

17-37 WILLIAM ROAD | LONDON

SECTION 96A APPLICATION: DESIGN & ACCESS STATEMENT

24158-56T-P8-XXX-R-A-001-P04
05.02.2025



SUMMARY

This Design & Access Statement has been prepared to support the redevelopment of 17-31 William Road, London describing and illustrating the justification for a Section 96a application to alter the consented drawings.

The Design and Access Statement builds upon the previously consented planning application for William Road, London, proposing an updated scheme that addresses fire safety and legal title matters ensuring the following stages can be developed as close as possible to the consented drawings.

While closely following the original design, this document introduces subtle yet effective modifications to the building's exterior, ensuring that the interior layout optimises functionality and compliance.

In line with the original redevelopment vision, the proposal aims to serve as a catalyst for further improvements to the surrounding residential area to the north and west of William Road. By providing high-quality student accommodation, the scheme addresses the growing challenge faced by young people in securing affordable housing. The outcome of this study has found efficiencies through

design to provide a code compliant core to facilitate the two escape stair and lift fire strategy. As a result, the consented 206 bedspace solution (previously 239 bedspaces) has been adjusted to 225 bedspaces.

Legal title matters have made minor adjustments to the affordable workspace resulting in a loss of 9% in area; however, practical and health and safety issues are resolved through the retention of existing residential ancillary spaces (bin and bike storage) along with the substation location.

The design team have worked closely with the developer to ensure that this design can meet the commercial aspects necessary to deliver this development whilst preserving the appearance, character and approach taken to achieve the current planning consent. The result will see this project move to a delivery stage in 2025.



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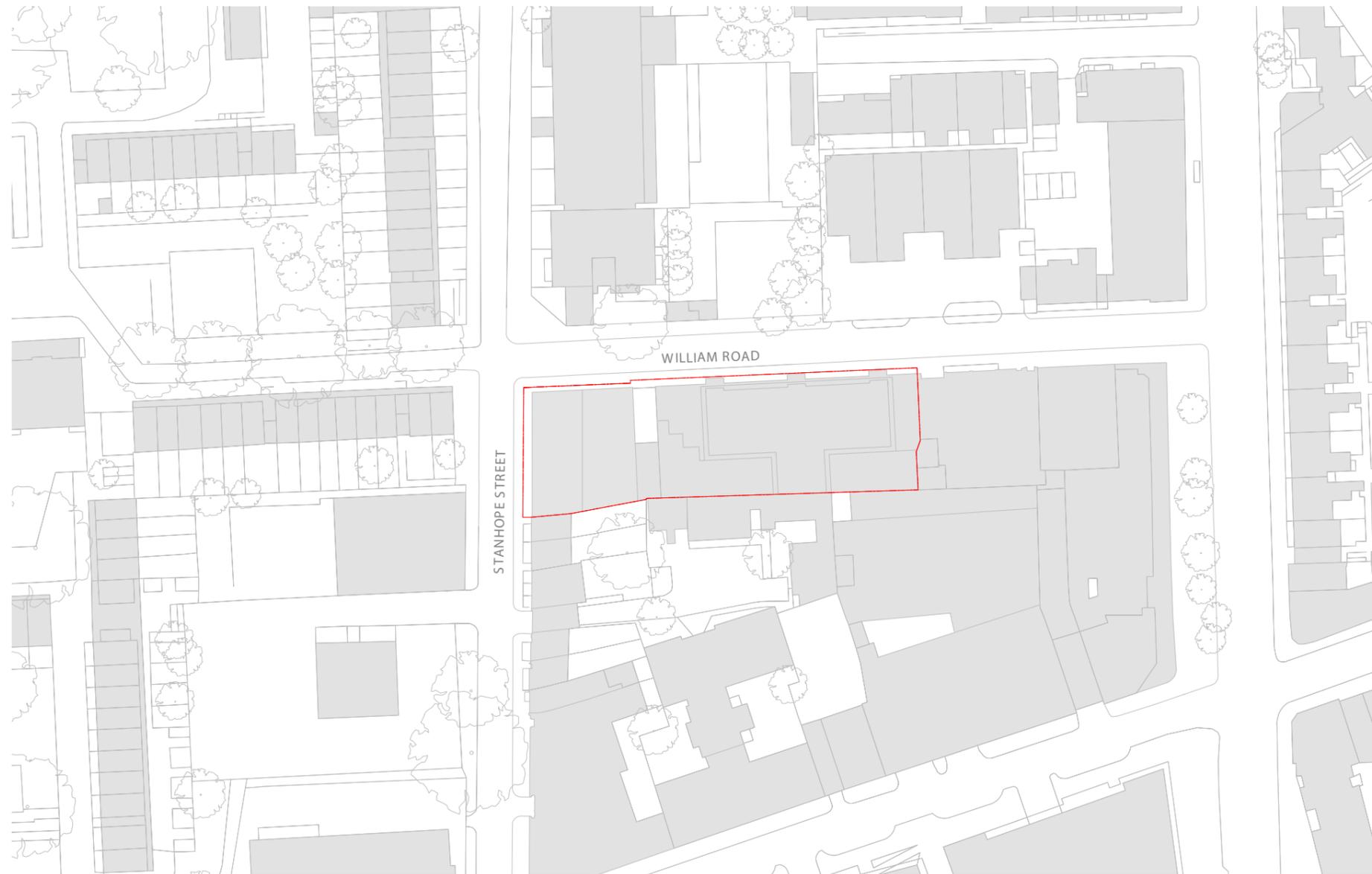
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INTRODUCTION

1.0 INTRODUCTION

1.1 THE SITE



A / Existing Site Plan

The site consists of Plot A in 35-37 William Road and Plot B in 17-33 William Road. Plot A is a postwar office building, currently unoccupied and Plot B is a seven storey early 21st Century residential/mixed use building (commercial office use on ground floor level and residential use in upper floors).

It is within 500m of the University College London Campus and National Rail links from Euston Station making this an extremely sustainable and well located site for student accommodation whilst retaining affordable workspace at ground floor beneath the existing residential building.

The planning consent establishes use, design, and development of the site to ensure it aligns with either current or evolving local policies and zoning, supporting the surrounding community while promoting sustainable, beneficial land use.

1.0 INTRODUCTION

1.2 APPROACH

The planning permission was granted at appeal on 24 April 2023 for the redevelopment of no. 35-37 to provide a 15 storey building with basement level for use as student accommodation with affordable workspace at ground floor level of no. 17-37 and improvements to ground floor façade of no. 17-33, together with public realm improvements, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works at 17-37 William Road, London NW1 3ER, in accordance with the terms of the application, Ref 2020/5473/P, dated 18 November 2020, and the plans submitted with it.

The inquiry was postponed in June 2022 in order that amended plans could be provided to address issues of fire safety. Following receipt of those revisions, which were mainly internal to the building and included a second stair core. The revisions to the scheme included a glazed external fire exit in place of a window, an additional stair core, provision of refuge areas and changes to some of the residential units. The number of bedspaces were reduced from 239 by 33 to 206.

Following further clarity on the evolving fire safety legislation; specifically the release of BS 9991:2024 on 27th November in relation to Fire safety in the design, management and use of residential buildings. The impact of this information brought forward the following points which deemed the consented design non-compliant:

- For any projects where the gateway 2 submission hasn't been made such as this consent, it is highly probable that the BSR and the multi-disciplinary team they appoint will be benchmarking those projects against this new standard.
- Two stairs are required in all residential buildings > 18 m above ground.
- Evacuation lifts are required in all buildings containing lifts.

- Each stair should have an associated evacuation lift.
- All lifts in buildings (with the usual defend in place strategy) with floors more than 50 m high to be designed as dual purpose fire fighting and evacuation lifts.
- The guidance does permit back-to-back lifts but requires the two stairs and associated lifts to be accessed from separate lobbies.
- The separation distances from open plan kitchens are much larger than would have been adopted in the past which were based on fire engineering calculations.
- On small footprint buildings where stairs are close together, pressurisation techniques are likely to be necessary with natural ventilation smoke shafts to stair lobbies and mechanical ventilation smoke shafts to the adjoining corridors.
- Stair lobbies should not be addressed directly from accommodation
- Service risers should not be accessed via stair lobbies

The result of these changes requires the consented design to be replanned which forms the principle basis of this Section 96a application.

The other pertinent change relates to the affordable workspace design. The following points resulted in a replan of this space:

- a challenge in relation to ownership and title. Parts of the Affordable Workspace were situated within the PBSA titles, while some of the PBSA titles were located in the Residential freehold. Securing financing is impossible when the planning permission spans across different titles.
- the relocation of the substation results in sleeping accommodation above which is typically not permitted.

The result of these changes requires changes to the ground floor affordable office layout which reduces the area set out in the Section 106 agreement.



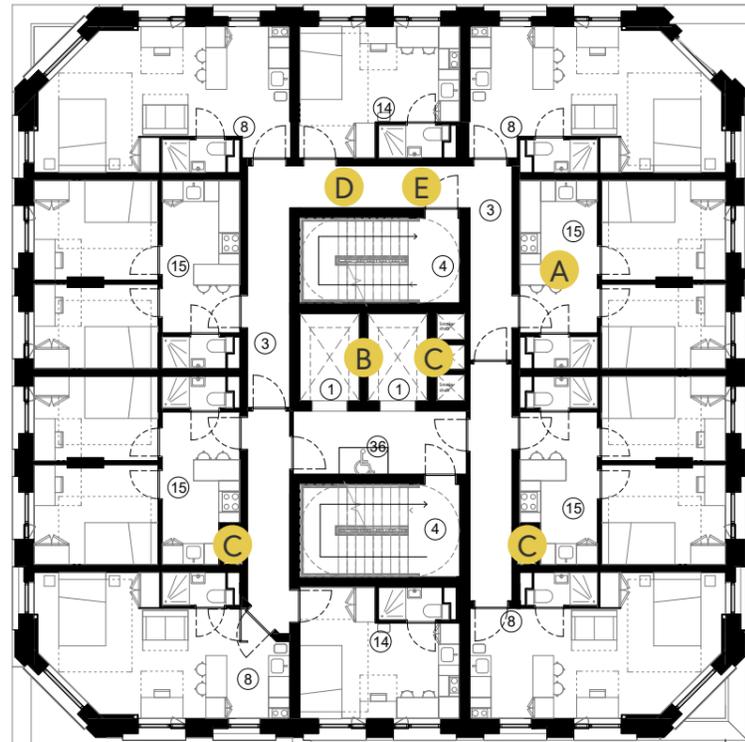
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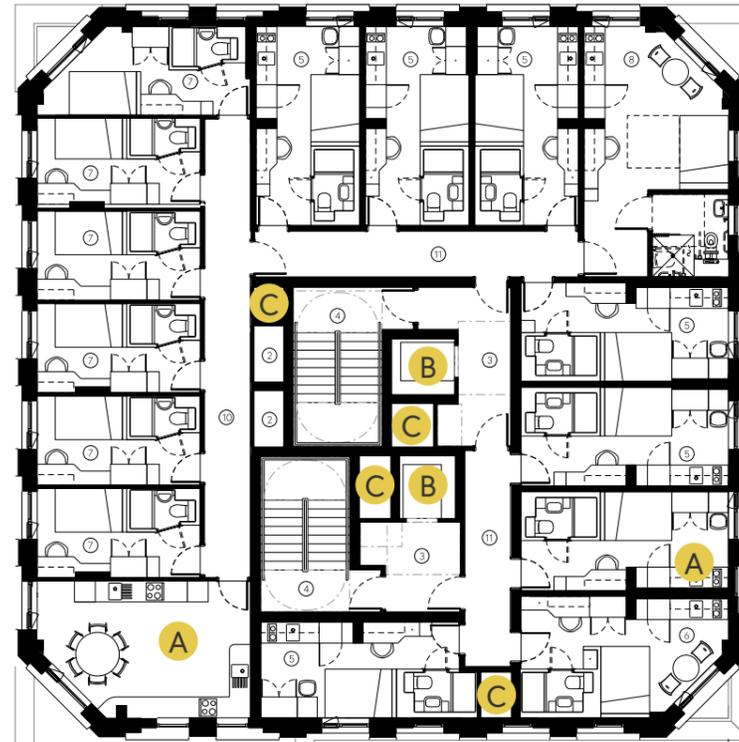
TECHNICAL JUSTIFICATION

2.0 TECHNICAL JUSTIFICATION

2.1 FIRE SAFETY PRINICIPLES



A / Consented Level 01-03 Floor Plan



B / Proposed Level 01-03 Floor Plan

The key changes are illustrated adjacent which sees the following:

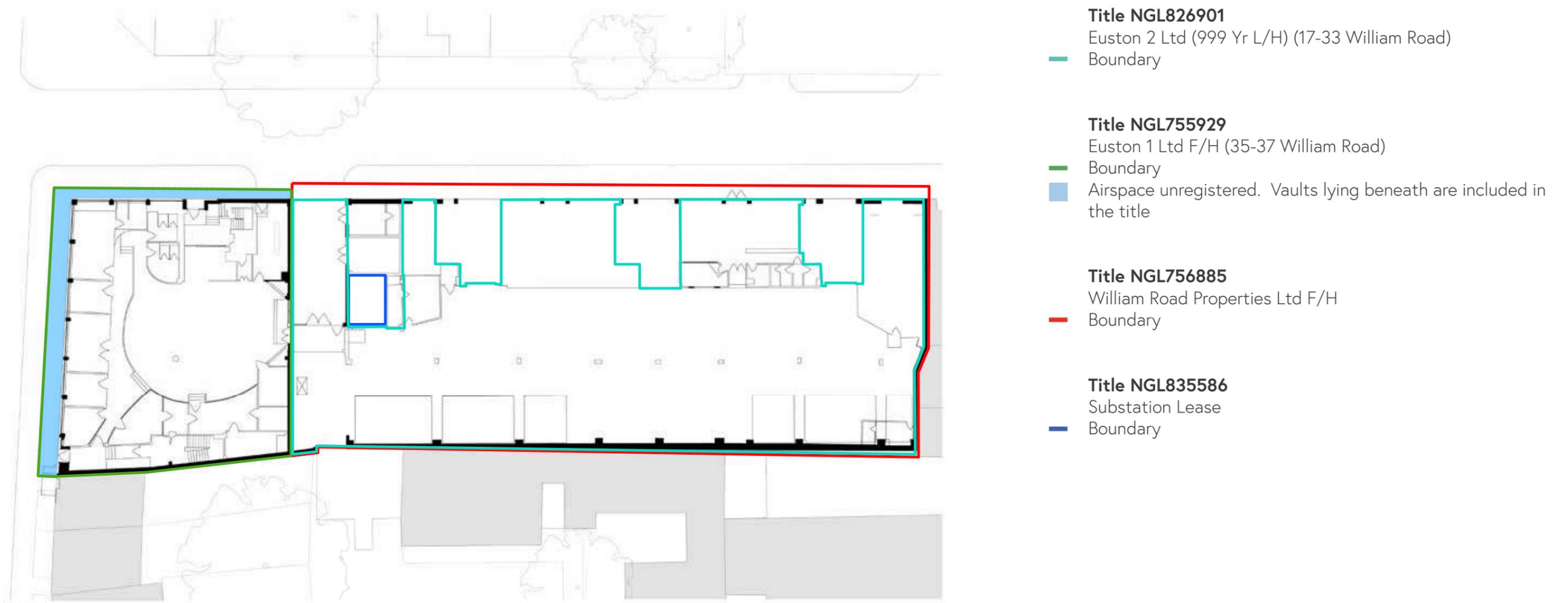
- A. Escape from an inner bedroom via a small room containing a kitchen and through the 1.8m distance away from cooking facilities is removed through provision of either studio accommodation with cooking facilities opposite wall to the front door or shared kitchen accessed via a shared corridor at the far end of the apartment and protected with self closing fire doors and fire rated construction.
- B. Provision of two lifts addressing the same protected lobby does not offer step free evacuation to the second stair. This is addressed by retaining the provision of two lifts but split to address each stair lobby offering dual evacuation and fire fighting functionality.
- C. Mechanical ventilation smoke shafts are provided to all corridors and lobbies which challenges pressurisation techniques where natural smoke ventilation supports the stair lobby to provided replacement air to the negatively pressurised corridor. This is addressed by providing larger natural smoke ventilation to each stair lobby so support the mechanical ventilation to each corridor.
- D. Stair lobbies should not be accessed directly from sleeping accommodation. This is addressed by ensuring bedroom doors are all remote from these spaces via a separate corridor.
- E. Doors cannot cross the escape corridor and should open in the direction of escape. This is addressed by increasing the size of each stair to enabling inward opening doors outwith the clear landing area.

The principle of these changes does not impact or change the external envelope dimensions and overall aesthetic principles, retaining the:

- chamfered corners
- brick piers
- framed openings
- expressed slab
- projecting string courses
- window size and subdivision

2.0 TECHNICAL JUSTIFICATION

2.2 LEGAL TITLE MATTERS



A / Existing Ground Floor Plan - By Legal Title

The adjacent floor plan illustrates how the numerous title plans relate to the existing building.

2.0 TECHNICAL JUSTIFICATION

2.2 LEGAL TITLE MATTERS



Title NGL826901
Euston 2 Ltd (999 Yr L/H) (17-33 William Road)
Boundary

Title NGL755929
Euston 1 Ltd F/H (35-37 William Road)
Boundary
Airspace unregistered. Vaults lying beneath are included in the title

Title NGL756885
William Road Properties Ltd F/H
Boundary

Title NGL835586
Substation Lease
Boundary

A/ Consented Ground Floor Plan - By Legal Title

The adjacent floor plan illustrates how the numerous title plans relate to the consented building.

2.0 TECHNICAL JUSTIFICATION

2.2 LEGAL TITLE MATTERS



- Office Space
1135sq.m
- Office WC and Cycle Store
61.0sq.m
- Office Bin Store
12.4sq.m
- Relocated Residential Cycle Store
16.5sq.m
- Relocated Residential Bin Store
17.5sq.m
- Relocated Substation
34.3sq.m
- Total GIA Allocated to Affordable Workspace
1212sq.m
- Affordable Workspace in S.106
1255sq.m

A / Consented Ground Floor Plan - By Zone

The adjacent floor plan highlights the numerous shared office zones. The dashed yellow line outlines the extent of student accommodation above which require distinct vertical ownership without leased spaces within. It is noteworthy that whilst the Section 106 agreement states 1,255sq.m of affordable workspace, the measured area as consented and drawn appears to be only 1212sq.m - a difference of 3.42%.

2.0 TECHNICAL JUSTIFICATION

2.2 LEGAL TITLE MATTERS



A / Section 96a Ground Floor Plan - By Zone

- Total Alternative Affordable Workspace
1090sq.m
- Existing Residential Cycle Store Retained
14.2sq.m
- Existing Residential Bin Store Retained
16.5sq.m
- Existing Substation Retained
15.9sq.m

Total GIA Allocated to Affordable Workspace
1090sq.m

Measured GIA Allocated to Affordable Workspace from
Consented Drawings
1212sq.m

GIA Affordable Workspace in S.106
1255sq.m

Difference = 11.2% or 15.1% subject to method of assessment

Due to the consented relocated substation shown above being positioned below sleeping accommodation, and on the basis that the PBSA title cannot have different uses or ownership above or below, the adjacent floor plan looks to retain the existing bin, substation and cycle storage along with relocating all affordable workspace outwith the PBSA footprint.

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COMPARATIVE ANALYSIS OF FLOOR PLANS

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.1 CONSENTED GROUND FLOOR PLAN - WEST



- A. Areas beneath PBSA accommodation requires to be relocated as to isolated vertical ownership boundary
- B. Substation requires relocation as per justification above
- C. Circulation core requires amendment to suit updated fire safety principles

A / Consented Ground Floor Plan - West

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.2 PROPOSED GROUND FLOOR PLAN - WEST

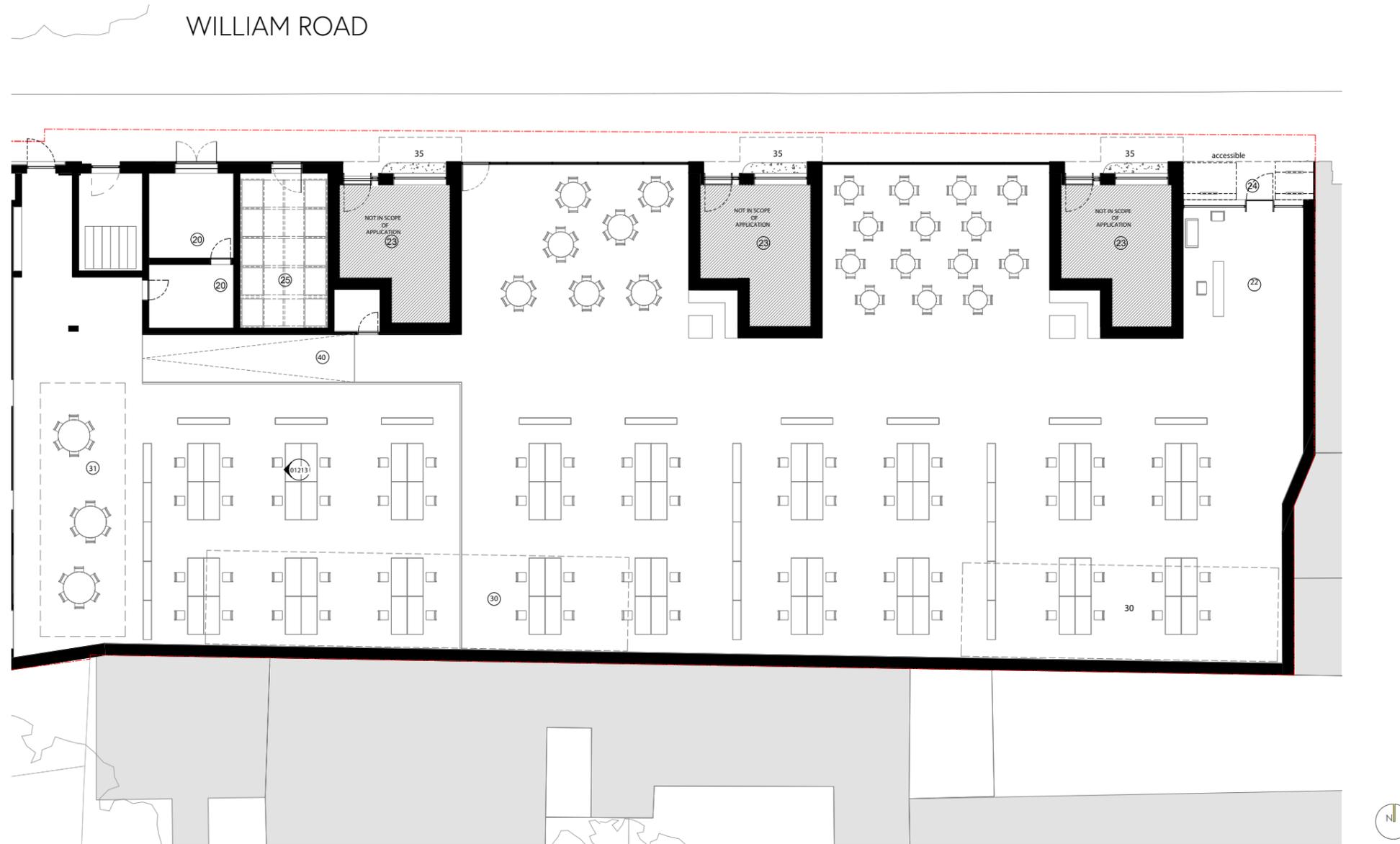


- A. Existing substation, bin and cycle storage areas retained resulting in less disruption to residential accommodation above and technical compliance.
- B. Previous affordable workspace facilities relocated resulting addition of 2 additional studios and additional amenity space for the PBSA.
- C. General changes to core results in reconfiguration and final exit alterations.
- D. New location for final exit from stair
- E. Adjusted Main Entrance door location to suit alternative structural column design
- F. Resultants Affordable Workspace design
- G. Existing courtyard for substation, bin and bike storage access retained as existing.

A / Proposed Ground Floor Plan - West

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

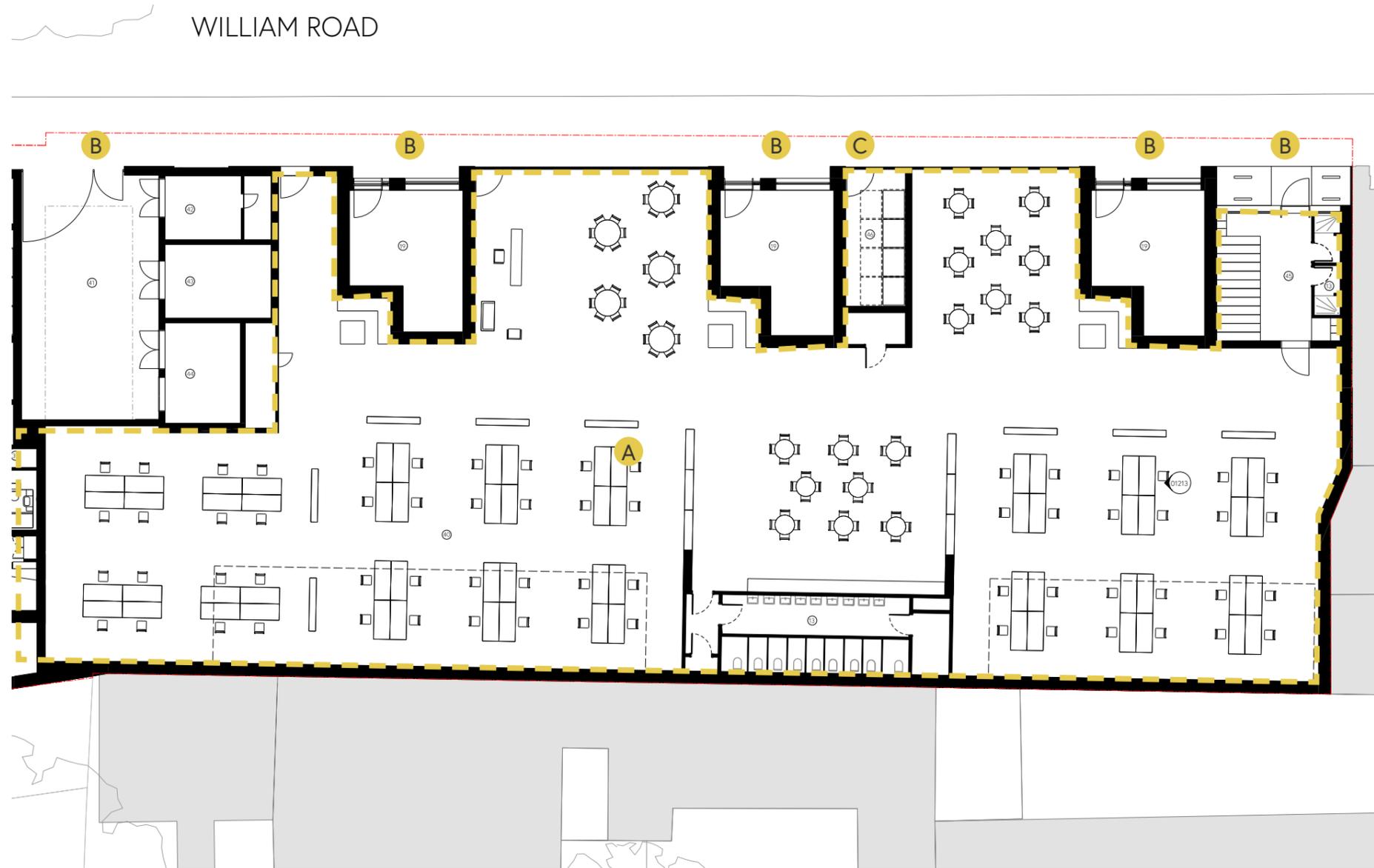
3.3 CONSENTED GROUND FLOOR PLAN - EAST



A / Consented Ground Floor Plan - East

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.4 PROPOSED GROUND FLOOR PLAN - EAST

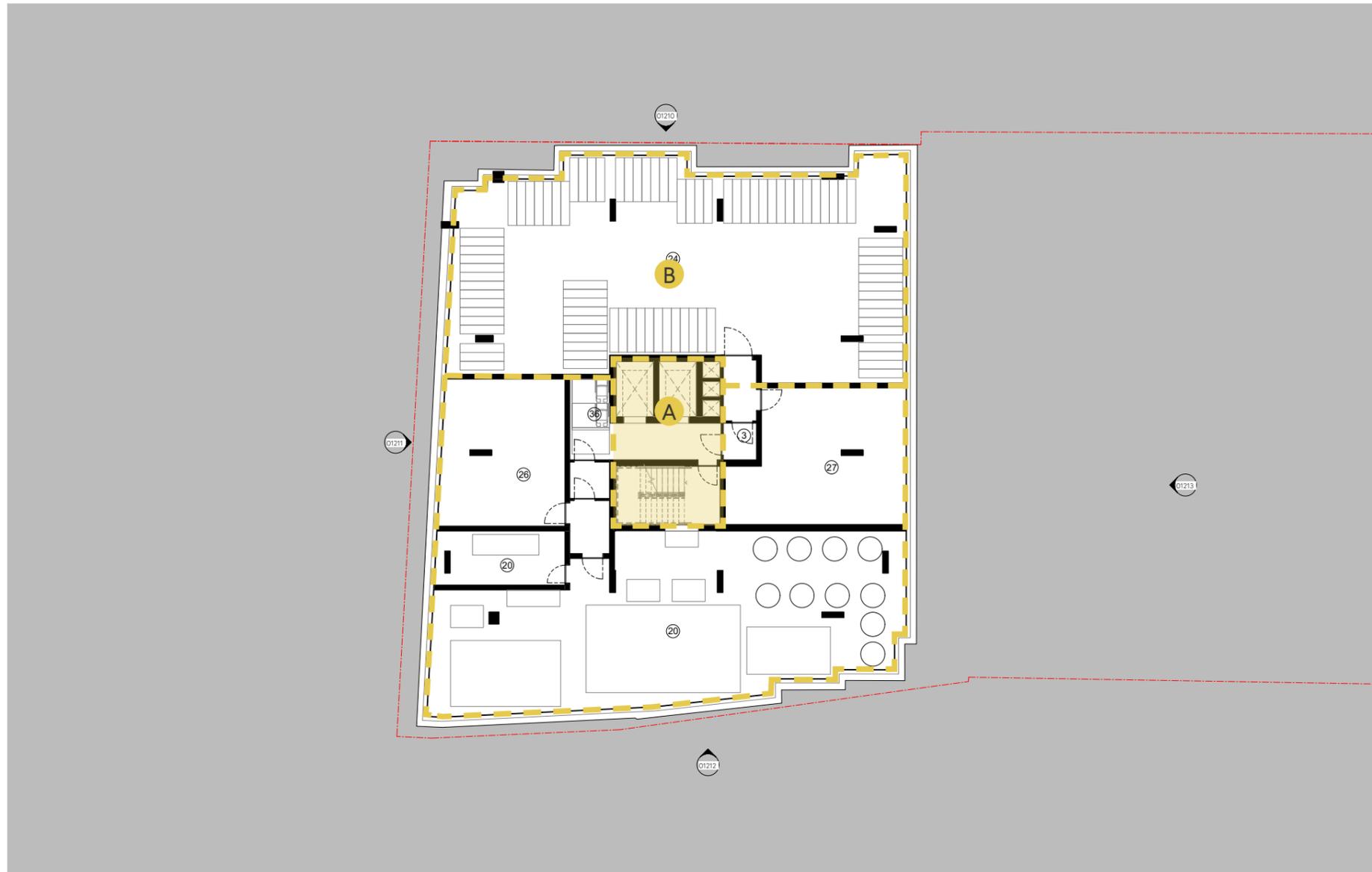


- A. Resultants Affordable Workspace design
- B. All existing entrances retained
- C. Additional door to accommodate bin store

A / Proposed Ground Floor Plan - East

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.5 CONSENTED BASEMENT PLAN

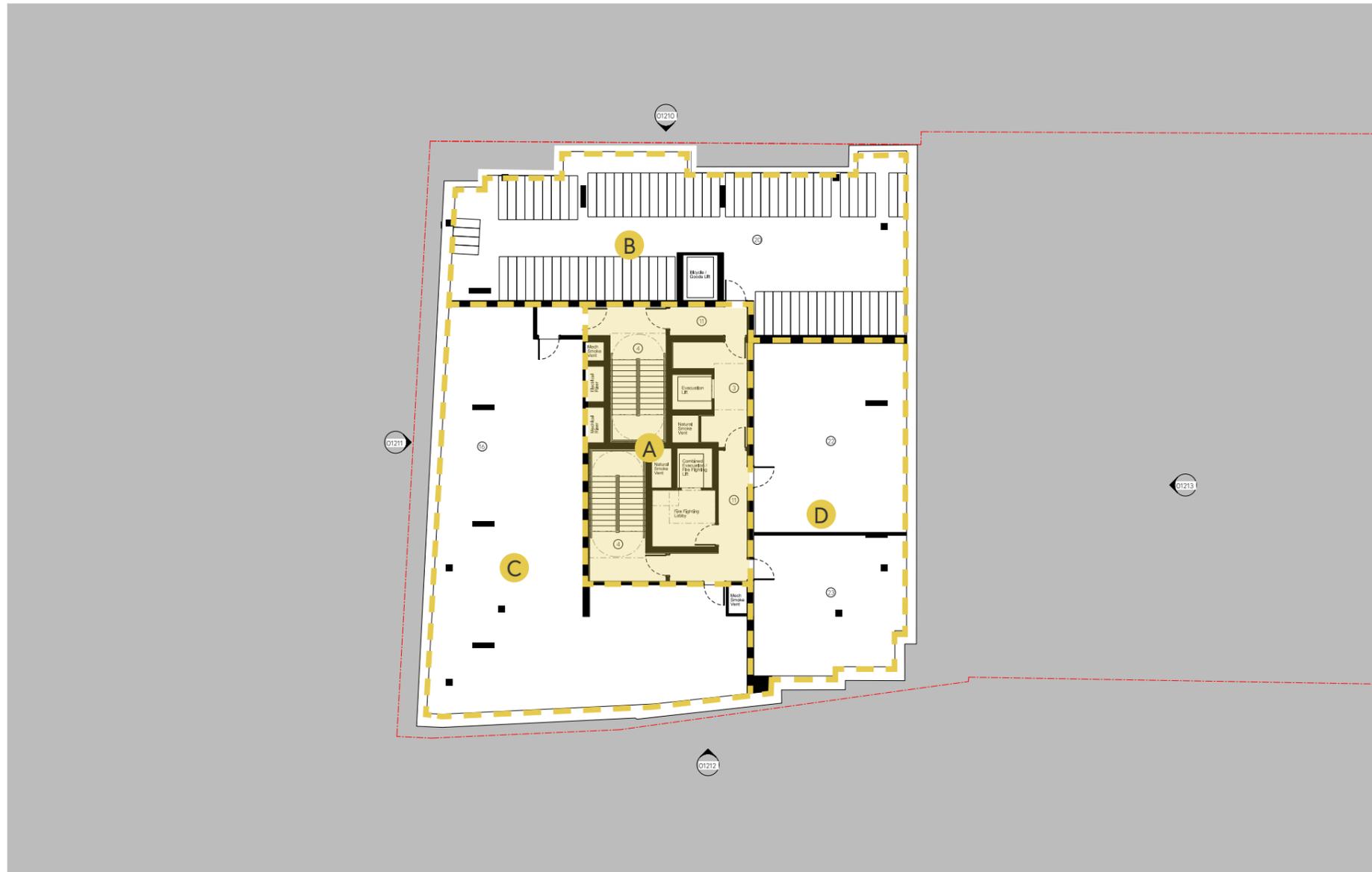


- A. Circulation core requires amendment to suit updated fire safety principles
- B. Long-stay cycle storage has limited access facilities with only the building's passenger lift not suitable for pedal bikes.

A / Consented Basement Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.6 PROPOSED BASEMENT PLAN



- A. Circulation core updated to suit fire safety principles
- B. Cycle store resized to suit new bedspace numbers at 0.75 spaces per bedroom for long-stay cycle parking. The cycle store is now provided with a dedicated goods lift to facilitate and encourage easy access.
- C. Resized plant room to accommodate MEP designed building services strategy
- D. Amenity relocated together to facilitate more cohesive and associated uses with potential to bring in natural light from the above courtyard.

A / Proposed Basement Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.7 CONSENTED LEVEL 01-03 FLOOR PLAN



- A. Circulation core requires amendment to suit updated fire safety principles
- B. Accommodation layout and types requires adjusted generally to suit fire safety principles

A / Consented Level 01-03 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.8 PROPOSED LEVEL 01-03 FLOOR PLAN



- A. Circulation core updated to suit fire safety principles
- B. Accommodation layout and types adjusted generally to suit fire safety principles

A / Proposed Level 01-03 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.9 CONSENTED LEVEL 04-05 FLOOR PLAN



- A. Circulation core requires amendment to suit updated fire safety principles
- B. Accommodation layout and types requires adjusted generally to suit fire safety principles

A / Consented Level 04-05 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.10 PROPOSED LEVEL 04-05 FLOOR PLAN

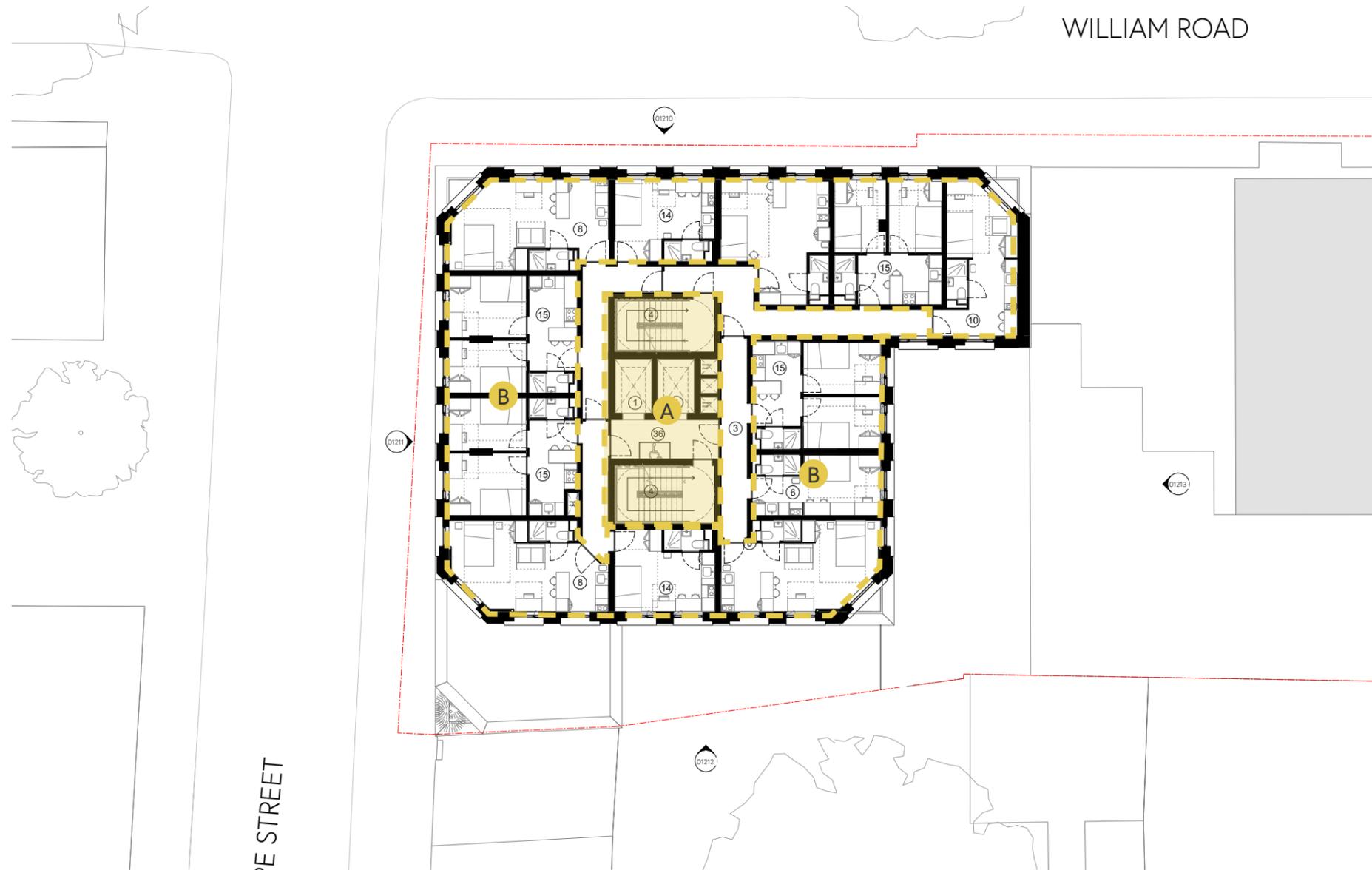


- A. Circulation core updated to suit fire safety principles
- B. Accommodation layout and types adjusted generally to suit fire safety principles

A / Proposed Level 04-05 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.11 CONSENTED LEVEL 06-07 FLOOR PLAN



- A. Circulation core requires amendment to suit updated fire safety principles
- B. Accommodation layout and types requires adjusted generally to suit fire safety principles

A / Consented Level 06-07 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.12 PROPOSED LEVEL 06-07 FLOOR PLAN

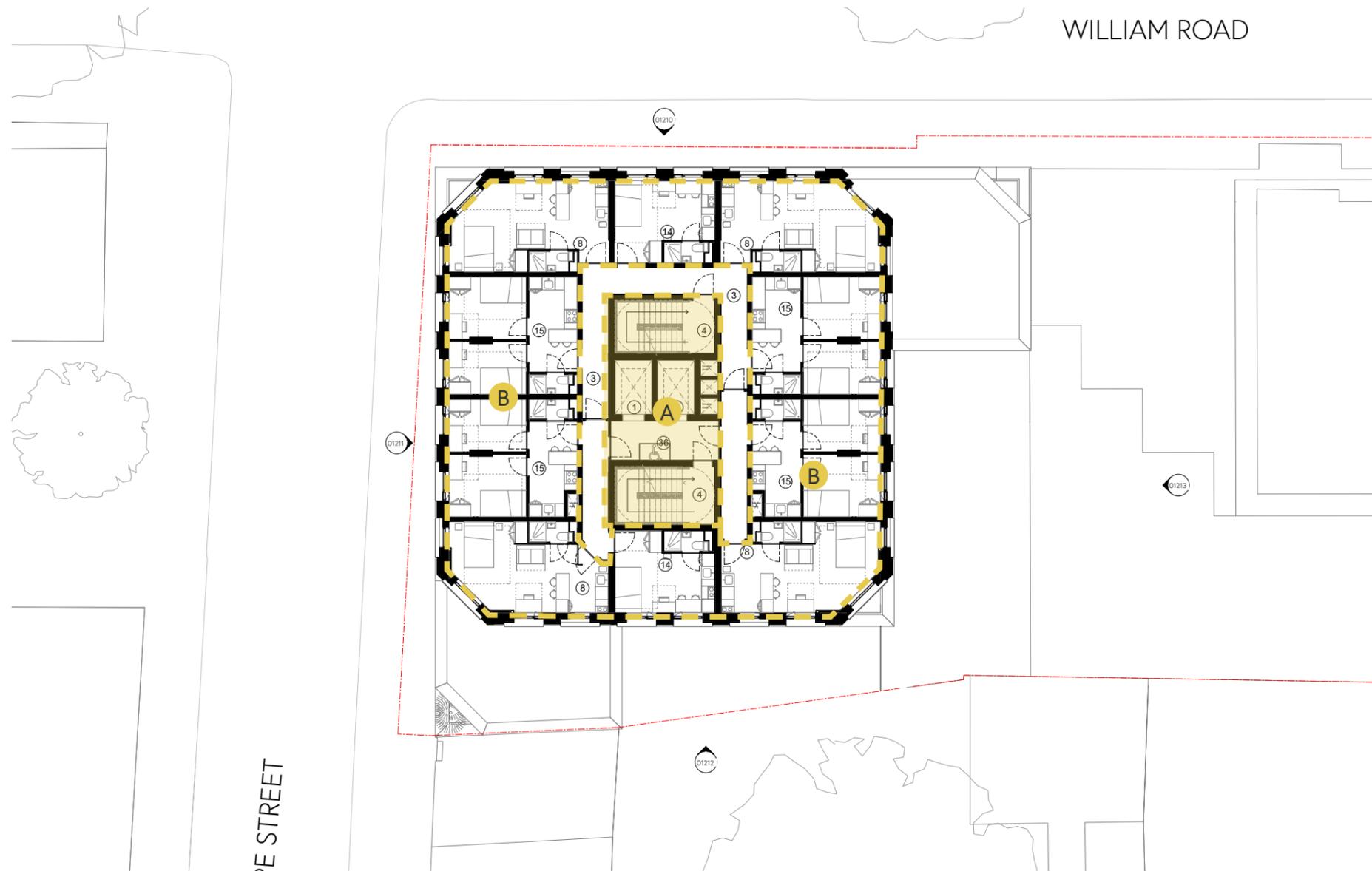


- A. Circulation core updated to suit fire safety principles
- B. Accommodation layout and types adjusted generally to suit fire safety principles

A / Proposed Level 06-07 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.13 CONSENTED LEVEL 08-13 FLOOR PLAN



- A. Circulation core requires amendment to suit updated fire safety principles
- B. Accommodation layout and types requires adjusted generally to suit fire safety principles

A / Consented Level 08-13 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.14 PROPOSED LEVEL 08-13 FLOOR PLAN



- A. Circulation core updated to suit fire safety principles
- B. Accommodation layout and types adjusted generally to suit fire safety principles

A / Proposed Level 08-13 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.15 CONSENTED LEVEL 14 FLOOR PLAN



A. Circulation core requires amendment to suit updated fire safety principles

A / Consented Level 14 Floor Plan

3.0 COMPARATIVE ANALYSIS OF FLOOR PLANS

3.16 PROPOSED LEVEL 14 FLOOR PLAN



- A. Circulation core updated to suit fire safety principles
- B. Additional accommodation provided at 14th Floor to offset additional amenity at Ground Floor and Basement
- C. Retained amenity addressing external loggia and terrace

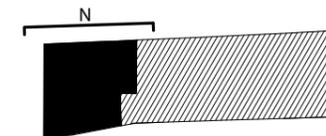
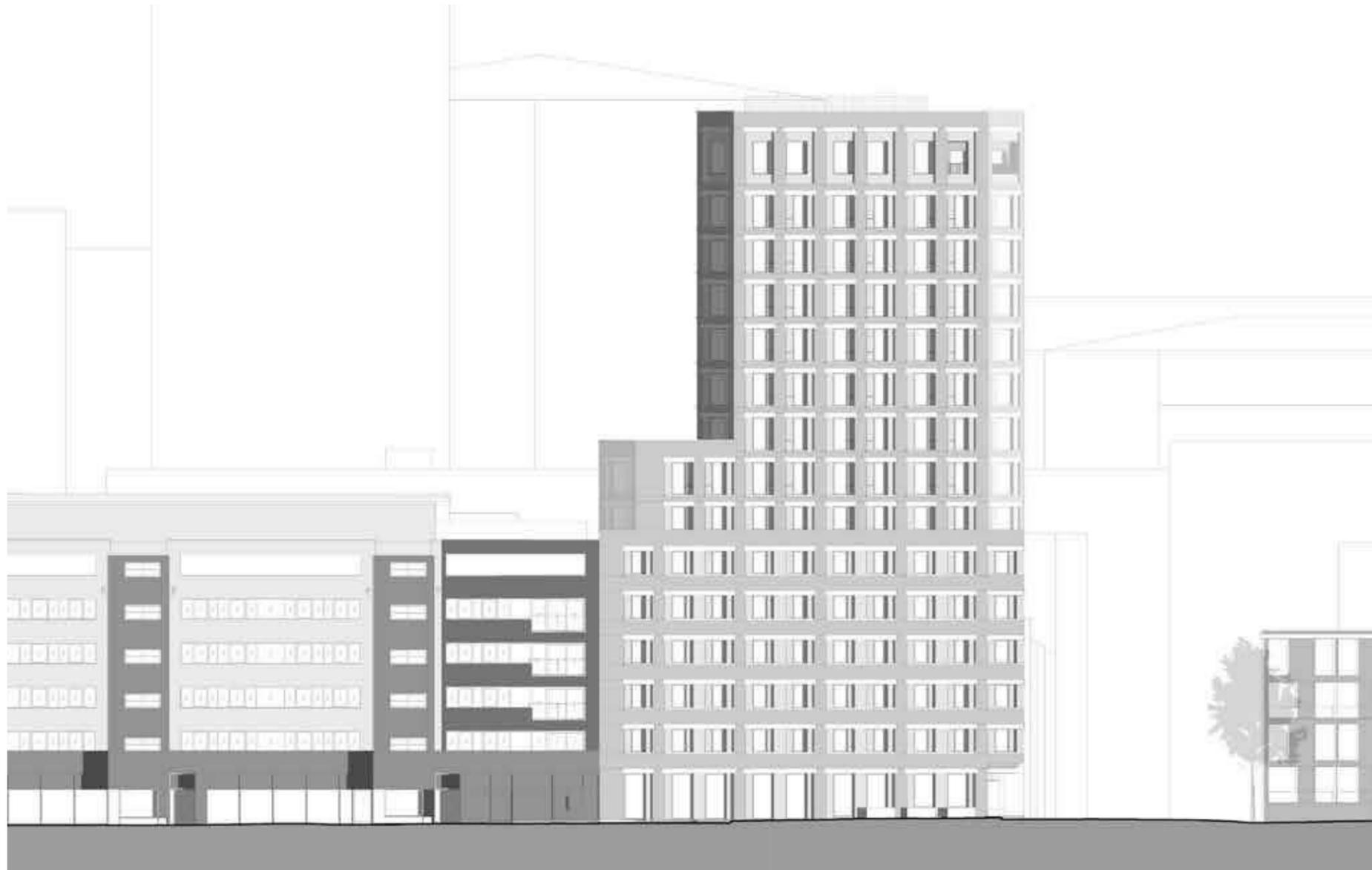
A / Proposed Level 14 Floor Plan

4

COMPARATIVE ANALYSIS OF ELEVATIONS

4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

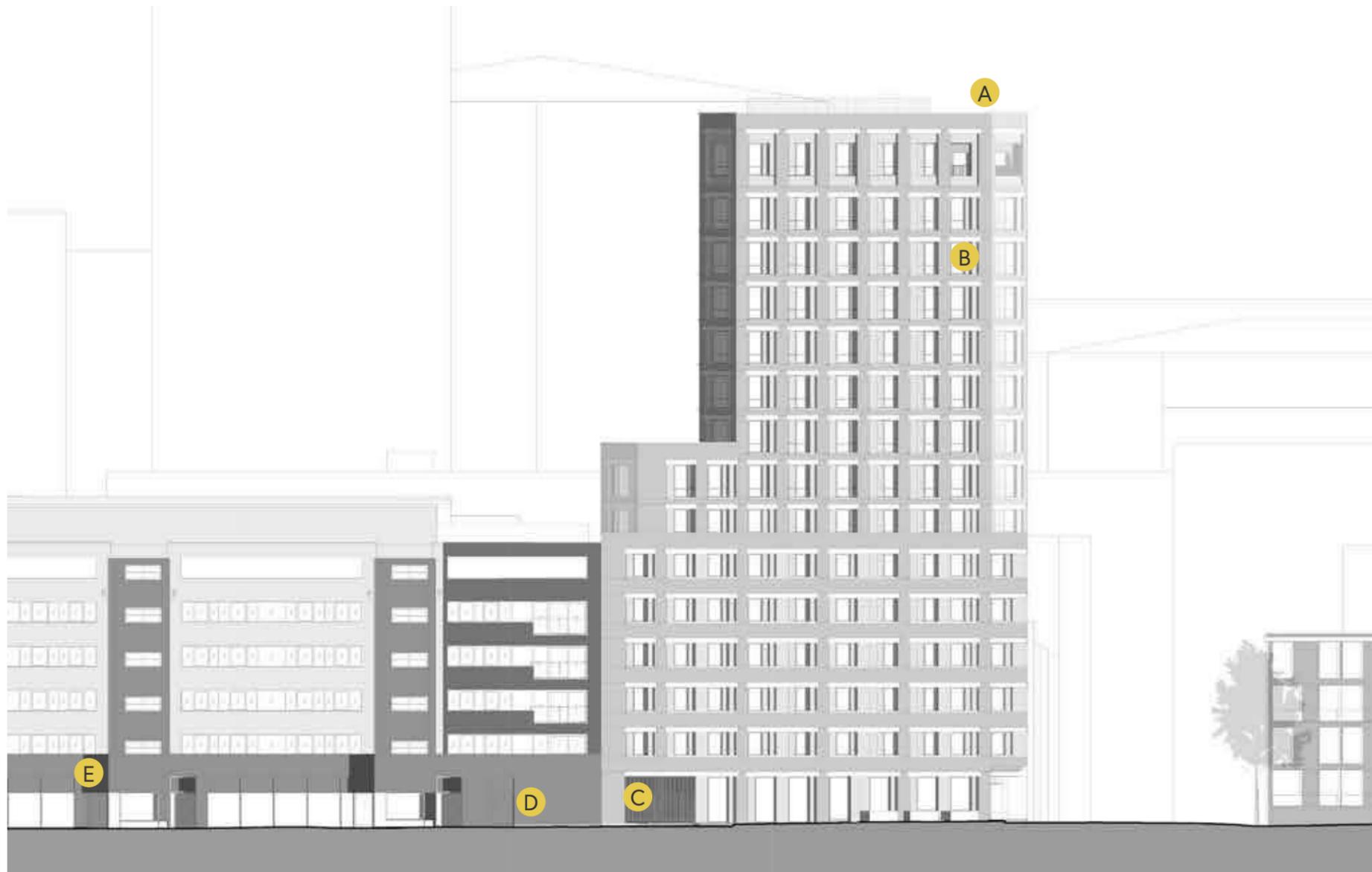
4.1 CONSENTED NORTH ELEVATION



A / Consented Proposed North Elevation

4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

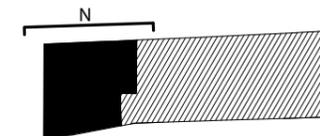
4.2 PROPOSED NORTH ELEVATION



A / Consented Proposed North Elevation

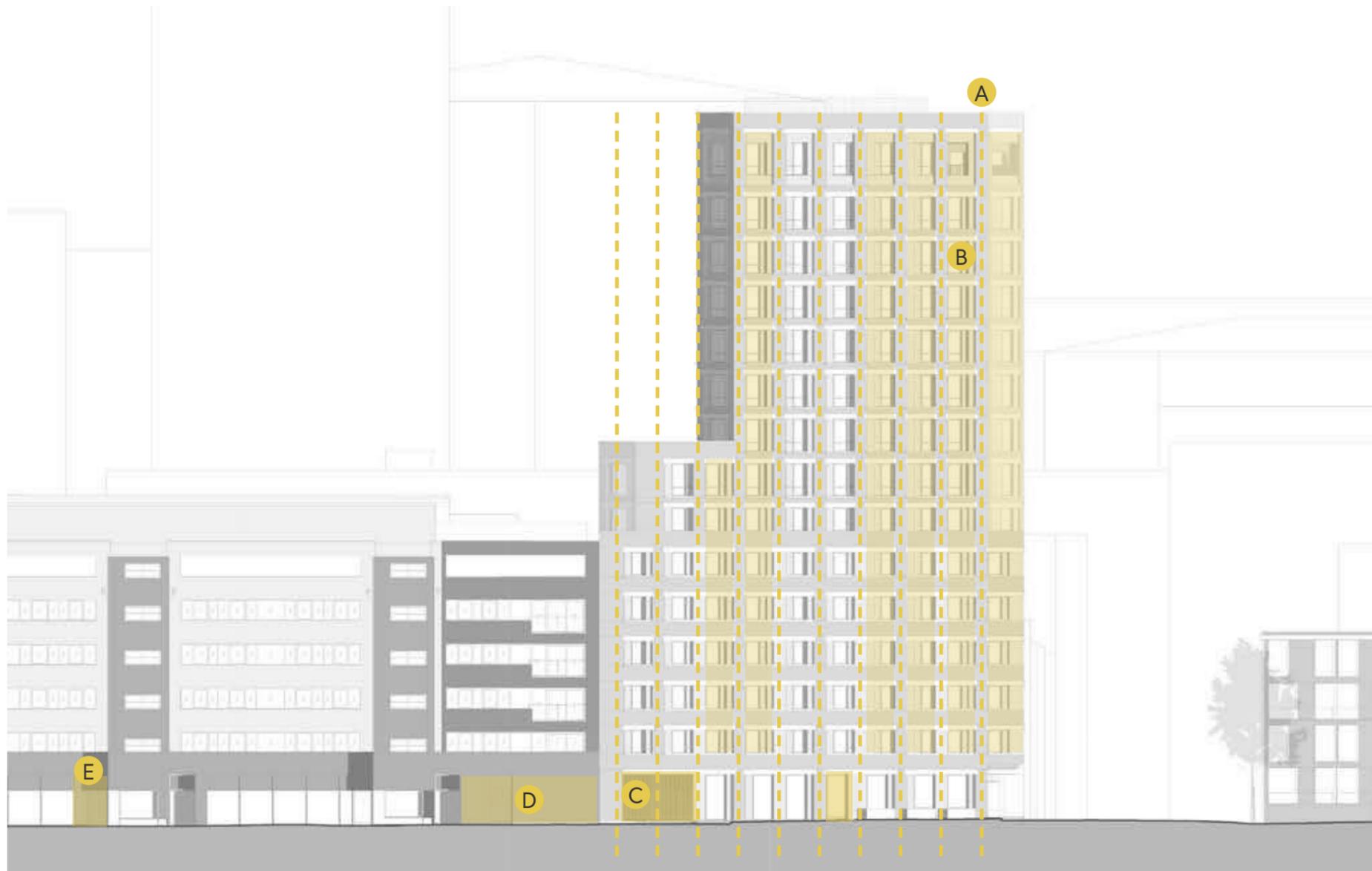
The key changes are illustrated adjacent which sees the following:

- A. Verticality of elevation is retained with the consented facade's pier widths and spacing remaining unchanged.
- B. Window bays are mirrored in certain locations to accommodate internal adjustments as described previously. Window openings remain as consented with Window, Vent and Recessed Brick Panel layout adjusted.
- C. Ground Floor Window Bays adjusted to accommodate access into the courtyard. A metal gate is proposed to provide security whilst continuing the vertical alignment from the pier above with subtle differences within the metal fin spacing.
- D. Existing building facade retained as existing due to the cycle store, bin store and substation no longer being relocated.
- E. Additional door to accommodate bin store.

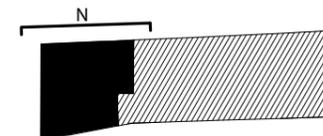


4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

4.2 PROPOSED NORTH ELEVATION



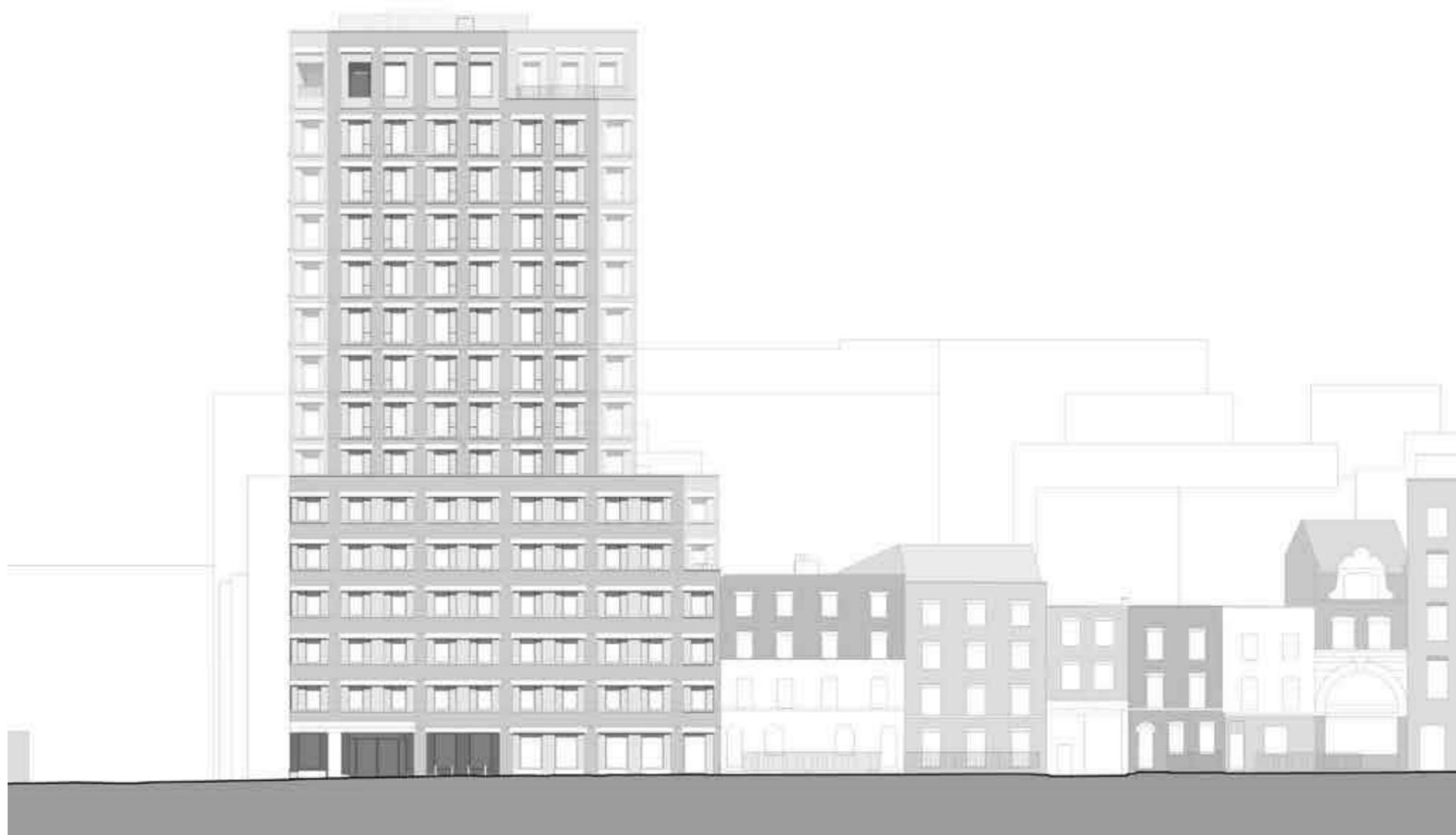
The areas affected from alterations discussed above are highlighted adjacent in yellow. The retained alignment of piers is clearly retained indicated by the dashed yellow line.



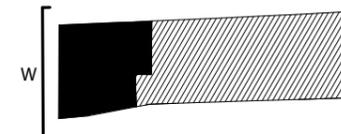
A / Consented Proposed North Elevation

4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

4.3 CONSENTED WEST ELEVATION



A / Existing West Elevation



4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

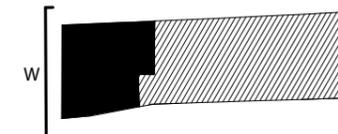
4.4 PROPOSED WEST ELEVATION



A / Existing West Elevation

The key changes are illustrated adjacent which sees the following:

- A. Verticality of elevation is retained with the consented facade's pier widths and spacing remaining unchanged.
- B. Window bays are mirrored in certain locations to accommodate internal adjustments as described previously. Window openings remain as consented with Window, Vent and Recessed Brick Panel layout adjusted.
- C. Ground Floor Entrance setback adjusted to suit alternative structural column design
- D. Pre-cast concrete feature lintel defining the entrance is extended to meet the next vertical pier
- E. Escape door relocated with window planter layout adjusted accordingly.



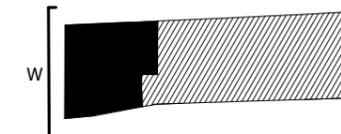
4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

4.4 PROPOSED WEST ELEVATION

The areas affected from alterations discussed above are highlighted adjacent in yellow. The retained alignment of piers is clearly retained indicated by the dashed yellow line.

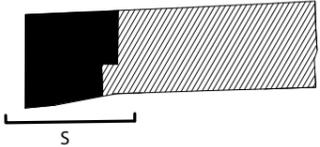
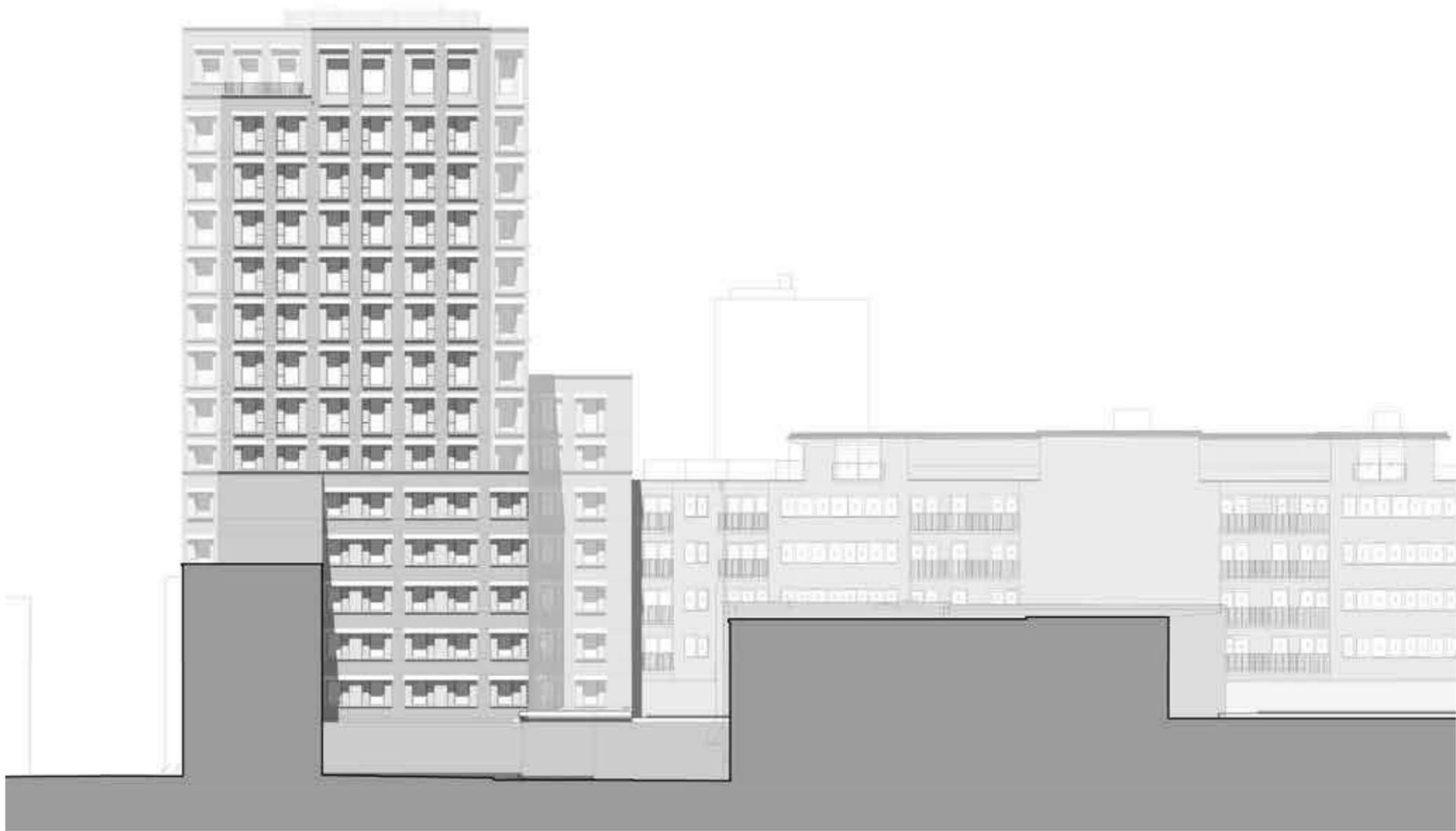


A / Existing West Elevation



4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

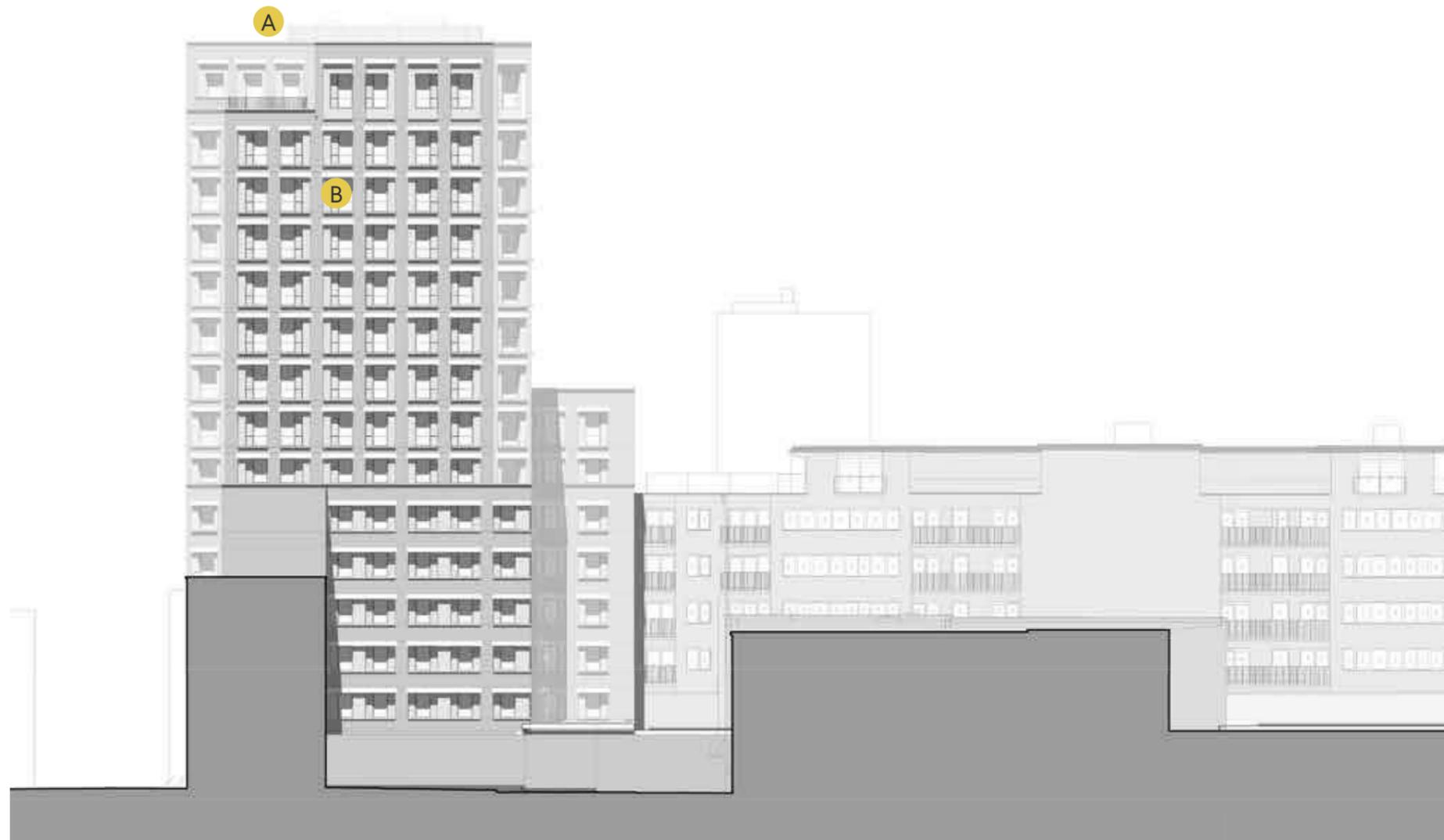
4.5 CONSENTED SOUTH ELEVATION



A / Consented Proposed South Elevation

4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

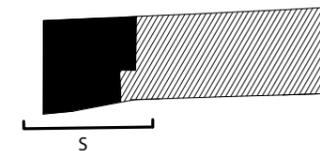
4.6 PROPOSED SOUTH ELEVATION



A / Proposed South Elevation

The key changes are illustrated adjacent which sees the following:

- A. Verticality of elevation is retained with the consented facade's pier widths and spacing remaining unchanged.
- B. Window bays are mirrored in certain locations to accommodate internal adjustments as described previously. Window openings remain as consented with Window, Vent and Recessed Brick Panel layout adjusted.



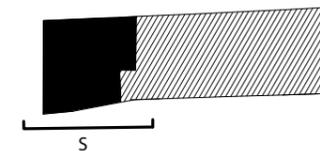
4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

4.6 PROPOSED SOUTH ELEVATION

The areas affected from alterations discussed above are highlighted adjacent in yellow. The retained alignment of piers is clearly retained indicated by the dashed yellow line.

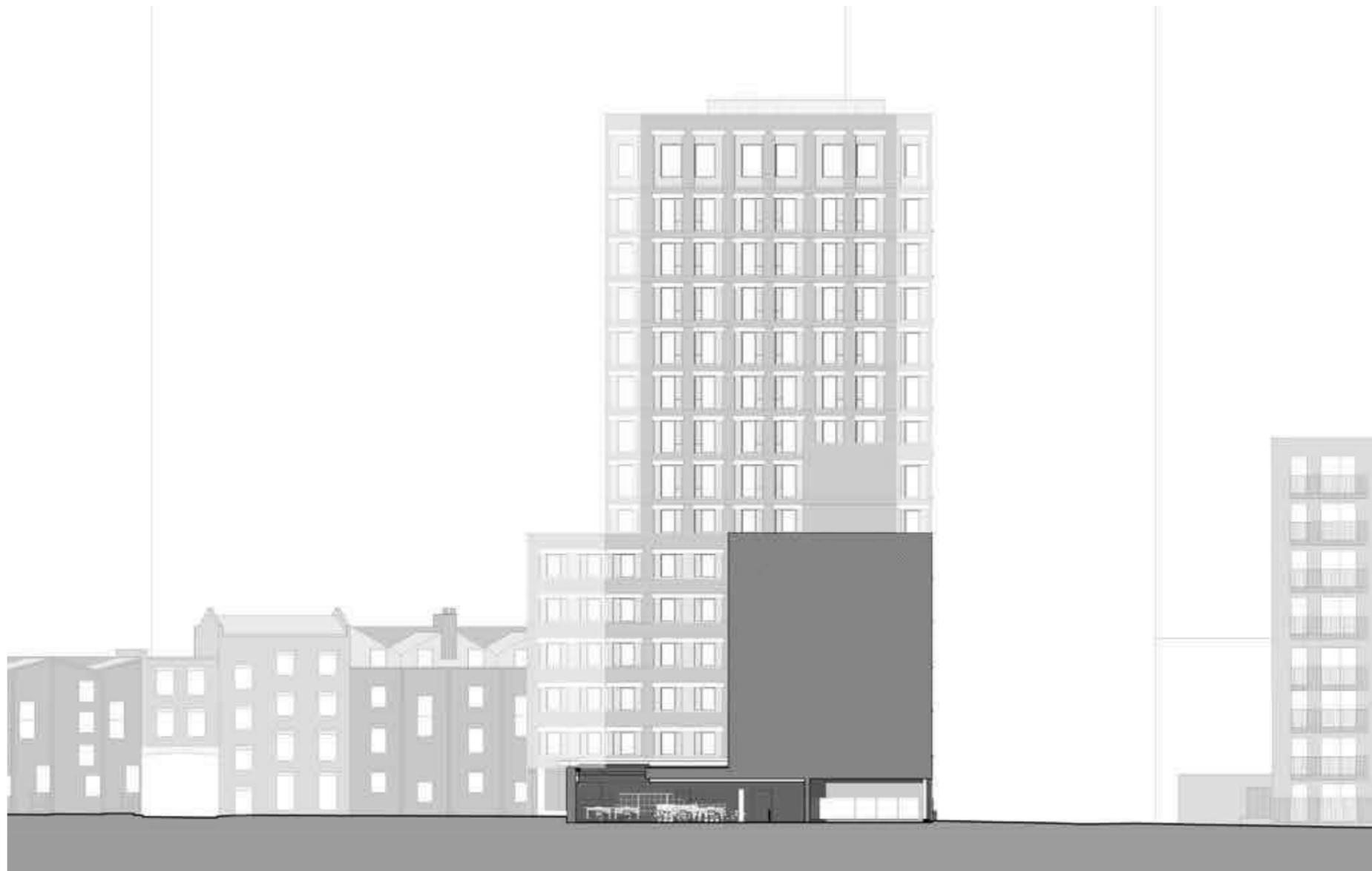


A / Proposed South Elevation

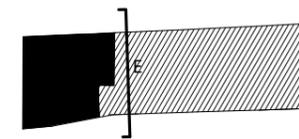


4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

4.7 CONSENTED EAST ELEVATION

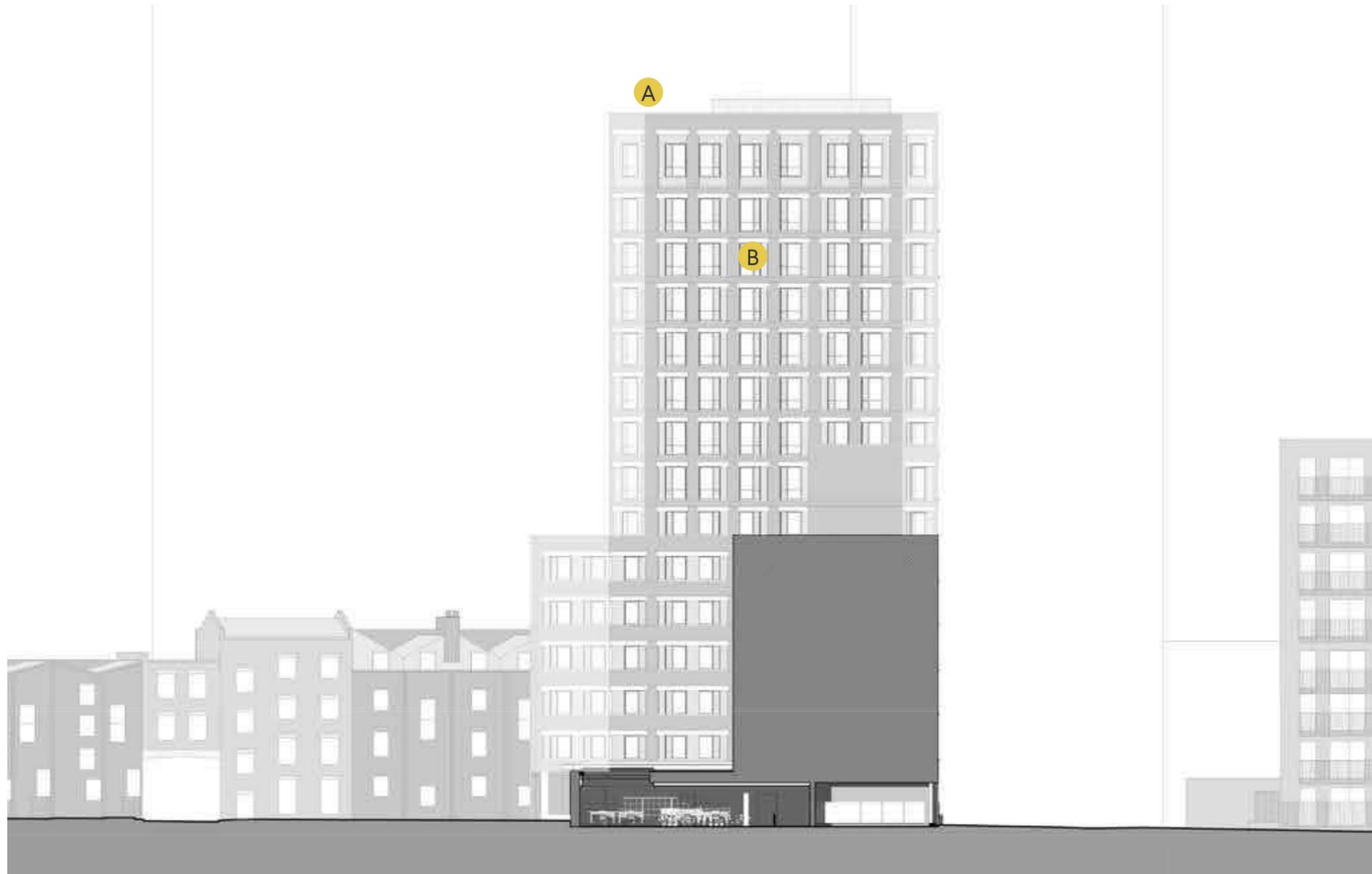


A / Proposed East Elevation



4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

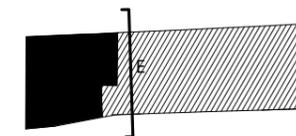
4.8 PROPOSED EAST ELEVATION



A / Proposed East Elevation

The key changes are illustrated adjacent which sees the following:

- A. Verticality of elevation is retained with the consented facade's pier widths and spacing remaining unchanged.
- B. Window bays are mirrored in certain locations to accommodate internal adjustments as described previously. Window openings remain as consented with Window, Vent and Recessed Brick Panel layout adjusted.

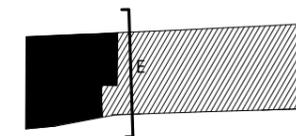


4.0 COMPARATIVE ANALYSIS OF ELEVATIONS

4.8 PROPOSED EAST ELEVATION



The areas affected from alterations discussed above are highlighted adjacent in yellow. The retained alignment of piers is clearly retained indicated by the dashed yellow line.



A / Proposed East Elevation

5

FACADE DESIGN

5.0 FACADE DESIGN

5.1 WINDOW PRINCIPLES



A/ Consented Typical Windows

B/ Proposed Typical Windows

The design of the building's exterior has developed a strong rhythm and logical coherence. A clear grid has been established, creating a balanced composition across the façade.

To accommodate repositioned internal partitions and structure while maintaining the integrity of the design, the brick panels have been mirrored where necessary to align with the new room locations. This adjustment allows the façade to remain consistent with its architectural language, while utilising the solid elements of the window design.

The addition of transoms on the upper-floor windows allows for a more flexible interior layout, particularly in rooms where furniture may meet the wall at this height. By extending the transom across the window opening, it helps maintain the window proportions. In instances where the lower section of the window is obstructed by furniture or other elements, opaque glass panels for the lower panel can be used to maintain the visual balance of the window design while keeping the material consistency intact. The extent of this approach would be agreed during discharge of conditions 7 and 8 following full internal furniture resolution with the intention to maximise natural light and ventilation in the first instance.

5.0 FACADE DESIGN

5.2 EXTERIOR VISUALISATION



A/ Consented Exterior CGI



B/ Proposed Exterior CGI

6

ACCOMMODATION SCHEDULES

6.0 ACCOMMODATION SCHEDULES

6.1 EXISTING SCHEDULE OF ACCOMMODATION

	Standard Studio Apartment	Standard Deluxe Studio Apartment	Adaptable Accessible Apartment	2 Bedroom Apartment	Total Units	Total Bedspaces
Level -1	0	0	0	0	0	0
Level 0	0	0	0	0	0	0
Level 1	5	4	1	4	14	18
Level 2	5	4	1	4	14	18
Level 3	5	4	1	4	14	18
Level 4	5	5	0	4	14	18
Level 5	5	5	0	4	14	18
Level 6	3	5	0	4	12	16
Level 7	3	5	0	4	12	16
Level 8	2	4	0	4	10	14
Level 9	2	4	0	4	10	14
Level 10	2	4	0	4	10	14
Level 11	2	4	0	4	10	14
Level 12	2	4	0	4	10	14
Level 13	2	4	0	4	10	14
Level 14	0	0	0	0	0	0
Total Units	43	56	3	52	154	
Total Bedspaces	43	56	3	104		206
Bedspace Ratio	21%	27%	1.5%	50.5%	-	100%

6.0 ACCOMMODATION SCHEDULES

6.1 EXISTING SCHEDULE OF ACCOMMODATION



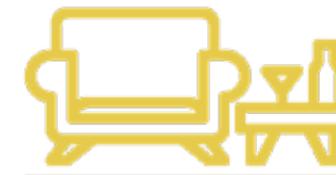
Affordable Office

1,212 sq.m
(1,255 sq.m in Section 106 agreement)



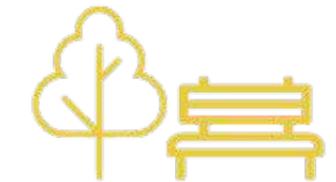
Gross Internal Area

6,791 sq.m
(ex. Affordable Office)
32 sq.m / bedspace
(previously a ratio of 28.5 sq.m / per bedspace at 239 beds)



Internal Amenity

499 sq.m
2.4 sq.m / bedspace
(previously a ratio of 2.0 sq.m / bedspace at 239 beds)



External Amenity

77.5 sq.m

6.0 ACCOMMODATION SCHEDULES

6.2 PROPOSED SCHEDULE OF ACCOMMODATION

	Standard Studio Apartment (17sq.m)	Standard Deluxe Studio Apartment (20sq.m)	Adaptable Accessible Apartment (28sq.m)	5 Bedroom Apartment (12sq.m bedrooms)	6 Bedroom Apartment (12sq.m bedrooms)	Total Units	Total Bedspaces
Level -1	0	0	0	0	0	0	0
Level 0	2	0	0	0	0	2	2
Level 1	9	3	1	1	0	14	18
Level 2	9	3	1	1	0	14	18
Level 3	9	3	1	1	0	14	18
Level 4	9	3	1	1	0	14	18
Level 5	9	3	1	1	0	14	18
Level 6	9	1	1	0	1	12	17
Level 7	9	1	1	0	1	12	17
Level 8	7	1	1	0	1	10	15
Level 9	7	1	1	0	1	10	15
Level 10	7	1	1	0	1	10	15
Level 11	7	1	1	0	1	10	15
Level 12	7	1	1	0	1	10	15
Level 13	7	1	1	0	1	10	15
Level 14	7	1	1	0	0	9	9
Total Units	114	24	14	5	8	165	
Total Bedspaces	114	24	14	25	48		225
Bedspace Ratio	50.5%	10.5%	6.5%	11%	21.5%	-	100%

6.0 ACCOMMODATION SCHEDULES

6.2 PROPOSED SCHEDULE OF ACCOMMODATION



Affordable Office

1,090 sq.m



Gross Internal Area

6,799 sq.m
(ex. Affordable Office)
30 sq.m / bedspace



Internal Amenity

341 sq.m
1.51 sq.m / bedspace



External Amenity

77.5 sq.m

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