

4.3 The Layout

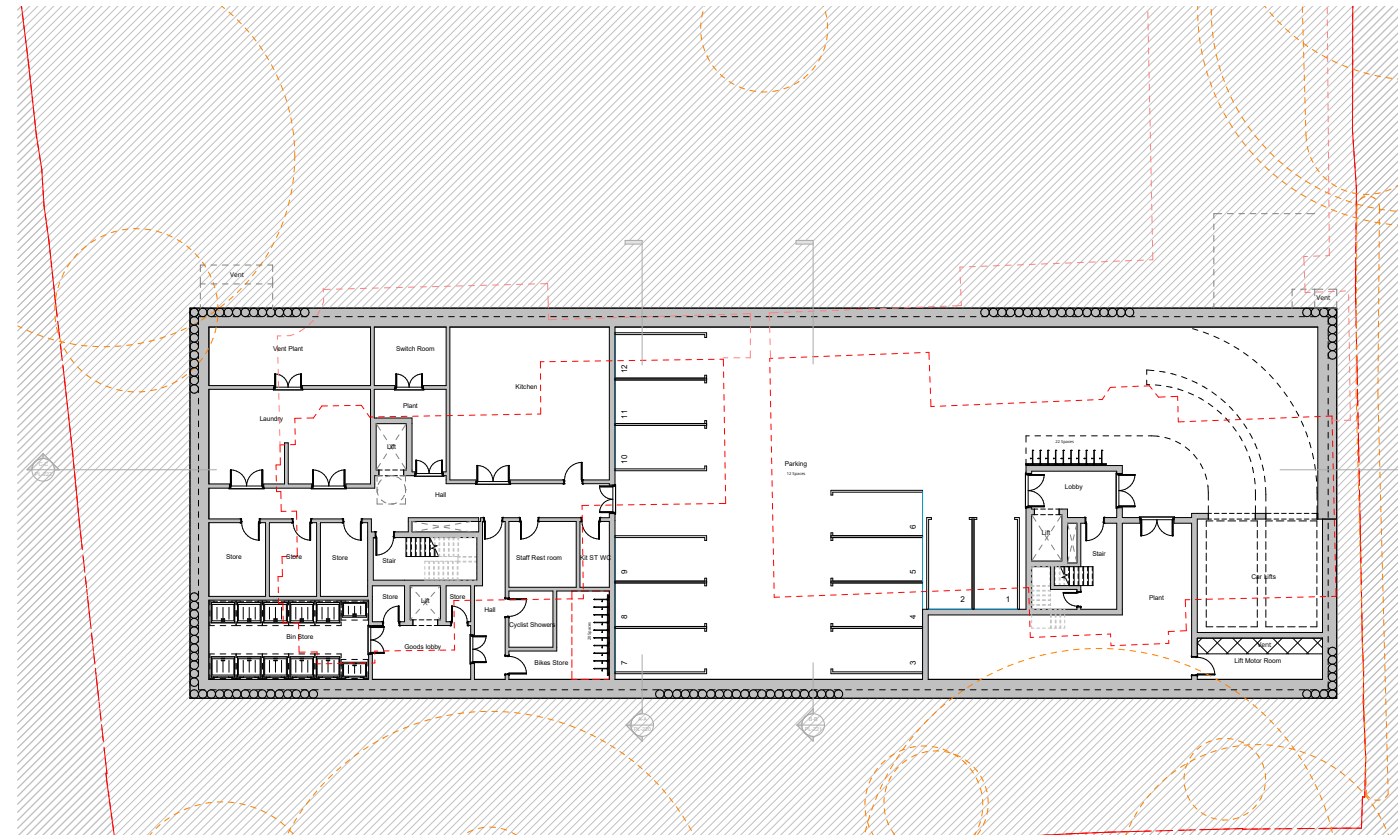
proposed scheme

Facilities such as the kitchen, laundry and plant areas are deliberately located within the basement which is a totally acceptable location in this type of development. Trying to locate these facilities above ground would have increased the mass of the building. In this instance the contours of the site have been carefully used to accommodate these non-residential facilities in an area central to the building so that they can be conveniently accessed but do not disturb the normal running of the home.

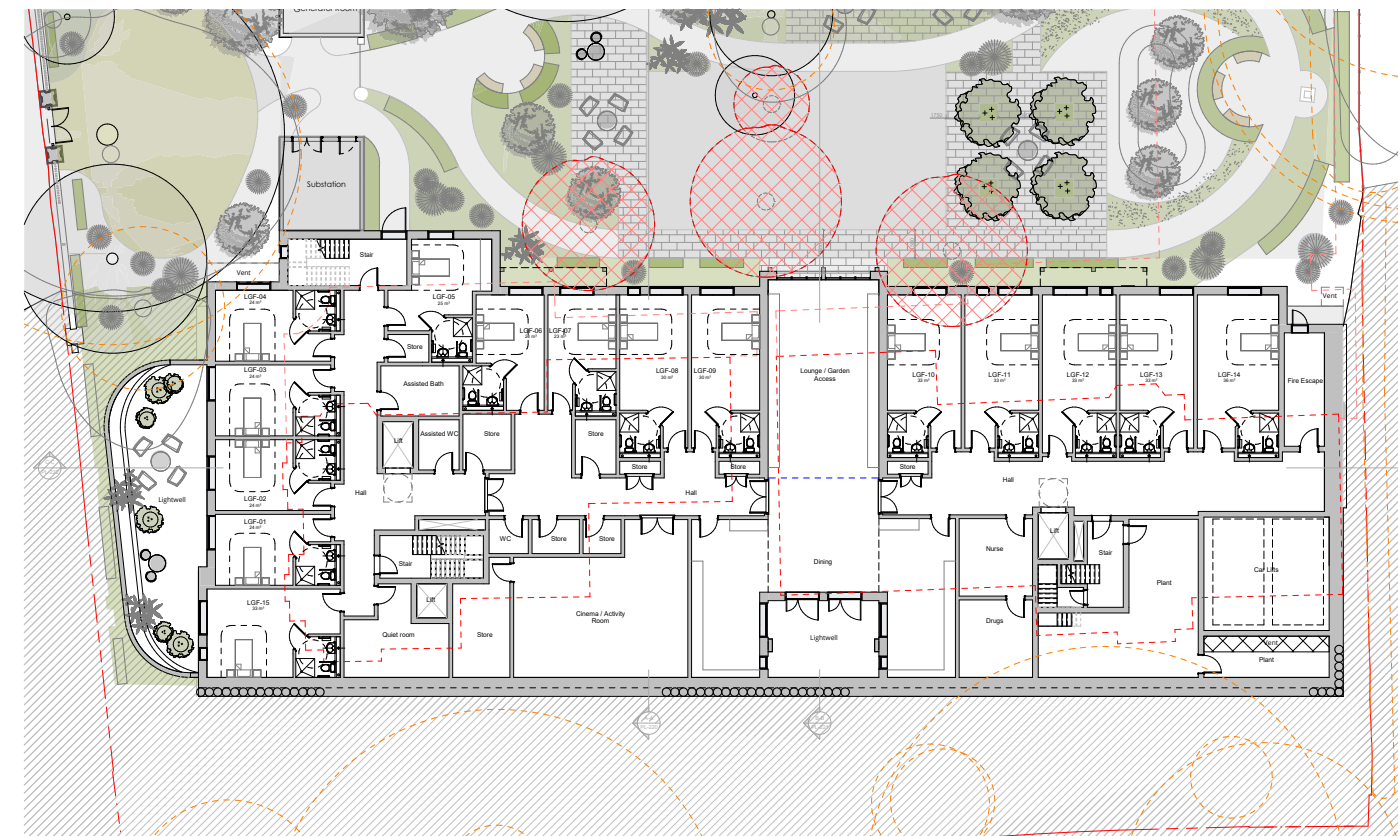
Near to the south-western corner of the building is located the goods and service lift which will allow deliveries to gain access to the kitchen without having to be brought through the main reception area on the upper ground floor. It also means that kitchen waste and recycling can be easily disposed of in the external bin store located in the basement next to the kitchen in front of the same goods lift.

All areas have been designed to promote dignified living standards for the frail, elderly, and those suffering with dementia.

- **Basement Floor:** A third of the basement is to the western end, within which are located kitchen, laundry, staff changing room, stores, plant. There is a provision for cycle storage for 20 cycles and bin store. The remaining space is taken up with plant, 12 car parking spaces, 22 bike spaces and two car lifts.
- **Lower Ground Floor :** In the lower ground floor there will be 15 no. en-suite bedrooms facing north and west of the site 10 no. of which have direct view onto the main garden areas. All have full height windows. Associated with these rooms are nurse stations, assisted bathroom/slucie room, quiet rooms, cinema, gym, and activity room and dining facilities. Access to the upper floors is via either the lifts or staircases.



Proposed Basement



Proposed Lower Ground Floor



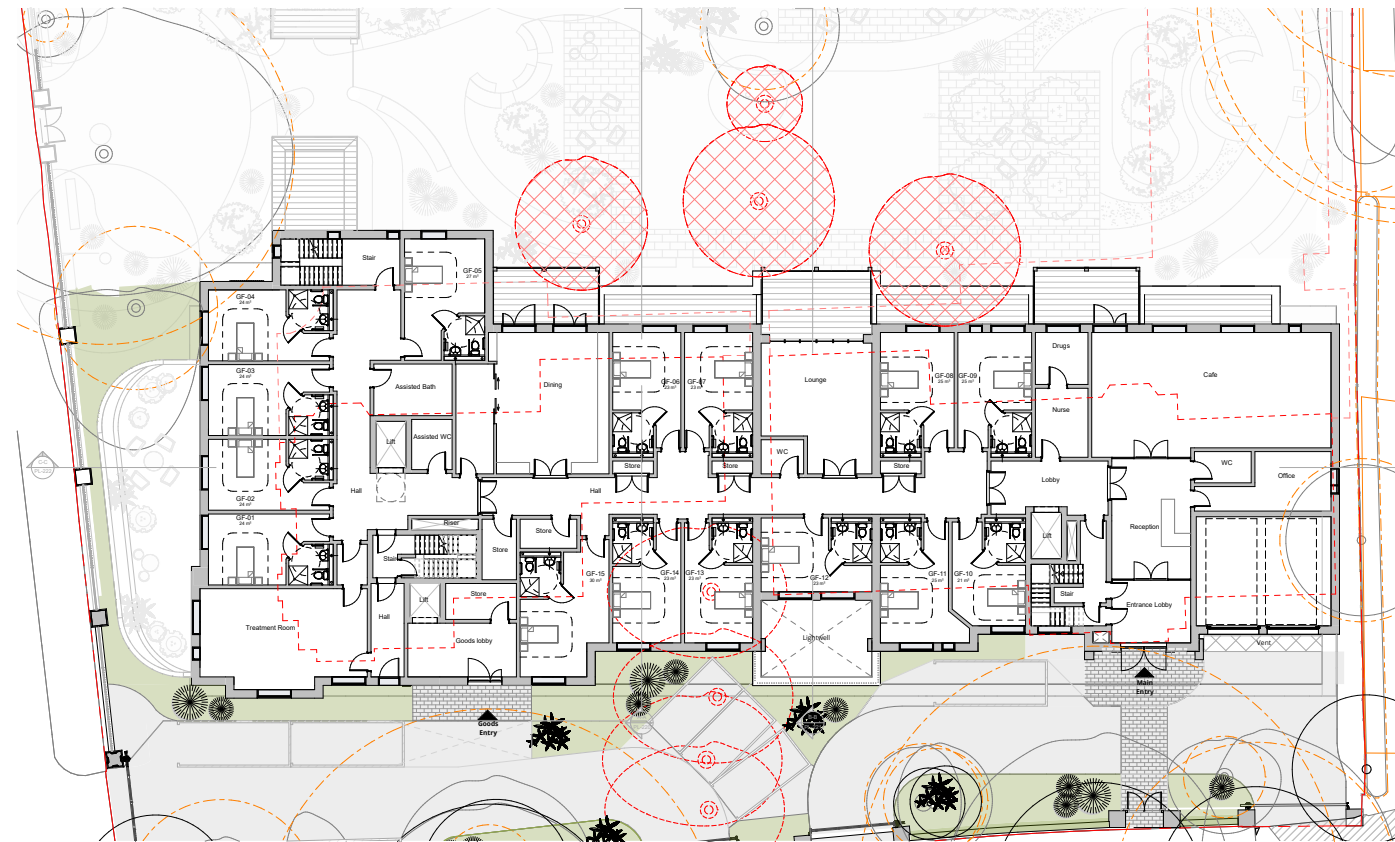
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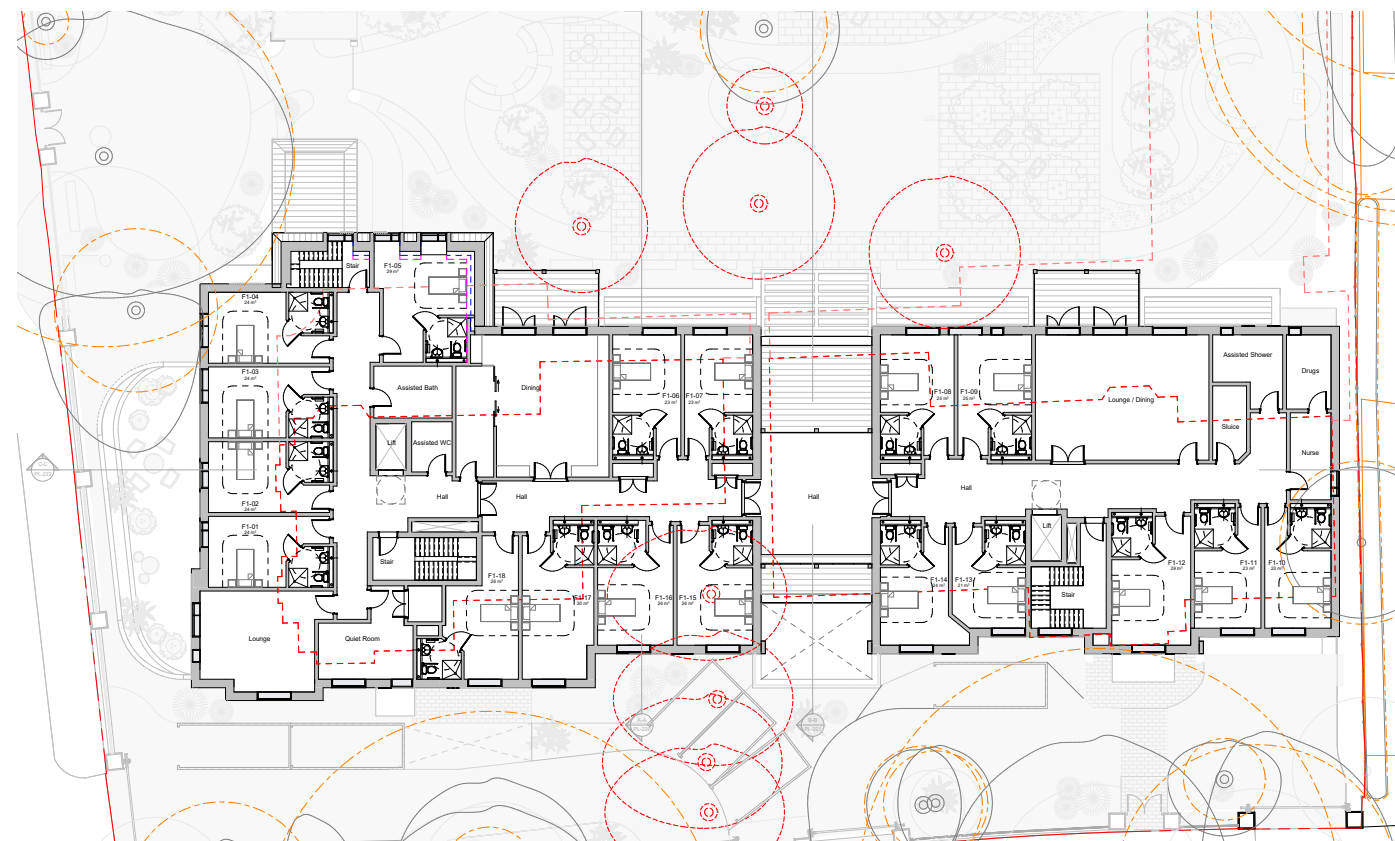
- Ground Floor: Main access into the building is from the eastern side providing residence and visitor's access. Secondary entry for goods and staff is located to the western side providing servicing and maintenance access. The two entrances of the building are considered to copy access arrangements of the existing 44 and 46 Hampstead lane buildings.

The area located off the main eastern entrance foyer contains reception, administration and office, café/bar with external balconies. The remainder of this floor is dedicated to 15 no. ensuite bedrooms accommodation, with associated facilities as previously mentioned along with quiet rooms, assisted bath and sluice room. There is a provision for separate Dining and Lounge areas and a treatment room to the south-west corner of the building, directly accessible from the outside.

- **First Floor:** This floor is devoted to 18 no studio bedroom accommodation and associated facilities. This floor also has a lounge, dining room and lounge along with assisted bathroom and sluice room and quiet rooms. All residents throughout the building will have access to these spaces located on the first and second floor. Dining and lounge areas in each part of the building have access to balconies to the north



Proposed Ground Floor

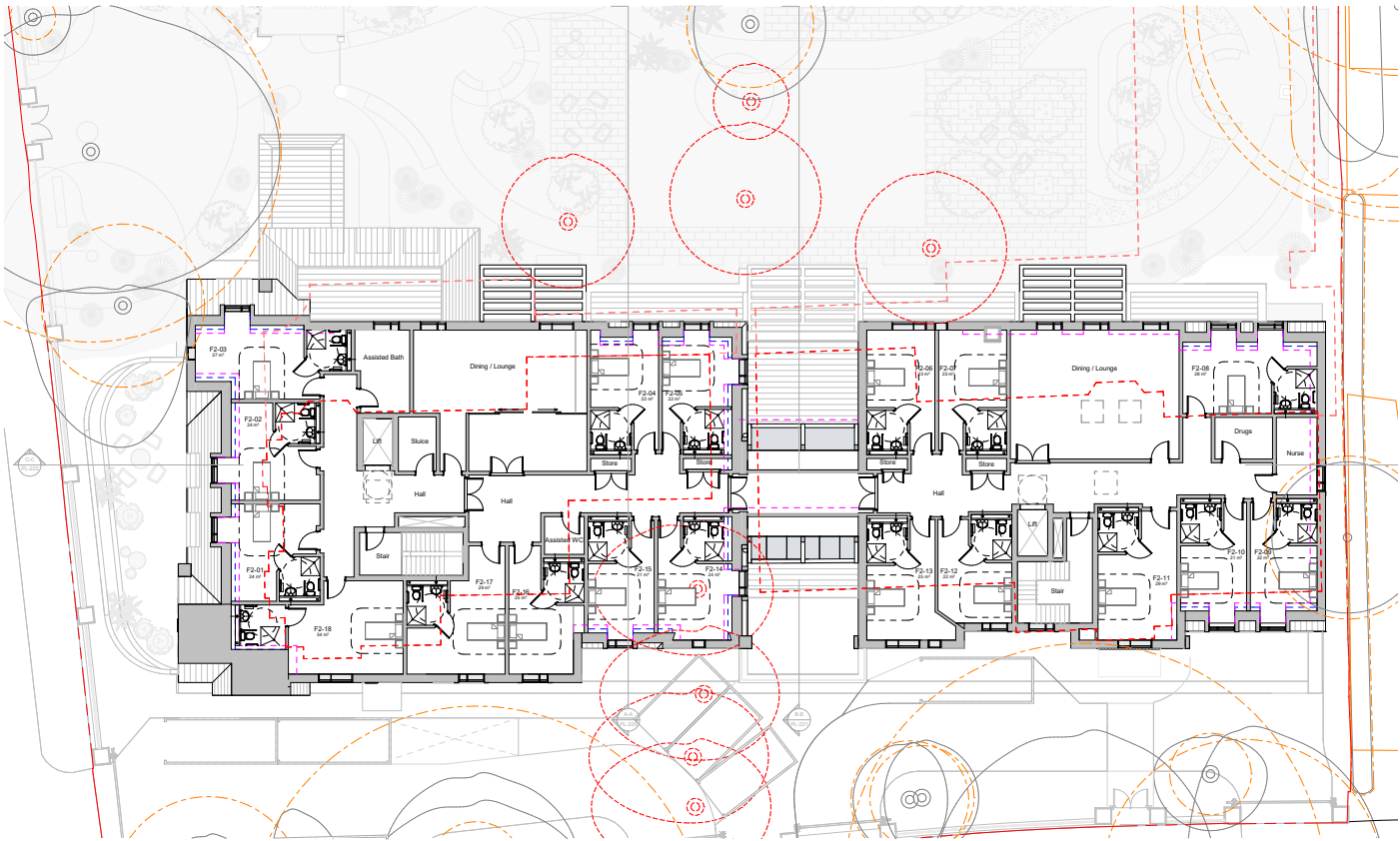


Proposed First Floor

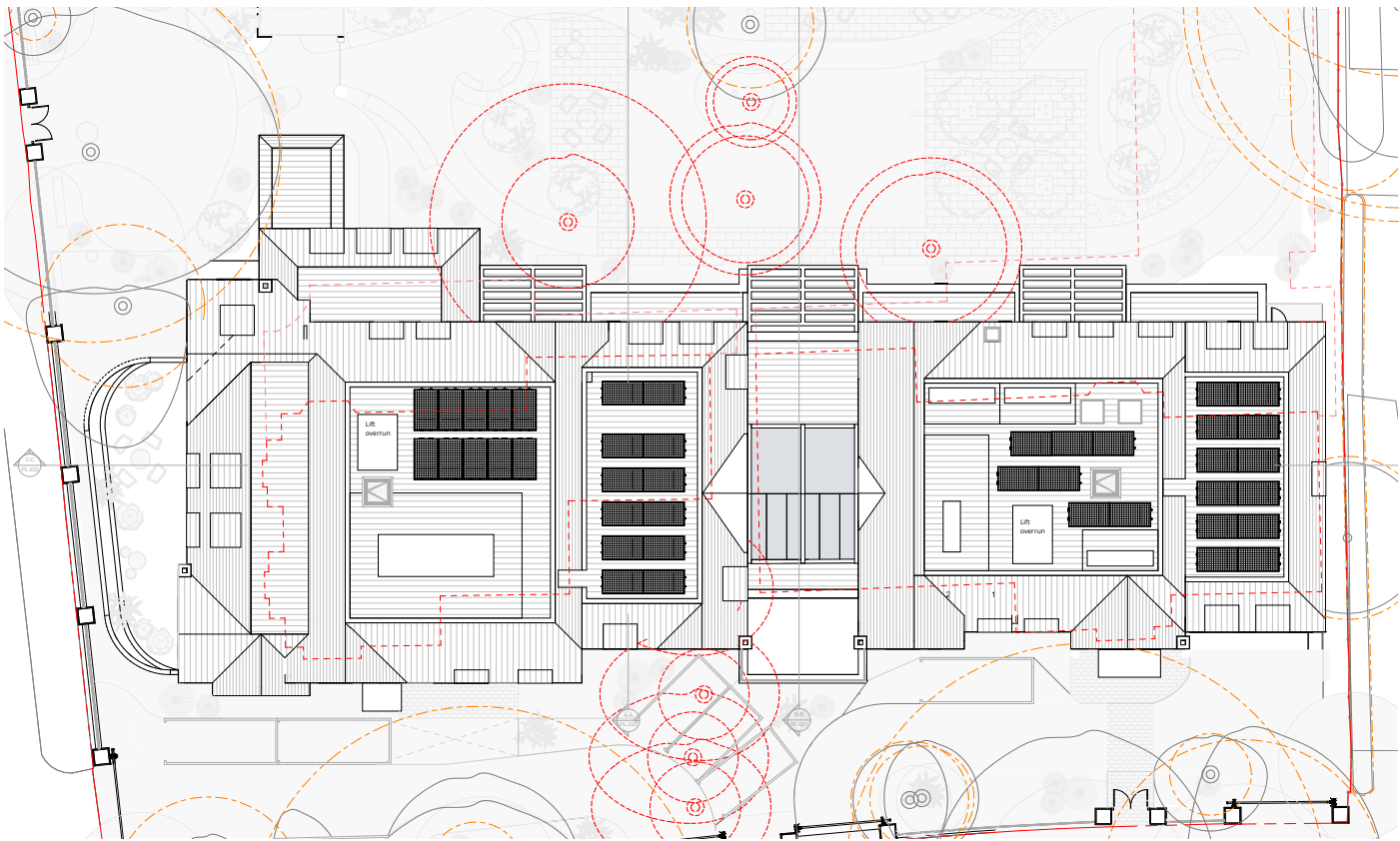
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- Second Floor: This floor is also dedicated to 18 studio bedrooms. Similar to First floor, the second provides large communal areas to each side of the building with staff rooms located centrally to the building.
- Roof: Plant areas are hidden behind the crown roofs and not visible from street level. There is also a provision of solar PV panels located on the flat sections of roof.



Proposed Second floor



Proposed Roof Plan