

3.6 ACCESS + CIRCULATION

Access to the ground floor commercial units is step free, directly from Hampshire Street.

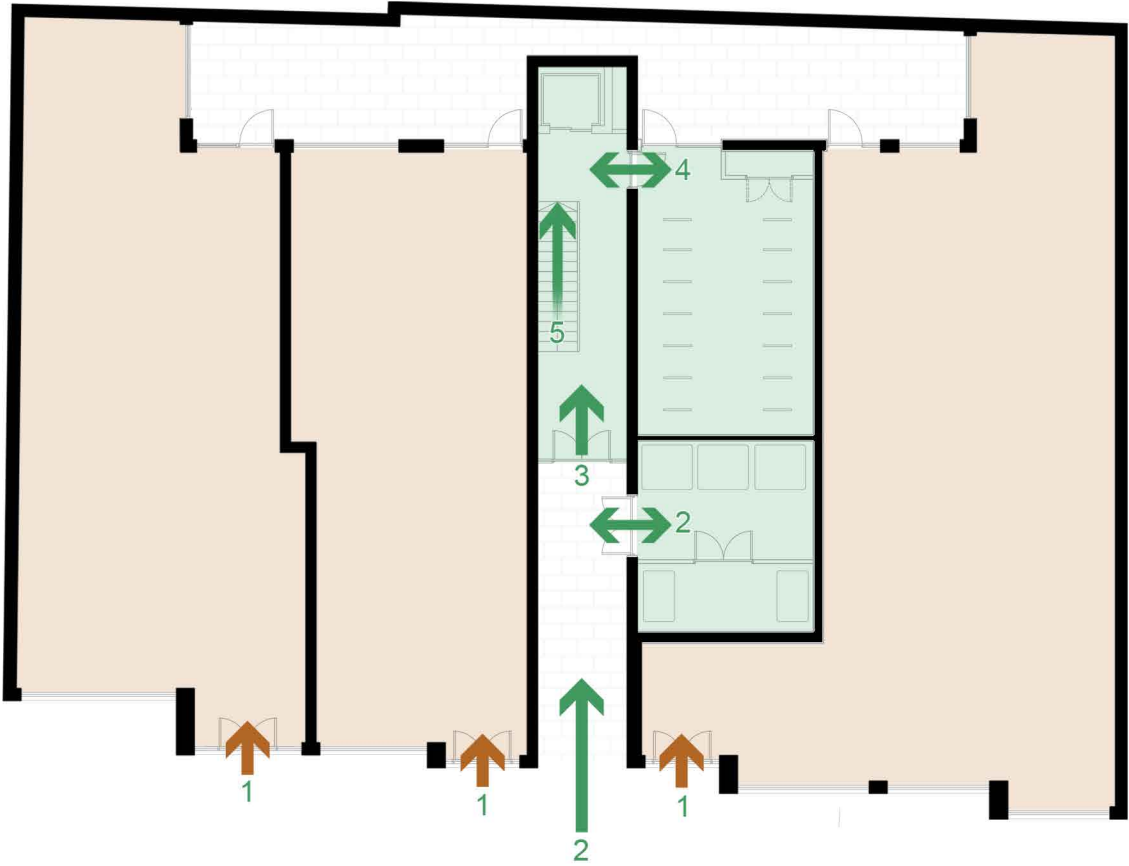
Access to the residential units is via the central covered entranceway off of Hampshire Street. This leads to the central corridor, for residential circulation, containing the stairs and lift at the rear, from which the external balconies are accessed, and these provide step-free access to all the residential units.

1 GROUND FLOOR

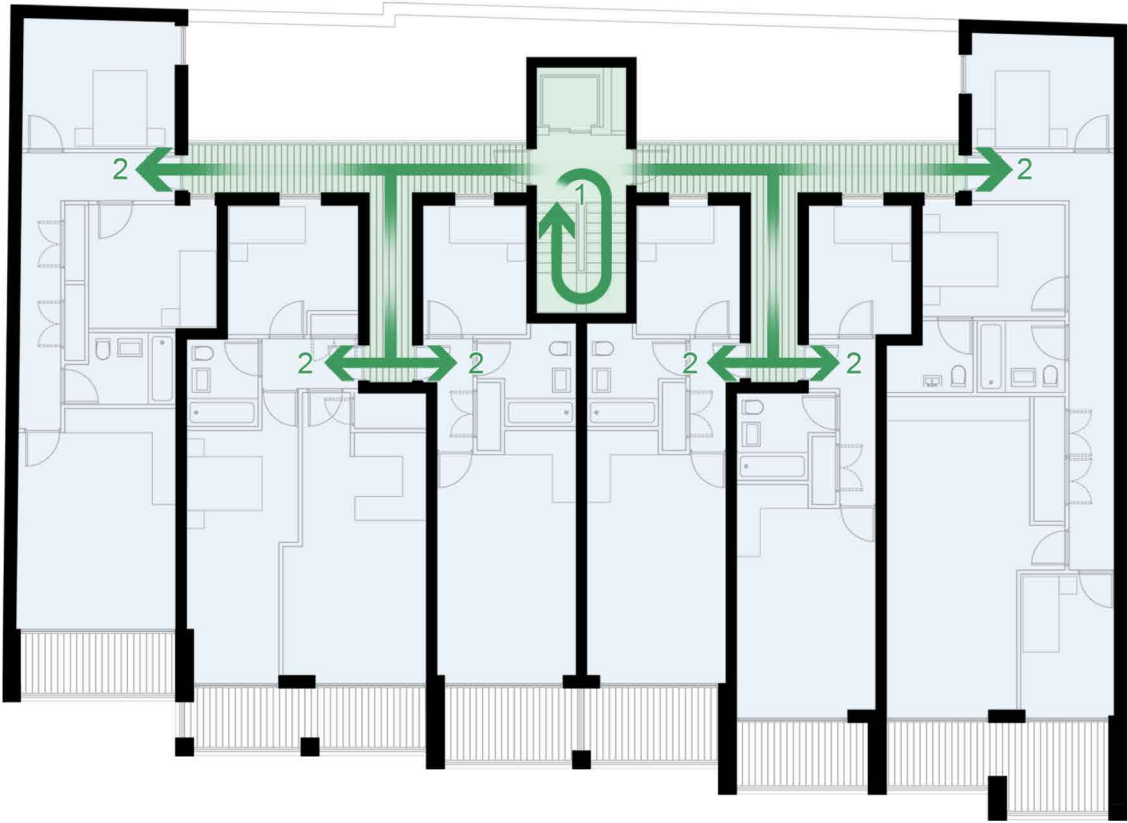
- 1. Access to three ground floor commercial units
- 2. Residential and Commercial access to bin store
- 3. Residential entrance
- 4. Access to bicycle store
- 5. Stairs to upper floors

2 UPPER FLOORS

- 1. Circulation core, access to stairs and elevator
- 2. Access to residential unit entrances off of rear balcony



1. PROPOSED GROUND FLOOR PLAN



2. PROPOSED UPPER FLOORS

3.7 AREA SCHEDULE + FLOOR PLANS

3.7.1 AREA SCHEDULE

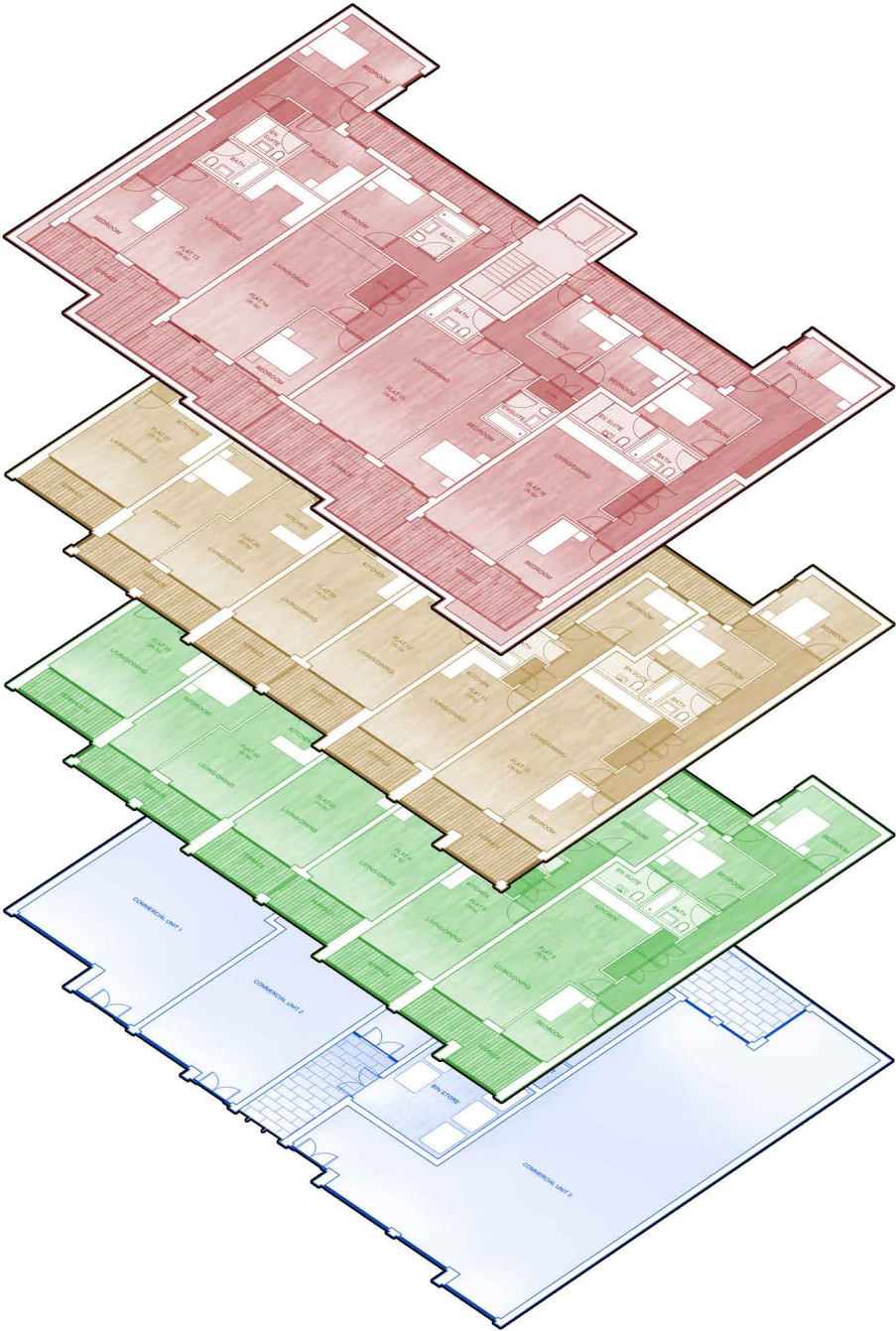
Shown opposite, the proposed area schedule for the proposed design, and the combined residential areas on each floor.

All residential units comply with the **London Plan Housing SPG** minimum space standards, and the **Department for Communities and Local Government Technical Housing Standards** – Nationally Described Space Standard.

Unit Mix				
		TYPE	No.	Percentage
		1 Bed 1 Person	6	37.5%
		2 Bed 3 Person	5	31.25%
		3 Bed 4 Person	2	31.25%
		3 Bed 5 Person	3	
		TOTAL	16	

Floor	Floor Name	Description	Area Sqm (GIA)	Total Residential Area Sqm (GIA)
Existing Floor Areas				
0	GROUND FLOOR	Commercial Unit		
		Gross Internal Area	466	
		Net Internal Area	447	
1	FIRST FLOOR	Commercial Unit		
		Gross Internal Area	183	
		Net Internal Area	162	
Total Gross Internal Area			649	
Total Net Internal Area			609	

Proposed Floor Areas				
0	GROUND FLOOR	Commercial Unit 1	109	
		Commercial Unit 2	84	
		Commercial Unit 3	141	
		Bin store	22	
		Cycle Store	27.5	
		Circulation	26	
1	FIRST FLOOR	Flat 1 (2b3p)	63	329
		Flat 2 (2b3p)	61	
		Flat 3 (1b1p)	40	
		Flat 4 (1b1p)	40	
		Flat 5 (1b1p)	39	
		Flat 6 (3b5p)	86	
		Circulation	13.8	
2	SECOND FLOOR	Flat 7 (2b3p)	63	329
		Flat 8 (2b3p)	61	
		Flat 9 (1b1p)	40	
		Flat 10 (1b1p)	40	
		Flat 11 (1b1p)	39	
		Flat 12 (3b5p)	86	
		Circulation	13.8	
3	THIRD FLOOR	Flat 13 (3b4p)	79	312
		Flat 14 (2b3p)	66	
		Flat 15 (3b4p)	79	
		Flat 16 (3b5p)	88	
		Circulation	13.8	
Total Floor Area			1420.9	
Total Residential Floor Area				970





### 3.7 AREA SCHEDULE + FLOOR PLANS

#### 3.7.2 FLOOR PLANS

##### Proposed Ground Floor

The ground floor consists of three dual aspect commercial units around the central residential access and stair/lift core. Access to the commercial units is step free, and directly off Hampshire Street. These units also benefit from a terrace at the rear of the building, which provides amenity space for the occupants of the commercial units.

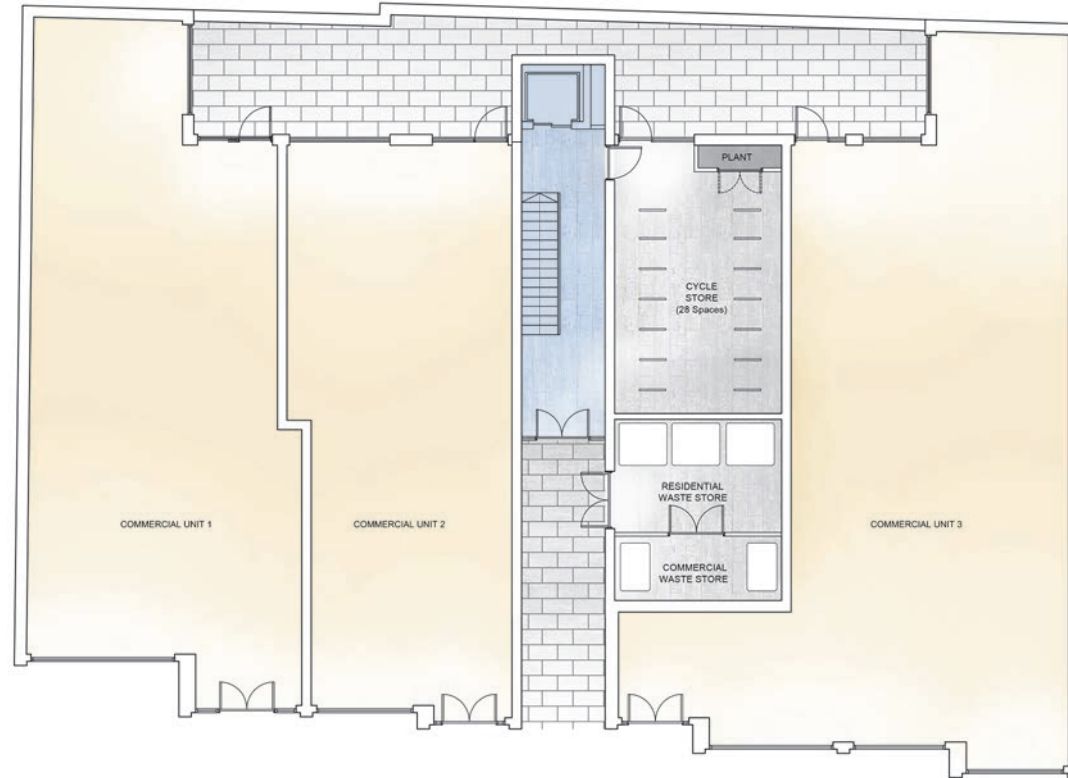
There are no dedicated car parking spaces provided in the proposal, and it is proposed that the residential element will be car-free.

Approach to the residential entrance is step-free, following the existing site contours. Access to the residential entrance is via the covered area leading off Hampshire Street, where there will be communal wall mounted letterboxes at the entrance. This area will be fob accessed after the bin store, and will have a security light.

The ground floor also provides a dedicated, private, secure (fob access), communal cycle store and bin store.

The cycle store is accessed from the main entrance lobby. There is sufficient space for 28 cycles, thus exceeding the minimum requirements set out in the London Plan Housing SPG and the Borough of Camden's CDP (Camden Development Policies).

The bin store is accessed from the main residential entrance. This is easily accessible for residents, allowing the bins to be taken directly from here to the street for collection, and easily returned after collection.



1. PROPOSED GROUND FLOOR PLAN



2. PROPOSED FIRST FLOOR PLAN

3.7 AREA SCHEDULE + FLOOR PLANS

3.7.2 FLOOR PLANS

Proposed Upper Floors

The first and second floor consists of 6 units each; the third floor consists of 4 units.

All units are accessed from the rear walkway. All 16 units are dual aspect, and are afforded private outdoor amenity space in the form of a decked terrace along the front face of the building, sheltered on the first and second floors, open on the third floor.

All Units comply with **BRE** daylight and sunlight requirements as demonstrated in the report prepared by **Right of Light Consulting**.

All units are to be fully **Part M 4-2** compliant and can be accessed via the lift, providing step free access to all units.

3.7.3 AMENITY SPACE

Each residential unit is afforded private outdoor amenity space in the form of a sheltered, decked terrace along the front face of the building.

The amenity space of all residential units comply with the **London Plan Housing SPG**.



3. PROPOSED SECOND FLOOR PLAN



4. PROPOSED THIRD FLOOR PLAN



### 3.8 ORIENTATION + POSITION

#### 3.8.1 ORIENTATION + SUNLIGHT

Shown opposite are two sun-path diagrams for the proposed site;

1. Sun-path at Summer Solstice,
2. Sun-path at Winter Solstice.

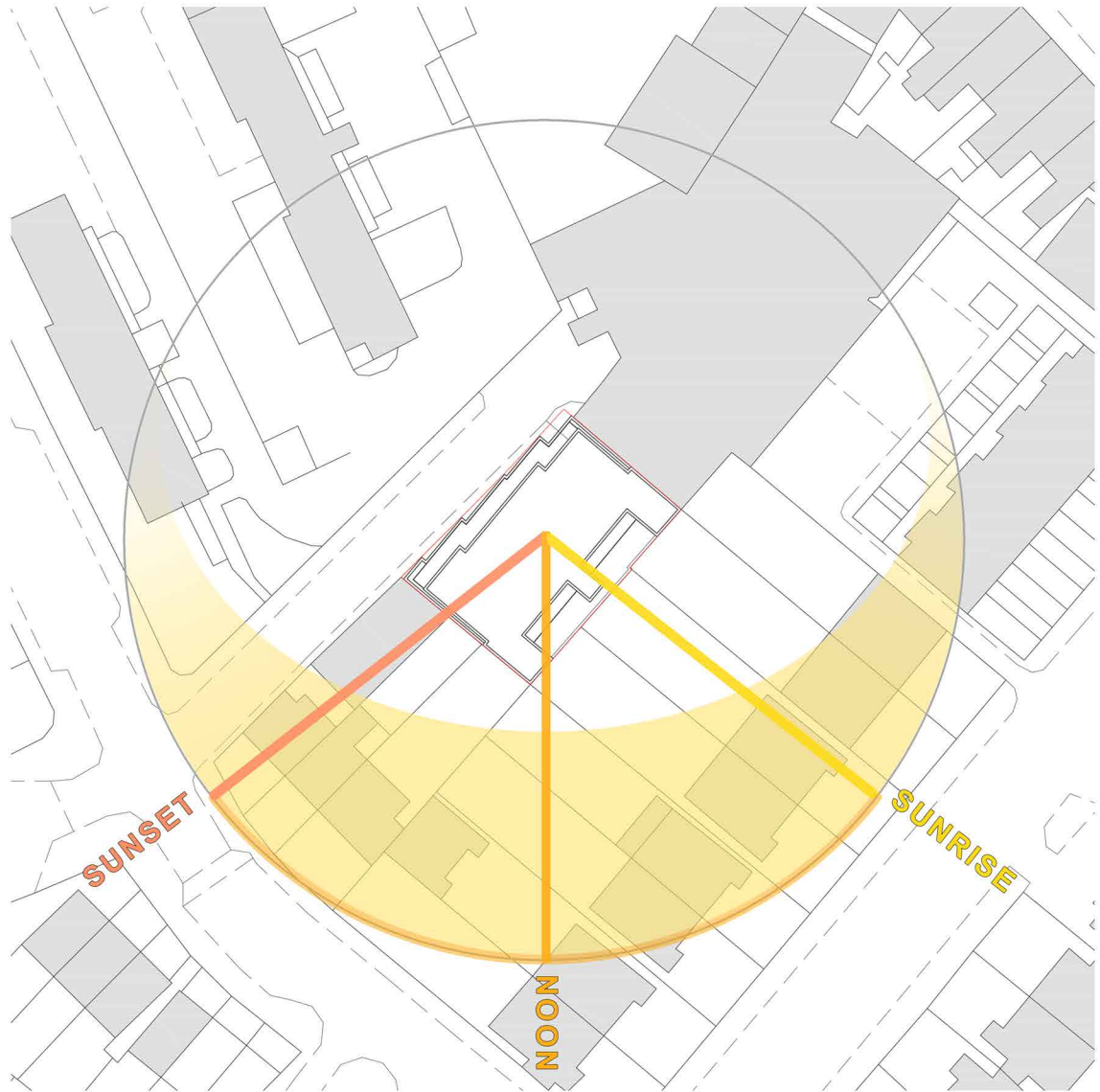
Although the site and the buildings orientation is not truly North-South, and is more toward the North West-South East, the proposed building and all units within it are dual aspect.

The 'Daylight and Sunlight Study' of neighbouring properties by **Right of Light Consulting** confirms that the development design satisfies all of the requirements set out in the **BRE** guide 'Site Layout Planning for Daylight and Sunlight', and concludes that the proposed development will have a low impact on the light receivable by its neighbouring properties.

The 'Daylight and Sunlight Study' of the development itself, by **Right of Light Consulting**, confirms that the proposed scheme design achieves a very high level of compliance with the **BRE** recommendations, and concludes that there is no daylight/sunlight related reason why planning permission should not be granted for the scheme.



1.



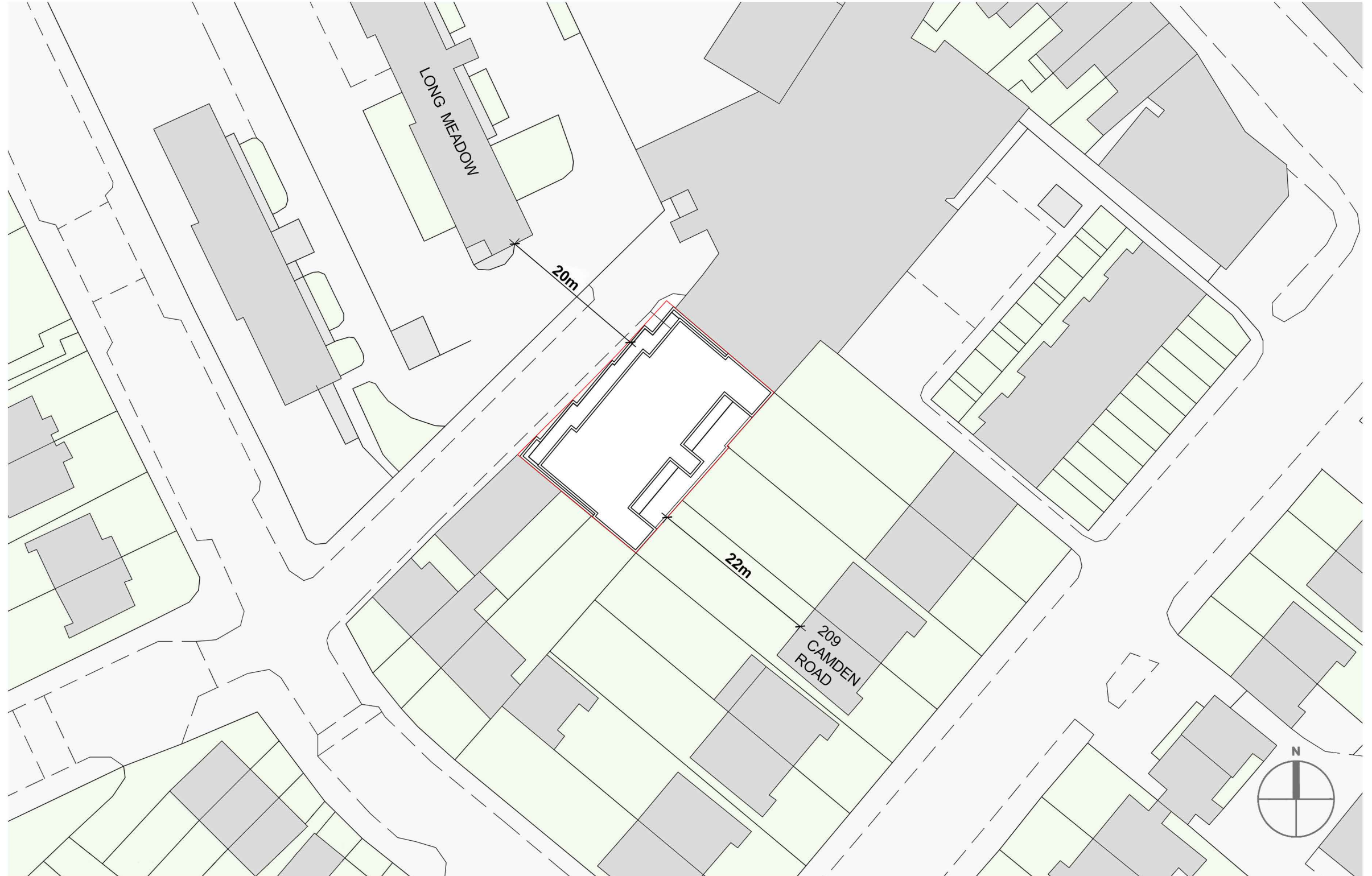
2.

### 3.8.2 POSITION

Shown opposite a site layout plan, with distances to the neighbouring blocks shown;

over **20m** to the end wall of Long Meadow, North-West of the site,

and over **22m** to the rear of 209 Camden Road, South-East of the site.





### 3.9 RENDERS

Rendered image showing view of the proposed, looking South toward the site from Hargrave Place





### 3.9 RENDERS

Rendered image showing view of the proposed, looking East toward the site from Busby Place.





### 3.9 RENDERS

Rendered image showing view of the proposed, looking South toward the site from just off Hampshire Street.

