

Amended Scheme - Mezzanine Level May 2020

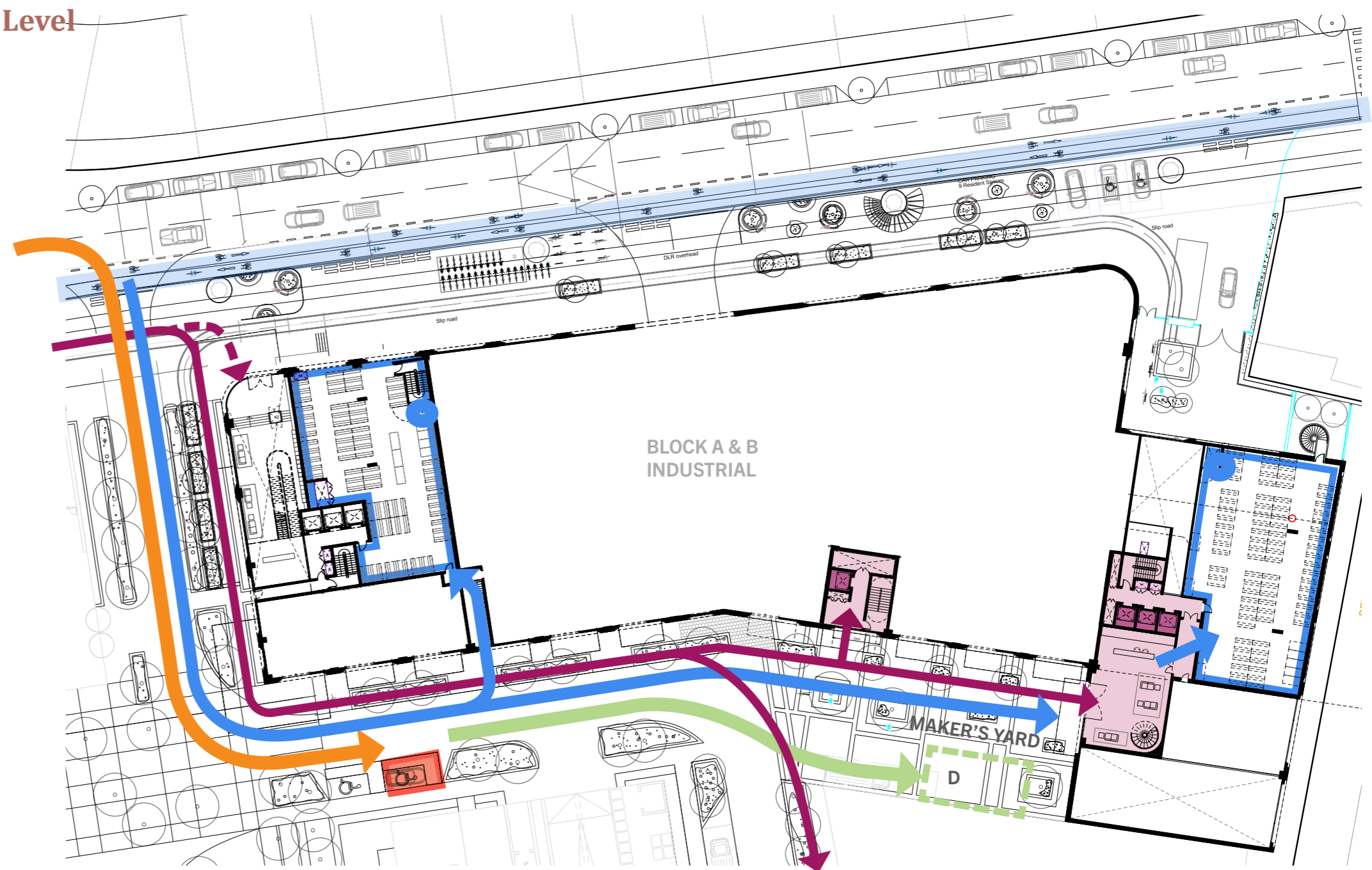
Amended Scheme - Mezzanine Level
As previously proposed, the mezzanine level provides residential cycle stores and access to and from these via the cores. When the new mezzanine level street is incorporated in Phases 2+, it will provide a main and alternative residential entrance for Block A from the public realm.

Residential Accommodation + Access
The new residential entrance will offer residents coming from the west and north an alternative entrance to Block A. Situated on the main access to The Landings, it is conveniently placed for easy access from the Public Park and along the main circulation routes.

Maker's Yard is designed as a high quality shared surface for residents and makers of the small industrial units along the street (see Chapter 4.0 for landscape proposals).

Most of the Long Stay cycle spaces for residents are accommodated at this level and both cycle stores have level access straight off the public realm. At Block B, a portion of cycle spaces are now also provided on the ground floor level.

Servicing
When the mezzanine level is built, service vehicles will be able to access the plant room (in Block A) via Maker's Yard - as before.



Proposed Scheme - Mezzanine Level

Vehicle Access	On Plot Car Parking Spaces 3%	Residential Lobby
Pedestrian Access	External Car Parking Spaces (5%)	Lift to Podium Level
Cycle Access	Short Stay Cycle Parking Spaces	Cycle Lift to Secure Long Stay Cycle Store
Cycle Highway	Drop-off & Service Bay	
Service Access		

Submitted Scheme - Podium Level June 2019

Submitted Scheme - First Floor Level

The buffer level provides residents with an expansive external amenity space. A 0-5 year old play space on the sunniest location caters for both blocks, whilst other landscaped areas cater for older children and adults. Internally, there is a series of community facilities and services.

Landscaped podium - Access

Patel Taylor's design for the external amenity is two-fold: whilst providing a soft and natural concept against an industrial and rigid structure, it also acts as an environmental buffer. The strategic placing of vegetation and offers protection from wind and overlooking. Access is from both Blocks A and B lobbies with security fobs and CCTV cameras.

Community facilities - Access






A range of orientation, access and sizes provide rooms for a variety of uses: a gym, two meeting rooms, community events spaces and a crèche. Access is mostly from Block A.

Services

Plant control rooms, delivery sorting rooms, management offices and waste points at this level provides sufficient space for the proper functioning of both Blocks and in-line with the waste strategy.



Submitted Scheme - Podium Level

-  Pedestrian Access
-  Residential Lobbies and Cores
-  Lift to Ground Level and up to Residential Levels
-  Lift from Podium to Residential Levels
-  Communal Amenity Space for Residents

Amended Scheme - Podium Level May 2020

Amended Scheme - First Floor Level

The buffer level continues to provide the same level of amenity uses as on the previously submitted scheme, with some few changes following the reduction in footprint of Block A.

Landscaped podium - Access

Patel Taylor's design for the external amenity is unchanged in concept and design intent. It is now increased in size, allowing for more protective vegetation between the residential podium and the SIL site.

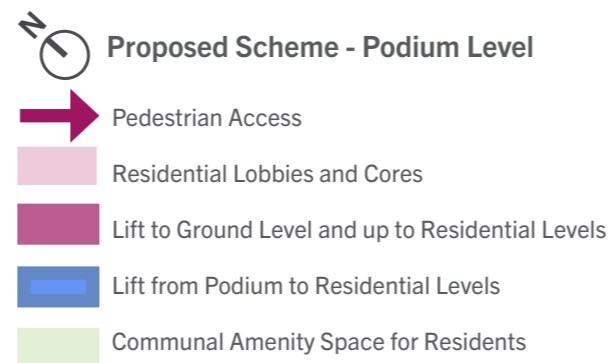
Community facilities - Access

Community facilities in Block A have nonetheless been enlarged by removing the need for a large management office in this block.

Services

As before, plant control rooms, delivery sorting rooms, management offices and waste points at this level provides sufficient space for the proper functioning of both Blocks and in-line with the waste strategy.

It is important to note that at the podium level, residents will transfer from core 2 and core 3 to cores 1 and 4 and also to the fire core that provide access to ground level exits. The podium level will have a way-finding strategy to facilitate escape.



Submitted Scheme - Typical Residential Level June 2019

From the first-floor lobbies, access to the residential floors above are provided via two dedicated cores on each block.

Block A

Block A is an affordable tenure block. Core 01 provides 6 units per floor and goes up to the 17th floor and Core 02 provide 8 units per core, extending up to the 19th floor. Block A provides a total of 227 units, with 22 of these being wheelchair adaptable units M4(3).

Block B





Block B is a private tenure block. Core 03 provides up to 7 flats per floor, to floor 19. Core 04 follows a similar arrangement, whereby 8 flats per floor are provided to floor 13, and then 3 penthouse units are arranged over the top two floors, 16 and 17. Block B provides a total of 233 units and 23 are M4(3) units.

Servicing

Cores have two accessible lifts each, with one being a fire-fighting lift. Protected staircases provide fire escape routes and centralised risers provide servicing routes through each core.



Submitted Scheme - Residential Level (2-13)

-  Pedestrian Access
-  Residential Lobbies and Cores
-  Lift to Ground Level
-  Lift to Podium Level only

Amended Scheme - Typical Residential Level May 2020

As before, access to the residential floors above are provided via two dedicated cores on each block via the first floor lobbies. Block B however, has reduced in footprint and also moved towards the South (right) to ensure that the minimum distance from single aspect units that face each other is never less than 18m.

Block A

Block A is an affordable tenure block. Core 01 provides 6 units per floor now only to the 11th floor. Residential layouts on this core have been revised to improve balcony positions. Core 02 has had no major revisions and still provides 8 units per typical floor, extending to the 19th floor as before. Block A now provides a total of 195 units, with 20 (10%) of these being wheelchair adaptable units M4(3).


Block B





Block B is a private tenure block. The residential layouts have been fully revised on Cores 03 and 04. Both cores provide up to 7 units per floor. Core 03 goes up to floor 19 as before and Core 04 to level 16. Both cores have penthouses on the top two floors.

Servicing

Access and servicing strategies are unchanged.



 **Proposed Scheme - Residential Level (2-11)**

-  Pedestrian Access
-  Residential Lobbies and Cores
-  Lift to Ground Level
-  Lift to Podium Level only

3.4 Unit Layouts

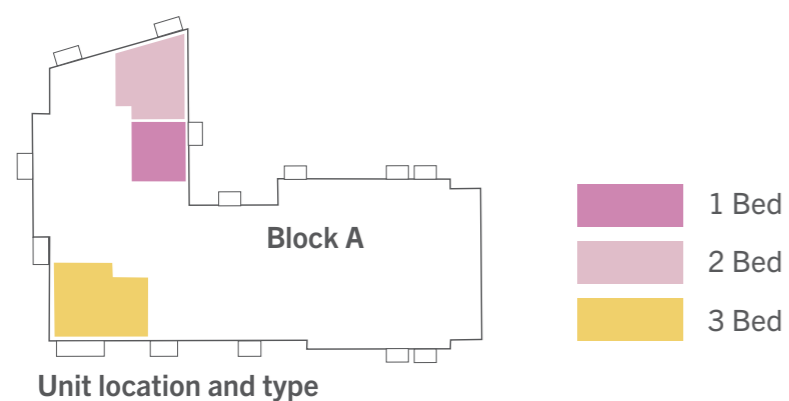
Unit Design

All the residential units have been designed to the highest design quality, in most cases exceeding the London Plan Design Standards. The scheme offers a range of unit sizes, ranging from studios to 4 bed flats. Following the re-arrangements of many of the residential layouts in this amended scheme, we have undergone a second coordination process with Access Consultants, Systra. An extract of six revised layouts are presented in the following pages. Please refer to Systra's Access Report for more details.

As before, in-line with local and London-wide policy, 90% of all the units are designed to meet accessible dwelling requirements (M(4)2) of Part M of the Building Regulations. The remaining 10% are designed as wheelchair adaptable units (M(4)3) of Part M.

Affordable Units

The Affordable tenure flats in this scheme provide 1, 2 and 3 bedroom units, as well as 1 bed wheelchair accessible units.

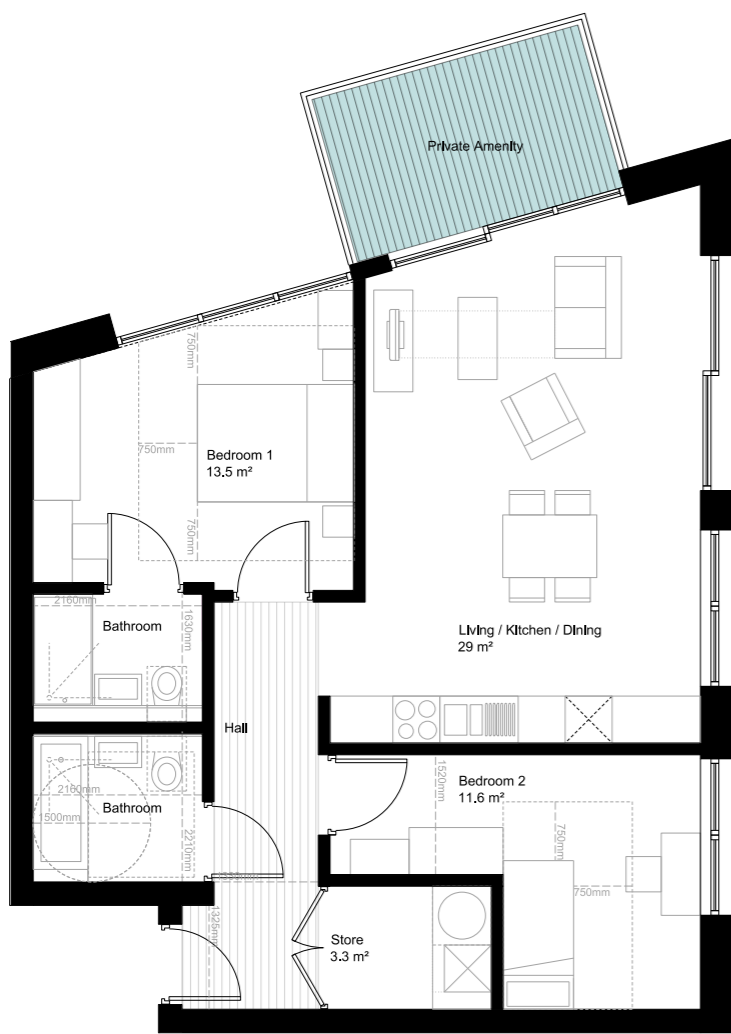


Affordable 1 Bed Wheelchair User Unit - Floors 2-17

Net Internal Area: 55 m²

Amenity Space: 5 m²

A typical 1-bed wheelchair unit with combined living/kitchen/dining room, a double bedroom and a bathroom. The amenity space is provided with a balcony. The unit complies with Part M(4)3. (Refer to Unit 1.2H for accessibility comments.)



Affordable 2 Bed 3 Person Unit - Floors 2-17

Net Internal Area: 76 m²

Amenity Space: 7.5 m²

A typical 2-bed unit with combined dual aspect living room and kitchen, a master bedroom, secondary single bedroom and a bathroom. The amenity space is provided with a corner balcony. The unit complies with Part M(4)2. (Refer to Unit 2.2G for accessibility comments.)



Affordable 3 Bed 6 Person Unit - Floors 2-17

Net Internal Area: 98m²

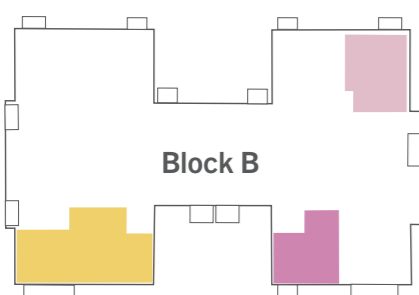
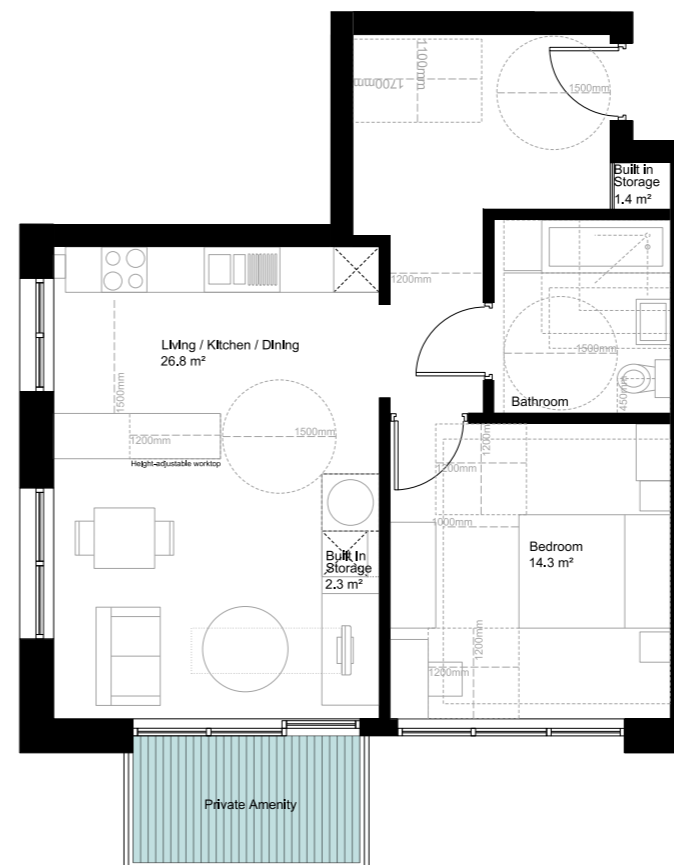
Amenity Space: 9 m²

A typical 3-bed unit with combined dual aspect living/kitchen/dining room, a master bedroom with an en-suite shower room, two secondary double bedrooms and a bathroom. The amenity space is an external balcony. The unit complies with M(4)2. (Refer to Unit 4.3C for accessibility comments.)

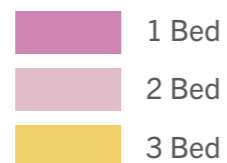
Private Units

The Private tenure flats in this scheme provide studio, 1, 2, 3 and 4 bedroom units as well as some penthouses. 1 and 3 bed wheelchair accessible units are also provided.

The plans shown on these pages are example flats showing compliance with Building Regulation Part M4(2) and M4(3). Please refer to Systra's Access Report for more information and flat types.



Unit location and type

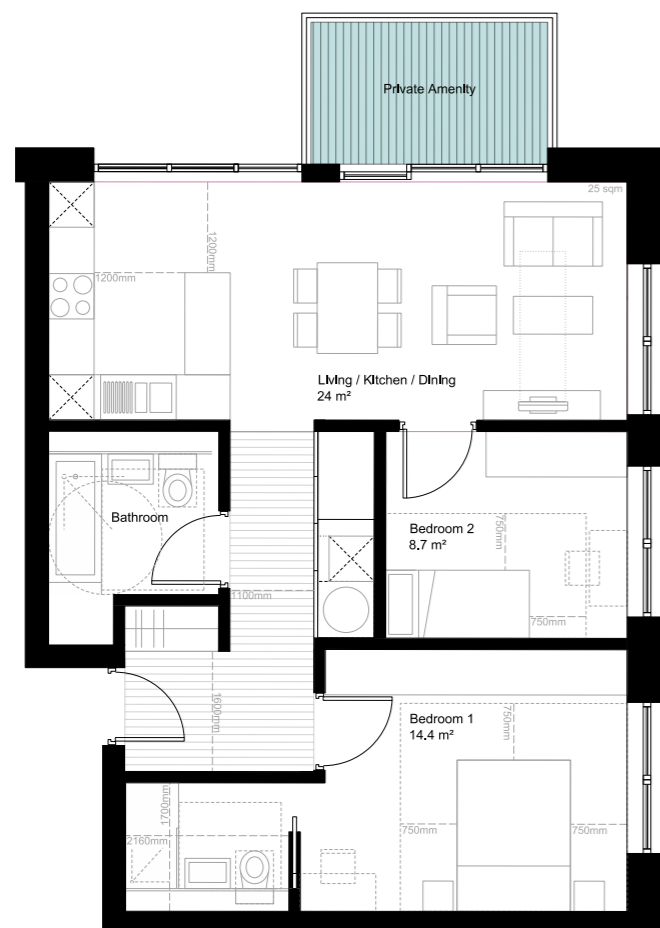


Private 1 Bed Wheelchair User Unit - Floors 1

Net Internal Area: 62 m²

Amenity Space: 5 m²

A typical 1-bed unit with combined living/kitchen/dining room, a double bedroom and a bathroom. The amenity space is provided with a balcony. The unit complies with Part M(4)3. (Refer to Unit 2.3H for accessibility comments.)

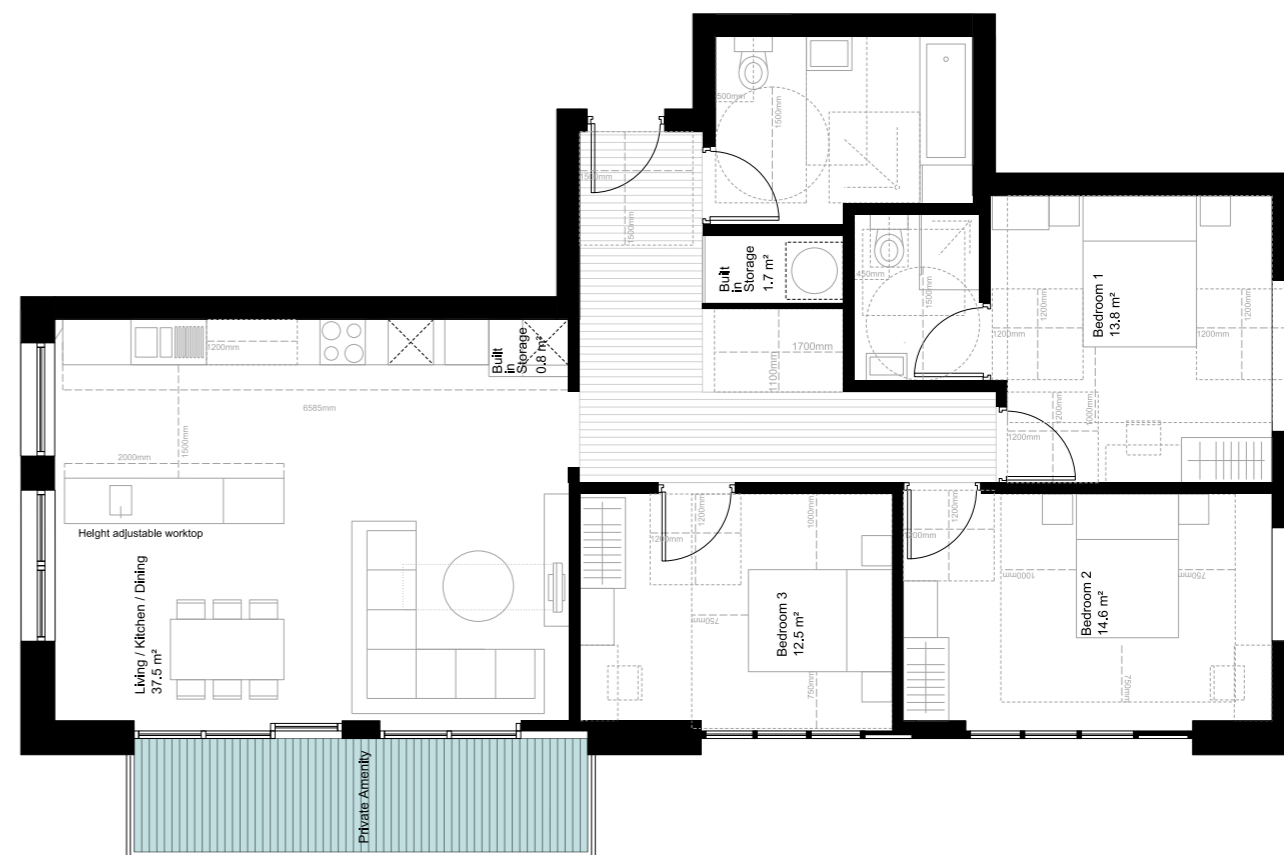


Private 2 Bed 3 Person Unit - Floors 2-15

Net Internal Area: 70 m²

Amenity Space: 6 m²

A typical 2-bed unit with combined dual aspect living room and kitchen, a master bedroom with shower room, secondary single bedroom and a bathroom. The amenity space is provided with a south-east balcony. The unit complies with Part M(4)2. (Refer to Unit 3.2B for accessibility comments.)



Private 3 Bed 6 Person Wheelchair User Unit - Floors 2-17

Net Internal Area: 110 m²

Amenity Space: 13.5 m²

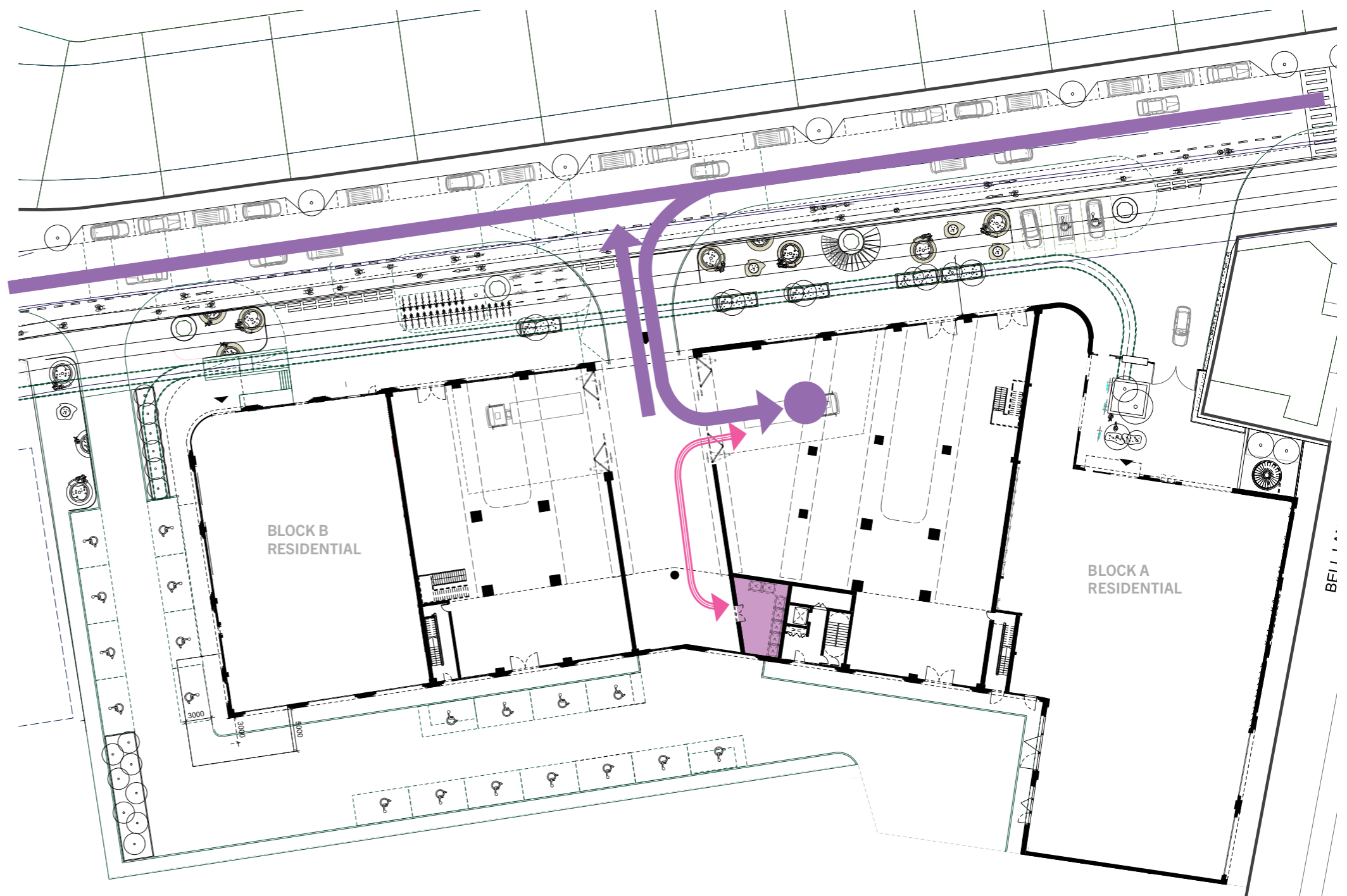
A typical 3-bed unit with combined dual aspect living/kitchen/dining room, a master bedroom with an en-suite shower room, two secondary double bedrooms and a bathroom. The amenity space is a corner balcony. The unit complies with M(4)3. (Refer to Unit 1.4M for accessibility comments.)

3.5 Waste Strategy Buro Happold

The waste strategy of the scheme has been improved on Block B, by relocating the Back of House Bin Store toward North Woolwich Road and thereby removing the need for an external Bin Collection Point. Whilst this greatly improves the public realm, it simplifies the collection procedure for both residential management team and the LBN's Collection Crew.

Industrial Waste

Space for the temporary storage of residual waste and mixed recyclables will be provided internally within each industrial unit. Tenants will be responsible for moving bagged waste to 1,100L Eurobins in a centralised waste storage area in Block A, containing 6 no. 1,100L Eurobins, which will be collected three times per week. Prior to collection, the private waste contractor will access the waste store and wheel bins to a space adjacent to the Block A loading bays, from where they will be collected by a small, rear-end loader refuse vehicle.

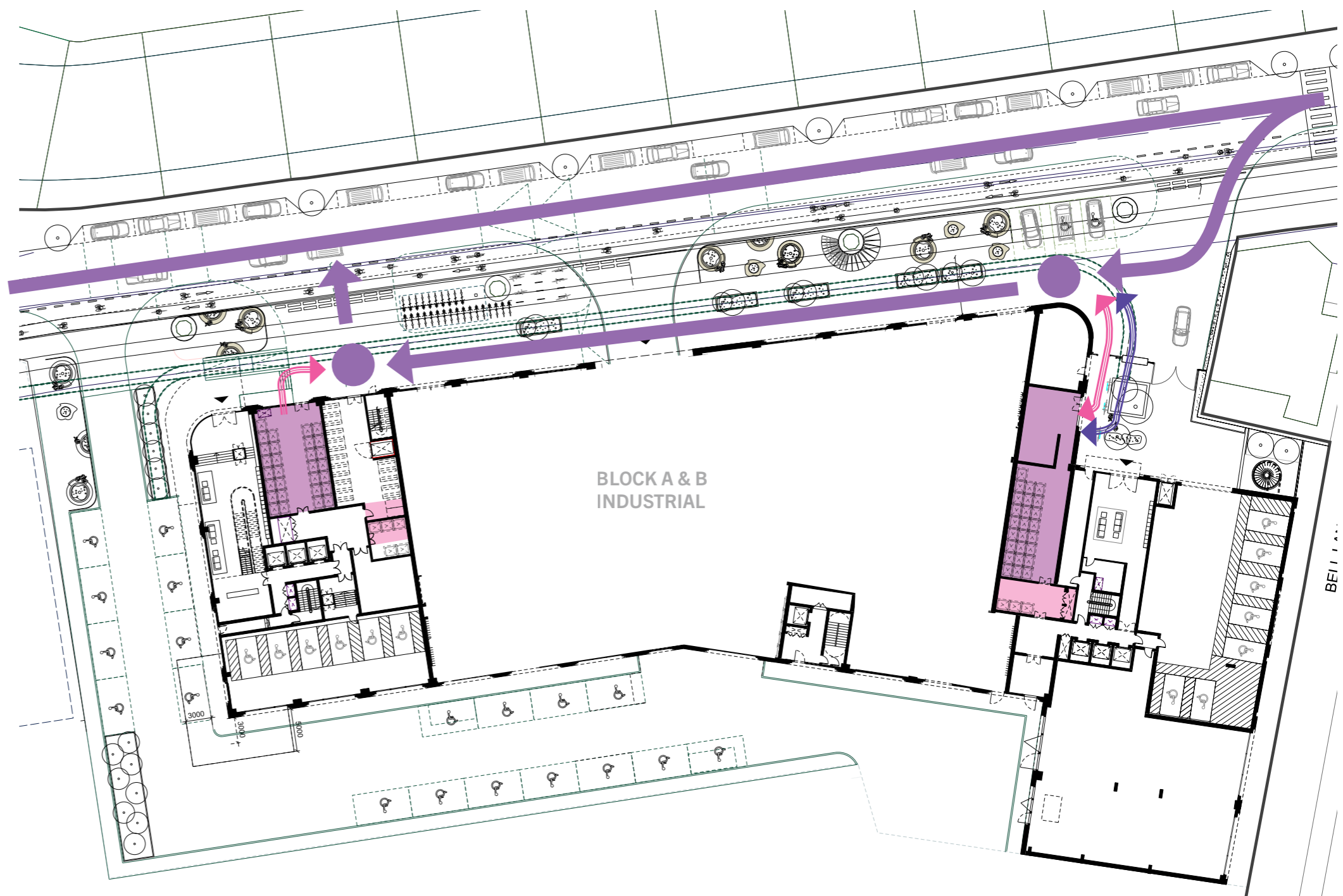


Proposed Industrial Waste Strategy - Ground Floor

- Refuse Vehicle Movement
- Private Contractor Bin Movement
- Indicative Waste Collection Point
- Industrial Unit Bin Store

Residential Waste

In line with LBN's (2014) Waste Management Guidance for Architects and Developers, the BS 5906:2005 formula has been used to determine the capacity for residual waste, with recycling allocated as an additional 25-30% capacity on top of this. Sufficient space has been provided across bin rooms to store waste generated over a period of one week. 33 no. 1,100L Eurobins will be provided for Block A and 39 no. 1,100L Eurobins for Block B. Residents will dispose of both residual waste and recyclables in large 1,100L bins stored in front-of-house (FoH) bin rooms. One FoH bin room has been incorporated for each core to ensure that residents are required to carry waste no further than 30m. Waste will then be transferred by an on-site facilities management (FM) team to bins in larger back-of-house (BoH) stores, where bins can be stacked to save space. In line with LBN guidance, the FM team will assist LBN's operatives with moving bins (if required), so that the collection crew are not required to move full bins any further than 10 metres from the BoH stores to the loading position at the back of the vehicle. Residential bins from both blocks will be collected from the slip road adjacent to the building.



 Proposed Residential Waste Strategy - Ground Floor

-  Refuse Vehicle Movement
-  FM Team Bin Movement
-  LBN Collection Crew
-  Collection Vehicle Pick-up Point
-  BoH Bin Store, one in each block
-  FoH Waste Room in every core

3.6 Fire Strategy OFR Consultants

External Escape

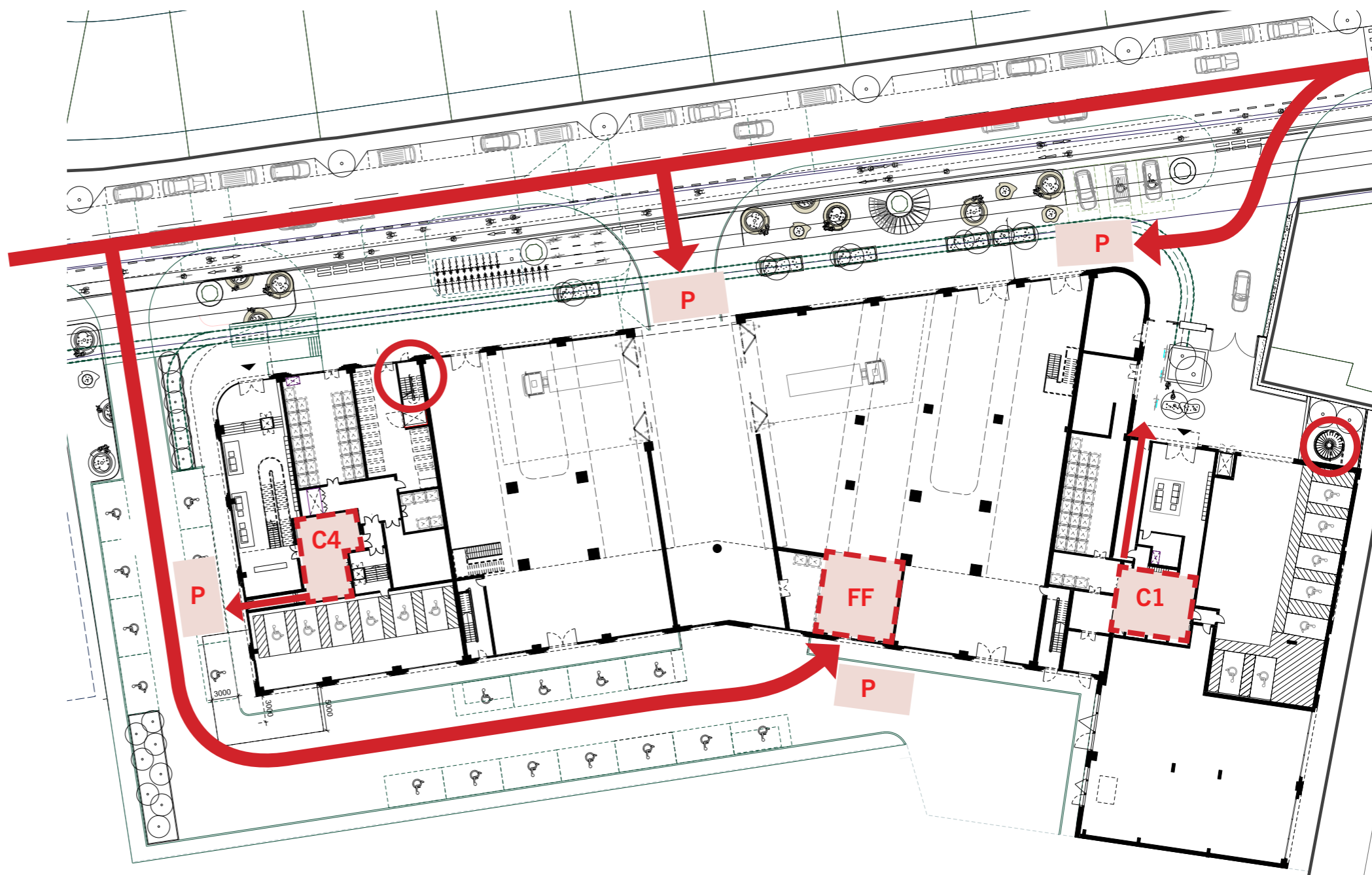
There is a good standard of perimeter road access. Fire appliances will be able to park immediately in front of the industrial units, the car parks, residential entrances Core 1 and 4, and dedicated fire-fighting core to podium level. Fire-fighters can then walk to Core 2 and 3 externally. In the Masterplan Context, access will be provided to the mezzanine level to access the retail and upper levels of the industrial units.

Industrial Escape






Escape from the industrial units will be via exits to the car park to the front and rear of the units. Escape from the mezzanine levels will be via exits direct to outside in the Masterplan Context, and stairs down to Ground Floor. These may be open or enclosed. Fire Engineering solutions will be developed to support open stair escape routes where necessary.

Residential Escape - Lower Levels

Cores 1 and 4 at ground floor provide escape directly outside via a protected corridor. The provision for bike storage on the Mezzanine level however, needs alternative means of escape, and these are provided via an external stair in Block A and an internal protected stair in Block B, both with escape directly to the outside.



Proposed Scheme - Ground Floor Level

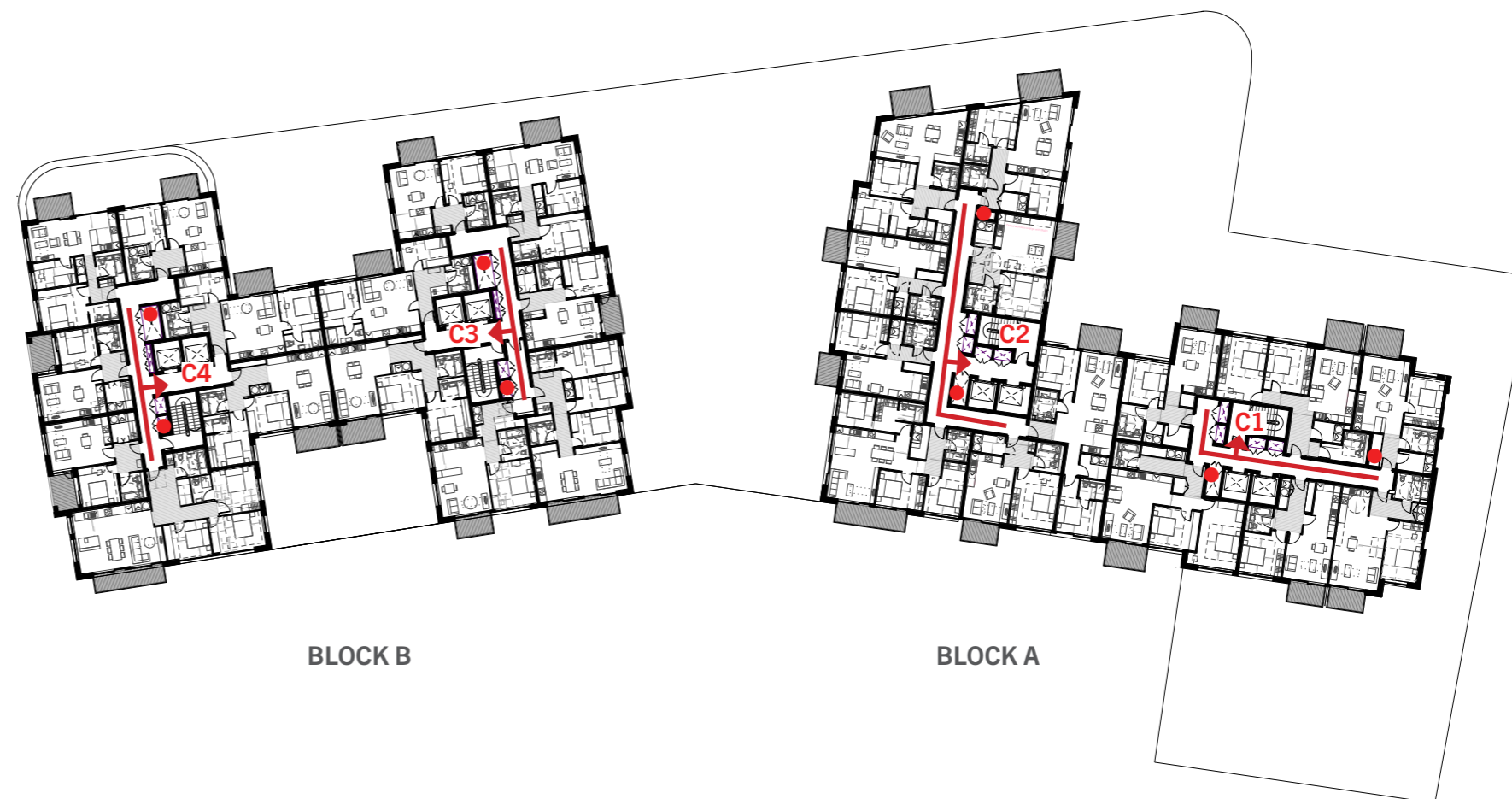
	Fire Tender access route	
	Fire Tender stopping area	C1 - Core 01
	Fire Fighting Core to ground floor	C4 - Core 04
	Protected escape route from protected core	FF- Alternative Fire fighting core
	Protected stairs from Mezzanine level to outside	

Residential Escape - Upper Levels



Cores 1 and 4 extend to ground floor and escape directly outside via a protected corridor. However, the arrangement of the industrial units at the lower levels means that Cores 2 and 3 terminate at first floor. Occupants escaping from these cores need to leave the core at first floor and transfer to another stair. The proposals are to provide a decision lobby at the base of Cores 2 and 3. This will allow occupants to then escape via a dedicated escape stair from the podium, or from within each Plot via Core 4 in Block B or Core 1 in Block A. The transfer corridor strategy carries an approvals risk and discussion with building control is required.

OFR Consultants:

The fire safety design has been considered during Stage 2 for the Thameside West Phase 1 development. The fire protection measures proposed are considered a viable fire strategy for meeting the functional requirements of Part B of the Building Regulations 2010 (as amended in 2018), following the recommendations of BS 9991 and BS 9999. These include materials in external walls that achieve class A2-s1,d0 or better, automatic fire detection and suppression throughout and a smoke control system to protect the escape/fire-fighting stairs. Where these guidance documents are not met prescriptively, they have been addressed by applying fire engineering principles. These will be developed in consultation with Building Control and the London Fire Brigade as the design progresses.



 **Proposed Scheme - Residential Level**

-  Fire escape corridors with smoke control and fire fighting cores
-  2-system mechanical smoke extract shafts as required
- C1 - Core 01 to ground floor
- C2 - Core 02 to first floor transfer
- C3 - Core 03 to first floor transfer
- C4 - Core 04 to ground floor

4.0

Landscape and Public Realm Changes by Patel Taylor

