

4.10 Waste Management

proposed scheme

Existing Strategy

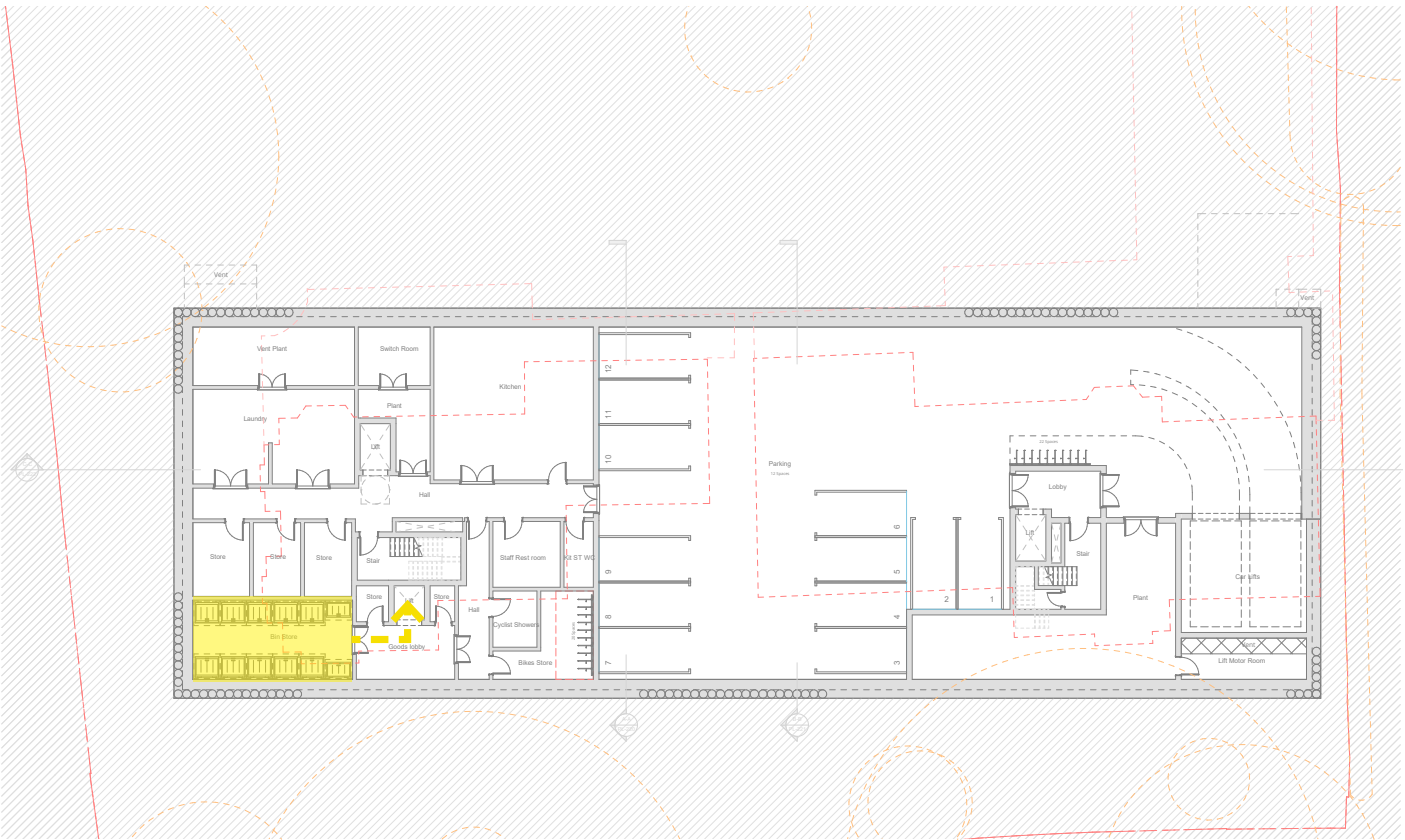
Waste collection is currently a privately managed system, with two separate waste collections for General Waste and Recyclable Waste.

Currently, Site waste is collected in front of the existing buildings on Hampstead Lane. Waste is taken to the roadside ahead of collection with refuse vehicles not accessing the site directly.

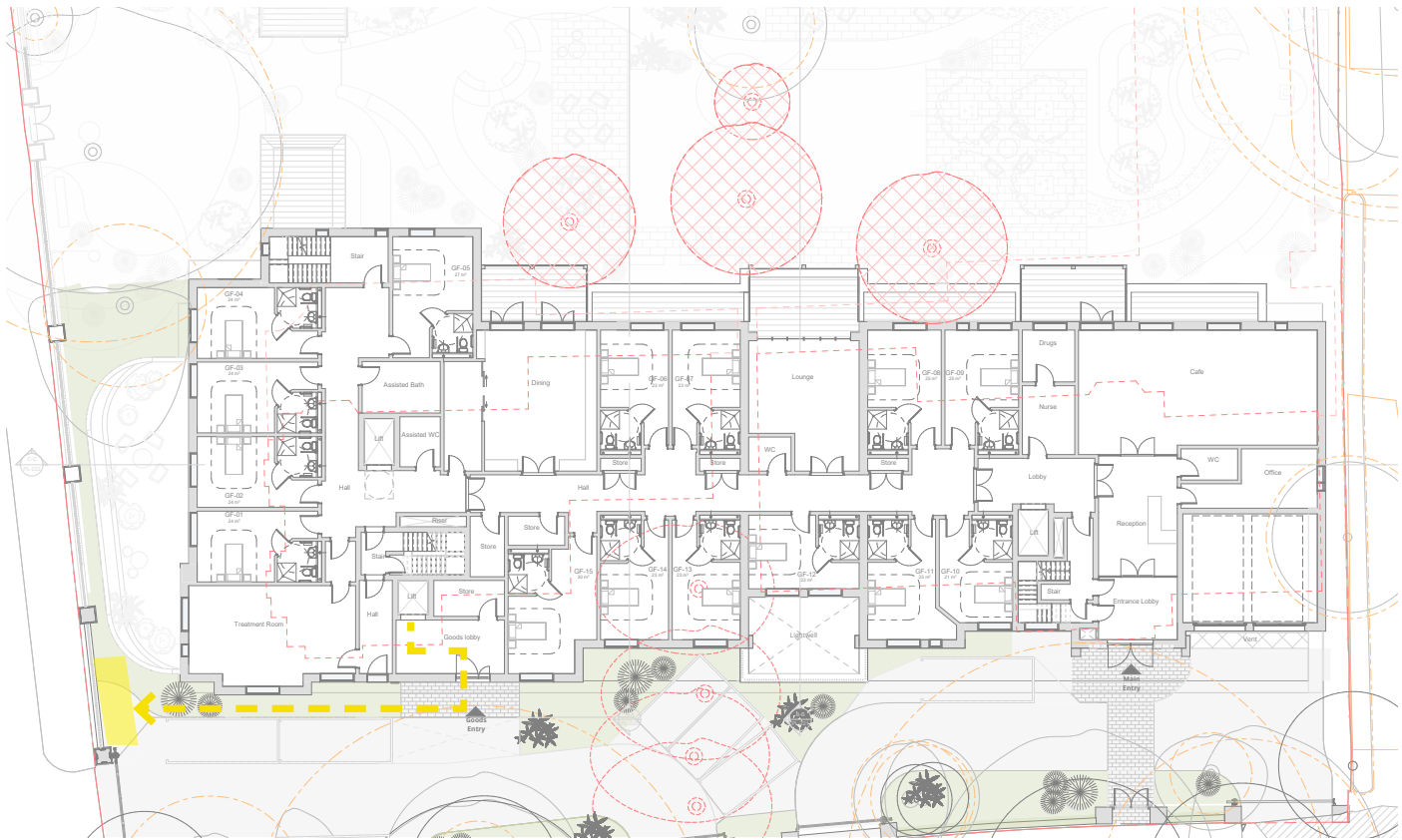
Proposed Strategy

General refuse and recycling bins will be stored in the basement level and taken to ground floor to the south-west corner. Waste will be moved onto Hampstead Lane on collection days as seen within the current arrangement.

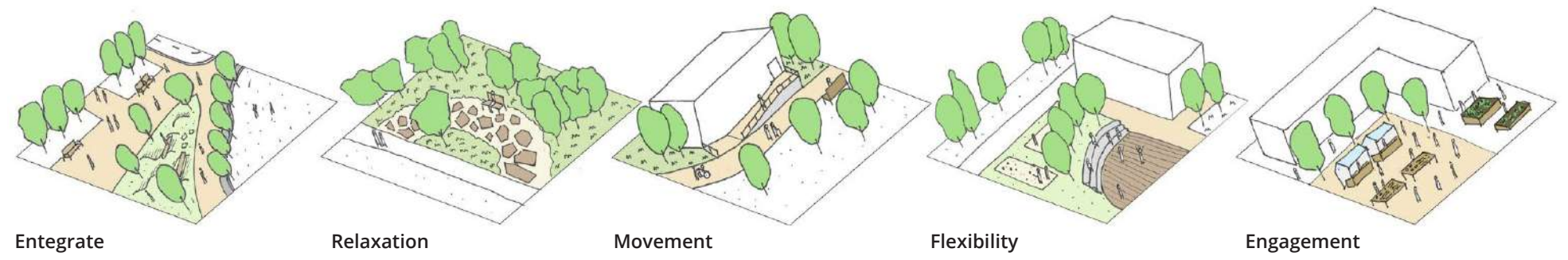
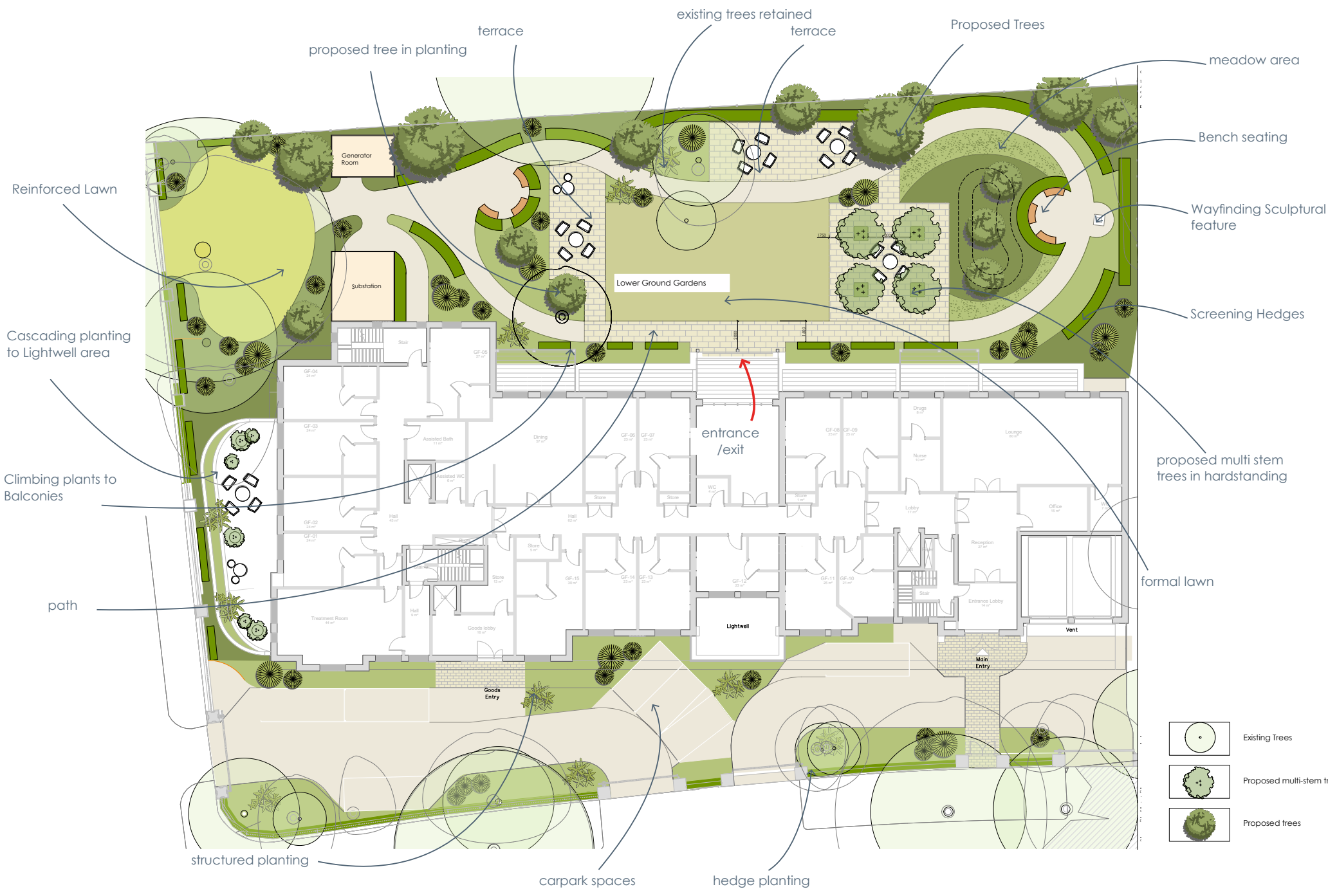
Clinical waste will be collected once a week in accordance with the associated guidelines.

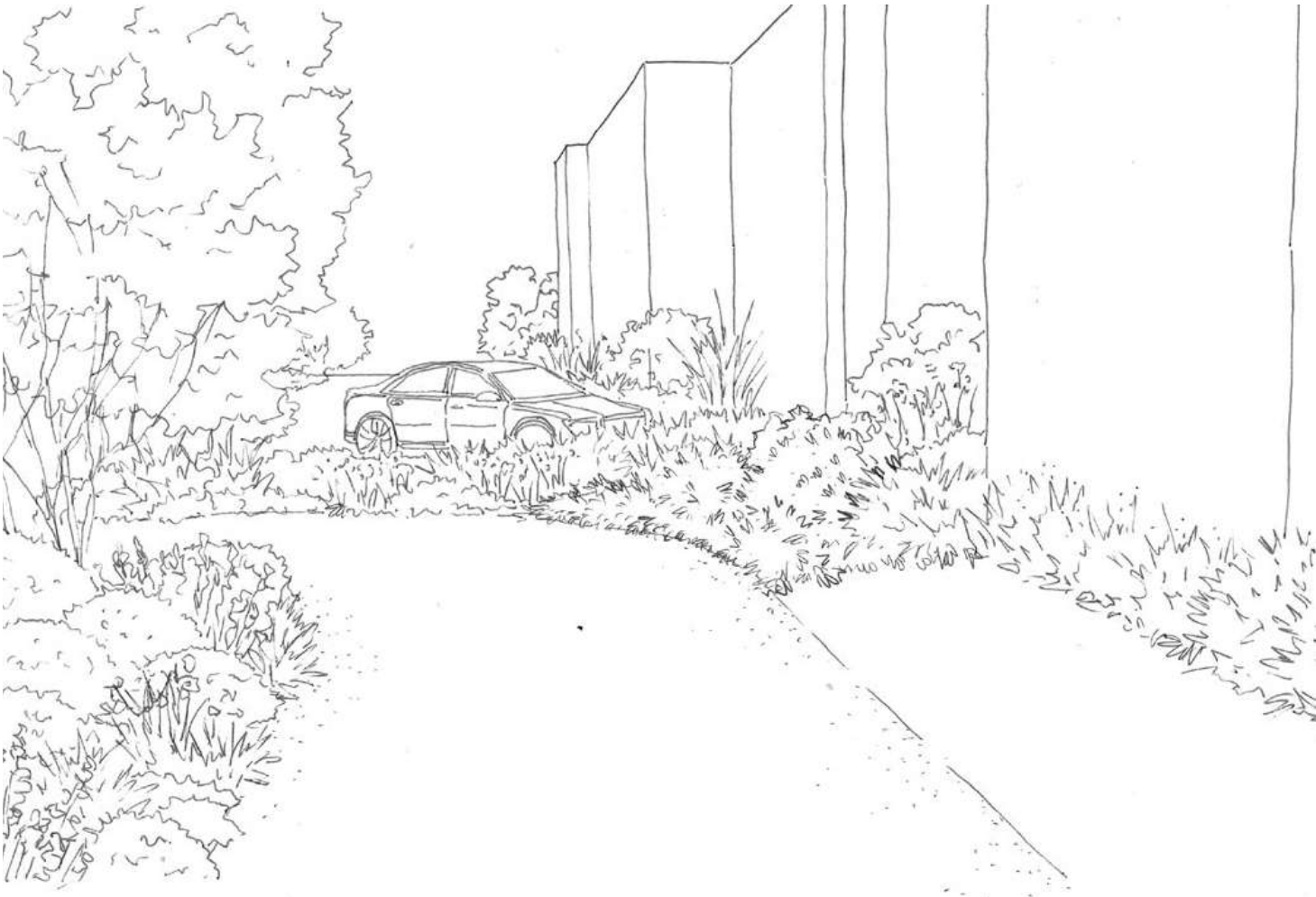


Proposed Basement

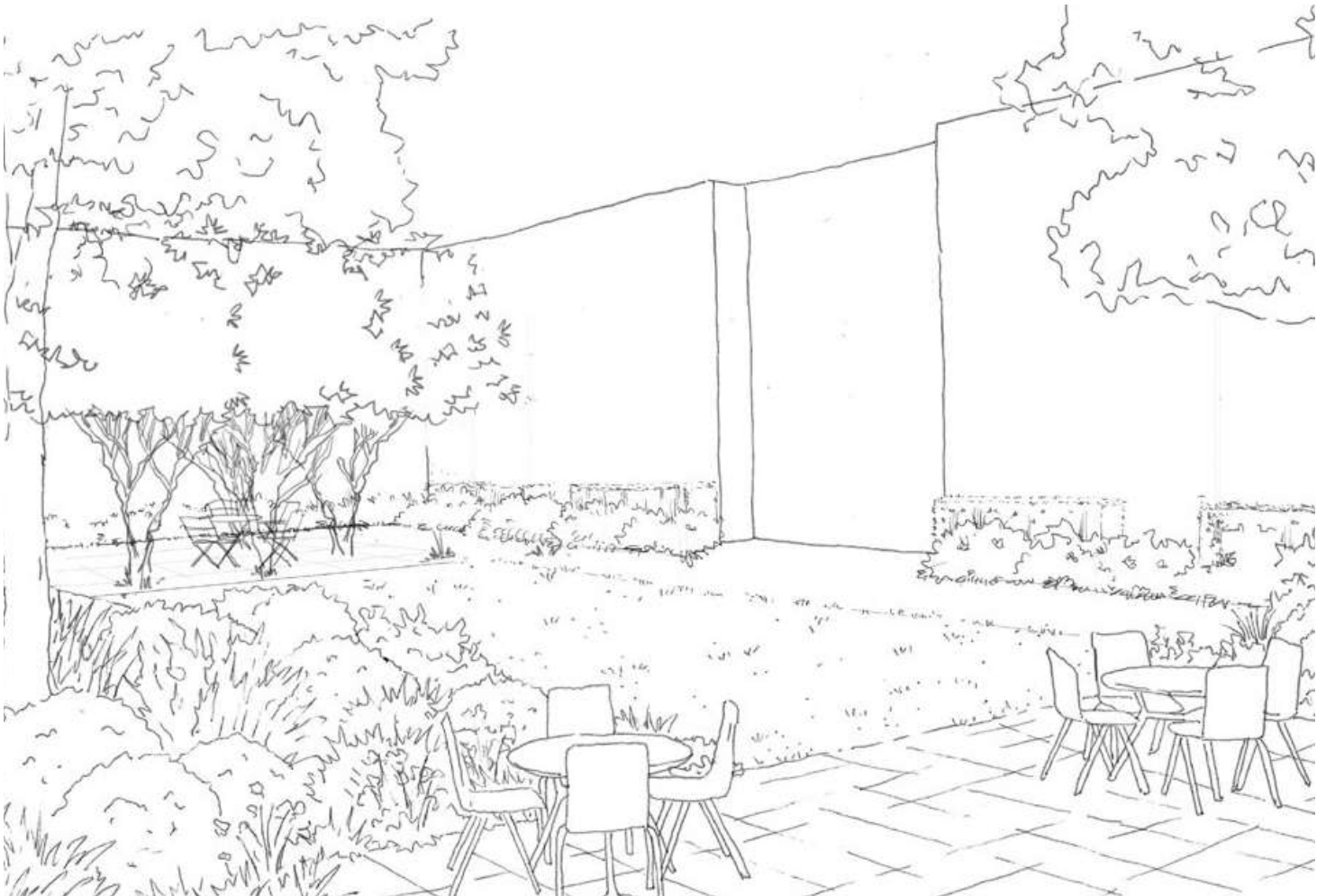


Proposed Ground Floor

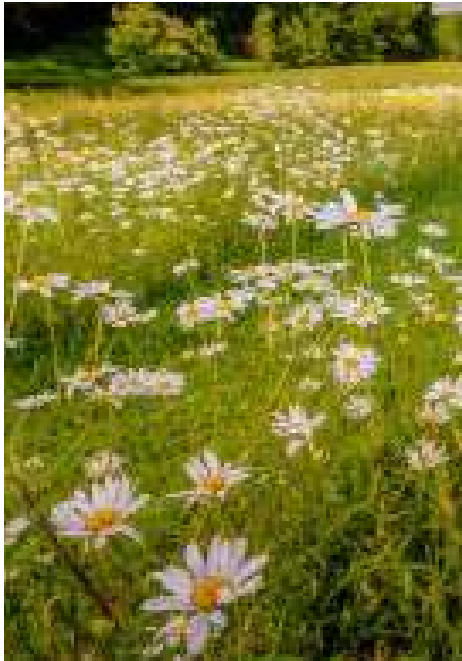




The Entrance View



The Communal Garden View



The scheme has been designed to meet the Secured by Design (SBD) principles. SBD is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

Boundary Treatments

The development will be fully enclosed. The front boundary walls, railings and gates will all be over a height of 2.1m. The boundary treatment to the rest of the site will be 2.45m high, utilising a 2m robust close-boarded fence with a 450mm trellis topping.

Secure Gardens

The boundary to the secure gardens between each of the units, other than where it is a boundary fence to an area outside of the curtilage of the development site, will be a minimum of 1.8mtrs consisting of 1.5mtrs robust close-boarded fence and 300mm trellis topping. Where a secure garden bounds an area in the public realm this will match the boundary treatment indicated above.

All pedestrian gates from Hampstead Lane will be a certified product to LPS1175 SR2 or STS 202 BR2. They will span from floor to the height of the boundary treatment to prevent gaps for intruders to climb either over or under. They will be of a robust construction and not easily climbable or scalable with no mid rails. They will be fitted with two maglocks of 500kg holding force fitted 1/3 from the top down and 1/3 from the bottom up. They will be self-closing and self-locking with fob access and push button to exit with the exit button positioned so as not to be accessible from the street.

The pedestrian gates will be subject to video/audio access control or fob system and work towards being UL 293 compliant. The fob system will have data logged & recovery provision, allowing interrogation of fob use and the facility to manage problematic users.

Vehicle gate access from Hampstead Lane

The gates will be certified products to LPS1175 SR2 or STS 202 BR2, they will be to a height of 2.4m with an unfinished topping to prevent climbing over.

There will be no gaps between the bottom of the gate and the floor that are big enough to allow anyone to crawl under. They will be of a robust construction and not easily climbable with no mid rails, hinges or locking system that provide hand holds or footholds. They will be fitted with two maglocks of 1500kg holding force fitted 1/3 from the top down and 1/3 from the bottom up. They will be self-closing and self-locking with fob access and exit.

The gates will be subject to video/audio access control or fob system and work towards being UL 293 compliant. The fob system will have data logged & recovery provision, allowing interrogation of fob use and the facility to manage problematic users.

Entrance to the basement car park

The entrances to the underground car park will be certified products to LPS1175 SR2 or STS 202 BR2, They will span from floor to ceiling to prevent intruders from climbing either over or under. They will be of a robust construction. They will be self-closing and self-locking with fob access and exit. Pedestrian access to the car park is not designed to be via the car lifts, access to the car park is through the internal circulation routes only.

Ground floor entrance doors

Entrance doors will be to a minimum standard of LPS 1175 SR2 or STS 202 BR2. They will be self-closing and self-locking with fob access and push button to exit. Secondary doors will be installed to all entrances as indicated on the plans.

Doors will have data log-in fob access control via a vandal resistant door entry panel with an integrated camera that can record colour images of people entering the premises and allows remote release from the dwellings. These images will be stored for a minimum of 30 days on a hard drive system and stored in a secure locked cabinet or securely located on a remote 'cloud'.

Residential doors

All individual external door-sets providing access into residential premises, including French doors, will be tested and certificated to a minimum standard of PAS 24:2016. Integral glazing will meet a minimum standard of BS EN 356:2000 Class P1A. and be part of the product as tested.

Accessible doors and windows

All other accessible doors and windows that have not been individually or specifically specified in this response are to be tested and certificated to a minimum standard of PAS 24:2016. Any integral glazing should meet a minimum standard of BS EN 356:2000 Class P1A.

Lightweight framed walls

Where light framed walls are installed either side of a secure door set, as a partition wall, in between two dwellings or adjacent to shared communal space, they will be reinforced to resist intrusion. In addition, the area around the door set will be secured 600mm for the full height of the door to restrict access to door hardware.

Lighting

24-hour lighting (photoelectric cell switched) to communal parts of block will be utilised. This will include the communal entrance halls, lobbies, landings, corridors and stairwells and all entrance/exit points.

Postal Delivery

Postal delivery will be via the main secure entrance lobby. From the lobby there will be a through the

wall postal delivery system with the mailboxes meeting the DHF TS008. CCTV will be installed in the lobby area and cover the front entrances and the mailboxes.

CCTV

CCTV will be installed to comply with the requirements of BS EN 62676: 2014 video surveillance systems for use in security applications. The CCTV system will have recording capability, using a format that is acceptable to the local police.

Fire release buttons

Fire release buttons throughout the scheme will be fitted with an electronic reset mechanism and not manually reset with a key (break glass type). The reset will occur automatically after 3 - 5 minutes and will not require a staff member or agent to reset the locking system.

Drainage

Square downpipes that are flush fitted to the external façade of the building will be utilised, to prevent potential use as a climbing/scaling aid, are used within this development.

Communal Amenity Spaces

Footpaths that are to include lighting will be lit to the relevant levels as defined in BS 5489:2013 and provide a uniformity of 0.4. The colour rendering qualities of lamps used will achieve a minimum of at least 60Ra on the colour Rendering Index.

This proposal seeks to redevelop the site on Hampstead Lane with a state of the art 66 bedroom care home.

The design team has undertaken an extensive site analysis to understand and identify the site constraints and opportunities.

Numerous consultations have been undertaken with the local residents to gauge their views. This has helped the design team further understand the aspirations of the community as well as the requirements outlined by the LPA.

The materiality of the proposal seeks to harmonise with the surrounding context whilst promoting a high-quality, contemporary design to compliment the arts and craft style.

State-of-the-art materials, sustainable technology and smart building systems will create an environment suitable for modern residential living.

Carefully considered external environments will both soften the built form whilst creating a safe external environment for residents.

