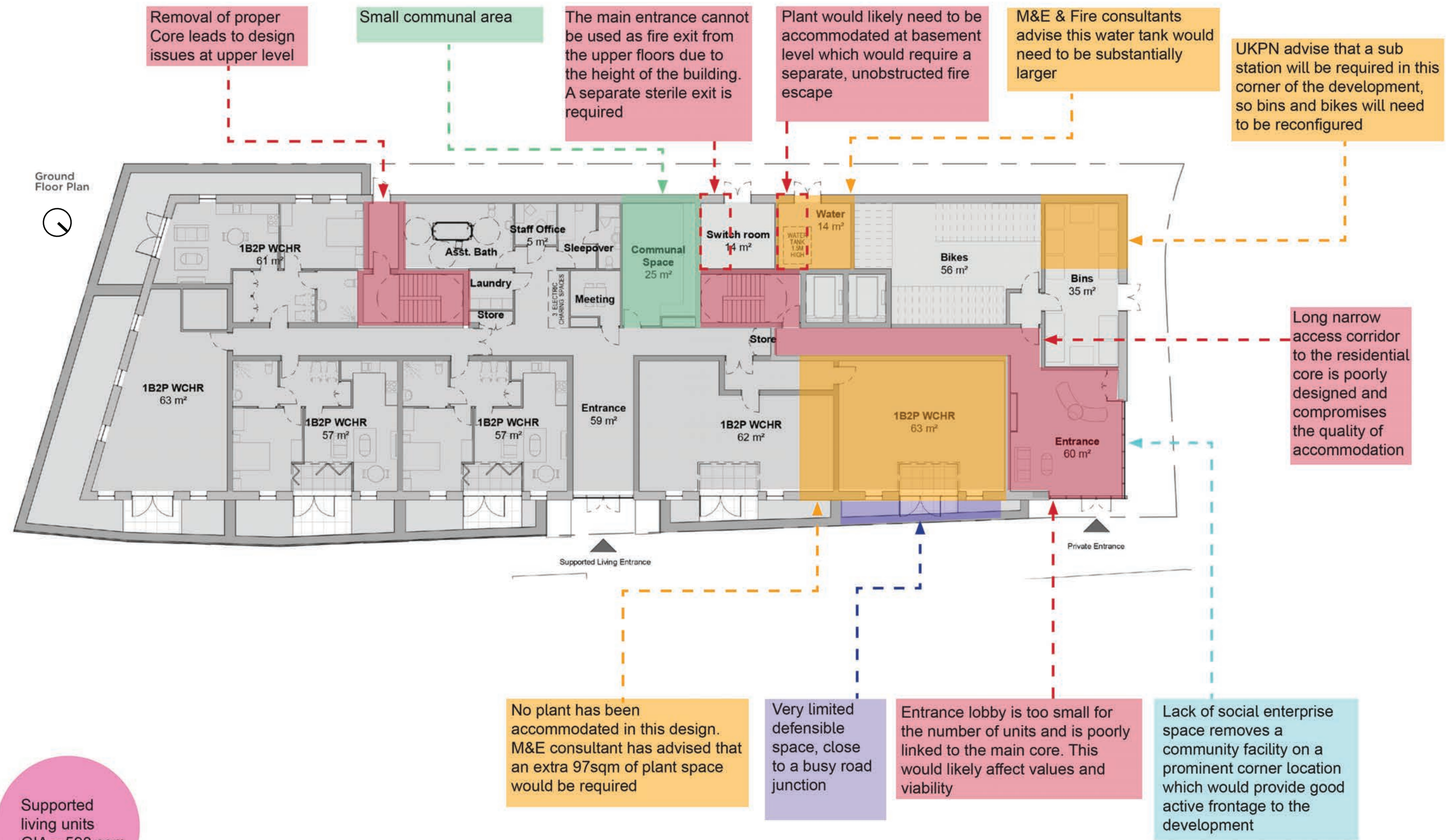
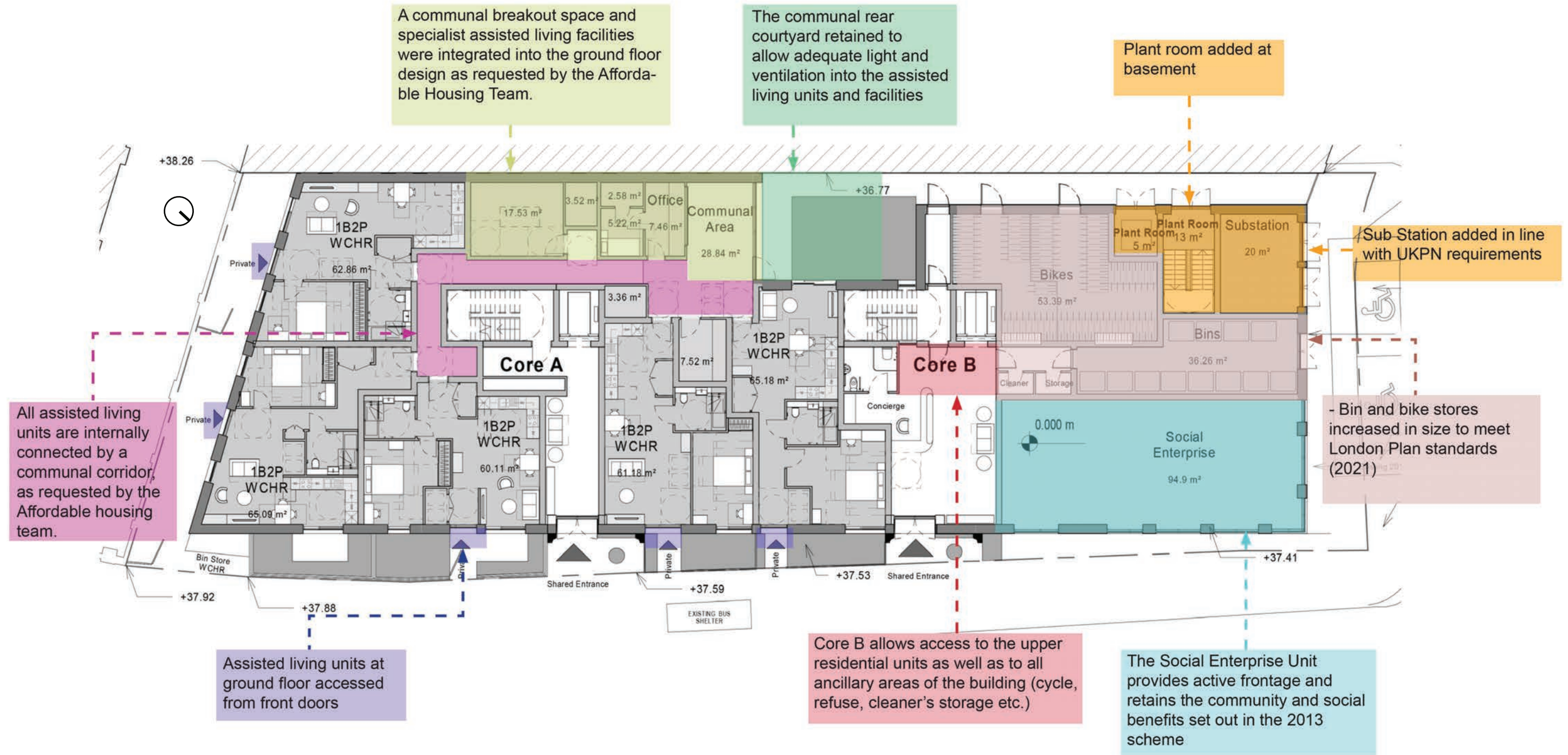


2020 FEASIBILITY STUDY, GROUND FLOOR



GM LONDON PROPOSED SCHEME PRESENTED AT 17.12.2021 PLANNING MEETING

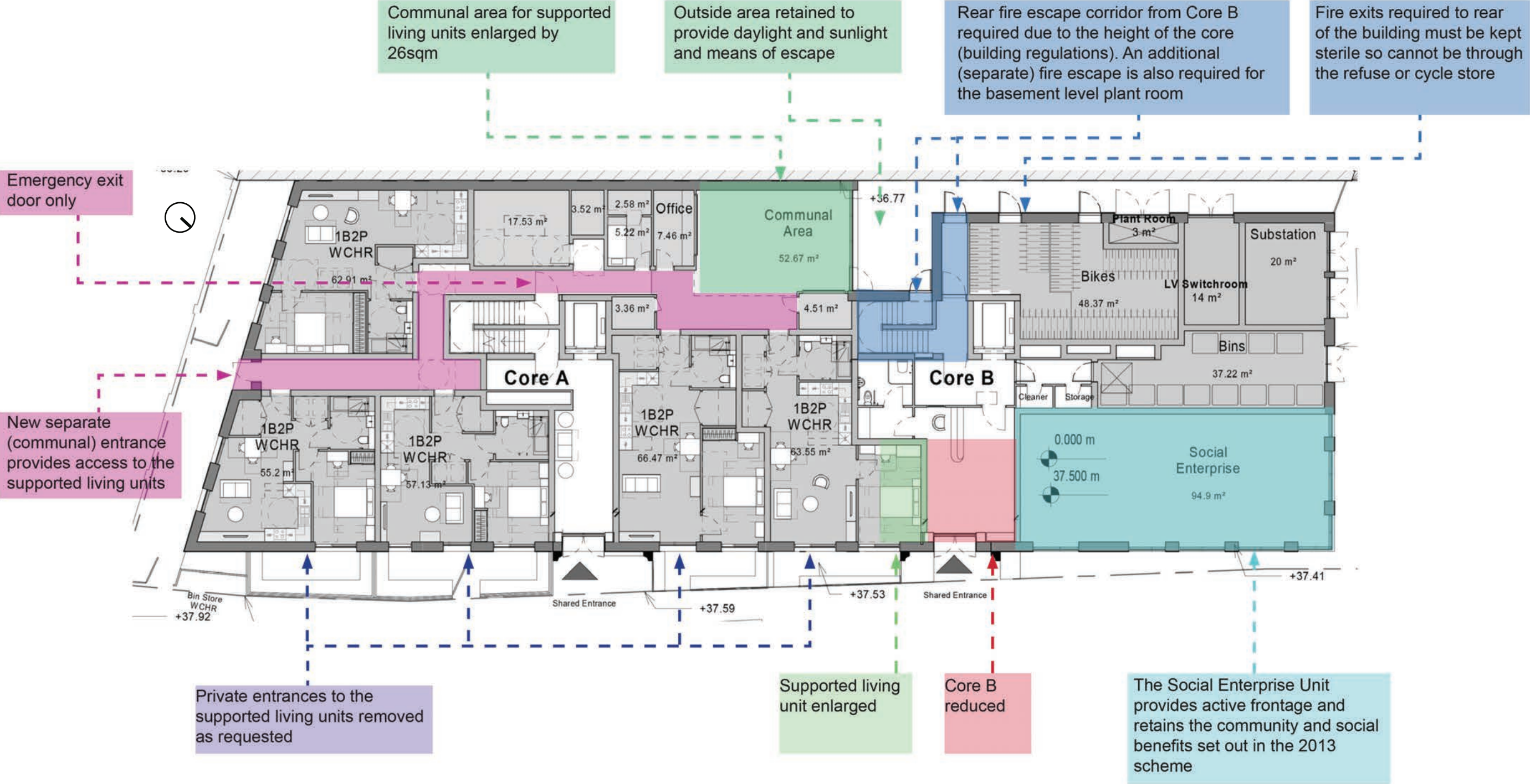


The above ground floor plan was presented to Camden Affordable Housing Team on 17.21.2021:

- The proposed ground floor features all assisted living units at ground floor, access by front doors and a communal rear entrance. All assisted living units are internally connected by a corridor and comply with the current DDA standards.
- The private units are accessed through two entrances fronting Highgate Road. This ensures that the main elevation of the building is activated and that residents can access their apartments from a well lit and secure entrance.
- Building services (Plant area, refuse storage area and bike storage area) have increased in size to comply with current building design standards.
- The Social Enterprise unit has been retained to become a commercial unit - GM London envisage this to be a cafe. This ensures that the proposed scheme has an active street frontage at ground floor and maintains the community and social benefits set out in the 2013 scheme.

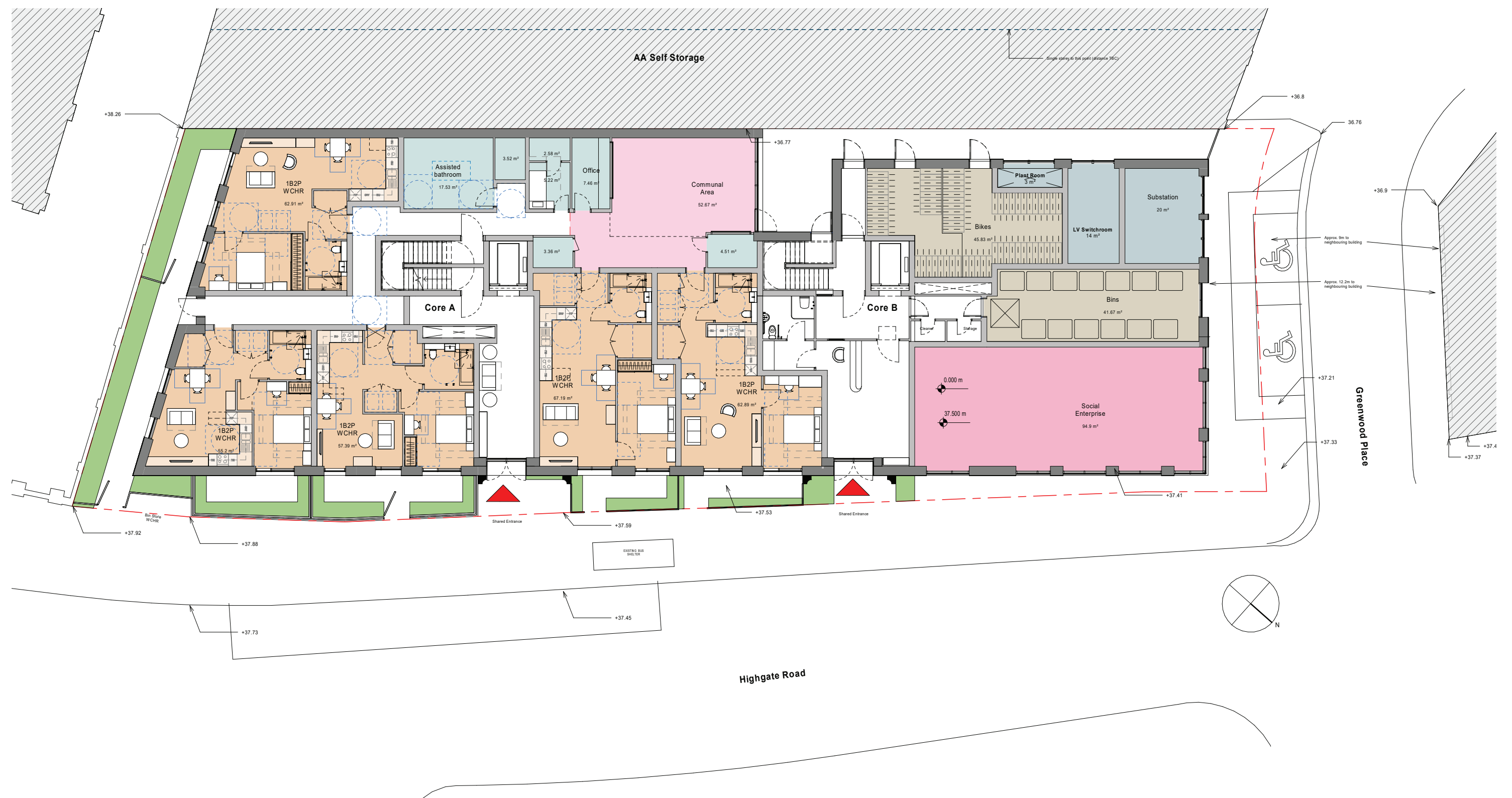
Supported living units
GIA = 483 sqm

CHANGES MADE TO THE GROUND FLOOR FOLLOWING THE 17.12.2021 PLANNING MEETING



Supported living units
GIA = 509 sqm

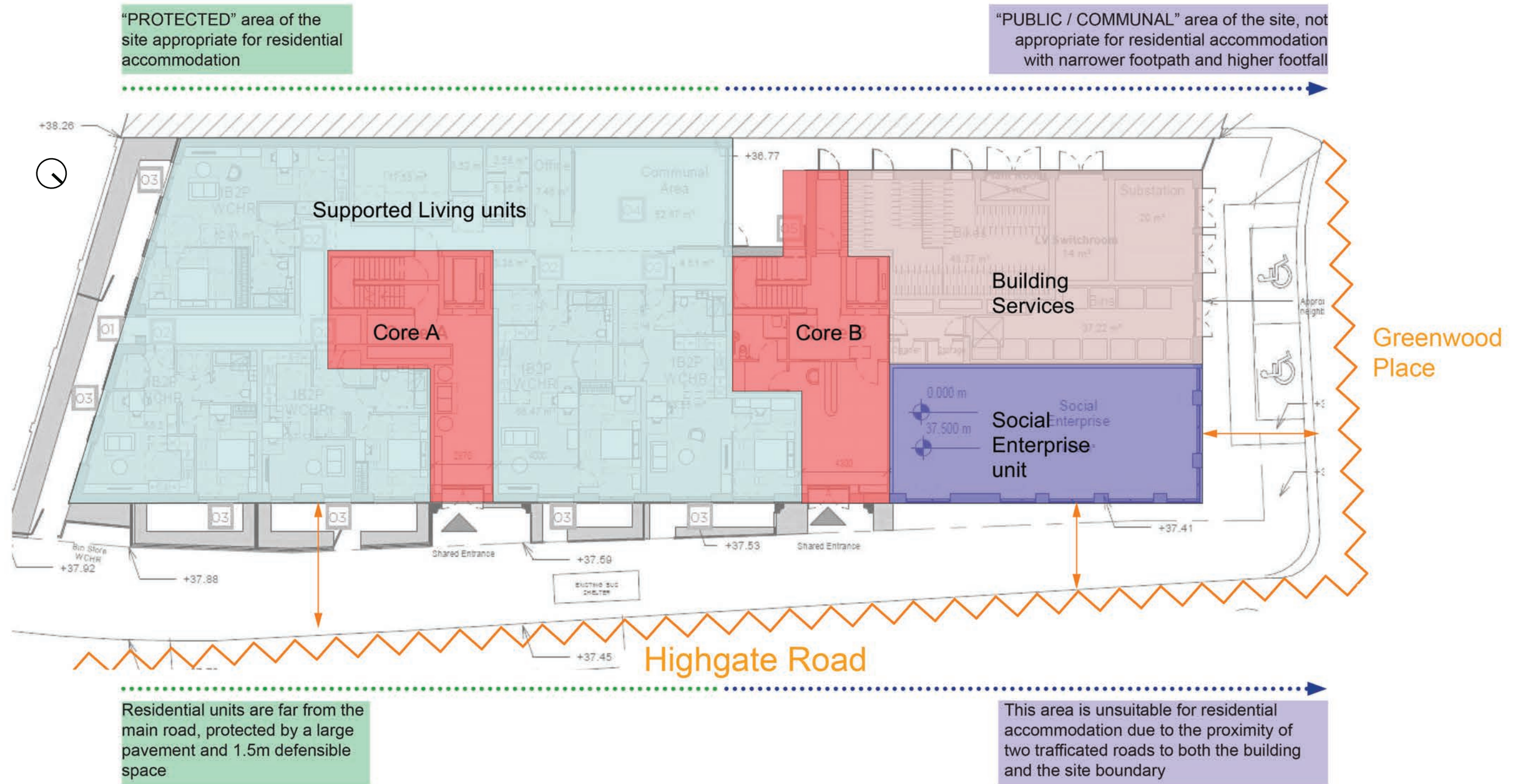
PROPOSED GROUND FLOOR DESIGN FOLLOWING THE 17.12.2021 PLANNING MEETING



The proposed ground floor design satisfies current design standards and responds to the Planning and Affordable housing team requests

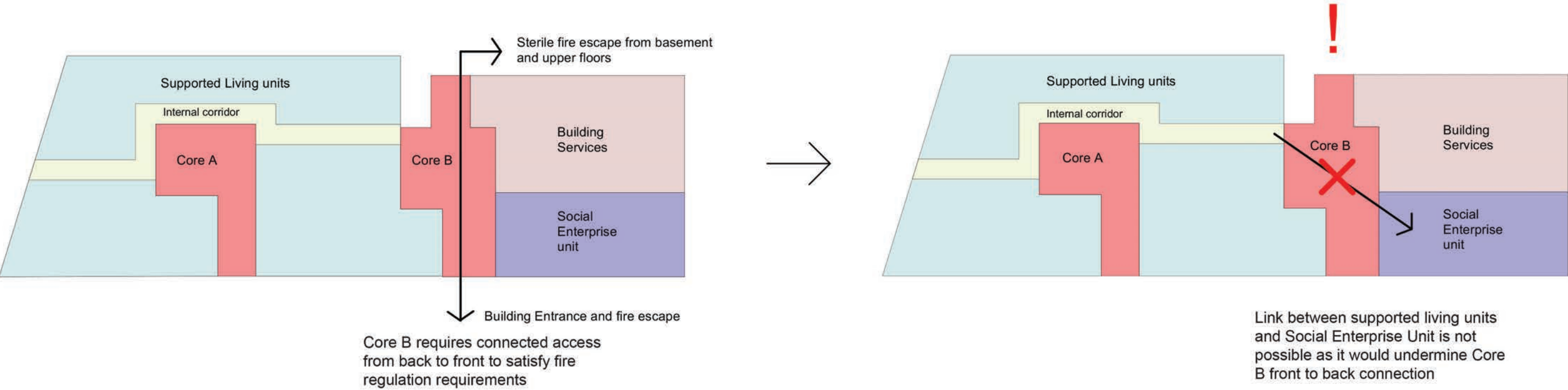
The following diagrams explain the design rationale behind the ground floor arrangements considering best housing design and urban realm practices

PROPOSED GROUND FLOOR CONFIGURATION: RATIONALE EXPLAINED



- Supported living units at GF are located in the most private area of the site. Defensible space at the front of the building protects the units from the high footfall of Highgate road pavement
- Core A and B are the entrances to the building and lead to the upper floors apartments. Two cores are necessary to meet building and fire regulation. The two-core configuration allows for better layouts on the upper floor units
- The Social Enterprise Unit is located by the intersection of two busy roads. This location is not ideal for residential accommodation, however it suits a commercial - more public unit. The commercial space will help activate the frontage of the proposed building and of Highgate Road which has predominantly hard / un-active frontages
- Building Services are located to the back of the site. They require 24/7 street access for fire and power emergencies as well as refuse collection

LINK BETWEEN ASSISTED LIVING UNITS AND SOCIAL ENTERPRISE UNITS: RATIONALE EXPLAINED

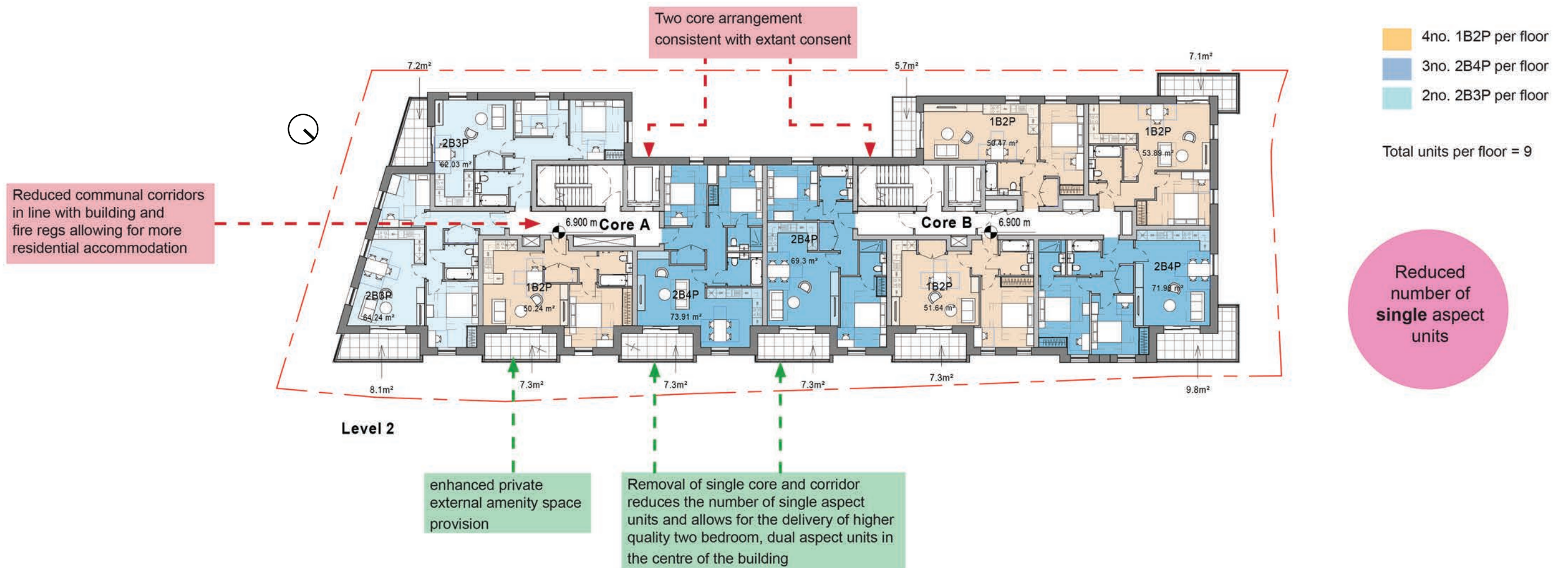


GROUND FLOOR CONFIGURATION: GIA COMPARISON

	PCKO Consented Scheme 2013	Current GML proposal
Supported Living at ground floor accommodation GIA	500 sqm	509 sqm
Supported Living accommodation at upper floor GIA	170 sqm	0
Total supported Living Accommodation provided GIA	670 sqm	509 sqm
Does the scheme meet the Council's requirements for supported living units?	NO	YES
Do Building services provided at GF meet current building regs?	NO	YES

10.02 TYPICAL UPPER FLOOR COMPARISON RATIONALE

GM PROPOSED TYPICAL RESIDENTIAL FLOOR



ARCHITECTURE /
BUILDING CONSULTANCY
/ URBAN DESIGN & MASTERPLANNING
/ ADVANCED DESIGN / LANDSCAPE /
INTERIORS / IMAGING