

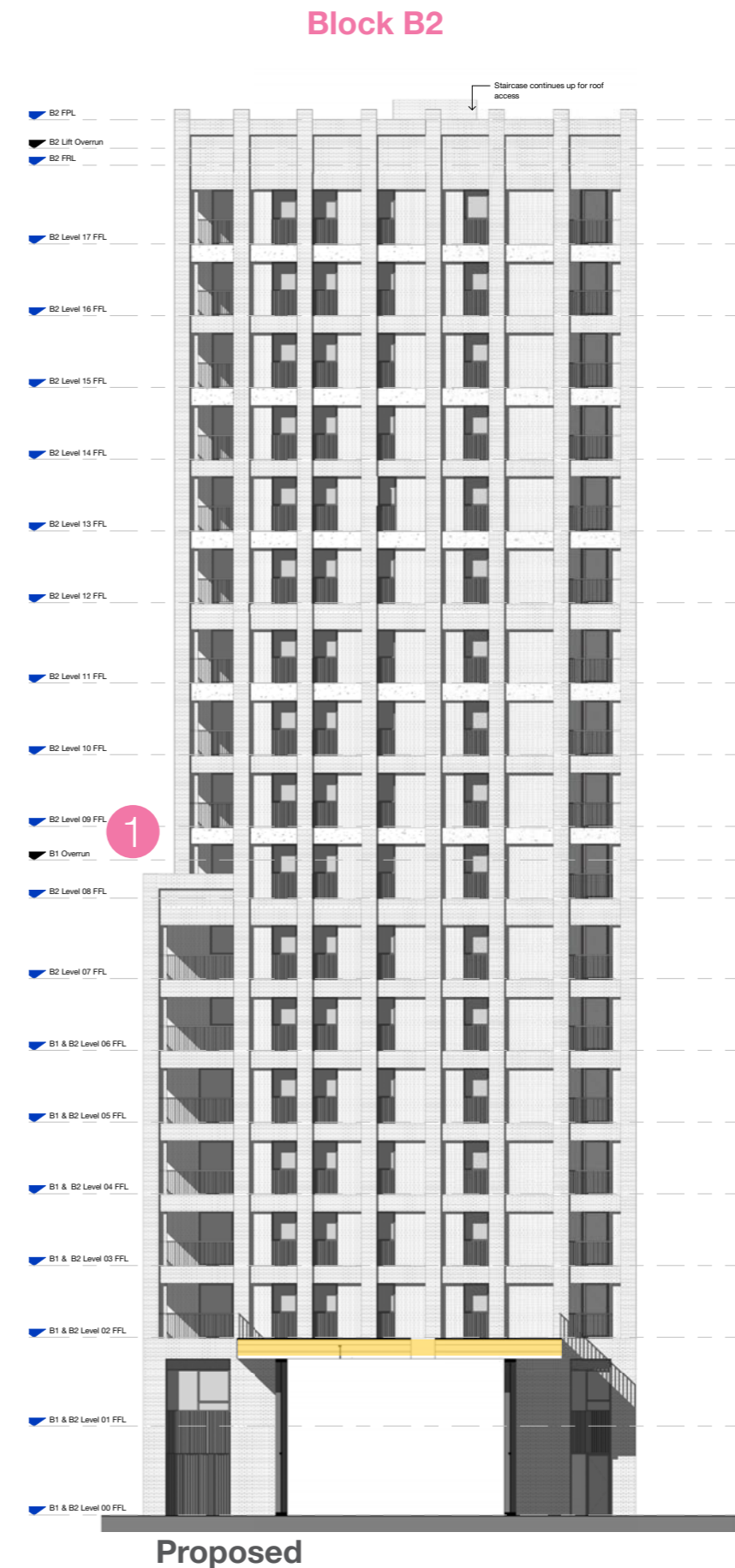
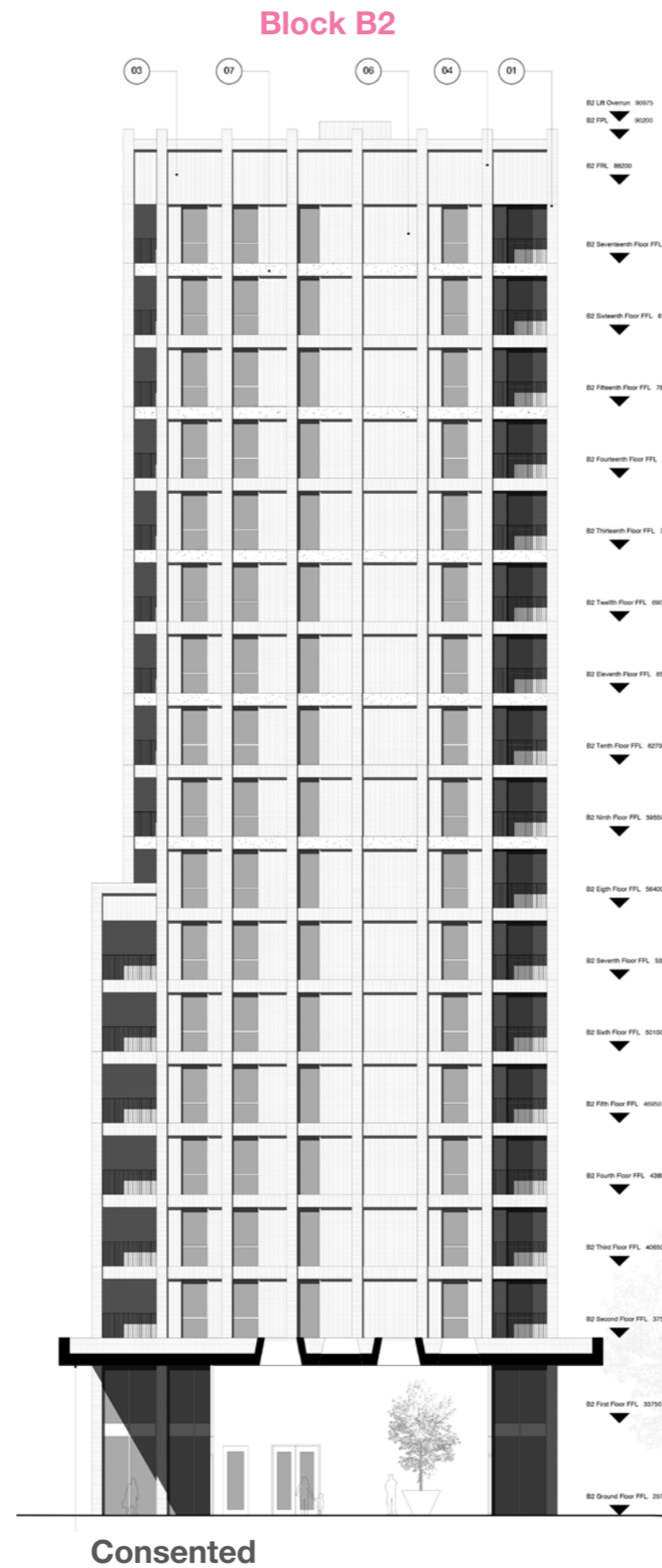
### 3.5 GA Elevations Proposed Scheme - East and West Elevation

There has been a deliberate reduction in glazing with a raised cill in the residential and workspace areas to reduce the risk of overheating in summer.

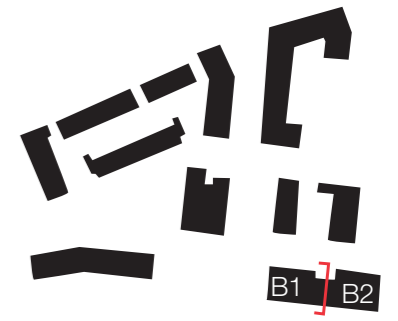
The ground/first floor piers have been thickened to help 'ground' the building.

Canopy design has been rationalised and simplified.

1 Set back in massing retained as per planning consent.



### 3.5 GA Elevations B1 East Elevation

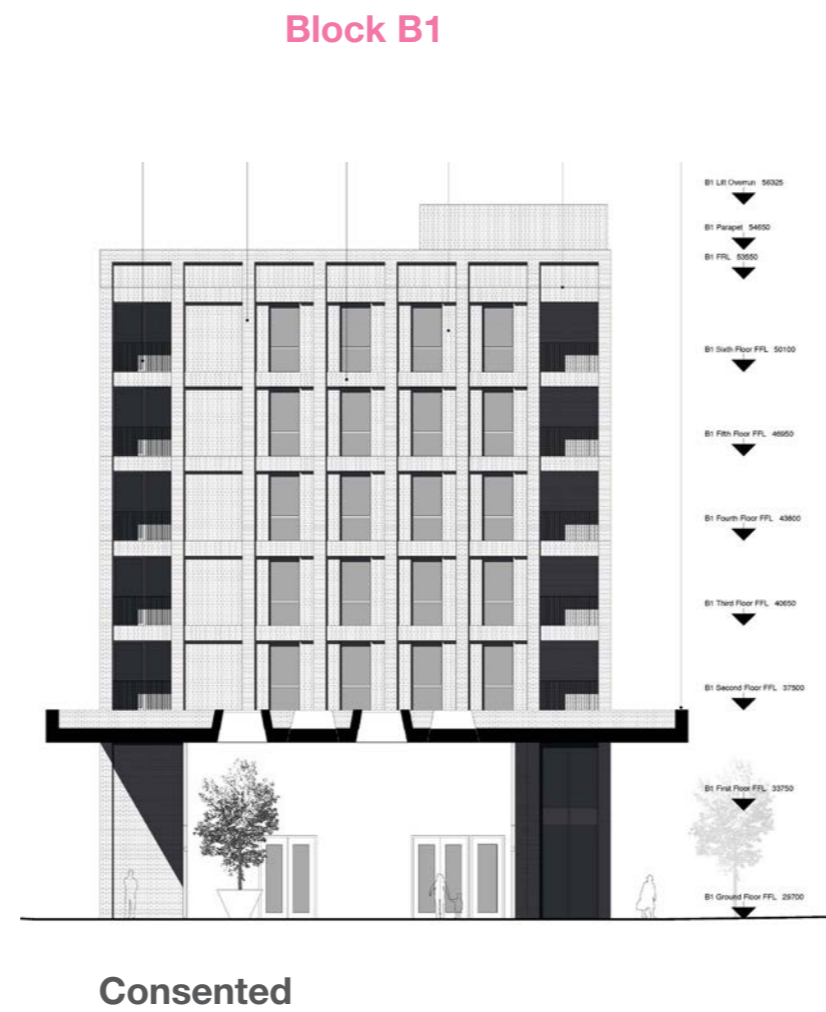


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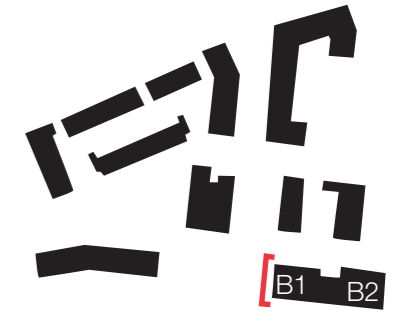
The ground/first floor piers have been thickened to help 'ground' the building.

■ Roof access moved centrally on plan to be less visible and simplify the elevations. The lift is now servicing the roof to allow for access to the generator.

■ Canopy design has been rationalised and simplified.



### 3.5 GA Elevations B1 West Elevation

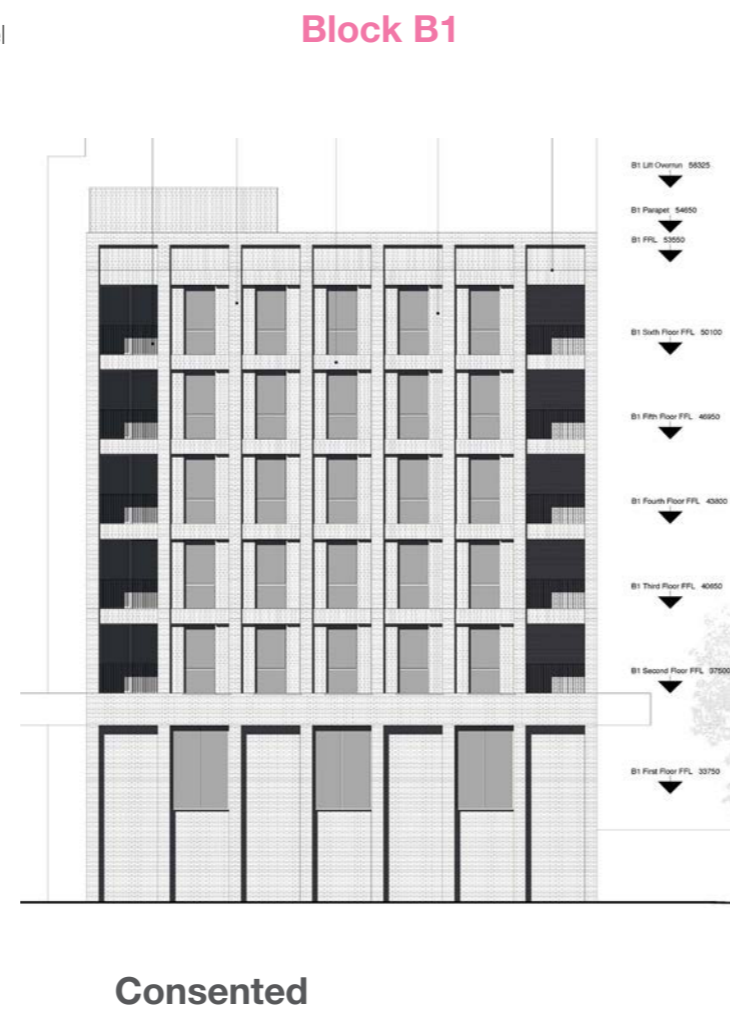


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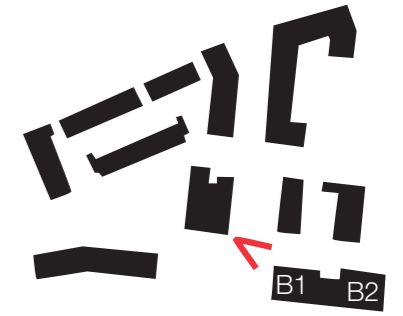
■ Rationalisation of west elevation at ground and first floor level in line with brick pier setting out.





### 3.6 Views

View on Wrotham Road looking east. Community Hall arch in foreground.





### 3.6 Views

#### Views on Wrotham Road south. Residential entrance lobby



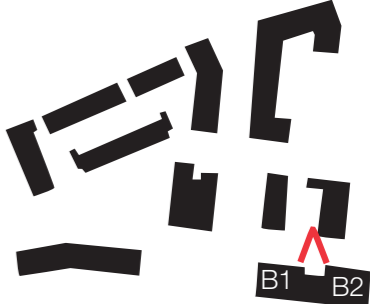
Residential entrance with concierge overlooking the entry space.



Residential entrance looking towards block B1. Flexible workspace and residential balconies overlooking the residential entrance. The facade is articulated with ribbed metalwork and brick piers. Planters and seating help to soften the space.

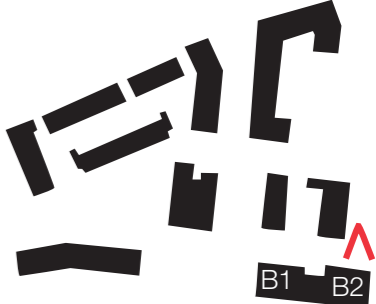


**3.6 Views**  
View on Wrotham Road looking south. Residential entrance lobby



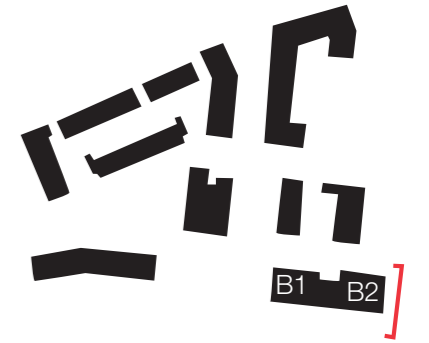


**3.6 Views**  
Flexible Workspace Entrance



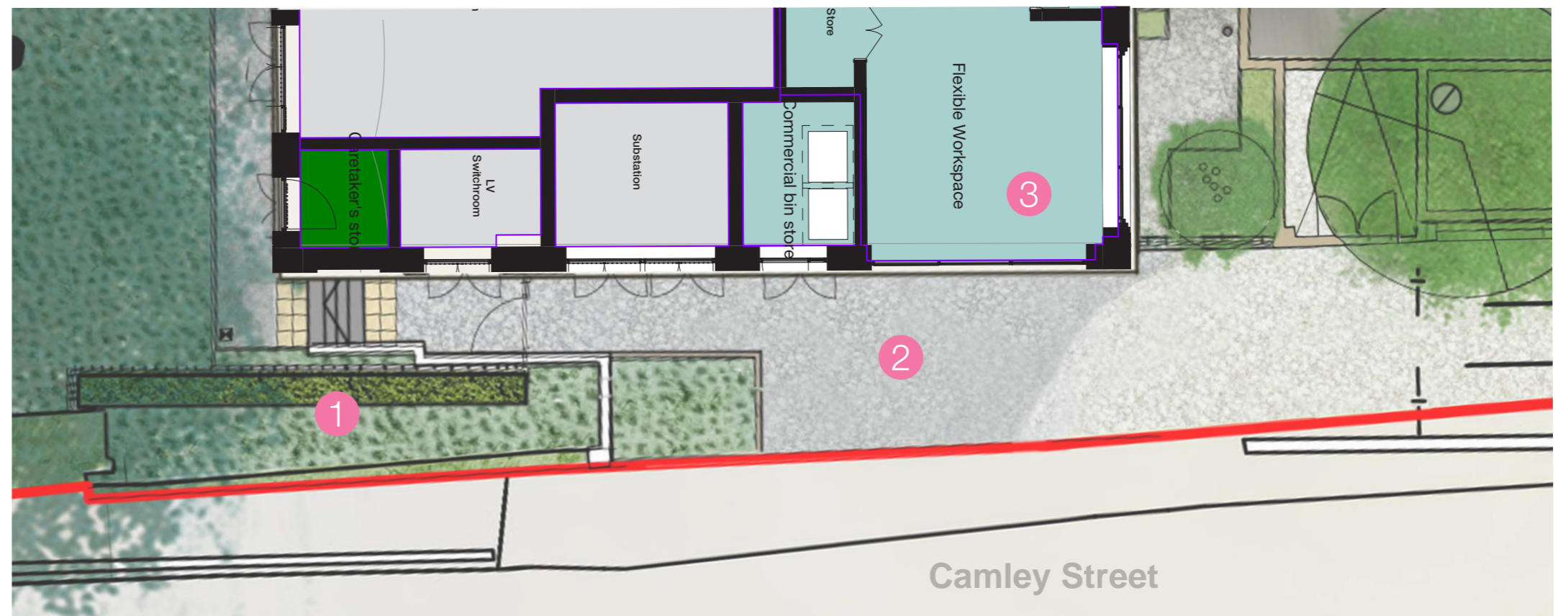


### 3.6 Views Camley Street Elevation



The Camley Street elevation levels tie into existing levels to widen the public domain. The ancillary louvred doors facing Camley Street are softened with planting.

- 1 Planting
- 2 Widened public domain on Camley Street with removal of part of the retaining wall.
- 3 Workspace active frontage.

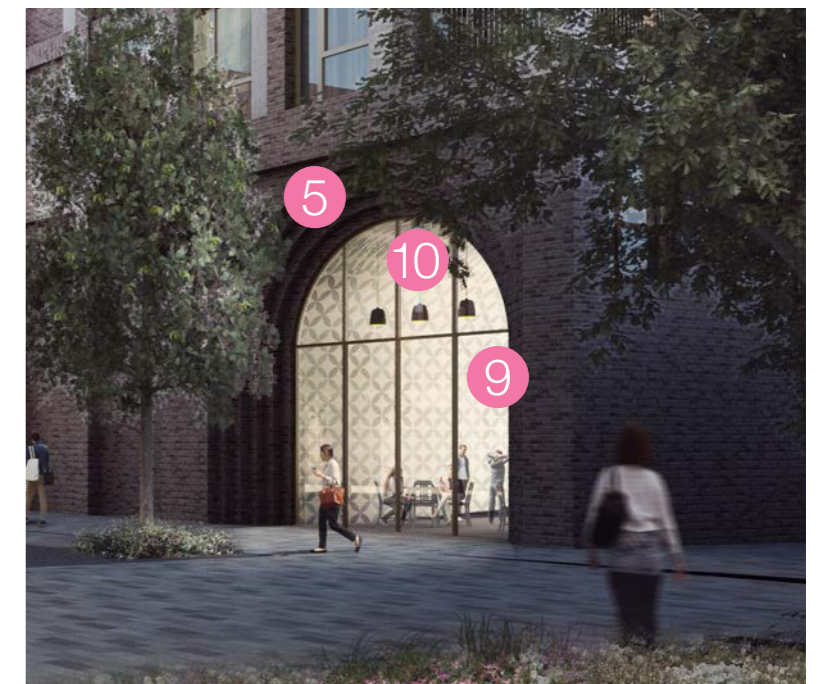
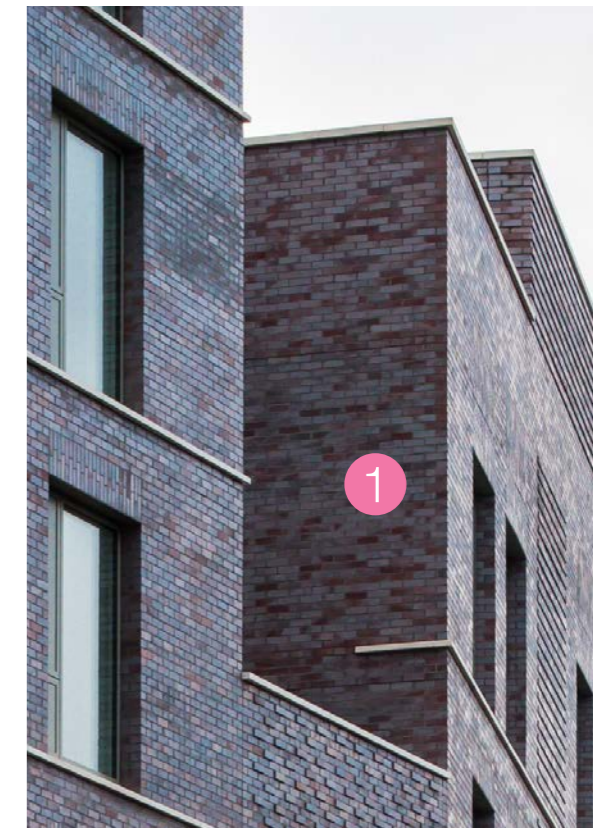
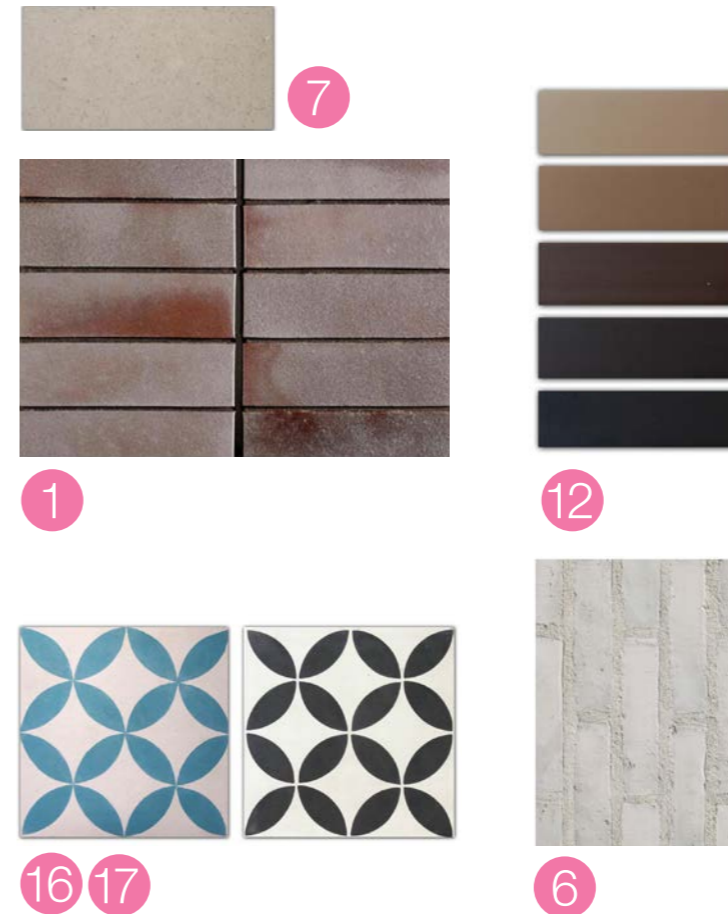
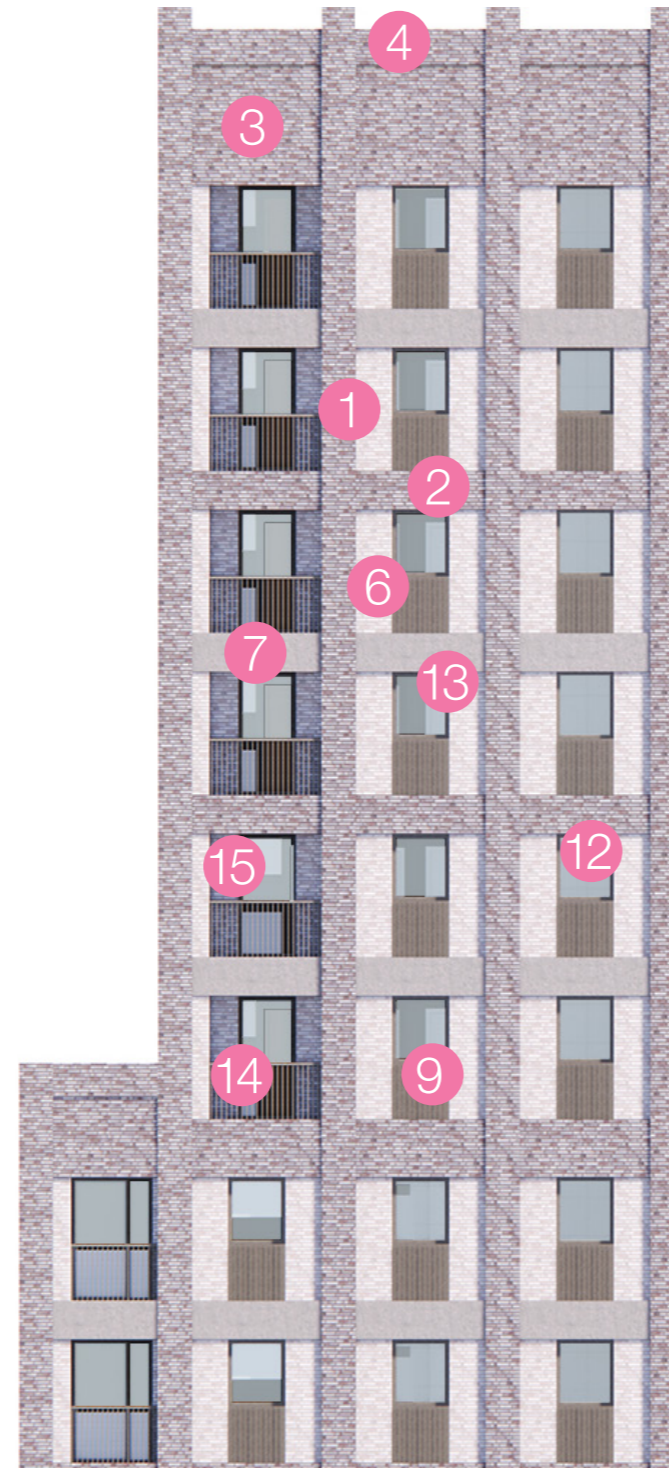




### 3.7 Material Samples & Bay Studies Block B2

**Key:**

- 1 Predominant brick type used throughout building - wirecut semi glazed clinker brick, engobe finish. Bond - random on flat areas. Colour - brown/purple/silver variegated brick with a degree of patterning within each brick. Brick to match phase 1a, 1b (block G) and 1c for consistency.
- 2 Vertical stretcher bond to horizontal bands above first floor
- 3 Vertical stretcher bond to top storey window heads
- 4 Castellated brick to top of Plot B2
- 5 Corbelled brick arch expressing community hall entrance
- 6 Accent panels. Waterstruck brick, engobe finish. Colour - white with a degree of warm colour tone within each brick.
- 7 Reconstituted stone horizontal bands, polished finish.
- 8 Reconstituted stone/GRC canopy with recessed lighting to communal residential entrance, Portland colour honed finish.
- 9 Ribbed metal panel to 1100mm below windows.
- 10 High quality lighting to communal entrance areas
- 11 Refuse door - perforated anodised aluminium. Colour - light bronze/gold
- 12 Clear glazed window. Aluminium frame. Colour - light bronze/gold
- 13 Window frame set behind brickwork reveal
- 14 Polyester powder coated steel section balustrade. Colour - light bronze/gold to match window frames
- 15 Clear glazed balcony door. Aluminium frame. Colour - light bronze/gold
- 16 Decorative tile pattern to community hall entrance. Arched profile continued in the interior
- 17 Slip resistant decorative tile to communal residential entrance and workspace entrance. Pattern on floor continues on walls





## **4.0 Waste & Cycle Storage Strategy**



## 4.1 Waste Storage Strategy

### Bin Store Capacity Overview

Calculations are based on and compliant with the guidance in 'Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste).' Extract from document below:

5.40. Where communal facilities are required for each waste storage point the following approximate conversions would apply:

#### Weekly conversion recycling only

100% participation	Mixed recycling bin	Food waste bin	Textiles floor area/cage
7+ flats	No. of dwellings x 140L bin Size 1280L / 1100L / 660L 1 x 1280L / 2 x 660L / 1 x 1100L	No. of dwellings x 23L caddy Size 1 x 240L 1 x 240L	7+ 55L sacks+ 7+ 25L sacks+
10 flats	2 x 1280L / 2x 1100L / 4 x 660L	1 x 500L / 2 x 240L	Area Size 1M <sub>3</sub>
20 flats	4 x 1280L / 4 x 1100L / 8 x 660L	2 x 500L / 4 x 240L	2M <sub>3</sub>
40 flats			4M <sub>3</sub> / (outdoor reuse storage option)

Table 4 \*see table 1 for calculating spatial dimensions for container footprint

#### Weekly general waste and reuse

Participation	Refuse	Bulky Waste /Reuse	WEEE ( Small / Large Electrical)
7+ flats	No. of dwellings x 120L Size 1280L / 1100L / 660L 1 x 1280L / 2 x 660L / 1 x 1100L	No. of dwellings x Minimum 3M <sub>3</sub> area 3M <sub>3</sub>	7+ 55L sack 1M <sub>3</sub>
10 flats	2 x 1280L / 2x 1100L / 4 x 660L	5M <sub>3</sub>	1M <sub>3</sub>
20 flats	4 x 1280L / 4 x 1100L / 8 x 660L	2 x 5M <sub>3</sub> or 10M <sub>3</sub>	2M <sub>3</sub>
40 flats			4M <sub>3</sub>

Table 5 \*see table 1 for calculating spatial dimensions for bins

Camden Requirement				
Core	No. of Flats	Refuse (1100l)	Recycle (1100l)	Food Bins (500l)
B1	20	2	2	2
B2	74	7	7	7

Refuse, recycling and food storage requirements for block B.



## 4.1 Waste Storage Strategy

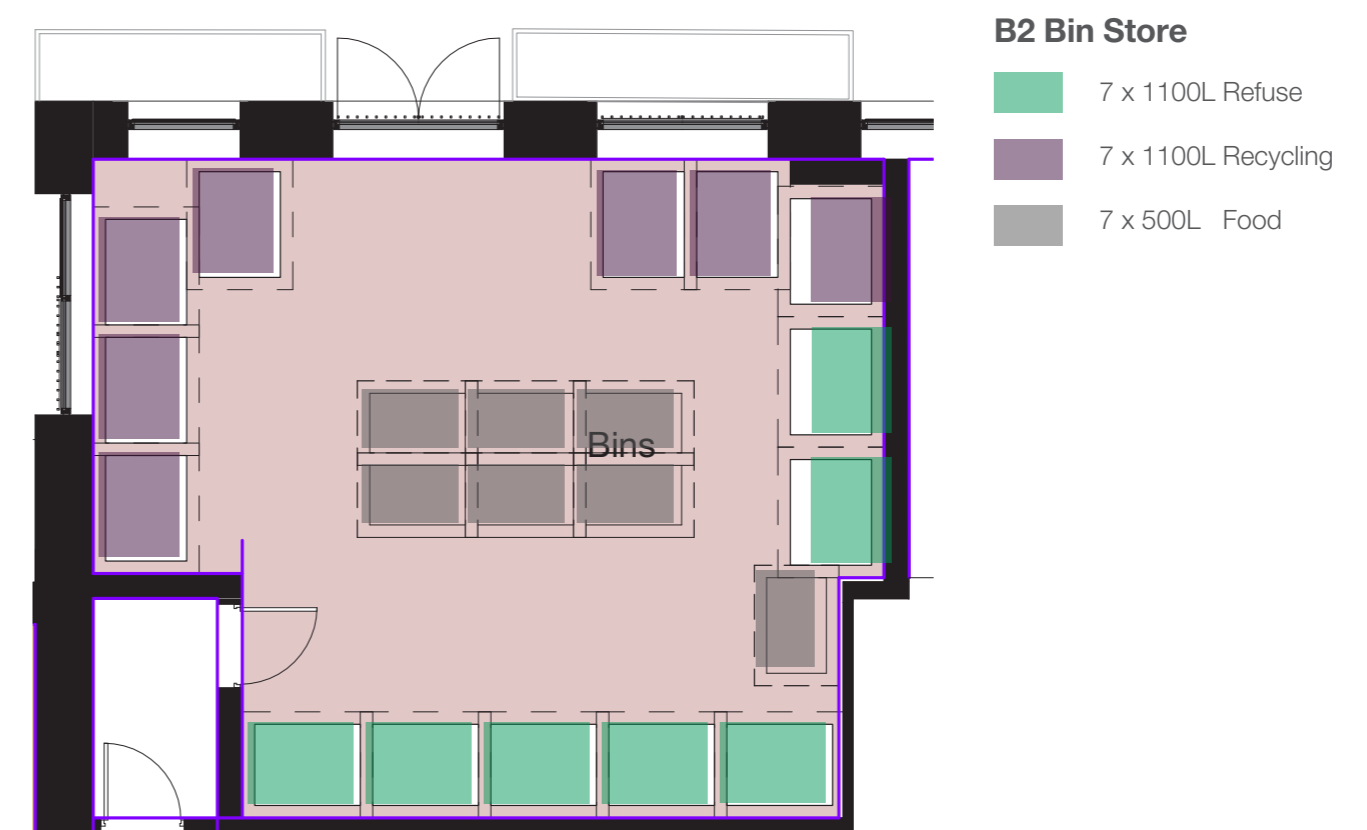
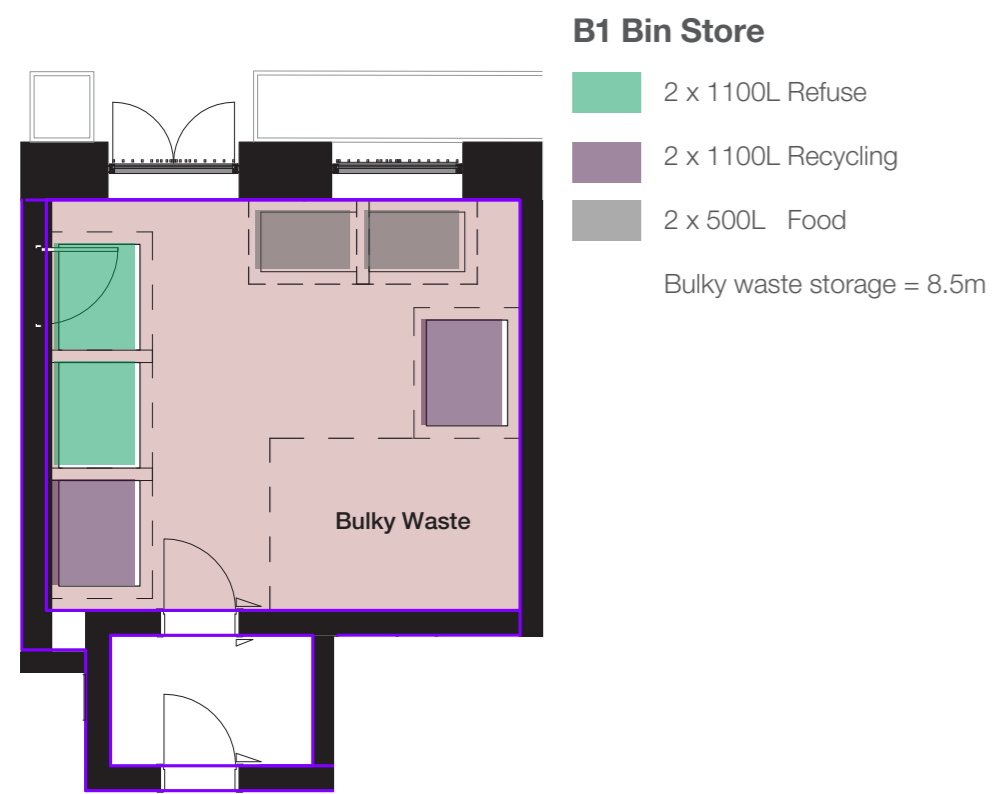
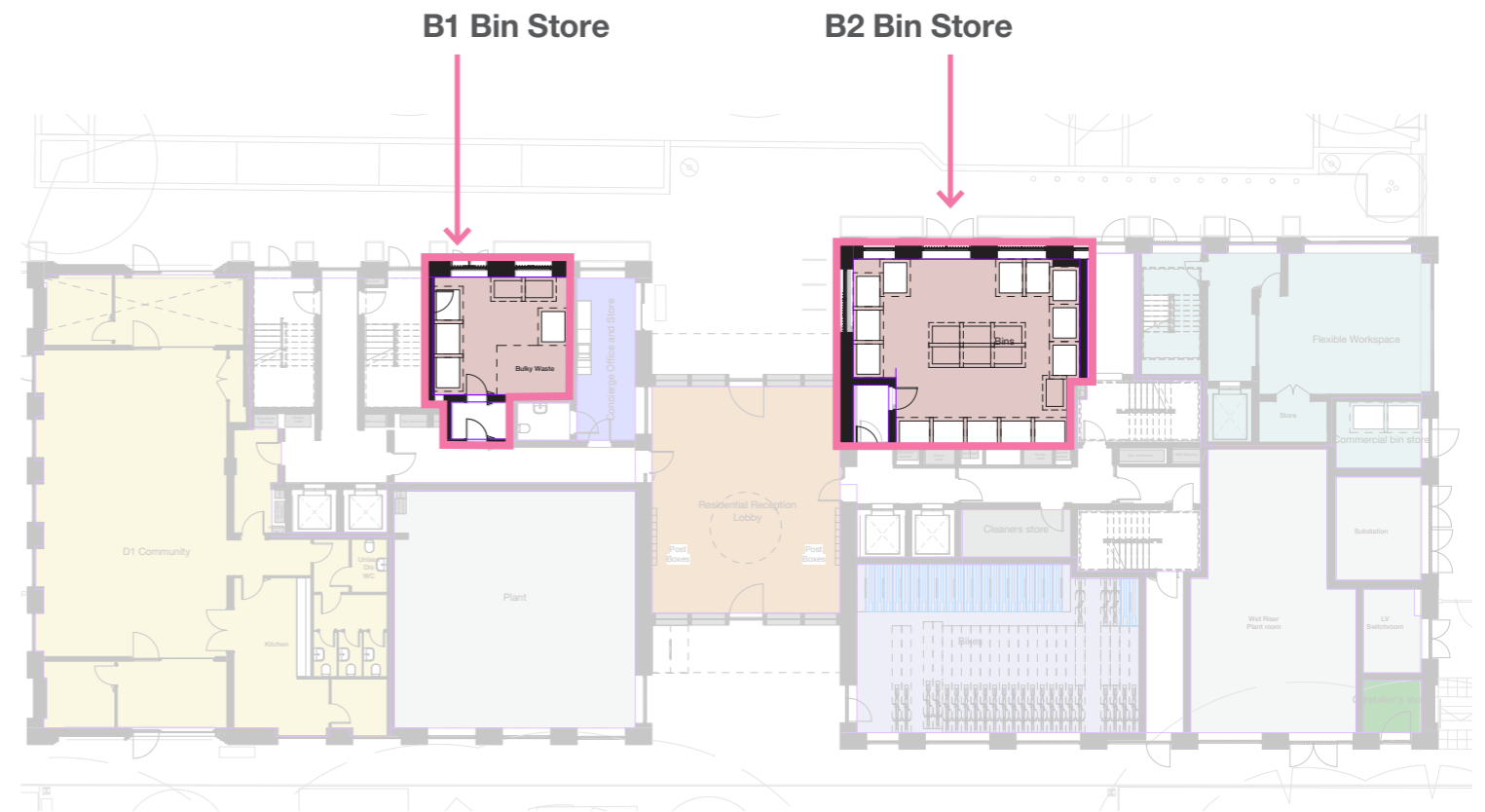
### Bin Store Location and Layouts

Both residential bin stores are located adjacent to their respective residential cores to minimise the travel distance for residents.

Both bin stores face onto Wrotham Road for collection.

\*Dimensions of bins are as per 'Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste) Table 1:

- 1100 litre = 1275mm (w) x 980mm (d)
- 500 litre = 1155mm (w) x 720mm (d)





## 4.2 Cycle Storage Strategy

### Cycle Store Capacity- Residential

Cycle store capacity is an improvement on the consent and is in line with current guidance. Calculations are based on 'The London Plan 2021, Table 10.2 - Min Cycle Parking Standards' and allow for the following long stay spaces:

- 1 space per 1B1P dwellings
- 1.5 spaces per 1B2P dwelling
- 2 spaces per all other dwellings

Short stay spaces are provided in the landscape with sheffield stands.



Easy access Sheffield stands accommodated under two tier racks.

Residential - Long Stay			
Unit Type	No. of units	No. of bike spaces per unit	No. of bike spaces total
1B2P	26	1.5	39
2B3P	30	2	60
2B4P	28	2	56
3B5P	10	2	20
<b>Total dwellings:</b>	<b>94</b>		<b>175</b>

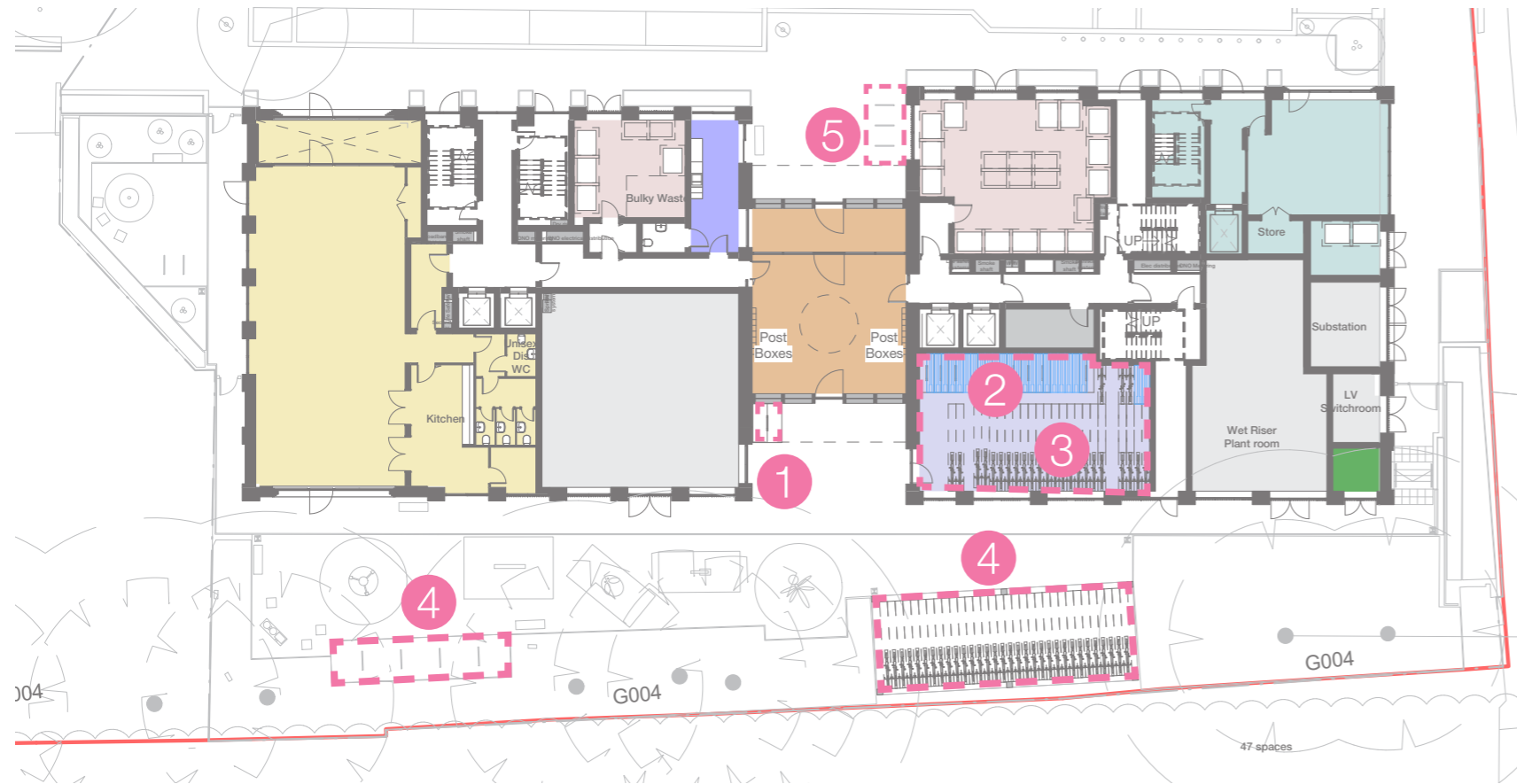
Residential - Long Stay Breakdown			
		Spaces	Racks
Two Tier Rack	80%	140	70
Sheffield stands Easy access	15%	26	13
Enlarged Sheffield stands highly accessible	5%	9	5
<b>Total</b>		<b>175</b>	<b>88</b>

Residential - Short Stay Breakdown				
Unit Type	No. of units		No. of bike spaces total	Sheffield Racks
Units	94	40 dwellings = 2 spaces + 1 for each additional 40 dwellings	<b>4</b>	<b>2</b>



## 4.2 Cycle Storage Strategy

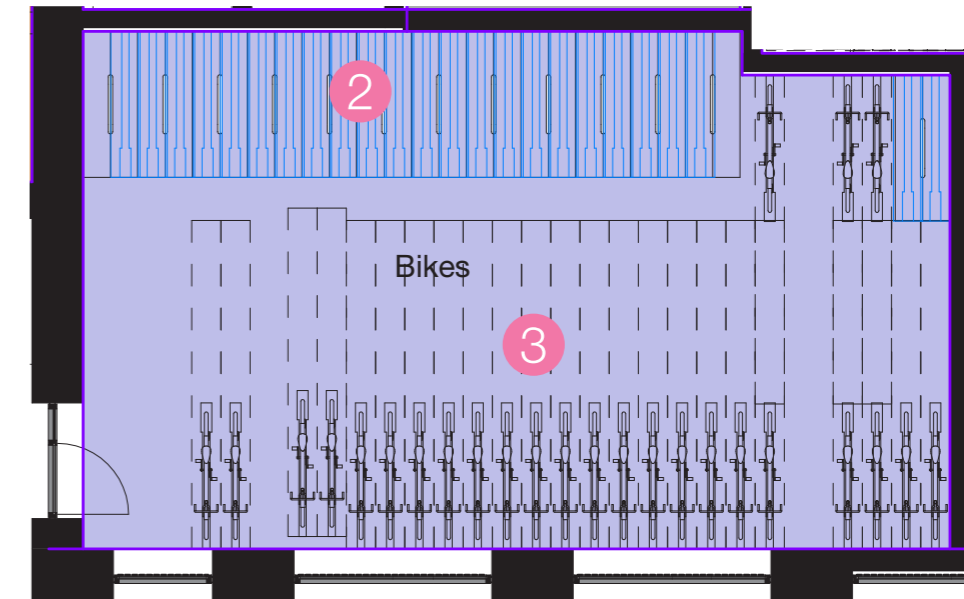
### Cycle Store Location & Layouts- Residential



#### Key:

- 1 Long stay- Sheffield stands under canopy
- 2 Long stay- Easy access Sheffield stands accommodated under two tier racks
- 3 Long stay - 2 -tier racks
- 4 Long stay- External covered cycle storage (Sheffield stands & 2 -tier racks)
- 5 Short stay- sheffield stands

#### Internal Cycle Store



#### External Cycle Store

