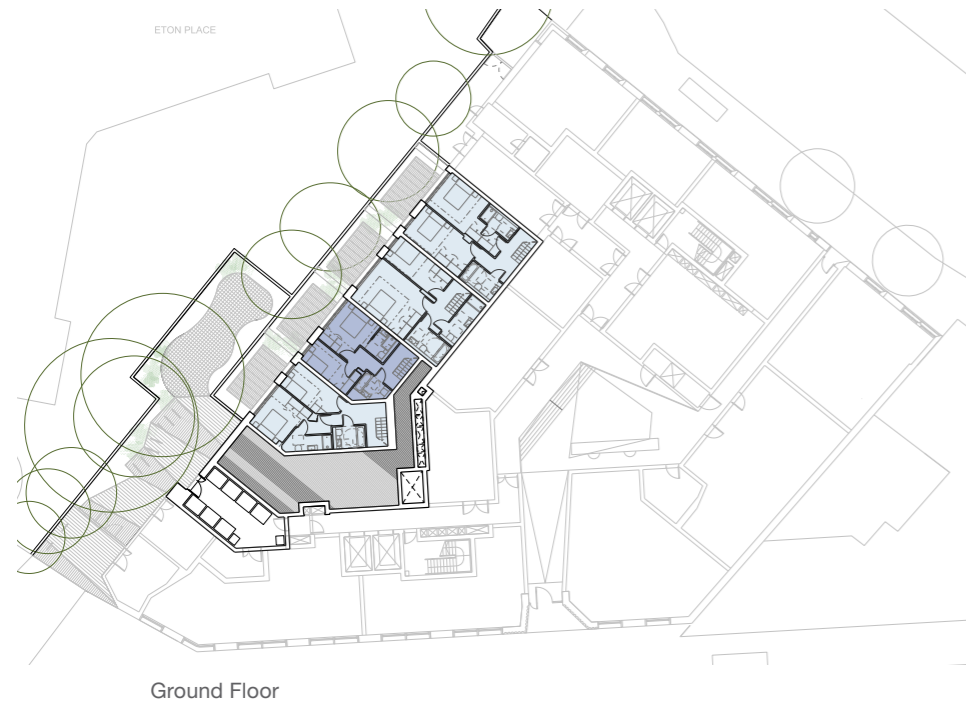


4.4 General Layouts - Block C

The entrance to the affordable block is located in the south west corner of the site, a quiet, tree lined courtyard adjacent to the existing Eton Place. Nine social rent units are situated on the lower four levels with eight intermediate apartments on the top two floors. The former group contains five duplex units and the intermediate units consist of a mix of smaller apartments. Apart from the Studios, all the apartments feature amenity space, either in the form of inset balconies or, in the case of the duplex units at lower ground/ first floors, small gardens.

All the units are designed to meet Part M4(2) requirements with one apartment (labeled) set out to be Wheelchair Adaptable M4(3a).

Through fire engineering the design team have reduced the number of cores required to one. Sprinkler systems internal to the apartments mean that apartment entrance lobbies are not required.



4.5 Areas

MARKET HOUSING

Floor	studio	1-bed	2-bed	3-bed
00	0	0	0	0
01	3	2	3	5
02	1	4	6	0
03	1	4	6	0
04	1	4	6	0
05	0	0	5	3
06	0	0	2	4

TOTALS	6	14	28	12	60
MIX(%)	10	23	47	20	

SOCIAL RENT HOUSING

Floor	studio	1-bed	2-bed	3-bed
00	0	0	0	0
01	0	0	1	3
02	0	0	1	2
03	0	0	0	2
04	0	0	0	0
05	0	0	0	0
06	0	0	0	0

TOTALS	0	0	2	7	9
MIX(%)	0	0	22	78	

INTERMEDIATE HOUSING

Floor	studio	1-bed	2-bed	3-bed
00	0	0	0	0
01	0	0	0	0
02	0	0	0	0
03	0	0	0	0
04	1	2	1	0
05	1	2	1	0
06	0	0	0	0

TOTALS	2	4	2	0	8
MIX(%)	25	50	25	0	

AFFORDABLE HOUSING

MARKET HOUSING

Floor	GEA		GIA		APARTMENT NIA		NTG
	m²	ft²	m²	ft²	m²	ft²	
00	653	7,031	623	6,702	236	2,540	38%
01	1,160	12,488	1,055	11,359	848	9,122	80%
02	1,093	11,769	1,001	10,769	812	8,739	81%
03	1,071	11,532	976	10,509	790	8,502	81%
04	1,030	11,086	929	10,001	799	8,595	86%
05	1,145	12,328	1,034	11,127	788	8,483	76%
06	924	9,946	828	8,909	663	7,133	80%

TOTALS	7,077	76,181	6,445	69,376	4,935	53,116	77%
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SOCIAL RENT

Floor	GEA		GIA		APARTMENT NIA		NTG
	m²	ft²	m²	ft²	m²	ft²	
00	314	3,381	298	3,203	194	2,089	65%
01	294	3,164	278	2,991	172	1,852	62%
02	292	3,145	278	2,992	218	2,349	78%
03	292	3,145	278	2,992	207	2,225	74%
04	0	0	0	0	0	0	0%
05	0	0	0	0	0	0	0%
06	0	0	0	0	0	0	0%

TOTALS	1,192	12,835	1,132	12,179	791	8,515	70%
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INTERMEDIATE HOUSING

Floor	GEA		GIA		APARTMENT NIA		NTG
	m²	ft²	m²	ft²	m²	ft²	
00	0	0	0	0	0	0	0%
01	0	0	0	0	0	0	0%
02	0	0	0	0	0	0	0%
03	0	0	0	0	0	0	0%
04	292	3,145	278	2,992	212	2,284	76%
05	292	3,145	278	2,992	212	2,284	76%
06	0	0	0	0	0	0	0%

TOTALS	584	6,290	556	5,985	424	4,568	76%
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TOTAL RESIDENTIAL AREA (C3)

Floor	GEA		GIA		NIA		NTG
	m²	ft²	m²	ft²	m²	ft²	
00	967	10,412	920	9,905	430	4,630	47%
01	1,454	15,652	1,333	14,350	1,020	10,975	76%
02	1,386	14,914	1,279	13,762	1,030	11,088	81%
03	1,364	14,678	1,254	13,501	997	10,727	79%
04 - 05*	1,614	17,376	1,485	15,985	1,223	13,163	82%
05	1,145	12,328	1,034	11,127	788	8,483	76%
06	924	9,946	828	8,909	663	7,133	80%

TOTALS	8,854	95,307	8,133	87,540	6,150	66,200	76%
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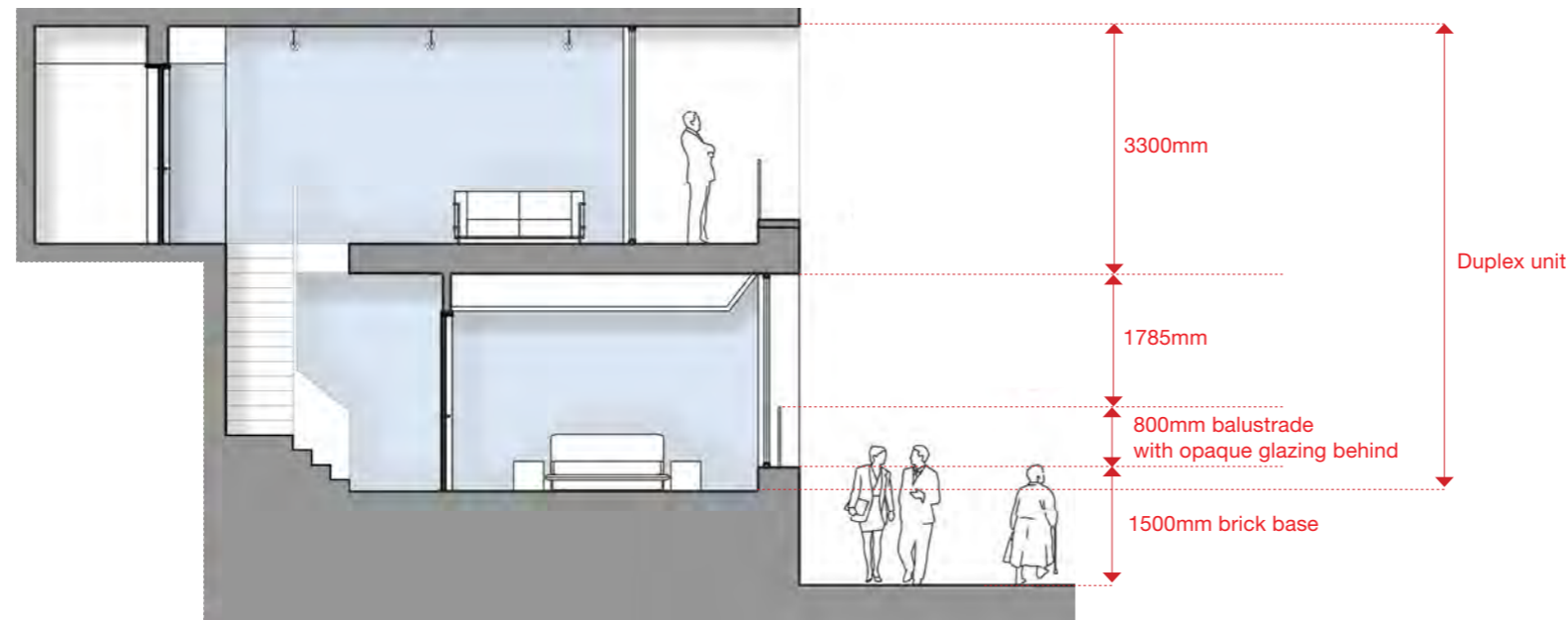
	GEA		
	m²	ft²	%
MARKET	7,077	76,180	80
INTER	584	6,290	7
SOCIAL RENT	1,192	12,835	13

	GIA		
	m²	ft²	%
MARKET	6,445	69,375	79
INTER	556	5,985	7
SOCIAL RENT	1,132	12,179	14

	NIA		
	m²	ft²	%
MARKET	4,935	53,116	80
INTER	424	4,568	7
SOCIAL RENT	791	8,515	13

AFFORDABLE TENDER SPLIT	
INTER	35
SOCIAL RENT	65

*Note: Based on NIA



Section through ground floor duplexes fronting Haverstock Hill

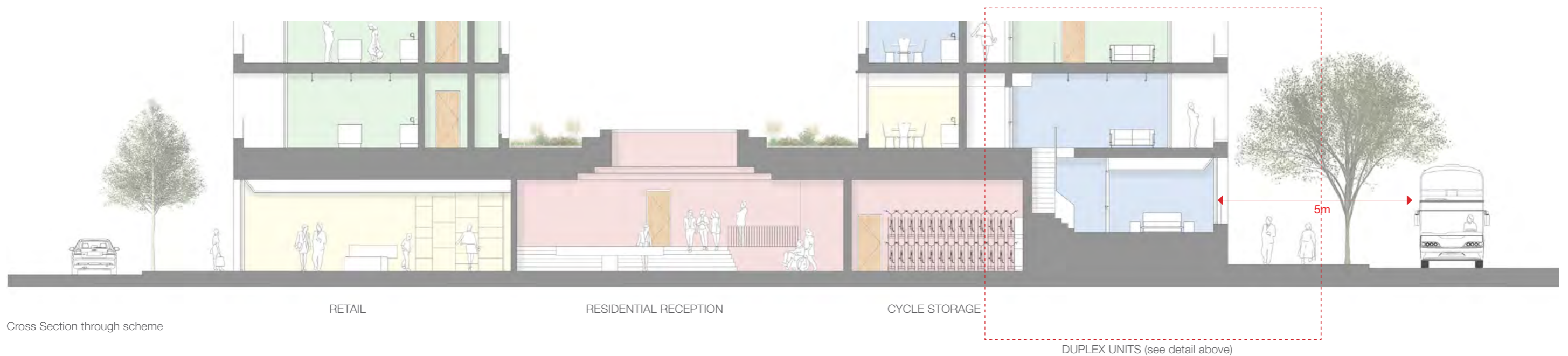
4.6 Duplexes at Raised Ground Floor along Haverstock Hill

The duplex apartments at raised ground floor and first floor levels facing Haverstock Hill are entered on their top floor. They all feature generous first floor living spaces with inset balconies. Bedrooms are located below on the raised ground floor.

By lifting up the ground floor from street level and sandblasting or acid etching the lower level of the bedroom windows an appropriate level of privacy is achieved to these rooms.



Ground Floor Key Plan showing duplexes



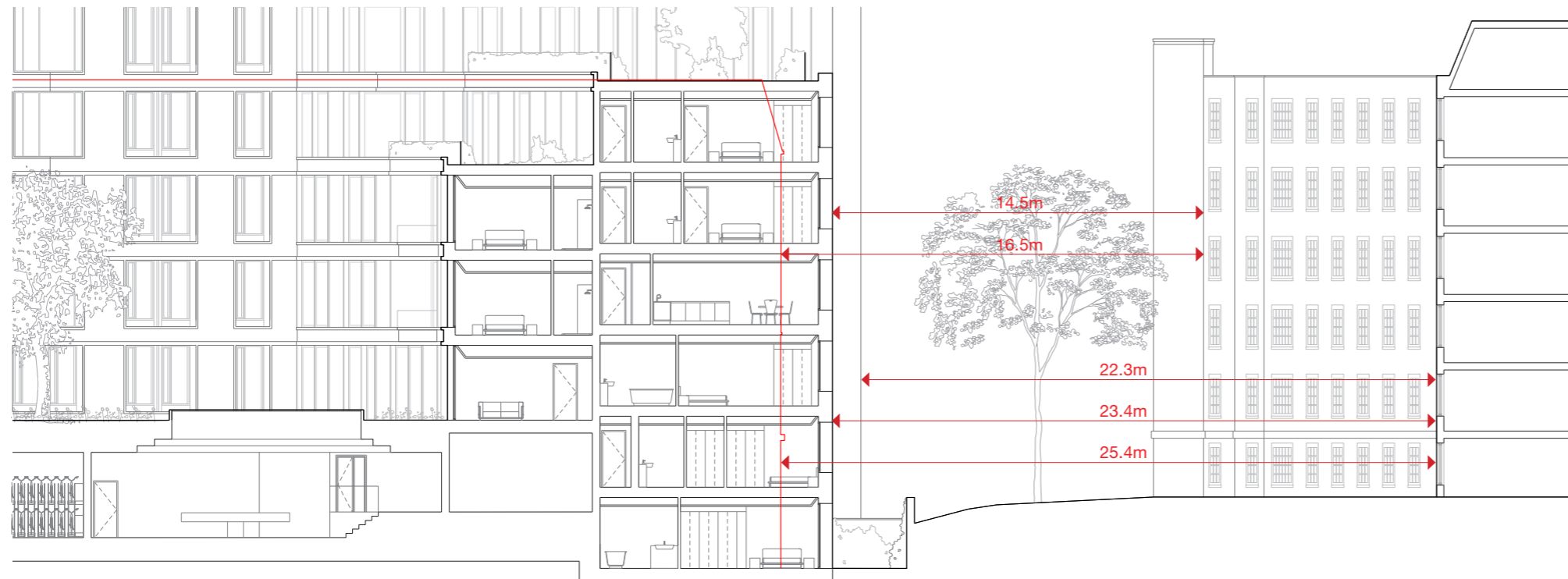
Cross Section through scheme

RETAIL

RESIDENTIAL RECEPTION

CYCLE STORAGE

DUPLEX UNITS (see detail above)

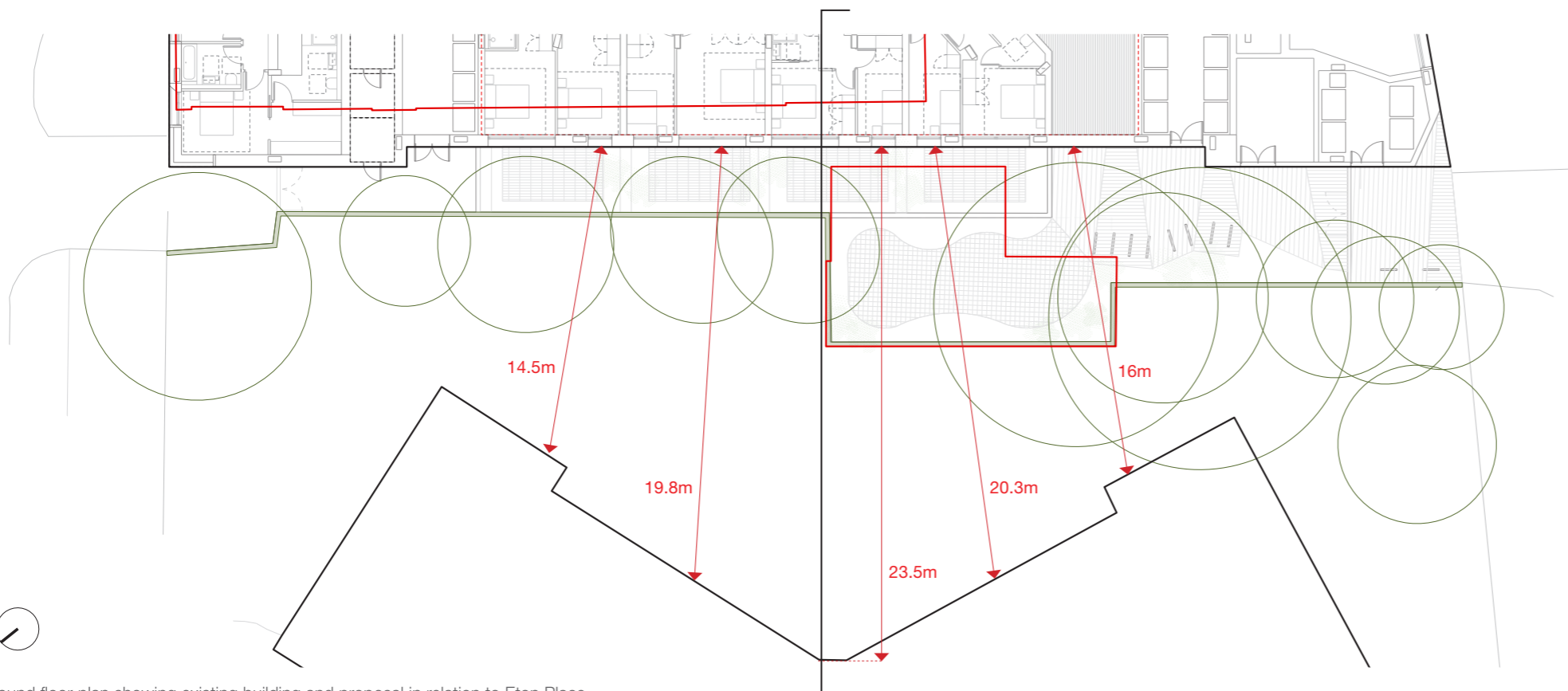


Section showing existing building and proposal in relation to Eton Place

4.7 Overlooking Distances - Eton Place

As part of the proposal, outlook and privacy has been maintained for the occupants of Block C and the adjacent Eton Place, to the North West boundary of the site.

The proposal is 2m closer to the boundary than the existing building and is 14.5m away from the nearest habitable room in Eton Place. As the plan and section (left) demonstrate, this is an isolated occurrence, with most overlooking distances exceeding the 18m standard set by the council. In addition, the large mature trees situated along the boundary line create a significant level of natural privacy.



Ground floor plan showing existing building and proposal in relation to Eton Place

4.8 Overlooking Distances - Courtyard

Overlooking issues around the central courtyard have been mitigated through carefully locating the window positions to avoid direct window to window views. Obscured glazing in certain locations allows light into the apartments while maintaining privacy for the occupants. The landscaped courtyard acts a buffer, providing visual stimulus for each occupant of the apartments.

11m is the average looking distance between each apartment. The minimum overlooking distance is 7.1m.

Based on the Internal Daylight Assessment, the scheme demonstrates a good level of compliance with BRE guidance.



Cross Section through scheme