

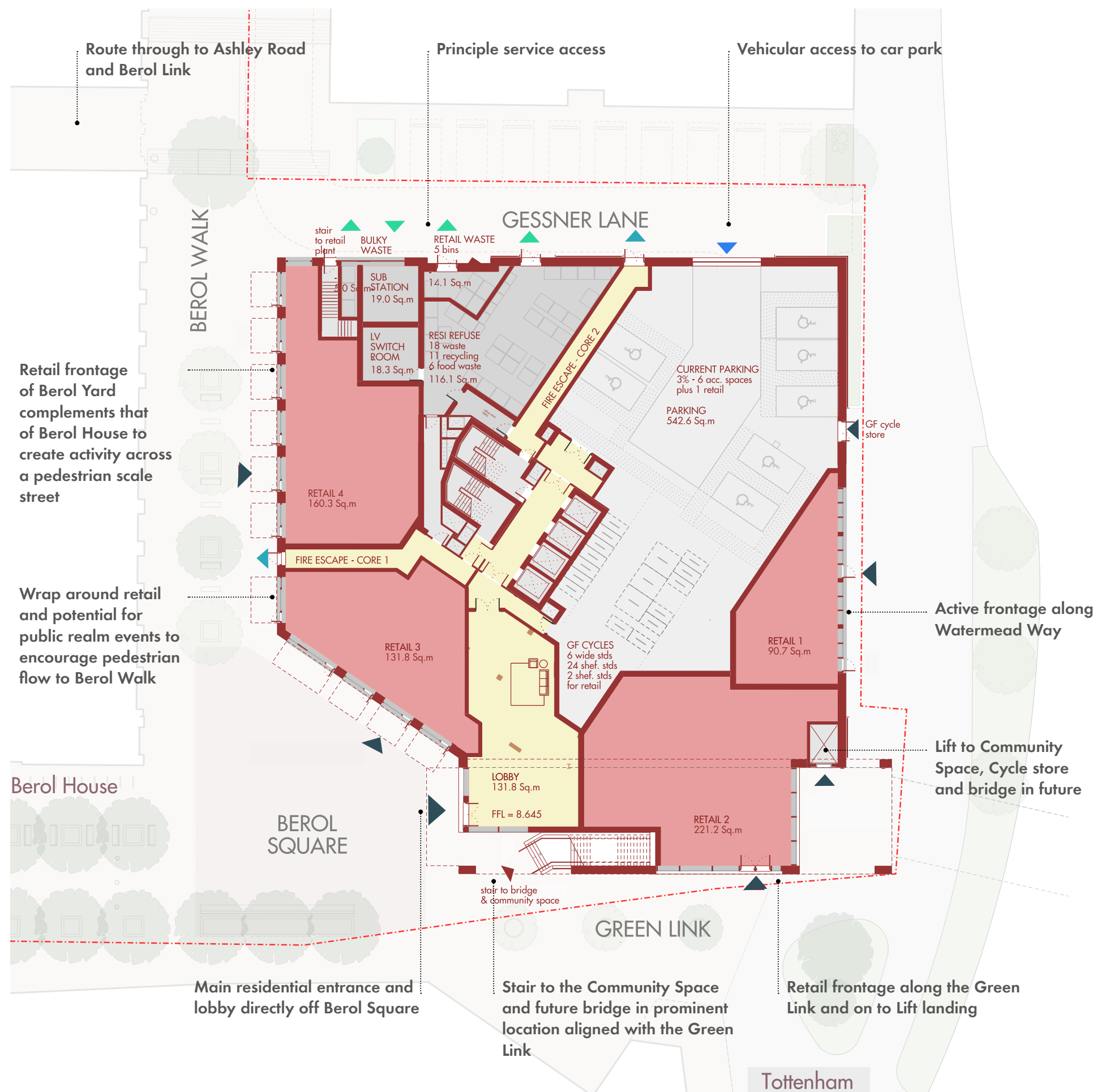
## Ground floor

The ground floor arrangement places active uses such as entrances and retail, along the main pedestrian routes, occupying the majority of the perimeter of the ground floor footprint. To limit back of house and inactive frontage as much as possible, essential ancillary uses such as plant rooms, bin rooms, cycle stores and parking is located towards the centre of the plan and along Gessner Lane to allow vehicular access where needed.

The main entrance for the residential part of the scheme is located off Berol Square, at the junction of two principal routes: Berol Walk and the Green Link. It leads into a generous double height lobby and to each side, retail space provides opportunity for interest, framing the public realm of each route.

### Uses key:

- |                                                                                                                                                         |                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid #000;"></span> Retail                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #2c3e50; border: 1px solid #000;"></span> Main entrance          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d35400; border: 1px solid #000;"></span> Amenity                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #34495e; border: 1px solid #000;"></span> Secondary entrance     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9b59b6; border: 1px solid #000;"></span> Community                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #2980b9; border: 1px solid #000;"></span> Escape exit            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid #000;"></span> Entrance lobby               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #007bff; border: 1px solid #000;"></span> Vehicular entrance     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9d9d9; border: 1px solid #000;"></span> Cycle store/ Parking         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #27ae60; border: 1px solid #000;"></span> Service exit/ entrance |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #a6a6a6; border: 1px solid #000;"></span> Back of house (plant, waste) |                                                                                                                                                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid #000;"></span> Circulation                  |                                                                                                                                                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f0f0f0; border: 1px solid #000;"></span> Core (lifts, stairs, risers) |                                                                                                                                                   |

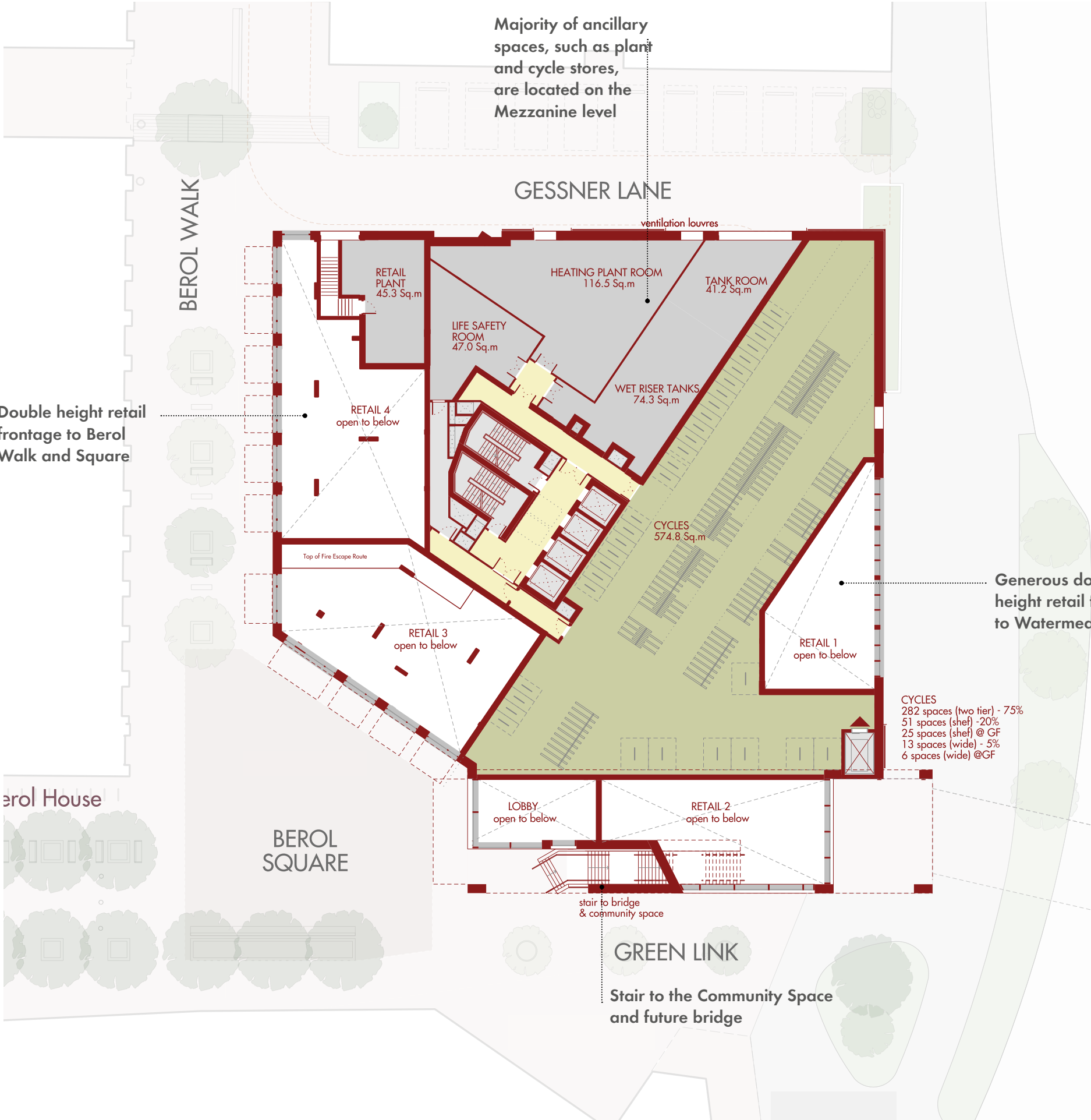


Ground floor plan

# Mezzanine

A mezzanine level sits between the ground floor level and the podium gardens. Its extent is limited to above the car park and back of house space, thereby allowing generous double height spaces to retail and the entrance lobby.

The mezzanine houses a large cycle store and various plant rooms.



- Uses key:

Retail

Amenity

Community

Cycle store

Back of house (plant, waste)

Circulation

Core (lifts, stairs, risers)

Mezzanine floor plan

## Podium

The podium is located at almost 6m above street level. Its datum is determined by the landing of the future bridge over Watermead Way. Until the bridge is delivered, the landing, located in the Green Link Building, is a winter-garden accessible via the stair from Berol Square and a lift from street level. It also provides access to a large community space with a balcony facing Berol Square.

Podium level accommodates a residential amenity room with a terrace facing Berol Square. To the west, landscaped gardens are accessed from the main core.

### Uses key:

|                                                                                                                                                       |                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:#e67e22; border:1px solid #34495e;"></span> Amenity                      | <span style="display:inline-block; width:15px; height:15px; background-color:#f1c40f; border:1px solid #34495e;"></span> Studio |
| <span style="display:inline-block; width:15px; height:15px; background-color:#9b59b6; border:1px solid #34495e;"></span> Community                    | <span style="display:inline-block; width:15px; height:15px; background-color:#d4b88d; border:1px solid #34495e;"></span> 1 Bed  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#95a5a6; border:1px solid #34495e;"></span> Back of house (plant, waste) | <span style="display:inline-block; width:15px; height:15px; background-color:#c0392b; border:1px solid #34495e;"></span> 2 Bed  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#f1c40f; border:1px solid #34495e;"></span> Circulation                  | <span style="display:inline-block; width:15px; height:15px; background-color:#e74c3c; border:1px solid #34495e;"></span> 3 bed  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#34495e; border:1px solid #34495e;"></span> Core (lifts, stairs, risers) |                                                                                                                                 |



Level 01 plan (podium)



View from a corner balcony across the podium gardens

## 6.6 Residential mix

### 6.6.1 The mix

The development consists of 210 built-to-rent homes. Of these 35% by habitable room will be affordable DMR.

As is market demand, the mix includes smaller units such as studios and 1 beds, and larger units such as 2 bed and 3 bed apartments, with a mix of each on each floor. The split is as shown in the table below.

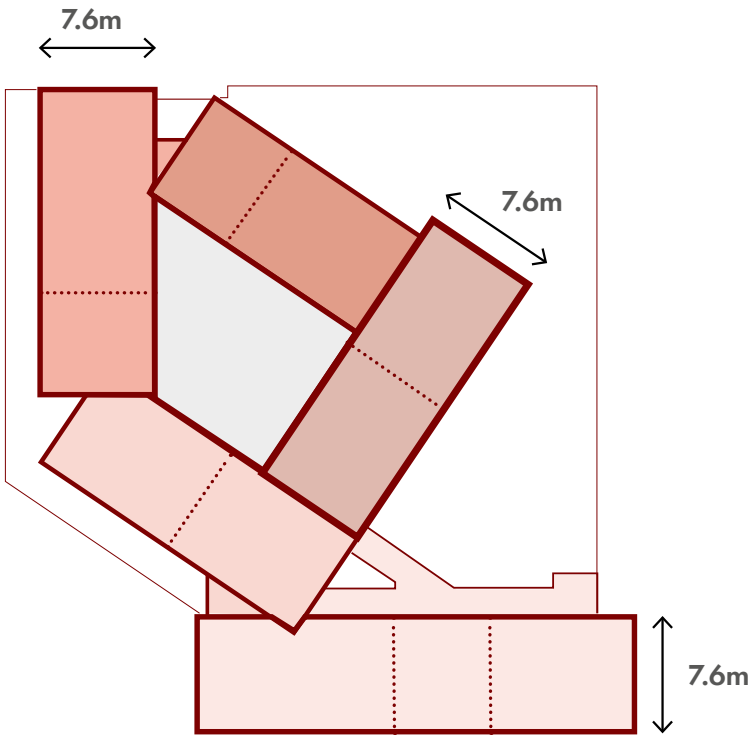
As discussed with the planning officers, this urban site is well suited to smaller typologies, with the family homes better suited to Ashley Gardens and the edge of the Ashley Road South Masterplan, as set out in the Tottenham Area Action Plan.

| Residential Mix Summary |      |     |
|-------------------------|------|-----|
| Type                    | %    | No. |
| Studio                  | 10%  | 21  |
| 1 bed                   | 22%  | 47  |
| 2 bed (3P)              | 11%  | 24  |
| 2 bed (4P)              | 43%  | 90  |
| 3 bed (5P)              | 8%   | 17  |
| 3 bed (6P)              | 5%   | 11  |
| Total                   | 100% | 210 |

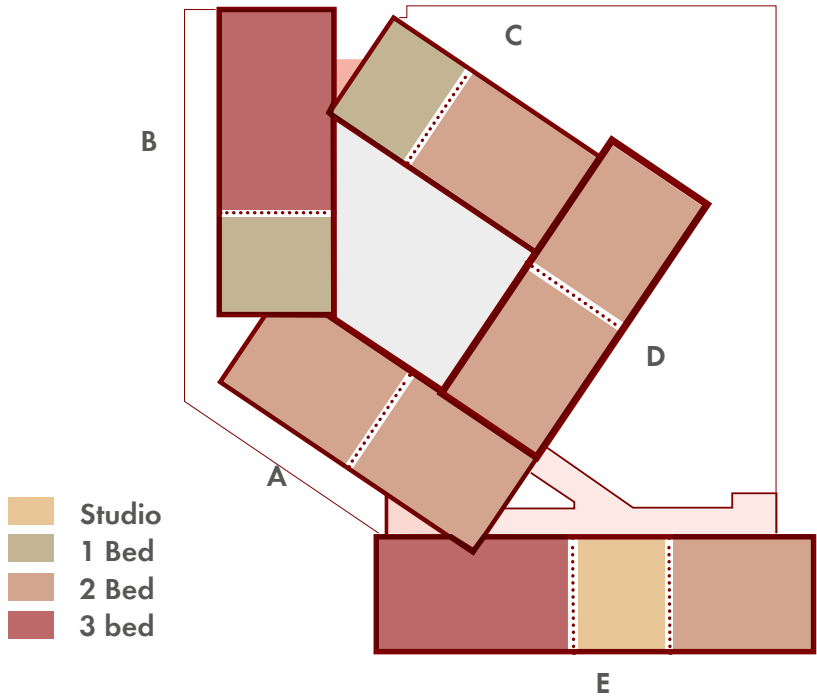
Apartment areas will comply with the current GLA guidance, as a minimum:

- Studio: 39m<sup>2</sup>
- 1 bed 2 persons: 50 m<sup>2</sup>
- 2 bed 3 persons: 61m<sup>2</sup>
- 2 bed 4 persons: 70m<sup>2</sup>
- 3 bed 5 persons: 86m<sup>2</sup>
- 3 bed 6 persons: 95m<sup>2</sup>

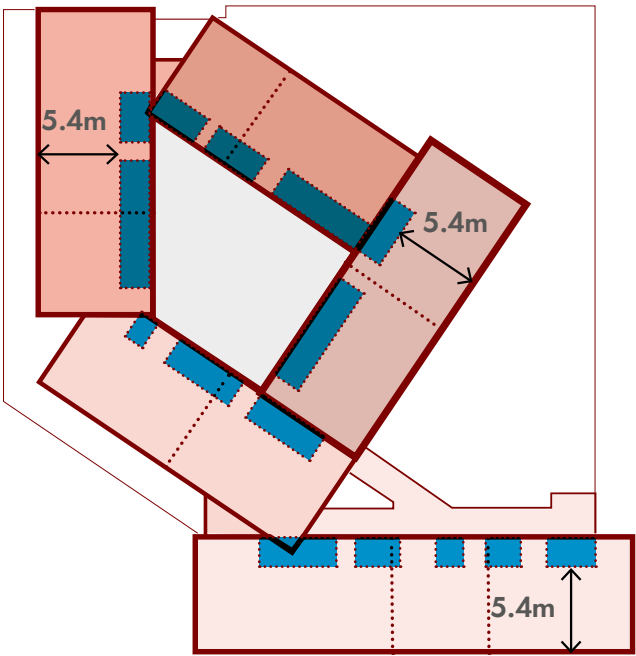
Each of the five interconnecting bars has 2 to 3 apartments across its length and an internal depth of 7.6m. The layouts are organised to maximise access to daylight in living, dining, working and sleeping areas. The bathrooms, storage and utility areas are located in the deeper parts of the plan. This arrangement, alongside repeated floors, allows stacking of uses and services, improved build quality and delivery.



The bars are regular interlocking rectangles 7.6m deep



Each bar accommodates 2 to 3 units of different types, allowing both variety and stackability



Services and wet areas are located in the deeper part of the plan to maximise daylight to living areas

6.6.2 **The core**

The five bars of the scheme are arranged around a central core and two common corridors leading off this.

The core is designed with safety in mind and consists of four lifts and two stairs arranged around a generous protected lobby. Two of the lifts will be firefighting lifts and two will be evacuation lifts.

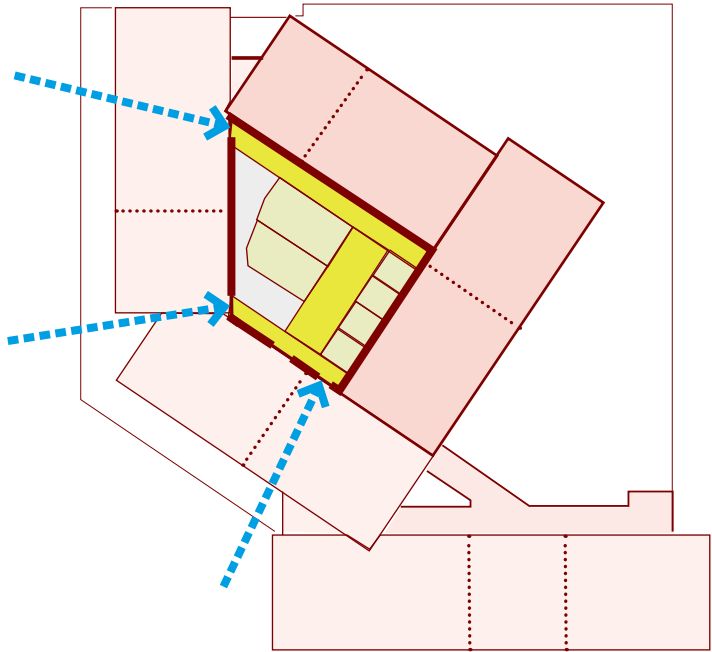
The two common corridors distribute the apartments into clusters of 3 to 4 reducing the travel distance from the lift to each front door.

On levels 2 to 5, the southern bar (E) is accessed via an open deck with views across the podium gardens.

On upper levels, above level 17, the core benefits from windows to allow natural light in and views out across the city.



**A core designed for safety**



**Daylight into corridors and views out above mid-level**



**View from common circulation**