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Design and Access Statement: Detailed Proposals Addendum Rev B - November '23

# ABERFELDY VILLAGE MASTERPLAN

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This report has been prepared by Morris+Company & LDA Design and forms an addendum to the Aberfeldy Village Masterplan Design and Access Statement: Detailed Proposals Revision B - October 2022, that was submitted in support of the hybrid planning application.

This addendum document was first issued in January 2023 to reflect amendments to Plots F & I in accommodating a second staircase. The pages detailing those amendments that remain unchanged and consistent with that submission are; 7-26; 47; 59; 61-62; 67-71

This revised issue reflects additional amendments to Plot H (specifically blocks H1&H2) in also adding a second stair case. The pages detailing these revised changes are; 4; 6; 27-46; 48-58; 60; 63-66; 72-74

Cover and Below: Artist's impression of Aberfeldy Street looking North from Blair Street



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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

DATE	ISSUE	NOTES
January 2023	P	Planning: First Issue
January 2023	Revision A	Revised Planning Issue: Additional stairs to Plot F and Plot i
November 2023	Revision B	Revised Planning Issue: Additional stair to blocks H1 & H2

# A1

**INTRODUCTION: PHASE A**



# Introduction

## New Aberfeldy Village Masterplan

The information in this document describes the detailed proposals of 'Phase A' that are set within the new Aberfeldy Village Masterplan; a once in a generation opportunity to stitch together east and west Poplar, transforming and regenerating the neighbourhood. The masterplan will provide new homes, workspace, open space and local amenities and deliver growth on a strategic scale in one of London's most important Opportunity Areas. The regeneration will transform the area for existing residents and deliver social, economic and environmental benefits, fulfilling the potential of the Site as an Opportunity Area, Housing Zone and Neighbourhood Centre.

The Aberfeldy Village Masterplan seeks approval for:

- High quality housing – up to 1,565 new homes
- 38.8% of new homes (by habitable room) will be affordable and, of the affordable homes 46% will be family homes (3 bedrooms or more)
- Transformed public realm with new public open spaces at Highland Place, Nairn Park and Nairn Square and Town Square; as well as improvements to four existing public spaces (Braithwaite Park, Leven Road, Jolly's Green and Millennium Green)
- Enhanced biodiversity and greening with 453 new trees and a comprehensive play strategy creating interesting and playable landscape
- Improved east-west connections with the pedestrianisation of the vehicular underpass providing a direct pedestrian and cycling link to Jolly's Green and improvements to the existing Dee Street underpass
- A new High Street with over 2,000m2 of retail space
- New workspace, including affordable workspace providing local employment opportunities with the expansion of Poplar Works (2,100 m2)
- Traffic calming of Abbott Road, creating a pedestrian focussed healthy street

(Numbers shown above refer to the maximum parameter scheme).

## Detailed Proposals: Phase A

This document has been prepared as an Addendum to the Aberfeldy Village Masterplan Design and Access Statement: Detailed Proposals Revision B October 2022. This document supersedes The Detailed Proposals Addendum Revision A submitted in January 2023, which set out changes to the scheme made following the planning submission made in October 2022. This revision includes all changes in Revision A (unless superseded by this document) along with further changes made as part of the GLA's Stage 3 process. This document is to be read alongside The Aberfeldy Village Masterplan Design and Access Statement: Detailed Proposals Revision B October 2022.

There are x4 dedicated plots included within the Phase A detailed proposals;

- Plot F adjacent to Ettrick, Aberfeldy and Blair Street;
- Plot H at Aberfeldy Street;
- Plot I adjacent to Braithwaite Park;
- Plot J, on Lochnagar Street.

Whilst all exhibit contrasting locations, characteristics and demands, the design responses have been framed from a deep understanding of the site and extensive community involvement. All contributing to building and public realm proposals that may reflect the character of the neighbourhood, whilst seeking to sustain and reinforce a sense of community across The Aberfeldy Estate.

Phase A specifically seeks approval for:

- 277 new high quality affordable and private homes
- 48.6% of the homes (by habitable room) will be affordable
- 17.7% social rented affordable family homes
- A revitalised high street and new town square with a wealth of retail and community offers
- Substantial upgrades to existing open spaces (Leven Road Open Space and Braithwaite Park)
- Extensive public realm improves including new play and open space for all years

# Introduction

## Changes January 2023

Working alongside London Borough of Tower Hamlets (LBTH) In January 2023, a series of changes were submitted in advance of Strategic Development Committee (SDC) review. These include;

- Addition of secondary stair to Plot F and Plot I
- Adjustment of unit mix across market sale tenure to both Plot F and Plot I
- Adjustment to localised unit plans across Plot F & Plot I
- Minor reduction of market sale net area and habitable rooms
- Adjustment of affordable offer to 49%
- Minor reduction of residential amenity space at Plot I
- Adjustment to playspace requirements

## Changes September 2023

Following a resolution to refuse planning permission by LBTH's Strategic Development Committee (SDC) in February 2023, the scheme was called in by the Mayor of London. Working alongside the GLA as part of their Stage 3 call-in process, the following changes were made to the scheme in summer 2023 and are now submitted in September 2023:

- Addition of secondary stair to buildings H1 and H2
- Adjustment of unit mix across social tenure to buildings H1 and H2
- Adjustment to localised unit plans across Plot F & Plot I
- Reduction of social tenure net area and habitable rooms
- Adjustment of affordable offer to 48.6%
- Adjustment to playspace requirements

## Summary of key changes

The table below outlines the key changes in the Proposed Development between Revision B, where buildings F&I had a single stair arrangement, to the latest submitted amendments, which accommodate x2 stairs in each building.

	Rev B Oct 2022	Addendum B Sep 2023
Total Number of Homes	277	277
Total Habitable Rooms	866	827
Affordable Homes Percentage	47%	48.6%
Communal Amenity Space Plot I	85sqm	73sqm
Total Play Space Requirement	1841 m <sup>2</sup>	1779m <sup>2</sup>

## Affordable Housing Offer

Following the amendments outlined within this DAS Addendum, the Detailed Proposals will allow for 48.6% of the habitable rooms as affordable with a tenure split of 92.04% social and 7.96% intermediate rent, with the Masterplan Proposals overall delivering 38.8%. All references to the quantum of affordable housing set out within the Masterplan Design and Access Statement: Detailed Proposals Revision B (October 2022) should be read on this basis.

The Programme for the delivery of the affordable housing provision will provide a minimum of 38.8% affordable housing by habitable room overall and that percentage shall be secured on a rolling minimum cumulatively across the Masterplan.

## Outline Masterplan

A series of changes have also occurred across the wider masterplan proposals, which have resulted in the proposals delivering upto 1565 affordable and private homes as part of the max parameter plans. This Addendum supports, and should be read in conjunction with the outline masterplan information, detailed across the following documentation:

Design and Access Statement: The Masterplan – Revision B August 2022

Design and Access Statement: The Masterplan Addendum – Revision E November 2023

All references to The Design Code refer to Revision D November 2023

References to The Parameter Plans refer to Revision dated 3 November 2023

All references to Tall Buildings Statement refer to Revision C November 2023

For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated November 2023, prepared by DP9.



Fig.1 Plots F, I and H1&H2 of the proposed Aberfeldy Village Masterplan

- Braithwaite Park
- Leven Road
- Phase A Plot

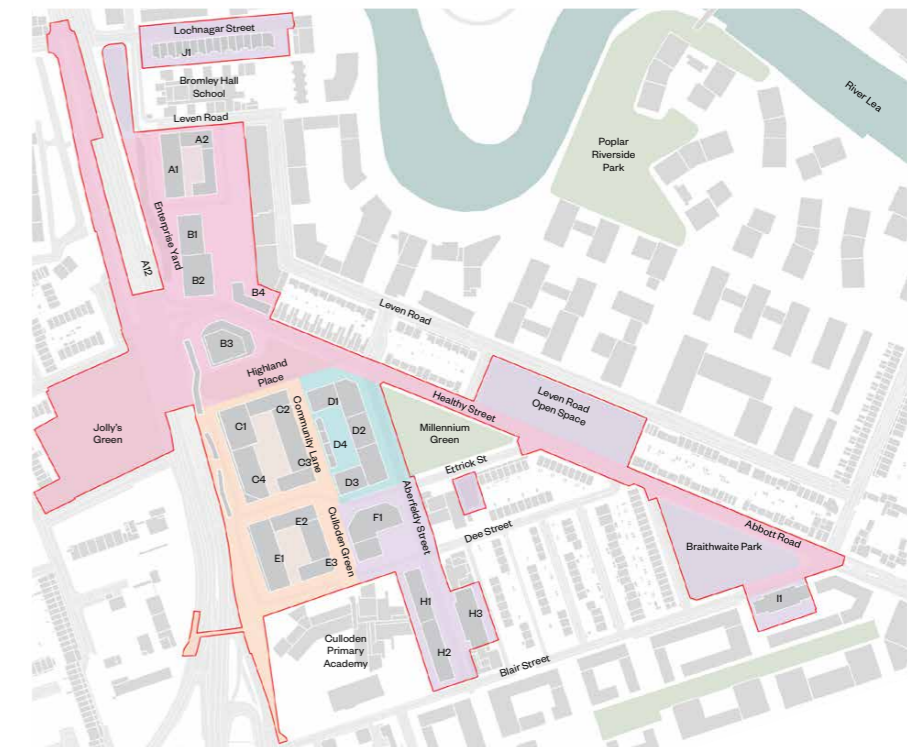


Fig.1 Phase A Detailed Plots (purple) set within Masterplan Outline (red line)

- Site boundary
- Phase A - May 2025 to July 2027
- Phase C - June 2030 to September 2034
- Phase B - August 2027 - January 2031
- Phase D - September 2033 to July 2035

**Introduction:**

The amendments reflected in this chapter were previously actioned and submitted as part of the Design & Access Statement: Detailed Proposals Addendum Rev A - January 2023. These amendments were in response to the Government's mandate for all buildings above 30m to incorporate two staircases and resulted in changes to the plan and accommodation offer of Plot F.

# A2

## PLOT F: TOWN SQUARE

# Massing Development

## Footprint

Plot F's form is derived from a progressive analysis of the constraints to the plot:

### 1. Aberfeldy Village Masterplan Constraints

The extent of the plot is defined by the Aberfeldy Village Masterplan Parameter Plans

### 2. Defining the 'Town Square'

An optimum 17.1m residential block depth sets the extents of the public realm to the North and West of the plot, whilst defining the Town Square opposite St Nicholas Church. The Southern wing is lowered while to permit key views of Balfron Tower while the North is slightly increased to improve elevational proportions.

### 3. Adjust Heights

The mass of the taller element is cut back in response to existing trees while narrowing the profile of the block from key views minimising its perceived mass.

### 4. New Elevations

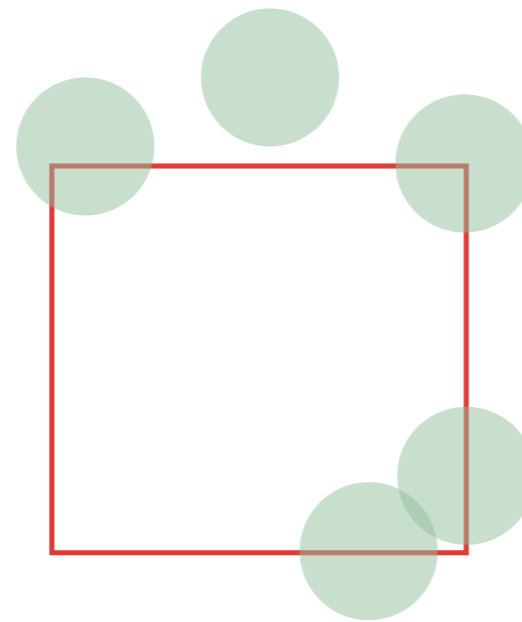
The newly created North-Eastern and North-Western elevations respond to open spaces; Millennium Green and the emerging Community Lane respectively. The chamfers improve daylighting to the neighbouring block to the North.

### 5. Eliminate North Facing Single Aspect Dwellings

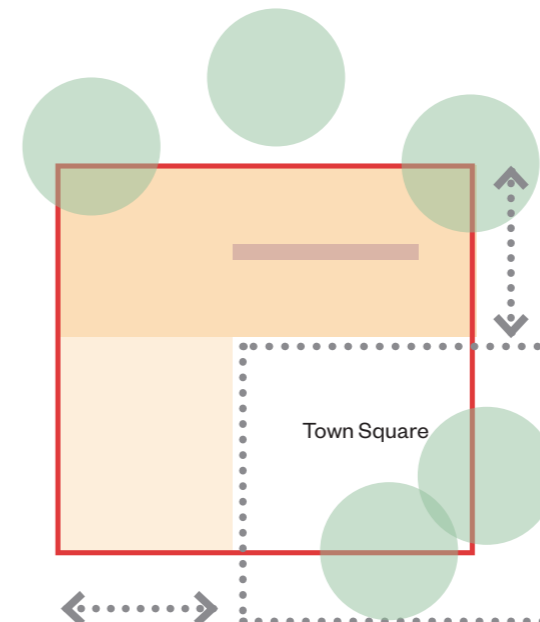
The chamfers are scaled to entirely design out single aspect Northfacing units in the block replacing them with 2 park facing units.

### 6. Core Location

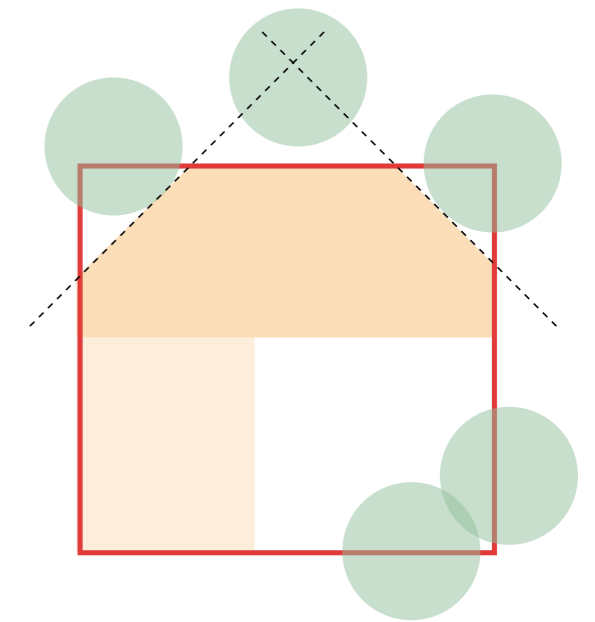
The primary core is placed in the hinge of the 'L' shaped footprint permitting direct access to the communal roof terrace while allowing apartments to be located along more favourable aspects. The secondary stair is located adjacent to this for clear, protected access



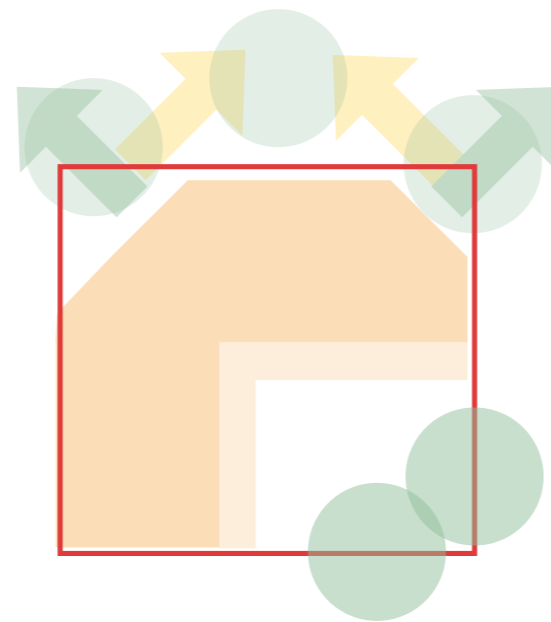
1. LBA masterplan constraints.



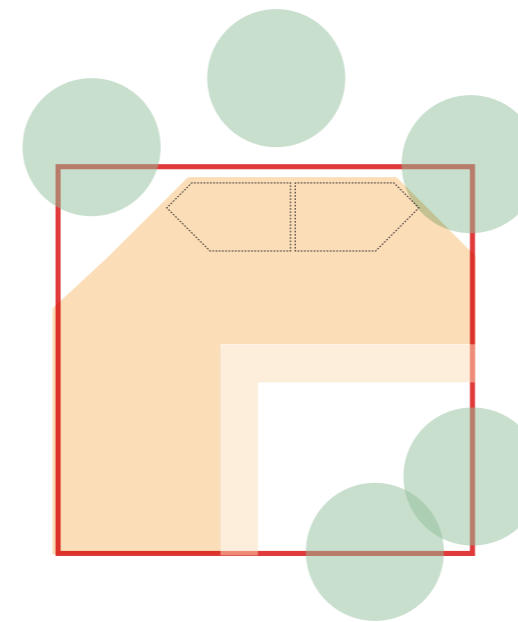
2. Optimum block depth defines the Town Square. View towards Balfron defines taller and shorter volumes.



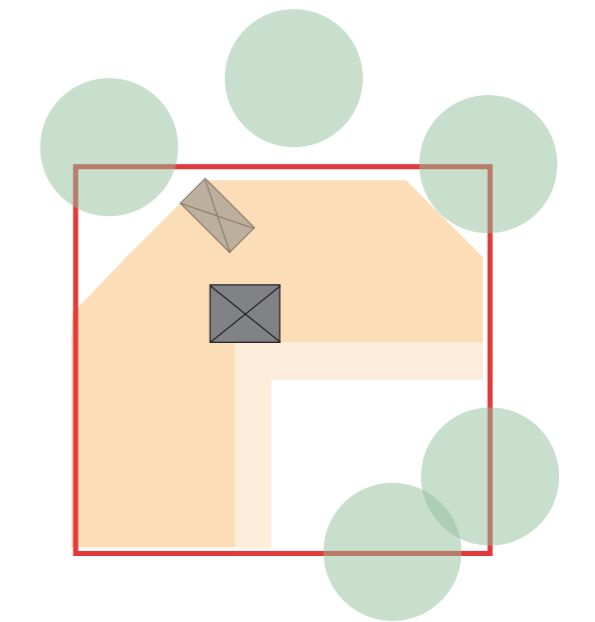
3. Accommodate trees and respond to neighbouring open spaces.



4. Mitigates overshadowing, allows views to parks



5. Design out single aspect north facing units



6. Core in darkest location

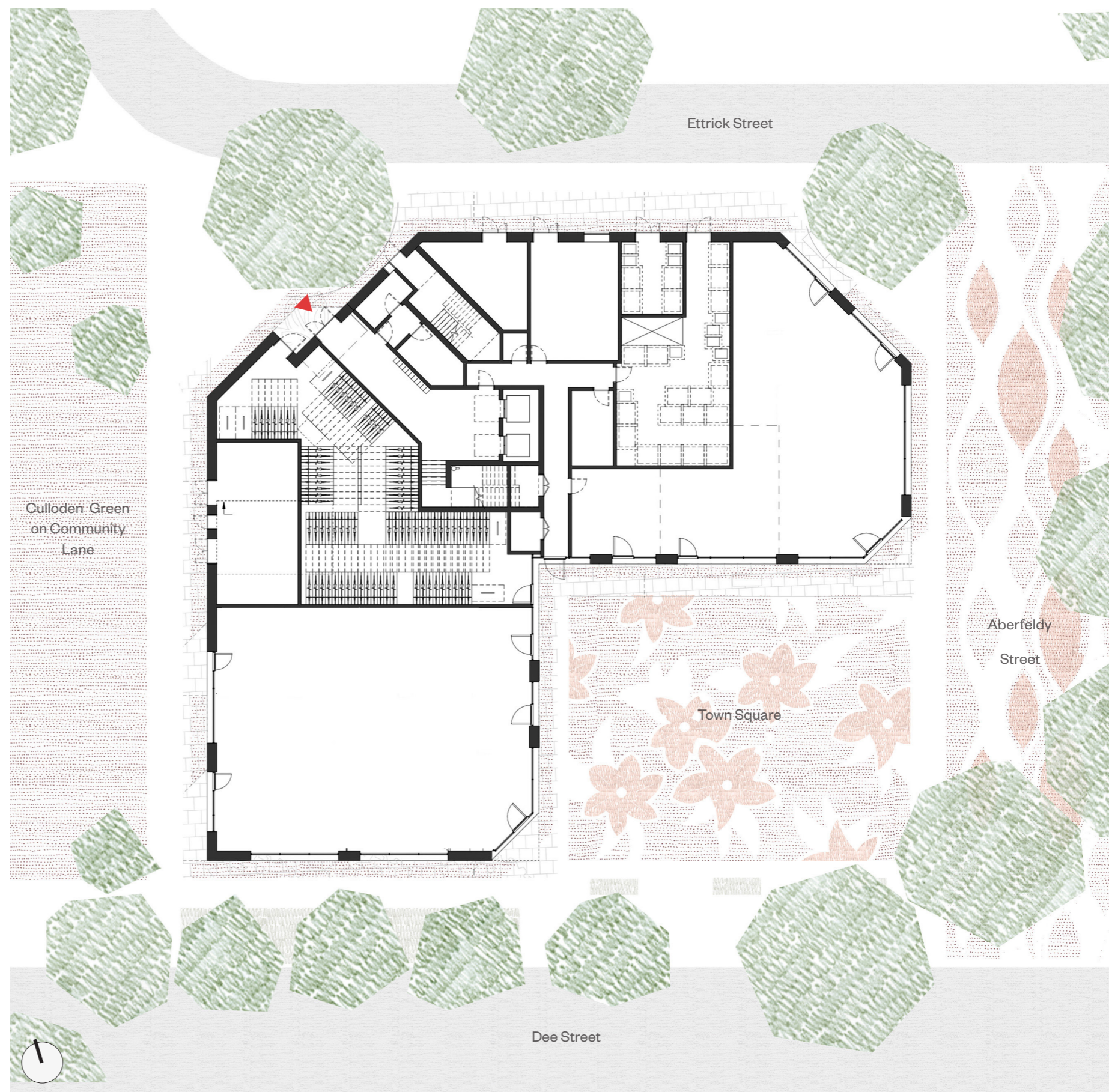
# Streetscape

## Plot Plan

The adjacent plan represents the proposed arrangement for the Plot F. During the design process, key coordination has taken place with the landscape and masterplan architects to devise a generous and diverse public realm. The building stands at the centre of this, with a series of notable key moves including the creation of the new Town Square; the stopping up and pedestrianisation of Aberfeldy Street; and the future delivery of Community Lane / Culloden green. In response, the programmatic arrangement of the ground floor creates public facing activity through the articulation of its mass and defined entrances, seeking to address the numerous adjacent townscape and connectivity considerations. To the building, x2 primary points are provided for the residential portions, accessed off the new square and Ettrick Street; the latter providing the main arrival lobby. For the retail portions several entrance points are located to the building perimeter served off Aberfeldy Street, Dee Street, Town Square and Community Lane. Notably, these retail portions have been used to further the sense of public permeability and address the notable adjacencies of Millennium Green (to the North East) and Culloden Primary Academy (to the South West). These will be key points of pedestrian connectivity.

The landscape strategy has sought to unite the building with its proposed environs and similar to the façade strategy, sought to reference existing Aberfeldy patterns across the proposed hardscaping to provide a unique, playful, and animated street presence. Alongside this, portions of planting, greening and furniture have been used to create a lush and functional heart for the community whilst retaining large extents of existing mature trees. Parking has been distributed along Dee and Ettrick street for blue badge and residents' spaces, with additional provision for a delivery drop off and services parking bay to the north.

For the boundary and phasing extents of Phase A and its respective plots, please refer to the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects.



Proposed Plot F Plan

# General Arrangement

## Ground Floor Plan

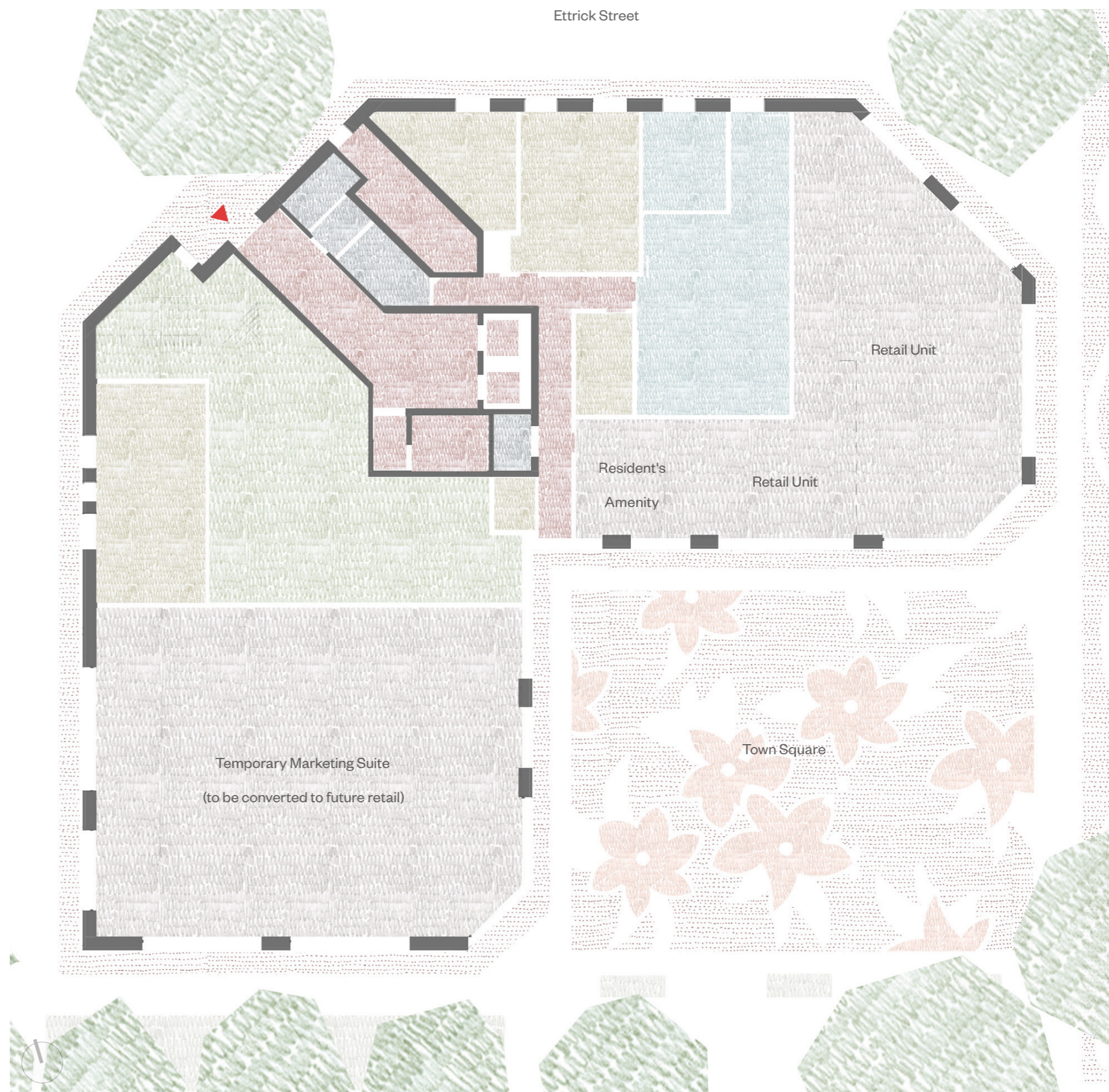
### Retail

In total x3 retail units have been coordinated across the ground floor extents, with the 2 largest volumes occupying the triple aspect frontages to the East and Southern extents of the floorplate. The wealth of community engagement has informed the proposed uses across all retail portions of Phase A, including specialist consultant input from 'AND'. This has resulted in the eastern volume intended as a food and beverage offer, benefiting with prime triple aspect frontage to both the Town Square and Millennium Green. The temporary Marketing Suite holds the southern gable with off street access and will be adapted to future retail use post sales completion. Finally, a third smaller unit addresses the Town Square and targets a form of artist hub that may integrate with the educative emphasis across the masterplan and poplar works. A degree of flexibility is inherent within the design to permit divisibility in the units subject to future market and tenanted demand. Alongside this a dedicated residents' amenity space has been accommodated to allow a flexible space for co-working, events etc.

### Residential

The principal entrance lobby is positioned to the North West portion of the building, directly facing community lane. The latter which once delivered, will provide a prime residential north-south route through the masterplan and enable the residential experience of Plot F to be embedded within these public realm improvements. Crucially, as part of the chamfered mass a mature tree frames the arrival sequence and increases the sense of shelter and greening to the entrance of the building. Sheltered, off street access also lies adjacent to the cycle store. The majority of back of house, refuse and servicing functions have been consolidated to the less trafficked, northern and western elevations of the building, to optimise the retail frontages elsewhere. Notably, a secondary access is provided from the Town Square to allow flexibility in the building management and futureproof connections between both sides of the building. A residents' office will also be accessible off community lane to the West (as part of the Marketing Suite) to provide ongoing residential support. A second stair is also located to the North West portion of the plan to provide an alternative means of escape for all residents over all floors of the building.

- Residential Lobby
- Cycles
- Parcels + Security
- Retail + Residents Facilities
- Plant
- Refuse



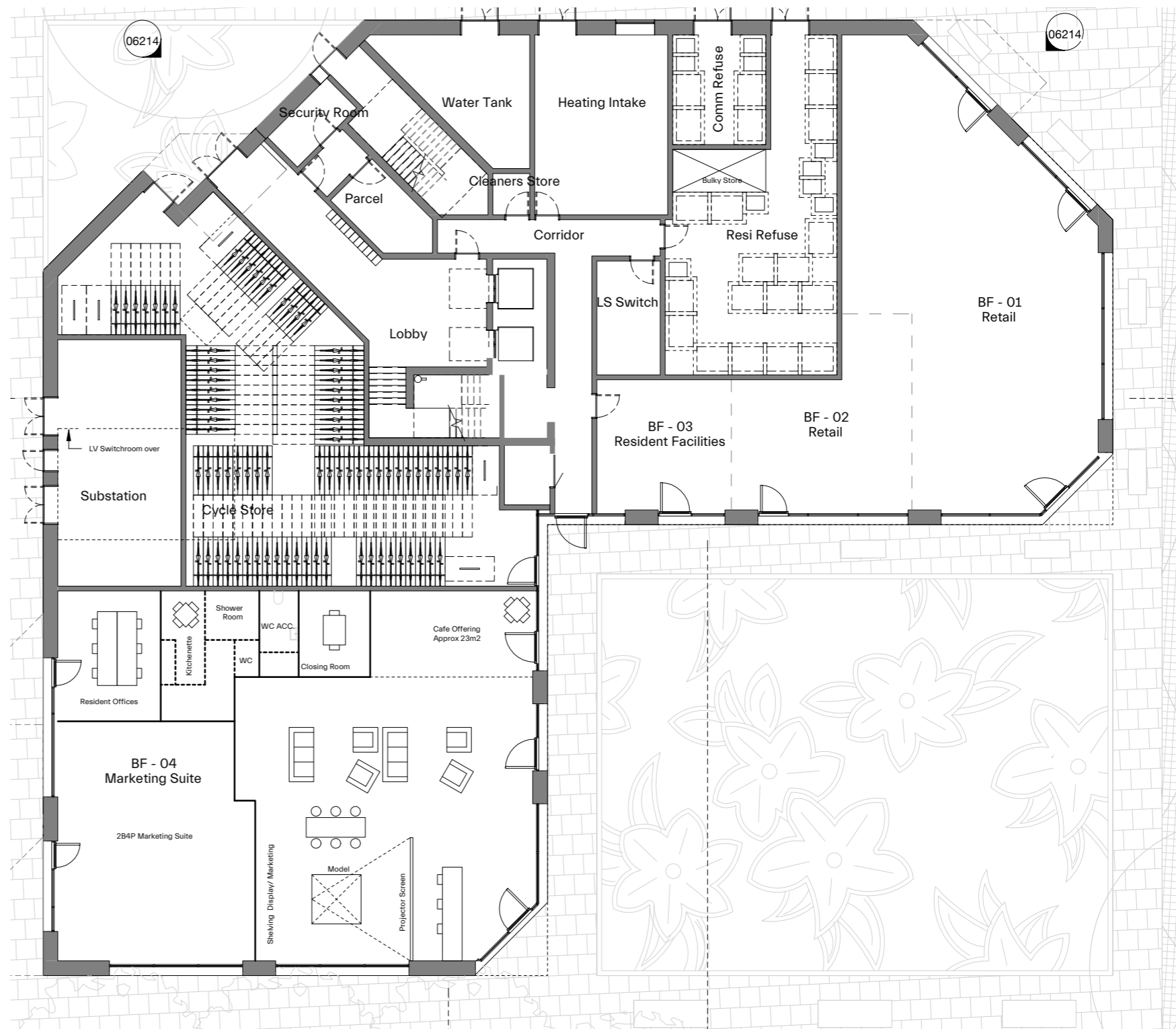
Proposed Ground Floor Plan Plot F

## General Arrangement

### Ground Floor Plan

**Market Bikes:** 166 double stacked spaces  
10 accessible spaces

**Retail GIA:** 542 sqm



Proposed Ground Floor Plan Plot F

# General Arrangement

## Access Sequence

### Residential Access

Upon arrival from the north west lobby, a dedicated security office (facing street) and parcel store is accessible. When passed the communal core is present, with twin lift providing vertical circulation to the floors above, alongside an open stair case for visual permeability. Secondary access is provided from the Town Square which connects through the secure corridor to the primary core and entrance lobby to future proof connections.

### Cycles





The residential cycle store can be accessed externally from either the North West aspect (Community Lane) or to the East (Town Square). This through route provides both flexibility and safe access/egress for the users. Spaces have been apportioned in line with policy targets. Dedicated retail cycling space and sanitary facilities are provided at H block.

### Servicing + Refuse

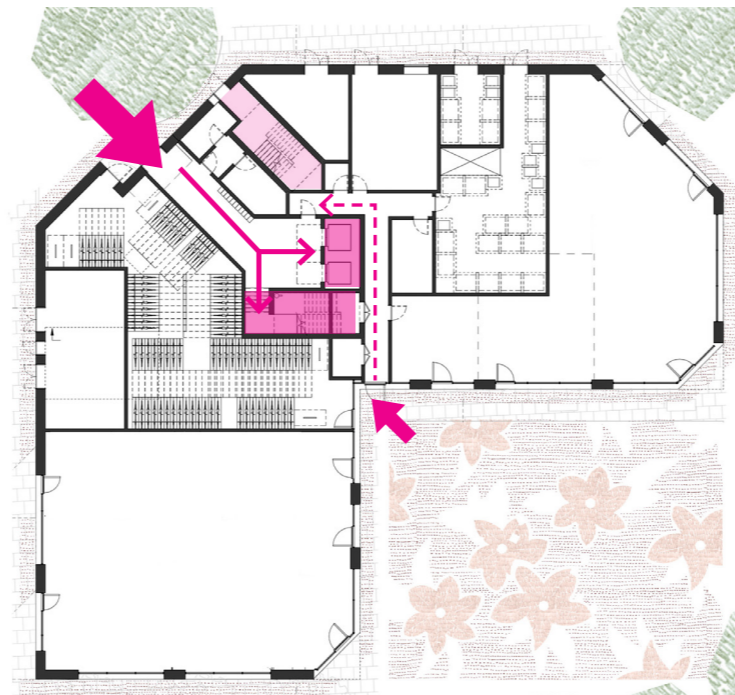
Residential and commercial refuse stores have been located to the North, enabling direct, generous access to Ettrick Street for on-street collection. These have been agreed with the waste officer on a traditional bin store arrangement and coordinated to meet local policy storage requirements. The commercial bin collection will be liaised by estate management, with both stores arranged to permit sufficient circulation and manoeuvrability of bins at capacity. Internally, a secondary corridor provides connection for the residents from the core for ease of waste disposal. Plant rooms lie adjacent to allow both off-street and internal access for maintenance and replacement. To the West a dedicated energy sub-station is directly accessed from the street.

### Retail and Loading

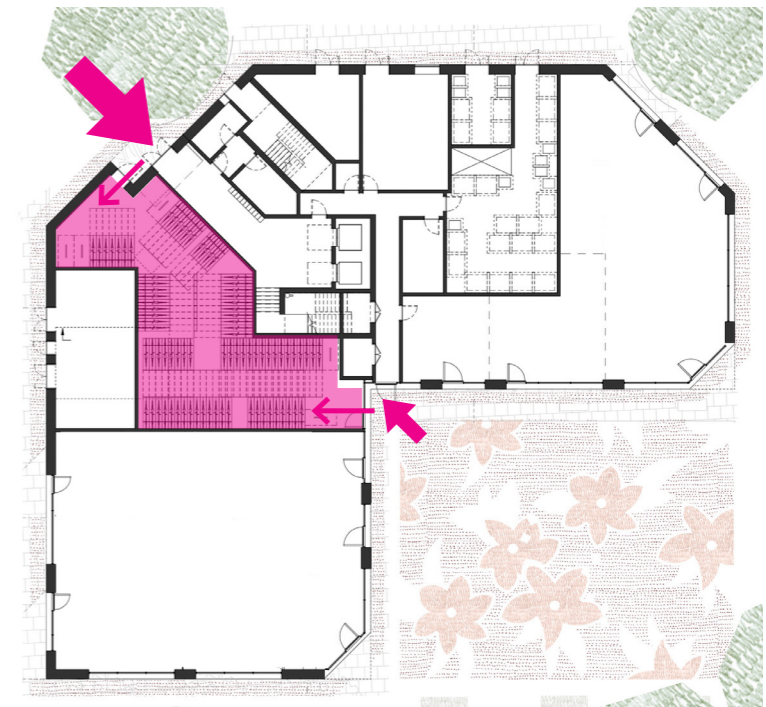
Primary entrances to the retail portions have been articulated to the East, South and Western frontages, with emphasis off Town Square and chamfered elevations to aid visual wayfinding. Loading and servicing will be located off Ettrick Street to the north.

-  Public Acces
-  Residents Access
-  Servicing and Maintenance
-  Connecting corridor

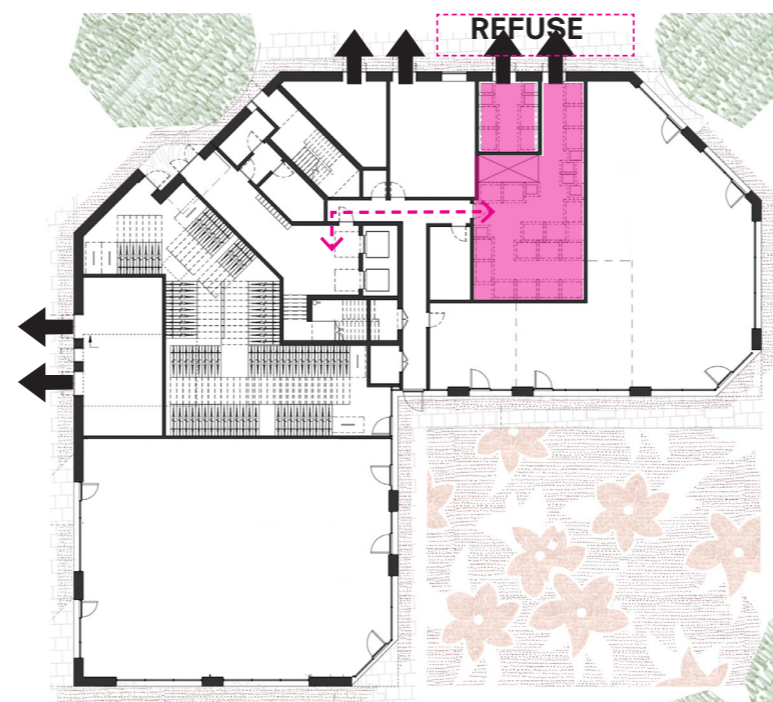
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



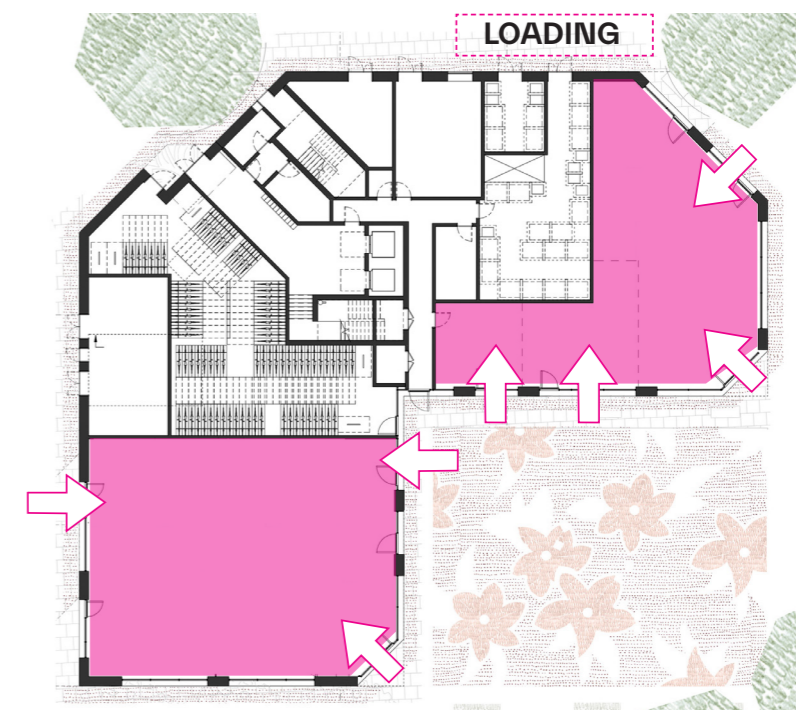
Residential Access



Cycles



Servicing + Refuse



Retail + Loading

# Residential Design

## Key Principles

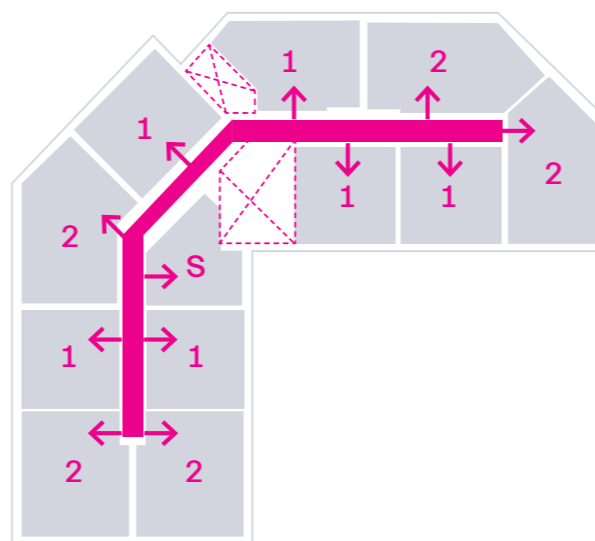
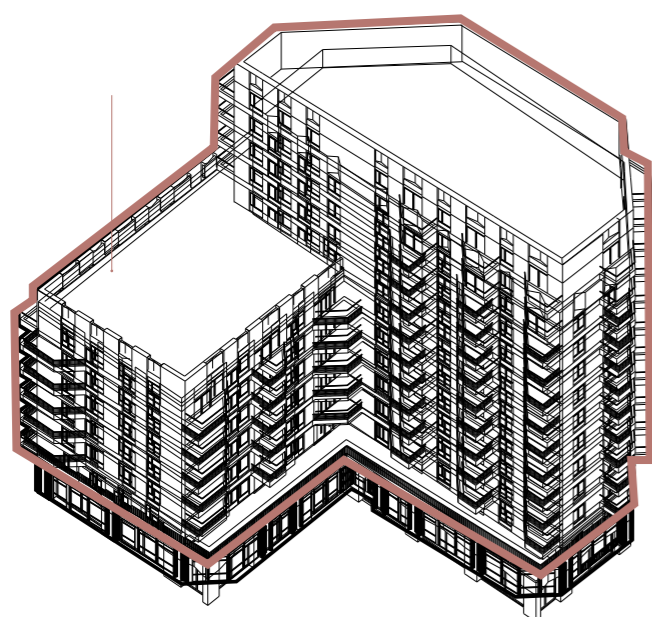
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

Block F is 100% market tenure and due to the massing eroding at the upper volume, x2 typical residential plans are present across the building; L02-L06 and L07-L011.

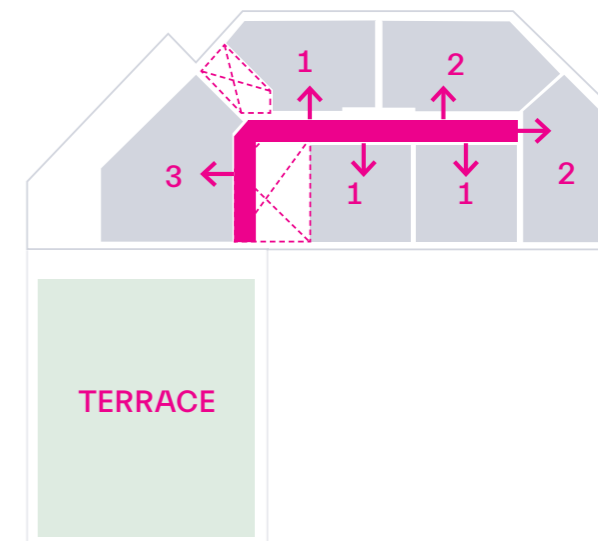
At the lower levels, x12 homes varying from studio to 2bed units are arranged around the floorplate. The primary core & secondary staircase is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. Subsequently, a maximum of x6 units are ever served by one length of corridor to improve privacy and access to each dwelling. All homes benefit from projecting balconies for generous private demised amenity, served directly off the living space for a spatial extension of the indoors. Dual aspect corners host the larger homes to optimise internal experience, with chamfered arrangements to the north successfully omitting any single aspect north facing units.

To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x6 homes per core. 3 beds are introduced on these floors and located to the SW to benefit from triple aspect arrangement. Notably a communal roof terrace is provided at the seventh floor for use by all residents of this block. This is verdantly landscaped with integrated furniture to allow workspaces and break out. The arrangements for which are detailed in chapter 07.

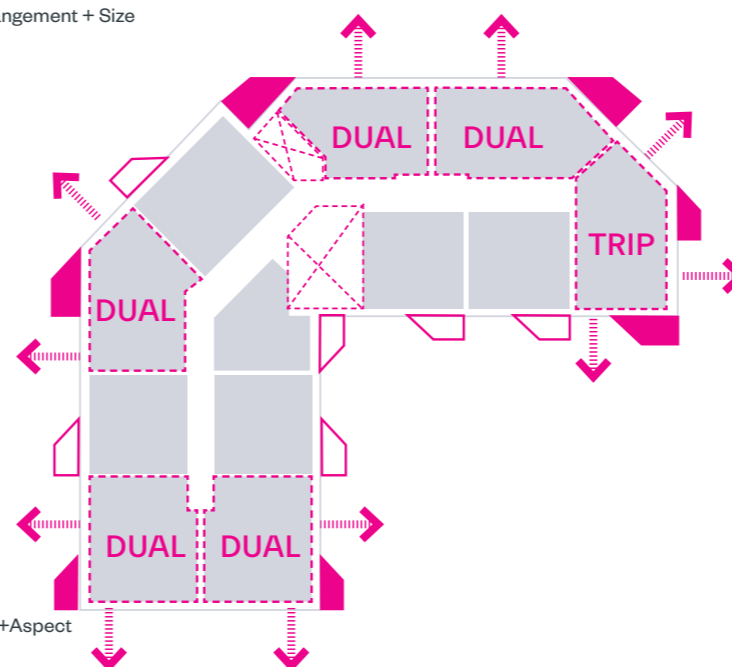
L01-L12 100% Market Tenure



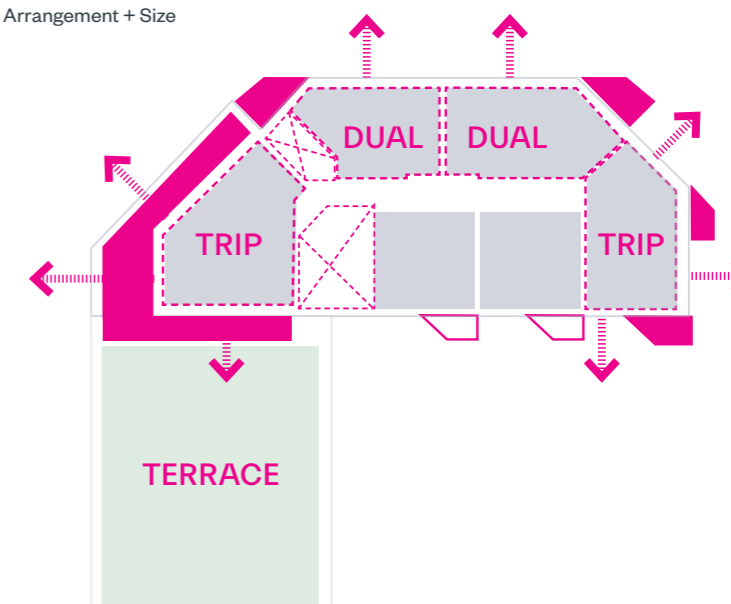
Typical: Unit Arrangement + Size



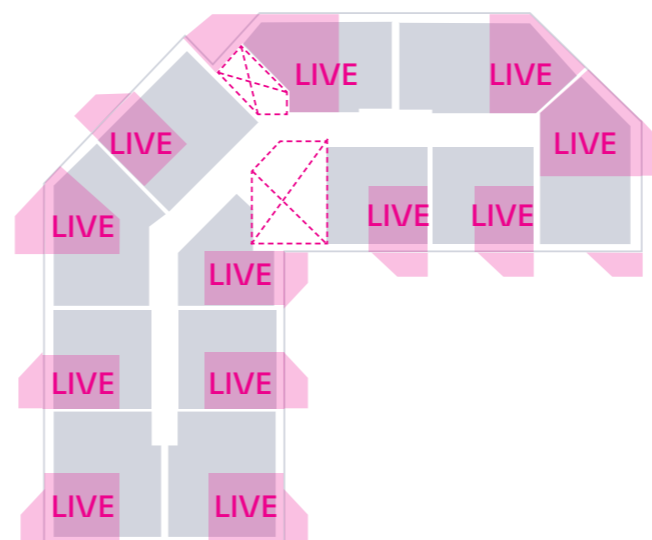
L07: Unit Arrangement + Size



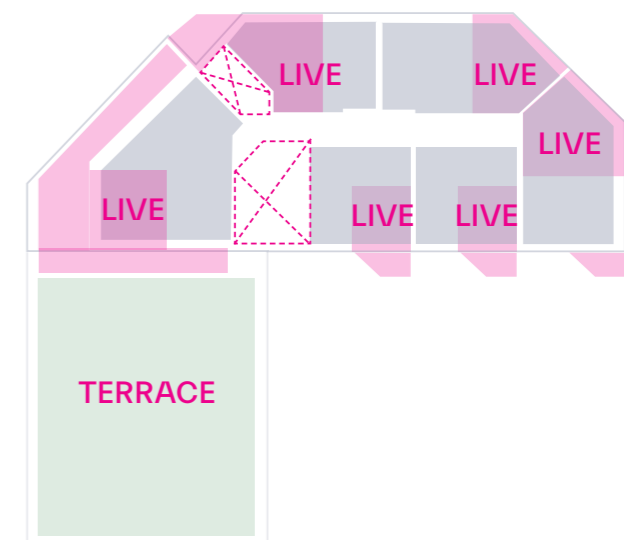
Typical: Amenity+Aspect



L07: Amenity + Aspect



Typical: Living



L07: Living



# Residential Design

## Typical Floor

### Levels 02 - 06

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L06. All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple corners around the envelope for further benefit. Larger units occupy the corners, with living areas in the optimal location for daylight and connection to external amenity space. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. Most apartments follow a generous, open plan arrangement, with all meeting if not exceeding NDSS space standards. Over 55% of the units are dual aspect, which does not include additional dual aspect balconies where relevant.

To the common corridor, services are centrally located within the landlord demise, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

Note: Level 01 is consistent with the adjacent plan bar a localised plant room which gives rise to a special 1bed unit type.

### Secondary Staircase

The adjacent typical plan (& wider building) has been revised to incorporate a secondary, protected stair case in response to the emerging policy set out by the government mandate in July 2023 for all buildings over 18m in height. Mechanically ventilated central core allows primary access as a fire fighting shaft, with secondary access / egress facilitated via a secondary stair to the mechanically ventilated corridor. This stair discharges directly to the outside at ground floor.

Further measures of dedicated evacuation lift, EVC call panels, evacuation alert systems, disabled refuges etc have all been incorporated and critiqued in detail. All matters of fire safety and escape are explained in further detail in the accompanying fire statement supporting this application.

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD



Proposed Floor Plan Level 02-06



# Accommodation Mix

## Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot F. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	Studio	1 Bed	2 Bed	3 Bed	No. of units	Hab Rooms
<b>Market Total</b>	<u>06</u> 5.9%	<u>52</u> 51%	<u>39</u> 38.2%	<u>05</u> 4.9%	<b><u>102</u></b>	<b><u>247</u></b>

	Residential GIA	Residential GEA	Non Residential GIA Retail
<b>Total</b>	<u>8,981</u> 96,674 sqm sqft	<u>9,552</u> 102,816	<u>492</u> 5,295

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
<b>Total</b>	<u>86</u> 84.1%	<u>16</u> 15.9%	<u>0</u> 0

Unit Aspect	Single	Semi	Dual	Triple
<b>Total</b>	<u>46</u> 45%	<u>0</u> 0%	<u>40</u> 39%	<u>16</u> 16%

## **Introduction:**

The amendments reflected in this chapter were previously actioned and submitted as part of the Design & Access Statement: Detailed Proposals Addendum Rev A - January 2023. These amendments were in response to the Government's mandate for all buildings above 30m to incorporate two staircases and resulted in changes to the arrangement and accommodation offer of Plot F.

# A3

## **PLOT I: BRAITHWAITE PARK**

# Streetscape

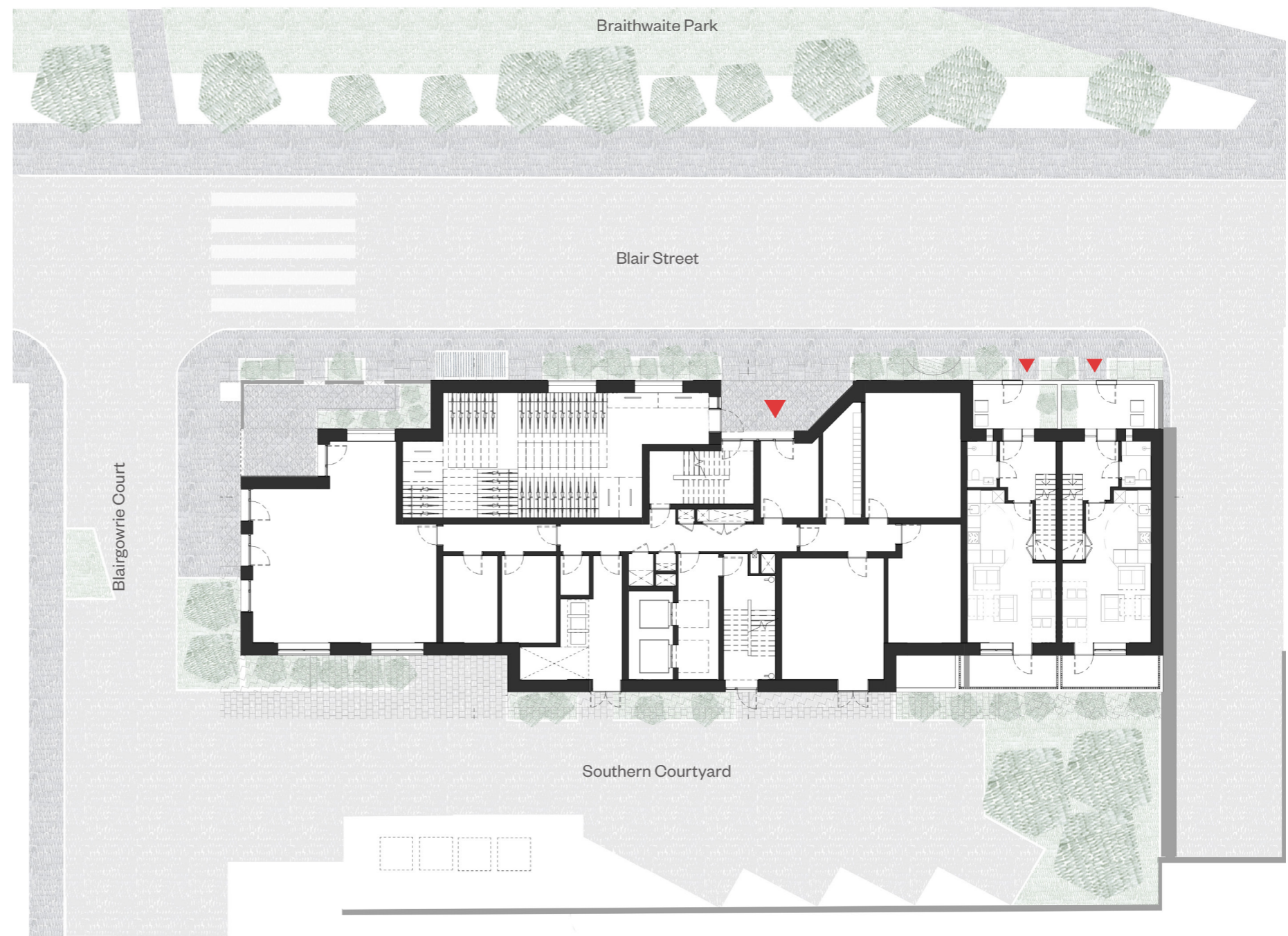
## Plot Plan

The adjacent plan represents the proposed arrangement for Plot I. Given the extents and constraints of the existing Blairgowrie Court building and its context, the proposed building footprint extents is much akin to the existing. However, the façade articulation, landscape strategy, access routes and ground treatment have all been improved to suitably complete the experience of public realm at this key juncture in the masterplan. Notably, the steps and cut backs in the massing allow more generosity at the building perimeter, with articulated edges and entrance points that benefit the activity and visual permeability to the street.

The primary entrance to the building is located to the North, visually addressing the park, and served from Blair Street which represents the primary route of footfall. From this street x2 ground floor maisonettes also are present to the Eastern extents – activating the street and providing passive surveillance to the adjacent park. The western gable hosts a dedicated amenity space which is utilised to activate the wider public realm and particularly draw a public facing presence to the north-south connection between East-India Green and Braithwaite Park. This is currently lacking and operates more as a vehicular service route than a pedestrian connection.

To the South, the existing hardscaped courtyard has been retained, whilst reduced to introduce a large portion of greening and subsequently soften the currently hostile environment. Part of this is dedicated to public access, with greening and localised furniture to encourage a space for all. With also a portion demised to private external amenity of the maisonettes.

Resident's parking has been distributed along the courtyards length and the existing SULO bins increased to x4 number (from x2) to provide improved capacity waste provision for the building. This would be collected by vehicle as per the current arrangement via the Westerly service road, Blairgowrie Court. For the boundary and phasing extents of Phase A and its respective plots, please refer to the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects.



Proposed Plot Plan Plot I

# Streetscape

## Residents Amenity

### Use and Location

Throughout the statutory and design process, the offer of a public facing ground floor use has been prompted for building I to help activate the perimeter conditions to Braithwaite Park and the surrounding public realm. Subsequently, to the West extents of the ground floor a flexible, 73 sqm space has been provided with the aspiration of providing a space for community use. This was introduced through community engagement, and specific conversations with school children on the desire for more dedicated communal spaces on the estate.

It is located on the gable of the building, benefitting from triple aspect and notably, a visible public presence to address Braithwaite Park. The entrance is articulated off this northern frontage to Blair Street, encouraging a direct connection to the park, whilst the immediate public realm has been softened and articulated to allow spill out from the amenity space to the immediate hard standing surround. Whilst the space may be used for residents of Plot I, it is also seen as a wider community offer that may facilitate such things as after-school events, homework clubs etc for residents of Aberfeldy.

### Facade

The façade design has been developed to emphasise this presence to the street scene and wider environs. Ornately detailed brickwork is applied in special conditions of entrance and opening, whilst the colour of the bottom 2 stories of the building changes to a rich, plum tone to help identify and draw attention to a change in use. Signage will be used for an increased sense of wayfinding with larger scale openings to allow greater visual permeability. The inset portions of massing benefit the amenity entrance through providing a covered, sheltered arrival space set underneath the projecting balcony.

### KEY



Proposed North facing elevation to Blair Street



Proposed View from Blairgowrie court road to south and west elevation

# General Arrangement

## Ground Floor Plan

### Residential

The ground floor of this building has a variety of uses and respective street conditions. To the East portion of the building, x2 maisonette homes are located. These are both accessed independently from Blair Street, with a portion of privately demised, defensible space setting the homes back from the foot way.

Centrally, a communal entrance lobby is positioned to provide access to the residential flats above. This is principally served from the Northern frontage to Blair Street and is set back from the massing to provide a sheltered entrance from the street and define a visually strong arrival point. From this point, external access is also provided independently to the cycle store. Also an independant second stair is located here to provide an alternative means of escape for all residents over all floors of the building.

To the southern façade, a secondary entrance is provided from the rear courtyard for through access to the parking and public realm. Plant and refuse areas are also located centrally off this façade to optimise the active frontages to West and North.

Notably, the ground floor maisonettes have areas of private demised amenity space to the south facing courtyard, verdantly greened and benefiting from southern aspect for good quality, day lit spaces.

### Amenity

As previously detailed, the entrance to the residents' amenity space is articulated off the northern frontage to Blair Street, encouraging a direct connection to the park and wider public realm.



Proposed Ground Floor Plan (Plot I)

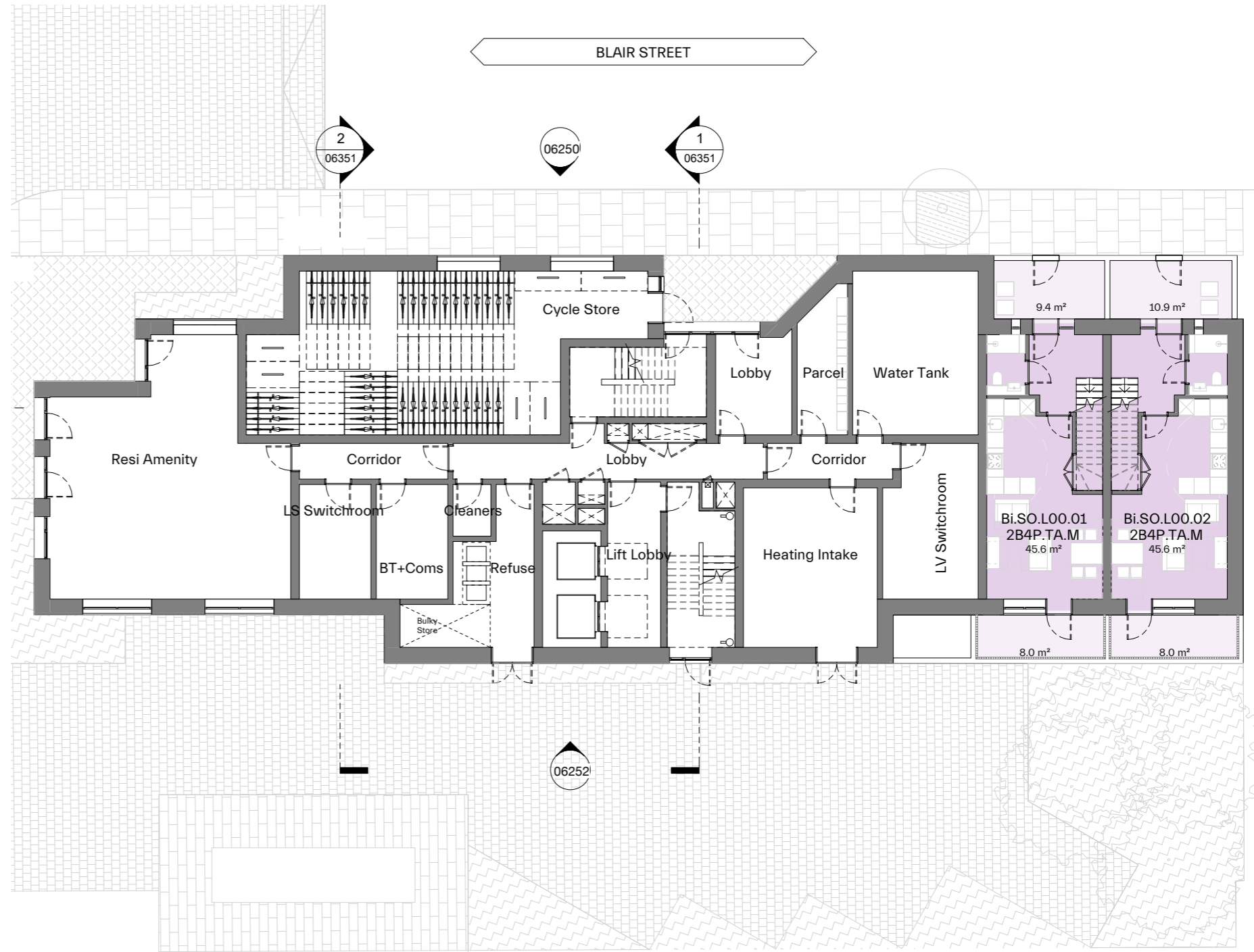
- Residential Lobby
- Cycles
- Parcels
- Residential Maisonettes
- Plant
- Refuse
- Resident's Amenity

# General Arrangement

## Ground Floor Plan

**Market Bikes:** 74 double stacked spaces  
10 accessible spaces

**Residential GIA:** 96 sqm  
(Ground Floor Maisonettes)



  
Proposed Ground Floor Plan (Plot i)

# General Arrangement

## Access Sequence

### Residential

Upon internal arrival, the generous lobby space provides provision for post and seating, before progressing through to the common core. This has a twin lift providing vertical circulation to the floors above. An staircase is set behind this which can be accessed via the connecting corridor. From the lift lobby there is also a secondary that provides direct connection to the parcel store, whilst this can also be independently accessed from the street for ease of deliveries.

### Cycles





Cycles: The residential cycle store can be accessed externally, adjacent to the main lobby entrance from the North off Blair Street. Generous width access doors are provided for convenience, whilst internally, spaces have been apportioned in line with policy targets. Notably the existing visitor cycling stands to the west have been relocated to the southern courtyard and increased in number.

### Amenity

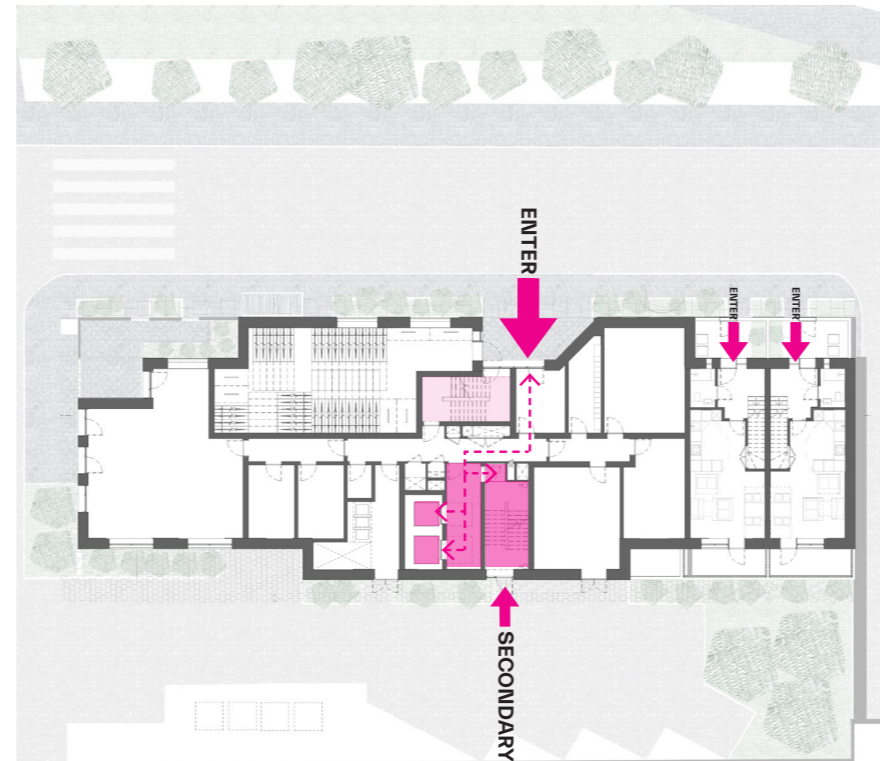
The amenity space is directly accessed from Blair Street to the North, articulated to aid visual wayfinding. Secondary openings are provided to the Western elevation to allow spill out and external amenity.

### Servicing + Refuse

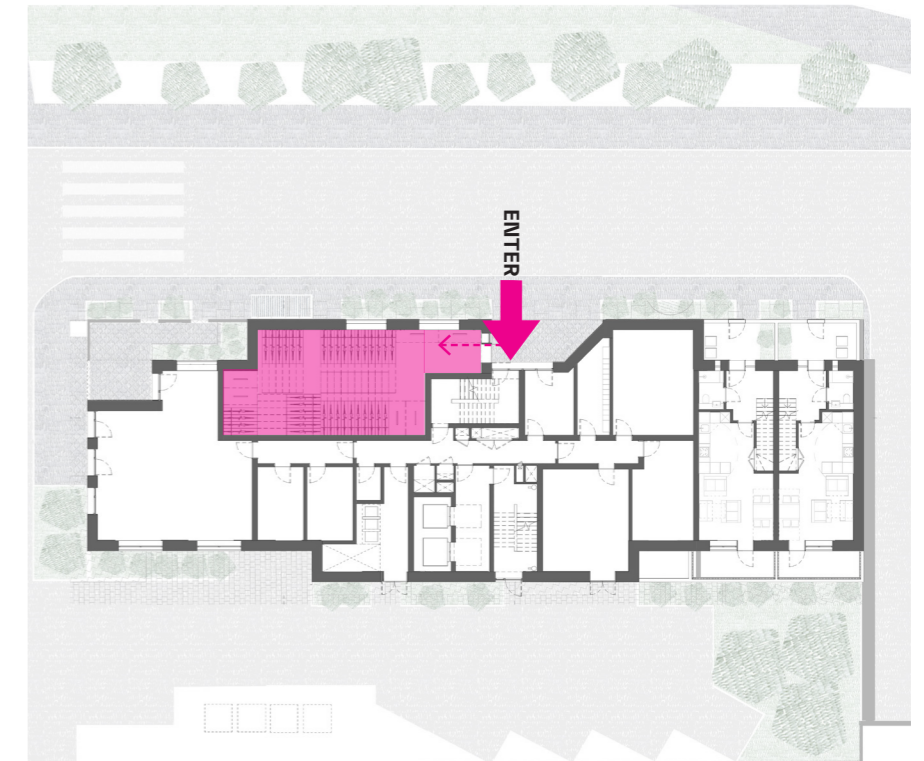
The SULO bins are located to the Southern courtyard, enabling direct collection from the existing hardscape surface. The secondary entrance to the south of the building provides ease of access to this and a convenient, short route for the residents to drop their waste directly from the core. This strategy also applies to the maisonettes. In addition, a bulky waste and food waste refuse store has been provided internally to the building, with access both from the courtyard and internally through a secondary corridor for ease of waste disposal. These principles have been agreed with the waste officer and coordinated to meet local policy storage requirements. Plant rooms lie adjacent to the West and East extents to allow both off-street and internal access for maintenance and replacement. Vehicular access for this purpose will use the existing access off Blair St, via Blairgowrie Court to access the courtyard.

-  Public Access
-  Residents Access
-  Servicing and Maintenance
-  Connecting corridor

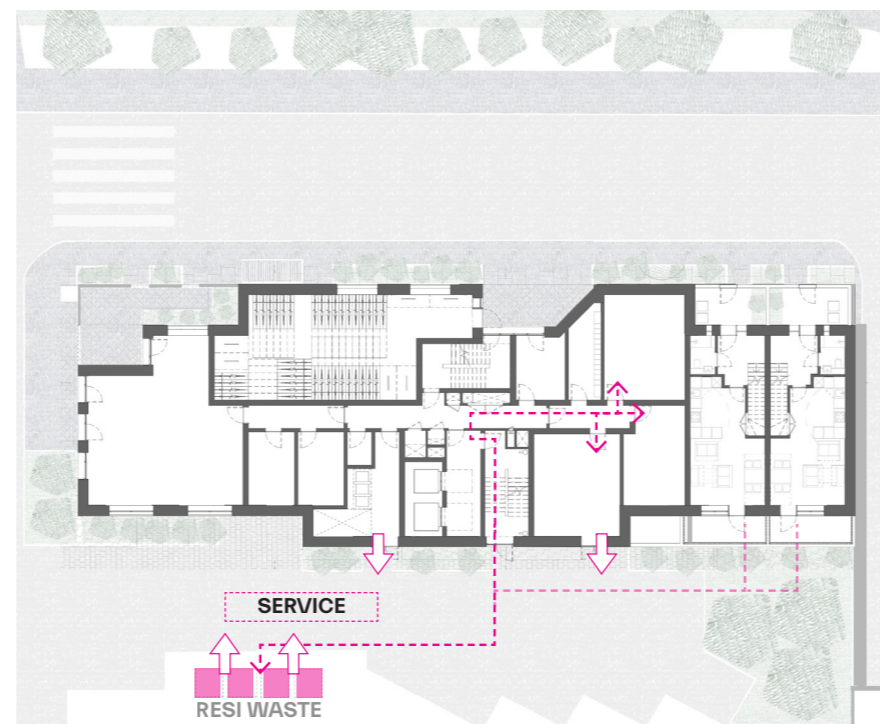
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



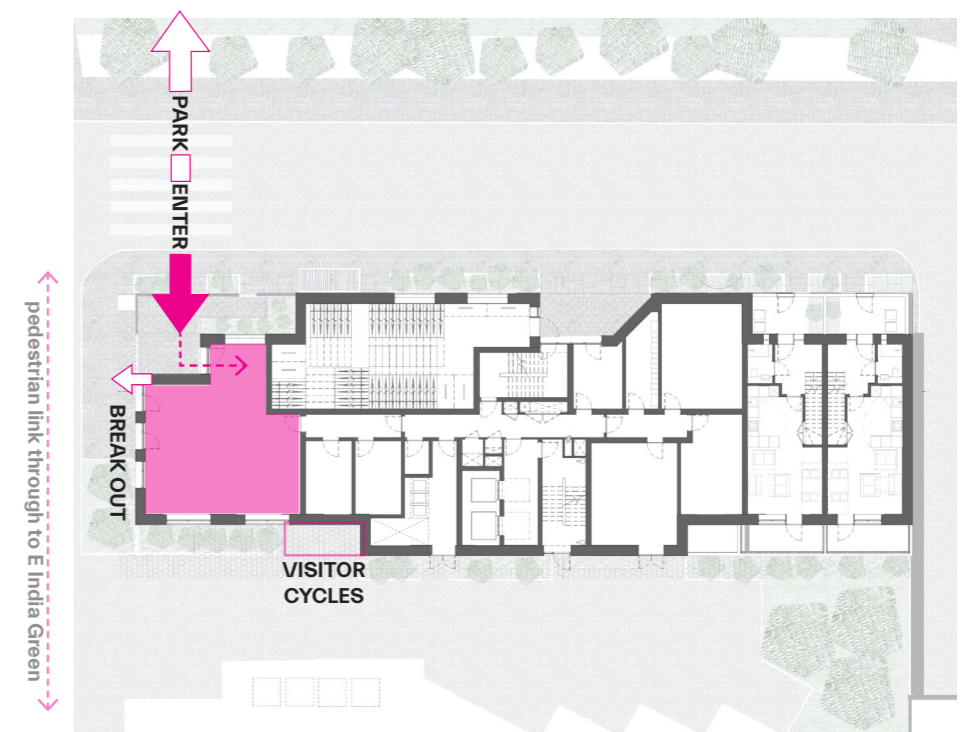
Residential Access



Cycles



Servicing + Refuse



Residents Amenity

# Residential Design

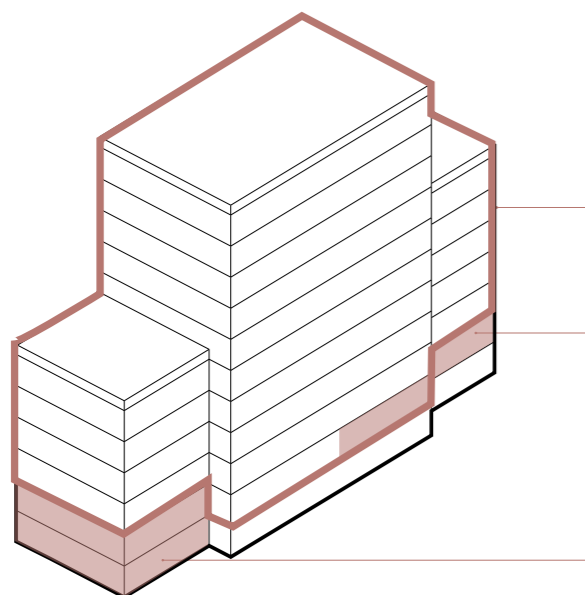
## Key Principles

The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

Block I is 8.8% affordable shared ownership tenure and 91.2% market tenure. The x4 units allocated to shared ownership consist of x2 maisonettes to ground / first floor and x2 flats at first floor. As the massing begins to step back at the upper levels, a series of residential plans are present throughout the building. The most typical are demonstrated; L02-L05 and L08-L10.

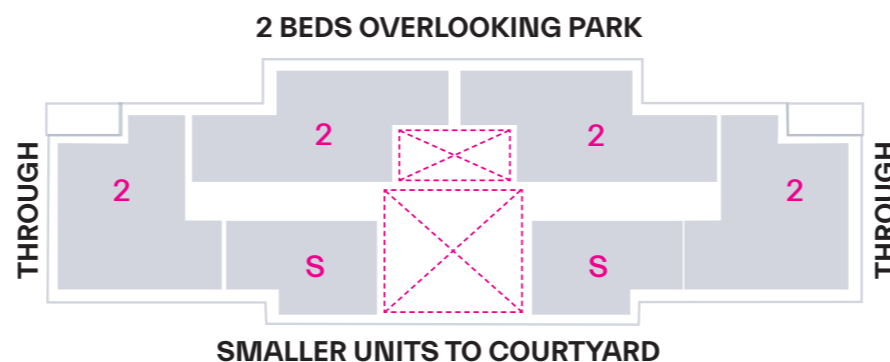
At the lower levels, typically x6 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. All homes benefit from generously proportioned balconies served directly from the living space, whilst 'inset' to the corners of the mass for a sense of shelter. The homes located to the east and west gable benefit from triple aspect, with the north and south homes semi-dual aspect, whilst benefiting from the views either north across Braithwaite Park, or South to the courtyard and East India Green. The massing steps and eroded corners help to omit any single aspect north facing homes, whilst, helping to optimise daylight and the overall internal environment.

To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x4 homes per core. All benefit from dual aspect, with the larger 2 bed homes facing the park. Notably 2 communal roof terraces are provided at the sixth and seventh floor for use by all residents of this block. This is verdantly landscaped with integrated furniture to allow workspaces and break out. The arrangements for which are detailed in chapter 07. Note: There are no x3 bedrooms proposed in this building

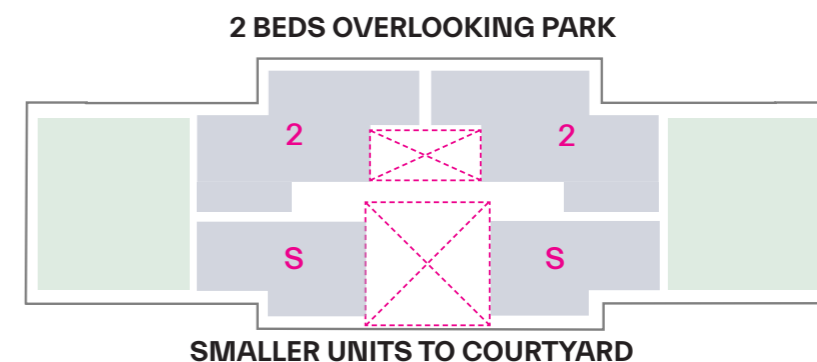


L01-L10 Market Tenure

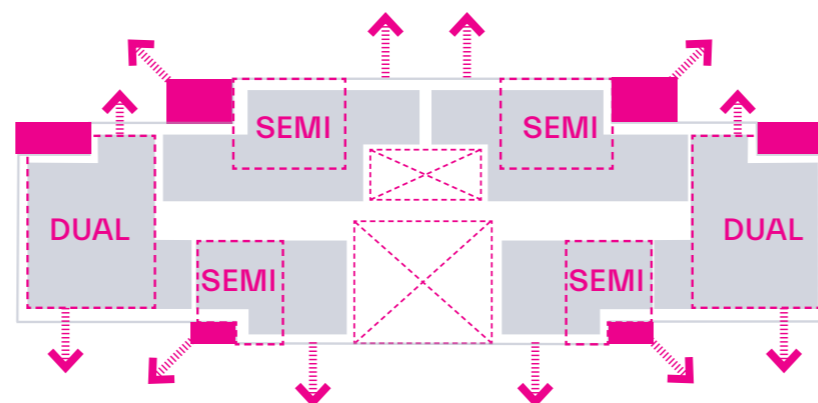
L00-L01 Shared Ownership



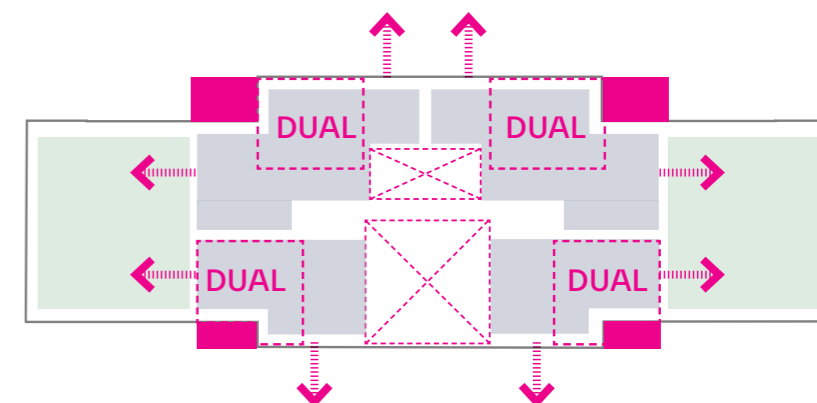
L02-L05: Arrangement + Size



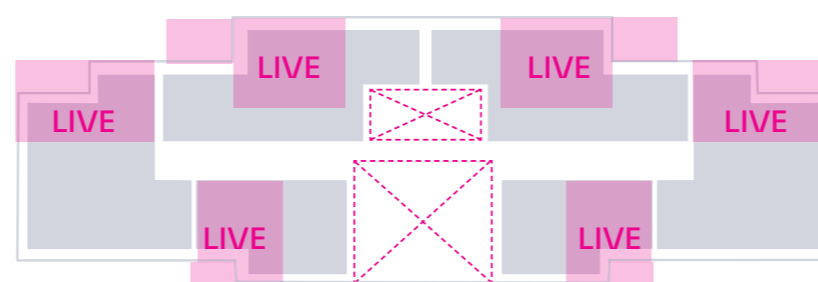
L08-L10: Arrangement + Size



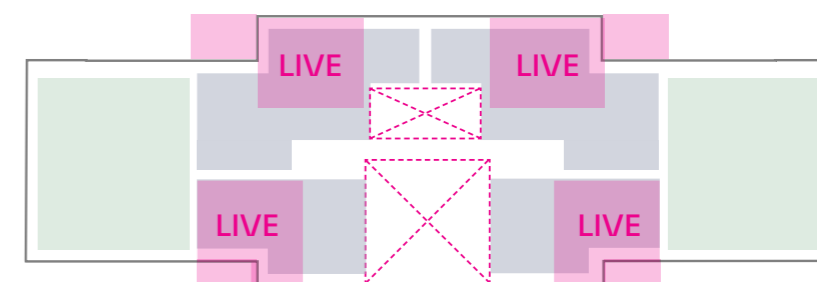
L02-L05: Amenity + Aspect



L08-L10: Amenity + Aspect



L02-L05: Living



L08-L10: Typical: Living

# Residential Design

## Typical Floors

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L05 and L08-L10. The former accommodates x6 homes varying from 1 to 2bed homes arranged around the floorplate.

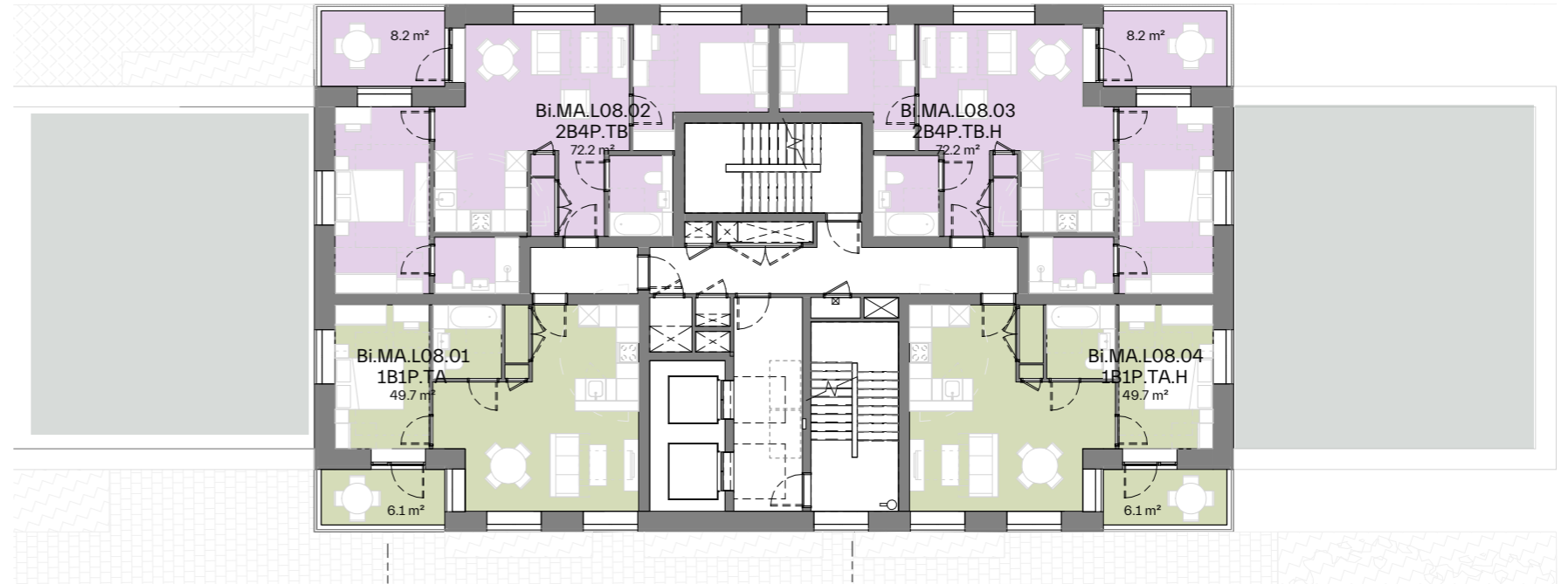
All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple inset corners around the envelope for further benefit. Notably this is employed centrally to the plan to allow the more constrained north facing units an opportunity for semi-dual aspect. Larger units occupy the end / corners, with living areas in the optimal location for daylight and connection to external amenity space. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. Thanks to the slim, shallow nature of the floorplate, all rooms are well proportioned and achieve good daylight and views. They follow a generous, open plan arrangement, with all meeting and regularly exceeding NDSS space standards. 50% of the total units are dual aspect ( of which 20% categorised as triple aspect), with the remaining 50% semi-dual aspect (classed where only one room benefits from the dual aspect).

To the common corridor, services are centrally located within the landlord demise, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy. Note: There are no studios nor 3bed units at this plot.

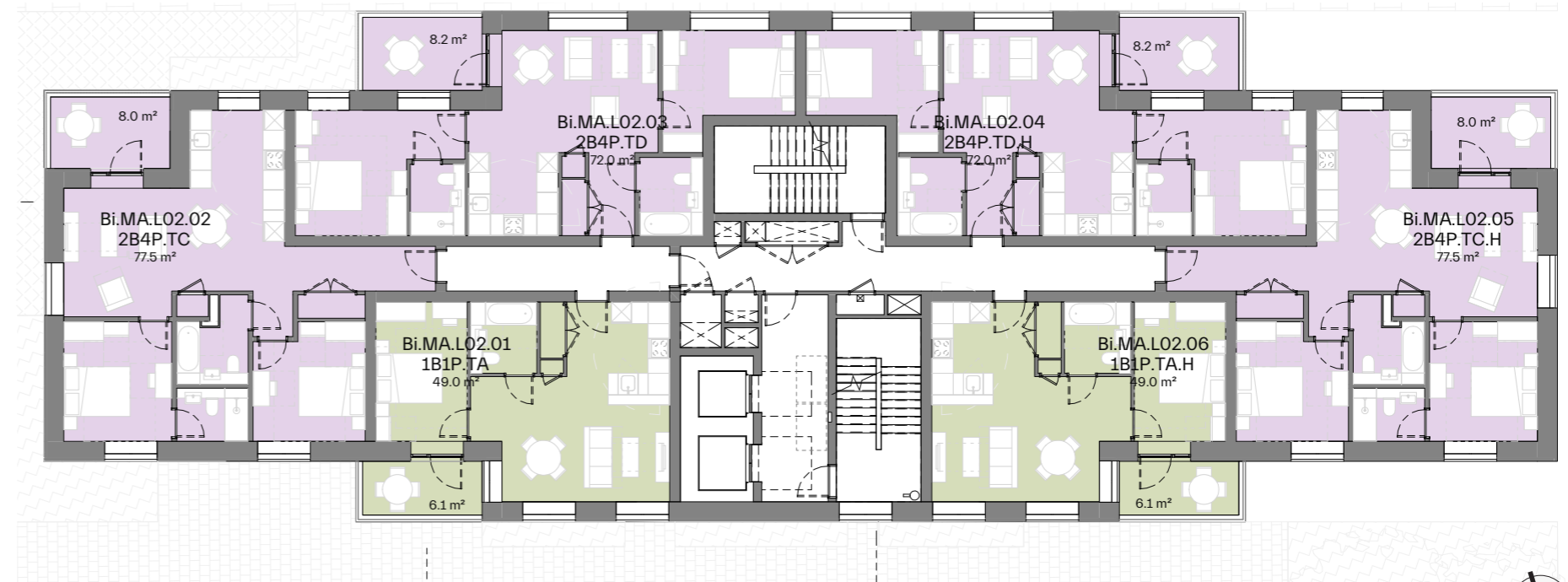
### Secondary Staircase

The adjacent typical plan (& wider building) has been revised to incorporate a secondary, protected stair case in response to the emerging policy set out by the government mandate in July 2023 for all buildings over 18m in height. Mechanically ventilated central core allows primary access as a fire fighting shaft, with secondary access / egress facilitated via a secondary stair to the mechanically ventilated corridor. Further measures of dedicated evacuation lift, EVC call panels, evacuation alert systems, disabled refuges etc have all been incorporated and critiqued in detail. All matters of fire safety and escape are explained in further detail in the accompanying fire statement supporting this application.

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD



Proposed Floor Plan L08



Proposed Floor Plan L02-L05

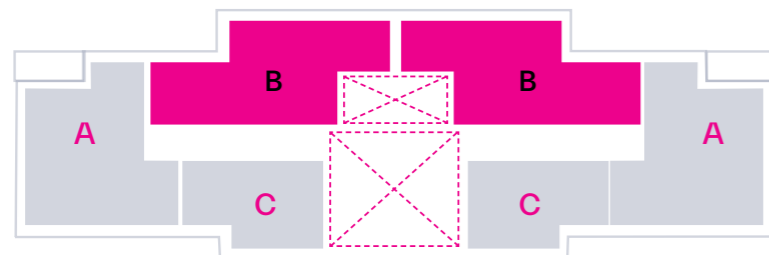
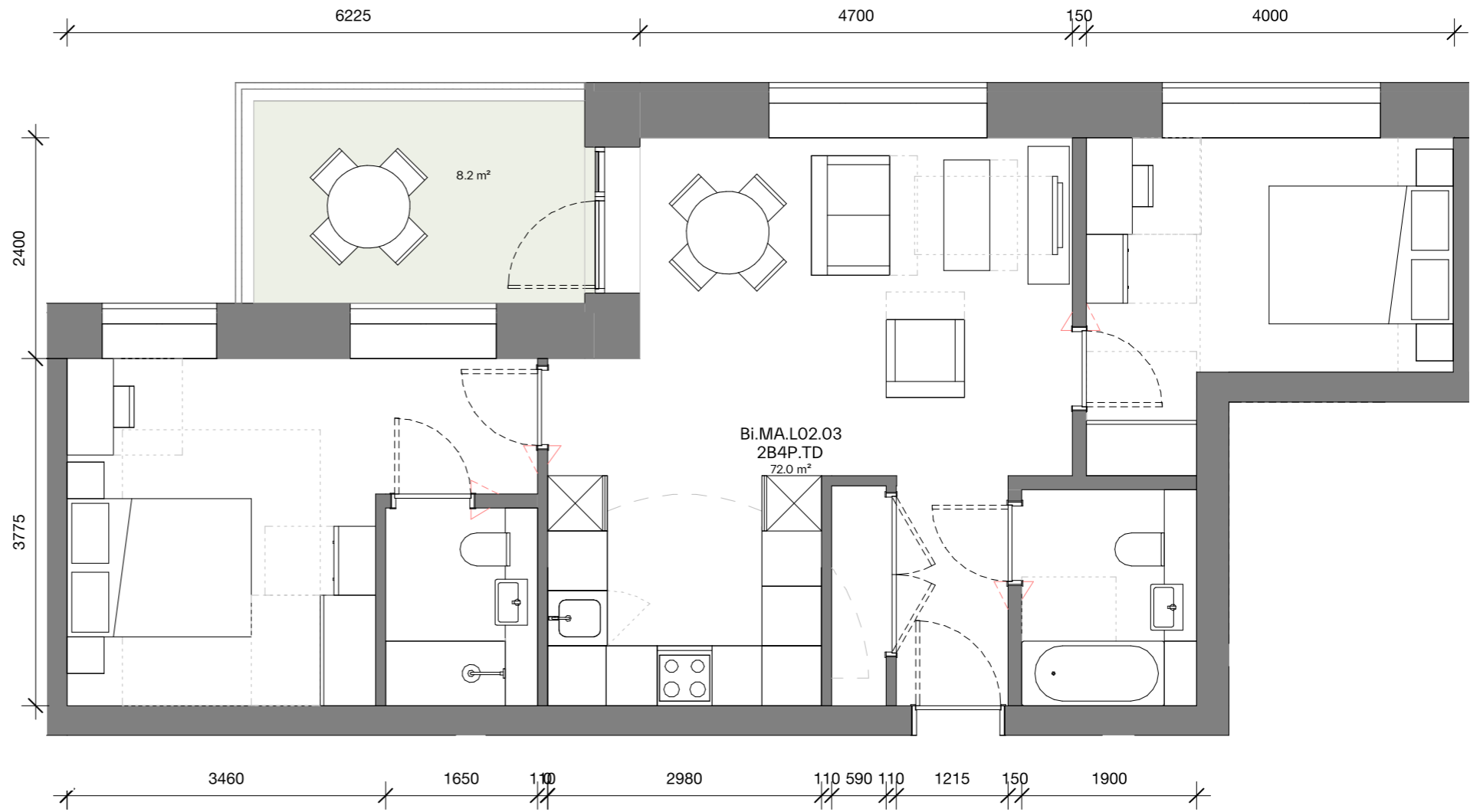


# Residential Design

## Typical Unit

Throughout the concept design key drivers have been developed for the residential arrangements, seeking to optimise the living experience. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, optimising the long ranging views across Braithwaite Park, and seeking consistently good quality daylight in the arrangement. Spacious external amenity is provided and integrated within the receding stepped form of Block I's envelope. The façade openings are generous and well-spaced around the homes to enable dynamic habitable spaces. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 2 bed example is located centrally to the building over levels 02-05 and demonstrates the benefits of the slender building floorplate. A dumbbell arrangement is employed allowing a generous central living / kitchen / dining space on arrival, with a picture window framing views over the park and a balcony articulated adjacent as a form of living extension. Despite the north aspect, the inset corner allows a 'semi-dual aspect' to be achieved whilst the slender proportions allows a generous width to the rooms, and depths to be minimised for the benefit of internal daylight. To the wings bedrooms and sanitary spaces are arranged with a secondary corridor for integrated storage and help seclude the area from the living space.



2B4P M4(2) Unit Plan

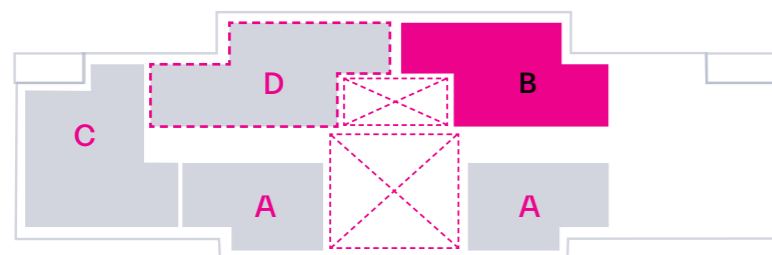
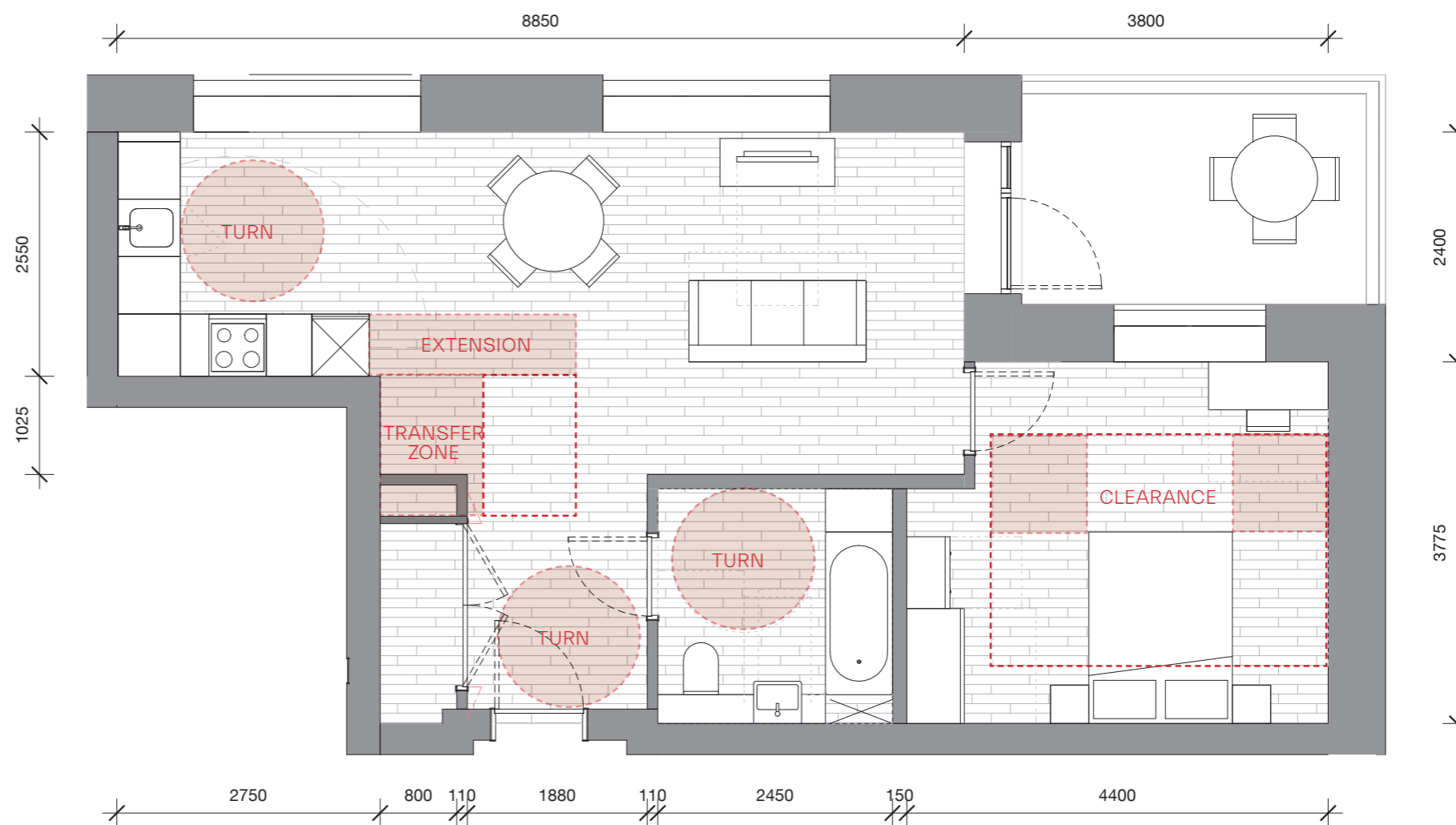
# Residential Design

## Wheelchair User Dwellings

### Typical M4(3)2(a) Adaptable

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair user dwellings are arranged as M4(3)2(a) adaptable layout. In Plot x1 unit type is being delivered in this arrangement. These are all 1b2p size and located on levels 06+07 within the market tenure. A typical arrangement is demonstrated in the adjacent plan.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.



2B4P M4(3)2(a) Wheelchair Unit Plan

# Accommodation Mix

## Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot I. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	Studio	1 Bed	2 Bed	No. of units	Hab Rooms
Intermediate			04 100%	<u>04</u>	<u>12</u>
Market	20 41.7%	2 4.2%	26 54.2%	<u>48</u>	<u>102</u>
<b>Total</b>	<u>20</u> (38.5%)	<u>2</u> (3.8%)	<u>30</u> (57.7%)	<u>52</u>	<u>114</u>

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
<b>Total</b>			
<b><u>number</u></b>	<u>50</u>	<u>2</u>	<u>0</u>
<b>% of block</b>	96.2%	3.8%	0

	Residential GIA	Residential GEA
Shared sqm	597.2	
Intermediate sqm	367.3	-
Market sqm	3,997.3	-
<b>Total</b>	<b><u>sqm</u></b> <b><u>sqft</u></b>	<b><u>sqm</u></b> <b><u>sqft</u></b>
	<u>4,961.8</u> 53,407.8	<u>5,456</u> 58,726

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

Unit Aspect	Single	Semi	Dual	Triple
<b>Total</b>				
<b><u>number</u></b>	<u>0</u>	<u>26</u>	<u>16</u>	<u>10</u>
<b>% of block</b>	0%	50%	31%	19%

## Introduction:

The amendments reflected in this chapter have been undertaken over the summer of 2023 in response to the *revised* Government mandate for all buildings above *18m* to incorporate two staircases. This has resulted in changes to the arrangement and accommodation offer of buildings H1 & H2 given their height above this threshold.

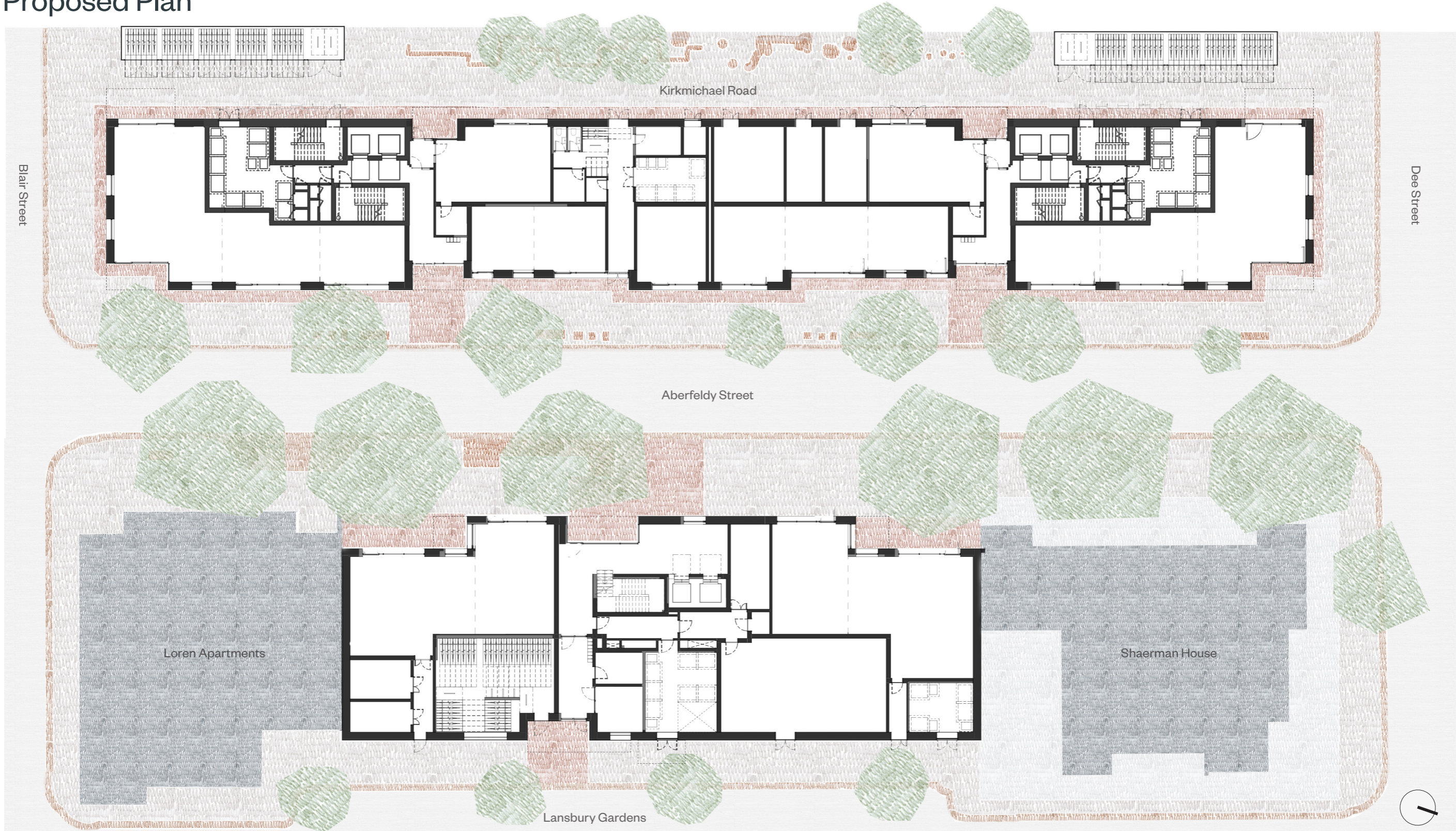
Please note building H3 is below this height threshold and therefore, has incurred no change from the submitted information set out in the Masterplan Design and Access Statement: Detailed Proposals Revision B October 2022.

# A4

# PLOT H: ABERFELDY STREET

## Streetscape

### Proposed Plan



Proposed Plot Plan to H1, H2 and H3

## Streetscape

### Access Sequence

#### Residential Access

The primary residential entrances have been located to face Aberfeldy Street. This was arranged to help animate the street throughout the course of the day and provide a diversity in frontage and activity to this prime North-South Axis. In addition, benefitting passive surveillance and security measures of the neighbourhood.

To H1 and H2, upon arrival from the street a generous lobby space for post and circulation is provided. Through access is provided directly to Kirkmichael Road for residents' convenience and further activation of the street. Adjacent to these the core provides twin lift vertical circulation and a fire fighting stair to the floors above. A secondary stair case has also been provided with egress direct to outside. The arrangement is effectively mirrored between H1 + H2. H3 employs similar principles, with secondary through access to Lansbury Gardens. All be it this block is below 18m so served by x1 dedicated stair core only.






#### Secondary Staircase

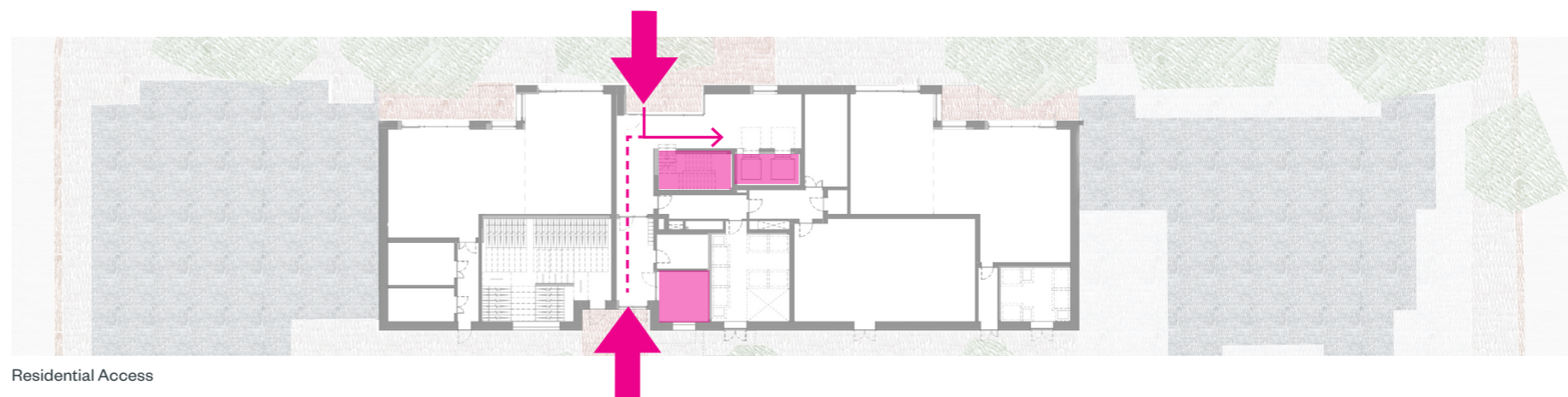
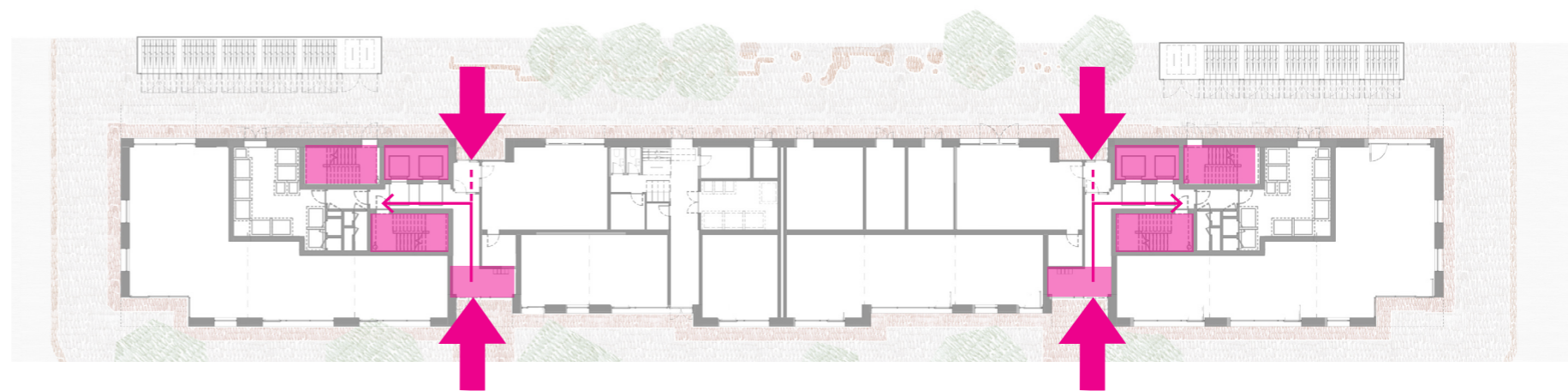
The adjacent plans (& wider design) of buildings H1 & H2 have been revised to incorporate a secondary, protected stair case in response to the emerging policy set out by the government mandate in July 2023 for all buildings over 18m in height. Mechanically ventilated central core allows primary access as a fire fighting shaft, with secondary access / egress facilitated via a secondary stair. Note H3 remains as a single stair proposal given its height under 18m. All matters of fire safety and escape are explained in further detail in the accompanying fire statement supporting this application.

#### Cycles

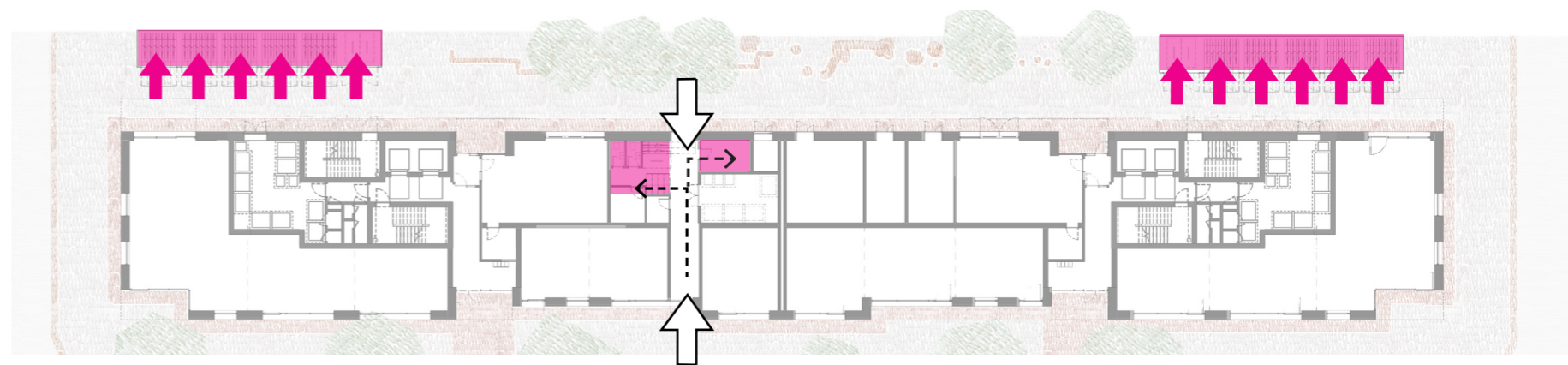
The residential cycle stores for H1 and H2 have been located externally from the Western frontage to Kirkmichael Road. They will be locked, secure, weatherproof and benefit from cctv coverage. The street is fully pedestrianised enabling a safe perimeter and access to the store, with generous doors providing access to the storage. Visually, these will sit as bright, patterned pavillions amidst the play street to improve visual wayfinding.

Spaces have been apportioned in line with policy targets. Dedicated retail cycling space and sanitary facilities are also provided centrally to the x2 buildings, accessed via a dedicated commercial service corridor.

-  Public Access
-  Residents Access
-  Staff Access
-  Servicing and Maintenance
-  Connecting corridor



Residential Access



Cycles

## Streetscape

### Access Sequence

#### Refuse + Servicing

Residential and commercial refuse stores have been located away from Aberfeldy Street to help prioritise retail frontage and public realm. Subsequently these are arranged to Kirkmichael Road and Lansbury Gardens respectively. They assume traditional bin store arrangement, with the residential portions collected on-street, as agreed with the waste officer. The commercial bin collection will be liaised by estate management, with all stores arranged to permit sufficient circulation and manoeuvrability of bins when at capacity.






To H1 and H2, both external and internal access to the residential refuse stores is possible, with lobbied corridor connection from the core allowing residents a more convenient access route with reduced travel distances. Notably due to the refuse stores distance from the kerb edge, collection relies on bin presentation areas to Kirkmichael road prior to collection from Dee Street (H1) and Blair Street (H2). An additional bulky waste store is located centrally to the plan.

To H3 similar spatial strategies are employed, with a secondary corridor that provides connection for from the core for ease of residential waste disposal. Bin collection may operate directly on-street from Lansbury Gardens. Notably at H3 additional service corridors connect Lansbury Gardens to the retail stores for access and maintenance requirements, whilst appeasing waste drop off to the commercial store.

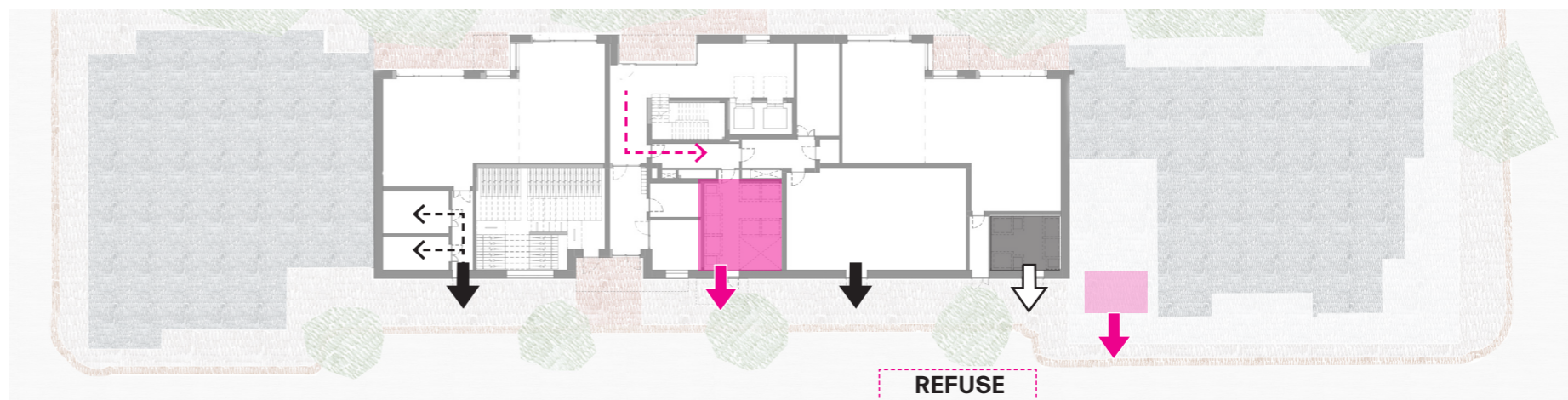
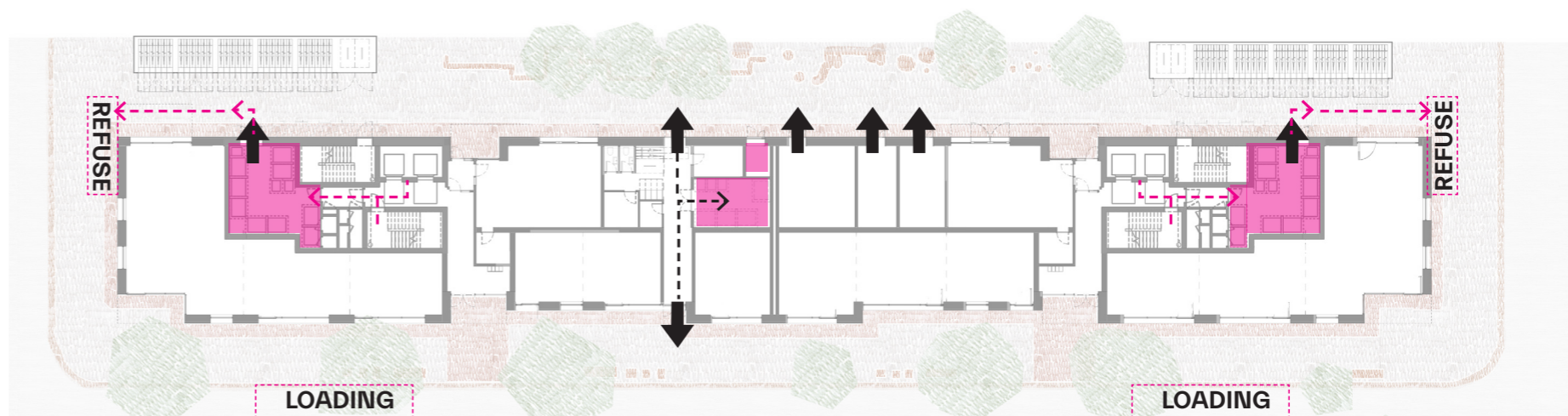
Dedicated loading bays are arranged to Aberfeldy street for deliveries and retail purposes. Plant rooms are either accessed directly off street to Kirkmichael Road or Lansbury Gardens, or via internal secondary corridors where street access is not required for onerous plant replacement.

#### Retail Access

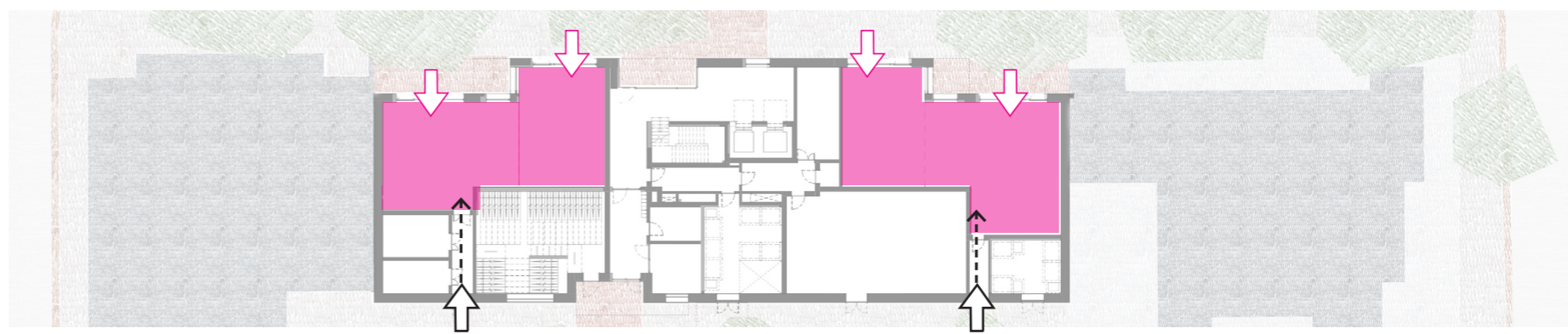
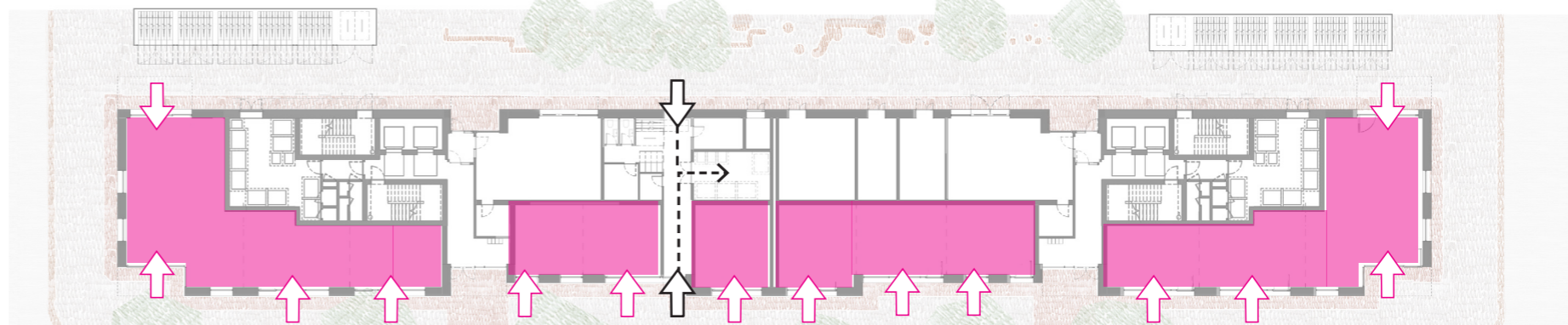
Primary entrances to the retail portions have been articulated to the East and Western frontages serving Aberfeldy Street. To further activate the gables, secondary entrances are located to Kirkmichael Road, extending the glazed envelope around the full extent of corners, and facilitating spill out to the immediate pedestrianised public realm. The dedicated commercial corridor central to H1/H2 provides staff access to the refuse stores, accessible shower and wc's.

-  Public Access
-  Residents Access
-  Staff Access
-  Servicing and Maintenance
-  Connecting corridor

Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



Refuse+Servicing



Retail Access

# Facades

## Elevations - H1 H2

### Composition

Plots H1 and H2 are expressed as a collection of 3 distinct masses ('blocks') with 2 connecting 'insets' to break down the 90m length of Aberfeldy Street maintaining a sense of rhythm and variety from neighbouring plots and the public realm.

The 5 masses are united by a precast textured base that steps with the forms of the floors above. The base accommodates smaller retail spaces than Plot F's permitting a diverse offering for locals. The base steps down towards the rear of the building rising only to define communally accessible uses in the block such as secondary residential entrances and amenity spaces.

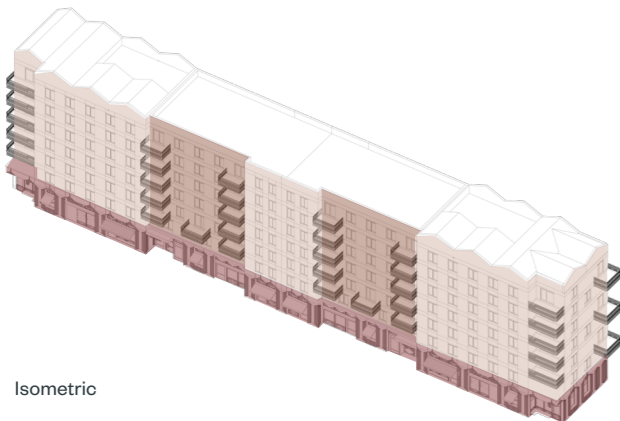
The lighter 'blocks' are distinguished with a variety of roof lines which are oriented to face key views and approaches to aid with wayfinding. Corners are activated by special balcony arrangements which are hit and miss or inset.

### Aspect

The Northern elevation faces onto The Square and is enlivened by hit and miss balconies which step around the North-Western corner providing double height external amenity to residents.

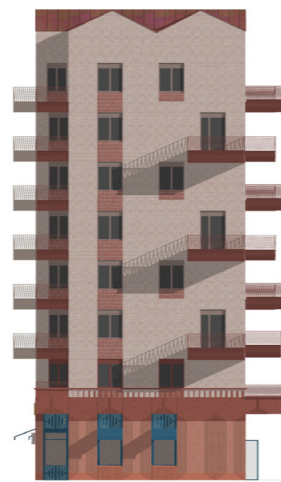
The Eastern facade is ordered and restrained above the lively High Street which provides the retail frontage. External amenity of the dwellings is designed to never sit directly above the High Street at L01 for resident privacy (except where inset and greater privacy can be achieved).

The Western elevation lines Kirkmichael Play Street and is overlooked by access decks and rear facing balconies for passive surveillance. Large openings to the facades allow communal amenity spaces within the building to actively engage with the street and provide positive dialogue and connection between the residents and wider community activities. Dedicated residential entrances to the core are united with these apertures via a large enveloping canopy that continues rhythm and scale to the facade.



- Block
- Inset
- Base

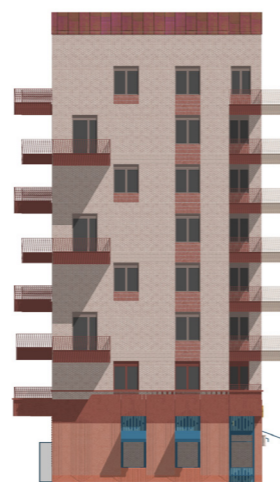
Isometric



North Elevation (Dee St.)



East Elevation (Aberfeldy St.)



South Elevation (Blair St.)



West Elevation (Kirkmichael St.)

## Kirkmichael Road

### Amenity Use

#### Existing

Kirkmichael Road is currently used as back of house by the Western Aberfeldy Street retail units. Improvised parking is also common on the street creating potential hazards for pedestrians and school children from the adjacent Culloden Primary Academy. During pick-up and drop off times a gate to the south of Kirkmichael Road is used by parents and students for access.

#### Proposed Play Street

The proposals seek to pedestrianise Kirkmichael Road and populate it with play equipment and planting directly adjacent to the school. The length of the street is activated by secondary residential entrances which provide doorstep play for larger family maisonettes on H1 and H2. Natural surveillance from windows balconies and access decks was considered throughout the design process.

Furthermore x2 communal amenity spaces address the street frontage, allowing internal connection for the residents as well as spill out and connection to the play facilities on Kirkmichael. The proposed uses of these spaces intend to deliver a soft play type facility (number 1) and a homework club / flexi work space (number 2). The latter was raised numerous times in community consultation, and will enable a high quality facility tailored to youth and young families. In addition to the soft play, these spaces will enable greater dialogue with the existing community and Culloden Primary school, as well as providing flexible, useable space the residents of the block.



1 Precedent image of proposed soft play use



2 Precedent image of proposed homework club space



2 Precedent image of proposed homework club space



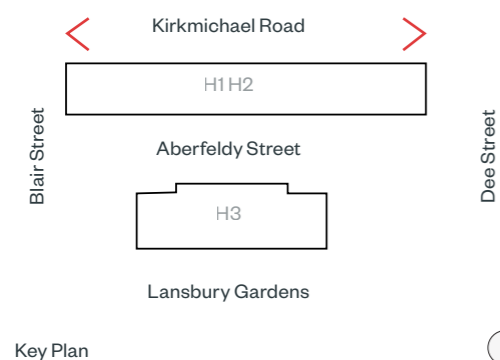
Proposed strategy diagram for kirkmichael road



3 Existing state of Kirkmichael Road looking South from Dee St.

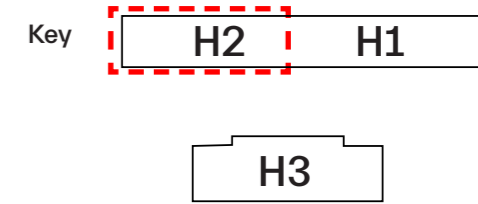


4 Entrance off Kirkmichael Road to Culloden Primary School



Key Plan

# General Arrangement

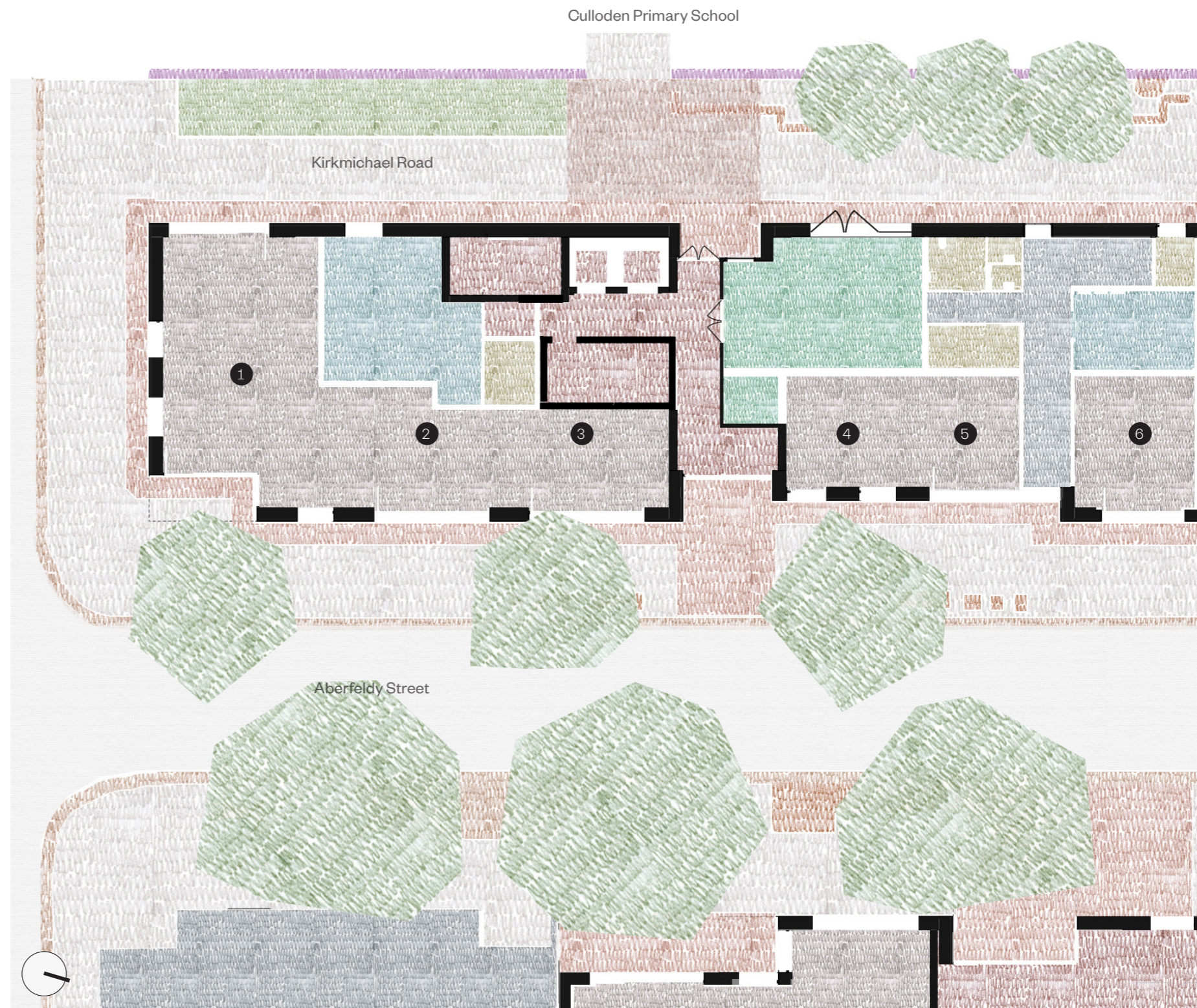
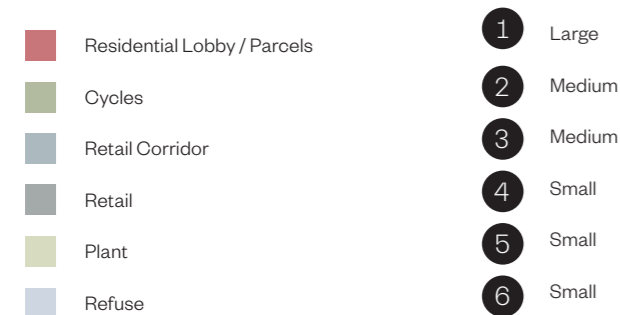


## Ground Floor Plan H2

For the retail portions to H2 in total x6 units have been coordinated (x12 in total at Plot H), with a flexible range of small to large sized units facing Aberfeldy Street. Principally it represents a linear arrangement with single fronted spaces in direct dialogue with the street front. However, steps in the massing have been utilised to break up the length whilst providing a sense of individuality and relief to the ground floor experience. This has also benefited the public realm in articulating furniture and planting in dialogue with the building. Crucial to the streetscape strategy has been to articulate 'doormats' of pattern and texture extending from the retail frontages to demarcate a sense of patchwork and ownership to the retail operators. To the plan of H1/H2, this takes shape as a perimeter banding, with larger scale intervals to demarcate moments of residential entrance that may further animate building and landscape. Notably, a food and beverage use has been proposed to occupy the primary Southern gable with triple aspect frontage to both Aberfeldy Street, Blair Street and Kirkmichael Road. This extends the sense of public frontage with a continuation of glazing and opportunity for spill out and activation of the public realm. This is particularly pertinent to Kirkmichael Road, where the pedestrianised proposals will create a new street scene of playscape, landscaping and cycles. With the mirrored arrangement this will also occur to the northern gable and provide further dialogue and activation to the new Town Square to plot F.

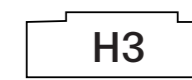
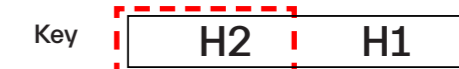
Retail uses and unit sizes have been coordinated with 'AND' specialist input, ranging from 25-70 sqm floorplates to ensure suitability in the commercial offer and that units will be tenable. Vital to this is the desire for affordable workspace and that subsidised offerings may extend the life of existing retail units present on Aberfeldy Street, whilst also encouraging future retail operators to sustain and enliven the community.

For the residential portions, key priority was placed on activating a generous, visually permeable frontage to both Aberfeldy Street and Kirkmichael Road to ensure the latter does not become a perceived servicing, back of house area akin to the current condition. The 'through' entrance lobby has been crucial to this, ensuring a residential frontage can be articulated, alongside a communal amenity provision for benefit of both the residents and wider community engagement. This will benefit activation of Kirkmichael road and connection to the play street initiatives set out in Chapter 7.



Proposed Ground Floor Plan H2

# General Arrangement

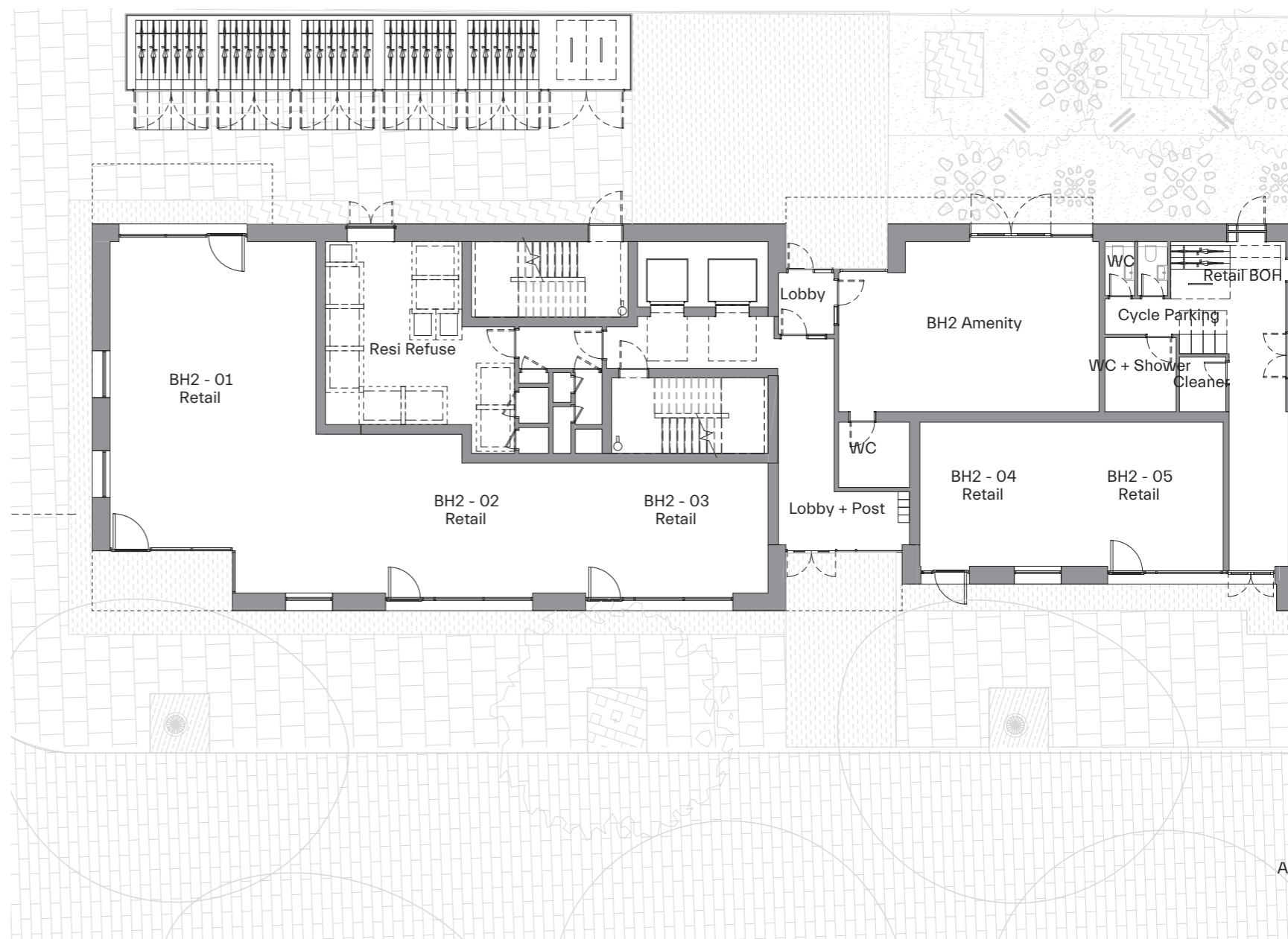


## Ground Floor Plan H2

**Cycles:** 60 double stacked spaces  
04 accessible spaces

**Retail GIA:** 318 sqm

**note:** numbers reflect H2 only with similar quantum duplicated in arrangement to H1.



Proposed Ground Floor Plan H2

# Residential Design

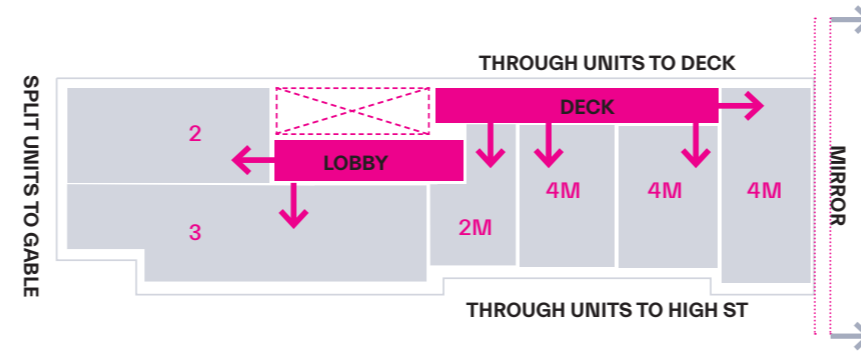
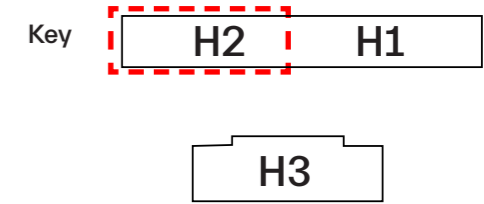
## Key Principles H1 + H2

The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

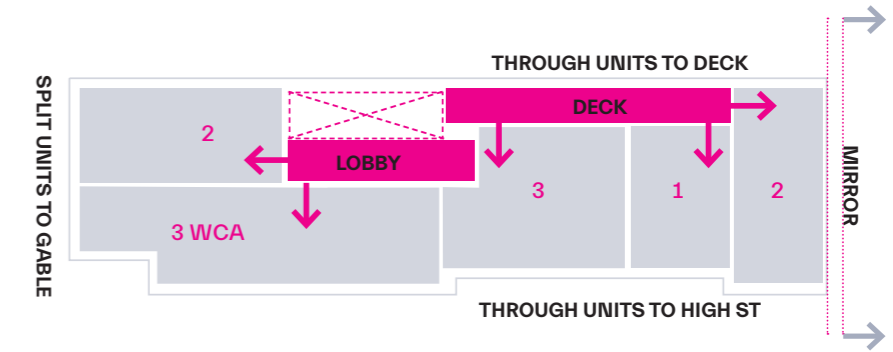
Block H1 and H2 are 100% affordable social tenure. Throughout the residential floor plans of the building both maisonettes and flats are employed, starting from Level 01. It is worth noting H1 and H2 residential arrangements are symmetrically mirrored. The adjacent diagrams reflect the typical flat level L03-L07 and the maisonette at levels 1&2.

To levels 03-07, X5 homes varying from 1bed to 3bed wheelchair units are arranged around the floorplate. The core is asymmetrically located with access to homes via the central lobby and deck access respectively. All homes benefit from projecting balconies for generous private demised amenity. Dual aspect corners host the larger homes and x3 through units occur off the deck, all helping to optimise aspect, daylighting, and internal experience.

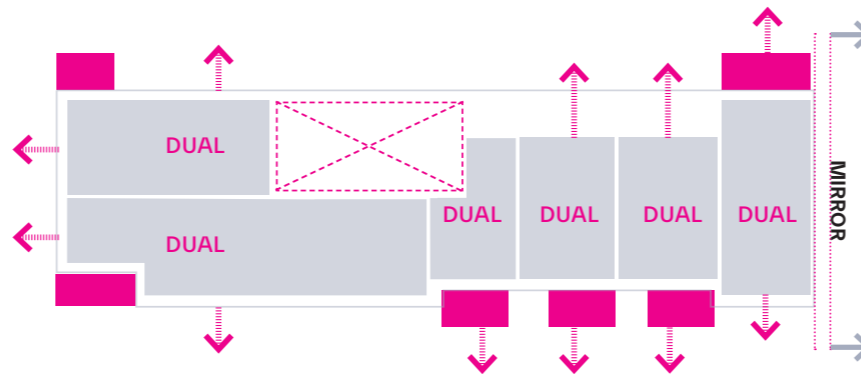
A key aspiration was to accommodate family sized homes of 3 and 4 bedroom to this plot, enabling good proximity to the public realm improvements and amenity offer along Aberfeldy Street and Plot F. To achieve this, across levels 01 and 02, 2-storey, 4 bedroom maisonettes have been introduced. This results in an extra home to the centre of the plan, with the access to the homes from Level 02. The southernmost 2 bed unit remains consistent on the lower levels to the South, with the 3bed home adjusting slightly to accommodate a higher 3B6P occupancy.



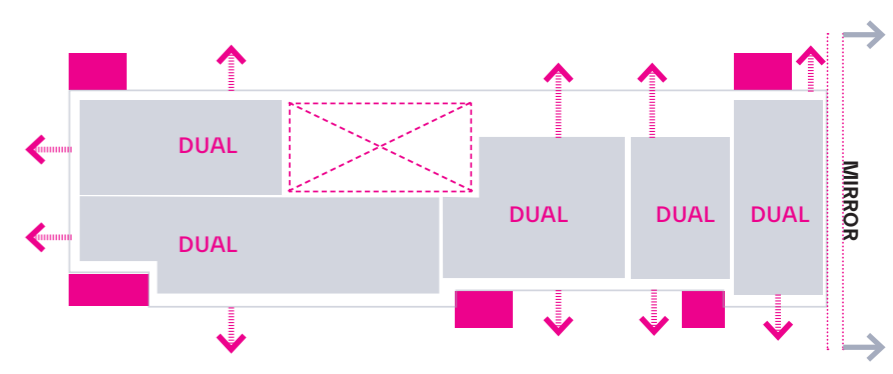
L02: Arrangement + Size



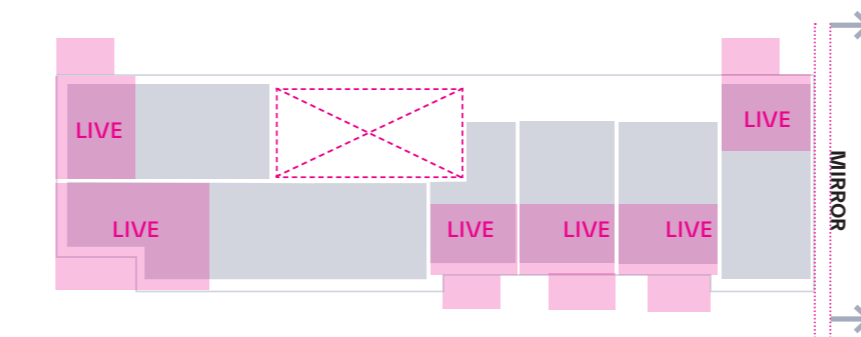
L03-L07: Arrangement + Size



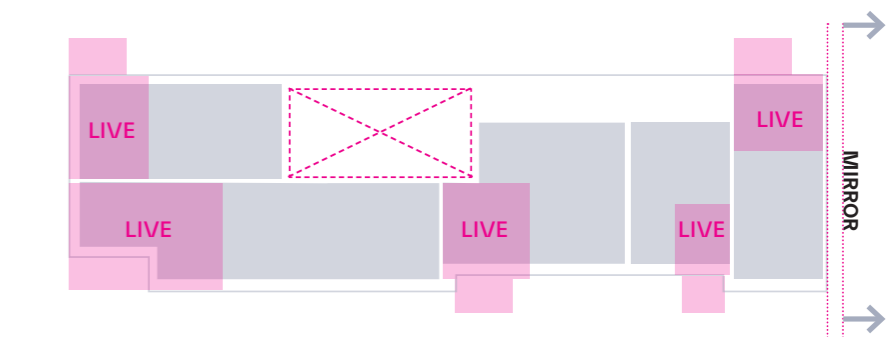
L02: Amenity + Aspect



L03-L07: Amenity + Aspect



L01: Living

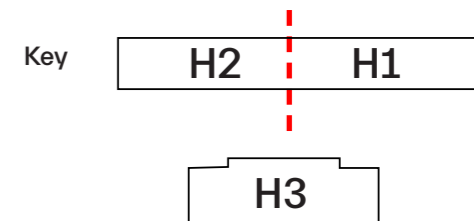


L03-L07: Living



# Residential Design

## Typical Floor H1/H2



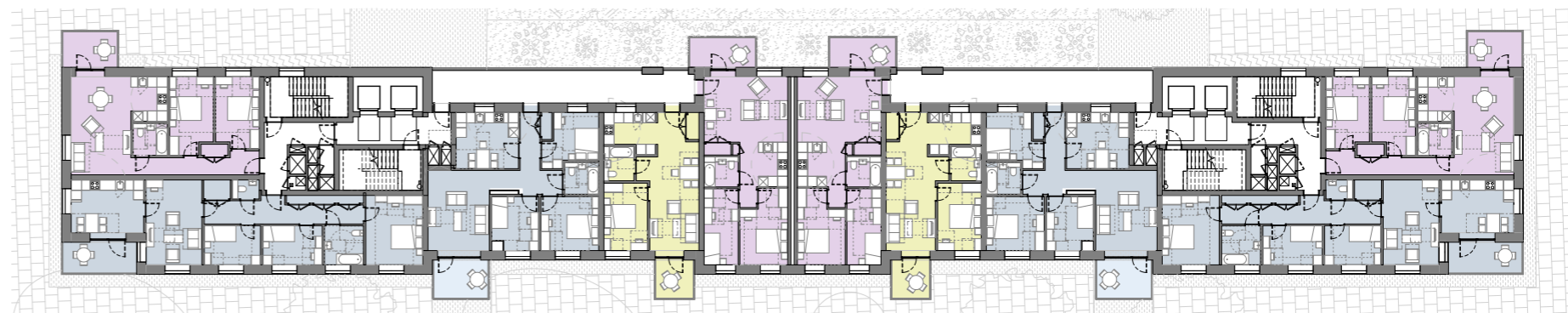
The adjacent series of plans demonstrates the arrangement over the residential floors of H1 and H2. The symmetrically mirrored plan is evident whilst also revealing the way L01 (lower maisonette level) absorbs the area of the gallery access to optimise the internal layouts. This benefits the spatial quality of the homes and by providing the entrance level and amenity spaces to the upper L02 level, creates greater distance from the street scene below. This helps to delineate private and public space, with the balcony spaces sufficiently separated for both privacy and security benefit.

All homes have been carefully articulated around the floorplate to maximise views and achieve 100% dual aspect across the building. To the gable ends, balcony locations iterate around the facades (rather than vertically stacking) to encourage daylight and provide both a visually animated sense to the façade whilst also offering differing residential offers and views from the same stacked unit type. The number of the homes accessed off the deck have been minimised to x3 to aid privacy and enable a sense of passive ownership from the homes to the that space. This is achieved with a select number of homes (2/3) accessed from the internal core lobby space.

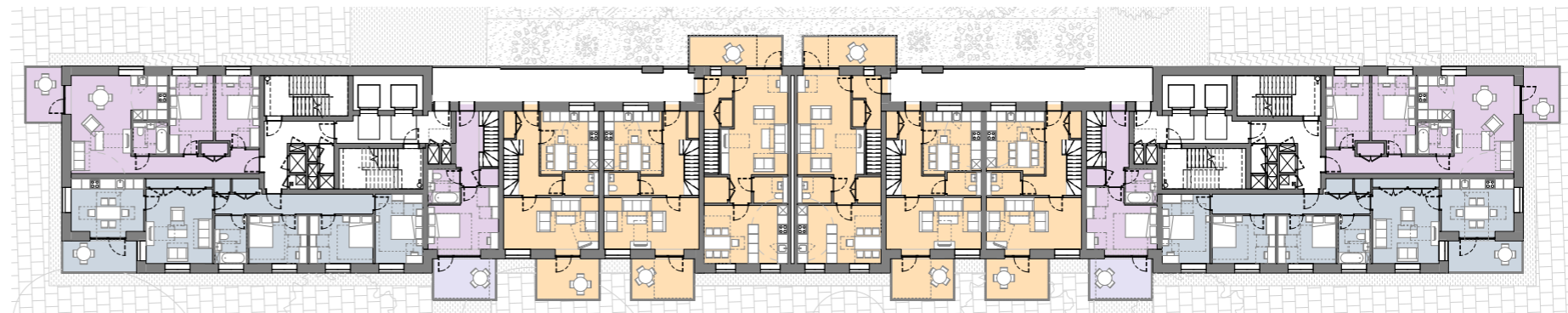
In keeping with social tenure policy the 3 and 4 bedroom homes have separate, generously sized kitchen diners and living spaces for practical family living. Typically, balconies have been arranged off the living for a physical extension of the space whilst having greater portion of glazing to benefit daylight. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. 1 and 2 bedroom homes follow a generous open plan arrangement. All homes are meeting if not exceeding NDSS space standards and targeting London Housing Design Guidance for optimal residential space standards.

To the common corridor, services are centrally located within the landlord demise to the core, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

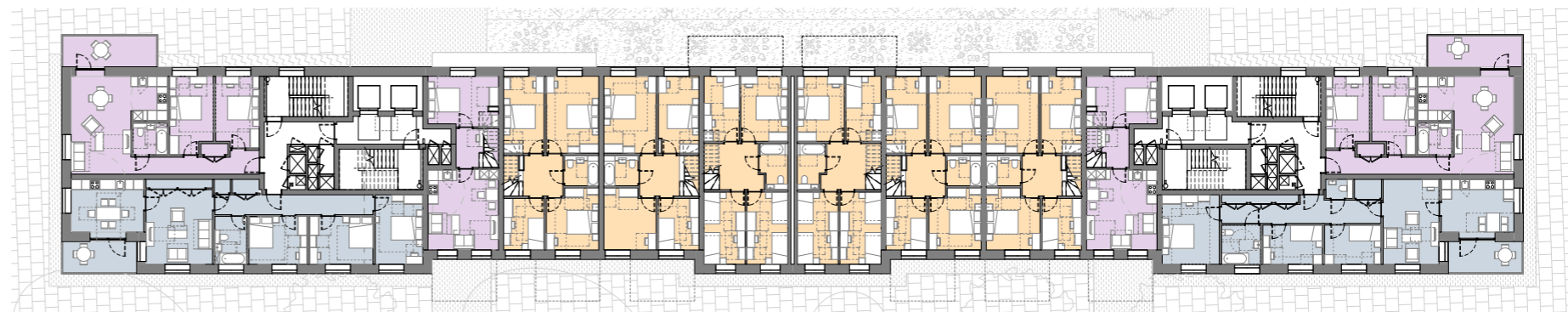
- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD



L03-L07



L02



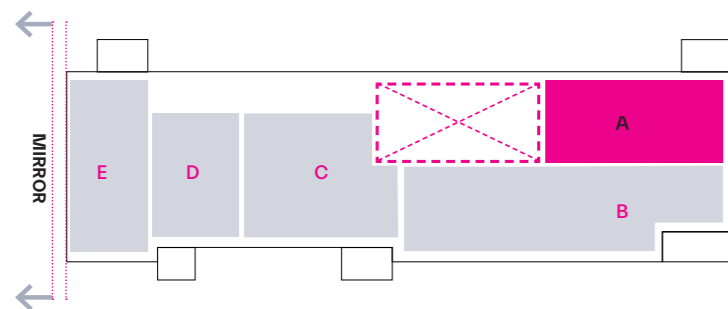
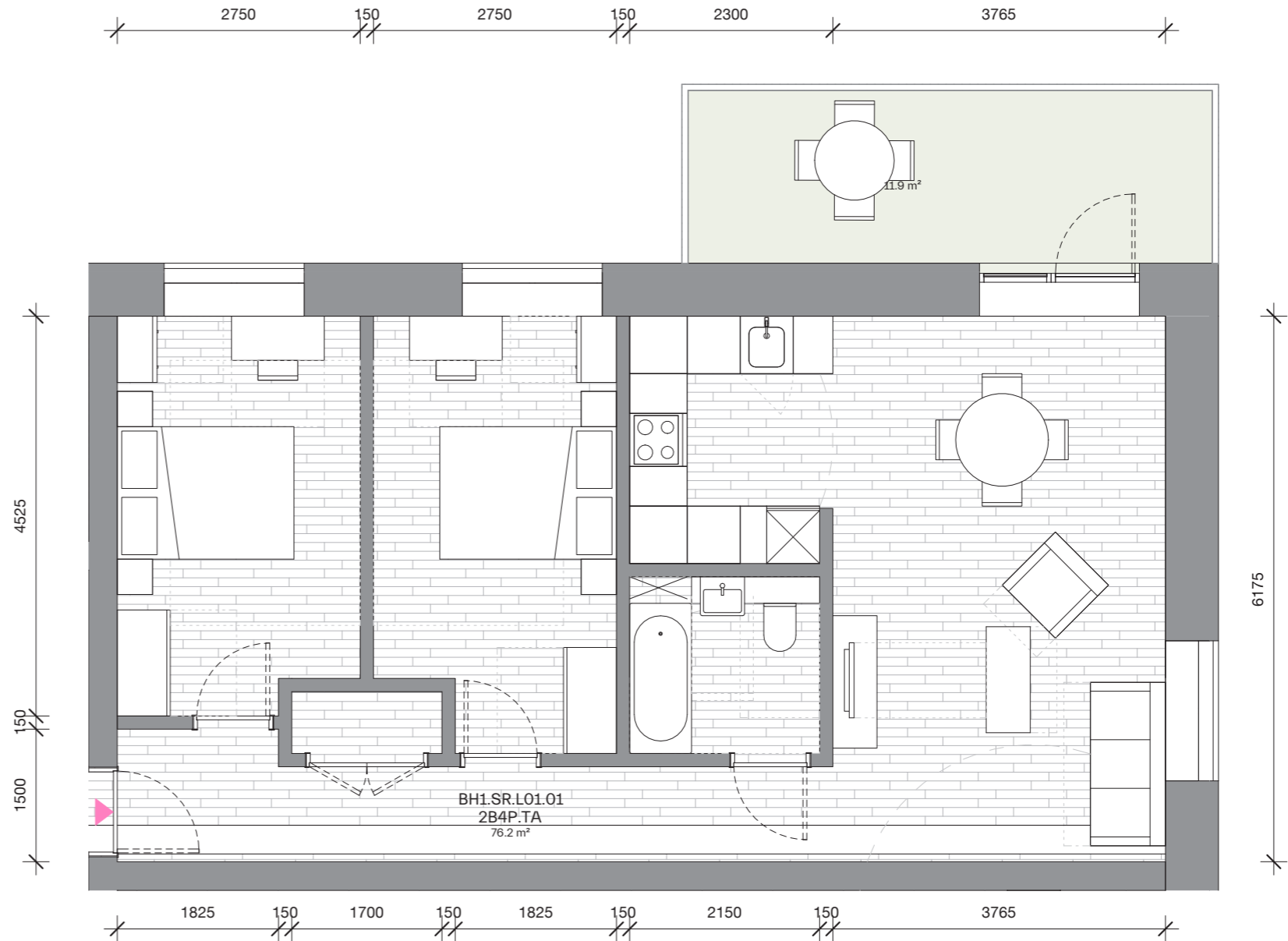
L01

# Residential Design

## Typical Home H1 + H2

The design for the flats across H1 and H2 look to embed many similar principles to that of the other blocks. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, seeking consistently good quality daylight in the arrangement. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 2 bed example is located at the Northern end of H1 and benefits from a dual aspect position, with a Northerly view over the Town Square to Plot F and Westerly views over Lochnagar Street. The balcony is inset to the corner, giving a sense of space to the internal areas whilst also benefiting from greater shelter and shading. Internally, a lobbied entrance provides integrated storage and generous access to the bedrooms and sanitary spaces. Upon arrival to the living space, a dual aspect arrangement of windows is articulated for daylight benefit with access through to the kitchen diner occupying a well-lit position with balcony access.



Proposed 2B4P M4(2) Home - Plot H1

# Residential Design

## Wheelchair User Dwellings H1 + H2

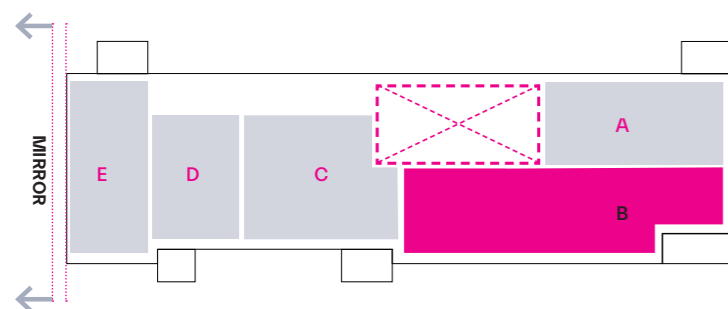
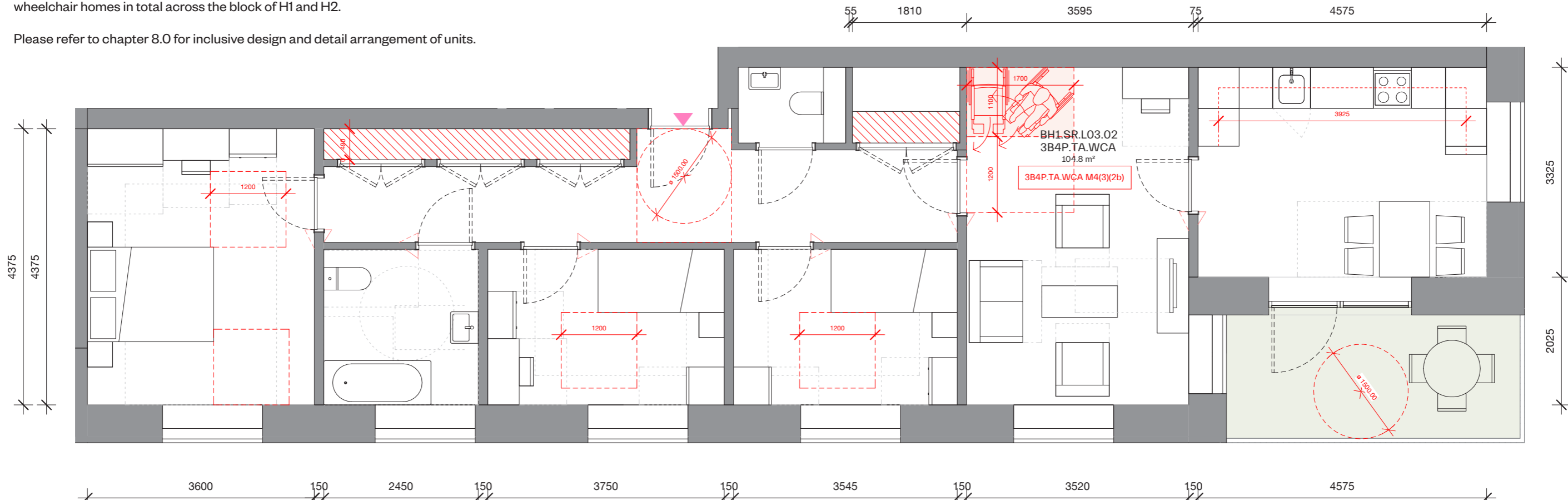
### Typical M4(3)2(b) Accessible

The homes and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the social affordable tenure, wheelchair user dwellings are arranged as M4(3)2(b) accessible layout. In Plot H1 and H2 x1 unit type is being delivered in this arrangement. This is an 3b4p size and located on levels 03-07 within the social tenure. The arrangement of which is demonstrated in the adjacent plan. A handed version will also be delivered on the levels providing x10 wheelchair homes in total across the block of H1 and H2.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.

Key Information

	3B4P Requirement	Achieving
Kitchen Length (m)	5.9	5.9
Storage Area (m <sup>2</sup> )	2.0	2.5
L/K/D (m <sup>2</sup> )	29	31



Proposed 3B4P M4(3)2(b) Accessible Wheelchair Home to H1



# Accommodation Mix

## Summary H1/H2

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot H1 and H2. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	1 Bed	2 Bed	3 Bed	4 Bed	No. of units	Hab Rooms
Social Total	10 15.15%	26 39.39%	24 36.36%	06 9.1%	<u>66</u>	<u>254</u>

	Residential GIA	Residential GEA	Non Residential GIA Retail
Social sqm	7,478.2	8,863.1	-
<b>Total</b>			
<b>sqm</b>	<u>7,478.2</u>	<u>8,863.1</u>	<u>572.3</u>
<b>sqft</b>	80,494	95,401	6,160

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
<b>Wheelchair number</b>	<u>56</u>	<u>0</u>	<u>10</u>
<b>% of block</b>	84.8%	0%	15.2%

Unit Aspect	Single	Semi	Dual	Triple
<b>Total</b>				
<b>number</b>	<u>0</u>	<u>0</u>	<u>66</u>	<u>0</u>
<b>% of block</b>	0%	0%	100%	0%

## Introduction:

The amendments reflected in this chapter ensure alignment to the wider changes that have been incurred across the Phase A building designs. Plot i planting / entrance revisions were submitted in January, these plans are now accompanied with those at Plot H where minor adjustments to the public realm allow clear access to the new stair egress to Kirkmichael Road (after second stair additions).

Cumulatively, the open space and play space calculations have also been updated, superceding those from the January addendum and revised to reflect the accomodation offer submitted as part of this application.

As set out in the introduction, the detailed proposal for upgrade works to the existing open spaces at Leven Road and Braithwaite Park are included within the detailed element (Phase A) of the hybrid application. The works to Braithwaite Park will be delivered no later than occupation of the final Block in Phase B, and Phase C shall not be commenced until the works have been completed. The works to Leven Road Open Space will be delivered no later than occupation of the final Block in Phase C, and Phase D shall not be commenced until the works have been completed.

# A5

## PUBLIC REALM

# Play Space Provision

## Phase A Dedicated Play & Playable Space

The qualities of required play space are calculated using LBTH criteria. Play space should be provided as a mix of informal playable space or equipped play space. When meeting the LBTH quantities, play space should be delivered only on the ground floor and podium levels, and follow the guidance in the LBTH High Density Living SPD.

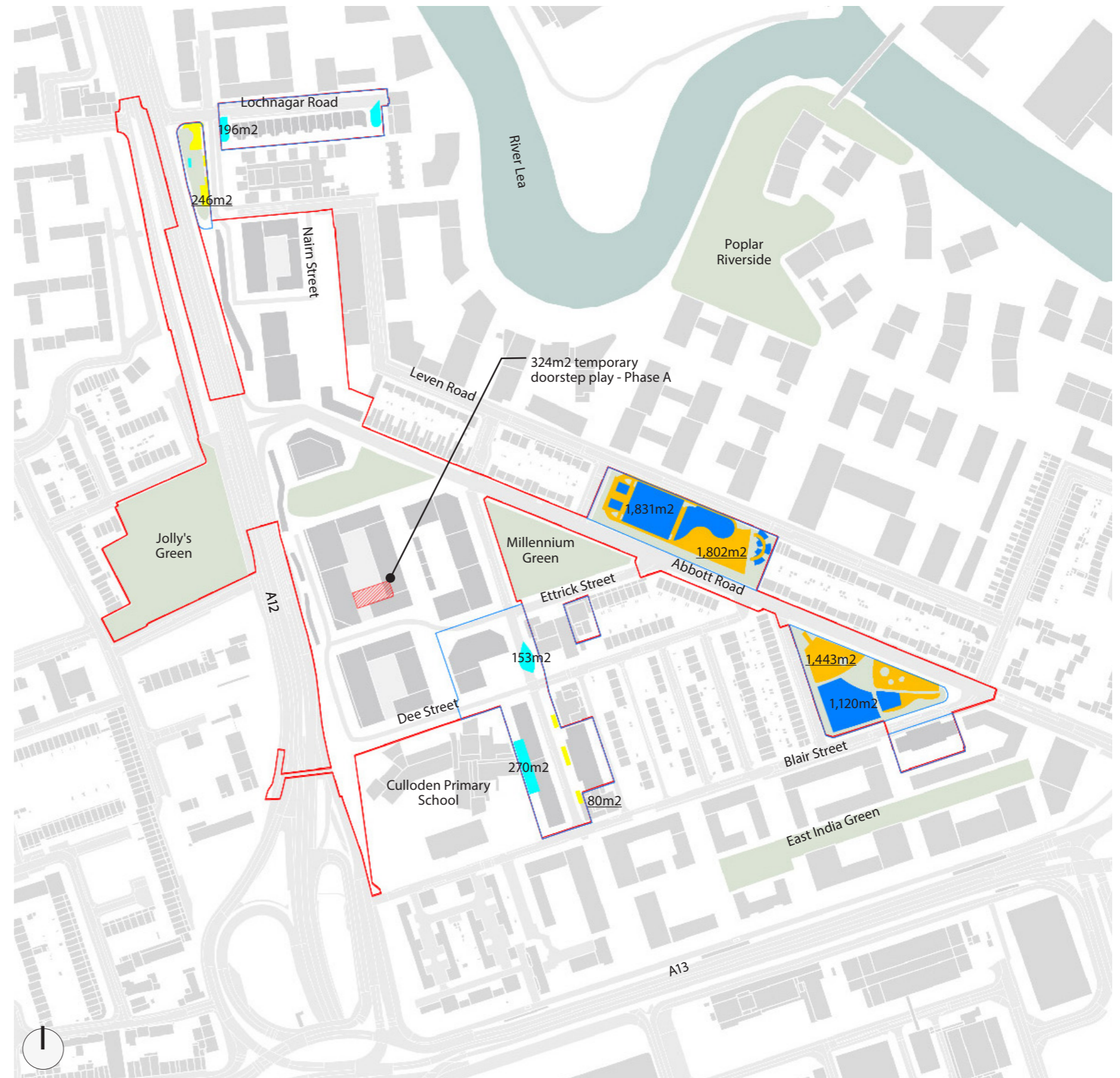
### Dedicated Play Space

This is defined in the High Density Living SPD as 'Spaces where play space is identified as a prime function. These include playgrounds, playing fields, skate parks and other recreation areas.'

### Playable Space

This is defined in the High Density Living SPD as 'A playable space is one where children's active play is a legitimate use of the space. Playable space typically includes some design elements that have 'play value': they act as a sign or signal to children and young people that the space is accessible, safe and fun'.

Play Typology	Scheme Requirement (sqm)	Scheme Provision (sqm)
Dedicated Play (All ages)	1779	943 (619 + 324 temporary)
Playable Landscape (All ages)	(excluding Braithwaite Park and Leven Road Open Space)	326
TOTAL		1,269
Dedicated Play Braithwaite Park (Existing Open Space)		1,120
Playable Braithwaite Park (Existing Open Space)	n/a	1,443
TOTAL		2,563
Dedicated Play Leven Road Open Space (Existing Open Space)		1,831
Playable Leven Road Open Space (Existing Open Space)	n/a	1,802
TOTAL		3,633



Dedicated Play and Playable Space diagram - Phase A

Phase A Boundary

# Play Space Provision

## Phase A By Age

The Phase A play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm, as well as a temporary doorstep play adjacent to Block F. All the play requirements have been satisfied in Phase A. The temporary play area will be replaced by permanent play area in subsequent phases of the masterplan. Please refer to the Masterplan Design and Access Statement submitted along with this application for further details.

### 0-4yrs, doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

### 5-11yrs, local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

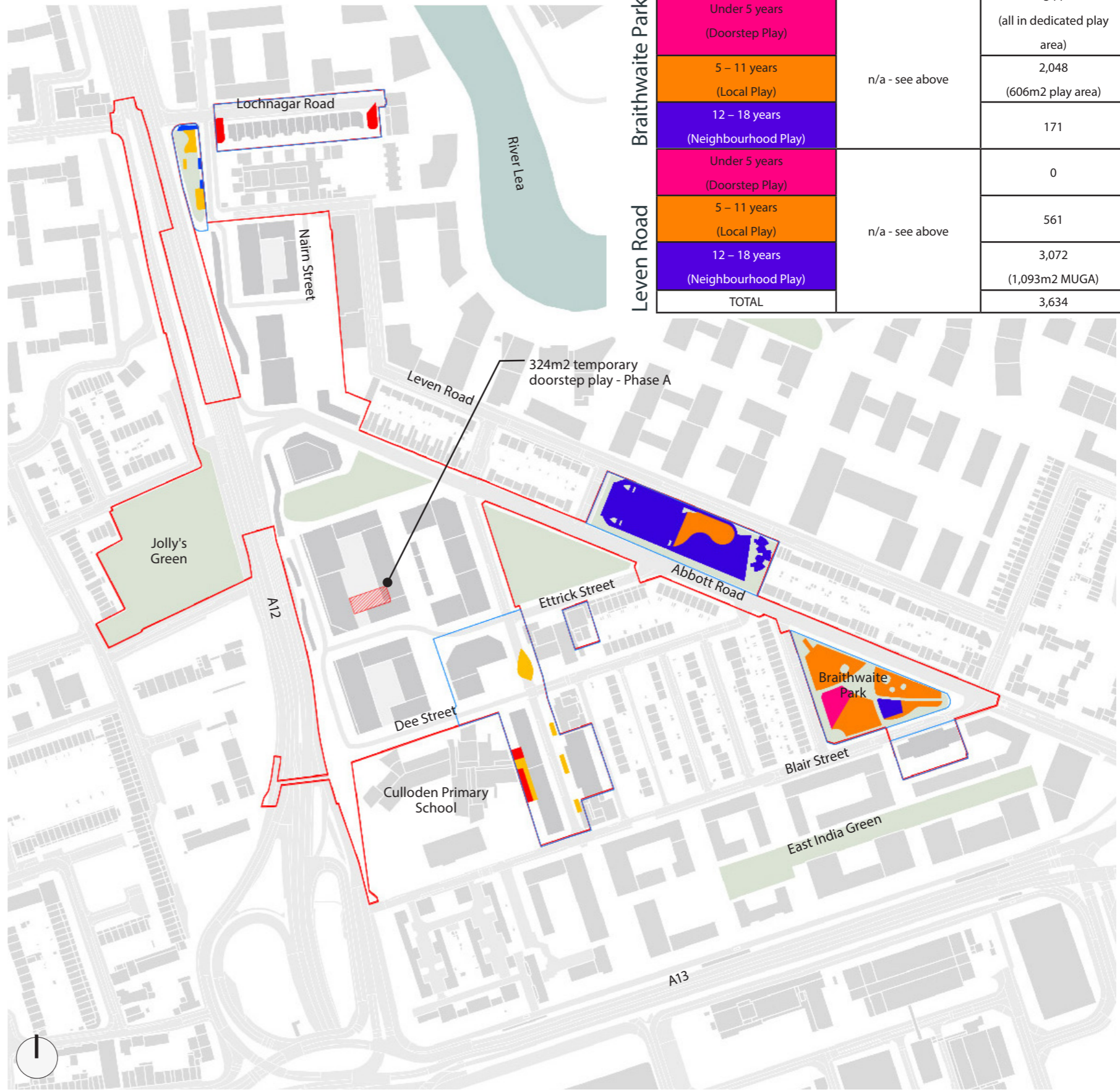
### 12+ yrs, neighbourhood play

Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

Age Profile (Play Typology)	Requirement (sqm)	Provision (sqm)
Under 5 years (Doorstep Play)	629	643 (319 + 324 temporary)
5 – 11 years (Local Play)	547	564
12 – 18 years (Neighbourhood Play)	604	62
TOTAL	1779	1,269

Age Profile (Play Typology)	Requirement (sqm)	Provision (sqm)
Under 5 years (Doorstep Play)	n/a - see above	344 (all in dedicated play area)
5 – 11 years (Local Play)		2,048 (606m2 play area)
12 – 18 years (Neighbourhood Play)		171
Under 5 years (Doorstep Play)	n/a - see above	0
5 – 11 years (Local Play)		561
12 – 18 years (Neighbourhood Play)		3,072 (1,093m2 MUGA)
TOTAL		3,634



Play Space Provision by Age diagram - Phase A

Phase A Boundary

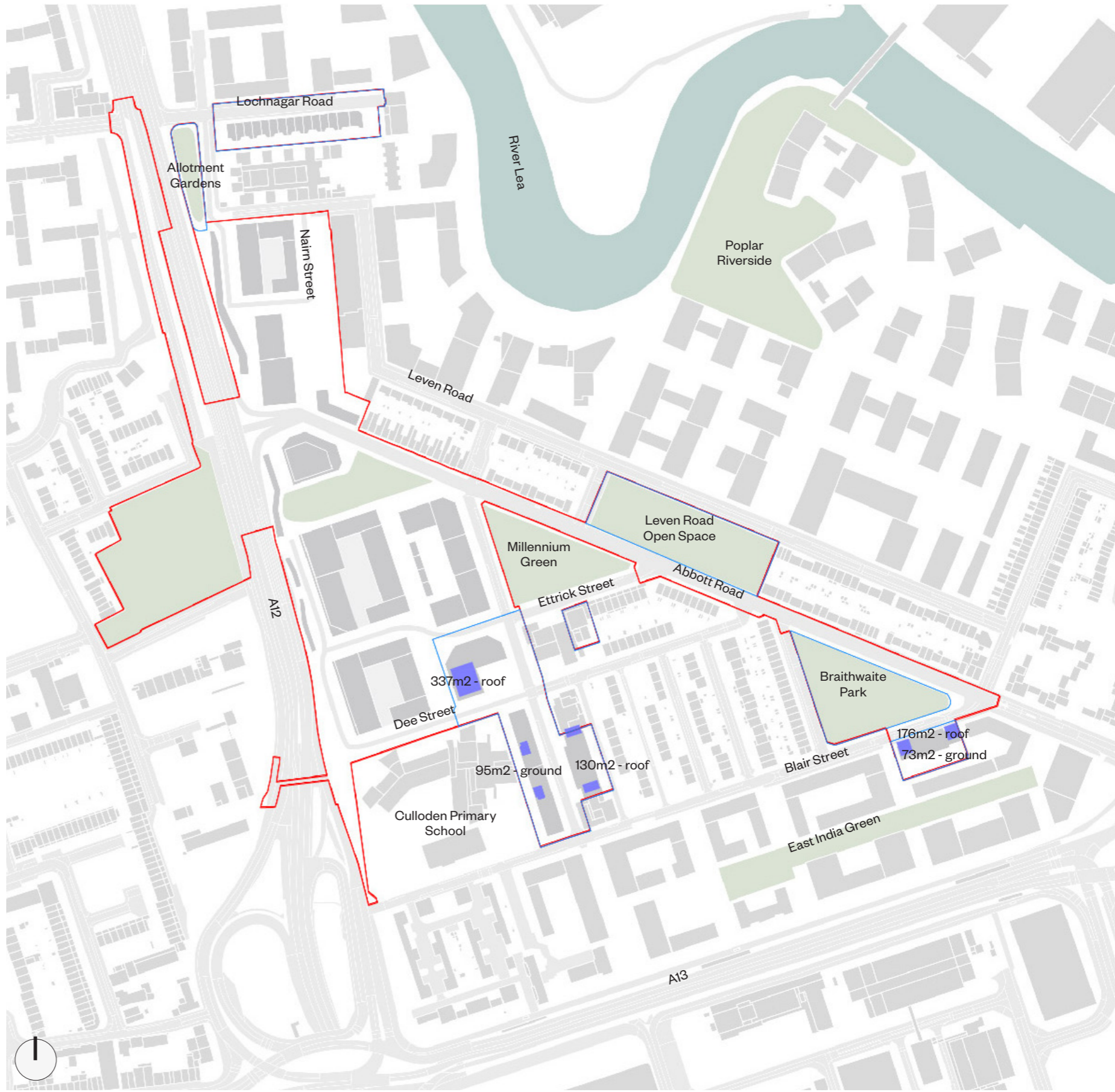
# Space Provision

## Phase A Communal Amenity Space

LBTH Policy D.H3 of the Local Plan (2020) requires minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) of 50 sqm for the first 10 units plus a further 1 sqm for every additional unit thereafter.

The external communal amenity spaces are in Phase A area Roof Gardens. The internal communal amenity spaces are in block H 1 and 2 ground floors: one room is a homework club, the other room is for soft play/ a jungle gym.

There is an excess amount of community space provided for each plot apart from plot J where front and back gardens are provided for the houses and there is access to the nearby open space at the allotment gardens.



Typology	Plot	Scheme Provision (sqm)
	Plot F	337 (roof)
	Plot H	130 (roof) + 95 (GF)
	Plot I	176 (roof) + 73 (GF)
	Plot J	0
	Total	811

Communal Amenity Space Provision diagram - Phase A

■ Phase A Boundary

# Plots F + H 1, 2, 3

## Circulation/ Access

The layout of the streets and square in Phase A are heavily influenced by meeting the needs of access and circulation.

There are numerous access points from buildings F and H1/ 2/ 3 for: retail units onto Aberfeldy Street and Town Square; residential access to Aberfeldy Street, Lansbury Gardens, Kirkmichael Road and Ettrick Street; and service and refuse to Kirkmichael Road, Lansbury Gardens and Ettrick Street. There is also community amenity space access to Kirkmichael Road.

Additional notable access that needs to be facilitated by the public realm design includes Culloden Primary School exiting onto Kirkmichael Road and the Church onto Town Square.

This is connected by a primary north-south pedestrian circulation across Town Square and along either side of Aberfeldy Street, aligning with Aberfeldy Street south, which is currently under construction, and the northern section of Aberfeldy Street which will be delivered in later phases of the Aberfeldy Masterplan. The aim is to allow cross street movement to encourage activity through connectivity, lingering and placemaking.

A secondary north-south pedestrian connections will be provided along Kirkmichael Road.

The east-west route along Dee Street is an important connection to the A12 Dee Street underpass, a strategic east-west connection.












Vehicular access is from the highways which is shared with cycles. Good pedestrian crossing points are provided.

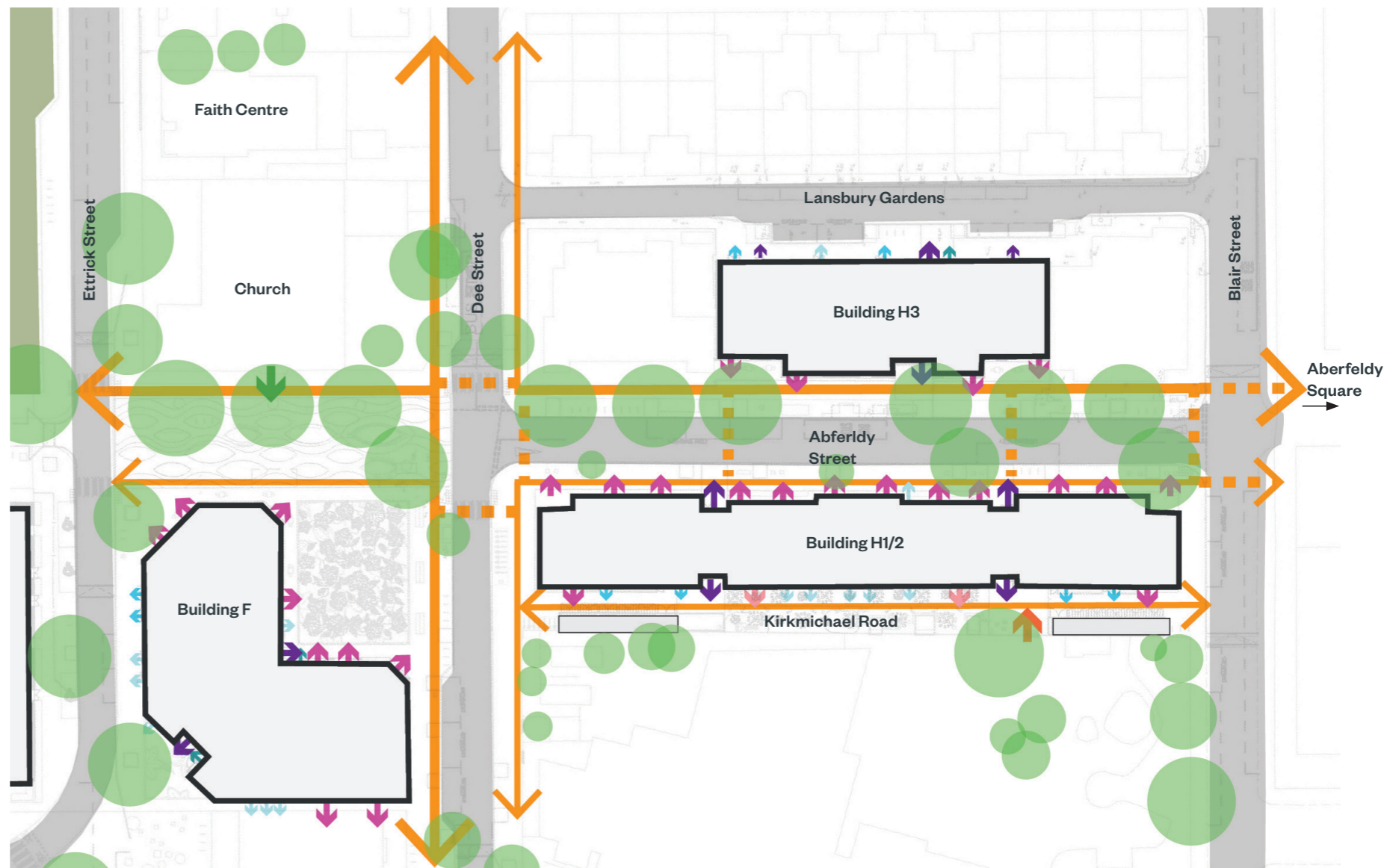
Servicing to the retail units and buildings will be done from the highways with unloading bays demarcated in the carriage way for the retail and H1/ 2/ 3 on Aberfeldy Street.


A bus stop would also be provided on Aberfeldy Street going south and a new bus stop on Dee Street adjacent to the church on the northern route.

Accessible parking is located on Blair Street and Ettrick Street with car club spaces and further accessible car parking bays on Lansbury Gardens.

Existing resident parking is retained on Lansbury Gardens.

- |   |  |
|---|--|
|  Commercial entrance             |  Refuse entrance  |
|  Residential/ corridor entrance  |  Utility entrance |
|  Pedestrian route                |  School exit      |
|  Busy pedestrian route           |  Church entrance  |
|  Cycle store entrance            |  Existing tree    |
|  Communal Amenity Space Entrance |  |



  
Circulation / Access diagram

## Plots F + H 1, 2, 3

### Spatial Organisation

#### Town Square

Town Square is defined by the space framed by the angle of Plot F and the space between Plot F and The Church currently Aberfeldy Street. It is logically the central pedestrian neighbourhood space for the masterplan and focus for the community linked to the neighbourhood significance of Plot F. There will be a spill out zone for cafes and retail at Town Square and building interface.

The integrity of this space can be delivered by pedestrianising the short section of Aberfeldy Street between Plot F and The Church and this would still allow good vehicle access to all proposed and existing buildings, and for bus services and emergency access. Pedestrian and cycle routes north and south would be retained and are a key part of the functioning of the street.

The pedestrian flow logically divides the space into one part which is a simple multifunctional hard space that would act as a square for small scale community events and as a setting to Building F, and the space on the alignment of the road which would be a play/ social hub. The play/ social hub is an important part of the life of Town Square, it helps activate the whole space in many different conditions.

#### The Streets

**Aberfeldy Street:** The proposal removes car parking from Aberfeldy Street and allows the carriageway to be narrowed. This liberates additional space for the footways which is allocated to the eastern side of the street. In doing this it creates an active landscape zone wide enough to hold the functions of the street such as cycle parking and a bus stop whilst also making space for permanent and temporary seating/ stalls as well as opportunity to activate the street.

The activation of the street would also be facilitated by allowing enough space for a 1-2m wide zone in front of the retail to provide opportunities for the function of the buildings to spill out, such as seating or display of wares.

**Kirkmichael Road:** This private land would be closed to traffic. Access from the school and the proximity of the residential development leads the space to be proposed as a play street through the central section. The retail wraps around the ends which, along with good access from H1/ 2 residential, helps further activate the space.

**Lansbury Gardens:** The street is improved to act as a simple residential street without the rear servicing that blights it currently.

The spatial organisation of the street is informed by the spaces that are defined by the circulation.



Spatial Organisation diagram

- Commercial spill out zone
- Parking/ loading
- Active landscape zone
- Planting opportunity
- Town Square
- The Play Street
- Proposed tree
- Existing tree

# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

### Kirkmichael Road

The aim of the planting is to reinforce the play street narrative. This illustrative typological plant schedule has been selected to include plants that stimulate the senses: sight, touch, smell, and sound.

#### Trees

- Pyrus Chanticleer
- Sorbus hupehensis
- Sorbus aucuparia Fastigiata

#### Shrubs

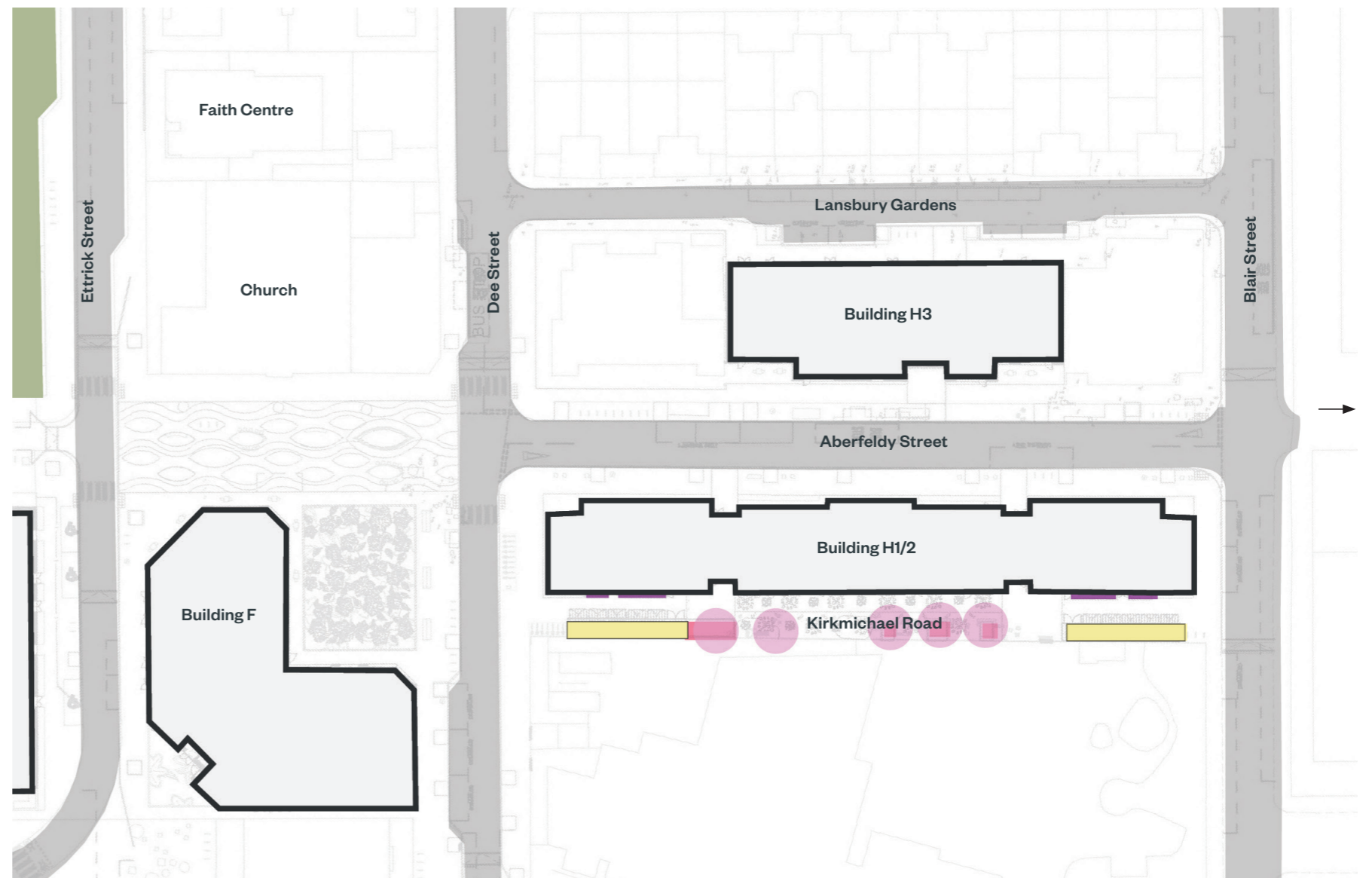
- Viburnum Bodnantense
- Choisya ternate
- Osmanthus delavayi
- Rosmarinus officianalis (vars)
- Lavandula Hidcote
- Helychrysum italicum

#### Herbaceous perennials

- Heuchera Palace Purple
- Houttuynia cordata
- Phlomis russelliana
- Salvia argentea
- Miscanthus sinensis Morning Light
- Pennisetum villosum
- Stipa tenuissima
- Calmagrostis x acutifolia Karl Foerster

#### Climbers to school boundary

- Clematis orientalis
- Parthenocissus henryana
- Hydrangea petiolaris



Planting Typologies diagram - Kirkmichael Road

- Play Street tree
- Ornamental shrub, grass and perennial planting mix
- Low level sensory planting mix
- Green roof

# Plot I

## Proposals for Building I

### Access

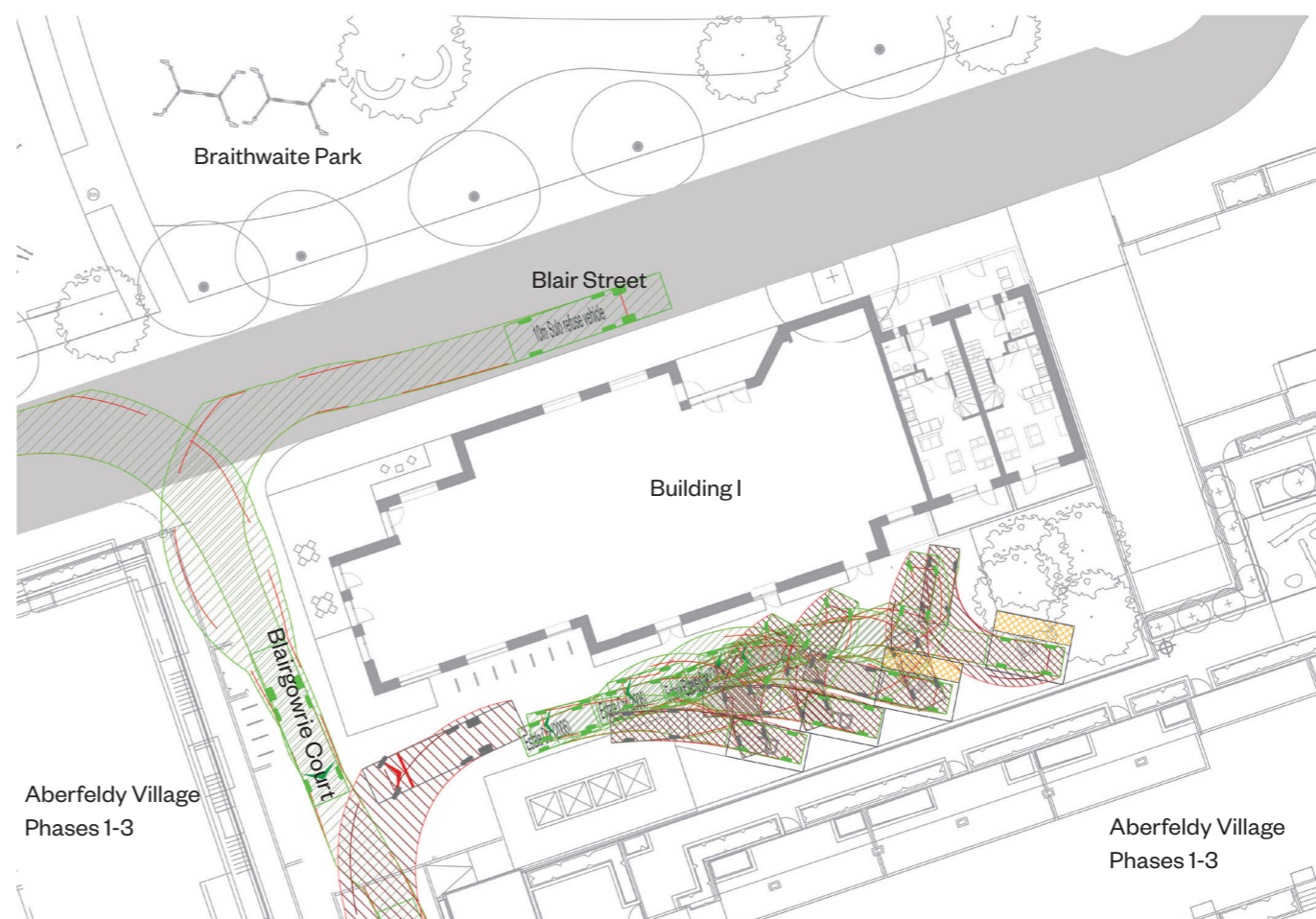
The main access to Blairgowerie Court is from Blair Street with secondary access off the car court to the rear. The main entrance to the Community Room, with secondary access is off the corner of Blair Street and Blairgowerie Court. Vehicle access is along Blairgowerie Court.

### Vehicle Tracking

The layout and distribution of hard and planted space is determined by the car and refuse vehicle tracking. This limits the opportunity to carry out further planting in Blairgowerie Court.



Access diagram



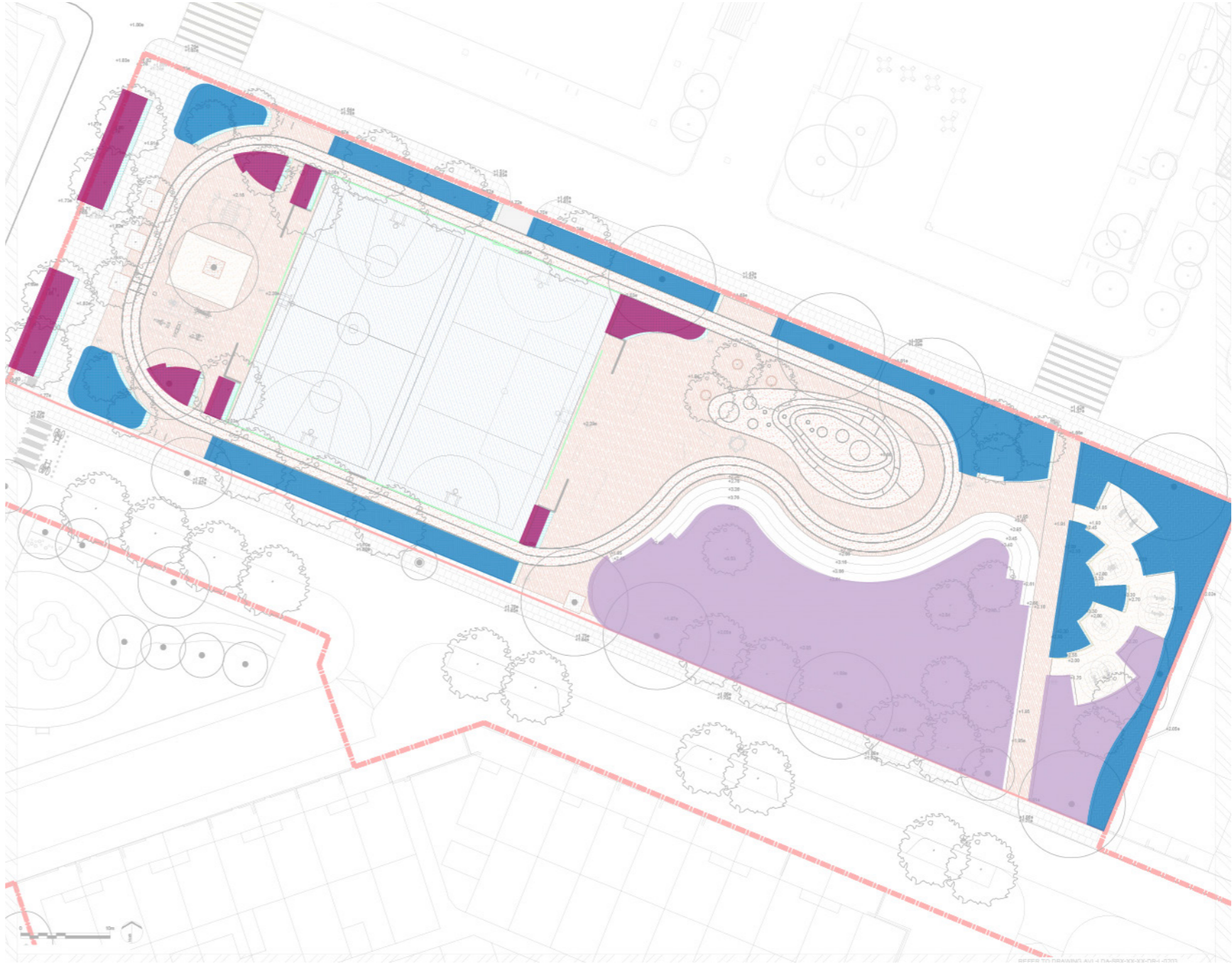
Refuse Access and Car Tracking diagram

- |  |   |
|--|---|
| <span style="color: #800040;">■</span> Main entrance             | <span style="color: #00B0F0;">■</span> Refuse entrance  |
| <span style="color: #483D8B;">■</span> Secondary entrance / exit | <span style="color: #ADD8E6;">■</span> Utility entrance |
| <span style="color: #FF8C00;">■</span> Private entrance          | <span style="color: #3CB371;">■</span> Existing tree    |
| <span style="color: #008080;">■</span> Cycle store entrance      |   |

# The Parks

## Leven Road Open Space

### Planting Typology



- Low maintenance shrub and perennial planting mixes
- Species rich, semi-natural woodland planting
- Wildflower meadow planting mix



Planting Typology diagram

# The Parks

## Leven Road Open Space

### Planting Typology

The planting typology diagram on the previous page corresponds to the images opposite which illustrate the various soft landscape areas in the park's planting scheme. The habitats vary from flower rich ornamental shrub and perennial planting, to multi-stemmed shrub and ground cover mixes and wildflower meadows. The type of species present within these typologies is illustrated in the following pages and will be developed further with LBTH.

### Maintenance Strategy

The proposed areas of soft landscape with lawns, trees and planting will create attractive and inviting spaces. It is paramount that these spaces are well-maintained and cared for to keep them looking beautiful and inviting. How the landscape is maintained begins with how it is designed. London Borough of Tower Hamlets parks and maintenance teams were consulted to help develop the following tree and planting species lists.

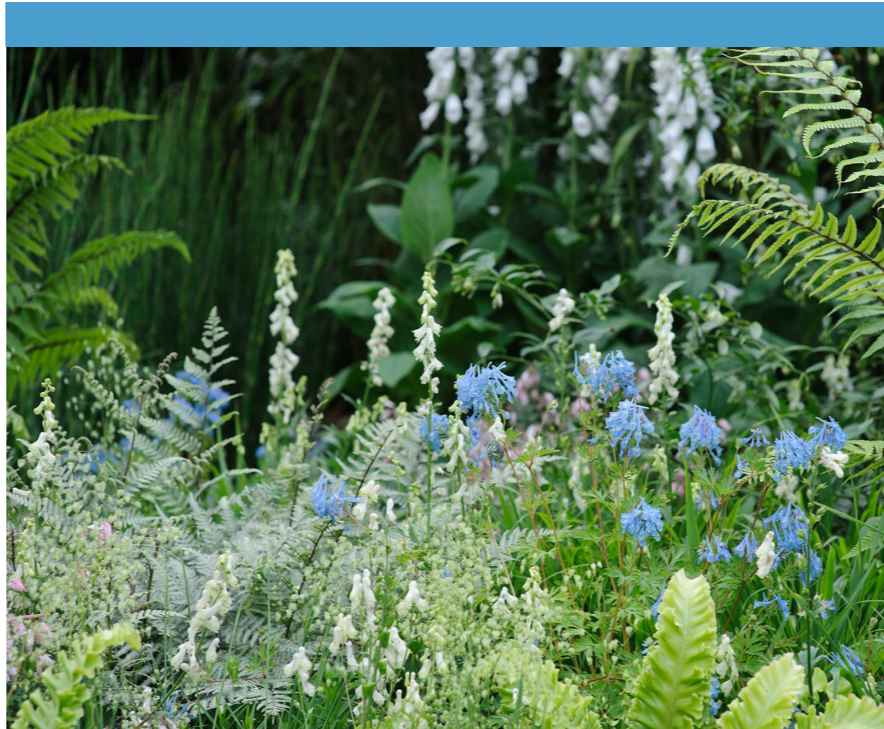
The detailed specification, sourcing and quantities of the planting stock will need to be carefully developed throughout the detailed design process to minimise maintenance and associated costs of upkeep.



Low maintenance border shrub planting mix



Low maintenance shrub and perennial planting mix



Species rich, semi-natural woodland planting



Wildflower meadow planting mix

# The Parks

## Leven Road Open Space

### Planting Typology - Illustrative Low Maintenance Border Shrub Planting Mix

There is currently no planting to the boundaries of Leven Road Open Space. A mix of shrubs and ground cover planting are designed to be an easily maintained buffer and reinforce the existing greening from the tree structure around the parks' edges.

The aim of the low maintenance borders planting is to bring more diversity through flowers, seasonality as well as structure of planting with low growing plants around edges and along paths. This typology and structural diversity also bring greater biodiversity value despite the species being ornamental. The ultimate size of species will be selected appropriate to the location.

#### Large shrubs

*Viburnum bodnantense*

*Rosa Nevada*

*Cotinus coggygria purpureus*

*Philadelphus virginal*

*Kerria japonica Pleniflora*

*Choisya ternata*

*Forsythia ovata*

*Fuchsia Madame Cornelissen*

#### Low ground covers

*Ceanothus thyrsiflorus repens*

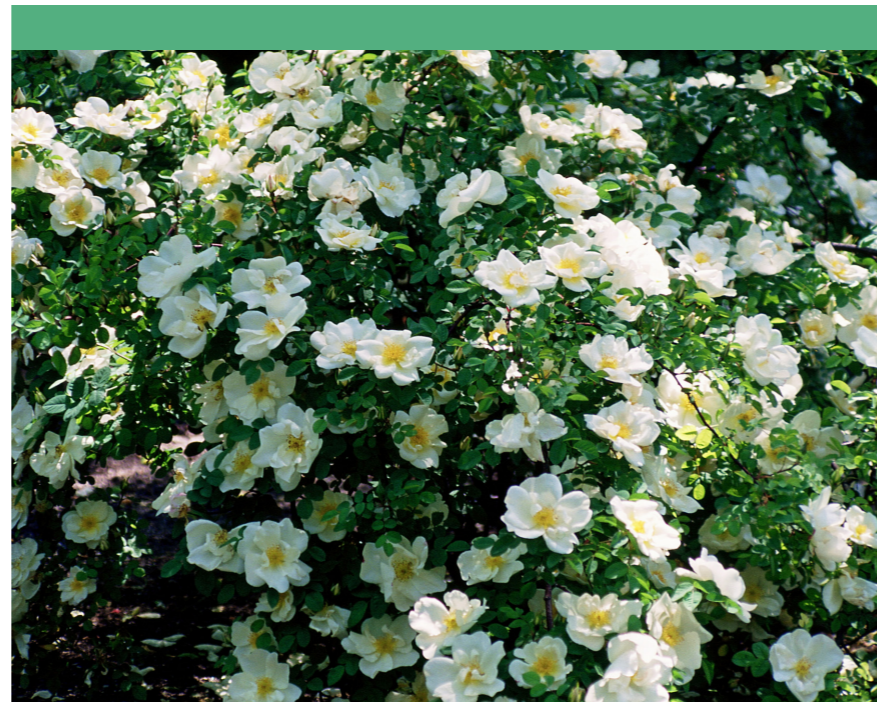
*Lavandula Hidecote*

*Fuchsia Mrs Poppo*

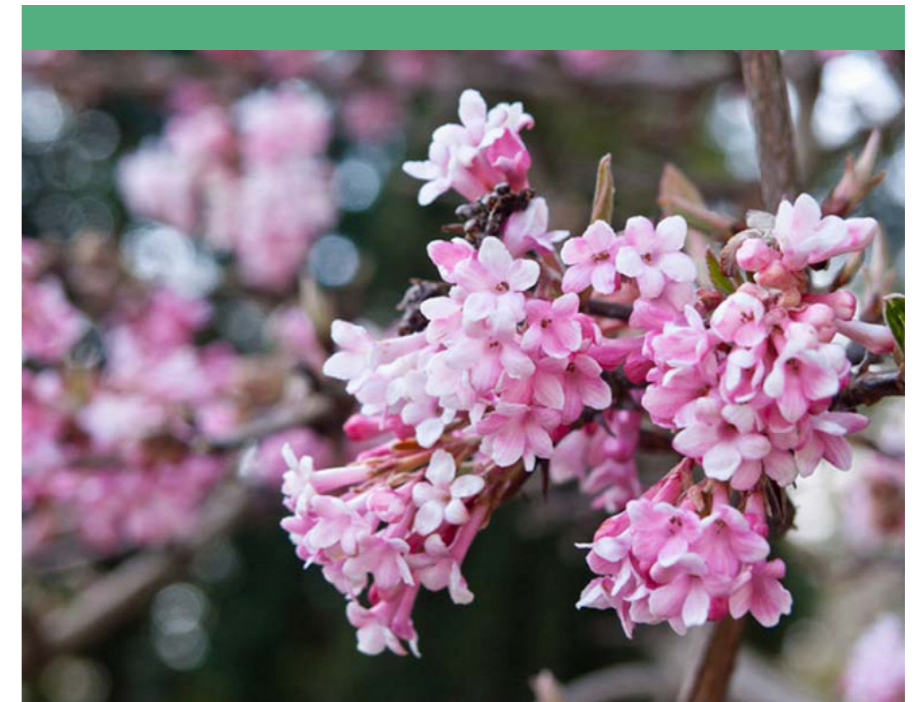
*Philadelphus Manteau d'Hermine*

*Hypericum androsaemum*

*Vinca minor Alba*



*Rosa Nevada*



*Viburnum bodnantense*



*Ceanothus thyrsiflorus repens*



*Vinca minor Alba*

Note: Below page contents reflect previously submitted page 292 of Phase A Design & Access Statement-Revision B Oct 2022 - full content of page no longer relevant and obsolete due to revised design to Leven Road Park.

# The Parks

## Leven Road Open Space

### Planting Typology - Illustrative Low Maintenance Shrub and Perennial Planting Mix

#### (Western Planting Beds - Island beds adjacent to the MUGA, Track and Gym)

Planting to be low maintenance shrub and perennials with mixed evergreen and flowering species to ensure year-round cover and seasonal interest.

#### Planting

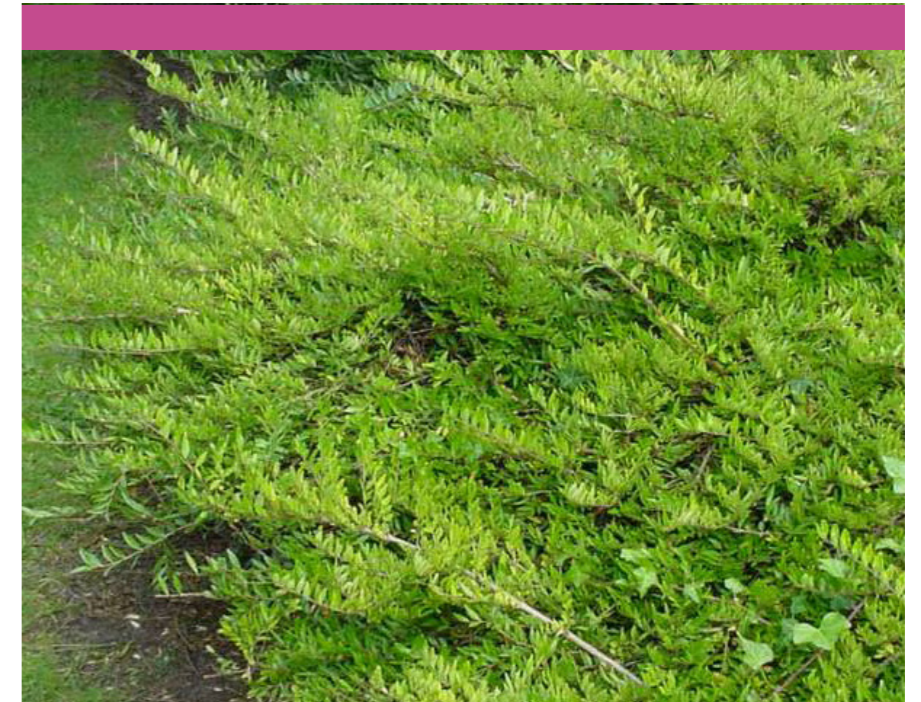
- Ceanothus thyrsiflorus repens
- Lavandula Hidecote
- Forsythia ovata
- Phylladephus Manteau d'Hermine
- Hebe rakiensis
- Lonicera pileata
- Prunus laurocerasus Otto Luyken
- Ribes alpinum
- Rosa x paulii
- Euphorbia robbiae
- Vinca minor Alba

#### Perennials

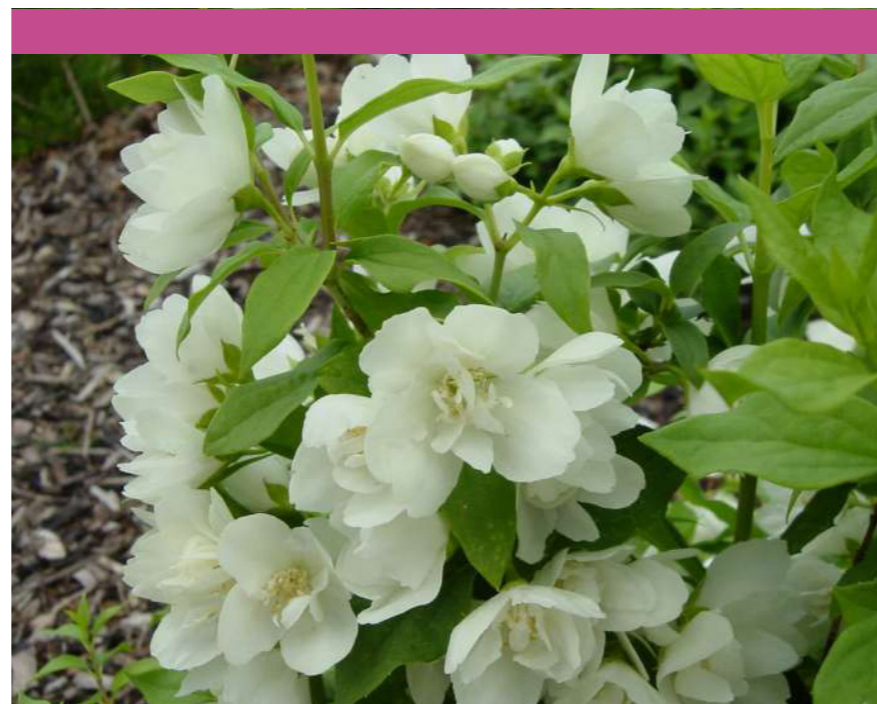
- Geranium phaeum Raven
- Geranium Johnsons Blue
- Helenium Moerheim Beauty
- Heuchera Palace Purple
- Liriope muscari Monroe White
- Bergenia cordifolia



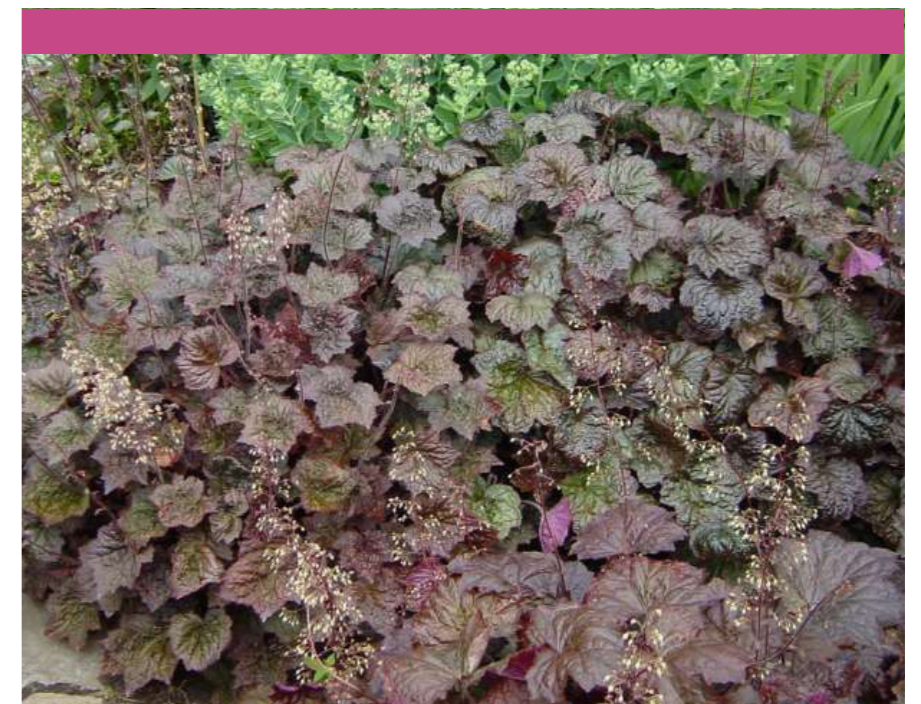
Ceanothus thyrsiflorus repens



Lonicera pileata



Phylladephus Manteau d'Hermine



Heuchera Palace Purple

# The Parks

## Leven Road Open Space

### Planting Typology - Illustrative Species rich semi natural woodland (Border Planting Beds - Adjacent to the cardio workout space and wildflower meadow planting)

Leven Road Open Space has areas of meadow planting in the sunniest south/eastern areas to allow the wildflowers to establish. North of this in the areas around the cardio workout space where screening, light shade and privacy is preferred the planting will be groups of multi-stemmed shrubs arranged informally with mixed evergreen and flowering ground cover underneath.

In this way the space is designed to feel open but is broken up spatially and feels lush and green. This mix will also create a naturalistic border with the wildflower meadow planting and will be a wildlife haven.

#### Multi-stemmed shrubs

- Corylus avellana
- Viburnum opulus
- Amelanchier lamarckii
- Acer campestre
- Euonymus europaeus

#### Ground cover planting

- Luzula sylvatica
- Dryopteris filix mas
- Lonicera pileata
- Carex pendula



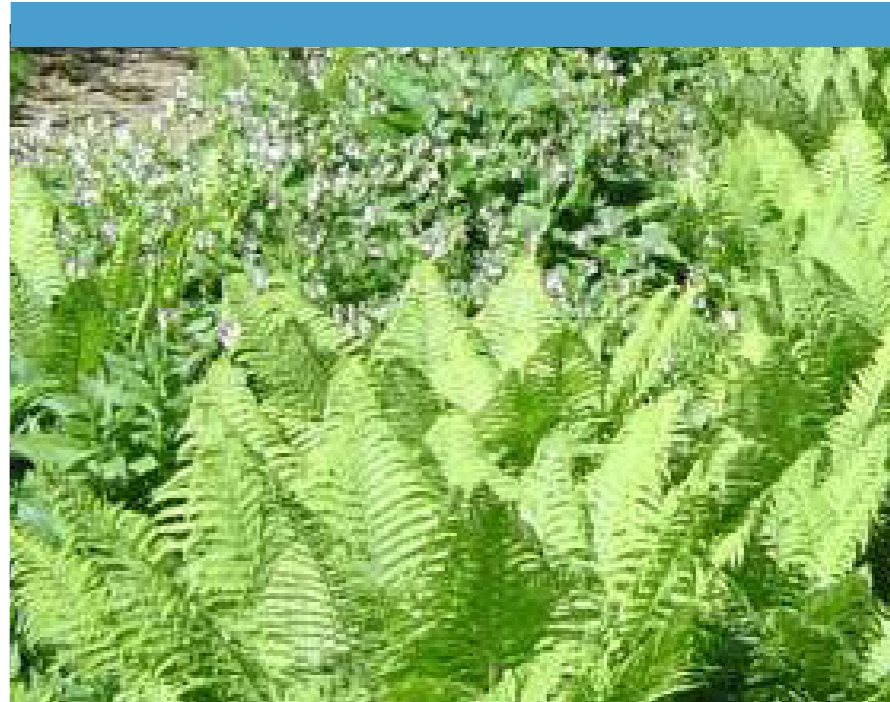
Amelanchier lamarckii



Corylus avellana



Luzula sylvatica



Dryopteris filix mas

**Introduction:**

The information in this chapter reflects any amendments to the accommodation offer and / or home arrangements that have been incurred following the addition of the second stairs to Plots F, I and H1&2.

Note all information for plots F & I was previously submitted as part of the Design & Access Statement: Detailed Proposals Addendum Rev A - January 2023.

**A6**

**INCLUSIVE DESIGN**

# Inclusive Design

## Statement

### Introduction

The Phase A provisions have been designed in line with Building Regulations Approved Document M Vol 1 for the residential elements and Volume 2 for the communal use, amenity space and other non-residential elements as a minimum as well as applying British Standard BS 8300 2018 Volumes 1 and 2, GLA and local inclusive design planning policies and guidance (see following pages). These in addition to the recently issued planning guidance from the Mayor of London; Housing Design Standards LPG, June 2023.

Please also refer to Chapter 8 of the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects that forms part of this hybrid planning application for a detailed commentary of the access and inclusive design strategy across the whole masterplan.

### Project Particulars: Phase A Detailed

Phase A is the first phase of the New Aberfeldy Village Masterplan and, as such, forms the detailed component of the Hybrid Planning Application.

Phase A includes land at Lochnagar Street in the north of the masterplan, land along Aberfeldy Street and adjacent to St. Nicholas Church, and land along Blair Street adjacent to Braithwaite Park which completes a courtyard building in the earlier Phase 1 of Aberfeldy Village.

The Phase A proposal is a residential led development over four plots (F, H, I and J) with 277 residential units, with a 49% affordable component (96 homes of which 85 are Social rental and 11 Intermediate).

There is a retail component across Plots H and F and localised workspace to Plot I. ground floor.



Map of Aberfeldy Village and Phase A Plots F, H, I and J

# Inclusive Design

## Statement

There are four plots in Phase A that have been designed to meet accessibility and inclusive design requirements:

### Plot H on Aberfeldy Street

- New shops and cafes
- Improved public realm
- Mix of private, social and shared ownership homes
- New play street to rear of plot.

### Plot F in the Town Square

- Cafes, shops, workspaces at ground floor
- Private homes
- New community square + playspace

### Plot I the Park

- Private homes + shared ownership
- Community amenity space on ground floor
- Improved public realm

### Plot J Family

- Social tenure family homes
- Community gardens and allotments
- New link to River Lea

## Phase A Residential Tenure Mix

The Detailed Component of the planning application will deliver 48.6% of the homes as affordable with a tenure split across the affordable component of 92.04% Social/Affordable Rent and 7.96% intermediate rent.

The details of each plot are provided below:

### Plot F in the Town Square

- Provides 102 homes all for private market sale.
- The communal entrance lobby is directly entered from the street with sheltered off-street access to the cycle store.
- Secondary access is provided from the Town Square.
- At ground level, it provides x2 stairs, a residential lobby, cycle storage, residents facilities, refuse and plant.
- Three retail units are provided at ground floor with a Food and Beverage outlet at the corner facing both the Town Square and Millennium Green. This is located alongside the residents amenity space.
- A resident's office is located to the west in the location of the Marketing Suite.
- Loading will be available off Ettrick Street.
- Levels L02-L12 provide residential units.
- There will be x11 1B M4(3)(2a) x5 2B 4P M4(3)(2a) wheelchair adaptable homes (15.7%).
- There is a communal roof terrace amenity at L07

### Plot H1 and H2

- Part of three blocks H1, H2 and H3 in Plot H
- Plots H1 +H2 have 66 homes (100% affordable)
- The communal entrance lobby is directly entered from Aberfeldy Street to the east, with sheltered off-street access to the cycle store.
- Secondary access is provided from Kirkmichael Road.
- At ground level, these provide a residential lobby, cycle storage, residents facilities, refuse and plant.
- Seven retail units are provided at ground floor with a Food and Beverage outlet at the corner facing Aberfeldy St, Blair St and Kirkmichael Road.

- Loading will be available off Aberfeldy Street .
- There will be 10 3B4P M4(3)(2b) wheelchair accessible homes (15.2%) from Levels O3 to O7 providing a choice for occupiers.

### Plot H3

- Plot H3 has 38 homes (18.4% affordable) with 2 WCH 2B 4P M4(3) (a) adaptable homes (5.3%)
- The communal entrance lobby is directly entered from Aberfeldy Street to the west.
- Four retail units are provided at ground floor facing Aberfeldy Street.
- Loading will be available off Aberfeldy Street .
- Level O1 will have homes with shared ownership with upper levels L02-L05 providing market tenure.
- There will be 2 2B 4P M4(3) (a) wheelchair adaptable units.

### Plot I: Braithwaite Park

- Provides 52 homes (5.7% affordable).
- The communal entrance lobby is directly entered from Blair street with sheltered off-street access to the cycle store.
- Secondary access is provided from the rear courtyard for access to the parking and public realm.
- There are private entrances to the 2 x maisonette homes from Blair Street.
- At ground level, it provides x2 stairs, a residential lobby, cycle storage, residents facilities, refuse and plant.
- A flexible 80sqm space is provided a ground floor level with direct access from Blair Street for residents communal use alongside wider community use.
- Level O1 will have homes of market & shared ownership tenure with upper levels L02-L05 providing solely market tenure.
- There will be x2 1B 2P M4(3)(2a) wheelchair adaptable units. located on levels O6 & O7, all within market tenure.

### Plot J: Lochnagar Street

- Plot J has 20 homes (100% affordable) with no M4(3) wheelchair units.
- All the homes are multi-storey town houses adjacent to a 6-storey maisonette block.

# Inclusive Design

## Statement

### Retail and workspace inclusive design provisions

The proposals at this stage indicate that all requirements for the commercial and other non-residential / community elements of the building provisions for Phase A will be met, subject to the detailed design and construction.

Statutory requirements for access will be met as set out in Approved Documents Parts K and Approved Document M, Vol 2, Buildings other than dwellings.

Retail and workspace units will be provided as shell and core and fitted out by the tenants.

### Accessible housing

All homes are designed to exceed the nationally described space standard (NDSS) and will have private amenity space accessed directly from the living room, as either a garden, balcony or roof terrace.

10.8% of the dwellings will be provided to the M4(3) Category 3: Wheelchair user dwellings standard, while the remainder will meet the M4(2) Category 2: Accessible and adaptable dwellings standard. This is part of the wider wheelchair housing strategy which is overproviding for Phase A but will be balanced across the masterplan to provide 10% M4(3) units in line with the London Plan 2021 policy D7.

### Consultation

Consultation has been central to the development of the scheme. Throughout the design process, the design team has engaged with the public and a wider group of stakeholders.

This has allowed the design team to gain invaluable feedback from various points of view that have developed and improved the proposals as a whole, including all relevant accessibility and inclusive design requirements and considerations.

Please refer to chapter 2 of this Phase A Design and Access Statement and chapter 4 of the Masterplan Design and Access Statement for a more detailed explanation of engagement and resident involvement.

### Conclusion

The proposed Development offers a level of inclusive design that exceeds the minimum access requirements of the Building Regulations, local and London-wide access policies.

The design of the public realm and buildings focuses on making it easy for all people of all ages and abilities to move through and use the amenities the development will offer.

Each aspect of accessing the development, moving through the open spaces, arriving, entering and using the buildings has been carefully considered during the design process, including activities within individual dwellings.

Key provisions that enhance accessibility and inclusion include:

- Accessible routes to all pedestrian route connections and public transport;
- Walking and cycling routes that are connected, direct, permeable and safe;
- Employment and work opportunities embedded locally within the neighbourhoods, permitting people to work close to home which is particularly useful for some older people, those with caring responsibilities, and disabled people.
- Residential amenity space and facilities that are conveniently located and accessible, and that are comfortable and inclusive for independent use by residents;
- A second lift being available for use by residents of wheelchair accessible homes living at upper levels;
- Wheelchair accessible residential layouts with increased circulation space compared to the minimum required by the London Plan.



Proposed View looking West to Plot F Town Square



Proposed View looking North up Aberfeldy Street

# Inclusive Design

## Legislation, regulations, policies, standards and guidance

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below. Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

### Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations is subject to approval by Building Control or an Approved Inspector.

Some of the information within this inclusive design statement (and the subsequent building regulations application access statement) will inform an access management plan, which is recommended to assist its future operation in relation to the operator's obligations under the Equality Act.

### National Housing Standards

The 2015 Building Regulations Part M supersedes the various residential access standards and guidance (including Lifetime Homes, the Wheelchair Housing Design Guide and any local residential standards) that could be applied to residential developments prior to October 1, 2015.

A new edition of Approved Document M was published in March 1, 2016, incorporating various minor amendments. Volume 1 defines three 'Optional Categories' for accessible dwellings:

- M4(1) Category 1: Visitable dwellings;
- M4(2) Category 2: Accessible & adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

Regulation M4(1) is mandatory for all new dwellings across England in the absence of any local authority requirements.

Optional requirements M4(2) and M4(3) are mandatory when the Local Planning Authority impose them on projects as a planning condition.

The London Plan was revised to reflect changes to the National Planning Policy Framework and enable local authorities to require Optional Categories 2 and 3 of Part M without having to update their policies to do so. This is explained in the Mayor of London's Housing Policy Transition Statement (May 2015):

- 90% of new housing to meet optional requirement M4(2) - Category 2 of Building Regulations;
- 10% of new housing to meet optional requirement M4(3) - Category 3 of Building Regulations.
- Category 1 is not applicable to any new residential developments in London boroughs.

Each London Borough will set out the requirement for new housing in Local Development Frameworks, and these should conform to the London Plan. London boroughs are not allowed to have their own variations. Where a borough requires a higher design standard this should only be requested to meet the needs of a specific individual and therefore should only be required of a home where a local authority allocation policy applies.

### Building Regulations and British Standards

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility and are justified where necessary within this Access Statement.

The following Approved Documents and British Standards are key references for the access strategy of the Proposed Development:

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 1: Dwellings, 2015 with 2016 Amendments;
- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 2: Buildings other than Dwellings, 2015;
- The Building Regulations 2010, Fire safety, Volume 1: Dwelling houses, Approved Document B (2006 edition incorporating 2010 and 2013 amendments), HMSO, 2013;
- The Building Regulations 2010, Fire safety, Volume 2: Buildings other than Dwelling houses, Approved Document B (2006 edition incorporating 2007, 2010 and 2013 amendments) HMSO, 2013;
- The Building Regulations 2010, Protection from Falling, Collision and Impact, Approved Document K, HMSO, 2013;
- British Standard 8300:2018 Design of an accessible and inclusive built

environment. Part 1: External Environment, and Part 2: Buildings, Code of Practice, British Standards Institution 2018; and

- British Standard 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2018.

LCL's advice to the design team for the Development includes following the guidance of BS 8300:2018 wherever possible because it is more recent and results in an arguably more inclusive environment than designing according to the solutions in Approved Document M.

### National Planning Policy Documents

Relevant national planning policy documents are as follows:

- National Planning Policy Framework (NPPF, 2021);
- National Planning Practice Guidance;
- Technical Housing Standards - Nationally Described Space Standards (May 2016);
- The National Design Guide published January 2021;
- The National Model Design Code (NMDC), published July 2021.

The Mayor of London's Housing Supplementary Planning Guidance (SPG) document was revised to incorporate the National Housing Standards on March 1, 2016.

### London-wide Planning Policy Documents

These include:

- The London Plan, the Spatial Development Strategy for Greater London, March 2021; and
- Housing Supplementary Planning Guidance, London Plan 2016 Implementation Framework, Mayor of London, March 2016; and
- London Plan Guidance, Housing Design Standards, June 2023
- Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Mayor of London September 2012;
- Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority, October 2014;
- The emerging GLA Good Quality Homes for all Londoners;

# Inclusive Design

## Legislation, regulations, policies, standards and guidance

Four key access standards of the London Plan Housing SPG are:

- Standard 24 - All new dwellings should meet the nationally described space standard.
- Standard 25 - Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M;
- Standard 26 - A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant; and
- Standard 27 - The minimum depth and width for all balconies and other private external spaces should be 1500mm.

- London Cycle Design Standards, Mayor of London, TfL 2014;
- Manual for Streets - 1, DfT and CLG, 2008;
- Streetscape guidance, TfL, Mayor of London 2019, 4th Edition, Rev 1;
- Healthy Streets for London, TfL.

### Council Planning Policy and Supplementary Documents

- London Borough of Tower Hamlets Local Plan 2031, adopted January 2020;
- The emerging London Borough of Tower Hamlets Leaside Area Action Plan;
- London Borough of Tower Hamlets High Density Living Supplementary Planning Document, adopted December 2020;
- The emerging London Borough of Tower Hamlets Tall Buildings Supplementary Planning Document.

### Good practice guidance for access and inclusion

Approved Documents M and K, and BS 8300:2018 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several documents will need to be referred to, including good practice guidance books written by specialists, including:

- The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright K., Cook G., Wiley-Blackwell, 2010;
- Sign Design Guide: a guide to inclusive signage, JMU and the Sign Design Guide, 2000;
- Developing Accessible Play Space - A good Practice guide, Stationery Office 2003;

## Inclusive Design

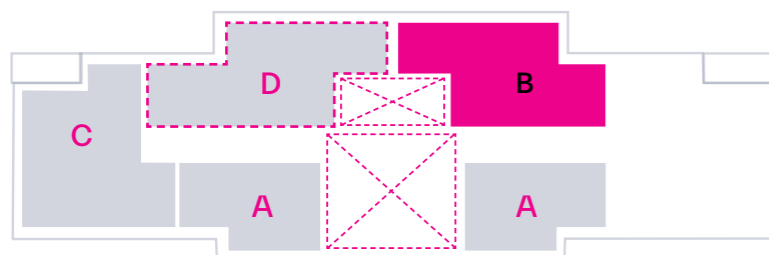
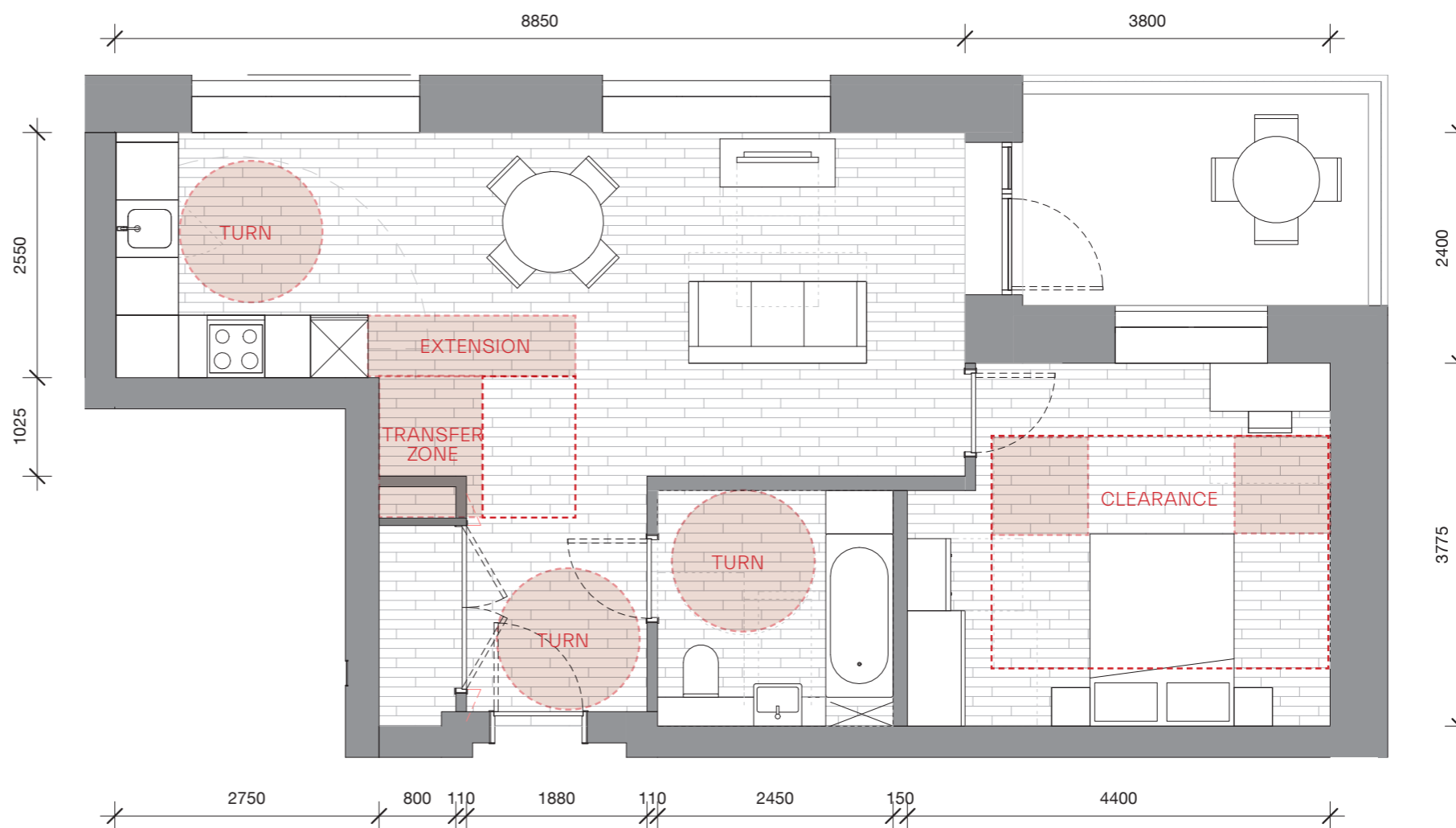
### Wheelchair User Dwellings Plot I

**Location:** Plot I  
**Tenure:** Market Sale  
**Unit Type:** 1b2p M4(3)(2)a

**Key Information**

	1B2P Requirement	Achieving
Kitchen Length (m)	5.5	6.2
Storage Area (m <sup>2</sup> )	1.5	2.1
L/K/D (m <sup>2</sup> )	25	26

*note washing machine hosted in utility cupboards*

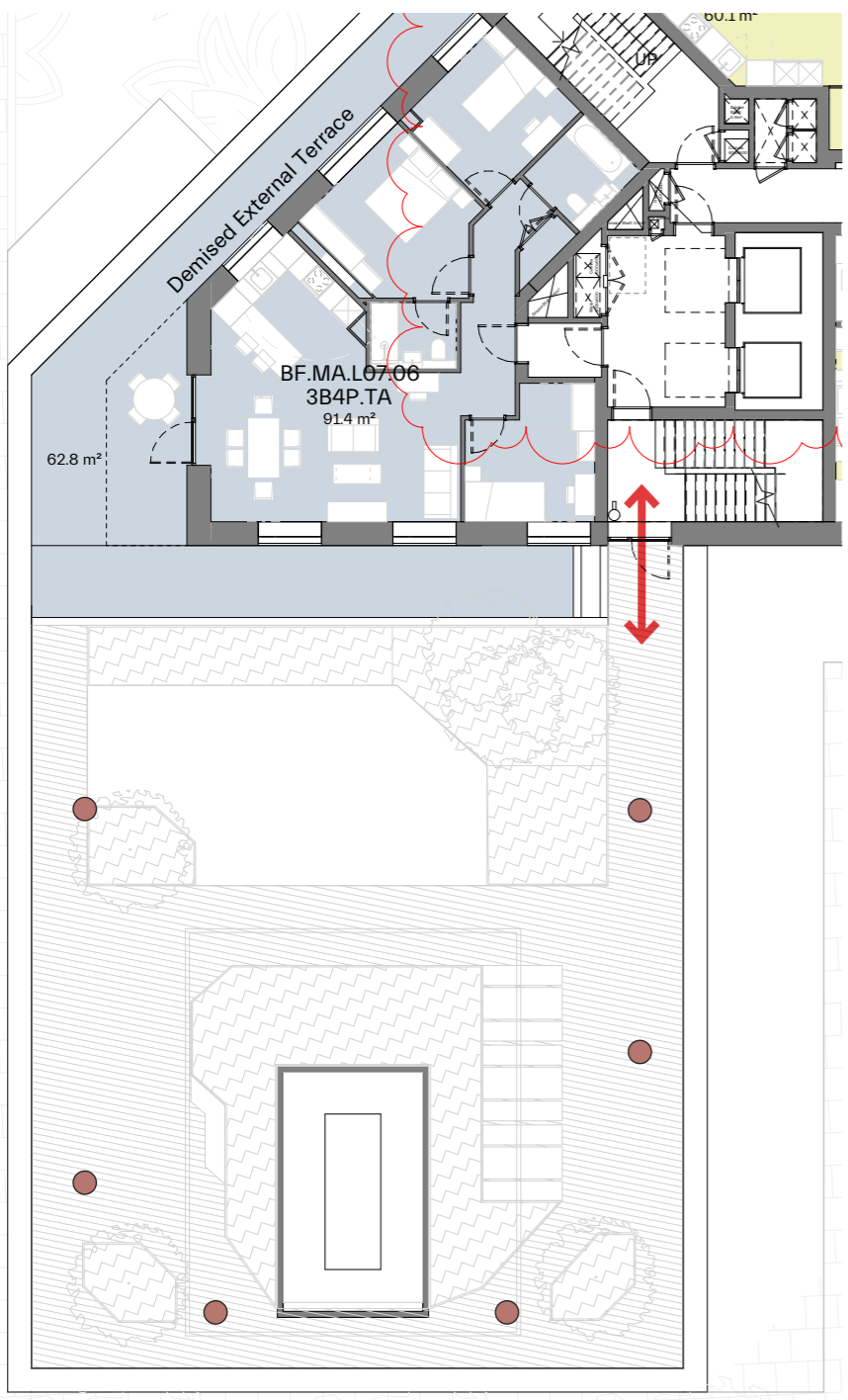


2b3p M4(3)(2)a



# Access + Maintenance

## Plot F: Roof Plan



F Terrace Roof Plan L07



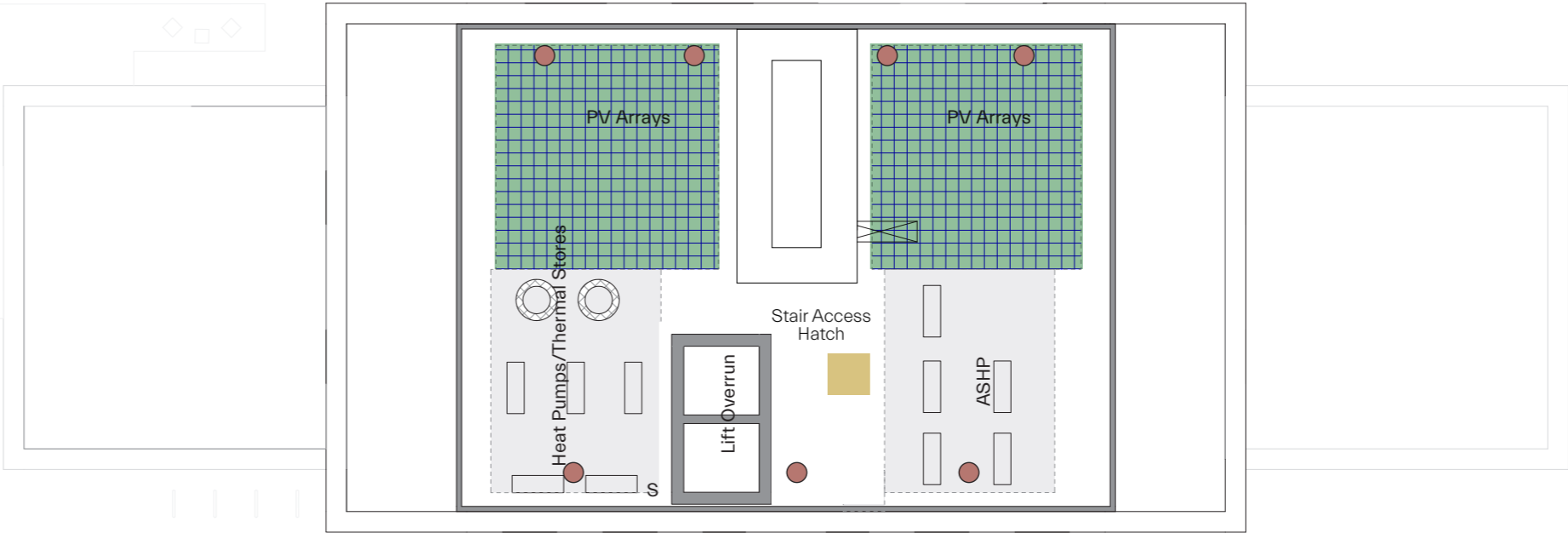
F Roof Plan L13

- Entrance / Exit Points
- Roof Hatch Access
- Rope Access Points
- PV's and Biosolar Roof

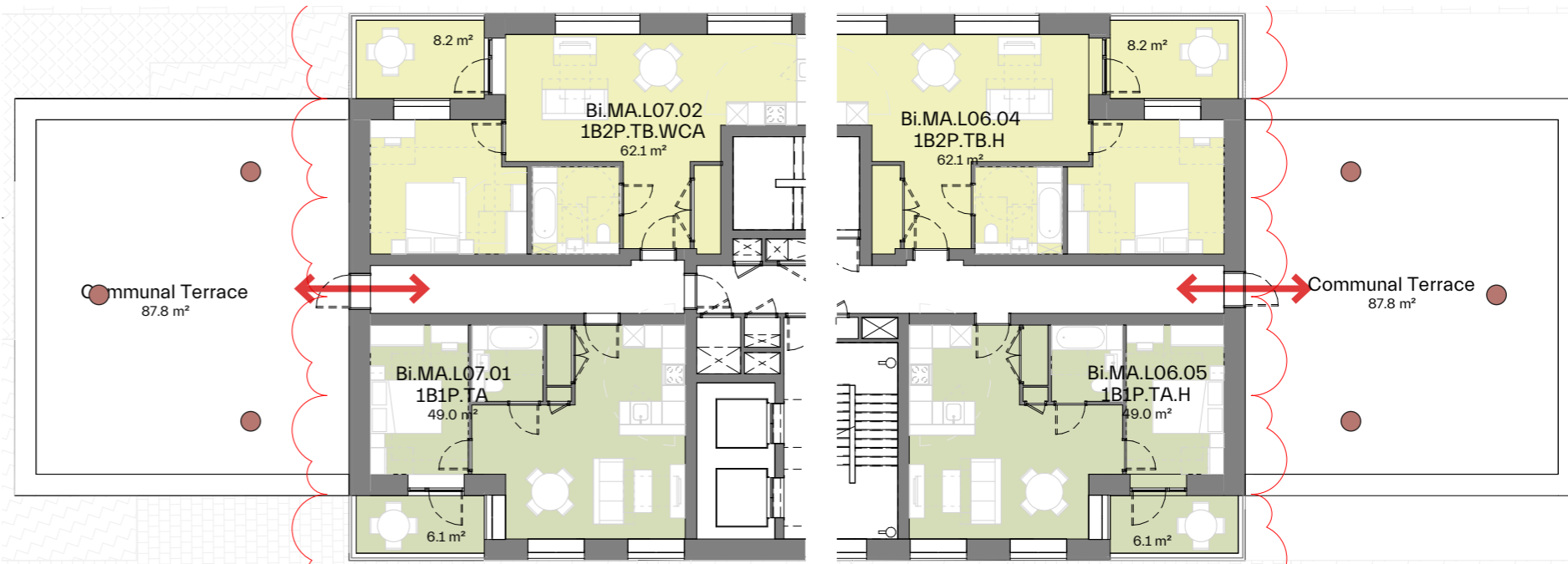


# Access + Maintenance

## Plot I: Roof Plan



L11 Roof Plan



L07 Roof Plan

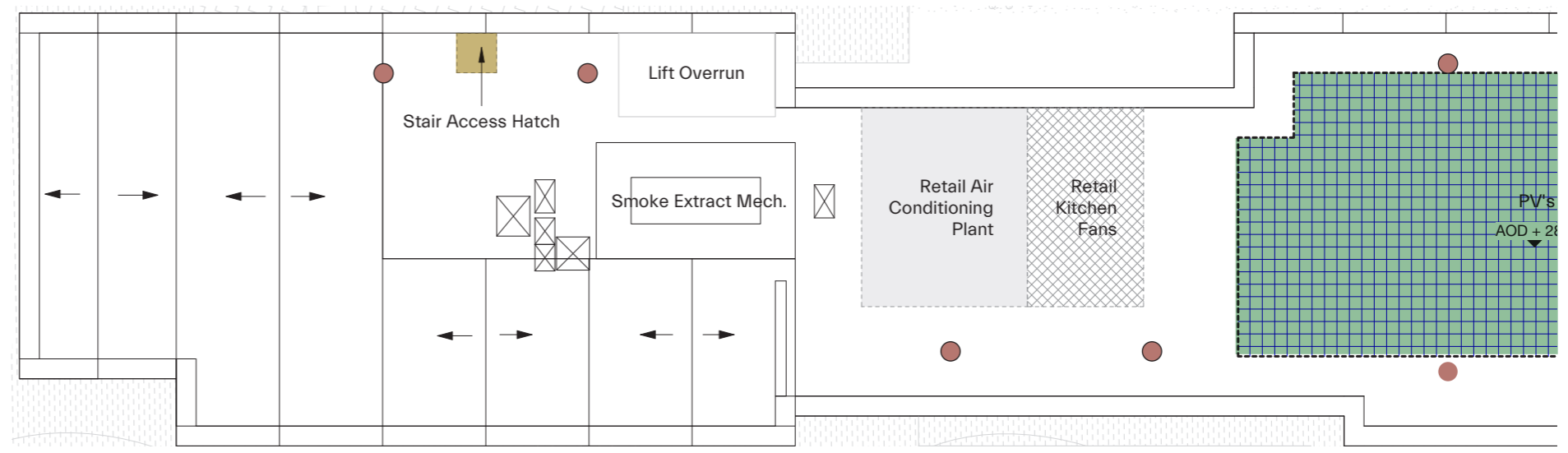
L06 Roof Plan

- Entrance / Exit Points
- Roof Hatch Access
- Rope Access Points
- PV's and Biosolar Roof

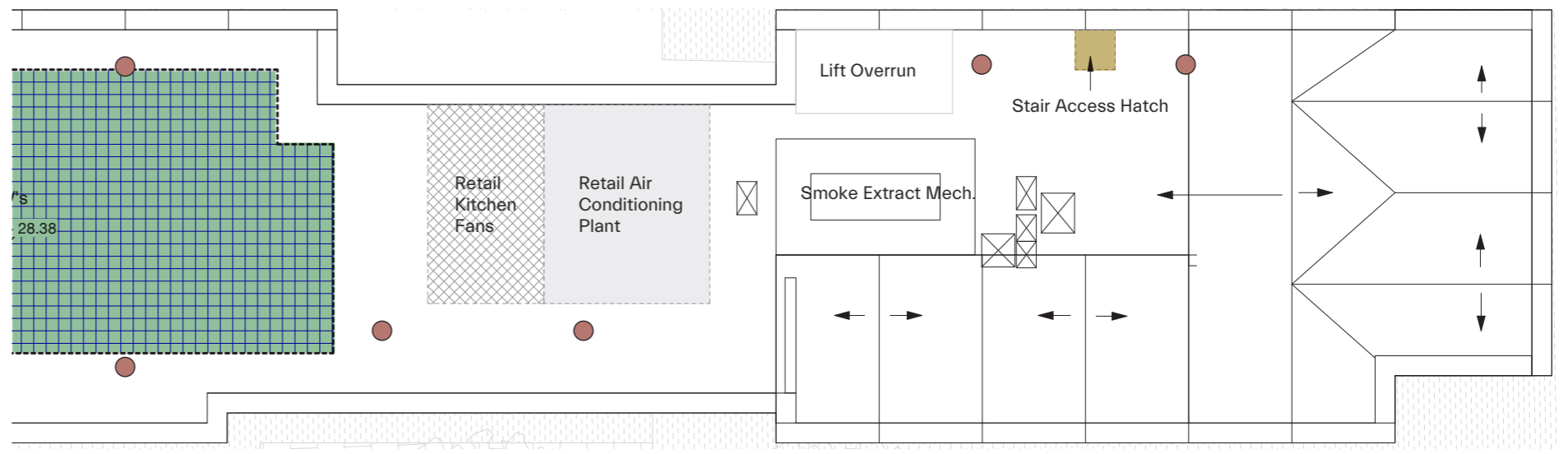


# Access + Maintenance

## Plot H: Roof Plan



H1 Roof Plan



H2 Roof Plan

- Entrance / Exit Points
- Roof Hatch Access
- Rope Access Points
- PV's and Biosolar Roof



**Introduction:**

The information in this chapter reflects any amendments to the accommodation offer that has been incurred following the addition of the second stairs to Plots F, I and H1&2.

Note all information for plots F & I was previously submitted as part of the Design & Access Statement: Detailed Proposals Addendum Rev A - January 2023.

# A7

# ACCOMMODATION SUMMARY



# Accommodation Mix

## Phase A Summary

- Following the amendments outlined within this DAS Addendum, the Detailed Proposals will allow for 48.6% of the habitable rooms as affordable with a tenure split of 92.04% social and 7.96% intermediate rent, with the Masterplan Proposals overall delivering 38.8%. All references to the quantum of affordable housing set out within the Masterplan Design and Access Statement: Detailed Proposals Revision B (October 2022) should be read on this basis.
- The Programme for the delivery of the affordable housing provision will provide a minimum of 38.8% affordable housing by habitable room overall and that percentage shall be secured on a rolling minimum cumulatively across the Masterplan.

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	6 Bed	No. of units	Hab Rooms
Social Rent	<u>00</u> 0%	<u>10</u> 11.76%	<u>26</u> 30.59%	<u>30</u> 35.29%	<u>15</u> 17.65%	<u>04</u> 4.71%	<u>85</u>	<u>370</u>
Intermediate	<u>0</u>	<u>01</u> 9.09%	<u>10</u> 90.91%	<u>0</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>32</u>
Market	<u>32</u> 17.68%	<u>63</u> 34.81%	<u>77</u> 42.54%	<u>09</u> 4.97%			<u>181</u>	<u>425</u>
<b>Total</b>	<u>32</u> (11.55%)	<u>74</u> (26.71%)	<u>113</u> (40.79%)	<u>39</u> (14.08%)	<u>15</u> (5.42%)	<u>04</u> (1.44%)	<u>277</u>	<u>827</u>

% Affordable (per HR)	<b>48.61%</b>	
Affordable tenures mix (of total HRs)	Intermediate	Social / Affordable Rent
	7.96%	92.04%



# Accommodation Mix

## Phase A Area Summary

	Residential GIA	Non Residential GIA Retail	
AFFORDABLE	Social sqm	10,330	
	Intermediate Shared Own sqm	1,036	
	Shared sqm	995	
	Market sqm	15,434	
	<b>Total</b>		
	<u>sqm</u> <u>sqft</u>	<u>27,795</u> <u>299,183</u>	<u>1,444</u> <u>15,543</u>

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

Disclaimer:  
All areas in this document are intended for illustrative purposes only. MOCO advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an chartered surveyor. MOCO do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown.



# Accommodation Mix

## Plot F Unit Schedule

BF - NIA Residential Room Schedule											BF - NIA Residential Area...
Plot	Level	Number	Type	Occupancy	Dwelling Tenure	Aspect	Core	Part M4	Bedrooms	Habitable Rooms	Area
Plot F	BF 01	BF.MA.L01.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.03	2B4P.TB	2B4P	Market	Dual	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.06	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.07	1B2P.TB	1B2P	Market	Single	BF	(2)	1	2	56.3 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.08	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.09	2B4P.TC	2B4P	Market	Dual	BF	(2)	2	3	76.3 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.10	2B4P.TC.H	2B4P	Market	Dual	BF	(2)	2	3	76.2 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.11	1B2P.TA.H	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 01	BF.MA.L01.12	1B1P.TA	1B1P	Market	Single	BF	(2)	1	1	39.7m <sup>2</sup>
BF 01: 12									16	27	726m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.03	2B4P.TB	2B4P	Market	Dual	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.06	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.07	2B4P.TD.WCA	2B4P	Market	Dual	BF	(3)a	2	3	88.8 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.08	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.09	2B4P.TC	2B4P	Market	Dual	BF	(2)	2	3	76.3 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.10	2B4P.TC.H	2B4P	Market	Dual	BF	(2)	2	3	76.2 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.11	1B2P.TA.H	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 02	BF.MA.L02.12	1B1P.TA	1B1P	Market	Single	BF	(2)	1	1	39.7m <sup>2</sup>
BF 02: 12									17	28	758.5m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.03	2B4P.TB	2B4P	Market	Dual	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.06	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.07	2B4P.TD.WCA	2B4P	Market	Dual	BF	(3)a	2	3	88.8 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.08	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.09	2B4P.TC	2B4P	Market	Dual	BF	(2)	2	3	76.3 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.10	2B4P.TC.H	2B4P	Market	Dual	BF	(2)	2	3	76.2 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.11	1B2P.TA.H	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 03	BF.MA.L03.12	1B1P.TA	1B1P	Market	Single	BF	(2)	1	1	39.7m <sup>2</sup>
BF 03: 12									17	28	758.5m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.03	2B4P.TB	2B4P	Market	Dual	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.06	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.07	2B4P.TD.WCA	2B4P	Market	Dual	BF	(3)a	2	3	88.8 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.08	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.09	2B4P.TC	2B4P	Market	Dual	BF	(2)	2	3	76.3 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.10	2B4P.TC.H	2B4P	Market	Dual	BF	(2)	2	3	76.2 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.11	1B2P.TA.H	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 04	BF.MA.L04.12	1B1P.TA	1B1P	Market	Single	BF	(2)	1	1	39.7m <sup>2</sup>
BF 04: 12									17	28	758.5m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.03	2B4P.TB	2B4P	Market	Dual	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.06	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.07	2B4P.TD.WCA	2B4P	Market	Dual	BF	(3)a	2	3	88.8 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.08	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.09	2B4P.TC	2B4P	Market	Dual	BF	(2)	2	3	76.3 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.10	2B4P.TC.H	2B4P	Market	Dual	BF	(2)	2	3	76.2 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.11	1B2P.TA.H	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 05	BF.MA.L05.12	1B1P.TA	1B1P	Market	Single	BF	(2)	1	1	39.7m <sup>2</sup>
BF 05: 12									17	28	758.5m <sup>2</sup>



# Accommodation Mix

## Plot F Unit Schedule

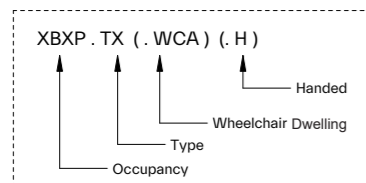
Plot F	BF 06	BF.MA.L06.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.03	2B4P.TB	2B4P	Market	Dual	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m
Plot F	BF 06	BF.MA.L06.06	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.07	2B4P.TD.WCA	2B4P	Market	Dual	BF	(3)a	2	3	88.8 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.08	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	52.0 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.09	2B4P.TC	2B4P	Market	Dual	BF	(2)	2	3	76.3 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.10	2B4P.TC.H	2B4P	Market	Dual	BF	(2)	2	3	76.2 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.11	1B2P.TA.H	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 06	BF.MA.L06.12	1B1P.TA	1B1P	Market	Single	BF	(2)	1	1	39.7m <sup>2</sup>
BF 06: 12									17	28	758.5m <sup>2</sup>
Plot F	BF 07	BF.MA.L07.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 07	BF.MA.L07.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 07	BF.MA.L07.03	2B4P.TB	2B4P	Market	Triple	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 07	BF.MA.L07.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 07	BF.MA.L07.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m
Plot F	BF 07	BF.MA.L07.06	3B5P.TA	3B5P	Market	Triple	BF	(2)	3	4	91.4m <sup>2</sup>
BF 07: 6									10	16	413m <sup>2</sup>
Plot F	BF 08	BF.MA.L08.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 08	BF.MA.L08.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 08	BF.MA.L08.03	2B4P.TB	2B4P	Market	Triple	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 08	BF.MA.L08.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 08	BF.MA.L08.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m
Plot F	BF 08	BF.MA.L08.06	3B5P.TA	3B5P	Market	Triple	BF	(2)	3	4	91.4m <sup>2</sup>
BF 08: 6									10	16	413m <sup>2</sup>
Plot F	BF 09	BF.MA.L09.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 09	BF.MA.L09.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 09	BF.MA.L09.03	2B4P.TB	2B4P	Market	Triple	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 09	BF.MA.L09.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 09	BF.MA.L09.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m
Plot F	BF 09	BF.MA.L09.06	3B5P.TA	3B5P	Market	Triple	BF	(2)	3	4	91.4m <sup>2</sup>
BF 09: 6									10	16	413m <sup>2</sup>
Plot F	BF 10	BF.MA.L10.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 10	BF.MA.L10.02	2B4P.TA	2B4P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 10	BF.MA.L10.03	2B4P.TB	2B4P	Market	Triple	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 10	BF.MA.L10.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 10	BF.MA.L10.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m
Plot F	BF 10	BF.MA.L10.06	3B5P.TA	3B5P	Market	Triple	BF	(2)	3	4	91.4m <sup>2</sup>
BF 10: 6									10	16	413m <sup>2</sup>
Plot F	BF 11	BF.MA.L11.01	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 11	BF.MA.L11.02	1B2P.TA	1B2P	Market	Single	BF	(2)	1	2	51.9 m <sup>2</sup>
Plot F	BF 11	BF.MA.L11.03	2B4P.TB	2B4P	Market	Triple	BF	(2)	2	3	82.0 m <sup>2</sup>
Plot F	BF 11	BF.MA.L11.04	2B4P.TA	2B4P	Market	Dual	BF	(2)	2	3	75.7 m <sup>2</sup>
Plot F	BF 11	BF.MA.L11.05	1B2P.TC.WCA	1B2P	Market	Dual	BF	(3)a	1	2	60.1 m
Plot F	BF 11	BF.MA.L11.06	3B5P.TA	3B5P	Market	Triple	BF	(2)	3	4	91.4m <sup>2</sup>
BF 11: 6									10	16	413m <sup>2</sup>
									151	247	6583.5m <sup>2</sup>

# Unit Types Schedule + Storage and Bedroom Schedule

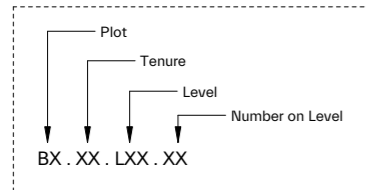
## Plot F

See codes below for Name and Number:

Name:



Number:



Tenure:  
MA = Market  
SO = Shared Ownership  
SR = Social Rent

BF - Unit Types Schedule	
Name	Number
1B1P.TA	BF.MA.L01.12
1B1P.TA	BF.MA.L02.12
1B1P.TA	BF.MA.L03.12
1B1P.TA	BF.MA.L04.12
1B1P.TA	BF.MA.L05.12
1B1P.TA	BF.MA.L06.12
1B1P.TA: 6	
1B2P.TA	BF.MA.L01.01
1B2P.TA	BF.MA.L01.02
1B2P.TA	BF.MA.L01.06
1B2P.TA	BF.MA.L01.08
1B2P.TA	BF.MA.L02.01
1B2P.TA	BF.MA.L02.02
1B2P.TA	BF.MA.L02.06
1B2P.TA	BF.MA.L02.08
1B2P.TA	BF.MA.L03.01
1B2P.TA	BF.MA.L03.02
1B2P.TA	BF.MA.L03.06
1B2P.TA	BF.MA.L03.08
1B2P.TA	BF.MA.L04.01
1B2P.TA	BF.MA.L04.02
1B2P.TA	BF.MA.L04.06
1B2P.TA	BF.MA.L04.08
1B2P.TA	BF.MA.L05.01
1B2P.TA	BF.MA.L05.02
1B2P.TA	BF.MA.L05.06
1B2P.TA	BF.MA.L05.08
1B2P.TA	BF.MA.L06.01
1B2P.TA	BF.MA.L06.02
1B2P.TA	BF.MA.L06.06
1B2P.TA	BF.MA.L06.08
1B2P.TA	BF.MA.L07.01
1B2P.TA	BF.MA.L07.02
1B2P.TA	BF.MA.L08.01
1B2P.TA	BF.MA.L08.02
1B2P.TA	BF.MA.L09.01
1B2P.TA	BF.MA.L09.02
1B2P.TA	BF.MA.L10.01
1B2P.TA	BF.MA.L11.01
1B2P.TA	BF.MA.L11.02
1B2P.TA: 33	
1B2P.TA.H	BF.MA.L01.11
1B2P.TA.H	BF.MA.L02.11
1B2P.TA.H	BF.MA.L03.11
1B2P.TA.H	BF.MA.L04.11
1B2P.TA.H	BF.MA.L05.11
1B2P.TA.H	BF.MA.L06.11
1B2P.TA.H: 6	
1B2P.TB	BF.MA.L01.07
1B2P.TB: 1	
1B2P.TC.WCA	BF.MA.L01.05
1B2P.TC.WCA	BF.MA.L02.05
1B2P.TC.WCA	BF.MA.L03.05
1B2P.TC.WCA	BF.MA.L04.05
1B2P.TC.WCA	BF.MA.L05.05
1B2P.TC.WCA	BF.MA.L06.05
1B2P.TC.WCA	BF.MA.L07.05
1B2P.TC.WCA	BF.MA.L01.05
1B2P.TC.WCA	BF.MA.L01.05
1B2P.TC.WCA	BF.MA.L01.05
1B2P.TC.WCA	BF.MA.L01.05
1B2P.TC.WCA	BF.MA.L01.05
1B2P.TC.WCA: 11	

2B4P.TA	BF.MA.L01.04
2B4P.TA	BF.MA.L02.04
2B4P.TA	BF.MA.L03.04
2B4P.TA	BF.MA.L04.04
2B4P.TA	BF.MA.L05.04
2B4P.TA	BF.MA.L06.04
2B4P.TA	BF.MA.L07.04
2B4P.TA	BF.MA.L08.04
2B4P.TA	BF.MA.L09.04
2B4P.TA	BF.MA.L10.02
2B4P.TA	BF.MA.L10.04
2B4P.TA	BF.MA.L11.04
2B4P.TA: 12	

2B4P.TB	BF.MA.L01.03
2B4P.TB	BF.MA.L02.03
2B4P.TB	BF.MA.L03.03
2B4P.TB	BF.MA.L04.03
2B4P.TB	BF.MA.L05.03
2B4P.TB	BF.MA.L06.03
2B4P.TB	BF.MA.L07.03
2B4P.TB	BF.MA.L08.03
2B4P.TB	BF.MA.L09.03
2B4P.TB	BF.MA.L10.03
2B4P.TB	BF.MA.L11.03
2B4P.TB: 11	

2B4P.TC	BF.MA.L01.09
2B4P.TC	BF.MA.L02.09
2B4P.TC	BF.MA.L03.09
2B4P.TC	BF.MA.L04.09
2B4P.TC	BF.MA.L05.09
2B4P.TC	BF.MA.L06.09
2B4P.TC: 6	

2B4P.TC.H	BF.MA.L01.10
2B4P.TC.H	BF.MA.L02.10
2B4P.TC.H	BF.MA.L03.10
2B4P.TC.H	BF.MA.L04.10
2B4P.TC.H	BF.MA.L05.10
2B4P.TC.H	BF.MA.L06.10
2B4P.TC.H: 6	

2B4P.TD.WCA	BF.MA.L02.07
2B4P.TD.WCA	BF.MA.L03.07
2B4P.TD.WCA	BF.MA.L04.07
2B4P.TD.WCA	BF.MA.L05.07
2B4P.TD.WCA	BF.MA.L06.07
2B4P.TD.WCA: 5	

3B5P.TA	BF.MA.L07.06
3B5P.TA	BF.MA.L08.06
3B5P.TA	BF.MA.L09.06
3B5P.TA	BF.MA.L10.06
3B5P.TA	BF.MA.L11.06
3B5P.TA: 5	

Grand total: 102

**TOTAL NUMBER OF UNIT TYPES = 9**

**Note:**  
- Handed units are mirrored images and as such, are the same unit type ie, 1B2P.TA is the same unit as 1B2P.TA.H

**Note:**  
- unit 2B4P.TA.H has become superceded as part of this addendum, with 1B2P.TC.WCA taking its place.

BF - Storage and Bedroom Schedule			
Name	Space	Occupancy	Area
1B1P.TA	Bedroom 01	Single	12.3 m <sup>2</sup>
1B1P.TA	Store		1.3 m <sup>2</sup>
1B2P.TA	Bedroom 01	Double	14.7 m <sup>2</sup>
1B2P.TA	Store		1.7 m <sup>2</sup>
1B2P.TB	Bedroom 01	Double	15.1 m <sup>2</sup>
1B2P.TB	Store		1.6 m <sup>2</sup>
1B2P.TC.WCA	Bedroom 01	Double	14.2m
1B2P.TC.WCA	Store		1.6 m <sup>2</sup>

2B4P.TA	Bedroom 01	Double	13.3 m <sup>2</sup>
2B4P.TA	Bedroom 02	Double	11.5 m <sup>2</sup>
2B4P.TA	Store		2.1 m <sup>2</sup>

2B4P.TB	Bedroom 01	Double	14.2 m <sup>2</sup>
2B4P.TB	Bedroom 02	Double	11.5 m <sup>2</sup>
2B4P.TB	Store		2.1 m <sup>2</sup>

2B4P.TC	Bedroom 01	Double	12.2 m <sup>2</sup>
2B4P.TC	Bedroom 02	Double	11.7 m <sup>2</sup>
2B4P.TC	Store		2.1 m <sup>2</sup>

2B4P.TD.WCA	Bedroom 01	Double	14.2 m <sup>2</sup>
2B4P.TD.WCA	Bedroom 02	Double	15.1 m <sup>2</sup>
2B4P.TD.WCA	Store		2.0 m <sup>2</sup>

3B5P.TA	Bedroom 01	Double	14.3 m <sup>2</sup>
3B5P.TA	Bedroom 02	Double	12.2 m <sup>2</sup>
3B5P.TA	Bedroom 03	Single	8.8 m <sup>2</sup>
3B5P.TA	Store		2.5 m <sup>2</sup>

**Note:**  
- Same storage and bedroom areas for all handed units  
- For wheel chair adapted layouts, refer to drawings for storage area

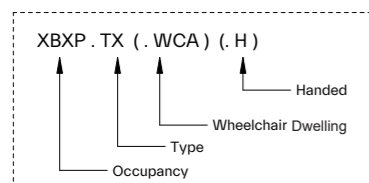


# Unit Types Schedule + Storage and Bedroom Schedule

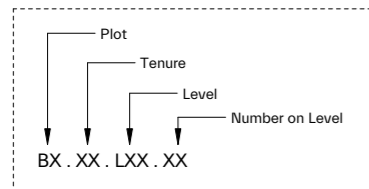
## Plot i

See codes below for Name and Number:

### Name:



### Number:



Tenure:  
MA = Market  
SO = Shared Ownership  
SR = Social Rent

Bi - Unit Types Schedule	
Name	Number
1B1P.TA	Bi.MA.L01.01
1B1P.TA	Bi.MA.L02.01
1B1P.TA	Bi.MA.L03.01
1B1P.TA	Bi.MA.L04.01
1B1P.TA	Bi.MA.L05.01
1B1P.TA	Bi.MA.L06.01
1B1P.TA	Bi.MA.L07.01
1B1P.TA	Bi.MA.L08.01
1B1P.TA	Bi.MA.L09.01
1B1P.TA	Bi.MA.L10.01
1B2P.TA: 10	
1B1P.TA.H	Bi.MA.L01.03
1B1P.TA.H	Bi.MA.L02.06
1B1P.TA.H	Bi.MA.L03.06
1B1P.TA.H	Bi.MA.L04.06
1B1P.TA.H	Bi.MA.L05.06
1B1P.TA.H	Bi.MA.L06.05
1B1P.TA.H	Bi.MA.L07.04
1B1P.TA.H	Bi.MA.L08.04
1B1P.TA.H	Bi.MA.L09.04
1B1P.TA.H	Bi.MA.L10.04
1B2P.TA.H: 10	
1B2P.TB.WCA.H	Bi.MA.L07.02
1B2P.TB.WCA.H: 1	
1B2P.TB.WCA	Bi.MA.L06.04
1B2P.TB.WCA: 1	
2B4P.TA.M	Bi.SO.L00.01
2B4P.TA.M: 1	
2B4P.TA.M.H	Bi.SO.L00.02
2B4P.TA.M.H: 1	
2B4P.TB	Bi.MA.L08.02
2B4P.TB	Bi.MA.L09.02
2B4P.TB	Bi.MA.L10.02
2B4P.TB: 3	
2B4P.TB.H	Bi.MA.L01.02
2B4P.TB.H	Bi.MA.L07.03
2B4P.TB.H	Bi.MA.L08.03
2B4P.TB.H	Bi.MA.L09.03
2B4P.TB.H	Bi.MA.L10.03
2B4P.TB.H: 5	
2B4P.TC	Bi.MA.L02.02
2B4P.TC	Bi.MA.L03.02
2B4P.TC	Bi.MA.L04.02
2B4P.TC	Bi.MA.L05.02
2B4P.TC	Bi.MA.L06.02
2B4P.TC	Bi.SO.L01.03
2B4P.TC: 6	
2B4P.TC.H	Bi.MA.L02.05
2B4P.TC.H	Bi.MA.L03.05
2B4P.TC.H	Bi.MA.L04.05
2B4P.TC.H	Bi.MA.L05.05
2B4P.TC.H: 4	

2B4P.TD	Bi.MA.L02.03
2B4P.TD	Bi.MA.L03.03
2B4P.TD	Bi.MA.L04.03
2B4P.TD	Bi.MA.L05.03
2B4P.TD	Bi.MA.L06.03
2B4P.TD	Bi.SO.L01.04
2B4P.TD: 6	
2B4P.TD.H	Bi.MA.L02.04
2B4P.TD.H	Bi.MA.L03.04
2B4P.TD.H	Bi.MA.L04.04
2B4P.TD.H	Bi.MA.L05.04
2B4P.TD.H: 4	
Grand total: 52	

TOTAL NUMBER OF UNIT TYPES = 6

### Note:

- Handed units are mirrored images and as such, are the same unit type ie, 1B1P.TA is the same unit as 1B1P.TA.H

### Note:

- localised wheelchair units have become superceded as part of this addendum, being re-distributed to Plot F and in Plot i via 1B2P.TB.WCA.

Bi - Storage and Bedroom Schedule			
Name	Space	Occupancy	Area
1B1P.TA	Bedroom 01	Single	11.3m <sup>2</sup>
1B1P.TA	Store		1.5 m <sup>2</sup>
1B2P.TB.WCA			
1B2P.TB.WCA	Bedroom 01	Double	15.3m <sup>2</sup>
1B2P.TB.WCA			
1B2P.TB.WCA	Store		1.5m <sup>2</sup>
2B4P.TA.M			
2B4P.TA.M	Bedroom 01	Double	13.3 m <sup>2</sup>
2B4P.TA.M	Bedroom 02	Double	13.8 m <sup>2</sup>
2B4P.TA.M	Store		2.0 m <sup>2</sup>
2B4P.TB			
2B4P.TB	Bedroom 01	Double	15m <sup>2</sup>
2B4P.TB	Bedroom 02	Double	11.3m <sup>2</sup>
2B4P.TB	Store		2.1 m <sup>2</sup>
2B4P.TC			
2B4P.TC	Bedroom 01	Double	11.6 m <sup>2</sup>
2B4P.TC	Bedroom 02	Double	11.7 m <sup>2</sup>
2B4P.TC	Store		2.2 m <sup>2</sup>
2B4P.TD			
2B4P.TD	Bedroom 01	Double	15.2m <sup>2</sup>
2B4P.TD	Bedroom 02	Double	11.5m <sup>2</sup>
2B4P.TD	Store		2.1 m <sup>2</sup>

### Note:

- Same storage and bedroom areas for all handed units  
- For wheel chair adapted layouts, refer to drawings for storage area



# Accommodation Mix

## Plot H1 + H2 Unit Schedule

BH1/2 - NIA Residential Room Schedule										
Plot	Level	Number	Type	Occupancy	Dwelling Tenure	Aspect	Core	Part M4	Bedrooms	Habitable Rooms
Plot H	BH 01	BH1.SR.L01.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 01	BH1.SR.L01.02	3B6P.TA	3B6P	Social Rent	Dual	BH1	(2)	3	5
Plot H	BH 01	BH1.SR.L01.03	2B4P.TB.M	2B4P	Social Rent	Dual	BH1	(2)	1	2
Plot H	BH 01	BH1.SR.L01.04	4B7P.TB.M	4B7P	Social Rent	Dual	BH1	(2)	4	4
Plot H	BH 01	BH1.SR.L01.05	4B7P.TB.M	4B7P	Social Rent	Dual	BH1	(2)	4	4
Plot H	BH 01	BH1.SR.L01.06	4B7P.TA.M	4B7P	Social Rent	Dual	BH1	(2)	4	4
Plot H	BH 01	BH2.SR.L01.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3
Plot H	BH 01	BH2.SR.L01.02	3B6P.TA.H	3B6P	Social Rent	Dual	BH2	(2)	3	5
Plot H	BH 01	BH2.SR.L01.03	2B4P.TB.M.H	2B4P	Social Rent	Dual	BH2	(2)	1	2
Plot H	BH 01	BH2.SR.L01.04	4B7P.TB.M.H	4B7P	Social Rent	Dual	BH2	(2)	4	4
Plot H	BH 01	BH2.SR.L01.05	4B7P.TB.M.H	4B7P	Social Rent	Dual	BH2	(2)	4	4
Plot H	BH 01	BH2.SR.L01.06	4B7P.TA.M.H	4B7P	Social Rent	Dual	BH2	(2)	4	4
BH 01: 12									36	44
Plot H	BH 02	BH1.SR.L02.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 02	BH1.SR.L02.02	3B6P.TA	3B6P	Social Rent	Dual	BH1	(2)	3	5
Plot H	BH 02	BH1.SR.L02.03	2B4P.TB.M	2B4P	Social Rent	Dual	BH1	(2)	1	1
Plot H	BH 02	BH1.SR.L02.04	4B7P.TB.M	4B7P	Social Rent	Dual	BH1	(2)	0	2
Plot H	BH 02	BH1.SR.L02.05	4B7P.TB.M	4B7P	Social Rent	Dual	BH1	(2)	0	2
Plot H	BH 02	BH1.SR.L02.06	4B7P.TA.M	4B7P	Social Rent	Dual	BH1	(2)	0	2
Plot H	BH 02	BH2.SR.L02.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3
Plot H	BH 02	BH2.SR.L02.02	3B6P.TA.H	3B6P	Social Rent	Dual	BH2	(2)	3	5
Plot H	BH 02	BH2.SR.L02.03	2B4P.TB.M.H	2B4P	Social Rent	Dual	BH2	(2)	1	1
Plot H	BH 02	BH2.SR.L02.04	4B7P.TB.M.H	4B7P	Social Rent	Dual	BH2	(2)	0	2
Plot H	BH 02	BH2.SR.L02.05	4B7P.TB.M.H	4B7P	Social Rent	Dual	BH2	(2)	0	2
Plot H	BH 02	BH2.SR.L02.06	4B7P.TA.M.H	4B7P	Social Rent	Dual	BH2	(2)	0	2
BH 02: 12									12	30
Plot H	BH 03	BH1.SR.L03.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 03	BH1.SR.L03.02	3B4P.TA.WCA	3B4P WCA	Social Rent	Dual	BH1	(3)b	3	5
Plot H	BH 03	BH1.SR.L03.03	3B5P.TA	3B5P	Social Rent	Dual	BH1	(2)	3	5
Plot H	BH 03	BH1.SR.L03.04	1B2P.TA	1B2P	Social Rent	Dual	BH1	(2)	1	2
Plot H	BH 03	BH1.SR.L03.05	2B3P.TA	2B3P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 03	BH2.SR.L03.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3
Plot H	BH 03	BH2.SR.L03.02	3B4P.TA.WCA.H	3B4P WCA	Social Rent	Dual	BH2	(3)b	3	5
Plot H	BH 03	BH2.SR.L03.03	3B5P.TA.H	3B5P	Social Rent	Dual	BH2	(2)	3	5
Plot H	BH 03	BH2.SR.L03.04	1B2P.TA.H	1B2P	Social Rent	Dual	BH2	(2)	1	2
Plot H	BH 03	BH2.SR.L03.05	2B3P.TA.H	2B3P	Social Rent	Dual	BH2	(2)	2	3
BH 03: 10									22	36
Plot H	BH 04	BH1.SR.L04.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 04	BH1.SR.L04.02	3B4P.TA.WCA	3B4P WCA	Social Rent	Dual	BH1	(3)b	3	5
Plot H	BH 04	BH1.SR.L04.03	3B5P.TA	3B5P	Social Rent	Dual	BH1	(2)	3	5
Plot H	BH 04	BH1.SR.L04.04	1B2P.TA	1B2P	Social Rent	Dual	BH1	(2)	1	2
Plot H	BH 04	BH1.SR.L04.05	2B3P.TA	2B3P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 04	BH2.SR.L04.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3
Plot H	BH 04	BH2.SR.L04.02	3B4P.TA.WCA.H	3B4P WCA	Social Rent	Dual	BH2	(3)a	3	5
Plot H	BH 04	BH2.SR.L04.03	3B5P.TA.H	3B5P	Social Rent	Dual	BH2	(2)	3	5
Plot H	BH 04	BH2.SR.L04.04	1B2P.TA.H	1B2P	Social Rent	Dual	BH2	(2)	1	2
Plot H	BH 04	BH2.SR.L04.05	2B3P.TA.H	2B3P	Social Rent	Dual	BH2	(2)	2	3
BH 04: 10									22	36
Plot H	BH 05	BH1.SR.L05.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 05	BH1.SR.L05.02	3B4P.TA.WCA	3B4P WCA	Social Rent	Dual	BH1	(3)b	3	5
Plot H	BH 05	BH1.SR.L05.03	3B5P.TA	3B5P	Social Rent	Dual	BH1	(2)	3	5
Plot H	BH 05	BH1.SR.L05.04	1B2P.TA	1B2P	Social Rent	Dual	BH1	(2)	1	2
Plot H	BH 05	BH1.SR.L05.05	2B3P.TA	2B3P	Social Rent	Dual	BH1	(2)	2	3
Plot H	BH 05	BH2.SR.L05.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3
Plot H	BH 05	BH2.SR.L05.02	3B4P.TA.WCA.H	3B4P WCA	Social Rent	Dual	BH2	(3)b	3	5
Plot H	BH 05	BH2.SR.L05.03	3B5P.TA.H	3B5P	Social Rent	Dual	BH2	(2)	3	5
Plot H	BH 05	BH2.SR.L05.04	1B2P.TA.H	1B2P	Social Rent	Dual	BH2	(2)	1	2
Plot H	BH 05	BH2.SR.L05.05	2B3P.TA.H	2B3P	Social Rent	Dual	BH2	(2)	2	3
BH 05: 10									22	36

BH1/2 - NIA Residential Area...	Area
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	45.1 m <sup>2</sup>
	68.2 m <sup>2</sup>
	68.2 m <sup>2</sup>
	65.1 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	45.1 m <sup>2</sup>
	68.2 m <sup>2</sup>
	68.2 m <sup>2</sup>
	65.1 m <sup>2</sup>
	855.0 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	33.9 m <sup>2</sup>
	54.7 m <sup>2</sup>
	54.8 m <sup>2</sup>
	65.4 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	33.9 m <sup>2</sup>
	54.7 m <sup>2</sup>
	54.8 m <sup>2</sup>
	65.4 m <sup>2</sup>
	779.7 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	89.6 m <sup>2</sup>
	54.7 m <sup>2</sup>
	65.5 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.6 m <sup>2</sup>
	90.2 m <sup>2</sup>
	54.7 m <sup>2</sup>
	65.5 m <sup>2</sup>
	782.0 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	90.1 m <sup>2</sup>
	54.7 m <sup>2</sup>
	65.5 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	90.2 m <sup>2</sup>
	54.7 m <sup>2</sup>
	65.5 m <sup>2</sup>
	782.7 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	90.2 m <sup>2</sup>
	54.7 m <sup>2</sup>
	65.5 m <sup>2</sup>
	76.2 m <sup>2</sup>
	104.8 m <sup>2</sup>
	90.2 m <sup>2</sup>
	54.7 m <sup>2</sup>
	65.5 m <sup>2</sup>
	782.8 m <sup>2</sup>



# Accommodation Mix

## Plot H1 + H2 Unit Schedule

Plot H	BH 06	BH1.SR.L06.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3	76.2 m <sup>2</sup>
Plot H	BH 06	BH1.SR.L06.02	3B4P.TA.WCA	3B4P WCA	Social Rent	Dual	BH1	(3)b	3	5	104.8 m <sup>2</sup>
Plot H	BH 06	BH1.SR.L06.03	3B5P.TA	3B5P	Social Rent	Dual	BH1	(2)	3	5	90.2 m <sup>2</sup>
Plot H	BH 06	BH1.SR.L06.04	1B2P.TA	1B2P	Social Rent	Dual	BH1	(2)	1	2	54.7 m <sup>2</sup>
Plot H	BH 06	BH1.SR.L06.05	2B3P.TA	2B3P	Social Rent	Dual	BH1	(2)	2	3	65.5 m <sup>2</sup>
Plot H	BH 06	BH2.SR.L06.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3	76.2 m <sup>2</sup>
Plot H	BH 06	BH2.SR.L06.02	3B4P.TA.WCA.H	3B4P WCA	Social Rent	Dual	BH2	(3)b	3	5	104.8 m <sup>2</sup>
Plot H	BH 06	BH2.SR.L06.03	3B5P.TA.H	3B5P	Social Rent	Dual	BH2	(2)	3	5	90.2 m <sup>2</sup>
Plot H	BH 06	BH2.SR.L06.04	1B2P.TA.H	1B2P	Social Rent	Dual	BH2	(2)	1	2	54.7 m <sup>2</sup>
Plot H	BH 06	BH2.SR.L06.05	2B3P.TA.H	2B3P	Social Rent	Dual	BH2	(2)	2	3	65.5 m <sup>2</sup>
BH 06: 10									22	36	782.8 m <sup>2</sup>
Plot H	BH 07	BH1.SR.L07.01	2B4P.TA	2B4P	Social Rent	Dual	BH1	(2)	2	3	76.2 m <sup>2</sup>
Plot H	BH 07	BH1.SR.L07.02	3B4P.TA.WCA	3B4P WCA	Social Rent	Dual	BH1	(3)b	3	5	104.8 m <sup>2</sup>
Plot H	BH 07	BH1.SR.L07.03	3B5P.TA	3B5P	Social Rent	Dual	BH1	(2)	3	5	90.2 m <sup>2</sup>
Plot H	BH 07	BH1.SR.L07.04	1B2P.TA	1B2P	Social Rent	Dual	BH1	(2)	1	2	54.7 m <sup>2</sup>
Plot H	BH 07	BH1.SR.L07.05	2B3P.TA	2B3P	Social Rent	Dual	BH1	(2)	2	3	65.5 m <sup>2</sup>
Plot H	BH 07	BH2.SR.L07.01	2B4P.TA.H	2B4P	Social Rent	Dual	BH2	(2)	2	3	76.2 m <sup>2</sup>
Plot H	BH 07	BH2.SR.L07.02	3B4P.TA.WCA.H	3B4P WCA	Social Rent	Dual	BH2	(3)b	3	5	104.8 m <sup>2</sup>
Plot H	BH 07	BH2.SR.L07.03	3B5P.TA.H	3B5P	Social Rent	Dual	BH2	(2)	3	5	90.2 m <sup>2</sup>
Plot H	BH 07	BH2.SR.L07.04	1B2P.TA.H	1B2P	Social Rent	Dual	BH2	(2)	1	2	54.7 m <sup>2</sup>
Plot H	BH 07	BH2.SR.L07.05	2B3P.TA.H	2B3P	Social Rent	Dual	BH2	(2)	2	3	65.5 m <sup>2</sup>
BH 07: 10									22	36	782.8 m <sup>2</sup>
Grand total: 66									158	254	5547.7 m <sup>2</sup>

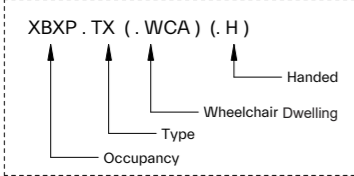


# Unit Types Schedule + Storage and Bedroom Schedule

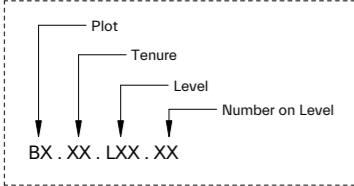
## Plot H1/2

See codes below for Name and Number:

Name:



Number:



Tenure:  
MA = Market  
SO = Shared Ownership  
SR = Social Rent

BH1/2 - Unit Types...	
Type	Number
1B2P.TA	BH1.SR.L03.04
1B2P.TA	BH1.SR.L04.04
1B2P.TA	BH1.SR.L05.04
1B2P.TA	BH1.SR.L06.04
1B2P.TA	BH1.SR.L07.04
1B2P.TA: 5	
1B2P.TA.H	BH2.SR.L03.04
1B2P.TA.H	BH2.SR.L04.04
1B2P.TA.H	BH2.SR.L05.04
1B2P.TA.H	BH2.SR.L06.04
1B2P.TA.H	BH2.SR.L07.04
1B2P.TA.H: 5	
1B2P: 10	
2B3P.TA	BH1.SR.L03.05
2B3P.TA	BH1.SR.L04.05
2B3P.TA	BH1.SR.L05.05
2B3P.TA	BH1.SR.L06.05
2B3P.TA	BH1.SR.L07.05
2B3P.TA: 5	
2B3P.TA.H	BH2.SR.L03.05
2B3P.TA.H	BH2.SR.L04.05
2B3P.TA.H	BH2.SR.L05.05
2B3P.TA.H	BH2.SR.L06.05
2B3P.TA.H	BH2.SR.L07.05
2B3P.TA.H: 5	
2B3P: 10	
2B4P.TA	BH1.SR.L01.01
2B4P.TA	BH1.SR.L02.01
2B4P.TA	BH1.SR.L03.01
2B4P.TA	BH1.SR.L04.01
2B4P.TA	BH1.SR.L05.01
2B4P.TA	BH1.SR.L06.01
2B4P.TA	BH1.SR.L07.01
2B4P.TA: 7	
2B4P.TA.H	BH2.SR.L01.01
2B4P.TA.H	BH2.SR.L02.01
2B4P.TA.H	BH2.SR.L03.01
2B4P.TA.H	BH2.SR.L04.01
2B4P.TA.H	BH2.SR.L05.01
2B4P.TA.H	BH2.SR.L06.01
2B4P.TA.H	BH2.SR.L07.01
2B4P.TA.H: 7	
2B4P.TB.M	BH1.SR.L02.03
2B4P.TB.M: 1	
2B4P.TB.M.H	BH2.SR.L02.03
2B4P.TB.M.H: 1	
2B4P: 16	
3B4P.TA.WCA	BH1.SR.L03.02
3B4P.TA.WCA	BH1.SR.L04.02
3B4P.TA.WCA	BH1.SR.L05.02
3B4P.TA.WCA	BH1.SR.L06.02
3B4P.TA.WCA	BH1.SR.L07.02
3B4P.TA.WCA: 5	
3B4P.TA.WCA.H	BH2.SR.L03.02
3B4P.TA.WCA.H	BH2.SR.L04.02
3B4P.TA.WCA.H	BH2.SR.L05.02
3B4P.TA.WCA.H	BH2.SR.L06.02
3B4P.TA.WCA.H	BH2.SR.L07.02
3B4P.TA.WCA.H: 5	
3B4P WCA: 10	

3B5P.TA	BH1.SR.L03.03
3B5P.TA	BH1.SR.L04.03
3B5P.TA	BH1.SR.L05.03
3B5P.TA	BH1.SR.L06.03
3B5P.TA	BH1.SR.L07.03
3B5P.TA: 5	
3B5P.TA.H	BH2.SR.L03.03
3B5P.TA.H	BH2.SR.L04.03
3B5P.TA.H	BH2.SR.L05.03
3B5P.TA.H	BH2.SR.L06.03
3B5P.TA.H	BH2.SR.L07.03
3B5P.TA.H: 5	
3B5P: 10	
3B6P.TA	BH1.SR.L01.02
3B6P.TA	BH1.SR.L02.02
3B6P.TA: 2	
3B6P.TA.H	BH2.SR.L01.02
3B6P.TA.H	BH2.SR.L02.02
3B6P.TA.H: 2	
3B6P: 4	
4B7P.TA.M	BH1.SR.L02.06
4B7P.TA.M: 1	
4B7P.TA.M.H	BH2.SR.L02.06
4B7P.TA.M.H: 1	
4B7P.TB.M	BH1.SR.L02.04
4B7P.TB.M	BH1.SR.L02.05
4B7P.TB.M: 2	
4B7P.TB.M.H	BH2.SR.L02.04
4B7P.TB.M.H	BH2.SR.L02.05
4B7P.TB.M.H: 2	
4B7P: 6	
Grand total: 66	

TOTAL NUMBER OF UNIT TYPES = 9

Note:  
- Handed units are mirrored images and as such, are the same unit type ie, 1B2P.TA is the same unit as 1B2P.TA.H

BH1/2 - Storage and Bedroom Schedule			
Name	Space	Occupancy	Area
1B2P.TA	Bedroom 01	Double	12.0 m <sup>2</sup>
1B2P.TA	Store		1.6 m <sup>2</sup>
2B3P.TA	Bedroom 01	Double	13.0 m <sup>2</sup>
2B3P.TA	Bedroom 02	Single	10.0 m <sup>2</sup>
2B3P.TA	Store		2.0 m <sup>2</sup>
2B4P.TA	Bedroom 01	Double	12.0 m <sup>2</sup>
2B4P.TA	Bedroom 02	Double	13.4 m <sup>2</sup>
2B4P.TA	Store		2.5 m <sup>2</sup>
2B4P.TB.M	Bedroom 01	Double	14.9 m <sup>2</sup>
2B4P.TB.M	Bedroom 02	Double	13.3 m <sup>2</sup>
2B4P.TB.M	Store		2.0 m <sup>2</sup>
3B5P.TA	Bedroom 01	Double	12.4 m <sup>2</sup>
3B5P.TA	Bedroom 02	Double	10.1 m <sup>2</sup>
3B5P.TA	Bedroom 03	Single	9.5 m <sup>2</sup>
3B5P.TA	Store		3.0 m <sup>2</sup>
3B6P.TA	Bedroom 01	Double	13.1 m <sup>2</sup>
3B6P.TA	Bedroom 02	Double	12.0 m <sup>2</sup>
3B6P.TA	Bedroom 03	Double	11.1 m <sup>2</sup>
3B6P.TA	Store		3.0 m <sup>2</sup>
3B4P.TA.WCA	Bedroom 01	Double	15.7 m <sup>2</sup>
3B4P.TA.WCA	Bedroom 02	Single	9.2 m <sup>2</sup>
3B4P.TA.WCA	Bedroom 03	Single	8.9 m <sup>2</sup>
3B4P.TA.WCA	Store		3.0 m <sup>2</sup>
4B7P.TA.M	Bedroom 01	Double	12.1 m <sup>2</sup>
4B7P.TA.M	Bedroom 02	Double	12.0 m <sup>2</sup>
4B7P.TA.M	Bedroom 03	Double	12.0 m <sup>2</sup>
4B7P.TA.M	Bedroom 04	Single	9.1 m <sup>2</sup>
4B7P.TA.M	Store		4.0 m <sup>2</sup>
4B7P.TB.M	Bedroom 01	Double	14.9 m <sup>2</sup>
4B7P.TB.M	Bedroom 02	Double	12.0 m <sup>2</sup>
4B7P.TB.M	Bedroom 03	Double	12.4 m <sup>2</sup>
4B7P.TB.M	Bedroom 04	Single	8.0 m <sup>2</sup>
4B7P.TB.M	Store		4.0 m <sup>2</sup>

Note:  
- Same storage and bedroom areas for all handed units  
- For wheel chair adapted layouts, refer to drawings for storage area



Design and Access Statement: Detailed Proposals Addendum Rev B - November '23

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