Blackburn Road

Welcome

Welcome to our public exhibition, setting out our proposals to redevelop the vacant car repair garage on Blackburn Road.

The purpose of the exhibition is to show local residents our initial proposals, and to get your views.

Please do not hesitate to ask any questions you may have. Members of the project team are here to discuss the plans with you.

We welcome your feedback. Please do let us know what you think. You can email us at blackburnroad@tpbennett.com ;

or telephone us on 020 7902 5105.

Blackburn Road

The Site

The site is occupied by this exhibition venue, and also includes the car park.

The design team is keen to ensure that the development brings regeneration and investment to the local community, whilst respecting the character of the area.

It is our priority to bring this disused site back to life, as a high quality functioning employment location.

The site is ideally suited to student accommodation. Siting it here will relieve housing pressure elsewhere in the borough as well as bringing an influx of people to the benefit of existing local businesses.

The site shown in red

The site as it exists today

Blackburn Road

Our Proposals

Our proposals seek to respect and complement the surrounding uses and buildings of this part of West Hampstead. We propose to achieve this by the creation of high quality, sustainable architecture which seeks to reflect the diverse nature of the area and create an exciting new environment for its users and visitors, whilst setting a positive precedent for the future of the area.

The scheme will bring several benefits to the local area;

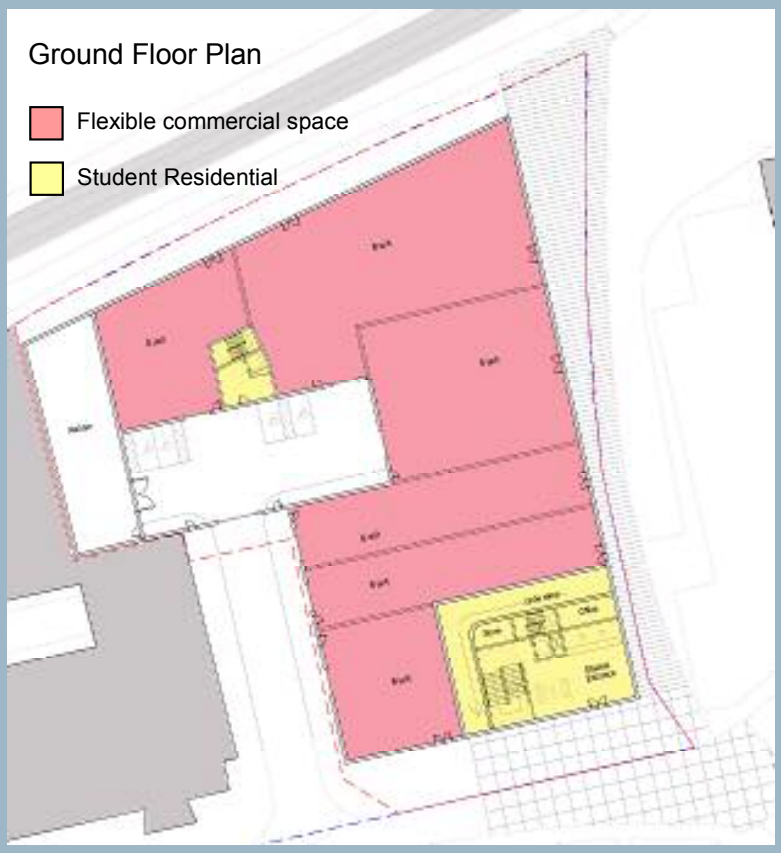
- **Regeneration of a disused site through high quality and sustainable redevelopment**
- **Improvements to the public realm through street widening, new landscaping and greater security**
- **Approx. 25,000sqft of flexible, ground floor employment space providing new jobs for local people**
- **Approx. 40 student cluster flats and 50 studios, of which 5% will be suitable for disabled students**
- **Secure and covered cycle spaces**
- **Car free except for a number of spaces for use by disabled students and staff**

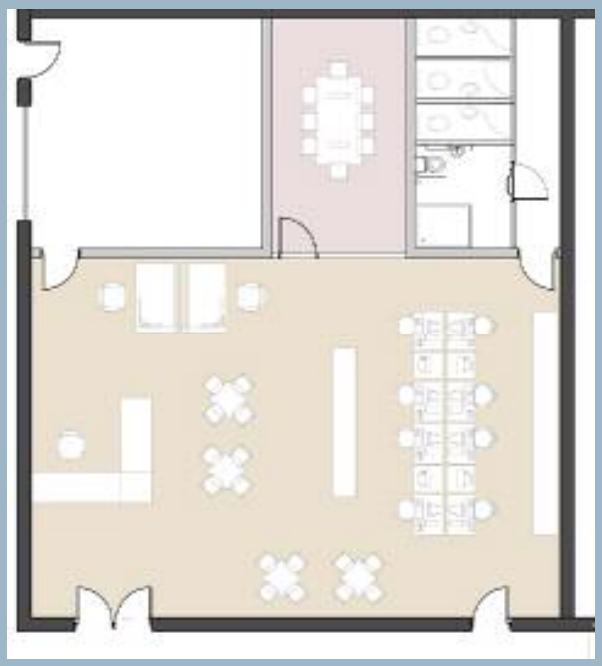
Initial Elevation to Blackburn Road – subject to review and comments

Initial Eastern Elevation – subject to review and comments

Blackburn Road

New Employment Space





Example unit –
Start up design studio

Example unit – reprographics shop / studio

Blackburn Road

Public Realm

Podium Level Plan

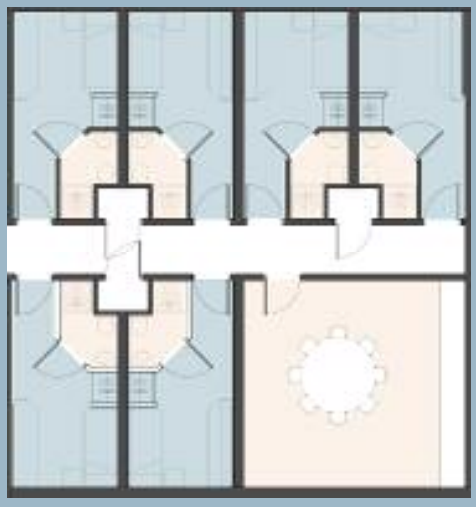
The existing footpaths around the site will be widened and greatly enhanced by the provision of ground floor business units, new landscaping and lighting.

A CCTV system will be put in place which will link to Lithos Passage. This will help increase security levels around the site, along with the increased activity as the building's users come and go.

Blackburn Road

The Accommodation

The student accommodation will be fully managed from an on-site office and staffed 24-hours a day. The students will benefit from secure entry to the scheme through the reception area and the development will include a common room and laundry facility to complement the amenities within each student apartment.



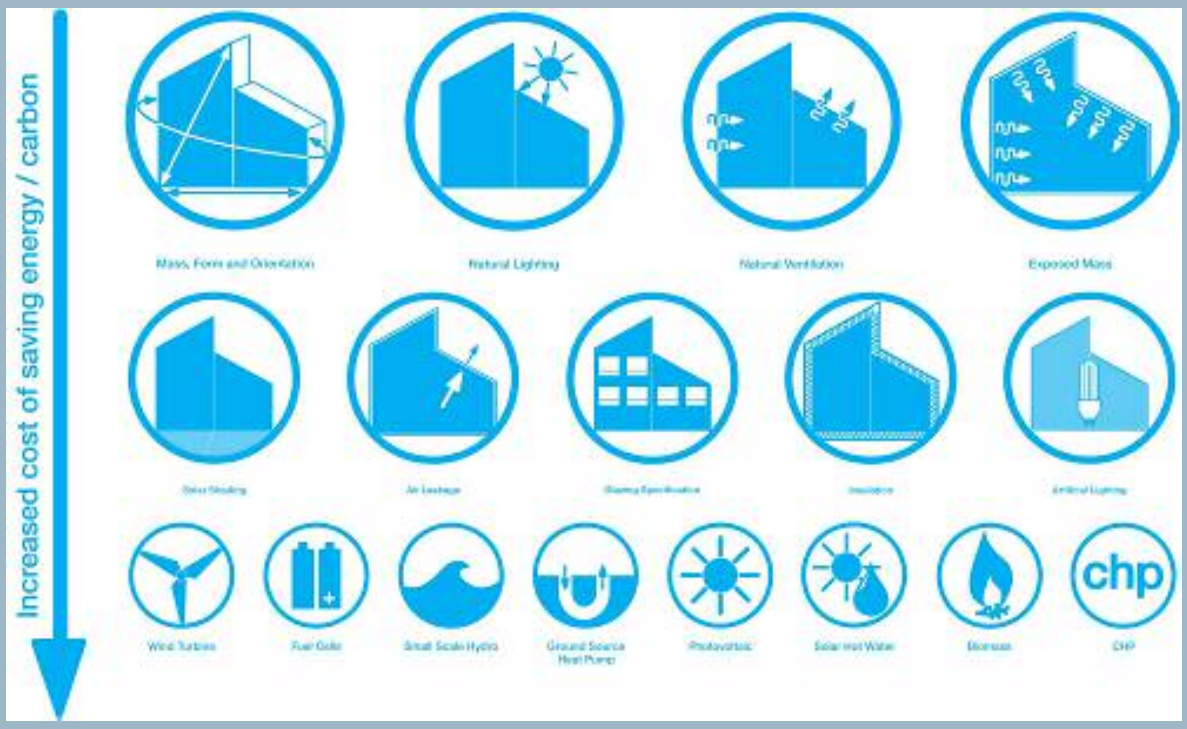
Plan of a typical cluster flat

The students will live in apartments of between 6 and 8 bedrooms sharing a kitchen and living area. Each bedroom will have an en-suite shower room and is offered to the student furnished with a bed, study area and wardrobe storage. The proposed scheme provides for 15% of the rooms to be studio apartments, with 5% suitable for use by disabled students.

Typical student bedroom

Blackburn Road

Sustainability

An assessment as part of our planning application will be undertaken to deliver sustainable solutions to:

- **Energy efficiency**
- **Materials selection**
- **Waste management and recycling**
- **Water consumption**
- **Transport and accessibility to local facilities, public transport links and alternatives to the private car**
- **Good construction and site management, through membership of the Considerate Constructors scheme**
- **On-site sources of renewable energy and a reduction in CO_2 emissions.**