

# CAMLEY STREET KINGS CROSS

Canopy to Affordable Entrance & South East Corner Amendment

29th July 2016

# CAMLEY STREET KINGS CROSS

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## 01. Introduction

This document summarises the proposed amendments to the consented scheme which were discussed in the meeting between DP9, Taylor Wimpey Central London and London Borough of Camden on the 19th July 2016. The sections below detail these two amendments.

### Canopy to Affordable Entrance

In order to comply with Lifetime Homes (LTH) the entrance to the affordable housing core must have a covered entrance to provide residents adequate weather protection. The relevant LTH criteria is

#### Lifetime Homes - Criterion (4) Entrances

'All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

- d) Have adequate weather protection\*
- e) Have a level external landing.\*

\*Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.

All main entrances\* should be covered to provide weather protection for those unlocking, or waiting at, the door. The size and form of the cover should have regard for local conditions to provide effective weather protection. As a general guide, the cover at an individual dwelling door should have a minimum depth of 600mm (900mm being typical). As a general guide, the cover at a communal door should have a minimum depth of 900mm (1200mm being typical). The width of the cover should exceed the width of the doorset plus any associated controls. At exposed sites additional cover and protection may be necessary.'



29.07.2016

### South East Corner Amendment

During phase 1 construction of the scheme at Camley Street unexpected sheet piling was located in the ground adjacent to the south east corner of the building and the railways abutment to HS1.

On structural investigation it became clear that removal of the sheet piling was not an option which could be considered as the implications to the railway bridge abutment could not be foreseen.

The only viable option (due to structural complications) was to change the location of the proposed RC retaining wall by moving it closer to the building.

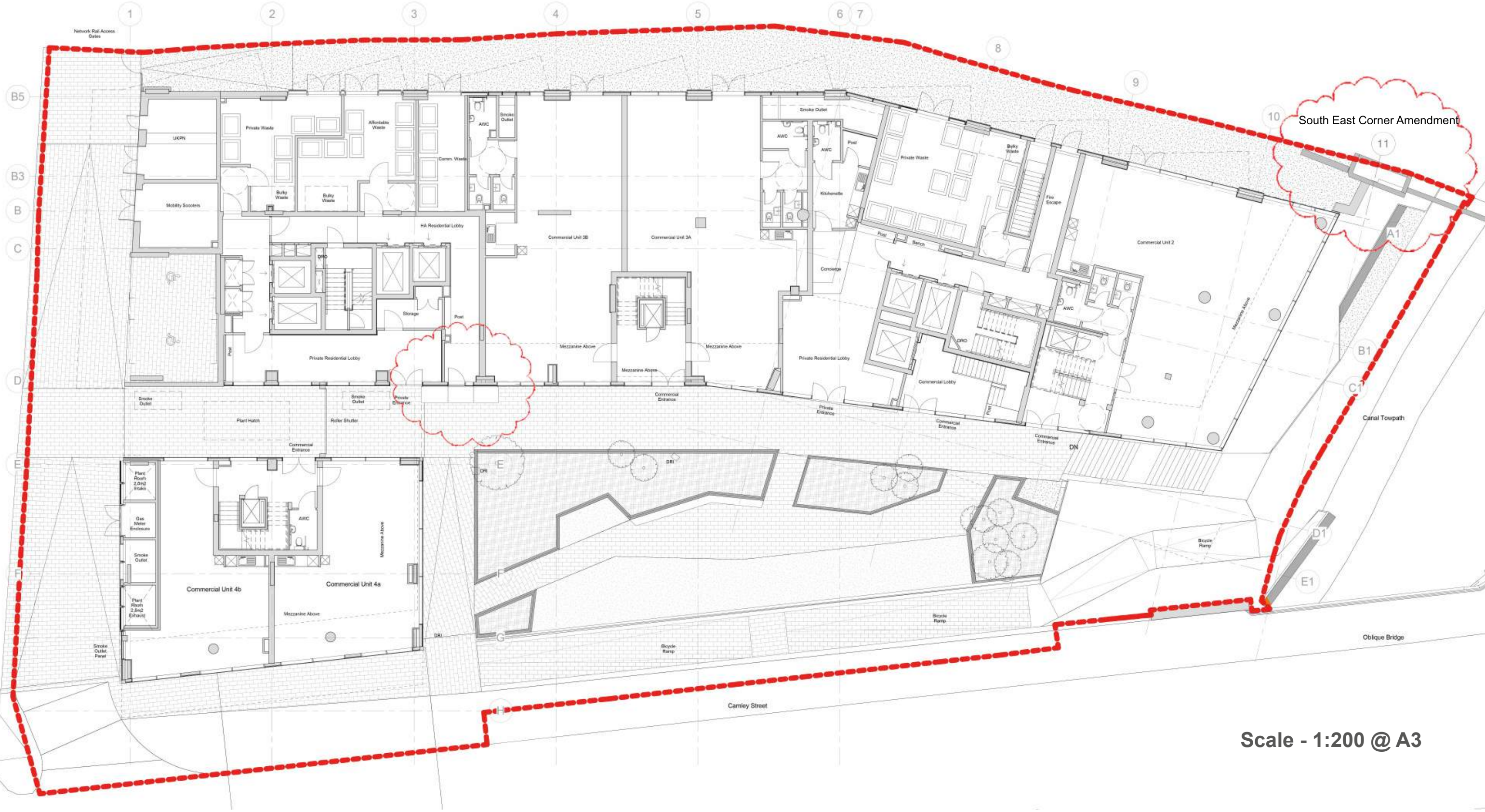
This in turn presented issues with the build-ability of the lower ground floor and the only possible option was to amend the design of the external area which resulted in the loss of a small recess adjacent to the curtain walling of the lower ground floor office.

From a cleanliness of the site perspective this does result in a more positive design response than the original consents scheme by eliminating a small recess to the side of the building which previously had the potential for collection of refuse and possible social abuse.

The second part of this document illustrates the before and after images highlighting the proposed changes.

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## 02. Ground Floor Plan - Proposed Amendments



Scale - 1:200 @ A3

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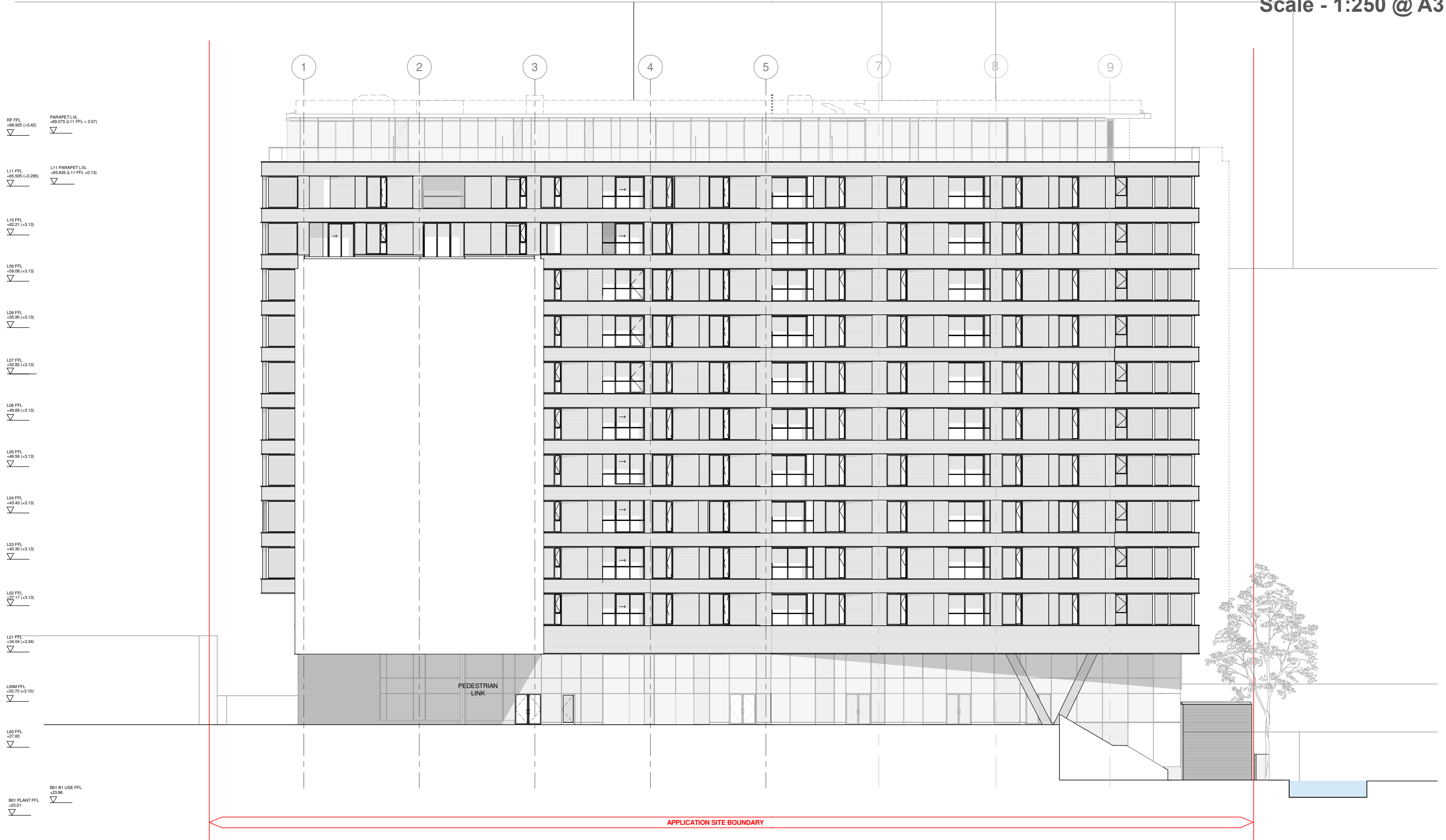
**CANOPY TO AFFORDABLE ENTRANCE**

29.07.2016

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## 03. West Elevation - Consented

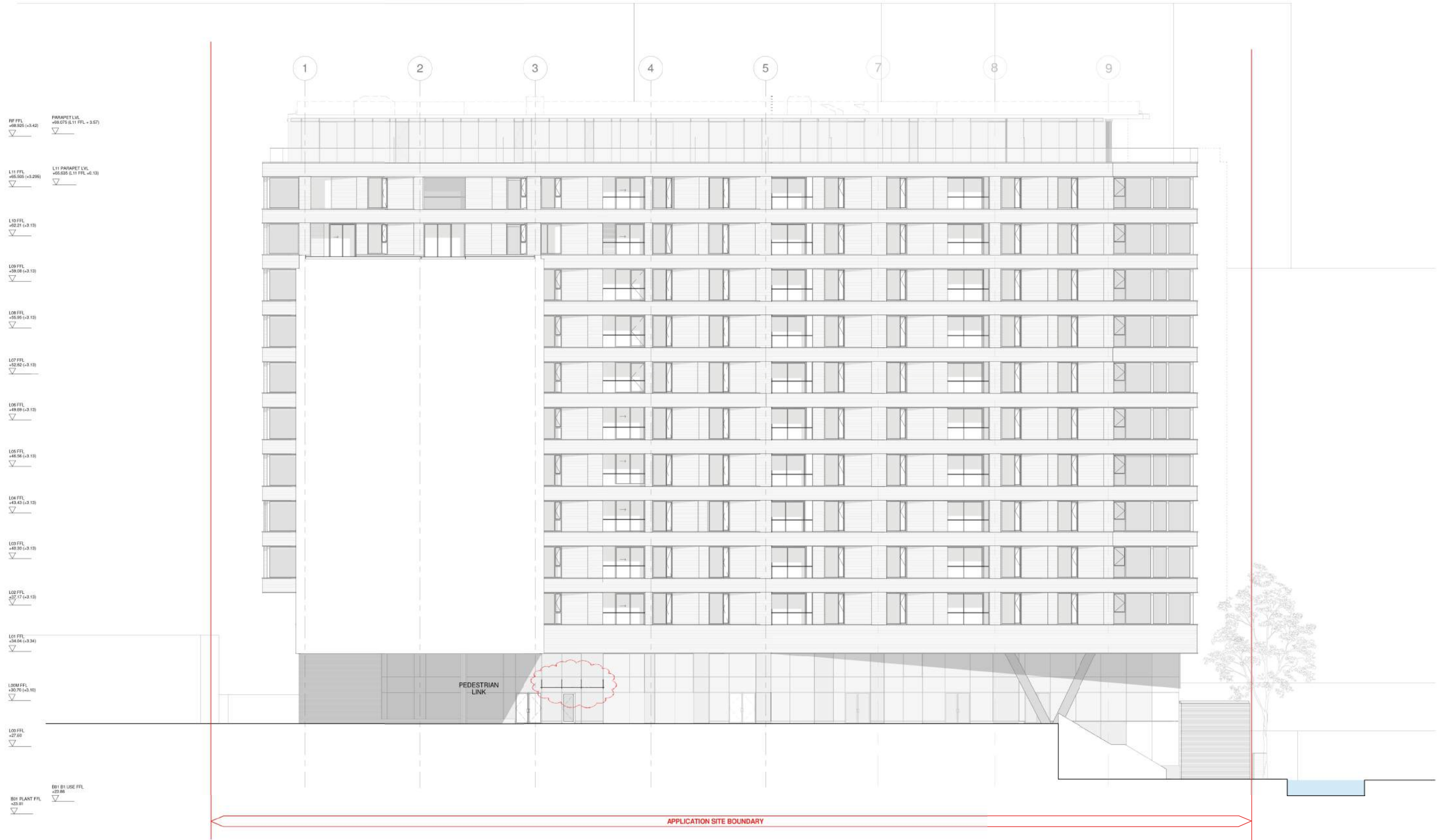
Scale - 1:250 @ A3



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## 04. West Elevation - Proposed Amendment

Scale - 1:250 @ A3

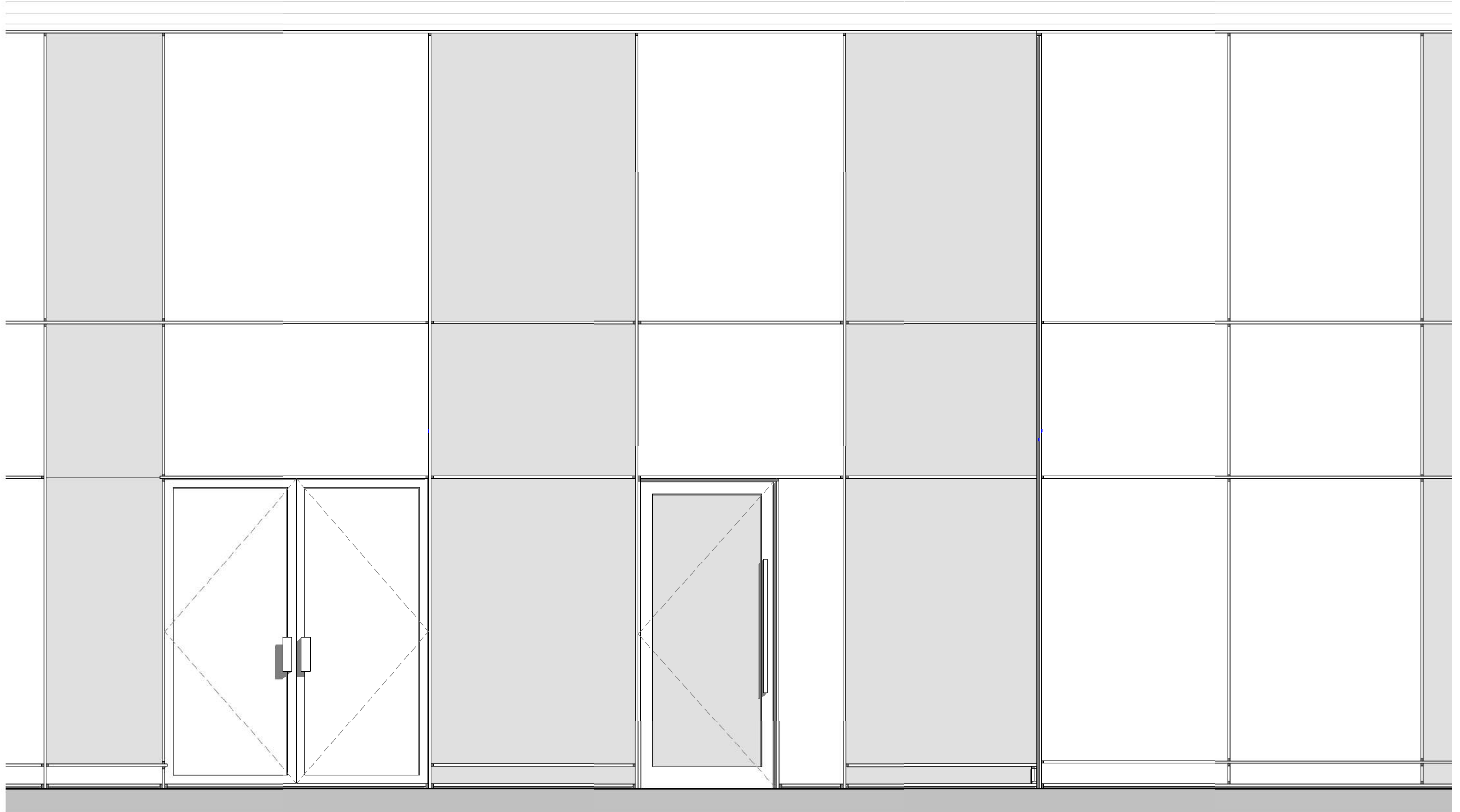


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## 05. Close Elevation - Consented

Scale - 1:25 @ A3



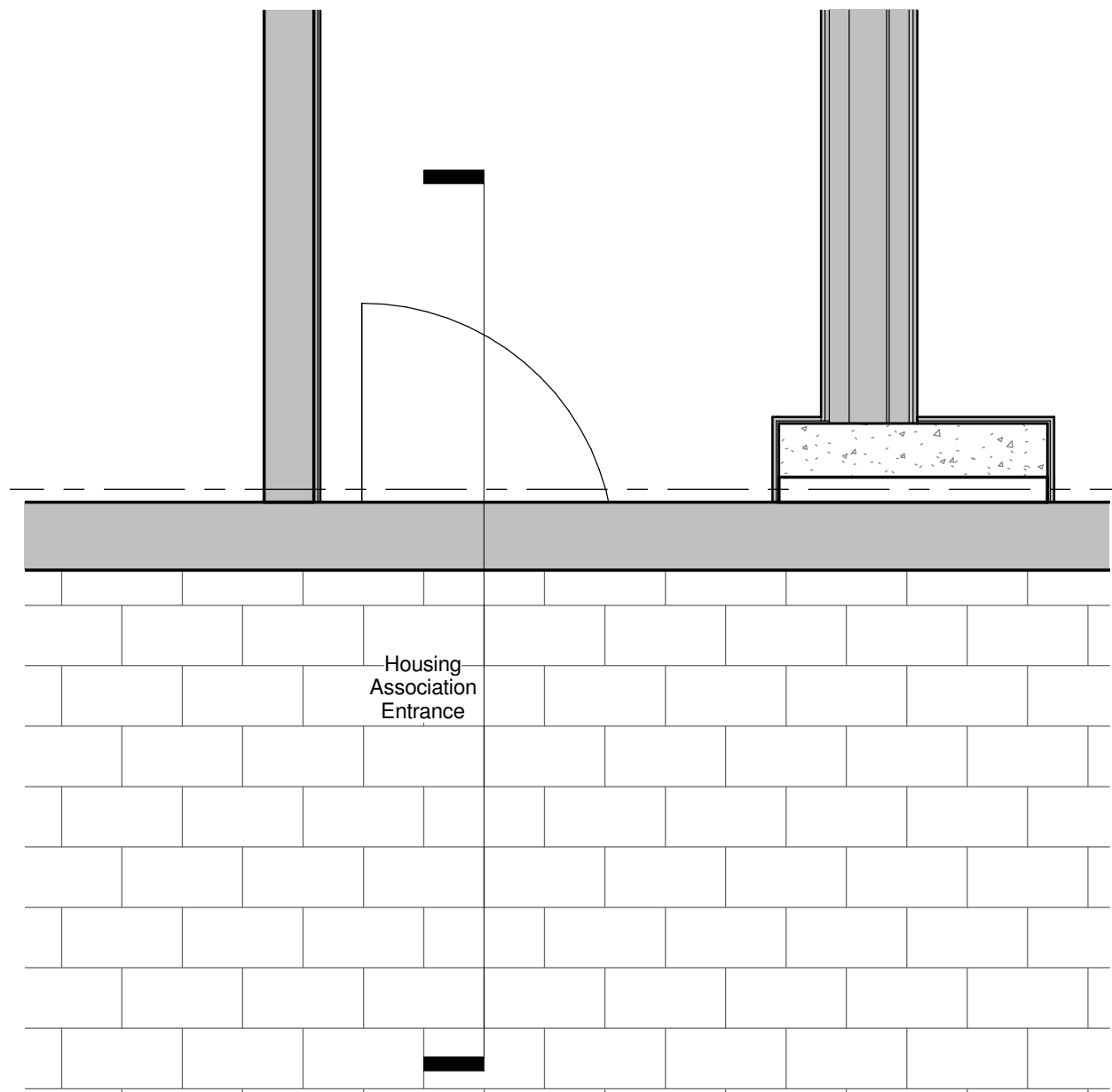
29.07.2016



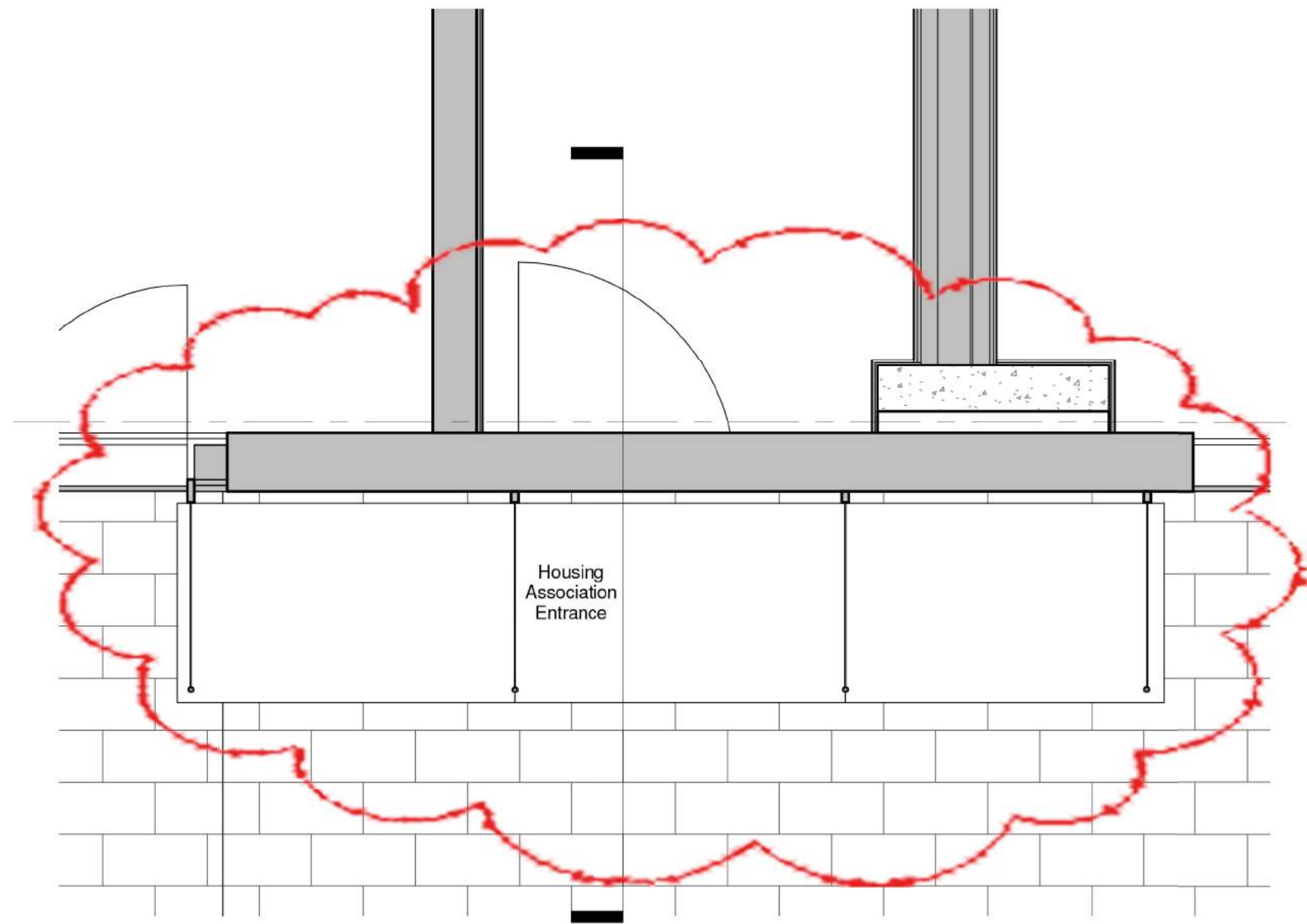
# CAMLEY STREET KINGS CROSS

## 06. Plan View - Consented & Proposed Amendment

Consented



Proposed Amendment

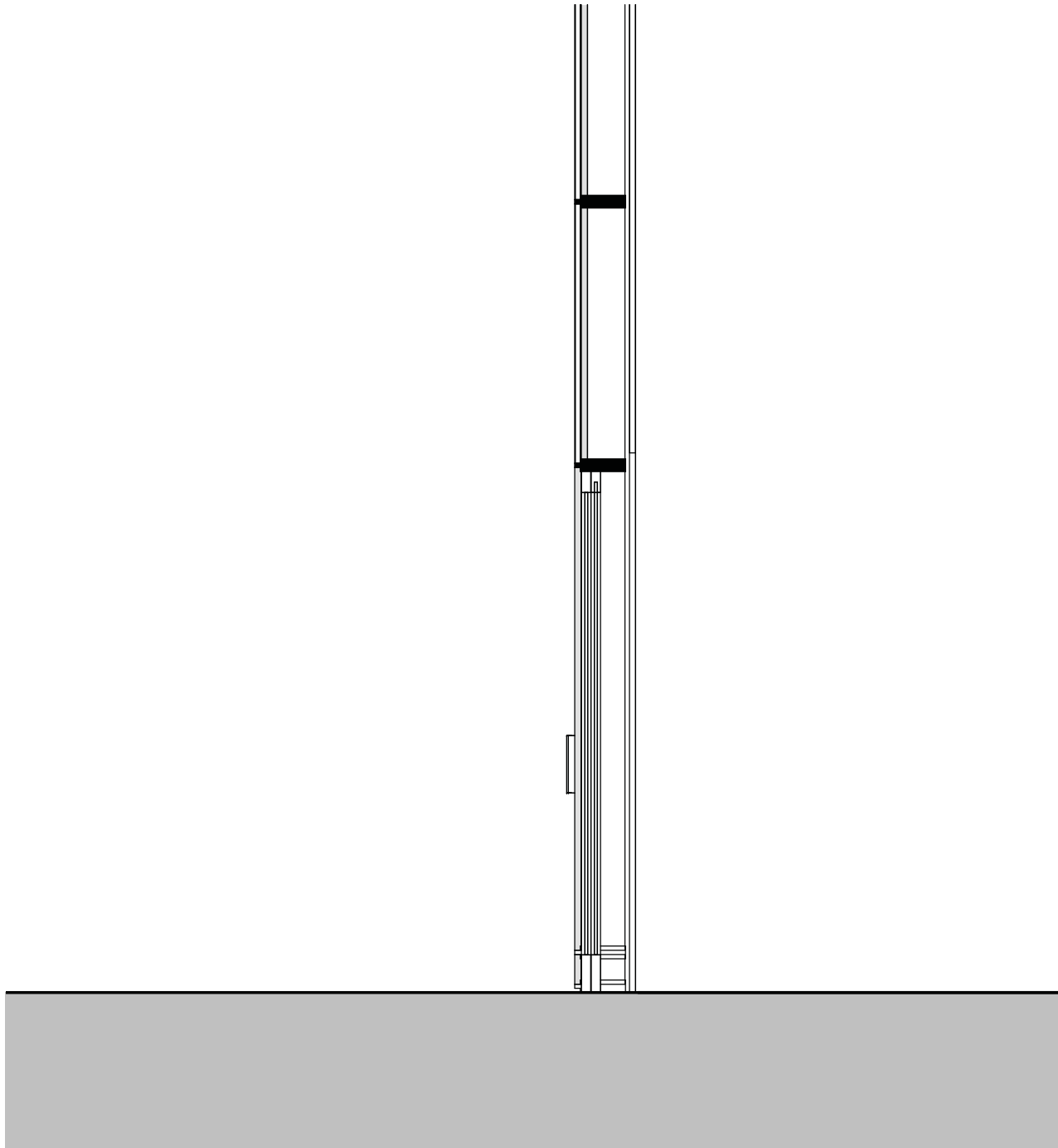


Scale - 1:25 @ A3

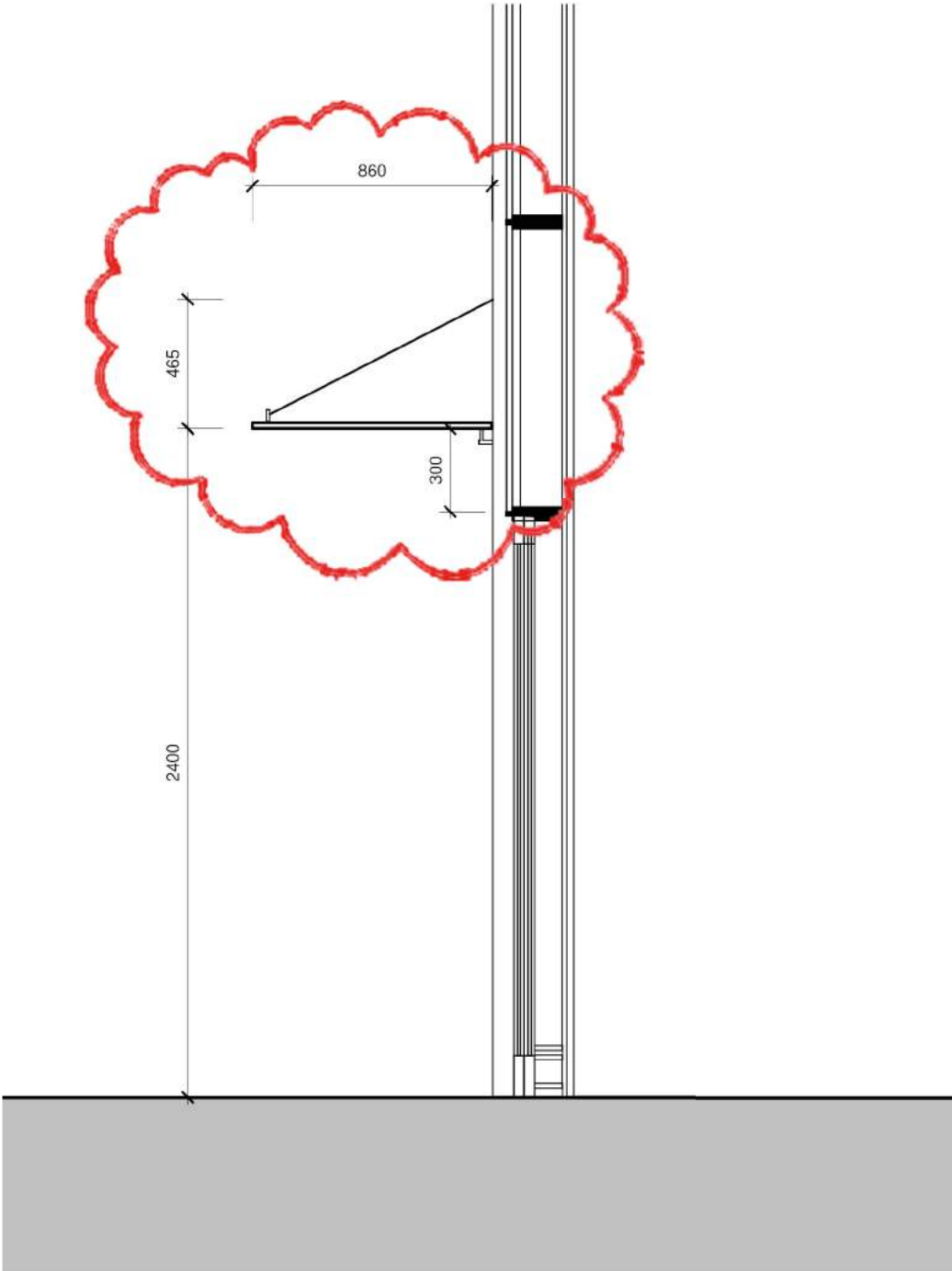
# CAMLEY STREET KINGS CROSS

## 07. Section View - Consented & Proposed Amendment

Consented



Proposed Amendment

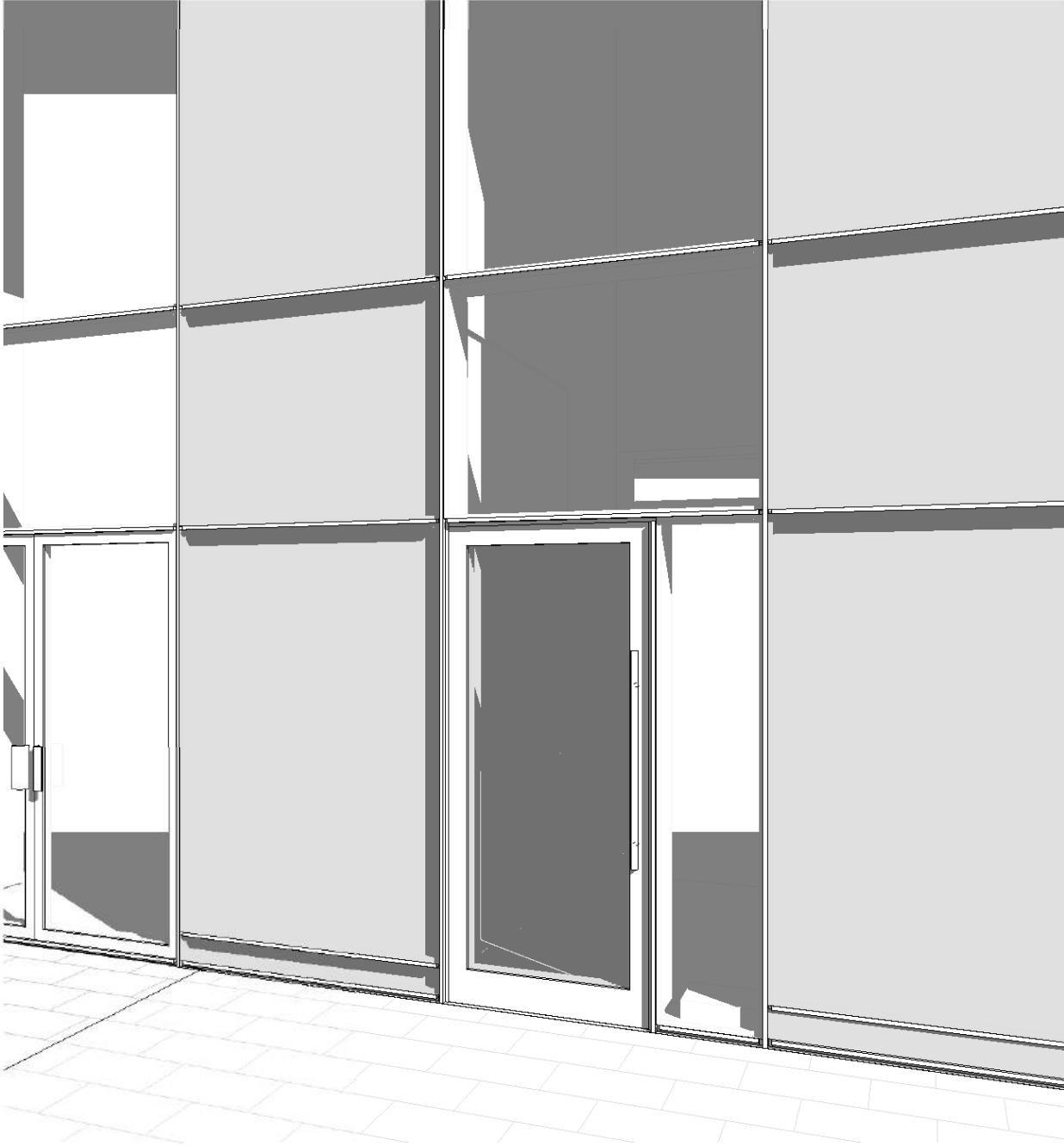


Scale - 1:25 @ A3

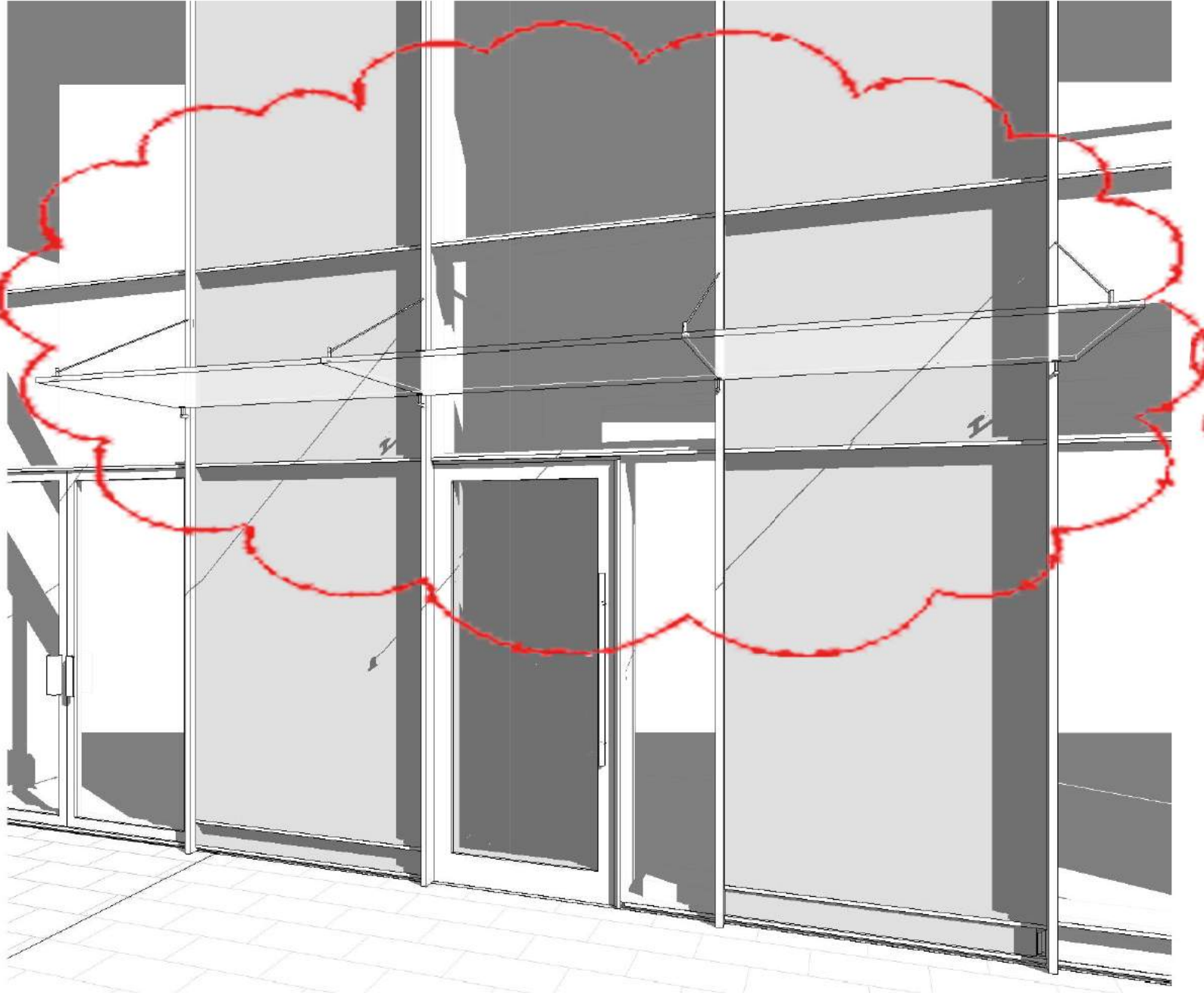
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## 08. 3D View 1 - Consented & Proposed Amendment

Consented



Proposed Amendment



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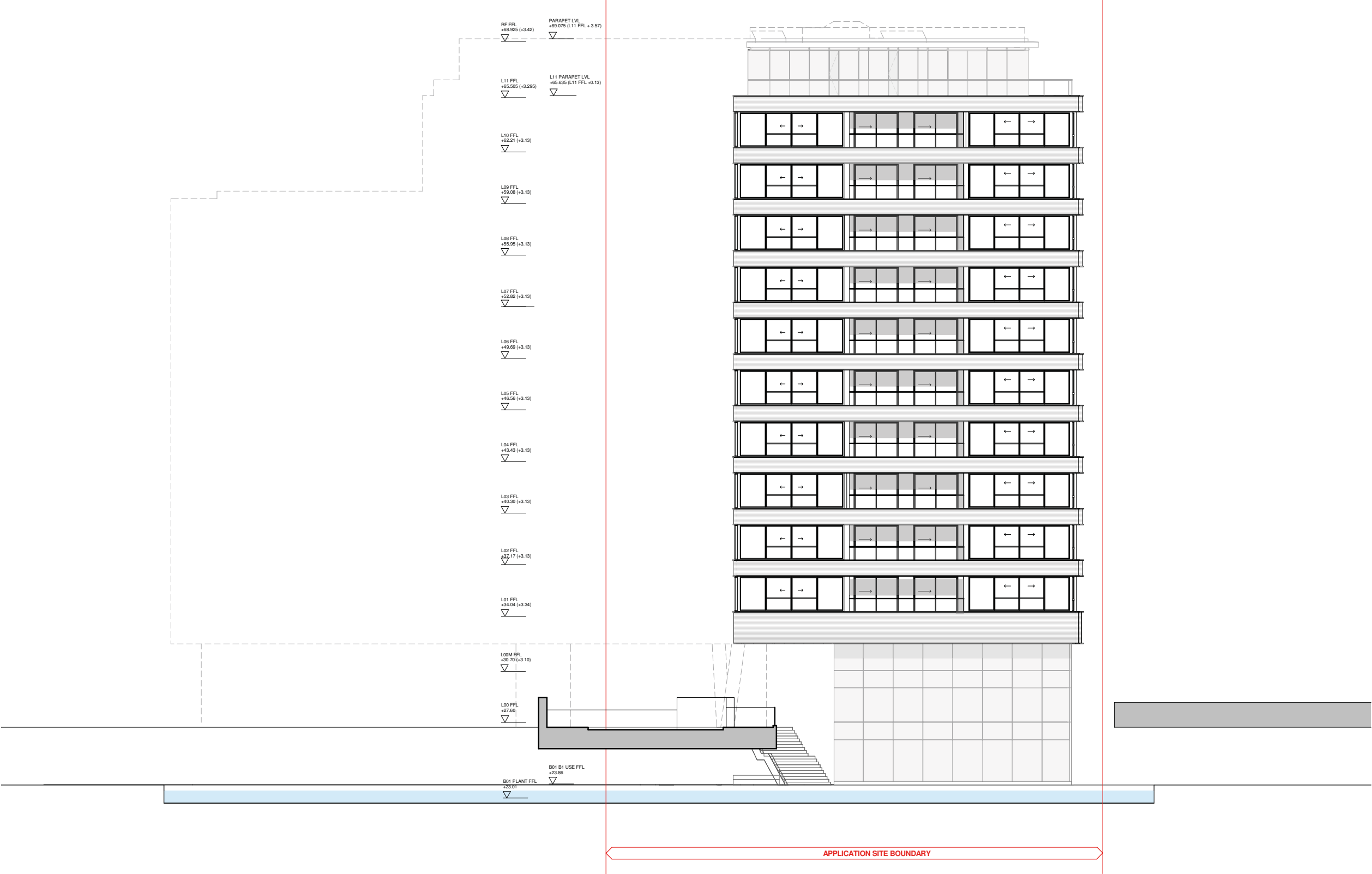
**SOUTH EAST CORNER AMENDMENT**

29.07.2016

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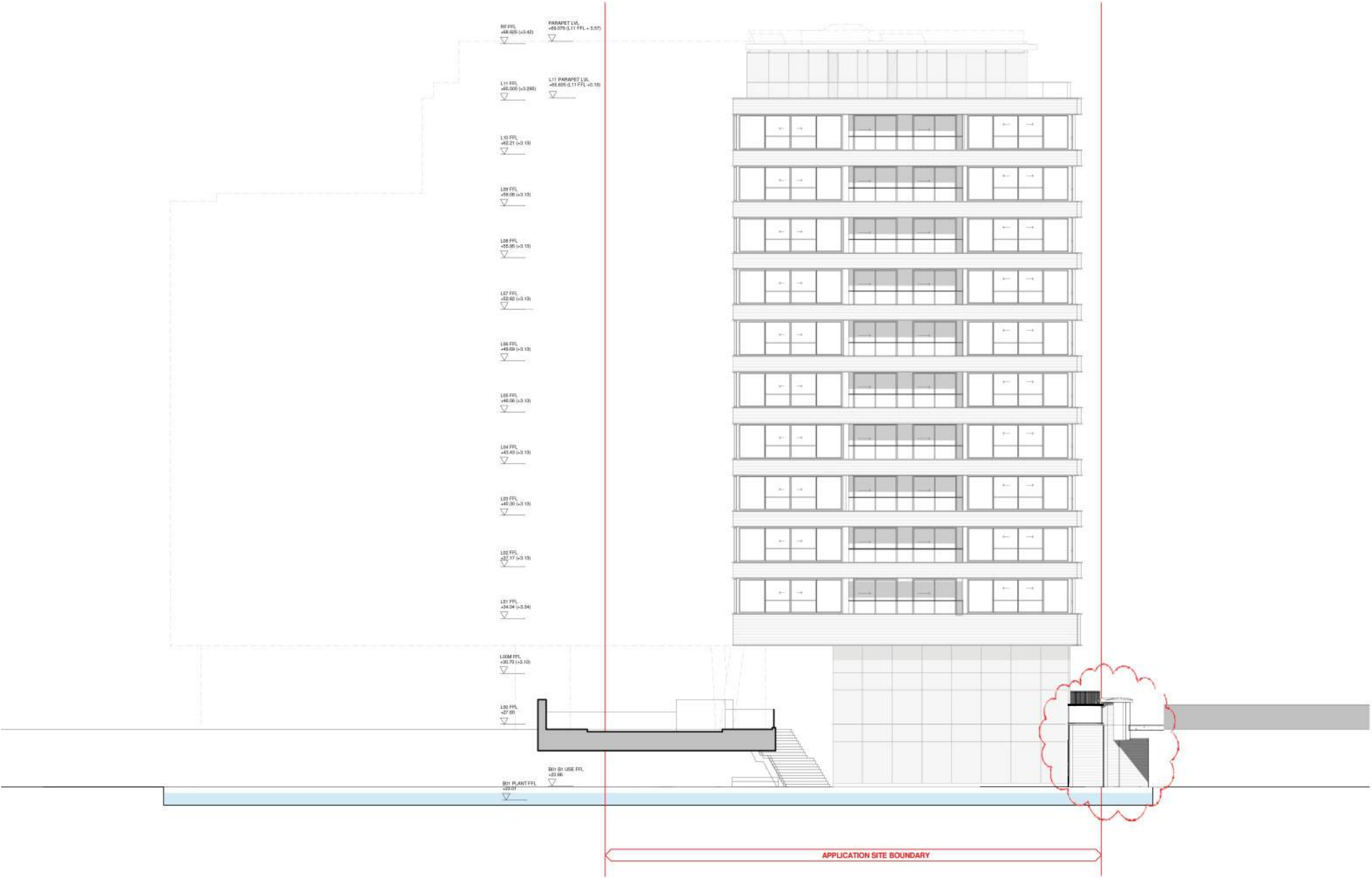
## 09. South Elevation - Consented

Scale - 1:250 @ A3



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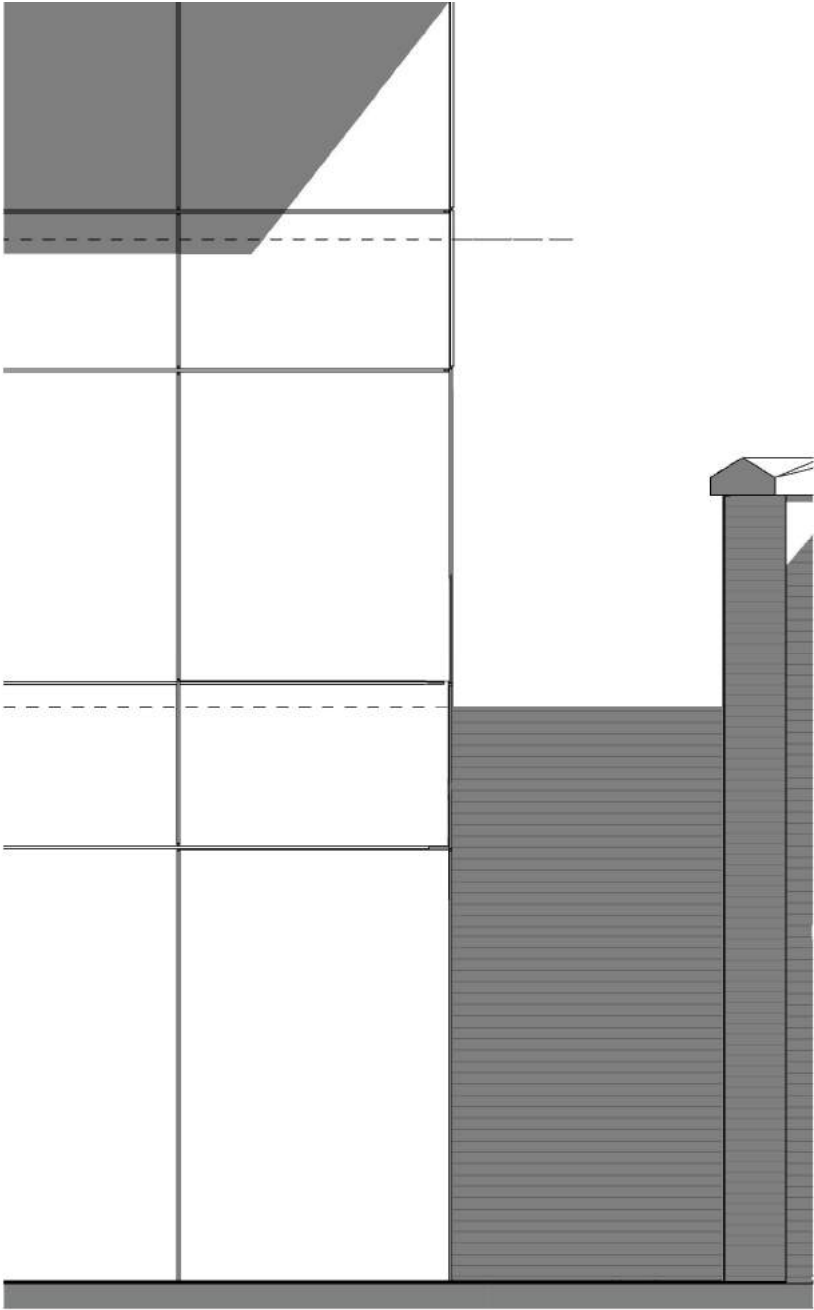
## 10. South Elevation - Proposed Amendment



# CAMLEY STREET KINGS CROSS

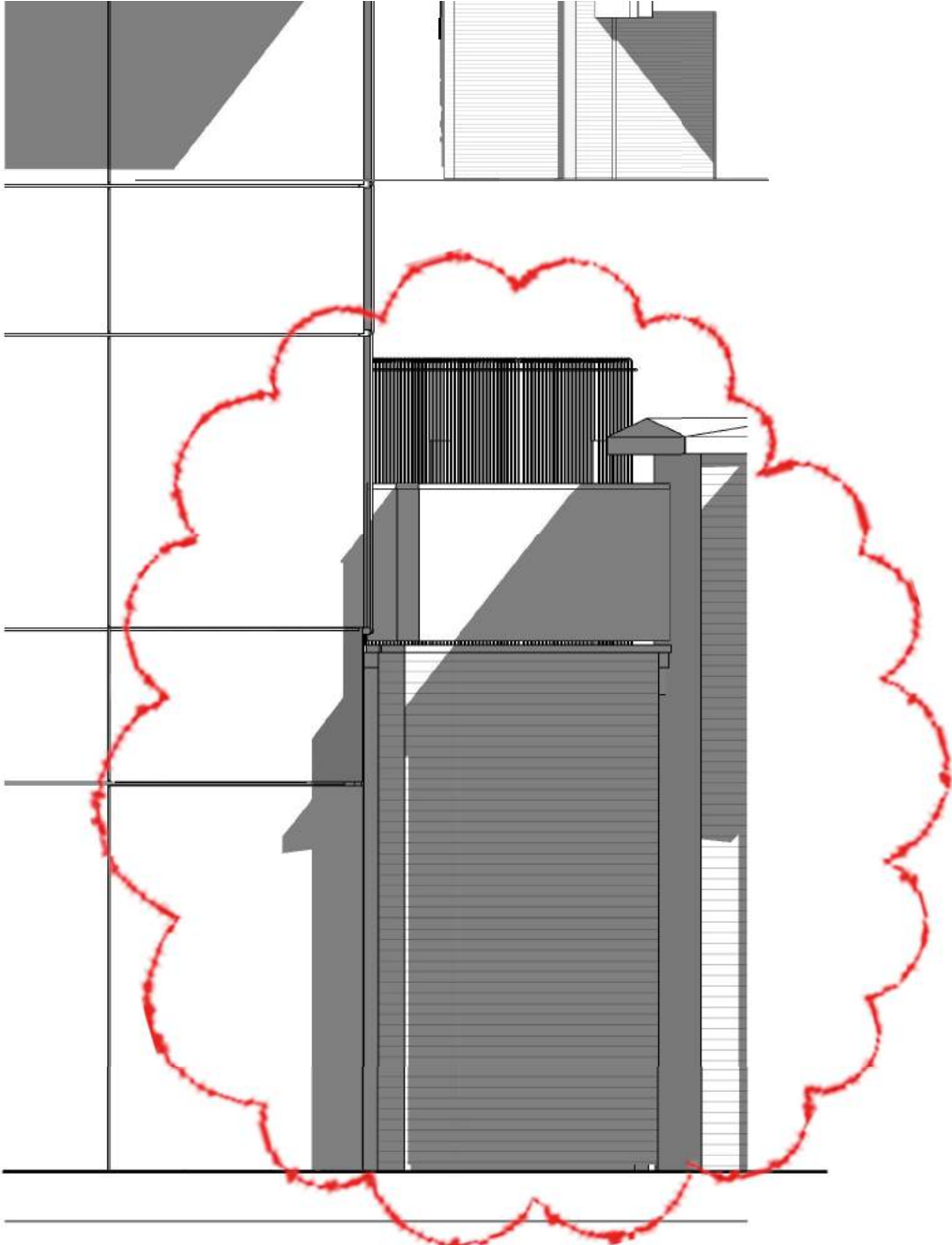
## 11. Close Elevation - Consented & Proposed Amendment

Consented (detail not shown on consented elevation)



**2** Front View  
1 : 50

Proposed Amendment

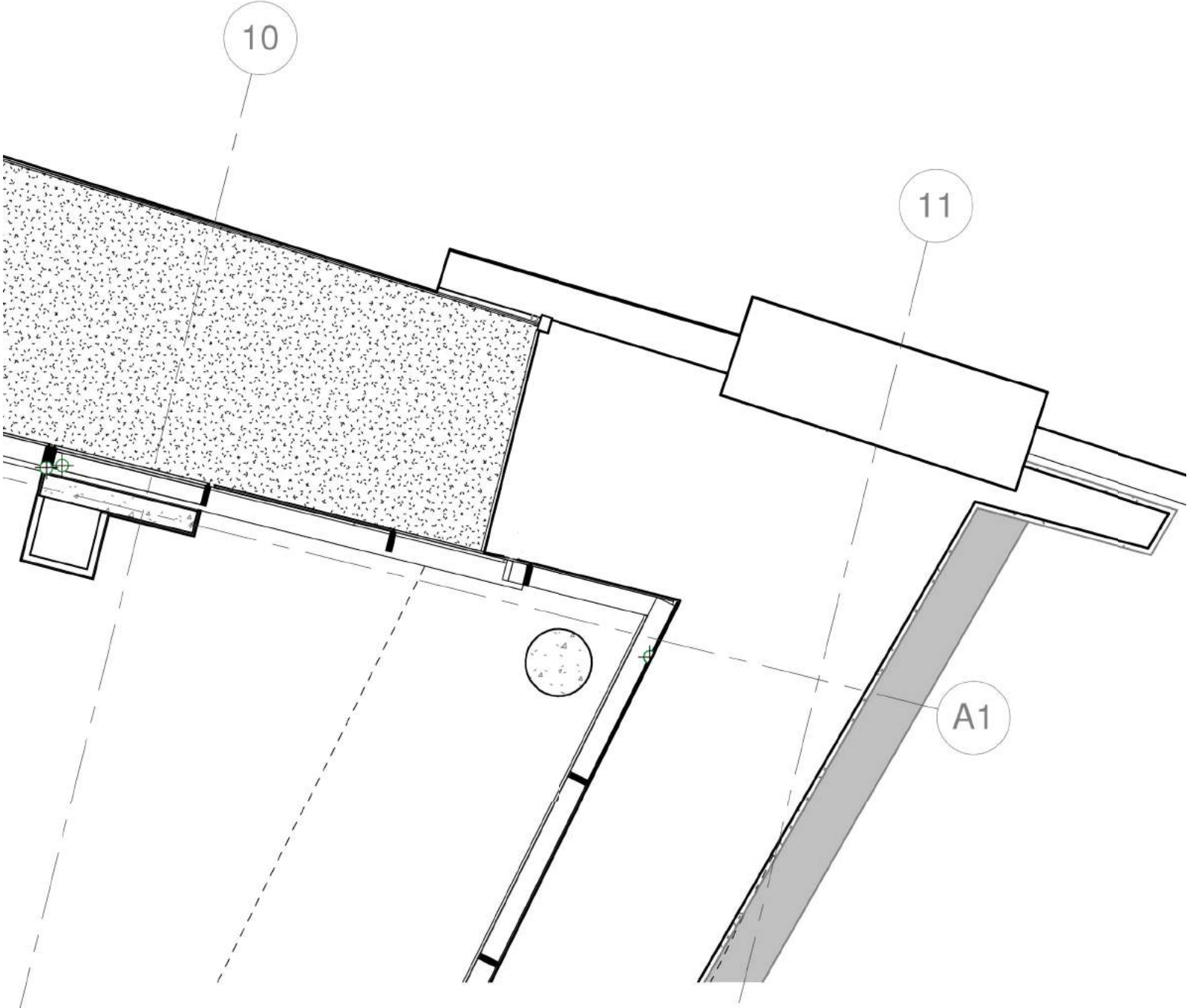


**2** Front View  
1 : 50

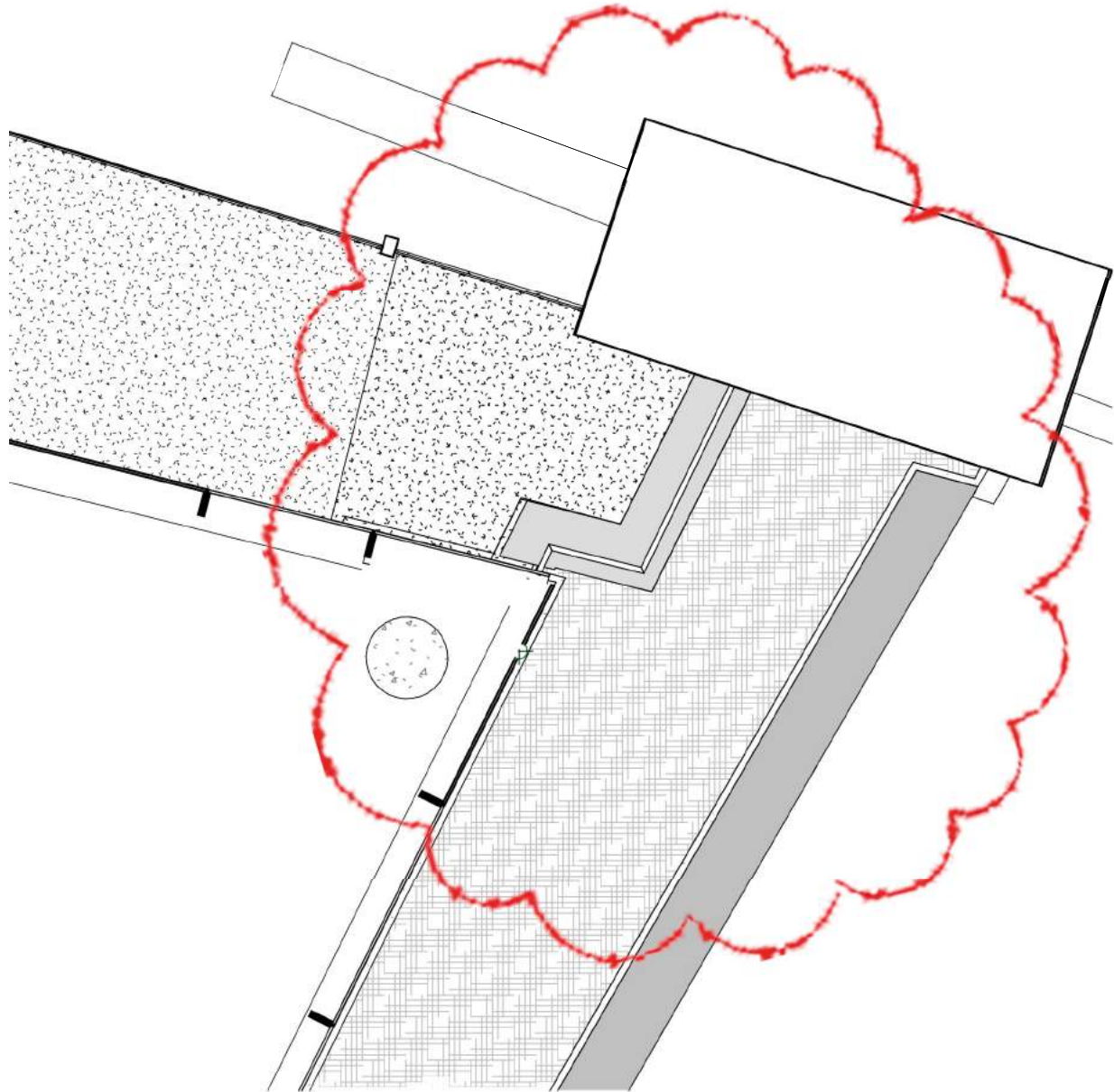
# CAMLEY STREET KINGS CROSS

## 12. Plan View - Consented & Proposed Amendment

Consented



Proposed Amendment

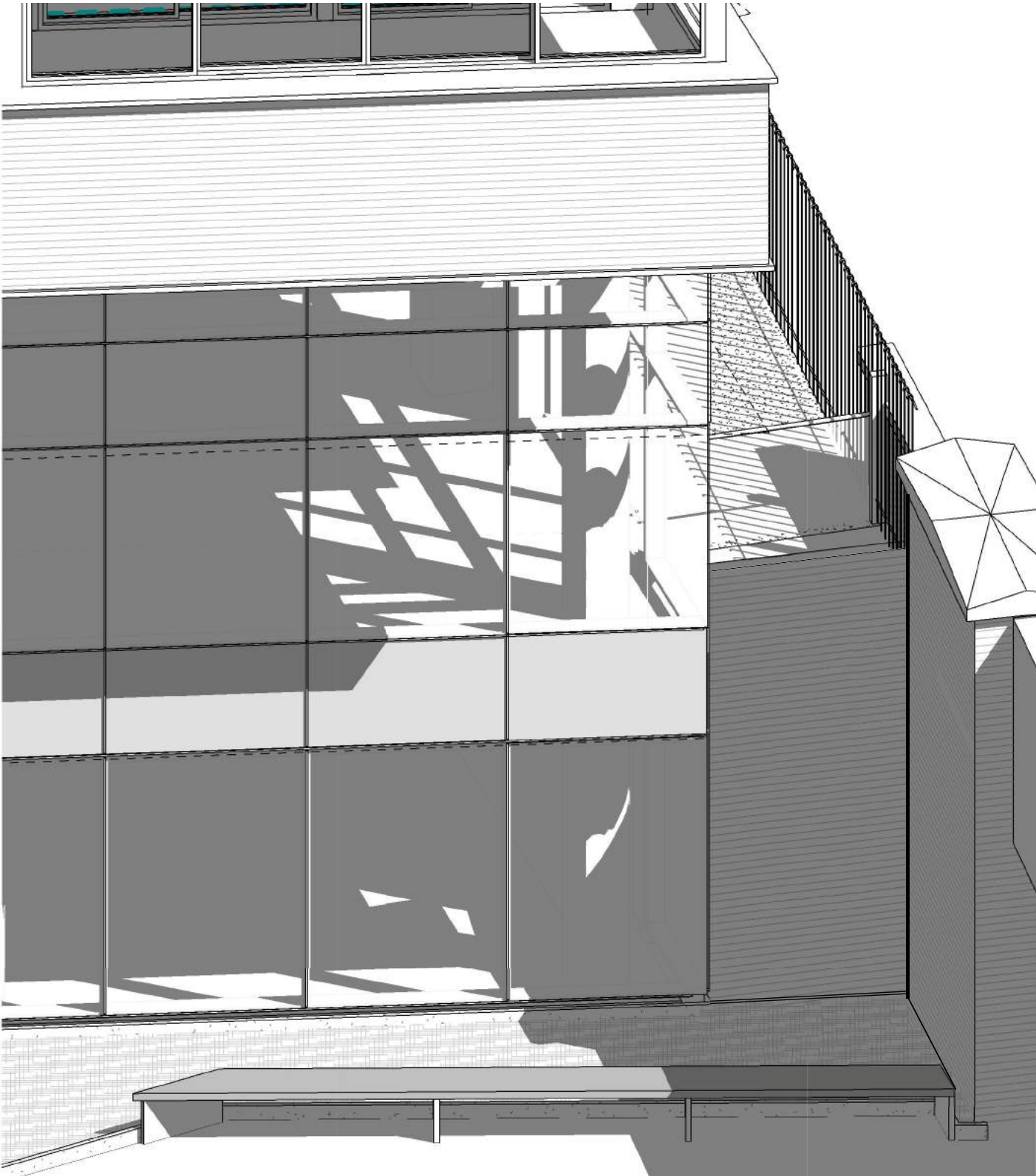




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## 13. Front View - Consented & Proposed Amendment

Consented



Proposed Amendment

