed frontage is shown as simply glazed, and the subdivisions allow for doors to be inserted if there is more than one entrance required for multiple units. Signage is restricted to the metal fascia above the glazing and a design guide managed by A2D will maintain a consistent approach to the ground floor frontage. Servicing will be from the rear of the unit (s) and deliveries will be within controlled hours.

### Office & Business Startup Spaces

The flexible office space at first floor can be used as a single office or subdivided for multiple users.

The entrance will be from West End Lane and a dedicated lift and staircase will provide access.

The four startup units will be accessed from Potteries path.



Illustration of community meeting room entrance area



Illustration of business startup frontage

