

## 11.0 Building Layouts

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11.1 Typical apartments

11.2 Wheelchair accessible units

11.3 Apartment schedule and areas

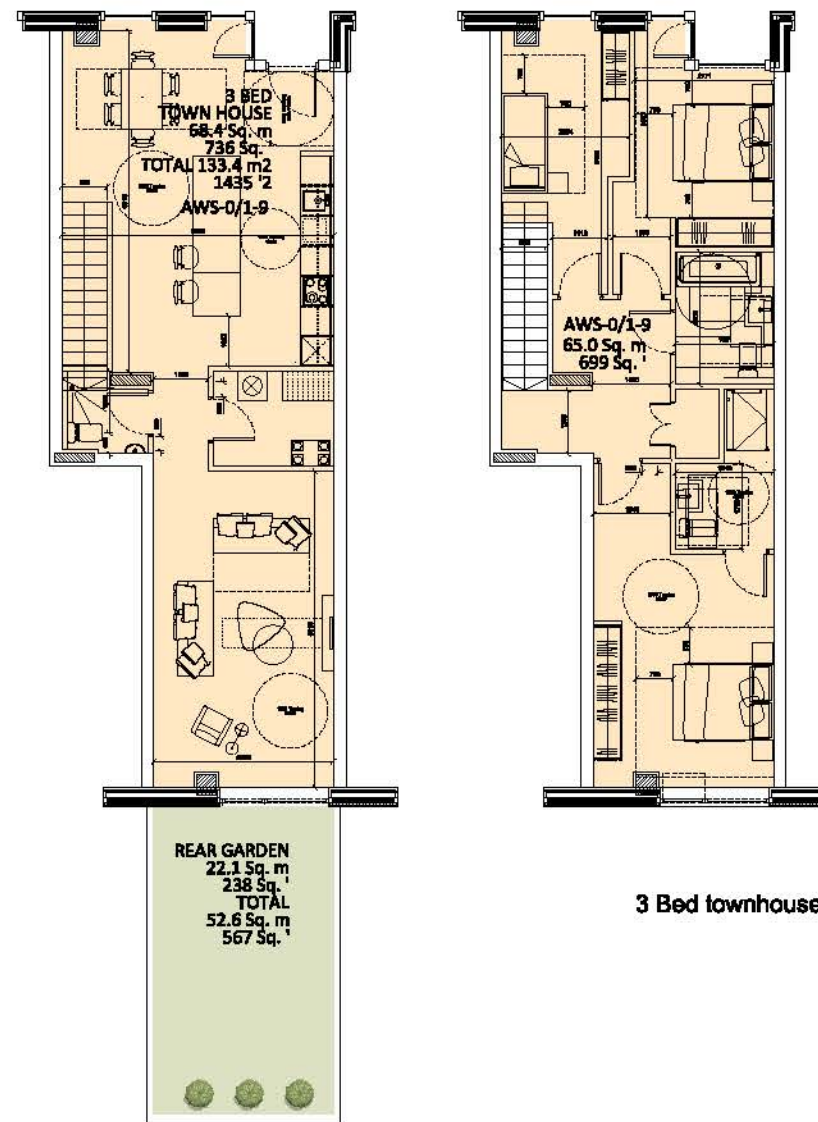
## 11.1 Typical apartments

The development comprises of 975 apartments arranged in 9 buildings on two plots. There is a great variety of apartment layouts from comprising of 4 bed and 3 bed townhouse, Studio, 1 bed, 2 bed, 3 bed apartments and generous penthouse apartments delivering the following percentage:

4 bed room apartments/townhouses	2.1 %
3 bedroom apartments/townhouses	26.1 %
2 bedroom apartments	31.6%
1 bedroom apartments	24.3%
studio apartments /starter homes	16.0%

The layouts are arranged to maximise double aspect apartments and minimise single aspect and north facing apartments. There are several different arrangements of the floorplates for the different buildings. There are 6 to 8 apartments per core and the core provides the adequate number of lifts.

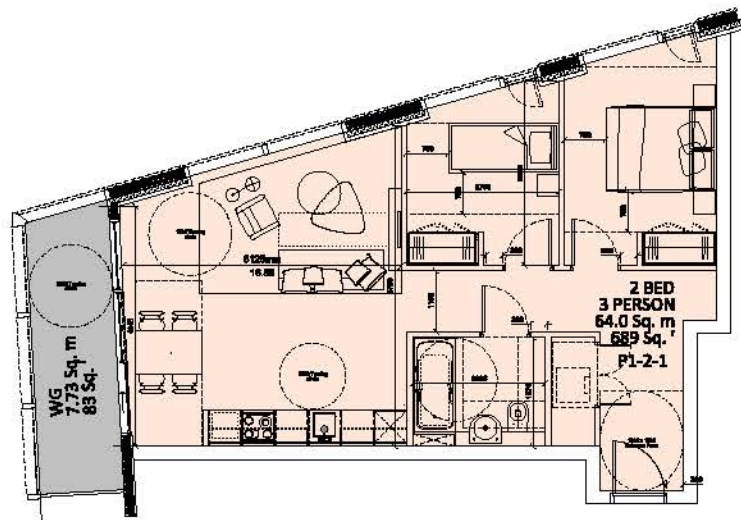
All apartments within the proposed scheme meet or exceed the minimum apartment sizes as defined by the London Housing SPG, and are designed to meet the requirements of Lifetime Homes.



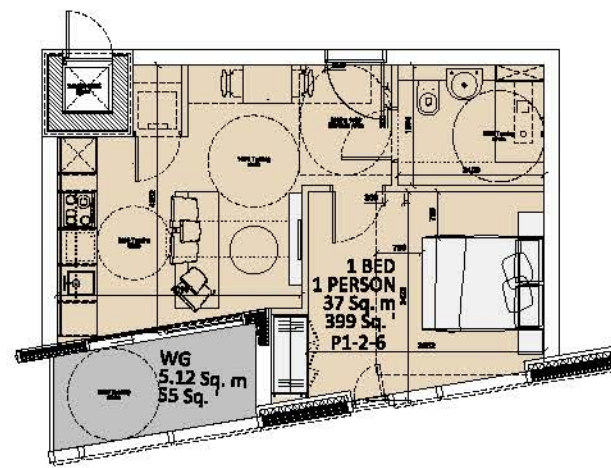
3 bed townhouse upper floor



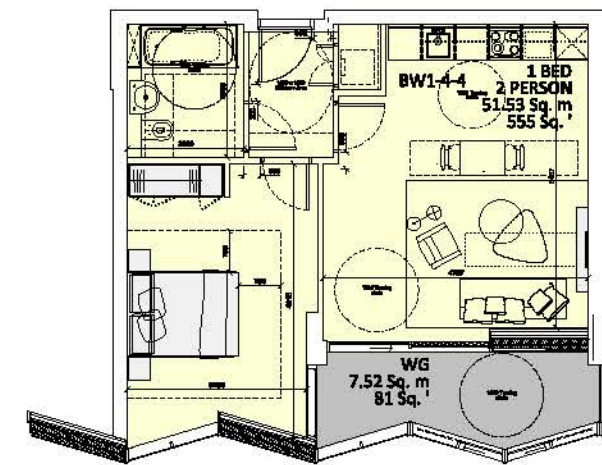
3 bed townhouse lower floor



2 Bed apartment



1 Bed apartment



1 Bed apartment



2 bed with wintergarden



Studio with wintergarden



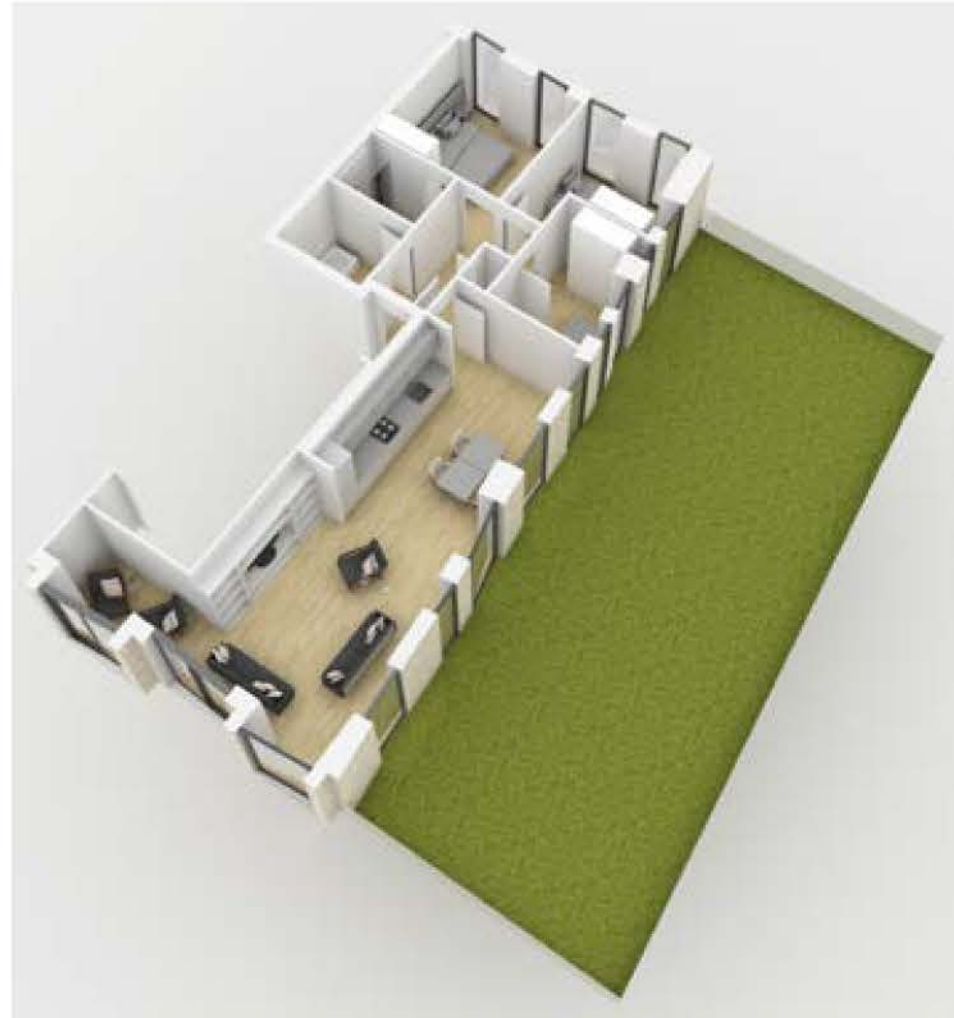
1 bed with wintergarden



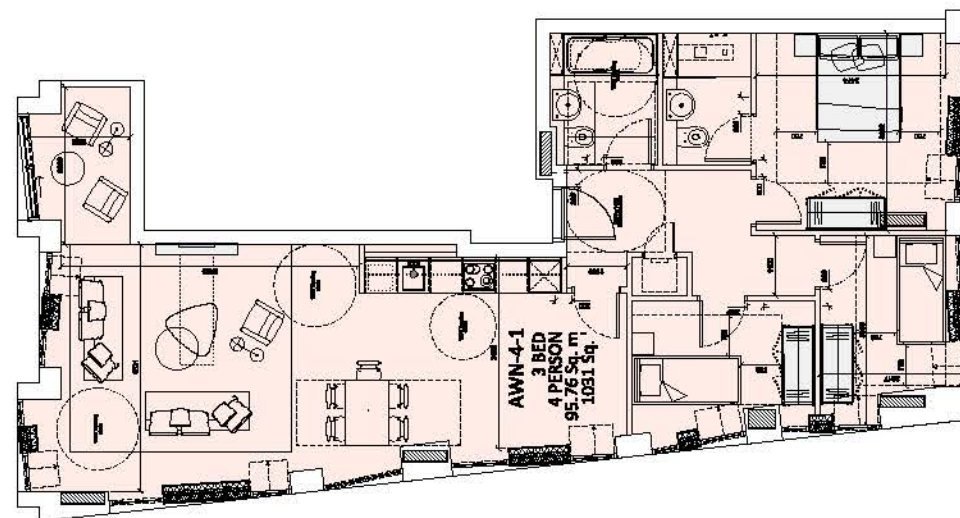
### Apartment Layouts

The layouts of the residential apartments are open plan, to maximise the sense of space. Floor to ceiling windows will provide generous natural light. Apartments will be provided with a good level of storage, and well proportioned rooms and spaces.

All apartments will be provided with generous private amenity space in the form of private roof terraces, open loggias and enclosed balconies or winter garden spaces, which provide an extension to the living space, create a thermal buffer increasing energy efficiency, and creating space that is usable all year round.



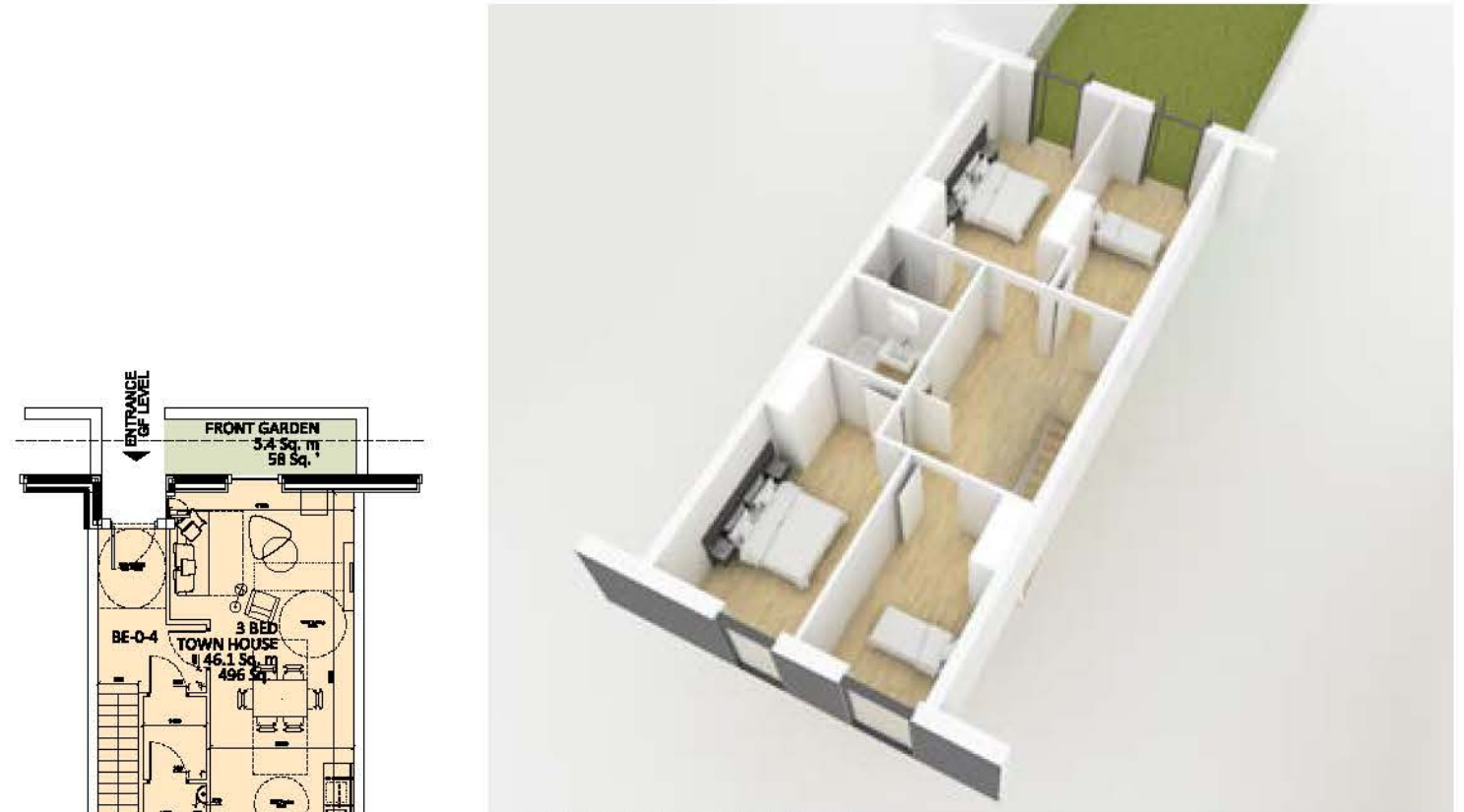
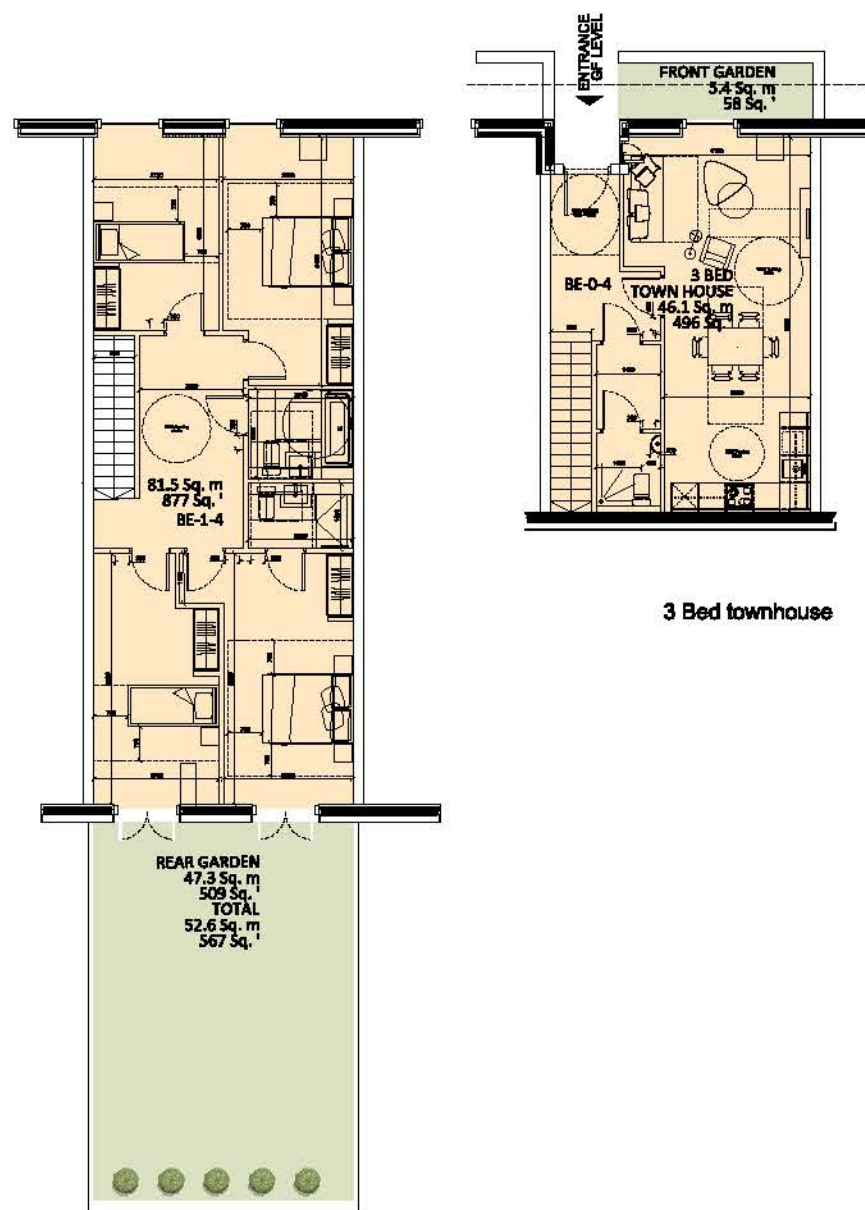
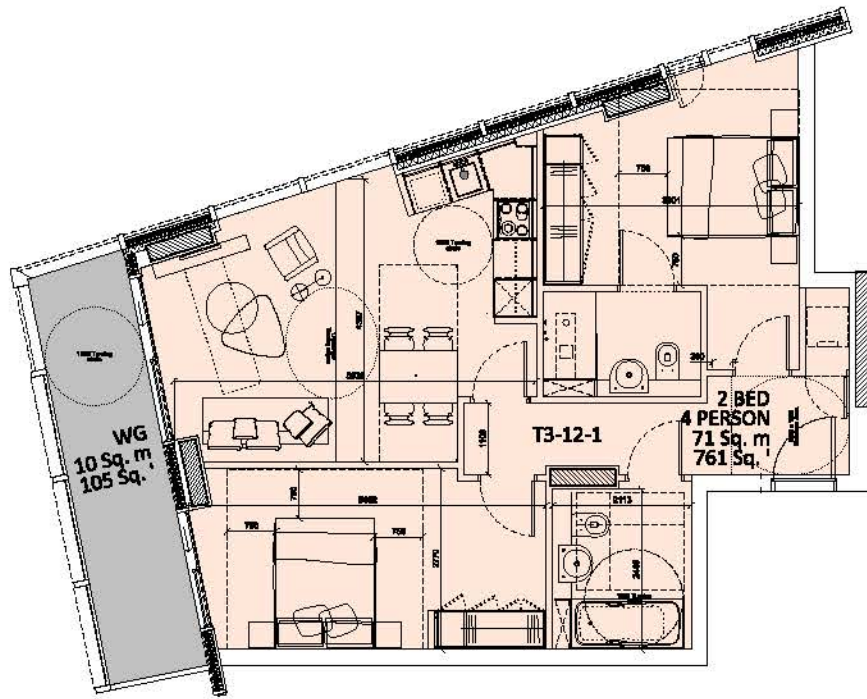
3 bed with terrace



3 Bed apartment



3 bed with loggia



4 bed townhouse upper floor



2 bed with wintergarden



4 bed townhouse lower floor

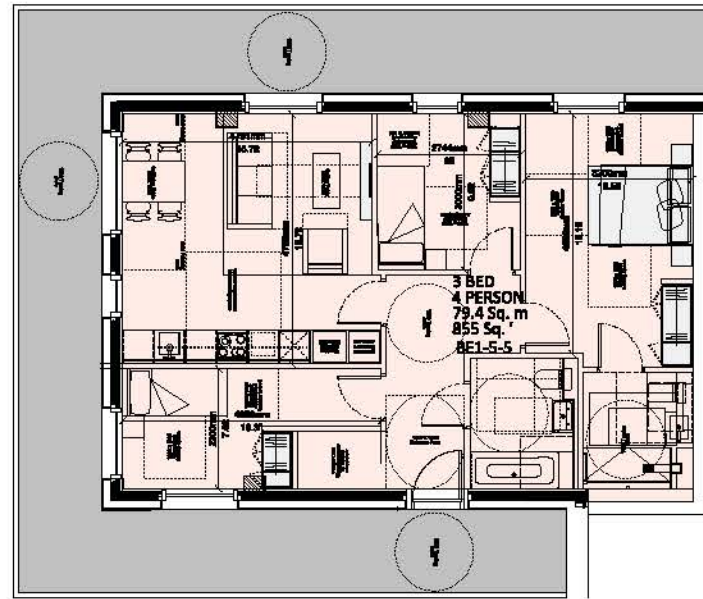


## 11.2 Wheelchair accessible units

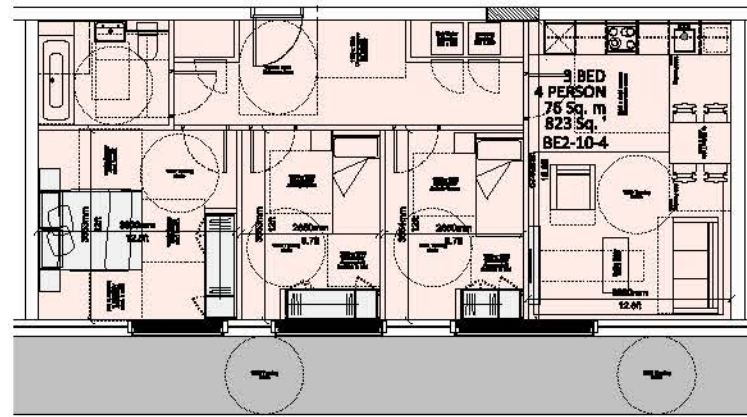
All homes will be designed with reference to RBG Inclusive Design Advice.

In accordance with the London Plan, 10% of the apartments have been designed as wheelchair adaptable layouts, based on the wheelchair space standards set out within Part M of the Building Regulations, and with reference to the Wheelchair Housing Design Guide.

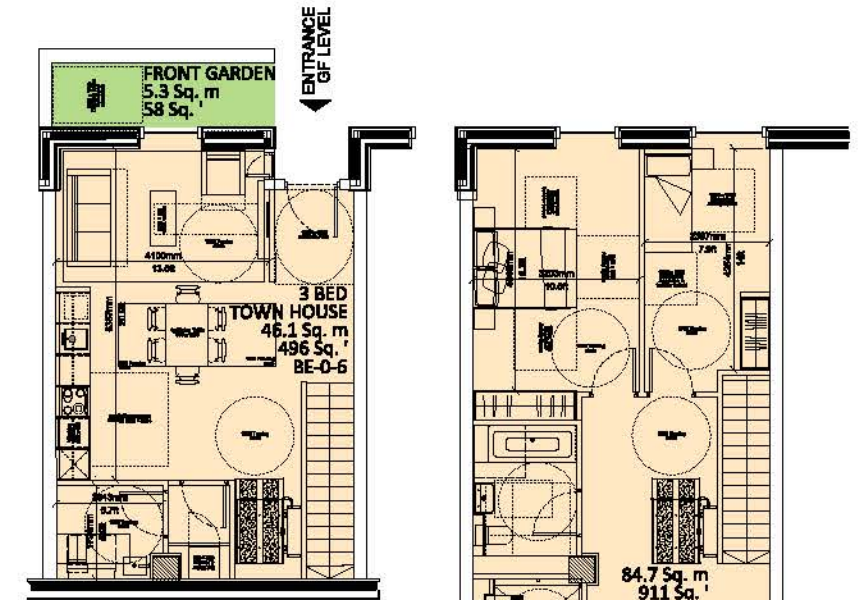
The example layouts opposite describe the principles of wheelchair adaptation for typical apartment types. The plan diagrams in the matrix drawings show indicatively the position of the units identified to be wheelchair adaptable to meet the 10% requirement. The positions and types of wheelchair adaptable units may be subject to change as the scheme is developed in detail through further design stages, but the 10% overall number will be achieved.



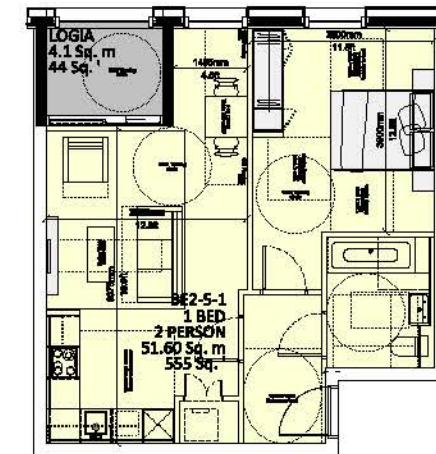
3 Bed apartment



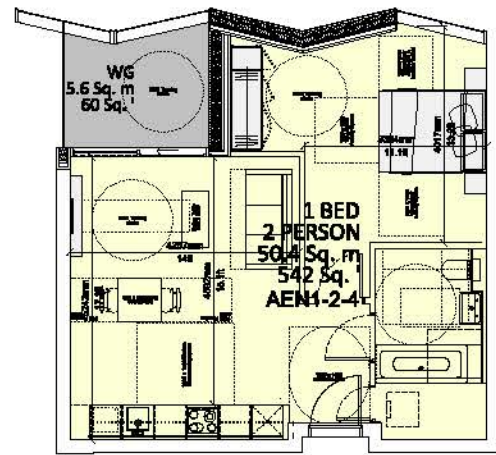
3 Bed apartment



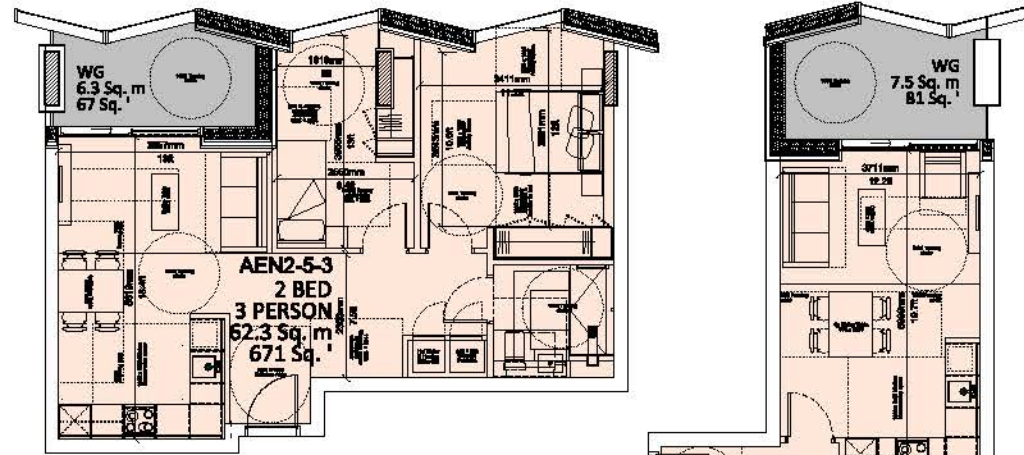
3 Bed townhouse



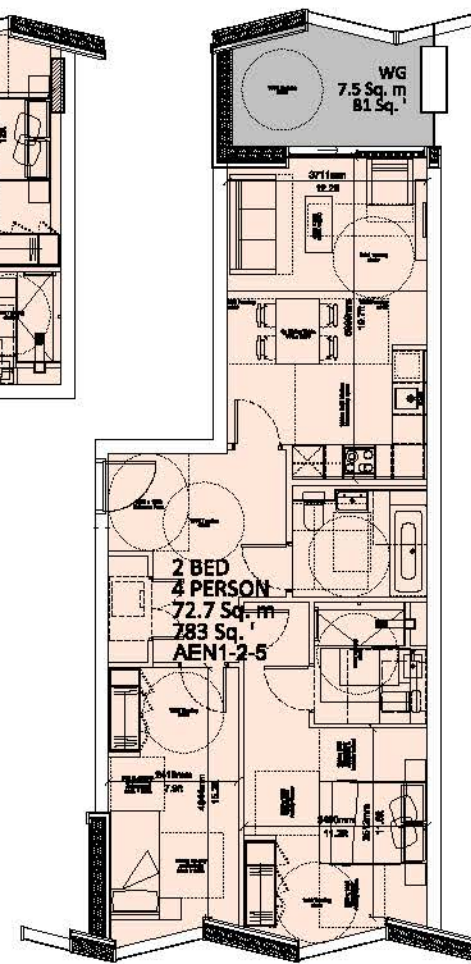
1 Bed apartment



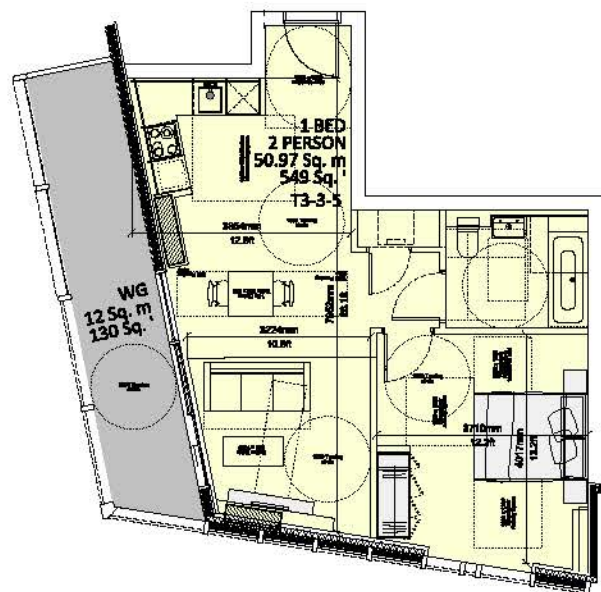
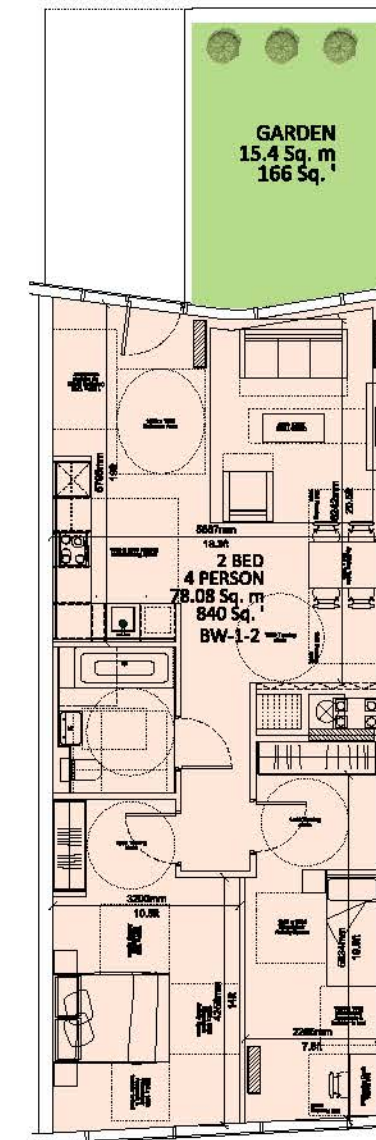
1 Bed apartment



2 Bed apartment



2 Bed apartment



1 Bed apartment



### 11.3 Apartment schedule and areas



	A1	A2	A-East-North-1	A-East-North-2	A-East-South	A-West-North	A-West-South	B3	B-East 1	B-East-2-3	B-West	TOTAL
Number of storeys	16	14	13	10	16	6	6	28	6	12	9	
Height (m)	55.105	49.045	44.295	44.295	52.65	20.58	20.58	90.58	39.75	39.75	29.98	
1 bed 1 pers	40	35	0	0	3	5	1	64	3	11	6	168
1 bed 2 pers	29	25	38	0	13	5	9	30	2	38	38	227
2 bed	41	34	39	32	18	1	14	69	6	31	18	303
3 bed	4	4	6	29	67	8	16	28	12	52	15	241
4 bed	0	0	0	0	0	0	0	0	0	4	0	4
duplex (2 bed)	0	0	0	0	0	1	2	0	0	0	0	3
duplex (3 bed)	0	0	2	0	0	0	1	0	0	0	0	3
duplex (4 bed)	0	0	0	0	0	1	0	0	0	0	0	1
town house (3 bed)	0	0	0	0	0	2	7	0	0	0	0	9
town house (4 bed)	0	0	0	0	0	1	4	0	0	11	0	16
Habitable rooms	277	238	225	212	354	76	184	507	76	474	202	2825
Number of units	114	98	85	61	101	24	54	191	23	147	77	975

1 BED 1 PERS TOTAL	168	17.2%
1 BED 2 PERS TOTAL	227	23.3%
2 BED TOTAL	306	31.4%
3 BED TOTAL	253	25.9%
4 BED TOTAL	21	2.2%

SITE AREA PLOT A	1.67
SITE AREA PLOT B	0.85
TOTAL SITE AREA	2.52

UNITS PER HECTARE (TOTAL DENSITY)	387
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ESTIMATED HABITABLE ROOMS PER HECTARE (TOTAL)	1121.34
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	m2
Residential GIA	61689
Residential facilities GIA	864
Office GIA	1560
Community use GIA	407
Retail GIA	690
Plant	9175
<b>Total GIA</b>	<b>74385</b>

TOTAL CAR PARKING SPACES	198
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