



01 Perspective View

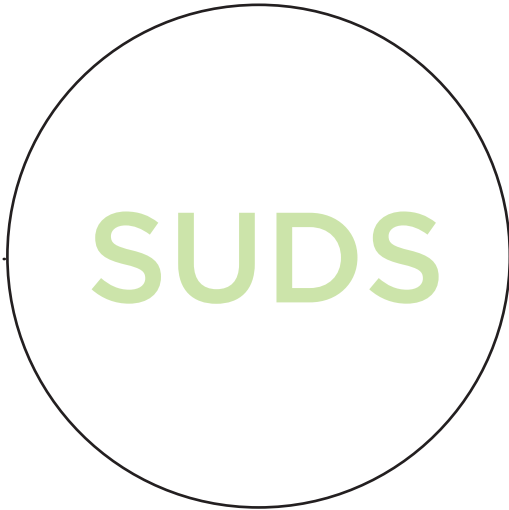




01. Bat Boxes



04. Sustainable Urban Drainage Systems



02. Sedum Roof



05. Photovoltaics



03. Planting



19.0 Sustainability

19.1 Low environmental impact is a key consideration for the development at the land to the rear of 159-163 Kings Cross Road, whilst still providing a high quality office development.

The sustainability measures as part of the proposal are to include but not restricted to;

Mechanical Ventilation & Heat Recovery

A controlled Mechanical Ventilation with Heat Recovery (MVHR) is proposed, to reduce the heating load, filter pollutants out of incoming air and improving the internal environment which is ideal for this proposal that sits in Central London.

Sedum Roof

A biodiverse sedum roof is proposed at 1st, 2nd and roof level. The sedum roof aims to attract various species of insects, butterflies and birds which improves the ecological value of the site.

Bat Boxes

As part of the biodiverse strategy bat boxes will be located at roof level, which will provide artificial roosting sites to various species. Incorporation of Bat Boxes has been highlighted as one of Camden's Biodiversity Action Plan (BAP),

SUDS

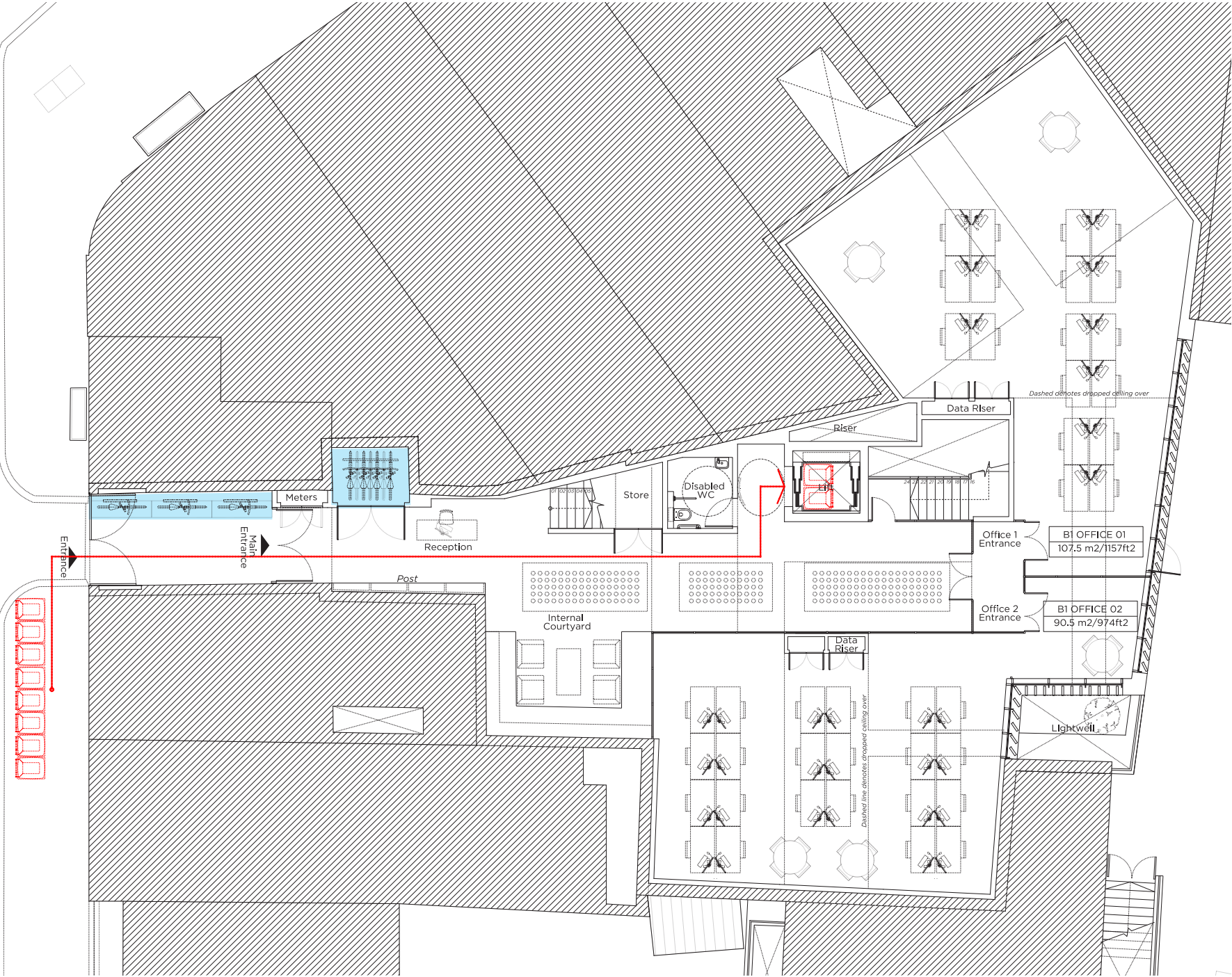
The aims of the development will be to reduce the impact on the natural drainage patterns, introduction of a sedum roof will help retain any run off water on site.

Photovoltaics

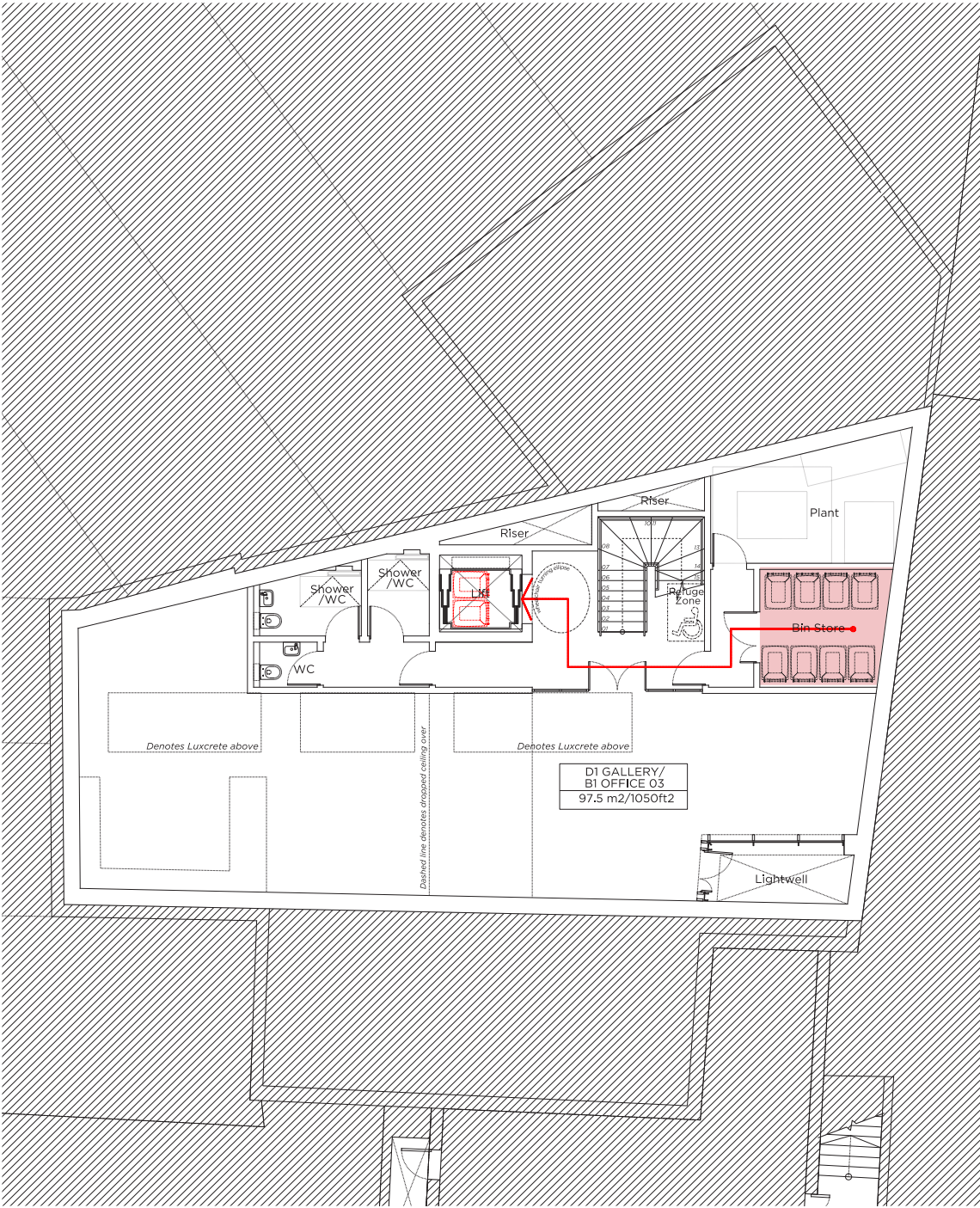
Photovoltaics will be incorporated at roof level, which will convert solar energy into electricity, optimising the low and zero carbon energy of the development

For further information please refer to Energy & Sustainability Report by Cundall.





01 Proposed Ground Floor Plan with Cycle Storage (Highlighted in Blue)



02 Proposed Basement Plan with Refuse Storage (Highlighted in Red)

**Key:**

Bin Store

Bicycle Storage





20.0 CYCLE STORAGE PROVISION

**20.1 Cycle Storage**  
Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

**20.2 B1 Office Provision**  
The proposed scheme will provide secure cycle parking spaces within the main entrance.

A total of 10 secure cycle parking spaces will provided comprising of 7 in the form of Josta 2-Tier storage racks & 3 Sheffield Hoop stands, the development is in accordance for planning policy requirements.

Occupants and visitors are also able to rent bicycles with Santander Cycle Scheme. The nearest cycle rental is approximately 150 meters down the road, located on Acton Street.

Refer to Motion's Transport Statement for further information.

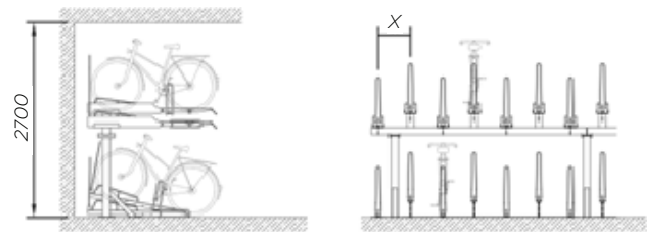
20.3 WASTE MANAGEMENT STRATEGY STATEMENT

**20.4** A dedicated waste store has been allocated at basement level which comprises of 8 x 240 litres bins. The bin store will be mechanically ventilated to avoid foul odors to from egressing into any of the floor spaces.

The collection of the office waste will be agreed with the office manager and a refuse service. Given the constrained nature and relatively small size of the site it is not possible to include two lift cores in the building as such it is proposed that the office waste will be manoeuvred from the store to street level via the DDA compliant lift which can accommodate 2 x 240L Euro Bins. A member of the building management will ensure waste is only manoeuvred through the building outside of office hours to ensure no conflicts occur between office users.

The building management will ensure the bins our placed on the street on the day of the waste collection and are returned to the bin store once the waste has been collected to ensure they are not left on the street for an unreasonable amount of time. Once the bins have been returned to the store the lift will be cleaned. Should the lift be rendered out of action the building management will carry the bags of office waste to street level using the stair.

Waste is then to be collected from a dedicated collection point at street level by a private waste management company.



With a ceiling of at least 2700mm the stands can be placed 400mm apart, i.e X = 400mm in the diagram above.

In order to enable the top tier to be used, at least 2500mm of clearance in front of the stand, measured on a line at the same angle at which the top tier stands are extended, is required between ros of stands, walls or other obstructions.

05 Diagram showing Josta 2-tier Cycle Storage rack space required



03 Sheffield Hoops



04 Josta 2-tier Cycle Storage rack space required



21.0 DAYLIGHT STATEMENT

**20.1** Throughout the design process Marek Wojciechowski Architects have ensured that there is no discernable loss of sunlight/daylight to the neighboring properties and that the proposal adheres to the BRE guidelines.

Collaboration with Malcolm Hollis from the early stages of design ensured that there will be no discernable loss. Furthermore working closely with the neighbouring residents through a series of public consultation have also ensured that there will be no adverse impact with regards to the daylight and sunlight enjoyed by the residents.

**20.2** During the initial stages of the development Malcolm and Wojciechowski Architects have jointly worked together, which has informed the massing and size of the proposed development.

Please refer the full Sunlight/Daylight report by Malcolm Hollis.



22.0 CRIME IMPACT ASSESSMENT

22.1 Secured By Design

Following a meeting with Designing Out Crime Officer Adam Lindsay on the 9th September 2016, the proposal incorporates all comments that are outlined on the displayed email.

**From:** [Adam.Lindsay@met.pnn.police.uk](mailto:Adam.Lindsay@met.pnn.police.uk) [<mailto:Adam.Lindsay@met.pnn.police.uk>]  
**Sent:** 09 September 2016 15:10  
**To:** Phil Chan <[phil@mw-a.co.uk](mailto:phil@mw-a.co.uk)>  
**Subject:** RE: 1pm on Friday the 9th. 16038\_Land to the Rear of 159-163 Kings Cross Road\_Crime Impact Assessment

Hello,

Further to our meeting of today I have the following notes.

We discussed security measures, certificated products and I referred you to the SBD website [www.securedbydesign.com](http://www.securedbydesign.com) commercial premises design guide.

Doors and windows will be to a security certificated standard. BS PAS 24-2012, LPS 1175 sr2 +, STS 201, STS 202 BR2.

Glazing will be laminated to P1A standard. Roller shutters and grills will also be security certificated.

I require all doors and accessible windows in the building perimeter to be certificated. Then internal offices should be security by certificated products.

Lift controlled by encrypted fob control.

Post will be delivered by a through the wall scheme or individual boxes in the reception.

Bikes will be secured with Sheffield stands, and bins stored in the basement.

regards Adam Lindsay

Designing Out Crime Officer  
Ruislip Police Station  
The Oaks, Ruislip,  
TP C&S North West  
**0208 733 3703**  
07825103933  
Office Email: [DOCOMailbox.NW@met.police.uk](mailto:DOCOMailbox.NW@met.police.uk)  
[www.immobilise.com](http://www.immobilise.com)

**The Primary Objective of an Efficient Police Force is the Prevention of Crime**  
[MPS Crime Prevention Advice](#) | [Internal Advice for Staff](#)  
*"Secured by Design... placing design between crime & the community"*  
[www.securedbydesign.com](http://www.securedbydesign.com) MetSec Code: **RESTRICTED** (Unless otherwise marked)







23.0 CONCLUSION

**23.1** This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policies. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary office development whilst respecting the character and amenity of the surrounding area.







SECTION THREE:  
**EXISTING & PROPOSED VISUALS**







As Existing  
Isometric View I

1.

Demolish existing building entirely
2.

Proposed Category A office building over Lower ground, Ground, First and Second floors constructed from local stock brickwork and aluminium frame windows
3.

Proposed lightwell to lower ground floor
4.

Rear glazing with full length louvres to mitigate overlooking and light pollution
5.

Excavate hatched area in preparation for new lower ground floor
6.

Proposed lower ground floor served by single lightwell
7.

Proposed terrace
8.

Traditionally detailed saw tooth roof







**As Proposed**  
Isometric View I







As Existing  
Isometric View II

1.

Demolish existing building entirely
2.

Proposed Category A office building over Lower ground, Ground, First and Second floors constructed from local stock brickwork and aluminium frame windows
3.

Proposed lightwell to lower ground floor
4.

Rear glazing with full length louvres to mitigate overlooking and light pollution
5.

Excavate hatched area in preparation for new lower ground floor
6.

Proposed lower ground floor served by single lightwell
7.

Proposed terrace
8.

Traditionally detailed saw tooth roof





**As Proposed**  
Isometric View II







As Existing  
Isometric View III

1.

Demolish existing building entirely
2.

Proposed Category A office building over Lower ground, Ground, First and Second floors constructed from local stock brickwork and aluminium frame windows
3.

Proposed lightwell to lower ground floor
4.

Rear glazing with full length louvres to mitigate overlooking and light pollution
5.

Excavate hatched area in preparation for new lower ground floor
6.

Proposed lower ground floor served by single lightwell
7.

Proposed terrace
8.

Traditionally detailed saw tooth roof





As Proposed  
Isometric View III







As Proposed  
Perspective View II







**As Proposed**  
Perspective View II

















SECTION FOUR:  
**AREA SCHEDULE**









Existing & Proposed Gross Internal Areas (GIA)

	Existing GIA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement Floor	-	-	168.1	1,809
Ground Floor	359.0	3,864	341.4	3,675
Mezzanine/First Floor	203.7	2,193	228.6	2,461
Second Floor		-	134.9	1,452
GRAND TOTAL (GIA)	562.7	6,057	873.0	9,397

Proposed Net Internal Areas (NIA)

	Proposed NIA*	
	(sqm)	(sqft)
Basement Floor	97.5	1,049
Ground Floor	198.2	2,133
Mezzanine/First Floor	178.4	1,920
Second Floor	79.8	859
GRAND TOTAL (NIA)	553.9	5,962

Proposed Gross External Areas (GEA)

	Existing GEA*		Proposed GEA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement Floor	-	-	199.0	2,142
Ground Floor	379.1	4,081	370.7	3,990
Mezzanine/First Floor	222.8	2,398	253.2	2,725
Second Floor	-	-	150.7	1,622
GRAND TOTAL (GEA)	601.9	6,479	973.6	10,480

NET TO GROSS	63%
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