


5 Proposal

5.2.7 First Floor Plan

Key

 Studio Dwelling

 1 Bed Dwelling

1 Bed Wheelchair Dwelling

 2 Bed Dwelling



5.2.8 Second Floor Plan

Key

- Studio Dwelling
- 1 Bed Dwelling
- 1 Bed Wheelchair Dwelling
- 2 Bed Dwelling



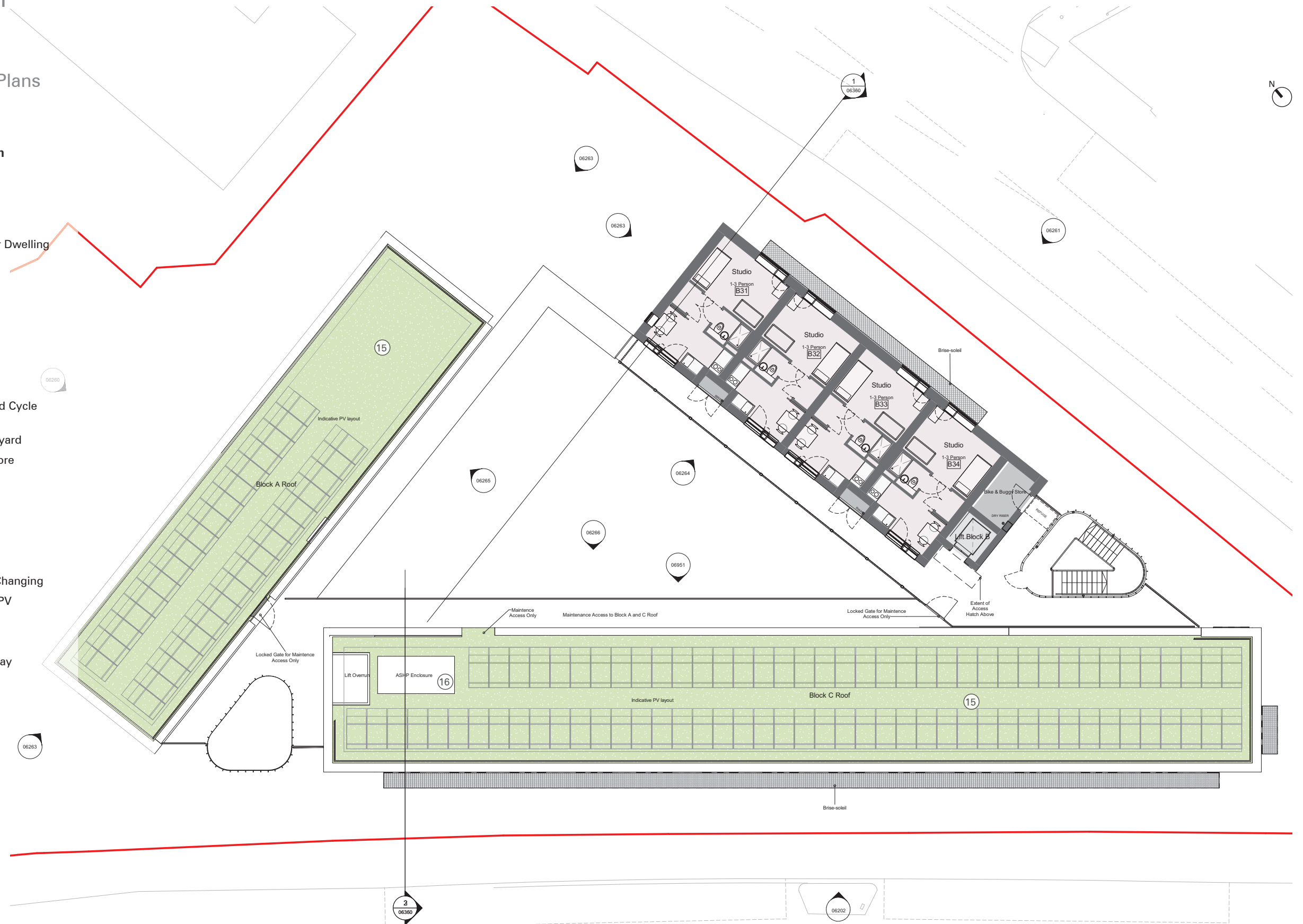
5 Proposal

5.2 Proposed Plans

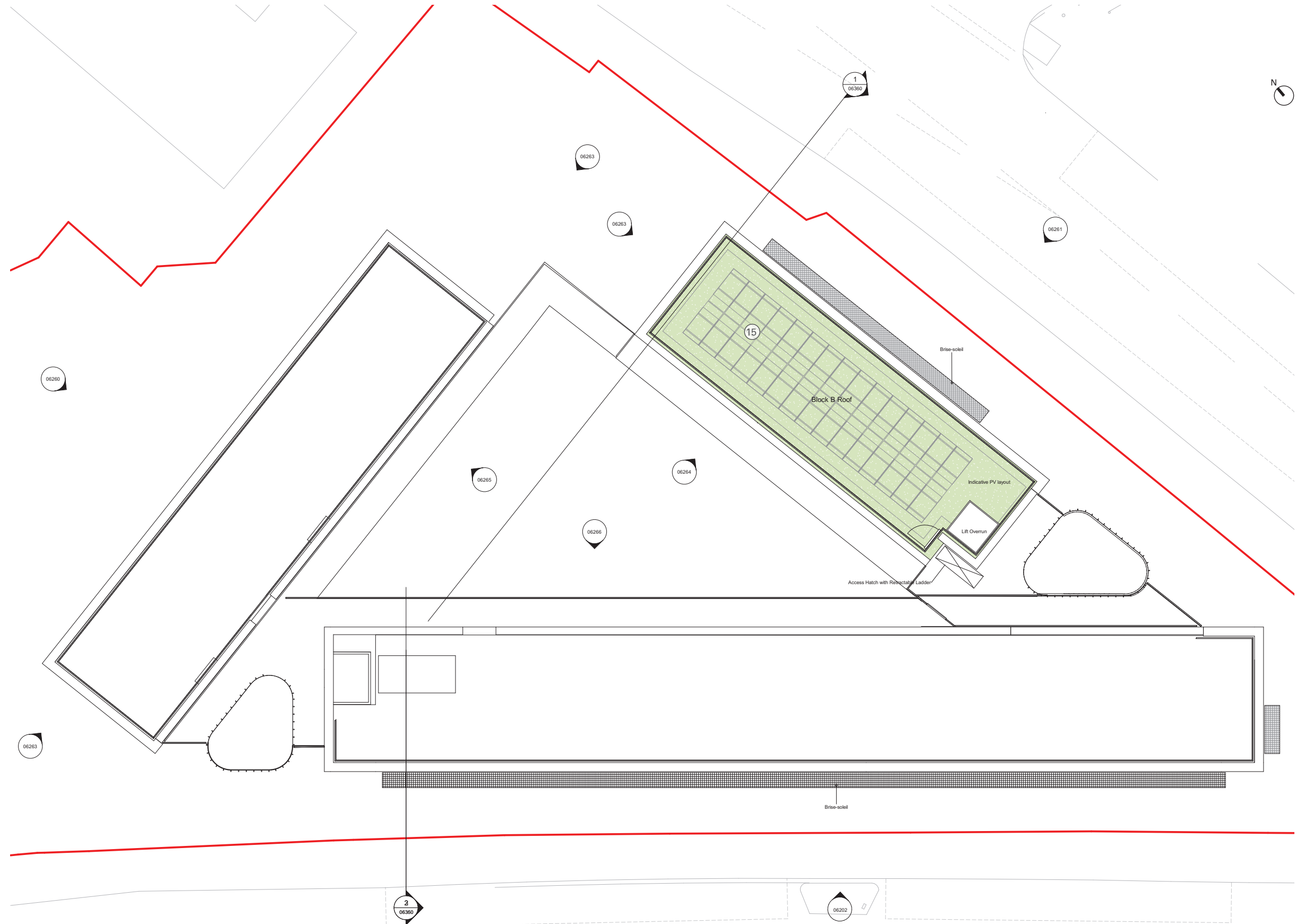
5.2.9 Third Floor Plan

- Key**
- Studio Dwelling
 - 1 Bed Dwelling
 - 1 Bed Wheelchair Dwelling
 - 2 Bed Dwelling

1. Entrance
2. Reception
3. Interview room
4. Common room
5. Pocket Garden
6. External Sheltered Cycle Store
7. Communal Courtyard
8. Buggy & Cycle store
9. Refuse Store
10. Electrical Intake
11. Plant
12. Furniture Store
13. Cleaner's Store
14. Staff Room and Changing
15. Green Roof with PV
16. Plant Enclosure
17. Server Room
18. Pedestrian Walkway



5.2.10 Roof Plan



5 Proposal

5.3 Building Layout

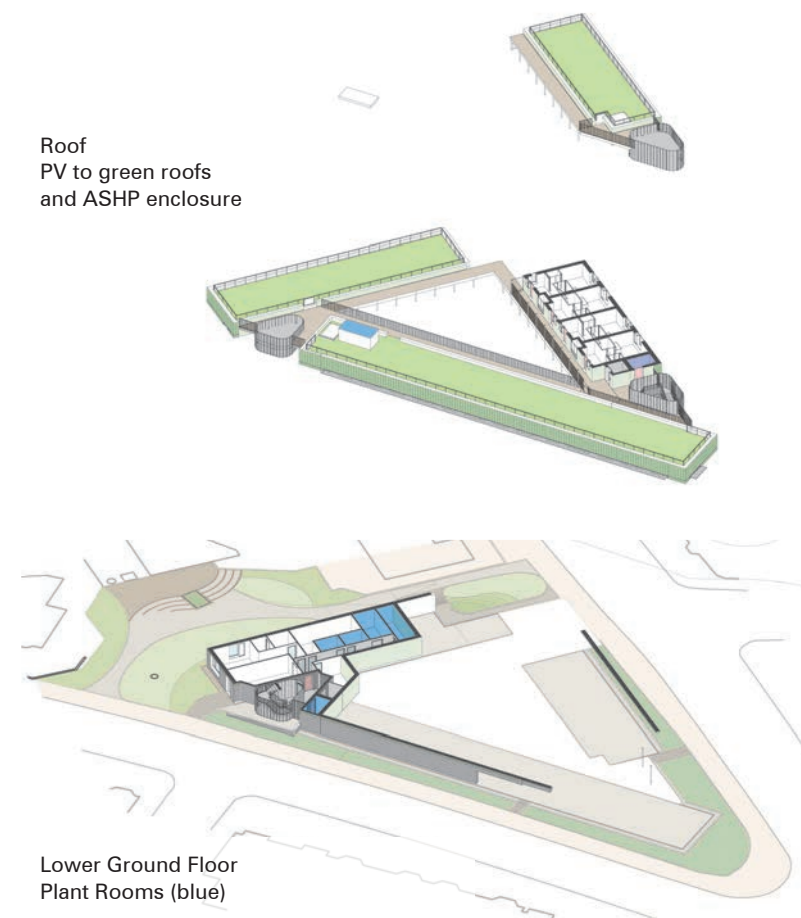
5.3.1 Building plant and services

The majority of centralised building plant is located on the lower ground floor within the plant rooms. On the third floor roof a small enclosure accommodates 2no. Air Source Heat Pumps (ASHP). All roofs accommodate PVs.

The plant rooms incorporate a water tank and pumps, hot water storage tanks, Air Source Heat Pump (ASHP) equipment, the electrical intake, and electrical meter rooms.

The plant rooms have direct access from within the building for inspection and maintenance purposes. A generous corridor linked to the refuse store at this level provides ease of replacement and future installation or upgrades. Louvred panels at high level will provide ventilation.

The alignment of the plan vertically allows bathrooms to be stacked, eliminating offsets. There are some exceptions to this to the wheelchair dwellings at lower ground. Vertical risers also serve each pair of flats and the cores.



5.3.2 Refuse

Residential waste is stored within two refuse stores located along Chester Road. One is at the lower ground level and the other is at the ground level.

On Tuesday 3rd September 2019 a phone meeting was held with Camden's Principal Environmental Services Officer to review the proposals, confirm requirements and refine the refuse strategy:

- No refuse chutes are proposed and it will be the responsibility of residents to deposit their waste in the refuse stores.
- The refuse stores are located in close proximity to the vertical circulation cores or the communal garden for ease of use for residents and are designed so that the horizontal travel distance from each dwelling entrance to the refuse stores is less than 30m.
- The refuse stores will be lockable, well-ventilated and incorporate wash down facilities and gulleys for ease of cleaning.
- The external entrances to the refuse stores are located within 10m of the location for refuse trucks to pull up. Dropped kerbs and level access ramps will be provided as required. Refer to the transport statement for further detail.
- The refuse stores provide adequate circulation for residents. This is indicated with a 1500mm turning circle on the plans.



5.3.3 Cycle storage

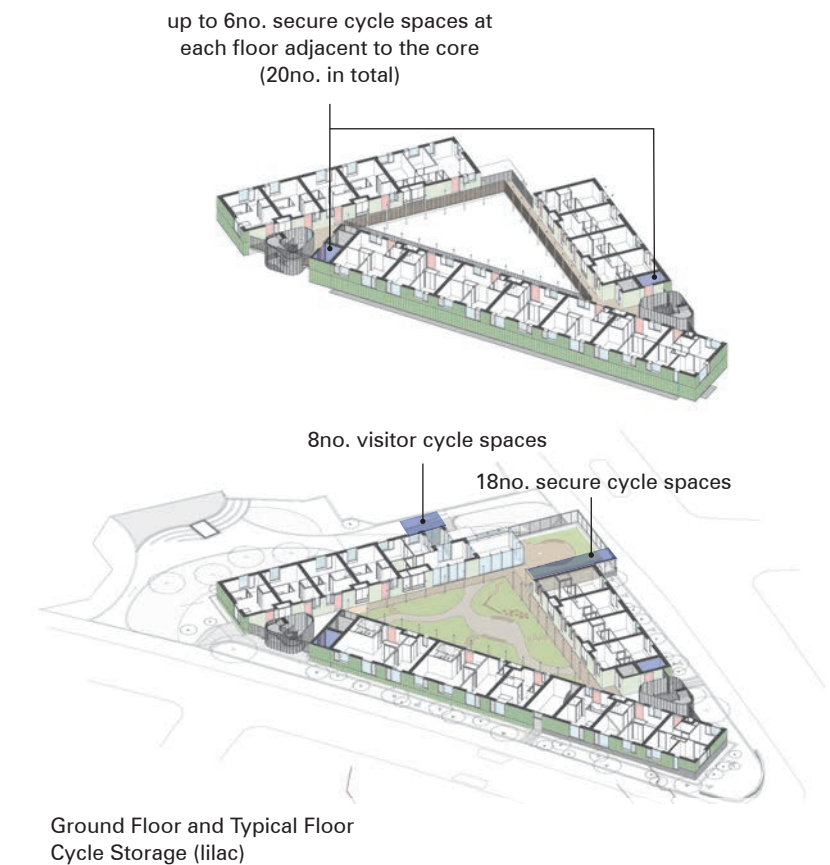
Cycle storage is provided in four locations within the proposal, providing a total of 38 secure spaces:

- 18no. spaces in covered sheffield stands
- 20no. spaces distributed across shared cycle & buggy stores, located at every level next to the circulation cores

These stores would only be accessible via the communal entrance lobby to provide additional security.

A further 8no. spaces are provided in a row of sheffield stands incorporated within the landscape proposals to the north of the building, for visitors and guests.

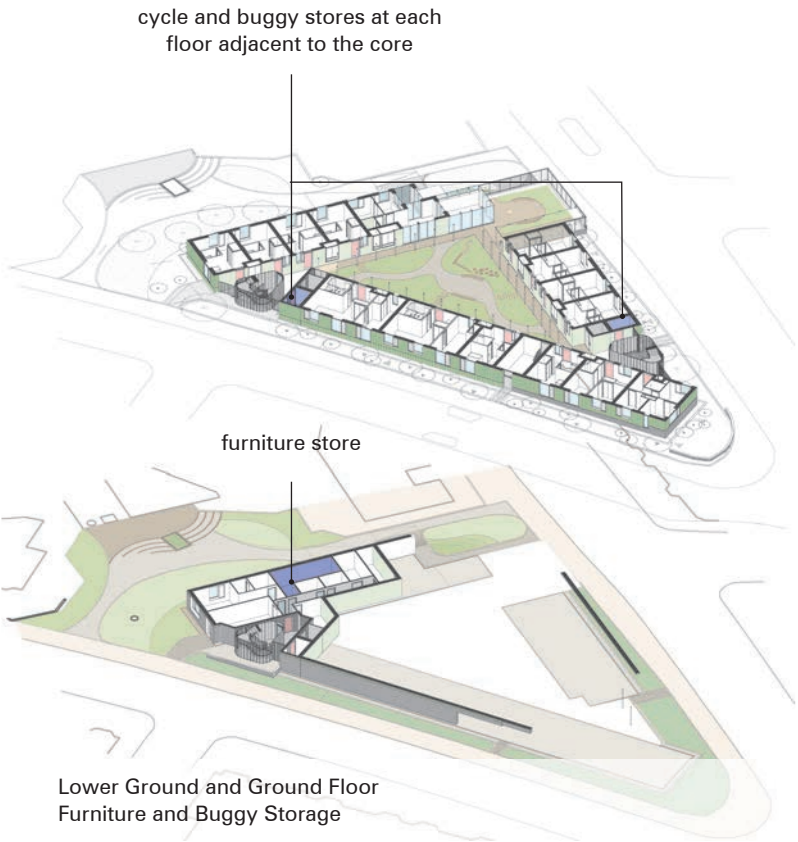
In the possible future scenario that the building is converted to general needs housing, the staff facilities and furniture store at the lower ground level could be converted to a bike store to serve the increased cycle storage needs of the accommodation.



5.3.4 **Furniture and Buggy Storage**

As part of Camden’s brief for the hostel, a portion of the building should be given to furniture storage to allow the hostel team to store furniture to serve families of different sizes. This has been located in the lower ground floor in a part of the site which is partially below ground and would not be suitable as a location for a dwelling.

In addition, in order to give families more space within their individual dwellings, shared cycle and buggy stores will be provided on every floor, adjacent to each lift.



5.3.5 **Amenity**

The Temporary Accommodation Client Team at LBC have stipulated that no private amenity space should be provided to individual dwellings, due to safeguarding and safety concerns.

The proposal integrates a sequence of communal amenity areas to provide spaces for residents to enjoy:

1. Pocket park to the pedestrian pathway around the entrance.
2. Communal courtyard at the heart of the proposal, around which dwelling access decks, cores and communal spaces are arranged.
3. Garden Room, providing a quieter breakout space away from the communal courtyard, situated below the canopies of the mature retained trees and a connection to the Common Room.



5.3.6 **Entrance and Accessibility**

The main residential entrance to the building will be clearly identifiable and will have secure controlled entry. Security and Hostel staff will be present 24-hours at the reception desk.

All principal main entrance doors to the building will be power assisted, with emergency breakout and accessible secure entry systems.

Details of automatic and power assisted entrance doors, sizes, glazing manifestation, accessible secure entry and exit systems, materials and finishes, lighting and acoustics are to be reviewed at the next stage of detailed design.

All communal entrance doors will be maintained and available for people to use at all times without requiring assistance. Each principal entrance will be designed to meet Building Regulations Approved Documents M and K and other relevant standards and include:

- Weather protection.
- Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width;
- The intercom will be located to suit all and have speech reinforcement and visual indication for users with hearing loss;
- A large easily traversable flush fitted solid mat (or similar) to remove water and dirt from shoes, wheelchairs and buggies; and
- Highly reflective internal finishes will not be specified.

In addition, wheelchair dwellings have been located at the ground level with easy access to the communal courtyard.

