

Conclusion

To conclude, this **Design & Access Statement** outlines our vision for the redevelopment of the site into a high-quality, sustainable residential led mixed-use development.

The development will enhance the locality by transforming a currently vacant site into a **vibrant, community-focused environment**. By integrating affordable housing, shared living, commercial spaces, community space, and high quality public realm, this scheme contributes positively to the area’s urban strategy and responds to the growing demand for housing in the borough.

To summarise, the proposed scheme consists of the following:

- ➔ Multi-tenure residential-led scheme will also create a genuinely diverse community for people at different stages in their lives and different incomes
- ➔ 87 high quality affordable social rented homes (including 10 4-bed maisonettes), achieving 36% affordable on site alongside Shared Living Accommodation (52% affordable when equivalency principles are applied)
- ➔ 12 three-bedroom and 10 four-bedroom homes to support families in the local community and Intergenerational Living
- ➔ 522 high quality shared living rooms, including c.1,548 sqm of shared internal amenity space and c.330 sqm of shared external amenity space
- ➔ New community space for the local community
- ➔ New commercial spaces
- ➔ A Community Investment Programme (CIP) where the applicant will identify local charities, community groups and SMEs who may benefit from a new free and safe space.
- ➔ High quality public realm and enhanced pedestrian experience continuing the masterplan’s aspiration for a ‘Link’ through the site.
- ➔ Outstanding Architecture

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Schedule of Accommodation - Summary

BLOCK A	Shared Living										Efficiency	Number of M4(3) units	
	Shared Living					NIA		GIA		GEA			
						sq.m	sq.ft	sq.m	sq.ft	sq.m			sq.ft
	R Studio	L Studio	Premium	Accessible	Total Keys	Including Amenities	Including communal amenities, circulation, plant, BoH	not including balconies & terraces					
Total	385	44	40	53	522	12,969	139,601	20,625	225,020	20,905	225,018	62.0%	53
	73.8%	8.4%	7.7%	10.2%	Keys								10%

BLOCK B	AFFORDABLE																				Efficiency	Number of Habitable Rooms	Number of M4(3) units		
	Social Rented												NIA		GIA		GIA		GIA					GEA	
													sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft				sq.m	sq.ft
	1B2P	1B2P-M4(3)	2B3P	2B4P	2B4P TH	2B4P-M4(3)	3B4P	3B5P	3B5P-M4(3)	4B6P TH	4B6P TH M4(3)	Total units	Excluding Amenities, circulation, plant, BOH	Excluding Commercial & Deck Corridor, Including communal amenities, circulation, plant, BOH.	Including Commercial & Deck Corridor, Including communal amenities, circulation, plant, BOH.	Including Deck Corridor & Excluding Commercial, Including communal amenities, circulation, plant, BOH.	not including balconies & terraces								
Total	14			46		5		8	4	9	1	87	7,310	78,696	9,258	99,649	9,758	105,038	9,683	104,222	10,188	109,658	79.0%	293	10
	16.1%	0.0%	0.0%	52.9%	0.0%	5.7%	0.0%	9.2%	4.6%	10.3%	1.1%	100%													

Commercial GIA						
Block A		Block B		Total		
sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	
Total	154.41	1,662	75.80	816	230	2,478

Community GIA						
Block A		Block B		Total		
sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	
Total	125.51	1,351			126	1,351

BLOCK GIA TOTALS						
Block A (Including Commercial & Community)		Block B (Including Commercial & Excluding Deck Corridor)		Total		
sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	
Total	20,905	225,020	9,333	100,466	30,238	325,485

BLOCK GIA TOTALS						
Block A (Including Commercial & Community)		Block B (Including Commercial & Deck Corridor)		Total		
sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	
Total	20,905	225,020	9,758	105,039	30,663	330,058

BLOCK GEA TOTALS						
Block A		Block B		Total		
sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	
Total	20,905	225,020	10,188	109,659	31,092	334,679

Area Totals of entire scheme				GIA		GEA	
				sq.m	sq.ft	sq.m	sq.ft
				30,238	325,485	31,092	334,679

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Schedule of Accommodation - Shared Living - Block A

		BLOCK A												Efficiency	Accessible Units		
		Shared Living															
		Shared Living					NIA		GIA		GIA		GEA				
							sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m			sq.ft	
Level		R Studio	L Studio	Premium	Accessible	Total Keys	Including Accommodation only. Excluding communal amenities, circulation, plant, BoH		Excluding Commercial & Community. Including communal amenities, circulation, plant, BoH.		Including Commercial & Community. Including communal amenities, circulation, plant, BoH.		Including Commercial & Community. Not including balconies & terraces.				
00	1 storeys						0	0	1,801	19,387	2,081	22,400	1,917	20,635	0.0%	0	
01	2 storeys	40	3	2	4	49	1,064	11,450	1,581	17,023	1,581	17,023	1,899	20,435	67.3%	4	
02	3 storeys	47	3	2	5	57	1,219	13,122	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5	
03	4 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5	
04	5 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5	
05	6 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5	
06	7 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5	
07	8 storeys	6				6	122	1,315	592	6,371	592	6,371	599	6,452	20.6%	0	
08	9 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
09	10 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
10	11 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
11	12 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
12	13 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
13	14 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
14	15 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
15	16 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
16	17 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
17	18 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
18	19 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
19	20 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2	
20	21 storeys	8	2	4		14	320	3,446	541	5,819	541	5,819	599	6,452	59.2%	0	
21	22 storeys						0	0	422	4,538	422	4,538	464	4,998	0.0%	0	
22	23 storeys						0	0	422	4,538	422	4,538	464	4,998	0.0%	0	
Total		385	44	40	53	522	11,421	122,942	20,625	222,005	20,905	225,018	22,711	244,456	55.4%	53	
Keys																	10.15%

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Schedule of Accommodation - Shared Living - Block A

		Shared Living										Efficiency
		SHARED LIVING - AMENITIES										
		INTERNAL AMENITIES (included in overall GIA)					NIA		GIA		GEA	
sq.m	sq.ft						sq.m	sq.ft	sq.m	sq.ft		
Level							Excluding Indiative Partition Walls. Community		Including indicative partition walls. Including Community		not including balconies & terraces	
B1	-1 storeys						0	0				
00	1 storeys						721	7,766				
01	2 storeys						0	0				
02	3 storeys						0	0				
03	4 storeys						0	0				
04	5 storeys						0	0				
05	6 storeys						0	0				
06	7 storeys						0	0				
07	8 storeys						243	2,612				
08	9 storeys						0	0				
09	10 storeys						0	0				
10	11 storeys						0	0				
11	12 storeys						0	0				
12	13 storeys						0	0				
13	14 storeys						0	0				
14	15 storeys						0	0				
15	16 storeys						0	0				
16	17 storeys						0	0				
17	18 storeys						0	0				
18	19 storeys						0	0				
19	20 storeys						0	0				
20	21 storeys						0	0				
21	22 storeys						292	3,148				
22	23 storeys						291	3,133				
Total							1,548	16,658				2.96

	Shared Living										Efficiency	
	Shared Living					NIA		GIA		GEA		
						sq.m	sq.ft	sq.m	sq.ft	sq.m		sq.ft
	R Studio	L Studio	Premium	Accessible	Total Keys	Including Shared Living Accommodation and amenity only.		<u>Including Community & Commercial.</u> Including communal amenities, circulation, plant, BoH,		<u>Including Community & Commercial.</u>		
Total	385	44	40	53	522	12,969	139,601	20,905	225,020	20,905	225,018	
	73.8%	8.4%	7.7%	10.2%	Keys							

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Schedule of Accommodation - Social Rented - Block B

		BLOCK B																				Efficiency		
		Affordable Residential																						
		Social Rented												NIA		GIA		GIA		GIA			GEA	
														sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft		sq.m	sq.ft
Level	1B2P	1B2P-M4(3)	2B3P	2B4P	2B4P TH	2B4P-M4(3)	3B4P	3B5P	3B5P-M4(3)	4B6P TH	4B6P TH M4(3)	Total units	Including Accommodation only. Excluding communal amenities, circulation, plant, BoH	Excluding Commercial & Deck Corridor. Including communal amenities, circulation, plant, BoH.	Including Commercial & Deck Corridor. Including communal amenities, circulation, plant, BoH.	Including Deck Corridor & Excluding Commercial. Including communal amenities, circulation, plant, BoH.	Including Deck Corridor & Excluding Commercial. Including communal amenities, circulation, plant, BoH.	Including Commercial. Not including balconies & terraces.						
00	1 storey					1				9	1	11	828	8,915	1,629	17,539	1,705	18,355	1,629	17,539	1,780	19,159	50.8%	
01	2 storeys	2			6							8	1,338	14,400	1,574	16,937	1,574	16,937	1,574	16,937	1,748	18,810	85.0%	
02	3 storeys	3			10	1		2	1			17	1,287	13,854	1,513	16,282	1,619	17,425	1,619	17,425	1,665	17,922	85.1%	
03	4 storeys	3			10	1		2	1			17	1,285	13,837	1,514	16,297	1,620	17,440	1,620	17,440	1,665	17,922	84.9%	
04	5 storeys	3			10	1		2	1			17	1,286	13,841	1,514	16,297	1,620	17,440	1,620	17,440	1,665	17,922	84.9%	
05	6 storeys	3			10	1		2	1			17	1,286	13,841	1,514	16,297	1,620	17,440	1,620	17,440	1,665	17,922	84.9%	
Total		14			46	5		8	4	9	1	87	7,310	78,689	9,258	99,649	9,758	105,038	9,683	104,222	10,188	109,658	79%	
		16.1%	0.0%	0.0%	52.9%	0.0%	5.7%	0.0%	9.2%	4.6%	10.3%	1.1%	100.0%											
		14		51				12				10		100.0%										
		16%		59%				14%				11%												
		Total Units 22 25%																						

Number of Habitable Rooms
63
22
52
52
52
52
293

Number of M4(3) units
2
0
2
2
2
2
10

BLOCK B - AMENITY				
Affordable Residential				
Level	NIA		GIA	
	sq.m	sq.ft	sq.m	sq.ft
	Including Accommodation only. Excluding communal amenities, circulation, plant, BoH		Excluding Commercial. Including communal amenities, circulation, plant, BoH.	
00	1 storey			
01	2 storeys			
02	3 storeys			
03	4 storeys			
04	5 storeys			
05	6 storeys			
06	7 storeys			
Total				

Affordable Calculations				
	NIA Incl. Amenities (m²)		Hab Rooms	
	sqm	%	No.	%
Shared Living	12,969	64%	522	64%
Social Rented	7,310	36.0486%	293	36%

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