

# Citroen Site

## Brentford

Document Name:  
Prepared by:  
Date Submitted:

Design and Access Statement Addendum  
Hawkins \ Brown  
April 2018





# Client and Design Team

## Client



**BECAUSE HOMES MATTER**

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# EXECUTIVE SUMMARY

## Preface to the Amended Scheme

This Design and Access Statement Addendum has been prepared by Hawkins Brown Architects on behalf of London and Quadrant (L&Q) - (the 'Applicant') for the Greater London Authority (GLA). This Design and Access Statement Addendum should be read in conjunction with the original Design and Access Statement (November 2017) which was written in support of planning application 01508/A/P6 for the Citroen Site, Brentford.

A planning application for full planning permission for the mixed use redevelopment of the Citroen Site was submitted in November 2017 and was for the following description of development:

Redevelopment of the site to provide a mixed use scheme of 427 residential units (Class C3) including 40% affordable housing with ancillary facilities, flexible uses (within Classes A1,A2,A3 and B1) and a Nursery (Class D1). Comprising buildings of 12,13,15,16 and 18 storeys in height, with associated cycle and car parking, playspace, landscaping and public realm improvements.

The London Borough of Hounslow resolved to refuse permission for this application on 16 February 2018. On 26 February 2018 the Mayor of London notified that he would act as the Local Planning Authority for the purposes of determining the planning application.

Further to this decision and as a result of discussions with the GLA it is proposed that a number of amendments are made to the development prior to the determination of the planning application by the Mayor of London.

This Design and Access Statement Addendum sets out each of the proposed amendments to the scheme. The amendments include:

- Increasing the height of Core 3 by 2 storeys and the number of units to 441.
- Increasing the percentage of affordable housing to 50%.
- Increasing the size of the 5 houses from two bed four person (2B4P) to three bed five person (3B5P) units.
- Increasing the family units within the affordable rented tenure
- Relocating the residents' gym to further activate the frontage to the north-east side of the site.
- Relocating the CHP to the former position of the residents' gym.
- Alterations to windows and glazing to increase daylight levels.
- Reducing the amount of on-site car parking.
- Increasing the amount of cycle storage to accord with the Draft New London Plan (2017).

This design addendum is to be read in conjunction with the accompanying updated consultant addendums and reports prepared by the design team. These documents seek to address and clarify points raised in the GLA planning reports dated 15th Jan 2018 and 26th Feb 2018 in respect to application no. 01508/A/P6.



Proposed Aerial View

## Scheme Overview - The Amended Proposed Development

The amended description of development is as follows:

Redevelopment of the site to provide a mixed use scheme of 441 residential units (Class C3) including 50% affordable housing with ancillary facilities, flexible uses (within Classes A1, A2, A3 and B1) and a nursery (Class D1). Comprising buildings of 12, 13, 16, 17 and 18 storeys in height, with associated cycle parking, car parking, playspace, landscaping and public realm improvements.

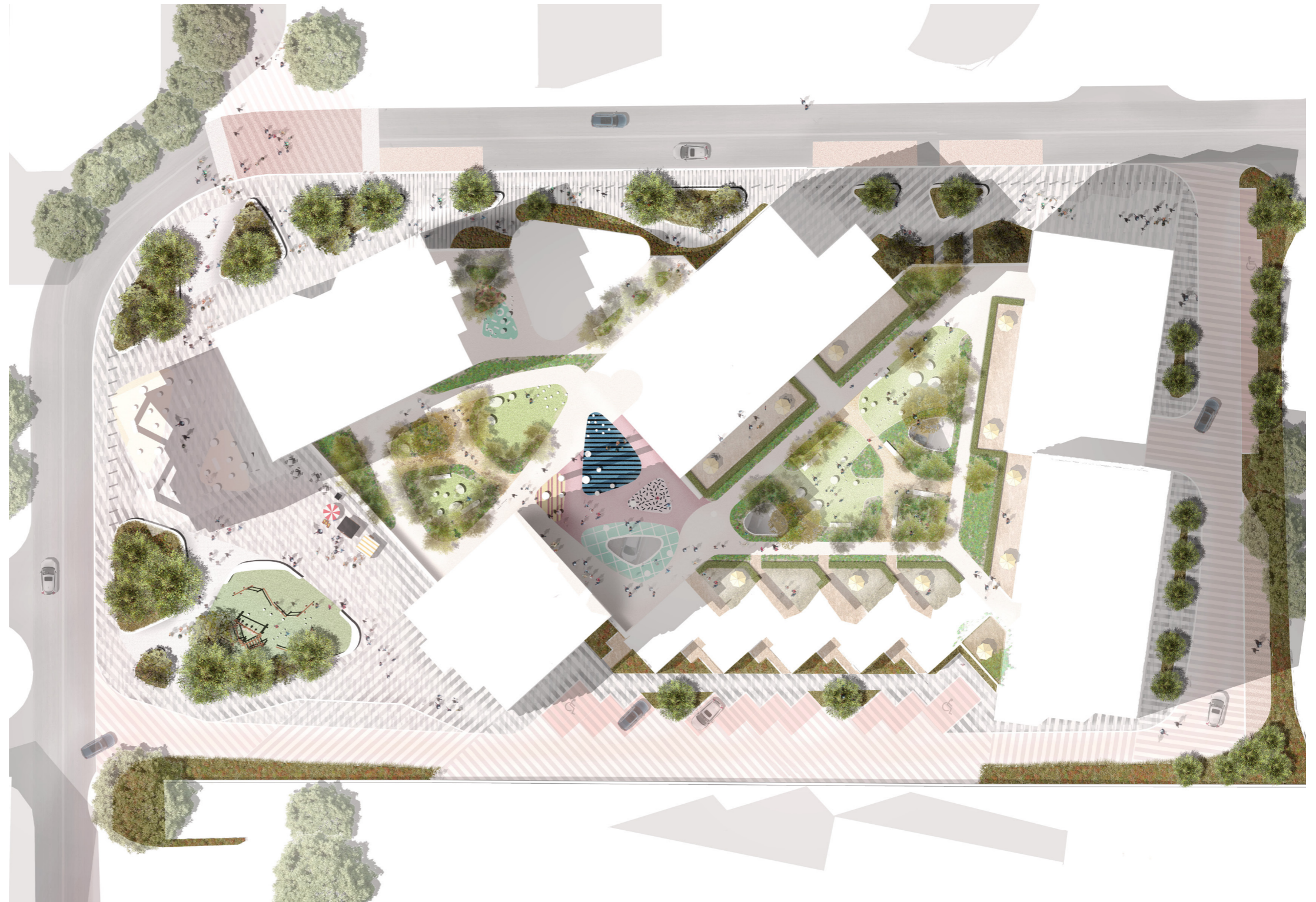
Please refer to the following revised planning drawings which accompany this document as part of the full application:

HB1699\_DWG\_PL\_XX\_20\_100 - 118  
HB1699\_DWG\_PL\_XX\_01\_20\_300 - 303  
HB1699\_DWG\_PL\_XX\_0203\_20\_300 - 303  
HB1699\_DWG\_PL\_XX\_0405\_20\_300 - 303  
HB 1699\_DWG\_PL\_XX\_00\_100 - 103  
HB 1699\_DWG\_PL\_XX\_01\_20\_200 - 201  
HB 1699\_DWG\_PL\_XX\_0203\_20\_200 - 202  
HB 1699\_DWG\_PL\_XX\_0405\_20\_200 - 201

The development has been purposefully designed to be tenure blind.

This 'tenure-blind' approach is manifest in the architecture through a carefully considered material and design quality. There are three main buildings which are broken down into a series of five separate character blocks, each affiliated to separate communal entrances and cores. The design reinforces neighbourhood identity and a sense of belonging. The buildings have been planned to promote good views and daylighting with maximised dual aspect and the total avoidance of any north facing single aspect units.

A third of the site area continues to be allocated to the creation of a new public plaza which will become the centrepiece and destination square for the local community.



Proposed Masterplan

# EXECUTIVE SUMMARY

A podium level landscape, provided across two main courtyard gardens, provides attractive and convenient external amenity and play areas for residents. This allows public and residents' areas to have clear and separate identities. Whilst there will be an inferred visual connection between ground and podium levels, the podium space will only be accessible to residents.

The scheme promotes cycle usage for both residents and visitors. Full provision of covered cycle storage has been made predominantly at podium level affiliated to each residential core. Beneath the podium level a total of five House units have been incorporated along a new neighbourhood street.



Proposed Aerial View





# 1.0 INTRODUCTION

## 1.1 Proposed Accommodation

### Residential Accommodation

The total number of new homes provided is 441.

Accommodation is broken down as follows:

66	Affordable Rent units
152	Intermediate Housing units
223	Market Sales units

The preferred mix has been developed by the client with regards to the design constraints and opportunities the site provides. The scheme provides 50% affordable housing on a habitable rooms basis, which is in accordance with the policies in the London Plan, Draft New London Plan, and LB Hounslow policies.

Overall the accommodation mix provided is:

(Original application in brackets)

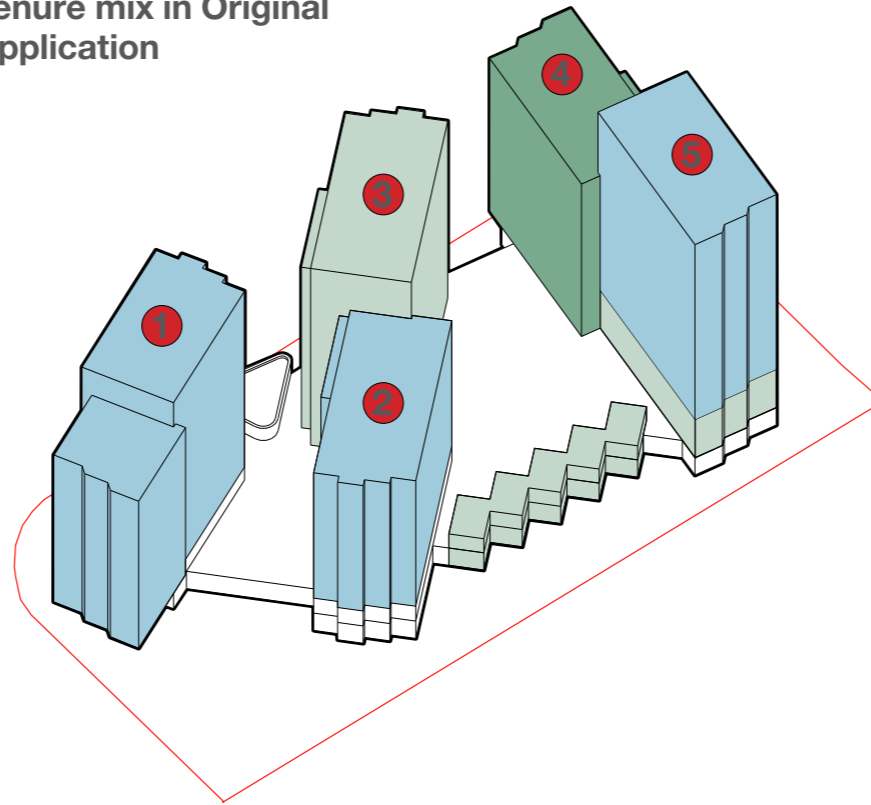
3 Bed units:	6%	(5%)
2 Bed units:	51%	(52%)
1 Bed units:	40%	(39%)
Studios:	3%	(3%)

10% of the total of new homes will be sized to be M4(3) 'Wheelchair user dwellings' in line with the London Plan and Draft New London Plan.

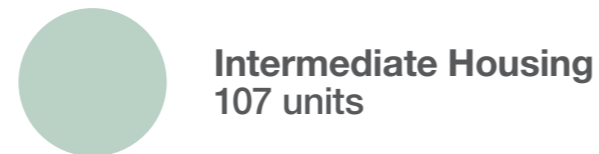
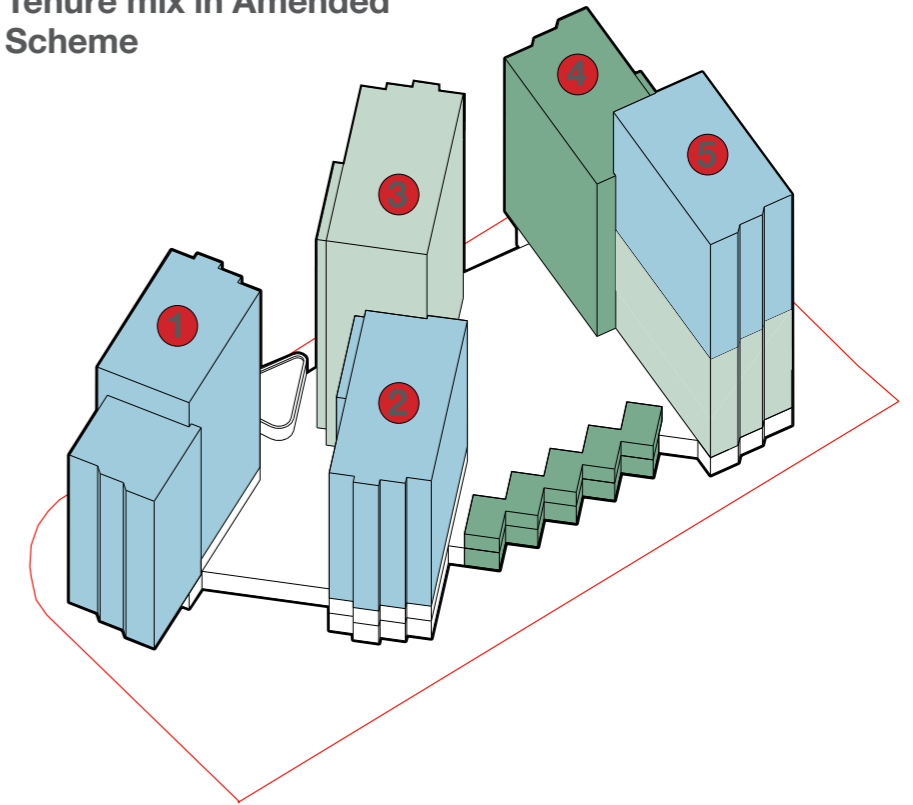
### Non-Residential Accommodation

Flexible use space will be provided with approximately 479 sqm GIA of non-residential floorspace within A1, A2, A3, and B1 as well as D1 nursery space and a residents' gym. These spaces are spread around the ground floor frontages of the scheme with some at first floor level, providing street activation. This provision has remained unchanged for the amended scheme, with the exception of the resident's gym, the changes to which are explained in full detail in section 2.7.

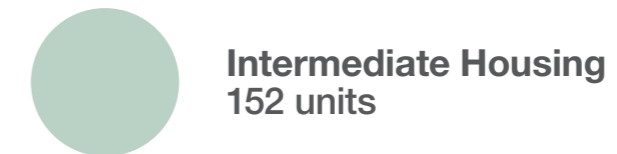
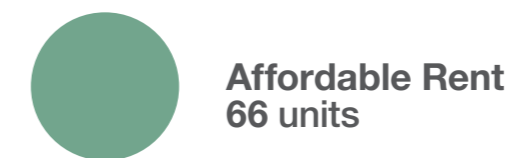
Tenure mix in Original Application



Tenure mix in Amended Scheme



**Total**  
427 Units



**Total**  
441 Units

**1.0 INTRODUCTION**  
**1.1 Proposed Accommodation**

**Original Application**

Application No. **01508/A/P6**  
 Nov-17

**HEIGHTS**

Core 1	54.9m 65.78m (AOD) 16 storeys
Core 2	42.30m 53.18m (AOD) 12 storeys
Core 3	51.75m 62.63m (AOD) 15 storeys
Core 4	45.45m 56.33m (AOD) 13 storeys
Core 5	61.20m 72.08m (AOD) 18 storeys

**UNITS PER CORE**

Core 1	103
Core 2	66
Core 3	94
Core 4	61
Core 5	103
<b>Total</b>	<b>427</b>

**UNITS PER TENURE**

Market	259
Intermediate Housing	107
Affordable	61

**% OF AFFORDABLE**

by Habitable Rooms	40%
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**MIX OF UNITS**

1B	182
2B	223
3B	22

**GIA sqm**

Total	40,813
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**Amended Scheme**

Application No.

**HEIGHTS**

Core 1	54.9m 65.78m (AOD) 16 storeys
Core 2	42.30m 53.18m (AOD) 12 storeys
Core 3	58.05m 68.93m (AOD) 17 storeys
Core 4	45.45m 56.33m (AOD) 13 storeys
Core 5	61.20m 72.08m (AOD) 18 storeys

**UNITS PER CORE**

Core 1	103
Core 2	66
Core 3	108
Core 4	61
Core 5	103
<b>Total</b>	<b>441</b>

**UNITS PER TENURE**

Market	223
Intermediate Housing	152
Affordable	66

**% OF AFFORDABLE**

by Habitable Rooms	50%
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**MIX OF UNITS**

1B	190
2B	224
3B	27

**GIA sqm**

Total	41,947
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Tables showing the changes in accommodation numbers between the original application and the amended scheme



## 2.0 DESIGN PROPOSALS

### 2.1 Ground Floor Layout

The CHP and Resident's Gym have switched location in order to further activate the frontage to the east of the site. The townhouses have changed type from 2B4P to 3B5P which has meant a slight increase in floor area, and fire safety lobbies have been added to the bin store entrances off residential corridors.

Additional cycle parking has been added in the car park adjacent to the townhouses and the central cycle store has been reconfigured. The provision of cycle parking accords with the London Plan and Draft New London Plan requirements. For full detail on the allocation and designation of cycle parking spaces throughout the scheme, please refer to Section 3. The rest of the ground floor layout has remained unchanged.

Due to the sites accessible location, there has been an overall reduction in car parking spaces from 66 to 63. This overall figure accords with the London Plan and Draft New London Plan.

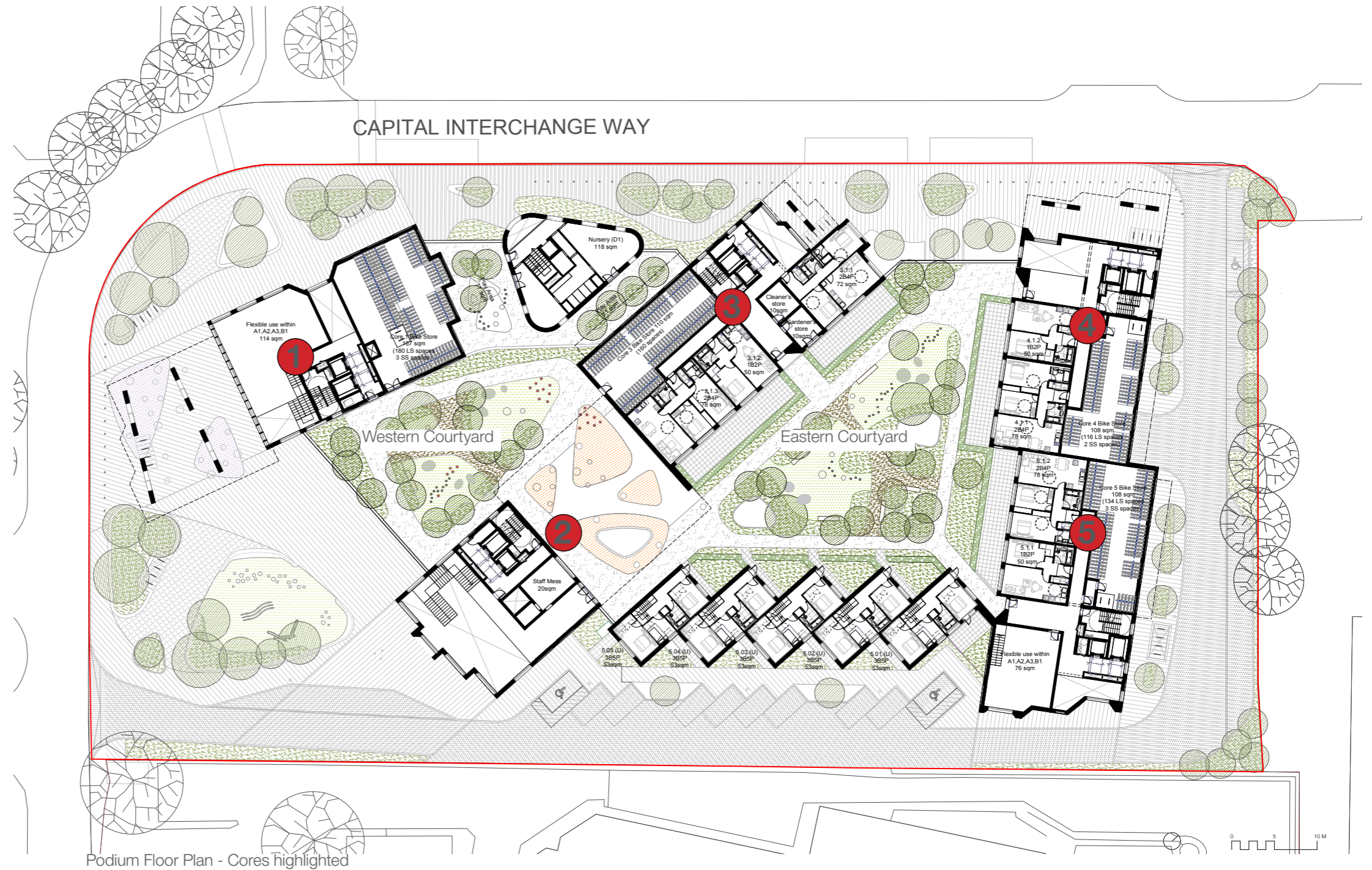


## 2.0 DESIGN PROPOSALS

### 2.2 Podium Layout

The cycle store to Core 3 has increased slightly to allow for the increase in unit numbers and to respond to the requirements of the Draft New London Plan. For details of exact quantities of cycle storage throughout the scheme, please refer to Section 03.

The Townhouses have also increased to accommodate for the change in type from 2B4P to 3B5P units. Each has kept the same amount of exterior space, incorporated into the revised podium landscape design.



## 2.0 DESIGN PROPOSALS

### 2.3 Typical Residential Floor Layout

#### Block 1 - part 13 storeys / part 16 storeys

In order to accommodate the re-location of the CHP, the flue extract has had to be incorporated into the residential floorplans above. This has had a minimal impact on the sizes of the effected units, which are all still above the minimum required area.

#### Blocks 2 & 3 - part 12 storeys / part 17 storeys

Core 3 remains entirely dedicated to Intermediate Housing and has increased from 15 storeys to 17 storeys. These additional floors are direct copies of those below, internally and externally. The facade treatments continue up in the same manner as the floors below. This increase in height has enabled a rise in affordable housing provision to 50% overall, based on habitable rooms.

#### Blocks 4 & 5 - part 13 storeys / part 18 storeys

In order to bring the overall provision of affordable units to 50%, the 3rd to 8th floor of Core 5 have changed to Intermediate Housing. These floors were previously allocated to Market Sales units in the original application.

Floors 1 to 8 are now Intermediate Housing and floors 9 to 17 are for Market Sales. The floorplans do not change between tenures.

Core 4 remains allocated entirely to London Affordable Rent tenure units as per the original application.

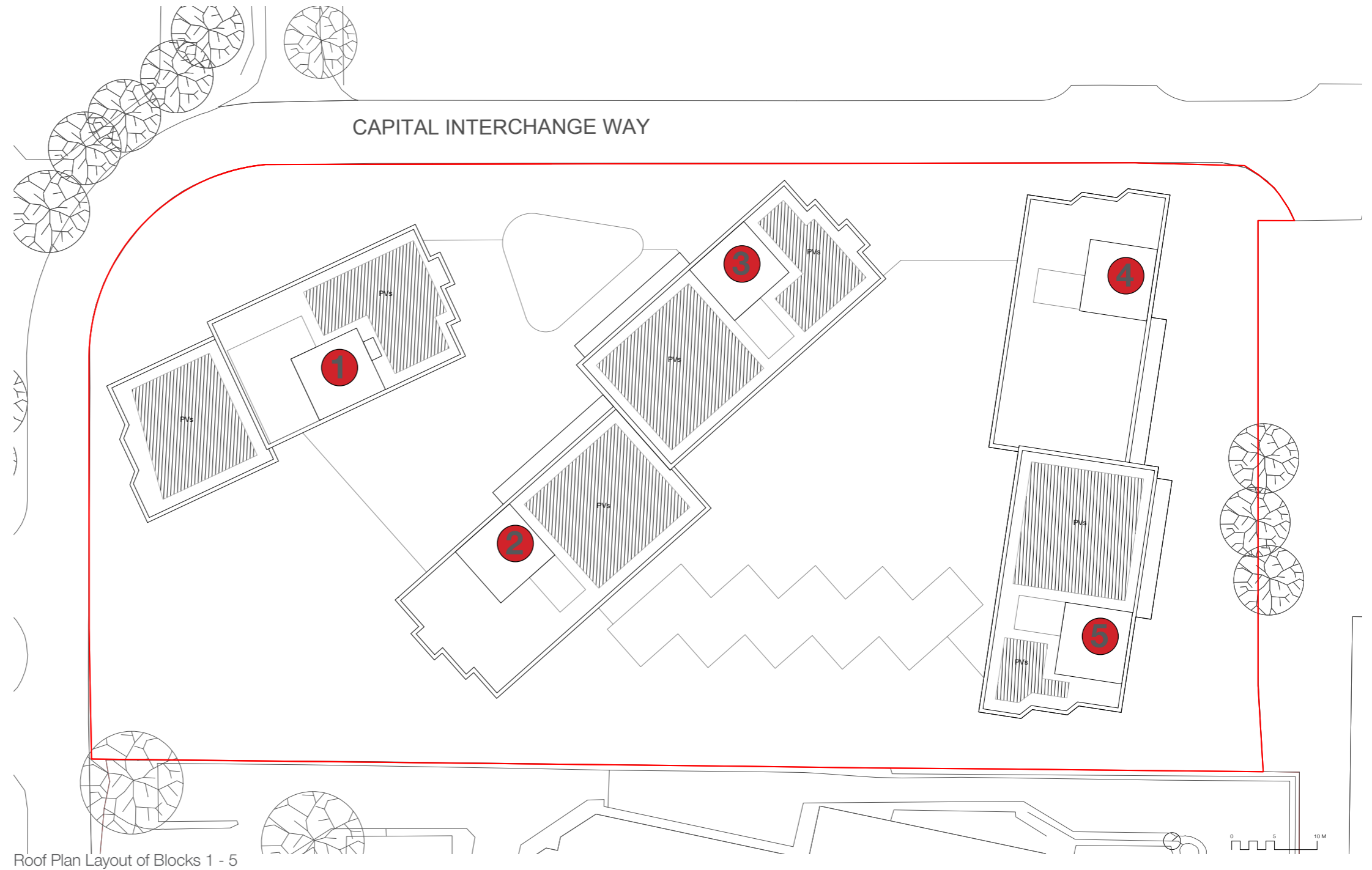


## 2.0 DESIGN PROPOSALS

### 2.4 Roof Layout

The increase in height of Core 3 maintains the stepping rhythm initially intended for the overall scheme design. This greater difference in height also helps differentiate Core 3 from Core 2, strengthening the idea of providing different individual volumes throughout.

In order to accommodate the change in location of the CHP, the roofplan has had to change very subtly to allow the flue to exit at roof level of Core 1. The overall provision of PV panels has not changed since the original application.

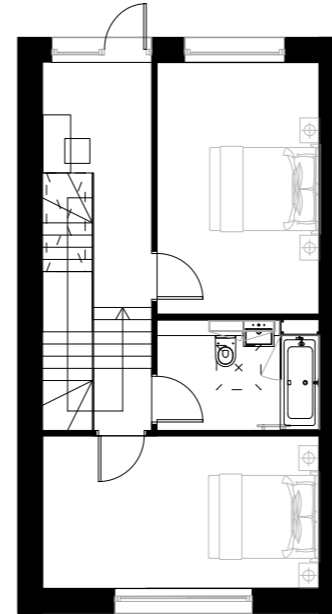


## 2.0 DESIGN PROPOSALS

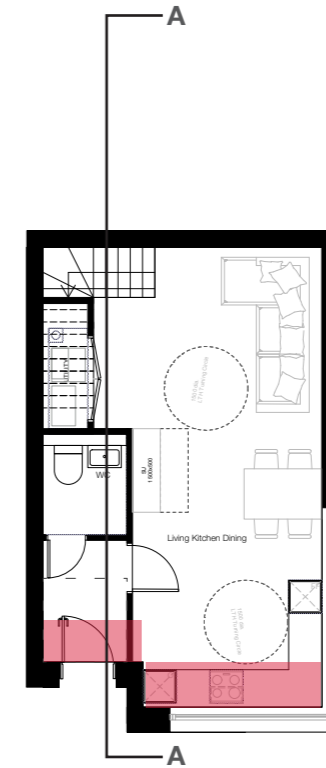
### 2.5 House Accommodation - Design Development

The townhouses have switched from Intermediate Housing to Affordable Rent and changed type from 2B4P to 3B5P units. This has led to a increase in floor area from 85sqm to 93sqm and an internal reconfiguration.

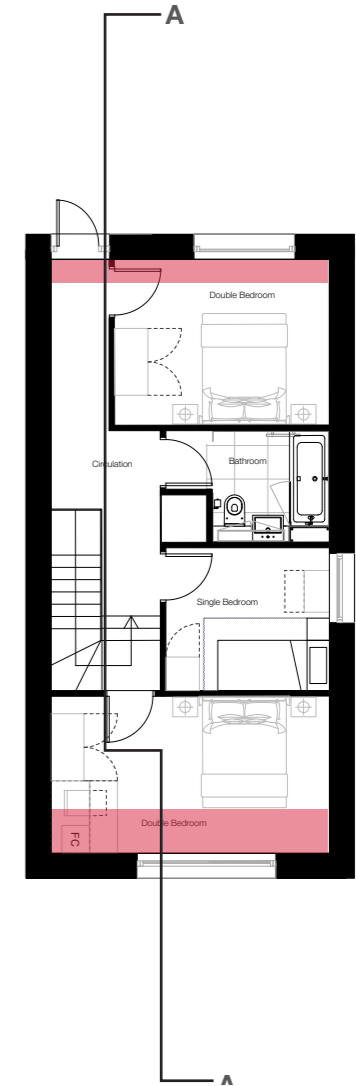
A small side window has been added to the western elevation of each townhouse to allow light into the additional bedroom.



2B4P Townhouse layouts from original application



3B5P Townhouse layouts from amended scheme with increased area shown in red



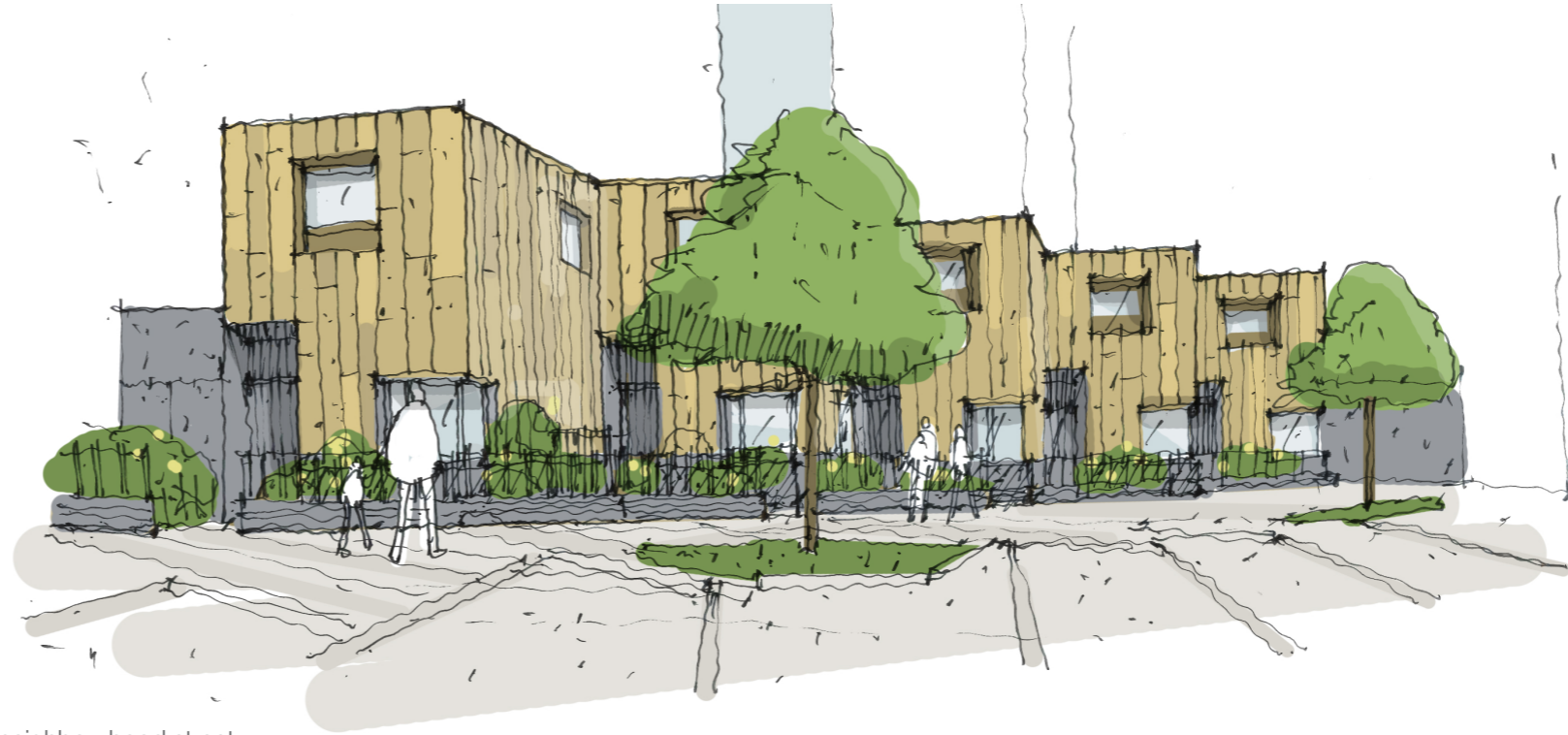
View 01 showing the southern elevation to House Units

## 2.0 DESIGN PROPOSALS

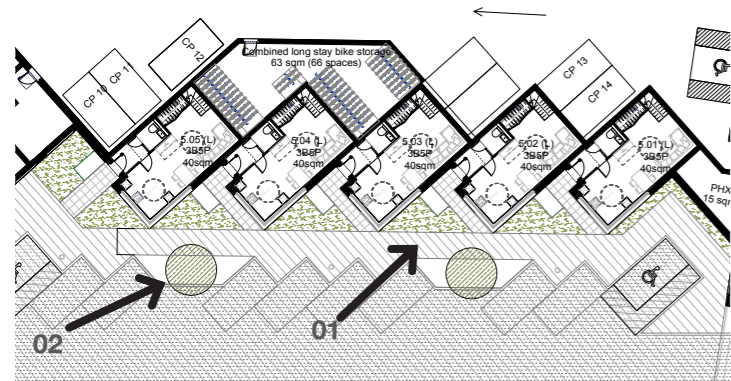
### 2.6 House Accommodation - Neighbourhood Street Layout

The landscape design has been updated to accommodate the increase in townhouse size, to ensure that each still receives adequate outdoor amenity space, and to ensure the access road to the south of the site is suitable for various servicing vehicles.

For full detail on these landscaping changes, please refer to section 4.



Sketch view 02 along new neighbourhood street



Townhouse street layout



Indicative Section AA through Townhouse Units

## 2.0 DESIGN PROPOSALS

### 2.7 Other Non-Residential Uses - Nursery - Further Illustration

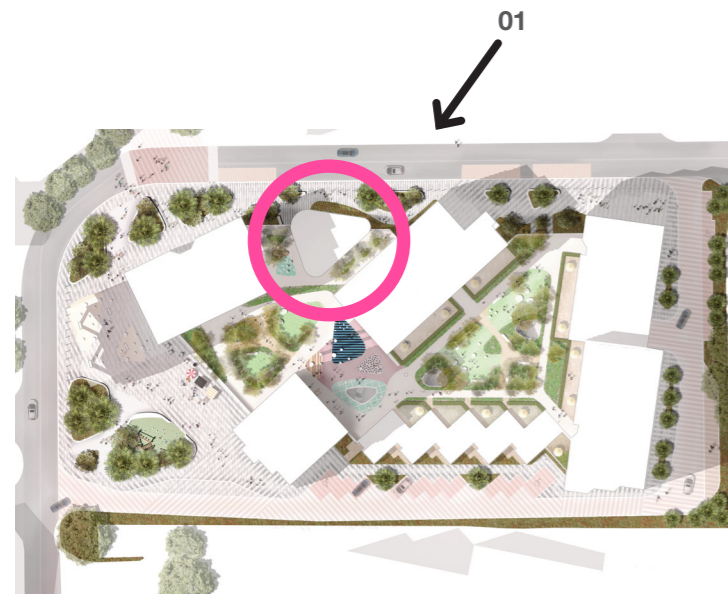
A Nursery is located on the ground and first (podium) levels of the proposal. It has been designed to integrate its function with the western courtyard and the predominant 'play' based character embodied in this area.

The parent drop off area and children's entrance are located on Capital Interchange Way in its central section of frontage within the new garden sections, where there are no vehicular junctions and the pavement width has been increased.

A covered entrance area is located off street and will provide buggy storage and waiting space. External play is located at podium level in protected garden areas. The nursery can also be accessed from podium level for residents.

Visually, the nursery has been conceived as a 'sibling' to the house units and is clad in the same metal finish. The non-rectilinear plan form of the nursery further differentiates it from the main residential accommodation above. A green roof provides visual amenity for residents.

The nursery design has not changed since the original application, these pages simply reinforce its importance to the overall scheme.



Location Plan

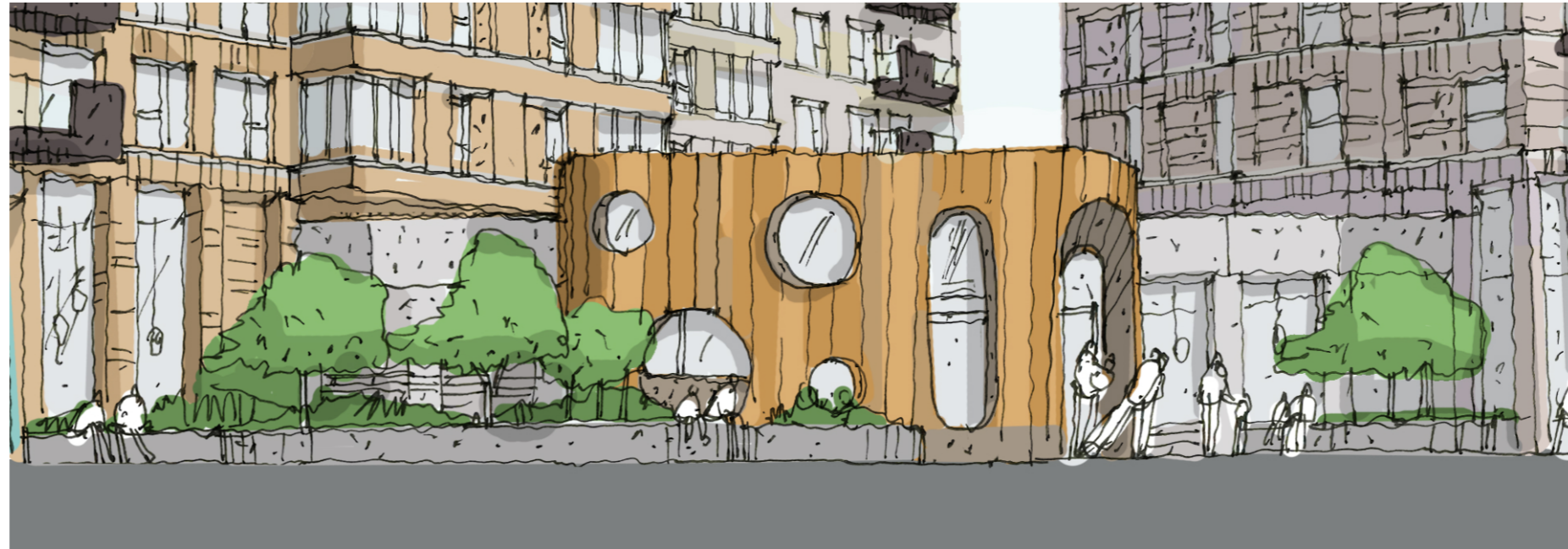


Aerial View of the nursery showing its interaction with both the street scape to Capital Interchange Way, and the podium landscape

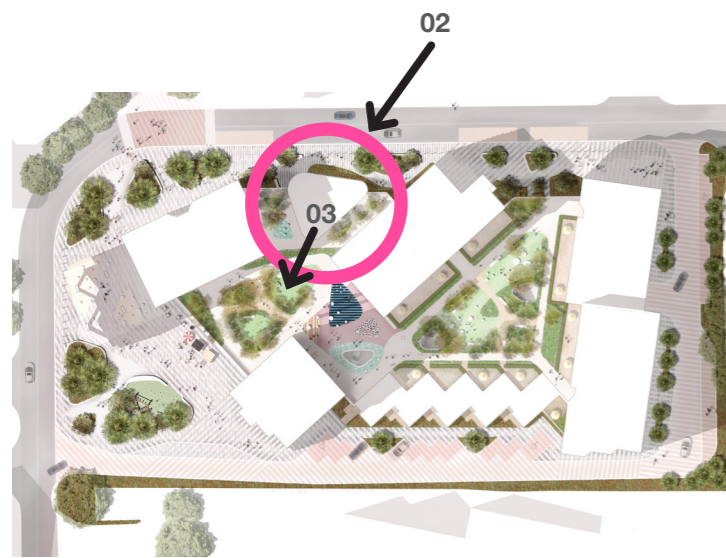
## 2.0 DESIGN PROPOSALS

### 2.7 Other Non-Residential Uses - Nursery - Further Illustration

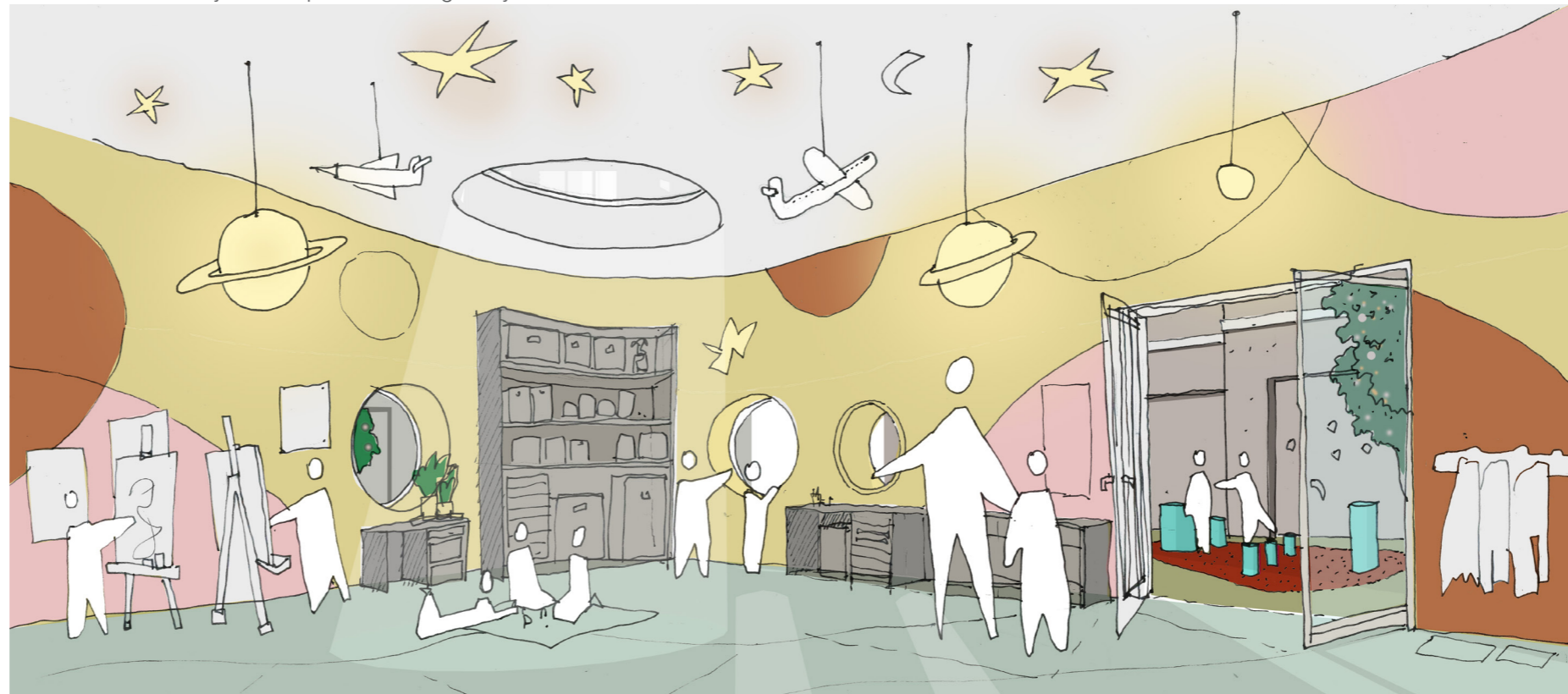
Openings designed specifically for children help them to connect with the surrounding landscape, and give the nursery a playful visual aesthetic from outside.



View 02 of the nursery from Capital Interchange Way



Location Plan



View 03 of the nursery interior



## 2.0 DESIGN PROPOSALS

### 2.9 Other Non-Residential Uses - Residents' Gym Relocation

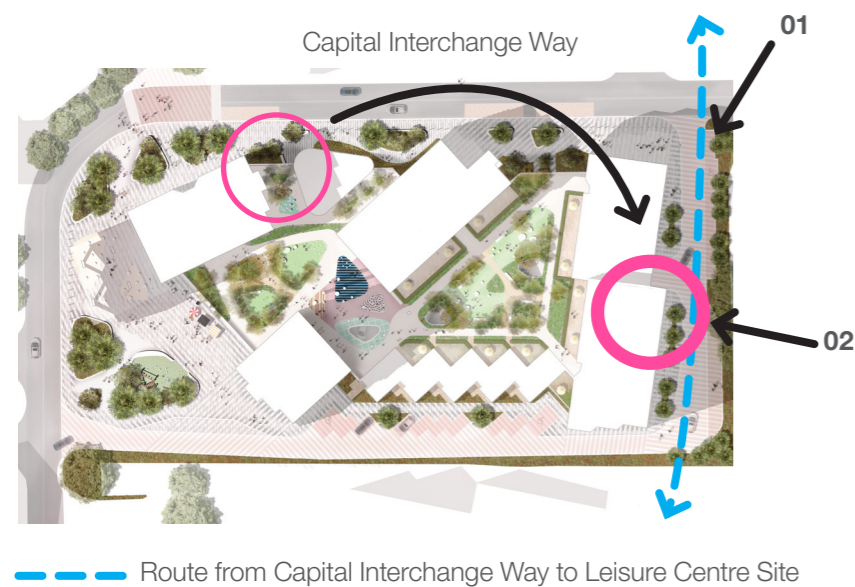
Following feedback from the GLA, the resident's Gym has been relocated to the North East side of the site, at the base of Core 5, in order to further activate the frontage in this area. This has meant that the gym has decreased in size from 183sqm to 147sqm (GIA) but its relocation will encourage use and activity to all parts of the scheme. Although the gym has been reduced in size it is still of an appropriate size for the development and the anticipated number of residents.

Due to the already active nature of the nursery, residential entrances, and the flexible use spaces along Capital Interchange Way, the gym could be moved to this new location without having a detrimental impact on the overall street frontage.

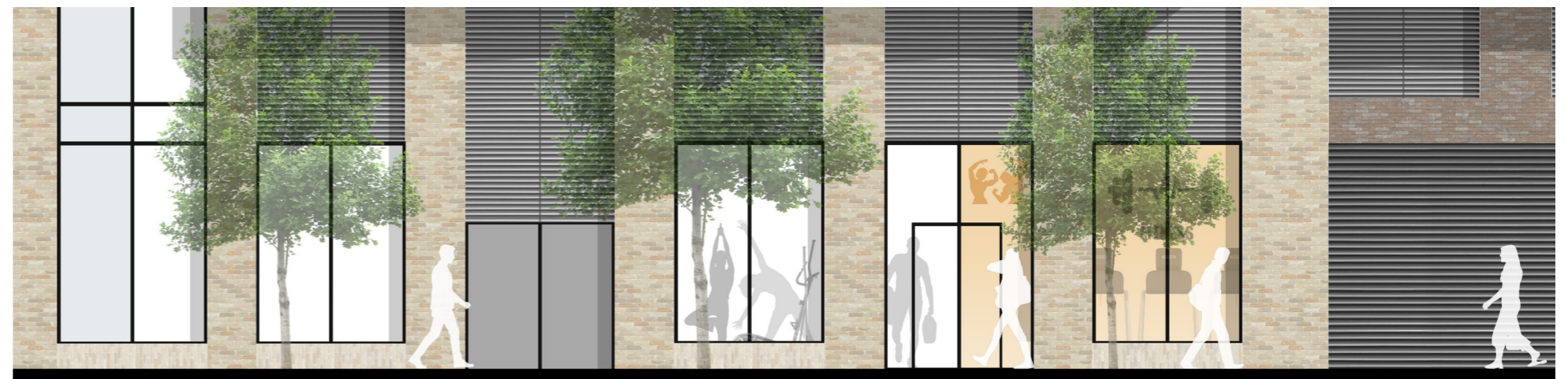
This move will also help facilitate this route from the Leisure Centre site through to Capital Interchange Way, referred to in the GLA response letter dated 26th February 2018.



View 01 showing the gym as viewed from the North East.



Location Plan



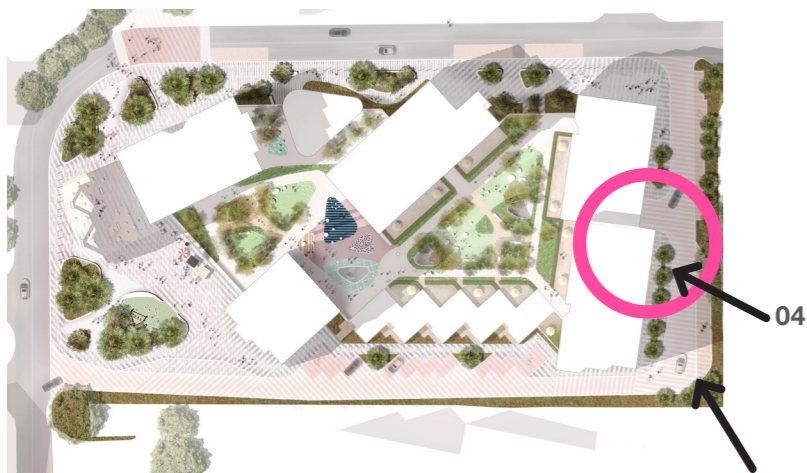
View 02 of the Gym with car park entrance on the right and adjacent flexible use space on the left.

## 2.0 DESIGN PROPOSALS

### 2.9 Other Non-Residential Uses - Residents' Gym Relocation



View 03 from the south-east showing the gym along the route to Capital Interchange Way, and its relationship with the adjoining flexible use space and residential street.



Location Plan

03



View 04 from the south-east showing more detail of the gym entrance.



Exploded axonometric view of the gym interior.

**2.0 DESIGN PROPOSALS**  
2.10 Vision For Elevational Character



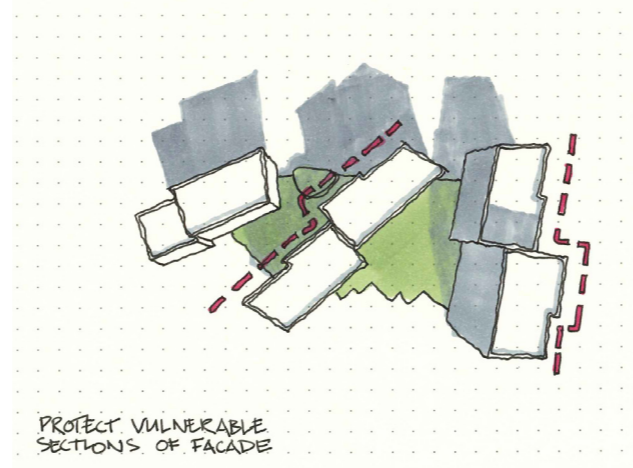
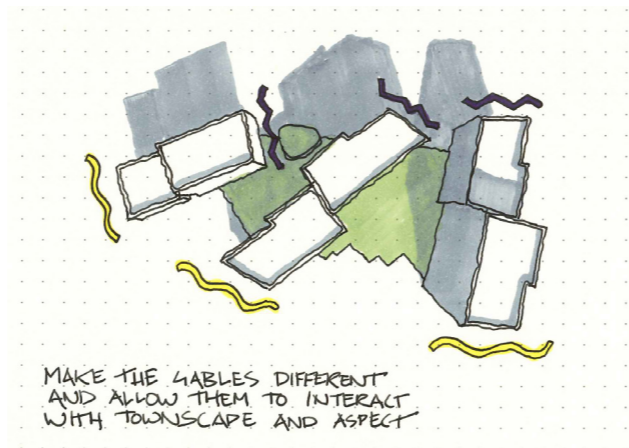
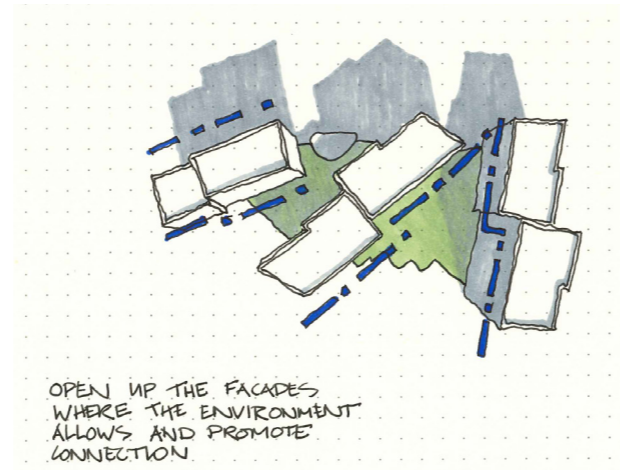
view towards the scheme towards from the south west

## 2.0 DESIGN PROPOSALS

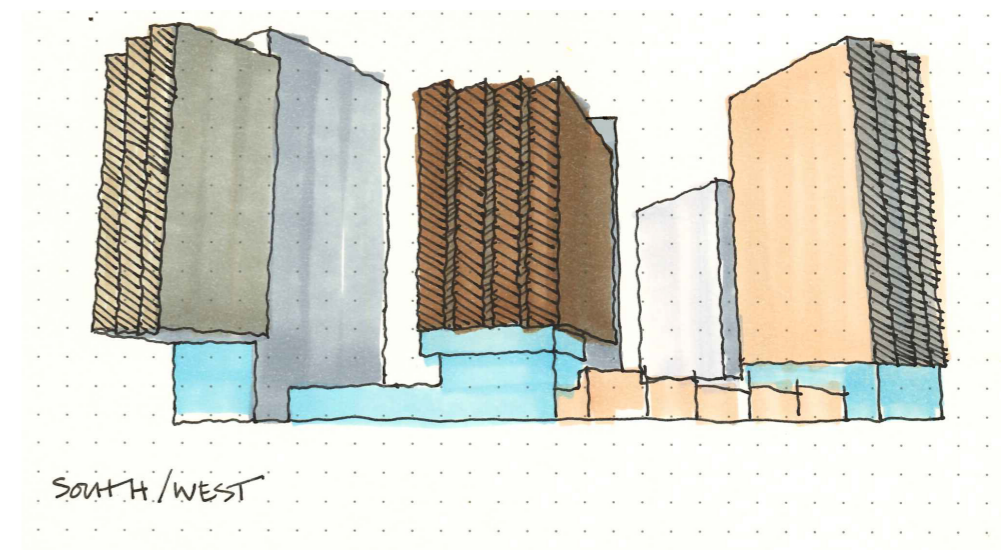
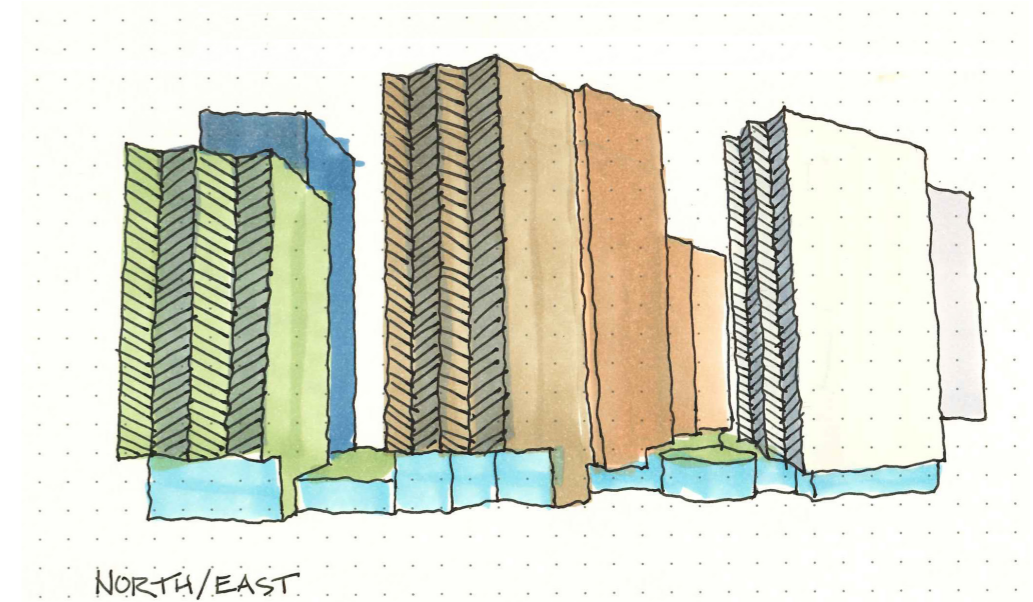
### 2.11 Facade Composition

The facade composition of the additional two storeys to core 3 is exactly the same to those below, to ensure a continued response to the urban context and the surrounding environment. This also maintains and strengthens the idea of differentiating block forms, each with its own identity.

The design is divided into three urban blocks. These are further separated with stepped and staggered forms, allowing all the elements to differ in height and brick tone. The buildings express their own identity but are formed from the same compositional 'DNA'. The facade design has been developed in response to the urban environment, and as a response to environmental context.



Sketch Development



Sketch Development

**2.0 DESIGN PROPOSALS**

2.12 Expression Of Materials



Aerial view from the south west

2.0 DESIGN PROPOSALS  
2.13 Ground Floor and Podium Elevations



View from the South

## 2.0 DESIGN PROPOSALS

### 2.13 Ground Floor and Podium Elevations

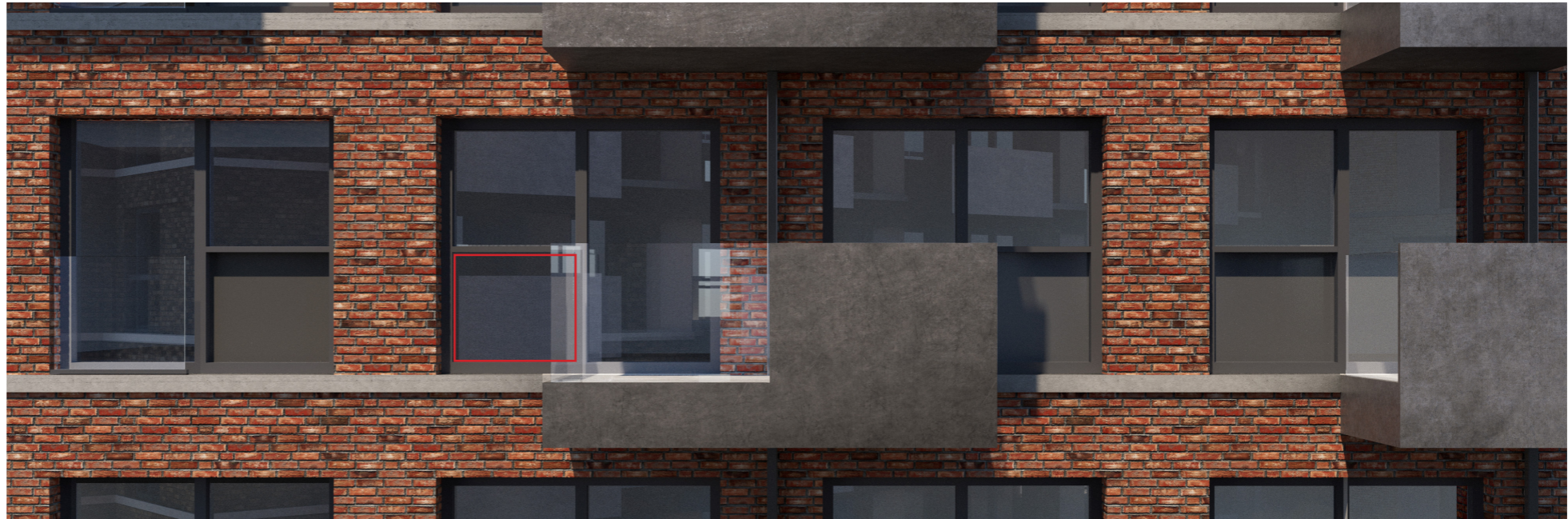


View from the North West

## 2.0 DESIGN PROPOSALS

### 2.14 Facade Composition - Bay Studies: Courtyard Elevations and Winter Gardens

To further improve the daylighting to the units, the solid back painted glass panels have been removed from all living kitchen dining rooms on the long elevations. These have been replaced with a clear glazed panel.



Courtyard Part Elevation - Location of removed solid panel shown in red

The elevations to the Winter Gardens have remained unchanged.



Wintergarden Part Elevation

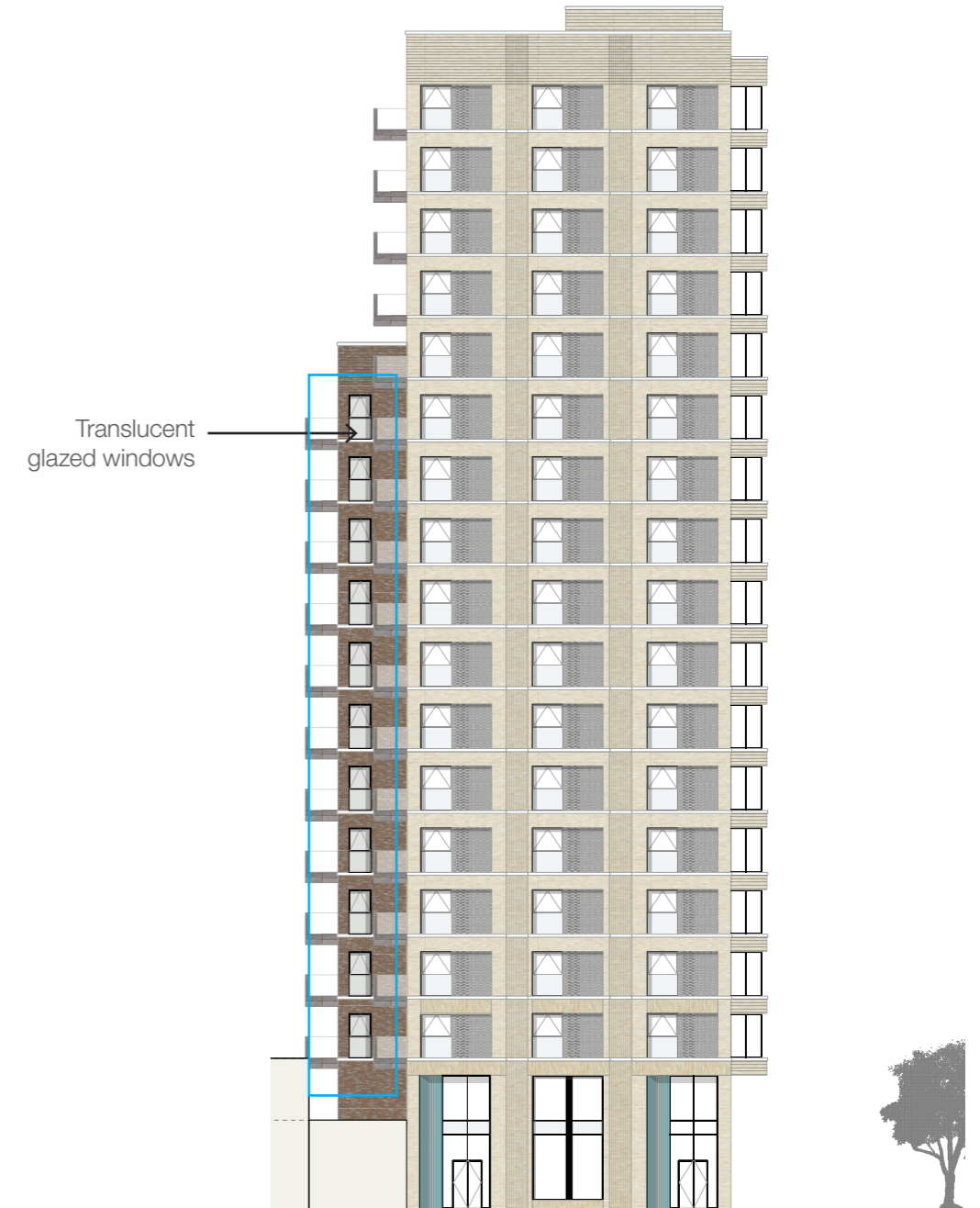
## 2.0 DESIGN PROPOSALS

### 2.15 Facade Composition - Courtyard Elevations: Return Wall Windows

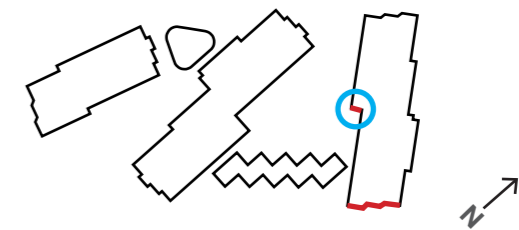
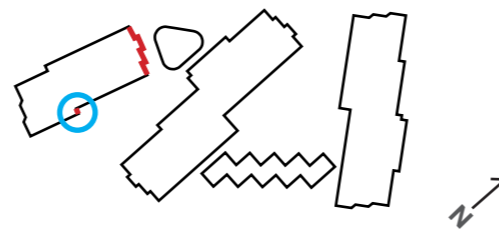
As part of the daylighting improvements, translucent glazed windows have been added to the North facing return wall on Core 1, and the South East facing return wall on Core 4.



Elevation showing the new windows to the north facing return wall on Core 1.



Elevation showing the new windows to South-East facing return wall on Core 4.



## 2.0 DESIGN PROPOSALS

### 2.16 Facade Composition - Bay Studies: Stepped Gables and Splayed Gables

#### Stepped Gable Treatment

To further improve the daylighting to the units, the windows to the stepped gable ends have been widened. The top part of the window has been divided into two top hung openable panes. Some windows have also been flipped horizontally, to ensure that the glazed area is not adjacent to a 'step out'.

The perforated brick section has been kept, to maintain desirable levels of ventilation



Windows to the stepped gable ends on the amended scheme



Windows to the stepped gable ends on the original application.



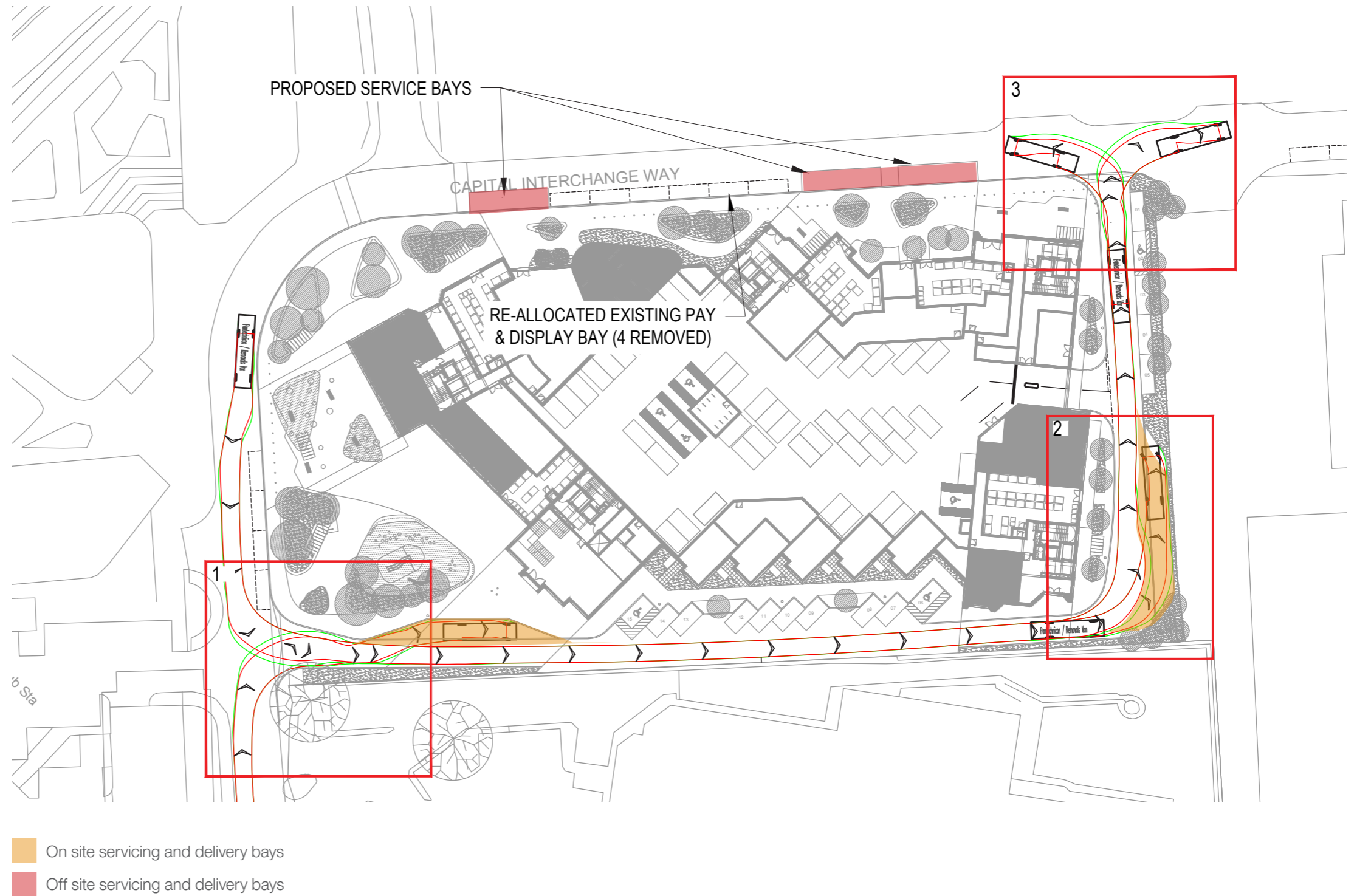


### 3.0 ACCESS AND MOVEMENT

#### 3.1 Vehicle Tracking

The tracking has been adjusted to allow for the increase in townhouse size and the subsequent alteration to the access road on the south side of the site.

For more information please refer to Peter Brett Associates Transport Statement Addendum (April 2018) and the Delivery and Servicing Plan (April 2018).

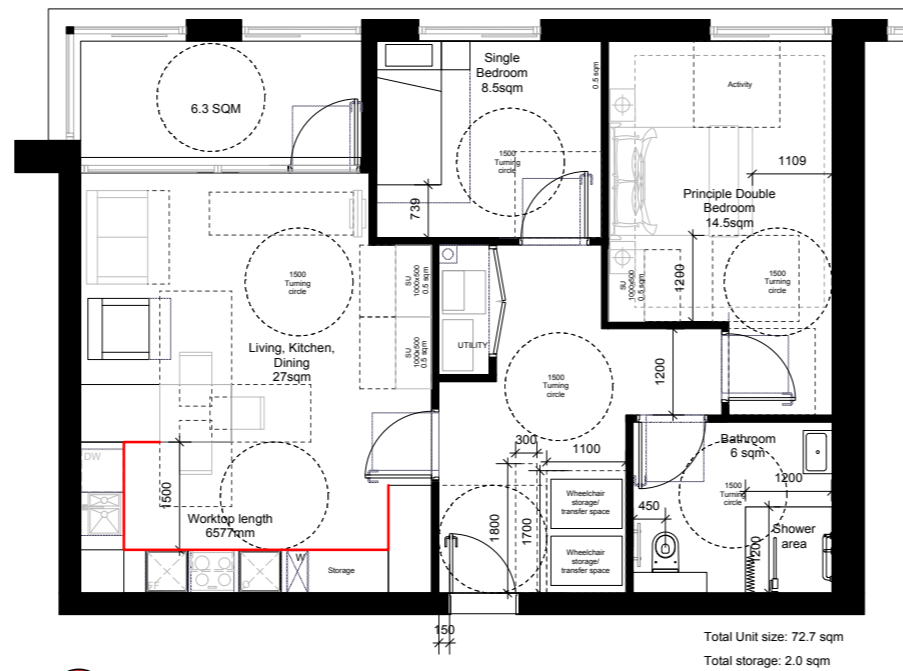


### 3.0 ACCESS AND MOVEMENT

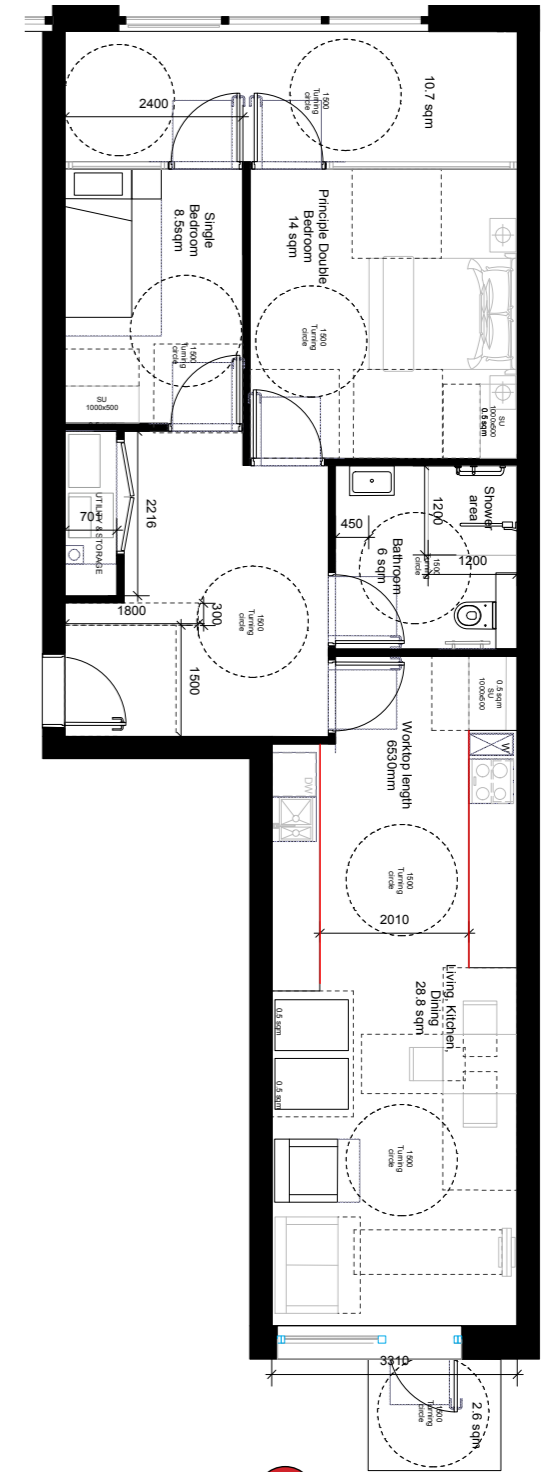
#### 3.2 Accessible / Adaptable Dwellings

As they are direct copies of the floorplans below, the two additional storeys to Core 3 each contain a 2B3P M4(3) 'Wheelchair user dwelling' unit (Type 01 shown right and below). This increases the overall M4(3) 'Wheelchair user dwellings' total to 45 which is 10% of the overall units as per policy 3.50 (D5) of the London Plan and Draft New London Plan requirements.

The remaining 90% of the units comply with Part M4 (2) 'Accessible and adaptable dwellings' as per policy 3.50 (D5) of the London Plan and Draft New London Plan requirements.

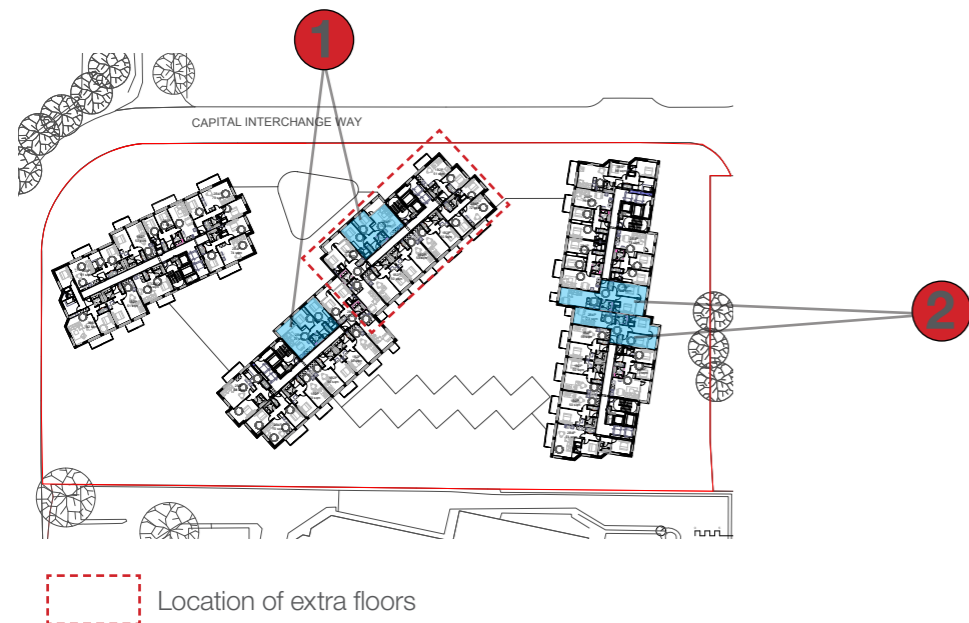


1 M43 Wheelchair User Dwelling 2B3P Bed Unit (Type 01)



2 M43 Wheelchair User Dwelling 2B3P Bed Unit (Type 02)

Key Plan showing location of M4(3) 'Wheelchair user dwellings'



### 3.0 ACCESS AND MOVEMENT

#### 3.3 Accessible Landscape



### 3.0 ACCESS AND MOVEMENT

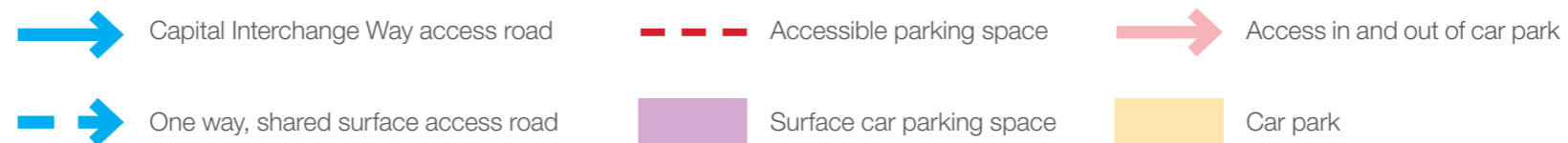
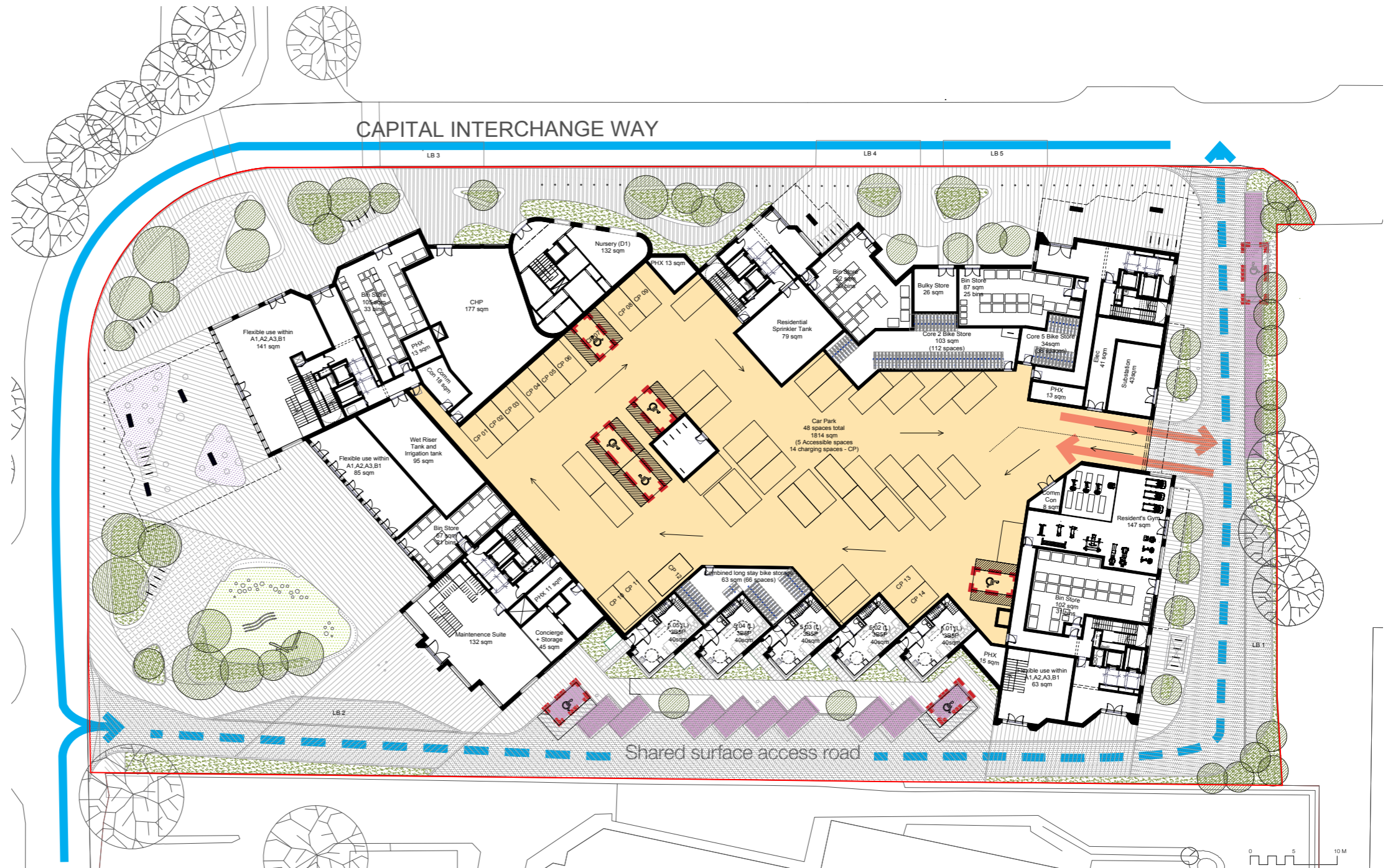
#### 3.4 Parking Strategy

Total Car Parking Spaces

Original Application: 51 internal, 15 external (66)

Amended Scheme: 48 internal, 15 external (63)

The overall level of car parking has been reduced to 63 spaces. The level of car parking proposed accords with the maximum standards in the London Plan, and also the Draft London Plan, including Draft Policy T6 which states that developments should be designed to provide the minimum necessary parking ('car-lite'). Reducing the parking also enables an additional communal cycle store to be installed, in light of the Mayor's Stage II report which sought an increase in cycle parking to achieve the standards in the Draft London Plan.



### 3.0 ACCESS AND MOVEMENT

#### 3.5 Cycle parking Amendments

As well as incorporating the increased number of units, the cycle parking figures now exceed the requirements of the Draft New London Plan, and therefore responds to the feedback from the Mayor's Stage I and Stage II responses.

Ventilated lobbies are incorporated into the bike stores serving Cores 4 and 5 on Level 01, as these are accessed from a residential corridor.

**Draft London Plan, 2017: Cycle Parking Standards (Minimum)**

Land Use	Schedule	Minimum Standard		Minimum Provision	
		Long Stay	Short Stay	Long Stay	Short Stay
C3-C4 Residential	14 x studio	1 space	1 per 40 units	14	1*
	176 x 1 bed	1.5 spaces	1 per 40 units	264	5
	224 x 2 bed	2 spaces	1 per 40 units	448	6
	27 x 3 bed	2 spaces	1 per 40 units	54	1*
			<b>Residential total</b>	<b>780</b>	<b>13</b>
D1 Nursery	12 staff/35 children	1 per 8 staff	1 per 8 students	2	5
A3 Café / Restaurant	255 sqm	From a threshold of 100 sqm: 1 per 175 sqm	From a threshold of 100 sqm: First 750 sqm: 1 per 20 sqm; thereafter: 1 per 150 sqm	2	1
A1 Food Retail	85 sqm	From a threshold of 100 sqm: 1 per 175 sqm	From a threshold of 100 sqm: First 750 sqm: 1 per 20 sqm; thereafter: 1 per 150 sqm	1*	1*
B1 Workspace / Office	139 sqm	1 per 75 sqm	First 5,000sqm: 1 per 500 sqm; thereafter: 1 per 5,000sqm	2	2*
			<b>Nursery and flexible use total</b>	<b>7</b>	<b>9</b>
			<b>Overall Total</b>	<b>787</b>	<b>22</b>

Note: \* Where number of homes or the size of flexible unit is below the short stay threshold, a minimum of 1 space is identified for robustness, with the exception of the potential B1 workspace/ office. In accordance with the Draft London Plan, 2017 Policy T5 Cycling: Part F, this requires a minimum of two short-stay and two long-stay cycle parking spaces.

**Citroen Site Proposed Long and Short Stay Residential Parking:**

Residential Parking	Long Stay		Short Stay	
	Ground	First	Ground	First
Core 1	0	180	0	3
Core 2	112	0	2	0
Core 3	0	160	0	0
Core 4	0	116	0	2
Core 5	38	134	0	3
Combined Long Stay Store	66	0	0	0
Central Store	0	0	9	0
<b>Total</b>	<b>806</b>		<b>19</b>	

Tables explaining the breakdown of the requirements in the London Plan and the cycle parking proposed for the amended scheme.

GLA response, paragraph 49 states "additional cycle parking for the nursery and flexible uses to be provided at the site (totalling 2 long stay and 26 short stay)".

The proposals show 7 external locations containing 4 no. 'Sheffield' type stands. It is suggested that these are allocated as follows:

External Non-Residential Parking	Long Stay	Short Stay
Commercial/ Retail	8	12
Nursery	2	20
Larger bikes/ trailers	0	4*
Residential	0	10
<b>Total</b>	<b>10</b>	<b>46</b>

Note: \* for nursery use as requested in GLA response (para. 49)

The overall total cycle parking provision is as follows:

Total Cycle Parking	Long Stay	Short Stay
<b>881</b>	<b>816</b>	<b>65</b>

### 3.0 ACCESS AND MOVEMENT

#### 3.6 Cycle Strategy - Ground Floor

##### Residential Ground Floor

Core 1	—
Core 2	120
112 Long stay	
2 Short stay	
6 Long stay (overflow)	
Core 3	53
50 Long Stay (overflow)	
3 Short Stay	
Core 4	—
Core 5	48
38 Long stay	
10 Long stay (overflow)	
Long stay visitor residential spaces	6
Additional cargo bike trailer storage space/ extra provision subject to future demand	
<b>Total spaces</b>	<b>227</b>



### 3.0 ACCESS AND MOVEMENT

#### 3.7 Cycle Strategy - First Floor

Residential First Floor		
<span style="color: red;">■</span>	Core 1 180 Long stay 3 Short stay	183
<span style="color: orange;">■</span>	Core 2	—
<span style="color: magenta;">■</span>	Core 3 Long Stay	160
<span style="color: pink;">■</span>	Core 4 116 Long stay 2 Short stay	118
<span style="color: blue;">■</span>	Core 5 134 Long stay 3 Short stay	137
<b>Total spaces</b>		<b>598</b>



First floor residential spaces	598
Ground floor residential spaces	227
<b>Total residential spaces</b>	<b>825</b>

### 3.0 ACCESS AND MOVEMENT

#### 3.8 Ground Floor Non-residential Cycle Storage

As part of the cycle parking improvements, the long and short stay nursery and flexible use retail/commercial spaces have all been moved externally. Some of these are covered, as marked on the ground floor plan.

■ Covered
 ■ Uncovered

#### Short stay

Nursery	20
Flexible use retail/ Commercial	12
Ambulant/Cargo (for nursery use as requested in GLA Stage 2 letter)	4
Residential Visitor spaces	10
<b>Total short-stay spaces</b>	<b>46</b>

#### Long stay

Nursery	2
Flexible use retail/ Commercial	8
<b>Total long-stay spaces</b>	<b>10</b>



#### Total Cycle Spaces in original application

Cycle storage spaces **696**

#### Total Cycle Spaces in amended scheme

Cycle storage spaces **881**




### 3.0 ACCESS AND MOVEMENT

#### 3.9 Refuse & Recycling Strategy

To accommodate the additional two storeys to Core 3, the bin store has increased in size to allow for the greater storage requirement.

Ventilated lobbies are incorporated into all entrances to bin stores from residential corridors.

**Refuse Strategy**

5	Bin stores, 1 per residential block. Total area = 439 sqm	
1	Bulky waste storage	
5	Loading Bays	



### 3.0 ACCESS AND MOVEMENT

#### 3.10 Fire Tender Strategy

In each core the dry risers have been replaced with wet risers. This has not led to an increase in the tank capacity.

For full details of the fire safety strategy, please refer to FDS report (April 2018).







## 4.0 LANDSCAPE

### 4.1 Landscape Aspirations

The aspirations for the landscape & public realm at the Citroen Site have remained the same. The main area of change relates to the on site play strategy and provision - please refer to section 4.2 for these amendments.

Smaller modifications are as follows:

The soft landscaping to Capital Interchange Way has been modified slightly to account for the relocation of the CHP. Similarly, the landscaping outside the newly relocated residents' gym has been modified to allow for more cycle parking to this area. Elsewhere on the site, extra cycle parking has been incorporated into the soft landscaping. Full detail on the quantity and location of this extra parking can be found in section 3.

The landscaping on the southern edge of the site has been modified to allow for the increase in size of the townhouses from 2B4P to 3B5P units. This has involved a slight shift in the hard landscaping towards the site boundary on the southern edge.



Illustrative landscape masterplan, with views below the undercrofts

## 4.0 LANDSCAPE

### 4.2 Play Strategy - On Site

The play provision at Citroen Site is defined and provided in accordance with the Mayor of London's 'Shaping Neighbourhoods: Children and young people's play and informal recreation' Supplementary Planning Guidance (February 2012).

An extra 52sqm of on site play has been provided following the tenure changes across the site. To accommodate this, more space has been allocated to play at podium level, and the play area in the public square has increased. Note: the nursery play area, whilst not included as part of the quantum of residents' play space, it does contribute to the character of this part of the podium environment.



Play strategy diagram



Under-5 Play

Play Requirements (441 Units):			Actual Play Provision:	
Age Category	Child Yield	Area	Age Category	Area
Under 5 years	52 Children	520 sqm	Under 5 years	533 sqm
5-11 years	28 Children	280 sqm	5-11 years	286 sqm
12+ years	16 Children	160 sqm	12+ years	150 sqm
<b>Total</b>	<b>96 Children</b>	<b>960 sqm</b>	<b>Total</b>	<b>969 sqm</b>
			Nursery Play Area	
			<b>Total Provision inc. nursery</b>	<b>1072 sqm</b>

4.0 LANDSCAPE  
4.3 Access & Levels



Illustrative 'bird's-eye' view of the landscape and public realm





## 5.0 APPENDICES

### 5.1 Accommodation Schedule

The development has been purposefully designed to be tenure blind. Both externally and internally. Indeed, there are many potential configurations for the tenure mix within the same building layouts. The mix identified is capable of being distributed across the development differently. This document shows a potential distribution.

Residential Areas only - Market Sales

Core 1	Unit Type						GIA		NIA		GEA		Efficiency *	
	Studios	1B2P	2B3P	2B4P	3B5P	3B6P	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	%	
17th														
16th														
15th	1	1		3			407	4381	309	3326	446	4801	76%	
14th	1	1		3			407	4381	309	3326	446	4801	76%	
13th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
12th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
11th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
10th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
9th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
8th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
7th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
6th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
5th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
4th	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
3rd	1	2	1	3	1		641	6900	513	5522	697	7503	80%	
2nd	1	1		3			407	4381	309	3326	446	4801	76%	
1st(podium)							238	2562			283	3046		
Ground							222	2390			229	2465		
Basement														
Total/ Type	14	25	11	42	11	0								
Total/ Beds	39		53		11									
%	14%	24%	11%	41%	11%	0%								
Target %	5%	35%	10%	45%	3%	2%								
Total/ Hab Rooms	14	50	33	126	44	0								
Total Hab Rooms	267													
Total Units	103						8732	93991	6570	70719	9517	102441		

Residential Areas only - Market Sales

Core	Unit Type						GIA		NIA		GEA		Efficiency *
	Studios	1B2P	2B3P	2B4P	3B5P	3B6P	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	%
17th													
16th													
15th													
14th													
13th													
12th													
11th		3	2	2			561	6039	435	4682	605	6512	78%
10th		3	2	2			561	6039	435	4682	605	6512	78%
9th		3	2	2			561	6039	435	4682	605	6512	78%
8th		3	2	2			561	6039	435	4682	605	6512	78%
7th		3	2	2			561	6039	435	4682	605	6512	78%
6th		3	2	2			561	6039	435	4682	605	6512	78%
5th		3	2	2			561	6039	435	4682	605	6512	78%
4th		3	2	2			561	6039	435	4682	605	6512	78%
3rd		3	2	2			561	6039	435	4682	605	6512	78%
2nd		1	1	1			259	2788	189	2034	290	3122	73%
1st(podium)							259	2788			290	3122	
Ground							441	4747			464	4994	
Basement													
Total/ Type	0	28	19	19		0							
Total/ Beds		28		38		0							
%	0%	42%	29%	29%	0%	0%							
Target %	5%	35%	10%	45%	3%	2%							
Total/ Hab Rooms	0	56	57	57	0	0							
Total Hab Rooms				170									
Total Units				66			6008	64670	4104	44175	6489	69848	

441 This includes Core 2 bike store (located between cores 3+4)

Residential Areas only - Intermediate Housing

Core	Unit Type						GIA		NIA		GEA		Efficiency *
	Studios	1B2P	2B3P	2B4P	3B5P	3B6P	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	%
3													
17th													
16th		4	1	2			543	5845	420	4521	590	6351	77%
15th		4	1	2			543	5845	420	4521	590	6351	77%
14th		4	1	2			543	5845	420	4521	590	6351	77%
13th		4	1	2			543	5845	420	4521	590	6351	77%
12th		4	1	2			543	5845	420	4521	590	6351	77%
11th		4	1	2			543	5845	420	4521	590	6351	77%
10th		4	1	2			543	5845	420	4521	590	6351	77%
9th		4	1	2			543	5845	420	4521	590	6351	77%
8th		4	1	2			543	5845	420	4521	590	6351	77%
7th		4	1	2			543	5845	420	4521	590	6351	77%
6th		4	1	2			543	5845	420	4521	590	6351	77%
5th		4	1	2			543	5845	420	4521	590	6351	77%
4th		4	1	2			543	5845	420	4521	590	6351	77%
3rd		4	1	2			543	5845	420	4521	590	6351	77%
2nd		4	1	2			543	5845	420	4521	590	6351	77%
1st(podium)		1		2			454	4887	200	2153	526	5662	37%
Ground							192	2067			211	2271	
Basement													
Total/ Type	0	61	15	32		0							
Total/ Beds	61		47			0							
%	0%	56%	14%	30%	0%	0%							
Target %	5%	35%	10%	45%	3%	2%							
Total/ Hab Rooms	0	122	45	96	0	0							
Total Hab Rooms	263												
Total Units	108						8791	94627	6500	69966	9587	103195	

 Intermediate Housing

Residential Areas only - Affordable Rent

Core	Unit Type						GIA		NIA		GEA		Efficiency *
	Studios	1B2P	2B3P	2B4P	3B5P	3B6P	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	
4													
17th													
16th													
15th													
14th													
13th													
12th		3	1	1	1		504	5425	383	4123	543	5845	76%
11th		3	1	1	1		504	5425	383	4123	543	5845	76%
10th		3	1	1	1		504	5425	383	4123	543	5845	76%
9th		3	1	1	1		504	5425	383	4123	543	5845	76%
8th			1	3	1		504	5425	385	4144	543	5845	76%
7th			1	3	1		504	5425	385	4144	543	5845	76%
6th			1	3	1		504	5425	385	4144	543	5845	76%
5th			1	3	1		504	5425	385	4144	543	5845	76%
4th			1	3	1		504	5425	385	4144	543	5845	76%
3rd			1	3	1		504	5425	385	4144	543	5845	76%
2nd			1	3	1		504	5425	385	4144	543	5845	76%
1st(podium)		1		1			355	3821	128	1378	420	4521	25%
Ground							222	2390			240	2583	
Basement													
Total/ Type	0	13	11	26	11	0							
Total/ Beds		13		37		11							
%	0	21%	18%	43%	18%	0%							
Target %	0%	35%	15%	50%	3%	2%							
Total/ Hab Rooms	0	26	33	78	44	0							
Total Hab Rooms				181									
Total Units				61			6121	65886	4355	46877	6633	71398	

 Affordable rent units

**Residential Areas only - Intermediate Housing, Market sales and Affordable Rent**


Core	Unit Type						GIA		NIA		GEA		Efficiency *
	Studios	1B2P	2B3P	2B4P	3B5P	3B6P	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	%
17th		3		3			489	5264	369	3972	527	5673	75%
16th		3		3			489	5264	369	3972	527	5673	75%
15th		3		3			489	5264	369	3972	527	5673	75%
14th		3		3			489	5264	369	3972	527	5673	75%
13th		3		3			489	5264	369	3972	527	5673	75%
12th		3		3			489	5264	369	3972	527	5673	75%
11th		3	1	2			489	5264	369	3972	527	5673	75%
10th		3	1	2			489	5264	369	3972	527	5673	75%
9th		3	1	2			489	5264	369	3972	527	5673	75%
8th		3	1	2			489	5264	369	3972	527	5673	75%
7th		3	1	2			489	5264	369	3972	527	5673	75%
6th		3	1	2			489	5264	369	3972	527	5673	75%
5th		3	1	2			489	5264	369	3972	527	5673	75%
4th		3	1	2			489	5264	369	3972	527	5673	75%
3rd		3	1	2			489	5264	369	3972	527	5673	75%
2nd		3	1	2			489	5264	369	3972	527	5673	75%
1st(podium)		1		1			625	6728	393	4230	702	7556	63%
Ground					5		488	5247	200	2153	536	5764	41%
Basement													
Total/ Type	0	49	10	39	5	0							
Total/ Beds		49		49		5							
%	0%	48%	10%	38%	5%	0%							
Target %	5%	35%	10%	45%	3%	2%							
Total Habitable Rooms	0	98	30	117	20	0							
<b>Total Affordable Rent Habitable Rooms</b>				<b>20</b>									
<b>Total Affordable Rent Units</b>				<b>5</b>			488	5247	465	5005	536	5764	95%
<b>Total Market Sales Habitable Rooms</b>				<b>135</b>									
<b>Total Market Sales Units</b>				<b>54</b>			4637	49913	3321	35747	4743	51054	72%
<b>Total Intermediate Housing Habitable Rooms</b>				<b>110</b>									
<b>Total Intermediate Housing Units</b>				<b>44</b>			3812	41032	2711	29181	4391	47265	71%
<b>Total Habitable Rooms</b>				<b>265</b>									
<b>Total Units</b>				<b>103</b>			<b>8937</b>	<b>96192</b>	<b>6497</b>	<b>69934</b>	<b>9670</b>	<b>104082</b>	<b>73%</b>

 Affordable Rent

 Market Sales

 Intermediate Housing

 Note: these figures contain communal areas for both tenures (separated out in totals below based on 87%/13% split)

 NIA Total includes upper levels of Ground floor 3B5P Duplexes as counted in unit types below



All totals

Residential Areas	Unit Type						GIA		NIA		GEA		Efficiency *
	Studios	1B2P	2B3P	2B4P	3B5P	3B6P	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	%
17th	0	3	0	3	0	0	489	5264	369	3972	527	5673	75%
16th	0	7	1	5	0	0	1032	11108	789	8493	1117	12023	76%
15th	1	8	1	8	0	0	1439	15489	1098	11819	1563	16824	76%
14th	1	8	1	8	0	0	1439	15489	1098	11819	1563	16824	76%
13th	1	9	2	8	1	0	1673	18008	1302	14015	1814	19526	78%
12th	1	12	3	9	2	0	2177	23433	1685	18137	2357	25371	77%
11th	1	15	6	10	2	0	2738	29472	2120	22820	2962	31883	77%
10th	1	15	6	10	2	0	2738	29472	2120	22820	2962	31883	77%
9th	1	15	6	10	2	0	2738	29472	2120	22820	2962	31883	77%
8th	1	12	6	12	2	0	2738	29472	2122	22841	2962	31883	78%
7th	1	12	6	12	2	0	2738	29472	2122	22841	2962	31883	78%
6th	1	12	6	12	2	0	2738	29472	2122	22841	2962	31883	78%
5th	1	12	6	12	2	0	2738	29472	2122	22841	2962	31883	78%
4th	1	12	6	12	2	0	2738	29472	2122	22841	2962	31883	78%
3rd	1	12	6	12	2	0	2738	29472	2122	22841	2962	31883	78%
2nd	1	9	4	11	1	0	2202	23702	1672	17997	2396	25791	76%
1st(podium)	0	3	0	4	0	0	1931	20785	721	7761	2221	23907	37%
Ground				0	5		1565	16840	180	1938	1680	18078	12%
Gym							147	1582	141	1518	153	1647	96%
Plant/car park							2451	26383			2476	26652	
<b>Ground total</b>							4163	44805	321	3455	4309	46377	
Total/ Type	14	176	66	158	27	0							
Total/ Beds	190		224		27								
%	<b>3%</b>	<b>40%</b>	<b>15%</b>	<b>36%</b>	<b>6%</b>	<b>0%</b>							
Target %	5%	35%	10%	45%	3%	2%							
Total/ Hab Rooms	14	352	198	474	108	0							
<b>Total Hab Rooms</b>	<b>1146</b>												
<b>Total Units</b>	<b>441</b>												

Core 1 Market Sales (M/S)

Note:

Unit number code: for example '2.2.1' implies core 2, Level 02 - unit number 1

Floor	Unit Number	Core	Tenure	Floor	Bed	Hab Rooms	Persons	External	GIA	NIA	Accessible
Level 15	1.15.5	1	M/S	Single	2B4P	3	4	7	71	71	
	1.15.4	1	M/S	Single	2B4P	3	4	7	78	78	
	1.15.3	1	M/S	Single	2B4P	3	4	7	70	70	
Level 14	1.14.2	1	M/S	Single	1B2P	2	2	5	51	51	
	1.14.1	1	M/S	Single	STUDIO	1	1	4	39	39	
	1.14.5	1	M/S	Single	2B4P	3	4	7	71	71	
Level 13	1.13.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.13.6	1	M/S	Single	2B4P	3	4	7	70	70	
	1.13.5	1	M/S	Single	1B2P	2	2	5	51	51	
Level 12	1.12.8	1	M/S	Single	2B4P	3	4	7	71	71	
	1.12.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.12.6	1	M/S	Single	2B4P	3	4	7	70	70	
Level 11	1.11.8	1	M/S	Single	2B4P	3	4	7	71	71	
	1.11.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.11.6	1	M/S	Single	2B4P	3	4	7	70	70	
Level 10	1.10.5	1	M/S	Single	1B2P	2	2	5	51	51	
	1.10.4	1	M/S	Single	2B3P	3	3	6	61	61	
	1.10.3	1	M/S	Single	3B5P	4	5	8	92	92	
Level 09	1.09.8	1	M/S	Single	2B4P	3	4	7	71	71	
	1.09.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.09.6	1	M/S	Single	2B4P	3	4	7	70	70	
Level 08	1.08.5	1	M/S	Single	1B2P	2	2	5	51	51	
	1.08.4	1	M/S	Single	2B3P	3	3	6	61	61	
	1.08.3	1	M/S	Single	3B5P	4	5	8	92	92	
Level 07	1.07.8	1	M/S	Single	2B4P	3	4	7	71	71	
	1.07.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.07.6	1	M/S	Single	2B4P	3	4	7	70	70	
Level 06	1.06.5	1	M/S	Single	1B2P	2	2	5	51	51	
	1.06.4	1	M/S	Single	2B3P	3	3	6	61	61	
	1.06.3	1	M/S	Single	3B5P	4	5	8	92	92	
Level 05	1.05.8	1	M/S	Single	2B4P	3	4	7	71	71	
	1.05.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.05.6	1	M/S	Single	2B4P	3	4	7	70	70	
Level 04	1.04.5	1	M/S	Single	1B2P	2	2	5	51	51	
	1.04.4	1	M/S	Single	2B3P	3	3	6	61	61	
	1.04.3	1	M/S	Single	3B5P	4	5	8	92	92	
Level 03	1.03.8	1	M/S	Single	2B4P	3	4	7	71	71	
	1.03.7	1	M/S	Single	2B4P	3	4	7	78	78	
	1.03.6	1	M/S	Single	2B4P	3	4	7	70	70	
Level 02	1.02.5	1	M/S	Single	1B2P	2	2	5	51	51	
	1.02.4	1	M/S	Single	2B3P	3	3	6	61	61	
	1.02.3	1	M/S	Single	3B5P	4	5	8	92	92	
Level 01											
Level 00											
							Hab Rooms	Persons	External	Internal	Accessible Total
								6570			0

Core 2 Market Sales (M/S)

Note:

Unit number code: for example '2.2.1' implies core 2, Level 02 - unit number 1

Floor	Unit Number	Core	Tenure	Floor	Bed	Hab Rooms	Persons	External	GIA (inc. WG's)	NIA (excl WG's)	Accessible
Level 11	2.11.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.11.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.11.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.11.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.11.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.11.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.11.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 10	2.10.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.10.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.10.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.10.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.10.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.10.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.10.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 09	2.9.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.9.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.9.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.9.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.9.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.9.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.9.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 08	2.8.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.8.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.8.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.8.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.8.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.8.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.8.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 07	2.7.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.7.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.7.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.7.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.7.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.7.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.7.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 06	2.6.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.6.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.6.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.6.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.6.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.6.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.6.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 05	2.5.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.5.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.5.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.5.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.5.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.5.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.5.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 04	2.4.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.4.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.4.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.4.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.4.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.4.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.4.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 03	2.3.7	2	M/S	Single	2B3P	3	3	6	68	68	
	2.3.6	2	M/S	Single	2B4P	3	4	7	70	70	
	2.3.5	2	M/S	Single	1B2P	2	2	5	50	50	
	2.3.4	2	M/S	Single	1B2P	2	2	5	50	50	
	2.3.3	2	M/S	Single	1B2P	2	2	5	50	50	
	2.3.2	2	M/S	Single	2B4P	3	4	3	84	74	
	2.3.1	2	M/S	Single	2B3P	3	3	0	80	73	Y
Level 02	2.2.3	2	M/S	Single	2B3P	3	3	6	68	68	
	2.2.2	2	M/S	Single	2B4P	3	4	7	70	70	
	2.2.1	2	M/S	Single	1B2P	2	2	5	50	51	
Level 01											
Level 00											
						Hab Rooms	Persons	External	Internal	Internal	Accessible Total
										4104	9

Core 3 Intermediate Housing (INT)

Note:

Unit number code: for example '2.2.1' implies core 2, Level 02 - unit number 1

Floor	Unit Number	Core	Tenure	Floor	Beds	Hab Rooms	Persons	External	GIA (inc. WG's)	NIA (excl WG's)	Accessible		
Level 16	1.16.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.16.6	3	INT	Single	284P	3	4	3	82	73			
	1.16.5	3	INT	Single	182P	2	2	5	50	50			
	1.16.4	3	INT	Single	182P	2	2	5	50	50			
	1.16.3	3	INT	Single	182P	2	2	5	50	50			
Level 15	1.15.6	3	INT	Single	284P	3	4	3	82	73	Y		
	1.15.5	3	INT	Single	182P	2	2	5	50	50			
	1.15.4	3	INT	Single	182P	2	2	5	50	50			
	1.15.3	3	INT	Single	182P	2	2	5	50	50			
	1.15.2	3	INT	Single	284P	3	4	7	72	72			
Level 14	1.14.6	3	INT	Single	284P	3	4	3	82	73	Y		
	1.14.5	3	INT	Single	182P	2	2	5	50	50			
	1.14.4	3	INT	Single	182P	2	2	5	50	50			
	1.14.3	3	INT	Single	182P	2	2	5	50	50			
	1.14.2	3	INT	Single	284P	3	4	7	72	72			
Level 13	1.13.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.13.6	3	INT	Single	284P	3	4	3	82	73			
	1.13.5	3	INT	Single	182P	2	2	5	50	50			
	1.13.4	3	INT	Single	182P	2	2	5	50	50			
	1.13.3	3	INT	Single	182P	2	2	5	50	50			
Level 12	1.12.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.12.6	3	INT	Single	284P	3	4	3	82	73			
	1.12.5	3	INT	Single	182P	2	2	5	50	50			
	1.12.4	3	INT	Single	182P	2	2	5	50	50			
	1.12.3	3	INT	Single	182P	2	2	5	50	50			
Level 11	1.11.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.11.6	3	INT	Single	284P	3	4	3	82	73			
	1.11.5	3	INT	Single	182P	2	2	5	50	50			
	1.11.4	3	INT	Single	182P	2	2	5	50	50			
	1.11.3	3	INT	Single	182P	2	2	5	50	50			
Level 10	1.10.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.10.6	3	INT	Single	284P	3	4	3	82	73			
	1.10.5	3	INT	Single	182P	2	2	5	50	50			
	1.10.4	3	INT	Single	182P	2	2	5	50	50			
	1.10.3	3	INT	Single	182P	2	2	5	50	50			
Level 09	1.09.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.09.6	3	INT	Single	284P	3	4	3	82	73			
	1.09.5	3	INT	Single	182P	2	2	5	50	50			
	1.09.4	3	INT	Single	182P	2	2	5	50	50			
	1.09.3	3	INT	Single	182P	2	2	5	50	50			
Level 08	1.08.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.08.6	3	INT	Single	284P	3	4	3	82	73			
	1.08.5	3	INT	Single	182P	2	2	5	50	50			
	1.08.4	3	INT	Single	182P	2	2	5	50	50			
	1.08.3	3	INT	Single	182P	2	2	5	50	50			
Level 07	1.07.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.07.6	3	INT	Single	284P	3	4	3	82	73			
	1.07.5	3	INT	Single	182P	2	2	5	50	50			
	1.07.4	3	INT	Single	182P	2	2	5	50	50			
	1.07.3	3	INT	Single	182P	2	2	5	50	50			
Level 06	1.06.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.06.6	3	INT	Single	284P	3	4	3	82	73			
	1.06.5	3	INT	Single	182P	2	2	5	50	50			
	1.06.4	3	INT	Single	182P	2	2	5	50	50			
	1.06.3	3	INT	Single	182P	2	2	5	50	50			
Level 05	1.05.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.05.6	3	INT	Single	284P	3	4	3	82	73			
	1.05.5	3	INT	Single	182P	2	2	5	50	50			
	1.05.4	3	INT	Single	182P	2	2	5	50	50			
	1.05.3	3	INT	Single	182P	2	2	5	50	50			
Level 04	1.04.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.04.6	3	INT	Single	284P	3	4	3	82	73			
	1.04.5	3	INT	Single	182P	2	2	5	50	50			
	1.04.4	3	INT	Single	182P	2	2	5	50	50			
	1.04.3	3	INT	Single	182P	2	2	5	50	50			
Level 03	1.03.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.03.6	3	INT	Single	284P	3	4	3	82	73			
	1.03.5	3	INT	Single	182P	2	2	5	50	50			
	1.03.4	3	INT	Single	182P	2	2	5	50	50			
	1.03.3	3	INT	Single	182P	2	2	5	50	50			
Level 02	1.02.7	3	INT	Single	283P	3	4	3	80	73	Y		
	1.02.6	3	INT	Single	284P	3	4	3	82	73			
	1.02.5	3	INT	Single	182P	2	2	5	50	50			
	1.02.4	3	INT	Single	182P	2	2	5	50	50			
	1.02.3	3	INT	Single	182P	2	2	5	50	50			
Level 01	1.01.3	3	INT	Single	284P	3	4	7	72	72			
	1.01.2	3	INT	Single	182P	2	2	5	50	50			
	1.01.1	3	INT	Single	284P	3	4	7	72	72			
Level 00													
								Hab Rooms	Persons	External	Internal	Internal	Accessible Total
												6500	15

Core 4 Affordable Rent (A/R)

Note:

Unit number code: for example '2.2.1' implies core 2, Level 02 - unit number 1

Floor	Unit Number	Core	Tenure	Floor	Beds	Hab Rooms	Persons	External	GIA (inc. WG's)	NIA (excl WG's)	Accessible		
Level 12	4.12.6	4	A/R	Single	3B5P	4	5	8	87	87			
	4.12.5	4	A/R	Single	1B2P	2	2	5	50	50			
	4.12.4	4	A/R	Single	1B2P	2	2	5	50	50			
	4.12.3	4	A/R	Single	1B2P	2	2	5	50	50			
	4.12.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
4.12.1	4	A/R	Single	2B4P	3	4	0	80	73				
Level 11	4.11.6	4	A/R	Single	3B5P	4	5	8	87	87			
	4.11.5	4	A/R	Single	1B2P	2	2	5	50	50			
	4.11.4	4	A/R	Single	1B2P	2	2	5	50	50			
	4.11.3	4	A/R	Single	1B2P	2	2	5	50	50			
	4.11.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
4.11.1	4	A/R	Single	2B4P	3	4	0	80	73				
Level 10	4.10.6	4	A/R	Single	3B5P	4	5	8	87	87			
	4.10.5	4	A/R	Single	1B2P	2	2	5	50	50			
	4.10.4	4	A/R	Single	1B2P	2	2	5	50	50			
	4.10.3	4	A/R	Single	1B2P	2	2	5	50	50			
	4.10.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
4.10.1	4	A/R	Single	2B4P	3	4	0	80	73				
Level 09	4.9.6	4	A/R	Single	3B5P	4	5	8	87	87			
	4.9.5	4	A/R	Single	1B2P	2	2	5	50	50			
	4.9.4	4	A/R	Single	1B2P	2	2	5	50	50			
	4.9.3	4	A/R	Single	1B2P	2	2	5	50	50			
	4.9.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
4.9.1	4	A/R	Single	2B4P	3	4	0	80	73				
Level 08	4.8.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.8.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.8.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.8.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.8.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 07	4.7.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.7.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.7.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.7.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.7.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 06	4.6.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.6.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.6.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.6.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.6.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 05	4.5.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.5.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.5.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.5.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.5.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 04	4.4.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.4.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.4.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.4.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.4.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 03	4.3.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.3.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.3.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.3.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.3.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 02	4.2.5	4	A/R	Single	3B5P	4	5	8	87	87			
	4.2.4	4	A/R	Single	2B4P	3	4	7	76	76			
	4.2.3	4	A/R	Single	2B4P	3	4	7	76	76			
	4.2.2	4	A/R	Single	2B3P	3	3	3	84	73	Y		
	4.2.1	4	A/R	Single	2B4P	3	4	0	80	73			
Level 01	4.1.2	4	A/R	Single	1B2P	2	2	5	50	50			
	4.1.1	4	A/R	Single	2B4P	3	4	7	78	78			
Level 00													
								Hab Rooms	Persons	External	Internal	Internal	Accessible Total
												4355	11

Core 5 Market Sales (M/S) + Intermediate Housing (INT) + Affordable Rent (A/R)

Note:  
Unit number code: for example '2.2.1' implies core 2, Level 02 - unit number 1

Floor	Unit Number	Core	Tenure	Floor	Beds	Hab Rooms	Persons	External	GIA (inc. WC's)	NIA (excl WC's)	Accessible
Level 17	5.17.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.17.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.17.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.17.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.17.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.17.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 16	5.16.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.16.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.16.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.16.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.16.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.16.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 15	5.15.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.15.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.15.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.15.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.15.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.15.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 14	5.14.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.14.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.14.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.14.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.14.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.14.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 13	5.13.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.13.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.13.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.13.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.13.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.13.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 12	5.12.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.12.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.12.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.12.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.12.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.12.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 11	5.11.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.11.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.11.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.11.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.11.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.11.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 10	5.10.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.10.5	5	M/S	Single	2B4P	3	4	3	82	73	
	5.10.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.10.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.10.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.10.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 09	5.9.6	5	M/S	Single	2B4P	3	4	0	78	71	
	5.9.5	5	M/S	Single	2B4P	3	3	3	82	73	
	5.9.4	5	M/S	Single	1B2P	2	2	5	51	51	
	5.9.3	5	M/S	Single	1B2P	2	2	5	51	51	
	5.9.2	5	M/S	Single	1B2P	2	2	5	51	51	
	5.9.1	5	M/S	Single	2B4P	3	4	7	72	72	
Level 08	5.8.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.8.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.8.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.8.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.8.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.8.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 07	5.7.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.7.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.7.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.7.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.7.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.7.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 06	5.6.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.6.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.6.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.6.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.6.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.6.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 05	5.5.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.5.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.5.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.5.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.5.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.5.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 04	5.4.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.4.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.4.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.4.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.4.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.4.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 03	5.3.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.3.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.3.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.3.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.3.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.3.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 02	5.2.6	5	INT	Single	2B4P	3	4	0	78	71	
	5.2.5	5	INT	Single	2B3P	3	3	3	82	73	
	5.2.4	5	INT	Single	1B2P	2	2	5	51	51	
	5.2.3	5	INT	Single	1B2P	2	2	5	51	51	
	5.2.2	5	INT	Single	1B2P	2	2	5	51	51	
	5.2.1	5	INT	Single	2B4P	3	4	7	72	72	
Level 01	5.1.2	5	INT	Single	2B4P	3	4	7	72	72	
	5.1.1	5	INT	Single	1B2P	2	2	5	51	50	
	5.0.5 (UPPER)	5	A/R	Double	3B5P(D)			15	53	53	
	5.0.4 (UPPER)	5	A/R	Double	3B5P(D)			15	53	53	
	5.0.3 (UPPER)	5	A/R	Double	3B5P(D)			15	53	53	
	5.0.2 (UPPER)	5	A/R	Double	3B5P(D)			15	53	53	
Level 00	5.0.1 (UPPER)	5	A/R	Double	3B5P(D)			17	53	53	
	5.0.5 (LOWER)	5	A/R	Double	3B5P(D)	4	5	10	40	40	
	5.0.4 (LOWER)	5	A/R	Double	3B5P(D)	4	5	10	40	40	
	5.0.3 (LOWER)	5	A/R	Double	3B5P(D)	4	5	10	40	40	
	5.0.2 (LOWER)	5	A/R	Double	3B5P(D)	4	5	10	40	40	
	5.0.1 (LOWER)	5	A/R	Double	3B5P(D)	4	5	16	40	40	
Total Hab rooms and Persons over two floors											
Hab Rooms    Persons    External    Internal    Internal    Accessible Total											
6497    10											







Ticket and Meter ZONE  
Mon - Sat  
7 am - 7 pm

Ticket and Meter ZONE













