

3.0 Masterplan

3.6 Proposal



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Sun movement across the day 21st June

Illustrations showing how the sun moves through the masterplan throughout the day.



8am



9am



10am



11am



1pm



3pm



5pm



7pm

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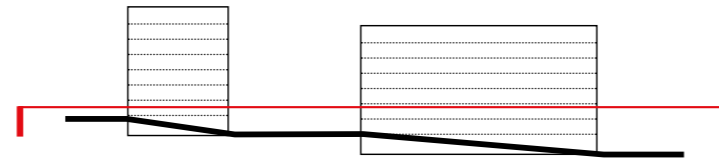
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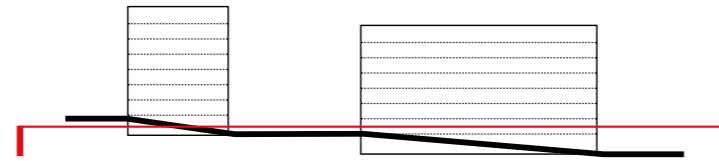
The following drawings set out the masterplan. Each plot is set out in further detail in the following chapters.

It should be noted that as a result of the changes in level through the site there are 3 x drawings that illustrate ground level. These are set out on the following pages. The hatch area indicates when a plan extends below ground as a result of the changing level. We have not detailed below ground foundations for ease of understanding.

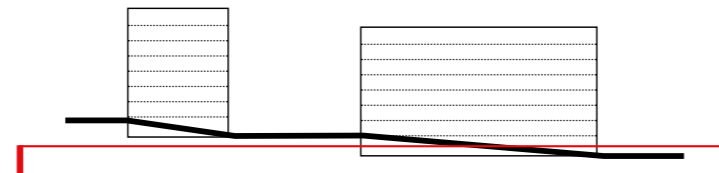
Ground level - South West Corner



Ground level - Middle



Ground level - North East Corner



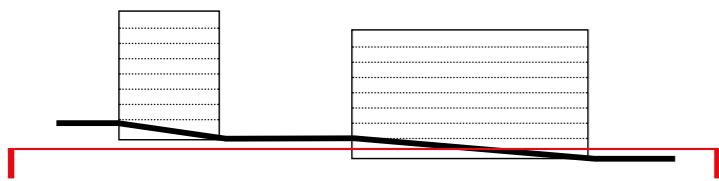
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The proposed ground (North East corner)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Commercial spaces to Parkhurst Road
- ② Servicing and refuse loading
- ③ Crayford Rd connection
- ④ Bakersfield connection



KEY		
1 BED	CYCLE STORE	
2 BED	EXTRA-CARE	
3 BED	CRECHE	
4 BED	AFFORDABLE TENURE	
WOMENS CENTER	MARKET TENURE	
REFUSE STORE	ROOF PRIVATE TERRACE	
COMMERCIAL	SITE BOUNDARY	
MEP		
HEAT PUMPS		



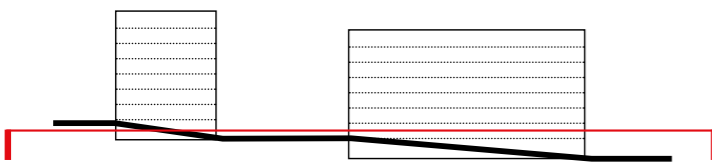
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The proposed ground (Middle)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Gateway
- ② Park
- ③ Concierge / residents lounge
- ④ Extra Care building (split level)
- ⑤ Women's Building (split level)



KEY			
■	1 BED	■	CYCLE STORE
■	2 BED	■	EXTRA-CARE
■	3 BED	■	CRECHE
■	4 BED	■	AFFORDABLE TENURE
■	WOMENS CENTER	■	MARKET TENURE
■	REFUSE STORE	■	ROOF PRIVATE TERRACE
■	COMMERCIAL	- - -	SITE BOUNDARY
■	MEP		
■	HEAT PUMPS		



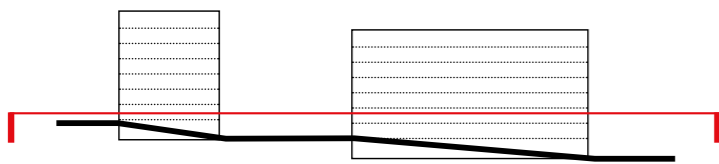
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The proposed ground (South West corner)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Gateway
- ② Park
- ③ Concierge / parcel collection office
- ④ Extra Care building (split level)
- ⑤ Women's Building (split level)



KEY	
1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	CRECHE
4 BED	AFFORDABLE TENURE
WOMENS CENTER	MARKET TENURE
REFUSE STORE	ROOF PRIVATE TERRACE
COMMERCIAL	SITE BOUNDARY
MEP	
HEAT PUMPS	

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Movement & access

The following illustrates the variety of movement networks which favour pedestrians and cyclists. Further detail is set out in the transport and landscape documents. The key below describes the types of movement likely across the site.

TfL Healthy Streets principles are being applied. We are prioritising cycle and pedestrian safety. The road is 2-way as this provides a better environment and permeability for cyclists and encourages cyclists to take the primary (and safest) position in the road.

- Cycle parking provision provided in accordance with London Plan (total 2009 cycle spaces).
- Proposed Trecastle connection will be accessible for pedestrians and cyclists
- Improved pedestrian crossing on Camden/ Parkhurst Road. This has been subject of discussions with, and is supported by, TfL.

Pedestrians and Cyclists

- Primary pedestrian movement
- Secondary pedestrian movement
- Tertiary pedestrian movement
- Shared route (cyclists and pedestrians)
- Pedestrian priority zone
- 🚲 Short stay / visitor cycle stands

