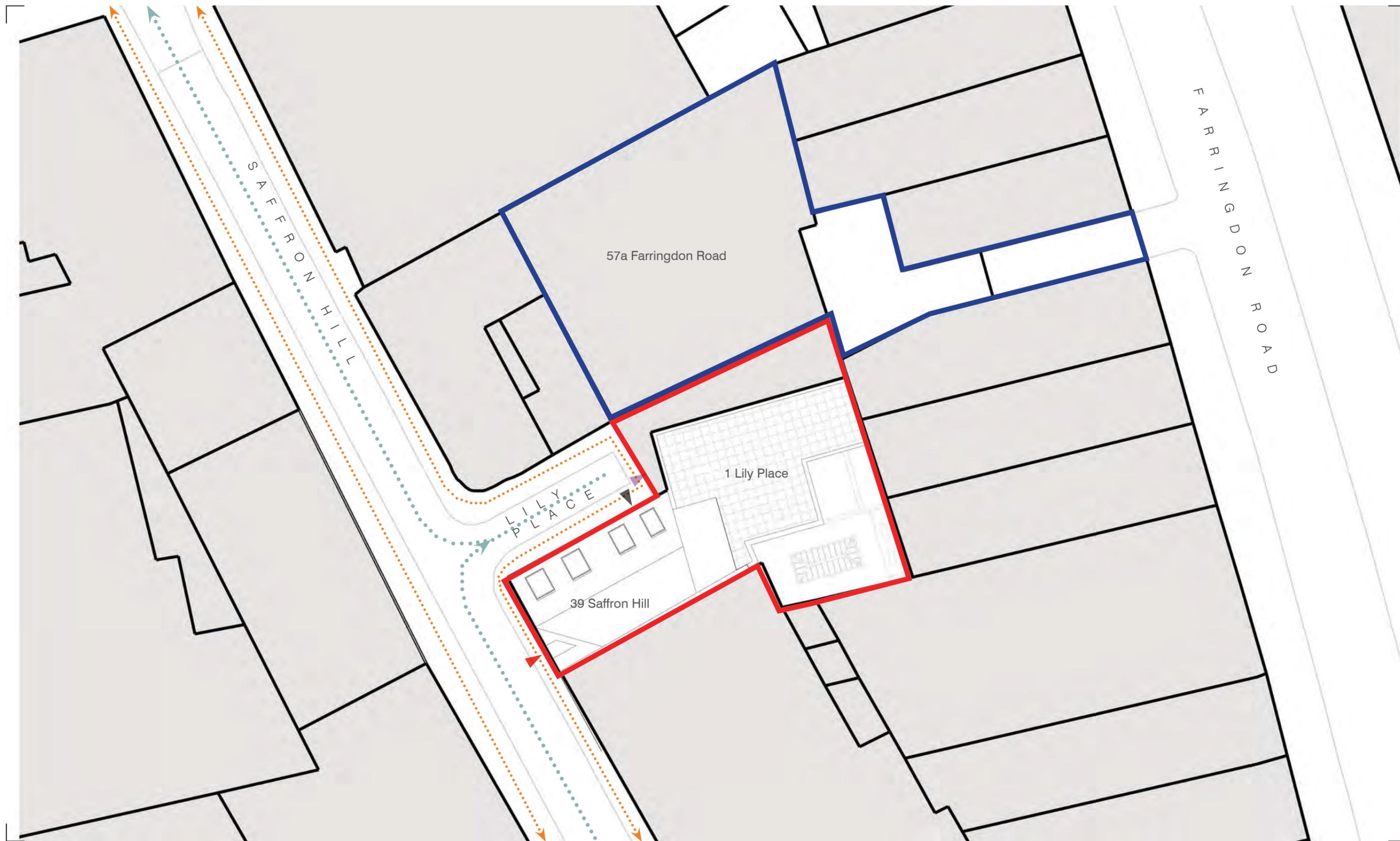


PROPOSED DRAWINGS
SITE ACCESS AND BLOCK PLAN



BLOCK AND ACCESS PLAN. DRAWING no. 1998 1:250@A3

0 1 2 3 4 5 10 m



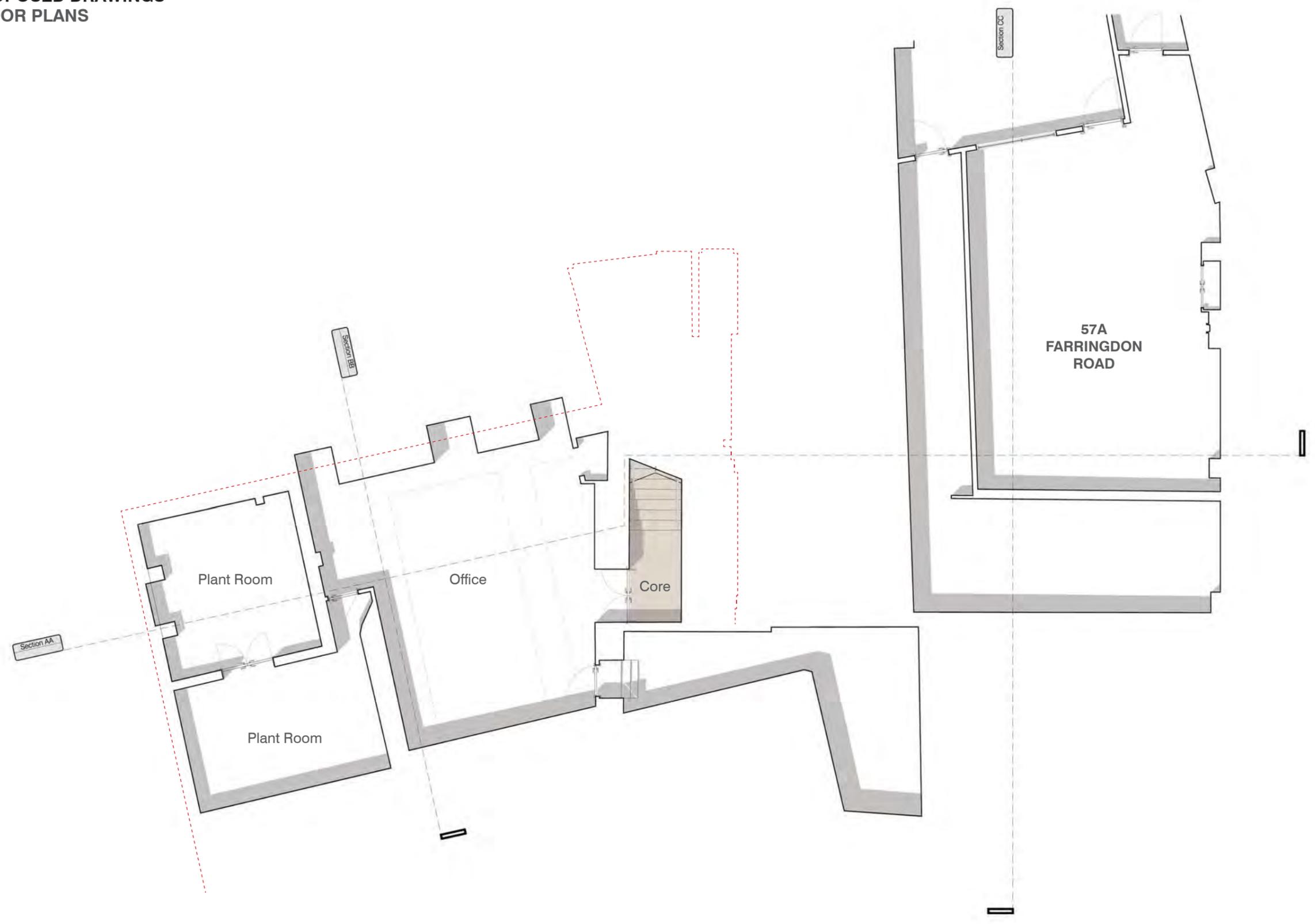
1 LILY PLACE. LONDON. EC1N 8YJ.

Key

- ▬ 1 Lily Place and 39 Saffron Hill
- ▬ 57a Farringdon Road
- ⋯→ Pedestrian Access/Route
- ⋯→ Vehicular Access
- ▴ Main Entrance
- ▴ Refuse Entrance
- ▴ Cycle Store Entrance



PROPOSED DRAWINGS
FLOOR PLANS



BASEMENT. DRAWING no. 1999 1:100@A3

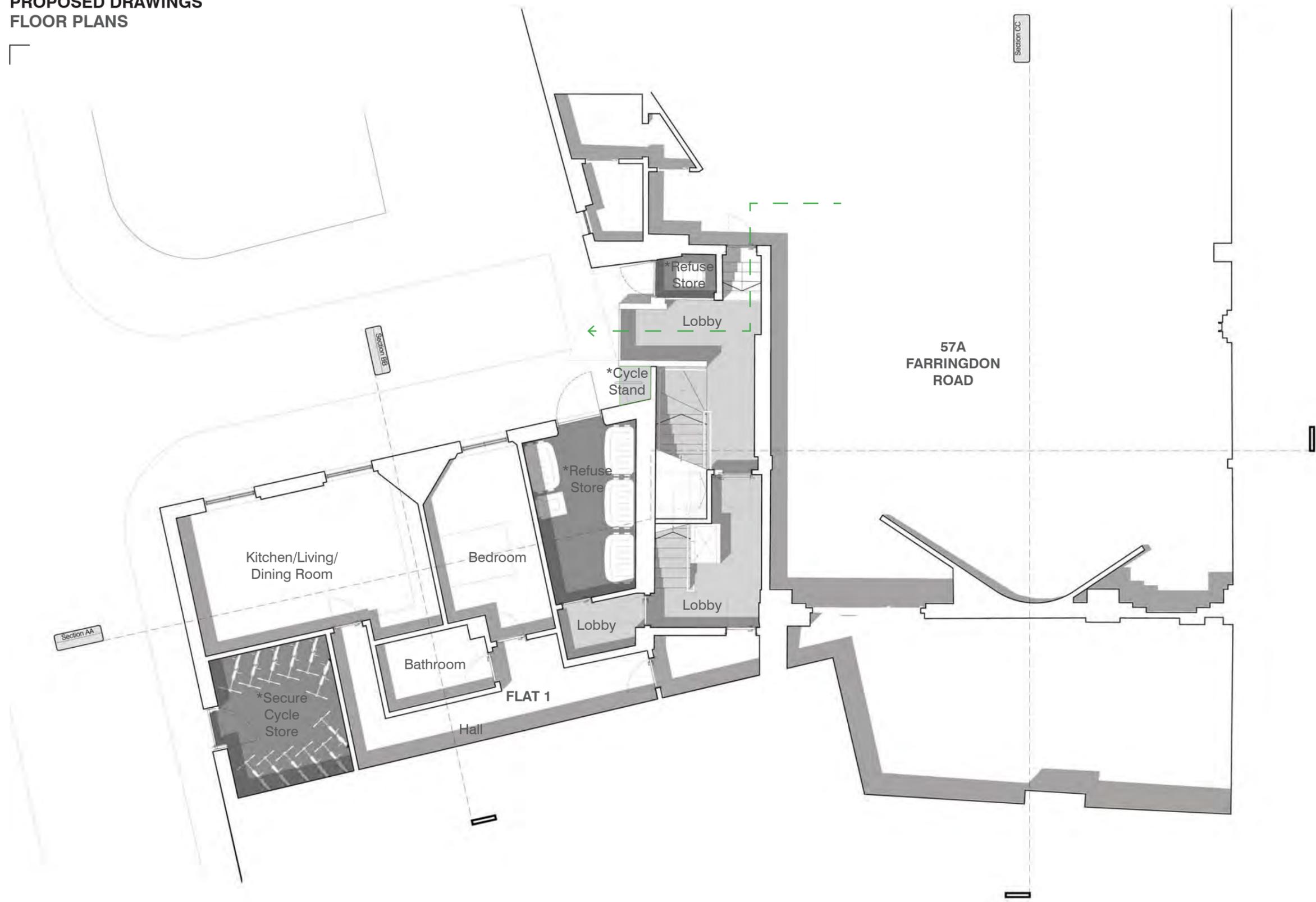
0 1 2 3 4 5m

1 LILY PLACE. LONDON. EC1N 8YJ.

Key

----- Line of Existing GF above

**PROPOSED DRAWINGS
FLOOR PLANS**



GROUND FLOOR. DRAWING no. 2000 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

Key

- Easement for fire escape. Right of Way maintained
- *Cycle Stand - 2No. Cycles
- *Secure Cycle Store for 12No. Cycles (long stay)

- *Dedicated B1 Office Refuse Store - 1No. 240L Wheelie Bin
- *Dedicated C3 Residential Refuse Store - 1No. 240L Wheelie Bin Food Waste
2No. 500L Eurobin Recycling
2No. 500L Eurobin Food Waste

PROPOSED DRAWINGS
FLOOR PLANS



FIRST FLOOR. DRAWING no. 2001 1:100@A3

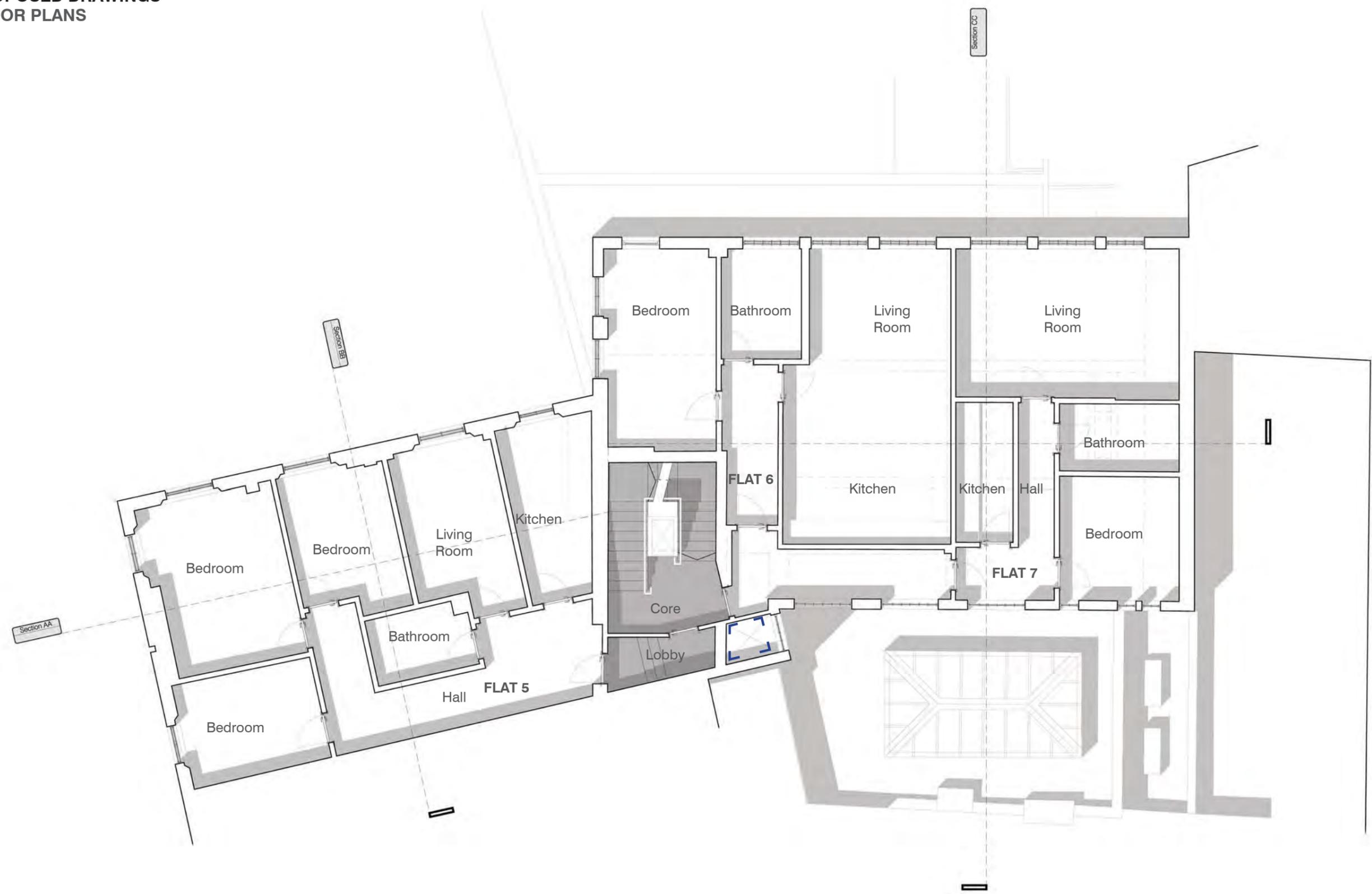


1 LILY PLACE. LONDON. EC1N 8YJ.

Key

 1.1m sq. Smoke Extract Shaft

PROPOSED DRAWINGS
FLOOR PLANS



SECOND FLOOR. DRAWING no. 2002 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

- Key**
- 1.1m sq. Smoke Extract Shaft

PROPOSED DRAWINGS
FLOOR PLANS



THIRD FLOOR. DRAWING no. 2003 1:100@A3

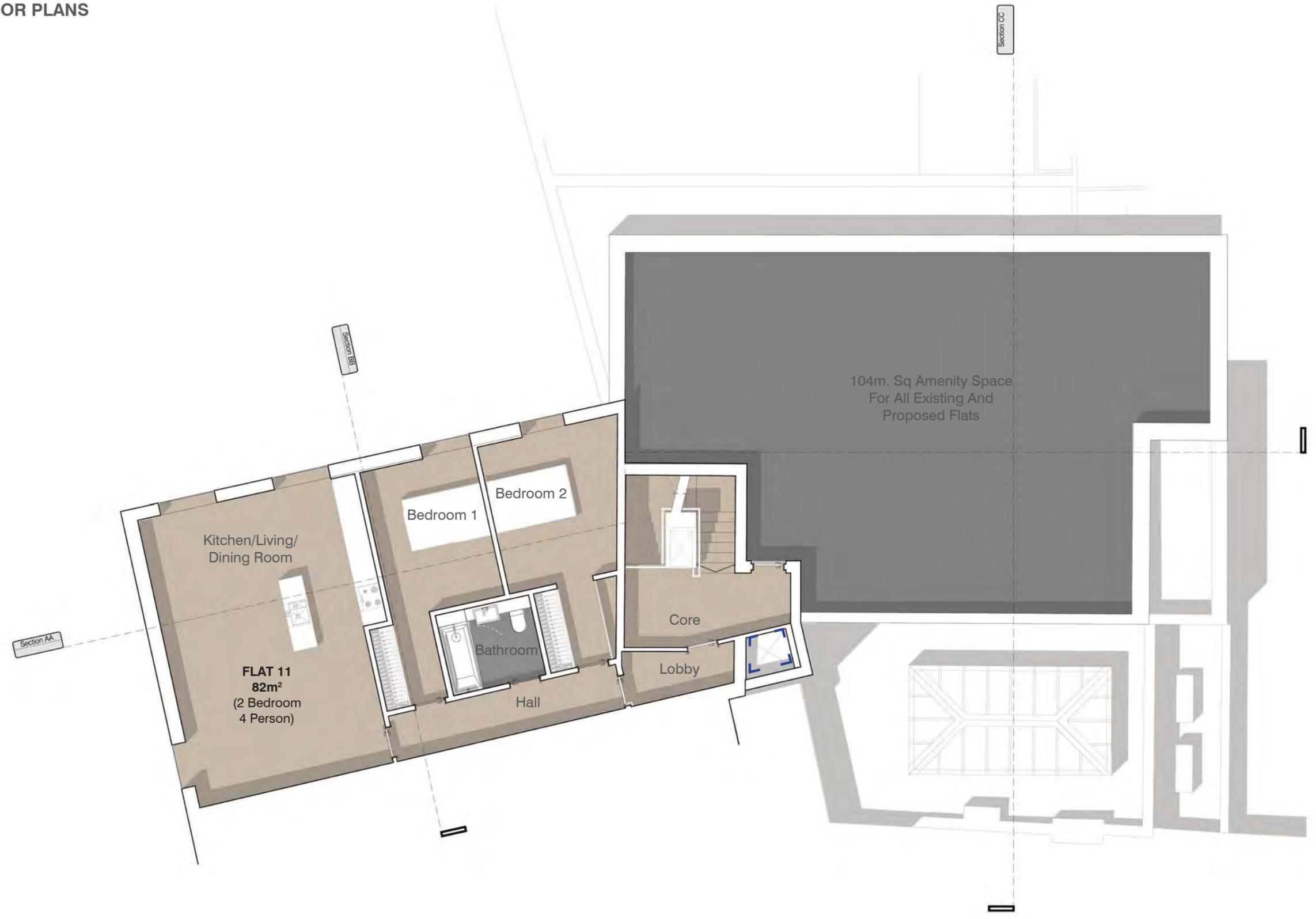


1 LILY PLACE. LONDON. EC1N 8YJ.

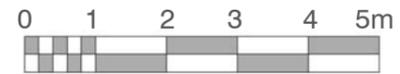
Key

 1.1m sq. Smoke Extract Shaft

PROPOSED DRAWINGS
FLOOR PLANS



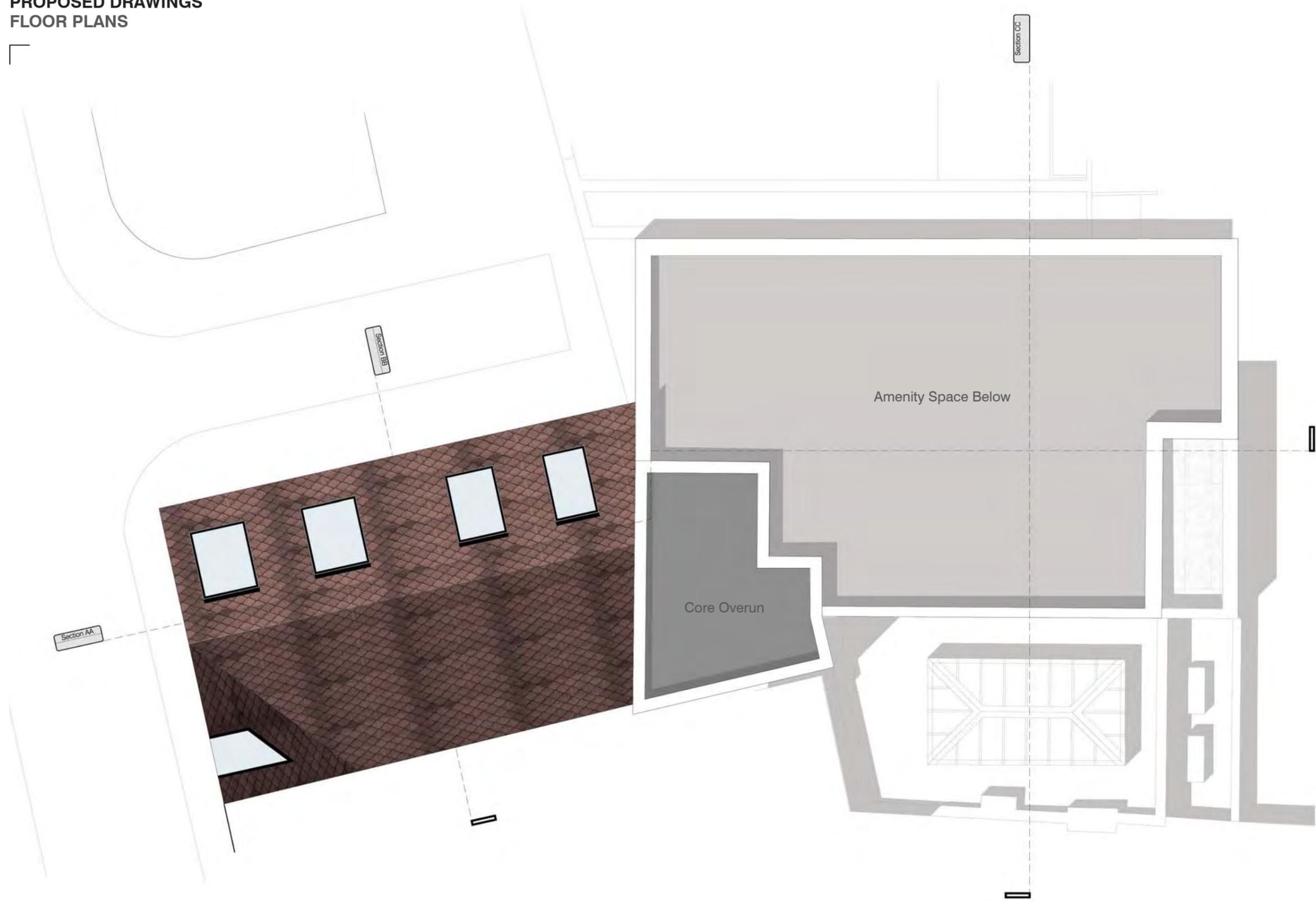
FOURTH FLOOR. DRAWING no. 2003 1:100@A3



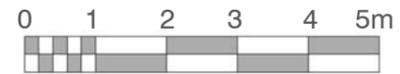
1 LILY PLACE. LONDON. EC1N 8YJ.

- Key**
- 1.1m sq. Smoke Extract Shaft

PROPOSED DRAWINGS
FLOOR PLANS



ROOF PLAN. DRAWING no. 2004 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

PROPOSED DRAWINGS ELEVATIONS



- KEY**
- 1 Glazed panel flush to facade cladding with black fritting
 - 2 Bronze Anodised Aluminium Shingles
 - 3 Shadow gap detailing
 - 4 New black sash windows to match existing
 - 5 Bronze Anodised Aluminium Shingle door
 - 6 Existing brick work to be re-pointed and made good
 - 7 Existing windows to be repaired and refurbished
 - 8 Secure door to cycle store - PAS 24 Rated

FRONT ELEVATION (SAFFRON HILL). DRAWING no. 2100. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



**PROPOSED DRAWINGS
ELEVATIONS**



KEY

- 1 Glazed roof light with black fritting
 - 2 Bronze Anodised Aluminium Shingles
 - 3 Glazed panel flush to brickwork with black fritting
 - 4 New black crittall style windows to match existing
 - 5 Shadow gap detailing
 - 6 White glazed brick to match existing
 - 7 New black sash windows to match existing
 - 8 Existing windows to be repaired and refurbished
 - 9 Existing brick work to be re-pointed and made good
 - 10 Existing windows to be repaired and refurbished
 - 11 New secure steel door to refuse store with lock to comply with Camden waste and refuse collection policy - PAS 24 SBD.
- Roof line of 57a Farringdon Road in foreground

SIDE ELEVATION (NORTH). DRAWING no. 2102. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



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**PROPOSED DRAWINGS
ELEVATIONS**



KEY

- 1 Existing brick work to be re-pointed and made good
- 2 New black crittall style doors to match existing windows
- 3 Glazed Balustrade
- 4 New black crittall style windows to match existing

SIDE ELEVATION (SOUTH). DRAWING no. 2103. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



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PROPOSED DRAWINGS
SECTIONS



SECTION AA. DRAWING no. 1200. 1:100@A3



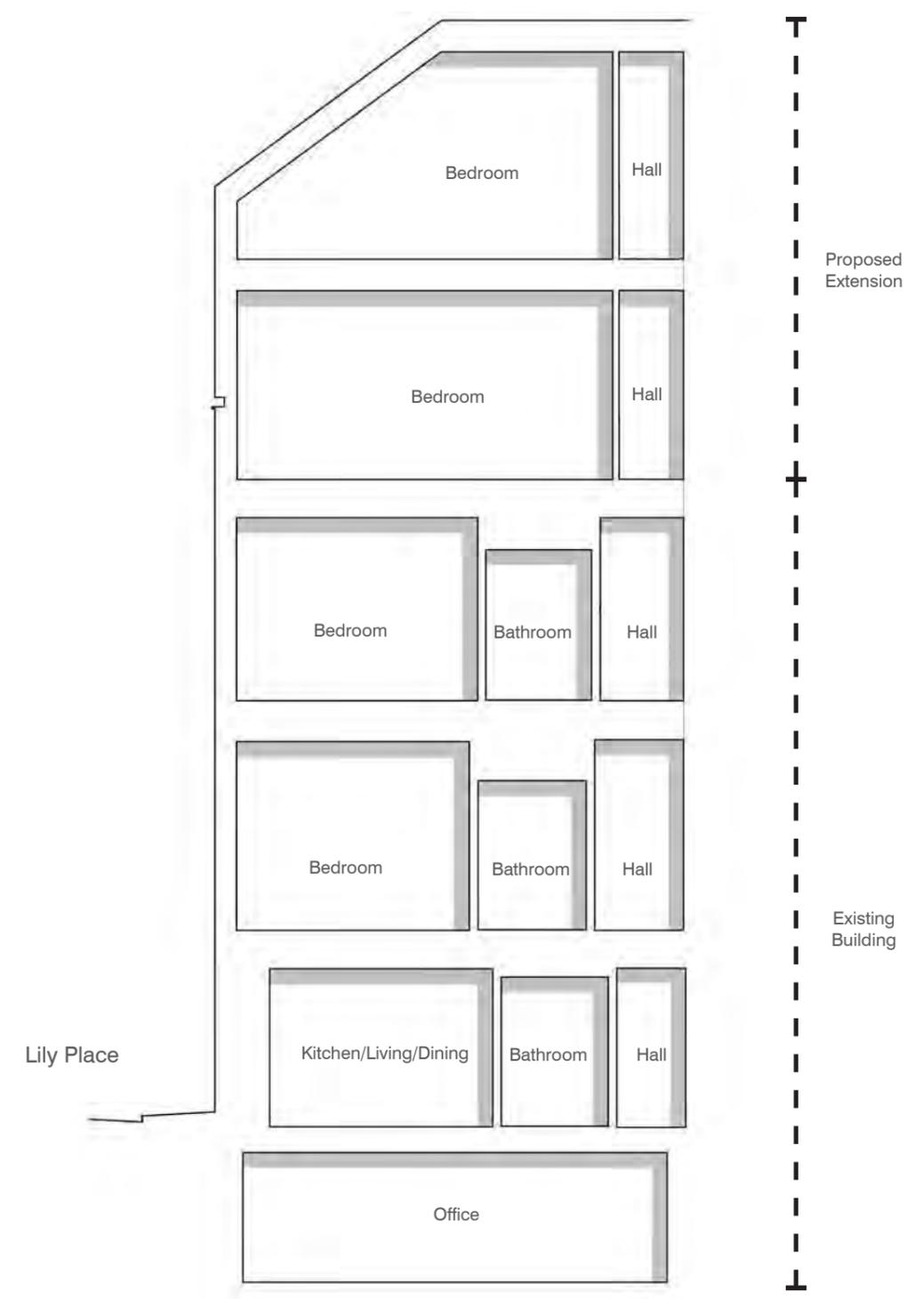
1 LILY PLACE. LONDON. EC1N 8YJ.

Key

- * Assumed Living Room based on flat layout above.
- 1 Existing brick work to be re-pointed and made good
- 2 New black crittal style door to match existing



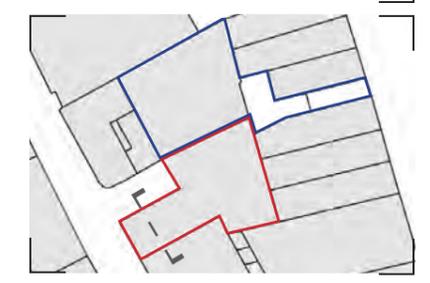
PROPOSED DRAWINGS
SECTIONS



SECTION BB. DRAWING no. 2201. 1:100@A3

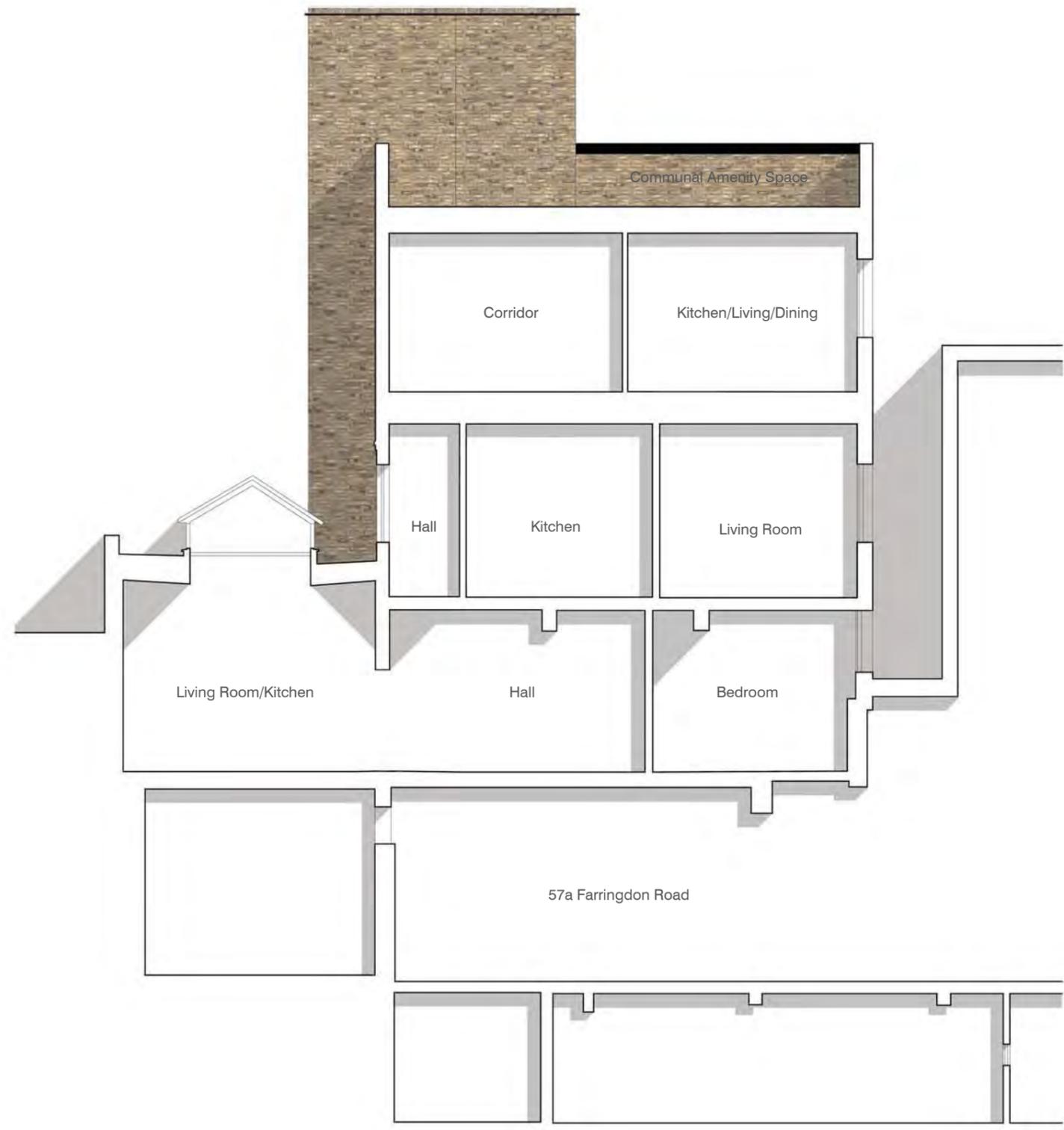


1 LILY PLACE. LONDON. EC1N 8YJ.



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EXISTING DRAWINGS
SECTION



SECTION CC. DRAWING no. 1202. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



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DESIGN PROPOSALS EXISTING SCHEDULE OF ACCOMMODATION

Total B1 Use	42.1 m.sq	(GIA)
Total C3 use	589.1 m.sq	(GIA)
	382.5 m.sq	(NIA)
Total Building	778.7 m.sq	(GIA)

Total Units	8
1 Bedroom, 2 Person (1B2P)	2
2 Bedroom, 4 Person (2B4P)	2
3 Bedroom, 5 Person (3B5P)	4

Basement	106.7 m.sq	(GIA)
Office	42.1 m.sq	(GIA)
Plant	15.0 m.sq	(NIA)
Store	16.0 m.sq	(NIA)
Total B1 use	42.1 m.sq	(GIA)

Ground Floor	113.4 m.sq	(GIA)
Flat 1 - 3 Bedroom, 5 Person	78.1 m.sq	(GIA)
Kitchen	8.7 m.sq	(NIA)
Living Room	14.0 m.sq	(NIA)
Bedroom 1	13.4 m.sq	(NIA)
Bedroom 2	10.7 m.sq	(NIA)
Bedroom 3	7.2 m.sq	(NIA)
Bathroom	4.5 m.sq	(NIA)

Total C3 use	78.1 m.sq	(GIA)
Total	58.4 m.sq	(NIA)

First Floor	254.1 m.sq	(GIA)
Flat 2 - 3 Bedroom, 5 Person	80.0 m.sq	(GIA)
Kitchen	9.4 m.sq	(NIA)
Living Room	7.2 m.sq	(NIA)
Bedroom 1	12.5 m.sq	(NIA)
Bedroom 2	9.8 m.sq	(NIA)
Bedroom 3	9.0 m.sq	(NIA)
Bathroom	4.7 m.sq	(NIA)
Flat 3 - 1 Bedroom, 2 Person	59.9 m.sq	(GIA)
Kitchen/Living/Dining	29.3 m.sq	(NIA)
Bedroom 1	15.9 m.sq	(NIA)
Bathroom	5.0 m.sq	(NIA)
Flat 4 - 2 Bedroom, 4 Person	83.2 m.sq	(GIA)
Kitchen/Living/Dining	36.1 m.sq	(NIA)
Bedroom 1	9.2 m.sq	(NIA)
Bedroom 2	21.0 m.sq	(NIA)
Bathroom	5.4 m.sq	(NIA)
Total C3 use	223.1 m.sq	(GIA)
Total	174.5 m.sq	(NIA)

Second Floor	218.1 m.sq	(GIA)
Flat 5 - 3 Bedroom, 5 Person	80.3 m.sq	(GIA)
Kitchen	9.2 m.sq	(NIA)
Living Room	11.7 m.sq	(NIA)
Bedroom 1	9.7 m.sq	(NIA)
Bedroom 2	15.3 m.sq	(NIA)
Bedroom 3	9.5 m.sq	(NIA)
Bathroom	4.3 m.sq	(NIA)

Flat 6 - 2 Bedroom, 4 Person	71.2 m.sq	(GIA)
Kitchen/Living/Dining	25.8 m.sq	(NIA)
Bedroom 1	14.6 m.sq	(NIA)
Bedroom 2	14.3 m.sq	(NIA)
Bathroom	7.1 m.sq	(NIA)

Flat 7 - 1 Bedroom, 2 Person	50.0 m.sq	(GIA)
Kitchen	5.1 m.sq	(NIA)
Living Room	21.2 m.sq	(NIA)
Bedroom 1	9.5 m.sq	(NIA)
Bathroom	5.1 m.sq	(NIA)

Total C3 use	201.5 m.sq	(GIA)
Total	90.9 m.sq	(NIA)

Third Floor	86.4 m.sq	(GIA)
Flat 8 - 3 Bedroom, 5 Person	86.4 m.sq	(GIA)
Kitchen	13.7 m.sq	(NIA)
Living Room	13.3 m.sq	(NIA)
Bedroom 1	12.2 m.sq	(NIA)
Bedroom 2	7.2 m.sq	(NIA)
Bedroom 3	9.4 m.sq	(NIA)
Bathroom	2.9 m.sq	(NIA)

Total C3 use	86.4 m.sq	(GIA)
Total	58.7 m.sq	(NIA)

DESIGN PROPOSALS PROPOSED SCHEDULE OF ACCOMMODATION

Total B1 Use	43.7 m.sq	(GIA)
Total C3 use	859.8 m.sq	(GIA)
	588.8 m.sq	(NIA)
Building Total	1106.2 m.sq	(GIA)

Total Units	11
1 Bedroom, 2 Person (1B2P)	6
2 Bedroom, 4 Person (2B4P)	3
3 Bedroom, 5 Person (3B4P)	2

Basement	106.7 m.sq	(GIA)
Office	42.1 m.sq	(GIA)
Plant	15.0 m.sq	
Store	16.0 m.sq	
Total B1 use	42.1 m.sq	(GIA)
Ground Floor	112.4 m.sq	(GIA)
Flat 1 - 1 Bedroom, 2 Person	54.4 m.sq	(GIA)
Kitchen/Living/Dining	22.0 m.sq	(NIA)
Bedroom 1	11.4 m.sq	(NIA)
Bathroom	4.5 m.sq	(NIA)
Residential Refuse Store	10.6 m.sq	(GIA)
Cycle Store	10.4 m.sq	(GIA)
Office Refuse Store	1.6 m.sq	(GIA)
Total B1 use	1.6 m.sq	(GIA)
Total C3 use	75.4 m.sq	(GIA)
Total	37.9 m.sq	(NIA)

First Floor	254.1 m.sq	(GIA)
Flat 2 - 3 Bedroom, 5 Person	80.0 m.sq	(GIA)
Kitchen	9.4 m.sq	(NIA)
Living Room	14.9 m.sq	(NIA)
Bedroom 1	12.3 m.sq	(NIA)
Bedroom 2	9.6 m.sq	(NIA)
Bedroom 3	9.0 m.sq	(NIA)
Bathroom	4.7 m.sq	(NIA)
Flat 3 - 1 Bedroom, 2 Person	55.3 m.sq	(GIA)
Kitchen/Living/Dining	24.9 m.sq	(NIA)
Bedroom 1	15.9 m.sq	(NIA)
Bathroom	5.0 m.sq	(NIA)
Flat 4 - 2 Bedroom, 4 Person	83.2 m.sq	(GIA)
Kitchen/Living/Dining	36.8 m.sq	(NIA)
Bedroom 1	9.2 m.sq	(NIA)
Bedroom 2	21.0 m.sq	(NIA)
Bathroom	5.4 m.sq	(NIA)
Total C3 use	218.5 m.sq	(GIA)
Total	178.1 m.sq	(NIA)

Second Floor	217.0 m.sq	(GIA)
Flat 5 - 3 Bedroom, 5 Person	80.3 m.sq	(GIA)
Kitchen	9.2 m.sq	(NIA)
Living Room	15.1 m.sq	(NIA)
Bedroom 1	11.2 m.sq	(NIA)
Bedroom 2	9.7 m.sq	(NIA)
Bedroom 3	9.4 m.sq	(NIA)
Bathroom	4.3 m.sq	(NIA)
Flat 6 - 1 Bedroom, 2 Person	56.8 m.sq	(GIA)
Kitchen/Living/Dining	24.9 m.sq	(NIA)
Bedroom 1	14.0 m.sq	(NIA)
Bathroom	5.6 m.sq	(NIA)
Flat 7 - 1 Bedroom, 2 Person	50.0 m.sq	(GIA)
Kitchen	5.1 m.sq	(NIA)
Living Room	21.2 m.sq	(NIA)
Bedroom 1	9.5 m.sq	(NIA)
Bathroom	5.1 m.sq	(NIA)
Total C3 use	187.1 m.sq	(GIA)
Total	144.3 m.sq	(NIA)

Third Floor	208.3 m.sq	(GIA)
Flat 8 - 2 Bedroom, 4 Person	81.6 m.sq	(GIA)
Kitchen/Living/Dining	37.0 m.sq	(NIA)
Bedroom 1	13.7 m.sq	(NIA)
Bedroom 2	15.3 m.sq	(NIA)
Bathroom	4.7 m.sq	(NIA)
Flat 9 - 1 Bedroom, 2 Person	50.9 m.sq	(GIA)
Kitchen/Living/Dining	24.3 m.sq	(NIA)
Bedroom 1	14.1 m.sq	(NIA)
Bathroom	6.0 m.sq	(NIA)
Flat 10 - 1 Bedroom, 2 Person	53.2 m.sq	(GIA)
Kitchen/Living/Dining	23.8 m.sq	(NIA)
Bedroom 1	13.0 m.sq	(NIA)
Bathroom	5.9 m.sq	(NIA)
Total C3 use	185.7 m.sq	(GIA)
Total	157.8 m.sq	(NIA)

Fourth Floor	207.7 m.sq	(GIA)
Flat 11 - 2 Bedroom, 4 Person	81.6 m.sq	(GIA)
Kitchen/Living/Dining	37.0 m.sq	(NIA)
Bedroom 1	13.7 m.sq	(NIA)
Bedroom 2	15.3 m.sq	(NIA)
Bathroom	4.7 m.sq	(NIA)
Amenity Space	104.0 m.sq	(GIA)
Flat 10 Amenity Space	7.4 m.sq	(GIA)
Total C3 use	193.0 m.sq	(GIA)
Total	70.7 m.sq	(NIA)

PART V | ACCESS & SUSTAINABILITY

ACCESS AND SUSTAINABILITY WASTE RECYCLING STRATEGY

There are two designated refuse storage spaces, one for the residential units and a separate one for the office unit.

The smaller one of the two is designated for the office use only, and is located within easy access of the office unit. The storage space can be accessed externally via Lily Place for refuse collectors. The bin provided for the office space is 1No. 240L wheelie bin.

The larger refuse space is designated for the residents use only. The refuse space can be accessed internally via a fire proofed lobby located off the remodelled core of the building.

The residential refuse requirements are in accordance with Camden Councils guidelines for the proposed development; 1,660L, which has been provided with the following combination of bins:

4No. Eurobin 500L (2No. for Refuse and 2No. for Recycling)
1No. Wheelie Bin 240L (for food waste).

Both refuse stores shall be accessed externally via new metal doors, which will have 0.2m² ventilation grills and shall be a PAS 24 Rated specification.

KEY

- Refuse store for B1 Office Use
- Refuse store for C3 Residential Use



ACCESS AND SUSTAINABILITY CYCLE STORAGE DETAIL

Cycle storage has been allocated in two dedicated locations; an secure internal store for long stay cycle parking, and an external storage area for short stay parking, which is primarily for the commercial use of the building.

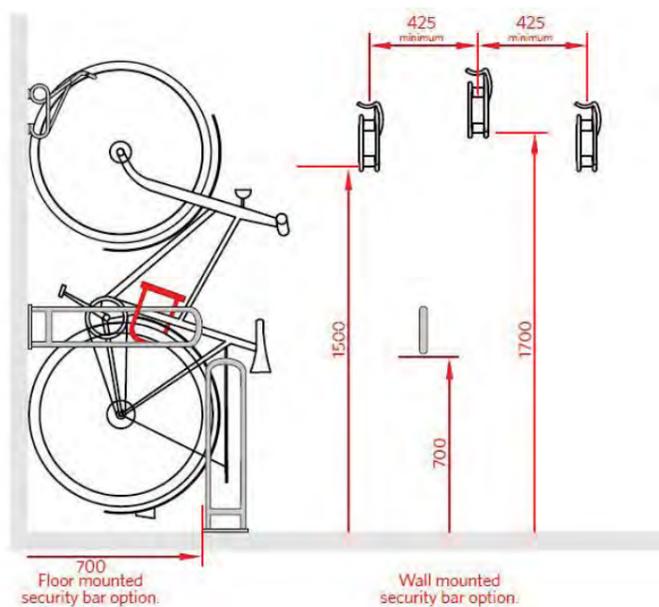
Due to the existing dimensional constraints of the building, the secure store can house 12no. cycles and a further two cycle parking spaces are located externally, via the use of a Sheffield hoop. The secure store shall have a PAS 24 rated, Secured by Design metal access door, which is located and accessed on Saffron Hill. Internally, the specified system is a Josta Wall Rack System, which allows cycles to be vertically mounted on the wall, optimising the available space within the building.

Key:

- Short stay cycle spaces - 2no.
- Long stay cycle spaces - 12no.

Therefore, the total number of spaces that can be provided within the remodel and extension of this building is 14no.

The proposed system for the long term cycle storage is a Josta Wall Rack System. We propose to use the Vertical hanging system using the same detail as shown below.



Schematic of proposed Cycle Storage System



Josta Wall Rack System in Use



ACCESS AND SUSTAINABILITY COMPLIANCE WITH LIFETIME HOME STANDARDS & LONDON HOUSING DESIGN GUIDE

- Criteria 01 - Parking
- Criteria 02 - Approach to dwelling from parking
- Criteria 03 - Approach to all entrances
- Criteria 04 - Entrances
- Criteria 05 - Communal stairs and lifts
- Criteria 06 - Internal doorways and hallways
- Criteria 07 - Circulation space
- Criteria 08 - Entrance level living space
- Criteria 09 - Potential for entrance level bed-space
- Criteria 10 - Entrance level WC and shower drainage
- Criteria 11 - WC and bathroom walls
- Criteria 12 - Stairs and potential through-floor lifts
- Criteria 13 - Potential for fitting hoists and bedroom/bathroom relationship
- Criteria 14 - Bathrooms
- Criteria 15 - Glazing and window handle heights
- Criteria 16 - Location of service controls

Criterion 1 - Parking

No parking provision has been made due to location of building and proximity to major transport nodes.

Criteria 02 - Approach to dwelling from parking

As no parking provision has been made,

Criterion 3 - Approach to all entrances

The approach to all entrances are level or gently sloping.

Criterion 4 - Entrances

All entrances will be illuminated, will have level access threshold and have an effective clear opening equal or greater than 800mm.

Criterion 5 - Communal Stairs & Lifts

Communal stair not exceed a rise of 170mm and a going of 250mm. All handrails extend 300mm at top and bottom. Handrails are at a height of 900mm from each nosing. Steps nosing will be easily distinguishable through contrasting brightness and risers will not be open.

Criterion 6 - Internal Doors & Hallways

The minimum width of any hallway/corridor/landing within a communal area is 1200mm. The minimum width of hallways corridors within a dwelling is 900mm. The minimum clear opening width of any doorway in a dwelling when the approach is head on is 750mm. The minimum clear opening of any doorway within a communal area when the approach is head on is 800mm. All communal doorways and entrance doors to dwellings have a 300mm nib to the leading edge of the door on the pull side.

Criterion 7 - Circulation Space

There is a provision for space for turning a wheelchair in dining areas, living rooms and basic circulation space for wheelchair users elsewhere in the new elements of the proposal, as indicated on plans.

Criterion 8 - Entrance level living space

A living room/living space is provided on the entrance level of every dwelling.

Criterion 9 - Potential for entrance level bed-space

All bedrooms in dwellings are provided at entrance level.

Criterion 10 - Entrance level WC and shower drainage

All bathrooms are accessible and are provided at entrance level to dwellings.

Criterion 11 - WC & Bathroom Walls

All walls to bathrooms will be capable of firm fixing and support for adaptations such as grab rails.

Criterion 12 - Stairs and potential through-floor lifts

While a lift has been provided within the proposed remodelled core, due to dimensional constraints, a Part M complaint lift has not been provided. Extensive alterations to existing dwellings would be required for this to occur, with possible reduction of dwellings as a consequence, all flats are on a single storey, so provision of a lift within the dwellings is not required.

Criterion 13 - Future fitting of hoists

Structure above a main bedroom and bathroom ceiling in the new flats will be capable of supporting ceiling hoists.

Criterion 14 - Bathrooms

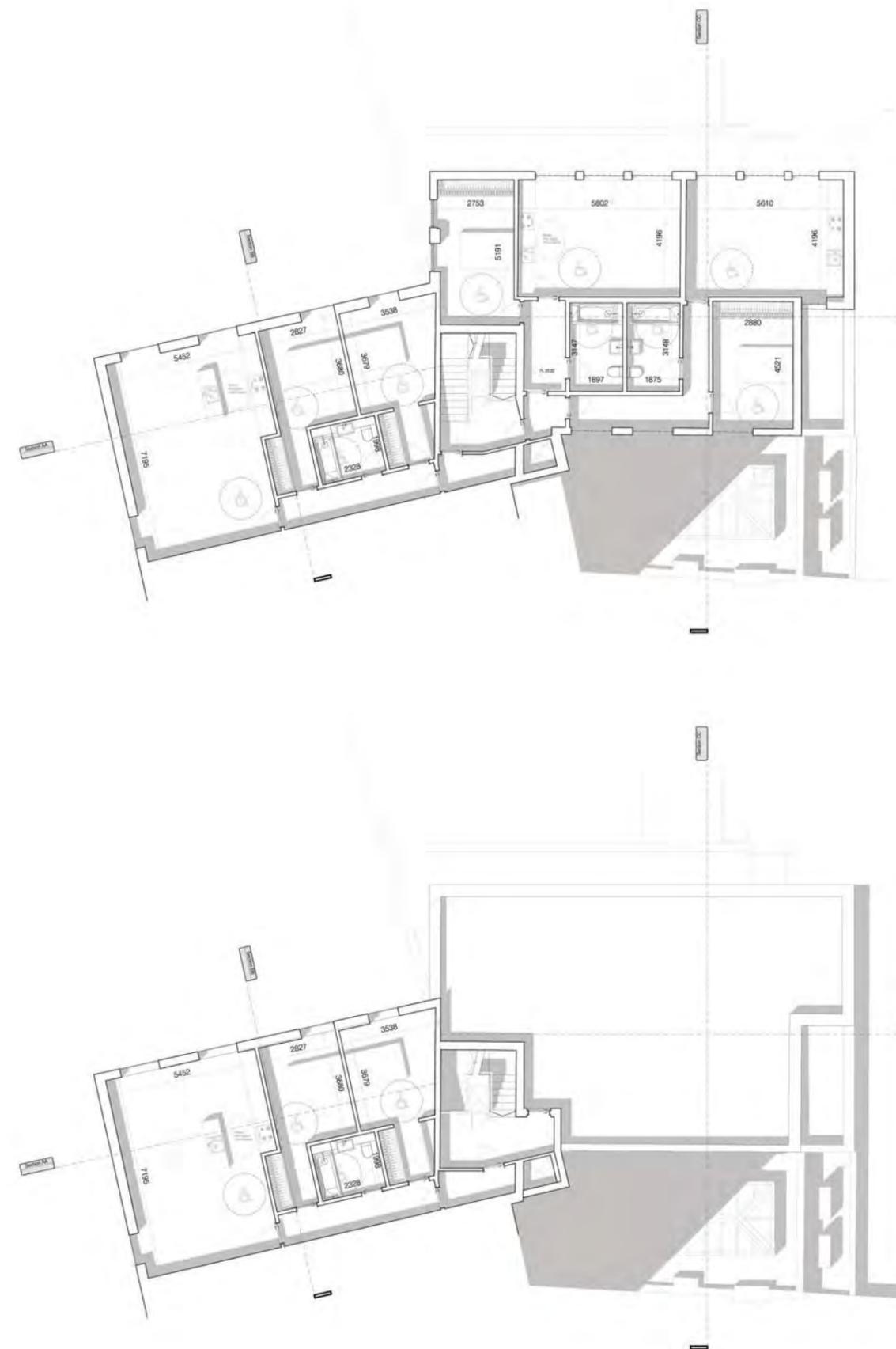
An accessible bathroom, providing ease of access, is provided in every dwelling on the same storey as the main dwelling.

Criterion 15 - Glazing and window handle heights

Windows in principle living space allow people to see out when seated and at least one light is approachable and usable by a wide range of people.

Criterion 16 - Locations of Service Controls

Service Controls should be within a height band of 450mm to 1200mm from floor and at least 300mm away from any internal room corner.

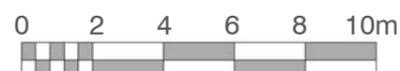


Key



Wheelchair Turning Circle

EXTRACTS OF THIRD & FOURTH FLOOR PLANS. 1:200@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

ACCESS AND SUSTAINABILITY COMPLIANCE WITH LIFETIME HOME STANDARDS & LONDON HOUSING DESIGN GUIDE

The proposed scheme has been designed to accommodate both the Lifetime Home Standards and the London Housing Design Guide (LHDG) as outlined on the previous page. The figures below give an overview of the proposed dwelling sizes in comparison to the minimum dimensions set out in the LHDG.

Flat		K-L-D <i>(width in m)</i>	Bedroom <i>(width in m)</i>	Bath	Storage	Amenity <i>(depth in m)</i>	GIA
8 (2bed, 4p)	Essential	27.0 (3.20)	12.0 (2.75)	4.4	2.5	7.0 (1.5)	70.0
	Proposed	37.0 (5.42)	12.5 (2.82)	4.7	3.1		80.3
			13.4 (3.53)				
9 (1bed, 2p)	Essential	23.0 (2.8)	12.0 (2.75)	4.4	1.5	5.0 (1.5)	50.0
	Proposed	24.3 (4.19)	12.5 (2.75)	6	1.6		51.0
10 (1bed, 2p)	Essential	23.0 (2.8)	12.0 (2.75)	4.4	1.5	5.0 (1.5)	50.0
	Proposed	23.8 (4.37)	12.0 (3.03)	5.9	1.6	7.4 (1.35)	61.7
11 (2bed, 4p)	Essential	27.0 (3.20)	12.0 (2.75)	4.4	2.5	7.0 (1.5)	70.0
	Proposed	37.0 (5.42)	12.5 (2.82)	4.7	3.1		80.3
			13.4 (3.53)				
Communal Amenity	Proposed					104.0	