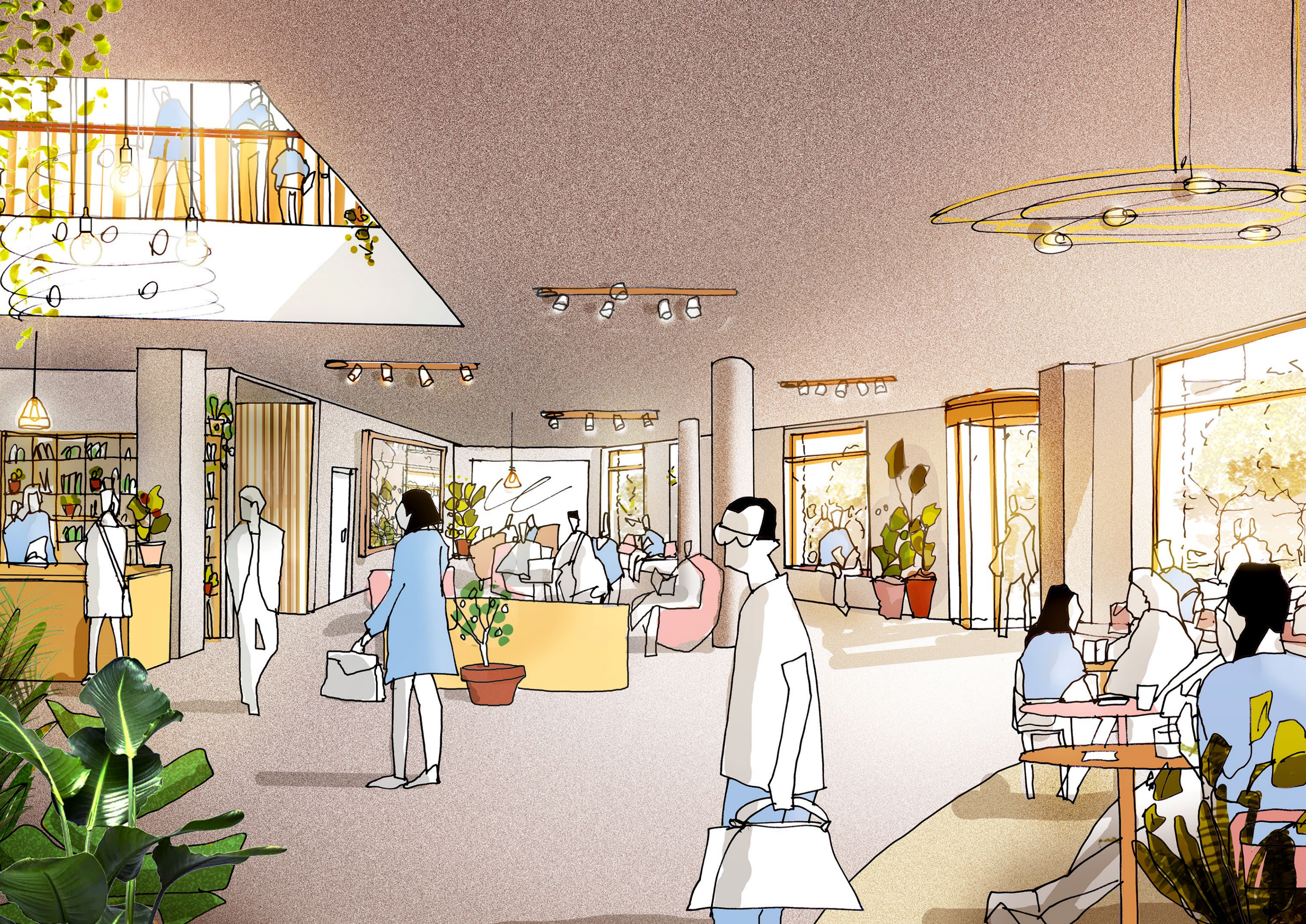




# 4.7 FIRST FLOOR

## 4.7.1 First Floor General Arrangement Plan

The communal kitchen dining facilities are provided at this level and align with the LSPBSL SPD; 0.5 sqm per resident, to include one cooking station per 15 residents.

Two dining spaces per cooking station; or number of dining spaces = 15% of total residents.

In addition to the communal kitchen/ dining there is a lounge 'garden room' and also a private dining room for events and cooking lessons.

- KEY**
- Communal
  - External Amenity
  - Premium Studio
  - Servicing and Plant
  - Standard Studio
  - Standard + Studio



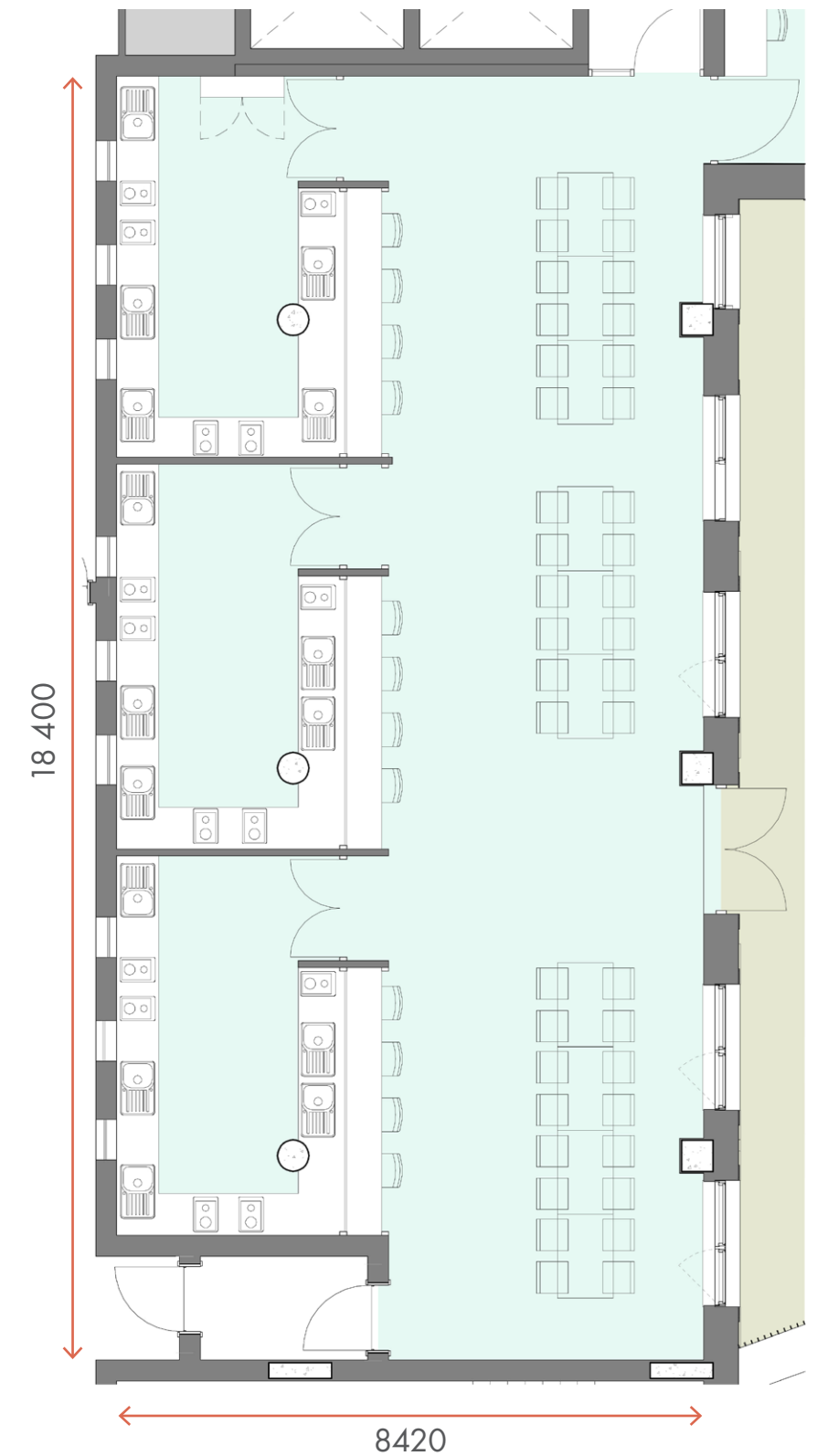
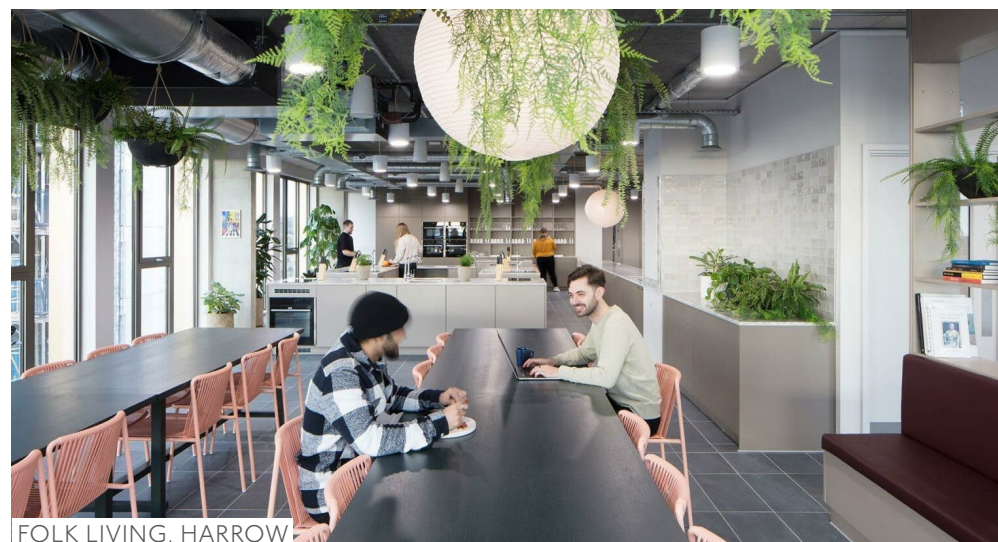
## 4.7 FIRST FLOOR

### 4.7.2 Communal Kitchen and Dining

The communal kitchen dining facilities are provided at this level and align with the LSPBSL SPD. Minimum provision as follows;

- ♦ 113sqm Kitchen area
- ♦ 15 Cook Stations
- ♦ 30 Dining Spaces

By dividing the kitchens into three zones, the required provisions can be achieved without creating an institutional feel of the space.

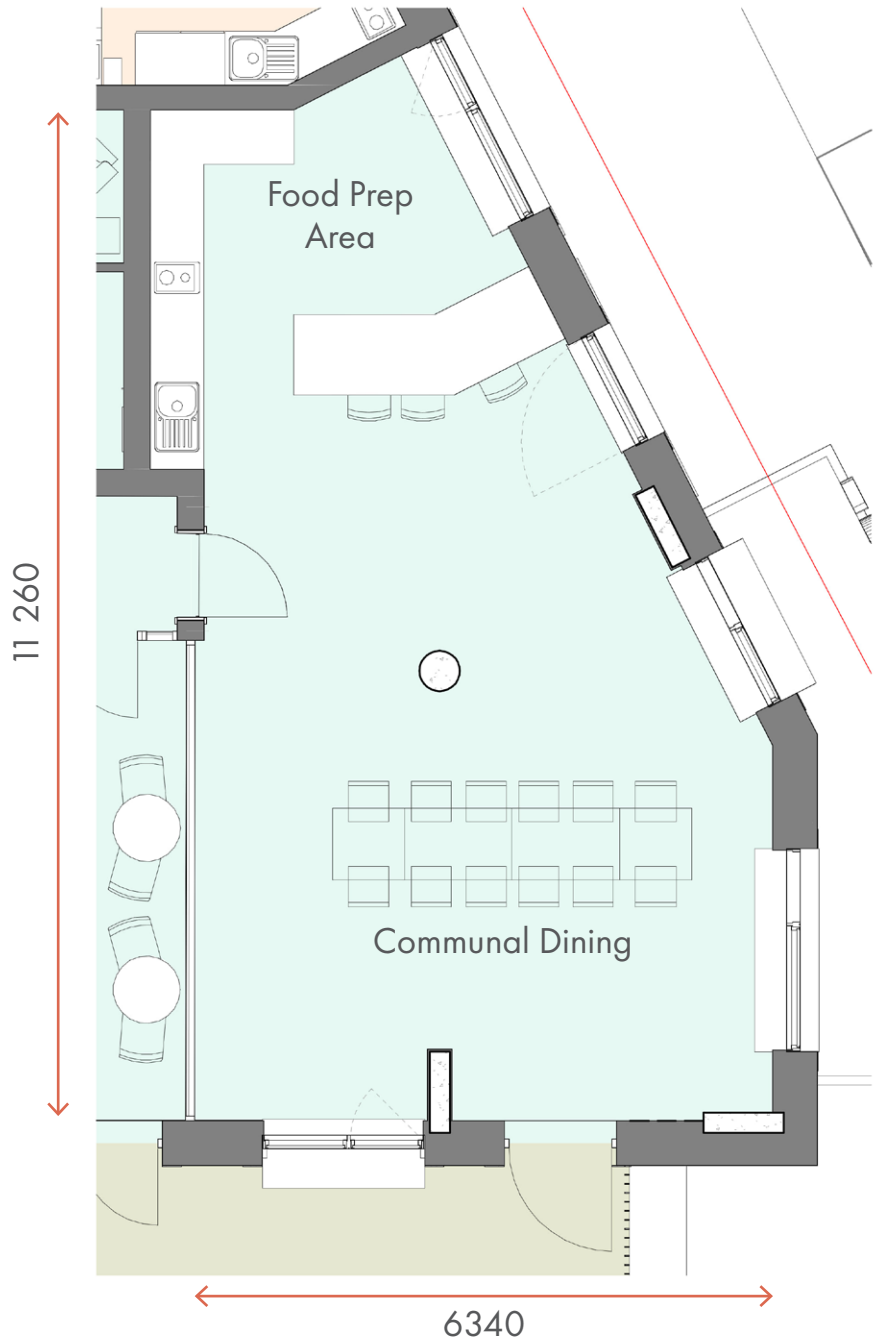
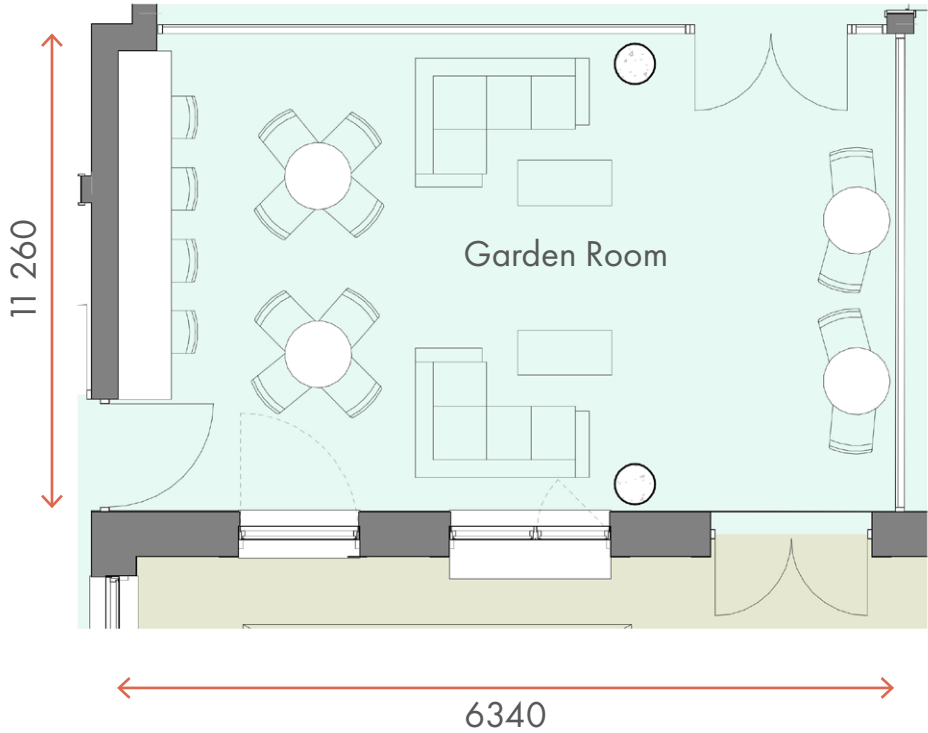
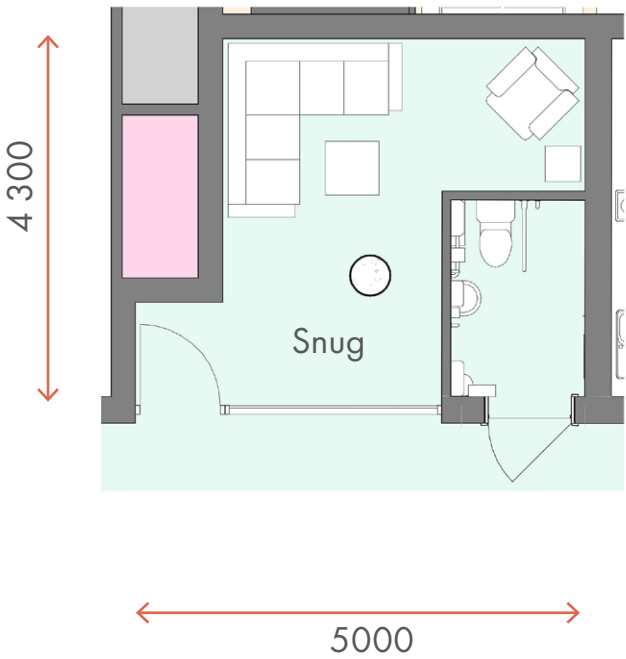




4.7 FIRST FLOOR

4.7.3 Private Dining, Garden Room and Snug

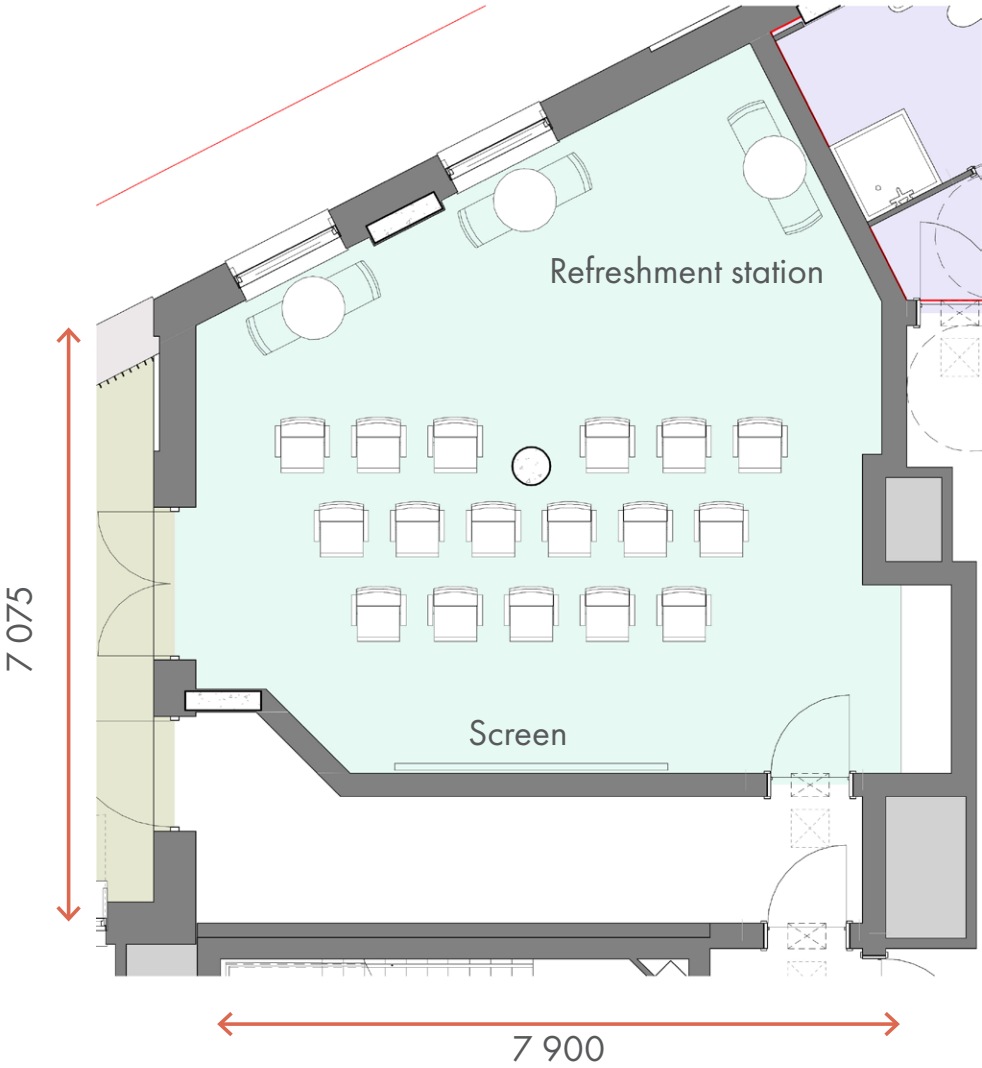
The Private Dining Room provides a breakaway space for residents to entertain guests away from the main communal Kitchen and Dining. This has been sized from similar precedents such as Folk Sunday Mills, Earlsfield.



4.7 FIRST FLOOR

4.7.4 Cinema Room

The Cinema Room has been located on the first floor to take advantage of the external amenity terrace. The size of the Cinema Room is derived from similar precedents such as Folk Chatfield Road, Battersea.



# 4.8 INCLUSIVE DESIGN

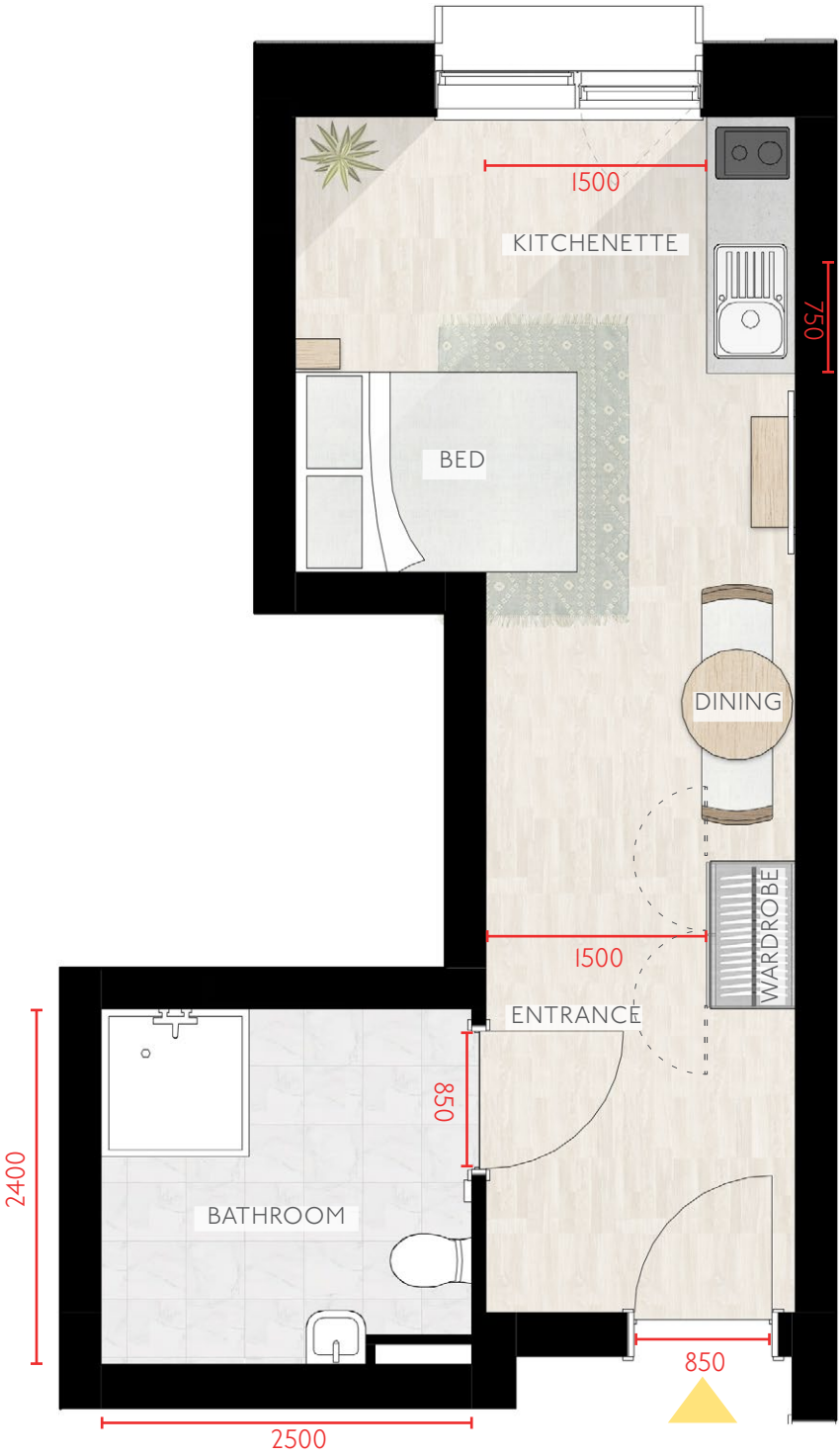
## 4.7.5 Accessibility

Approximately 10% of the total studio bedrooms provided have been designed as accessible studio bedrooms, at an increased internal area of 27 sqm.

The room layouts comply with the principles set out in Part M Vol.2 4.17-24 which refers to sleeping accommodation provided in buildings other than dwellings.

A larger bathroom type has been provided which complies with the requirements of a wheelchair-accessible shower room as described in Part M Vol.2.

The accessible studios are distributed evenly throughout the buildings, with variations allowing for users with preferred left / right handing. Further, the amenity spaces and landscape design has been coordinated to allow for level access. Accessible WC facilities are provided at ground and first floor next to communal spaces.



# 4.9 TYPICAL FLOOR

## 4.9.1 Co-living Studio Design

Clarendon Road Corner Studio Layout - 21m²



Clarendon Road Typical Studio Layout - 21m²



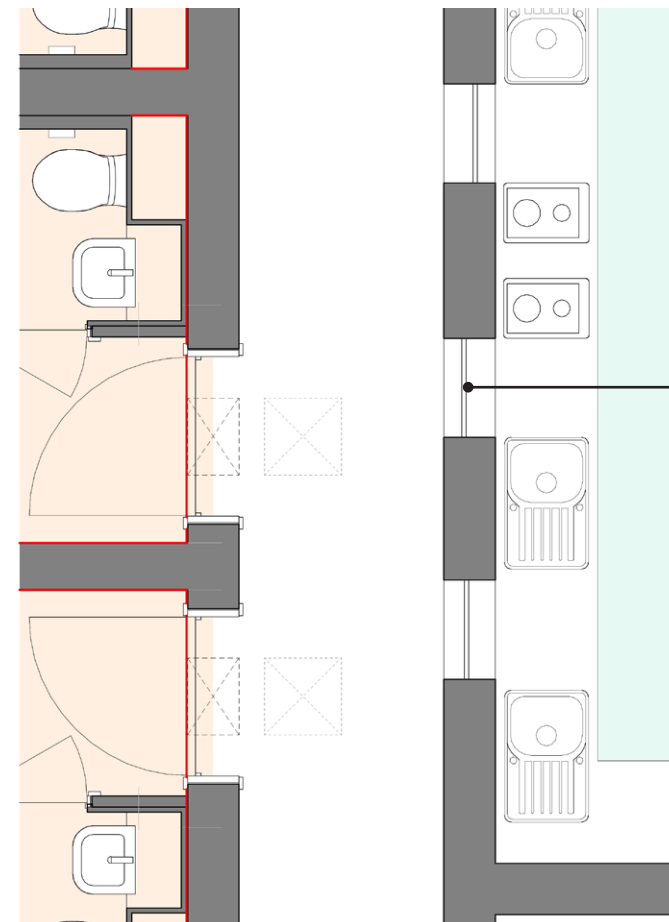
### KEY

1. En-suite with shower
2. Shelf
3. Double bed
4. Double wardrobe
5. Fold up dining table and chairs
6. Kitchen with induction hob and sink
7. Window seat
8. Full height 'vent' panel to allow for ventilation.
9. Large windows to provide ample daylight.
10. Wall mounted TV

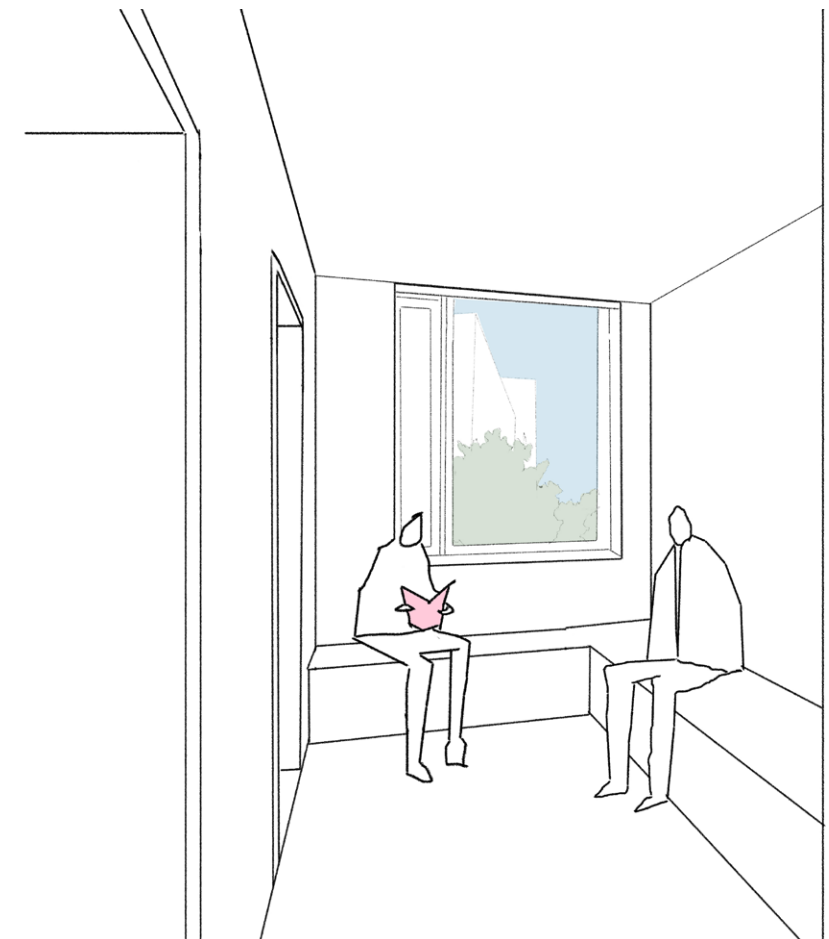
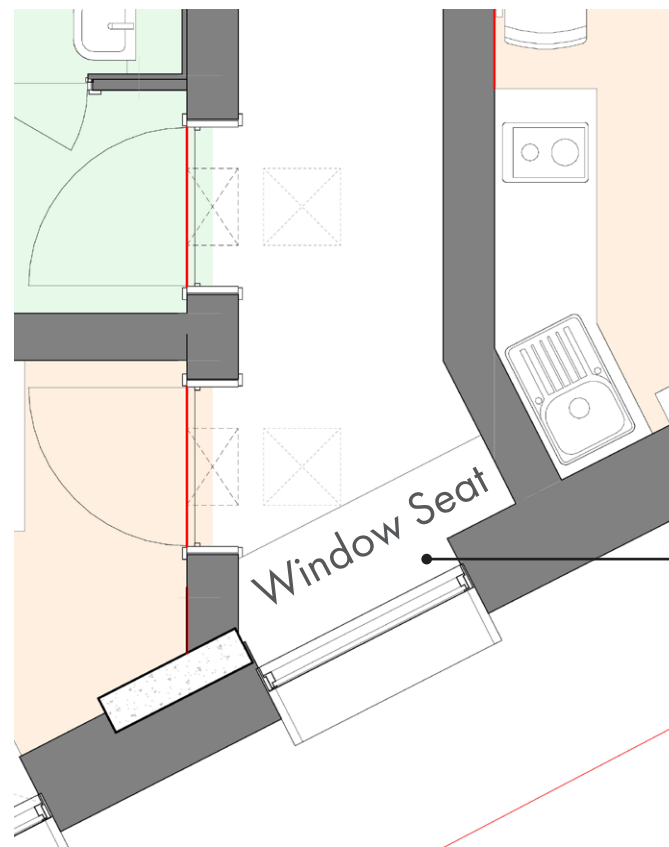
## 4.9 TYPICAL FLOOR

### 4.9.2 Corridors and Incidental Spaces

Incidental spaces have been created in the corridors by intermittent widening along the route. Windows have been added to both ends of the corridor to increase natural light. The space is further enhanced by the introduction of window seating. Windows have been added between the corridor and communal kitchen to create a visual connection.



Visual connection between communal kitchen and corridor



4.9 TYPICAL FLOOR

4.9.3 Typical Floor General Arrangement Plan

The typical upper floor is illustrated on this page.

- KEY
- Accessible
  - Premium Studio
  - Servicing and Plant
  - Standard Studio
  - Standard + Studio



TYPICAL FLOOR PLAN

4.10 EIGHTH FLOOR

4.10.1 Eighth Floor General Arrangement Plan

The eight floor is illustrated on this page, providing a lounge amenity space that offers great views towards Alexandra Palace.

- KEY
- Accessible
  - Communal
  - Premium Studio
  - Servicing and Plant
  - Standard Studio
  - Standard + Studio



4.10 EIGHTH FLOOR  
4.10.2 Communal Lounge

The Communal Lounge provides a multitude of seating types, using book shelves to divide the space into smaller zones.

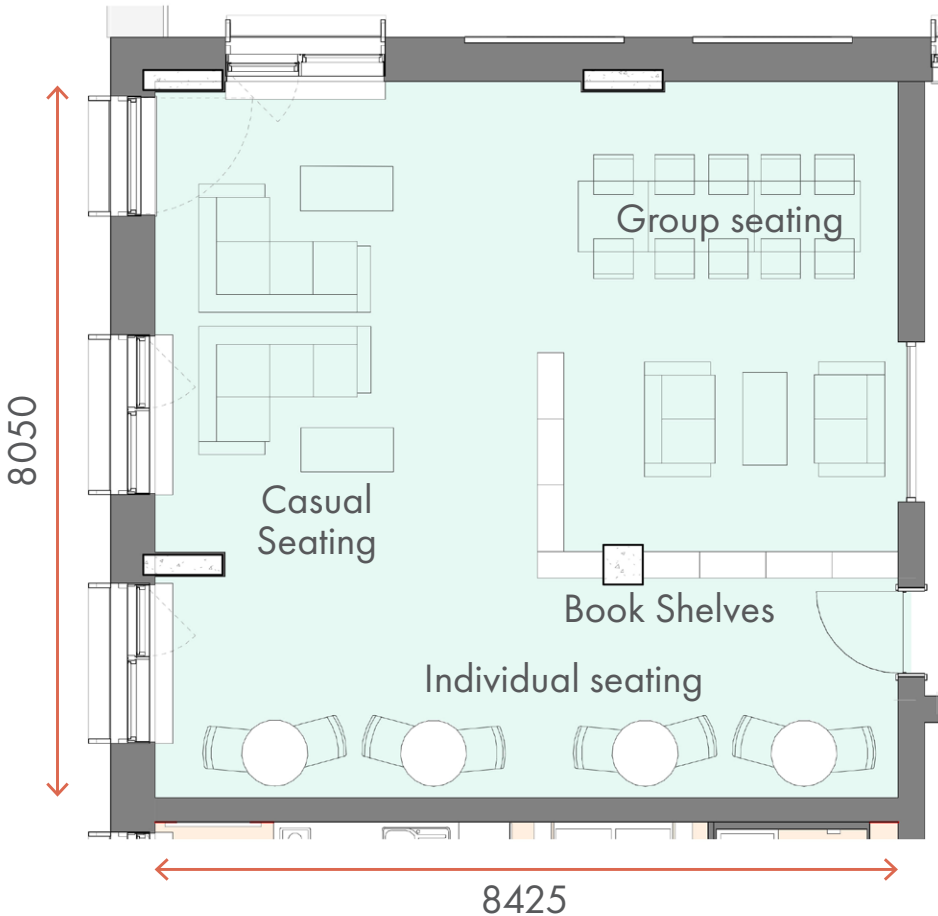
The size of the Communal Lounge is derived from similar precedents such as Folk Sunday Mills, Earlsfield.



FOLK SUNDAY MILLS, EARLSFIELD



FOLK SUNDAY MILLS, EARLSFIELD



FOLK SUNDAY MILLS, EARLSFIELD



FOLK SUNDAY MILLS, EARLSFIELD

4.II ROOF PLAN

4.II.I Roof Plan



ROOF PLAN

## 4.12 ACCOMMODATION SCHEDULE

### 4.12.1 Proposed Accommodation Schedule

The proposed unit mix and areas are summarised on this page:



Accommodation Schedule

| LEVEL        | Clarendon Rd - Co-Living |      |         |      |      |       |                           |                                     |                                          |                    |                    |                           |                       |       |
|--------------|--------------------------|------|---------|------|------|-------|---------------------------|-------------------------------------|------------------------------------------|--------------------|--------------------|---------------------------|-----------------------|-------|
|              | Standard                 |      | Premium |      | Acc. | Total | Co-Living Studio NIA (m²) | Co-Living Internal Amenity GIA (m²) | Co-Living Facilities Management GIA (m²) | Workspace GIA (m²) | Co-Living GIA (m²) | Total GIA (m²) inc. plant | External amenity (m²) | Plant |
|              | 18m²                     | 21m² | 23m²    | 26m² | 27m² |       |                           |                                     |                                          |                    |                    |                           |                       |       |
| -1           |                          |      |         |      |      | 0     |                           |                                     |                                          |                    |                    | 81                        |                       | 81    |
| Ground Floor |                          |      |         |      |      | 0     |                           | 361                                 | 53                                       | 231                | 902                | 1,133                     |                       | 95    |
| 1            | 2                        | 12   | 0       | 0    | 1    | 15    | 315                       | 344                                 |                                          |                    | 905                | 905                       | 231                   |       |
| 2            | 6                        | 19   | 1       | 1    | 3    | 30    | 637                       |                                     |                                          |                    | 905                | 905                       |                       |       |
| 3            | 6                        | 19   | 1       | 1    | 3    | 30    | 637                       |                                     |                                          |                    | 905                | 905                       |                       |       |
| 4            | 6                        | 19   | 1       | 1    | 3    | 30    | 637                       |                                     |                                          |                    | 905                | 905                       |                       |       |
| 5            | 6                        | 19   | 1       | 1    | 3    | 30    | 637                       |                                     |                                          |                    | 905                | 905                       |                       |       |
| 6            | 6                        | 19   | 1       | 1    | 3    | 30    | 637                       |                                     |                                          |                    | 905                | 905                       |                       |       |
| 7            | 6                        | 19   | 1       | 1    | 3    | 30    | 637                       |                                     |                                          |                    | 905                | 905                       |                       |       |
| 8            | 6                        | 16   | 1       | 1    | 3    | 27    | 574                       | 68                                  |                                          |                    | 905                | 905                       |                       |       |
| TOTAL        | 44                       | 142  | 7       | 7    | 22   | 222   | 4,711                     | 773                                 | 53                                       | 231                | 8,145              | 8,457                     | 231                   | 176   |
| Mix          | 20%                      | 64%  | 32%     | 3%   | 10%  |       |                           |                                     |                                          |                    |                    |                           |                       |       |

## 4.13 BUILDING HEIGHT AND MASSING

### 4.13.1 Proposed Building Height

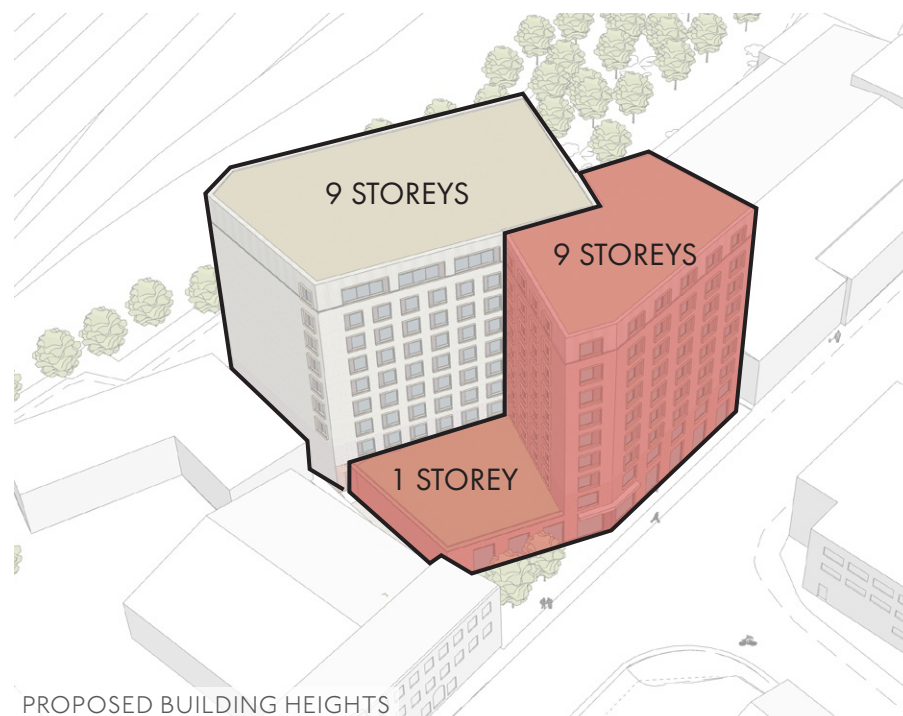
The proposed building ranges from 1 to 9 storeys. At parapet level the west building has a brick parapet, whilst the east building has a railed parapet, along with the contrast materiality and building form this helps to break up the massing.

The internal ceiling heights within the studio bedrooms will be a minimum of 2.4m in the sleeping / living areas.

The section across the embankment to the west is included below right to show the relationship to the context.



PROPOSED SECTION



PROPOSED BUILDING HEIGHTS

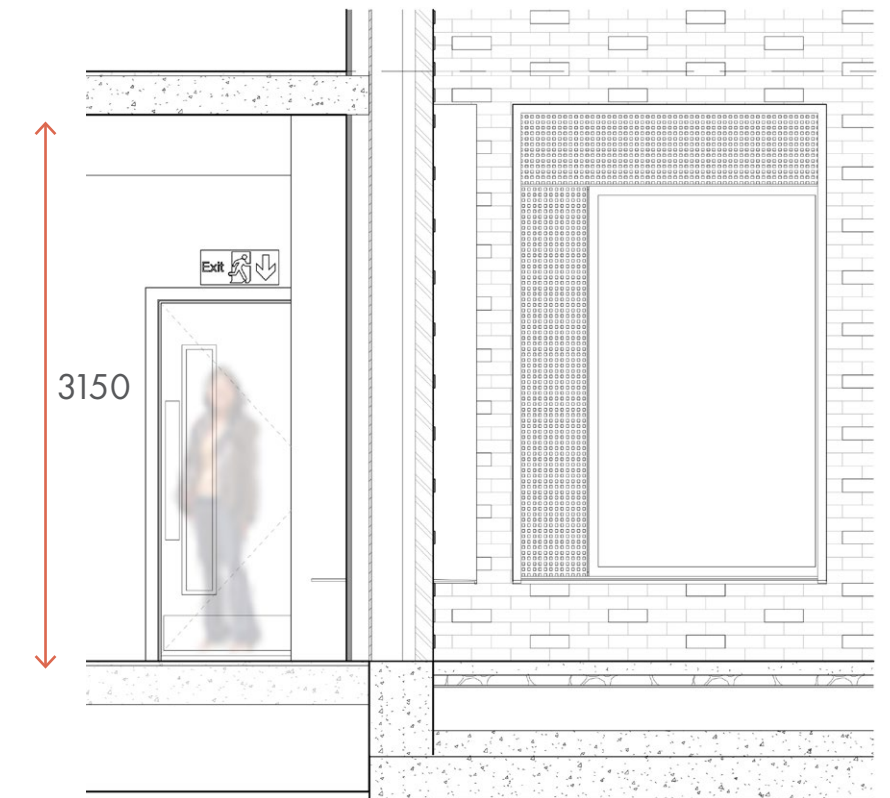
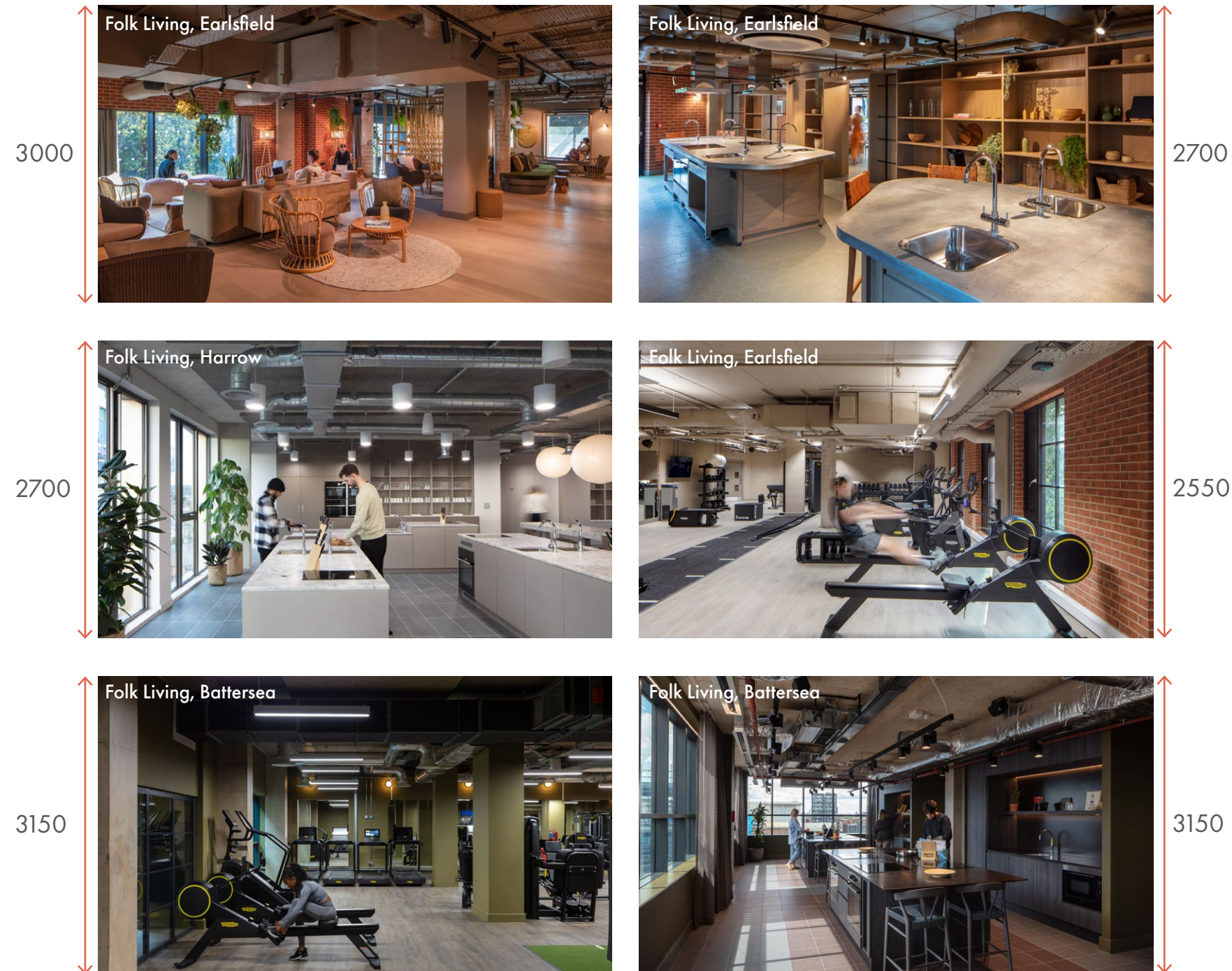


SECTION THROUGH EMBANKMENT

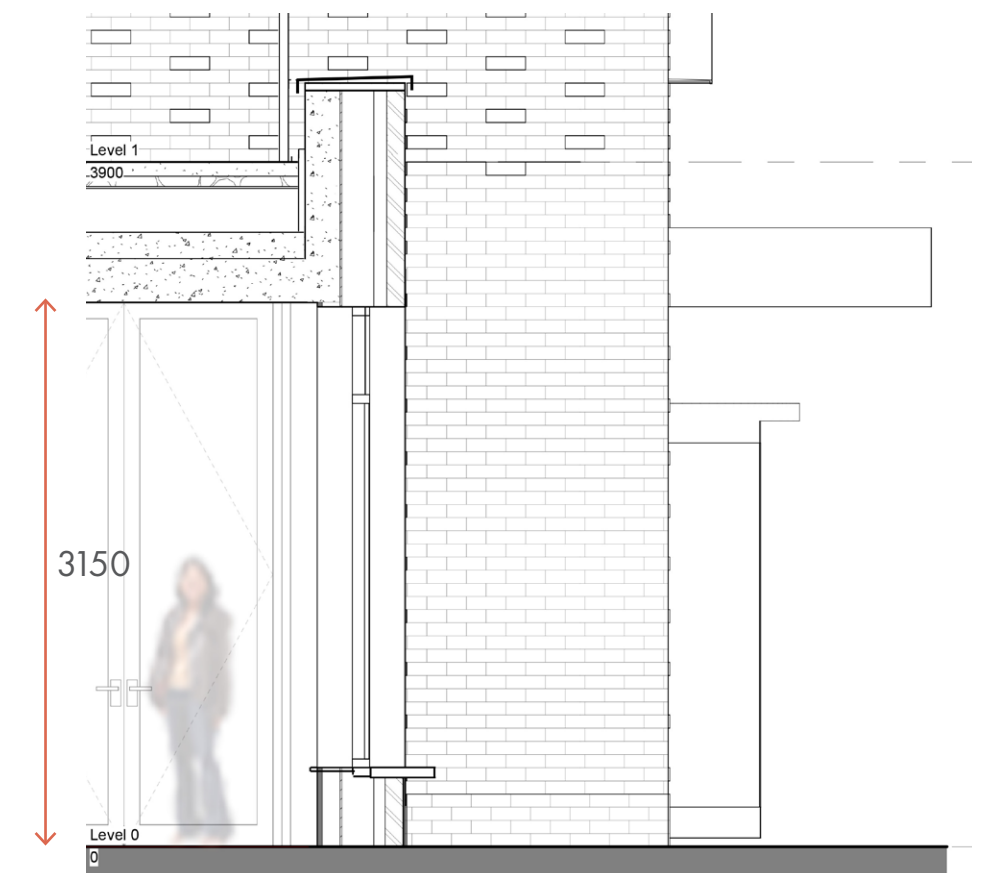
## 4.13 BUILDING HEIGHT AND MASSING

### 4.13.2 Proposed Floor to Floor Heights

Floor underside of slab heights have been increased on amenity floors in excess or equivalent to the precedents below.



FIRST FLOOR



GROUND FLOOR