

1.0 Scheme Variation - Overview

Existing Buildings - Market Housing

North House

M01 Townhouse reconfigured as 4 bedroom

- Previously 3 bed townhouse.
- Basement floor reconfigured as lounge, utility room and courtyard garden.
- Increase in town house sizes to provide large family units.
- Units have been extended to incorporate basement floor space & courtyard garden

M02 Townhouse reconfigured as 3 bedroom

- Previously 2 bed townhouse.
- Unit amended as per unit M01

Approved Planning	Revised Scheme
1 x 2 bed Town House	1 x 3 bed Town House
1 x 3 bed Town House	1 x 4 bed Town House
Total 2	2

Workhouse Grade II Listed Building

M03 Apartment Ground Floor - 2 bed unit

- Lounge / dining room converted to 2 bedroom unit
- Lounge relocated to bedroom area
- Changed from 1bed to 2bed

M04 Apartment Ground Floor - 3 bed unit

Disabled unit (not required and reconfigured)

- Kitchen area reduced
- Changed from 2bed to 3bed

M05 Apartment First Floor - 1 bed unit

- Kitchen area reduced & relocated
- Previously 2 bed unit reconfigured as 1 bed

M06 Apartment First Floor - 1 bed unit (new unit)

- New unit created by reducing unit M05 & M06

M07 Apartment First Floor - 2 bed unit

- Kitchen area reduced & relocated
- Previously 2 bed unit reconfigured as 1 bed

M08 Apartment Second Floor - 1 bed unit

- Kitchen area reduced & relocated
- Previously 2 bed unit reconfigured as 1 bed

M09 Apartment Second Floor - 1 bed unit (new unit)

- New unit created by reducing unit M08 & M10

M10 Apartment Second Floor - 2 bed unit

- Kitchen area reduced & relocated
- Previously 2 bed unit reconfigured as 1 bed

M11 Apartment Third Floor - 2 bed duplex unit

- Kitchen area reduced
- Previously 3 bed unit reconfigured as 2 bed

M12 Apartment First Floor - 2 bed unit (new unit)

- New unit created by reducing unit M11 & M13

M13 Apartment First Floor - 2 bed unit

- Kitchen area reduced & relocated
- Previously 3 bed unit reconfigured as 2 bed

Planning	Revision
1 x 1 bed	4 x 1 bed
3 x 2 bed	3 x 2 bed
2 x 3 bed	3 x 2 bed duplex
2 x 3 bed duplex	1 x 3 bed

Total 8 11

Market Housing - Unit Mix

Planning	%	Revision	%
1 x 1 bed	10%	4 x 1 bed	31%
3 x 2 bed		3 x 2 bed	
1 x 2 bed TH	40%	3 x 2 bed D	46%
2 x 3 bed		1 x 3 bed	
2 x 3 bed D		1 x 3 bed TH	15%
1 x 3 bed TH	50%	1 x 4 bed TH	8%

Total 10 13
90% 2+ bed units 69% 2+ bed units

Market Housing Schedule

Revised Scheme Units

	1bed	2bed	3bed	4bed	Total
Units	4	6	2	1	13

Approved Planning Scheme Areas

	GEAm ²	GIAm ²	NIA m ²
Market Housing	1907.14m ²	1544.42m ²	1088.23m ²

Revised Scheme Area

	GEAm ²	GIAm ²	NIA m ²
Market Housing	1929.96m ²	1573.61m ²	1179.31m ²
New build Lift	62.40m ²	44.64m ²	0m ²
Total	1992.36m²	1618.25m²	91.08m²

Approved Planning & Revised Scheme Comparison

Revised scheme market housing areas compared to approved planning scheme areas.

Revised Scheme GEA exceeds planning scheme by 85.22m²

Revised Scheme GIA exceeds planning scheme by 73.83m²

Revised Scheme NIA exceeds planning scheme by 91.08m²

Market Housing Cycle Parking

Planning	Spaces	Revision	Spaces
1 x 1 bed	1 space	4 x 1 bed	4 spaces
9 x 2 bed+ (inc 1 disabled space)	18 spaces	9 x 2 bed+	18 spaces
Total	19 spaces		22 spaces

On Street Bike Spaces

Planning	Spaces	Revision	Spaces
-	2 space	-	2 spaces

The approved planning application greatly exceeded the London Plan requirements by providing 30 spaces. The revised scheme requires 22 spaces to meet the London Plan requirement.

The revised scheme propose to exceed the London Plan by 2 spaces and provide a Total of 24 spaces

Market Housing Total 22 Long Stay 2 Short Stay

1.0 Scheme Variation - Overview

New Build - Office B1 / D1 Space

D1 Space - Basement Floor Plan

Increase in Basement Floor Area for D1 space for MIRI units.

D1 & B1 space - Ground Floor Plan

Separate entrances are created for Office and D1 Basement use at Ground Floor Level.

D1 & B1 space - First Floor - user to be determined

First Floor Level - No Change

D1 & B1 space - Second Floor - user to be determined

Second Floor Level - No Change

Approved Planning Scheme Areas

	GEAm²	GIAm²	NIA m²
Total	4535.04m ²	4128.89m ²	3137.16m ²

Revised Scheme Area

	GEAm²	GIAm²	NIA m²
Total	4708.53m²	4427.09m²	3377.68m²

Approved Planning & Revised Scheme Comparison

Revised scheme B1 / D1 areas compared to approved planning scheme areas.

Revised Scheme GEA exceeds planning scheme by 173.49m²

Revised Scheme GIA exceeds planning scheme by 298.20m²

Revised Scheme NIA exceeds planning scheme by 240.52m²

B1 / D1 Cycle Parking

Cycle parking requirement has been based on the previous scheme principles.

Planning

Long stay
1 space per 90m²

46 space required

Short stay
1 space per 500m²

9 space required

Revised Scheme

Long stay
1 space per 90m²

49 space required

Short stay
1 space per 500m²

9 space required

The approved planning application exceed's the London Plan requirements by providing 50 spaces for long stay. The revised scheme requires 49 long stay spaces to meet the London Plan requirement.

The revised scheme exceed the London Plan by 1 spaces and provide a Total of 50 Long Stay Spaces.

9 spaces are required for Short Stay spaces.

5 Camden / Sheffield bike stands will be provided creating 10 spaces.

Total 10 spaces provided for Short Stay cycle parking.

B1 / D1 Total

50 Long Stay
10 Short Stay

D1 Community Centre Cycle Parking

2 sheffield cycle racks next to the entrance have been provided.

This will provide **4 short stay spaces.**

Existing Buildings - Affordable Intermediate

South House

Basement Floor

- Substation relocated from Ground Floor to Basement Floor
- Service corridor & bin lift relocated

Ground Floor

- Bin store area
- Community Room with disabled toilet & Kitchenette.

AI01 2 bed duplex

- Minimal changes compared to planning scheme for apartment layout

AI02 1 bed duplex

- Minimal changes compared to planning scheme for apartment layout
- Existing flat roof to be replaced with pitched slate roof to match existing North House

Approved Planning

1 x 1 bed duplex
1 x 2 bed duplex

Revised Scheme

1 x 1 bed duplex
1 x 2 bed duplex
Community Room

Approved Planning Scheme Areas

	GEAm²	GIAm²	NIA m²
South House	409.26m ²	283.50m ²	152m ²
Affordable Housing Intermediate			

Revised Scheme Area

	GEAm²	GIAm²	NIA m²
Affordable Intermediate	364.15m ²	269.04m ²	150.55m ²
Total	364.15m²	269.04m²	150.55m²
Community Room	32.89m ²	26.32m ²	26.32m ²

Approved Planning & Revised Scheme Comparison

Revised scheme affordable housing Intermediate areas compared to approved planning scheme areas.

Revised Scheme GEA has reduced compared to the planning scheme by 45.11m²

Revised Scheme GIA has reduced compared to the planning scheme by 45.11m²

Revised Scheme NIA has reduced compared to the planning scheme by 1.45m²

1.0 Scheme Variation - Overview

New Build Affordable

Basement & Ground Floor

- Minimal changes compared to planning scheme for apartment layout. Bin & bike storage & services have remain in the same location.

First Floor Plan

AL01 70.2m² 2 bed unit (2B/3P)

- Unit footprint increased.
- Unit standardised.
- Lounge / Kitchen relocated to provide access to large terrace area

AL02 72.1m² 1 Bed Wheelchair Unit. (1B/2P)

- Bedroom reconfigured to increase storage area

Second Floor Plan

AL03 70.1m² 2 bed unit (2B/3P)

- As per unit AL01
- Previous terrace space located above the North House relocated to simplify building ownership / boundaries.

AL04 72.1m² 1 Bed Wheelchair Unit. (1B/2P)

- Bedroom reconfigured to increase storage area

Third Floor Plan

AL05 70.1m² 3 bed unit (3B/4P)
+ 18.6m² on 4th Floor. Total 88.9m²

- Unit reconfigured as 3 Bed Duplex - incorporating space above, formerly winter garden area.
- Terrace space provided on floor above and external balcony removed

AL06 72.1m² 1 Bed Wheelchair Unit. (1B/2P-WA)

AL07 50.6m² 1 Bed (1B/2P)
• Kitchen / Bathroom reconfigured

AL08 74.8m² 2 Bed (2B/3P)
• Kitchen / Bathroom reconfigured

AL09 88.5m² 3 Bed (3B/4P)
• Unit redesigned so access to balcony is from Living Room, Kitchen & master bedroom

AL10 52.6m² 1 Bed (1B/2P)

AL11 102.5m² 3 Bed (3B/5P)
• Entrance / Toilet reconfigured for SVP stacking

AL12 75.9m² 2 Bed (2B/3P)

AL13 63.5m² 1 Bed Wheelchair unit (1B/2P)

AL14 64.6m² 2 Bed (2B/3P)

AL15 121.1m² 3 Bed (3B/5P)

- Entrance / Toilet reconfigured for SVP stacking

Fourth Floor Plan

- Winter conservatory removed and replaced with duplex unit, linked to apartment AL05 below 2 Bed Flat changed to 3 bed duplex

- Communal terrace replaced with low maintenance bio diversity green roof. Not accessible to tenants. Possible location for PV equipment.

- Private balcony space provided to units

AL16 50.6m² 1 bed (1B/2P)
• Kitchen / Bathroom reconfigured

AL17 74.8m² 2 Bed (2B/3P)
• Kitchen / Bathroom reconfigured

AL18 88.5m² 3 Bed (3B/4P)
• Unit redesigned so access to balcony is from Living Room, Kitchen & master bedroom

AL19 53m² 1 bed (1B/2P)

AL20 90m² 3 Bed (3B/5P)
• Entrance / Toilet reconfigured for SVP stacking

AL21 53.1m² 1 bed (1B/2P)

AL22 52.6m² 1 bed (1B/2P)

AL23 55.3m² 1 bed (1B/2P)

AL24 90m² 3 Bed (3B/5P)

AL25 57m² 1 bed (1B/2P)

Fifth Floor Plan

AL26 94.5m² 3 bed (3B/4P)
• Bathroom reconfigured

AL27 50.6m² 1 bed (1B/2P)
• Bathroom and kitchen reconfigured

AL28 74.4m² 2 bed (2B/2P)
• Bathroom and kitchen reconfigured

AL29 88.5m² 3 Bed (3B/4P)
• kitchen & Bedroom reconfigured.
• Balcony accessible from living room, kitchen and master bedroom

AL30 60.3m² 1 bed (1B/2P)
• Kitchen & Bathroom reconfigured

Sixth Floor Plan

AI03 50.6m² 1 bed (1B/2P)
• Bathroom and kitchen reconfigured

AISR01 93.1m² 3 bed (3B/4P)
• kitchen & Bedroom reconfigured.
• Balcony accessible from living room, kitchen and master bedroom

AISR02 97.5m² 3 Bed (3B/4P)
• Bedroom size increased to incorporate storage. Kitchen & Bathroom reconfigured.

AISR03 122.9m² 3 bed (3B/5P)
• Bathroom reconfigured

1.0 Scheme Variation - Overview

Seventh Floor Plan

- AI04 50.6m² 1 bed (1B/2P)
 - Bathroom and kitchen reconfigured
- AISR04 93.1m² 3 bed (3B/4P)
 - kitchen & Bedroom reconfigured.
 - Balcony accessible from living room, kitchen and-master bedroom
- AISR05 97.5m² 3 Bed (3B/4P)
 - Bedroom size increased to incorporate storage
 - Kitchen & Bathroom reconfigured.
- AISR06 122.9m² 3 bed (3B/5P)
 - Bathroom reconfigured

Affordable Housing - Unit Mix

Planning	%	Revision	%
New Build		New Build	
Social Rented		Social Rented	
14 x 1 bed	46%	14 x 1 bed	46%
8 x 2 bed	27%	7 x 2 bed	24%
8 x 3 bed	27%	9 x 3 bed	30%
Total	30 units	30 units	
	Social Rented	Social Rented	

Additional Affordable Social Rented & Intermediate (Includes South House units)

Planning	%	Revision	%
Social rented			
6 x 3 bed	60%	6 x 3 bed	60%
Intermediate			
3 x 1 bed	30%	3 x 1 bed	30%
1 x 2 bed	10%	1 x 2 bed	10%
Total	10 units	10 units	

Planning Scheme Units

	1bed	2bed	3bed	Total
Units	17	9	14	40

Revised Scheme Units

	1bed	2bed	3bed	Total
Units	17	8	15	40

Approved Planning Scheme Areas

	Social Rented	GEAm ²	GIAm ²	NIA m ²
Legacy		3318.49m ²	2897.93m ²	2065.55m ²
+50%		1650.36m ²	1547.54m ²	706.40m ²
Total		4968.85m²	4445.47m²	2771.95m²

Revised Scheme Area

	GEAm ²	GIAm ²	NIA m ²
Legacy	3283.53m ²	2838.83m ²	2151.19m ²
+50%	1652.71m ²	1465.86m ²	728.48m ²
Total	4936.24m²	4304.69m²	2879.67m²

Approved Planning & Revised Scheme Comparison

Revised scheme affordable housing social rented areas compared to approved planning scheme areas.

Revised Scheme GEA has reduced compared to the planning scheme by 32.61m²

Revised Scheme GIA has reduced compared to the planning scheme by 140.78m²

Revised Scheme NIA has increased compared to the planning scheme by 1.07.72m²

Affordable Cycle Parking

Requires 1 space per studio/1b and 2 spaces per other dwellings.

Planning	Spaces	Revision	Spaces
17 x 1 bed	17 spaces	17 x 1 bed	17 spaces
23 x 2 bed+	46 spaces	23 x 2 bed+	46 spaces
Total	63 spaces		63 spaces

On Street Bike Spaces

Requires 1 space per 40 units

Planning	Spaces	Revision	Spaces
-	2 space	-	2 spaces

The approved planning application met the London Plan requirements by providing 63 long stay spaces and 2 spaces for short stay.

The revised scheme has not changed dramatically and meets the previous planning requirements.

Affordable Housing Total **63 Long Stay**
2 Short Stay

1.0 Schedule Overview - Approved Planning Scheme Schedule

Tenure	GEA m ²	%	NIA m ²	%
30 Legacy homes (excl walkway)	3,318.49		2,065.55	
Market Housing	1,907.14		1,088.23	
50% Affordable	1,650.36		706.40	
South House	409.26		152	
Total	2,059.62		858.40	
Total Affordable Residential	5,378.11		2,923.95	
Total Residential	7,285.24	62%	4,012.18	56%
Office B1 Use	4,535.04	38%	3,137.16	44%
Total	11,820.28		7,149.34	

Legacy Homes - New build Social Rented (Floor 3 - 5)

14 x 1 Bed, 8 x 2 Bed, 8 x 3 Bed+
(27% 3 bed units)

Total 30 units

Market Housing - Existing

1 x 1 Bed, 3 x 2 Bed, 1 x 2bed Townhouse, 2 x 3 Bed, 1 x 3bed Townhouse, 2 x 3bed duplex.

Total 1 x1b, 4 x 2b, 5 x 3b

Total = 10 units

50% Affordable - New Build Social Rented / intermediate (Floor 6 - 7)

6 x 3+ Bed Social rented (exceeds by 100% 3 x 3b required)

Total = 6 units social rented

2 x 1 bed Intermediate

Total = 2 units intermediate

South House - Existing building Intermediate

1 x 1bed duplex, 1 x 2bed duplex Intermediate

Total = 2 units intermediate

Total = 10 units

Total Homes 50

	GEA m ²
Total B1 use (new build)	4,361.24

Total Residential (New build)	4,851.88
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Residential New build exceeds 50% requirement for residential new build.

Scheme is predominately residential providing 62% GEA of which 74% GEA is affordable.

Affordable provide 73% NIA of residential

Unit Mix	1bed	2bed	3bed	3bD	Total
Market	1	4	3	2	10
Affordable					
Legacy SR	14	8	8	-	30
50% Extra					
SR	-	-	6	-	6
Inter	3	1	-	-	4

Total Mix	18	13	17	2	50
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Affordable 3 bedroom units total 14 units 35% 3 bed units of which 100% have separate kitchen/diner.

1.0 Schedule Overview - Revised Scheme Schedule

Tenure	GEA m ²	%	NIA m ²	%
30 Legacy homes (excl walkway)	3,283.53		2,151.19	
Market Housing	1,992.36		1,179.31	
50% Affordable	1,652.71		728.48	
South House	364.15		150.55	
Total	2,016.86		879.03	
Total Affordable Residential	5,300.39		3,030.22	
Total Residential	7,292.75	61%	4,209.53	55%
Office B1/D1 Use	4,708.53	39%	3,377.68	45%
Community Room	32.89		26.32	
Total	12,034.17		7,613.53	

Legacy Homes - New build Social Rented (Floor 3 - 5)

14 x 1 Bed, 7 x 2 Bed, 1 x 3bed, 7 x 3 Bed+, 1 x 3bed Duplex
(27% 3 bed units - reduction in 1 x 2b unit and increase in 1 x 3b unit).

Total 30 units

Market Housing - Existing

4 x 1 Bed, 3 x 2 Bed, 3 x 2Bed Duplex, 1 x 3 Bed, 1 x 3bed TH, 1 x 4bed TH.
Total 4 x1b, 3 x 2b, 3 x 2bd, 1 x 3b, 1 x 3bTH, 1 x 4bTH

Total = 13 units

50% Affordable - New Build Social Rented / intermediate (Floor 6 - 7)

6 x 3+ Bed Social rented (exceeds by 100% 3 x 3b required)
2 x 1 bed Intermediate

Total = 6 units social rented
Total = 2 units intermediate

South House - Existing Intermediate

1 x 1bed duplex, 1 x 2bed duplex Intermediate

Total = 2 units intermediate
Total = 10 units

Total Homes 53

	GEA m ²
Total B1/D1 use (new build)	4,601.11
Total Residential (New build)	4,891.22

Residential New build exceeds
50% requirement for residential new build.

Scheme is predominately residential providing 61%
GEA of which 73% GEA is affordable.
Affordable provide 72% NIA of residential

Units	1b	2b	2bd	3b	3b+	3bd	3bth	4bth	Total
Market	4	3	3	1	-	-	1	1	13
Affordable									
Legacy SR	14	7	-	1	7	1	-	-	30
50% Extra									
SR	-	-	-	-	6	-	-	-	6
Inter	3	1	-	-	-	-	-	-	4
Total Mix	21	11	3	2	13	1	1	1	53

Total 21 x 1b, 14 x 2b, 17 x 3b & 1 x 4b

Affordable 3 bedroom units total 15 units 37% 3 bed
units of which 100% have separate kitchen/diner.

1.1 Approved Planning - Basement Floor Plan - Issues to Address

1.1.1 Approved Scheme - Basement Plan

Existing Buildings

North House

Structure - Existing staircase retained
Plant area - reconfigured as residential accommodation due to Freehold constraints.

Bike Storage area reconfigured as courtyard space
Bike storage relocated within Listed Building

Workhouse

New Bike Storage location

Bins to be relocated between the North House & Workhouse

South House

On-going discussions with UKPN
Meeting held on the 19th Oct agreed strategy for new sub station at Basement Level

Platform lift & bins relocated

New Build

Office / D1 Space

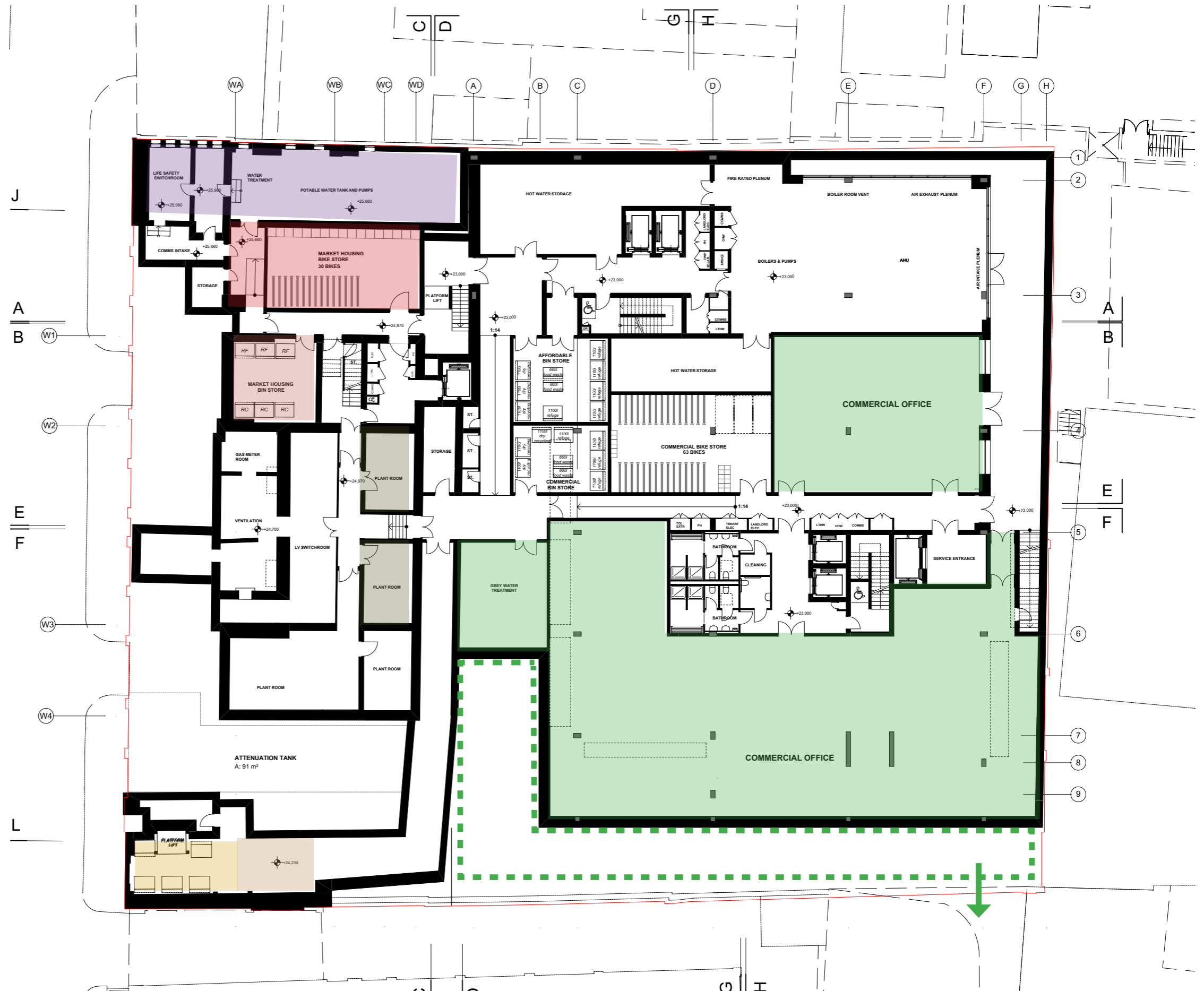
Basement area extended to incorporate MRI equipment for D1 use.

Will allow future connection to Tottenham Mews at basement level if site can be acquired.

MRI - Hospital D1 space

Affordable

No issues to address



1.1.2 Approved Planning - Ground Floor Plan - Issues to Address



Existing Buildings

North House

Units reconfigured. Lightwell to basement floor
Landscape amended. See section 2.2

Workhouse

Units reconfigured to provide 1 x 2b & 1 x 3b
See Section 2.1

South House

Ground Floor Sub-station relocated to basement due to cabling requirements.
Space for community room at Ground Flr

Platform lift for bins relocated

New Build

Office / D1 Space

Office entrance / D1 space entrance.
Separate entrances created. See section 3.1.

Affordable

Reconfiguration of bike store

Landscape

“Details of Bedford Passage and the boundary interface with the adjacent site (Astor College) shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence. Details to include:

- a) hard and soft landscaping
- b) security and crime prevention measures

Such details to be prepared in consultation with the owners of the neighbouring Astor College site and former Mental Health Resource Centre (Tottenham Mews). “

Currently ongoing co-ordination between sites.

1.1.3 Approved Planning - First Floor Plan - Issues to Address

Existing Buildings

North House

Bathroom removed - Bedroom with Shower added. See section 2.2

Workhouse

Units reconfigured to provide 3 apartments See Section 2.1

South House

Unit minor amendment. See section 2.3

New Build

Office / D1 Space
Minimal changes to floorplate.

Affordable
Units reconfigured See section 3.2



1.1.4 Approved Planning - Second Floor Plan - Issues to Address



Existing Buildings

North House

- No change to unit.
- Garden area for affordable relocated to address Freehold issues between RP & private residential owner. See section 2.2 & 3.2.

Workhouse

- Units reconfigured to provide 3 apartments See Section 2.1

South House

- Unit minor amendment. See section 2.3

New Build

Office / D1 Space
No change to layout

- Affordable**
Units reconfigured See section 3.2
Unit AL03 balcony relocated from North House roof.

1.1.5 Approved Planning - Third Floor Plan - Issues to Address



1.1.6 Approved Planning - Fourth Floor Plan - Issues to Address



Existing Buildings

North House

No changes at this level.

Workhouse

Units reconfigured
See Section 2.1
Incorporate 1 more unit

South House

No changes at this level.

New Build

Affordable
Units reconfigured
See section 3.2

Reconfigured north west block
Communal garden removed
Private terrace

Address Balcony & Terrace
Bedroom & Living room

Units reconfigured standardised bathroom,
kitchen units.

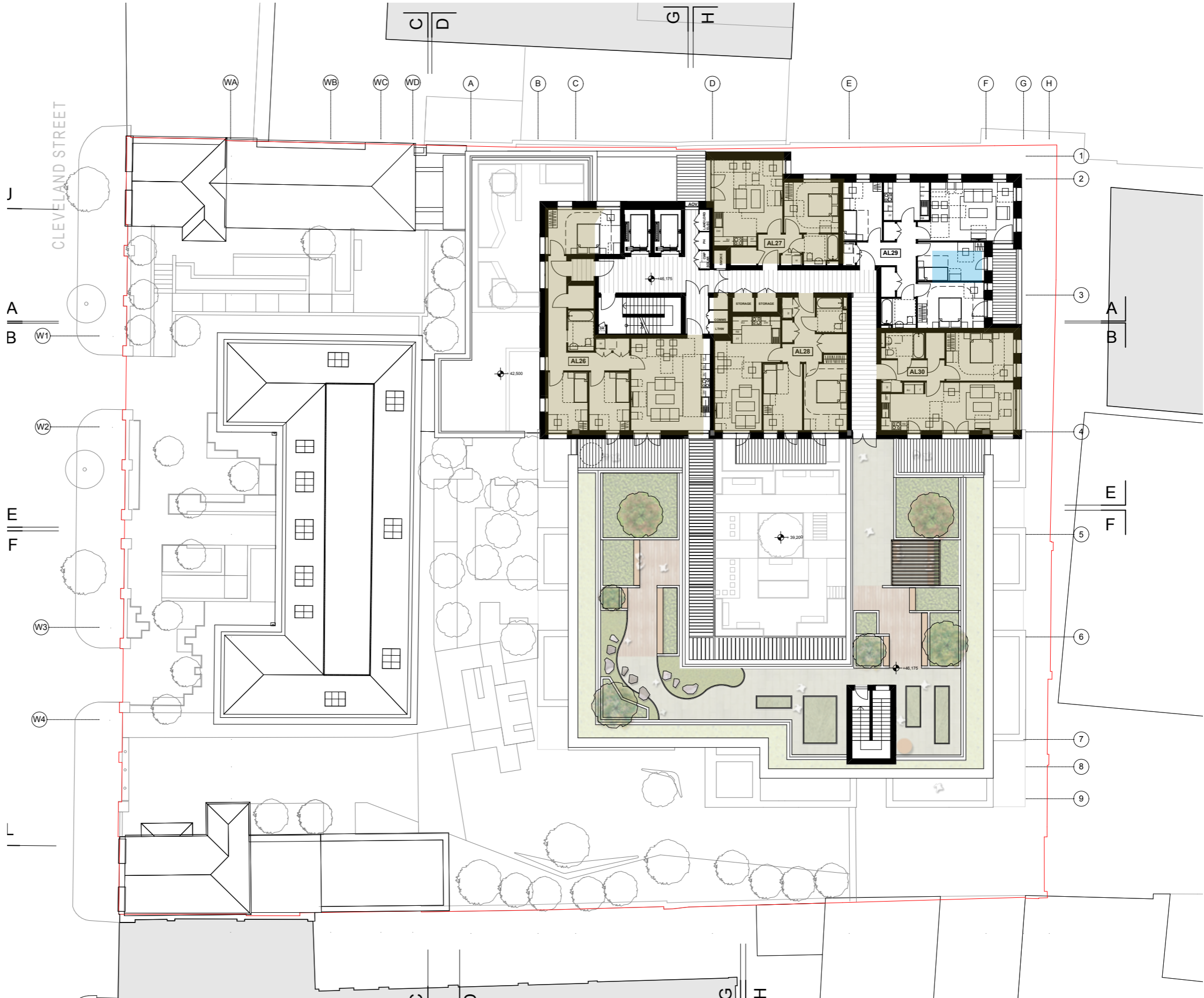
1.1.7 Approved Planning - Fifth Floor Plan - Issues to Address

New Build

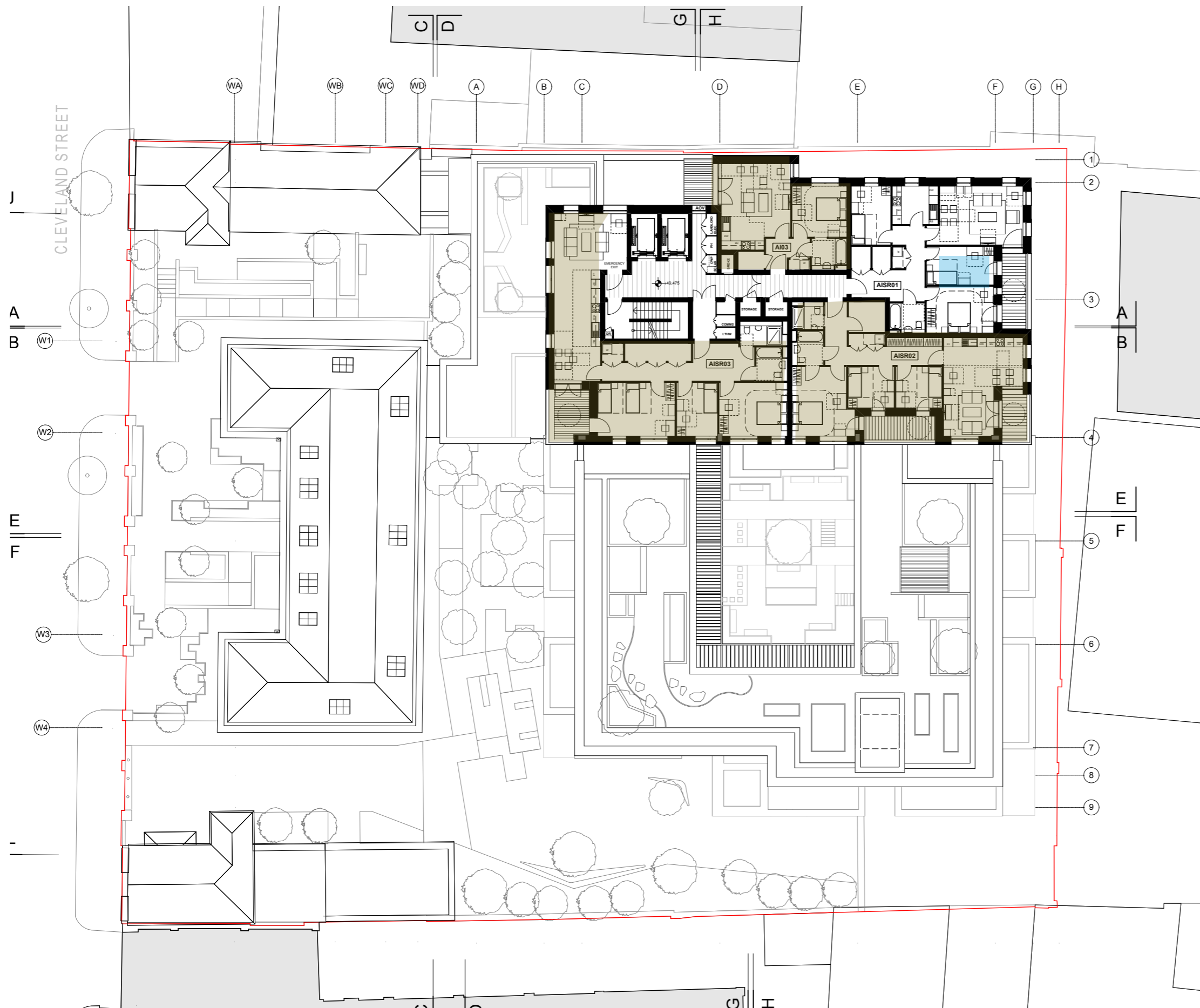
Affordable
 Units reconfigured
 See section 3.2

Main issues

- Address Balcony & Terrace
 Bedroom & Living room
- Units reconfigured standardised bathroom,
 kitchen units.



1.1.8 Approved Planning - Sixth Floor Plan - Issues to Address



New Build

Affordable
Units reconfigured
See section 3.2

Main issues

- Address Balcony & Terrace
Bedroom & Living room
- Units reconfigured standardised bathroom,
kitchen units.

1.1.9 Approved Planning - Seventh Floor Plan - Issues to Address

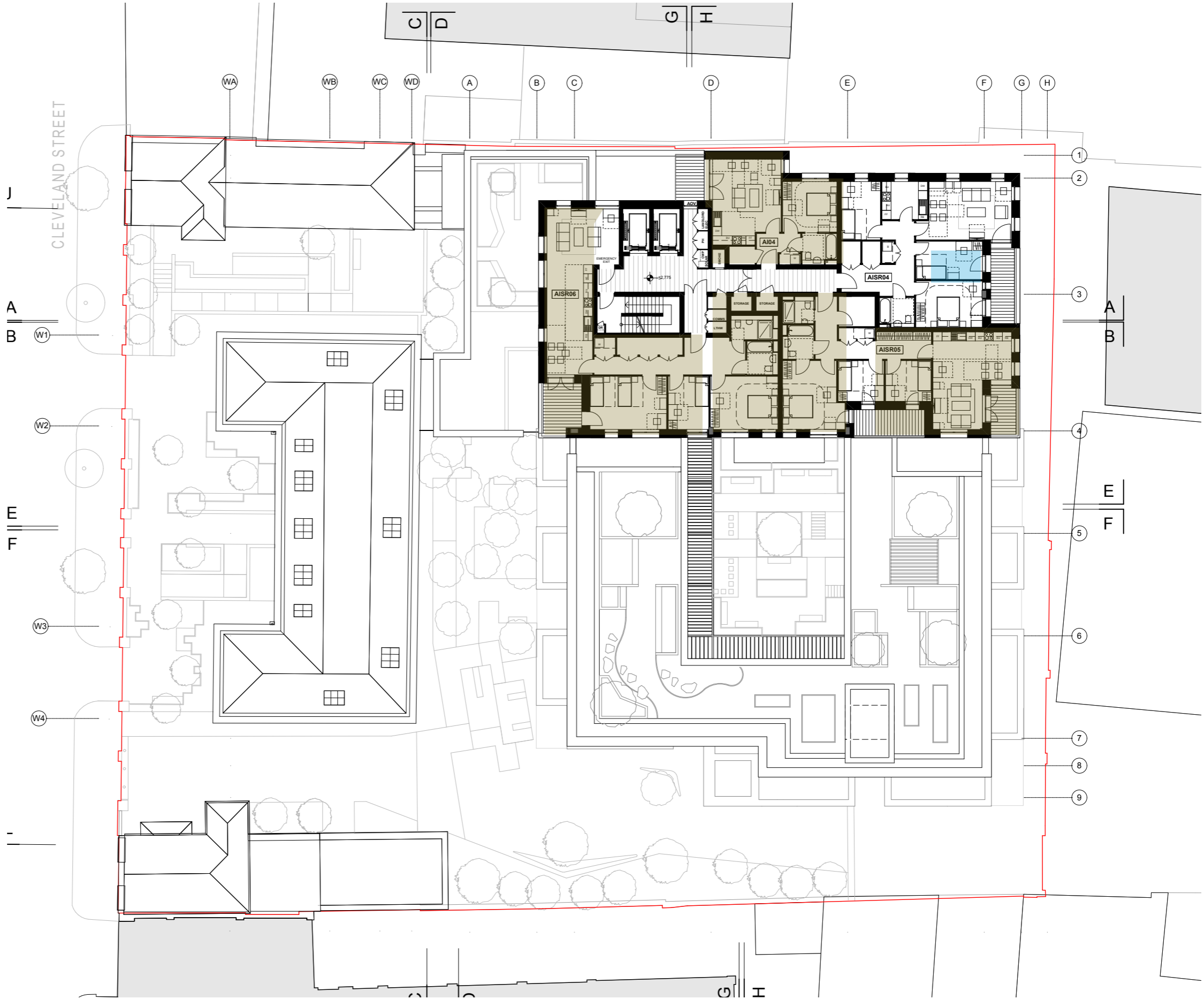
New Build

Affordable
 Units reconfigured
 See section 3.2

Main issues

Address Balcony & Terrace
 Bedroom & Living room

Units reconfigured standardised bathroom,
 kitchen units.



1.1.8 Approved Planning - Seventh Floor Plan - Issues to Address

