

### 6.6.3 Aspect

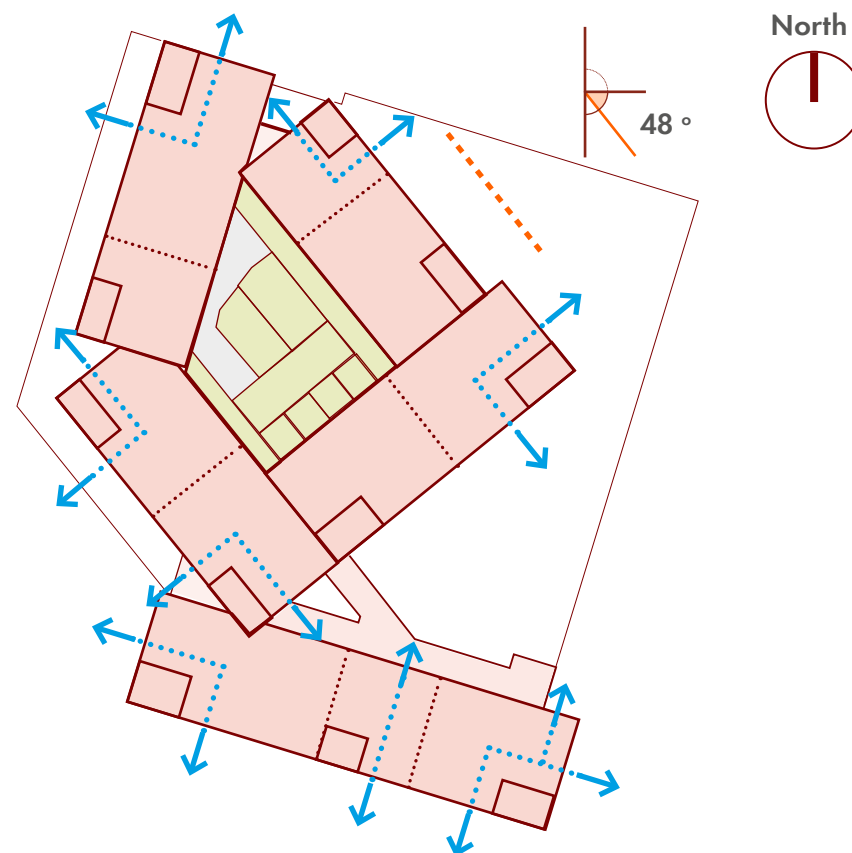
The rotational nature of the massing composition provides a variety of outlooks and aspect for each of the five bars. Each of these typically has 2 to 3 residential units and the end two are dual aspect where possible.

On lower floors, where the bars interconnect, dual aspect is not always achievable. However, all single aspect apartments are 'enhanced' with glazing located on a second facade to the balcony, located perpendicular to the main facade. This will allow improved cross ventilation and purge.

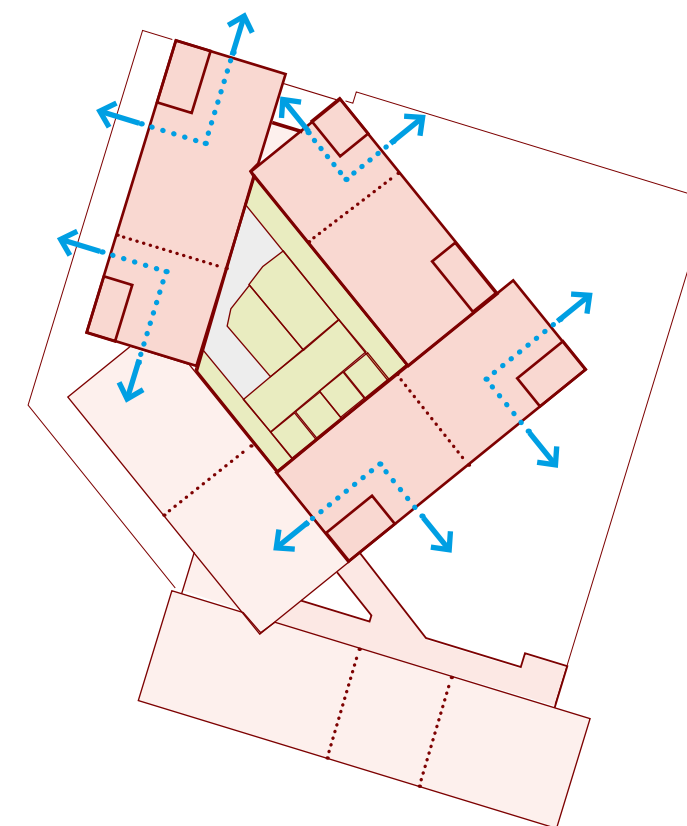
Layouts have prioritised the location of living areas where there is more direct access to daylight and sunlight. This is exemplified on the plan opposite showing an enhanced single aspect 1 bed apartment.

Dual aspect varies across each different floor type. On some floors 85% dual aspect is reached, on floors with more, smaller units it drops down to around 64%. Overall the following is achieved:

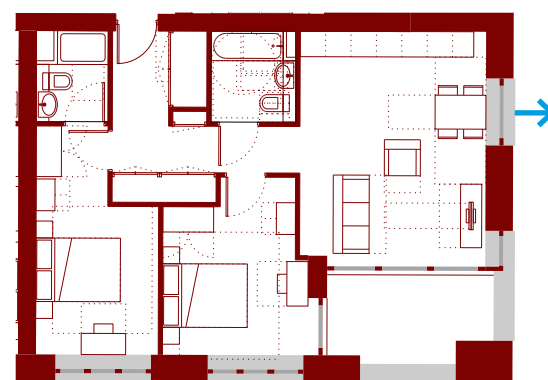
- 0% north facing single aspect
- 33% single aspect (100% enhanced)
- 65% dual aspect
- 2 % triple aspect



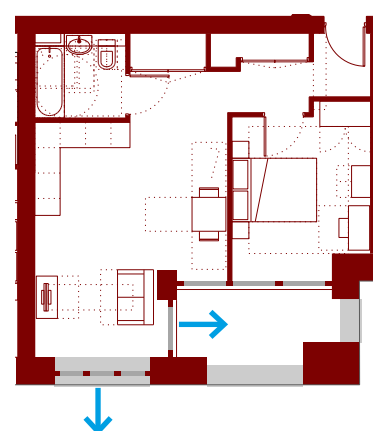
Majority of homes will have dual aspect and none are north facing single aspect



Upper levels have increased percentage of dual aspect homes



A dual aspect 2 bed apartment



An enhanced single aspect 1 bed apartment



View of a typical dual aspect living room with balcony beyond

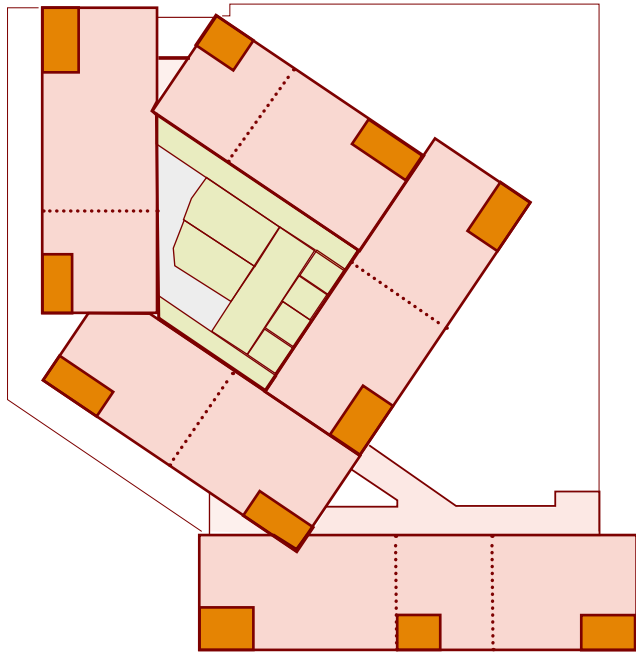
6.6.4 **Balcony rooms**

The balconies are generally located on the corners of the bars for the majority of the apartments. Located adjacent to and accessed directly from the main living area. In most unit types, a bedroom will also have access to the balcony via a second glazed panel, as illustrated on the adjacent plan.

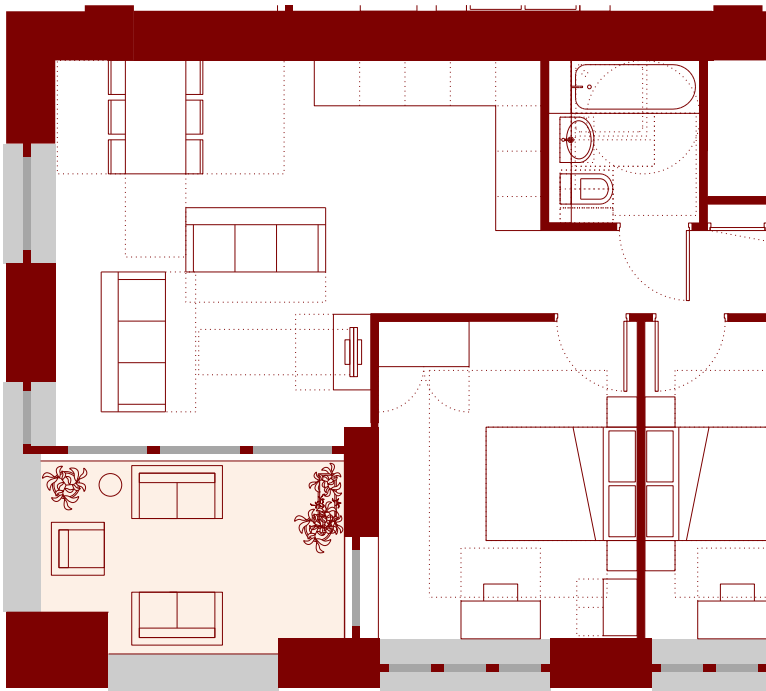
The balconies are designed to be usable outdoor spaces. They are inset to provide a degree of protection from prevailing winds and deep for practical reasons, allowing for accessibility and outdoor furniture to be placed on the balcony. Corner balconies have vistas out on two sides, on upper levels these will be long views across the city.

Balconies are sized to suit unit types, with larger units having larger balconies in line with current GLA standards. As a minimum, balconies have the areas listed below, but exceed them in some instances:

|                         |                       |
|-------------------------|-----------------------|
| Studio: 5m <sup>2</sup> | 1B2P: 5m <sup>2</sup> |
| 2B3P: 6m <sup>2</sup>   | 2B4P: 7m <sup>2</sup> |
| 3B5P: 8m <sup>2</sup>   | 3B6P: 9m <sup>2</sup> |



Each apartment has an inset corner balcony



Balconies are protected from prevailing winds and well dimensioned



View of the corner balconies



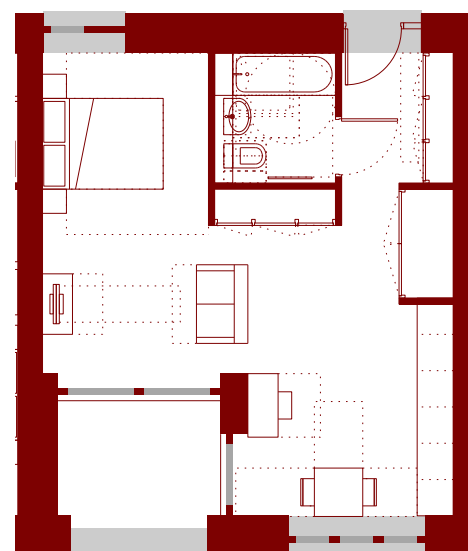
Deep inset balconies provide an extension of the living area

## 6.6.5 Types

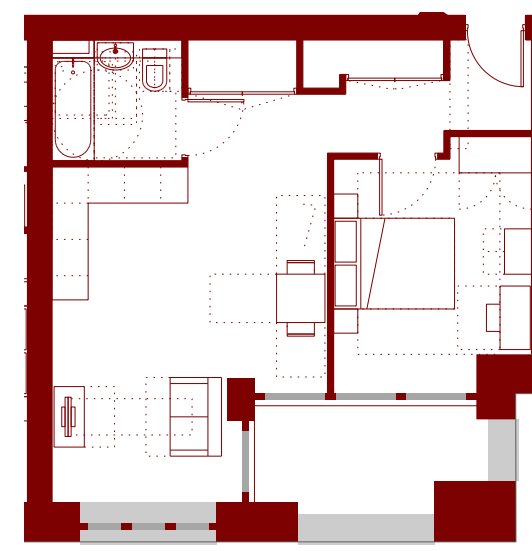
Each massing bar has the same depth, the length varies to accommodate the residential unit mix in accordance with a regular planning grid. Each unit width is therefore defined by consistent grid modules of 3.6m, allowing greater flexibility and compatibility for space planning, structural layouts and facade design. As the unit type increases in size, it will take on additional grid modules. Studio and 1 Beds are two grid bays, 2 Beds three bays, and so on.

Wet areas, such as bathrooms and utility rooms are located to rear of the apartment, alongside storage. This allows ease of servicing from the distribution routes in the communal corridors and frees up areas with natural light and outlook for living, sleeping and working areas near the facade.

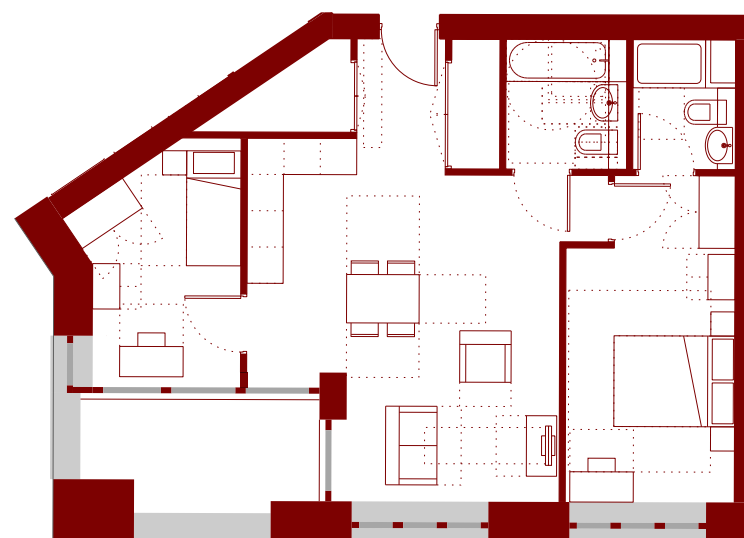
Living areas are located on the end bays to benefit from dual aspect. With large glazed openings to the balcony they also have generous full height windows on the return facade. For single aspect units, living areas are located in the bay with access to direct daylight, the bedroom thereby being located recessed behind the balcony and living areas having a second glazed opening along the return facade to the balcony.



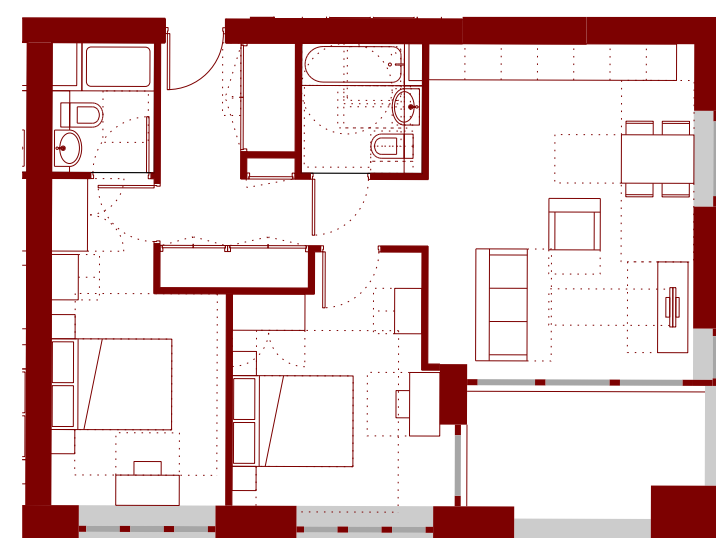
Studio



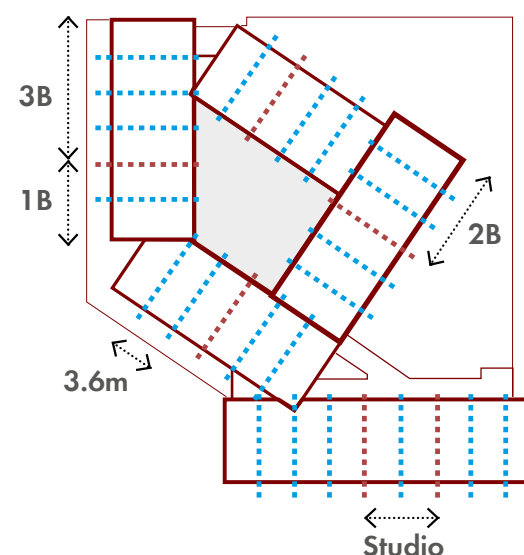
1 bed



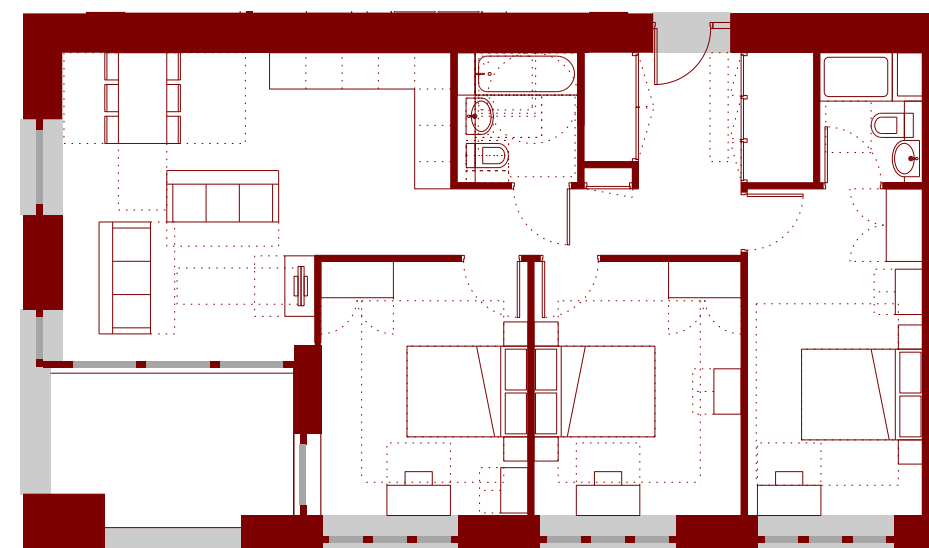
2 bed 3 persons



2 bed 4 persons



A consistent grid of modules



3 bed 6 persons

6.6.6 The layouts

Levels 02 to 05

The lower floors of the scheme show how all five massing bars interconnect. The central core and two communal corridors distribute the apartments across the bars.

Each floor includes apartments of every type: studios, 1 beds, 2 beds, 3 beds and two wheelchair accessible units per floor.

The Green Link Building (bar E) contains three deck access apartments on each of the four floors, with views east and west along the Green Link and across podium gardens to the north-east. Some units will be triple aspect.

Overall these lower levels provide 44 homes of all types and with various outlooks.



View of bars B, A and E

Uses key:

|                              |        |
|------------------------------|--------|
| Amenity                      | Studio |
| Back of house (plant, waste) | 1 Bed  |
| Circulation                  | 2 Bed  |
| Core (lifts, stairs, risers) | 3 bed  |



Level 02 to 05 plan