

Appendix –
5.4. Area & Accommodation
Schedules

5.4. Area & Accommodation Schedules

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Proposed Accommodation Mix

Flat No.	Flat Type			Area NIA	
	1 Bed	2 Bed	3 Bed	m ²	ft ²
001-Duplex	1			52	554
002-Duplex		1		97	1,036
101		1		96	1,035
102		1		73	790
103	1			60	643
104		1		82	880
105		1		93	1,004
106	1			55	593
201		1		97	1,044
202	1			48	519
203	1			60	643
204		1		98	1,056
205		1		93	1,003
206	1			53	574
301		1		95	1,025
302		1		97	1,044
303-Duplex			1	141	1,510
304		1		93	1,005
305		1		74	797
306	1			53	574
401			1	124	1,334
Total	7	12	2	1,723	18,663

Existing Floorspace (by Floor)

Existing Areas	GEA		GIA	
	m ²	ft ²	m ²	ft ²
Basement	917	9,871	809	8,709
Ground Floor	811	8,723	707	7,608
Mezzanine	372	4,007	203	2,186
First Floor	479	5,152	405	4,358
Second Floor	389	4,188	327	3,517
Third Floor	312	3,349	261	2,803
Total	3,280	35,290	2,712	29,181

Existing Floorspace (by Use)

Existing Areas	GEA		GIA	
	m ²	ft ²	m ²	ft ²
Retail (A1) & Café (A3)	578	6,211	502	5,394
Office (B1a)	741	7,972	624	6,711
Residential (C3)	580	6,243	495	5,323
Night Club Sui Generis)	1,246	13,418	994	10,699
HMO (Sui Generis)	135	1,446	97	1,054
Total	3,280	35,290	2,712	29,181

Proposed Floorspace (by Floor)

Proposed Areas	GEA		GIA	
	m ²	ft ²	m ²	ft ²
Basement	952	10,246	881	9,490
Ground Floor	771	8,281	709	7,627
Mezzanine	440	4,740	335	3,608
First Floor	733	7,899	666	7,154
Second Floor	721	7,763	646	6,966
Third Floor	653	7,039	588	6,337
Fourth Floor	320	3,453	283	3,040
Total	4,590	49,421	4,108	44,222

Proposed Floorspace (by Use)

Proposed Areas	GEA		GIA	
	m ²	ft ²	m ²	ft ²
Flexible space (A1,2,3,4 and/or B1a and/or D1/D2)	1,198	12,901	1,055	11,353
Office (B1a)	402	4,324	352	3,777
Residential (C3)	2,547	27,422	2,266	24,389
Facilities shared by residential (C3), Office (B1a) and Flexible space (A1,2,3,4 and/or B1a and/or D1/D2)	330	3,551	310	3,337
Plant	113	1,223	125	1,366
Total	4,590	49,421	4,108	44,222

Appendix –
5.5. Life Time Home Statement

5.5. Life Time Home Statement

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- 5.5.1. Parking**
N/A, Central location with PTAL 6B, no parking is provided.
- 5.5.2. Approach to dwelling from Parking**
N/A, no parking is provided
- 5.5.3. Approach to all entrances**
No level change within the site on the entry level
- 5.5.4. Entrance**
All entrances will have a level access over the threshold.
All entrances will have clear openings of 800mm or 825mm as required.
All entrances will have 300mm nib to leading edge/ pull side.
All main entrances will have a covered area no smaller than 900mm deep and width covering the door and any controls.
- 5.5.5. Communal stairs and lifts**
All principal access stairs will have maximum 170 risers and minimum 250mm goings.
The internal dimension of the lift car will be minimum 1100mm x 1400mm.
All landing for the lift will have 1500mm x 1500mm clear space.
Lift controls to be 1000mm high and 400 back.
- 5.5.6. Internal doorways and hallways**
All halls will have minimum 900mm width.
All communal corridors will have minimum 1200mm width.
All doorways will have clear openings of 750mm, 775mm or 900mm as required.
All dwelling doors in entrance level will have 300mm nib to leading edge/ pull side.
- 5.5.7. Circulation space**
All living space and dining areas will have 1500mm turning circle.
All kitchen units and appliances will have 1200mm clear in front.
All main bedrooms will have 750mm to both sides and foot of bed.
All other bedrooms will have at least 750mm to one side of bed.
All bedrooms will have 750mm clear route to window including to foot of bed where applicable.
- 5.5.8. Entrance level living space**
There is a permanent living space/ dining space at entrance level apart from Apartment 303 which is a duplex unit with living space above the entrance level.
- 5.5.9. Potential for entrance level bed-space**
Only apply to Apartment 001 and 002, the duplex apartment. Both duplex apartment will be able to accommodate a single bed with 750mm wide success, power socket and able to be screened.
- 5.5.10. Entrance level toilet and shower drainage**
All the apartments complies this requirement apart from Apartment 001 and 002 which are duplex units at West Central Street corner.
- 5.5.11. Toilet and bathroom walls**
Grab rails to be designed to all WC, bathroom and en-suite walls to meet this requirement.
- 5.5.12. Stairs and potential through-floor lift in dwelling**
All stairs will have a minimum 900mm wide (measured 450mm above the pitch line). Apart from apartment 001, 002 and 303, all other apartments are on one level. For apartment 001, 002 and 303, it will be possible to install a floor lift.
- 5.5.13. Potential for fitting of hoists and bedroom/ bathroom relationship**
The walls and ceilings will be designed to be capable of supporting hoists.
- 5.5.14. Bathrooms**
The bathrooms have been designed to comply this requirement.
- 5.5.15. Glazing and window handle heights**
Due to partially retain building fabric and façade, the beginning of glazing in principle living space might be slightly higher than 850mm.
All the opening light to a window in each room will have handles no high than 1200mm from the floor.
Any full width transom within the field of vision (up to 1700mm from floor) will be at least 400mm in height away from any other transom or balcony balustrade.
- 5.5.16. Location of service control**
All the series control which needs to be operated or read frequently, or in an emergency, will be located within the height band of 450 to 1200mm and at least 300mm from any room corner.



1 Apartment 001 - 1 bed 2 persons
1:50

3 Apartment 102 - 2 bed 4 persons
1:50

2 Apartment 002 - 2 bed 4 persons
1:50

4 Apartment 104 - 2 bed 4 persons
1:50

CLIENT Triangle Investments and Development LTD
 STRUCTURAL ENGINEER Mason Navarro Pledge
 SERVICES ENGINEER Hurley Palmer Flatt
 CONSULTANT Montagu Evans
 KEY PLAN

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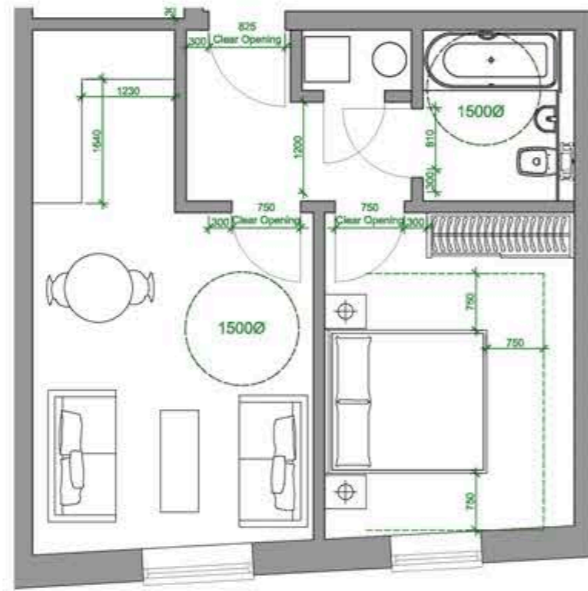
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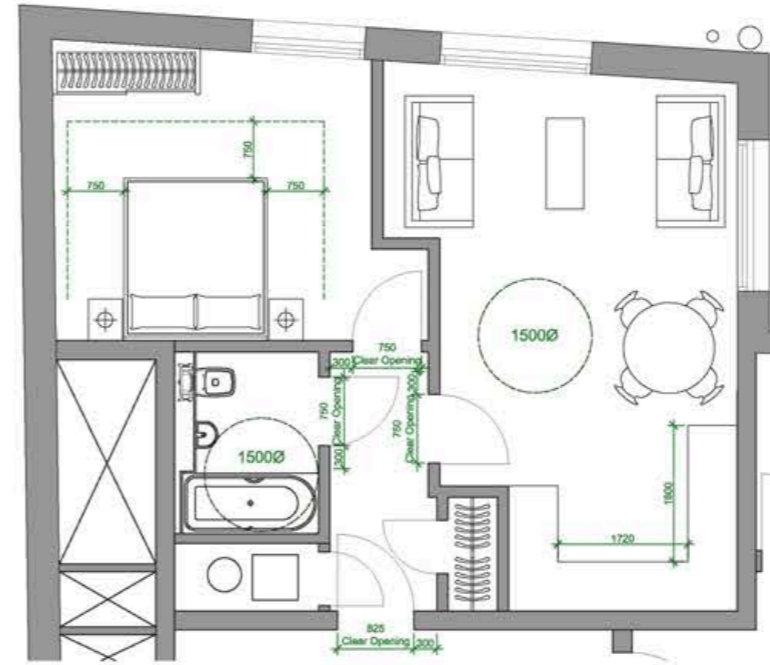
Project
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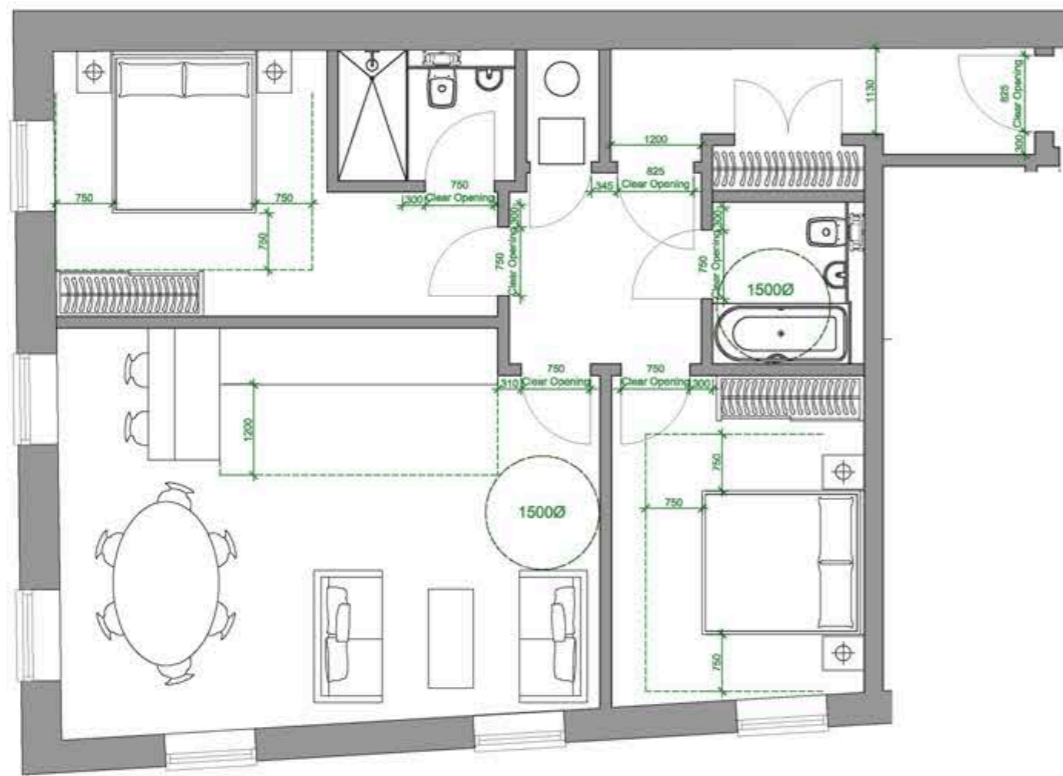
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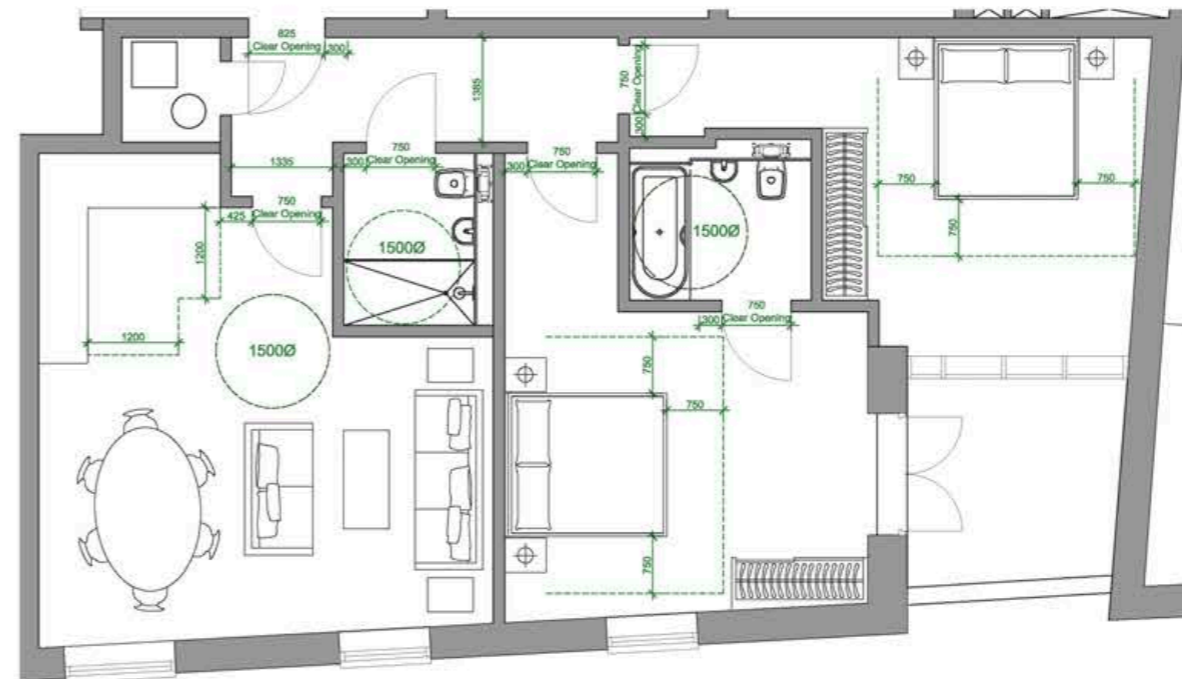
1 Apartment 202 - 1 bed 2 persons
1:50



2 Apartment 103 & 203 - 1 bed 2 persons
1:50



3 Apartment 101 & 201 - 2 bed 4 persons
1:50



4 Apartment 204 - 2 bed 4 persons
1:50

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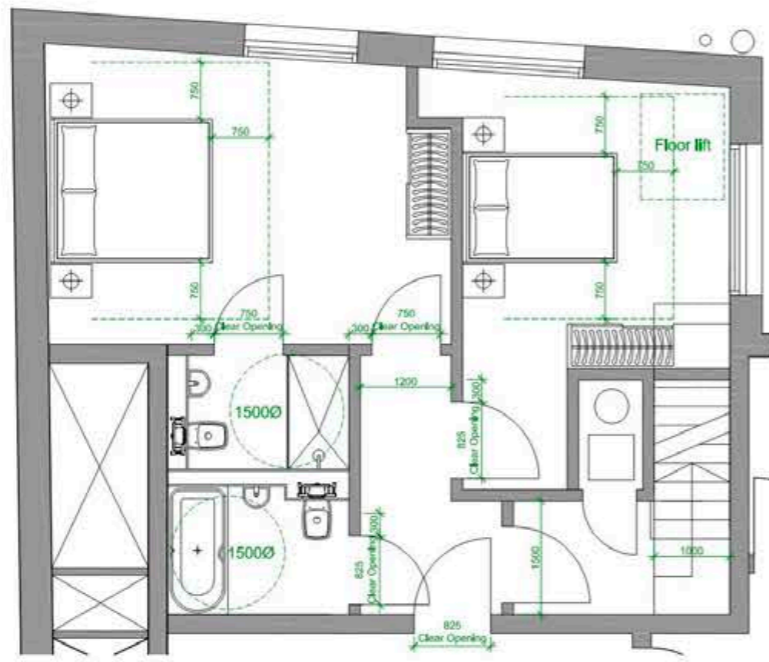
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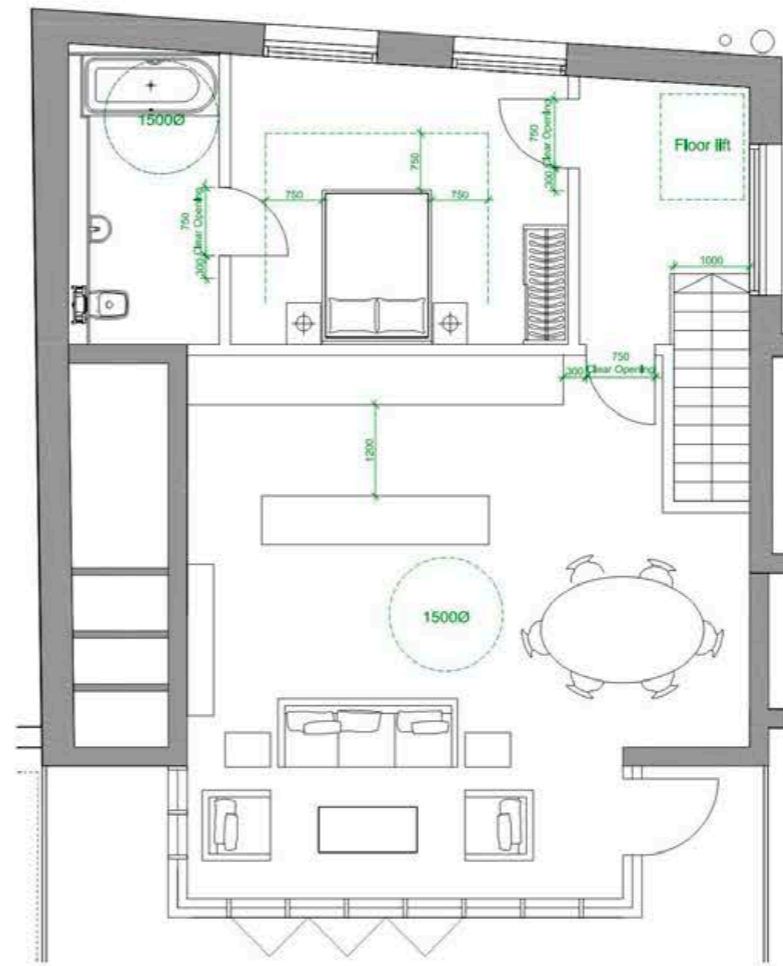
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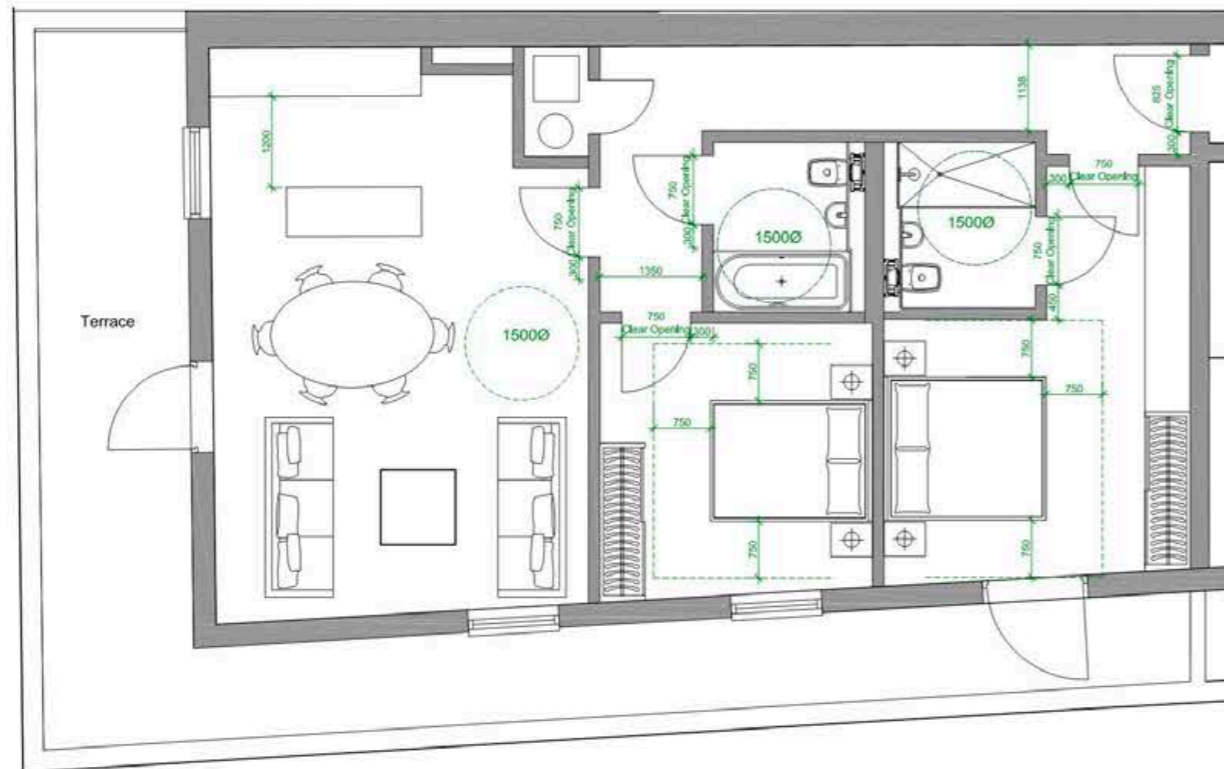
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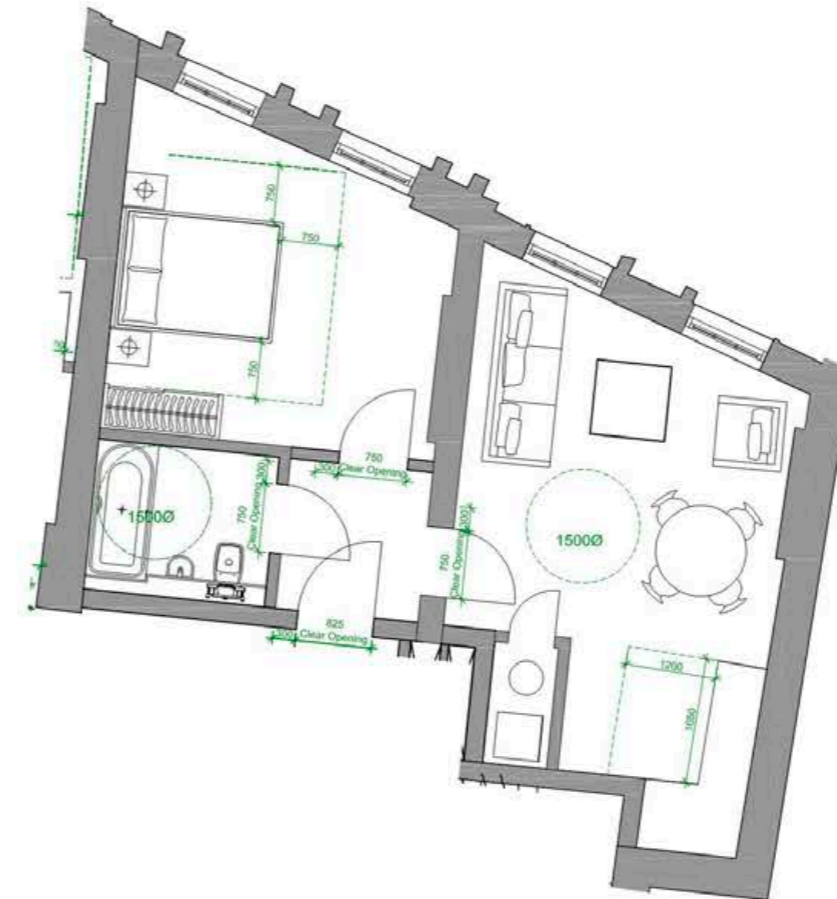
1 Apartment 303 - 3 bed 4 persons duplex - third floor
150



2 Apartment 303 - 3 bed 4 persons duplex - fourth floor
150



3 Apartment 301 - 2 bed 4 persons
150



4 Apartment 106, 206 & 306 - 1 bed 2 persons
150

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IP2	08/01/16	Apartment 303 revised to a 3 Bed Apartment	CB	GP
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1 Apartment 305 - 2 bed 4 persons
1:50

3 Apartment 105, 205 & 304 - 2 bed 4 persons
1:50

2 Apartment 303 - 2 bed 4 persons duplex - third floor
1:50

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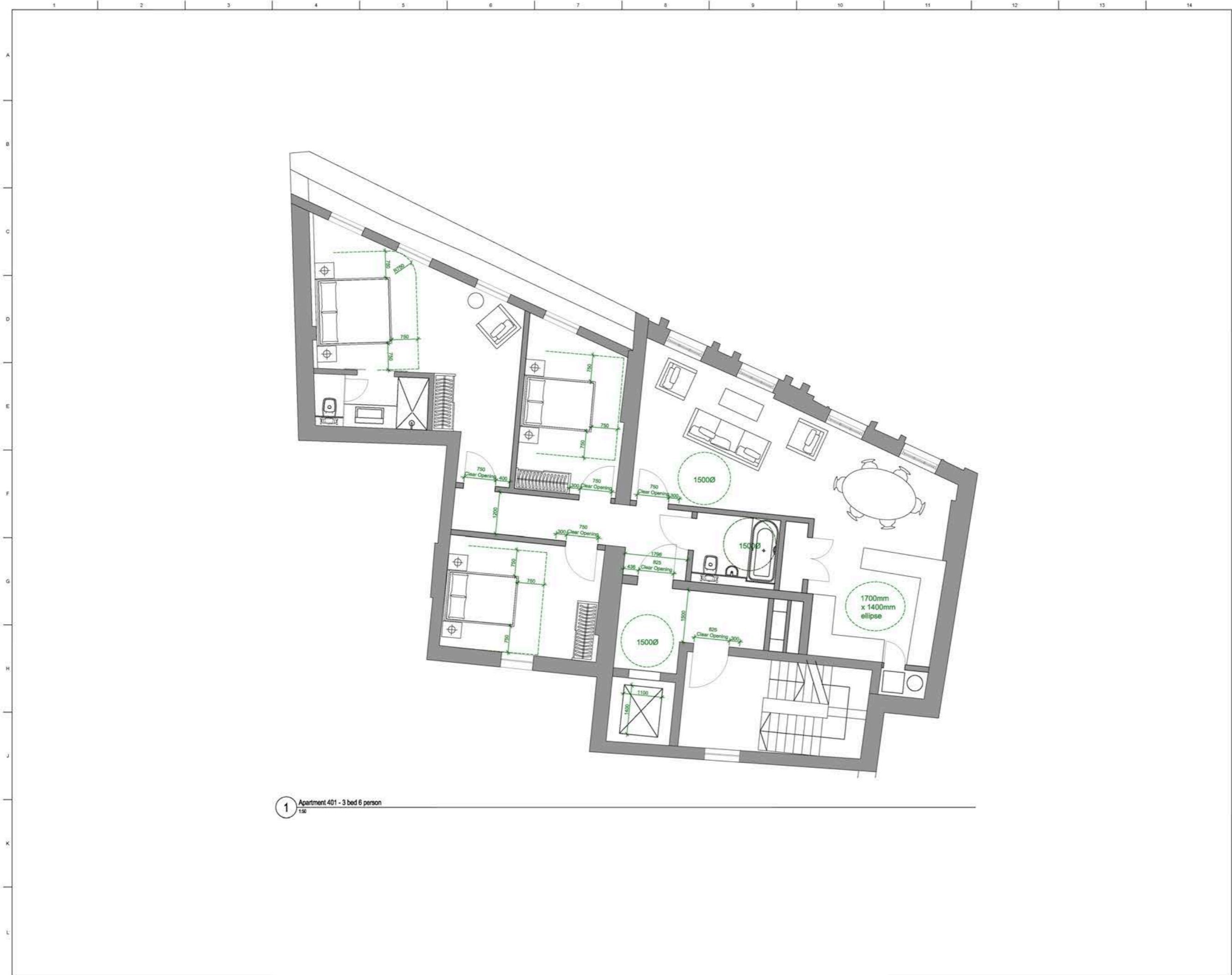
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1 Apartment 401 - 3 bed 6 person
1:50

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