

Apt

Camden Mews, High Street, Chislehurst
Design and Access Statement

March 2023



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1.0

Introduction

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1.1 Introduction

This Design and Access Statement has been prepared by Apt on behalf of Rayfield Enterprises Limited ('the Applicant') in support of an application for full planning permission for the redevelopment of Camden Mews, High Street, Chislehurst ('the Site') within the London Borough of Bromley (LBB).

The application proposes the demolition and removal of existing commercial and industrial buildings and erection of a mews style development of single storey and two storey scale to provide flexible commercial units (Class E Use).

Full details and scope of the planning application is described in the submitted Planning Statement, prepared by Robinson Escott Planning.

This document describes and illustrates the design process which has influenced the design of the proposed scheme. Contextual response, scale, appearance, materiality, land use, access and landscaping have been considered, and this document seeks to explain how these have been addressed.

The document includes summary contributions from a number of the professional team. Detailed information on these aspects of the proposal can be found in separate reports within the full suite of planning documents.



Illustrative view from within the site

1.2 The Applicant

Rayfield Enterprises is a family-run South East London based construction firm, specialising in property redevelopment, property renovation and new build projects.

Rayfield Enterprises works with clients throughout South London and Kent. They understand the challenges involved when building any project, and as an experienced team of tradesmen and project managers they pride themselves on offering a quality driven, cost effective building service, ensuring they deliver the best possible outcome at all times.

The redevelopment at Camden Mews gives Rayfield Enterprises a great opportunity to advance their considered portfolio of works by leaving a positive contribution to the local area of Chislehurst.

1.3 Apt

Apt is a design focused studio. We are proud of our ability to design and deliver all stages of projects to a consistently high level and create architecture that inspires through thoughtful design, innovation and craftsmanship.

We bring a depth of experience, gained from working across a variety of sectors and scales. Our projects range from a temporary pavilion developed with the artist Alexander Brodsky for the Bloomsbury Festival to designing a successful masterplan in the heart of Paddington which provides a vibrant mix of living, shopping, eating and working spaces and has created a new destination for Central London. We are specialised in designing and delivering complex buildings on challenging sites across the UK and understand this site's context within the Chislehurst Conservation Area.

1.4 Project Team

- Planning: Robinson Escott Planning
- Heritage: Robinson Escott Planning
- Daylight & Sunlight: Right of Light Consulting
- Highways & Transport: Motion
- Environmental: Lusic Consulting



Apt Lamb's Passage, Islington - Workplace



Apt, 235 St John Street, Islington - Workplace



Apt, Lupin House, Camden - Workplace & Residential



Apt, Chapter House, Camden - Residential



2.0

Site & Analysis

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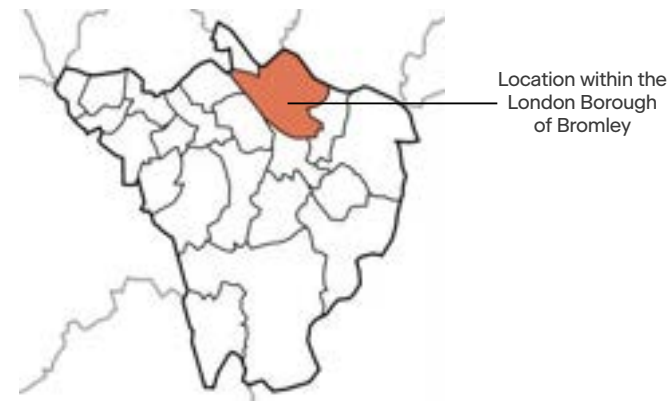
2.1 Site Location

Chislehurst is a suburban district of south-east London, in the London Borough of Bromley. It lies east of Bromley, south-west of Sidcup and north-west of Orpington, and is 10 miles south-east of Charing Cross. Before the creation of Greater London in 1965, Chislehurst was located in Kent.

It's origins are as an 18th century village location with surrounding commons. It forms part of the Chislehurst Conservation area and can be described as an affluent Victorian and Edwardian suburb of London.

Chislehurst Common and nearby St Paul's Cray Common were saved from development and preserved under an Act of Parliament in 1888, providing valuable green space. Nearby Petts Wood, Hawkwood and Scadbury have also been preserved as open spaces for the benefit and enjoyment of the community. In total Chislehurst Commons comprises 180 acres of woods, grassland, heathland and several ponds.

Chislehurst West, previously known as Prick End, includes the largest of the ponds and the High Street and is one of the starting points for the Green Chain Walk, linking to places such as Crystal Palace, Erith, the Thames Barrier and Thamesmead.



Key

■ Site location

⚡ Train station



Site location plan

2.2 The Site

The site sits west of the High Street in Chislehurst, north of Camden Grove, south of Viscount Mews and east of Nursery Gardens.

Access to the site is between two 'passageways' in breaks of the existing buildings along the High Street, opposite Prickend Pond and the Queen's Head public house.

These openings currently allow both vehicular and pedestrian access on both sides of the site which serve the commercial properties within the boundary to the rear. They also provide vehicular access to the rear of some of the existing High Street properties. The rights to access are under the control of the Applicant.

The existing buildings on the site are made up of a number of individual and grouped premises, which comprise of one and two storey office, workshop and shed/storage usages. These buildings are constructed from a mixture of masonry with concrete roof tiling, or corrugated sheeting materials.

There are no trees on site and the ground plane is made predominantly loose gravel, concrete slabs, block paving and tarmacadam finishes that look to have been laid at various different times across the life of the site.



Site plan

Key

▲ Site entrance

■ Site boundary



2.3 Conservation Area

The site is located in the Chislehurst Conservation Area, which was designated in 1971 and expanded in 1982.

It is a predominantly residential location with low density housing in mature gardens and landscapes, common land and Green Belt. However, not all of Chislehurst is within the designated conservation area.




The conservation area is included in the London Borough of Bromley's Local Plan (2019). There are 47 conservation areas in Bromley, with Chislehurst being the largest.

In 1992, a comprehensive study of the area was written for The Chislehurst Society by Mary S. Holt. This was updated in 2008.



Extent of Chislehurst Conservation Area

Key

-  Site location
-  Chislehurst Conservation Area
-  Train station

2.4 Local Character

During medieval times Chislehurst was a royal manor, which was held for many years by the Walsingham family. The village soon became a popular location with Londoners looking for property in the country.

The arrival of the railway in 1865 had little immediate impact, as the station was remote from the traditional centres of population at Prickend, now the High Street and around the church.

Most of Chislehurst's development occurred during the Victorian period with only small-scale changes during the first half of the twentieth century mainly on the Eltham and Mottingham borders. Subsequent development has been largely restricted to infill sites and the replacement of Victorian houses with modern dwellings.

As a result Chislehurst retains a village atmosphere especially around the common. It continues to be a fashionable place for Londoners seeking access to the city combined with the quiet of the countryside.

There are no statutory listed buildings on or within 100m of the site, but there are a number of locally listed buildings close by. These include the Queen's Head public house and various buildings on the south side of High Street, including numbers 9, 11, 13, 17, 25, 27, 29, 35 & 37.

25, 27 & 29 High Street back directly onto the site and have experienced several modern interventions, including work to shop front fascias, introduction of ventilation systems and the creation of a first floor roof terrace.

Key:

- 01. Prickend Pond and Chislehurst Commons
- 02. Chislehurst Commons
- 03. Queen's Head public house
- 04. 19 - 29 Chislehurst High Street
- 05. 9 - 17 Chislehurst High Street
- 06. 33b - 41 Chislehurst High Street



2.5 Site History

The extent of London in the 18th Century stretched only as far as Borough, with early development focused around the south side of London Bridge.

A map from 1799 illustrates the rural nature of Bromley and Chislehurst prior to the industrial revolution; characterised by open fields and woodland, with a few buildings lining what is now the High Street.

By the mid 19th Century, the area known as Prick End had begun to be established, with the site a combination of yard space associated with the retail buildings fronting High Street, and rural land.

By the early 20th Century, the site was operating as a yard space for the stores serving the village and included a series of outbuildings. It continued to operate as such, whilst areas around it began to develop.

Over time, the site became somewhat landlocked, with the development of Camden Grove to the south west and Nursery Gardens at the turn of the 21st Century.



Key:

- 01. Map of Chislehurst, 1799
- 02. Map of Chislehurst, 1862-1868
- 03. Map of Chislehurst, 1907 - 1908
- 04. Map of Chislehurst, 1930
- 05. Map of Chislehurst, 1958
- 06. Historic photograph of High Street, in front of southern access
- 07. Historic photograph from Prickend Pond

2.6 Immediate Site Context

The site sits immediately behind Chislehurst High Street, which comprises a collection of two to three storey red brick buildings, predominantly with pitched roofs. The site's southern entrance is between numbers 23c & 25 Chislehurst High Street, whilst the northern entrance is between numbers 31 & 33b.

Behind the high street, the site shares a number of boundaries with adjacent landowners. Immediately to the north is Viscount Mews, a two storey residential development completed in 2016. The building is built from a buff brick with a pitched roof design and is similarly accessed exclusively from Chislehurst High Street.

To the south is Branwell House, a two and three storey residential development with its primary frontage on to Camden Grove. Completed in the 1990's the building has both flat and pitched roofs and is built in a brown brick.

To the west, the site faces on to the back gardens of a row of Victorian terraced houses, numbers 14 to 18 Camden Grove and a row of modern houses, numbers 7 to 10 Nursery Gardens.

Key:

- 01. Chislehurst High Street - Southern access
- 02. Chislehurst High Street - Northern access
- 03. Viscount Mews
- 04. Camden Grove and Branwell House
- 05. Camden Grove
- 06. Nursery Gardens



2.7 Existing Site, Key Plan

The following pages illustrate the site's layout and present condition.



Key

■ Buildings outside of site

■ Site boundary



2.8 Existing Site

The site is entered between 23c & 25 High Street, through a narrow passage, with both buildings having visible services on their facades, including rainwater pipes, cabling and ducts. Access to the rear of 23c High Street is provided off the passage.

Beyond the passage, there are a series of units under the Applicant's ownership located on the southern boundary. These are typically single storey rising to one and a half storeys, depending on the angle of their mono pitched roofs.

There are also several single storey extensions to the rear of 25 High Street and a separate shed building. There is currently no physical boundary between the Applicant's land and the sliver of land owned by number 25.



Key:

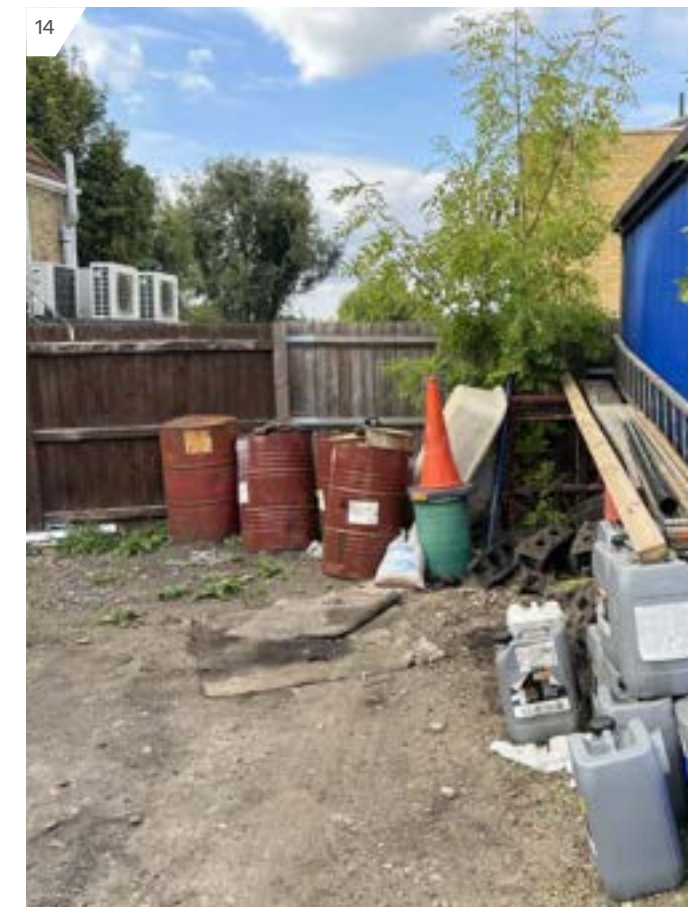
- 01. Southern access between 23c & 25 High Street
- 02. Access to rear of 23c High Street
- 03. 23b Units 1 & 2
- 04. Southern access, looking towards the High Street
- 05. 23b Unit 2
- 06. 23b Unit 3 and single storey rear extension of 25 High Street
- 07. Extract duct to rear of 25 High Street

Existing Site

Towards the south west corner, the site opens up into a large yard space, which is where the existing auto repair centre operates with sufficient space to park and manoeuvre vehicles.

The existing buildings continue to occupy the boundary at one and a half storeys, before stepping up to a two storey building with a steep pitched roof.

The yard is also used for external storage and overlooked by apartments in neighbouring Branwell House.



Key:

- 08. 23b Unit 3
- 09. 23b Unit 4 and shed owned by 25 High Street
- 10. Shed owned by 25 High Street
- 11. 23b Units 4 & 5 and yard. Branwell House in the background.
- 12. 23b Unit
- 13. Yard and 33c Units 2 & 4
- 14. Yard storage next to 23b unit 6

Existing Site

On the opposite side of land owned by number 25 High Street, there are views onto the rear elevations of 27, 29 & 31 High Street.

The backs of these properties are somewhat unloved, with numerous ad-hoc alterations, land littered with rubbish and bins associated with the commercial units. A fire escape stair also descends from the rear of 31.

There is a small two storey building in the centre of the site and a second two storey building in the north west corner, with 3 car parking spaces.

There are 3 further car park spaces towards the northern access to the site between 31 & 33b High Street,

The buildings on the northern boundary, numbers 33a and 33b High Street, are understood to be commercial office buildings and are outside of the Applicant's ownership, but accessed via the Applicant's land.



Key:

- 15. Rear of 22 & 29 High Street
- 16. 23b units 7 & 8
- 17. 33c unit 1 & 3
- 18. Car parking and yard area
- 19. Rear of 31 High Street
- 20. 33a High Street
- 21. Northern access between 31 & 33b High Street

Existing Site



Key:

- 01. High level view from stairwell of 33c, Unit 3
- 02. High level view from stairwell of 23b, Unit 7
- 03. High level view from stairwell of 23b, Unit 7

2.9 Existing Ground Floor Plan

The current site currently provides 4,176 sqft GIA of commercial uses across a number of fragmented one and two storey buildings. All of the two storey buildings are accessible only by external stair.

There is a severe level change across the site of approximately 1m. The change in level occurs around the perimeter of 23c units 6, 7 & 8 and along an existing boundary fence, effectively dividing the site into two halves.

Aside from the poor quality of ground conditions, the level change prevents inclusive access across the site.

Unless visiting one of the current business occupants, there is little reason for the wider public to enter the site, despite its excellent location on the High Street.

There are 6 car parking spaces on site. For further detail on existing vehicle movements, please refer to the TN01 - Highways Technical Note produced by highways consultant Motion.



Key

- Buildings outside of site
- Site boundary
- Boundary of level change

2.10 Existing First Floor Plan



Key

▒ Buildings outside of site

■ Site boundary



2.11 Existing Roof Plan



Key

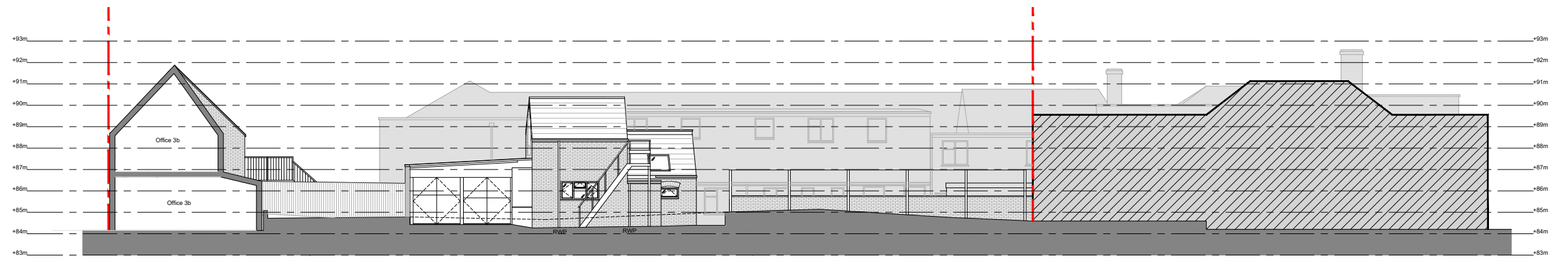
▒ Buildings outside of site

■ Site boundary

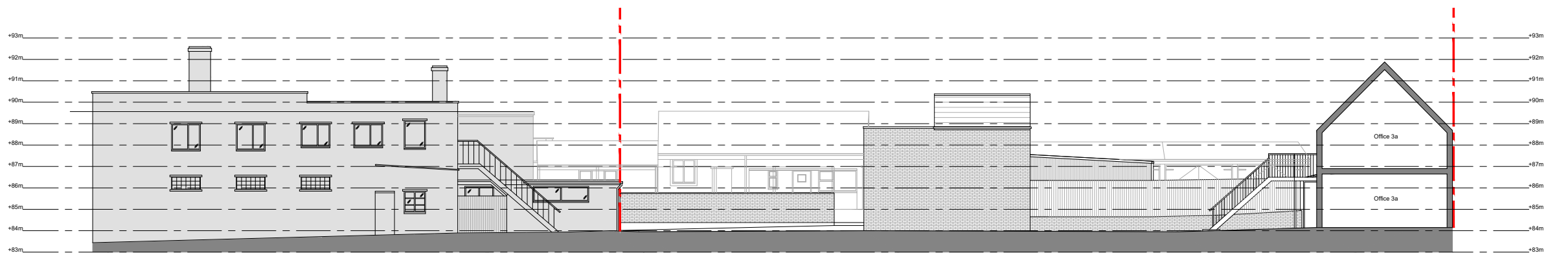
2.12 Existing Elevations and Sections



Elevation 1



Elevation 2



Elevation 3

- Legend**
- - - Boundary Line
 - Existing Buildings outside of site boundary
 - Existing Buildings shown in section inside of site boundary
 - Existing Buildings shown in section outside of site boundary



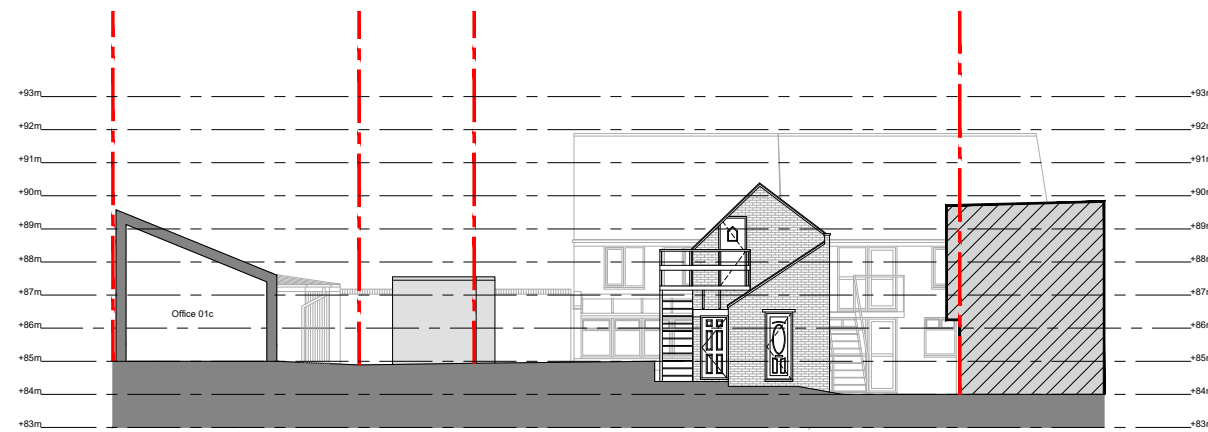
Existing Elevations and Sections



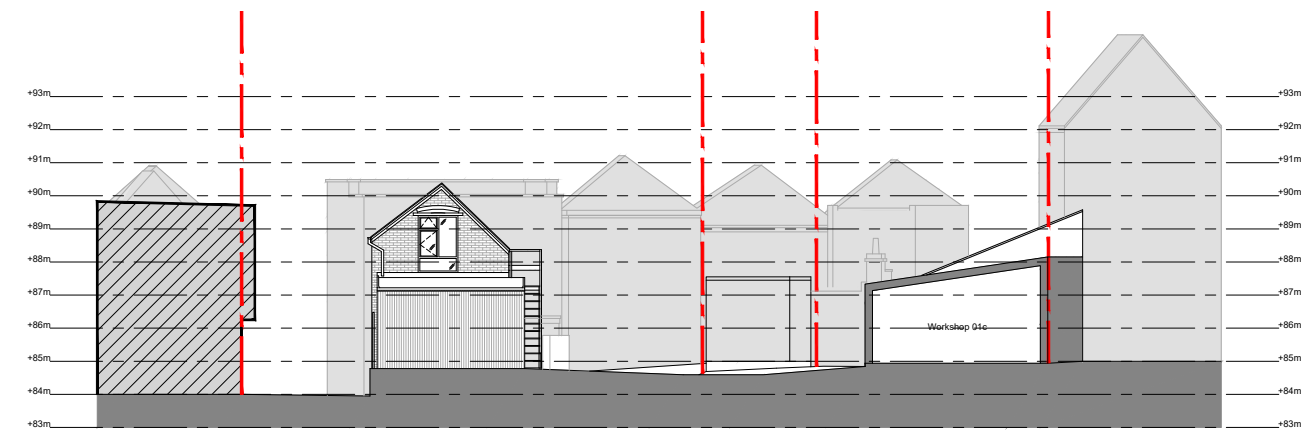
Elevation 4







Elevation 5



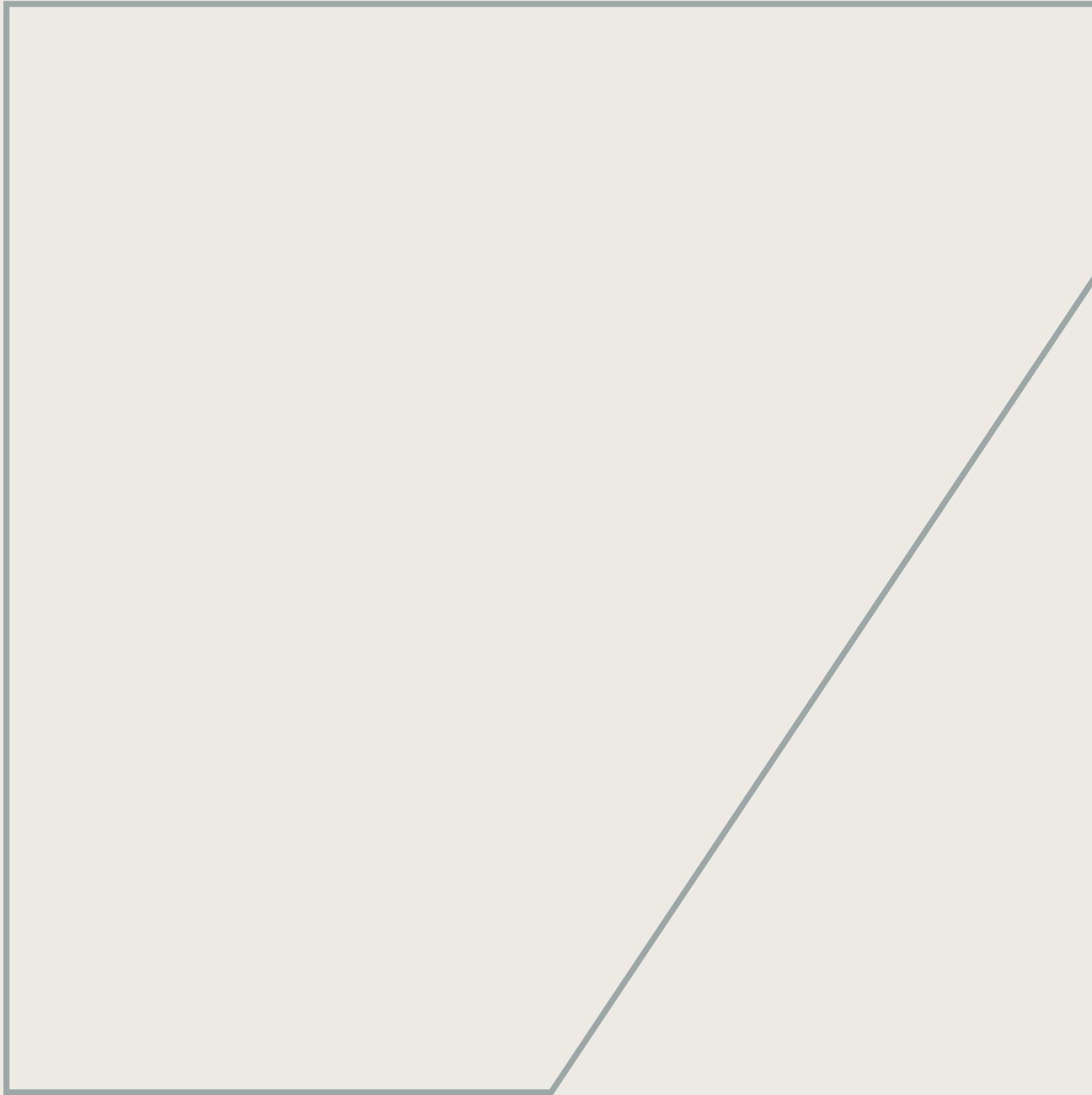
Elevation 6



Elevation 7

- Legend
-  Boundary Line
 -  Existing Buildings outside of site boundary
 -  Existing Buildings shown in section inside of site boundary
 -  Existing Buildings shown in section outside of site boundary





3.0

The Brief

3.1 The Brief

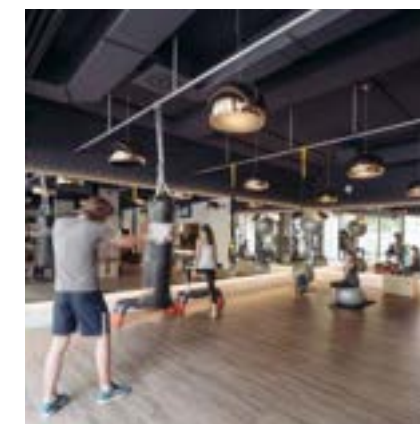
3.1 The Brief

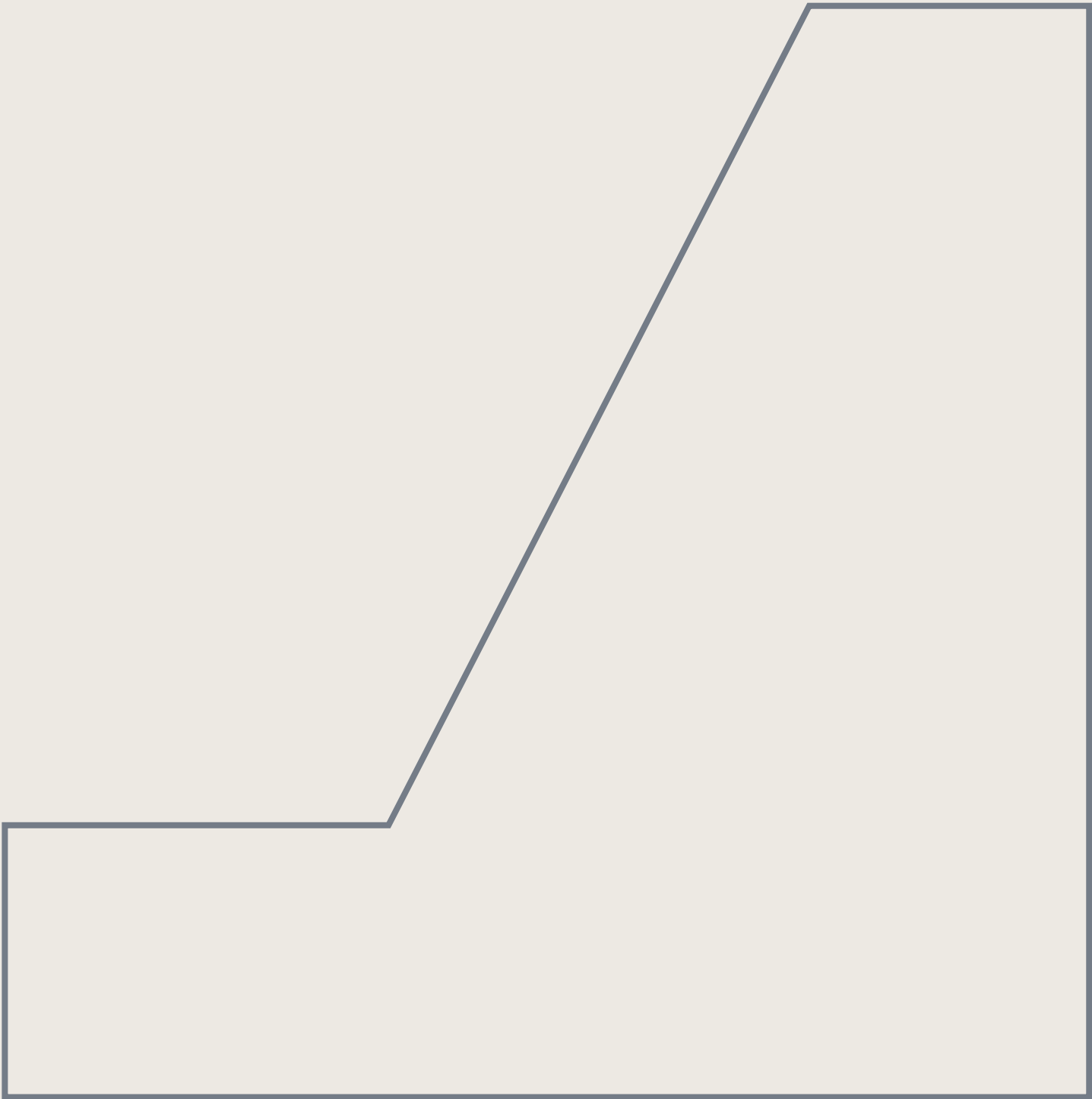
Rayfield Enterprise's vision for the redevelopment of Camden Mews is to provide a high quality commercial building capable of attracting a wide range of future tenants, with a focus of becoming an integral part of the local community.

The building must allow for flexible and affordable workspace, capable of hosting start-up ventures and be of high architectural quality.

It must also provide public realm enhancements to positively contribute to the character of the local area and act as a catalyst for this site's regeneration.

The public realm should be capable of hosting informal events and the proposals must serve to improve pedestrian connectivity and experience across the site.





4.0

Design Evolution

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4.1 Consultation and Stakeholder Engagement

Throughout the development of the proposals for Camden Mews the applicant has tried to create a successful dialogue between local stakeholders and the project team.

During development of the proposals, the London Borough of Bromley temporarily suspended their non-major pre-application advice service.

However the Applicant has successfully engaged with local residents of Camden Mews, local businesses and operators on the High Street, the Chislehurst Society and local ward councillors.

The feedback received during these meetings has been positive and has recognised the benefit of transforming the existing site into a thriving local business community. Comments received have also helped inform the design and established the technical requirements for the Planning Application.

This has included:

- Respecting neighbouring properties and adjacent landowners and developing massing to suit.
- Ensuring the proposals take into account the changing levels and provide inclusive access across the site.
- Selecting a palette of materials that tonally complements the building's setting.
- Provide opportunities for improved public realm and landscaping.



Camden Mews concept sketch

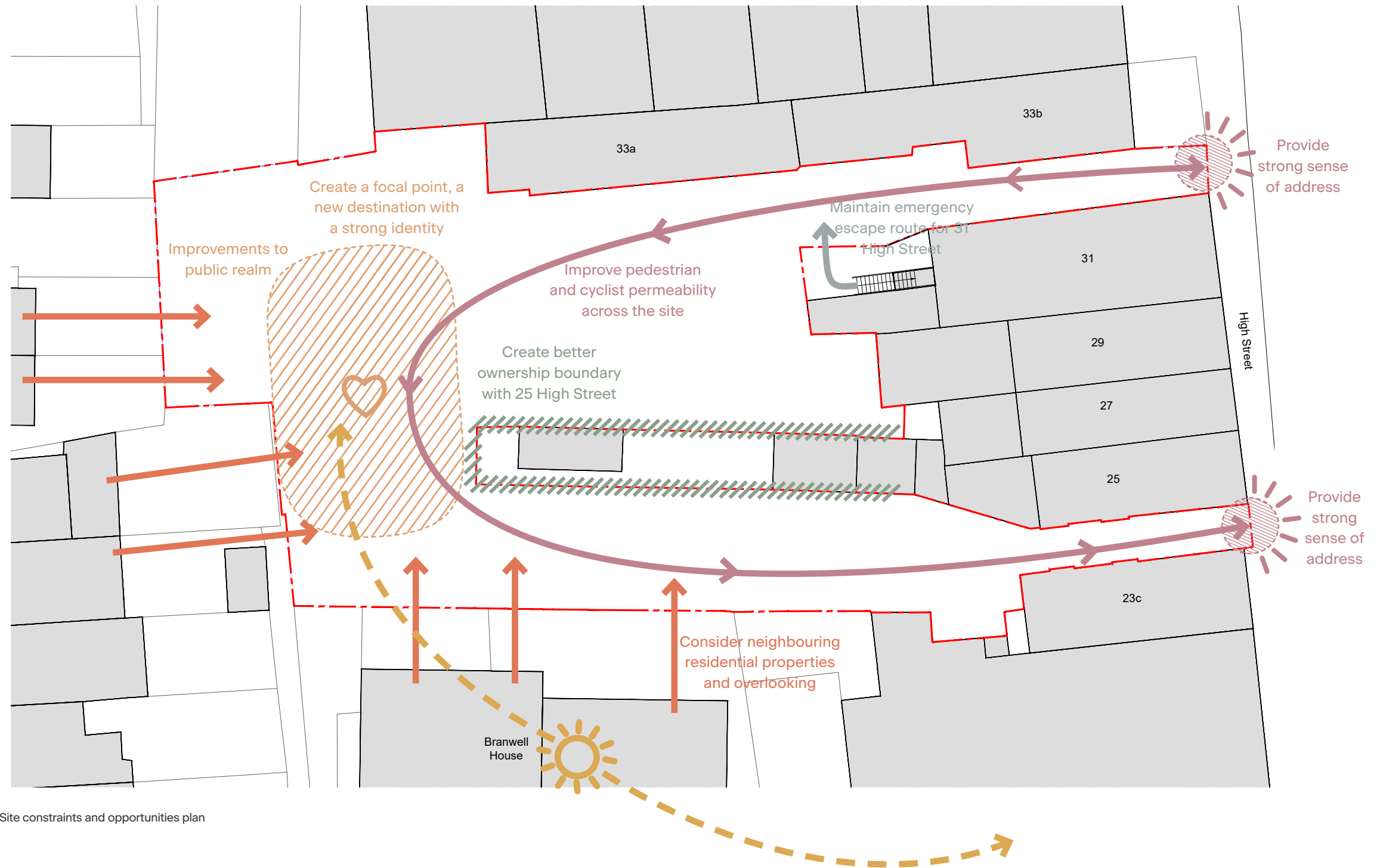
4.2 Site Constraints & Opportunities

Having considered that the existing buildings are not fit for purpose, it was considered appropriate and reasonable to demolish the existing buildings.

Given the complexity of level changes it was also deemed appropriate to establish a more consistent but lower datum across the site, whilst still working with the existing levels of the High Street, that enables new pedestrian footfall in and out of both entrances.

The heights of surrounding buildings are predominantly two storey, meaning that reasonable levels of daylight and sunlight can be achieved, and a cohesive public realm strategy developed between buildings.

New buildings will have to respect neighbouring properties to avoid issues of overlooking.



Site constraints and opportunities plan

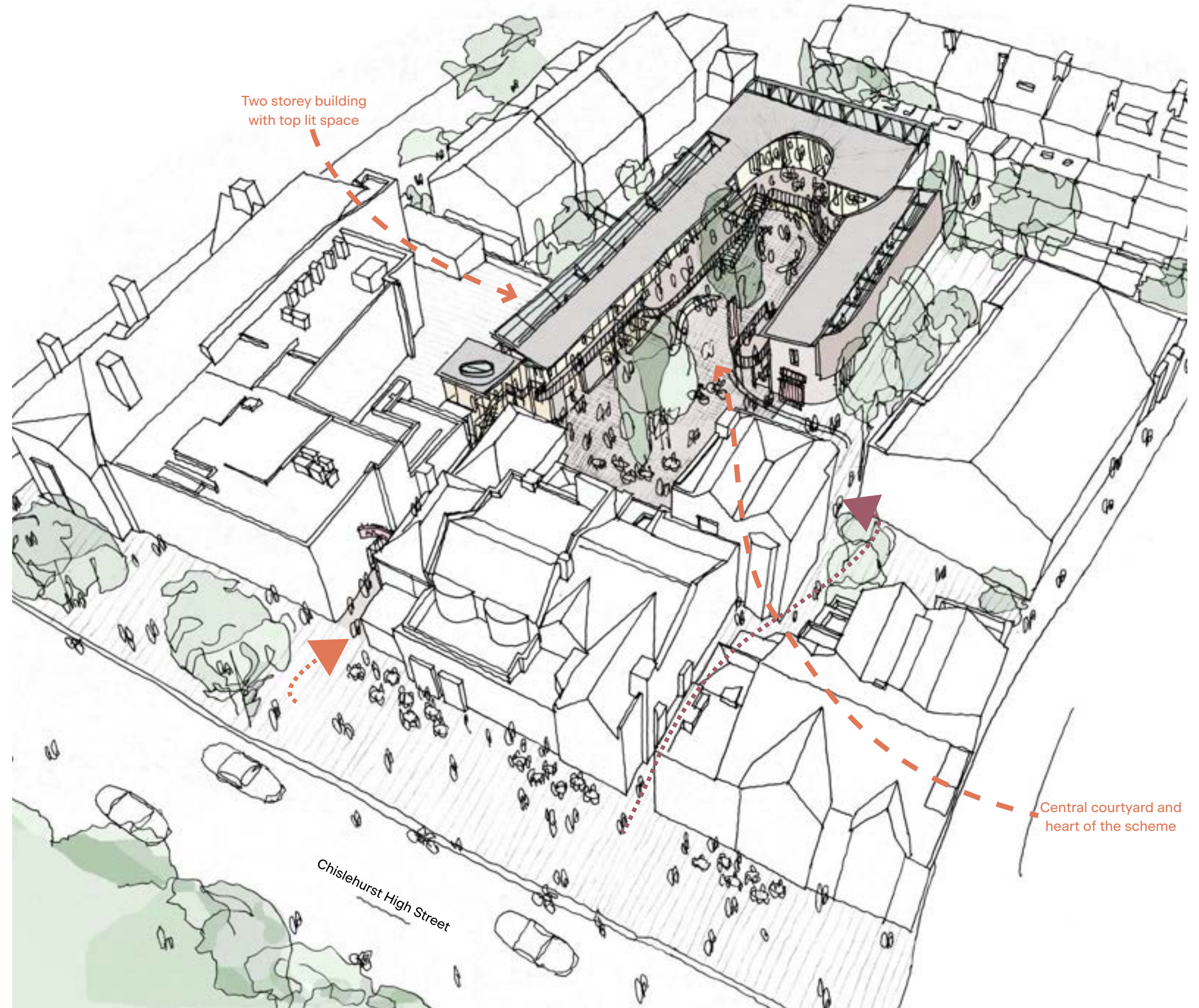


4.3 Design Concept 1

Through exploration of the ground floor footprint and working with adjacencies to existing buildings, the original concept envisaged a two storey commercial building arrangement, around the site's perimeter with a central landscaped courtyard.

This proposal assumed that one of the entrances was used for pedestrians, whilst the other for servicing.

A generous walkway of first floor allows access to commercial units, whilst still providing visual access into the gardens below.



- Key
- ▲ Main entrance
 - ▲ Vehicle and servicing entrance

Concept Sketch

Design Concept 1

The concept was in part influenced by the success of Viscount Mews to the north, insofar as creating an inward looking development. This idea also meant that the public realm sat at the heart of the proposals.

The concept at this stage however didn't include the existing 33c building as part of the application and it was felt that including this building as part of the comprehensive regeneration of the site.

The proposals also didn't account for the correct land boundary to 25 High Street, which was established later.



North view



South view



East view



West view

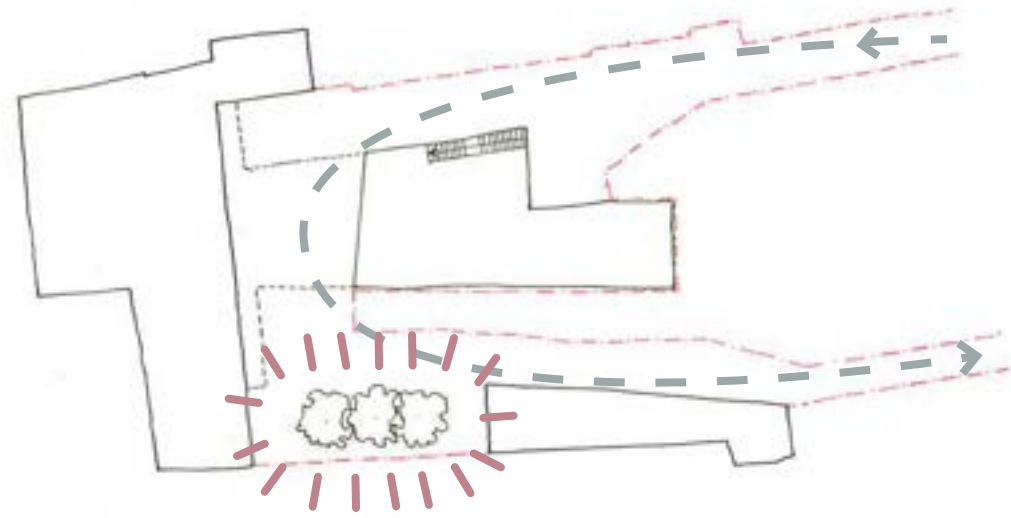
4.4 Design Concept 2

The second design concept sought to address issues of land ownership, whilst bringing 33c into the development.

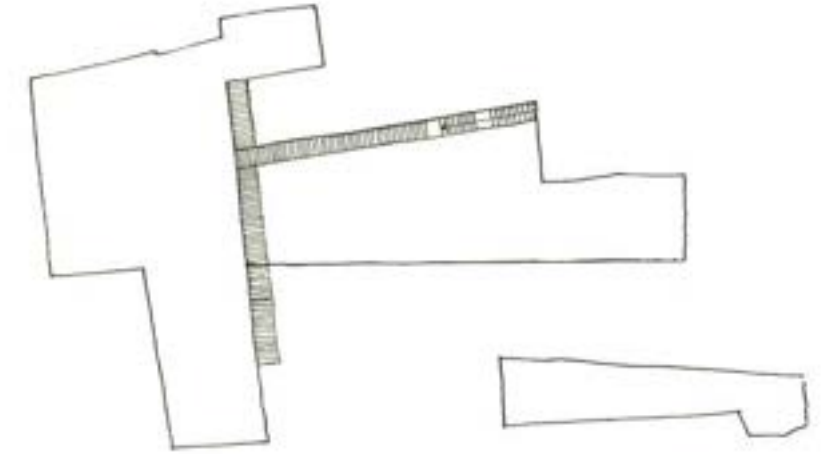
This resulted in a two storey 'T-shaped' building in the centre and to the western edge of the site, with pedestrians able to circulate underneath buildings.

A break in buildings allowed a new garden to be created on the southern boundary, whilst addressing issues of massing and proximity to Branwell House.

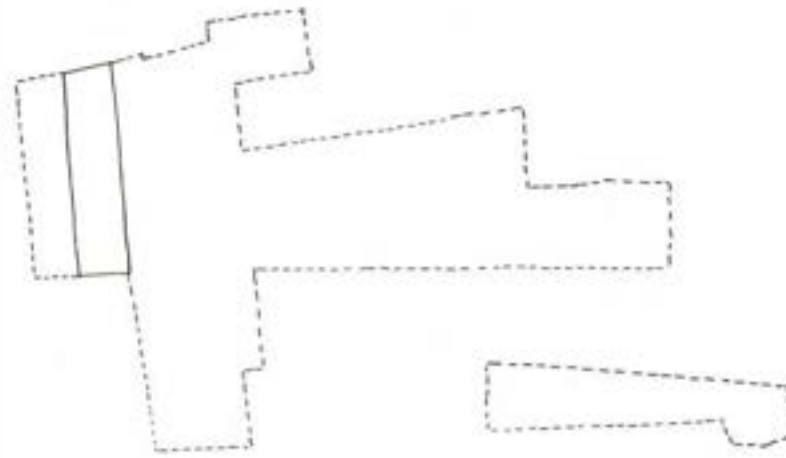
A first floor gallery walkway has been retained, providing access to upper floor commercial units and creating activity and animation to the site.



Ground floor sketch plan



First floor sketch plan



Roof level sketch plan

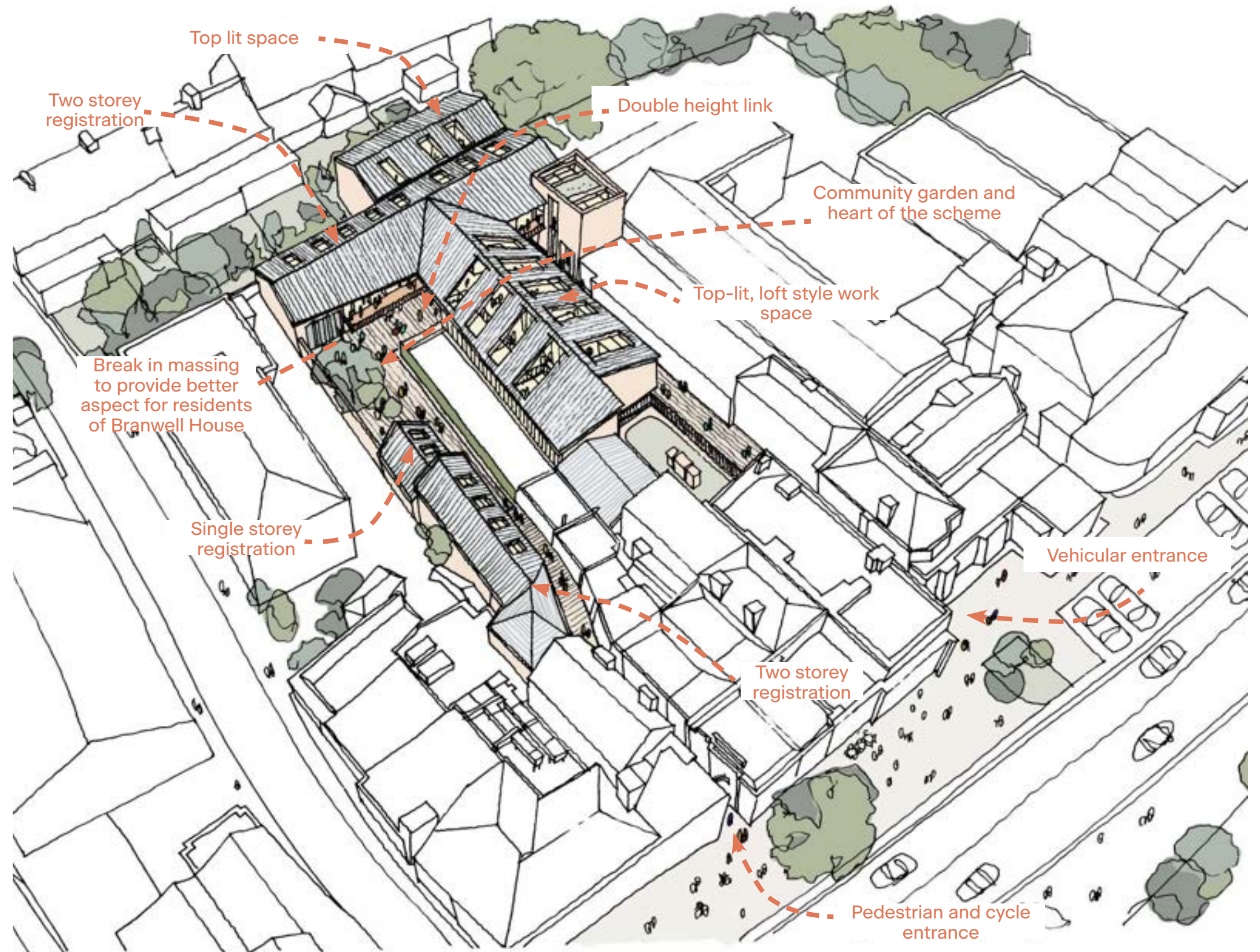


Revised concept sketch

4.5 Design Development

The massing of the building has been developed, with massing stepping down on the southern boundary and the location of the garden adjacent to Branwell House, providing a more neighbourly response and visual amenity in the process.

The majority of the two storey elements incorporated glazed roof lights, thus minimising issues of overlooking.



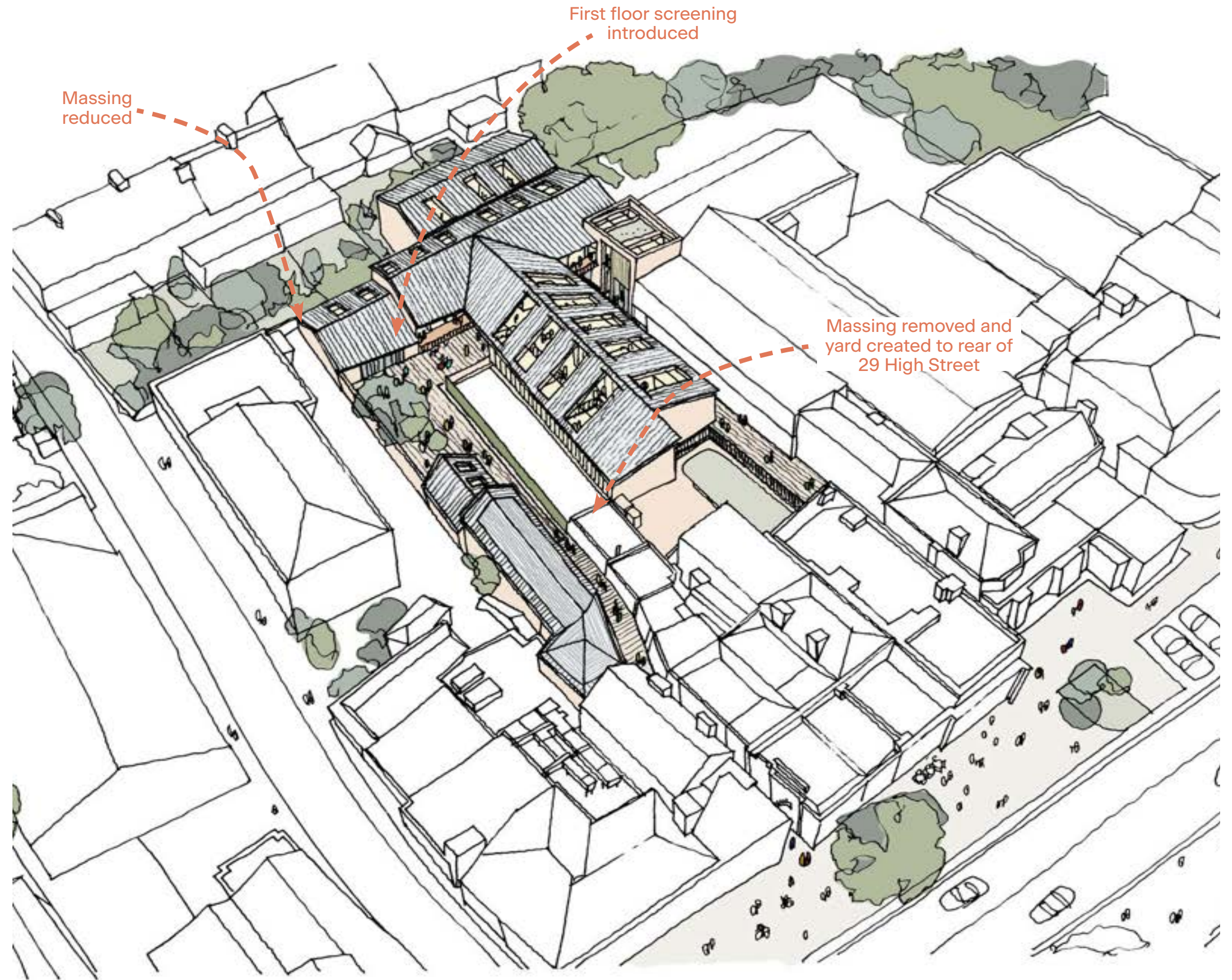
Revised concept sketch

4.6 Massing Development

Further adjustments were made to the massing, with the two storey element stepping down in the south west corner to respect the back gardens of Camden Grove.

Massing was also removed to the rear of 29 High Street, with refuse and cycle parking to be located in a small, secure yard area.

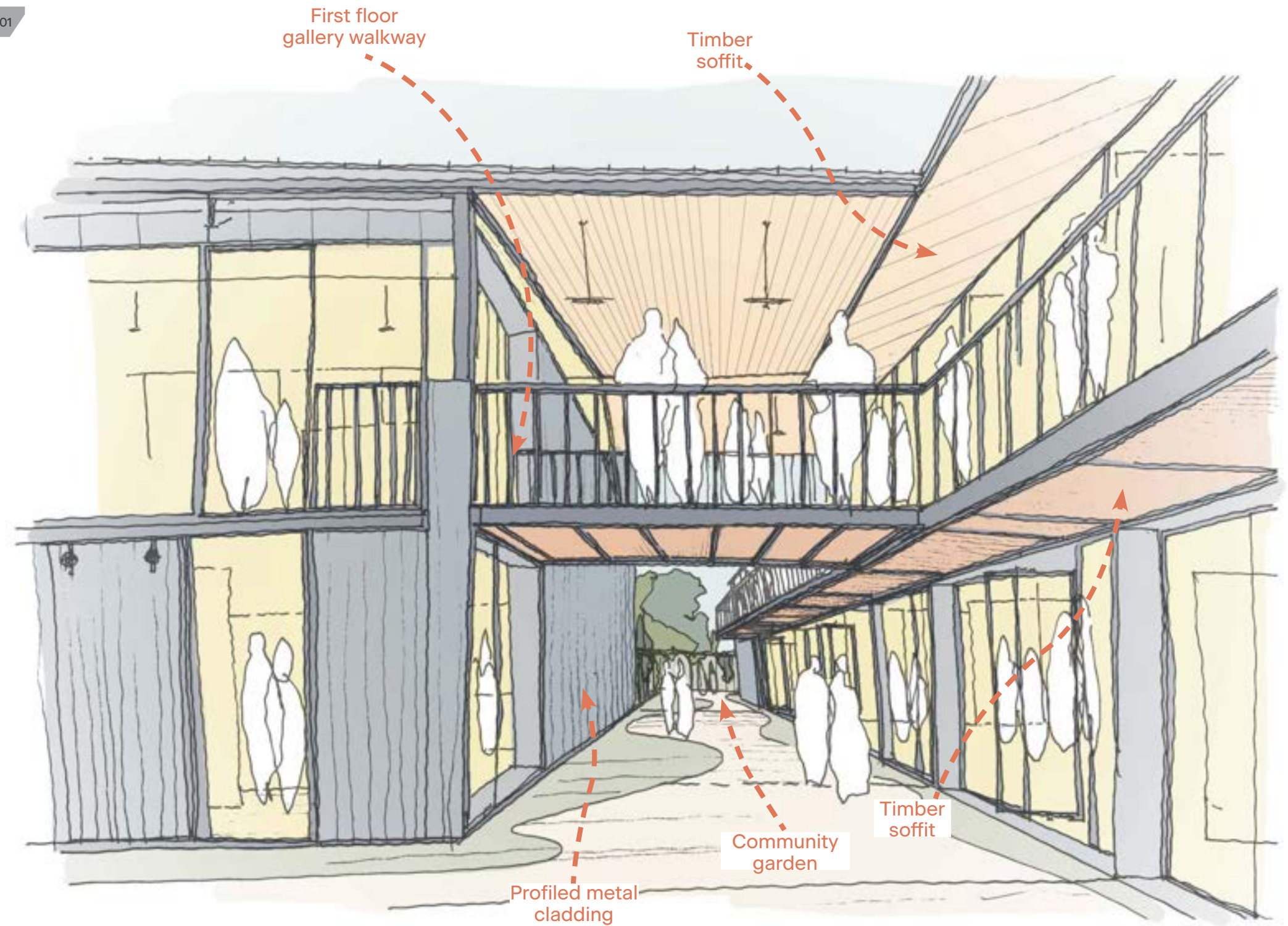
Screening was also introduced at first floor level to prevent overlooking into Branwell House.



4.7 Concept Perspective

A double height void beneath the pitched roof creates a dramatic linking space between the two halves of the site.

01

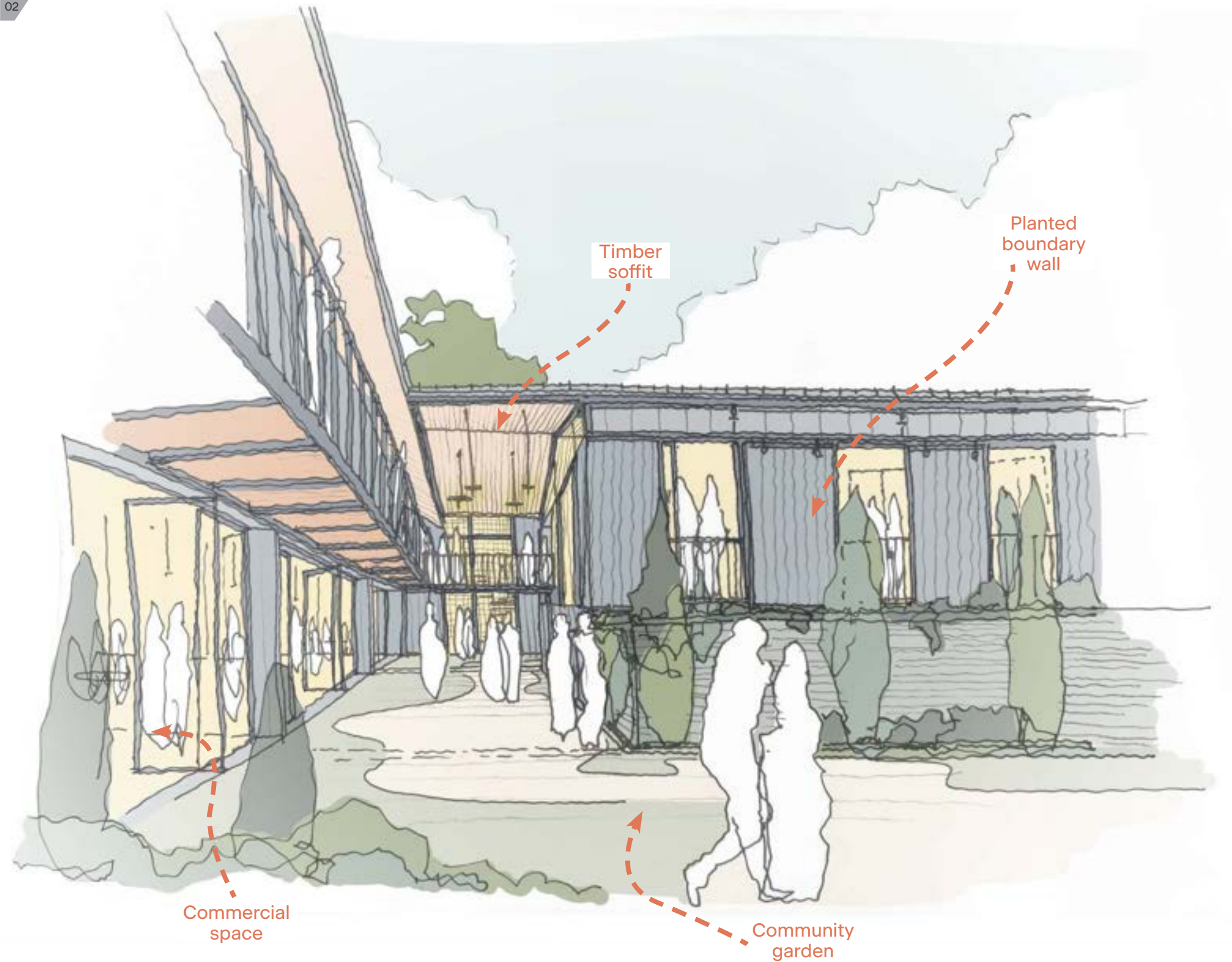


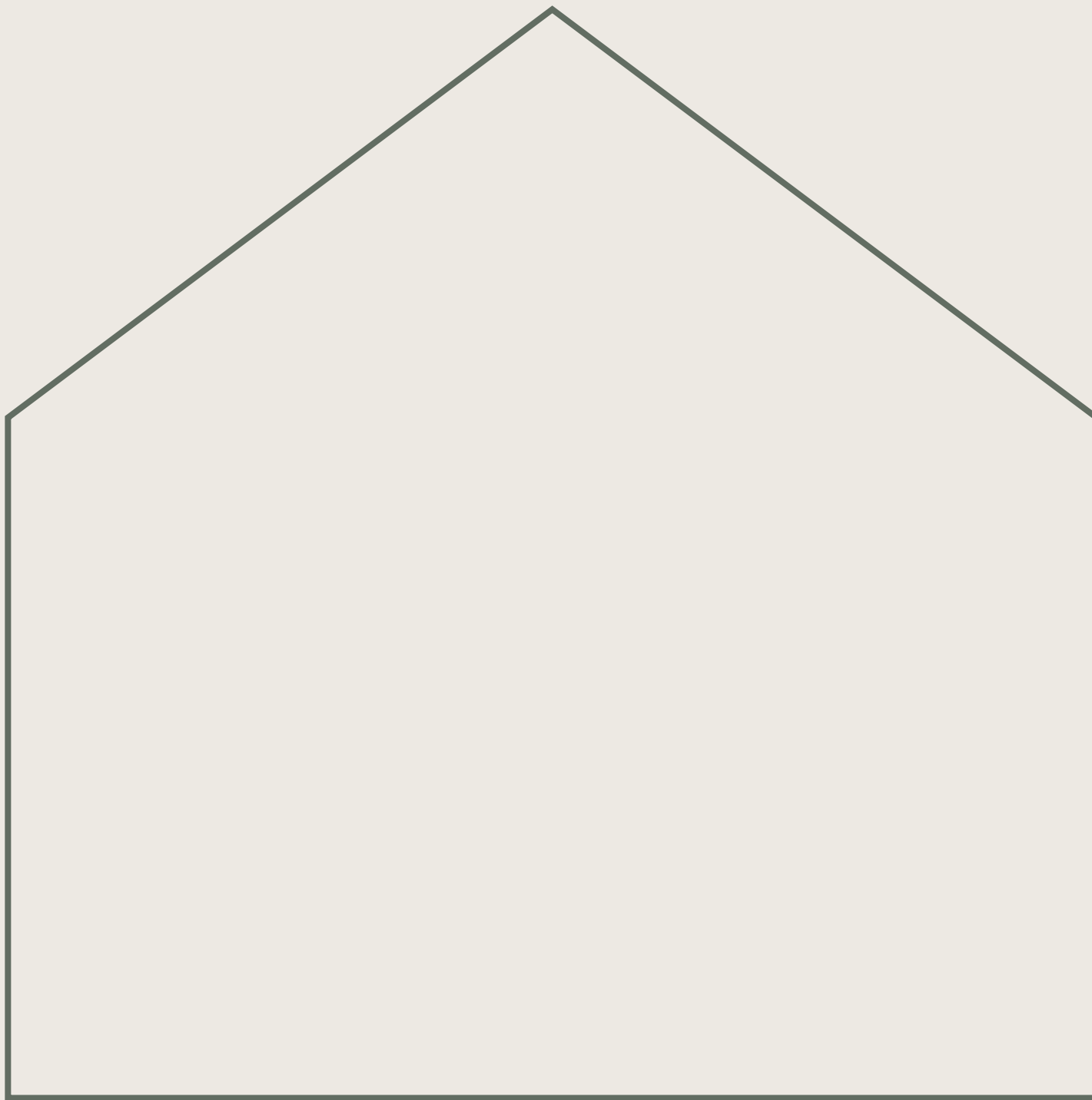
Concept Perspective

02

The community garden will create a public amenity space and visual amenity for residents of Branwell House.

Screening planting will also be created against boundaries with adjacent landowners.





5.0

Proposed Scheme

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5.1 Proposed Ground Floor Plan

The proposed development will consist of a series of one and two storey buildings, providing 999 sqm GIA of flexible commercial floorspace (Class E use). It also includes improvements to public realm, including hard and soft landscaping.

Access to the site has focused on pedestrians and cyclists, with one of the existing entrances narrowed to prevent vehicular access. A total of 8 long stay and 2 short stay cycle spaces will be provided which exceeds the requirements of the London Plan 2021.

A single car parking space for blue badge holders will be provided on site, with the second entrance also permitting emergency vehicles.

Ground floor units are provided with windows, which are inward looking, thus minimising overlooking to adjacent properties.



Key

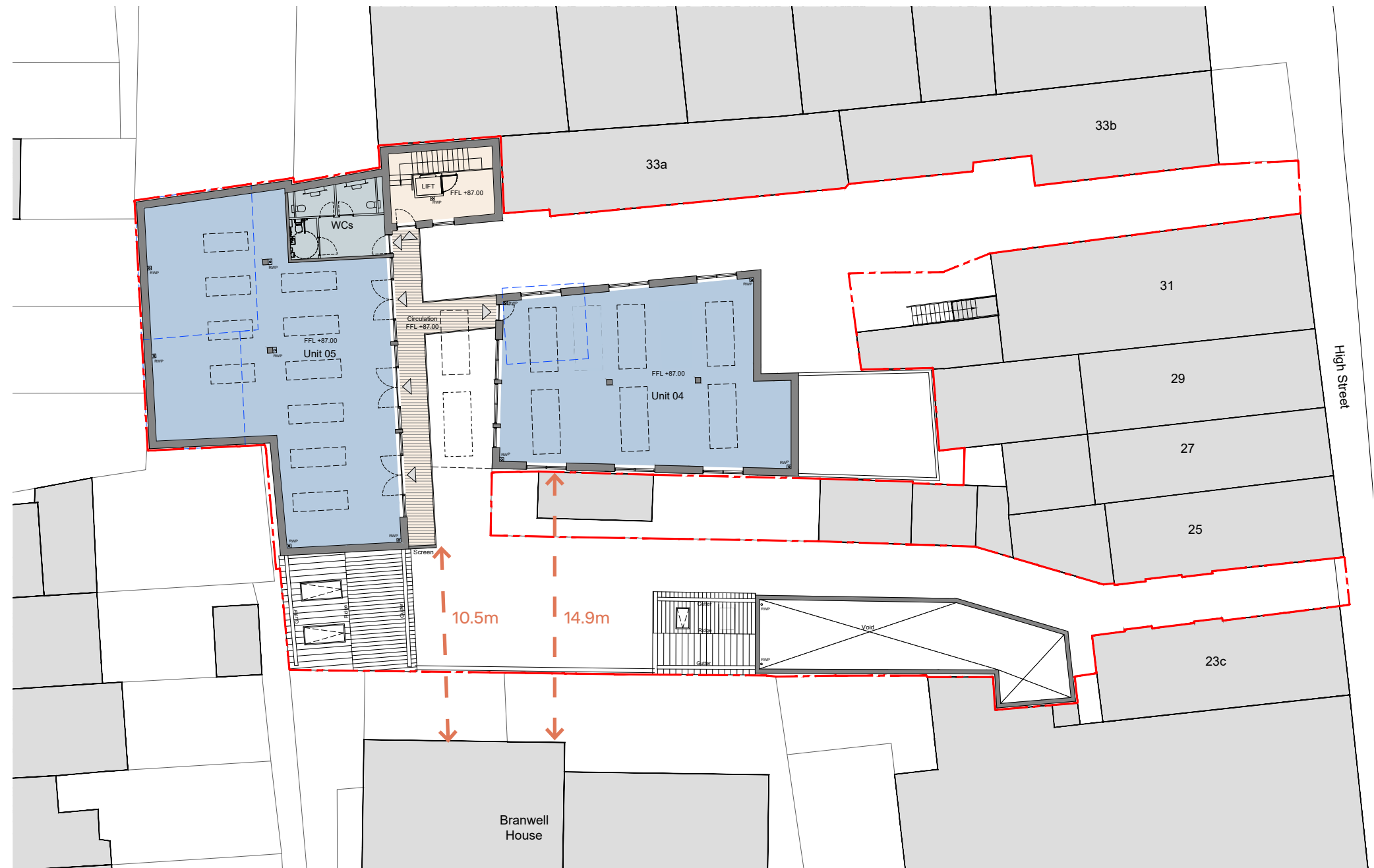
- Existing buildings outside of site
- Site boundary
- Existing buildings to be demolished



5.2 Proposed First Floor Plan

Access to the first floor units is via a dedicated stairway adjacent to 33a High Street. There is also a lift for inclusive access.

A bridge connects the two halves of the main building, creating a two storey void beneath a top lit pitched roof.



Ground floor plan

Key

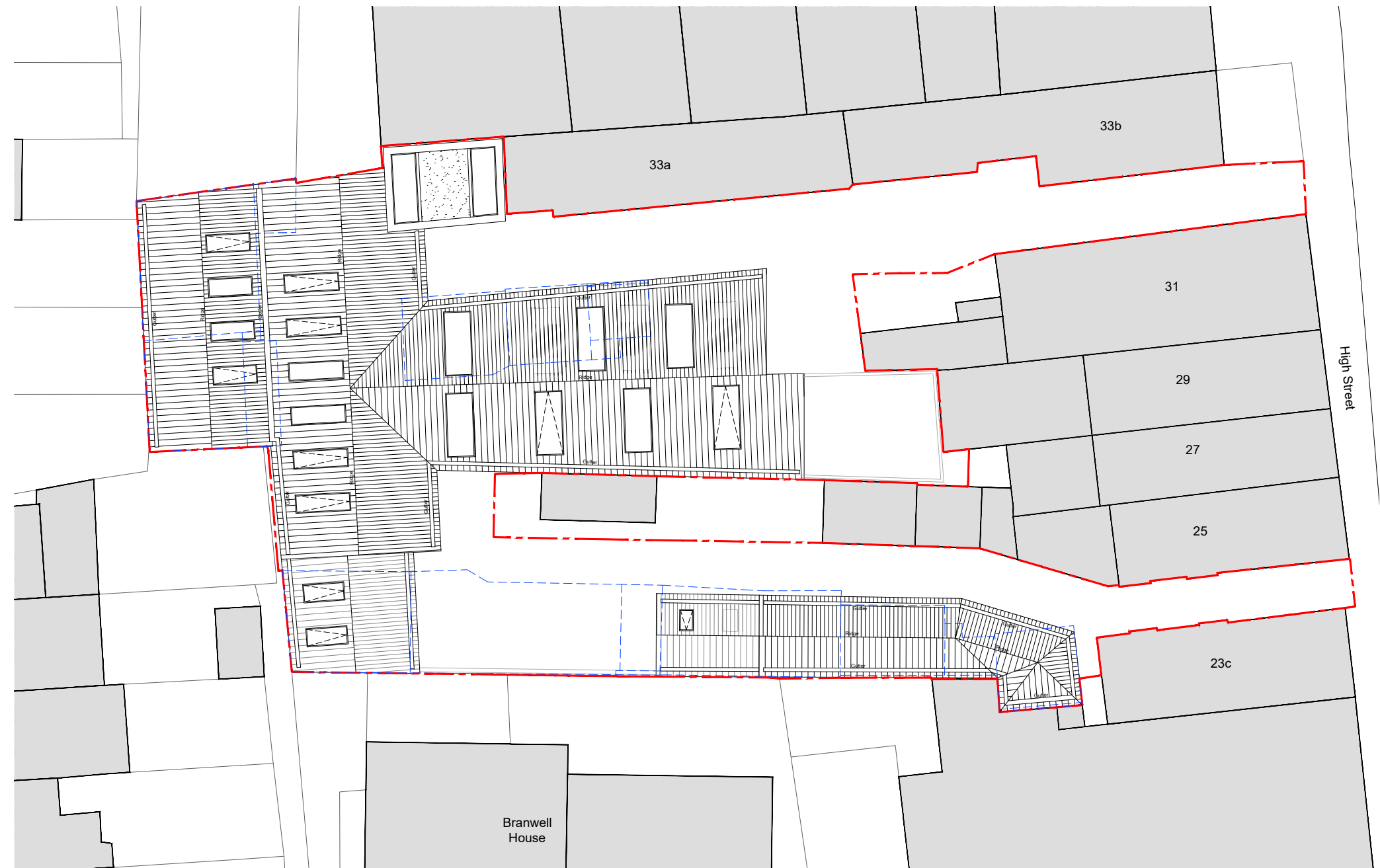
- Existing buildings outside of site
- Site boundary
- Existing buildings to be demolished



5.3 Proposed Roof Plan

The roof designed follows the local vernacular, with a series of inter-connected pitched roofs.

The roofs include top lit glazing, to make the internal spaces light and airy, whilst addressing sensitivities associated with overlooking.



Key

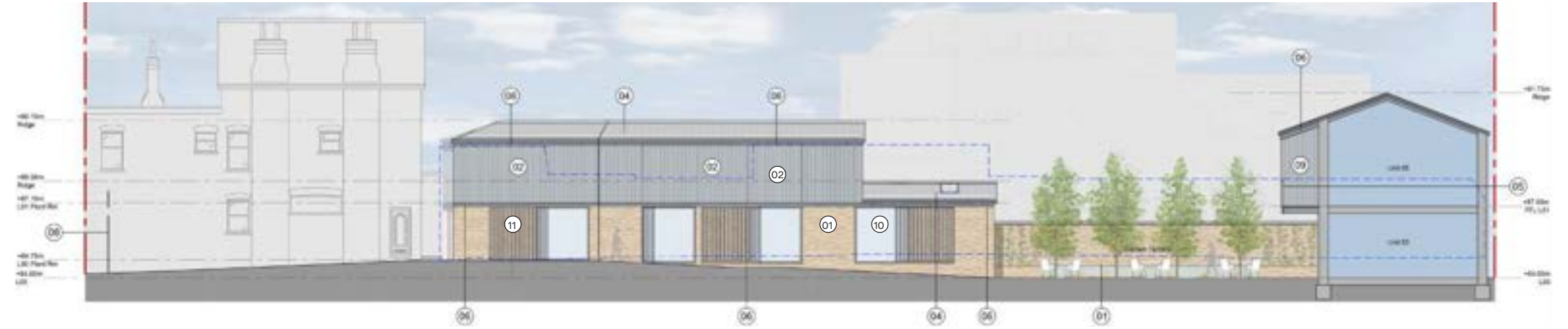
- Existing buildings outside of site
- Site boundary
- Existing buildings to be demolished



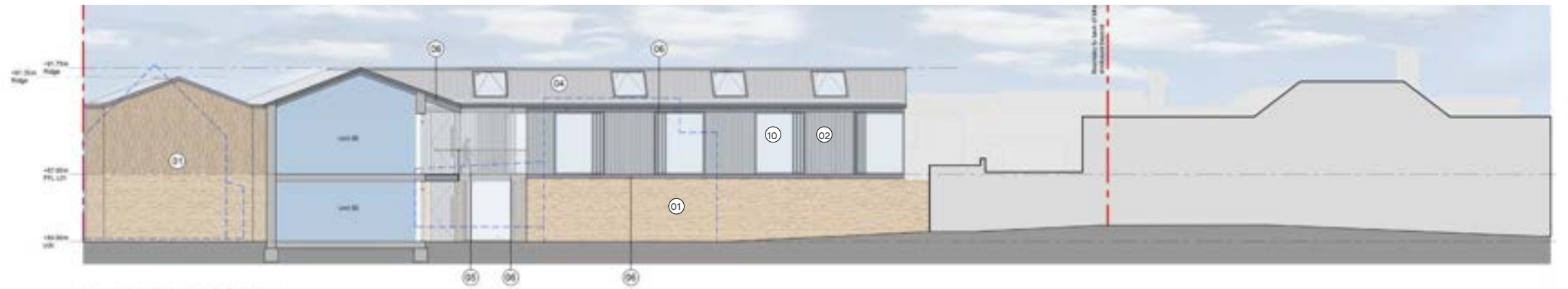
5.4 Proposed Elevations and Sections

The buildings have been designed to incorporate a buff heritage brick base, which complements the surrounding character of Camden and Viscount Mews.

The upper storey is clad in a profiled metal cladding, whilst a series of metalwork screens provide a combination of visual interest and screening.



Elevation 1



Elevation 2

Key

- 01 Facing brickwork
- 02 Corrugated metal cladding
- 03 Metal cladding / cover flashings
- 04 Metal standing seam roof
- 05 Painted metal balustrade
- 06 Exposed painted steelwork
- 07 1.8m boundary fence
- 08 Metal fence and entry gates
- 09 Metal louvred screen
- 10 Glazing
- 11 Metal louvres

- Legend
- Boundary Line
 - Outline of Existing Buildings to be demolished
 - Existing Buildings outside of site boundary

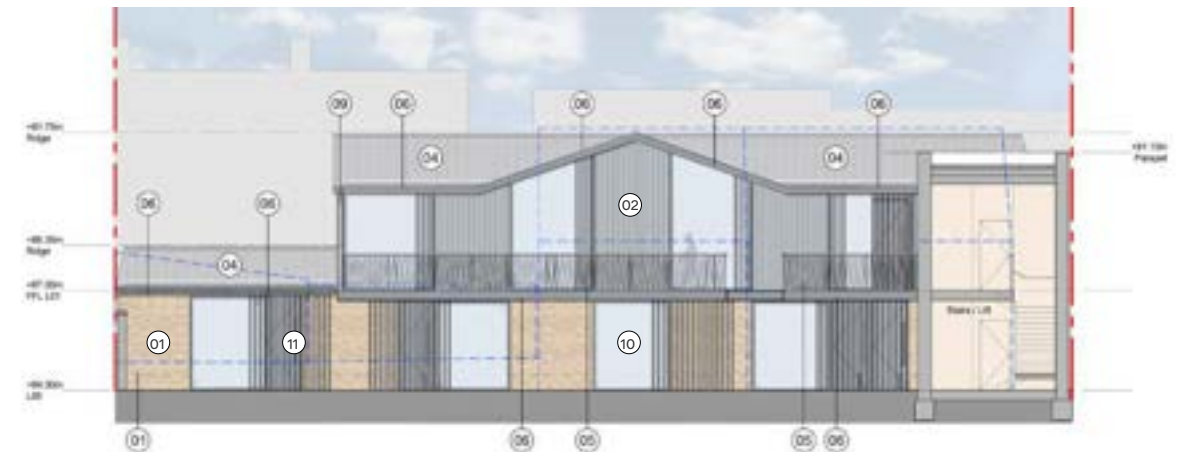


Elevation 3

Proposed Elevations and Sections



Elevation 4



Elevation 5

Key

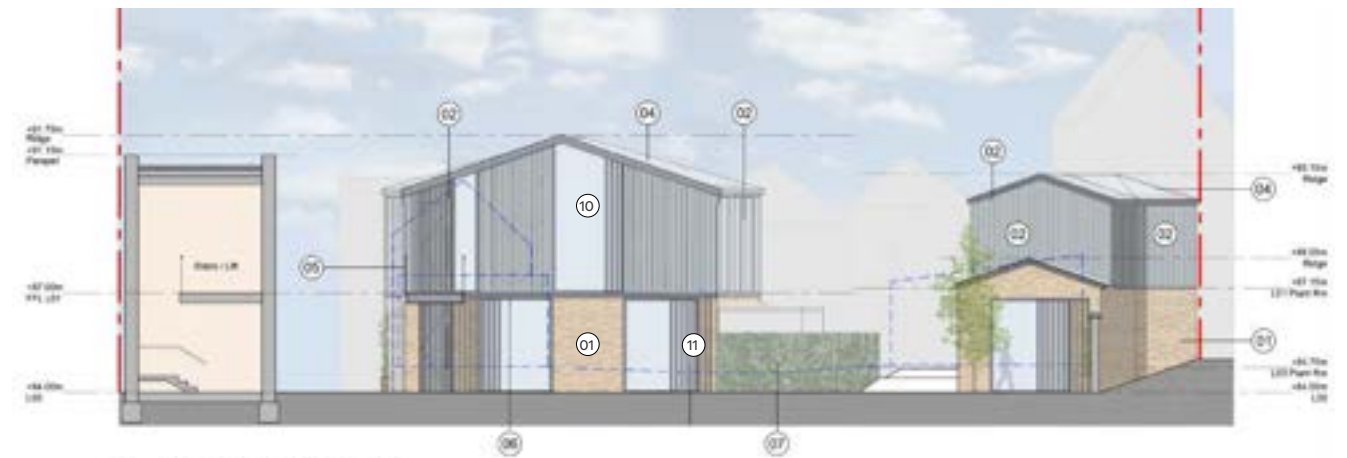
- 01 Facing brickwork
- 02 Corrugated metal cladding
- 03 Metal cladding / cover flashings
- 04 Metal standing seam roof
- 05 Painted metal balustrade
- 06 Exposed painted steelwork
- 07 1.8m boundary fence
- 08 Metal fence and entry gates
- 09 Metal louvred screen
- 10 Glazing
- 11 Metal louvres

Legend

- Boundary Line
- Outline of Existing Buildings to be demolished
- Existing Buildings outside of site boundary



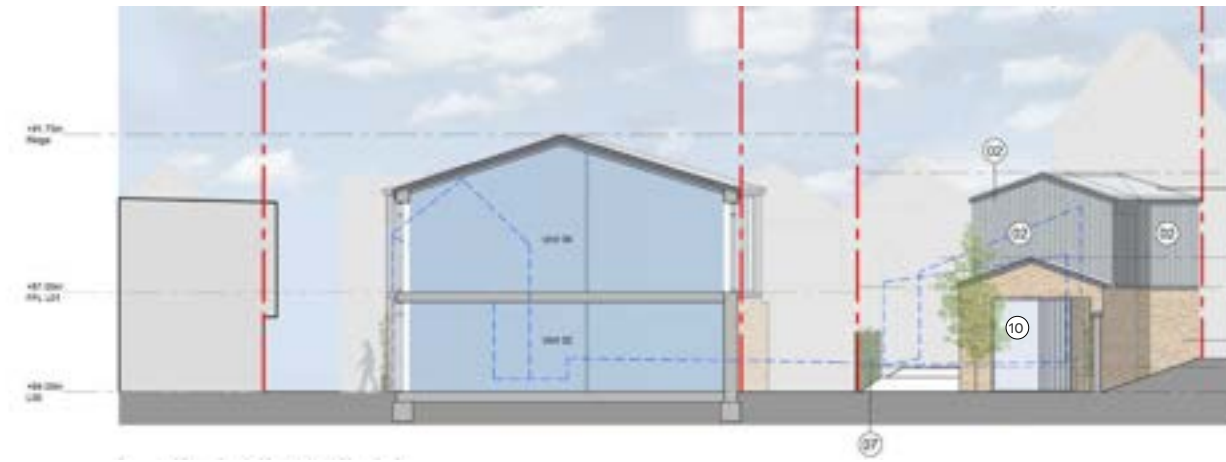
Elevation 6



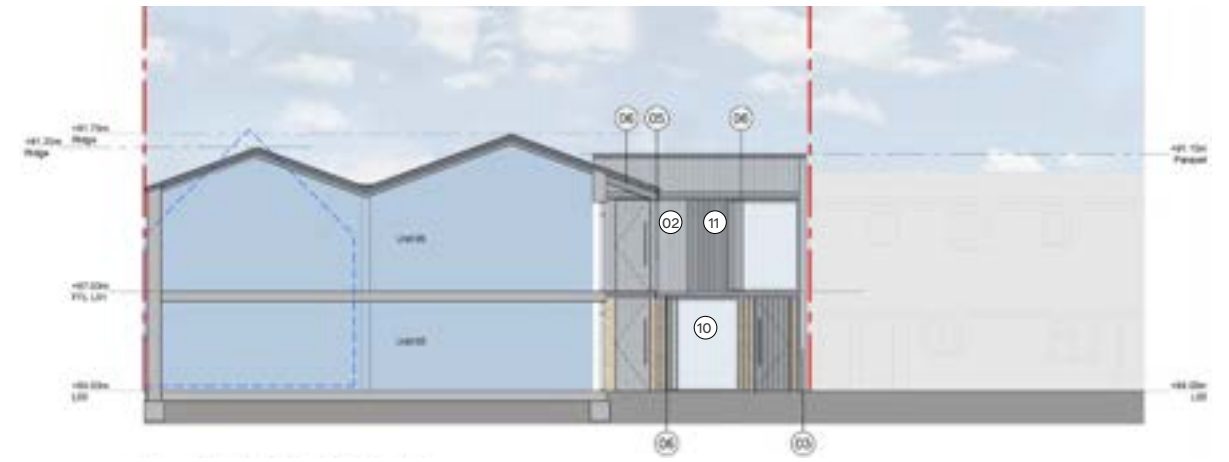
Elevation 7



Proposed Elevations and Sections



Elevation 8



Elevation 9



Elevation 10

Key

- 01 Facing brickwork
- 02 Corrugated metal cladding
- 03 Metal cladding / cover flashings
- 04 Metal standing seam roof
- 05 Painted metal balustrade
- 06 Exposed painted steelwork
- 07 1.8m boundary fence
- 08 Metal fence and entry gates
- 09 Metal louvred screen
- 10 Glazing
- 11 Metal louvres

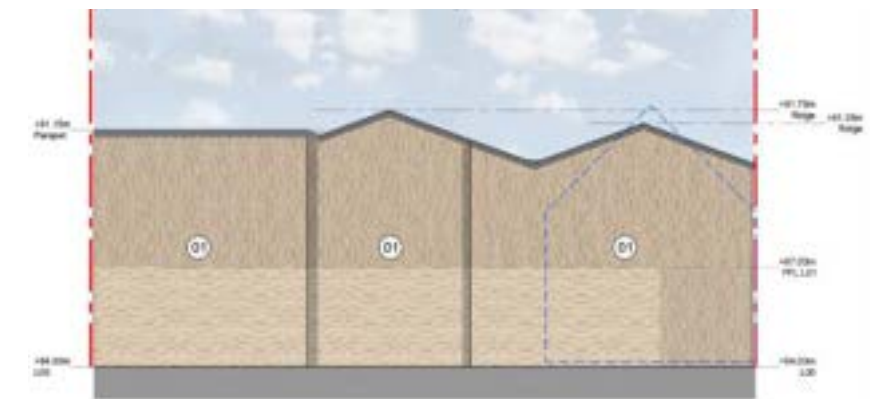
Legend

- Boundary Line
- Outline of Existing Buildings to be demolished
- Existing Buildings outside of site boundary

Key Plan



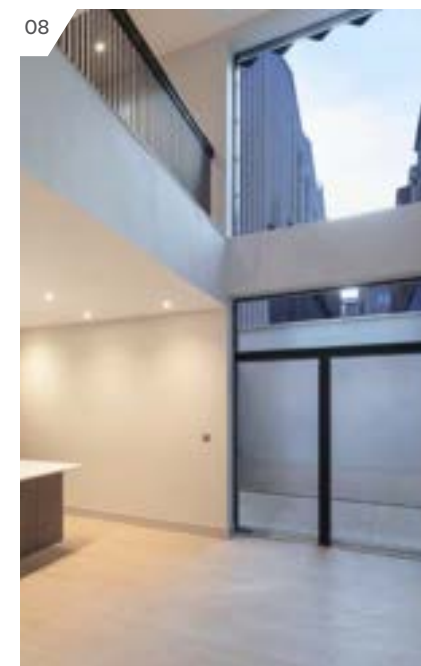
Elevation 11



Elevation 12

5.5 Material Palette

The material palette has been carefully selected to work with the building's wider setting in the conservation area, providing texture, layering and a sense of quality.



Key:

- 01. Painted metal balustrade
- 02. Facing brickwork
- 03. Metal standing seam roof
- 04. Timber soffit
- 05. Exposed painted steelwork
- 06. Buff brick
- 07. Metal louvres
- 08. Glazing
- 09. Corrugated metal cladding

5.6 Proposed North East Elevation



Key

- 01 Facing brickwork
- 02 Corrugated metal cladding
- 03 Metal cladding / cover flashings
- 04 Metal standing seam roof
- 05 Painted metal balustrade
- 06 Exposed painted steelwork
- 07 1.8m boundary fence
- 08 Metal fence and entry gates
- 09 Metal louvred screen
- 10 Glazing
- 11 Metal louvres

5.7 Proposed North West Elevation



Key

- 01 Facing brickwork
- 02 Corrugated metal cladding
- 03 Metal cladding / cover flashings
- 04 Metal standing seam roof
- 05 Painted metal balustrade
- 06 Exposed painted steelwork
- 07 1.8m boundary fence
- 08 Metal fence and entry gates
- 09 Metal louvred screen
- 10 Glazing (upper floor to be obscured)
- 11 Metal louvres

5.8 Proposed Landscape Plan



Ground floor plan

Key

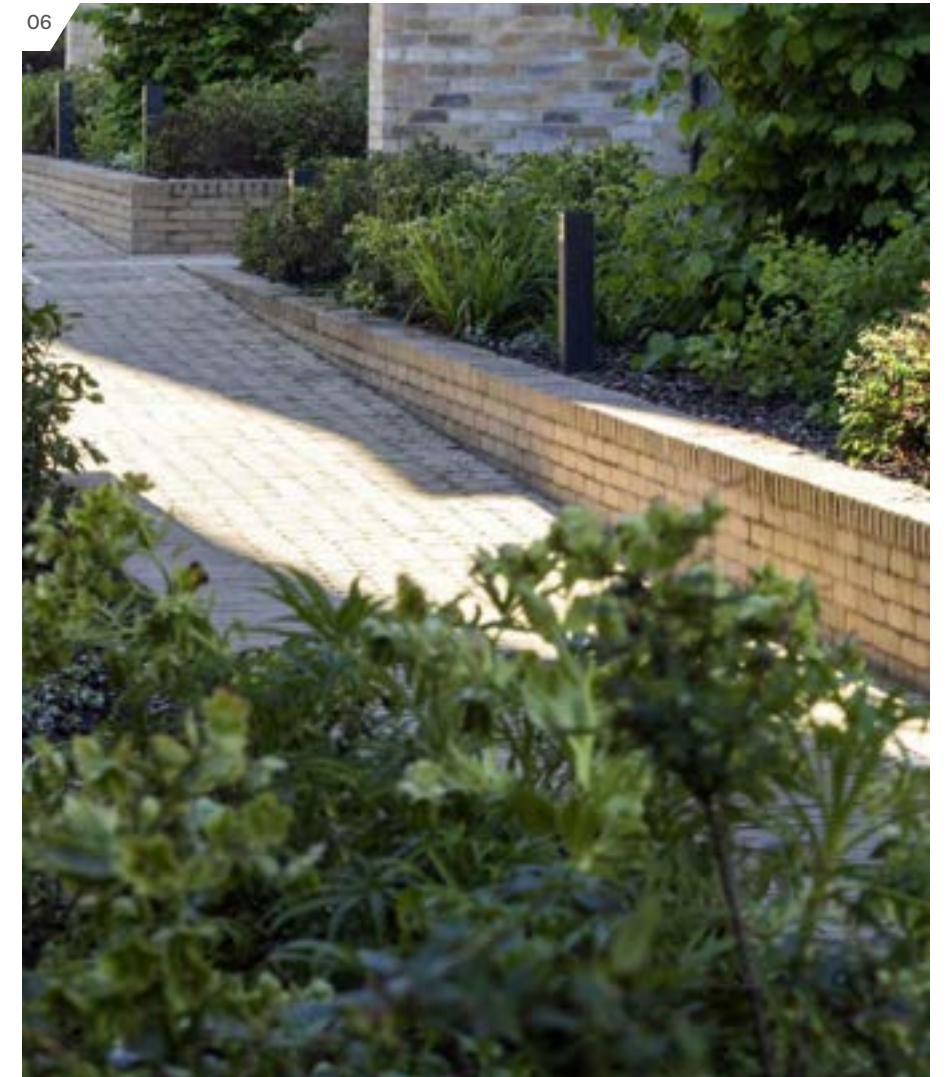
- 01 Cobbled paviors
- 02 Tree planting
- 03 Seating area
- 04 Water feature
- 05 Screening planting
- 06 Climber planting
- 07 Louvred metal gate

Key

- Existing buildings outside of site
- Site boundary
- Existing buildings to be demolished
- Landscape

5.9 Landscape Palette

The landscape material palette complements the building materials whilst planting will provide areas of softness and visual interest.



Key:

- 01. Water feature
- 02. Screen planting
- 03. Louvred metal gate
- 04. Climber planting
- 05. Cobbled paviors
- 06. Sloped level change and planting

6.0

Technical Considerations

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6.1 Daylight, Sunlight & Overlooking

The relationships with surrounding properties have all been considered during the development of the design and assessed with respect to overlooking, daylight and sunlight.

The proposed massing steps down in key locations including adjacent to Branwell House and to the rear of 29 High Street.

As part of their assessment, Right of Light Consulting have considered material factors which are relevant when determining whether harm or material deterioration of daylight and sunlight is acceptable.

It is considered by Right of Light Consulting that the proposed development is appropriate in its context. Daylight and sunlight of adjoining properties and gardens upon implementation of the proposed development, is not considered to be unduly prejudiced and sufficient daylight and sunlight is retained.

For further information please refer to the Daylight & Sunlight Report.



6.2 Access and Inclusive Design

All people, regardless of disability or age should be able to enjoy free and easy access both across the site and within the building. This requirement has informed the design and layouts.

- The scheme has been designed in accordance with Building Regulations Part M and relevant sections of other Building Regulations such as Part B (Fire Safety) and Part K (Protection from falling, collision and impact).
- Externally, level access has been provided to all entrances.
- All lifts are Part M compliant (no less than 1100x1400mm lift cars).
- Clear landings of 1500x1500mm are provided directly in front of all lifts.
- Corridor widths are a minimum of 1200mm with 1500mm turning circles to dead-ends.
- The stair design in accordance with Approved Document B 2019



Ground floor plan

Key

- ▲ Level access to office entrance
- ▲ Level access to cycle and accessible cycle area
- ▲ Level access to lifts

6.3 Cycle Strategy

The proposed cycle strategy is in line with the London Plan requirements.




There is an allocated entrance to the site for cyclists and accessible cyclists, avoiding the need to share access with vehicles..

2 accessible short stay cycle spaces are located between units 02 & 03. whilst 8 long stay cycle spaces have been integrated into a secure external bike enclosure.



Ground floor plan

Key

-  Cycle and accessible cycle entrance
-  Long stay cycle spaces
-  Short stay cycle spaces

6.4 Waste, Recycling & Deliveries Strategy

The proposed refuse store is accessed via the High Street and is located fairly centrally in the site.

The landscaping in front of the refuse store has been designed to accommodate the refuse being collected and removed via the northern exit of the site. The refuse collection vehicle will use the drop-off space located just outside of this.

Slightly further down the High Street from the refuse drop-off, is a designated space to accommodate an informal taxi and deliveries drop-off. Goods can also be delivered to this drop-off.



Ground floor plan

Key

- Refuse store
- ▲ Refuse store entrance
- Refuse collection point and path
- Area for informal taxi and deliveries drop-off

6.5 Facade Access, Maintenance & Cleaning

The facade access, cleaning and maintenance strategy will be developed in tandem with the detailed design process.

Cleaning will be carried out externally as much as possible, by extendible telescopic window cleaning water poles from ground floor level.



Ground floor plan

Key:

■ Maintenance access



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