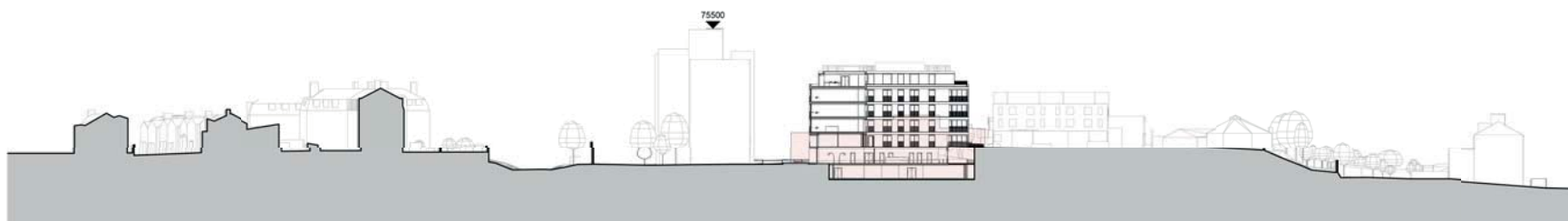

5.3 SCALE

The height and footprint of the proposals have been developed to act as an intermediary between Grangemill and the rest of the Ingestre Road Estate.

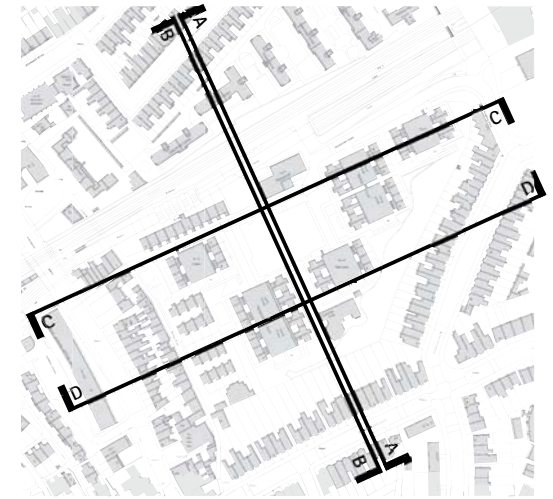
The design has been developed through detailed discussions with Camden Council, Design Review Panel and local residents. The design process took due consideration of townscape, daylight & sunlight and overlooking issues to arrive at the current design proposals.



Section AA



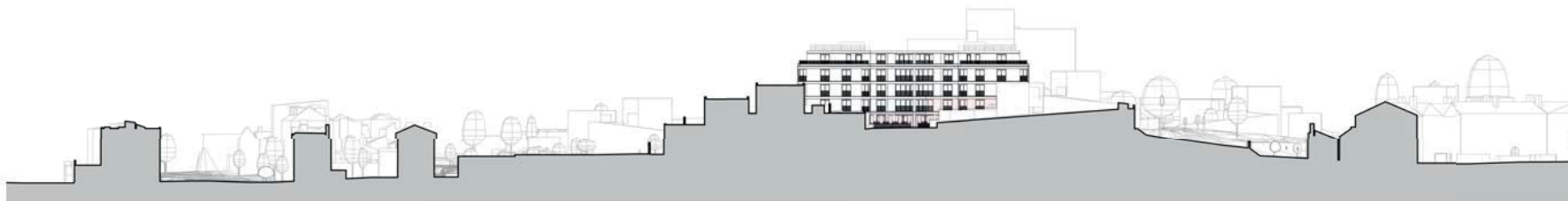
Section BB



Key Plan



Section CC



Section DD

5.4 ELEVATIONAL TREATMENT

The scheme proposes high quality materials and contemporary architectural expression to deliver a high quality scheme that is both relevant and appropriate to this site.

PODIUM

A change in brick bond occurs at a specific level on the external facade of the scheme, creating a textured datum. The intent of this is fourfold:

- To resolve the change in level of the sloping site in a simple rational manner;
- To visually relate the lower elements of built form of neighbouring buildings into our facade;
- To break up verticality of the facade to reduce the proposal's apparent height;
- To create textural interest at the base of the buildings to draw the eye to the bottom of the blocks, providing surface interest and variety to passers by, improving their experience of streetscape.

HORIZONTAL AND VERTICAL

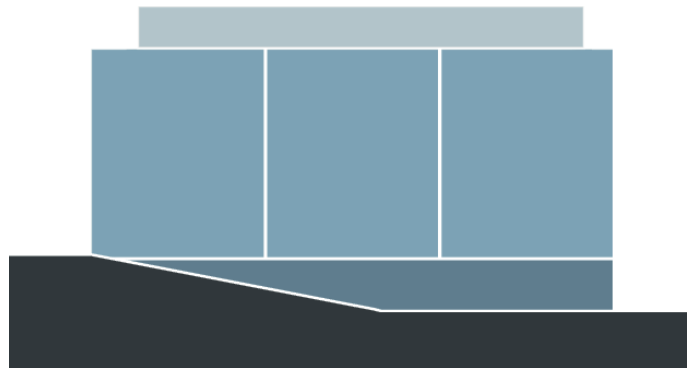
The elevation design has been carefully developed to articulate verticality and add depth to the façade. Horizontal bands of brickwork header courses offset against vertical arrangements of windows to create a rich interplay.

1. Building form split to form Tripartite elevation.
2. Split into vertical bays to create formal and legible elevation which reflects the internal plan.
3. Formal vertical organisation of openings within each vertical bay.
4. Full height openings and inset balconies within organisational grid create a vertical order to the elevation.
5. Horizontal brick banding laid over the vertical arrangement to add horizontal articulation.
6. Handrails and inset panels at head of openings to create a strongly layered horizontal language.

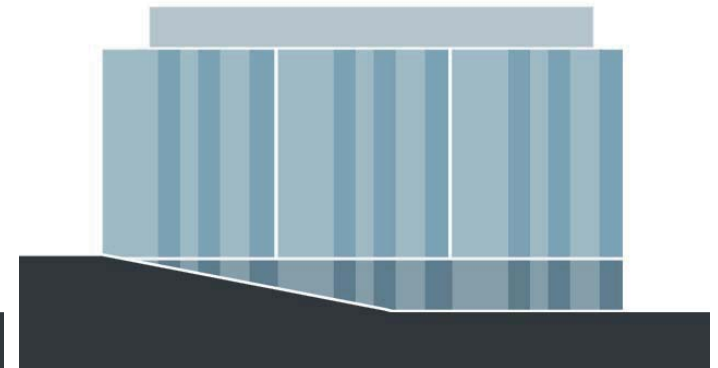




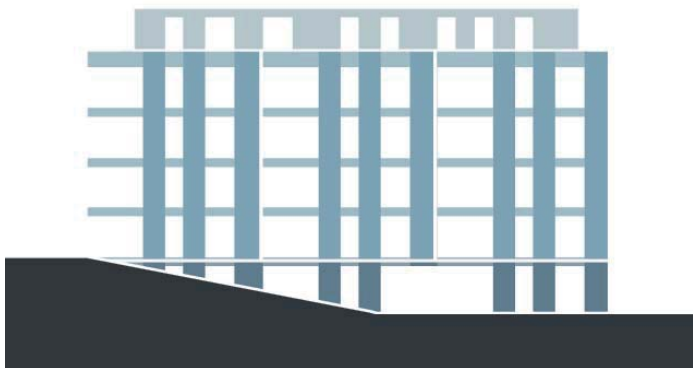
Tripartite elevation



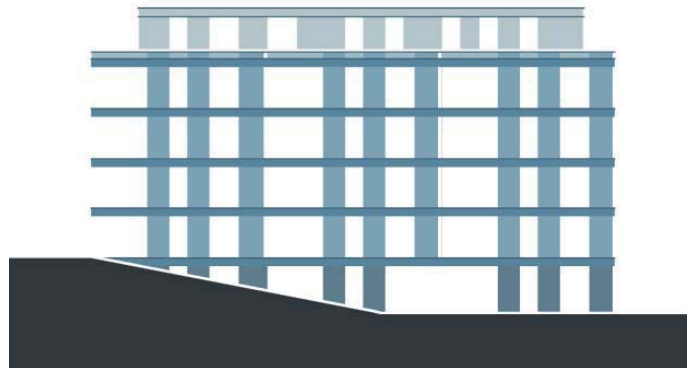
Facade split into three vertical bays



Opening organisation within each vertical bay



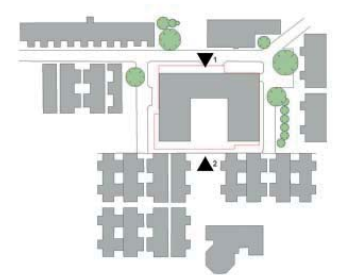
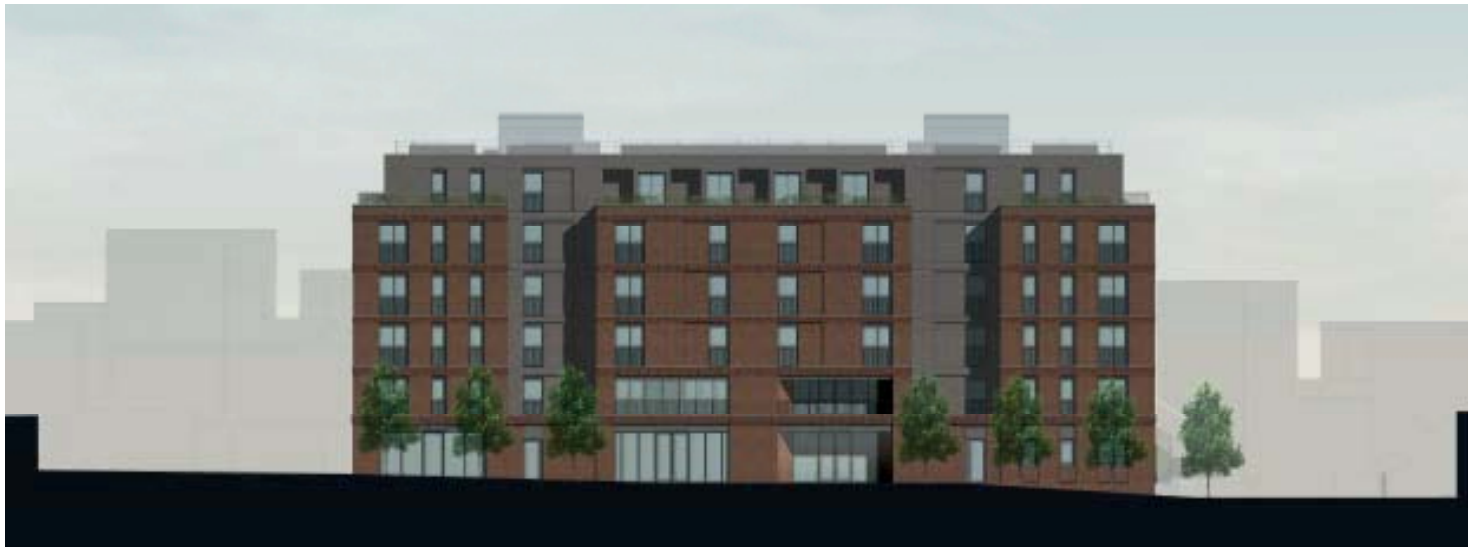
Full height openings within organisational grid



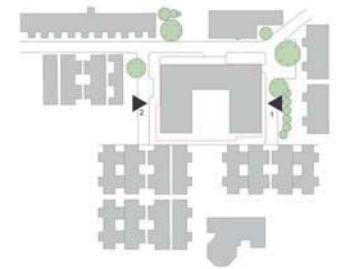
Horizontal brick banding



Horizontal handrail and infill panels

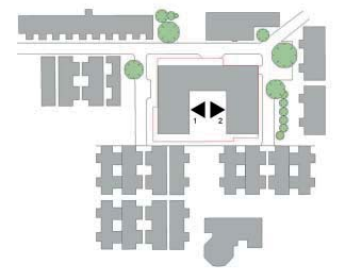


0m 2m 4m 6m 8m 10m
 VISUAL SCALE 1:100 @ A0



0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A0





0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A0





Entrance & Communal Spaces

The entrance to the building is clearly defined and larger openings provide a legibility to communal spaces from the street this enforces the identity of the building as a communal living building.



Balconies & Winter gardens

Recessed balconies provided as they are better for wind mitigation and provide a more private and sheltered space which is preferred for the older people living in the building. Additionally, they provide solar shading over large living room windows to maximize outlook whilst preventing summer overheating.

At lower levels winter gardens are provided to provide greater level of security and a more sheltered external space.



Top storey detail

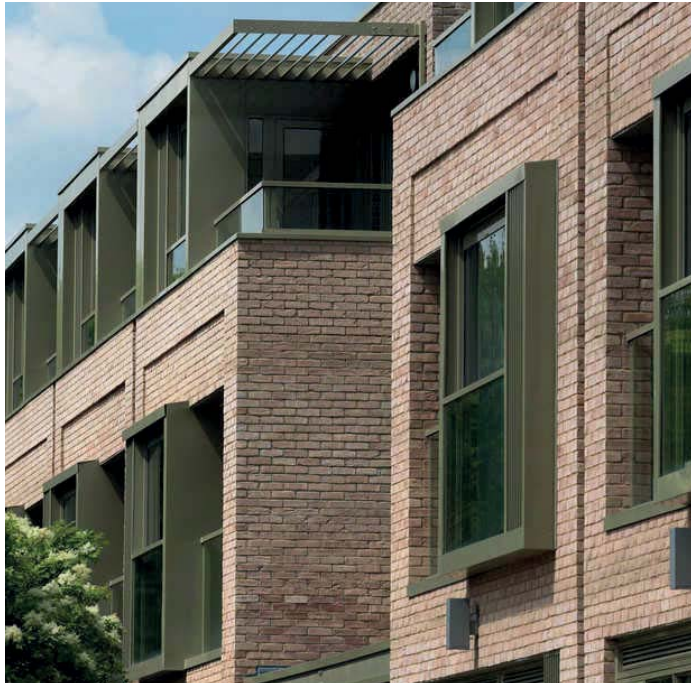
Set back top storey creates a clear separation to the top of the building which reduces visual impact from street level and provides residents with larger terrace spaces.

5.5 APPEARANCE

The palette of materials for the building includes brickwork, powder coated/painted aluminium or similar metals. These materials have been specified (using Part M specifications) to contrast tonally with the ground finishes, enabling people with visual impairments to identify building boundaries.

The material palette selected for the proposals takes reference from the estate and the wider area. This has informed the use of a red brick for most of the elevation, this is complemented by a red/grey brick used to create features and add articulation to the facades.

The sixth storey is set back from the building line to minimize visual impact on views of the building whilst creating a clearly defined top storey with enhanced terraces for residents.





5.6 USE & AMOUNT

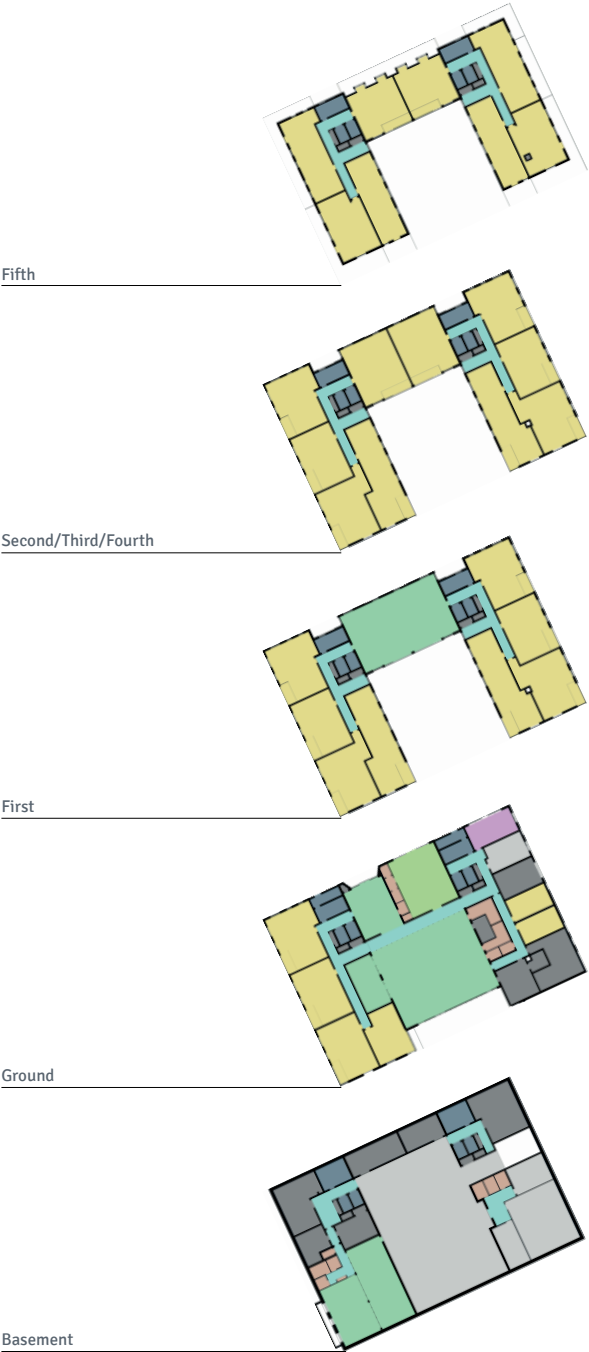
The proposed building of 7987sqm, comprises a mix of communal uses at ground floor level including residents lounge, cafe, hairdressers, mixed-use hobby rooms and guest bedrooms. These are supported by the associated storage and facilities. A number of residential units are also provided at ground floor level. The vertical circulation from the building is accessed directly from the reception area providing access to the upper floors.

At first floor level there is a private courtyard for use by the residents which is designed to encourage interaction. The courtyard can be accessed directly from the core or through the large communal hobby rooms which are open to the residents and will provide a programme of activities.

The rest of the upper floors provide a mix of one and two bedroom units to address the identified market demand. Each unit is accessed via a corridor which has a view out into the courtyard to further encourage interaction between residents. A total of 50 residential units are proposed and in line with market demand this consists of 1no. one bed, 41no. two bed and 8no. three bed.

6no. two bed units (12%) are wheelchair user dwellings compliant with Part M4(3) whilst the rest of the units are designed to be accessible and adaptable dwellings compliant with Part M4(2).

The basement provides gym facilities for the residents whilst the rest of the basement is used for car/cycle/scooter parking, plant and other building management requirements.



- LEGEND**
- Communal Facilities
 - Cafe / Newsagents
 - Hairdressers
 - Facilities
 - Parking
 - Servicing
 - Vertical Circulation
 - Horizontal Circulation
 - Residential Units

5.7 COMMUNAL & PRIVATE AMENITY

The London Housing Design Guide states that 'private open space is desirable in all circumstances and, in general, the more private open space provided per home, the better. This guide requires that all dwellings should be provided with adequate private open space in the form of a garden, terrace, balcony or glazed winter-garden.' (4.10 Private Open Space, P59)

STANDARDS

4.10.1 - A minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.

4.10.2 - Private outdoor spaces should have level access.

4.10.3 - The minimum depth and width of all balconies and other private external spaces is 1500mm.

APPROACH

Recessed balconies have been used as they are better for wind mitigation and provide a more private and sheltered space which is preferred for the older people living in the building. Additionally, they provide solar shading over large living room windows to maximize outlook whilst preventing summer overheating.

All units will be provided with east/west/south facing balcony amenity space. Each balcony is at least 1500mm deep and provides amenity space in line with London housing standards. Ground floor units have winter gardens to provide additional security and separation from the street.

The communal space at ground and first floor level is designed for flexible use to complement the range of individual and group activities which will be arranged for the residents. Locating different communal spaces directly adjacent each other provides greater opportunities for interaction between residents.

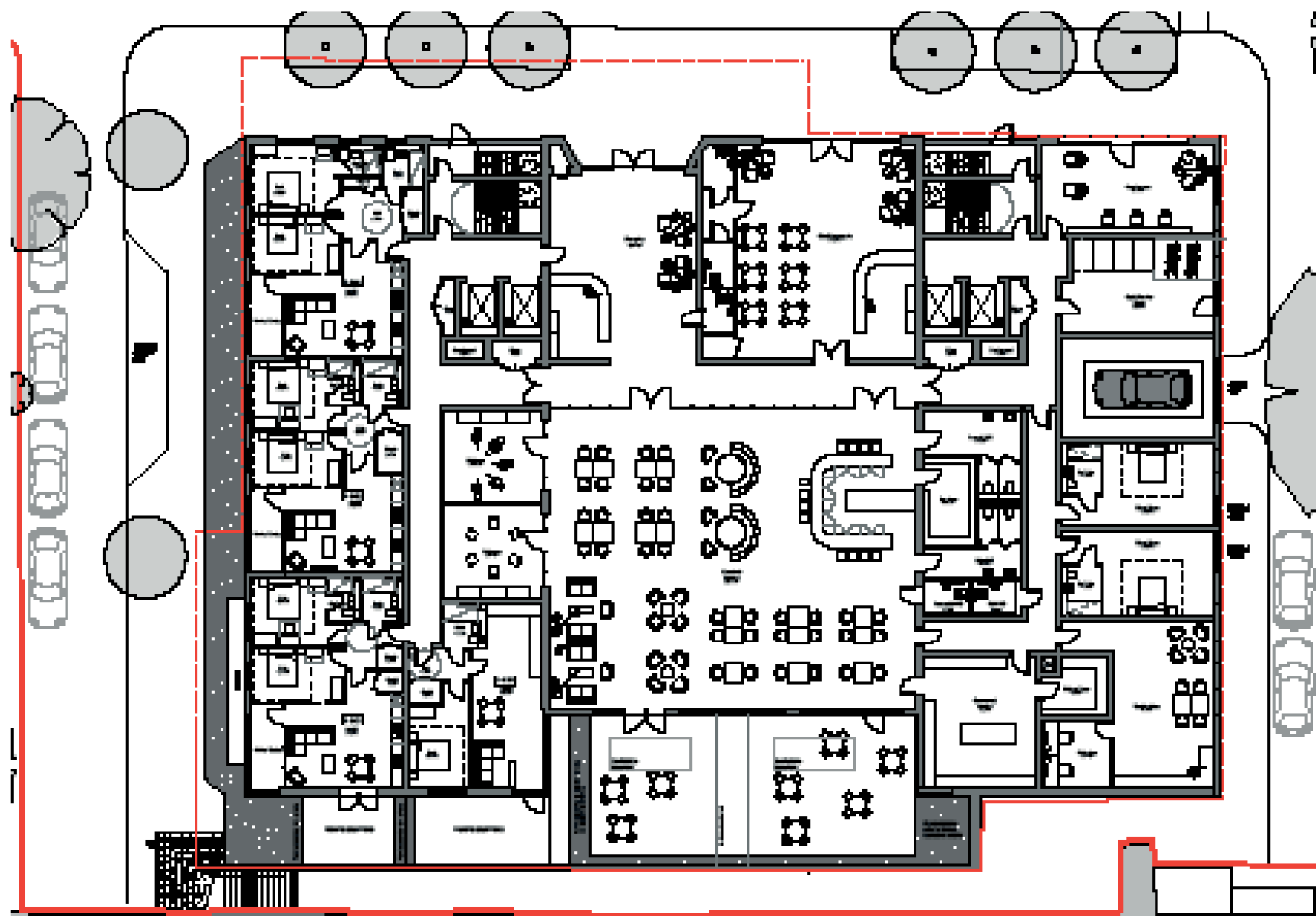


LEGEND

- Communal Courtyard
- Communal Facilities
- Private amenity space

5.8 FLOOR PLANS

GROUND FLOOR PLAN





Main Entrance

The main entrance is accessed off Ingestre Road and is designed to be clear and legible for residents, staff and visitors.

Extents of glazing is used to create a residential scale and to help define which spaces are public, semi-private or private



Reception & Layout

Access to the building is via the reception which will be manned at all times for the safety and security of the vulnerable residents. The reception staff will be responsible for coordinating with care staff to provide 24 hour support to the residents.

Visitors will be required to sign in at reception and will not be permitted access to private parts of the building which will be protected with key fob access. The simple building layout is designed to make way finding easy for all user groups including residents, staff, family members and wider community.

Progressive Privacy

To create a strong sense of community in the building and in the wider area it is necessary that there are a variety of spaces within the proposals for residents to interact with each other, family members and the wider community. In order to balance this with safeguarding the residents the concept of 'progressive privacy' has been used to ensure there is clear zoning to determine the degree of access allowed to those other than the residents.

The following three zones mediate between public and private spaces:

- i. The private zone is the dwelling itself, to which only the resident and invited guests have access.
- ii. The semi-private zone comprises circulation areas and communal spaces that only residents and their invited guests may use.
- iii. The semi-public zone comprises any circulation areas and communal spaces (cafe and hairdresser) to which the public have access at certain times.

All ground floor units are provided with higher windowills, winter gardens and landscaped buffer where possible to provide a greater level of privacy and separation from the street.

Communal WCs

Provided for use by residents and visitors who are using residents lounge/hobby rooms. All WCs to include handrails where required and designed to be compliant with Approved Document Part M.

Guest Rooms

Two guest rooms are proposed in the scheme for use by friends and relatives of residents. These rooms may be used as staff overnight rooms if required. Each room is provided with en-suite shower facilities and is designed to be wheelchair accessible.

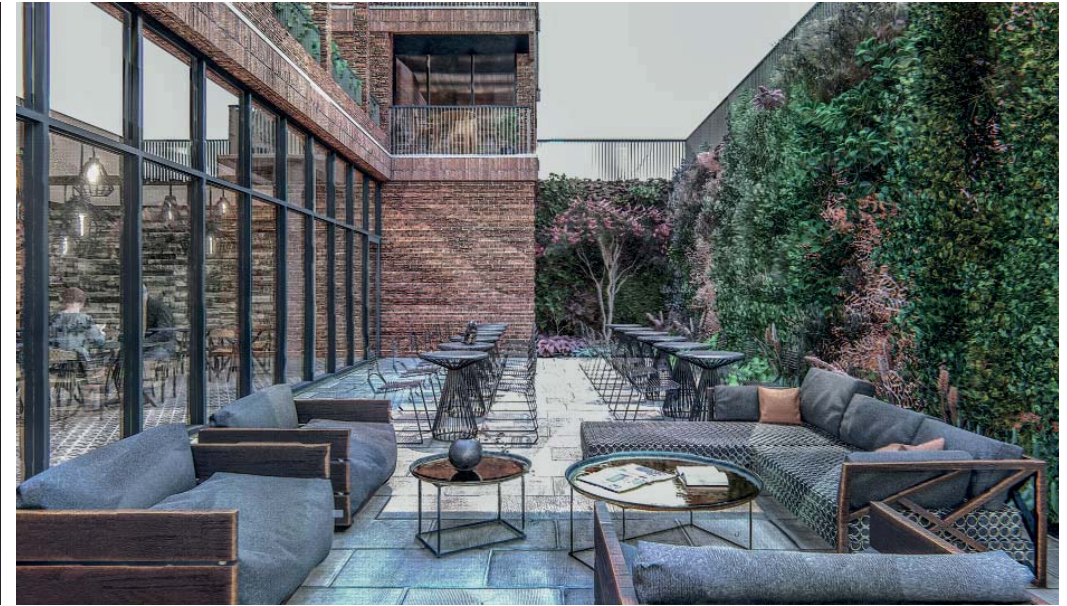
Staff Facilities

A staff office with two desk spaces is provided for general administration of the building. Adjacent this there is a staff rest area and changing facilities are provided in the basement adjacent to cycle storage.



Key

- private zone
- semi-private zone
- semi-public zone



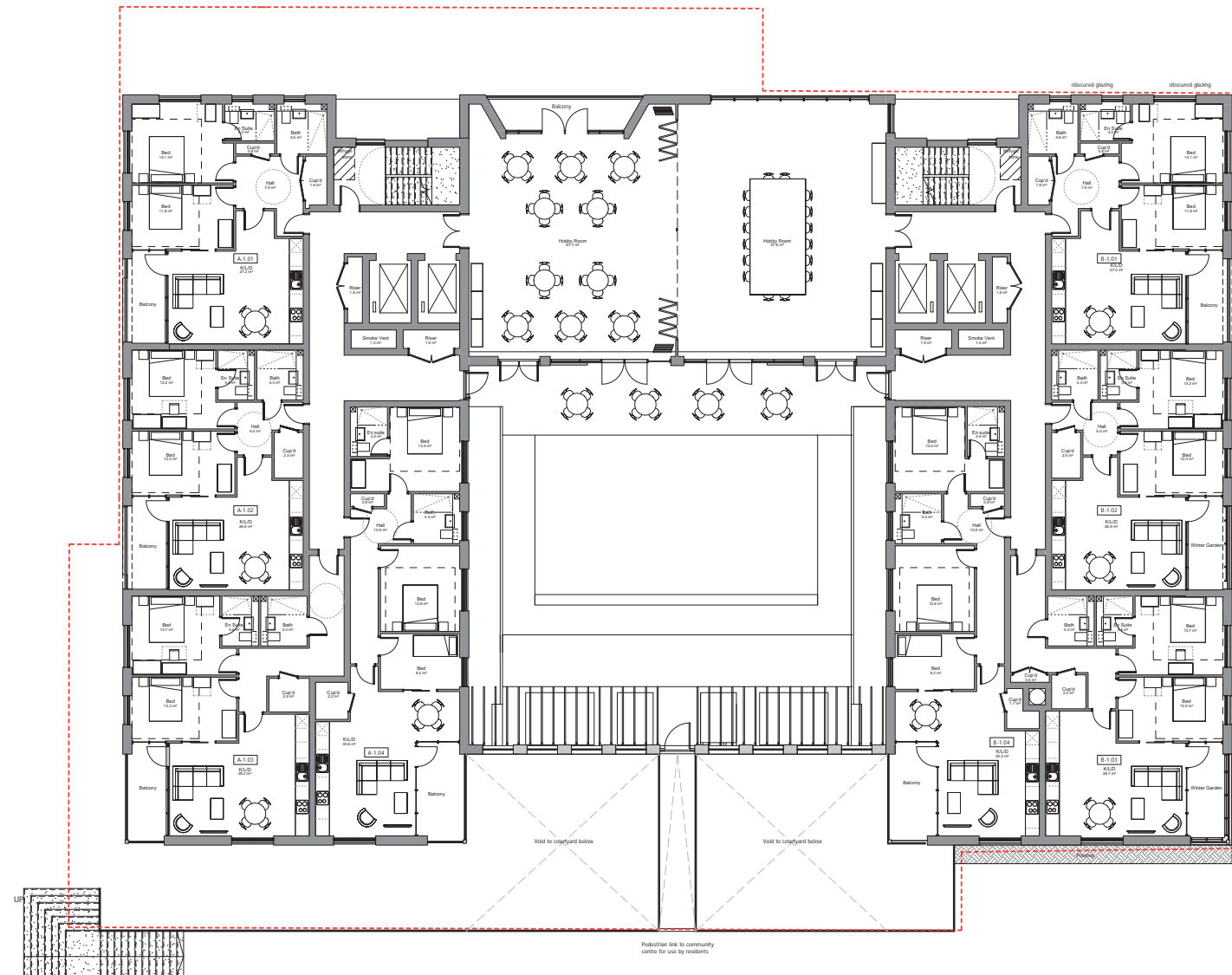
Residents Lounge/Restaurant & External Amenity Space

The residents lounge is directly visible from the main reception and has easy access through to a south facing landscaped external courtyard to enhance intuitive way finding in the building. It is open plan to encourage social interaction between residents and furniture will be used to create more intimate private spaces. The large, flexible space contains both the dining area and the residents lounge to maximize use throughout the day.

The following points have also been considered and will form part of the detailed design proposals:

- Easy to clean floor surfaces
- Sufficient space between furniture for wheelchair users and those with walking aids
- Dining tables designed to easily accommodate wheelchair users
- Acoustic design of the space to minimize echo and reverberation of sound

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Communal Activity Rooms

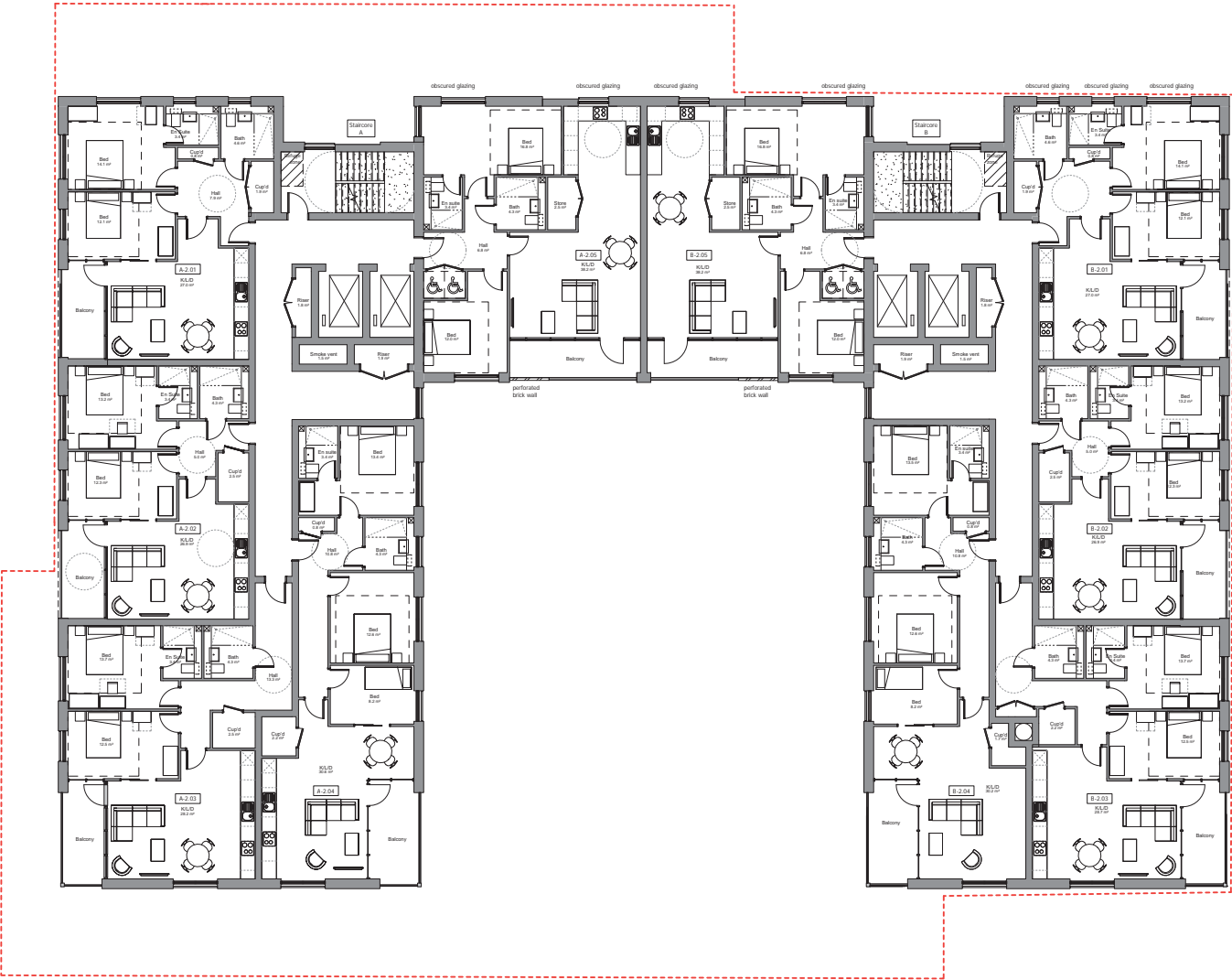
A large communal activity room is provided at first floor level with direct access onto the landscaped terrace. This space will be able to be used by individual residents and will be used for organised activities and functions which aim to enhance community interaction within the scheme.



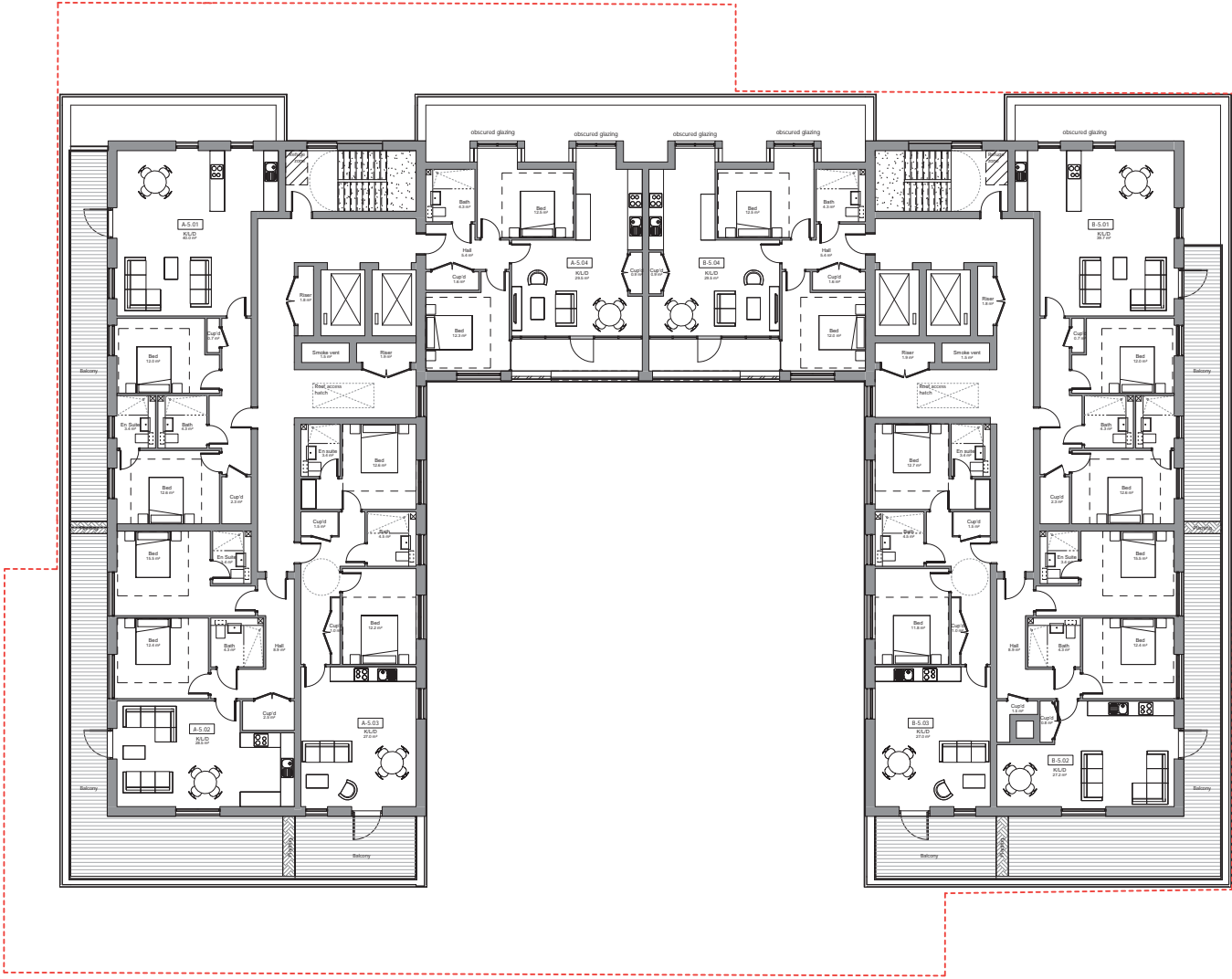
Communal Gardens

The south-facing communal courtyard is accessible from the activity rooms and directly from the residential stair cores. The courtyard is designed to be adaptable for different uses, both informally for residents and for organised activities in the space. Further details are included in the landscape design section of this document.

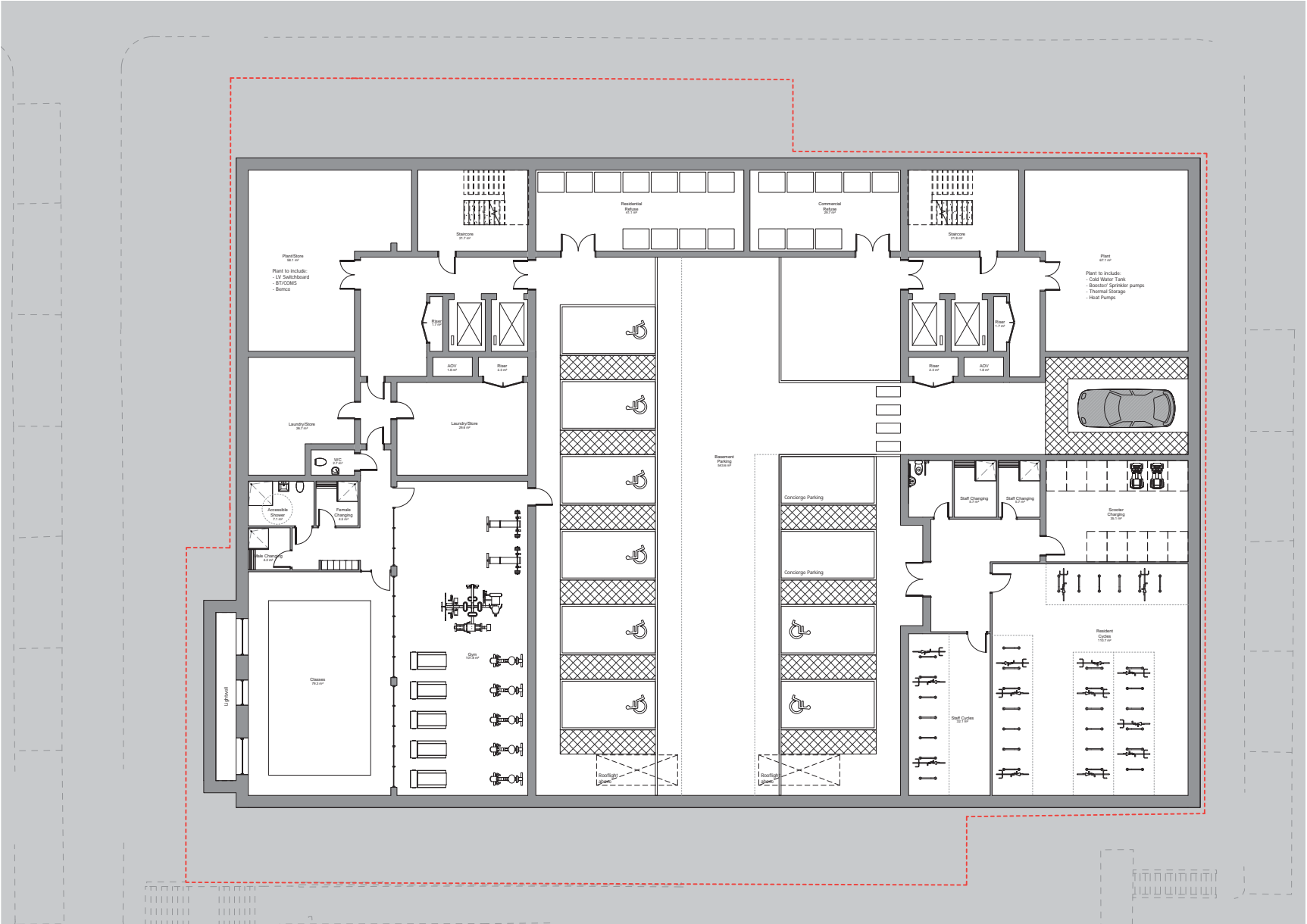
SECOND/THIRD/FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



BASEMENT PLAN



Gym

A mini-gym is provided in the basement for use by residents and it will be open to over 55s in the local area who will be able to sign up and use the facilities. The gym is to include changing areas, a room for exercise classes and an equipped gym. The gym is provided with natural light through a lightwell and glazed screens between rooms allow for this light to permeate throughout the facility.

Refuse

The refuse store is designed to be adequate for non-recyclable and recyclable waste containers and space to circulate. It is positioned to minimize travel distance from all units but given the specific use of the building it is assumed that housing staff will make regular collections from individual units as part of the residents' care package. A separate store is provided for use by the cafe and commercial use and could be separated depending on the management of these units.

Laundry

It is anticipated that some of the residents will have their own washing machines and drying facilities in their units. Other residents will have their laundry done for them as part of their care package and this will be managed through the basement laundry facility.

It is expected that as a minimum, two commercial washing machines, two commercial tumble dryers and one commercial washing machine with a sluice cycle will be provided. All machines will be raised on plinths to facilitate easy access without stooping. The laundry will also include a worktop space with a double-bowl sink and shelving for laundry baskets. Floor finish should be slip-resistant with coved skirting. A floor gully will be provided in case of a major leak.

