

View looking East along Ferry Lane

8 | Use and Amount

Commercial
The development proposes commercial / retail uses on the whole of the ground floor of the building and due to sloping external levels and generous floor to ceiling heights a mezzanine can also be incorporated on the eastern side.

The space is proposed as three separate units, but is flexible to accommodate different end user space requirements.

Total commercial / retail area is 1510 sq.m.

Residential
Block SW has 18 residential floors and delivers 194 residential apartments consisting of one, two and three bedroom units. (522 habitable rooms).

The residential element is delivered for private sale.

All units comply with London Housing SPG unit size and room space standards.

10% of the units will be wheelchair adaptable and all of the units will be compliant with Lifetime Homes.

Amenity
Public realm – there is an area of 1300 sq.m of new public realm amenity space with the application boundary

Private amenity – every residential has direct access to a private balcony or terrace amenity space, which comply with the minimum standards set-out in policy. In total this provides in excess of 1400 sq.m of private amenity space.

The balconies on the south façade have been designed to provide additional visual amenity in the form of soft landscaping elements as set out in the appearance section of this document.

First floor communal garden terrace – the east facing residential units have large private amenity spaces on the first floor terrace, above the commercial / retail element. The remainder of the roof space is given to a communal roof garden space measuring 275 sq.m.

Roof level communal garden terrace provides 700 sq.m of high quality communal amenity space for the residents of the building. This is divided up to offer a variety of spaces including secluded planted spaces and open hard paved.

The roof top will be a green roof measuring approximately 300 sq.m.

Bicycle and car parking
Bicycle and car parking is provided with the basement area, along with refuse and building service plant rooms.

319 bicycle spaces are provided in line with current policy – 1 space for 1 bed units and 2 spaces for 2+ units plus an additional overwflow space per 40 dwellings. These are located in secure cycle storage rooms with access control and fixed stands.

81 parking spaces are provided, which is just over 36% based on units. 10% are designated as disabled parking bays.

Accommodation Schedule							
Core	**A**			**B**			
unit type	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	2 Bed	3 Bed
Min Size (m^2)	50	70	86	50	61	70	86
Ground	Commercial			Commercial			
M				Commercial			
1	2	3		3	1	2	1
2	2	3		3	1	2	1
3	2	3		3	1	2	1
4	2	3		3	1	2	1
5	2	3		3	1	2	1
6	2	3		3	1	2	1
7	2	3		3	1	2	1
8	2	3		3	1	2	1
9	2	3		3	1	2	1
10	2	3		3	1	2	1
11	2	3		3	1	2	1
12	2	3		3	1	2	1
13	2	3		3	1	2	1
14	2	3		3	1	2	1
15		4		2	1	4	
16		4		2	1	4	
17		2					
18		2					
Units by Type	28	54	0	46	16	36	14
HR by Type	56	162	0	92	48	108	56
Units by Block	**82**			**112**			
HR by Block	218			304			
Total Units	**194**						
Total HR	522						

Residential Summary			
Type	No.	HR	% by No.
1Bed	74	148	38.1%
2Bed	106	318	54.6%
3Bed	14	56	7.2%
Total	**194**	522	100.0%

Commercial Summary	
Location	Area (m^2)
Ground	1120
Mezzanine	480
Total	**1600**

Parking Summary	
Location	Spaces
Basement	80
Total	80

9 | Layout

9.1 Site & Building Layout

The building occupies the entire urban block of the Masterplan in order to deliver the public realm defined. The site is the final piece of the Hale Village development and will complete this urban block. It is a the most prominent plot located on the south west corner with views outward across Ferry Lane and down the River Lee to the south, west across Tottenham, east towards the reservoirs, and inwards which at higher levels will look over the whole Hale Village development.

The site is bounded by Ferry Lane to the south, but provides clear 'off-highway' public realm, Daneland Walk to the west and north which links the Gateway Square to the retail street and then changes from pedestrian only to a shared surface with an emphasis on pedestrian use. To the east is a pedestrianised extension to Lebus Street. The footpaths of these routes contain designated areas for tree planting, and seats. The lighting columns and trees are arranged in a regular manner.

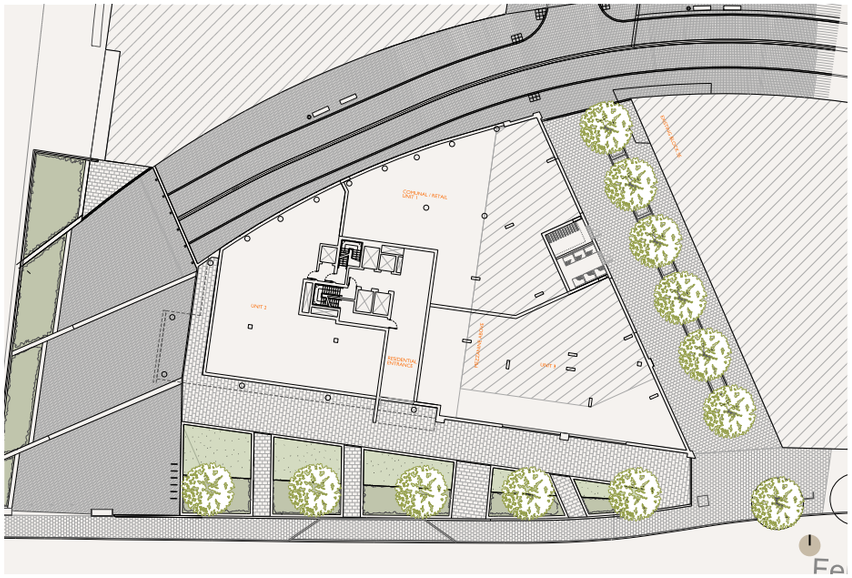
The ground floor uses are commercial / retail and benefit from the footfall along Daneland Walk and Ferry Lane and to a lesser extent the diagonal extension to Lebus Street. The commercial and retail facilities will benefit all residents of Hale Village and the wider local area. These are designed as open, inviting and active frontages providing a level of transparency and attractiveness. The ground storey is double height and can accommodate a mezzanine at the eastern end depending on the occupier.



The layout reflects basic design from Design Code

The residential entrance is placed on Ferry Lane so that it is visible from the principal public realm and easily accessible from taxi drop off, particularly late at night. The secure residential entrance leads to a lobby and two cores – it is envisaged that the building will accommodate concierge facilities. There are also stairs and lifts to the basement refuse, car and cycle parking.

The two cores are a function of the urban blocks deep floor plate and the London design guide requiring a maximum of 7 units to a core. The cores are buried in the centre of the plan but the corridors have natural light which will enhance their quality for residents. By arranging the units as a tight cluster around the core, there is a high percentage of elevational frontage. The first and typical floor plates contain 12 residential apartments fed from two cores – Core A has 5 units and Core B has 7 units. These include preferred mix of 1, 2 and 3 bed units based on previous phases of development.



Ground Floor



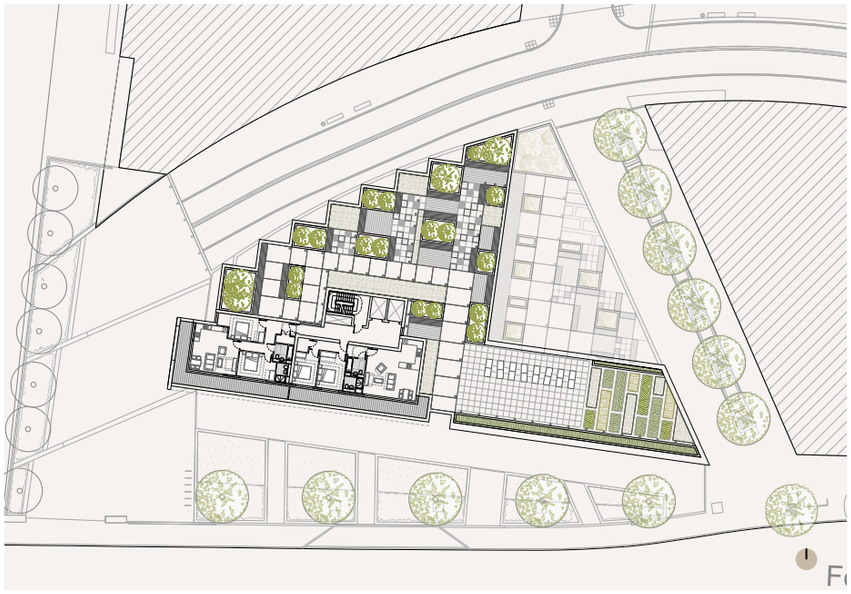
15th & 16th Floor



First Floor



Typical Floor



Penthouse 17th & 18th