

9.0 ACCESS

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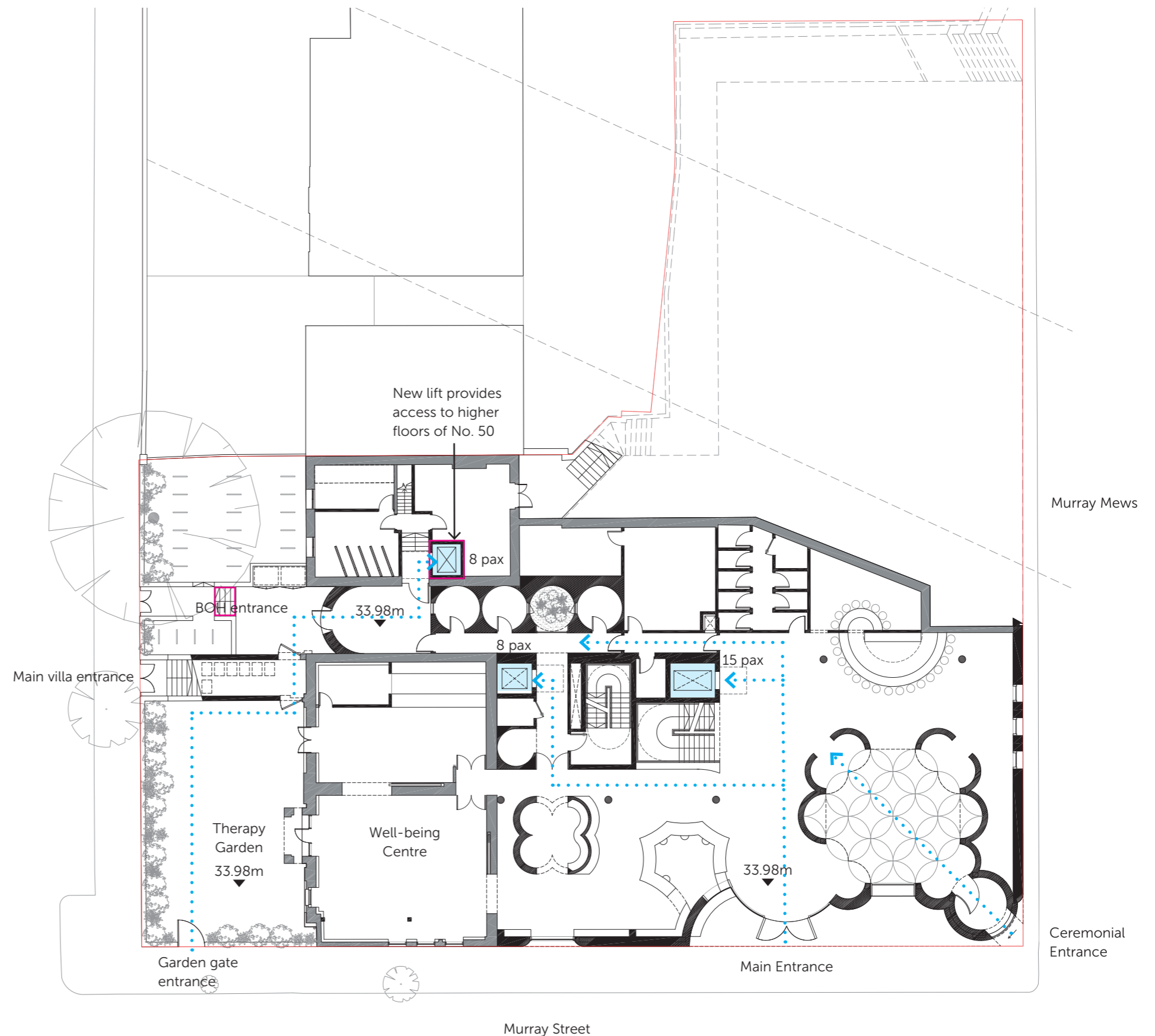
9.1 ACCESSIBILITY

The new primary entrance to the Centre has been relocated to Murray Street to provide a fully accessible point to enter & exit the building, optimising its relationship to the townscape. Generous and clearly visible stairs are used to move through the building, paired with AD M compliant lifts to ensure access to all levels of the new building.

Great care has been given to the placement of new levels within the building to tie into the existing Villa, omitting the need for stepped connections that was pervasive in the old buildings. The first floor level within No's 51/52 will be raised to fully connect the new floor slabs. The McNamara Hall floor is raised to suit, availing of the generous service zone below to maximise flexibility here.

The intention is to introduce a new lift within the ancillary residential Villa to better connect the floors with the entrance lobby from Camden Square.

Much of the demolition works proposed to the existing buildings is to address the numerous stairs & level changes, to ensure that the broad demographic of people that will use the Centre in the future can do so without issue.



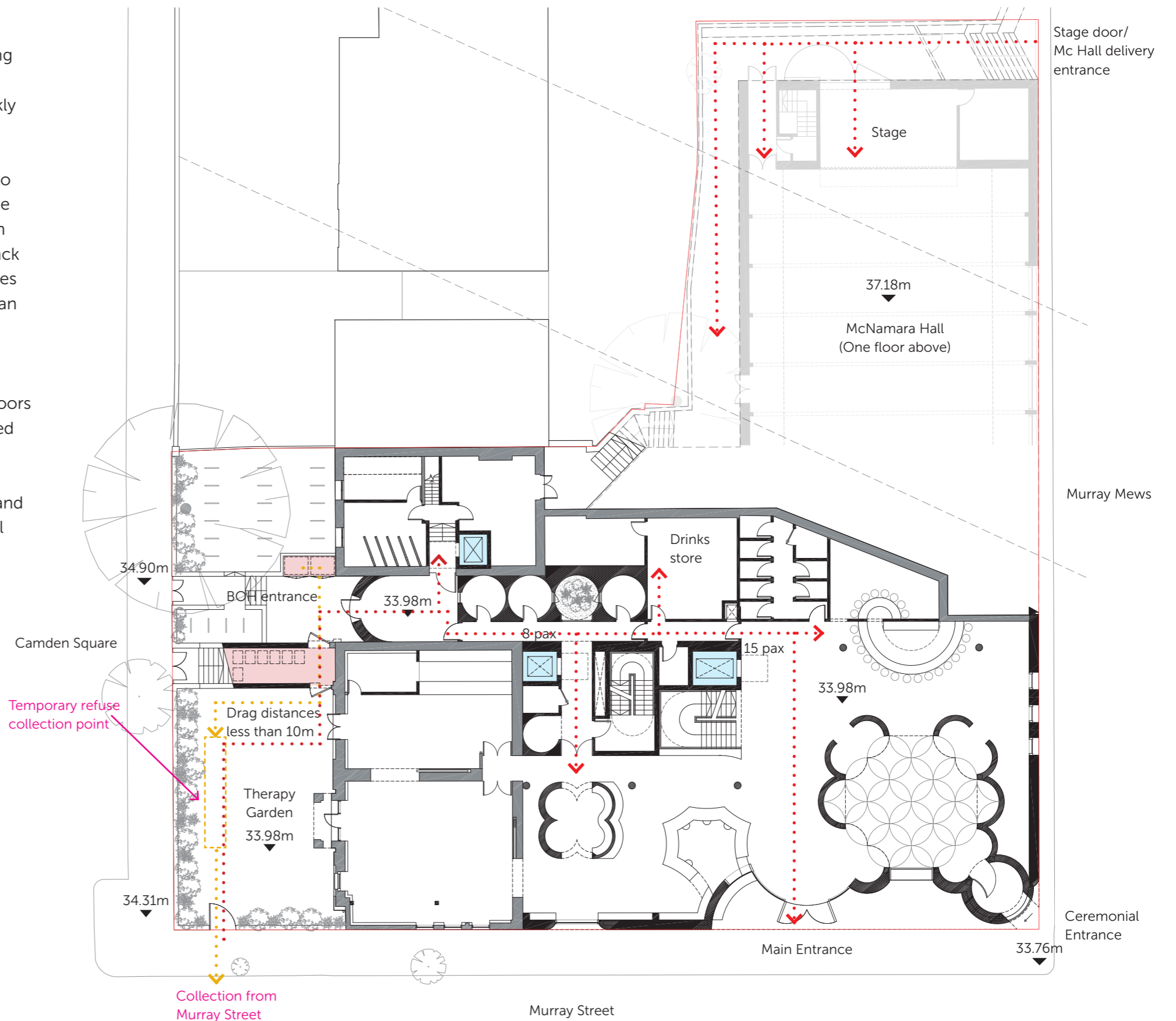
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9.2 REFUSE AND SERVICING

The general waste management strategy for the Centre follows that of the existing in large. Advice has been given from the building managers who note that the current provision is adequate for the running of the Centre. The bins are currently collected twice weekly on Mondays & Thursdays.

A new bin enclosure is proposed adjacent to the cycle store area to house the large 1100L bins for general waste, with the 7no. wheelie bins for glass & recycling going into the refurbished space beneath the stairs. This is placed outside of what is considered to be the back of house entrance, to allow for ease of servicing. The drag distances have been tested and are within the required zones of no more than 10m, leading to the collection point along Murray Street.

Servicing for the building will be either via the main entrance, Camden Square entrance via the new infill building or the Stage doors to the McNamara Hall. No long term storage is currently designated off of the reception area as deliveries for the upper levels will be directed to those locations by the Receptionist, via the main stairs or lifts. The enlarged 15person lift is strategically placed for quick and easy servicing connection to the functions spaces, McNamara Hall and Kitchen area.



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9.3 CYCLE PROVISION

The detailed strategy is covered in the transport assessment submitted as part of the planning application. The aspiration of the scheme is to be car free as much as possible. It is envisioned that the majority of people visiting the Centre will do so by foot or bike as a sustainable means of travel. The Centre is located to a number of bus routes along both Agar Grove & Camden Road, with major transport networks on National Rail, underground & overground routes within walking distance.

Drop off's to the Centre will utilise the available on street parking spots where possible as there is no vehicle parking on-site.

The Centre provides ample cycle parking spaces in accordance with the Local & London Plan's:

Current Centre provision -
16 external spaces (Sheffield stand types)

Proposed Centre provision -
40 external standard bike spaces (Sheffield stand types)
1 external cargo bike space (Sheffield stand type)
10 internal spaces (5no. Two-tier stands)

Overall = 51 spaces

The Centre will also provide secure internal bike stands for permanent staff & long stay visitors as required by BREEAM.



Bicycle Storage Area

Murray Street

X APPENDIX

A - AREA SCHEDULE

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A AREA SCHEDULE

EXISTING AREAS

	FLOOR	FFL (AGL)	GEA		GIA		NIA	
			Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
	B1		58	624	39	423	0	0
	GF		946	10,183	895	9,631	385	4,143
	L01		1,390	14,962	1,318	14,186	808	8,697
	L02		382	4,112	346	3,722	222	2,390
	L03		241	2,594	207	2,233	164	1,763
TOTAL			3,017	32,475	2,805	30,195	1,579	16,993

PROPOSED AREAS

	FLOOR	FFL (AGL)	GEA		GIA		NIA	
			Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
	B1		472	5,081	400	4,306	260	2,799
	GF		908	9,774	847	9,117	582	6,265
	L01		1,423	15,317	1,337	14,391	959	10,323
	L02		1,240	13,347	1,092	11,754	672	7,233
	L03		561	6,039	489	5,264	356	3,832
TOTAL			4,604	49,557	4,165	44,832	2,829	30,451

