

9.5 Sunlight/Daylight & Overshadowing

Summary

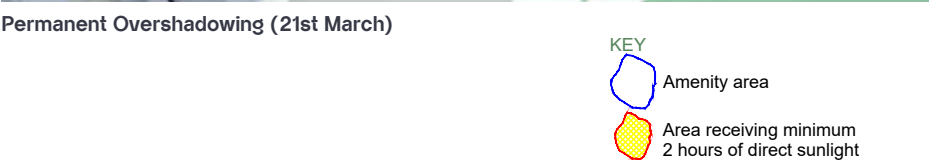
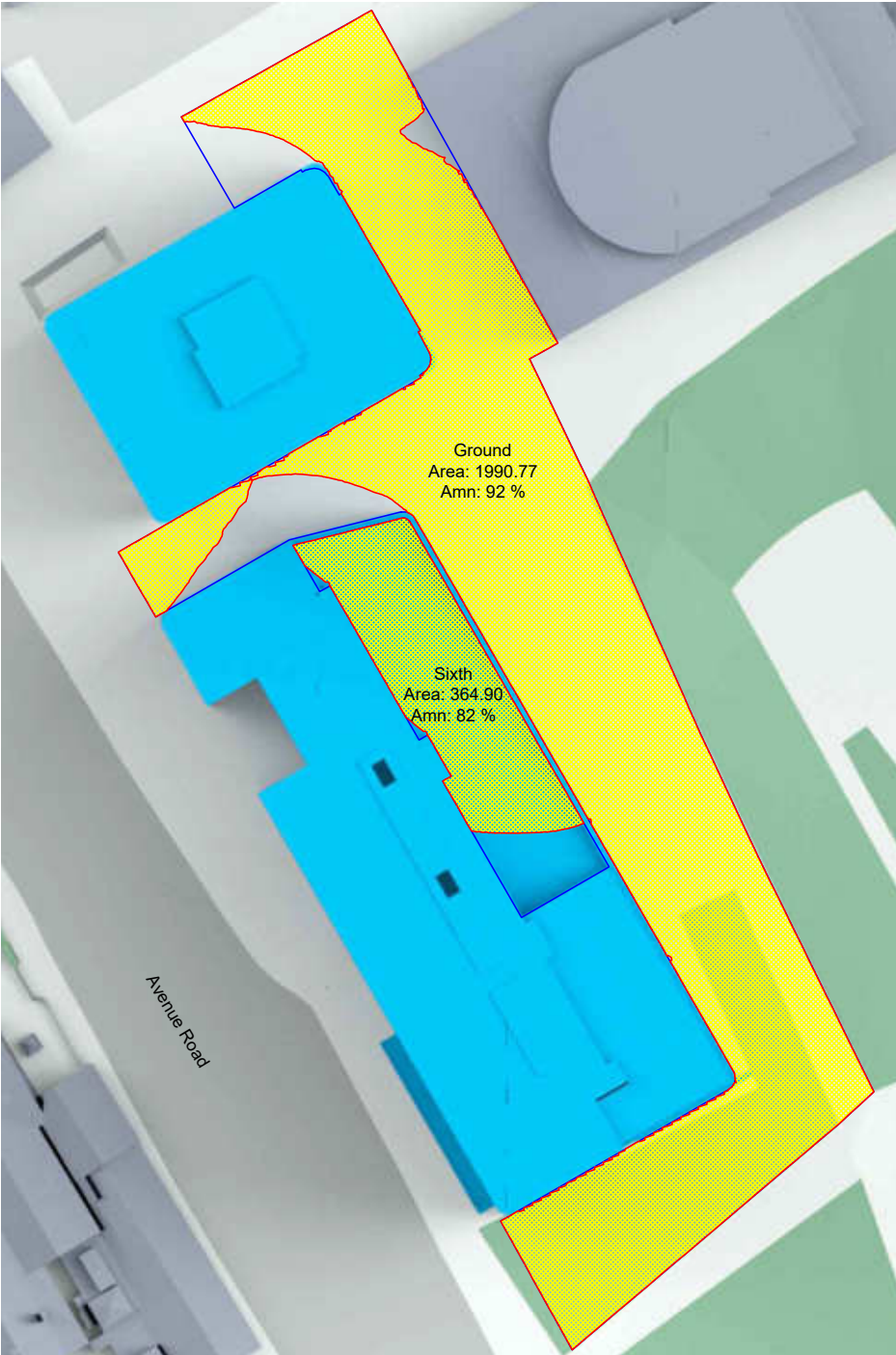
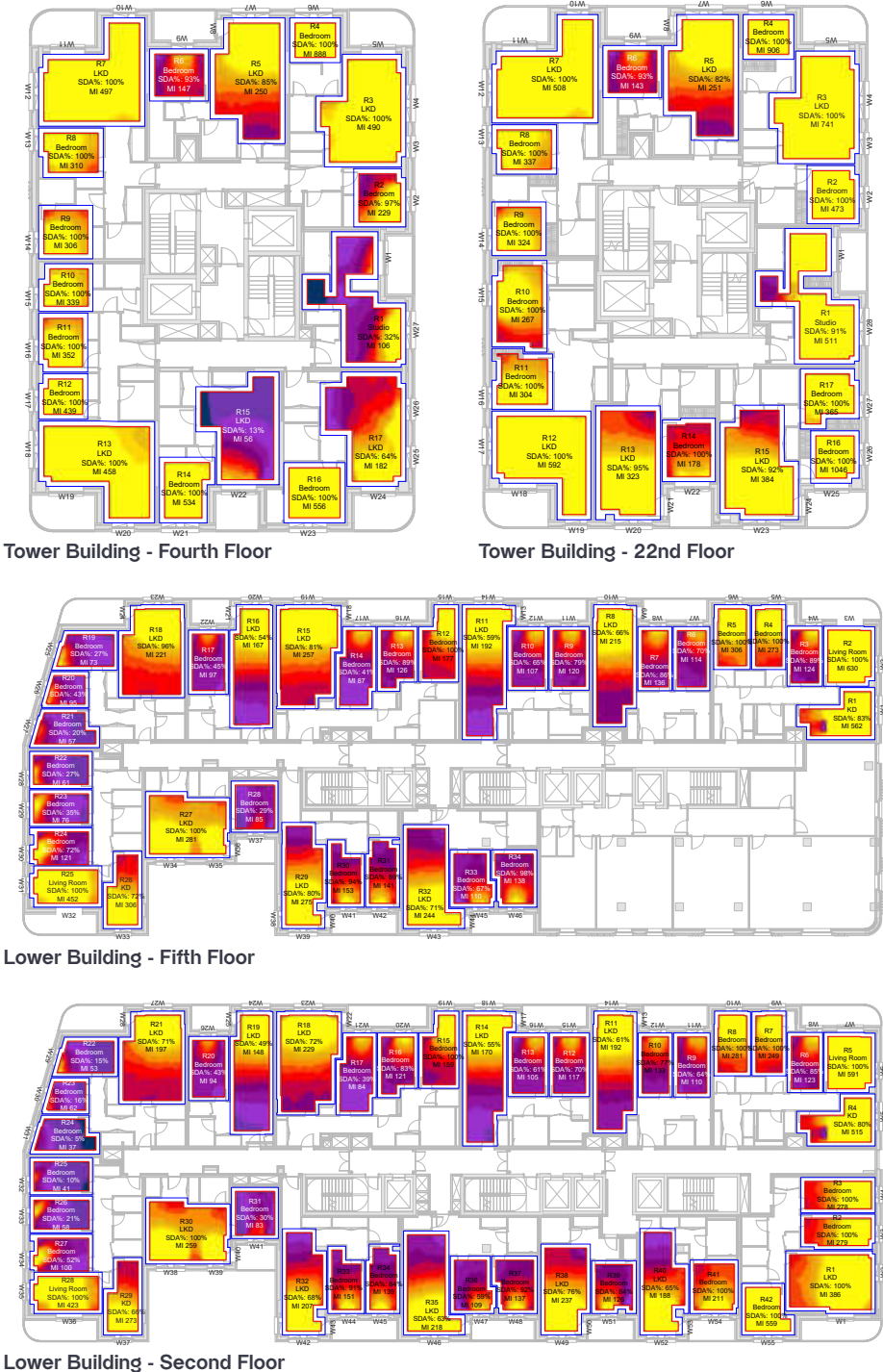
The scheme has been designed to maximise daylight and sunlight within the main living areas of each apartment. As highlighted in the National Planning Policy Framework, the Mayor of London’s Housing SPG, LBC’s planning guidance and the Building Research Establishment (‘BRE’) guide, the guidance relating to daylight and sunlight amenity should be applied flexibly and needs to be balanced against other planning considerations and statutory requirements. In this case, each apartment has been provided with private external amenity space in the form of inset balconies and, where daylight and sunlight is restricted, this needs to be balanced against the benefits of providing private external amenity space, which was not provided to each apartment within the extant permission.

The daylight analysis undertaken by Consil shows that 90% of the rooms assessed would meet or exceed the guideline values given by the BRE. Where the guidance is not met, the vast majority of rooms are bedrooms, where daylight can be considered less important. This level of compliance is considered acceptable in the context if the local area and when balanced against other design considerations.

The sunlight assessment undertaken by Consil shows that 98% of the rooms served by a window orientated within 90-degrees of due south would meet the guidelines given by the BRE. There are only three apartments in the development that are served by south facing windows and do not meet the BRE guidance for sunlight. This level of compliance is considered high in an urban location.

The overshadowing assessment shows that the future occupiers of the development will have access to adequately sunlit communal external amenity spaces throughout the year.

In summary, the daylight and sunlight assessments demonstrate that the proposed habitable rooms within the development and communal external amenity spaces will receive adequate levels of daylight and sunlight amenity, in compliance with national and local planning policy and the guidance provided by the BRE.



9.6 Wind & Microclimate

Summary

Wind microclimate effects were assessed using Computational Fluid Dynamics (CFD) to compare the existing (baseline) conditions with those for the completed and operational development. Wind conditions were categorised in accordance with the industry standard Lawson Comfort Criteria.

Wind conditions in the surrounding area were found to be suitable for a mixture of sitting, standing and leisure walking (strolling). Conditions are windier in the winter and calmer in the summer months.

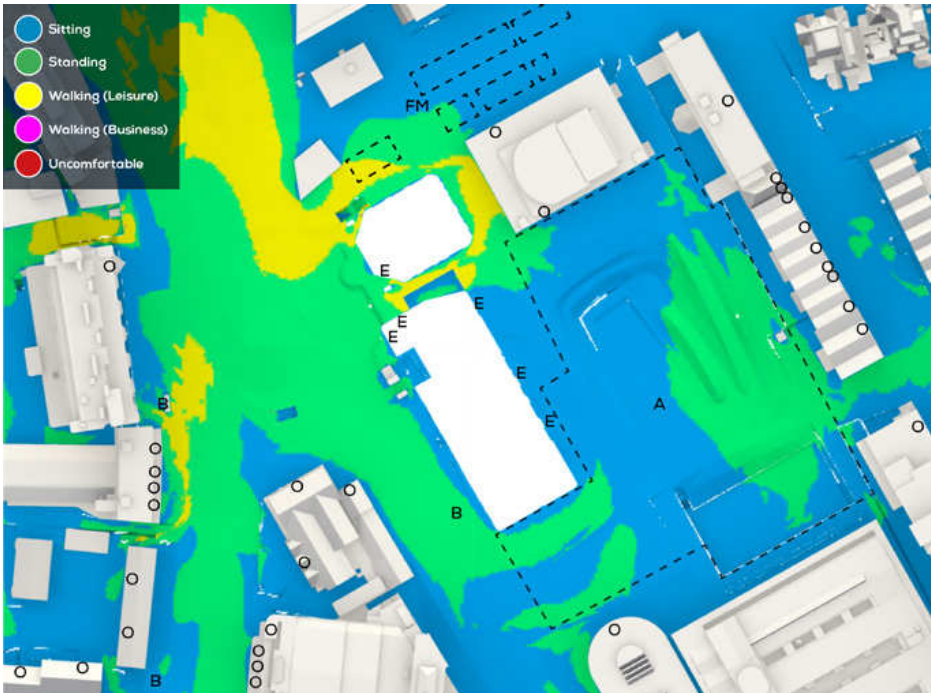
Wind conditions were measured for thoroughfares, roadways, bus stops, building entrances (both proposed and existing off-site), Swiss Cottage Farmer's Market, existing off-site outdoor amenity spaces, the proposed level 6 terrace and proposed balconies.

Mitigation measures were developed to improve the wind conditions on the corner balconies of the tower building, ensuring they remain comfortable and suitable for regular use

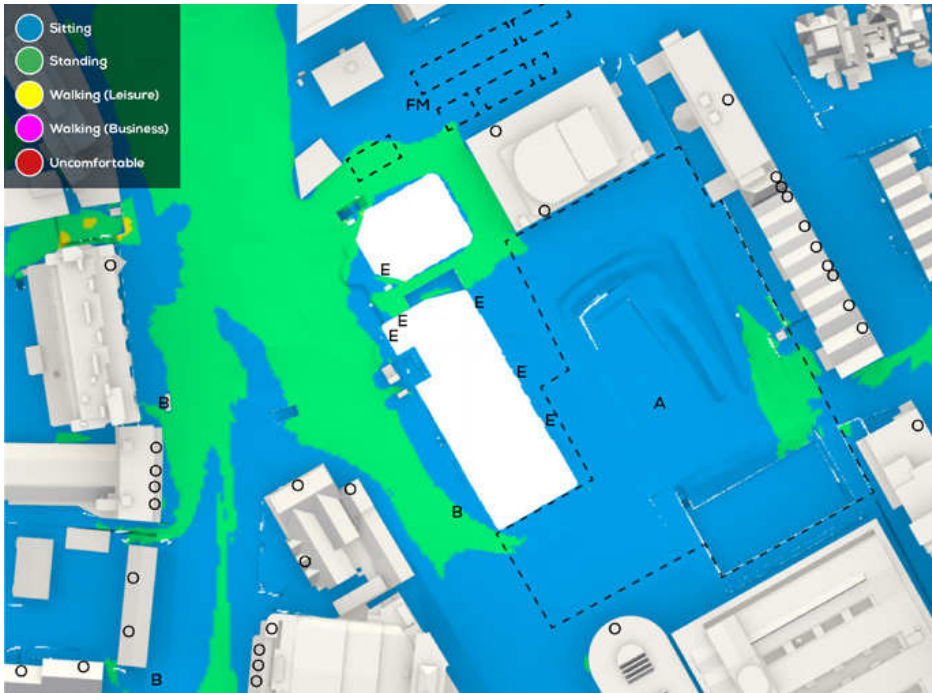
These consist of:

- 1500mm high glazed balustrades for the balconies at the Avenue Road corners of the tower.
- 1500mm high solid balustrades for the balconies at the Open Space corners of the tower
- Full height glazed infills, extending 2000mm from the wall along the balcony length for the balconies on levels 4 to 8 of the north west corner and levels 9 to 15 of the south west corner.

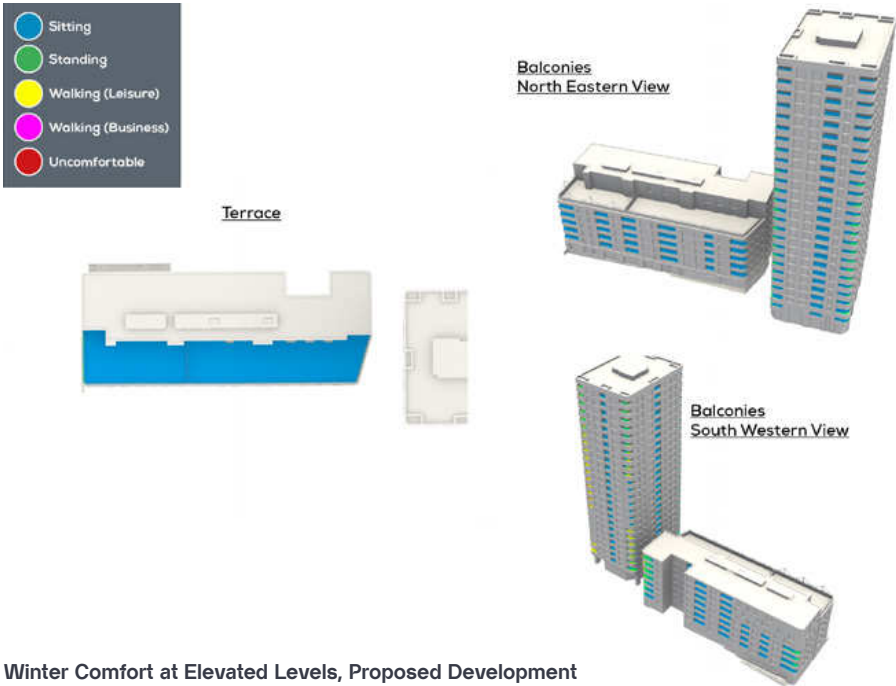
With the above accounted for, all wind conditions were found to be suitable for the intended use, both at ground and elevated levels.



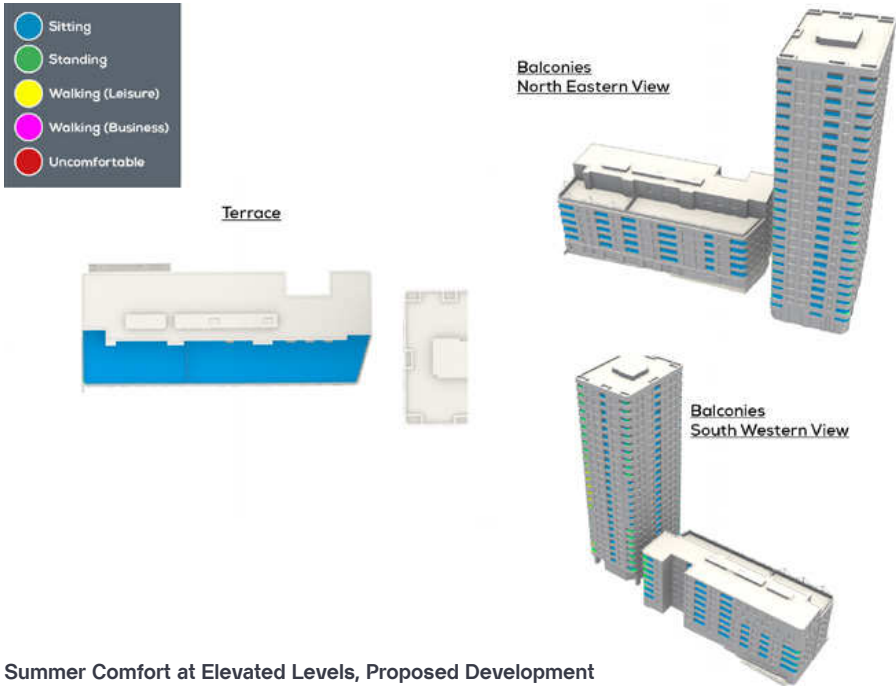
Winter Comfort, Proposed Development with Existing Surrounds



Summer Comfort, Proposed Development with Existing Surrounds



Winter Comfort at Elevated Levels, Proposed Development



Summer Comfort at Elevated Levels, Proposed Development

10.0

Other Considerations



10.1 Accessibility Statement

Introduction

This section addresses accessibility considerations. Given the site's topography, there is a level change along the north-south axis. To accommodate this, the ground floor has been designed with stepped levels to ensure all entrances are accessible and meet the needs of all users.

9.1 Inclusive Access

Taking guidance from BS8300, Approved Document M, GLA and LBC policy and Equalities Act, the proposals have been designed to provide modern residential and support accommodation that will provide an inclusive environment for residents and visitors.

This has been used for the following, but not limited, design items:

- Access to main entrances
- Lift access and controls
- Staircase design
- Refuge points
- Internal circulation and access doors
- Visual contrasting of internal finishes and elements
- Accessible WC and shower layouts

9.2 Access to Public Transport

- Four different tube exits within 2-3 minutes walking distance and providing access to the Jubilee line. Two of these are located by the main entrances.
- Bus stops around the site with extensive links to the east-west and north-south of the city.
- Bike rack spaces around the site in different areas.

9.3 Access for service vehicles

- Access for service vehicles is located between the proposed buildings and Hampstead Theatre. This will be restricted access.

9.4 Private Vehicle and Cycle Parking

- Car Park (Basement) is accessed from Eton Avenue with a ramp underneath Hampstead Theatre
- Nine car park spaces altogether: eight accessible bays and one service bay
- 327 bike rack spaces: 233 for market sale users and 94 for Affordable users.

9.5 Residential Entrances

- Main entrances to the tower building (market sale) are located along Avenue Road.
- Main entrances to the lower building (affordable and community space) are located along the East elevation, overlooking Swiss Cottage open space and North elevation along the new link. All main entrances are step-free and will have power assisted doors.
- All entrances are have a minimum clear opening width of 1000 mm.
- Secondary entrances are provided for delivery service, management and escape routes.

9.6 Retail Entrances

- Provision of step-free main entrances along the park side to lower building and tower building commercial units.
- Additional stepped entrance to the lower building commercial unit from Avenue Road.

9.7 Vertical Circulation

- Three lifts provide access from basement level to all upper levels; one to the tower building (market sale, levels G-25), one to the affordable residences within the lower building (levels G-7) & one to the community space within the lower building (levels G, 5-7)
- Staircases will be provided with standard handrails along both sides.

9.8 Horizontal Circulation

- Step-free horizontal access is provided in each floor.
- Step-free alternative routes are provided in the basement.
- Corridors have a minimum width of 1500mm, which increases to 1800mm in front of lifts within the lower building.
- Lift lobbies in the tower building are 2500mm deep.

9.9 Residential Terraces

- Roof terrace on level 6 of the lower building has separate sections affordable apartments and community space.
- Each section is accessed their respective cores.

9.10 Services and Roofs

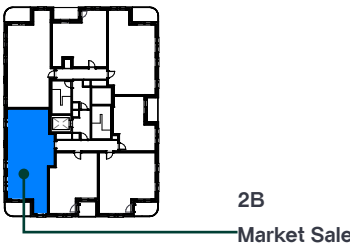
- Plant roof space on level 8 of the Lower Building is only accessible for maintenance.

9.11 Energy Centre

- Energy centre (level -01) is accessed via the Car Park ramp or alternatively via the different cores.
- A lifting platform for replacement will be provided if required.

9.12 Wheelchair Adaptable units

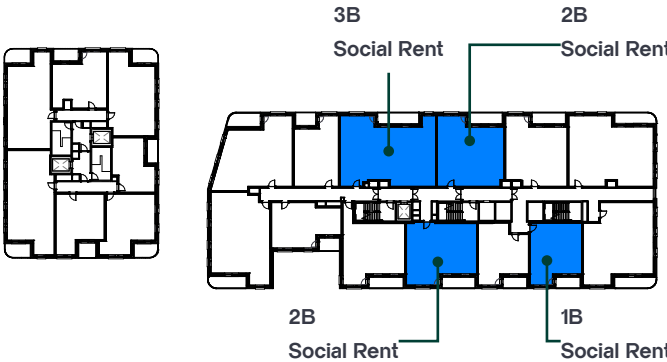
- A minimum of 10% of flats meet Wheelchair Housing Design Guide standards. 17no. of these are located in the lower building with a further 7no. in the in the tower. This equates to over 24% of the affordable provision and 4% of the market sale provision.
- M4.3 (2)(a) wheelchair adaptable dwellings for market and intermediate tenures and
- M4.3 (2)(b) wheelchair accessible dwellings for social rent / affordable rent tenures



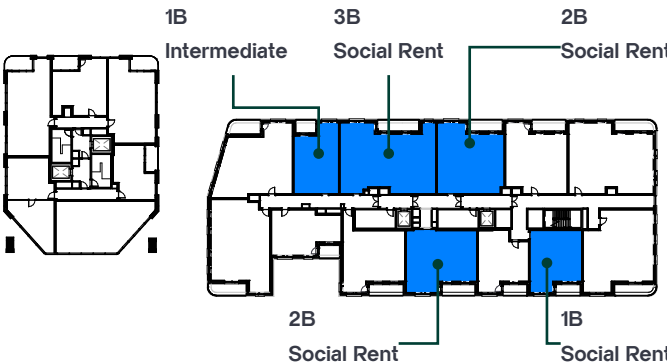
19th to 25th Floor Plan - M4.3 apartment locations



Fourth Floor Plans - M4.3 apartment locations






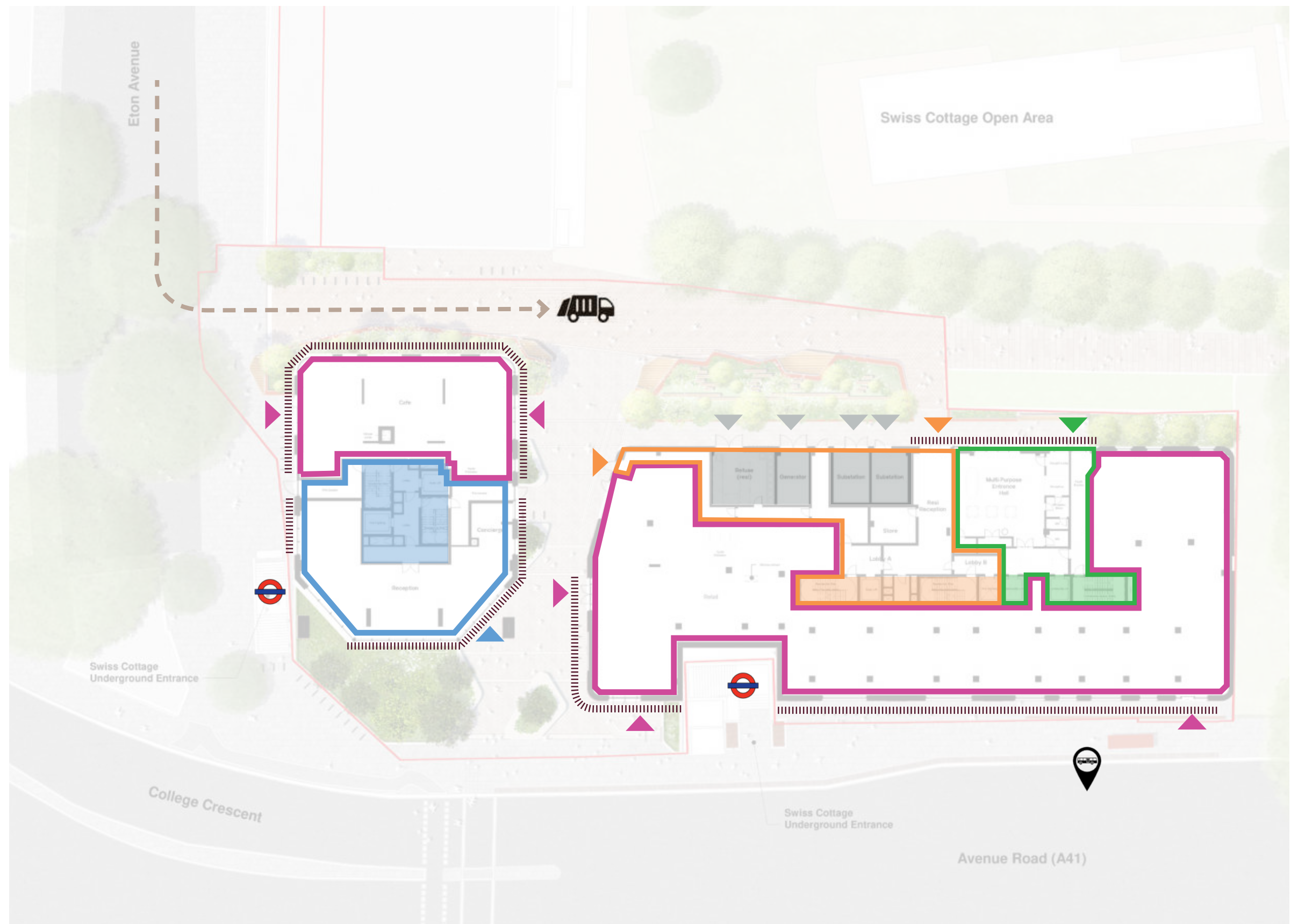
2nd and 3rd Floor Plans - M4.3 apartment locations



First Floor Plan - M4.3 apartment locations

10.2 Access Ground Floor

- KEY**
- Site Boundary
 - ▶ Main entrance - Market sale
 - ▶ Main entrance - Affordable
 - ▶ Main entrance - Community space
 - ▶ Main entrance - Commercial unit
 - ▶ Plant/BOH access
 - Market Sale access
 - Affordable access
 - Community space access
 - Commercial unit access
 - Shared Access
 - Active frontage
 - Core - Market sale
 - Core - Affordable
 - Core - Community space
 - BOH & plant areas
 -  Tube station entrance
 -  Bus Stop
 -  Service vehicle area
 - ▶ Service vehicle access route

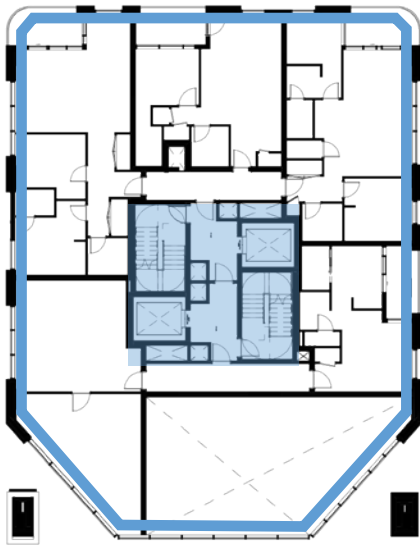


10.2 Access

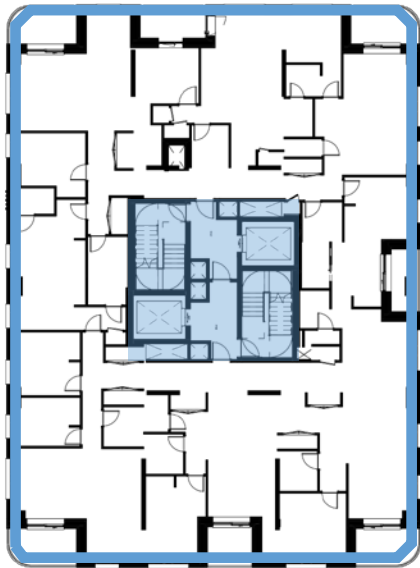
Upper Levels

- KEY**
- Market sale access
 - Affordable access
 - Community space access
 - Core - Market sale
 - Core - Affordable
 - Core - Community space

Level 1-4



Level 5

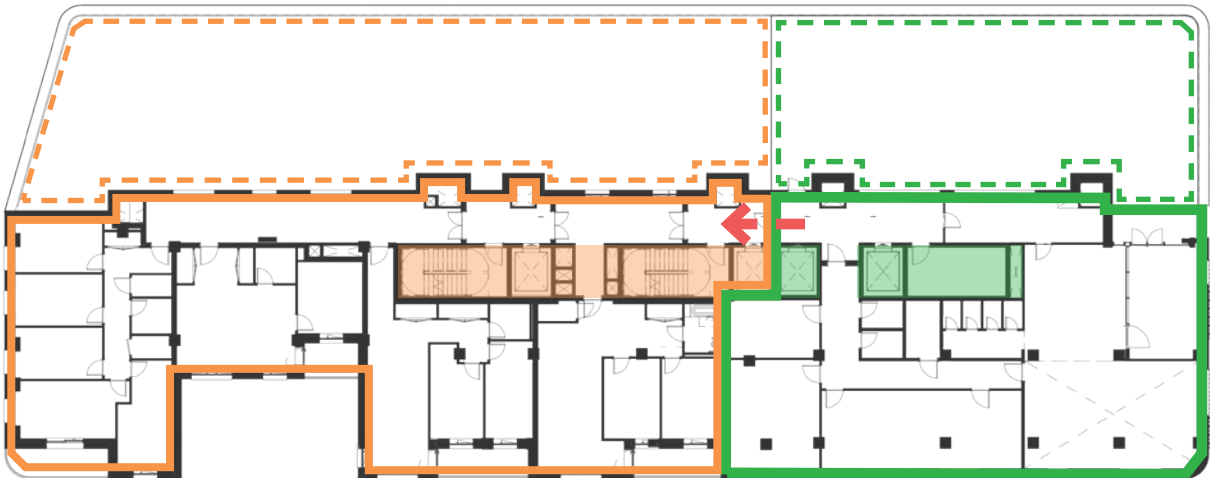
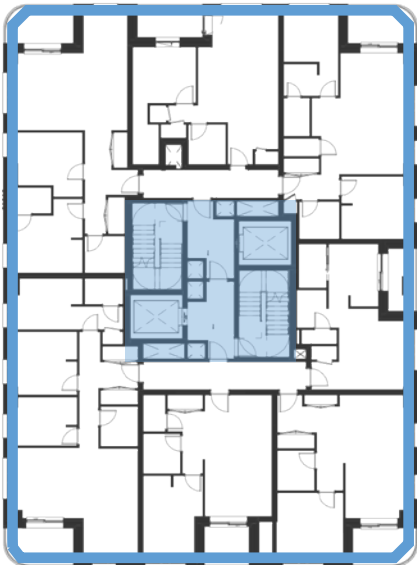


10.2 Access

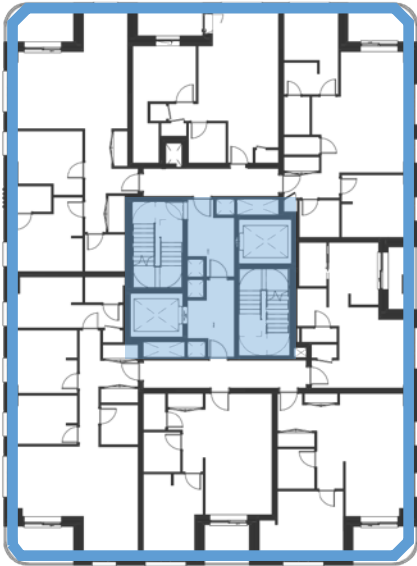
Upper Levels

- KEY
- Market sale access
 - Affordable access
 - Affordable access (outdoor)
 - Community space access
 - Community space access (outdoor)
 - Community space fire escape through affordable
 - Core - Market sale
 - Core - Affordable
 - Core - Community space

Level 6



Level 7

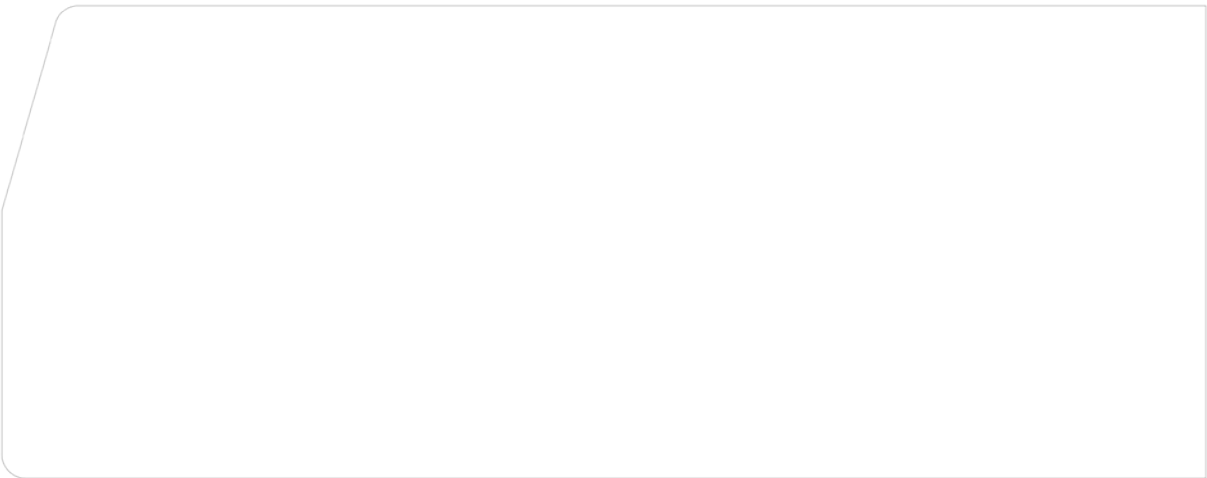
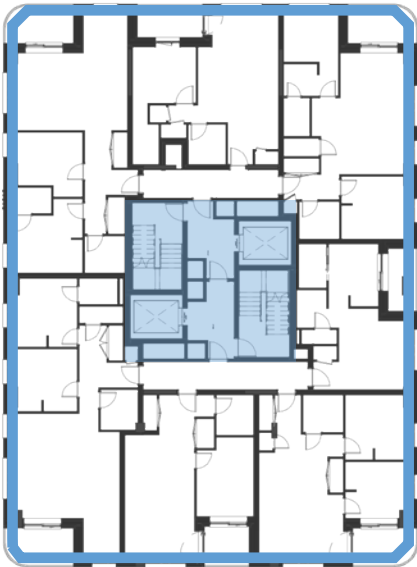


10.2 Access

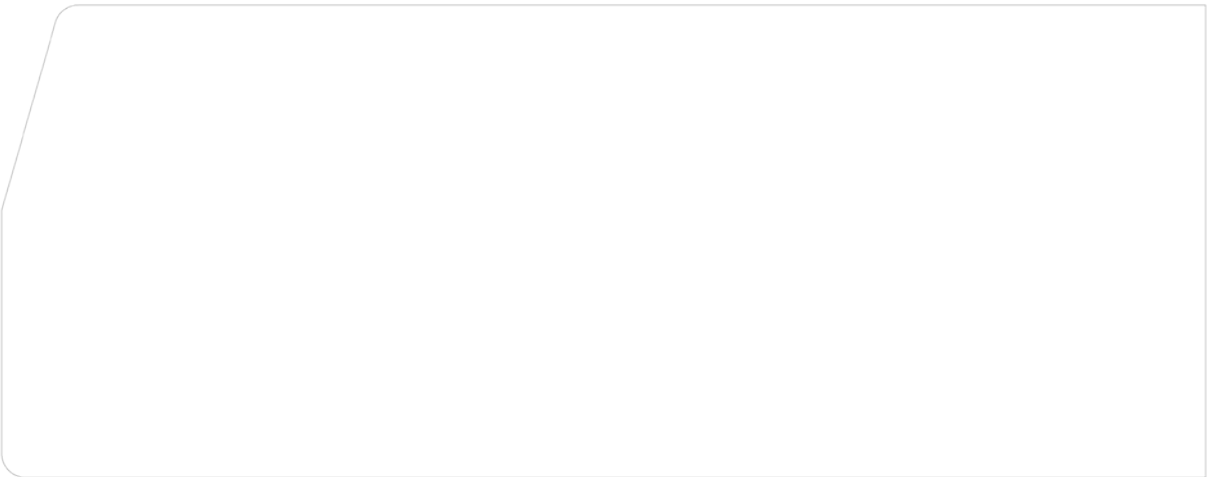
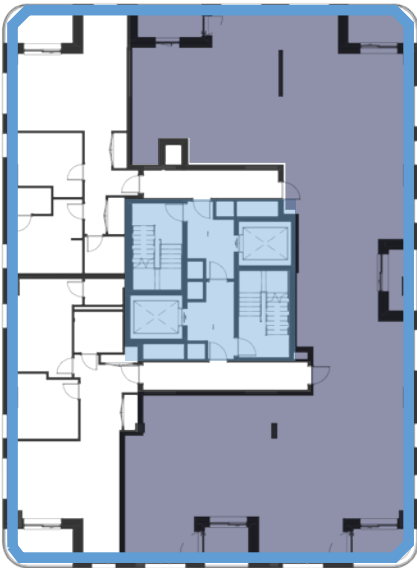
Upper Levels

- KEY**
- Market sale access
 - Core - Market sale
 - Amenity - market sale

Level 13



Level 25



10.3 Crime Impact / Secure by Design Assessment

Extant Permission Committee Report

The comments from the Extant Permission Committee Report states that the following arrangements were considered to meet the requirements of Secured by Design:

- Active frontages are included at ground level on all elevations, except the southern elevation of the lower block, which represents an improvement over the existing situation.
- Overlooking of public spaces will help deter crime and anti-social behaviour, while conditions will ensure landscaping does not contribute to such issues.
- The façade design avoids recesses that could encourage anti-social or criminal activity.
- Key security features include a 24-hour concierge in the tower lobby, fob-controlled access to the lower block and tower from the car park, and infra-red activated vehicular access to the basement car park, restricted to residents with allocated spaces. Additionally, the car park will be monitored by CCTV, overseen by the concierge, and a condition requiring details of lighting has been recommended. These measures collectively meet Secured by Design standards and are considered acceptable

Meeting with Designing Out Crime Officer (07.12.24)

After consulting with the Designing Out Crime Officer (DOCO) about the proposed development, it has been confirmed that the extant scheme aligned with Secured by Design principles, in accordance with Policy CS17 and CPG1 (Design). The DOCO was supportive of the proposals, recognizing improvements made to enhance safety and security. During consultation, the following enhancements were considered for the s73 Application:

Active Frontages

- Active frontages are incorporated at ground floor level to Avenue Road, Open Space and tower facing elevations of the lower building, significantly

improving security compared to the existing situation.

- Overlooking of the public realm and open spaces by the proposed buildings enhances natural surveillance, discouraging crime and anti-social behaviour.

Façade and Landscaping

- The façade has been designed without recesses, preventing opportunities for anti-social or criminal behaviour.
- Landscaping details will be secured via condition to ensure they do not encourage crime or create a fear of crime.

Access and Monitoring

- A 24/7 concierge in the tower lobby with CCTV monitoring
- Fob-controlled entry to the buildings and car park for residents only.

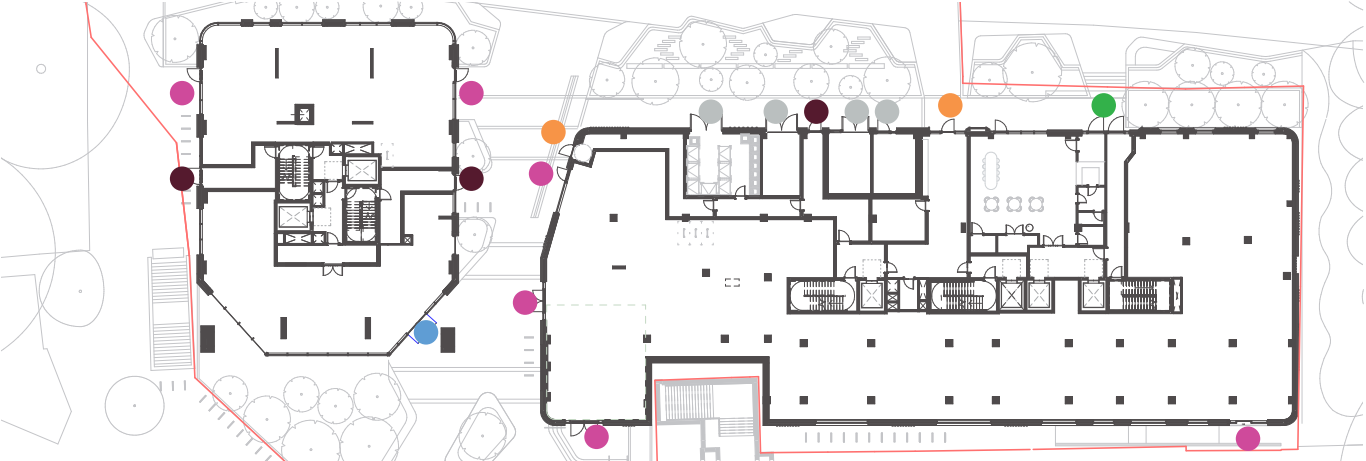
KEY

- Vehicle barrier - roller shutter
- Secure residents access - market sale
- Secure residents access - affordable
- Visitor & staff access - community space
- Public access - commercial unit
- Service & maintenance access
- Fire exit (no external access)
- Secure terrace access - affordable
- Secure terrace access - community space
- Secure line - market sale
- Secure line - affordable

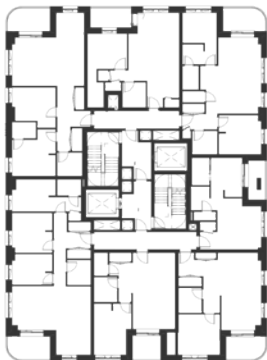
Basement Level



Level 00



Level 6



11.0

Summary & Conclusions



11.1 Overview of Proposals

To conclude, this Section 73 application seeks to amend planning permission ref. 2014/1617/PA, which was granted at appeal in 2016 for the redevelopment of 100 Avenue Road. Since then, the planning permission has been subject to minor amendments under Section 96a of the Town & Country Planning Act (1990) and has been implemented, as confirmed by the London Borough of Camden. However, while demolition and basement construction works were undertaken by the previous owner, above-ground works stalled. Regal Avenue Road Limited acquired the site in 2024 and now intends to deliver the redevelopment promptly, subject to securing this Section 73 amendment.

The revised proposal maintains the approved massing and footprint while optimising the scheme to align with current technical standards and improve its overall deliverability.

Key features of revised proposal



- Environmentally sustainable design:** The existing foundations are reused, minimising environmental impact
- Updated Façade Design:** The façade has been redesigned to meet the latest standards, including Approved Document O for overheating, while ensuring contextual and buildable design solutions
- Active Travel Encouraged:** The revised scheme includes increased cycle storage, promoting sustainable, fossil fuel-free transportation



- Increased Housing Provisions:** The proposals deliver 53 additional homes compared to the extant scheme, bringing the total to 237 homes within the approved massing
- Increased Affordable Housing:** A total of 70 affordable homes are now provided, an uplift of 16 from the extant scheme achieving an increased total of 35% affordable housing by GIA and habitable room
- Improved residential standards:** All homes are designed to meet the latest Building Regulations, including 90% M4(2) and 10% M4(3) units, across a mix of tenures and sizes



11.2 Planning Benefits

The revised proposals result in the following benefits, many of which improve upon the level secured under the Implemented Permission:

- Redevelopment of a previously developed brownfield site to provide 237 new high-quality homes, providing a net uplift of 53 additional units when compared to the Implemented Permission to help Camden meet their local housing targets, without affecting the overall massing envelope of the development;
- 70 affordable homes equating to 35% affordable housing (by habitable room), representing an increase from the 23% affordable housing (by habitable room) secured under the Implemented Permission;
- The inclusion of a second residential stair within each residential block to ensure the highest standards of fire safety have been accounted for future residents of the development;
- Delivers appropriate buildings of high quality architecture that is well-related to the surrounding context and the neighbouring buildings;
- A car free development (with the exception of disabled parking provision) with cycle parking spaces provided in accordance with policy requirements, supporting the Council's aspirations for sustainable green transport solutions in the area;
- The inclusion of significant urban greening, far in excess of the Implemented Permission (0.06); and
- Sustainability benefits including SuDs and BREEAM 'Excellent' for the non-residential component together with a 77% improvement over Part L 2021 Building Regulations, thus contributing to a reduction of emissions compared to the Implemented Permission.

12.0

Appendix 1

Accommodation & Area Schedules



12.1 Proposed Total GIA/ NIA (SQM)

Tower Building Residential Areas			Tower Building Retail			Lower Building Residential Areas			Lower Building Retail			Community Space		
Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²
B1	509.1 24165 453.5 247.9					B1 (Res)	389.7 24165 210.7					B1	143.8	90.2
0	193.5 127		00 (Retail)	230.0	226.8	00 (Amenity) 00 (Residential) 00 (Plant, BoH & Refuse)	208.6 114		00 (Retail)	957.0	935.2	0	185.4	82.7
1	74.7 357.8	239.5				1	1318	1067.9				1	312	0.0
2	561.3	434.7				2	1318	1067.9				2	312	0.0
3	561.3	434.7				3	1318	1067.9				3	312	0.0
4	561.3	434.7				4	1318	1067.9				4	312	0.0
5	561.3	434.7				5	1068.4	856.4				5	304.4	267.8
6	561.3	434.7				6	473.1	306.9				6	333.1	297.6
7	561.3	434.7				7	473.1	306.9				7	280.6	244.9
8	561.3	434.7				RF								
9	561.3	434.7												
10	561.3	434.7												
11	561.3	434.7												
12	561.3	434.7												
13	561.3	434.7												
14	561.3	434.7												
15	561.3	434.7												
16	561.3	434.7												
17	561.3	434.7												
18	561.3	434.7												
19	561.3	434.7												
20	561.3	434.7												
21	561.3	434.7												
22	561.3	434.7												
23	561.3	434.7												
24	561.3	434.7												
25	270.9 289.4	159.4												
TOTAL AREA m ²	15675.35	10397		230	226.8		8451.25	5741.8		957	935.2		1372.1	893

Private GIA m ²	15,675	65%
Private NIA m ²	10,397	64%
Private Hab Rooms	406	64%
AH GIA m ²	8,451	35%
AH NIA m ²	5,742	36%
AH Hab Rooms	228	36%
Retail GIA m ²	1187	
Retail NIA m ²	1162	
Winch GIA m ²	1372.1	
Winch NIA m ²	893	
Total Scheme GIA r	26,686	

12.2 Unit by Floor Level Breakdown

Tower Building Apartments											Lower Building Apartments											HAB ROOMS TOWER		HAB ROOMS LOWER			
Floor	Studio	1B2P	1B2P	1B2P	1B2P	2B3P	2B4P	2B4P	2B4P	3B6P	UNITS PER FLOOR	1B2P	1B2P	1B2P	1B2P	2B4P	2B4P	2B4P	2B4P	3B5P-4HB	3B6P-5HB	3B6P-5HB	3B6P-4HB	3B6P-4HB	UNITS PER FLOOR		
	37.9	53.0	50.8	55.6	50.7	62.2	71.4	77.2	82.2	88.9		54.8	57.1	52	58.2	73	80.1	77.3	86.5	94.7	99	110.8	123.1	101.3			
B1																											
0																											
1	1	1					1	1			4	1	1	1	1	1	1	1	1	1	1	1	1	1	13	9	42
2	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	13	17	42
3	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	13	17	42
4	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	13	17	42
5	1	1		1	1		1	1		1	7	1	1			1	1	1	1	1	1	1	1		10	17	34
6	1	1		1	1		1	1		1	7	1				1	1				1				4	17	13
7	1	1		1	1		1	1		1	7	1				1	1				1				4	17	13
8	1	1		1	1		1	1		1	7					1	1				1					17	13
9	1	1		1	1		1	1		1	7															17	0
10	1	1		1	1		1	1		1	7															17	0
11	1	1		1	1		1	1		1	7															17	0
12	1	1		1	1		1	1		1	7															17	0
13	1	1	1			1	1	1	1		7															17	0
14	1	1	1			1	1	1	1	1	7															17	0
15	1	1	1			1	1	1	1		7															17	0
16	1	1	1			1	1	1	1		7															17	0
17	1	1	1			1	1	1	1	1	7															17	0
18	1	1	1			1	1	1	1	1	7															17	0
19	1	1	1			1	1	1	1	1	7															17	0
20	1	1	1			1	1	1	1	1	7															17	0
21	1	1	1			1	1	1	1	1	7															17	0
22	1	1	1			1	1	1	1	1	7															17	0
23	1	1	1			1	1	1	1	1	7															17	0
24	1	1	1			1	1	1	1	1	7															17	0
25								1	1	1	2															6	0
TOTAL AREA m²																											
TOTAL UNITS	24	24	12	11	11	12	24	25	13	11	167	7	5	4	4	7	7	5	5	5	7	5	5	4	70	406	228
TOTAL UNIT TYPE	24	58				74				11		20				24				26				70	237	64.04%	35.96%
										167																	

12.3 Unit by Unit Breakdown

Tower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
1	A.1.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.1.2	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.1.3	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.1.4	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			239.5 m ²	9				
2	A.2.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.2.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.2.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.2.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.2.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.2.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.2.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
3	A.3.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.3.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.3.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.3.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.3.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.3.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.3.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
4	A.4.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.4.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.4.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.4.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.4.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.4.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.4.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
5	A.5.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.5.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.5.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.5.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.5.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.5.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.5.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
6	A.6.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.6.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.6.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.6.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.6.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.6.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.6.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
7	A.7.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.7.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.7.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.7.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.7.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.7.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.7.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
8	A.8.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.8.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.8.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.8.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.8.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.8.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.8.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
9	A.9.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.9.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.9.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.9.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.9.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.9.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.9.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				
10	A.10.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.10.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.10.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.10.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.10.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.10.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.10.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

12.3 Unit by Unit Breakdown

Tower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
11	A.11.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.11.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6
	A.11.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.11.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.11.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.11.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.11.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

12	A.12.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.12.2	1B2P	55.6 m ²	2	Market Sale	M4(2)	Dual	6.4
	A.12.3	1B2P	50.7 m ²	2	Market Sale	M4(2)	Single	5
	A.12.4	3B5P	88.9 m ²	4	Market Sale	M4(2)	Dual	8
	A.12.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.12.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.12.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

13	A.13.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.13.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.13.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.13.4	2B4P	82.2 m ²	3	Market Sale	M4(2)	Dual	8
	A.13.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.13.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.13.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

14	A.14.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.14.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.14.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.14.4	2B4P	82.2 m ²	3	Market Sale	M4(2)	Dual	8
	A.14.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.14.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.14.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

15	A.15.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.15.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.15.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.15.4	2B4P	82.2 m ²	3	Market Sale	M4(2)	Dual	8
	A.15.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.15.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.15.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
16	A.16.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.16.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.16.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.16.4	2B4P	82.2 m ²	3	Market Sale	M4(2)	Dual	8
	A.16.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.16.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.16.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

17	A.17.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.17.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.17.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.17.4	2B4P	82.2 m ²	3	Market Sale	M4(2)	Dual	8
	A.17.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.17.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.17.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

18	A.18.1	Studio	37.9 m ²	1	Market Sale	M4(2)	Single	5
	A.18.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.18.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.18.4	2B4P	82.2 m ²	3	Market Sale	M4(2)	Dual	8
	A.18.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.18.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.18.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.7 m ²	17				

19	A.19.1	Studio	37.7 m ²	1	Market Sale	M4(2)	Single	5
	A.19.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.19.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.19.4	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	8
	A.19.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.19.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.19.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.5 m ²	17				

20	A.20.1	Studio	37.7 m ²	1	Market Sale	M4(2)	Single	5
	A.20.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.20.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.20.4	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	8
	A.20.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.20.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.20.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.5 m ²	17				

12.3 Unit by Unit Breakdown

Tower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
21	A.21.1	Studio	37.7 m ²	1	Market Sale	M4(2)	Single	5
	A.21.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.21.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.21.4	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	8
	A.21.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.21.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.21.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.5 m ²	17				

22	A.22.1	Studio	37.7 m ²	1	Market Sale	M4(2)	Single	5
	A.22.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.22.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.22.4	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	8
	A.22.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.22.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.22.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.5 m ²	17				

23	A.23.1	Studio	37.7 m ²	1	Market Sale	M4(2)	Single	5
	A.23.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.23.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.23.4	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	8
	A.23.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.23.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.23.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.5 m ²	17				

24	A.24.1	Studio	37.7 m ²	1	Market Sale	M4(2)	Single	5
	A.24.2	2B3P	62.2 m ²	3	Market Sale	M4(2)	Dual	6.4
	A.24.3	1B2P	50.8 m ²	2	Market Sale	M4(2)	Single	5
	A.24.4	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	8
	A.24.5	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
	A.24.6	1B2P	53.0 m ²	2	Market Sale	M4(2)	Single	6
	A.24.7	2B4P	71.4 m ²	3	Market Sale	M4(2)	Dual	7
Total			434.5 m ²	17				

25	A.25.1	2B4P	82.2 m ²	3	Market Sale	M4(3)	Dual	7
	A.25.2	2B4P	77.2 m ²	3	Market Sale	M4(2)	Dual	7
Total			159.4 m ²	6				

12.3 Unit by Unit Breakdown

Lower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
1	B.1.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.1.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.1.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.1.4	3B6P	94.7 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.1.5	1B2P	57.1 m ²	2	Intermediate	M4(3)	Single	5
	B.1.6	3B6P	123.1 m ²	4	Social/ Affordable Rent	M4(3)	Single	9
	B.1.7	2B4P	86.5 m ²	3	Social/ Affordable Rent	M4(3)	Single	7.3
	B.1.8	2B4P	77.3 m ²	3	Intermediate	M4(2)	Single	7.2
	B.1.9	3B6P	110.8 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.1.10	3B6P	101.3 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.1.11	1B2P	58.2 m ²	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.1.12	1B2P	52.0 m ²	2	Intermediate	M4(2)	Single	5
	B.1.13	2B4P	80.1 m ²	3	Social/ Affordable Rent	M4(3)	Single	7.1
Total			1067.9 m ²	42				

2	B.2.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.2.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.2.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.2.4	3B6P	94.7 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.2.5	1B2P	57.1 m ²	2	Intermediate	M4(2)	Single	5
	B.2.6	3B6P	123.1 m ²	4	Social/ Affordable Rent	M4(3)	Single	9
	B.2.7	2B4P	86.5 m ²	3	Social/ Affordable Rent	M4(3)	Single	7.3
	B.2.8	2B4P	77.3 m ²	3	Intermediate	M4(2)	Single	7.2
	B.2.9	3B6P	110.8 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.2.10	3B6P	101.3 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.2.11	1B2P	58.2 m ²	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.2.12	1B2P	52.0 m ²	2	Intermediate	M4(2)	Single	5
	B.2.13	2B4P	80.1 m ²	3	Social/ Affordable Rent	M4(3)	Single	7.1
Total			1067.9 m ²	42				

3	B.3.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.3.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.3.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.3.4	3B6P	94.7 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.3.5	1B2P	57.1 m ²	2	Intermediate	M4(2)	Single	5
	B.3.6	3B6P	123.1 m ²	4	Social/ Affordable Rent	M4(3)	Single	9
	B.3.7	2B4P	86.5 m ²	3	Social/ Affordable Rent	M4(3)	Single	7.3
	B.3.8	2B4P	77.3 m ²	3	Intermediate	M4(2)	Single	7.2
	B.3.9	3B6P	110.8 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.3.10	3B6P	101.3 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.3.11	1B2P	58.2 m ²	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.3.12	1B2P	52.0 m ²	2	Intermediate	M4(2)	Single	5
	B.3.13	2B4P	80.1 m ²	3	Social/ Affordable Rent	M4(3)	Single	7.1
Total	Total		1067.9 m ²	42				

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
4	B.4.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.4.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.4.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.4.4	3B6P	94.7 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.4.5	1B2P	57.1 m ²	2	Intermediate	M4(2)	Single	5
	B.4.6	3B6P	123.1 m ²	4	Social/ Affordable Rent	M4(3)	Single	9
	B.4.7	2B4P	86.5 m ²	3	Intermediate	M4(3)	Single	7.3
	B.4.8	2B4P	77.3 m ²	3	Intermediate	M4(2)	Single	7.2
	B.4.9	3B6P	110.8 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.4.10	3B6P	101.3 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.4.11	1B2P	58.2 m ²	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.4.12	1B2P	52.0 m ²	2	Intermediate	M4(2)	Single	5
	B.4.13	2B4P	80.1 m ²	3	Intermediate	M4(3)	Single	7.1
Total	Total		1067.9 m ²	42				

5	B.5.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.5.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.5.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.5.4	3B5P	94.8 m ²	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.5.5	1B2P	57.1 m ²	2	Intermediate	M4(2)	Single	5
	B.5.6	3B6P	123.1 m ²	4	Social/ Affordable Rent	M4(2)	Single	9
	B.5.7	2B4P	86.5 m ²	3	Intermediate	M4(2)	Single	7.3
	B.5.8	2B4P	77.3 m ²	3	Intermediate	M4(2)	Single	7.2
	B.5.9	3B6P	110.8 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.5.10	2B4P	80.1 m ²	3	Intermediate	M4(2)	Single	7.1
Total			856.5 m ²	34				

6	B.6.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.6.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.6.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.6.4	2B4P	80.1 m ²	3	Intermediate	M4(2)	Single	7.1
Total			306.9 m ²	13				

7	B.7.1	2B4P	73.0 m ²	3	Intermediate	M4(2)	Dual	7.2
	B.7.2	1B2P	54.8 m ²	2	Intermediate	M4(2)	Single	5.1
	B.7.3	3B6P	99.0 m ²	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.7.4	2B4P	80.1 m ²	3	Intermediate	M4(2)	Single	7.1
Total			306.9 m ²	13				

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