



Ground Floor Plan showing Cycle Storage & Refuse Stores

9.1 Servicing Strategy

Refuse and Recycling

Two residential bin stores are shown:

Store **01** serves Block B and contains 2 general waste bins (1,100L), 3 Recyclable waste bins (1,100L) and 1 Organic waste bin (240L). The store is accessed internally via a ventilated lobby located adjacent to the stair core. From the store the bins would be taken to a collection point (less than 10m away) on Haverstock Hill.

Store **02** serves Blocks A & C. It contains 4 general waste bins (1,100L), 3 Recyclable waste bins (1,100L) and 2 Organic waste bins (240L). For the market units the store is accessed internally via a ventilated lobby located adjacent to the main stair core. Block C residents would access the store by exiting reception which the store sits adjacent to. From here the bins would be taken to a collection point (less than 10m away) on Adelaide Road.

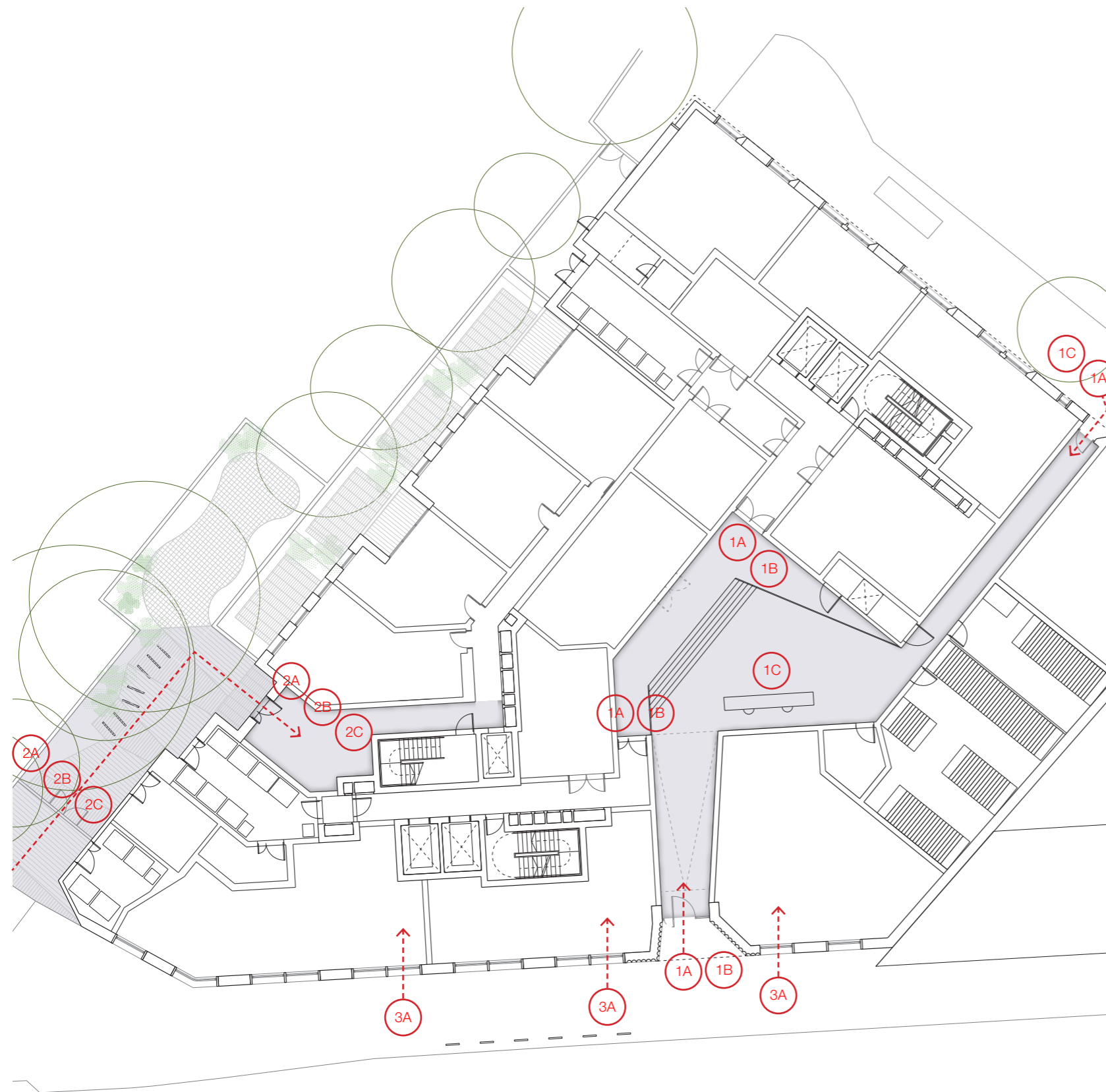
Store **03** serves the retail stores and it is accessed from Adelaide Road. It contains 2 general waste bins (1,100L), 2 Recyclable waste bins (1,100L) and 1 Organic waste bin (240L).

Cycle Storage

Blocks A & B share an internal bike store (**A**) accessed by residents from the Haverstock Hill entrance. Divided into two rooms for security reasons, 114 cycle parking spaces on two tier stackers are shown, along with one mobility scooter charging space. A minimum of 2.7m headroom is required in these areas. 16 spaces on Sheffield Stands are provided for Block C residents (**B**). These are located in a covered, external store, accessible from the affordable entrance courtyard to the North West. The retail cycle parking (**C**) is situated on street in the form of Sheffield stands following pre-app discussions with Camden. Two Sheffield stands for guests are located in front of the Block C entrance (**D**).

Plant Servicing Strategy

All plant is to be serviced via Refuse Store **01**. The two plant rooms adjacent to the main reception are accessed either via hidden doors from the reception, or the Adelaide Road core. Both plant units contain equipment that can be separated into smaller pieces to make replacement easier.



Ground Floor Plan showing security provisions

9.2 Security

On Wednesday March 2nd 2016 a meeting with Adam Lindsey of the Metropolitan Police (CPDA) took place at Ruislip Police Station to discuss the security provisions required on the project to help reduce criminal opportunity. His recommendations, together with other SBD principles, are summarised below and the diagrams demonstrate their proposed incorporation into the submitted scheme.

8.2.1 ENTRANCE: BLOCKS A & B

1A Secure Residential Entrance Sequence (Resident)

A resident of the building will enter the main reception area from either Adelaide Road (principal entrance) or Haverstock Hill (postal/ cycle entrance) via FOB access. There will be a second 'checkpoint' at the concierge desk. The concierge would have an uninterrupted view over the two entrance points to the foyer. FOB access to each stair and lift core is also provided.

1B Secure Residential Entrance Sequence (Visitor)

At the Adelaide Road entrance the visitor would 'buzz up' via an entry phone with an audio and visual (colour) link and no trade buttons fitted. The resident would let the visitor in remotely and the concierge at ground floor would provide a second security checkpoint. In addition, a second intercom access point is provided at the entrance to each lift and stair core, if the concierge is unavailable.

1C Residential Mail Deliveries

The submitted scheme design assumes that mail-persons are let in to the residential lobby by the concierge who would then receive and distribute the mail into individual secure mailboxes located near the reception desk.

8.2.2 ENTRANCE: BLOCK C

2A Secure Residential Entrance Sequence (Resident)

A resident of the affordable block will enter the landscaped courtyard from Adelaide Road via FOB access on the entrance gate. This gate will be at least 2m high with vertical steelwork bars to make climbing up and over it difficult. The door to the reception area will also be unlocked with the FOB key.

2B Secure Residential Entrance Sequence (Visitor)

At the gate to the landscaped courtyard a visitor would 'buzz up' via an entry phone. The resident would then let the visitor in remotely. The same process would occur at the door to the reception area. These two control points give an appropriate level of security to the 17 apartments.

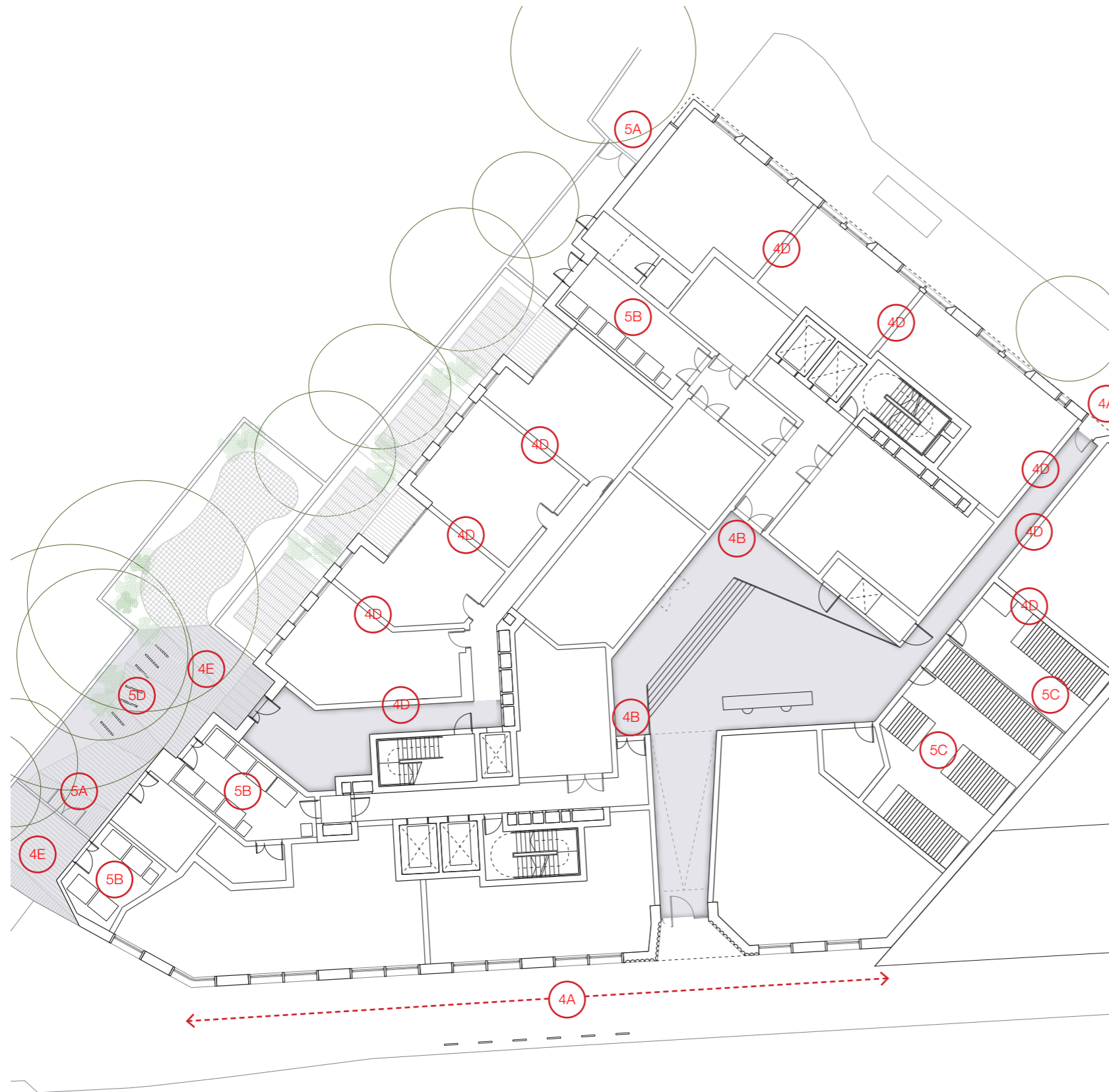
2C Residential Mail Deliveries

Mail-persons would be issued with a FOB key. They would deliver to individual postboxes located within the reception space.

8.2.3 ENTRANCE: RETAIL UNITS

3A Single Entrances to Retail units

Each Retail unit has a single public entrance/ exit point at ground floor/ street level. This increases each unit's security and discourages potential muggers/ thieves as their exit point following a crime would be known by staff and customers.



Ground Floor Plan showing security provisions

8.2.4 ELEMENTS & MATERIALS

4A Glazing

The glazing units at entrances and to the retail units will have the inner pane toughened and the outer pane laminated. This will prevent glass falling on, or flying into, pedestrians in the event of vandalism.

4B Doors

Where possible all doors meet BS PAS 24-2012, LPS 1175 sr2 +, STS 201, STS 202 BR 2.

4C External Vertical Routes

Climbable external building elements are minimised to make the apartments as secure as possible. Drainpipes are to be run inside the building facade. The need for external fire escapes has been obviated by fire engineering.

4D Party Walls

Studwork party walls between neighbouring apartments or apartments and common areas will be lined with 9mm plywood or expanded metal mesh to prevent break-ins. An alternative solution would be to use blockwork.

4E Lighting

The proposed scheme shows a change in surfacing between Adelaide Road and the Block C entrance courtyard. The area will be well-lit with white light to BS-5489. Fittings will be 'hooded' to prevent glare.

8.2.5 SERVICING

5A Secure Gated Access

The strip of land, containing the affordable entrance court, the amenity space and the affordable gardens is gated at both ends to prevent unauthorised persons accessing these areas and/or using the corridor as a through-route/ short cut. The gates would have FOB access and be over 2m high. A vertical bar design would make them 'non-climbable'.

5B Refuse Collection

Refuse stores are located within 10m of designated collection points on the pavements. This means that Camden's refuse collectors will not require access to the site.

5C Cycle Parking

An internal lockable store for 114 cycles and a mobility scooter is located adjacent to the entrance foyer. Cyclists would enter the building via fob from Haverstock Hill. The same fob would then open either of the store doors (the store is divided in two to prevent intruders being able to access all the bikes simultaneously).

5D Cycle Parking

A secure external store for 16 bikes is accessed from behind the fob controlled access security gate in the Block C entrance courtyard.

8.2.6 SURVEILLANCE

6A Surveillance

The whole scheme benefits from good natural surveillance from the apartments. In particular the corridor of external space to the north west is well overlooked. If CCTV is fitted in certain areas then registration and compliance with the information commissioners office guidelines will be required.

10.0 Access

10.1 Lifetime Homes Equivalent

The residential internal layouts have been designed in accordance with the Approved Document M – Access to and Use of Buildings.

The document sets out 3 different categories:

Category 1 – Visitable dwellings.
Category 2 – Accessible and adaptable dwellings.
Category 3 – Wheelchair user dwellings.

All flats of the proposed scheme comply with Category 2. In addition, 8 flats have been designed as wheelchair user dwellings following the Category 3 standards.

The text below sets out how the proposed development achieves the Approved Document M criteria.

More detail on access is shown in Hada's Access Statement.

10.2 Category 2: Accessible and Adaptable Dwellings

PRIVATE ENTRANCES – Principal private entrance and alternative entrance

Principle: Provide a level external landing with a minimum width and depth of 1200 mm and an entrance door with a minimum clear opening width of 850 mm. The door requires a minimum of 300 mm nib to the leading edge and the extra width created by this nib is maintained for a minimum distance of 1200 mm.

- All external landings are step-free and have a minimum width and depth of 1200 mm.
- All front doors have a clear opening width of 850mm and a 300mm nib to the side of the leading edge on the pull side.

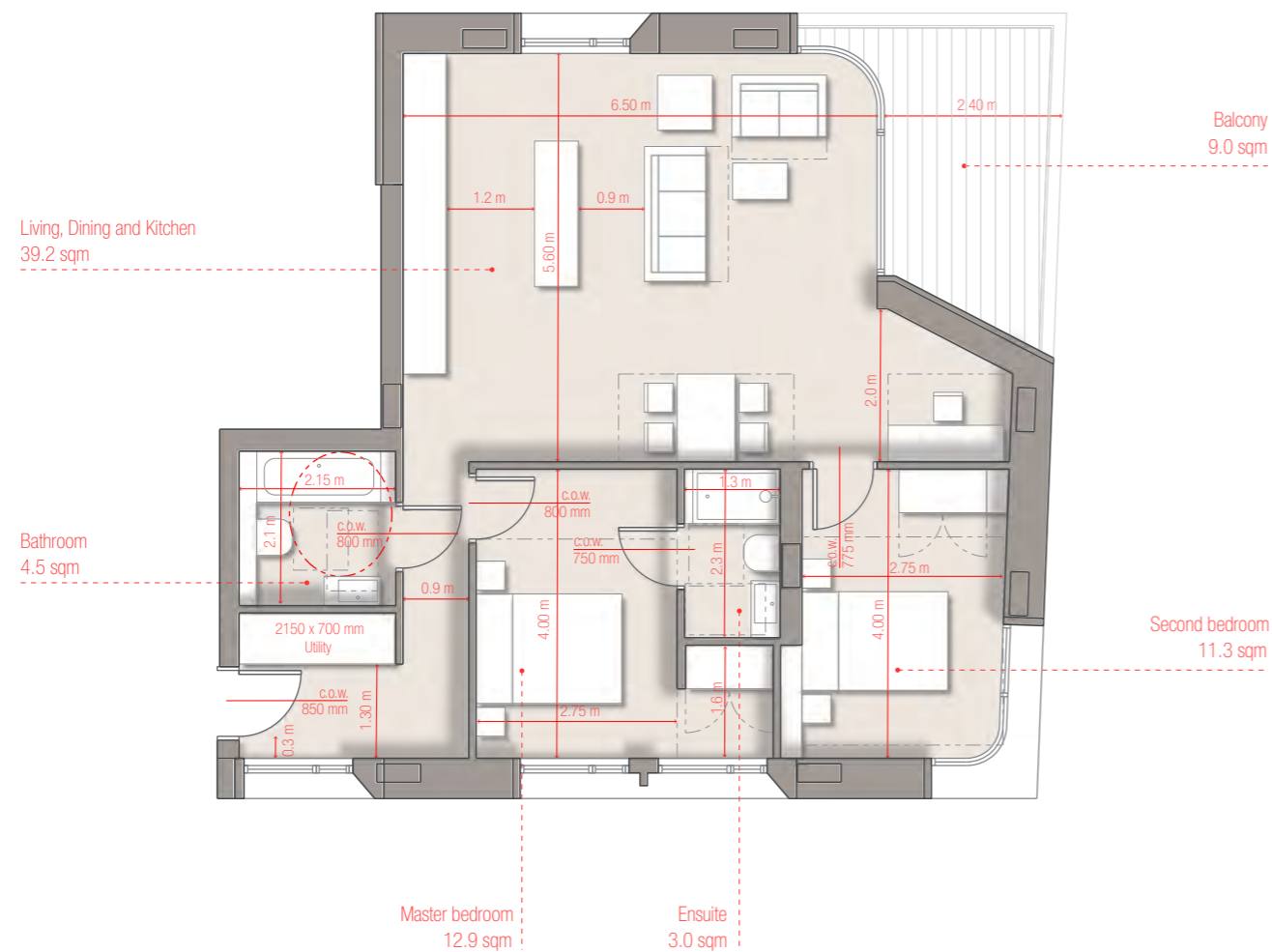
CIRCULATION AREAS AND INTERNAL DOORWAYS – Door and hall widths

Principle: Provide a minimum clear width of every hall or landing of 900 mm and a minimum 300 mm nib to the leading edge of every door.

– Private stairs and changes of level within the dwelling

Principle: Provide step-free access to all rooms within the entrance storey. Stairs require a minimum width of 850 mm.

- Internal doorway clear opening widths and nibs meet or exceed the requirements of this Criterion.
- All internal hallway widths exceed or are equal to the minimum width of 900mm.
- All stairs have a minimum width of 850 mm.



Typical 2 bed flat

HABITABLE ROOMS – Living, Kitchen and eating areas

Principle: Locate the living area within the entrance storey and provide a minimum 1200 mm clear space in front of the kitchen units.

– Bedrooms

Principle: Provide in every bedroom a minimum 750 mm wide clear access route from the doorway to the window. The principal bedroom requires a clear access zone of 750 mm wide to both sides and the foot of the bed. Every other bedroom can provide a 750 mm wide clear access zone to one side and the foot of the bed.

- Kitchens have a 1200mm clear width in front of all units.
- Bedrooms incorporate a 750mm zone around the sides and end of a double bed in master bedrooms. Exceptions are made in some smaller flats - in this case at least one side and the bed end maintain a 750mm clearance zone.
- Other bedrooms include a 750mm zone to one side and at the foot of the bed as a minimum.

SANITARY FACILITIES – WC facilities on the entrance storey

Principle: Provide for every dwelling a WC and basin within the entrance storey. A potential level access shower is required for 2 or 3 storey dwelling with 3 or more bedrooms. Doors need to open outwards.

– Bathrooms

Principle: Provide for every dwelling a bathroom that contains a WC, a basin and a bath that is located on the same floor as the principal bedroom.

- All dwellings have an accessible WC or bathroom at the entrance level.
- All wcs within 2 or 3 storey dwellings have the space to install a level access shower if required.
- All bathroom doors open outward.

10.3 Wheelchair Adaptable and Accessible Housing

The proposed scheme incorporates a 9% provision of Wheelchair Adaptable Housing against the overall total of flats and allows for a mix of 1,2 & 3-bed flats across both northern and southern aspects. Flats no. 2.06 - 2.07 - 3.05 - 3.06 - 5.07 - 5.08 in the Blocks A & B have been designed to be wheelchair adaptable flats, as have apartments no. 2.02 and 4.04 in Block C.

PRIVATE ENTRANCES – Principal private entrance

Principle: provide a level external landing with a minimum width and depth of 1500 mm and an entrance door with a minimum clear opening width of 850 mm. A clear turning circle of 1500 mm inside the entrance area is required. The door has a minimum of 300 mm nib to the leading edge and the extra width created by this nib is maintained for a minimum distance of 1800 mm. Provide a minimum 150 mm nib to the hinge side of the door.

- All external landings are step-free and have a minimum width and depth of 1500 mm.
- All front doors have a clear opening width of 850mm, a 300mm nib to the side of the leading edge on the pull side and a minimum 150 mm nib to the hinge side of the door.
- All wheelchair adaptable dwellings have a clear turning circle of 1500 mm inside the entrance area.

CIRCULATION AREAS AND INTERNAL DOORWAYS – Door and hall widths

Principle: Provide a minimum clear width of every hall or landing of 1050 mm, a minimum 300 mm nib to the leading edge of every door and a minimum 200 mm nib to the following edge of every door. If the approach is not head-on, a minimum clear width of the hallway of 1200 mm is required.

– Wheelchair storage and transfer space

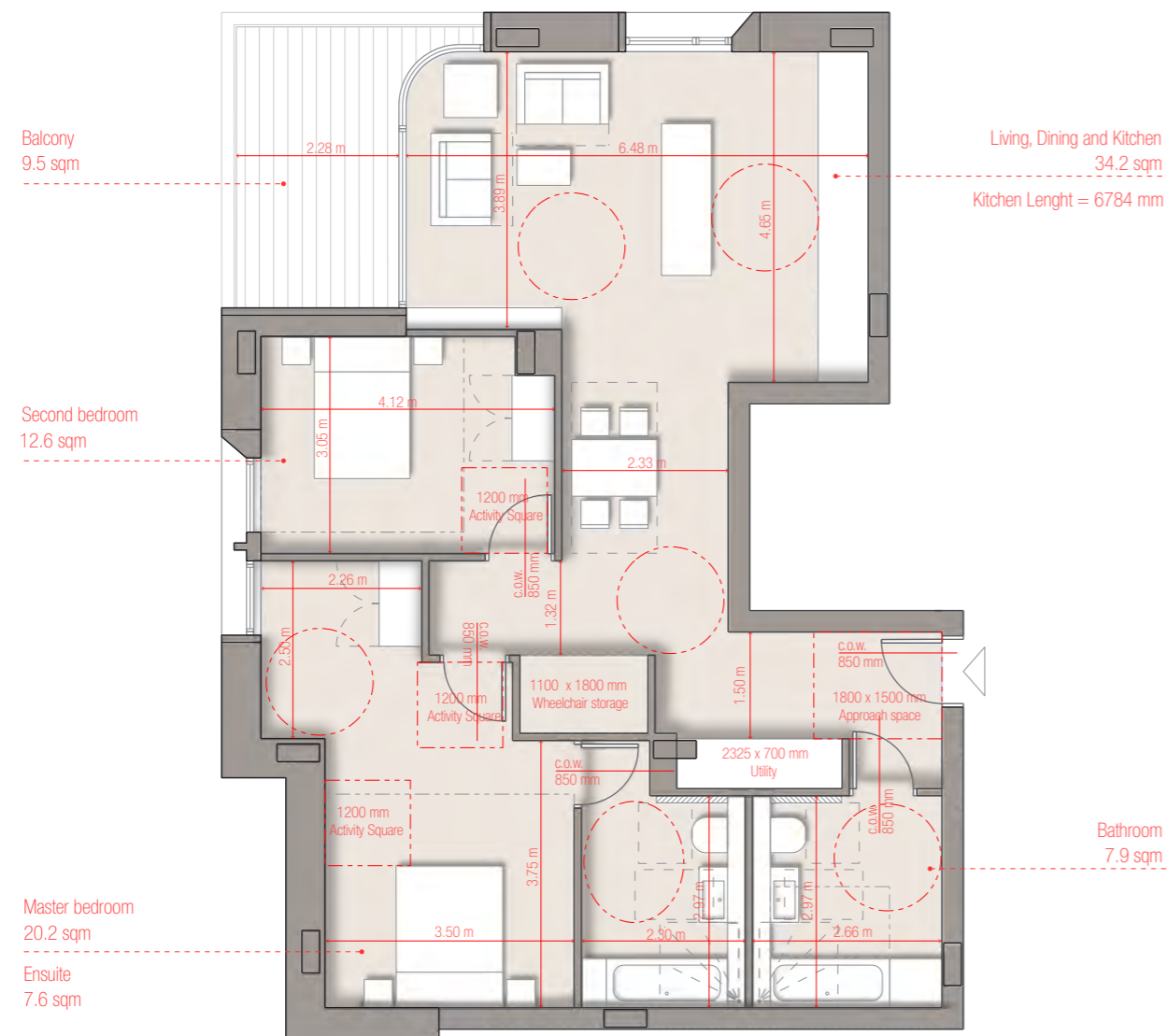
Principle: Provide a minimum space of 1100 mm by 1700 mm on the entrance storey to be potentially used as a wheelchair storage and transfer space. A minimum width of 1200 mm in front of the storage space is required. In wheelchair adaptable dwellings the storage and transfer space may be used as a general storage.

– Private stairs and changes of level within the dwelling

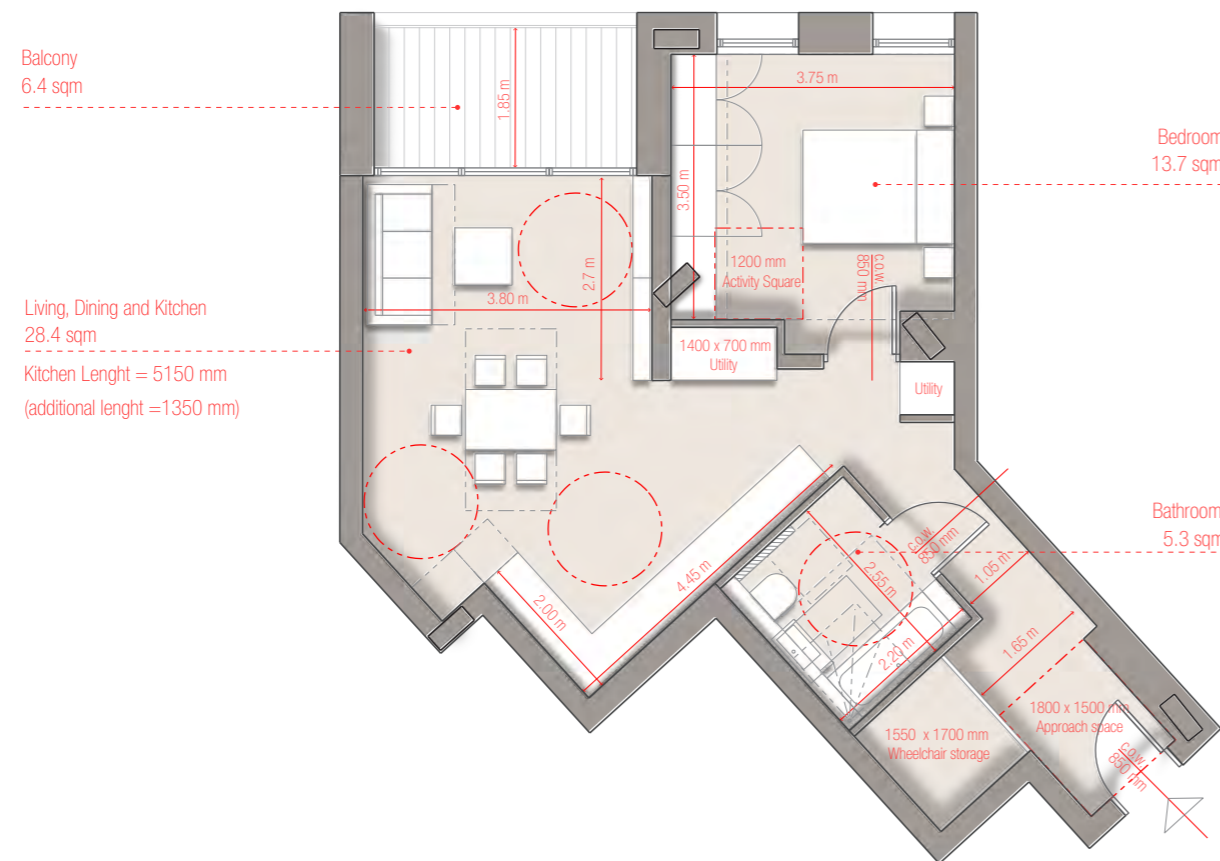
Principle: Provide step-free access to all rooms within the entrance storey. Stairs require a minimum width of 850 mm.

- Internal doorway clear opening widths and nibs meet or exceed the requirements of this Criterion.

- All internal hallway widths exceed or are equal to the minimum width of 1050mm.
- All the provided wheelchair adaptable dwellings have a wheelchair storage and transfer space that complies with or exceeds the minimum dimensions.
- All the provided wheelchair adaptable dwellings are single level.



Flat 2.07: Blocks A & B - wheelchair adaptable 2 bed unit



Flat 4.04: Block C - wheelchair adaptable 1 bed unit

HABITABLE ROOMS – Living areas

Principle: Locate the living area within the entrance storey

– Kitchen and eating areas

Principle: Locate kitchen and dining room within the same room or connected to each other and within the entrance storey. Provide a minimum 1500 mm clear space in front of the kitchen units. The minimum length of kitchen worktop is different for wheelchair adaptable and wheelchair accessible units and the adaptable units need to demonstrate that the kitchen can be easily expanded to meet the additional requirement for a wheelchair adaptable layout.

– Bedrooms

Principle: Provide one bedroom which is close to an accessible bathroom. Provide in every bedroom a minimum 750 mm wide clear access route from the doorway to the window. Allow in every bedroom a 1200 mm x 1200 mm maneuvering space inside the doorway. The principle double bedroom, which has to be located on the entrance storey, has a minimum floor area of 13.5 sqm and provides a minimum 1000 mm wide clear access zone to both sides and the foot of the bed and in front of all furniture. Every other double bedroom has a minimum floor area of 12.5 sqm and provides a minimum 1000 mm wide clear access zone to one side and the foot of the bed and in front of all furniture. Every single bedroom has a minimum floor area of 8.5 sqm and provides a minimum 1000 mm wide clear access zone to one side of the bed and in front of all furniture.

- Kitchens have a 1500mm clear width in front of all units.
- Double bedrooms incorporate a 1000 mm zone around the sides and end of the bed and in front of all furniture. A maneuvering space of 1200 mm x 1200 mm is provided inside the doorway.
- No single bedrooms are provided.
- All bedrooms areas exceed the minimum standards.

SANITARY FACILITIES – WC facilities on the entrance storey

Principle: Provide for every dwelling a wet room within the entrance storey that contains a WC, a basin and an installed level access shower. Doors need to open outwards. Different dimensions are given for wheelchair adaptable and wheelchair accessible units.

– Bathrooms

Principle: Provide for every dwelling a bathroom that contains a WC, a basin and an installed level access shower that is located on the same floor as the principal bedroom. Dwellings with up to four bedspaces should have as a minimum a bathroom that contains a WC, a basin and the potential to install a level access shower. The bathroom provides a minimum 1500 mm clear turning circle. Different dimensions are given for wheelchair adaptable and wheelchair accessible units.

- All wheelchair units are single level.
- All WC's or bathrooms provide a level access shower and a 1500 mm clear turning circle.
- All main bathroom doors open outward

PRIVATE OUTDOOR SPACE

Principle: Every private outdoor space has a minimum clear width of 1500 mm and provides a minimum 1500 mm level turning circle.

- All balconies exceed the minimum criteria for private outdoor spaces.

10.4 Pedestrian Access

The key features of the pedestrian access strategy are as follows:

A. Block A & B Main Pedestrian Entrance : The main approach to the market block is via the Adelaide Road public pavement with step-free and level access. Once inside a gentle slope (1:21) leads down to the central reception area (D).

B. Block A & B Secondary Pedestrian Access: A secondary approach from Haverstock Hill is for cyclists. It is step free and level at the door. The entrance leads down to the cycle store and reception area.

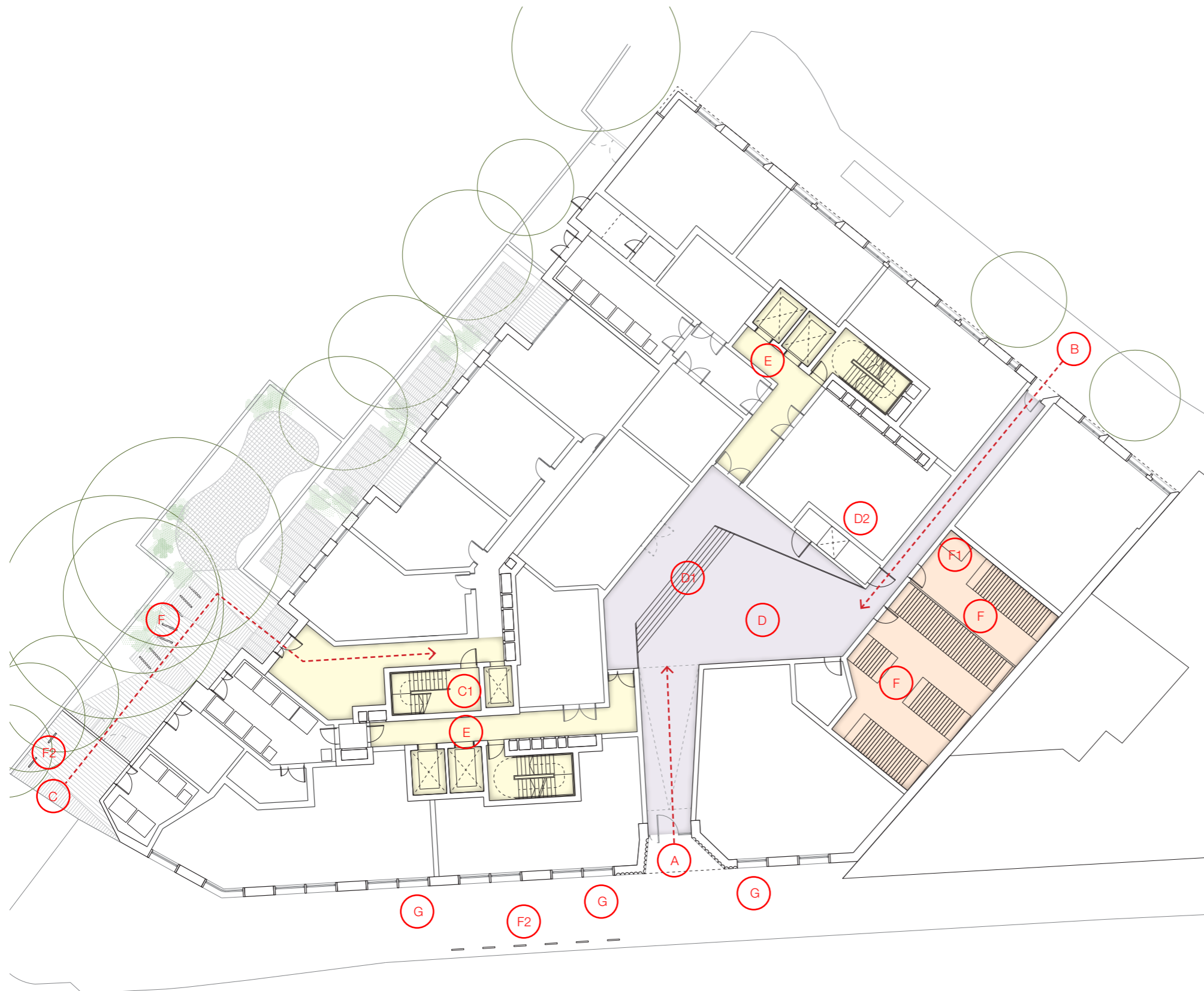
C. Block C Pedestrian Entrance : The main approach to the affordable block is via a landscaped courtyard accessed from Adelaide Road. A gentle ramp with a 1:21 gradient leads first to the bike storage and then to the lift and stairs (C1) at the first floor of the affordable block. Both the lift and the stairs meet the relevant standards.

D. Reception area: The split level reception area leads to the two main cores of the building. The different levels of the reception are connected by both a feature staircase (D1) and a wheelchair lift (D2)

E. Main cores: The main cores, which each contain two accessible lifts, can be accessed at ground level via the reception's podium.

F. Cycle stores : These two areas contain a minimum of 130 cycles plus a mobility scooter store (F1). This provides a 1:1 provision for residential flats. Additional cycle spaces for guests or for the retail units (F2) are located along Adelaide Road and close to the Block C entrance. The residential cycle stores use a mechanised stacking system with two levels. Guest and retail cycle parking spaces use Sheffield cycle racks.

G. Retail Access: Step-free level access from Adelaide Road is provided through three entrances to the retail units.



Ground Floor Plan and First Floor Plan (Block C)



11.0 Existing Building Drawings

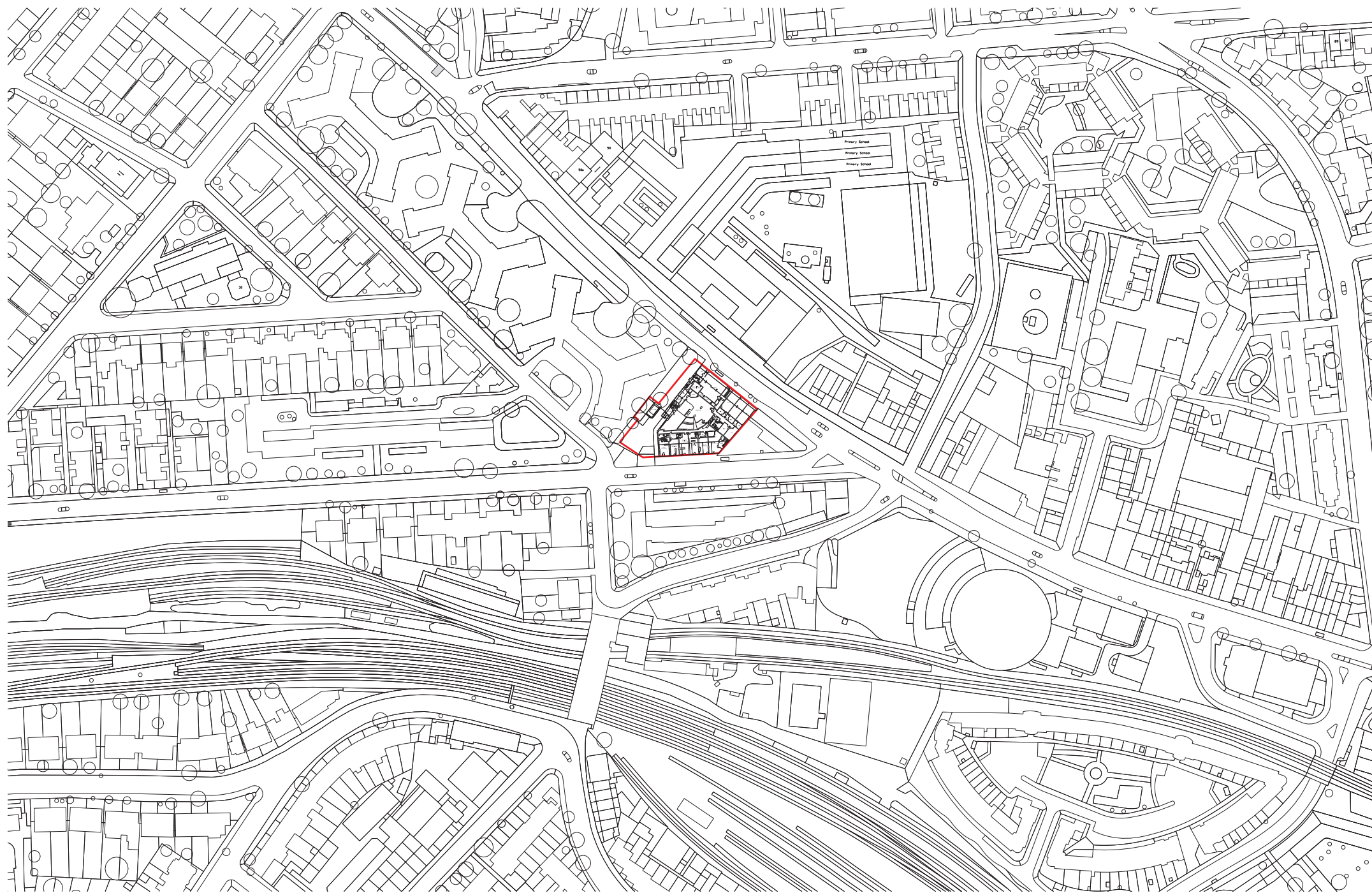
Exiting Building Drawings

Drawing No.	Drawing Title
13491-AP-SL-LXX-03-001:	Eton Garage: Location Plan
13491-AP-SL-LXX-03-002:	Eton Garage: Site Plan
13491-AP-L00-01-180:	Eton Garage: Ground Floor Plan
13491-AP-L00-01-181.00:	Eton Garage: Mezzanine Floor Plan
13491-AP-L00-01-181.01:	Eton Garage: First Floor Plan
13491-AP-L00-01-182:	Eton Garage: Second Floor Plan
13491-AP-L00-01-183:	Eton Garage: Third Floor Plan
13491-AP-L00-01-184:	Eton Garage: Fourth Floor Plan
13491-AP-L00-01-185:	Eton Garage: Fifth Floor Plan
13491-AP-L00-01-186:	Eton Garage: Sixth Floor Plan
13491-AP-L00-01-187:	Eton Garage: Seventh Floor Plan
13491-AP-L00-01-188:	Eton Garage: Eighth Floor Plan
13491-AP-L00-01-189:	Eton Garage: Ninth Floor Plan
13491-AP-L00-01-190:	Eton Garage: Roof Plan
13491-AP-LXX-01-140	Eton Garage: West and East Elevation
13491-AP-LXX-01-141	Eton Garage: North and South Elevation

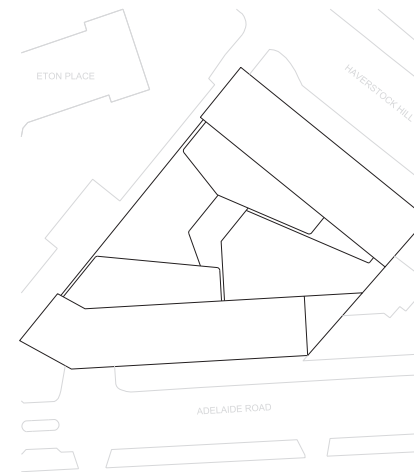
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Scale
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Drawing Title
 Eton Garage: Location plan

Drawn
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Drawing Status
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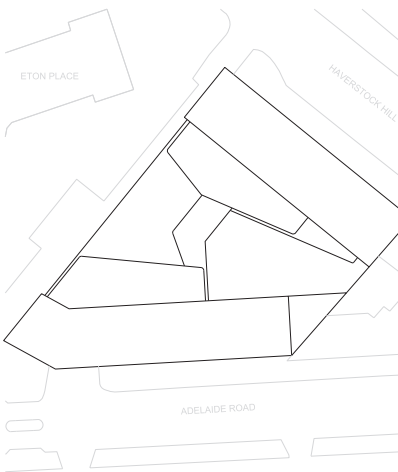
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 1:200 @ A1
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Drawing Title
 Eton Garage: Site Plan

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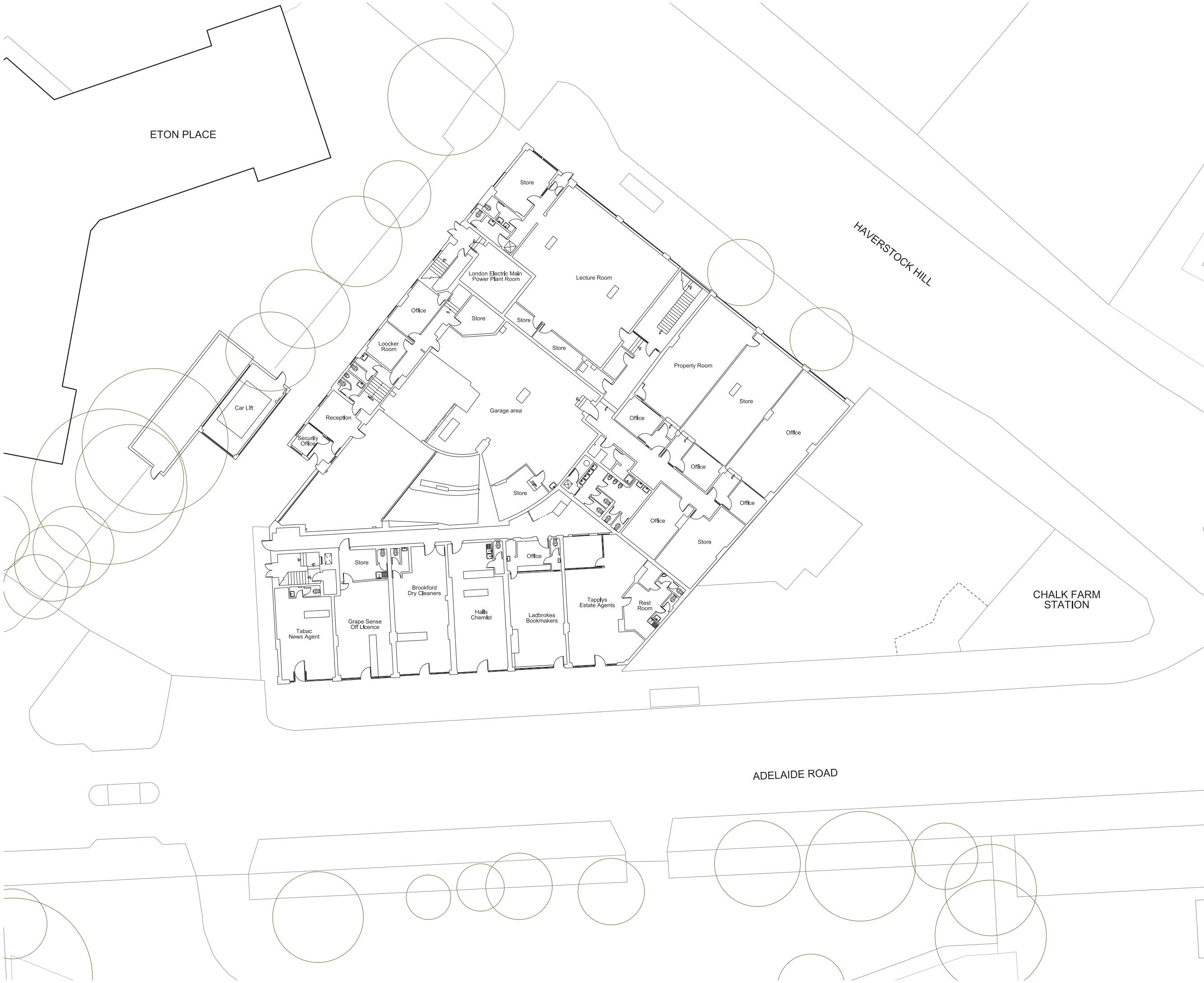
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 Eton Garage: Ground Floor Plan

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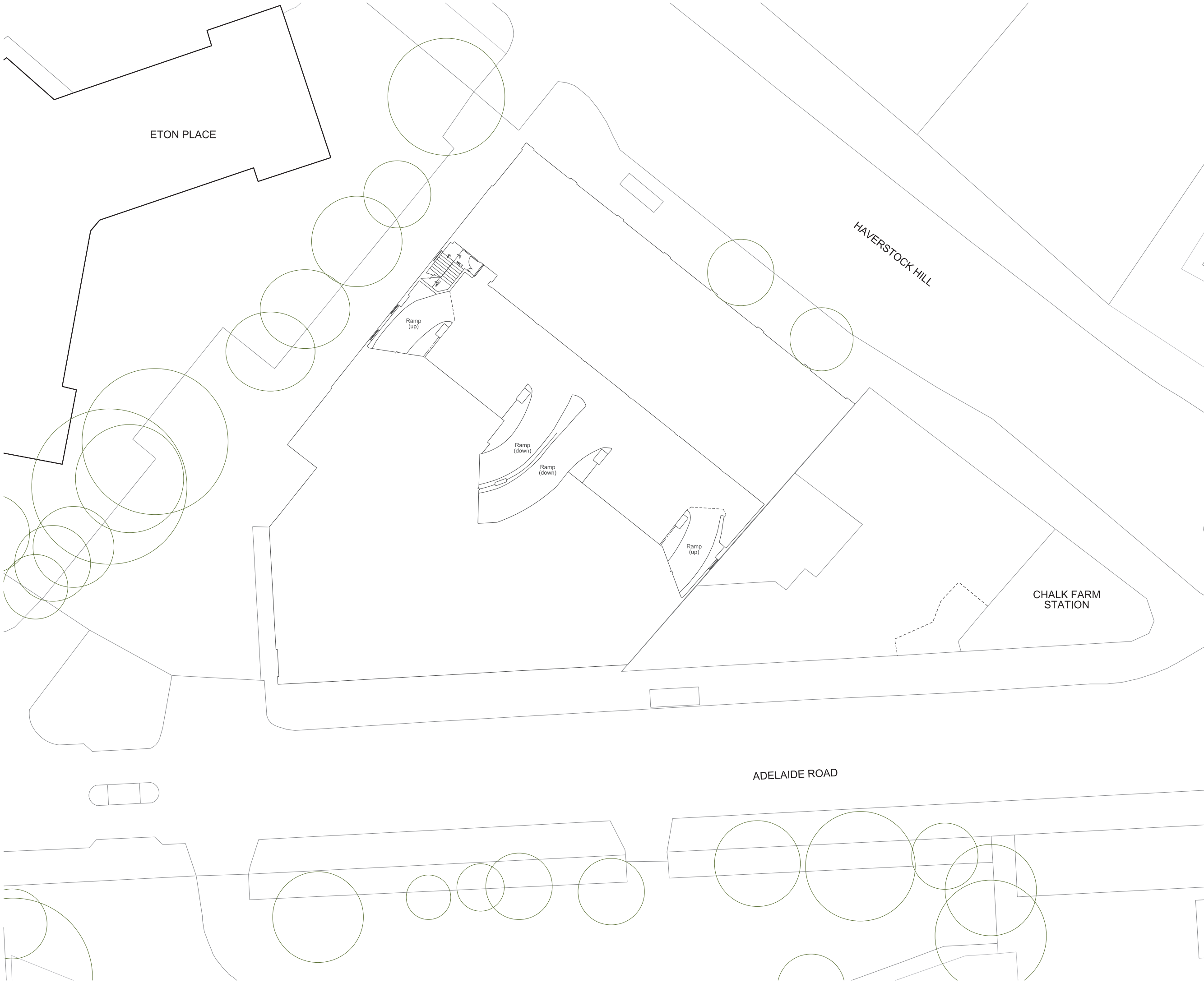
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 Eton Garage: Mezzanine Floor Plan

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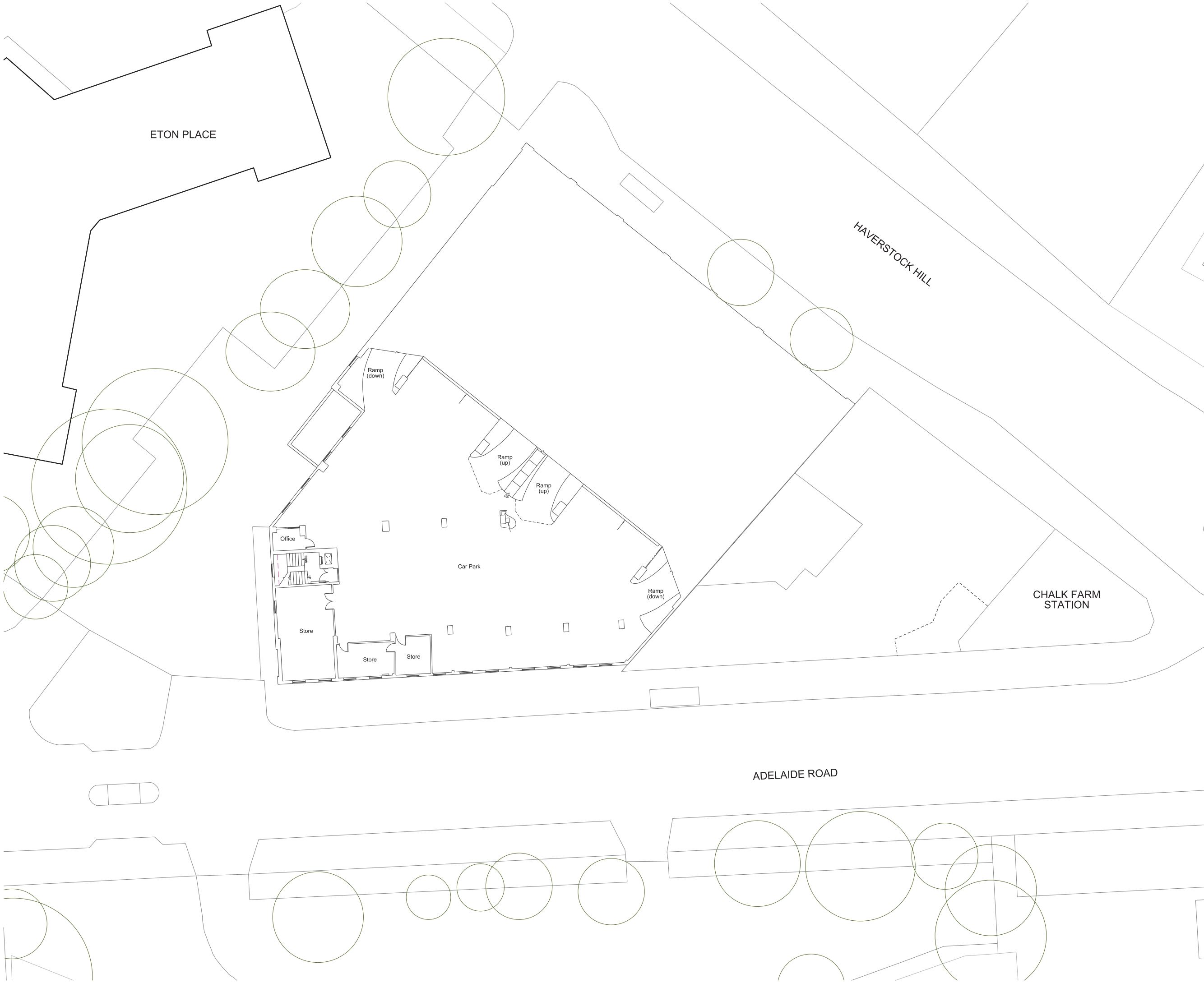
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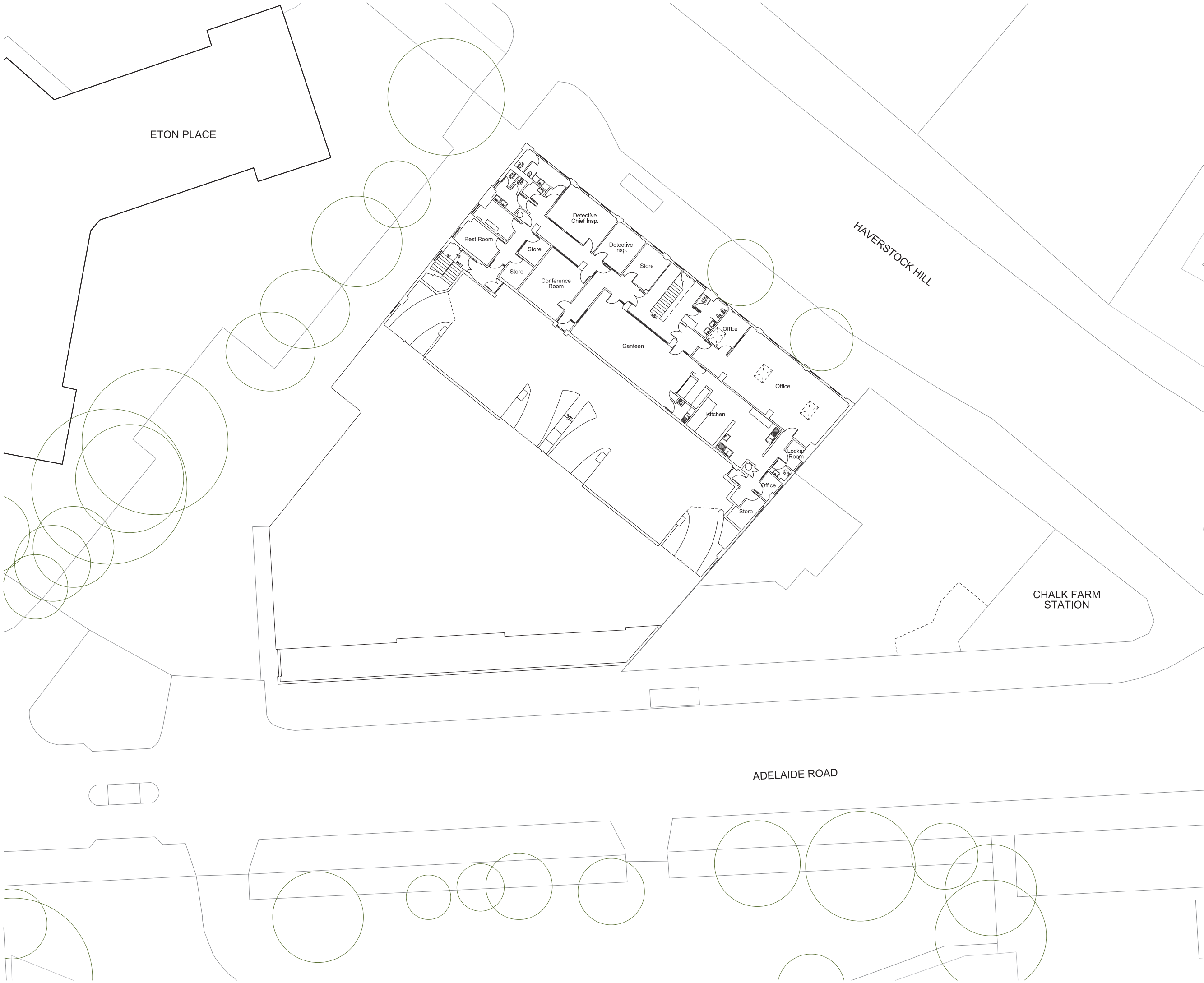
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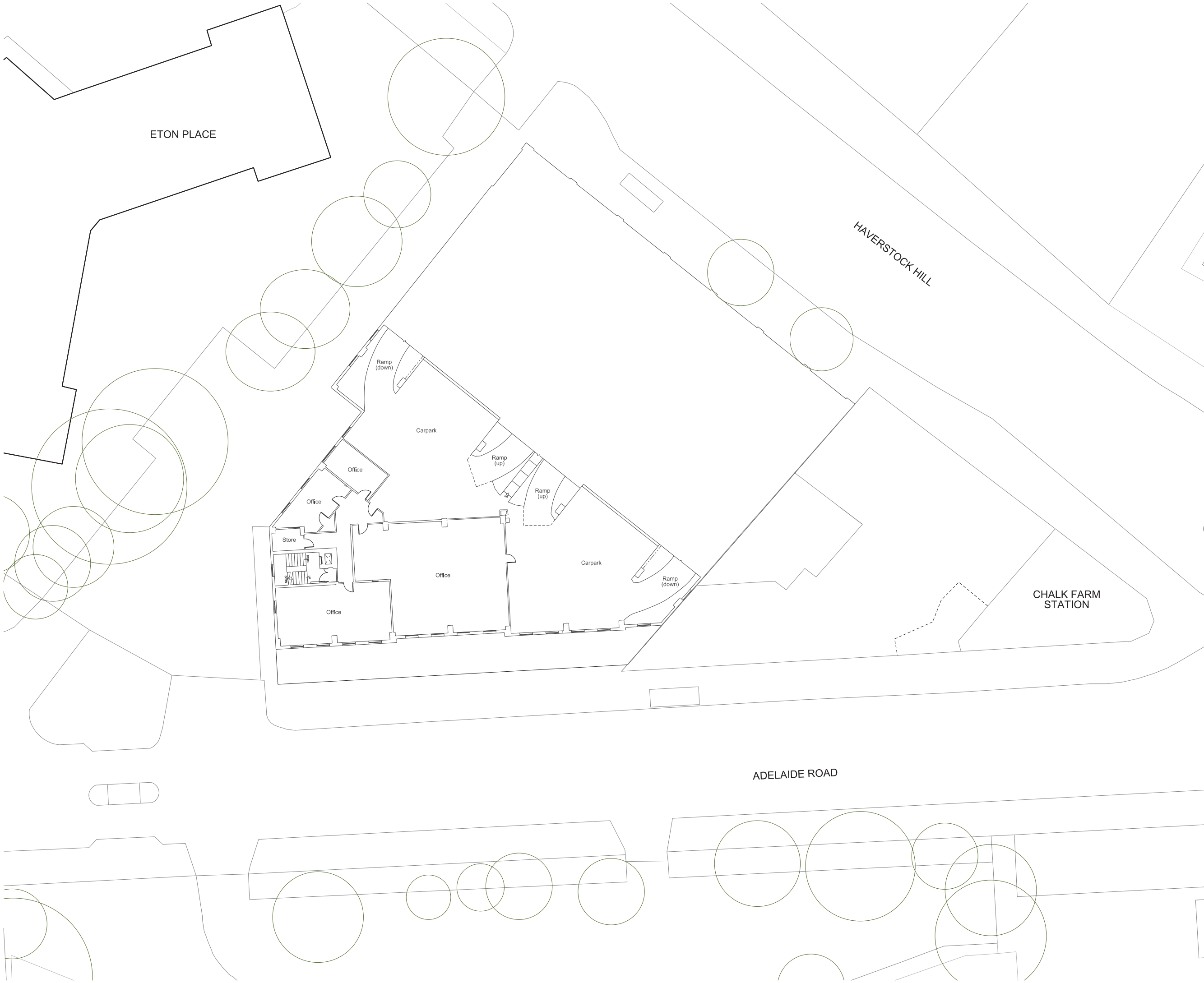
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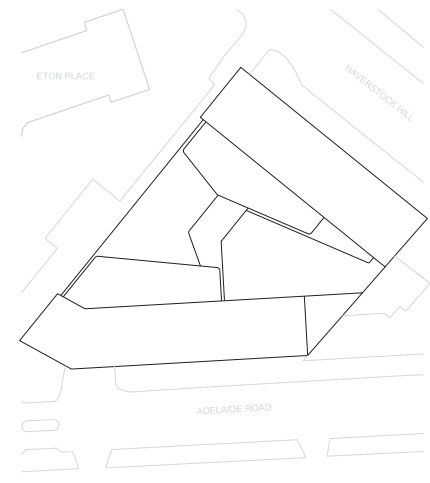
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Rev	Date	Description
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Project
 HAVERSTOCK HILL

Client
 CAMBRIDGE GATE PROPERTIES

Date
 JULY 2016

Scale
 1:150 @ A1
 1:300 @ A3

Drawing Title
 Eton Garage: Third Floor Plan

Drawn
 VP

Checked
 DC

Approved
 SNP

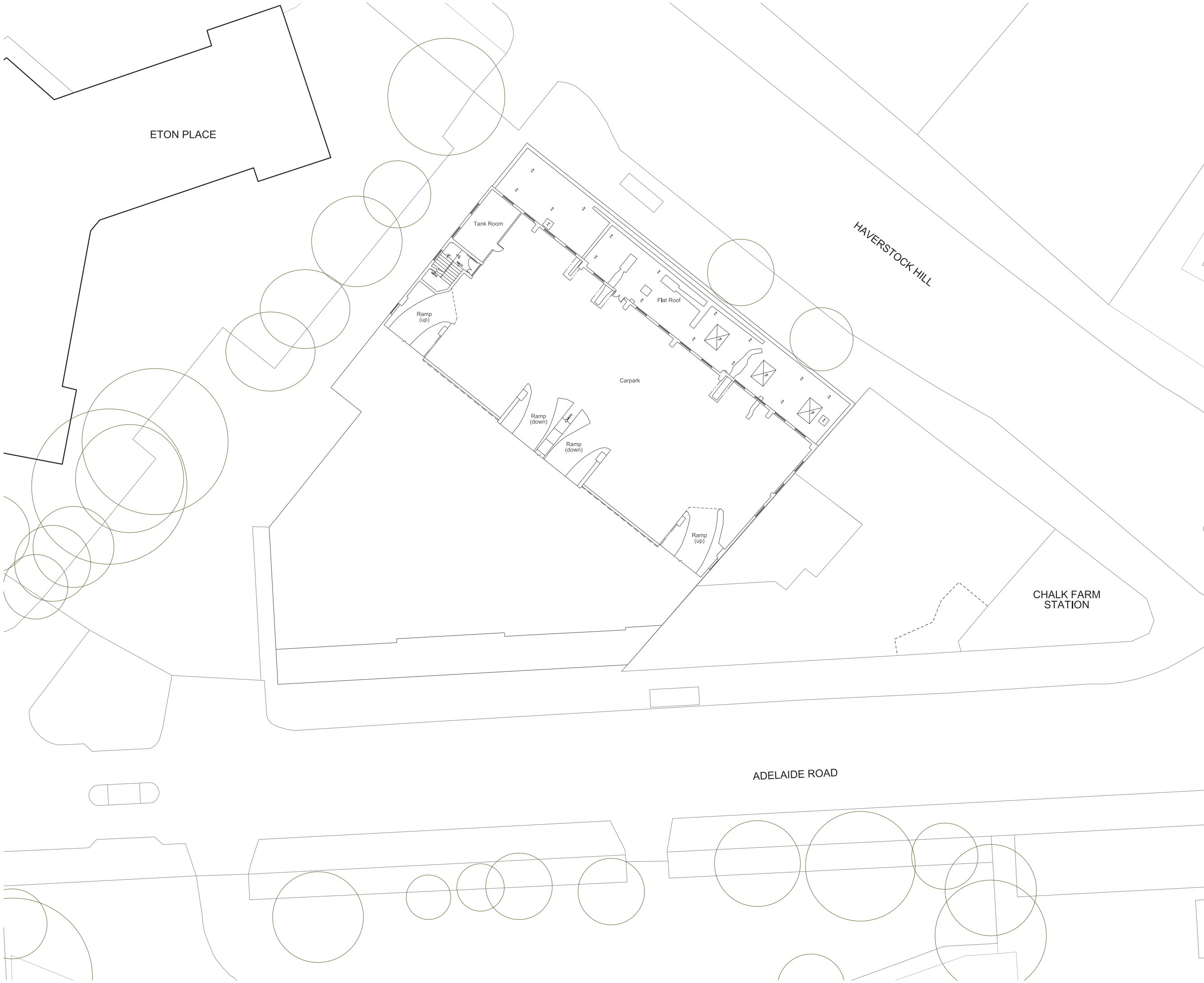
Drawing Status
 PLANNING

Project	DISC	LEVEL	SERIES	Dwg No.	Rev.
13491	AP	L03	01	183	/

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Rev	Date	Description



Project
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 Eton Garage: Fourth Floor Plan

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Drawing Status
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Project	DISC	LEVEL	SERIES	Dwg No.	Rev.
13491	AP	L04	01	184	/

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