












Masterplan Layout Typical Intermediate Floor

- | | | | |
|---|--------|---|--------|
|  | 1B1P |  | 3B4P W |
|  | 1B2P |  | 3B5P |
|  | 1B2P W |  | 3B5P W |
|  | 2B3P |  | Core |
|  | 2B3P W | | |
|  | 2B4P | | |
|  | 2B4P W | | |

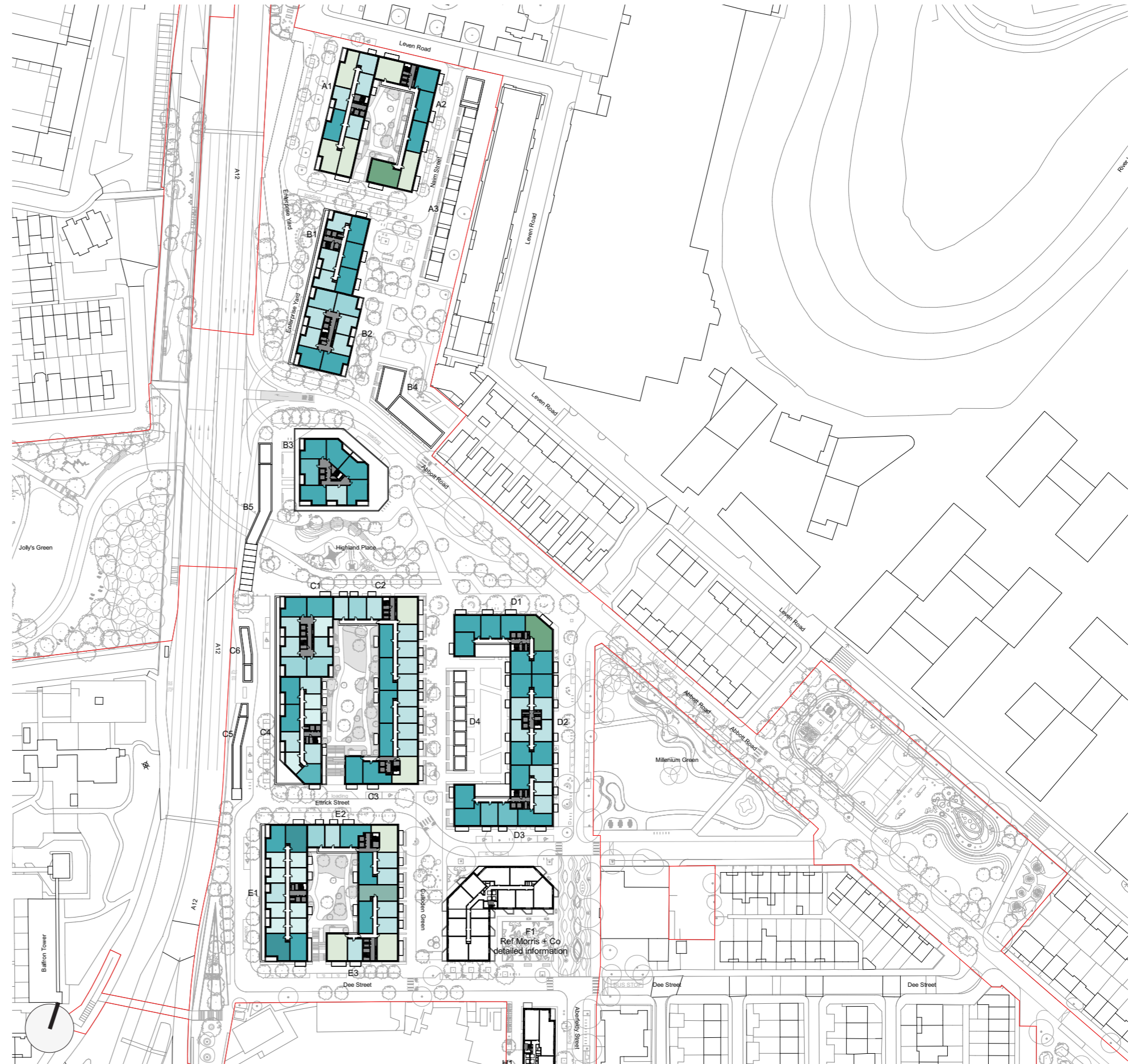


Fig.312 Typical intermediate floor plan illustrating building arrangements

Masterplan Layout Typical Upper Floor

- 1B2P
- 2B3P
- 2B4P
- Core

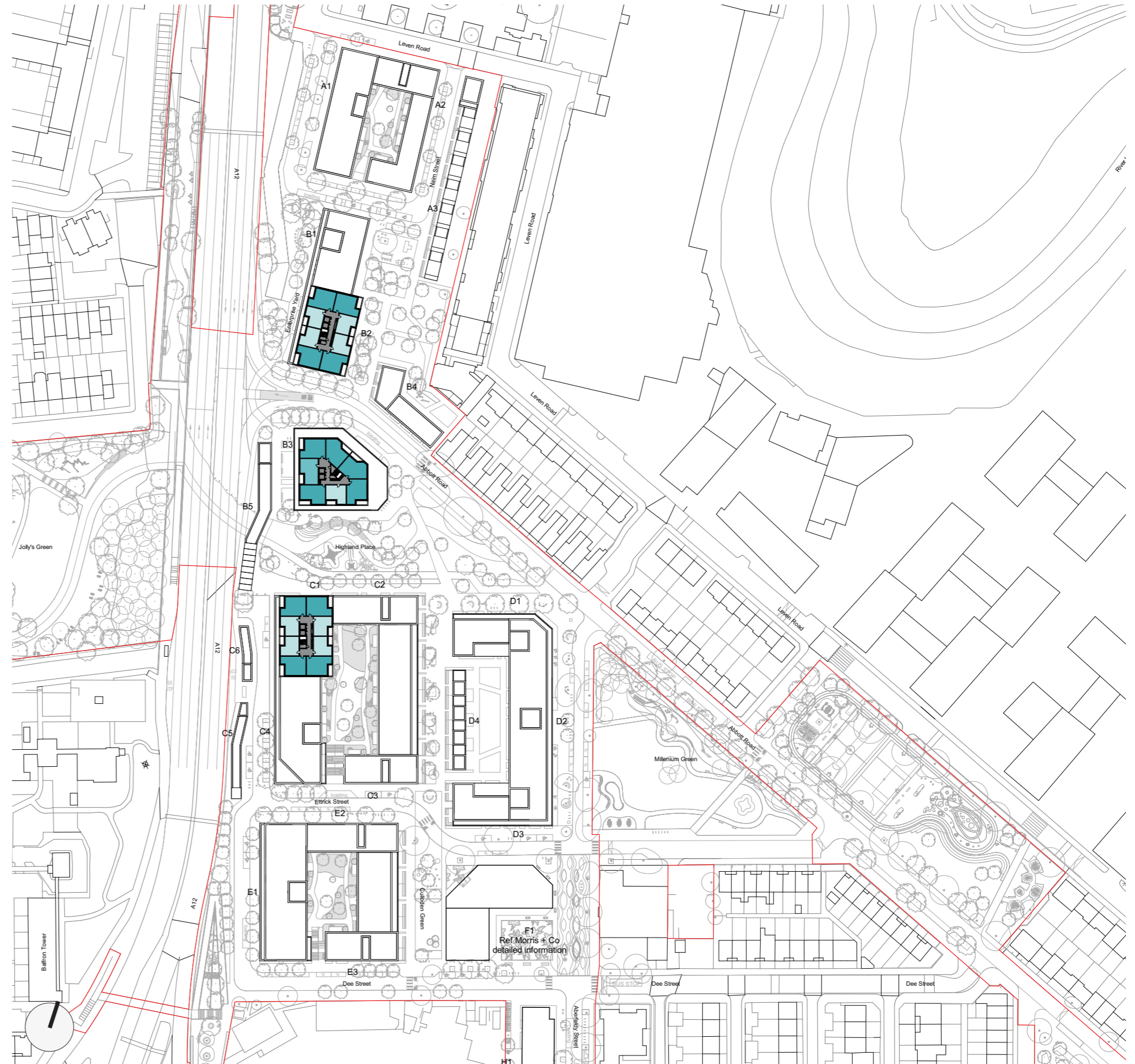


Fig.313 Typical upper floor plan illustrating building arrangements

Building Arrangement

B3

Dwelling layouts for a number of the building typologies for the illustrative masterplan within the Outline Proposals have been developed in detail to illustrate how these buildings can be arranged, and to demonstrate the quality of the new homes to be delivered within the building envelope.

Building B3 is the tallest building in the masterplan and is a private tenure building. The building has:

- Seven homes organised around a central core
- Five dual aspect homes and two single aspect homes per floor, with no north facing single aspect homes
- Two bedroom homes that benefit from dual aspect in corner positions
- Recessed balconies to all homes to ensure the private external amenity space is protected, comfortable and usable for residents
- A chamfered corner that maximises the distance to neighbouring tall building B2 (meeting the draft LBTH Tall Building SPG requirement of a minimum distance of 25m) and increases the proportion of dual aspect homes
- Homes that benefit from excellent long views in all directions at all levels within the building
- Provision of a substantial non-residential plinth on which sits beyond the residential façades, offering further protection for the lower level homes, and containing vital residents' facilities and security

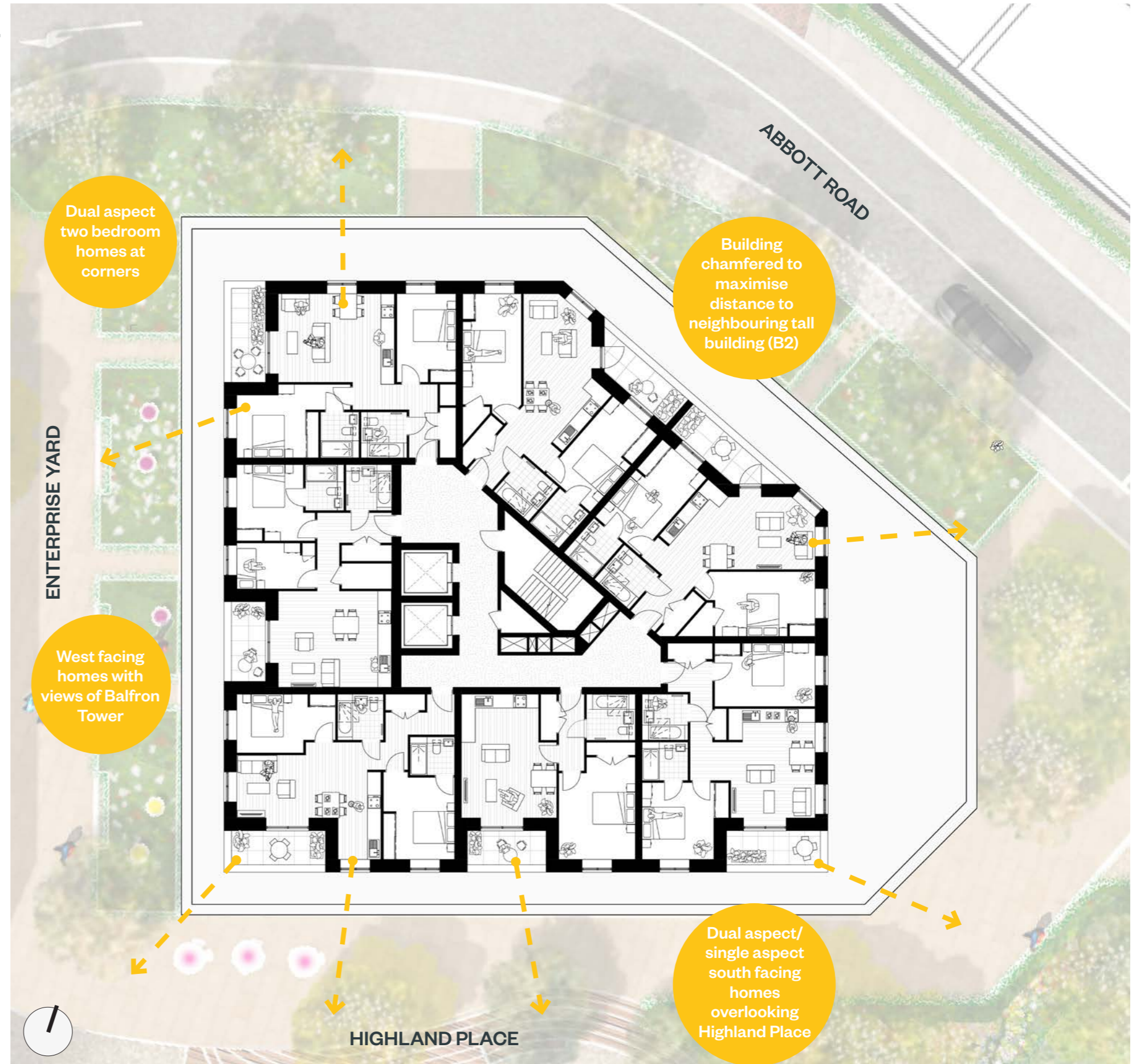


Fig.314 Typical upper floor plan of Building B3 illustrating building organisation and the internal plan of each home

Building Arrangement

B2 and C1

Building B2 and C1 sit on either side of the tallest building in the Proposed Development and are both also tall buildings at 24 storeys. These buildings have:

- Lower floors that vary to adapt to the different building typologies
- The same layouts on the upper floors
- Eight homes organised around a central core
- Four dual aspect homes and four single aspect homes on typical upper floors
- No north facing single aspect homes
- Dual aspect two bedroom homes located on the corners on typical upper floors
- Recessed balconies to all homes to ensure private external amenity space is comfortable and usable for all residents
- Two bedroom homes at the corners that benefit from long views with living/kitchen/dining spaces and balconies positioned to make the most of the dual aspect
- One bedroom homes that face west, with views of Balfon Tower, and east, overlooking podium amenity spaces and Community Lane.

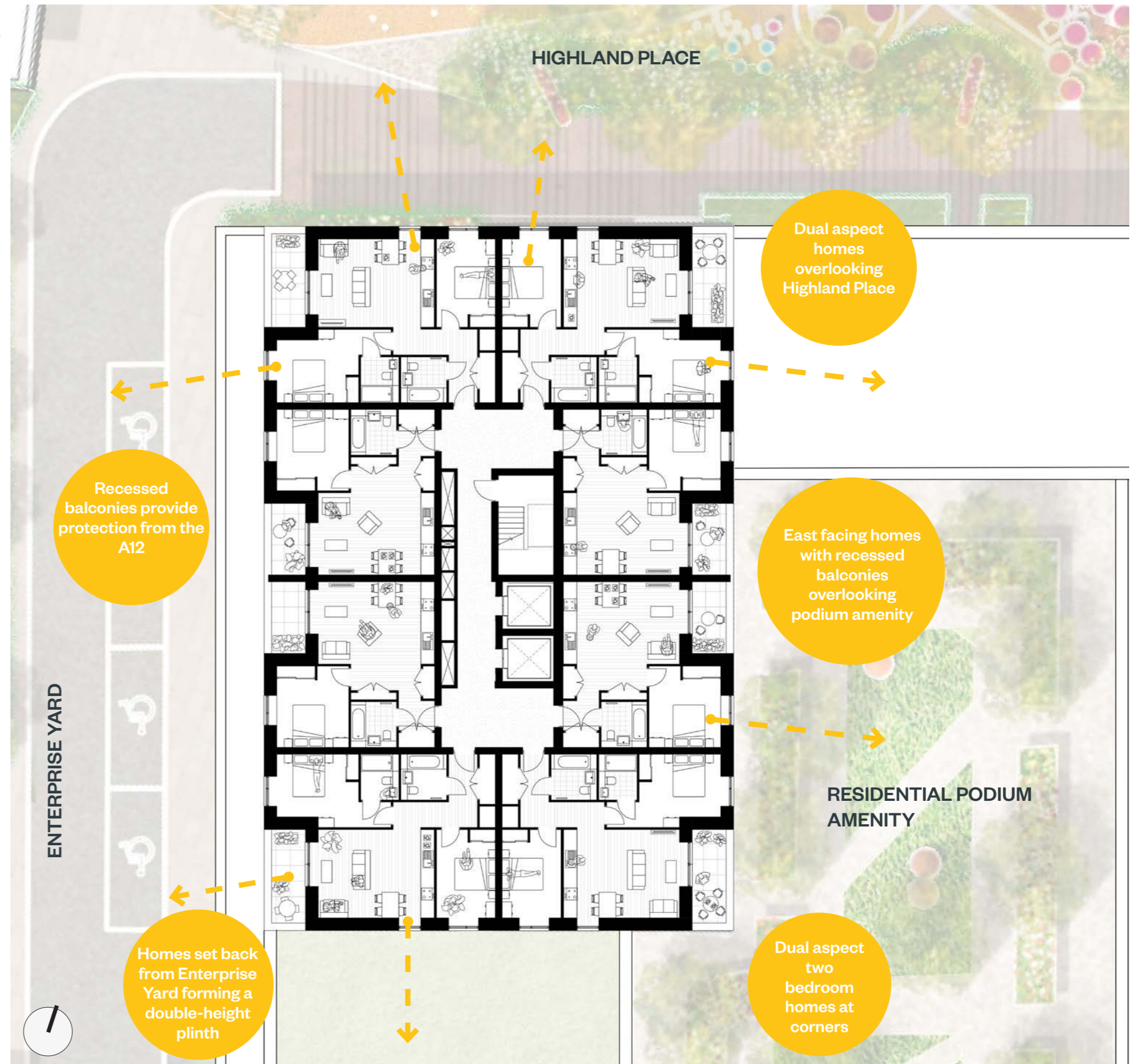


Fig.315 Typical floor plan of Building B2 and C1, illustrating building organisation and the internal plan of each home

Building Arrangement

C2

Building C2 is an 'L' shaped building which is located in the north east corner of Building C. This building type is also found in Building E2, with a different housing mix, and buildings C3 and E3, which have different orientation (facing south). The buildings have:

- A central core with natural daylight from two aspects
- A combination of internal corridor and gallery access to address the different orientation of each part of the building
- Dual aspect homes accessed by the gallery to avoid single aspect, north facing homes
- Single aspect homes on a central corridor, which face east and west
- Wide frontage, shallow flats' overlooking the residential amenity space, creating light filled interiors to each home
- Three bedroom homes located on the corner of the building, with a dual aspect living space overlooking Community Lane and Highland Place.

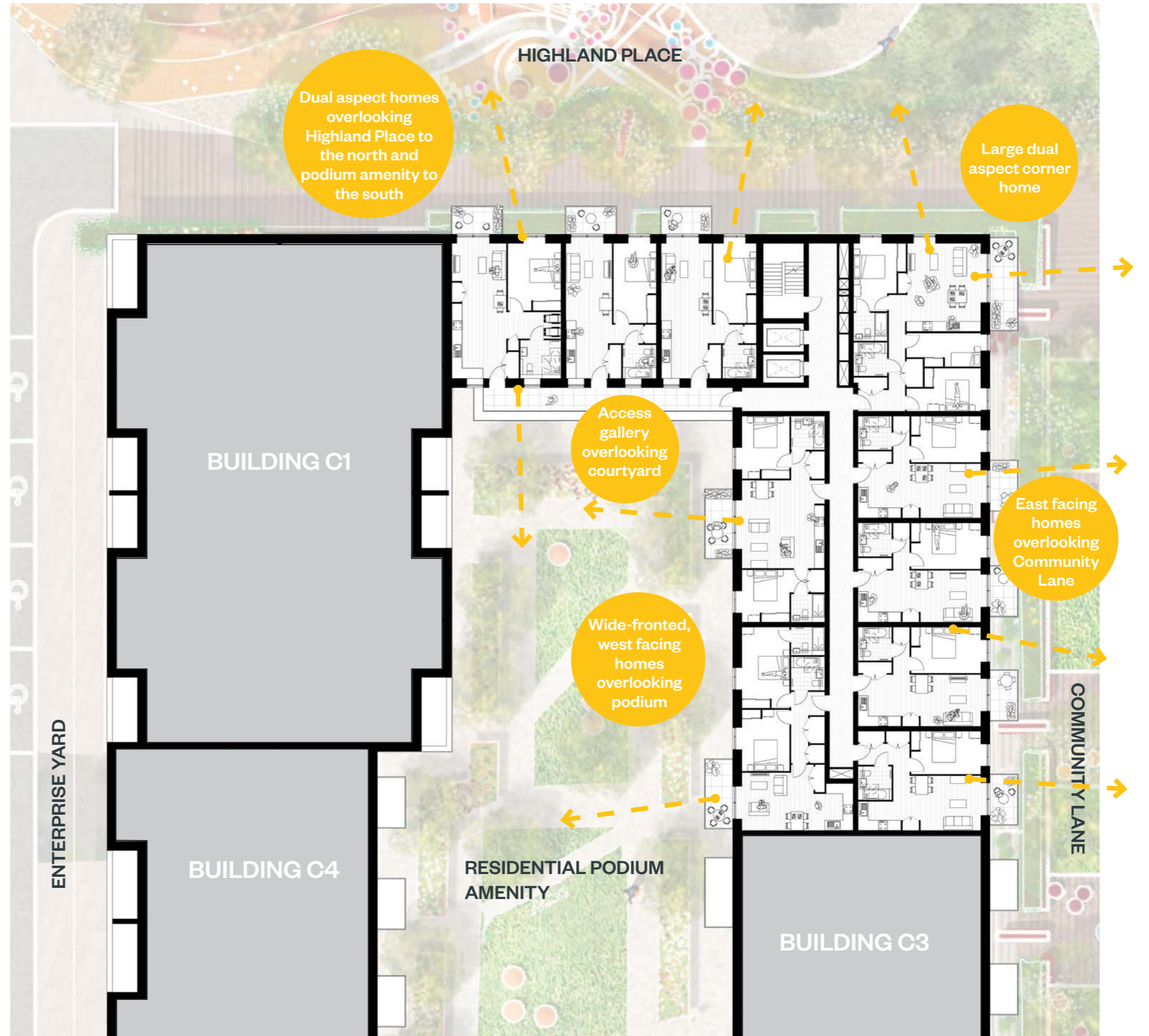


Fig.316 Typical upper floor plan of Building C2 illustrating building organisation and the internal plan of each home

