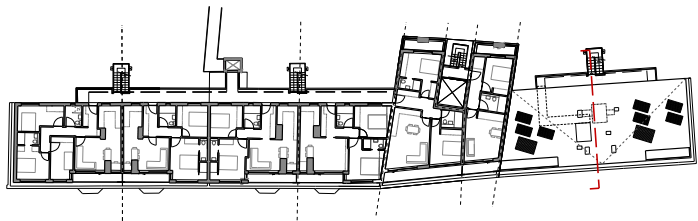
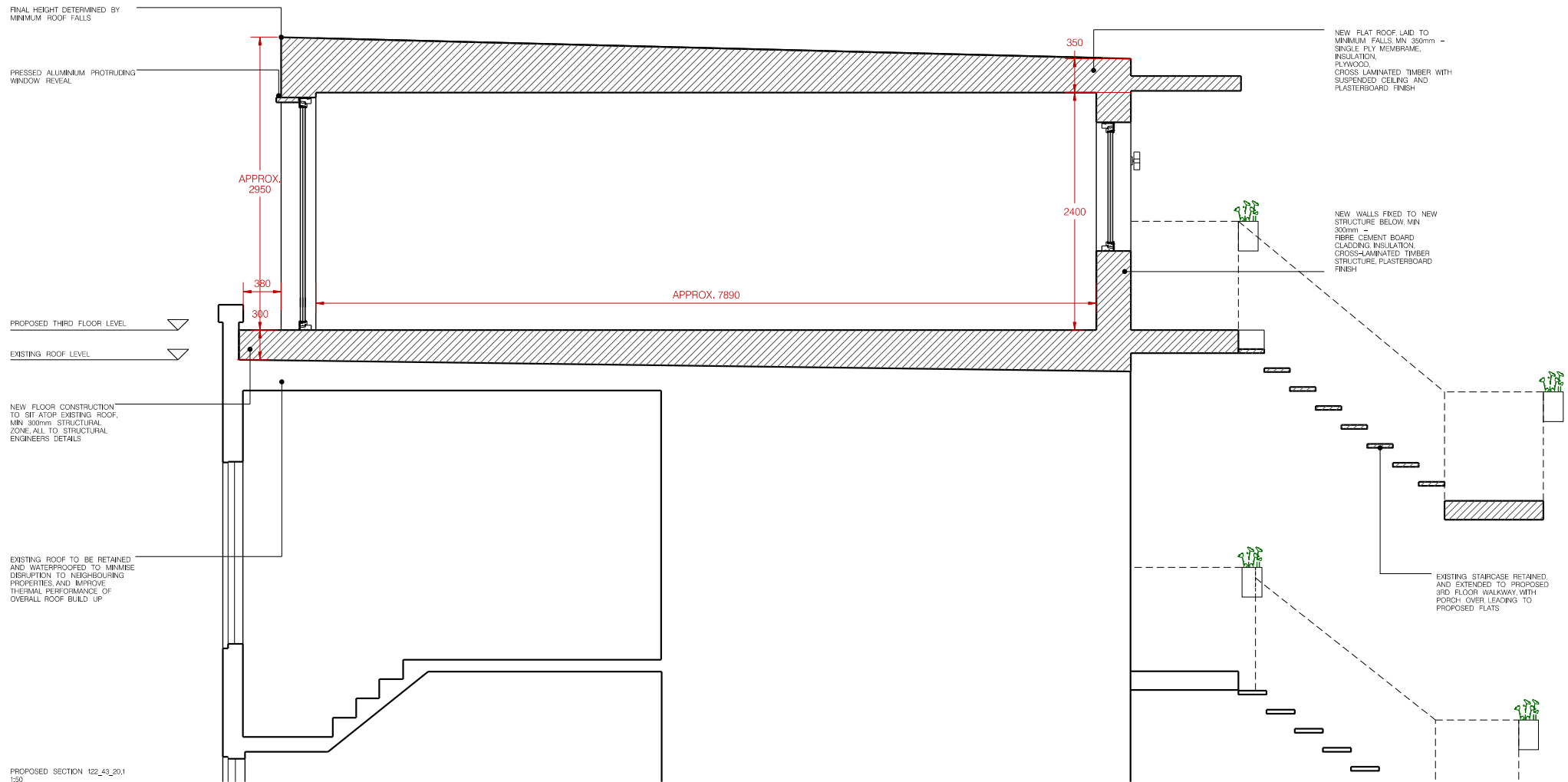


FLOWER MICHELIN

FROGNAL COURT, WARWICK HOUSE AND MIDLAND COURT, 158 FINCHLEY ROAD, LONDON NW3 5HL







Proposed rear elevation

Rear Elevation

The rear elevation maintains this perceived grid, which extrudes datums created by the openings of the existing building below, to maintain a sense of continuity throughout the scheme. Planting and landscape provisions are in place to improve and enhance the public realm to the rear, creating a more attractive entrance to the proposed and existing flats. Planters are proposed to allow residents to create and maintain their own green space (see planting information on later pages).



Planting provisions to improve public space

4.1 Noise

The new flats are to be independently serviced from the existing building. The existing roof mounted plant will be relocated to the new flat roofs above. New plant will be self-contained within each apartment, not on the roof, and will not generate any noise.

4.2 Daylight / Sunlight / Lighting

The new lift tower will be set away at least 3.5m from the rear building façade and will not directly block any existing flat windows. The windows immediately affected serve mostly bathrooms/kitchens. The projecting walkways serving the new flats replicate the existing situation on the lower floors; they will be above bathrooms and kitchens of lower floor flats.

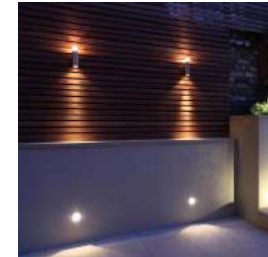
The windows on the front elevation will receive mostly West / South-west light, creating well lit spaces with views down Finchley Road. Solar glazing panels have been explored to avoid overheating during the summer months and limit the amount of sunlight and heat coming into a building, to meet light and heat shielding levels required. There are no windows proposed on the south elevation, to avoid solar glare. The kitchen and bathrooms on the rear elevations will benefit from east morning light.



Lighting Strategy

A full assessment of the lighting strategy will be undertaken, however the following general principles will apply, with minimal light pollution to the atmosphere, and existing tenants.

1 Low level lighting and up / down wall lights in the under-croft passage are proposed to ensure maximum visibility, and security. The under-croft is currently not very well-lit, therefore sufficient lighting should encourage people to utilise this means of access.



2 Lighting beneath the proposed porch above the new 3rd / 4th floor entrances to ensure maximum visibility when entering the flats.



3 Up / down wall lights to entrances of proposed flats as a waymarker. Sensors would be used to provide lighting when residents return home in the evening / signify the arrival of a visitor.



4 Concealed lighting on all proposed balcony balustrades. The open terraces would not allow for overhead lighting, and there is little opportunity for wall lighting, therefore balustrade lighting provides the best solution for lighting on the balconies.





Landscape provisions to improve public space

4.3 Public open space plans

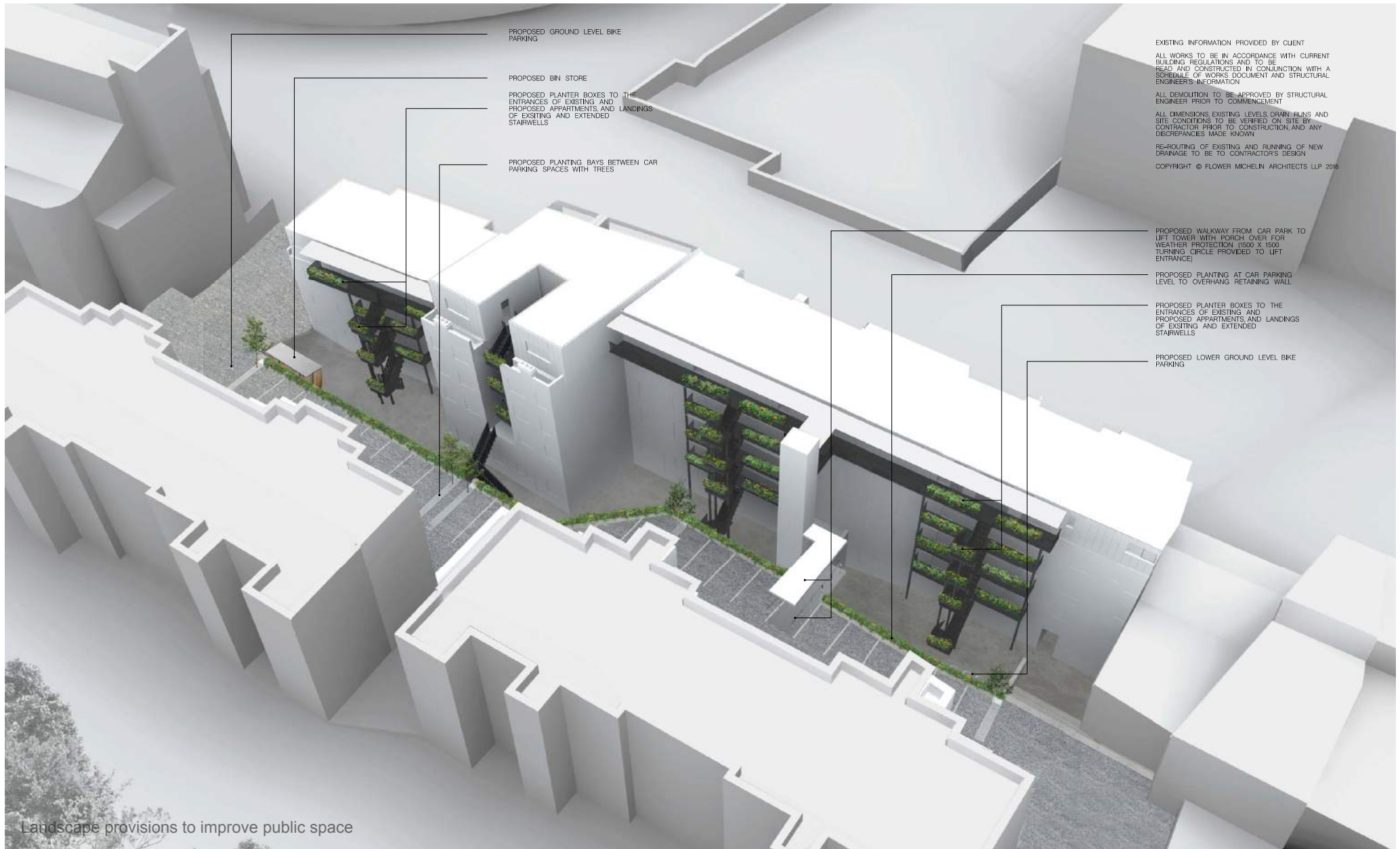
The site has no existing public open space and no new public open space is proposed. However, landscaping provisions will improve the quality of the space to the rear of the property (see following pages).

4.4 Common Parts - Improvements & Management

- Upon completion of the proposed extension, a cleaning team will conduct a high pressure water clean of the existing front and rear façades.
- Once the façade is cleaned, any repairs to the render will be carried out, and then repainted.
- All existing external faces of windows will be cleaned whilst the façade is being cleaned.
- New security doors to the entrance of Frognal Court, Warwick House and Midland Court are proposed to replace existing doors.
- All gutters to the rear façade will be cleaned
- As shown on the landscape drawing 122_43_15_01B {Landscape}, see right and next, trees will be planted between various car parking spaces at the lower ground to the rear spaces; and planting beds will overhang the drop between the car park and lower ground, to enhance the overall appearance of the rear. Planter boxes are proposed to existing and proposed entrances and staircase landings.

With regards to the tunnel from Finchley Road to the rear, it is proposed to:

- Install new outdoor LED lights, with sensors, as see on p.22
- Paint the walls and ceiling of alleyway.



Landscape provisions to improve public space



4.5 Landscaping

Concept

The rear of the site is primarily used as a car park, posing a challenge for the landscaping design. The landscaping therefore had to be minimal, yet impactful. Retaining and extending the existing stairwells to the rear of the property provided an opportunity to propose planting for both the existing and new tenants, to enhance the appearance of this space, and enhance the sense of community ownership.

Hard Landscaping

Strips of hard landscaping, with trees planted within, are proposed to break up the car parking area. They are used to mark the end of the car park, and announce the entrance to the stairs at Warwick House. A new walkway from the car park will announce the entrance to the lift at Frognal Court, which will comply with Part M regulations, as seen within 5.2 - 'Approach to dwelling from Parking' and 'Entrances'. New bike parking and bin stalls are proposed to meet Lifetime Home standards, and generally enhance the area to the rear.





Myosotis sylvatica
'Bluesylva'



Helichrysum petiolare



Lathyrus odoratus
'Aphrodite'

Soft Landscaping - Planting Species

Climbing plants were proposed to climb up cables attached to the existing/extended stairwells, however the pre-app feedback suggested this might make the stairwells seem enclosed. As discussed with Camden, planter boxes, soil and seeds will be provided to hang over the balustrades at the landings of the stairwells, and entrances to the proposed and existing apartments; allowing residents to create their own green space (see rear elevation, and landscape visuals). This was agreed to be a less intrusive proposal. The following plants are proposed due to their ability to grow and thrive in east-facing aspects and partial shade, alongside their low maintenance qualities (other plants with similar qualities can be used):

- *Myosotis sylvatica* 'Bluesylva
- *Helichrysum petiolare*
- *Lathyrus odoratus* 'Aphrodite'
- *Lathyrus odoratus* 'Wisley'
- *Calendula officinalis* 'Indian Prince'
- *Nicotiana* 'Lime Green'



Lathyrus odoratus 'Wisley'

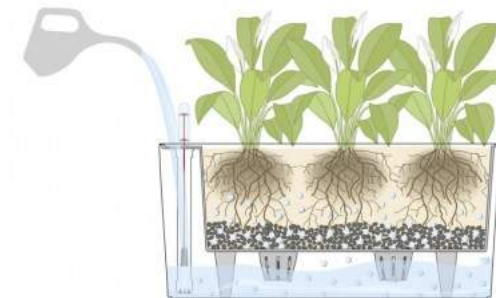


Calendula officinalis 'Indian Prince'



Nicotiana 'Lime Green'

With regards to the planters themselves, self watering planting boxes are proposed to minimise maintenance, as the boxes regulate the plants water intake, and reduce the need for watering. A plant management plan will be agreed with building management. However, residents are encouraged to take ownership of their own 'garden space' to ensure long term sustainable growth. The self watering boxes and proposed plant types should reduce the need for constant upkeep.



Self-watering planters



Proposed roof plan - provisional locations for plant



CLT Site



PV Panels



Retaining Existing Stairs

4.6 Sustainability Statement

Key Principles to achieve a sustainable design:

Materials: A cross-laminated-timber structure is proposed providing an endless list of sustainable benefits; as a renewable material, it stores carbon throughout its usable lifespan; avoids thermal bridging; and provides good delivery of an airtight envelope to name a few.

Thermal efficiency: The scheme will therefore incorporate high mass and low thermally conductive materials, along with double glazing windows, to reduce heat losses.

Energy: It will provide ventilation and heat generation from source using heat pump technology – balanced ventilation system heat recovery; a heat generation source which will provide heating to serve underfloor heating and domestic hot water; solar heating roof panels and solar electric roof tiles.

Recycle: The use and extension of the existing stairwells to the rear elevation eliminates any demolition and waste materials, and instead utilises what is already on site.

In summary, the new roof extensions will substantially improve the thermal quality and minimise heat loss of the existing top floor flats by enhancing the existing poorly insulated roof finish.

A sustainability and energy report has been commissioned and submitted in conjunction with this planning application for further information.

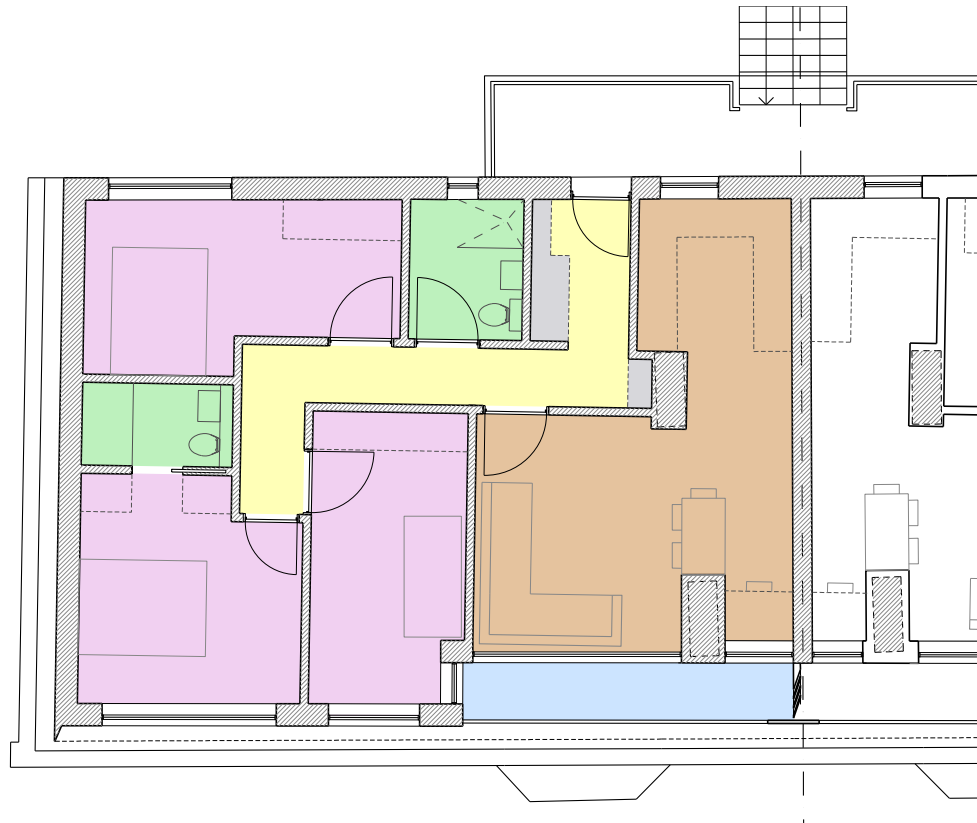
Proposed sustainable plant to service each new flat are as follows:

- Photovoltaic panels
- Individual gas-fired boilers of high efficiency
- Heat recovery units

Access to the roof plant will be via a ladder on the 4th floor walkway with mansafe system. The ladder will be locked and accessible only to specialists as and when required. A mansafe walkway will run across the length of the roof extension, branching off where required to access the new and existing roof plant.

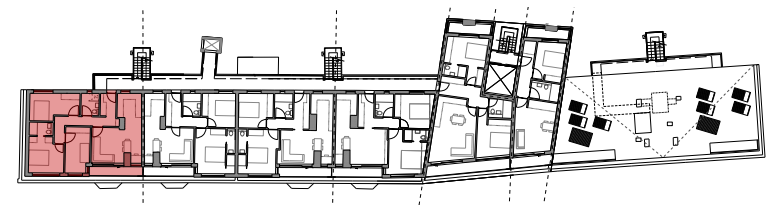
4.7 Layout

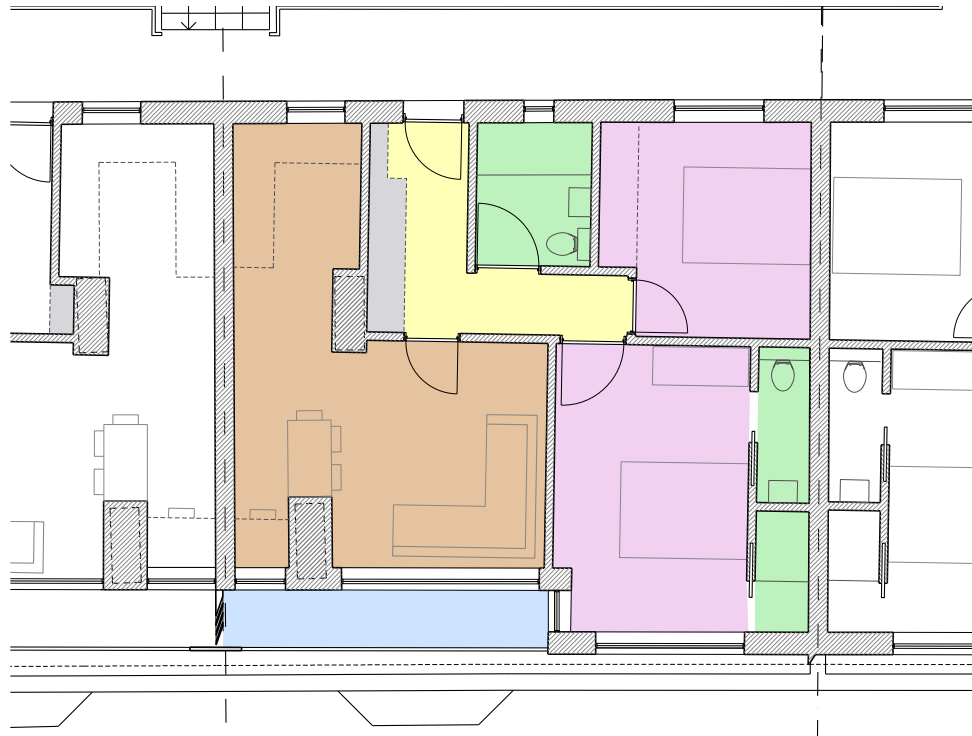
The proposed flats have been designed as 1 x 1 Bedroom units, 6 x 2 Bedroom unit and 1x 3 Bedroom unit. The layouts to all flats have all been designed to comply with minimum space standards set by Camden Council's Planning Guidance.



FLAT 01	Area (Sq. M)
Outside space	4.67
Circulation	9.92
Living / Kitchen	24.90
Bedroom 01	11.76
Bedroom 02	12.17
Bedroom 03	10.82
Family Bathroom	3.94
Ensuite	3.08
Storage / Utility	1.36

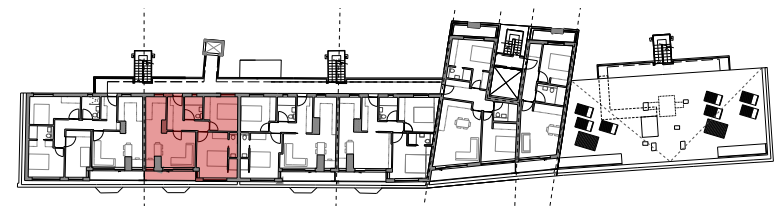
TOTAL GIA	81.97
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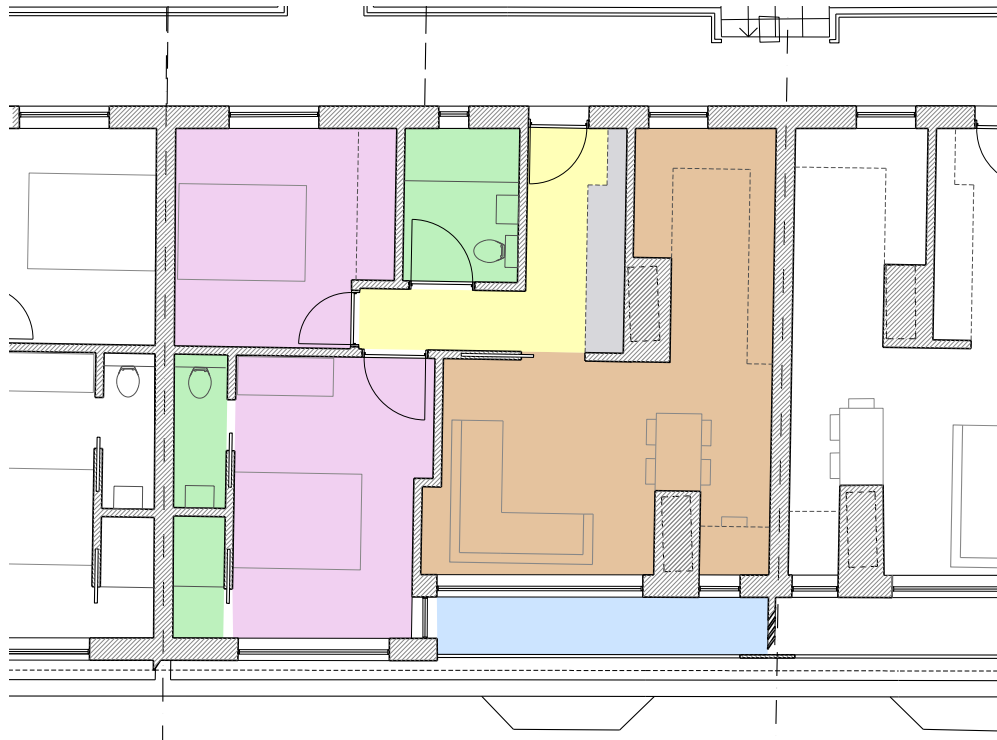




FLAT 02	Area (Sq. M)
Outside space	4.78
Circulation	6.15
Living / Kitchen	22.76
Bedroom 01	13.37
Bedroom 02	10.55
Family Bathroom	4.04
Ensuite	3.60
Storage / Utility	1.65

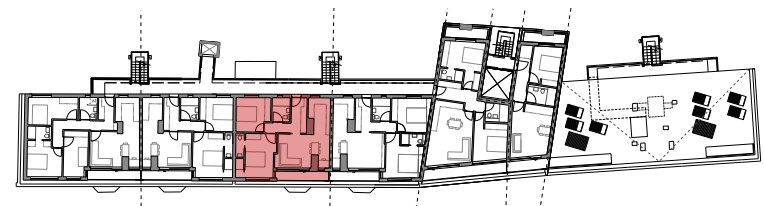
TOTAL GIA	66.91
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FLAT 03	Area (Sq. M)
Outside space	4.67
Circulation	6.08
Living / Kitchen	24.01
Bedroom 01	13.00
Bedroom 02	11.14
Family Bathroom	4.33
Ensuite	3.52
Storage / Utility	1.85

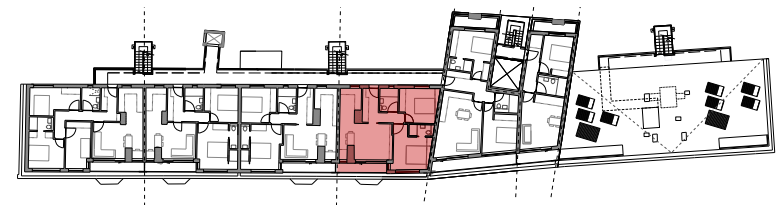
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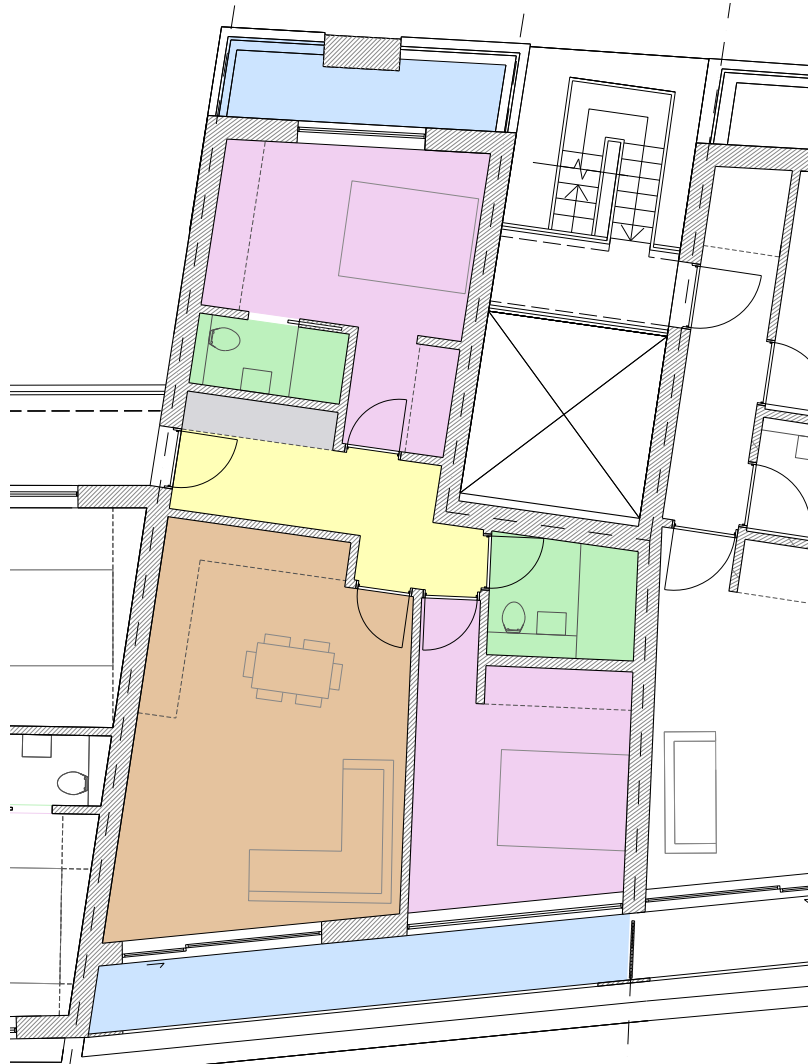




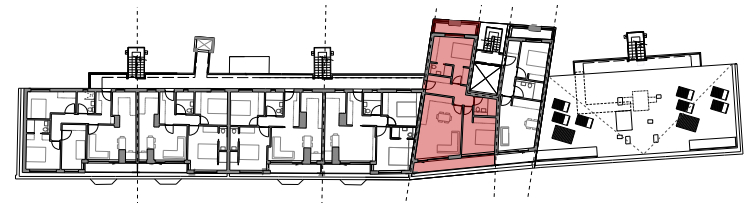
FLAT 04	Area (Sq. M)
Outside space	4.43
Circulation	6.06
Living / Kitchen	23.77
Bedroom 01	13.57
Bedroom 02	12.17
Family Bathroom	4.10
Ensuite	2.68
Storage / Utility	1.73

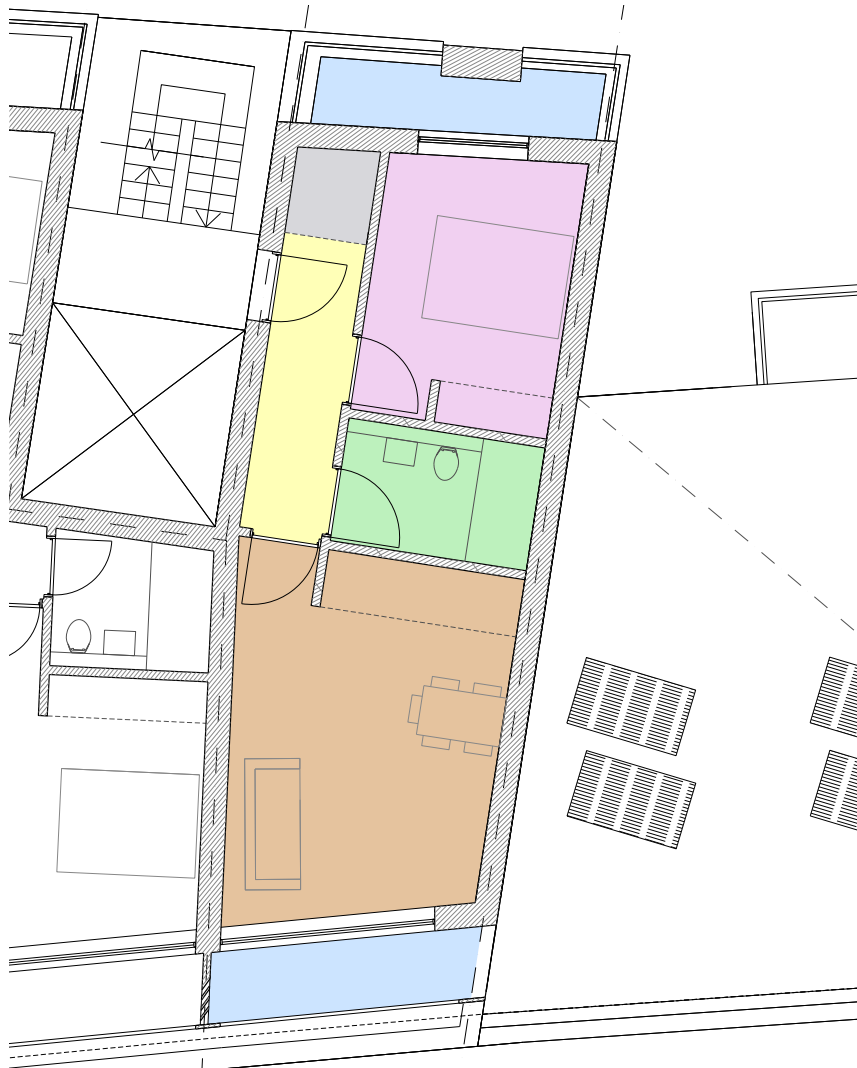
TOTAL GIA	68.52
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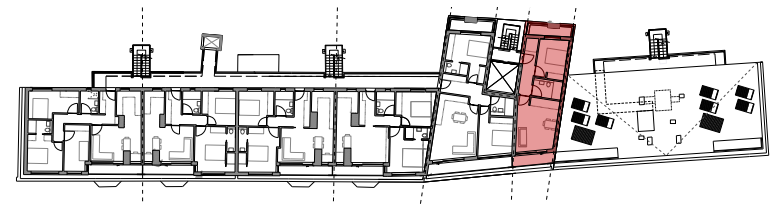


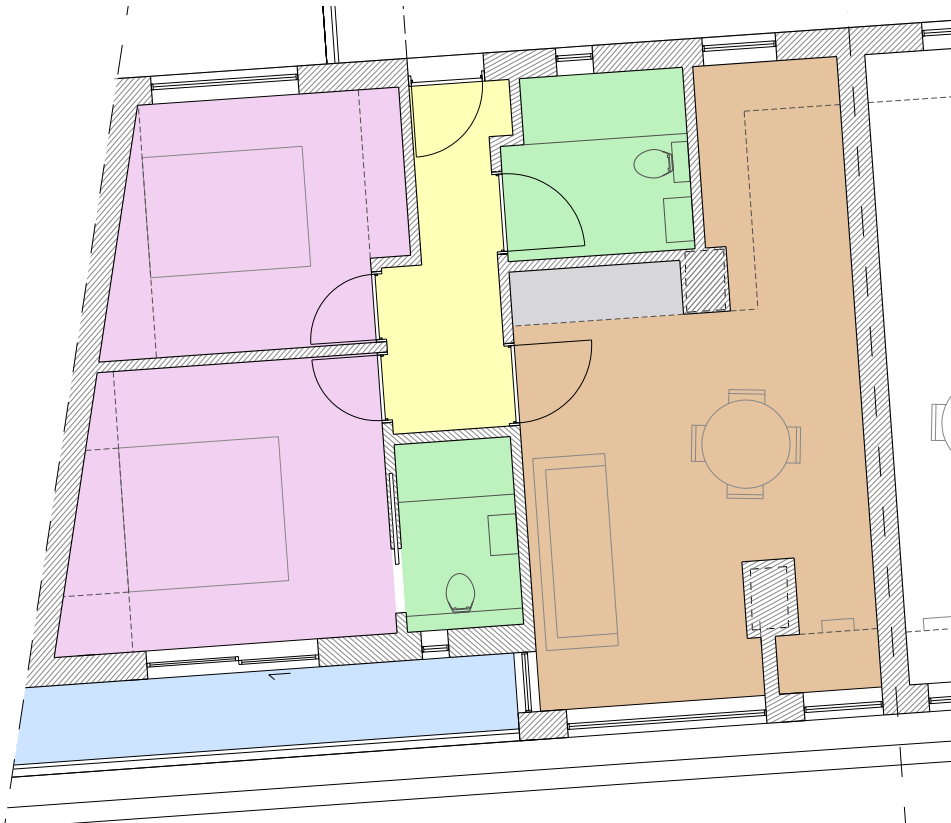
FLAT 05	Area (Sq. M)
Outside space	12.84
Circulation	7.07
Living / Kitchen	25.53
Bedroom 01	14.35
Bedroom 02	13.18
Family Bathroom	4.20
Ensuite	2.62
Storage / Utility	1.42
TOTAL GIA	81.26





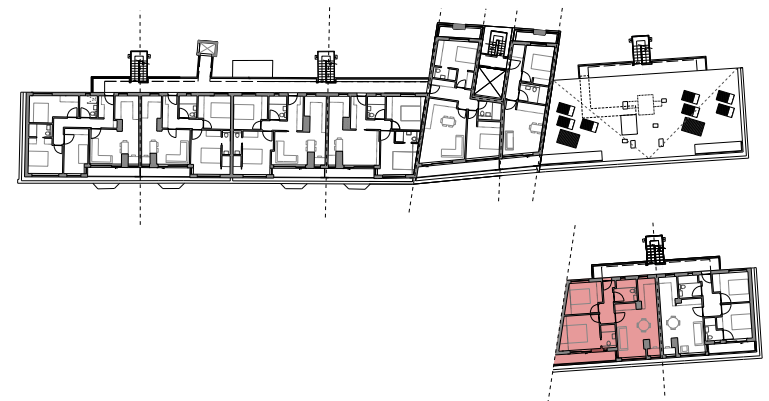
FLAT 06	Area (Sq. M)
Outside space	7.86
Circulation	5.42
Living / Kitchen	20.20
Bedroom 01	11.12
Family Bathroom	5.17
Storage / Utility	1.57
TOTAL GIA	51.50

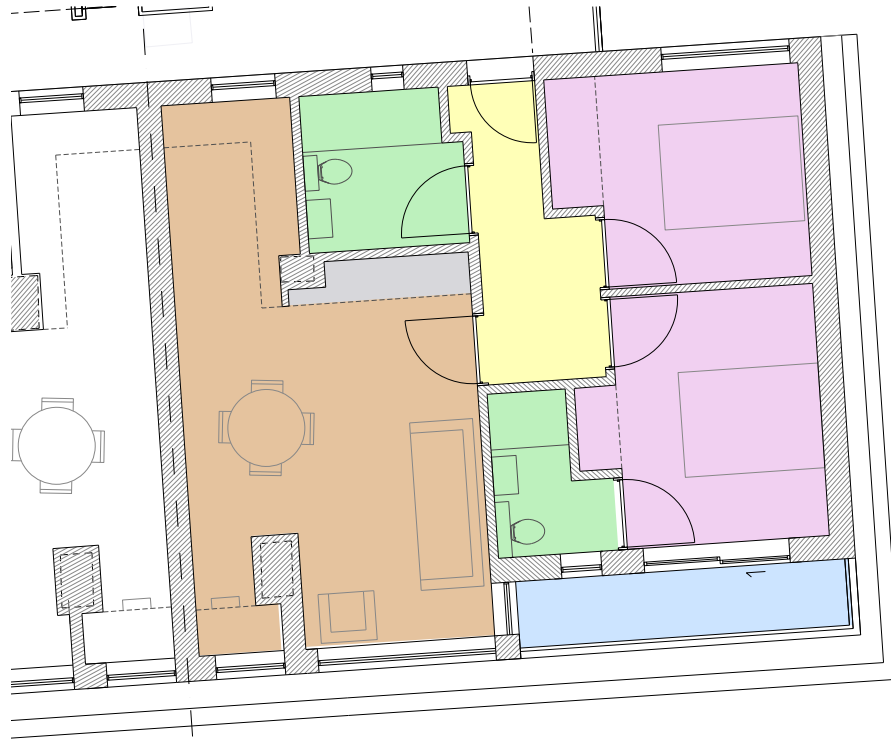




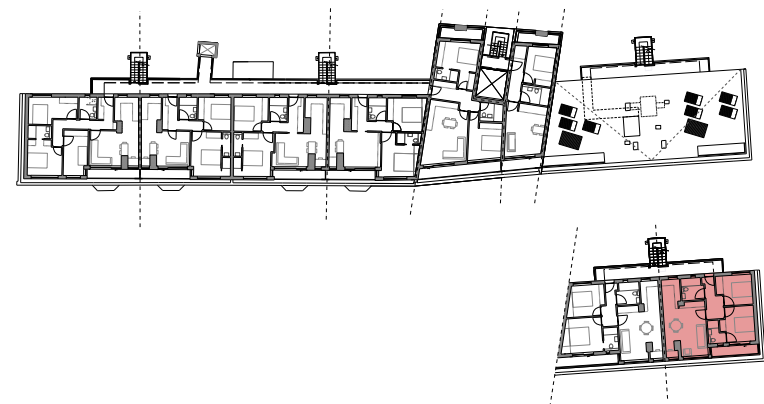
FLAT 07	Area (Sq. M)
Outside space	5.90
Circulation	5.71
Living / Kitchen	25.12
Bedroom 01	13.65
Bedroom 02	10.90
Family Bathroom	5.05
Ensuite	3.41
Storage / Utility	1.44

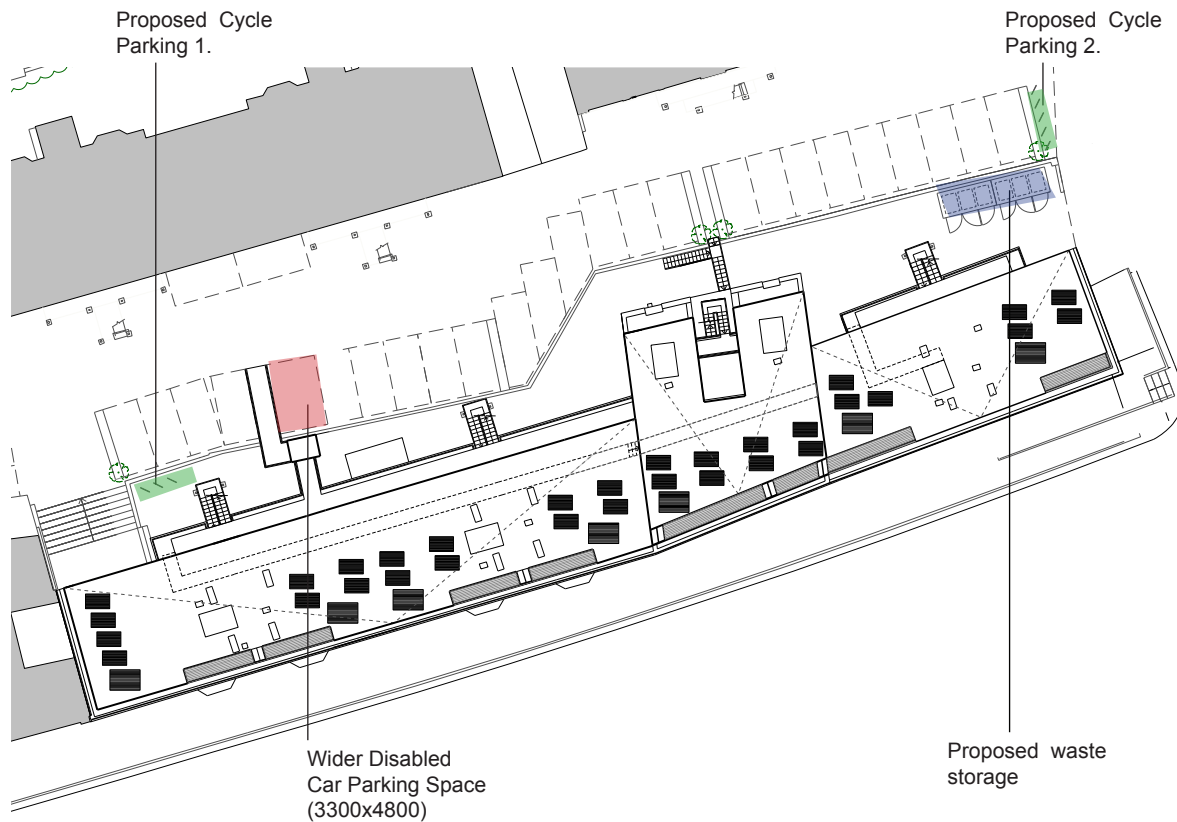
TOTAL GIA	71.12
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FLAT 08	Area (Sq. M)	
Outside space	4.52	
Circulation	6.33	
Living / Kitchen	25.06	
Bedroom 01	11.17	
Bedroom 02	10.19	
Family Bathroom	4.92	
Ensuite	3.24	
Storage / Utility	1.36	
	66.86	





5.0 Lifetime Homes Statement

In accordance to the planning policies adopted by Camden council , and in accordance with London Plan policy 3A.4, the proposal is to follow and comply with the Lifetime Homes design criteria.

The design criteria are split in 16 categories as follows:

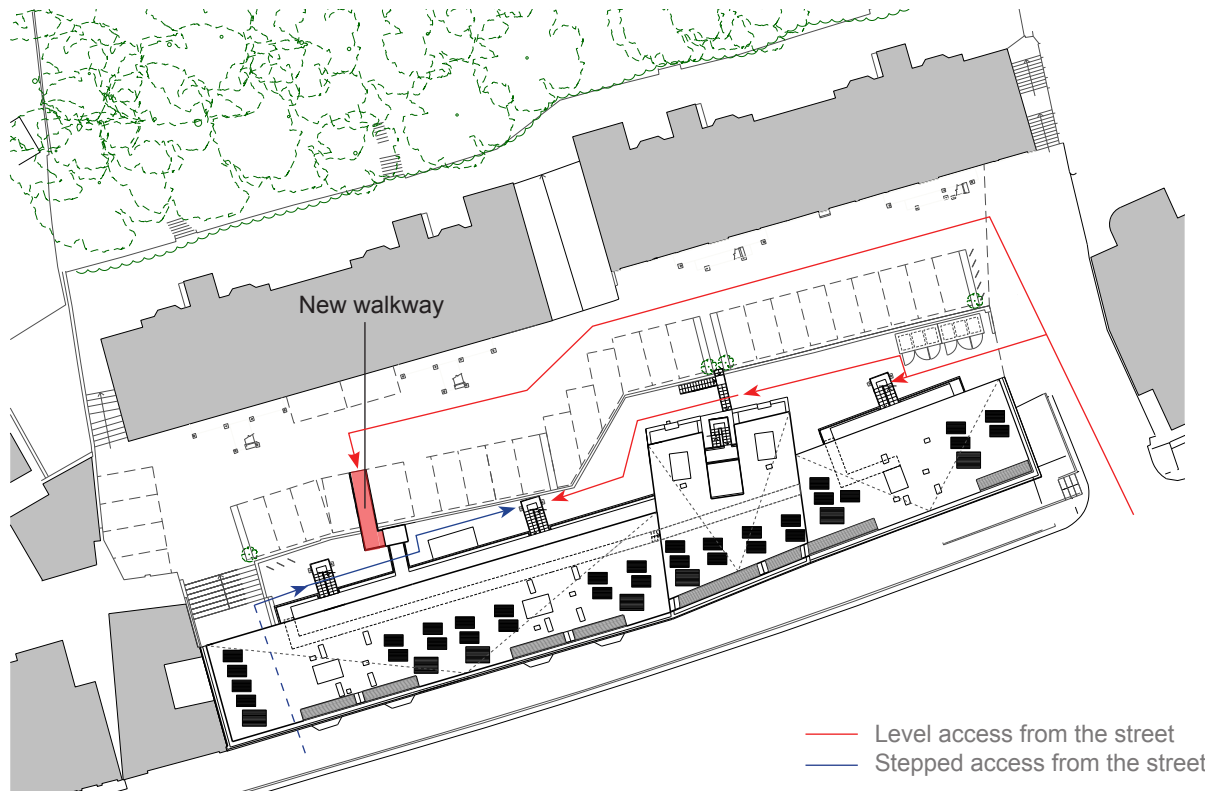
- 1) Parking (width or widening capability)
- 2) Approach to dwelling from parking (distance, gradients and widths)
- 3) Approach to all entrances
- 4) Entrances
- 5) Communal stairs and lifts
- 6) Internal doorways and hallways
- 7) Circulation space
- 8) Entrance level living space
- 9) Potential for entrance level bed-space
- 10) Entrance level WC and shower drainage
- 11) WC and bathroom walls
- 12) Stairs and potential through-floor lift in dwelling
- 13) Potential for fitting of hoists and bedroom/bathroom
- 14) Bathrooms
- 15) Glazing and window handle heights
- 16) Location of service controls

5.1 Communal or shared parking

The existing site has a private 'pay and display' parking area in the courtyard available to the residents at 1-4 Midland court, 1-12 Frognal court and Warwick House, with the additional disabled parking area

Camden follows the car free housing scheme, and seeks to promote walking, cycling and public transport routes - thus no new vehicle parking for the proposed flats are provided. However, a wider parking space is proposed next to the new lift to comply with Part M standards. Storage facilities for 16 bicycles are proposed to the scheme to encourage cycling. These will be located at lower Ground floor level at the rear of Frognal Court, and at parking level at Midland Court.





5.2 Approach to dwelling from parking (distance, gradients and widths)

The approach to the dwelling from parking is largely governed by the existing topography of the site and the existing site conditions.

The existing conditions require vehicle users to park and walk through the car parking area and around to the lower level to access the building. This is maintained so the flats can be accessed via a flat surface from the Finchley Road to the south side of the site, or down two steps from the north end.

To ensure a number of the new flats are wheelchair accessible, a walkway from the car park to the newly proposed lift is highlighted. To comply with Part M standards, the walkway will be level, have a firm, reasonably smooth and non-slip surface, and a width of 1500mm. The will provide wheelchair access to the 4 flats above Frognal court, and one above Warwick House.

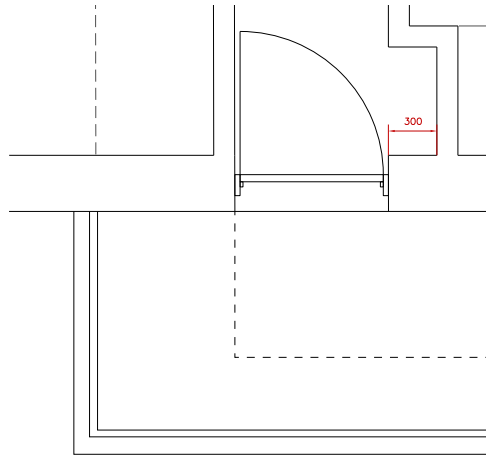
Bin storage is proposed on the lower ground at the south entrance, to ensure it can be used by all. Bike storage is proposed on both ground and lower ground.

5.3 Approach to all entrances

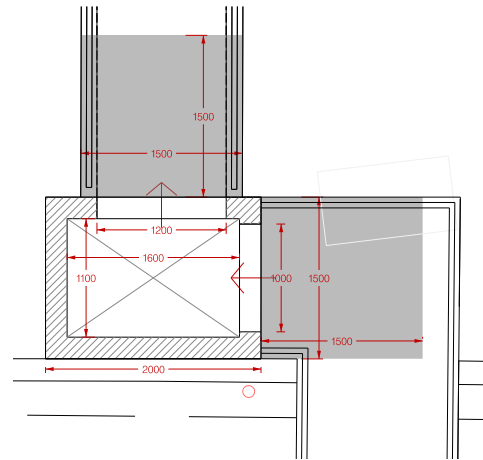
The new 1200mm walkway from the stairs to the flats will be level and have a firm, reasonably smooth non slip surface.



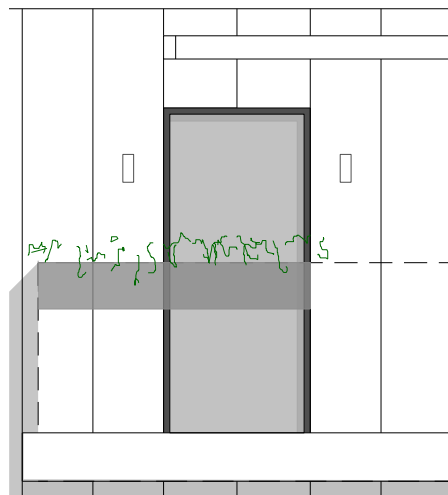
Existing site conditions



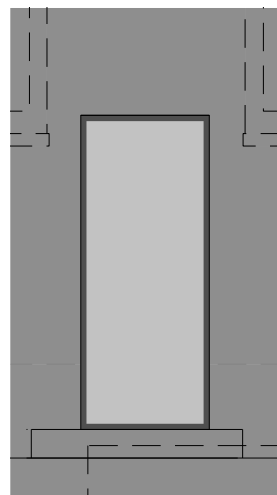
Typical dwelling entrance - Plan



Typical lift Entrance



Typical dwelling entrance - Elevation



Typical lift entrance - Elevation

5.4 Entrances

Communal entrances:

The extended existing stair cases will be accessed on the lower ground floor, as existing. The new lift at Frognal Court will be accessed via a new flat walkway from the carpark level, providing a 1500mm turning circle to the entrance of the lift.

Dwelling entrances

All entrances to the proposed roof extensions will be via 1300mm minimum deep walkway, that runs along the rear of the building at 3rd/4th floor levels. The new walkways are accessed via the extended external staircase.

Typical dwelling entrances are set within a 950mm structural opening. All dwelling entrances will have weather protection, formed by the walkway on the floor above - the 4th floor entrances will have a porch running over the walkway to provide shelter.

A flat walkway is also proposed to bridge from the new lift to the newly proposed walkways at 4th floor level. Again, a 1500mm turning circle provided to the 4th floor entrance of the lift, to comply with Part M regulations. All new flats above Frognal Court, and flat 5 above Warwick House will be connected to the lift via the new walkway.

Wall mounted external lighting to each dwelling door will be installed to provide illumination.

A 300mm clear space will be formed at the leading edge of the entrance door to comply with Part M standards.