

Masterplan layout

Lower Ground Floor

The drawing on this page and those on the following pages show the illustrative masterplan building arrangements.

These drawings have been amended to show second stairs to buildings over 18m and to accommodate associated changes to core and building layouts and to escape routes. Where second stairs have been added, escape routes separated from entrance lobbies and letting out directly to fresh air have been added at lower ground floor level.

Building layouts have been developed in detail and coordinated with input from the consultant team (see page 10 of the Design and Access Statement: Masterplan). The layouts incorporate the following principles. Future Reserved Matters Applications will reflect updates to any of the policies, standards and guidance referred to below along with any new guidance and regulation applicable at the time:

- Layouts have been designed in accordance with the London Plan Housing SPG 2016
- Layouts have been designed in accordance with the LBTH's High Density Living SPD 2020 wherever possible
- In accordance with Policy D12 of the London Plan 2021, at least 10% of homes can meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. All other homes will meet requirement M4(2) 'accessible and adaptable dwellings'
- All building frontages are activated by individual residential entrances, communal entrances or non residential uses
- All homes are provided with their own private amenity space in accordance with the London Plan Housing SPG 2016
- Buildings typically have 8 homes per floor per core
- For information on the Phase A Building layouts please refer to the Design and Access Statement: Detailed Proposals and its Addendum.
















 2B4P M	 Core	 Retail
 3B4P M	 Cycle Hub	 Workspace
 3B5P M	 Estate Management Hub	
 3B6P M	 Lobby	
 4B7P H	 Post Room	
 4B7P M	 Residents Amenity Hub	
 4B8P M		


























Fig.42 Lower ground floor plan illustrating building arrangements and uses

Masterplan layout

First Floor

The drawing on this page shows the illustrative scheme at first floor level. The scheme has been updated to include second stairs in buildings over 18m.

In these buildings, the primary stair is accessed from a protected lobby with a wheelchair refuge. This lobby also provides access to fire-fighting and evacuation lifts. Risers are now accessed from corridor rather than from the lobby and second stair, and a door has been added in the corridor separating access to each stair.

 1B1P	 3B4P M	 4B7P M
 1B2P	 3B5P	 4B7P W
 1B2P W	 3B5P M	 4B8P M
 2B3P	 3B5P W	 Core
 2B3P W	 3B6P M	 Lobby
 2B4P	 4B5P	 Residents Amenity Hub
 2B4P W	 4B7P	 Workspace
 3B4P	 4B7P H	

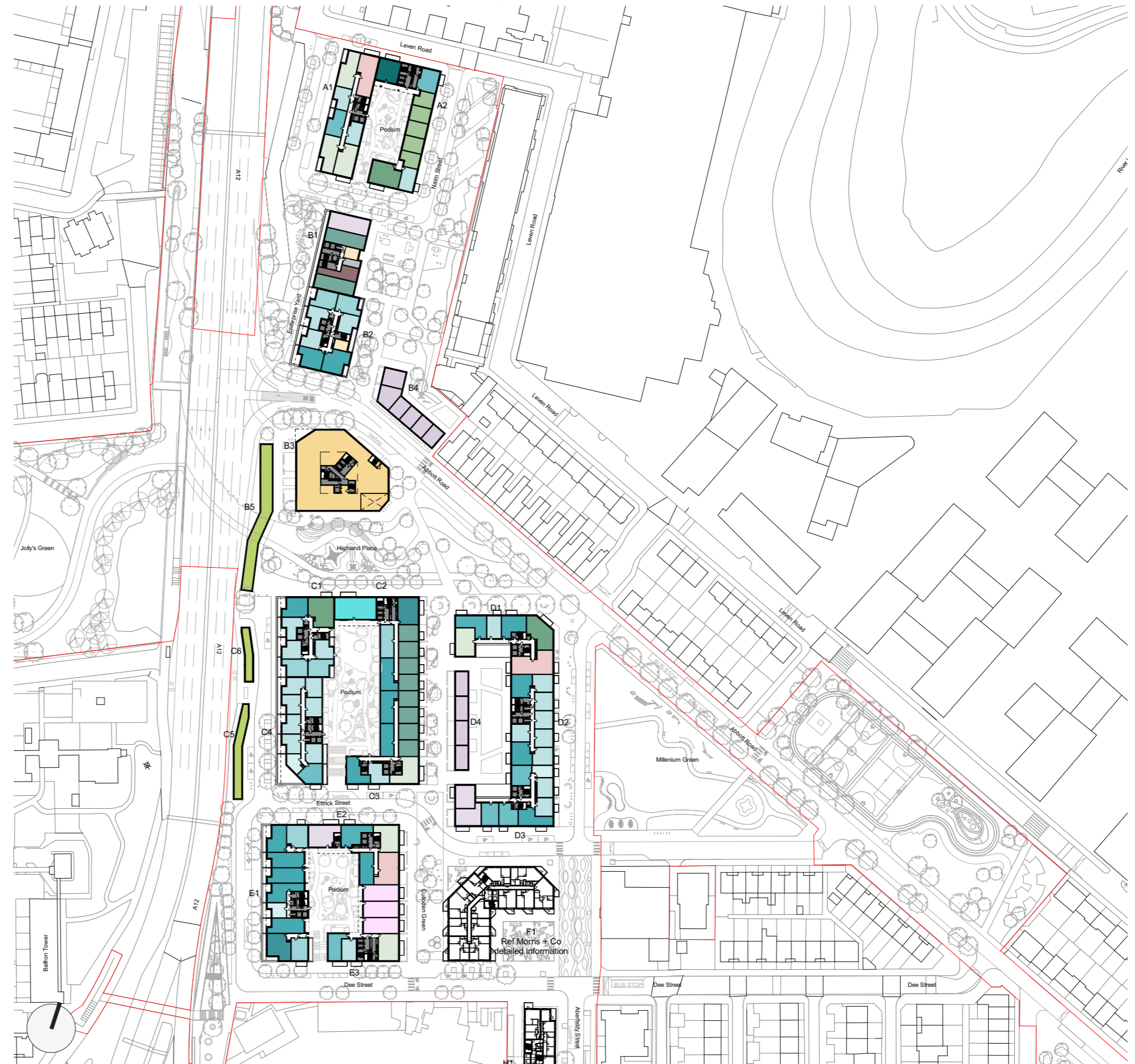


Fig.43 First floor plan illustrating building arrangements and uses

Masterplan layout

Typical Intermediate Floor

The drawing on this page shows the illustrative scheme at typical intermediate levels. The scheme has been updated to include second stairs in buildings over 18m as set out on the previous page.

Indicative building layouts shown on pages 168-170 of the Design and Access Statement: Masterplan will be further developed at Reserved Matters stages and apartment layouts will be revised to accommodate second stairs and address other guidance and regulations applicable at that time.

- 1B1P
- 1B2P
- 1B2P W
- 2B3P
- 2B3P W
- 2B4P
- 2B4P W
- 3B4P
- 3B4P W
- 3B5P
- 3B5P W
- 4B7P
- Core

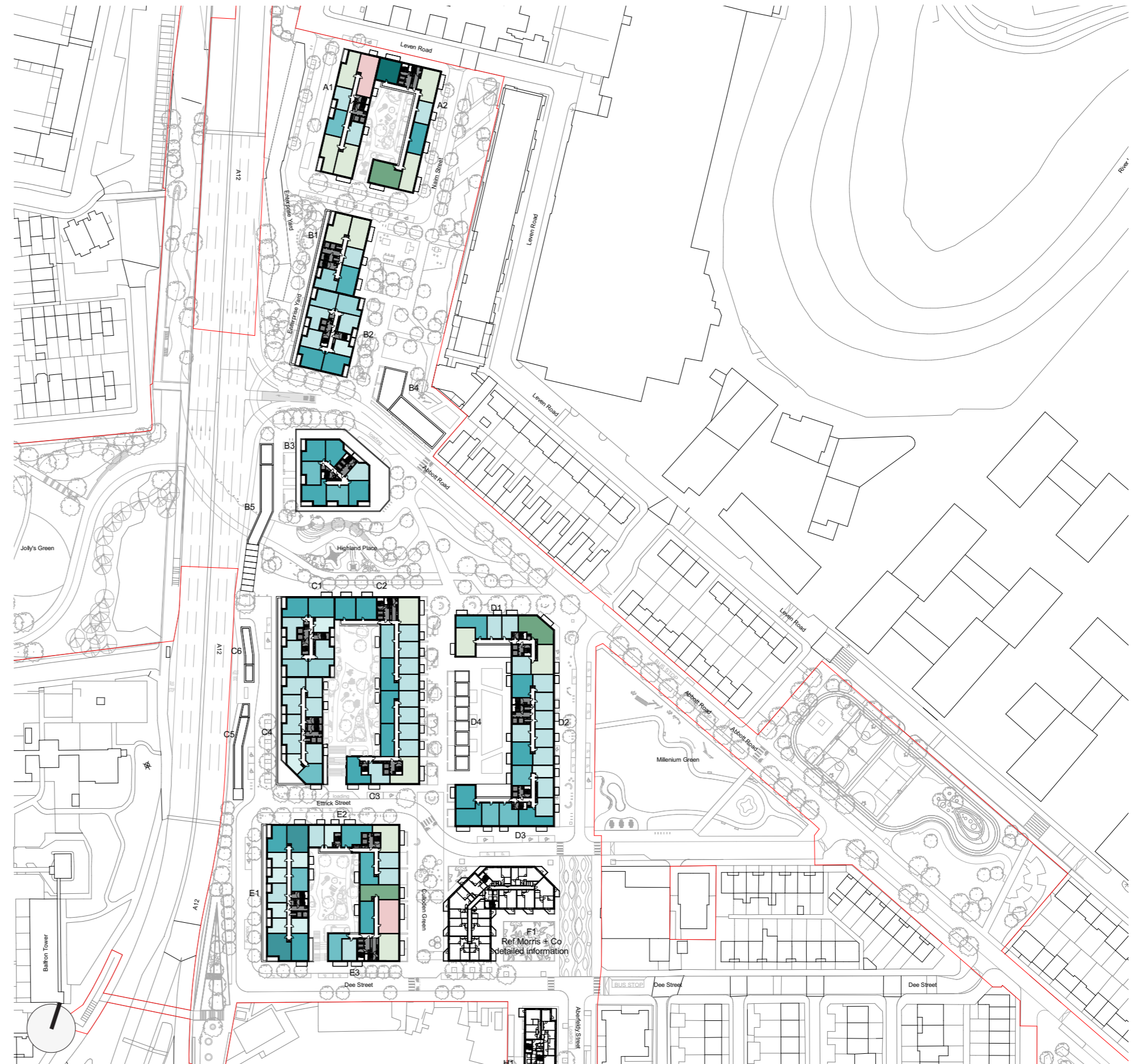


Fig.44 Typical intermediate floor plan illustrating building arrangements

Masterplan layout

Typical Upper Floor

The drawing on this page, shows the typical upper floor arrangement. Layouts of buildings over 18m shown here incorporate second stairs, lobbies and refuges as described on the previous pages.

Where buildings over 18m incorporate accessible roof-top amenity spaces, second stairs come to roof level providing access/escape to terraces.

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- Core

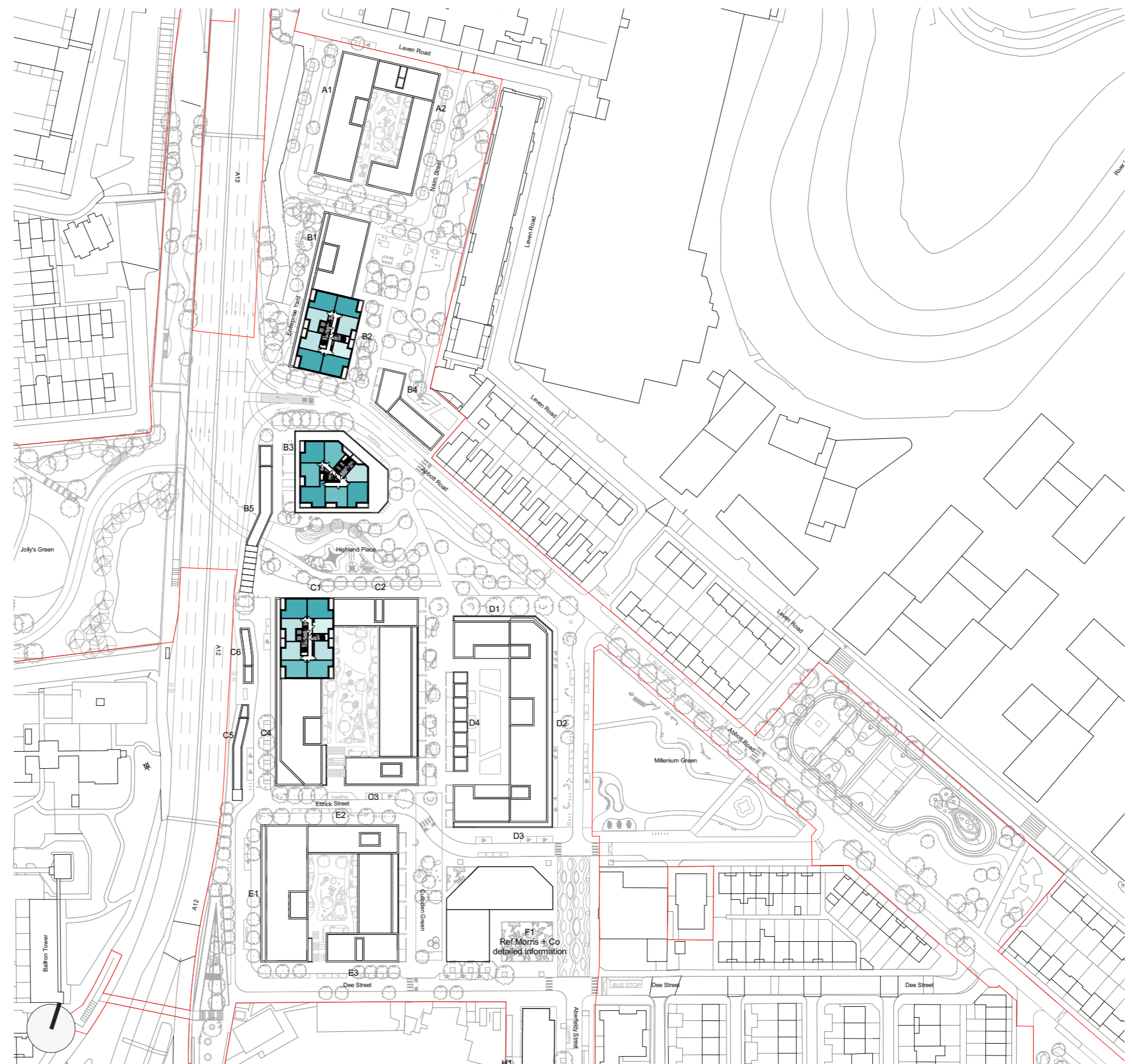


Fig.45 Typical upper floor plan illustrating building arrangements

Tenure

The Proposed Development will provide a minimum of 38.8% affordable by habitable rooms. 89% of affordable homes will be social rent and 11% will be intermediate - this will be secured through the Section 106 agreement.







The illustrative masterplan for the Outline Proposals and the Phase A Detailed Proposals demonstrate how this tenure split can be delivered over the four phases. The illustrative masterplan for the Outline Proposals is indicative only and the tenure split by phase will be agreed once each Reserved Matters Application is submitted.

The affordable homes will consist of social rent re-provision for existing residents, additional social rented homes and additional shared ownership homes.

Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered. Phase A has the highest proportion of affordable homes.

The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Large social rented family maisonettes within the courtyard buildings C and E are located at ground and first floor, with private homes above. Homes of all tenures share the communal podium amenity space.

The social rented homes are generally located in the low and mid rise buildings, with the majority of the private homes located within the towers and in buildings closer to the A12.

-  Site boundary
-  Private
-  Social rent
-  Intermediate
-  Social rent maisonettes on the lower floors
-  Intermediate homes on the lower floors

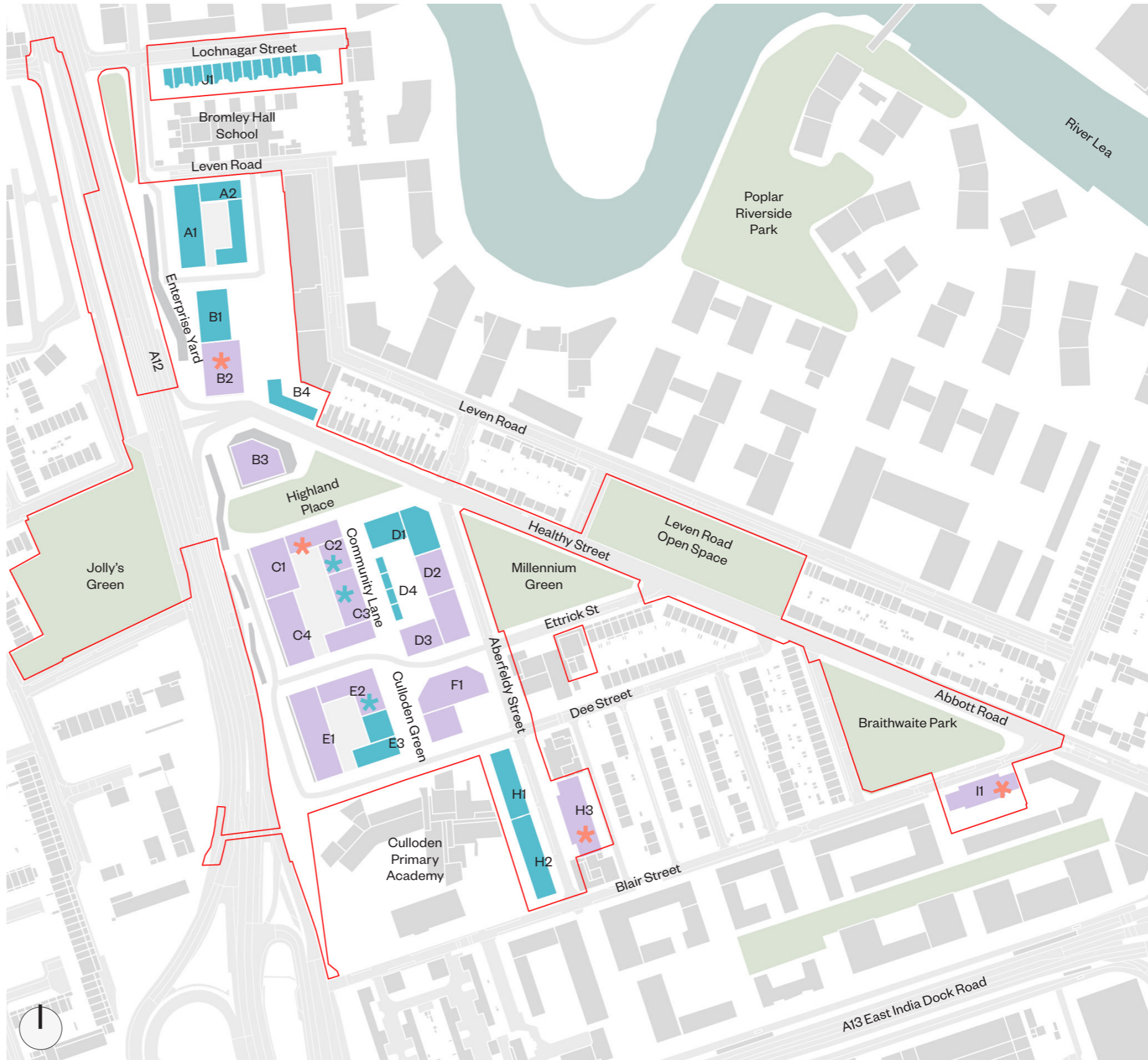


Fig.46 Diagram to illustrate site wide tenure strategy

Schedule of accommodation

The tables on this page show the proposed area and accommodation schedules for the Outline Proposals (Phases B-D) and the Detailed Proposals (Phase A).

Cycle storage requirements have been amended to respond to the revised dwelling mix. All phases meet the minimum requirements set out in the London Plan 2021 and all outline phases (B-D) meet either the London Plan 2021 or 58% occupancy, whichever is higher.

The illustrative masterplan for the Outline Proposals is indicative only. The tenure split, home mix and areas by phase may change and will be agreed through the development of detailed proposals and submission of Reserved Matter Applications for each phase.

PHASE	GIA m ² BY USE				
	Workspace	Marketing Suite	Residential	Retail	Total
A	0	294.9	27,794.9	1,148.6	29,238.4
B	667.7	0	48,429.3	286.7	51,279.0
C	1,436.3	0	51,292.2	0	54,624.5
D	0	0	16,269.0	685.6	16,954.6
TOTAL	2,104.0	295.0	143,785.0	2,121.0	148,305.0

Fig.47 Proposed area schedule - Gross internal area by use and phase

PHASES A-D SUMMARY										
		Studio	1B	2B	3B	4B	5B	6B	Total Homes	Total habitable rooms
PRIVATE	Homes	140	408	526	25	0	0	0	1099	2634
	Percent	12.7%	37.1%	47.9%	2.3%	0%	0%	0%	71.4%	61.2%
SOCIAL	Homes	0	73	88	144	54	0	4	363	1486
	Percent	0%	20.1%	24.2%	39.7%	14.9%	0%	1.1%	23.6%	34.5%
INTERMEDIATE	Homes	0	46	31	0	0	0	0	77	185
	Percent	0%	59.7%	40.3%	0%	0%	0%	0%	5%	4.3%
TOTAL	Homes	140	427	645	169	54	0	4	1539	4305
	Percent	9.1%	34.2%	41.9%	11.0%	3.5%	0%	0.3%		

Fig.48 Proposed accommodation schedule and dwelling mix

PHASE	CYCLE PARKING TYPE		
	Long Stay Residential	Long Stay Non-residential	Total
A	485	12	497
B	1,031	15	1,046
C	981	24	1,005
D	335	5	340
TOTAL	2,832	56	2,888

Fig.49 Proposed long-stay cycle storage

Phasing

The masterplan is divided into four phases. These phases are named alphabetically from A-D so as to not be confused with the phasing of the previously approved Aberfeldy Village Masterplan outline planning permission.

The first phase of the masterplan, Phase A, is the key linking phase between the last phase of the previously approved Aberfeldy Village masterplan (Phase 3), and the new Aberfeldy Village Masterplan. It includes the development of the majority of the Aberfeldy Street with a rich collection of retail units of all sizes, the Town Square, the redevelopment of Blairgowrie House, Lochnagar Street site, Braithwaite Park, Leven Road Open Space and the Allotments. This phase sees the demolition of the meanwhile buildings along Aberfeldy Street, the Aberfeldy Neighbourhood Centre and Blairgowrie House.

Phase B involves the demolition of the Nairn Street Estate in the north of the Site, and provides a variety of homes, new workspace along Enterprise Yard and new public open spaces - Nairn Square and Nairn Park. This phase also includes the development of Highland Place, the repurposing of the vehicular underpass and the Slip Road, works to Jolly's Green and the underbridge to establish a direct connection to Jolly's Green, and the delivery of the neighbourhood landmark tower, B3, which is home to the Residents' Hub and Concierge.

Phase C includes a large proportion of residential development in the form of two large urban courtyard buildings with raised podium gardens and car parks beneath. This phase also delivers a large quantum of the proposed workspace and the improvements to the Dee Street underpass. The buildings demolished in the phase include those along the western portion of Balmore Close, Kibrennan House and Tartan House.

Phase D will see the completion of the remainder of the High Street with a residential courtyard building, D. The buildings demolished in the phase include the buildings along the eastern portion of Balmore Close and Jura House.

- Site boundary
- Phase A - March 2025 to April 2028
- Phase B - April 2027 - May 2032
- Phase C - September 2031 to February 2037
- Phase D - September 2031 to February 2037

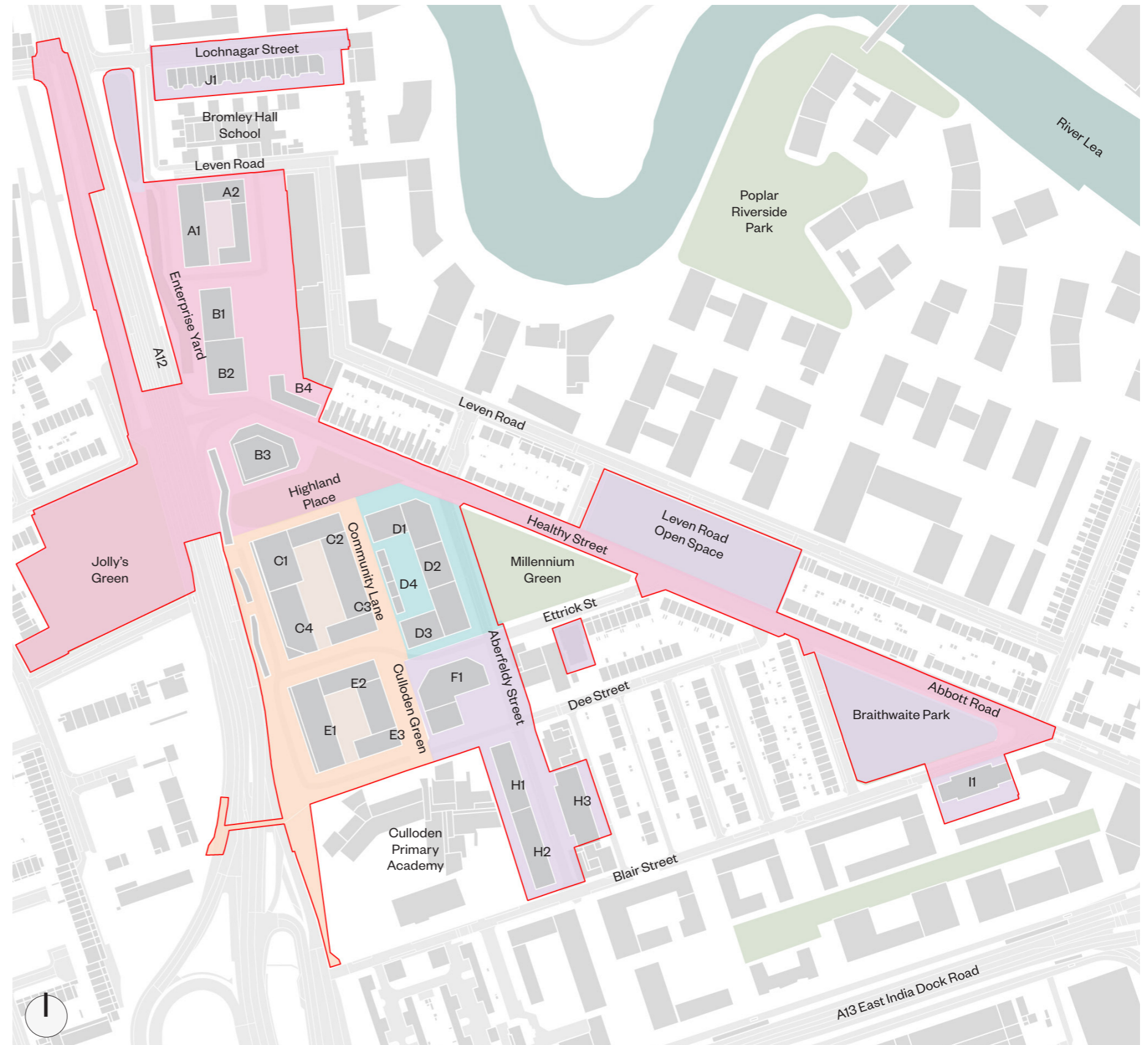


Fig.50 Diagram to illustrate site wide tenure strategy