

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.5 HOTEL FLOORS (CONTINUED)

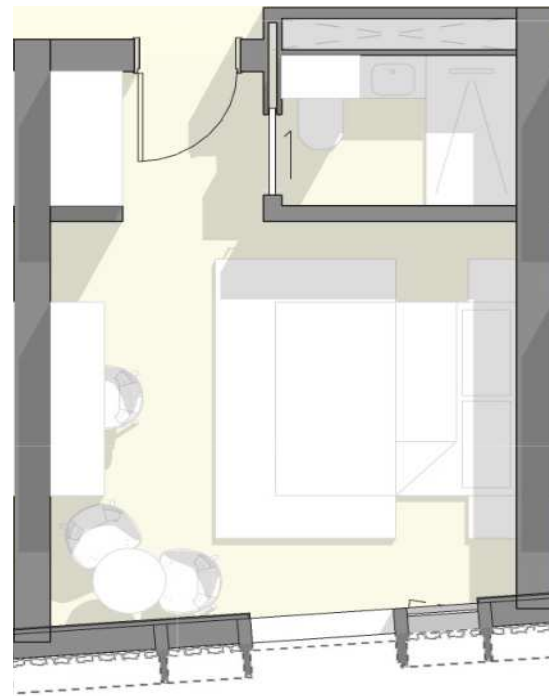
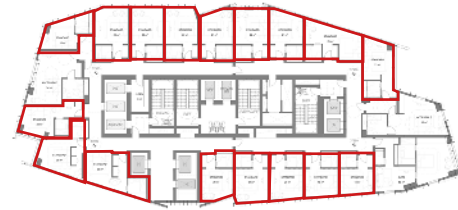


FIGURE 232. Typical Standard Room, Area = c. 20 - 25m², No. of Units: 153No.

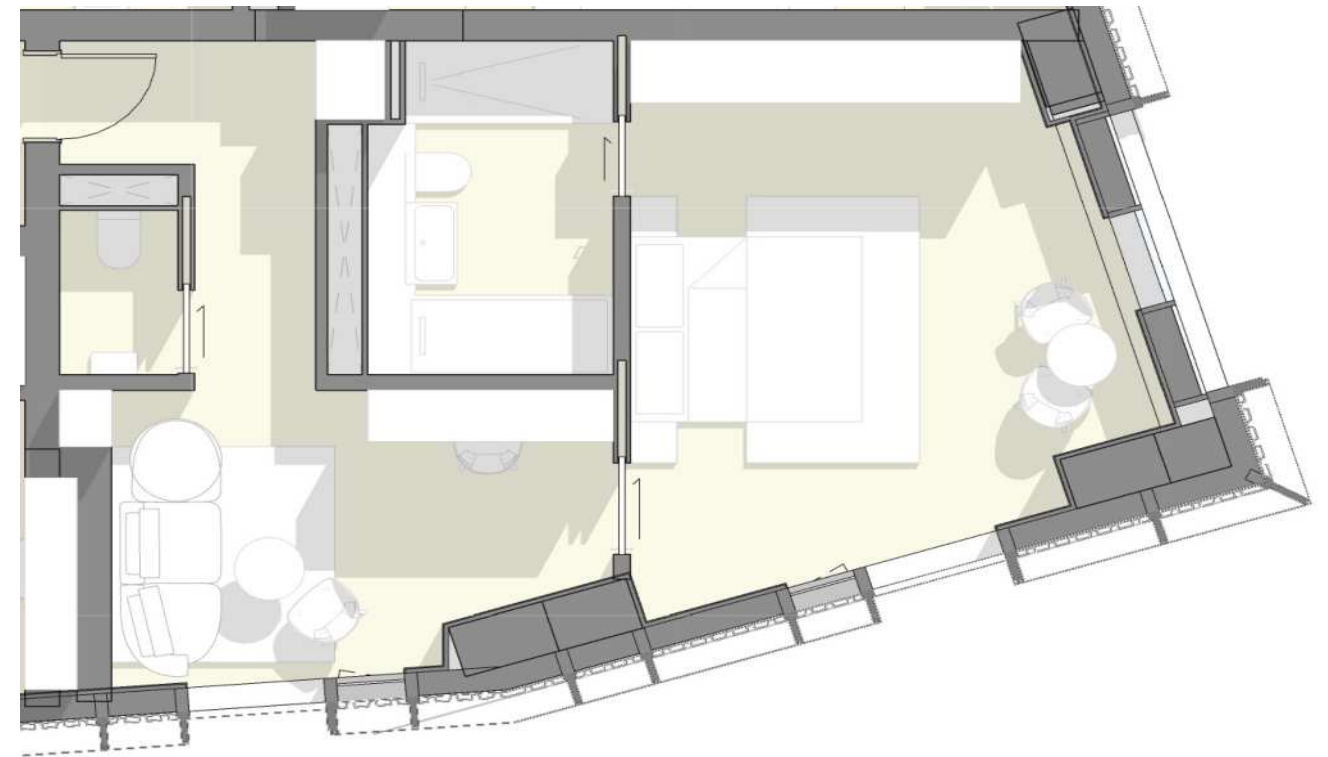
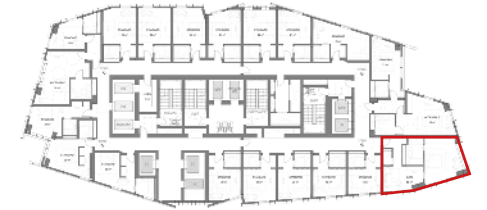


FIGURE 233. Typical Suite, Area = 50m², No. of Units: 9No.

5.8.5 HOTEL FLOORS (CONTINUED)

There is a total of 18No. accessible rooms across the nine hotel floors (two per floor).

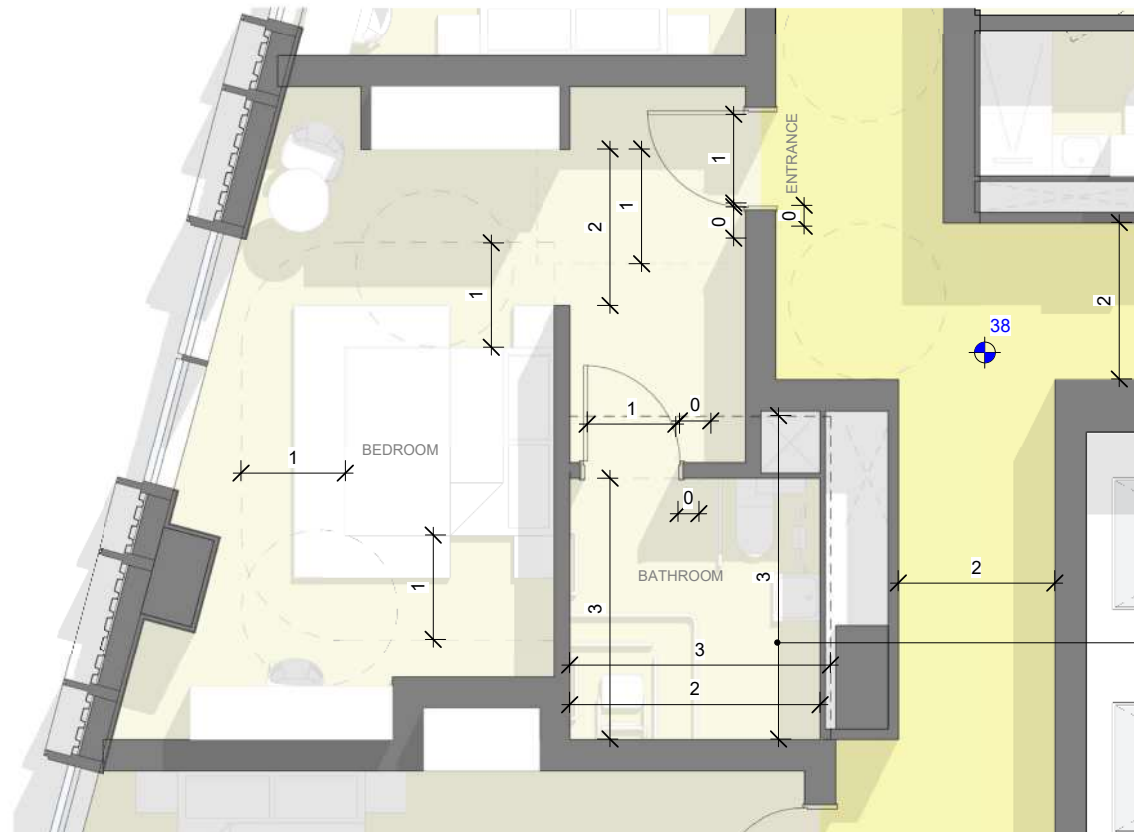
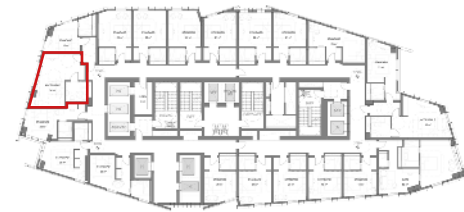


FIGURE 234. Accessible Room North, Area = 32m2, No. of Units: 9No.

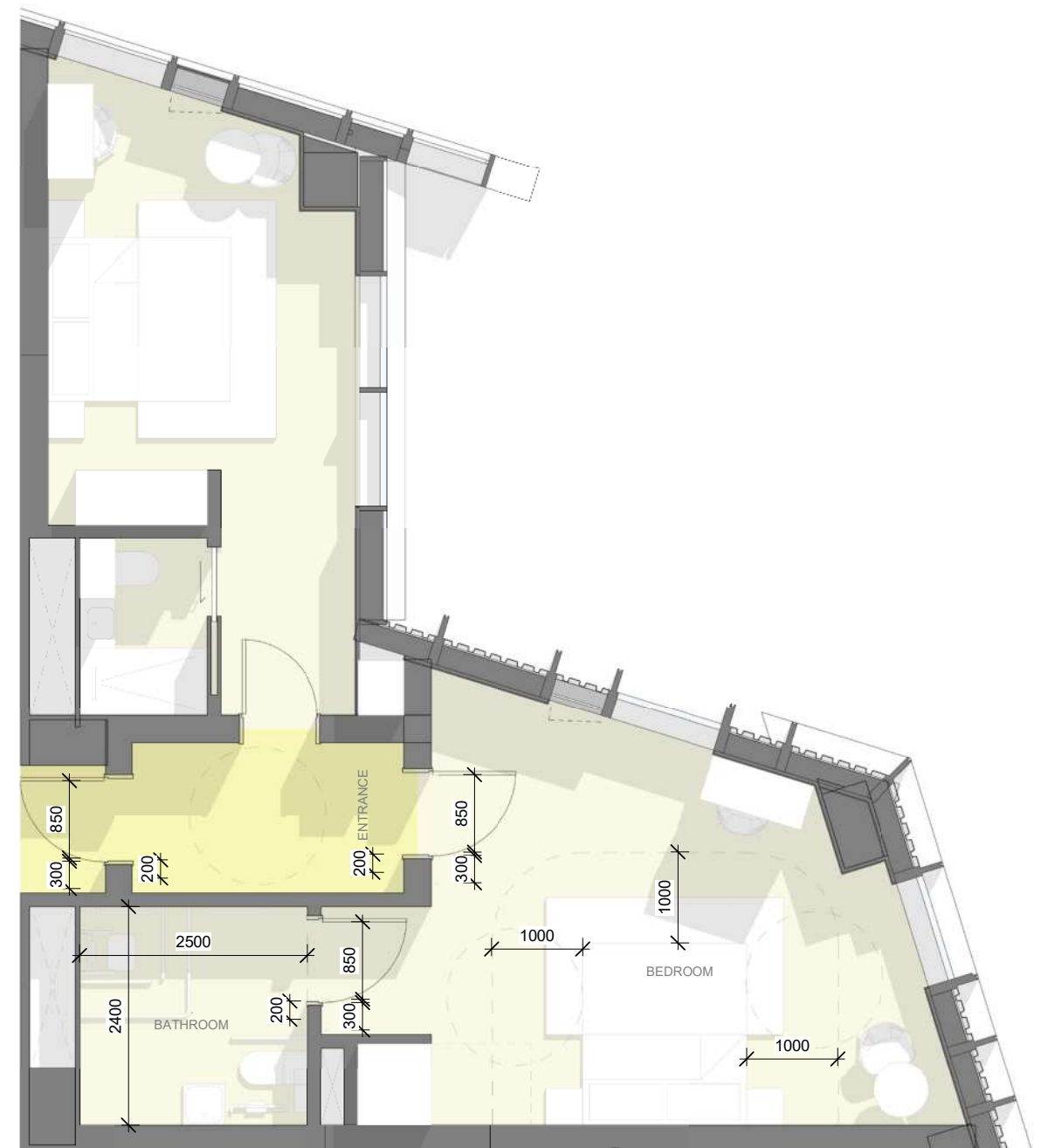


FIGURE 235. Accessible Room South, Area = 34m2, No. of Units: 9No.

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.6 COMPARISON WITH APPROVED SCHEMES

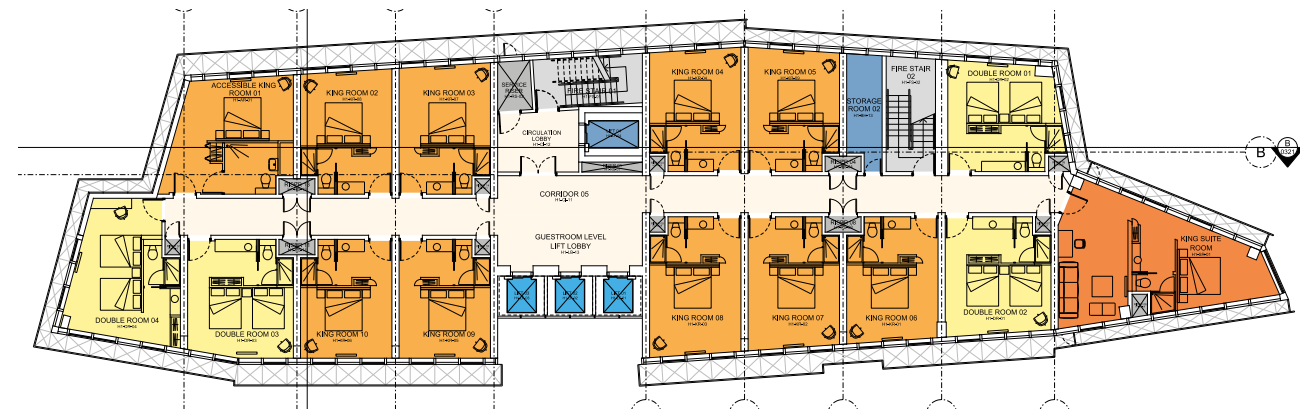


FIGURE 236. Approved Scheme 2016 - Typical Hotel Floor

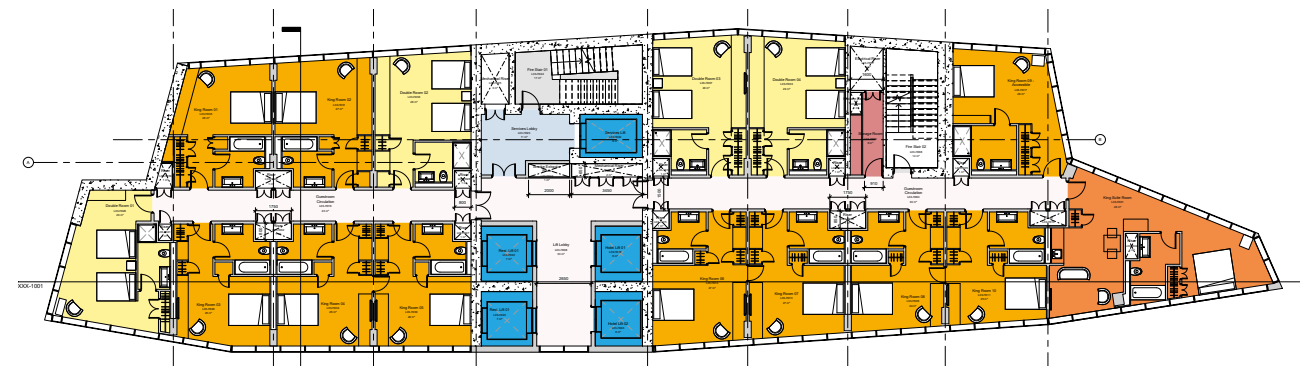


FIGURE 237. Approved Scheme with amendments 2017 - Typical Hotel Floor



FIGURE 238. Proposed Scheme 2023 - Typical Hotel Floor

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.7 AMENITY FLOORS

Level 11 (with mezzanine) to Level 12 feature shared amenities with facilities such as the gym, wellness suites and a restaurant. The massing of the building also creates a terrace on Level 12, where there is an outdoor amenity space with a swimming pool.

There is also a restaurant located on Level 12, overlooking the views of north London and beyond.

The hotel amenity floors can be accessed by both hotel guests and residents. However, there is also a dedicated amenity floor on Level 13 that can only be accessed by residents.

This residential amenity floor consists of a series of meeting rooms, a library and a screening room. Internal play space is provided for children and families in the play room, which is directly connected to the external play space on the terrace.

This provides accessible playable space for children under 5's which is safe, overlooked and easily accessible for residents and visitors of residents. Please refer to Section 5.8.9 for further details.

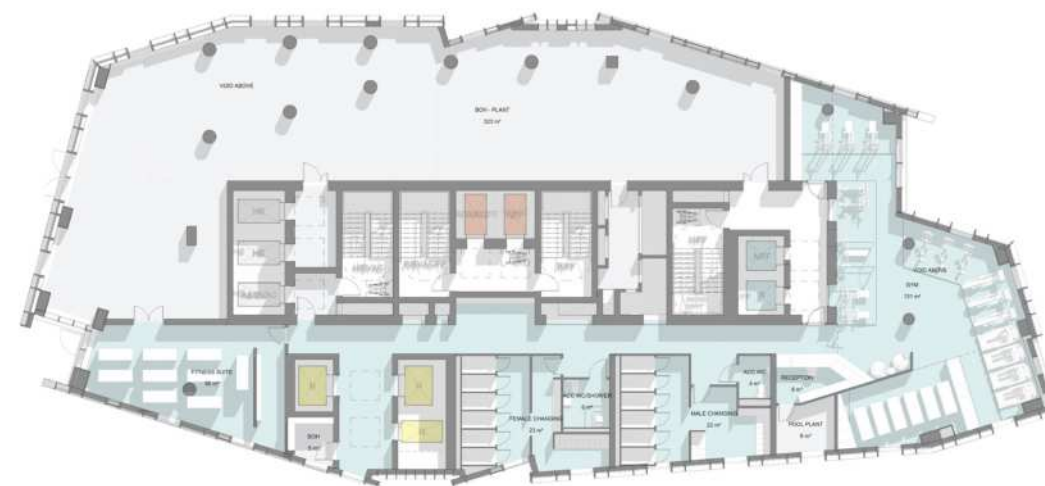


FIGURE 239. Level 11 (Hotel Amenity Floor) GA Plan



FIGURE 240. Level 11 Mezzanine (Hotel Amenity Floor) GA Plan



FIGURE 242. Level 12 (Hotel Amenity Floor) GA Plan

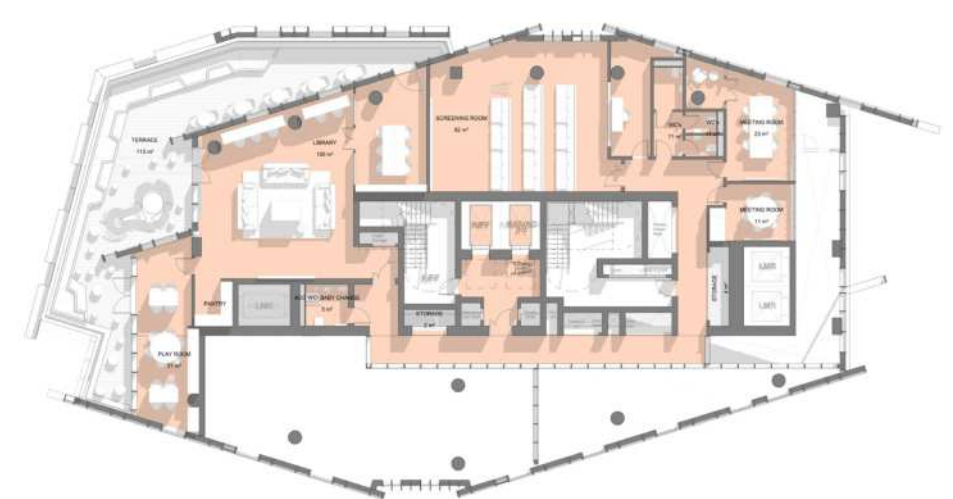


FIGURE 241. Level 13 (Residential Amenity Floor) GA Plan

KEY

- Shared hotel amenity
- Private residential amenity

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.7 AMENITY FLOORS (CONTINUED)



FIGURE 243. Residential Amenity Terrace



FIGURE 246. Shared Amenity Terrace

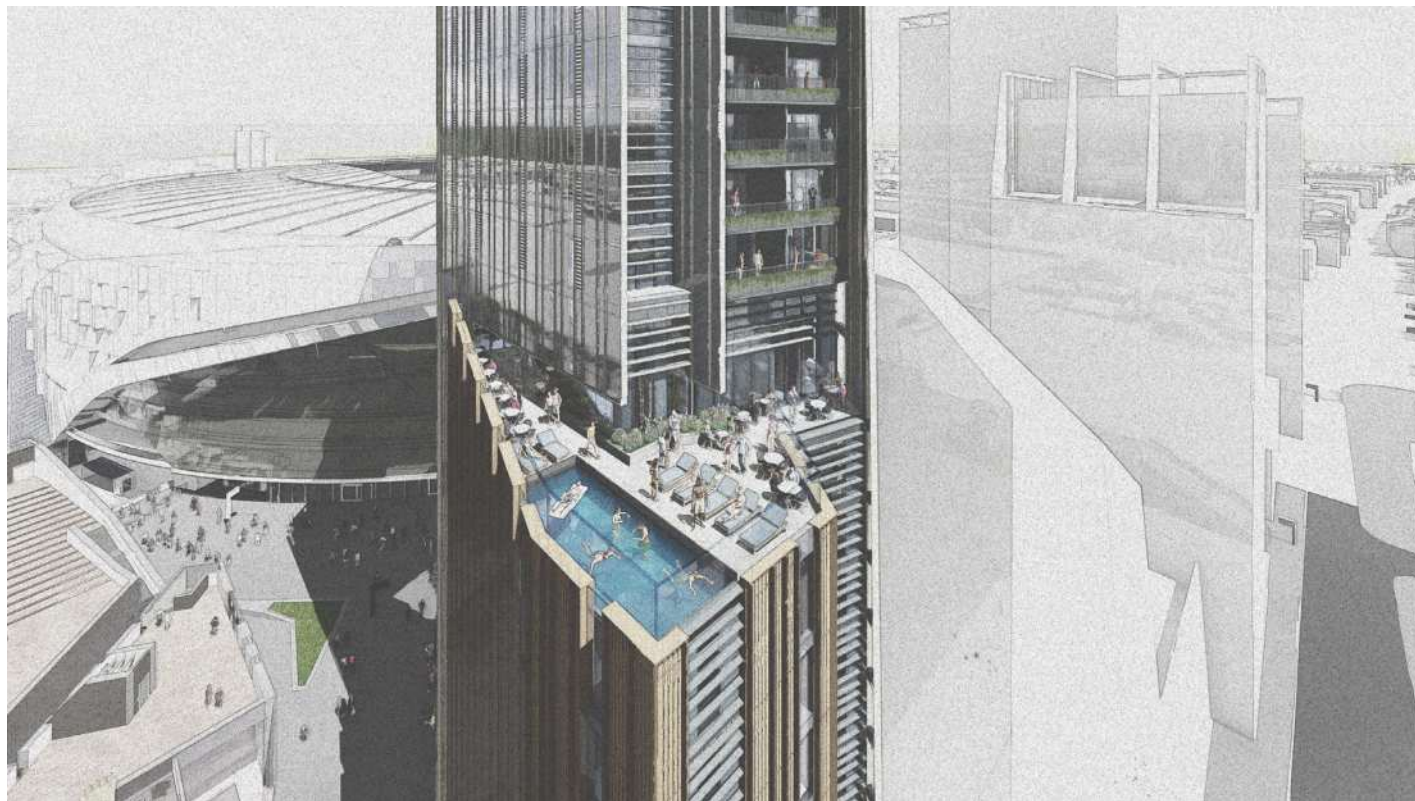


FIGURE 244. Shared Amenity Terrace



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

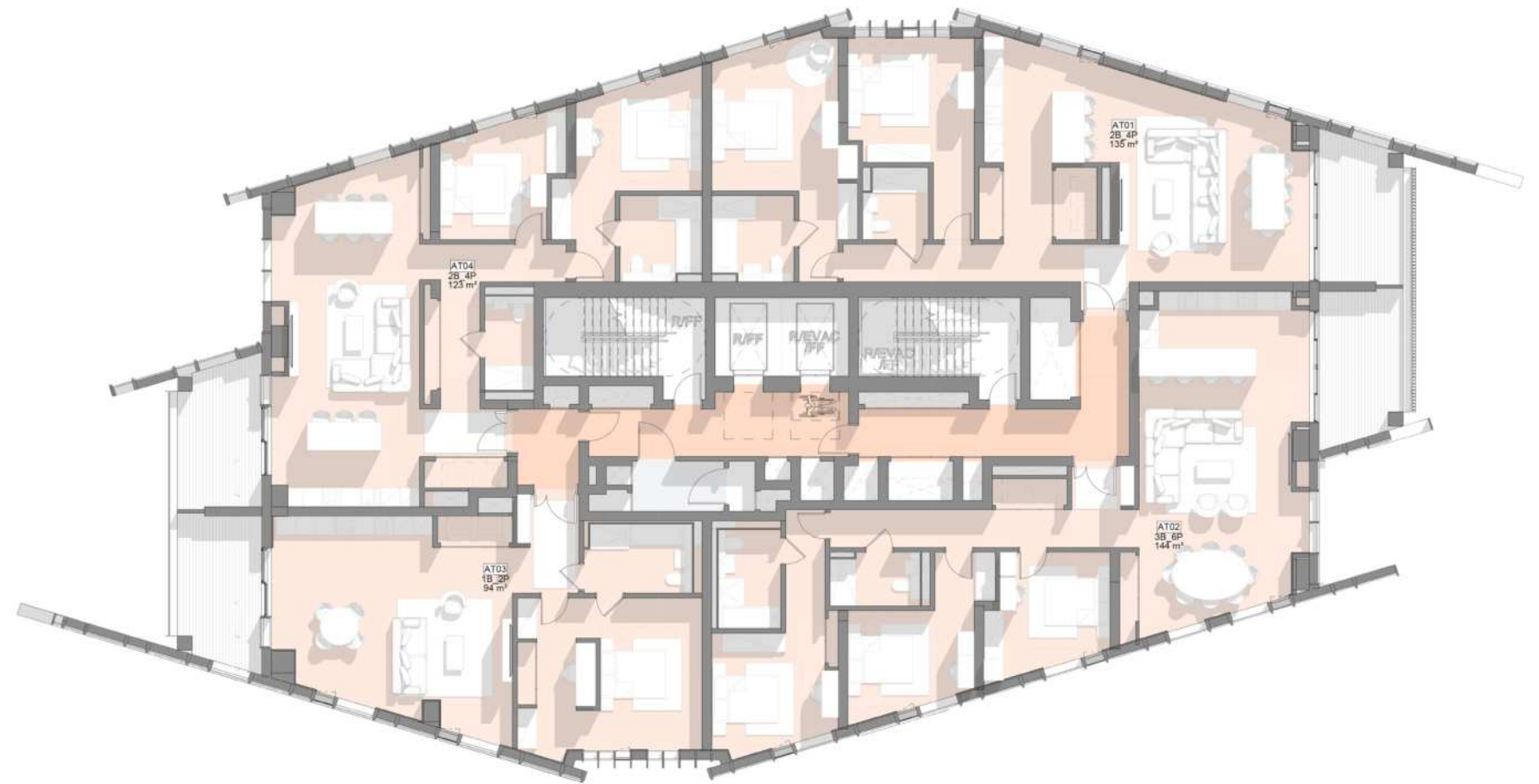


FIGURE 247. Typical Residential Floor (Level 14-18) GA Plan



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.

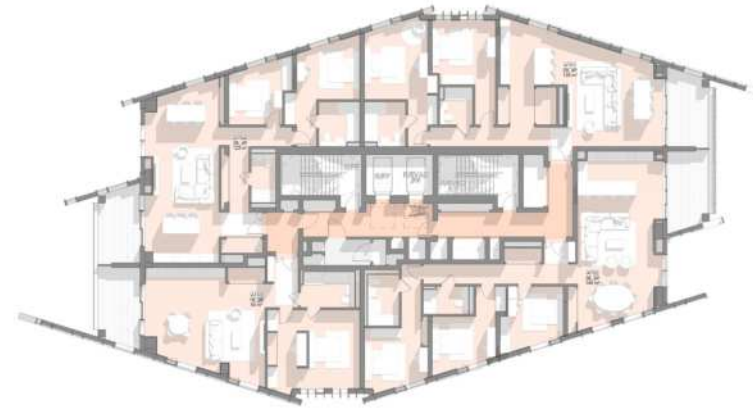


FIGURE 248. Typical Residential Floor - Level 14-18



FIGURE 249. Residential Floor - Level 26

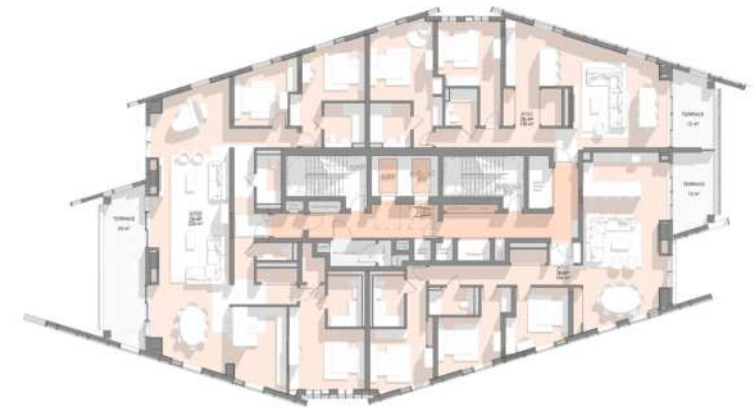


FIGURE 250. Typical Residential Floor - Level 19-25

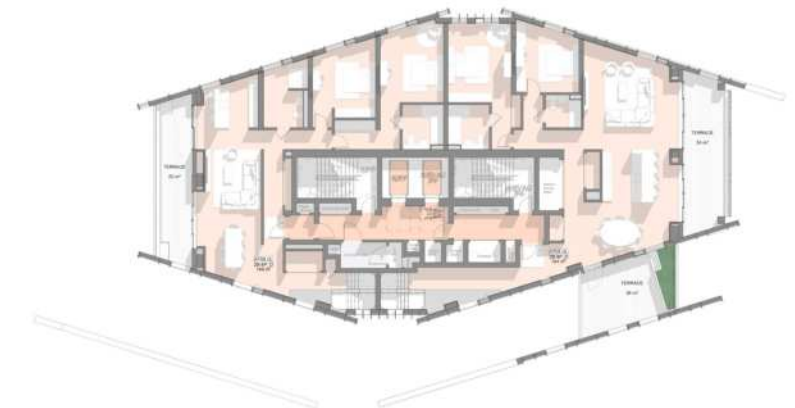


FIGURE 251. Residential Floor - Level 27

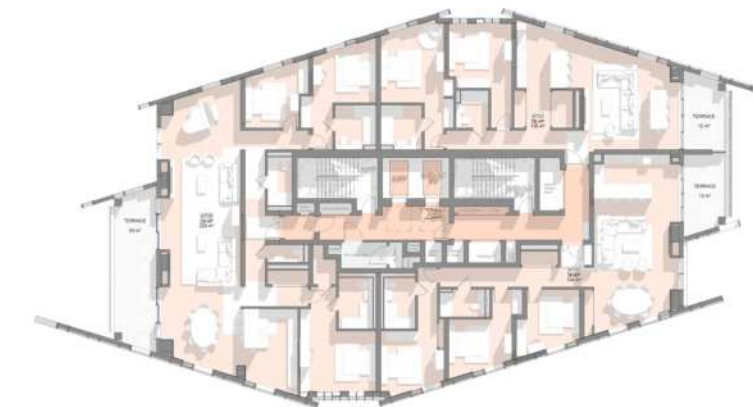


FIGURE 252. Typical Residential Floor - Level 19-25 (Accessible)

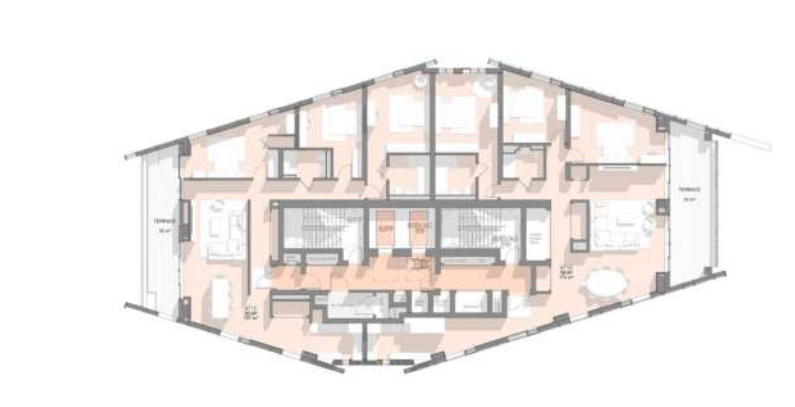


FIGURE 253. Typical Residential Floor - Level 28-29

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.

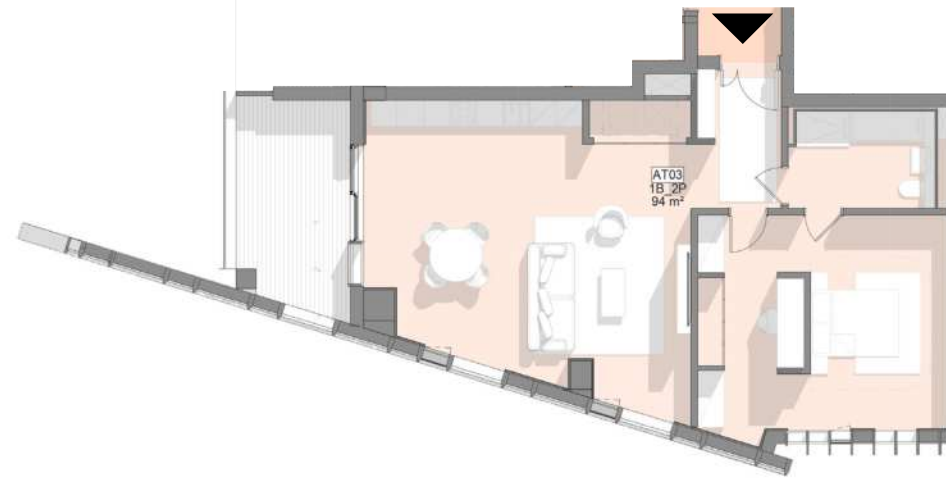


FIGURE 254. Typical 1 Bedroom Apartment

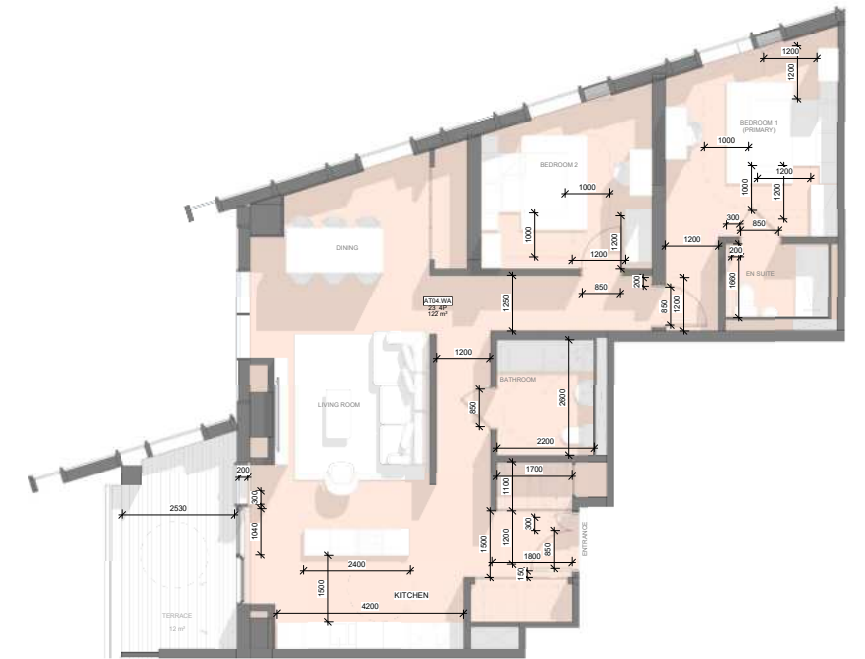


FIGURE 257. Typical 2 Bedroom Wheelchair Adaptable Apartment (AT.04.WA)



FIGURE 255. Typical 2 Bedroom Apartment



FIGURE 256. Typical 3 Bedroom Apartment

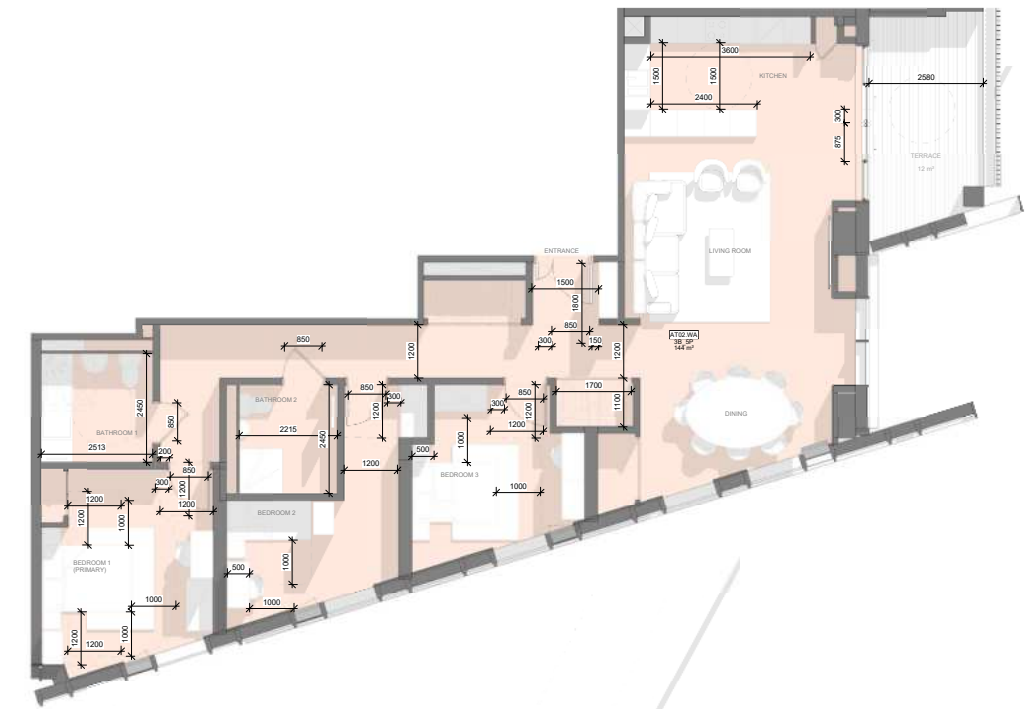


FIGURE 258. Typical 3 Bedroom Wheelchair Adaptable Apartment (AT.02.WA)