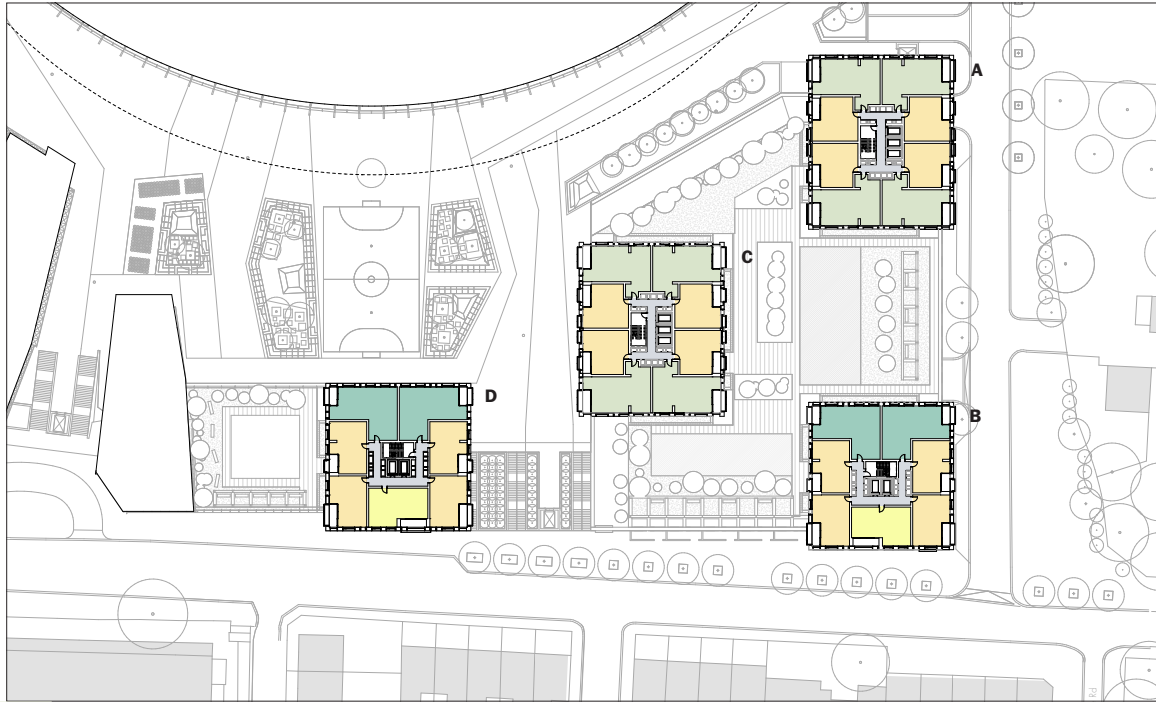
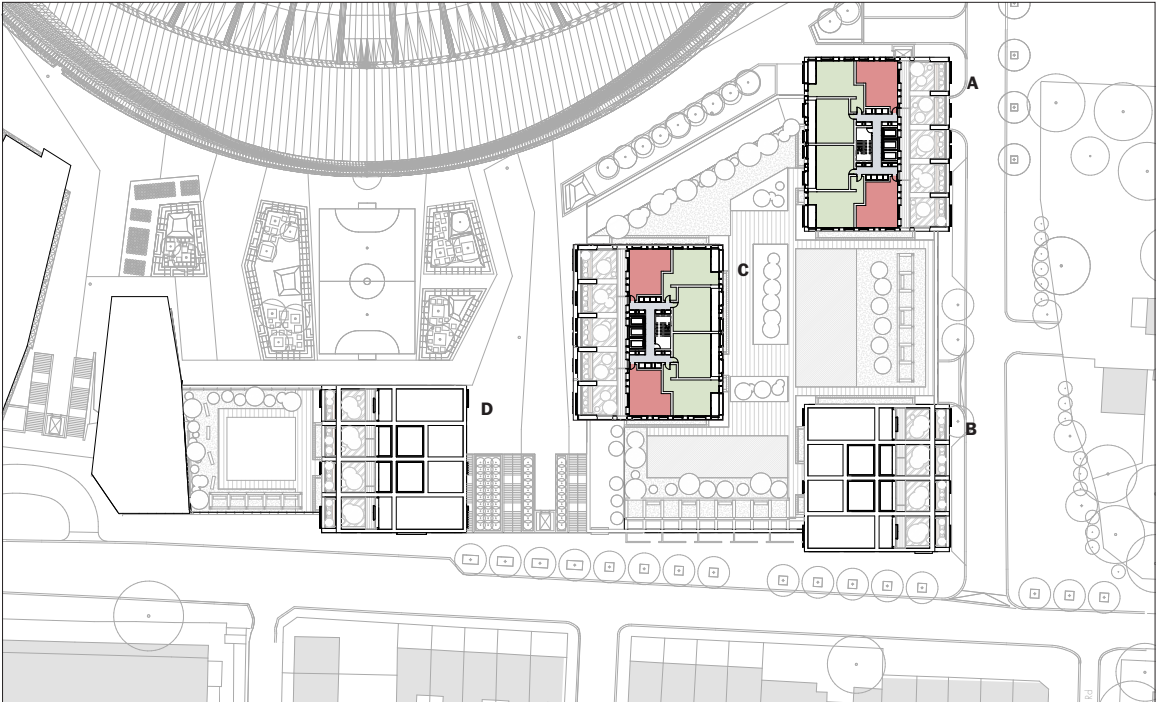


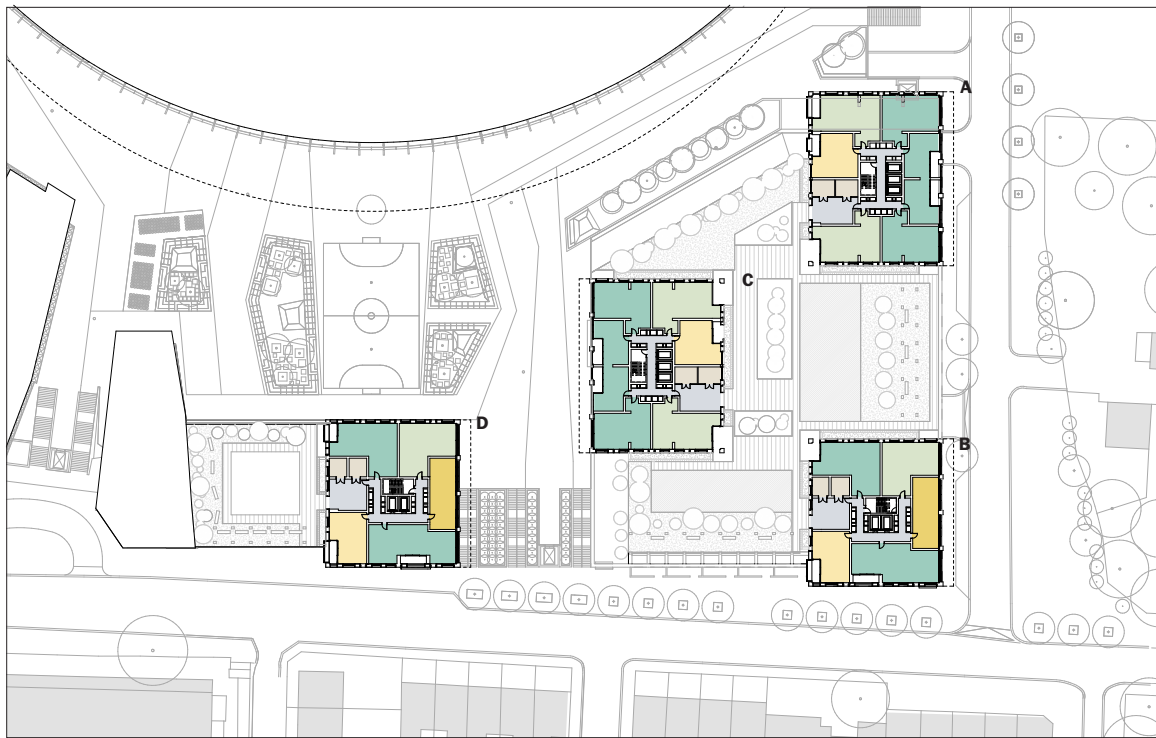


Typical residential floors

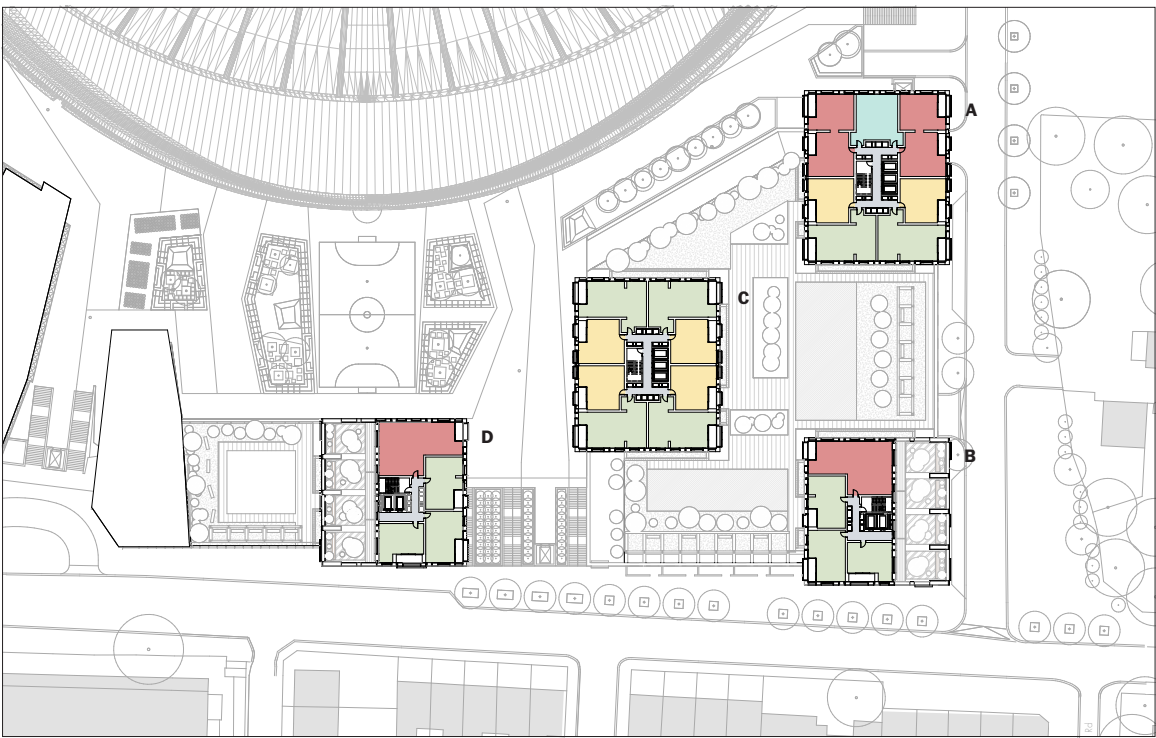


Upper residential floors penthouse and roof terrace level (tower A and C)

- bicycle storage
- car park
- plant
- substation
- vent shaft
- flexible space
- refuse storage
- storage
- residential circulation
- atrium
- 3B5P triplex housing
- extreme sports by Populous
- terrace
- 1B2P housing
- 1B2P wheelchair accessible housing
- 2B3P accessible housing
- 2B4P housing
- 3B5P housing
- studio



Third plinth level



Upper residential floors penthouse and roof terrace level (tower B and D)

11.5 Layout

11.5.1 BASEMENTS

A double basement is proposed to accommodate up to 270 car parking spaces, 10% of which are blue badge for disabled drivers. The residential tower cores link to all levels in the basement and plinth.

Plant space including Boiler & Generator Room, water tank, sprinkler tanks, wet riser tanks and car park vent extractor fan room and vent shaft inlets and outlets are also located adjacent to the four cores.

11.5.2 PLINTH LEVELS

Generous double-height entrance lobbies for the residential and commercial/ community spaces are located on Park Lane and Worcester Avenue and will provide animation and activity along the street frontages. There are five 3-bedroom maisonettes on Park Lane, with accommodation arranged over the three plinth levels including private terrace amenity space. There is also potential for access to the roof gardens at the plinth level behind, as described in the Design Code document. These family units will also have access to the bicycle storage and car park at ground level.

Commercial and community uses are arranged at the perimeter of the first floor, and occupy the entire second floor level of the plinth, providing active frontages on the Stadium Podium level, and overlooking Park Lane and Worcester Avenue. These spaces will receive daylight into their deep plans from roof lit atria or courtyards set within the communal roof gardens at plinth level 3. The internal space is designed to be as flexible as possible allowing subdivision of larger and smaller units depending on individual needs. The majority of the space (on Plinth level 2) will be directly accessible from the external public realm at the Stadium podium level. Goods deliveries will use the lay-bys provided on Worcester Avenue and accessed via internal lifts from the ground floor level.

The quality of the setting and the internal quality of these units is such that they will represent high quality accommodation and will encourage new inward investment to the area. The residential cores, which interrupt the space, may provide shared access to the lifts and escape stairs (subject to agreement by the facilities management and fire officer).

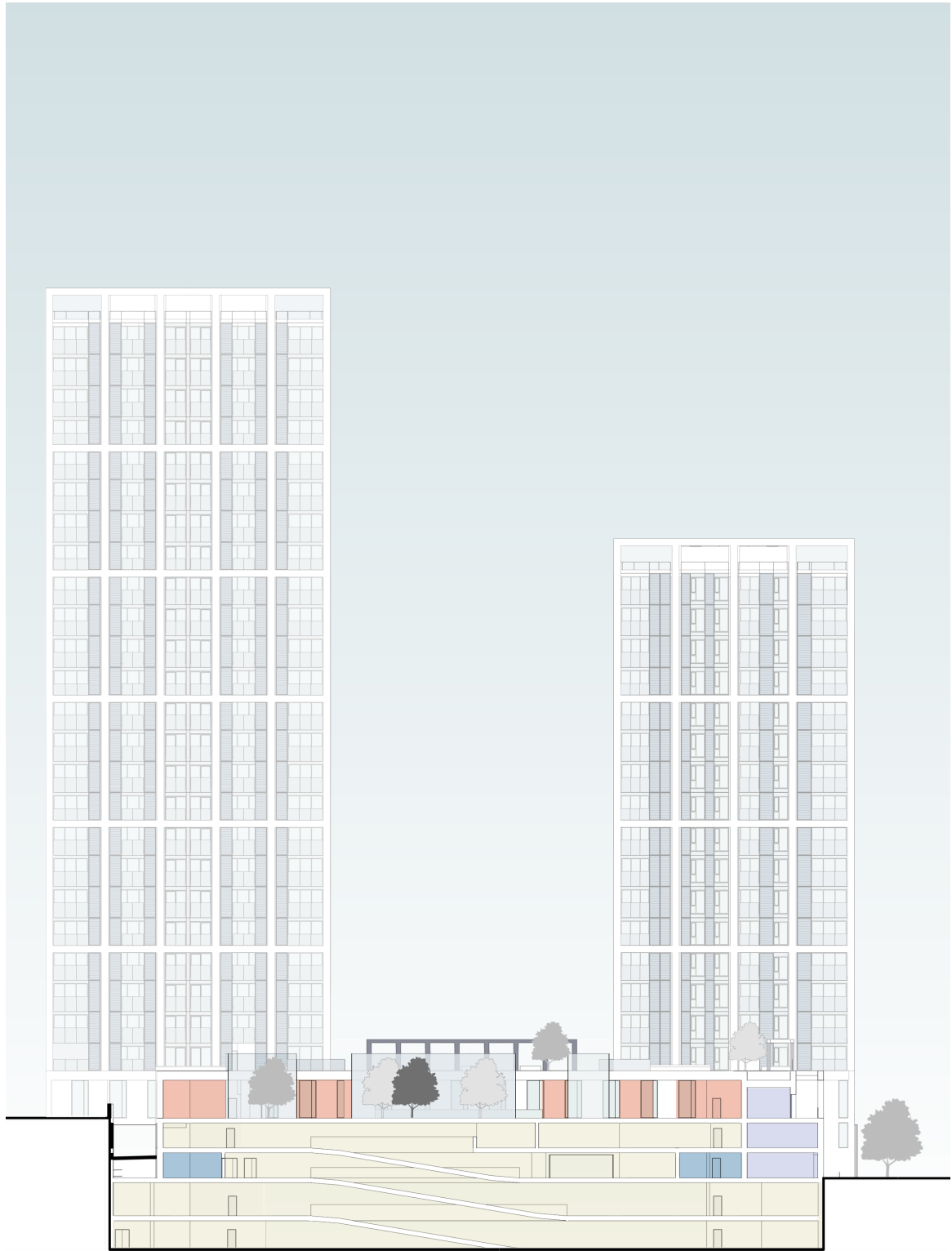
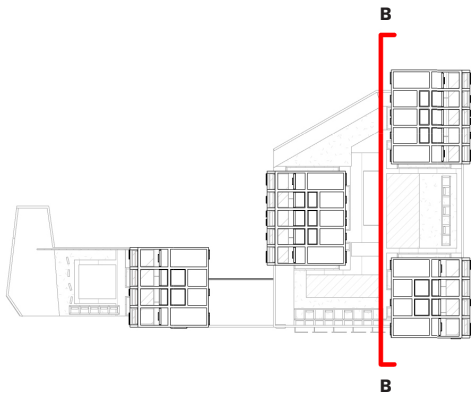
The westernmost tower D plinth level (P2) is occupied by the Extreme Sports Facilities, which will be accessible to all residents. See Chapter 10 for further details about the Extreme Sports building.

Refuse storage for each tower is located at ground floor, and redistributed to a central collection point along Worcester Avenue by the building management, for collection adjacent to the lay-by. Please refer to section 11.11 in this Statement for further details of the waste and refuse strategy.

Additional car parking for residents, including accessible and blue badge spaces, is located deep within the ground and first floor plinth levels, accessed via central ramps.

Residential Car Parking:
Total Up to 270 spaces (243 standard and 27 Blue Badge Holders)

- First floor: 39 spaces
- Ground floor: 24 spaces
- Basement Level 1 118 spaces
- Basement Level 2 120 spaces



Section B - B through plinth

11.5.3 RESIDENTIAL

The residential units range from studio and one bedroom to three bedroom units distributed over 5 buildings. A maximum of eight units are clustered around a central core creating buildings where long corridors are minimised.

Residential Tower A = 24 residential storeys (27 above ground)
Maximum height: 94m above ground
167 units (indicative unit mix) comprising up to:

- 4 x studios
- 69 x 1 beds
- 88 x 2 beds
- 6 x 3 beds
- 261 bicycle spaces

Residential Tower B - 16 residential storeys (19 above ground)
Maximum height: 67m above ground
91 units (indicative unit mix) comprising up to:

- 6 x studios
- 49 x 1 beds
- 30 x 2 beds
- 6 x 3 beds
- 127 bicycle spaces

Residential Tower C - 32 residential storeys (35 above ground)
Maximum height: 121m above ground
231 units (indicative unit mix) comprising up to:

- 4 x studios
- 101 x 1 beds
- 120 x 2 beds
- 6 x 3 beds
- 357 bicycle spaces

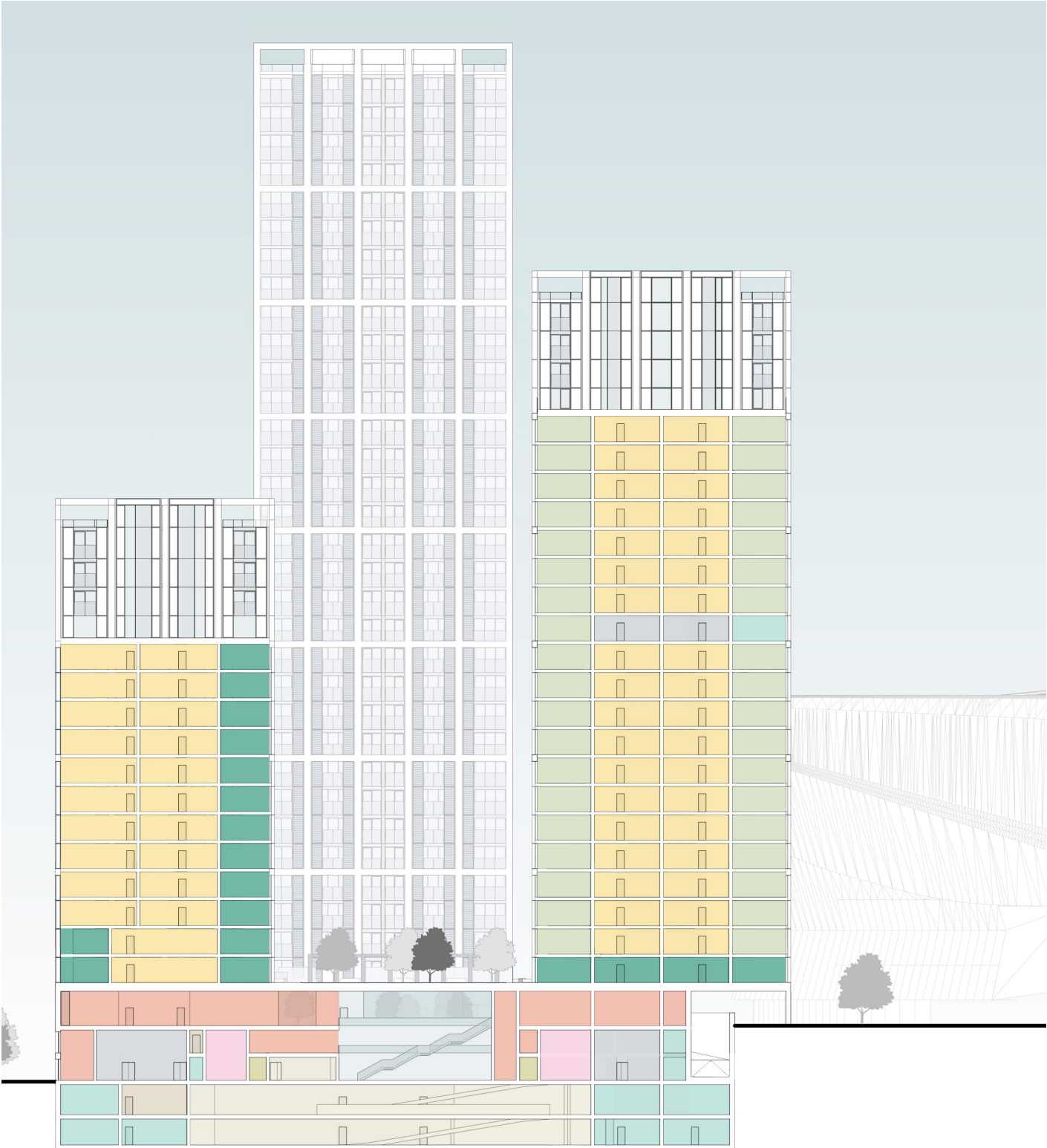
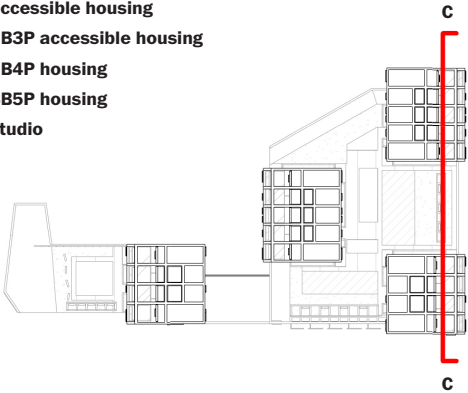
Residential Tower D - 16 residential storeys (19 above ground)
Maximum height: 69m above ground
91 units (indicative unit mix) comprising up to:

- 6 x studios
- 49 x 1 beds
- 30 x 2 beds
- 6 x 3 beds
- 127 bicycle spaces

Maisonnettes: 3 residential storeys comprising up to:

- 5 x 3 bed maisonnettes
- Refuse collection along street
- Access to cycle store from street

- bicycle storage
- car park
- plant
- substation
- vent shaft
- flexible space
- refuse storage
- storage
- residential circulation
- atrium
- 3B5P triplex housing
- extreme sports
- terrace
- 1B2P housing
- 1B2P wheelchair accessible housing
- 2B3P accessible housing
- 2B4P housing
- 3B5P housing
- studio



Section C- C through towers B and A

11.5.4 TYPICAL RESIDENTIAL UNITS

All units are designed to meet the Greater London Authority's Draft Interim Housing Supplementary Planning Guidance, issued in May 2015.

Studio units

All the studio units are designed with an open plan living, kitchen and sleeping space arrangement, and a separate bathroom. These units also have an inset (or semi-inset) balcony or wintergarden for private amenity space. They are only located in the lowest four residential storeys along the chamfered elevations and are single-aspect facing east or west in Towers A and C, and single or double-aspect in Towers B and C, facing east or east and south.

One bedroom units

All the one bedroom units are designed with an open plan living and kitchen arrangement, a separate bedroom and bathroom. These units also have an inset (or semi-inset) balcony for private amenity space and are single-aspect facing east or west in Towers A and C, and single or double-aspect in Towers B and C, facing east, west, and south. Units are designed to a minimum size of 50 msq.

Two bedroom units

All the two bedroom units are designed with an open plan living and kitchen arrangement. The two bed four person units have two double bedrooms and a bathroom. Private units may also have an en-suite shower room. The two bed three person units have a double bedroom, a single bedroom and a bathroom. All these units also have a balcony (or wintergarden) for private amenity space and are generally dual aspect with exceptions only for the three person units (at lower storey chamfered floors and all floors in blocks B and D). Three person units are designed to a minimum size of 60 msq, and four person units are designed to a minimum size of 70 msq (single bathroom) and 75 msq (en-suite).

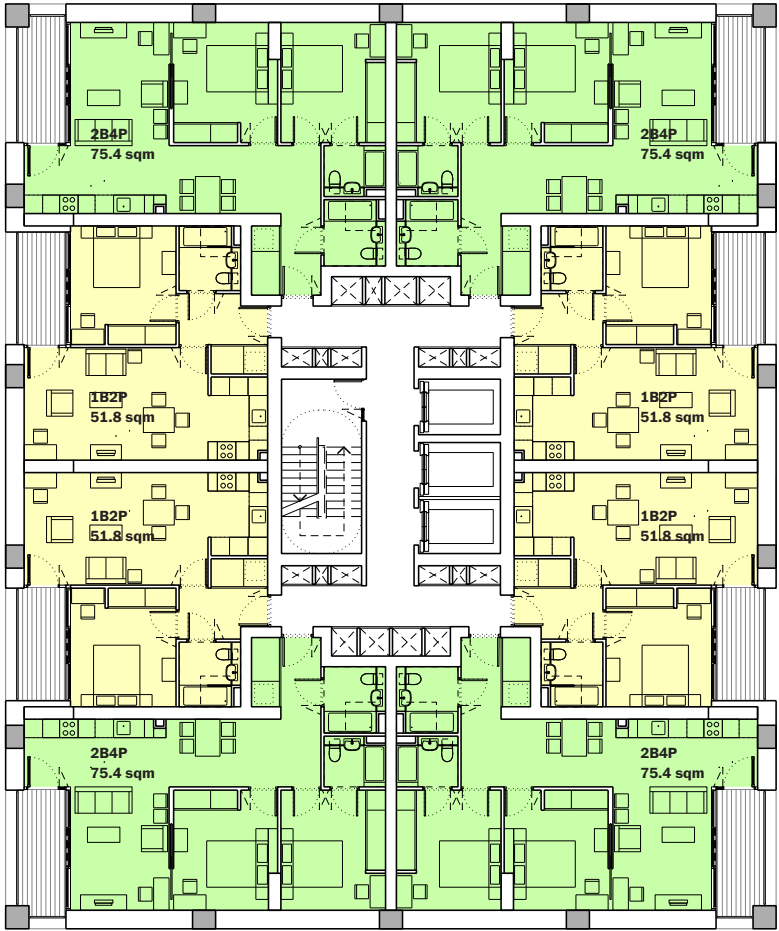
Three bedroom units

All the three bedroom units are designed with an open plan living and kitchen arrangement, two double bedrooms and a single bedroom. They have a separate bathroom and an en-suite shower room (private units only). All these units also have a balcony for private amenity space and are always dual aspect. Units are designed to a minimum size of 86 msq.

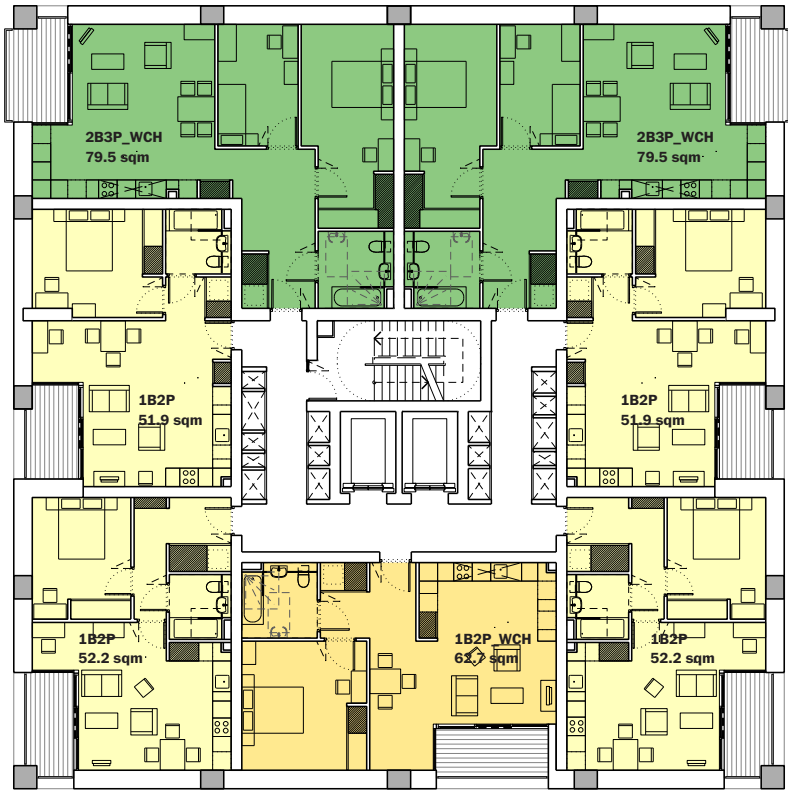
There are a number of two and three bedroom duplex units making use of the roof space in the towers. The row of maisonnettes are three bedroom triplex units, with private roof terraces.

Wheelchair adaptable units

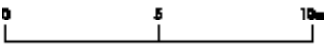
Towers B and D have been designed to accommodate one bed two person and two bed three person wheelchair adaptable units. These are described in detail in the Inclusive Access section 11.9 below.

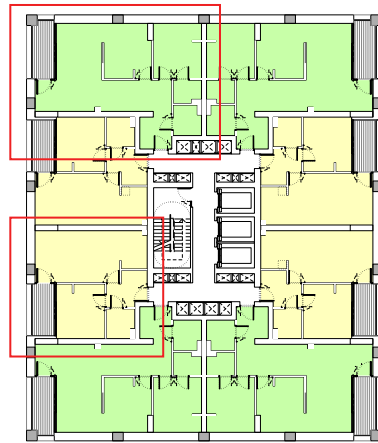


Towers A and C - typical floor

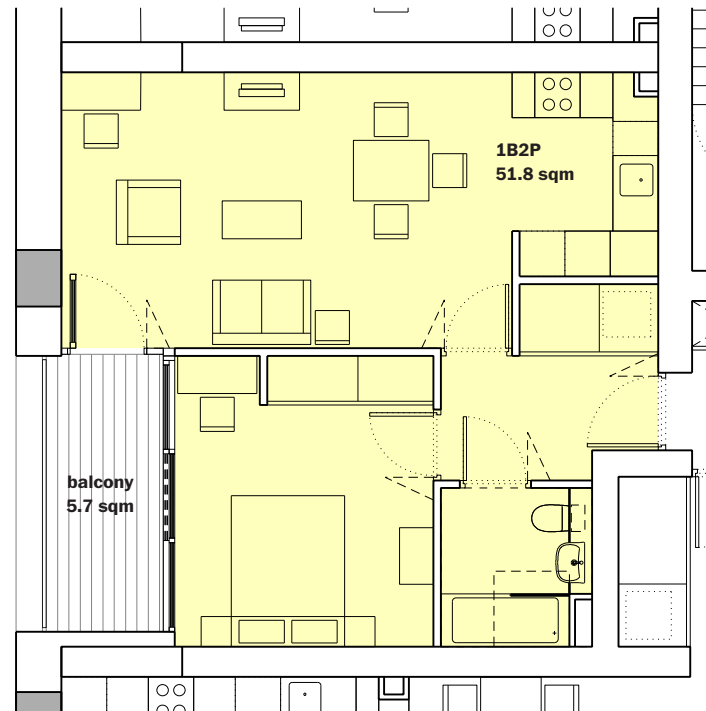
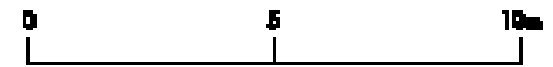


Towers B and D - typical floor

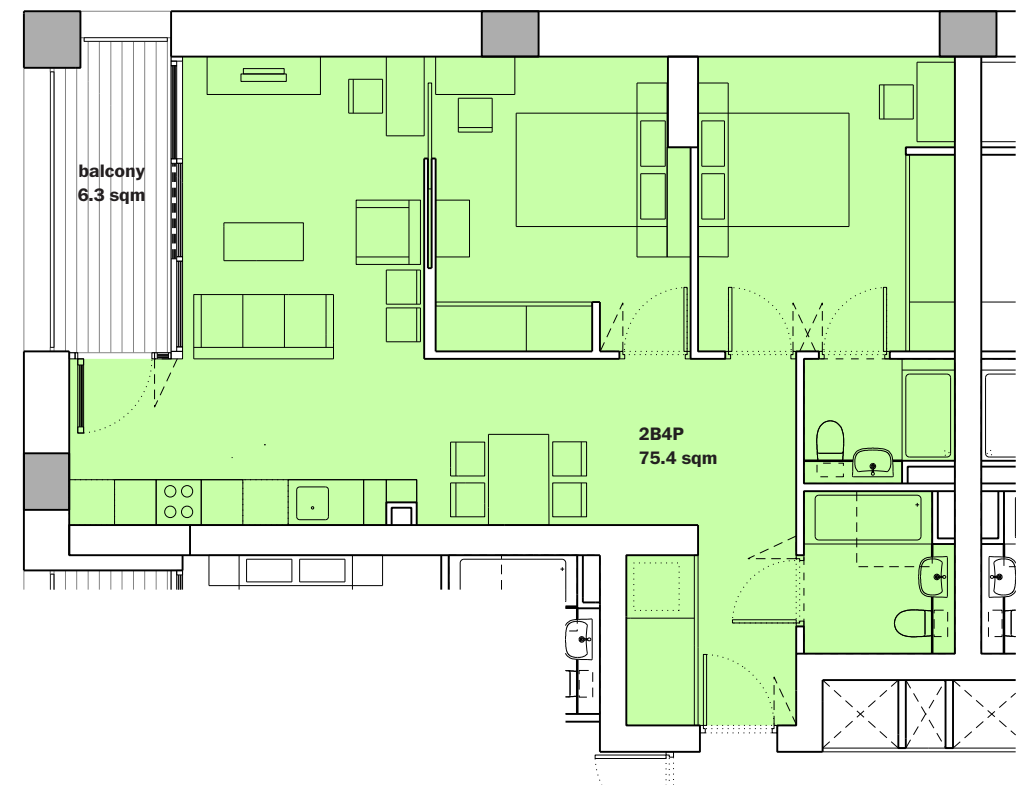




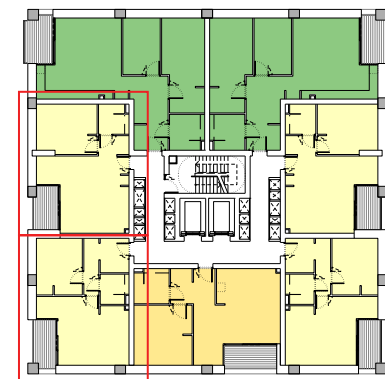
Towers A and C



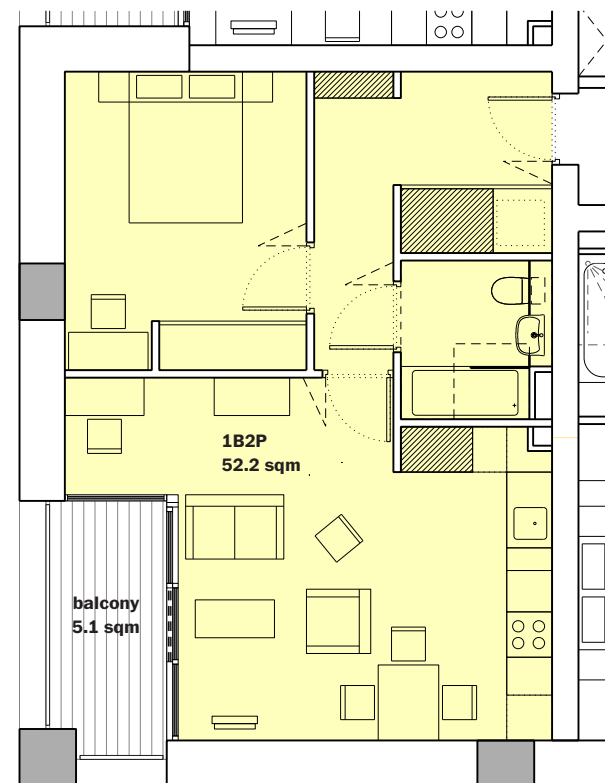
Towers A and C - 1 bedroom 2 person



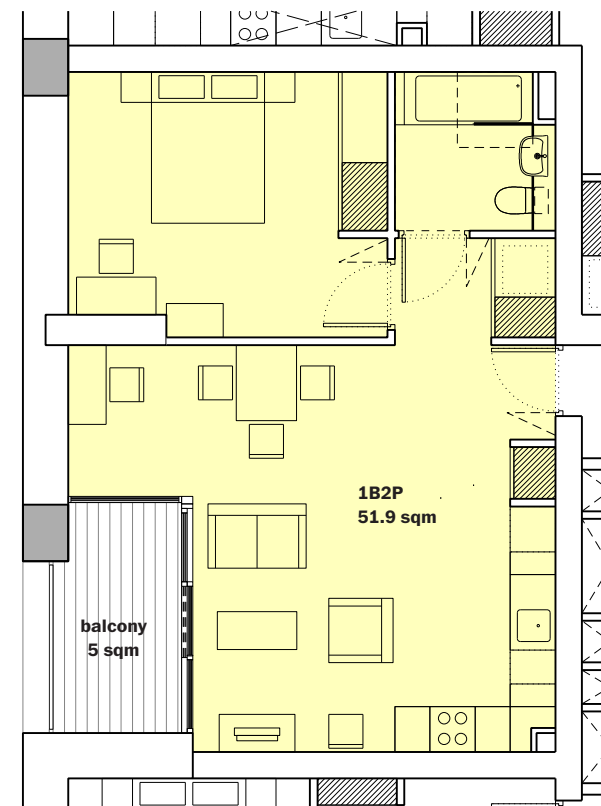
Towers A and C - 2 bedroom 4 person



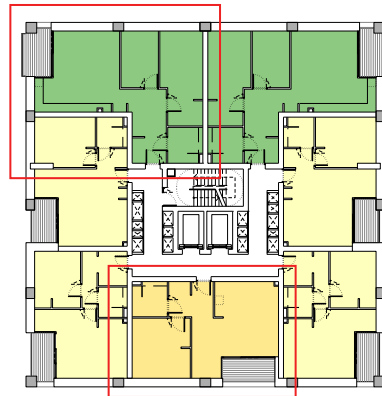
Towers B and D



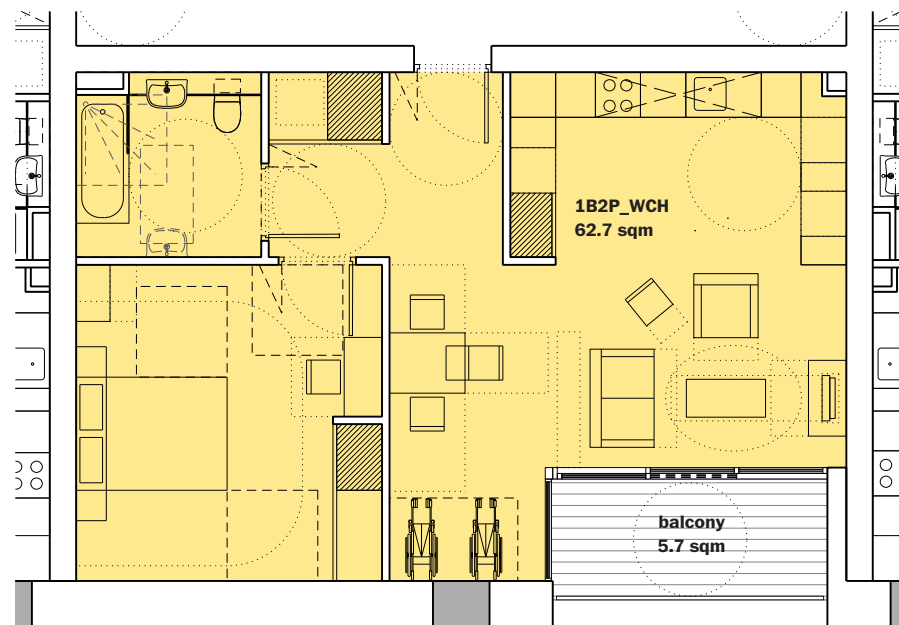
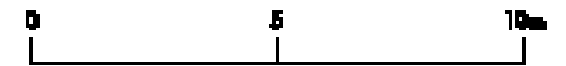
Towers B and D - 1 bedroom 2 person type 01



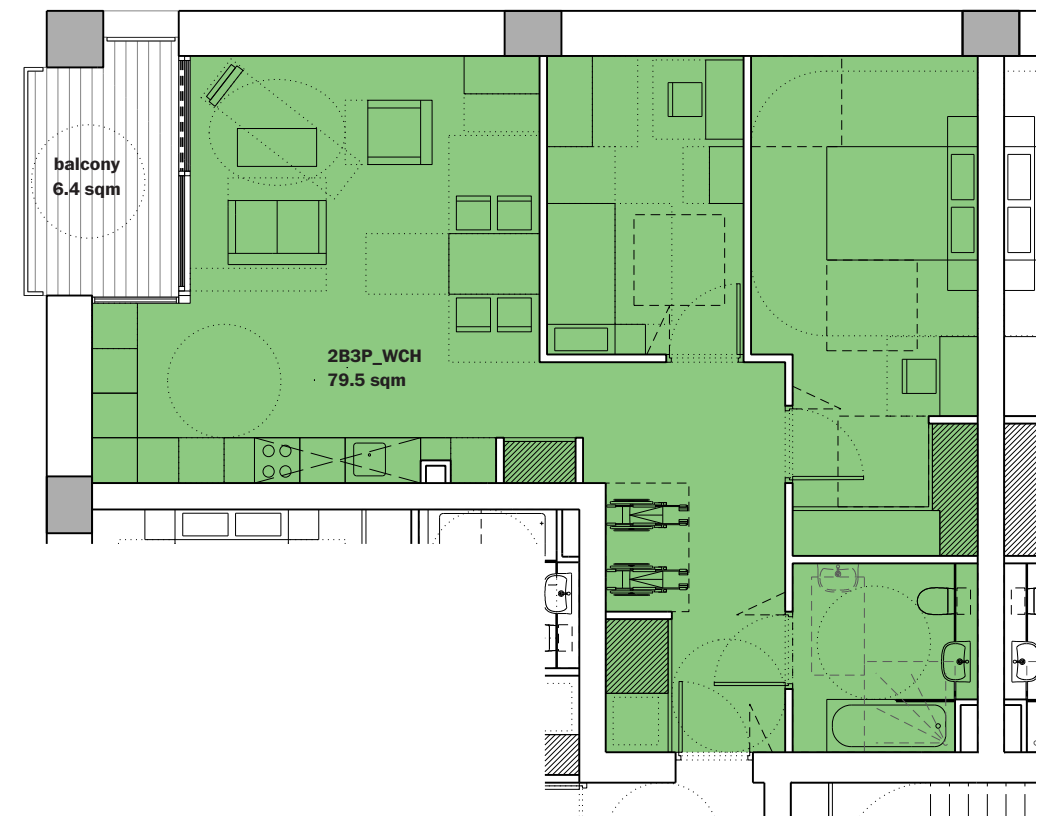
Towers B and D - 1 bedroom 2 person type 02



Towers B and D



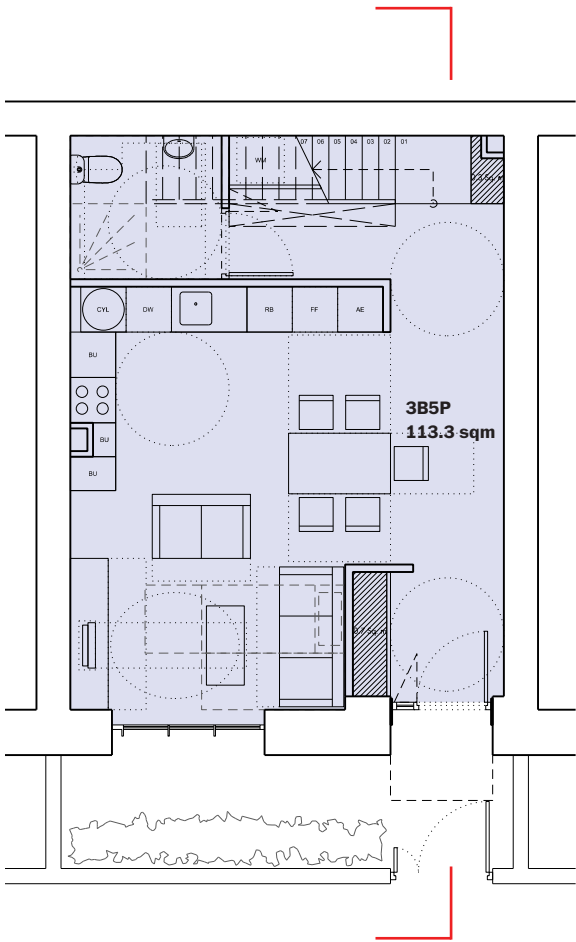
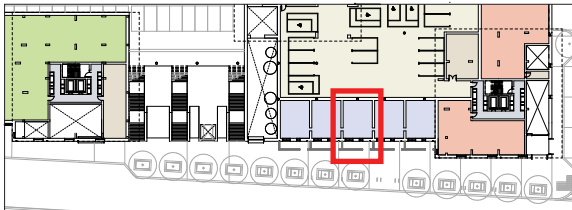
Towers B and D - 1 bedroom 2 person wheelchair adaptable



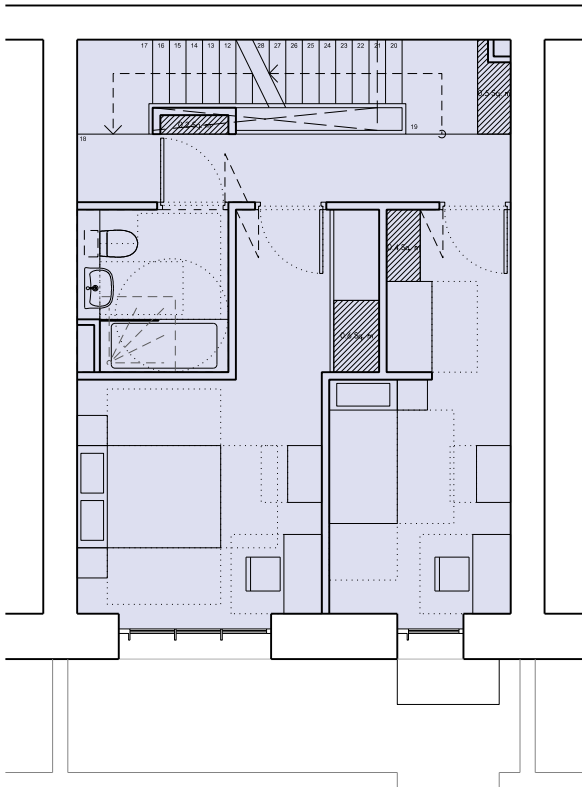
Towers B and D - 2 bedroom 3 person wheelchair adaptable

Three storey maisonettes

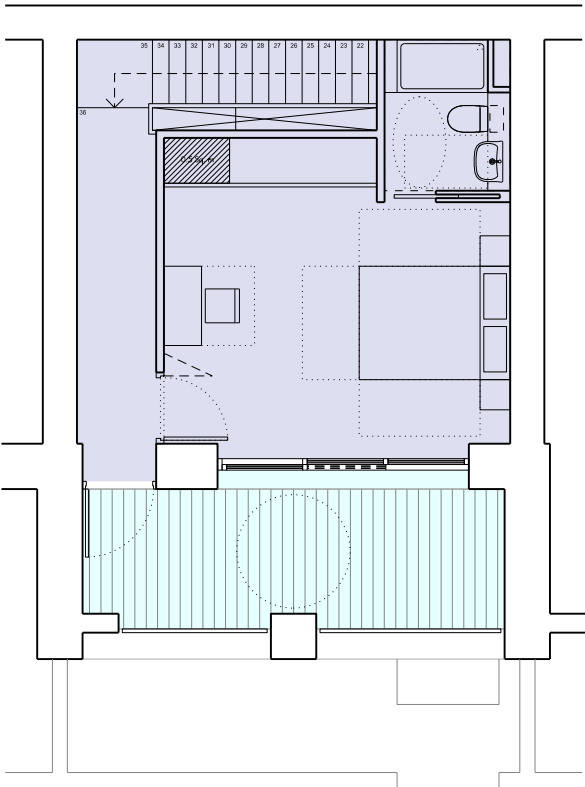
All the three storey maionettes are designed with an open plan living and kitchen arrangement, two double bedrooms and a single bedroom. They have a separate bathroom and an en-suite shower room. All these units also have a private front garden and a private roof terrace for private amenity space. Units are designed to a minimum size of 113 msq.



ground floor plan - maisonnette unit



first floor plan - maisonnette unit



second floor plan - maisonnette unit



axo diagram of terrace of maisonnette



cross section through Park Lane and maisonnette unit

11.6 Scale and Massing

11.6.1 SCALE

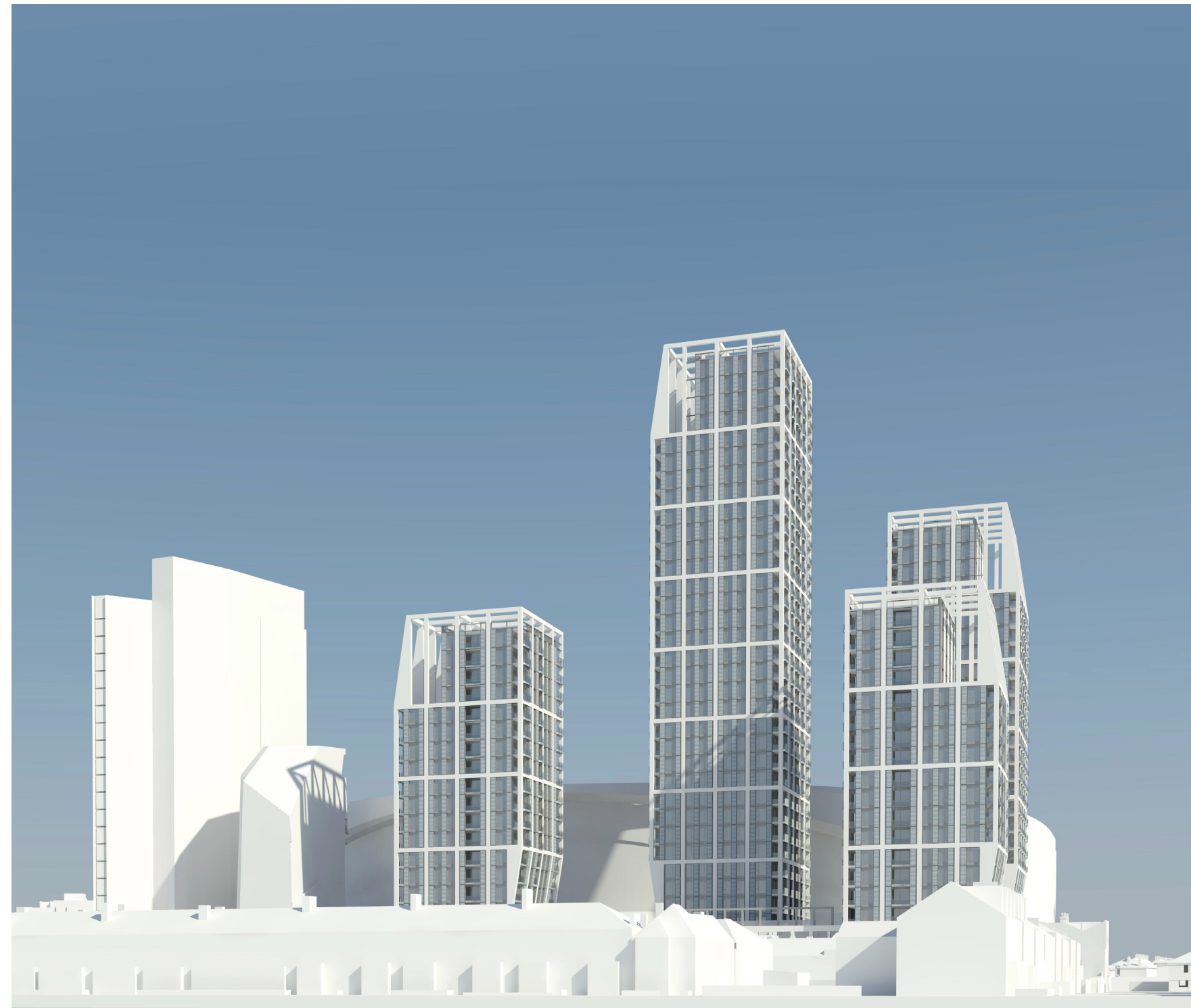
The defining feature of the residential development is the scale of the towers, which are designed to provide a vertical counterpoint to the horizontal form of the new stadium. The four towers A, B, C and D appear to face away from each other across a semi-public landscaped space at plinth level.

These towers form a cluster stepping up in height from the lower pair of towers (B and D) along Park Lane, to tower A along Worcester Avenue, up to the central tower C, which is set back from both street frontages, providing the least impact in terms of local street views and overshadowing.

The massing of the tower cluster has been designed to step up in 4-storey increments, following the giant ordered compositional frame to form an elegant vertical group against the backdrop of the horizontal stadium building.

The base of each tower is also chamfered by two metres across the lowest four storeys to allow a cantilever beyond the plinth in order to improve pedestrian traffic flow on match days. This provides an elegant articulation of each tower in relation to the way it joins the massing of the plinth.

The introduction of the chamfered roof forms add interest to the skyline and break up the overall mass of both the individual buildings and the overall group. The top chamfered floors have an extra storey (i.e. a five-storey grid) to allow expression of the frame against the sky, contributing to a lightweight impression of the building top.



Sketch 3D model view from Vicarage Road and Argyle Road facing north



Sketch 3D model view from Park Lane Children's Centre facing west