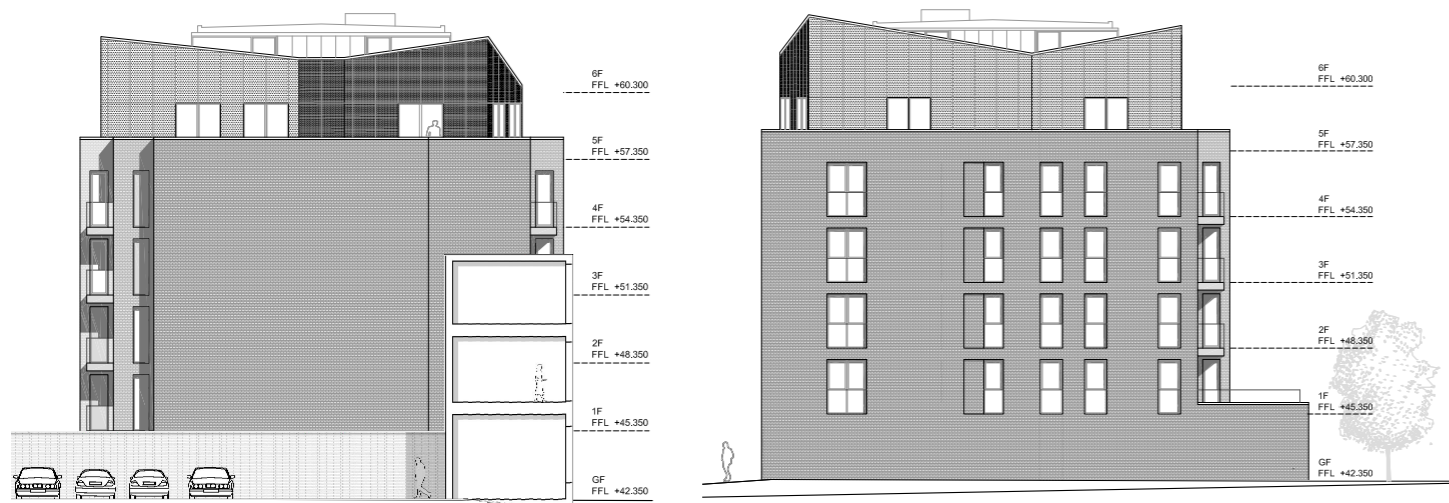




West elevation



East elevation to park



End elevations

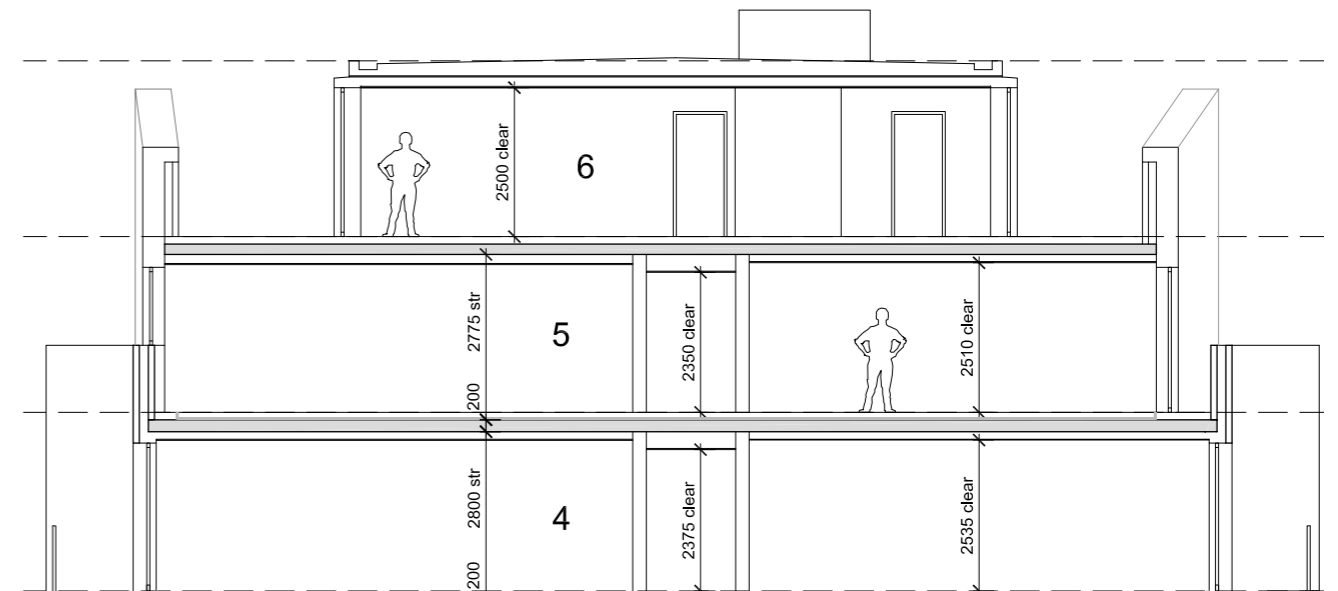
### 3.3 Elevations

The proposed elevations have minor modifications from the most recent planning application ref. 2017/4669/P.

These include the addition of set-back windows to the new flats at 6th floor level. The elevation and skyline profiles of the roofs are otherwise unchanged.

Internally the new flats achieve ceilings with 2.5m headroom without any change to the consented roof height, roof profile and building bulk.

Windows to 1st-5th floors and ground floor fenestration to the commercial units are unchanged from the previous consented scheme.



Section through 6th floor flats



Proposed materials

### 3.4 External Materials

This planning application will not introduce any changes to the materials adopted.

Proposed materials for the 6th floor have been previously approved by the council under application ref. 2018/0943/P. The approved materials include:

- Light bronze balustrading and balcony metalwork
- Zinc roofing and cladding to 5th and 6th floors using natural pre-weathered zinc.  
The 5th and 6th floor cladding will be a cassette type rainscreen system appearing as flush modular panels with shadow gap joints  
The roof areas will be matching zinc strip roofing with standing seams.
- Windows to 5th and 6th floors within the zinc cladding will have ppc colour to match the zinc finish
- 6th floor terraces will have rendered finish to the internal face of parapet screen walls
- Balcony and terrace flooring will be wood-effect porcelain tiles
- Balcony soffits will be render finish.

### 3.5 Landscaping

The proposed landscaping scheme at ground floor level will not differ from the consented scheme.



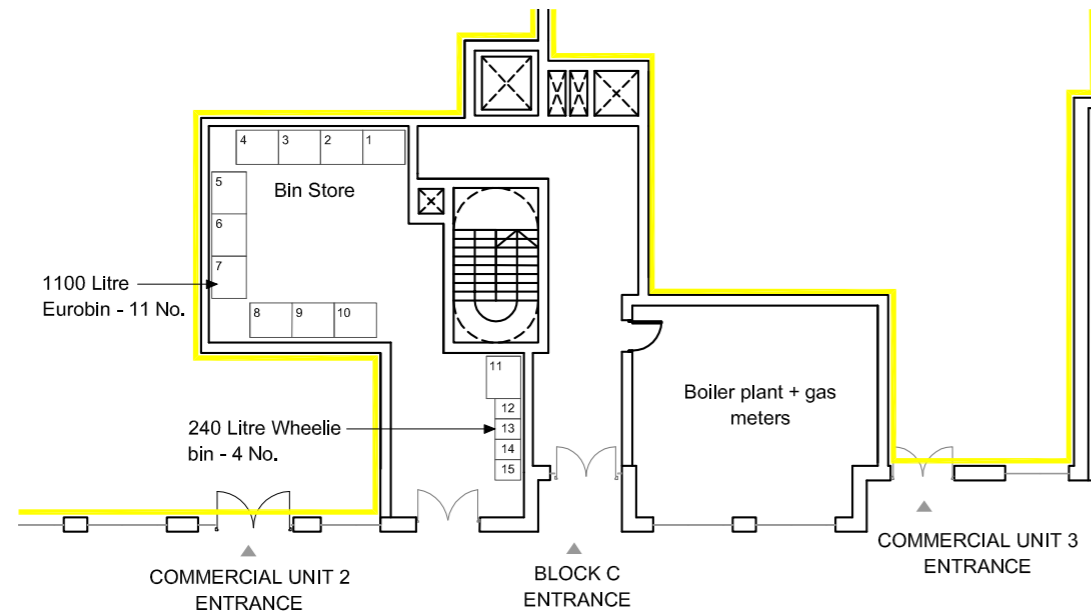
Zinc roofing examples

### 3.6 Refuse Strategy and Cycle Storage

The proposed additional residential accommodation at 6th floor level has been assessed against the waste storage and collection strategy. A report has been produced by Vectos and is appended to this application.

The proposed bin store is the same size as in the most recently consented scheme 2017/4669/P and accommodates the additional waste storage requirement of the 6no. additional flats.

The location of the cycle storage enclosure is unchanged and similar to the most recently consented scheme 2017/4669/P. An additional 7 cycle spaces are provided for the 6 additional flats. The ground floor plan accommodates 130 secure and covered cycle parking spaces with an over-provision of 5 spaces from the minimum requirement of 125 spaces.



Ground Floor Waste Store

Waste Storage

Recyclable & non-recyclable household & commercial waste storage to BS 5906:2005

No of apartments = 66  
 No. of bedrooms = 134  
 Average No. of bedrooms = 2.03

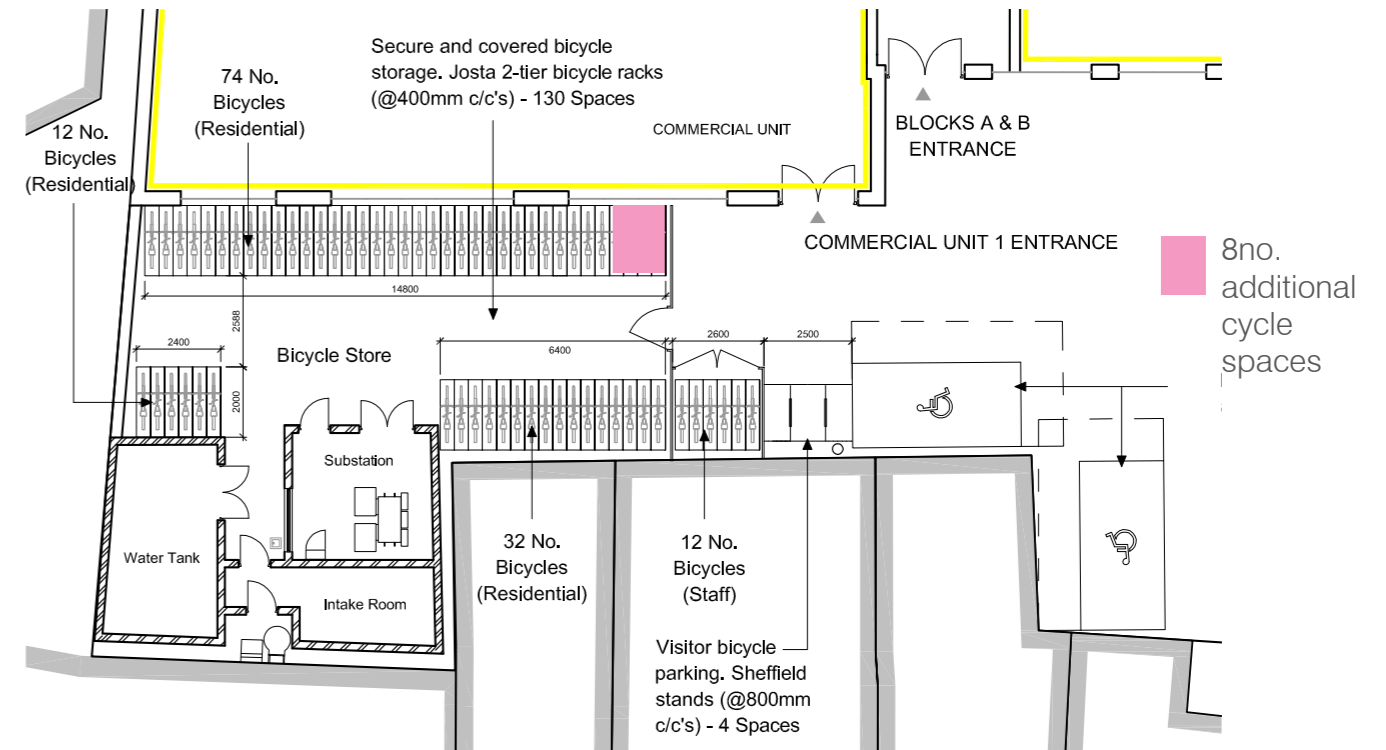
Total collection per week = 11360L

11 No. 1100L Eurobins = 12100L  
 4 No. 240L Wheelie bins = 960L

Total Commercial Area = 955m<sup>2</sup>

Litres per week = 4775L  
 Collection x2 per week = 2388L

4 No. 1100L Eurobins = 4400L  
 1 No. 240L Wheelie Bins = 240L



Ground Floor Cycling Storage

Cycle Parking

114 Long stay secure residential spaces; 2 short stay spaces for visitors

18 x 1 bedrooms = 18 spaces  
 28 x 2 bedrooms = 56 spaces  
 20 x 3 bedrooms = 40 spaces  
 66 flats                      114 spaces + 2 visitor spaces

11 Long stay staff spaces; 2 short stay spaces for visitors

= 125 x Secure parking spaces  
 4 x Visitor parking spaces

130 secure parking spaces are provided due to the use of 2 tier racks being installed plus 4 visitor spaces on Sheffield Stands

### 3.7 Secured by Design

The development comprises 66 residential apartments (1, 2 and 3 bedroom apartments) over six floors - first to sixth floor with 3 no. commercial units on the ground. We are targeting Lifetime Homes criteria and Secure by Design for the development.

The notes below follow a meeting with Adam Lindsay, Designing Out Crime Officer on 5 May 2017. All elements below will need to be implemented to achieve SBD certification.

1. 1.8m high vehicle and pedestrian gates for access to the site will be secured with magnetic locks with encrypted fob. x2 Mag locks, one third from top and bottom or Electric release
2. All residential and all communal doors will comply with BS PAS 24-2012. Or other acceptable standard. LPS 1175 sr2, STS 201, STS 202 BR2.
3. All opening and accessible windows will comply with BS PAS 24-2012 with BS EN356;2000 P1a laminated glass fitted.
4. Lightweight stud separating partitions to common parts will be supported with 9mm plywood. Or expanded metal mesh.
5. Lighting - 40% uniformity with no bollard lighting.
6. Video entry access control at entrance gates and communal entrances to the building.
7. 1.8m high railings with lockable gates enclosing the cycle park. CCTV and lighting as appropriate. Self closing and locking gates.
8. Internal Bin stores at ground floor level will be installed with self closing and locking doors.
9. A post room with post boxes will be located in the internal lobby to the market flats. Post boxes to TS 009. A secondary security certificated door will be required to prevent intruders.
10. CCTV - Registered and compliant with the information commissioners office. [www.ico.gov.uk](http://www.ico.gov.uk)
11. All utility meters will be located in the building's risers at each floor level.

## 4 Accessibility

### 4.1 Philosophy - Inclusive Design

The proposed development is designed to ensure all future residents, users and visitors have safe, comfortable and independent use of the local environment and facilities. Access to all parts of the building is unimpeded with appropriate space and features to ensure ease of use and understanding of the building.

The building is designed to meet the latest legislation and good practice guidance on accessibility, including the Building Regulations Parts B, K and M, the Disability Discrimination Acts 1995 and 2005 and relevant government advice on planning and access, including Camden's own planning policies.

All residential flats will incorporate most Lifetime Homes features.

There will be no vehicle parking provided on site except for 2no. disabled spaces - as permitted.

### 4.2 Building Entrances

Each of the 3 cores A, B and C have level threshold entrance doors and the common areas provide full wheelchair access to the building.

The new entrance doors will have large handles and automatic power actuated opening devices ensuring safe and easy use by sight and mobility impaired persons.

### 4.3 Internal Circulation

A new 8 person lift is provided in each core serving all floors 1st - 6th and complying with all requirements of chair bound occupants and visitors in accordance with Building Regulations Part M. Landing areas and internal lobbies in the flats will be configured to provide a minimum of 1200mm width with 800mm minimum width doors and 300mm clear side panels.

The proposed residential units will all comply with Part M of the Building Regulations and conform to the Lifetime Homes and London housing design guides to allow for ease of access and mobility throughout the home.

The main staircase in both buildings will comply with Building Regulations for ambulant use for those who prefer not to travel by lift.

Signage, door furniture, finishes and colours will be carefully selected throughout the building to aid vision and hearing impaired persons.