

12.0 PROPOSED USE TYPE: RESIDENTIAL

12.1 RESIDENTIAL SUMMARY

The residential units have been designed to comply with the Department of Communities and Local Govt Technical Housing Standards – nationally described space standard March 2015, and the GLA Housing Supplementary Planning Guidance March 2016. Along with the Building Regulations, these form the principal reference documents for the planning of residential accommodation.

The proposed residential mix includes a total of 76 units, as shown in the adjacent schedule.

The residential units have been designed with the following standards:

Access - Standard 11

- 90% of new build housing to meet Building Regulation requirements M4(2)

'Accessible and Adaptable Dwellings'

- 10% to meet Building Regulation requirements M4(3) 'Wheelchair User Dwellings'

Cycle storage - Standard 20

- 1no. cycle storage per studio/1 bed
- 2no. cycle storage per all other dwellings
- Additional 1no. short stay cycle parking space per 40units

Private Open Space:

- Minimum 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm provided per each additional occupant
- Minimum depth and width for balconies/private external spaces should be 1500mm

Dual Aspect:

- Development minimises the number of single aspect dwellings

Floor to Ceiling Height:

- Minimum ceiling height of 2.5m for at least 75% of the gross internal area

Daylight/Sunlight:

- Living/ kitchen/ dining areas preferably receive direct sunlight

TYPE SUMMARY

Unit Type	No. of Units	Total
1B-S	10	36
1B2P	24	
1B2P (ACC)	2	
2B3P	20	28
2B3P (ACC)	2	
2B4P	4	
2B4P (ACC)	2	12
3B4P	4	
3B4P (ACC)	2	
3B5P	6	76
Total	76	

BLOCK A

Floor	Unit Type	No. of Units	Unit Area	Amenity
Second	1B-S	1	42	10
	1B2P	2	52	10
	2B3P (ACC)	2	88	15
	3B5P	1	88	10
Third	3B4P (ACC)	2	106	20
	1B-S	1	41	3
	1B2P	2	52	5
	1B2P (ACC)	2	71	5
	2B4P (ACC)	2	88	10
	3B5P	1	88	11
	Total	16		

BLOCK B

Floor	Unit Type	No. of Units	Unit Area	Amenity
Second	1B-S	1	38	5
	3B4P	2	75	10
	3B5P	2	88	10
Third	1B-S	1	38	5
	1B2P	2	57	5
	2B3P	2	71	5
Fourth	1B-S	1	38	5
	3B4P	2	75	10
	3B5P	2	88	10
Fifth	1B-S	1	38	5
	1B2P	2	57	5
	2B3P	2	71	5
Sixth	1B2P	1	52	10
	2B3P	1	67	10
	2B3P	1	61	15
Seventh	1B2P	1	52	5
	2B3P	1	67	5
	2B3P	1	61	10
Total		26		

BLOCK C

Floor	Unit Type	No. of Units	Unit Area	Amenity
Second	1B2P	4	50	10
	2B3P	4	61	5
Third	1B2P	2	50	5
	2B4P	4	71	5
Fourth	1B2P	4	50	10
	2B3P	4	61	5
Fifth	1B-S	2	38	10
	1B2P	2	52	5
	2B3P	2	67	10
	1B-S	1	38	5
	1B2P	1	52	5
	2B3P	1	67	5
Seventh	1B-S	1	38	5
	1B2P	1	52	5
	2B3P	1	67	5
Total		34		

12.2 RESIDENTIAL ENTRANCE AND CORES

There are five cores serving the residential units. Two are located in Block A, two in block B, and one in Block C.

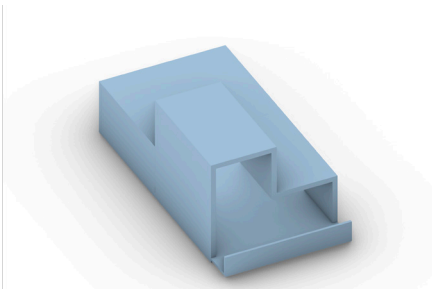
The residential entrances are formed by curved recessed areas articulating a sense of arrival and visual orientation in the courtyard.

The cores all include a stair and a lift. One core beside the historic entrance has two cores which serves the majority of the wheelchair units.

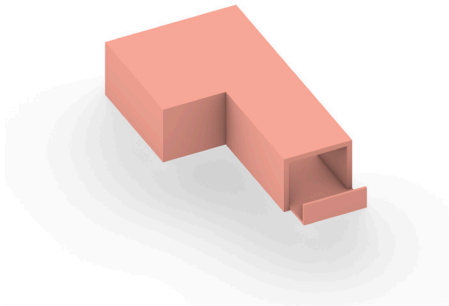


12.3 AXO DIAGRAM OF TYPICAL RESIDENTIAL UNIT TYPES

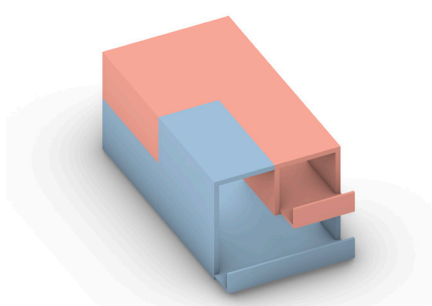
The proposal includes a variety of unit types. Some of the two-bedroom units have a double height space, referencing the architecture of the warehouse. The units are designed to interlock together as shown in the adjacent diagram.



Axo type 1



Axo type 2



Axo Interlocking with
type 1 and 2

12.4 AXO DIAGRAM OF TYPICAL RESIDENTIAL UNIT

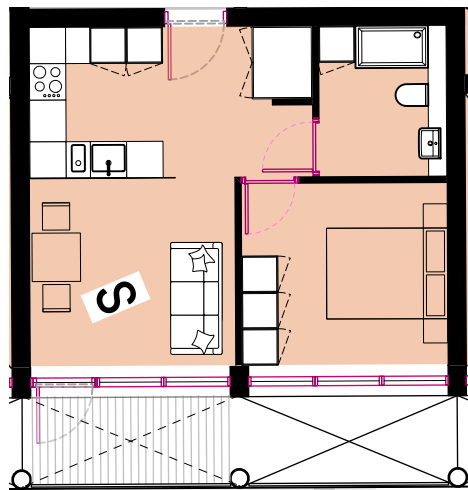
The units share the principles of generally locating bedrooms on the perimeter and communal spaces facing the courtyard or the south. Balconies all face the courtyard or the south.



Axo type 1 layout

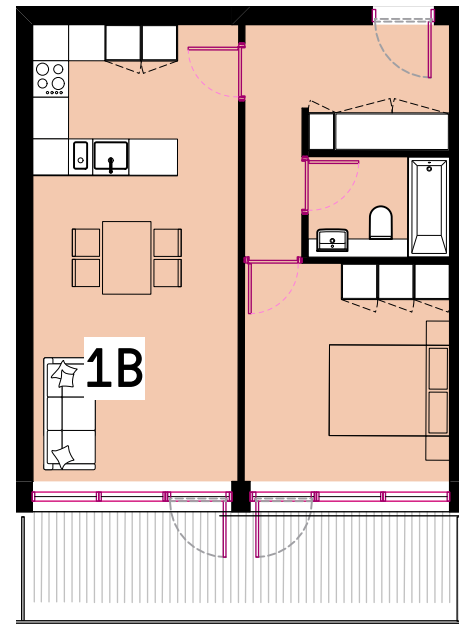
12.5 TYPICAL RESIDENTIAL LAYOUTS

This section shows the typical layouts for each unit type. The unit layouts vary according to locations, while sharing the same design principles. For typical Accessible Unit layouts, please refer to section 7.12.



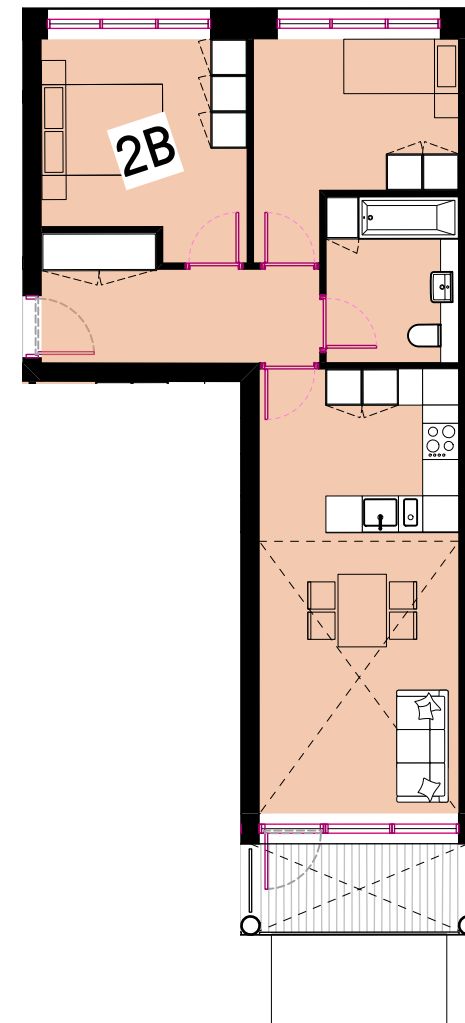
Example plan of a Studio Unit

Total no. of studios: 10
Of which: 0 are accessible
All double frontage



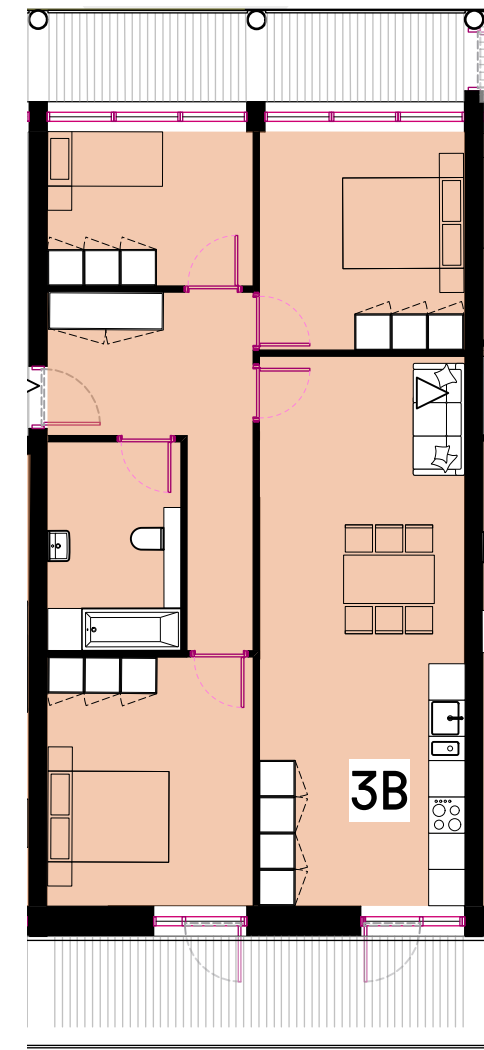
Example plan of a One Bedroom Unit

Total no. of One Bedroom Units: 26
Of which: 2 are accessible
All double frontage or dual aspect



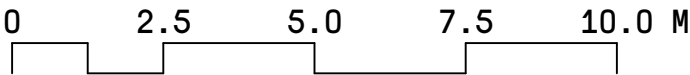
Example plan of a Two Bedroom Unit

Total no. of two-bedroom units: 28
Of which: 4 are accessible
All dual or dual aspect



Example plan of a Three Bedroom Unit

Total no. of three-bedroom units: 12
Of which: 2 are accessible
All dual or triple aspect



12.6 CONCLUSION

The residential units have been designed to embody the industrial character of the existing warehouses with double height voids and a robust material palette.



Interior impression of a typical residential unit