

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.7 AMENITY FLOORS (CONTINUED)



FIGURE 243. Residential Amenity Terrace

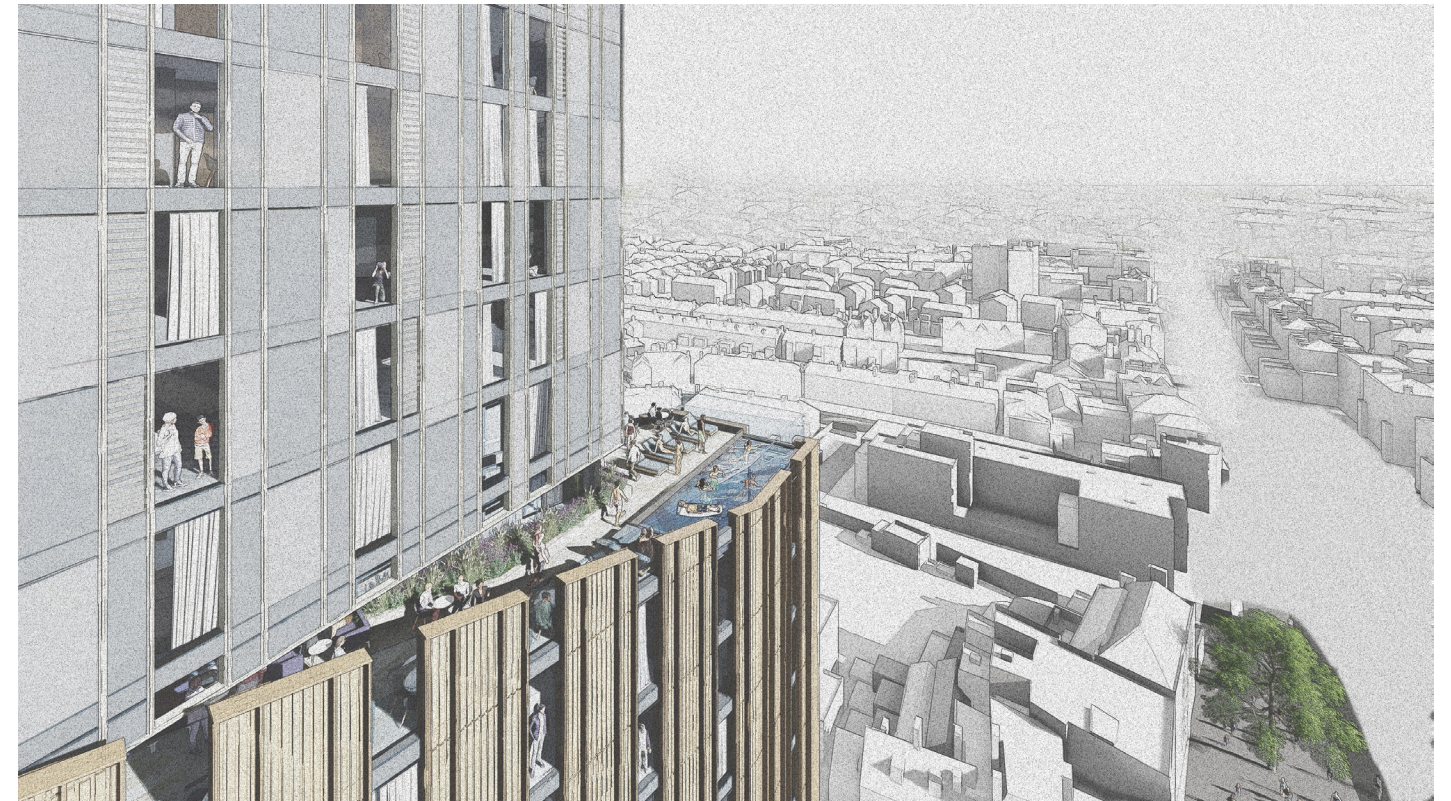


FIGURE 246. Shared Amenity Terrace

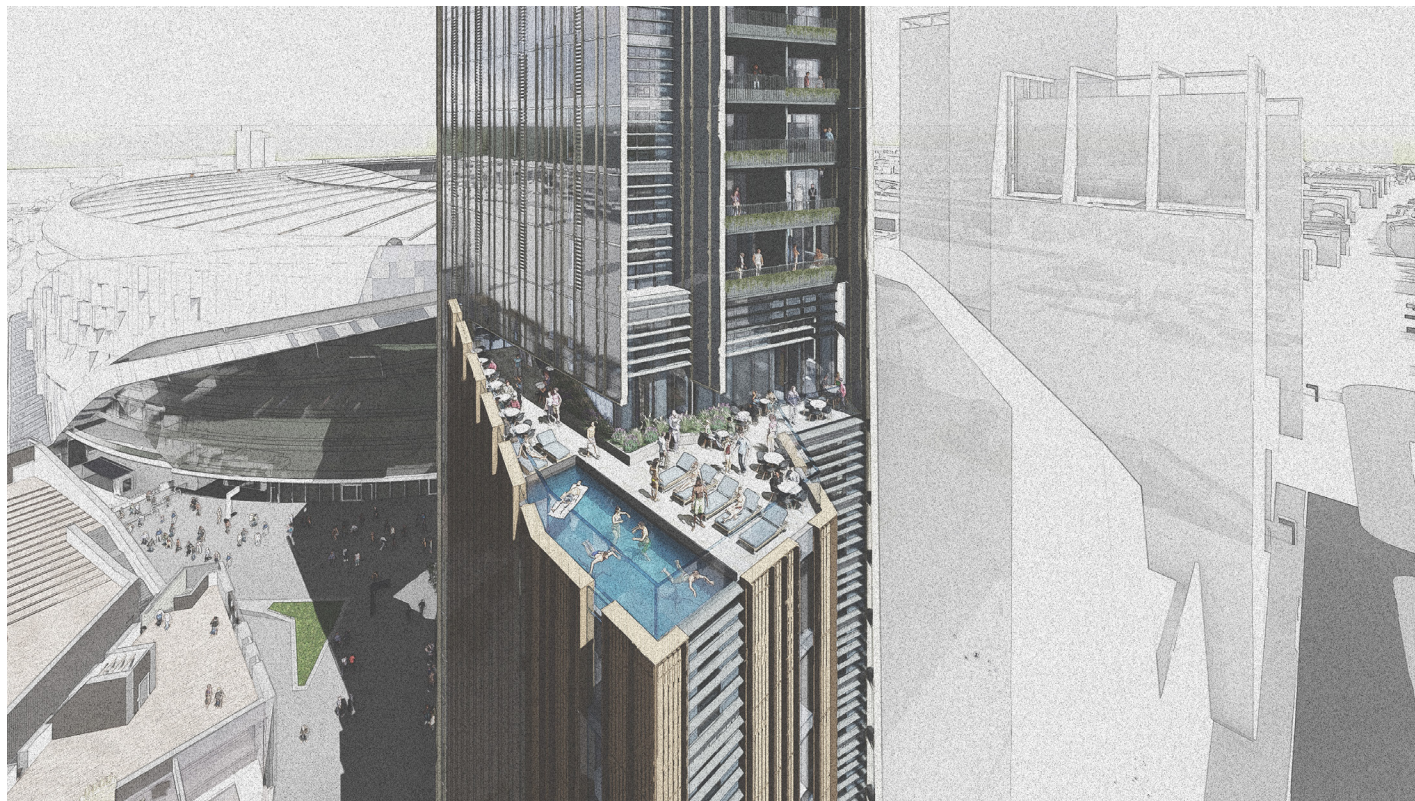


FIGURE 244. Shared Amenity Terrace

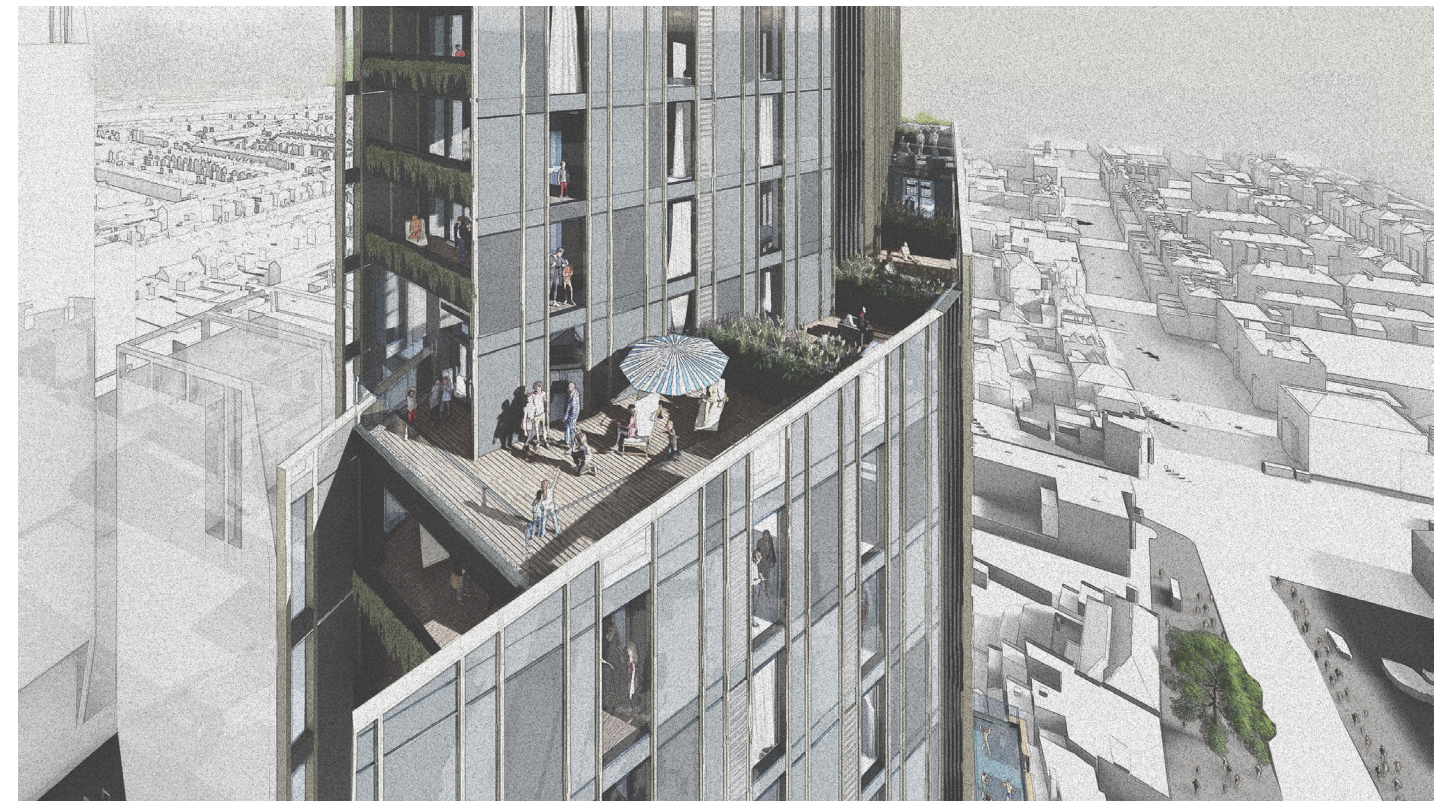


FIGURE 245. Private Residential Terraces

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.8 RESIDENTIAL FLOORS

The number of homes proposed remains the same as already permitted in the previously approved scheme (49 units). Whilst the units are generally larger than originally approved, they remain consistent with the site wide dwelling mix in Condition F10 of the Hybrid Permission, which states that no more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units.

Percentage of dual aspect: 100%

Unit mix:

1 Bedroom (2 pax): 5 units

2 Bedroom (4 pax): 10 units

3 Bedroom (5 pax): 5 units

3 Bedroom (6 pax): 29 units

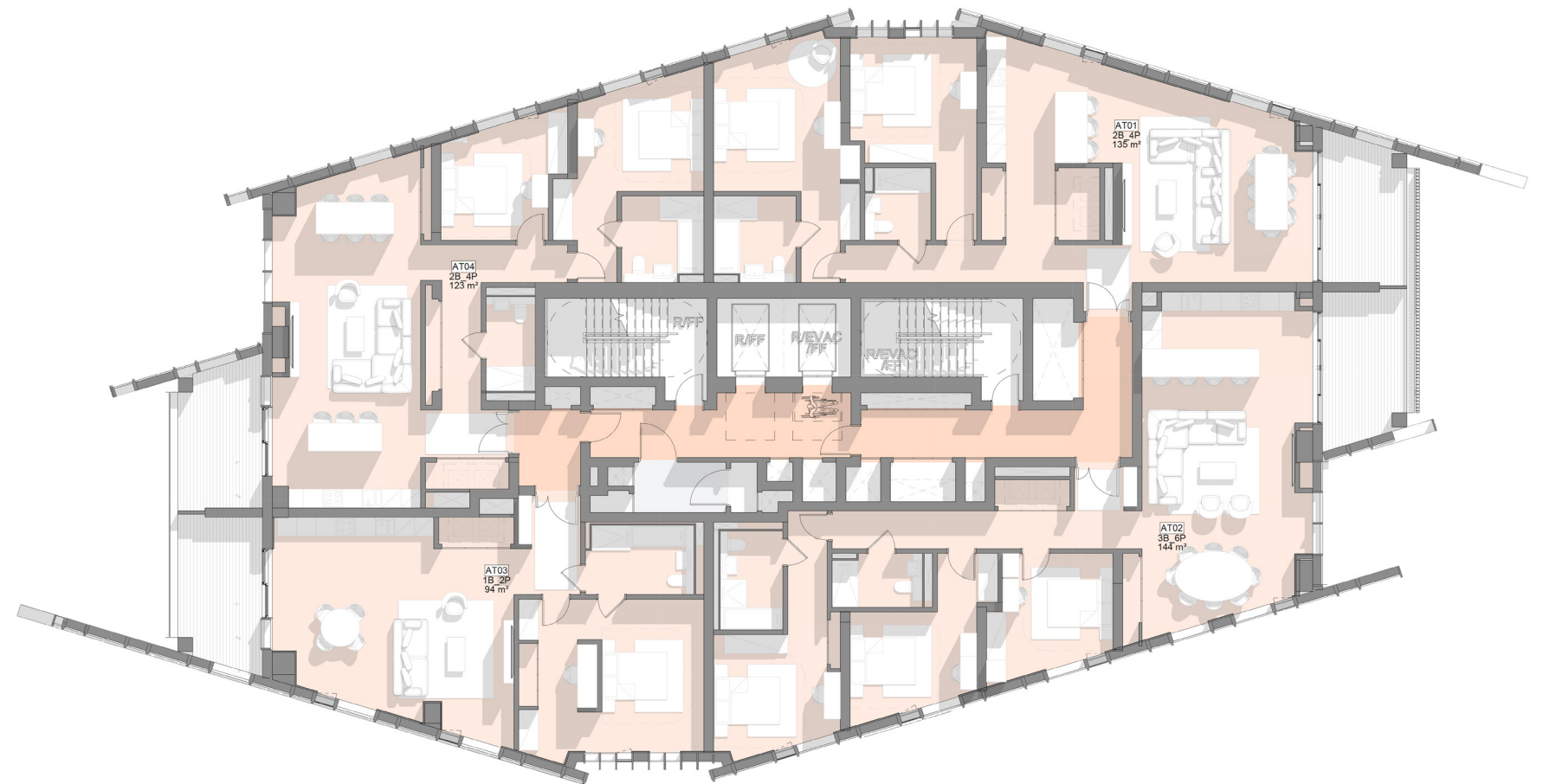


FIGURE 247. Typical Residential Floor (Level 14-18) GA Plan



5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.8 RESIDENTIAL FLOORS (CONTINUED)

In terms of creating a high degree of residential quality throughout the scheme, several key principles have been at the heart of design development.

All units meet or exceed space standards set out in the Housing Design Standards LPG (adopted June 2023), both in their overall size, and in terms of the dimensions and proportions of individual rooms.

- Dwelling layouts are effective and achieve good spatial design.
- There are a maximum of 4no. homes per floor.
- Bedrooms are predominantly located away from circulation cores and lifts.
- All units have private amenity space (balconies or terraces), that meet or exceeds the standards set out in the “Good Quality Homes for all Londoners” LP Guidance October 2020.
- Balconies and terraces are predominantly recessed in order to achieve good levels of protection from wind.
- Family units are provided with a second bathroom / WC.
- All units have storage space that meets or exceeds the standards set out in the “Good Quality Homes for all Londoners” LP Guidance October 2020.
- Consideration has been given to locating bedrooms in the residential units away from the lift shafts to mitigate any noise/vibration effects
- All homes (100%) are dual aspect.

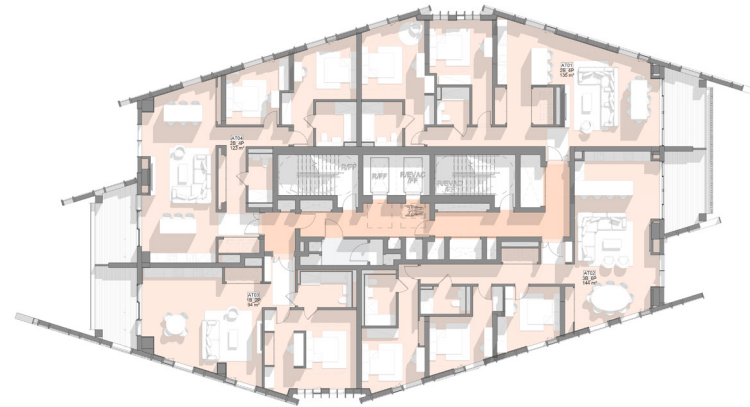


FIGURE 248. Typical Residential Floor - Level 14-18

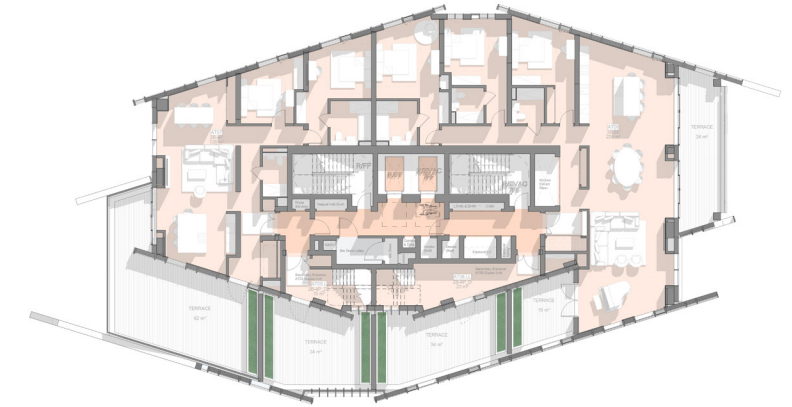


FIGURE 249. Residential Floor - Level 26

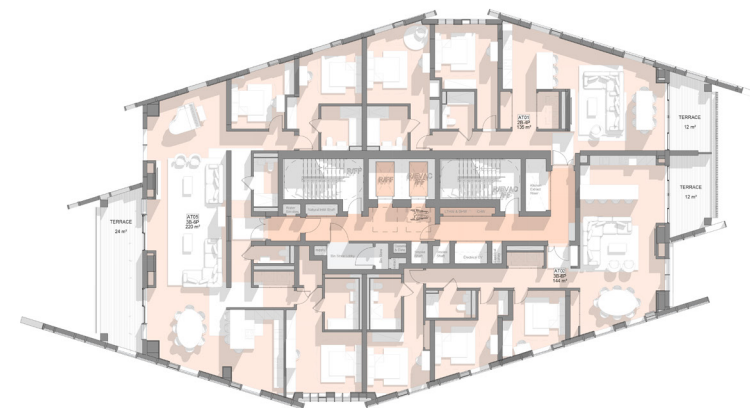


FIGURE 250. Typical Residential Floor - Level 19-25

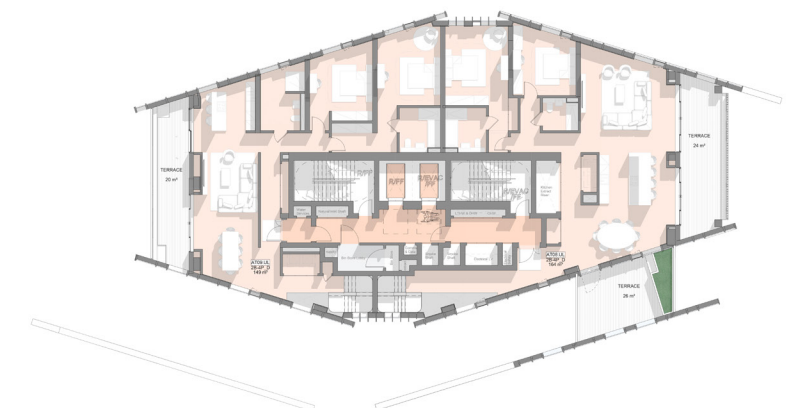


FIGURE 251. Residential Floor - Level 27



FIGURE 252. Typical Residential Floor - Level 19-25 (Accessible)

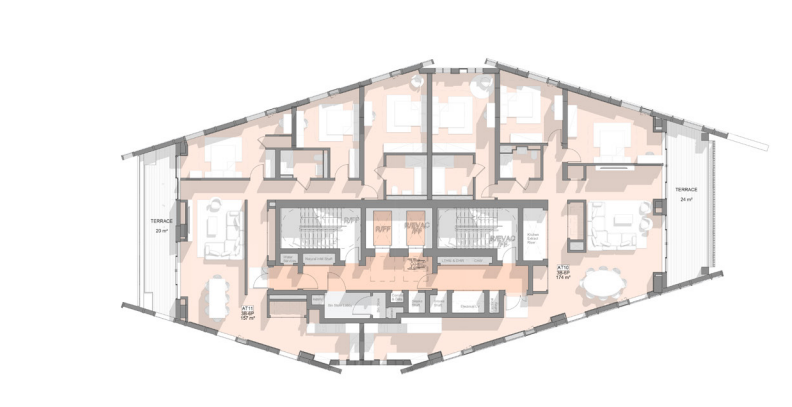


FIGURE 253. Typical Residential Floor - Level 28-29