

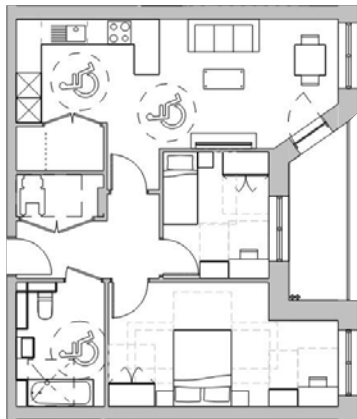
6.5.1 Cat M4(3) homes

AD M Category 3 dwellings (Wheelchair User Dwellings)

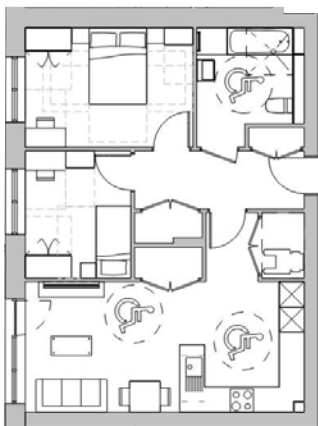
All wheelchair adaptable homes have the required spatial and structural provision so that they accommodate wheelchair user residents. A mix of adaptable and accessible dwellings across tenure and size will be provided and are illustrated on this page.

Features incorporated into dwelling design include:

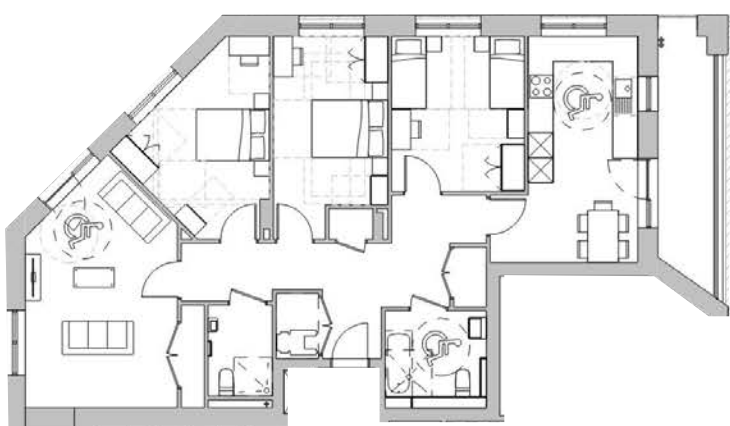
- Level or gently sloping approach routes with 1.8m x 1.8m space outside the entrances
- Adequate 900mm clear opening widths to entrance doors and a minimum 500mm space to the leading edge
- Level internal circulation to the dwelling and minimum internal corridor widths of 1,200mm
- Turning space inside entrance door, with adequate clear space to side of leading edge of door
- Adequate clear opening widths of 900mm to entrance door and to all internal doors
- Adequate 1,100mm x 1,700mm space for wheelchair charging and storage
- Adequate manoeuvre space in all rooms including bedrooms with 1,500mm turning circle spaces, minimum widths of 800mm between furniture and a minimum 1,400mm in front of furniture such as cupboards drawers and desks
- Suitable sanitary facilities with a full 1,500mm wheelchair turning space clear of all bath or shower room fixtures and fittings



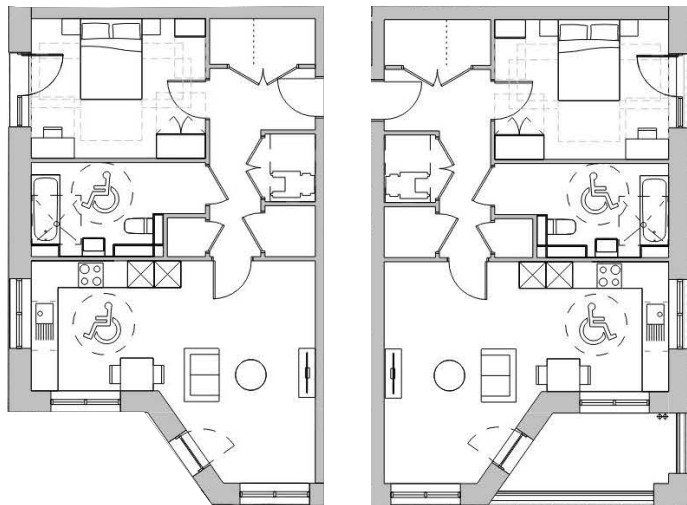
Block A typical 2B3P wheelchair



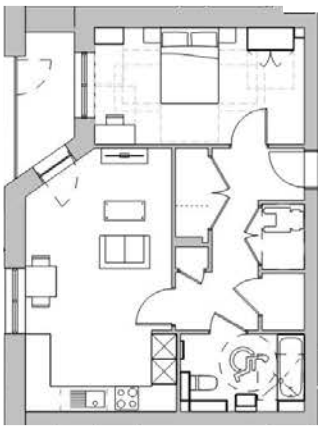
Block A typical wheelchair



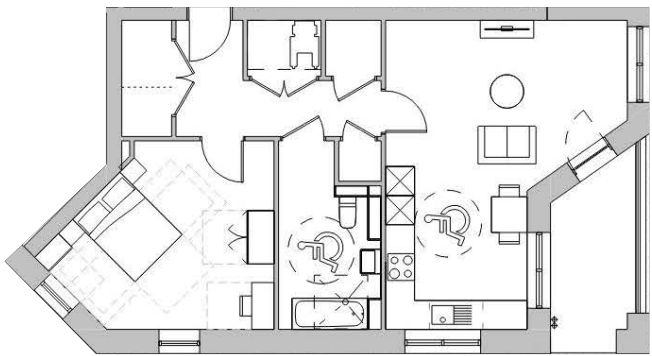
Block A GF 3B6P wheelchair



Block B and C GF 1B2P wheelchair



Block A GF wheelchair



Block C GF 1B2P WCH





## Conclusion

Abbey Phase 3 is the final piece of the jigsaw of the wider Abbey Area Masterplan and will provide Camden the opportunity to complete the regeneration vision for the area.

The aim of these proposals is to develop a design narrative that is clever, calm and responsive to the context, and that responds to the feedback received during the pre-application process and the extensive consultation with key stakeholders and members of the public. The scheme has been designed with a focus on enhancing the street level experience whilst providing good quality and much needed homes, creating a development that is both a great place to live and a great place to live beside, all while making a positive contribution to the local townscape.

Specifically, the new development will provide:

- 139 much needed new homes with a mixture of private sale, Council homes and Camden Living homes
- 305m<sup>2</sup> of flexible, commercial space located on the key junction of Abbey Road and Belsize Road
- 1,850m<sup>2</sup> of communal garden (which includes 675m<sup>2</sup> of play)
- The planting of 38no. proposed new trees

The proposals were developed following the six design objectives set out at the start:

**Sensitive response to location** – how can we provide a good place to live, and a good place to live beside. Massing and scale that respond to the sensitive context.

**Safe, accessible and beautiful public realm** – designed with street experience in mind, provide a breathing space, a place to pause with visual connections enhancing the street experience

**Activate the street** – providing homes at ground floor level and flexible commercial space with spill out area.

**Architectural inspiration** – bring the rich quality of the surrounding architecture, along with a calmness, to the junction

**Great homes for all** – tenure bind, a mixture of Cat M(2) and Cat M(3) homes, accessible to all.

**Fabric first response to the climate emergency** – with all measures undertaken to promote resilience.

The project is testament to the rigorous design process of working with LB Camden's Design Review Panel, Planning team, the GLA and community consultation that has taken on board feedback received with an enriched outcome to its credit. The proposals provide a scheme that works hard, whilst achieving a high quality of design.







# EARLY STAGE OVERHEATING RISK TOOL Version 1.0, July 2019

This tool provides guidance on how to assess overheating risk in residential schemes at the early stages of design. It is specifically a pre-detail design assessment intended to help identify factors that could contribute to or mitigate the likelihood of overheating.

The questions can be answered for an overall scheme or for individual units. Score zero wherever the question does not apply. Additional information is provided in the accompanying guidance, with examples of scoring and advice on next steps.

Find out more information and download accompanying guidance at [goodhomes.org.uk/overheating-in-new-homes](http://goodhomes.org.uk/overheating-in-new-homes)



## KEY FACTORS INCREASING THE LIKELIHOOD OF OVERHEATING

### Geographical and local context

#1 Where is the scheme in the UK? See guidance for map	South east	4	4
	Northern England, Scotland & NI	0	
	Rest of England and Wales	2	
#2 Is the site likely to see an Urban Heat Island effect? See guidance for details	Central London (see guidance)	3	3
	Grtr London, Manchester, B'ham	2	
	Other cities, towns & dense sub-urban areas	1	

#8 Do the site surroundings feature significant blue/green infrastructure? Proximity to green spaces and large water bodies has beneficial effects on local temperatures; as guidance, this would require at least 50% of surroundings within a 100m radius to be blue/green, or a rural context	1	0
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### Site characteristics

#3 Does the site have barriers to windows opening? - Noise/Acoustic risks - Poor air quality/smells e.g. near factory or car park or very busy road - Security risks/crime - Adjacent to heat rejection plant	Day - reasons to keep all windows closed	8	8
	Day - barriers some of the time, or for some windows e.g. on quiet side	4	
	Night - reasons to keep all windows closed	8	8
	Night - bedroom windows OK to open, but other windows are likely to stay closed	4	

#9 Are immediate surrounding surfaces in majority pale in colour, or blue/green? Lighter surfaces reflect more heat and absorb less so their temperatures remain lower; consider horizontal and vertical surfaces within 10m of the scheme	1	0
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#10 Does the site have existing tall trees or buildings that will shade solar-exposed glazed areas? Shading onto east, south and west facing areas can reduce solar gains, but may also reduce daylight levels	1	0
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### Scheme characteristics and dwelling design

#4 Are the dwellings flats? Flats often combine a number of factors contributing to overheating risk e.g. dwelling size, heat gains from surrounding areas; other dense and enclosed dwellings may be similarly affected - see guidance for examples	3	3
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#5 Does the scheme have community heating? i.e. with hot pipework operating during summer, especially in internal areas, leading to heat gains and higher temperatures	3	3
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#11 Do dwellings have high exposed thermal mass AND a means for secure and quiet night ventilation? Thermal mass can help slow down temperature rises, but it can also cause properties to be slower to cool, so needs to be used with care - see guidance	1	0
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#12 Do floor-to-ceiling heights allow ceiling fans, now or in the future? Higher ceilings increase stratification and air movement, and offer the potential for ceiling fans	>2.8m and fan installed	2	0
	> 2.8m	1	

### Solar heat gains and ventilation

#6 What is the estimated average glazing ratio for the dwellings? (as a proportion of the facade on solar-exposed areas i.e. orientations facing east, south, west, and anything in between). Higher proportions of glazing allow higher heat gains into the space	>65%	12	4
	>50%	7	
	>35%	4	

#13 Is there useful external shading? Shading should apply to solar exposed (E/S/W) glazing. It may include shading devices, balconies above, facade articulation etc. See guidance on "full" and "part". Scoring depends on glazing proportions as per #6			Full	Part	1			
						>65%	6	3
						>50%	4	2
						>35%	2	1

#7 Are the dwellings single aspect? Single aspect dwellings have all openings on the same facade. This reduces the potential for ventilation  (Enhanced single aspect)	Single-aspect	3	3
	Dual aspect	0	

#14 Do windows & openings support effective ventilation? Larger, effective and secure openings will help dissipate heat - see guidance		Openings compared to Part F purge rates	= Part F	+50%	+100%	0				
							Single-aspect	minimum	3	4
							Dual aspect	required	2	3

TOTAL SCORE **35** = Sum of contributing factors: **36** minus Sum of mitigating factors: **1**



<b>score &gt;12:</b> Incorporate design changes to reduce risk factors and increase mitigation factors AND Carry out a detailed assessment (e.g. dynamic modelling against CIBSE TM59)	<b>score between 8 and 12:</b> Seek design changes to reduce risk factors and/or increase mitigation factors AND Carry out a detailed assessment (e.g. dynamic modelling against CIBSE TM59)	<b>score &lt;8:</b> Ensure the mitigating measures are retained, and that risk factors do not increase (e.g. in planning conditions)
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### 19-049 Abbey Phase 3

#### Secured by Design Tracker

Rev- 28/02/2022 Document created

No.	General
1	Client will target Gold. Gold standard requirement to be reviewed based on achievability
2	Submit application form now under New Homes 2019
<b>Boundary Security</b>	
3	Ground floor front entrances to have PAS 24:2016 Security rated doorsets
4	Ground floor courtyard doors to have LPS 2081
5	Gate to courtyard should be LPS 1175 SR2 or STS 202 BR2
6	All ground floor residential doors and windows to have PAS 24:2016 rating (includes first floor where height between ground floor and first floor window is 3500mm, and terrace areas)
7	1800mm boundary railing height preferred (2000mm ok)
8	1800mm recess at entrance could provide a potential hiding place, improved by defensive planting for buffer
9	Ground floor balconies to have low wall/ railing for visibility from street and defensive planting to provide additional security (something prickly!)
10	The space between block C and the cycle store should be private garden and raised to internal FF level
11	Corduroy brick considered acceptable (25mm max projection)
12	Gate to service area in southern corner to be LPS 1175 SR2 or STS 202 rated , used in conjunction with UKPN lock for access to substation
<b>Cycle Storage</b>	
13	Belsize Road cycle store door to be LPS 1175 SR2 (has single line of defence from the street). Should not be labelled as a cycle store from the street to avoid highlighting valuable items.
14	Courtyard cycle store doors to be LPS 2081 (has two lines of defence from the street)
15	Less than 50 cycles per store preferable, store sizes on the scheme exceed this but are considered acceptable under New Homes 2019
16	Each store to have key fob access with data logging
17	Residents should only be given access to one particular store, on application for their key fob
18	Cycle store doors should close automatically so cannot be propped open
19	Good that there is no direct access from cycle store into building
20	CCTV recommended to all cycle stores
21	Views into cycle stores from the courtyard are supported, but no views in from the street
<b>Bin Storage</b>	
22	Bin store doors to be LPS 1175 SR2 or STS 202 BR2 (has single line of defence from the street)
23	Each store to have key fob access with data logging
24	CCTV recommended to all bin stores
25	Bin store doors should close automatically so cannot be propped open
<b>Access Control to Residential Entrances</b>	
26	Video intercom required at front entrance to avoid meet and greet scenario
27	No intercom to courtyard access doors (no visitors should get into courtyard) but fob can be provided
28	Fire service- Access Control Box (ACB) rather than fire drop key - Gurder Key System
29	Post box location is acceptable- Postman can have fob to entrance door only
<b>Internal Access Control</b>	
30	Internal access-controlled doors to be LPS 2081 rated. Mag locks should be integrated into the frame to avoid failure
31	Private residential front doors to be PAS 24 2016

32	Compartmentation between floors is required where the core serves more than 20 units- Lobby door at all upper floors will act as compartment (without requiring control on lifts) Buzzer/ intercom provided at each lift lobby for visitors and fob for residents
33	Second security door within main entrance now omitted as lobby created by door to stair/ lift core
34	Compartmentation provided to ground floor flat entrances. PAS 24 acceptable.
35	Mobility for wheelchair users- force required to operate security rated doors to be checked
<b>Security to Upper Floors</b>	
36	Any openings within 3500mm of external FFLs to have PAS 24 rating.
37	Residential windows onto upper floor terraces to have PAS 24 rating (for the 2 floors above lower roof)
<b>Commercial Units</b>	
38	Enhance commercial glazing to P2A minimum and doors to LPS 1175 (Spec depends on what use goes in the commercial but these would cover all uses)
<b>Commercial Cycle Storage</b>	
39	Separate long stay cycle storage for commercial from residential with no overlap to residential courtyard
40	Commercial cycle storage on street should be London stands rather than Sheffield (additional bar across the centre to prevent the lock falling to ground)
41	Location of short stay commercial cycle storage to be shown
<b>Courtyard Landscape</b>	
42	Scattered play equipment considered acceptable
43	Close boarded fence to private gardens considered acceptable. Locking BS8621 turn inside key outside, or bolt and sold secure lock- resident must be able to escape in event of fire.
44	Principle of low level lighting at courtyard perimeter and higher lux level on main paths acceptable. CCTV not required along boundary wall so no requirement to light faces. Courtyard is not open to public.

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