

3.0

DESIGN EVOLUTION

3.12 Introduction to Residential Options

A study was carried out to explore the feasibility of incorporating self contained housing as part of a mixed use property and submitted in our pre-application 02 document. Based on the proposed GIA extension of 719 sqm, a 50% requirement of 360 sqm of residential floor space has been tested.

The study has used the following guidance on residential planning principles:

- + 1 bed flat: 50m² 8 linear metres frontage
- + 2 bed flat: 70m² 11 linear metres frontage
- + 3 bed flat: 97m² 13 linear metres frontage

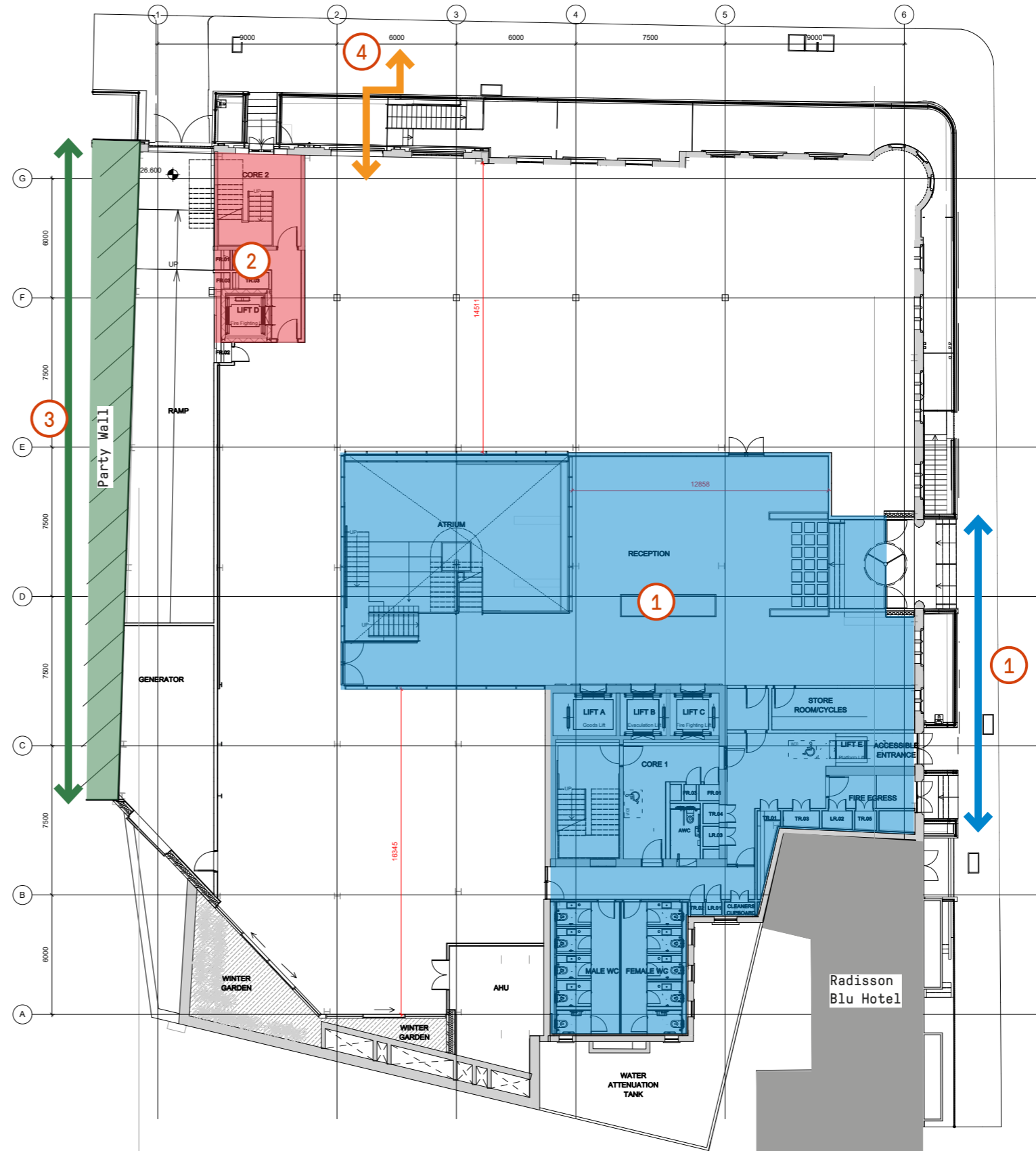
Three options were tested:

- ① Horizontally arranged residential flats over ground & lower ground floors. Direct access from Bedford Avenue at street level
- ② A vertical stack of residential flats over 1st / 2nd / 3rd floors with a dedicated core to support access to and from Bedford Avenue
- ③ Horizontally arranged residential flats located across the upper sixth floor with a dedicated core to support access to and from Bedford Avenue

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3.13 Existing Building Restrictions

- ① Limited entrances due to heritage facade and current commercial core arrangement.
- ② Potential location for residential entrance to secondary core for use within residential properties. However, different uses must have separate cores under the Building Regulations.
- ③ West elevation solid party wall.
- ④ Stepped access to ground floor level requires mitigation for fully accessible residential properties.

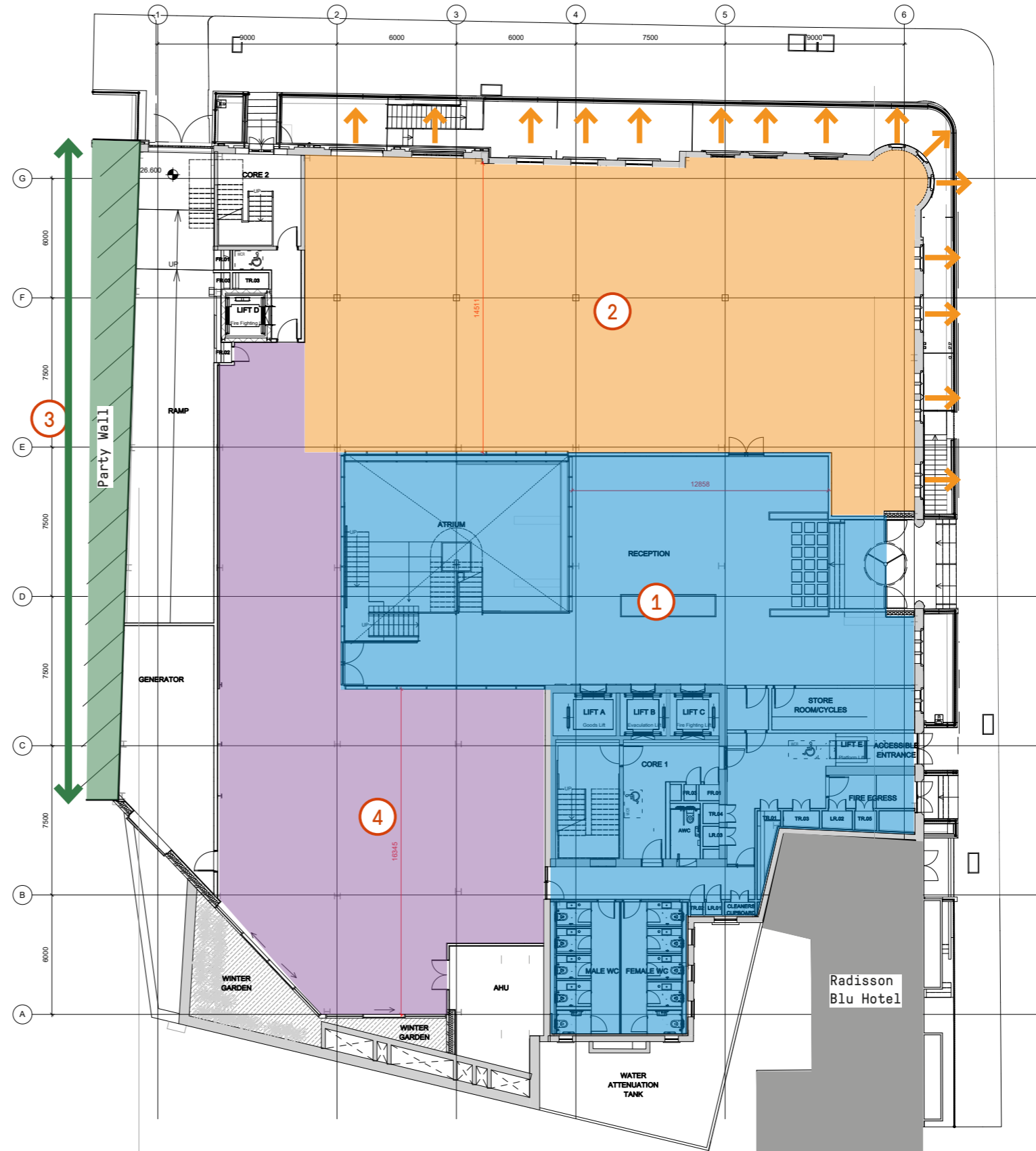


Proposed Ground Floor Plan
(Original Scheme)

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3.14 Existing Building Restrictions

- ① Atrium/core and entrances limited to office use
- ② Potential area for residential with access to windows + scope for a dedicated entrance
- ③ Solid party wall (no windows)
- ④ Area of floor inaccessible or without windows and unsuitable for residential use



Proposed Ground Floor Plan
(Original Scheme)

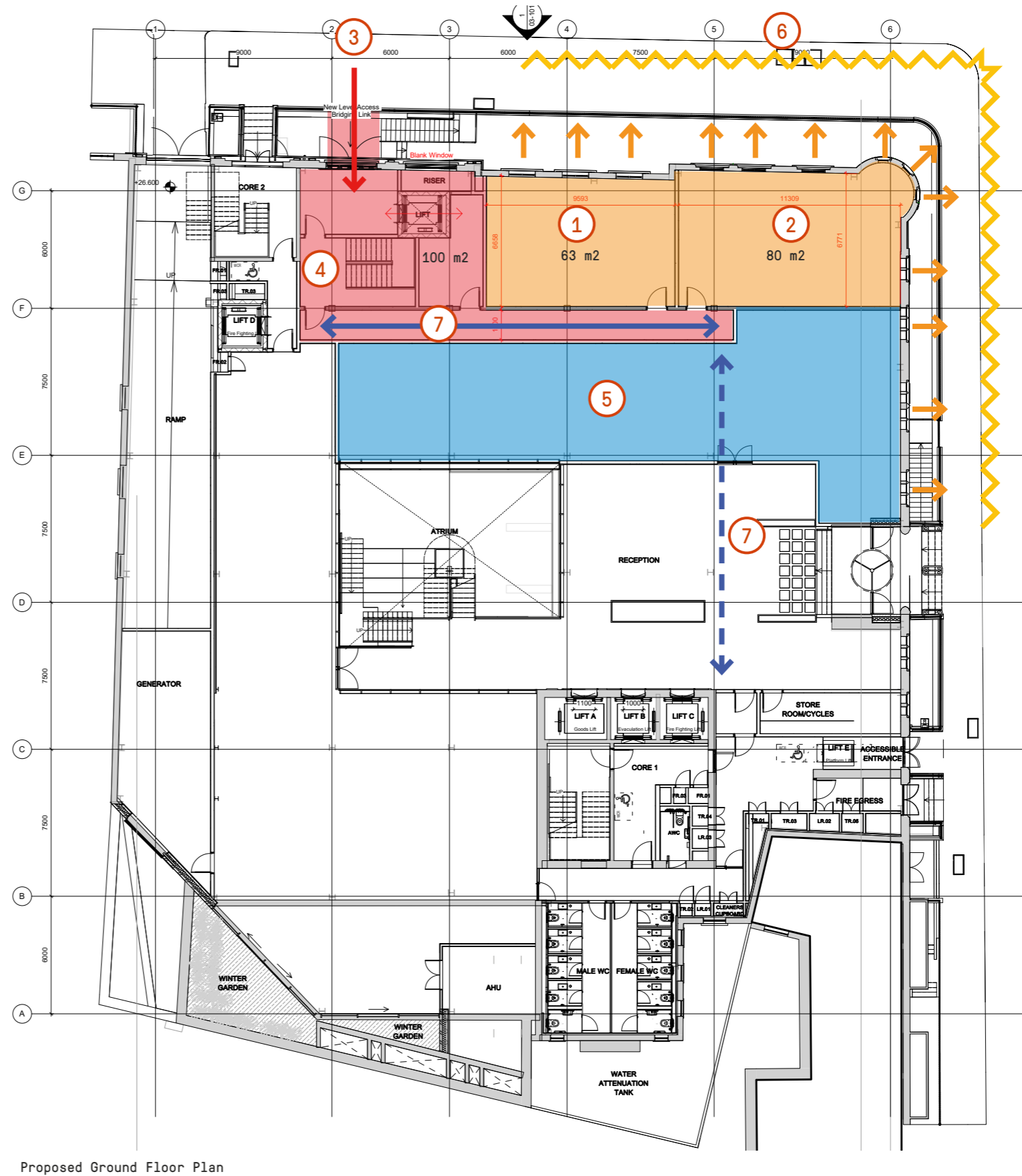
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3.15 Option 1 - Lower Level Residential - Ground Floor

- ① 1 Bed Flat
- ② 2 Bed Flat
- + Oversized units due to structural grid & elevation
- + Low quality residential units [Partially single aspect, no external amenity space, limited opportunity for ancillary support facilities (bin store, cycle store etc.)]
- + Poor natural daylight as largely north facing and at lower levels
- + Due to the limited number of units provided, the likely tenure of the residential offering will be private rented. This would not contribute towards Camden's affordable housing targets.
- ③ New level access bridging link and entrance door required at street level (Impact on structure and facade composition)
- ④ Poor core to accommodation ratio due to core extending through multiple floors to access individual flats
- ⑤ Severe impact on residual office quality along principal elevations
- ⑥ Proximity to Bloomsbury Street resulting in high levels of noise and air pollution
- ⑦ The layout is not compliant with building regulations as the means of escape has exceeded the statutory travel distance

Key:

- Poor Quality Residential Units
- New Core + Common Parts to Serve Resi
- Poor Quality/ Flexibility Office + Fit Out
- Limited Views & Daylighting
- High Levels of Noise and Air Pollution from Bloomsbury St/ Bedford Ave
- Travel Distance Not Compliant with Building Regs



Proposed Ground Floor Plan

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3.16 Option 1 - Lower Level Residential - Lower Ground Floor

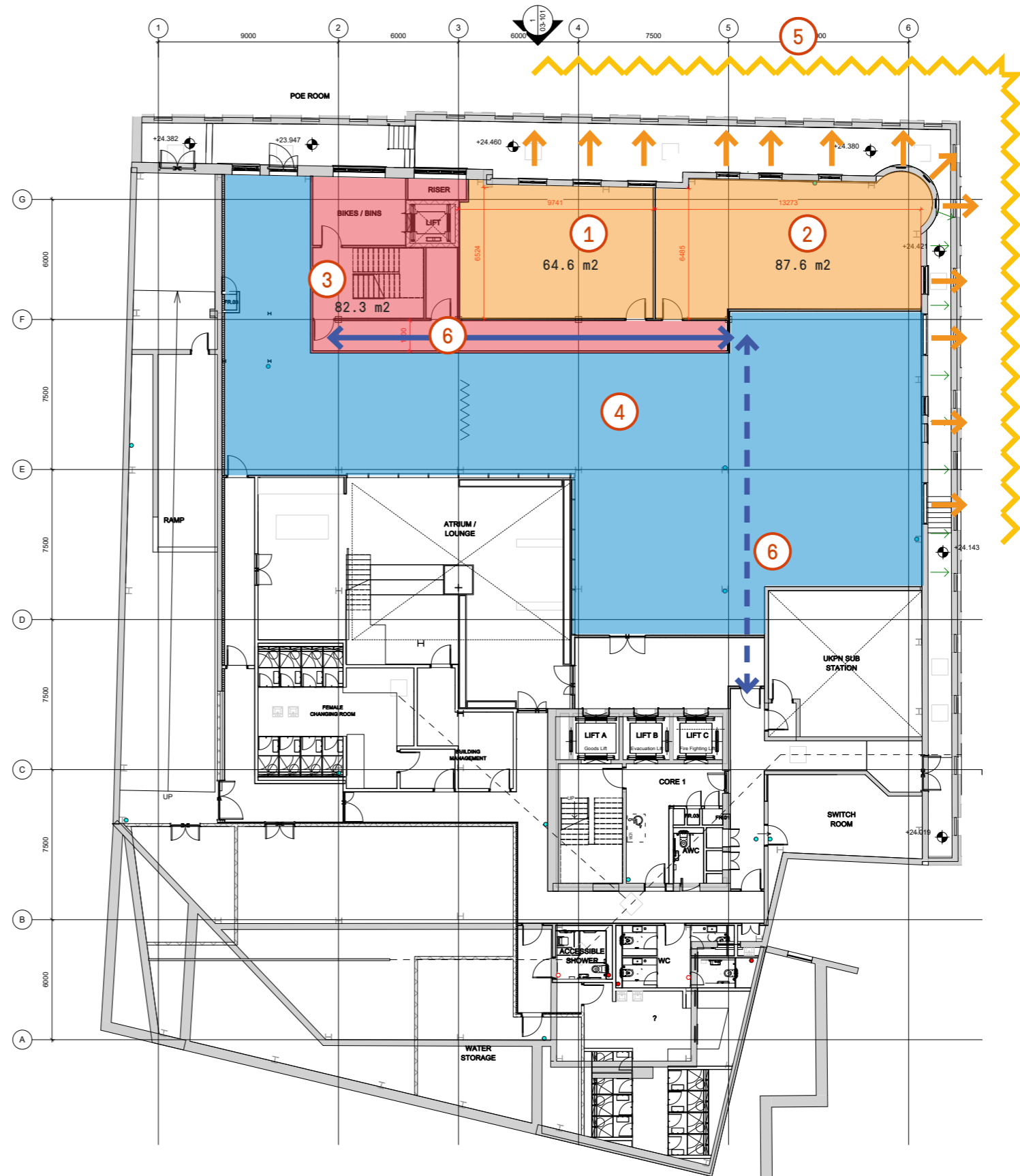
- ① 1 Bed Flat
- ② 2 Bed Flat
- + Oversized units due to structural grid & elevation
- + Low quality residential units [Partially single aspect, no external amenity space, limited opportunity for ancillary support facilities (bin store, cycle store etc.)]
- + Poor natural daylight as largely north facing and at lower levels
- + Due to the limited number of units provided, the likely tenure of the residential offering will be private rented. This would not contribute towards Camden's affordable housing targets.
- ③ Poor core to accommodation ratio due to core extending through multiple floors to access individual flats
- ④ Severe impact on residual office quality along principal elevations
- ⑤ Proximity to Bloomsbury Street resulting in high levels of noise and air pollution
- ⑥ The layout is not compliant with building regulations as the means of escape has exceeded the statutory travel distance

Area:
 + Lower Ground Floor : 243 sqm
 + Ground Floor : 234 sqm
 Total: 477 sqm (117 sqm over provision)

Overall unit summary:
 + 2no. 1 bed units
 + 2no. 2 bed units

Key:

- Poor Quality Residential Units
- New Core + Common Parts to Serve Resi
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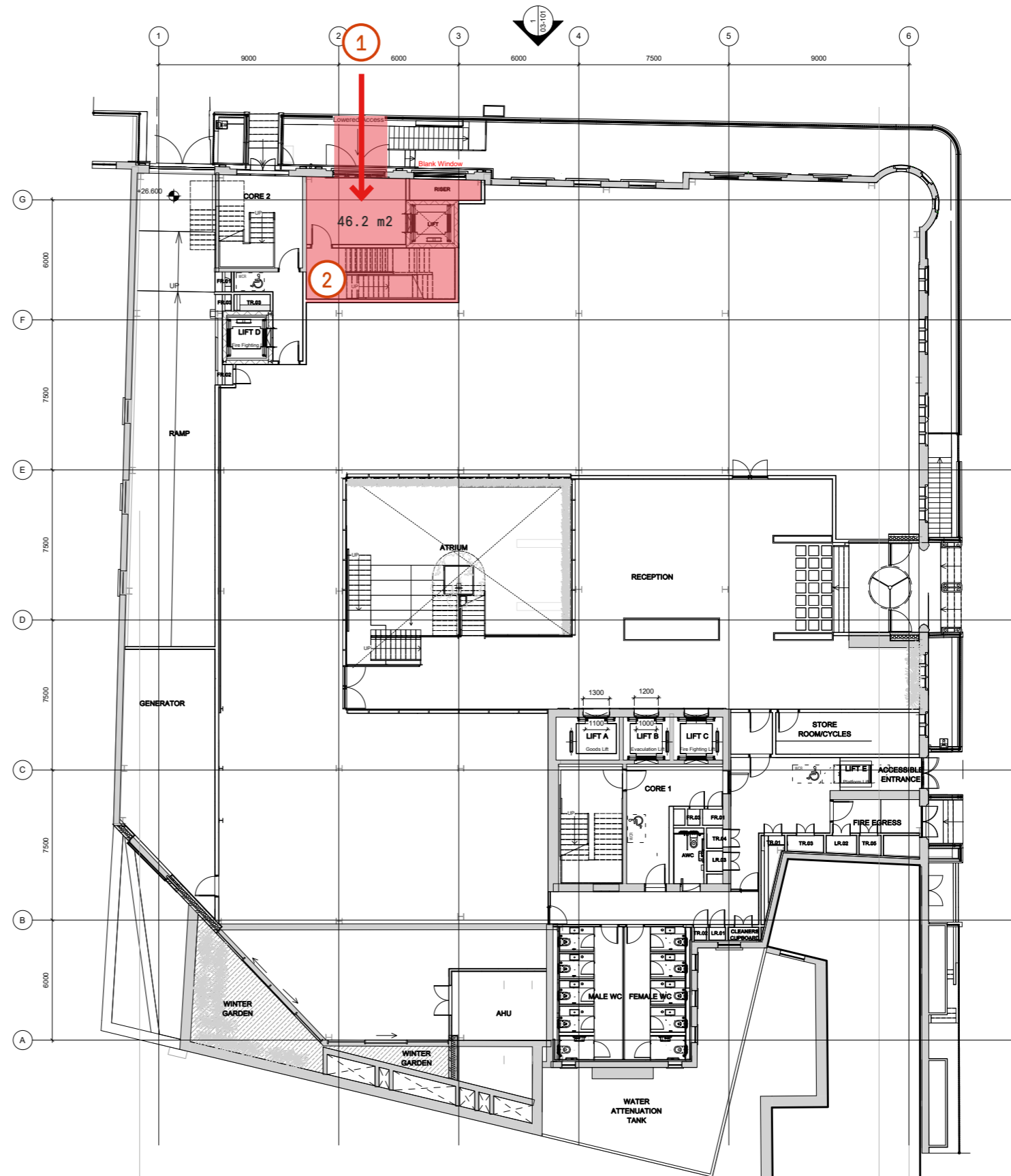
Proposed Lower Ground Floor Plan

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3.17 Option 2 - Stacked Residential - Ground Floor

- ① New level access bridging link and entrance door required at street level (Impact on structure and facade composition)
- ② Poor core to accommodation ratio due to core extending through multiple floors to access individual flats



Proposed Ground Floor Plan

Key:

New Core + Common Parts to Serve Resi



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3.18 Option 2 - Stacked Residential - First Floor - Third Floor

- ① 1 Bed Flat
 - + Limited to 3no. 1 bed flat
 - + Oversized units due to structural grid & elevation
 - + Low quality residential units [Single aspect north facing units, no external amenity space, limited opportunity for ancillary support facilities (bin store, cycle store etc.)]
 - + Due to the limited number of units provided, the likely tenure of the residential offering will be private rented. This would not contribute towards Camden's affordable housing targets.
- ② Poor core to accommodation ratio due to core extending through multiple floors to access individual flats
- ③ Severe impact on residual office quality along principal elevations

Area:

- + Ground Floor: 46.2 sqm
- + First Floor: 136.8 sqm
- + Second Floor: 136.8 sqm
- + Third Floor: 136.8 sqm

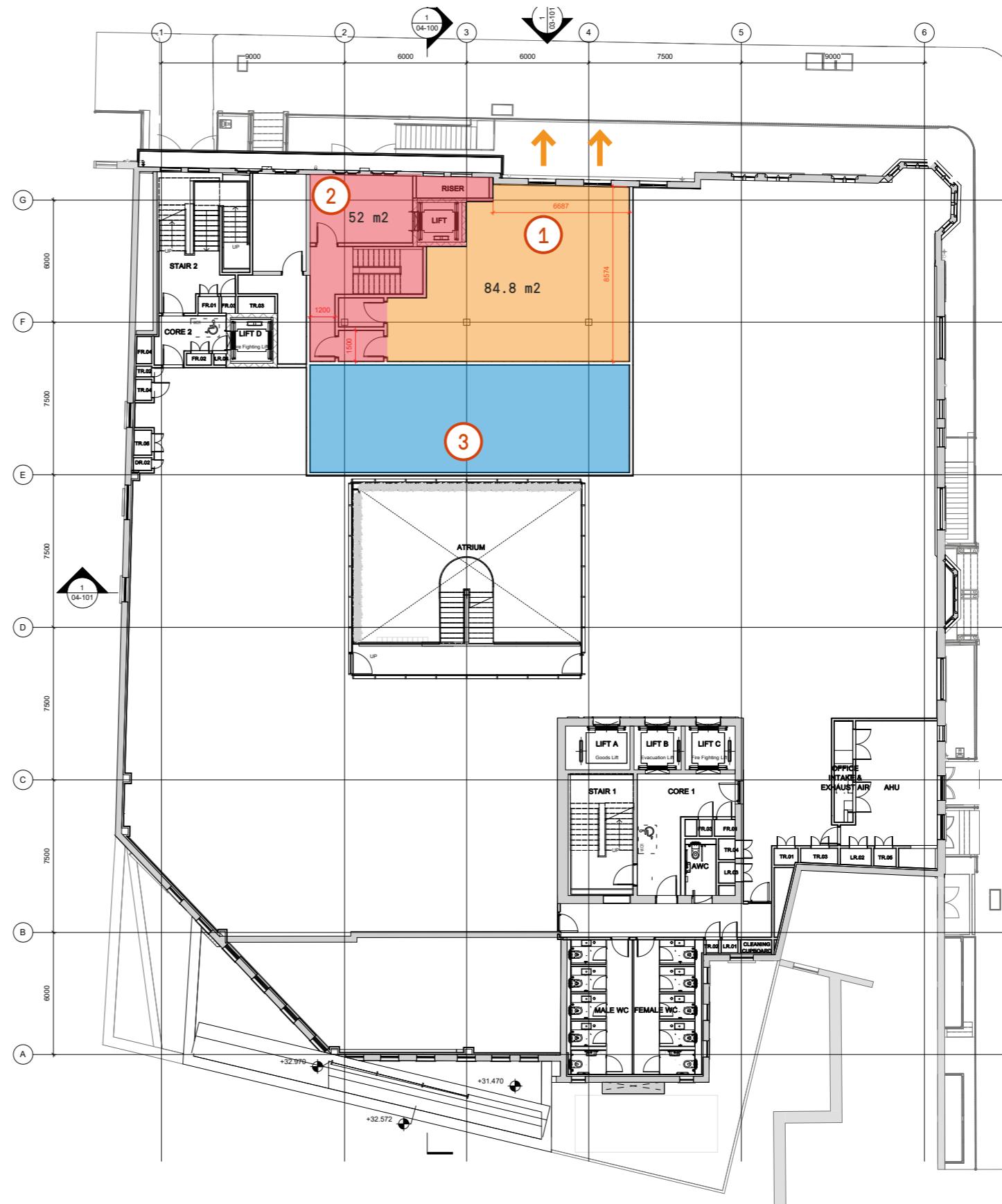
Total: 456.6 m2 (96.6 sqm over provision)

Overall unit summary

- + 3no. 1 bed units

Key:

- Poor Quality Residential Units
- New Core + Common Parts to Serve Resi
- Poor Quality/ Flexibility Office + Fit Out
- Limited Views & Daylighting



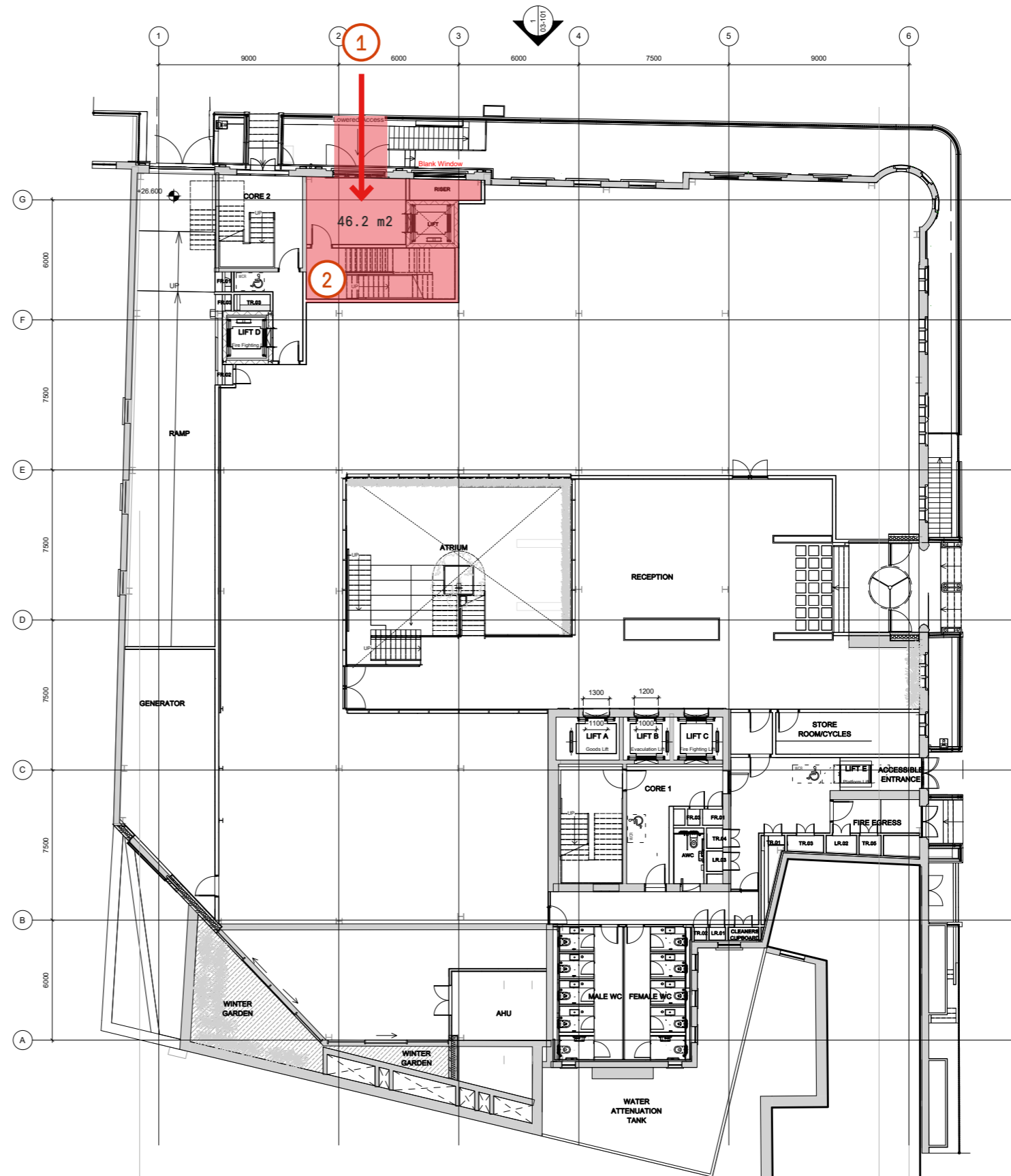
Proposed First - Third Floor Plan

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3.19 Option 3 - Upper Level Residential - Ground Floor - Fifth Floor

- ① New level access bridging link and entrance door required at street level (Impact on structure and facade composition)
- ② Poor core to accommodation ratio extending the residential cores to full height of building to serve 1 flat



Proposed Ground Floor Plan

Key:

New Core + Common Parts to Serve Resi



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3.20 Option 3 - Upper Level Residential - Sixth Floor

- ① 2 Bed Flat
 - + Limited to 1no. 1 bed flat
 - + Inefficient use of area whereby the core area over multiple floors consumes habitable area for new units
 - + Oversized units due to structural grid & elevation
 - + Low quality residential units [Single aspect, no external amenity space, limited opportunity for ancillary support facilities (bin store, cycle store etc.)]
 - + North facing unit with poor natural daylight
 - + Due to the limited number of units provided, the likely tenure of the residential offering will be private rented. This would not contribute towards Camden's affordable housing targets.

② Poor core to accommodation ratio extending the residential cores to full height of building to serve 1 flat

③ Severe impact on residual office quality along principal elevations

Area:

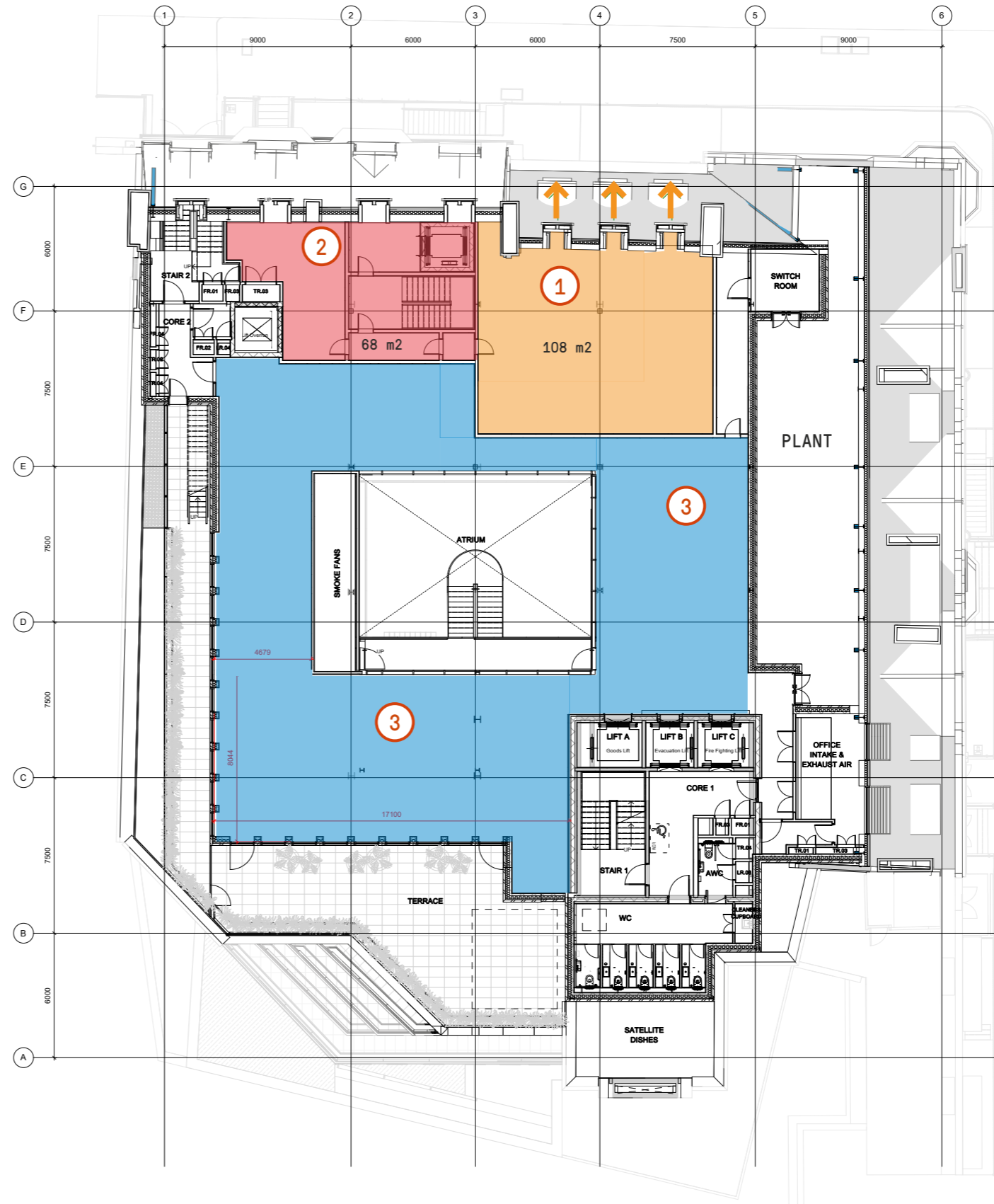
- + Ground to Fifth Floor Core: 46.2 sqm
- + Sixth Floor: 175.8 sqm

Total: 453 sqm (93sqm over provision)

Overall unit summary

- + 1no. 2 bed units

- Key:
- Poor Quality Residential Units
 - New Core + Common Parts to Serve Resi
 - Poor Quality/ Flexibility Office + Fit Out
 - Limited Views & Daylighting



Proposed Sixth Floor Plan

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3.21 Conclusion

In conclusion, we have tested options for on-site housing as off-site delivery is not obtainable.

The options tested show that the current proposal against the existing building and spatial restrictions produce poorly sized residential units, create severe impacts to the façade, do not comply with building regulations and does not achieve Camden's affordable housing targets. In addition, these options create severe impact on the office areas resulting in poor quality inflexible spaces.

The results for each option also have negative impacts on accessibility and natural daylight within the residential units.

For the above reasons, provision of poor quality residential use has not been pursued as part of these proposals.