

4.8 Amenities

Communal Amenity

Communal amenity spaces are provided across the site in three main forms:

- Central courtyard
- Church Lane garden
- Roof terraces

Central courtyard

The main courtyard sits as an intimate space off the east-west route, which allows people to use the space at different times of the day. The courtyard incorporates densely and richly planted specimens to maximise the biodiversity and UGF on site as well as a small area of play.



Fig. 105: Central courtyard

Church Lane Garden

Church Lane Garden aims to create spaces that emulate a domestic back garden. A mix of elegant and wild series of spaces that provide doorstep play for all ages.

The Church Lane Garden includes trees that provide visual screening.

Roof terraces

The communal roof terraces of Building C and D have been designed to be accessed by each core and are not segregated by tenure. These are accessed via lift and stair through the lift cores.

The roof terraces provide a variety of activities, materials as well as flexible and fixed seating. The rooftops incorporate planting and a community opportunity for growing fruits, vegetables or herbs.

See the Landscape report prepared by Campbell Cadey of this report for further detail.



Fig. 106: Church Lane gardens



Fig. 107: Roof terraces with views out to heritage assets

Playspace

There is a significant amount of play facilities and green and open spaces at both the proposed site and in the existing local area.

Therefore, the scheme's intention is to create a play strategy that moves beyond traditional play equipment to create an inclusive multi-generational play environment for all abilities.

The communal amenity spaces should act as a back garden for residents and provide an opportunity for play. The design should be multi-functional and accommodate a variety of users at different times of the day. Fulfilling every element of sustainability, these spaces offer an opportunity for community gathering, increase biodiversity and provide comfortable places to be, with positive impact on well-being.

Doorstep and incidental play

Playspace areas will offer spaces to explore, create and imagine i.e. somewhere for small children to play supervised without having to leave the building, let off steam or quietly imagine.

Natural and wild play

While there has been a conscious movement to inspire natural play, we also aim to provide wild play where an element of risk assists in learning through play.

Inclusive Play

By the reduction of 'equipment' play can be significantly more inclusive – providing space and stimulus that inspires play allows children of all ages and abilities to play together.

The proposed playspace quantum is 294m² which exceeds the requirement of 267m²

Full details are provided in the landscaping report provided by Campbell Cadey Architects.



Fig. 108: Play opportunities across the site



Fig. 109: Play integrated within the landscape



Fig. 110: Doorstep Play

4.8 Amenities (cont.)

Private Amenity

Private amenity space is provided across the site in accordance with the London Plan and Building regulations. Private amenity space is provided in four forms:

- Bolt-on/Projecting balconies for view and shading
- Recessed balconies for privacy and shading
- Private gardens at ground floor
- Private gardens at roof level

Projecting balconies

Projecting balconies are located overlooking the central courtyard and with views out towards Bruce Castle.

Recessed balconies

Recessed balconies are located along The Roundway elevation to help combat noise and air quality as their use results in the glazed facade pushed back from the main elevation.

Private gardens at ground level

Homes at ground level are provided with private garden spaces. This encompasses the homes along the courtyard and to the rear of Building D. The private gardens are characterised by brick walls and planting.

Private gardens on upper floors

On the upper floors, a few of the homes are provided with private garden spaces that interface with the roof gardens. These have been designed to ensure privacy for the owners.

See the Landscape report prepared by Campbell Cadey for further detail.



Fig. 111: Projecting balconies overlooking the courtyard



Fig. 112: Recessed balconies along The Roundway



Fig. 113: Private walled gardens at ground level

The Roundway

4.9 Appearance

Architectural Principles

In elevation, the scheme provides different architectural expressions addressing both the different heritage and environmental conditions around the site.

The proposed scheme references the local context with a palette including brick and terracotta, with clearly delineated coping, lintels and sills. This language references the typologies found in the Peabody Cottages and Tower Gardens estates.

The development aligns itself ideologically with these estates' approaches to high quality private and shared amenity through the care taken with locating and detailing inset balconies along well trafficked elevations and projecting balcony treatments around shared garden and courtyard spaces.

This approach, alongside distinct window proportions for each road elevation naturally distinguishes the buildings facing onto each side of the site while a cohesive material and detailing palette helps provide a calm and considered approach to a sensitive site.

The appearance of the existing buildings and that of the various proposed blocks, along with their design approach, including materiality, openings format, corner articulation and landscape and railings, are further illustrated and explained on the following pages.

Materiality

The project proposes a palette of materials drawn from the surrounding context. In particular, the Peabody Cottages have influenced both the materiality and aspiration of proposals with their robustly crafted facades in stock brick with clay tile detailing but also an emphasis on improved living standards and amenity.

The scheme proposes the use of brick with terracotta coloured detailing referencing the architecture of the Peabody Estate.

The material palette has been explored through use of the verified photographic views and adjusted to fit with the context.



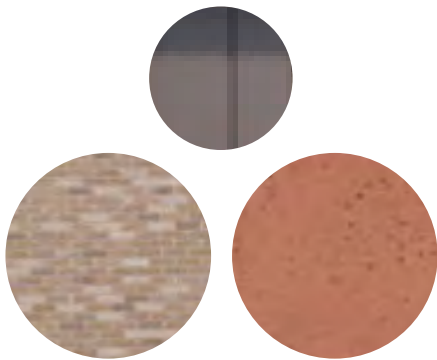
Fig. 114: Peabody cottages



Fig. 115: Contemporary neighbour to heritage assets
Cholmeley Lodge, Highgate

4.9 Appearance

Proposed



Proposed multi buff stock brick with biscuit mortar Terracotta coloured sill detail



Terrace subdivided by recessed downpipes



Recessed balcony framed by terracotta coping and soldier course lintel



Chamfered corner with terracotta precast sill Indent to brick

Materiality



Peabody Cottages slate roof



Peabody Cottages London Stock



Peabody Cottages London Stock



Tower Gardens Estate



Terracotta expressed openings

Format



Consistent and coherent repeated elements Peabody Cottages (1906)



Landscape format windows Risley Avenue School (Locally listed)



Landscape format windows Bruce Castle Court (Locally listed)

Openings



Terracotta framed openings Peabody Cottages



Bay window Peabody Cottages

Corner



Corner balconies Cholmeley Lodge, Highgate



Chamfered London Corners High Road

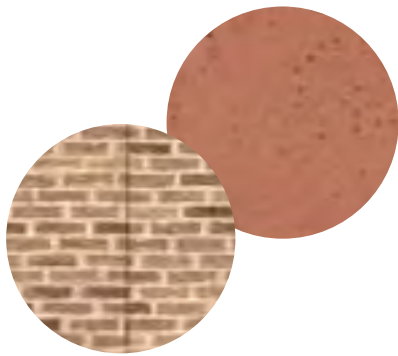


Recessed brick garden walls Talbot Road

Local Haringey Context

4.9 Appearance

Proposed



Proposed darker brick with biscuit mortar
Terracotta coloured sill detail



Proposed darker brick with biscuit mortar



Blind window with terracotta sill
and expressed lintel



Recessed brick with railing and privet hedge



Metal railings

Brick Colour



Bruce Castle School
Wing



Bruce Castle eastern
elevation



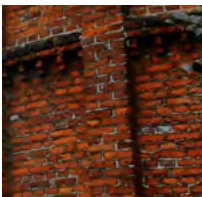
No. 14 Church Lane
(Nursery)



Bruce Castle
boundary wall



Electrical substation
Church Lane



Bruce Castle Tower



Bruce Castle
Western Elevation



Bruce Castle Court
(1930s)

Window Format



Portrait format windows
Bruce Castle eastern elevation



Portrait format window
No. 14 Church Lane (Nursery)

Blind windows



Recessed blind window with expressed lintel
Electrical substation, Church Lane



Recessed brickwork
Bruce Castle Tower

Landscape + Railings



Privet Hedges, Tower Gardens Estate



Low brick wall, railing and privet hedge
Tottenham Cemetery



Recessed brick garden walls
Talbot Road

Metalwork



Railings, Bruce Castle Park



Railings, Spring Villa, Talbot Road



Downpipes dividing elevation
Eastern elevation Bruce Castle

Local Haringey Context

4.9 Appearance



Fig. 116: Route through to courtyard



Fig. 117: The Roundway Elevation

Proposed Elevation for the Roundway

Key features are:

- A regular repeating façade line with inset balconies is maintained along the Roundway.
- Recesses in the facade and drainpipes introduce vertical divisions that help breaking down the massing
- Recessed balconies help combat noise, air quality and microclimate challenges by providing shaded outdoor space.
- The articulation of the rooftop with stepping and setback is further enhanced with a change of material
- The building turns the corner reading as one block
- Between Buildings A and B, are amenity space which is accessible from Building B. On the top floor this external terrace connects the Buildings A and B, allowing access to the communal roof garden on level 4 of Building C.
- The design of the ground floor has been developed to maximise active frontage along The Roundway.
- The shopfronts have been designed with a brick upstand, signage zone and grill.



Fig. 119: The Roundway Top



Fig. 120: The Roundway Ground Floor

Window on the corner which is visible on the approach along The Roundway



Fig. 118: Local reference - Peabody Cottages accented windows

4.9 Appearance (cont.)



Fig. 121: Church Lane Gardens



Fig. 122: Church Lane Elevation

Proposed Elevation for Church Lane

The design approach on Church Lane is somewhat different to The Roundway, in recognition of its immediate context, facing Bruce Castle and adjacent to both the villa at no. 14 Church Lane (now in use as a Nursery) and the substation building towards the southern end of the street.

Church Lane adopts the language of villa buildings and parkland providing a domestic and granular scale in response to the heritage sensitivities.

Here, the building frontages step back from the pavement line between the substation façade and the nursery, creating a series of landscaped gardens to the street defined by walls and railings. The character of the architecture is more one of portrait format windows set within stock brick walls.

Blind windows, referenced from the north elevation of Bruce Castle and the adjacent electrical substation are introduced to continue the portrait proportion and articulate the facade. Recessed entrances and downpipes further break down the elevations.

Amenity is provided by screened landscape acting as buffer zones at ground floor and projecting balconies and roof terraces at upper levels. At ground floor, homes are accessed via the front gardens which are expressed in brick walls and railings, which can be found in the nearby Tower Gardens Estate. The metalwork draws influence from the Bruce Castle Park railings, and other metal work in the Haringey area including Talbot Road.

The lower 3 storeys are articulated in a darker brick referencing the darker hues of Bruce Castle Museum.



Fig. 123: Church Lane Bay study



Fig. 124: Blind windows on the Northern Elevation of Bruce Castle



Fig. 125: Local reference - Bruce Castle Museum portrait windows

4.9 Appearance (cont.)



Fig. 126: The Roundway-Lordship Lane Corner



Fig. 128: The Roundway-Lordship Lane Corner

Proposed elevation facing the corner of Lordship Lane and the Roundway

As illustrated on the page to the right, several iterations were carried out to test and best address this corner.

The chamfered corner is directly in line with the site ownership boundary but also creates the opportunity to turn the corner with an active elevation at that point.

The balconies on this corner offer great views out towards Alexandra Palace with glazing panels mirrored on the central line. The overhang allows for solar gains in winter whilst contributes to protection from overheating in the summer.

This design would not inhibit the future design of the redevelopment of the adjacent plot, currently occupied by Spurz Autos.



Fig. 127: Chamfered London Corners High Road, Tottenham



Fig. 129: Corner Design Evolution Design & Access Statement



4.9 Appearance (cont.)



Fig. 130: Central courtyard

Courtyard

A Courtyard sits at the heart of the scheme, just south of the proposed east to west connection through the site.

The main communal entrances to residential buildings A, B and C have been designed to interface and lead off the courtyard. Likewise, some of the units located at ground level have front gardens interfacing the square that is created by the combination of the east-west route and the courtyard.

The courtyard is proposed to be semi-public with fob access for out of hours.



Fig. 131: Precedent - PAKT, Antwerp

Balcony Strategy and Details

The proposal utilises different balcony expressions dependent on site considerations such as orientation, views, environmental considerations and heritage sensitivities.

Recessed balconies are located along The Roundway elevation to combat noise, air quality and overheating. The recessed balconies are articulated with a brick upstand and are expressed as an opening in the repetitive facade.

The Courtyard has bolt on balconies which overlook the amenity space and are articulated in metal.

Following stakeholder discussions regarding visual impact on surrounding heritage assets, the balconies in closest proximity to Bruce Castle on Church Lane have been expressed as half-recessed, half-protruding.

The balconies overlooking the Church Lane Gardens are projecting but setback from the road due to the overall building being setback.

Metal work has been incorporated to the balcony balustrades and parapets, drawing reference from the language of park railings in the adjacent Bruce Castle Park and Haringey local vernacular.



Fig. 132: Recessed balconies along The Roundway



Fig. 133: Projecting Balconies overlooking the courtyard



Fig. 134: Half-projecting and half-recessed on the Church Lane Elevation closest to Bruce Castle

4.10 Environmental Assessment

Detailed environment assessments have been carried out as part of the planning submission and early on in the design process in order to inform its development. These reports are listed in section one of this document and should be referred to for full details. They concern the following topics:

Townscape and Heritage

All heritage assets within the vicinity of the site have been identified and an assessment of their setting and the contribution to their significance has been carried out early in the design process in order to inform design development. This included a characterisation study re: scale, mass, urban grain, placemaking and materiality. This process identified heritage sensitivities, constraints and opportunities to avoid or minimise any adverse effects on the significance arising from redevelopment.

A comprehensive view assessment has been undertaken using the Vu.City urban model as well a verified photographic views with accurate wireline and rendered images following discussion with officers during the pre-application process. Eighteen views have been considered to take into account the potential impact of the proposed development on heritage assets and the local townscape.

Daylight & Sunlight

A daylight and sunlight assessment illustrates the impact on and of neighbouring properties and concludes the proposals has no detrimental impact and is not affected in the context of neighbouring buildings.

Microclimate

The scheme has been designed to avoid overheating and to minimise cooling demand. AJ Energy's Overheating Assessment Report further outlines the measures considered.

Air Quality

The air quality assessments have identified poor conditions for first floor apartments along The Roundway. Following on the results of the air quality assessment, the decision was to provide these flats with MVHR and mechanical ventilation to deal with summer heating.

Acoustics & Vibration

A noise assessment has been carried out across several survey points across the site.

The car wash on the adjacent shell petrol station was highlighted as a potential concern for daytime noise levels, and as a result the building opposite, was rotated in order to have living spaces orientated towards the green space on Church Lane.

The Roundway is another source of noise and mitigation measures were taken through the MEP design that address at the same time issues identified with air pollution.

Flood

Flood risk is not considered to be significant. The site is in flood zone 1 but sits within a critical drainage area with very low to low risk for surface water and no risk identified from reservoir flooding.

Biodiversity

The redevelopment of The Roundway Site offers significant net biodiversity gain. The proposed urban greening factor is of 0.4.

Arboricultural

Category A trees were found on the Site Allocation area (SA63) affecting the Site. As a result, further setback to the massing was introduced along The Roundway to ensure root protection for these trees.

4.11 Sustainability Strategy

Approach / Principles

From the outset the approach to the Site's redevelopment aimed to embed sustainability into the design. Key opportunities include optimising and greening an existing brownfield site whilst providing a scheme fit to address climate resilience through the adoption of passive design principles - e.g. fabric first approach, building form and orientation, and efficient energy systems and on-site renewables.

Other design measures address carbon reduction through layout efficiency as well as materials chosen for their robustness and low maintenance in the long term; and a proposal that excludes private car use (due to proximity to public transport connections) but prioritise walking and cycling.

Targets

The scheme seeks to achieve:

- Part L Building regulations (2013) - 60.4% on regulated uses with the 2 commercial units achieving net zero carbon
- Embodied Carbon - RIBA 2030 whole life carbon target <625kg CO2e/m²

- No overheating under CIBSE TM59 for 2020s weather scenarios. (Part L 2025)
- 102l Potable Water Use per person per day
- Space heating limited to 18.4 kWh/m²/yr
- Energy generation from PVs for 29,394 kWh/yr

Embodied Carbon (CO2e) reduction

The scheme has been developed with low embodied carbon in mind to deliver a scheme that meets the RIBA 2030 Climate Challenge target for 2025 if not 2030. The use of Feilden Clegg Bradley Studios Carbon tool (FCBS Carbon) gave us from early on in the design development an estimate of CO2e whilst collaboration with engineers eHRW helped adopting significant CO2 reduction measures including:

- Decrease of column grid size from 10m to 5.5m on the ground floor
- Reduction of slab thickness. Building B, C and D have a 200mm thick slab
- Allowing for tolerance in future stage of the project to adjust structure
- Specifying 50% GGBS to reduce cement
- Recycle existing materials on-site. This will be surveyed in future stages of the project.

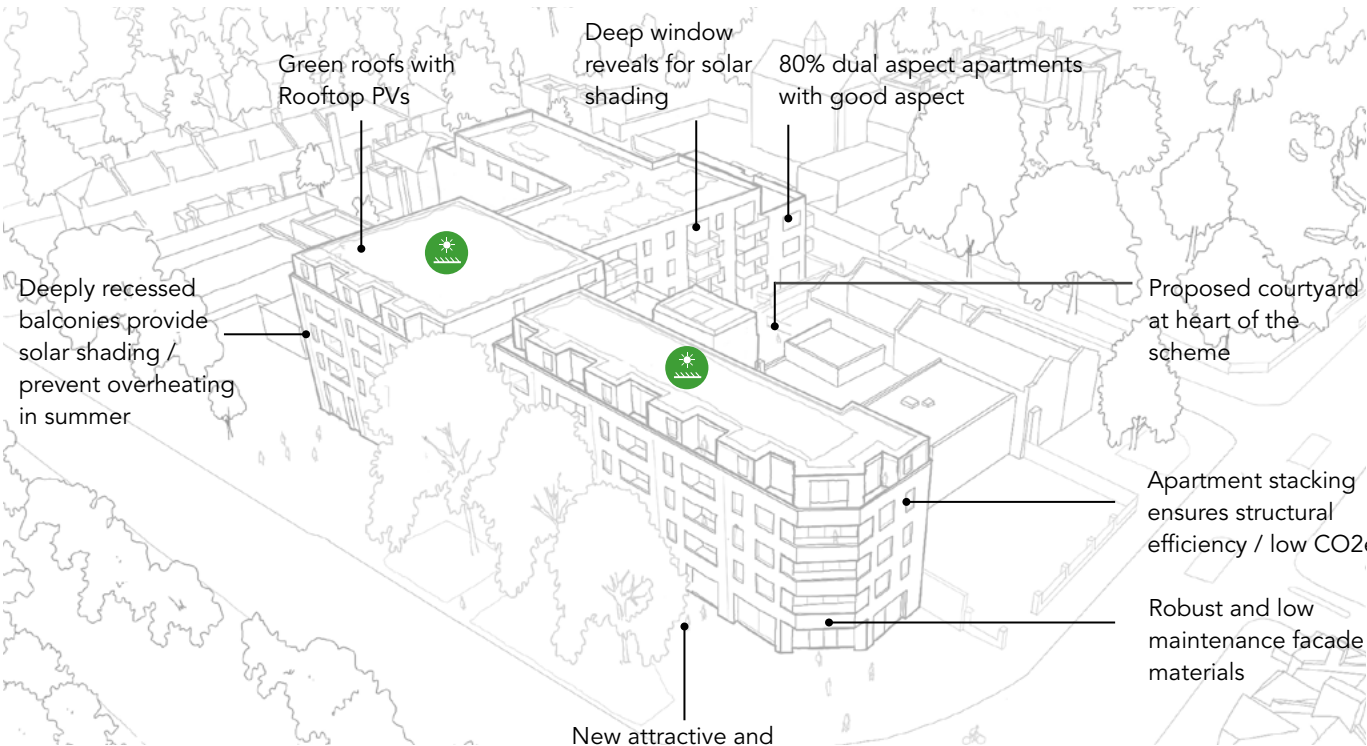


Fig. 135: Sustainability Strategy

Design & Access Statement

5.0 Access & Safety

5.1 Inclusive Design Strategy

Inclusive Design Statement

The National Planning Policy Framework (NPPF) and the Greater London Authority (GLA) set out the requirement that the built environment should be designed to ensure accessibility for everyone with regards buildings and their surrounding spaces. The GLA states that *‘all new development will achieve the highest standards of accessibility and inclusion.’* Inclusive design is a fundamental aspect of the design approach of The Roundway.

Residents and visitors have been considered in the approach to accessing the built environment ensuring integration for all regardless of ability.

Pedestrian routes

Pedestrian experience through and around the Site have been prioritised from the conception of the project, including the east-west link across the Site. Careful consideration has ensured that the scheme achieves a high standard of inclusive design within the public realm.

Accessible housing

Site-wide, the scheme includes the provision of homes with varying sizes, configurations and tenures. All homes will achieve the ADM M4(2), providing accessible homes for generations to come. Eight homes (10%) will meet ADM M4(3) dedicated to wheelchair user dwellings. The wheelchair adaptable Units (WAU) are distributed across different buildings and tenures.

Residents’ cycle store

Residents can access the secure cycle store at ground level from the courtyard and the entrances to Building C. Access to this store will be controlled.

Servicing the commercial uses

The commercial uses form an active frontage along The Roundway. Deliveries are carried out to The Roundway loading bay. Refer to site-wide plans and Access Strategy for further information.



Fig. 136: The Roundway
Design & Access Statement

5.2 Active Travel

Pedestrian Access

There are currently no routes through the existing site. The development proposes a new east-west pedestrian link which will provide an attractive new route through the site between the Roundway and Bruce Castle Gardens and Museum.

Improvements along The Roundway and Church Lane will improve pedestrian experience and connecting the bus stops along The Roundway.

Level access from wide pavements will provide easy, safe and convenient access. All gradients and slopes are no greater than 1:20.

In future phases to the Site Allocation SA63, further traffic calming measures and improvements could be implemented.

Cycle Access

Long stay and short stay residents cycle parking is proposed in accordance with London Plan 2021 minimum standards for residential use.

Long stay

A minimum of 131 long stay cycle spaces are proposed with 8 short-stay cycle parking spaces.

The residents long stay provision will be accommodated in three cycle stores – one store for Buildings A/B and an adjacent store for Building C in the centre of the site, with the third store for Building D to the north of the site.

The Building A/B/C cycle stores will include double stacker stands with at least 10% Sheffield stands which can be used by adapted cycles. The Building D long stay cycle store is proposed to accommodate Sheffield stands, including spaces for adapted cycles.

For the Flexible Class E use, cycle parking is being provided in accordance with the worse case London Plan 2021 stand for the long and short stay uses. The long-stay spaces will meet the minimum standard for office use and are to be designated within the fit out of the commercial units.

The cycle store layouts have been designed to facilitate easy access across the site and have been located conveniently for their respective building cores.

Short stay

The residents short stay cycle parking will be provided to the northeast of the site adjacent to Church Lane and to the west of the site on the Roundway in the public realm.

For the non-residential uses, short stay cycle parking will be provided in accordance with the café/ restaurant standard and will be located in the public realm adjacent to the Roundway.

Refer to the accompanying transport report produced by Steer for additional information.

Distribution of residential cycle parking

Building or plot	No. of long stay spaces	No. of short stay spaces
Building A	32	2
Building B	36	2
Building C	37	2
Building D	26	2
Total	131	8

Distribution of Class E cycle parking

Building or plot	No. of long stay spaces	No. of short stay spaces
Building A	4	9
Building B	4	9
Total	8	18

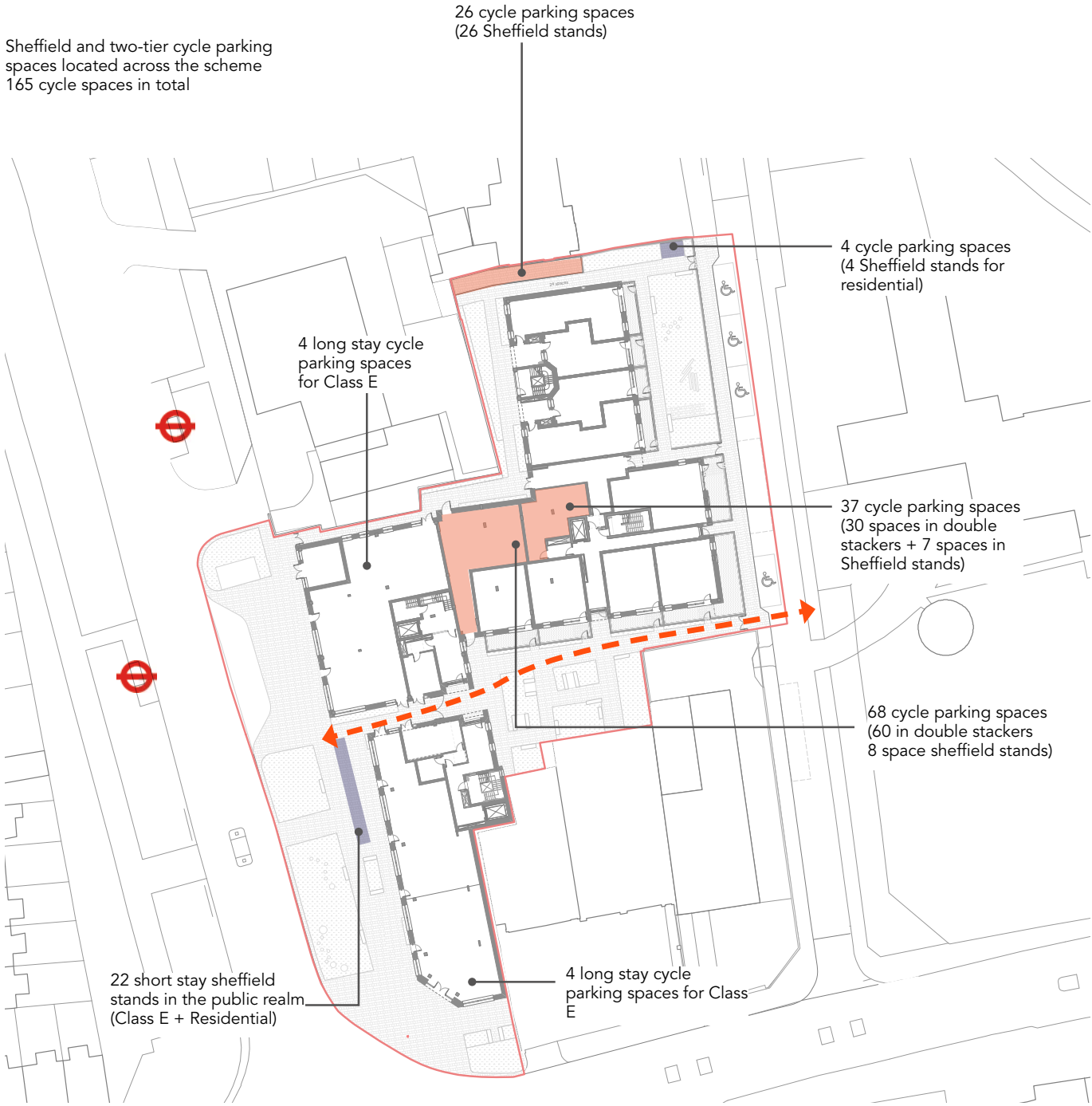


Fig. 137: Active Travel Strategy

5.3 Vehicle Access & Waste Strategy

Plot Servicing & Deliveries

The detailed waste and servicing strategies have been produced by Steer and this summary only comprises a brief overview of provision.

The proposed delivery and servicing vehicle access strategy for the development comprises of :

- A 12m inset loading bay on The Roundway capable of accommodating one vehicle at a time including a Haringey refuse vehicle of c. 10m and a 10m rigid vehicle. This bay will be 3.7m wide x 12m long and will accommodate delivery and waste collection vehicles associated with the residential buildings and commercial uses fronting A10 The Roundway.
- The proposed loading bay on The Roundway will require the relocation/ removal of the existing VMS sign in this location.
- A 12m partially inset loading bay on Church Lane capable of accommodating one vehicle including a Haringey refuse vehicle of c. 10m and a 10m rigid vehicle. This bay will be 3m wide x 12m long and will accommodate delivery and waste collection vehicles associated with the residential buildings fronting Church Lane.

Car parking

- In line with the London Plan 2021 and due to the PTAL 5 rating of the Site, the development is proposed to be car free except for the provision of three on-street wheelchair accessible residential spaces on the western side of Church Lane, which will be delivered from the outset.
- This equates to accessible car parking provision for 4% of the total units proposed (76 units) which exceeds the London Plan requirement of 3% from the outset.
- One additional wheelchair accessible on-street space on Church Lane will be provided for the commercial use in accordance with the London Plan.
- The four proposed accessible spaces and loading bay on Church Lane will be partially inset into the Site to ensure a 2.6m remaining carriageway width

is maintained on Church Lane – the same as existing. This will also require the footway to be set back into the Site and adopted by Section 38 agreement.

- For the proposed footway on Church Lane, the northern end adjacent to the site, the width would be increased to 3m wide, and the majority of the footway to the south of this would then be 2m wide, including in the middle/ southern sections which are currently narrower at 1.8m wide.
- On Church Lane, three existing on-street parking spaces will be removed to accommodate the loading bay and wheelchair accessible spaces.
- No vehicular access is currently proposed into the Site due to the proposed on-street accessible car parking and loading strategy. It is proposed to remove the existing vehicular crossovers on Church Lane and the Roundway and enhance the footways around the site, with landscaping improvements provided on the grass verges on the Roundway.

Refuse Strategy

- Residential Buildings A and B will have dedicated waste stores adjacent to the cores. A combined residential bin store will be provided for Buildings C and D.
- A temporary bin holding area is proposed adjacent to the loading bay, where residential bins will be transferred to by the Site waste management team, prior to collection by the LB Haringey Waste Contractor.
- The Flexible Class E uses will have bin stores within the individual units subject to fit-out by the tenant.

For further information refer to the Transport Report provided by Steer which includes:

- A Healthy Streets Transport Assessment
- Outline Residential Travel Plan
- Outline Commercial Travel Plan Statement
- Outline Delivery and Servicing Plan
- Waste Management Plan

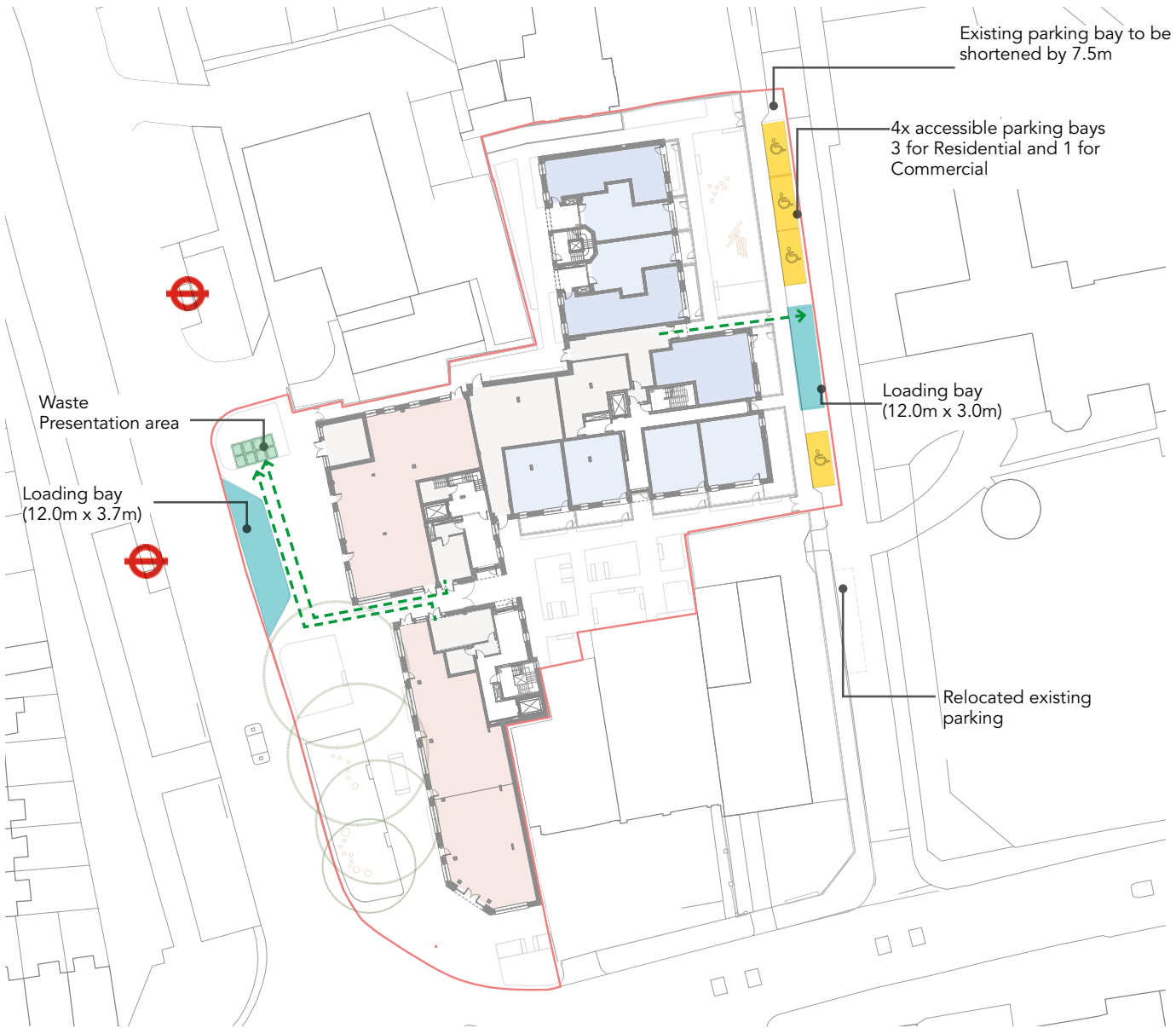


Fig. 138: Access & Servicing Strategy

- Key**
- Active Frontage
 - Commercial Use
 - Residential Use
 - Application Boundary
 - Existing tree canopy
 - Loading Bay
 - Parking space
 - Servicing and waste collection

5.4 Access and Maintenance Strategy

Facade Cleaning and Maintenance

Ground level

Access has been provided to all elevations for cleaning and maintenance. Generally cleaning of both residential and commercial elevations is to be by extendable pole.

Window cleaning

Window cleaning is proposed as via direct access from inside tenants' demise via side guided windows. Balcony windows and doors will be directly accessible from the balcony deck. Higher level fixed windows can be cleaned via extendable pole or Mobile Elevating Work Platform (MEWP) if direct hand access is required.

Roof (edge protection)

All roofs which are accessible to residents will have an 1100mm parapet. A perimeter fall restraint system is provided for full access for roofs which only require maintenance and plant access with roof access via stair or extendable ladder from an AOV in the staircore.



Fig. 139: The Roundway Elevation
Access and Maintenance Strategy

Key

Window Cleaning

- Water fed pole / traditional window cleaning from grade / roof
- Side guided window system cleaning from inside

Facade Maintenance & Inspection

- Accessible from ground level
- Accessible via MEWP or Spider Crane
- Accessible via roof level
- Accessible via roof abseil



Fig. 140: Church Lane Elevation
Access and Maintenance Strategy

5.4 Access and Maintenance Strategy (cont.)

Cladding replacement

Facade materials have been selected for robustness and durability and require minimal maintenance for all brickwork facades. The top levels of buildings A and B will have a metallic cladding, where cleaning is required for these sections and they are not directly accessible from a deck they can be accessed via a MEWP.

Glass replacement

Replacement where glazing is not accessible from deck access or balcony is to be carried out via MEWP unit (scissor lift or cherry picker). Where directly accessible from a balcony deck the glazing can be replaced from there utilising the lifts or stair-core to transport the glazing.



Fig. 141: Courtyard Elevation
Access and Maintenance Strategy

Key

Window Cleaning

- Water fed pole / traditional window cleaning from grade / roof
- Side guided window system cleaning from inside

Facade Maintenance & Inspection

- Accessible from ground level
- Accessible via MEWP or Spider Crane
- Accessible via roof level
- Accessible via roof abseil

5.5 Fire Strategy



Fig. 142: Fire Strategy - Fire access to each block

A Fire Strategy report has been prepared by BB7 Fire Limited and accompanies this application to describe the fire and safety approach in more detail.

Fire Vehicle Access

Each building will be provided with a dry riser inlet. The fire appliance will be able to park within 18m of all dry riser inlets to each residential block.

Means of Escape

- All dwellings function as safe refuges in the event of a fire where residents will stay within their accommodation in the event of emergency, and only residents within affected units will evacuate.
- All buildings have protected fire escape stairs that come to ground enabling safe evacuation from the building.
- All residential homes will be sprinkled.
- It is proposed that the commercial areas of Buildings A and B will each be provided with a commercial sprinkler system designed and installed in accordance with the recommendations of BS EN 12845: 2015 +A1:2019.

6.0 Appendix

6.1 Schedule of Accommodation

Non-Residential Use

Level	Block	Number	Type	NIA m²
L00	A	A-00-01	Retail / Workspace	283m²
	A	A-00-02	Residential Entrance	59m²
	A	A-00-03	Refuse Store 01	33m²
	A	A-00-04	Plant	9m²
	B	B-00-01	Workspace	248m²
	B	B-00-02	Residential Entrance	42m²
	B	B-00-03	Refuse Store 02	26m²
	B	B-00-04	Substation	25m²
	B	B-00-05	Plant	9m²
	C	C-00-06	Bike Store 01	98m²
	C	C-00-07	Bike Store 02	51m²
	C	C-00-07	Refuse Store 03	47m²
	C	C-00-08	Residential Entrance	50m²
	Total			980m²

Notes

Areas given on this schedule are illustrative, a specialist should be engaged if definitive areas are required

Areas measured in accordance with RICS property measurement 1st edition, May 2015

All areas measured to finished face of wall/column at 1000mm above FFL

All measurements have been taken in CAD software in m2 (sqft are provide only where specifically labelled)

Conversion to sqft is achieved by multiplying m2 by 10.764

Residential Use

Level	Block	Unit Number	Unit Type	NIA m²	Hab Rooms	Tenure	Private Amenity	Part M
L00	C	C-00-01	2B3P	76m²	3	PR	20m²	M2
	C	C-00-02	1B2P	56m²	2	PR	38m²	M2
	C	C-00-03	1B2P	50m²	2	PR	10m²	M2
	C	C-00-04	1B2P	53m²	2	PR	12m²	M2
	C	C-00-05	1B2P	53m²	2	PR	12m²	M2
	D	D-00-01	2B4P	71m²	3	PR	11m²	M2
	D	D-00-02	1B2P	50m²	2	PR	5m²	M2
	D	D-00-03	1B2P	50m²	2	PR	5m²	M2
	D	D-00-04	2B4P	70m²	3	PR	11m²	M2
	A	A-01-01	1B2P	56m²	2	PR	6m²	M2
L01	A	A-01-02	1B2P	50m²	2	PR	5m²	M2
	A	A-01-03	1B2P	50m²	2	PR	5m²	M2
	A	A-01-04	1B2P	50m²	2	PR	5m²	M2
	A	A-01-05	3B5P	92m²	4	PR	8m²	M2
	B	B-01-01	2B4P	73m²	3	AR	7m²	M2
	B	B-01-02	1B2P	50m²	2	AR	5m²	M2
	B	B-01-03	1B2P	50m²	2	AR	5m²	M2
	B	B-01-04	3B5P	86m²	4	AR	8m²	M2
	B	B-01-05	3B5P	96m²	4	AR	8m²	M4(3)
	C	C-01-01	2B4P	74m²	3	PR	7m²	M2
	C	C-01-02	1B2P	53m²	2	PR	7m²	M2
	C	C-01-03	1B2P	50m²	2	PR	5m²	M2
	C	C-01-04	1B2P	50m²	2	PR	5m²	M2
	C	C-01-05	2B3P	76m²	3	PR	7m²	M4(3)
	C	C-01-06	2B4P	81m²	3	PR	10m²	M4(3)
	D	D-00-01	2B4P	71m²	3	PR	7m²	M2
	D	D-00-02	1B2P	50m²	2	PR	5m²	M2
	D	D-00-03	1B2P	50m²	2	PR	5m²	M2
	D	D-00-04	2B4P	71m²	3	PR	7m²	M2

Level	Block	Unit Number	Unit Type	NIA m²	Hab Rooms	Tenure	Private Amenity	Part M
L02	A	A-02-01	1B2P	56m²	2	PR	6m²	M2
	A	A-02-02	1B2P	50m²	2	PR	5m²	M2
	A	A-02-03	1B2P	50m²	2	PR	5m²	M2
	A	A-02-04	1B2P	50m²	2	PR	5m²	M2
	A	A-02-05	3B5P	92m²	4	PR	8m²	M2
	B	B-02-01	2B4P	73m²	3	SO	7m²	M2
	B	B-02-02	1B2P	50m²	2	SO	5m²	M2
	B	B-02-03	1B2P	50m²	2	AR	5m²	M2
	B	B-02-04	3B5P	86m²	4	AR	8m²	M2
	B	B-02-05	3B5P	98m²	4	AR	8m²	M4(3)
	C	C-02-01	2B4P	74m²	3	PR	7m²	M2
	C	C-02-02	1B2P	53m²	2	PR	7m²	M2
	C	C-02-03	1B2P	50m²	2	PR	5m²	M2
	C	C-02-04	1B2P	50m²	2	PR	5m²	M2
	C	C-02-05	2B3P	76m²	3	PR	7m²	M4(3)
	C	C-02-06	2B4P	81m²	3	PR	10m²	M4(3)
	D	D-02-01	2B4P	71m²	3	PR	7m²	M2
	D	D-02-02	1B2P	50m²	2	PR	5m²	M2
	D	D-02-03	1B2P	50m²	2	PR	5m²	M2
	D	D-02-04	2B4P	71m²	3	PR	7m²	M2
L03	A	A-03-01	1B2P	56m²	2	PR	6m²	M2
	A	A-03-02	1B2P	50m²	2	PR	5m²	M2
	A	A-03-03	1B2P	50m²	2	PR	5m²	M2
	A	A-03-04	1B2P	50m²	2	PR	5m²	M2
	A	A-03-05	3B5P	92m²	4	PR	8m²	M2
	B	B-03-01	2B4P	74m²	3	PR	7m²	M2
	B	B-03-02	1B2P	50m²	2	PR	5m²	M2
	B	B-03-03	1B2P	50m²	2	SO	5m²	M2
	B	B-03-04	3B5P	87m²	4	SO	8m²	M2
	B	B-03-05	3B5P	98m²	4	SO	8m²	M2
	C	C-03-01	2B3P	61m²	3	PR	55m²	M2
	C	C-03-02	1B2P	50m²	2	PR	5m²	M2
	C	C-03-03	2B3P	76m²	3	PR	7m²	M4(3)
	C	C-03-04	2B3P	64m²	3	PR	9m²	M2
	D	D-03-01	1B2P	54m²	2	PR	6m²	M2
	D	D-03-02	1B2P	54m²	2	PR	6m²	M2
	D	D-03-03	1B2P	54m²	2	PR	6m²	M2
L04	A	A-04-01	1B2P	51m²	2	PR	7m²	M2
	A	A-04-02	1B2P	50m²	2	PR	5m²	M2
	A	A-04-03	1B2P	50m²	2	PR	5m²	M2
	A	A-04-04	1B2P	50m²	2	PR	5m²	M2
	A	A-04-05	1B2P	54m²	2	PR	6m²	M4(3)
	B	B-04-01	2B4P	71m²	3	PR	7m²	M2
	B	B-04-02	1B2P	50m²	2	PR	5m²	M2
	B	B-04-03	1B2P	50m²	2	PR	5m²	M2
	B	B-04-04	1B2P	50m²	2	PR	5m²	M2
	B	B-04-05	2B3P	62m²	3	PR	6m²	M2
Total			76	4,697m²	191			8 M4(3)

