5.4 Accommodation Schedule

5.4.1 **Summary of Accommodation**

	STUDIO	1-BED	1-BED WCH	2-BED	TOTAL
G	10	2	2		
1	8	7		1	
2	8	7		1	
3	4	0		0	
Total	**30**	**16**	**2**	**2**	**50**
%	60%	32%	4%	4%	
			Communal, staff and stores (sqm)		**161.1**
			Plant, refuse etc. (sqm)		**123**

5.4.2 **Density Statistics**

Site Area (Ha)	0.22	
Proposed no. Dwellings	50	
Proposed HR	72	
Proposed Dw / Ha	227	
Proposed HR / Ha	327	
Proposed ave. HR / Dw	1.4	
PTAL rating*	3 (urban)	5 (urban) *adiacent
PTAL guidance DW / Ha	45-170	45-260
PTAL guidance HR / Ha	200-450	200-700

5.4.3 **Amenity Provision**

	Area (sqm)
Courtyard	406
Roof Terrace	-
Pocket Park (est.)	495
Total	901

5.4.4 **Detailed Accommodation Schedule**

								Non residential area		Min. area per residential unit		NIA	
Level	**Dwelling Ref**	**Use**	**No. Bedrms**	**Max. No. Persons**	**Unit type**	**No. units**	**Total Hab.**	sqm	sqft	sqm	sqft	sqm	sqft
Lower Ground												0	0
	Furniture Stores	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	28.2	304				
	Plant, refuse etc.	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	102.6	1104				
	Staff & Common Areas	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	34.9	376				
Ground												443	4758
	Staff & Common Areas	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	73.4	790				
	Plant, refuse etc.	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	20.4	220				
	Studio	Residential	1	3	Dwelling A	10	10			25.5	274	255	2745
	1-bed	Residential	1	4	Dwelling B	2	4			37	398	74	797
	1-bed wheelchair	Residential	1	4	Dwelling D	2	4			56.5	608	113	1216
	2-bed	Residential	2	6	Dwelling C	0	0			53.2	573	0	0
First												517	5556
	Bike and Buggy Stores	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	10	108				
	Studio	Residential	1	3	Dwelling A	8	8			25.5	274	204	2196
	1-bed	Residential	1	4	Dwelling B	7	14			37	398	259	2788
	2-bed	Residential	2	6	Dwelling C	1	3			53.2	573	53.2	573
Second												517	5556
	Bike and Buggy Stores	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	10	108				
	Studio	Residential	1	3	Dwelling A	8	8			25.5	274	204	2196
	1-bed	Residential	1	4	Dwelling B	7	14			37	398	259	2788
	2-bed	Residential	2	6	Dwelling C	1	3			53.2	573	53.2	573
Third												103	1098
	Bike and Buggy Stores	Non Residential	*NA*	*NA*	*NA*	*NA*	*NA*	4.6	50				
	Studio	Residential	1	3	Dwelling A	4	4			25.5	274	102	1098
	1-bed	Residential	1	4	Dwelling B	0	0			37	398	0	0
	2-bed	Residential	2	6	Dwelling C	0	0			53.2	573	0	0
Total			**17**	**56**		**50**	**72**	**284**	**3058**			**1580**	**16968**

5.5 Typical Dwelling Development

5.5.1 Dwelling design principles

The homes have been designed to provide excellent thermal comfort, ventilation, natural light and views. The homes will be generously proportioned with good sized, usable rooms and high floor to ceiling height.

Typical features to dwellings will include;

- Dwelling entrance doors wider than standard to provide ease of access
- Walls and floors between flats will incorporate high levels of acoustic insulation
- Low energy light fittings throughout will reduce energy bills
- Good-sized, high-performance windows will provide good natural light throughout
- Separate kitchen areas that have access to natural light and ventilation where possible
- External walls incorporate high levels of insulation to reduce heating bills
- No private balconies or amenities to safeguard vulnerable residents. It is proposed that the landings and parts of the communal deck will be big enough to sit out on
- All dwellings are dual-aspect and none of the dwellings are solely north facing, to provide excellent ventilation, daylight and views.

5.5.2 Psychologically Informed Environments (PIE)

The building layout and entrance sequence have been influenced by the advice given to the design team during during the workshop.

In addition, the principles of PIE are reflected in the typical dwelling design. These include;

- A sliding partition to allow for greater control of the use of living spaces.
- Acoustically attenuated ventilation panels to control airflow and temperature without compromising noise levels and privacy.
- Dual aspect dwellings with spaces that either face the street or the courtyard to offer choice to residents.
- A strong connection to the courtyard.
- A high quality landscape courtyard at heart of the scheme.
- The common room is located adjacent to an external ‘garden room’.

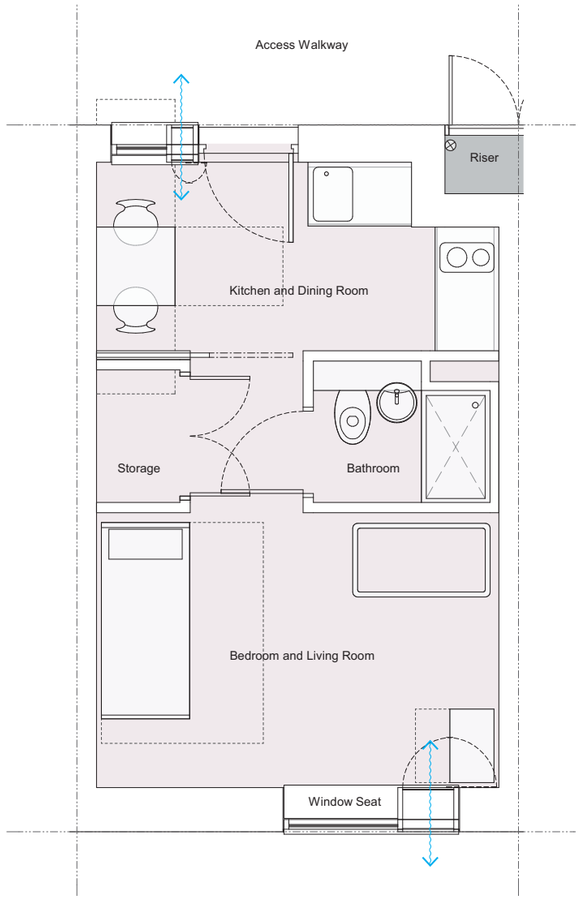
5.5.3 Studio

The studio dwellings are 25sqm and accommodate a family of 1-3 people. The proposed studio layout has been designed with two distinct living areas to each aspect of the dwelling. This takes advantage of the full depth of the dwelling to maximise the sense of space in a relatively small area.

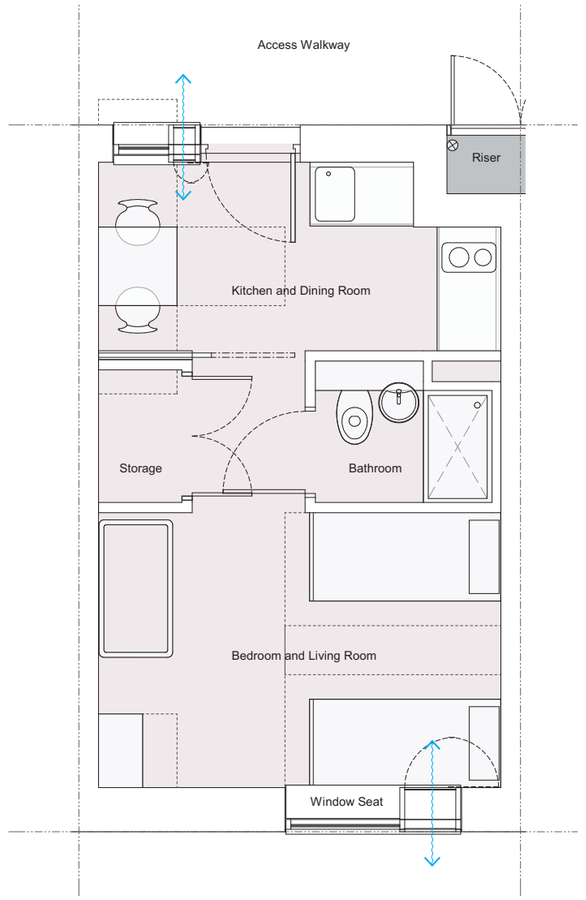
A natural separation of spaces between sleeping and kitchen/dining areas is created through built in storage and the access to the shower room, which can be separated further with an internal sliding door.

This would allow a parent to stay awake later than a child, for example, and also allows up to 3 persons to sleep in the sleeping space in accordance with Camden’s HMO guidelines.

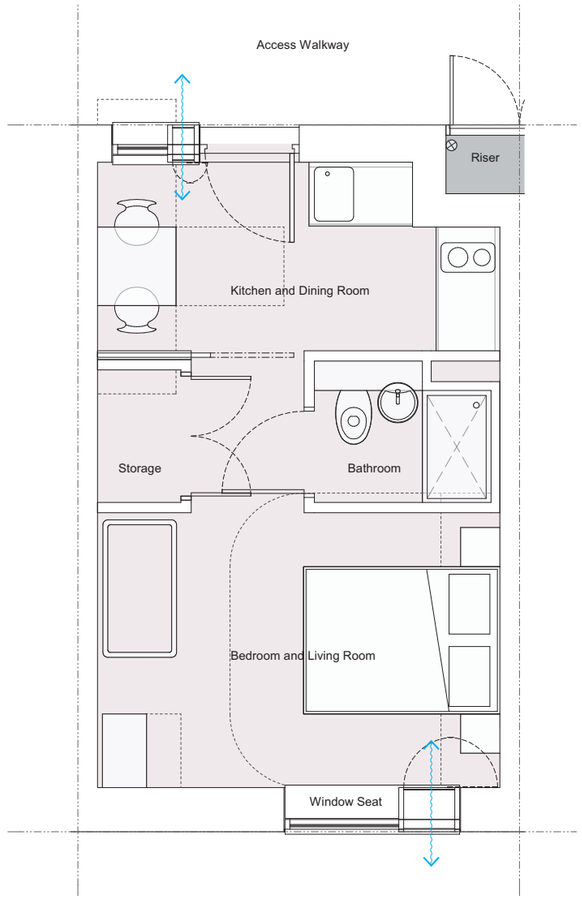
The layouts below show the typical studio with alternative furniture layouts in the bedroom and living room to suit the needs of different families or users.



Studio layout with single bed and cot

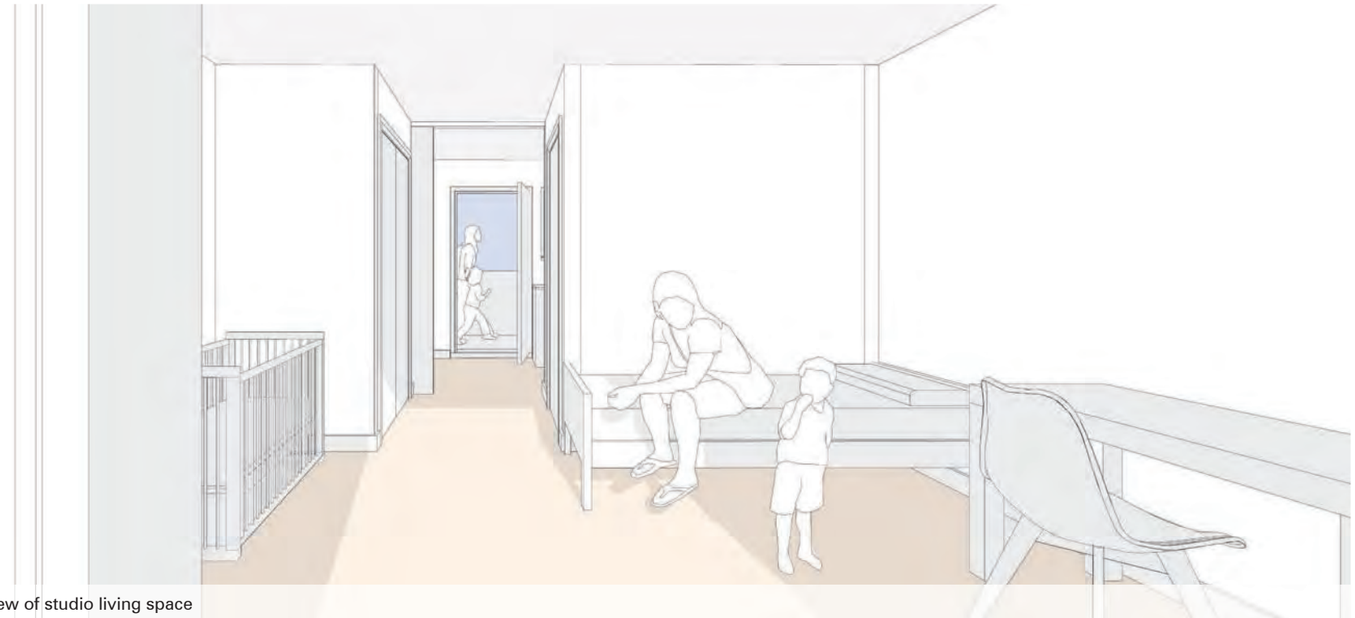


Studio layout with two single beds and cot



Studio layout with double bed and cot

View into studio from entrance



View of studio living space

5 Proposal

5.5 Typical Dwelling Development

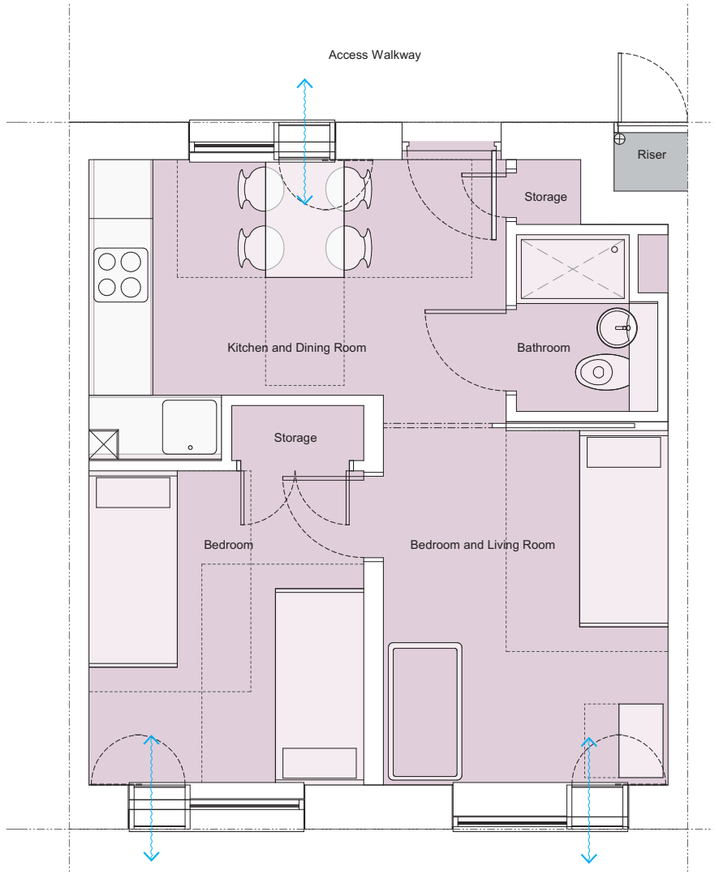
5.5.4 **One bed**

The one-bed dwellings are 37sqm, and be able to accommodate a family of 2-4 people. The proposed one-bed layout has also been designed with two distinct living areas to each aspect of the dwelling.

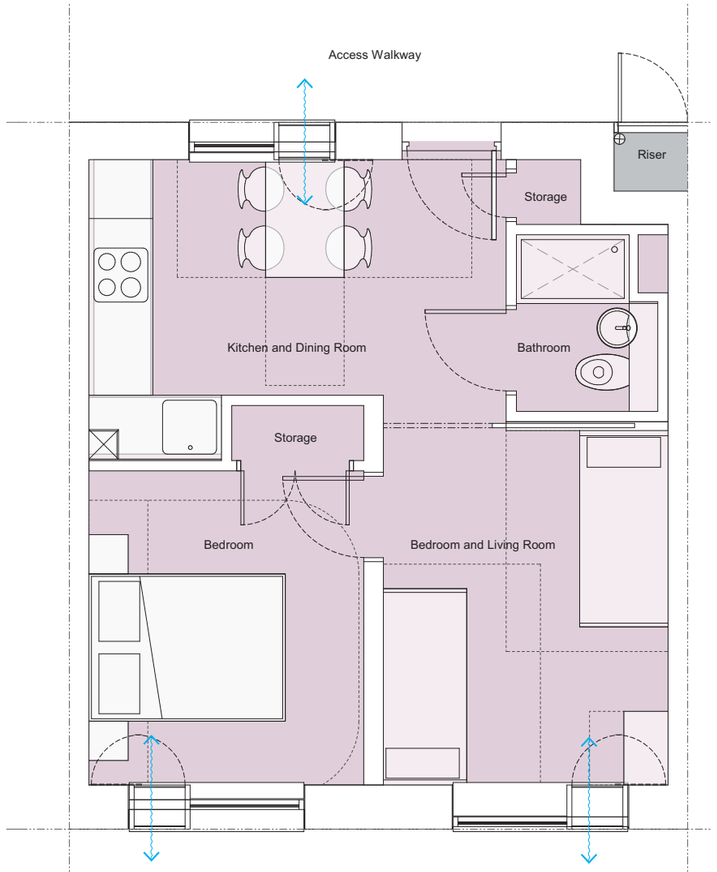
A natural separation of spaces between the living/sleeping area and kitchen/dining areas is created by offsetting these spaces diagonally, which could be separated further with an internal door if required

This would allow a parent to stay awake later than a child, for example, and also enables up to 3 persons to sleep in the sleeping space in accordance with Camden's HMO guidelines.

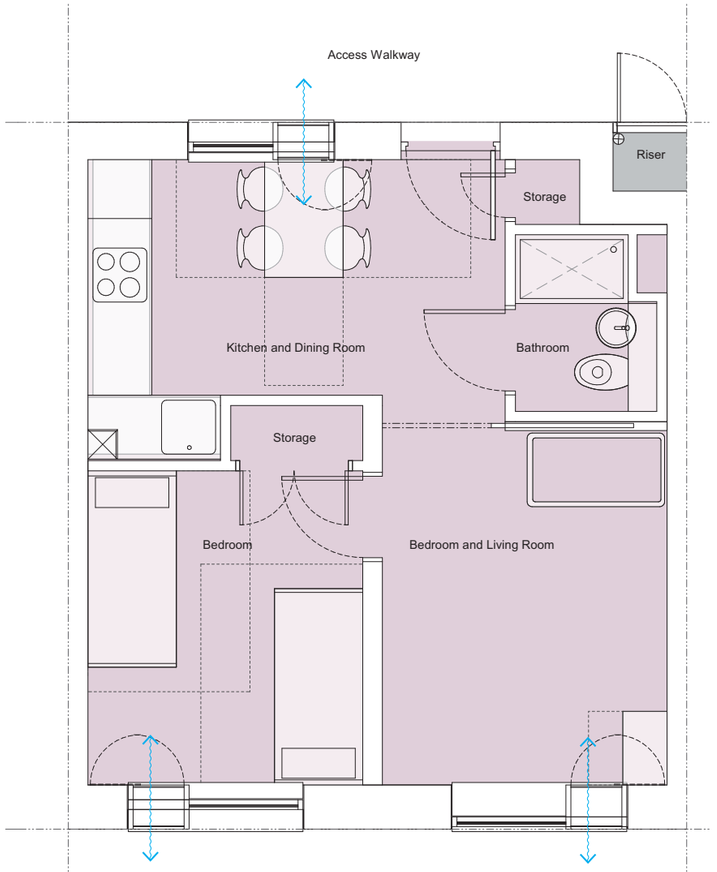
The layouts below show the typical one bed flat with alternative furniture layouts in the bedroom and living room to suit the needs of different families or users.



One-bed flat layout with three single beds and cot



One-bed flat layout with double bed, single bed and cot



One-bed flat layout with two single bed and cot

52

View into one-bed flat from entrance

View of one-bed flat living space

5 Proposal

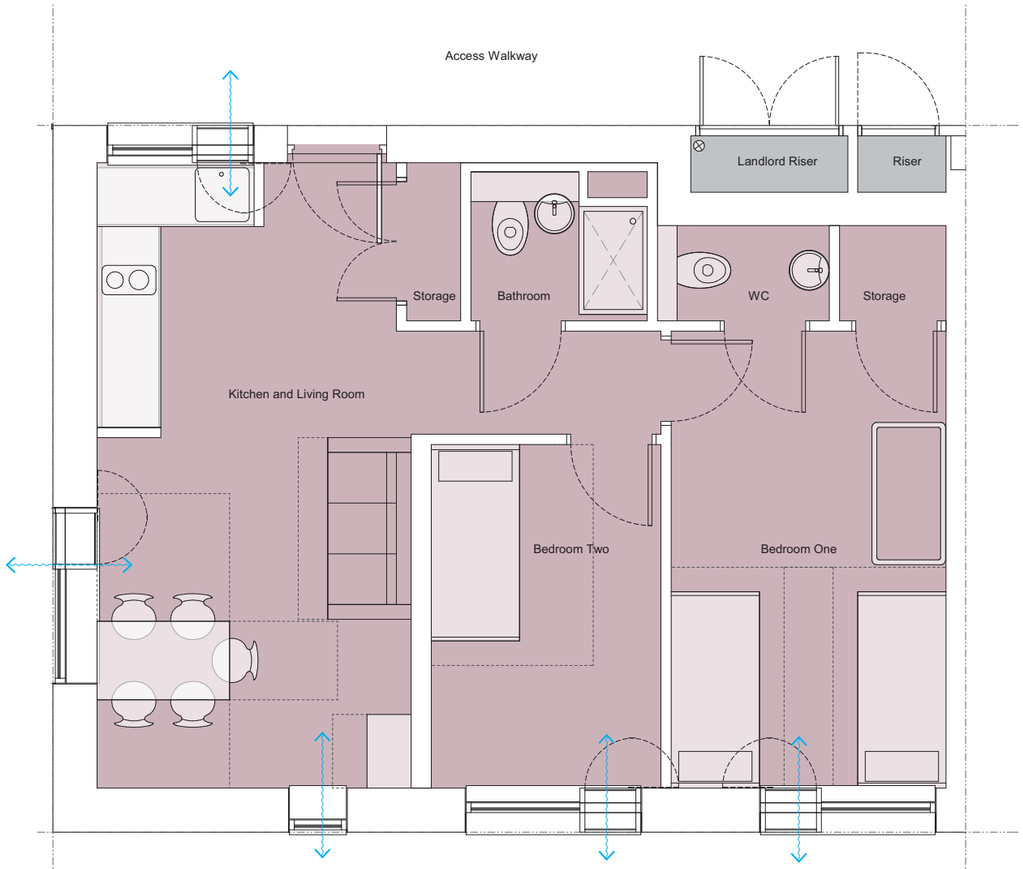
5.5 Typical Dwelling Development

5.5.5 **Two bed**

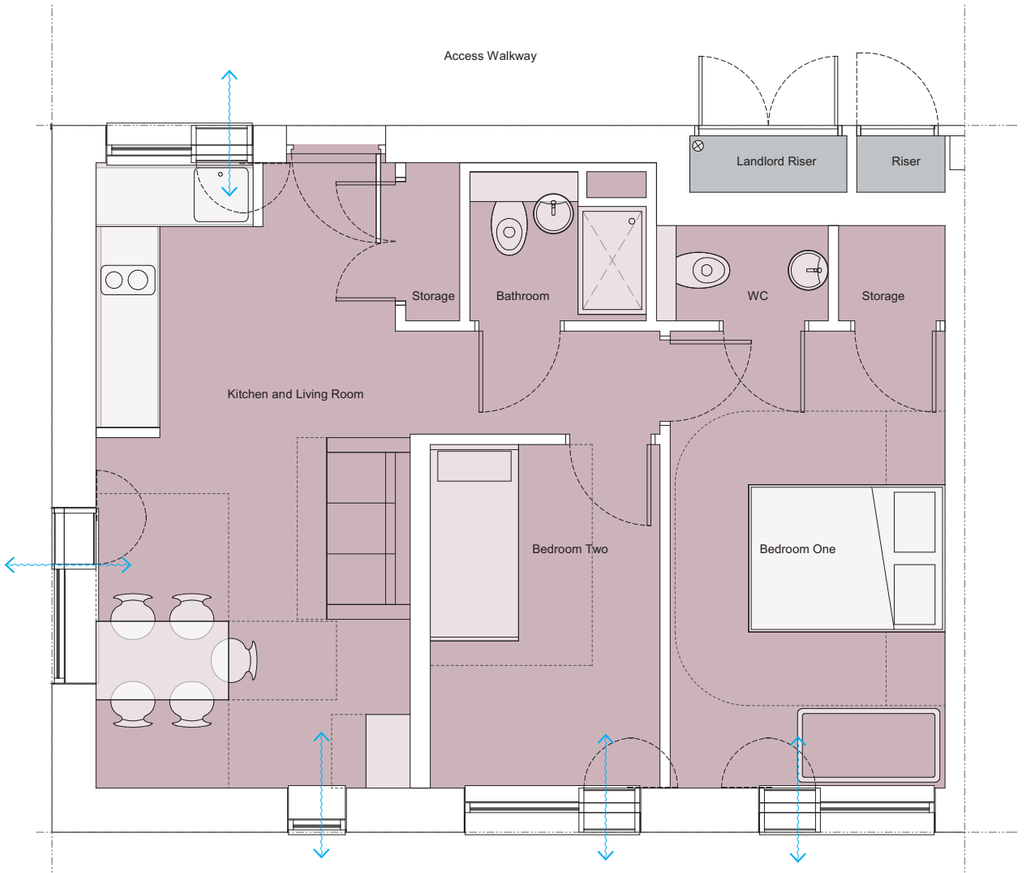
The two-bed dwellings will be 57sqm, and be able to accommodate a family of 3-5 people. The proposed two-bed layout has been designed above the entrance and reception to the building, and benefits from triple aspect views for the residents of this unit.

The space allows for three distinct spaces: two bedrooms and a living/ dining room that overlooks the canopies of the retained mature trees.

These distinct spaces allow for the larger of families to maintain their privacy and a family dynamic within the space.



Two-bed flat layout with three single beds, cot and sofabed



Two-bed flat layout with double bed, single bed, cot and sofabed

5.5.6 **Wheelchair Dwelling**

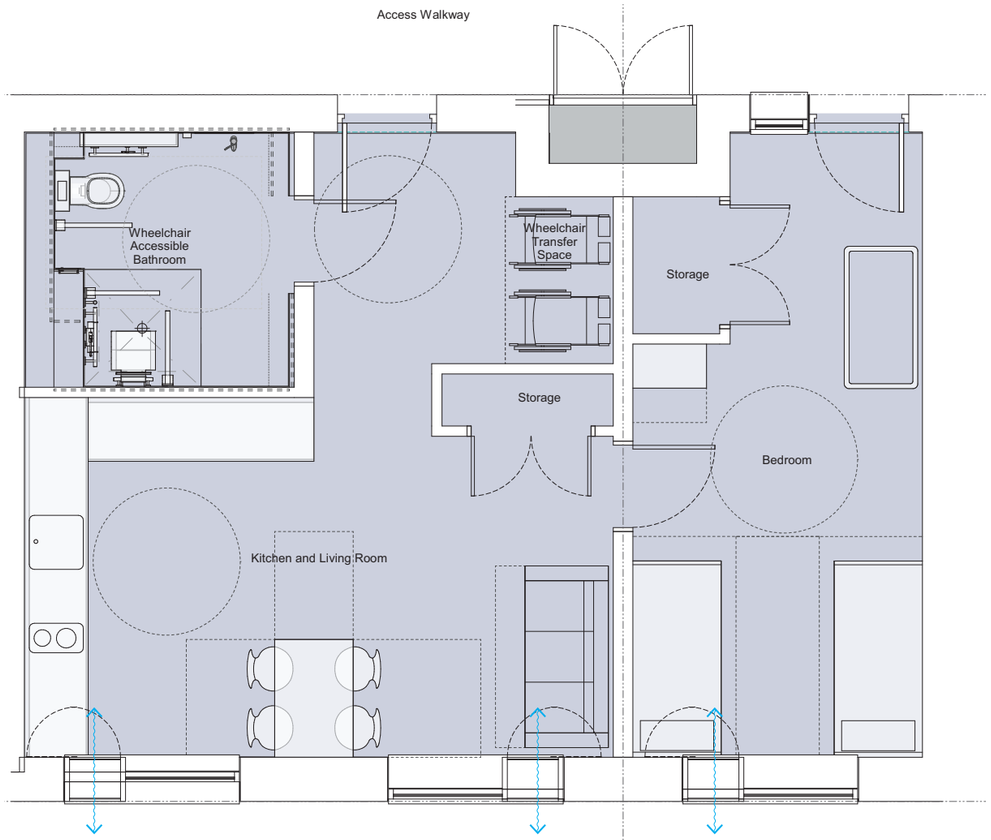
There are two wheelchair dwellings in the proposal, that are 56sqm and 57sqm.

These are located on the ground floor to provide ease of access for wheelchair users. The dwellings comply with Part M(3) requirements for a one-bed general needs wheelchair dwelling.

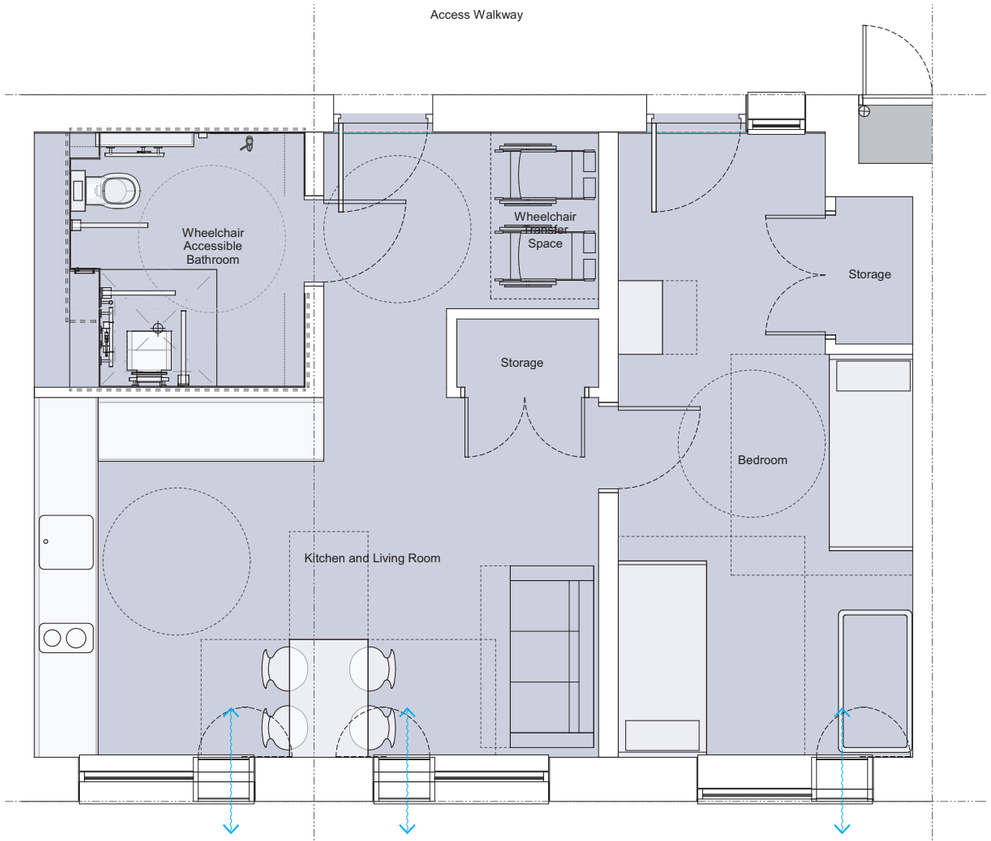
Subject to a detailed assessment by the LBC temporary accommodation team and occupation therapist prior to moving in, these dwellings could accommodate a family of up to 4 persons.

The wheelchair dwellings differ slightly in layout and in the window types serving each room, in order to align with loadbearing walls, risers and structural openings on the storeys above. This provides further variation and opportunity for personalisation

Following a review with LBC's fire safety team, a secondary escape route is provided via an emergency exit door from the bedroom into the courtyard for additional safety.



Wheelchair dwelling type A layout with two single beds, cot and sofabed



Wheelchair dwelling type B layout with two single beds, cot and sofabed

5.6 Elevational Study

5.6.1 **Local Character**

The local area is characterised by confident domestic architecture from successive eras of development. Each development has celebrated its distinct character to capture the design aspirations of the period. The following key observations have informed our approach to the elevation design:

- Materials - a variety of bricks, with some render and concrete
- Windows - the size of openings in the facades express a hierarchy for the internal functions and proportions of rooms
- Mirroring - terraced properties are paired and mirror one another
- Corners - corners are treated simply, with little or no articulation
- Stepping - houses step with the changing topography of the street
- Contemporary motifs - each successive era draws on the motifs of its time
    - Highgate Newtown Phase 1 presents a striking modernist aesthetic.
    - Highgate Newtown Phase 2 uses filigree metalwork and expressive vertical circulation to draw the street up and into the building organisation, countered with horizontal bands of brickwork.
- Houses along Chester Road feature prominent bays, plaster or stone lintels in some instances, and intricate brick detailing in others.
- The mansion blocks present an elegant and robust proportion with an expressive plinth.

Terraced housing, north east street frontage along Chester Road

Mansion blocks, south west street frontage further along Chester Road

South west street frontage facing the site along Chester Road

Highgate New Town Phase 1, north of the site

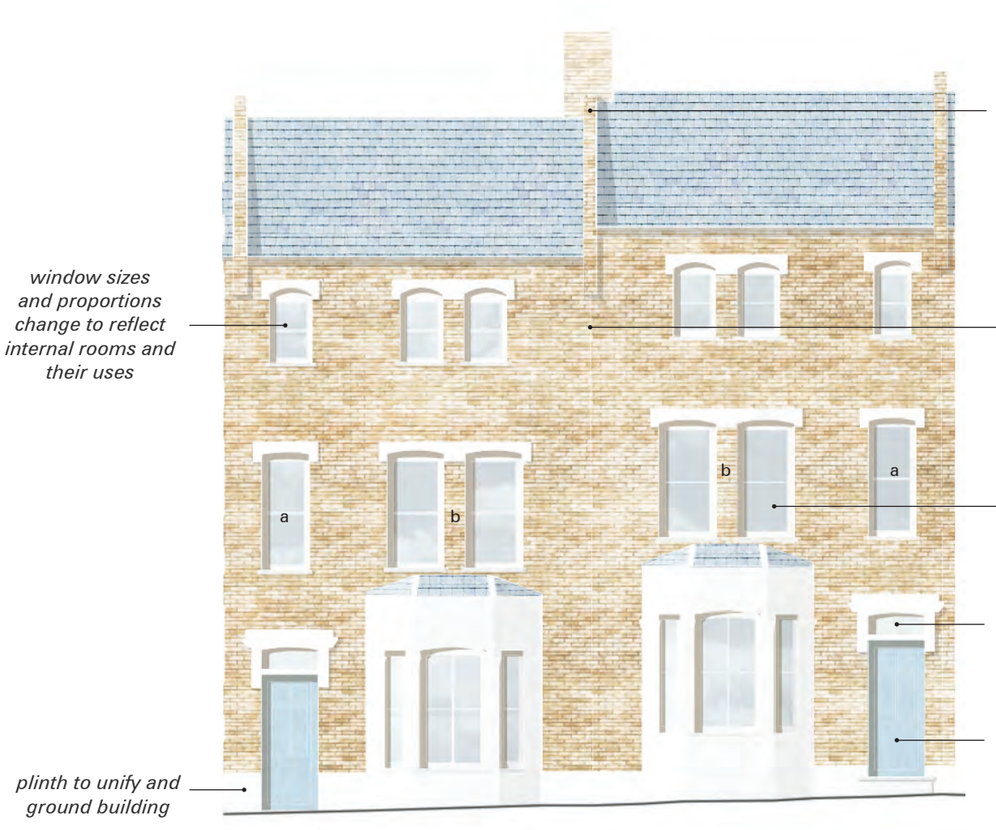
Highgate New Town Phase 2, Dartmouth Park Hill, adjacent to the site

Winscombe Street, close to the site

5.6.2 **Chester Road Terrace Study**

A drawn study of the terraced houses close to the site on Chester Road demonstrates the qualities highlighted in the previous section.

Features that have informed the design development of the proposal are highlighted below.



Chester Road - typical terrace on north east street frontage

Chester Road - typical terrace on south west street frontage

5 Proposal

5.6 Elevational Study

5.6.3 **Material Considerations**

Modern Methods of Construction (MMC)

The proposed scheme has been developed to suit modern methods of construction, which could include a Light Guage Steel Superstructure. This has the advantage of:

- Improving quality and workmanship of key building elements.
- Reducing the overall construction programme to allow LBC to meet the needs of its Temporary Accommodation services more quickly.
- Minimising disruption to residents as building elements are assembled quickly on site.

In developing the material palette for the proposal, the design team considered materials that would suit the construction method whilst also being appropriate to the character of the Dartmouth Park Conservation Area.

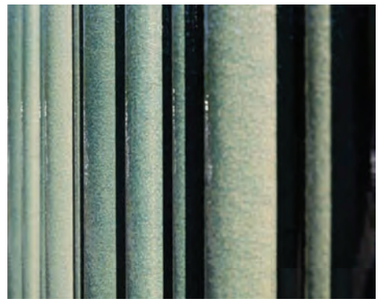
Terracotta Tile External Street Facade

The precedents on the right consist of examples of glazed terracotta tiles used in contemporary housing schemes to animate and enhance a rational building form and typology.

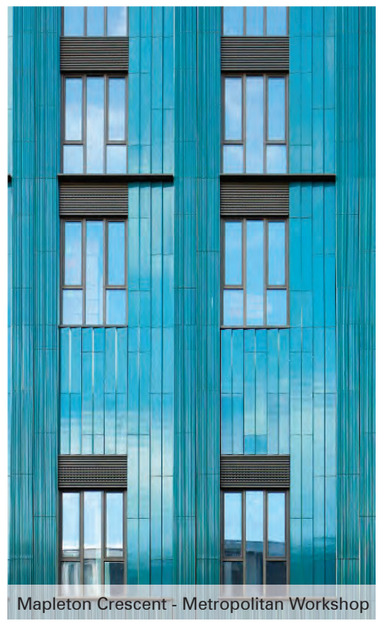
In Humanitas, the use of varying curved profiles of tile in horizontal bands to articulate the arrangement of windows across the facade creates a tactile and expressive movement across the building, in contrast to its simple rectlinear form. The curvature is further emphasised through the introduction of a simple plinth at the ground floor which beds the building into its surronuding context.

At Mapleton Crescent, three different tile profiles are used to animate this tower block and emphasise its verticality. The way in which light bounces off the glaze creates a variety of tones across the facade that reflect the sky and colours present in the surrounding area.

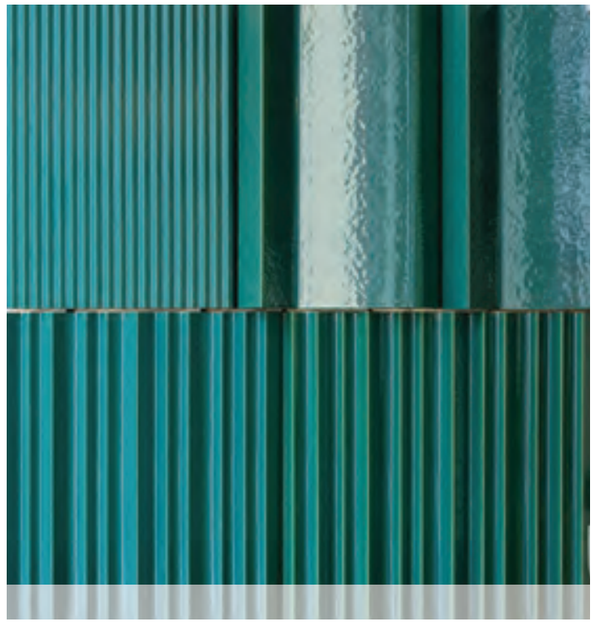
At Chester Road, the verdent qualities of the site and its existing mature trees will be celebrated through the use of a glazed green terracotta tile as the primary street facing materal.

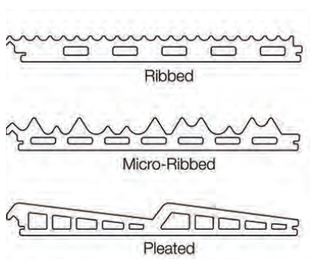


Humanitas - Alters and Pflegeheim



Mapleton Crescent - Metropolitan Workshop





Brick Plinth

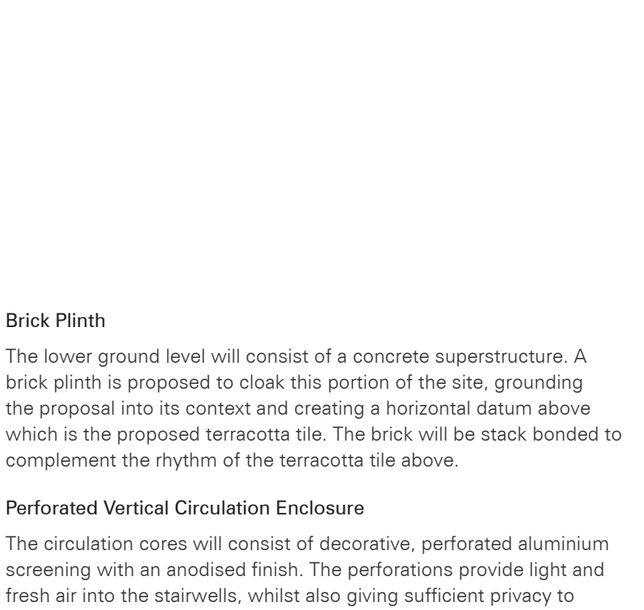
The lower ground level will consist of a concrete superstructure. A brick plinth is proposed to cloak this portion of the site, grounding the proposal into its context and creating a horizontal datum above which is the proposed terracotta tile. The brick will be stack bonded to complement the rhythm of the terracotta tile above.

Perforated Vertical Circulation Enclosure

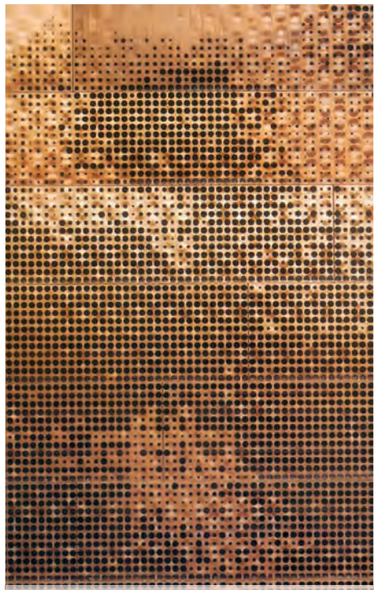
The circulation cores will consist of decorative, perforated aluminium screening with an anodised finish. The perforations provide light and fresh air into the stairwells, whilst also giving sufficient privacy to residents and glimpses out to the street.

Rendered Internal Courtyard Facade

The internal courtyard will feature a light, bright, rendered finish. This is to improve light throughout the walkways and courtyard. The render will be heavily textured for durability and visual variation.

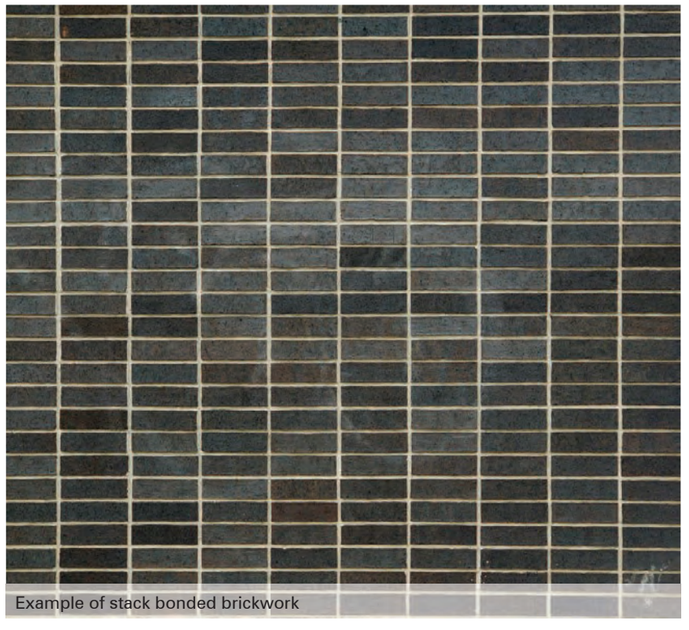



Royal Veterinary College - Hawkins Brown


de Young Museum - Herzog & de Meuron


Alb Oru Cultural Centre - Devaux + Devaux Architects


Immeuble Less - AAVP Architecture

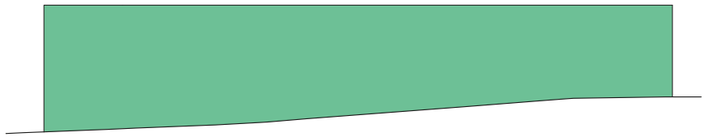

Example of stack bonded brickwork

5 Proposal

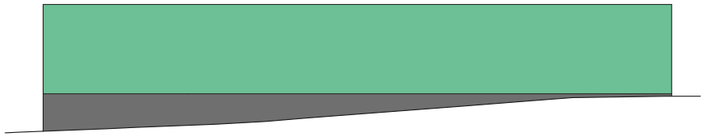
5.6 Elevational Study

5.6.4 **Elevation Development**

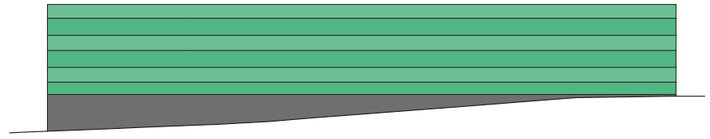
The following diagrams show the design progression of the elevation design.



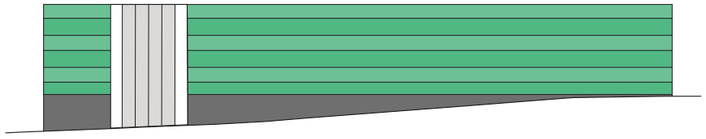
1 - The overall form of the building is a simple rectilinear massing.



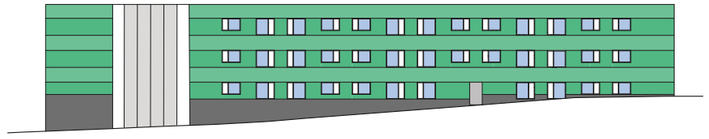
2 - A plinth at the lower ground level roots the building into the surrounding topography.



3 - Horizontal bands of profiled tile create interest and will catch light in different ways across the facade.



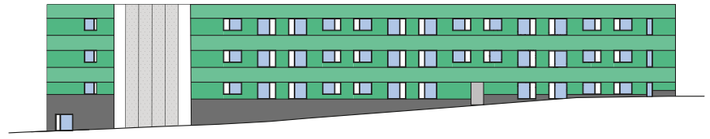
4 - Vertical expression of the stairwells breaks down the massing of materials across the facade.



5 - A regular rhythm of paired windows reflects the functions of the rooms inside each dwelling.

Generous windows are proposed for living rooms incorporating a window seat, and smaller windows are proposed for bedrooms requiring more privacy.

The refuse store entry provides a natural point to step the plinth with the topography of the street.



6 - Decorative perforations are incorporated into the facade of the vertical circulation spaces.

Each of the corner elevations features a row of special windows in a special flat type, to further provide views down the street for these dwellings.