

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.9.8 RESIDENTIAL FLOORS (CONTINUED)

The application proposals principally adopts three apartment typologies in order to provide the most efficient use of the floorspace, and create high levels of residential quality for occupants.

Careful consideration has been given to create dual aspect apartments across the entire residential portion of the tower.

Figure 255 is shown as an Wheelchair User Adaptable layout, in accordance with Approved Document M4(3), in the same footprint as a typical 2 bedroom apartment (AT04). There are 2no. of this typical layout proposed in place of AT04 between Levels 14 and 18.

Similarly, figure 256 shows a Wheelchair user Adaptable layout, in accordance with Approved Document M4(3), in the same footprint as a typical 3 bedroom apartment (AT.02). Tghere are 3no. of this typical layout proposed in place of AT02 between Levels 14 and 25.

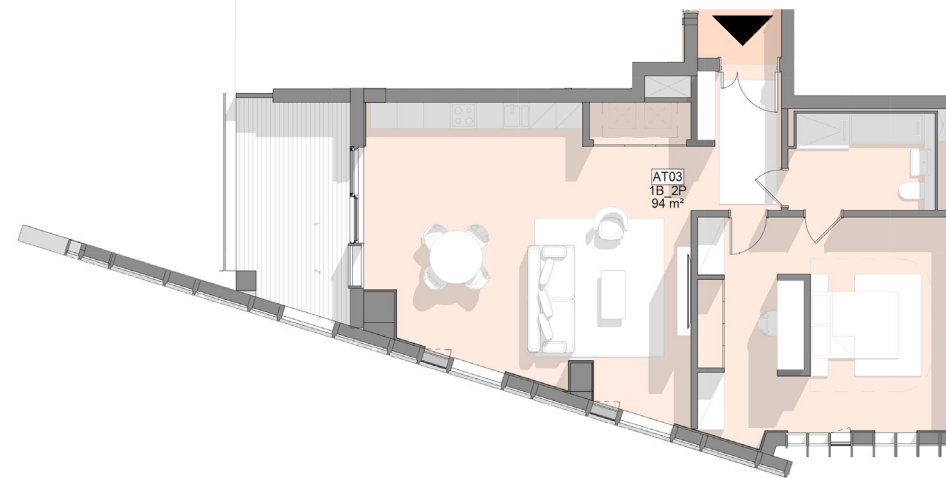


FIGURE 254. Typical 1 Bedroom Apartment

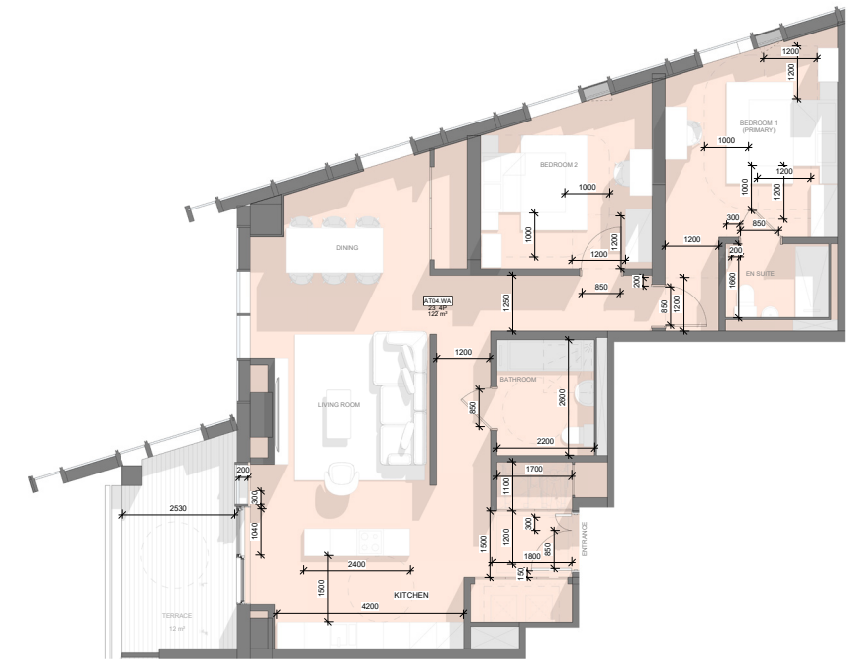


FIGURE 257. Typical 2 Bedroom Wheelchair Adaptable Apartment (AT.04.WA)

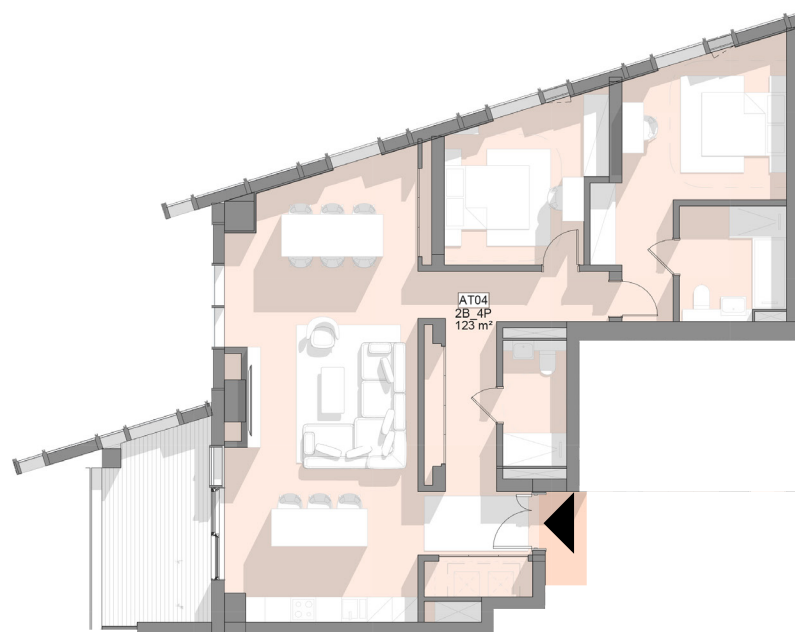


FIGURE 255. Typical 2 Bedroom Apartment



FIGURE 256. Typical 3 Bedroom Apartment

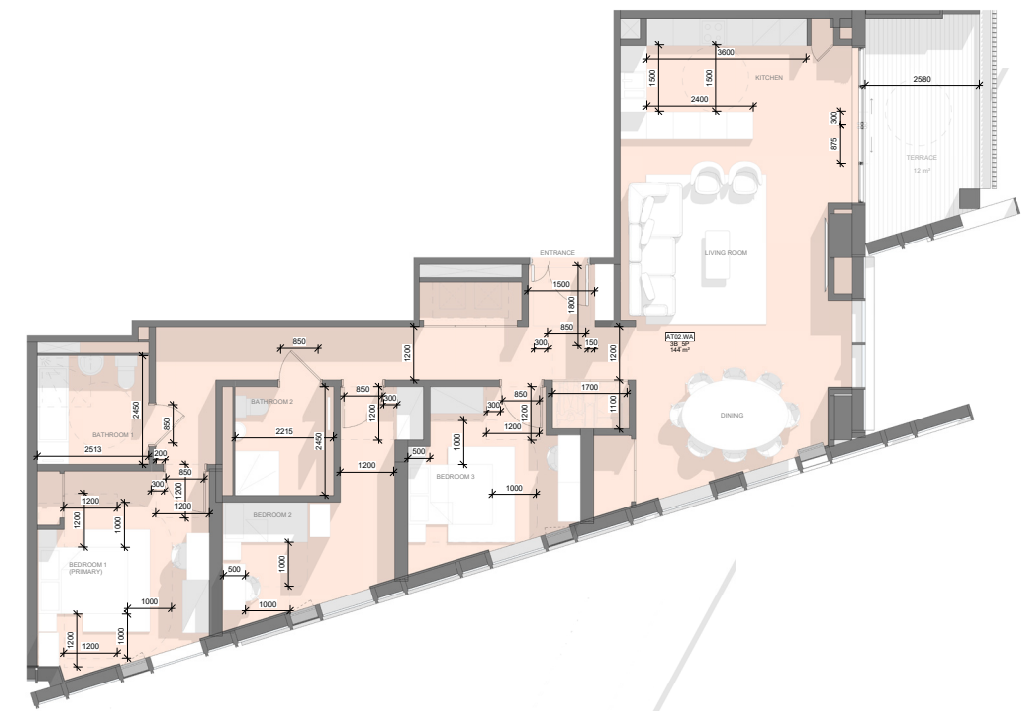


FIGURE 258. Typical 3 Bedroom Wheelchair Adaptable Apartment (AT.02.WA)

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.9.8 RESIDENTIAL FLOORS (CONTINUED)

PROJECT: NORTHUMBERLAND DEVELOPMENT PROJECT HOTEL S73																
TITLE: RESIDENTIAL ACCOMMODATION SCHEDULE																
DOC. REF: THHTL-F3A-ZZ-ZZ-SH-A-080011				REVISION: P01.01 FOR PLANNING				STATUS: FOR APPROVAL				DATE: 04.08.2023				
Level	Apartment Type	Unit Mix				Internal Area (GIA)		External Amenity / Terrace			Bedrooms	Persons	Hab rooms	Built in Storage		DOC M Accessibility**
		1B2P	2B4P	3B5P	3B6P	(sqm)	(sq ft)	(sqm)	(sq ft)	min. req. met	no.	no.	no.	(sqm)	min. req. met	M4(2) if left blank
29	AT10				1	175	1884	24	258	☒	3	6	4	2.5	☒	
	AT11				1	157	1690	20	215	☒	3	6	4	2.8	☒	
28	AT10				1	175	1884	24	258	☒	3	6	4	2.5	☒	
	AT11				1	157	1690	20	215	☒	3	6	4	2.8	☒	
27(826)	AT08 (Duplex)		1			188	2024	84	904	☒	2	4	3	2.7	☒	
	AT09 (Duplex)		1			164	1765	49	527	☒	2	4	3	3.1	☒	
26	AT06				1	206	2217	39	420	☒	3	6	4	2.7	☒	
	AT07		1			128	1378	67	721	☒	2	4	3	2.4	☒	
25	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
24	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
23	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
22	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
21	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
20	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
19	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
18	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02.WA			1		145	1561	12	129	☒	3	5	4	2.7	☒	M4(3) Adaptable
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04.WA		1			123	1324	12	129	☒	2	4	3	2.4	☒	M4(3) Adaptable
17	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02.WA			1		145	1561	12	129	☒	3	5	4	2.7	☒	M4(3) Adaptable
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04.WA		1			123	1324	12	129	☒	2	4	3	2.4	☒	M4(3) Adaptable
16	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02.WA			1		145	1561	12	129	☒	3	5	4	2.7	☒	M4(3) Adaptable
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04		1			123	1324	12	129	☒	2	4	3	2.3	☒	
15	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04		1			123	1324	12	129	☒	2	4	3	2.3	☒	
14	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04		1			123	1324	12	129	☒	2	4	3	2.3	☒	
Subtotal		5	20	3	21	7034	75713	859	9246	☒	117	231	166		☒	5
Total		49														

* All areas are approximate.
**Wheelchair Adaptable units are provided at indicative levels and their final location (levels) may vary.

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.8 RESIDENTIAL FLOORS (CONTINUED)

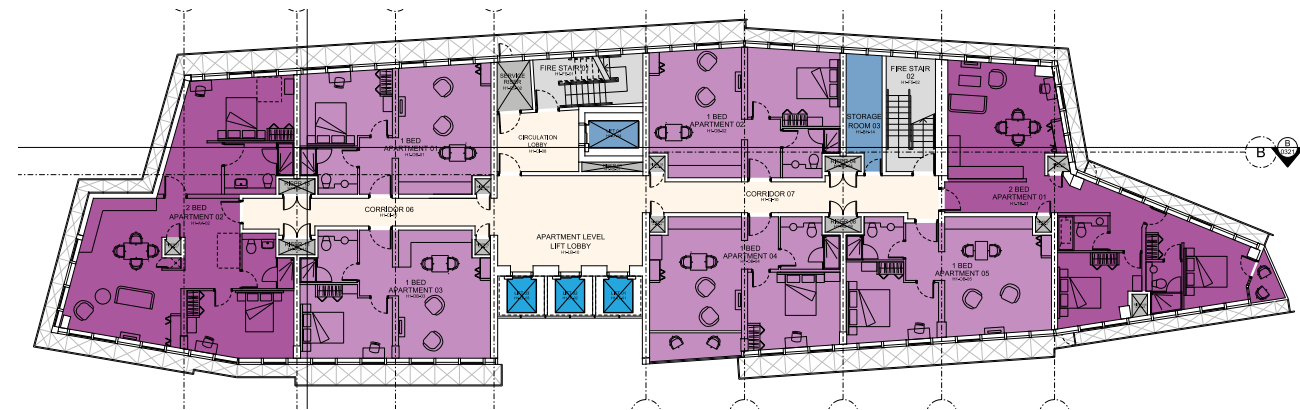


FIGURE 259. Approved Scheme 2016 - Typical Serviced Apartment Floor

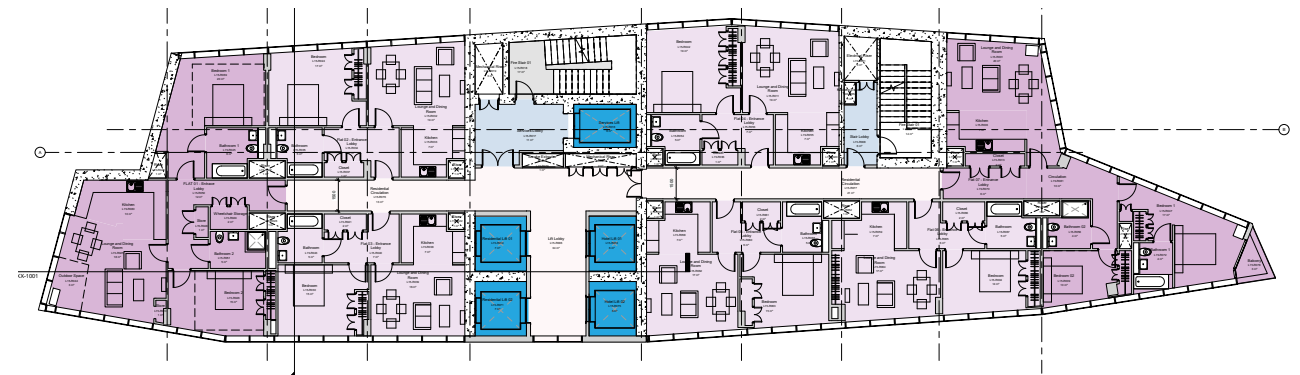


FIGURE 260. Approved Scheme with amendments 2017 - Typical Residential Floor

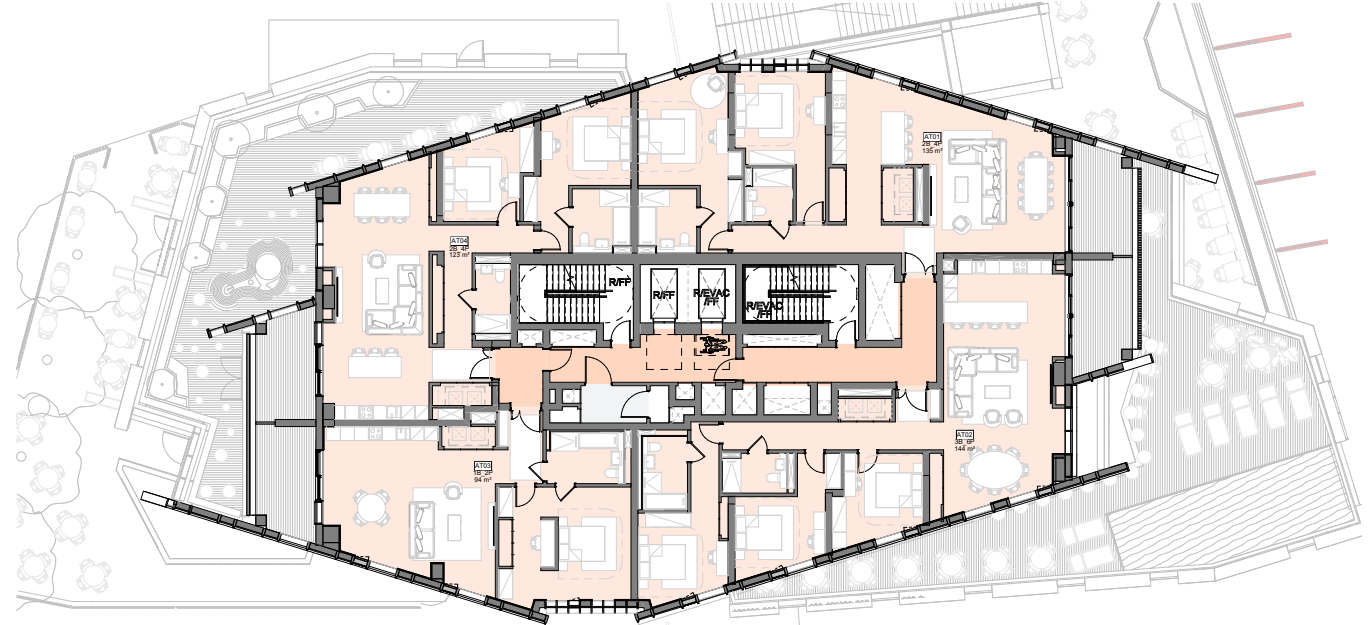


FIGURE 261. Proposed Scheme 2023 - Typical Residential Floor (Level 14-18)

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.9 ROOFS

A series of roof terraces are proposed throughout the building, created as a result of the building form and massing. These provide private and shared external amenity spaces for residents and Hotel guests as well as access to views across North London and beyond.

The large roof terrace located on Level 12 is associated with the shared amenity, providing hotel guests, visitors and residents access to an outdoor swimming pool and terrace area.

On Level 13, there is a dedicated terrace as part of the residential amenity, providing an accessible playspace for children. In addition, the eastern side of the terrace has seating for adults to supervise their children playing.

All residential apartments within the scheme will be provided with generous outdoor private amenity spaces. The larger terraces on the upper storeys that are created as a result of the building massing, are partitioned off allowing more private zones for each individual residential unit.

The stepping of the terraces has been assessed in order to provide comfortable microclimate conditions and daylighting levels appropriate to the use of the shared and residential amenity.

KEY

- Shared amenity
- Communal Private Residential Amenity
- Private residential amenity
- Plant space

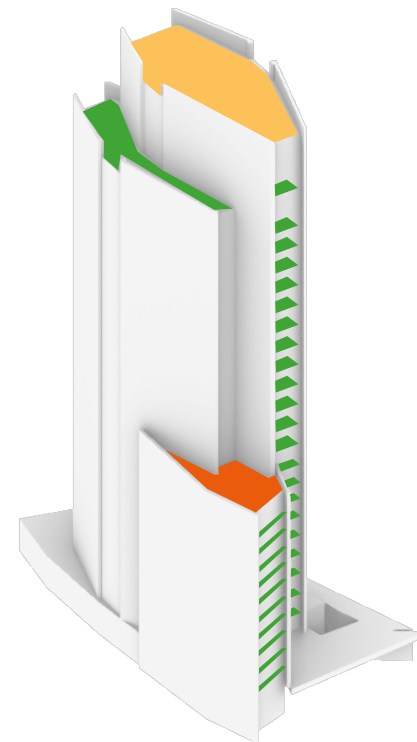


FIGURE 262. View from South-West

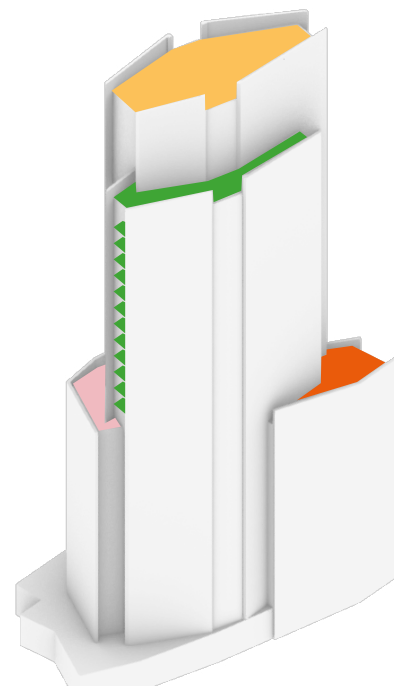


FIGURE 266. View from North-West

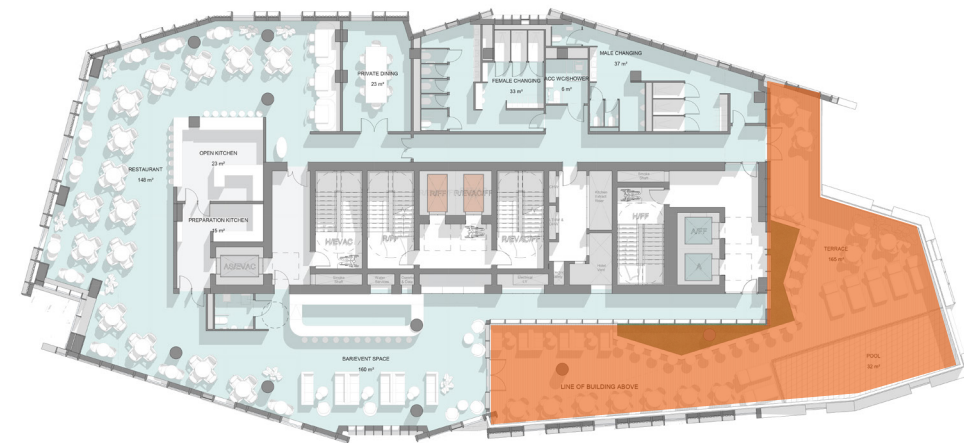


FIGURE 263. Level 12 GA Plan

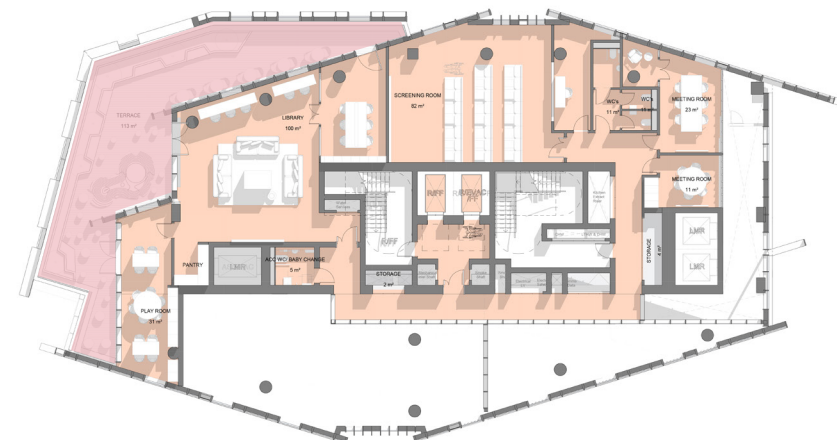


FIGURE 264. Level 13 GA Plan

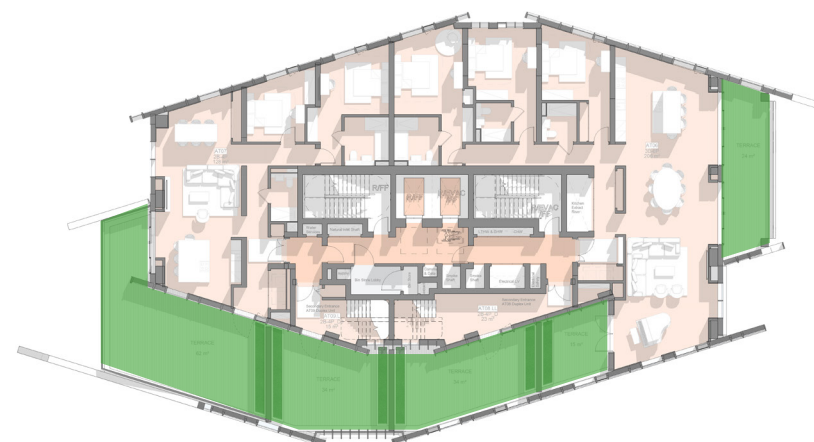


FIGURE 265. Level 26 GA Plan



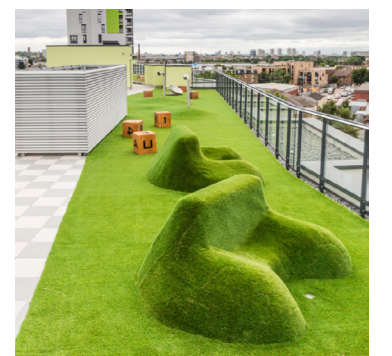
01 Terrace and dining area



02 Terrace and seating area



03 Terrace and greenery



04 Terrace play space