

VIEW 5

VIEW LOOKING WEST ALONG BETTERTON STREET



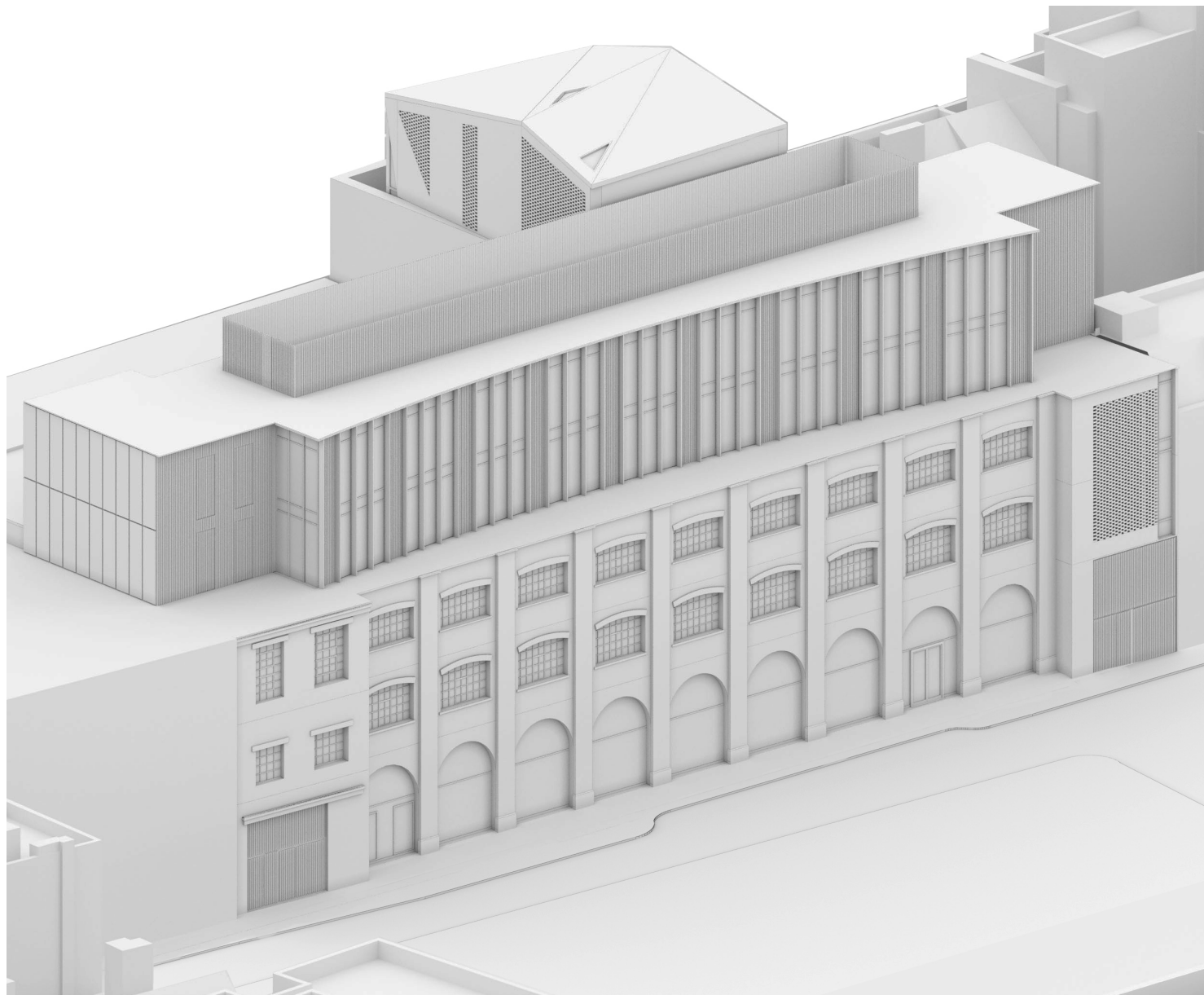
CONSENTED SCHEME



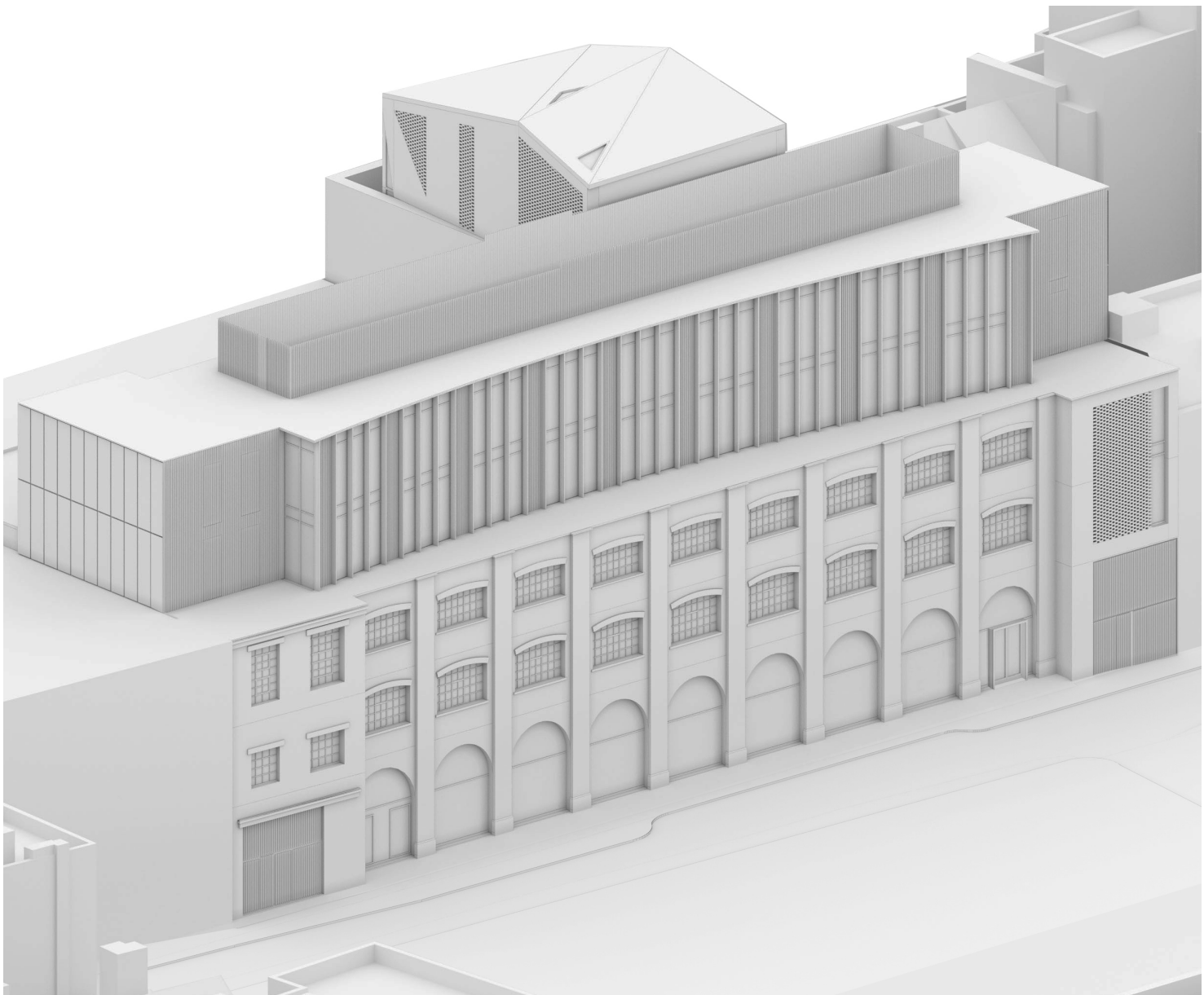
PROPOSED MMA SCHEME

AERIAL OVERVIEW

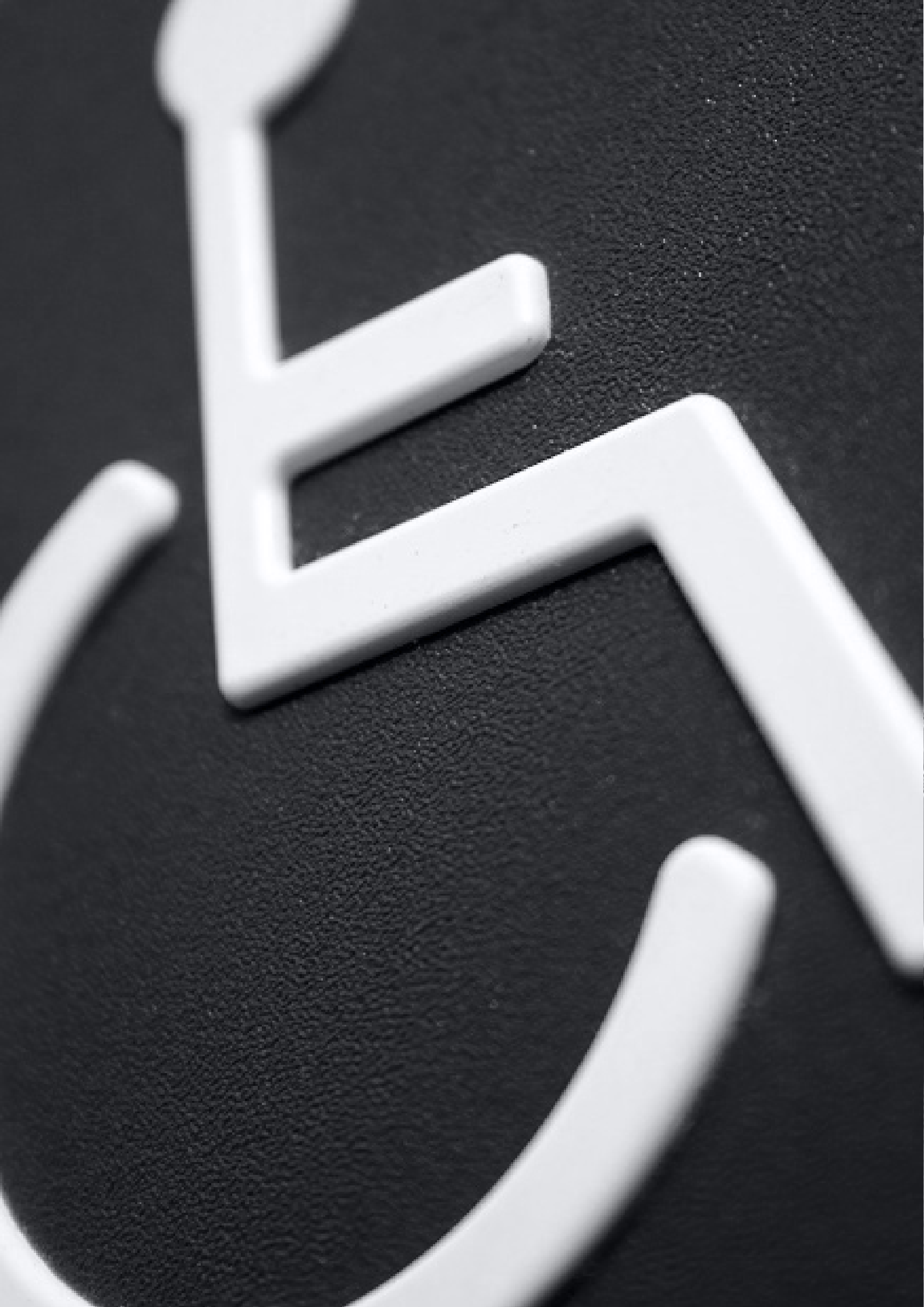
VIEW FROM NORTH EAST



CONSENTED SCHEME

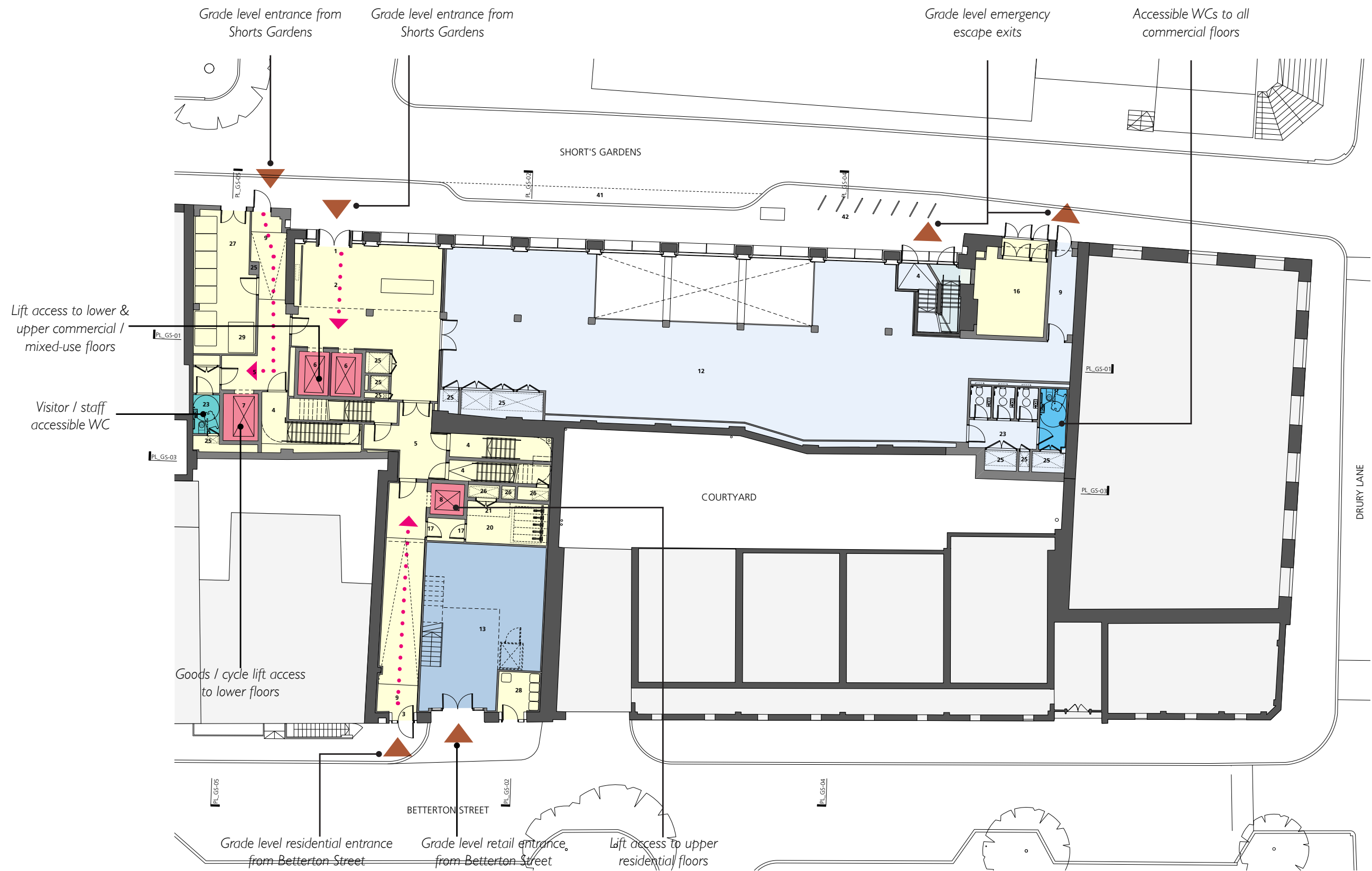


PROPOSED MMA SCHEME



5

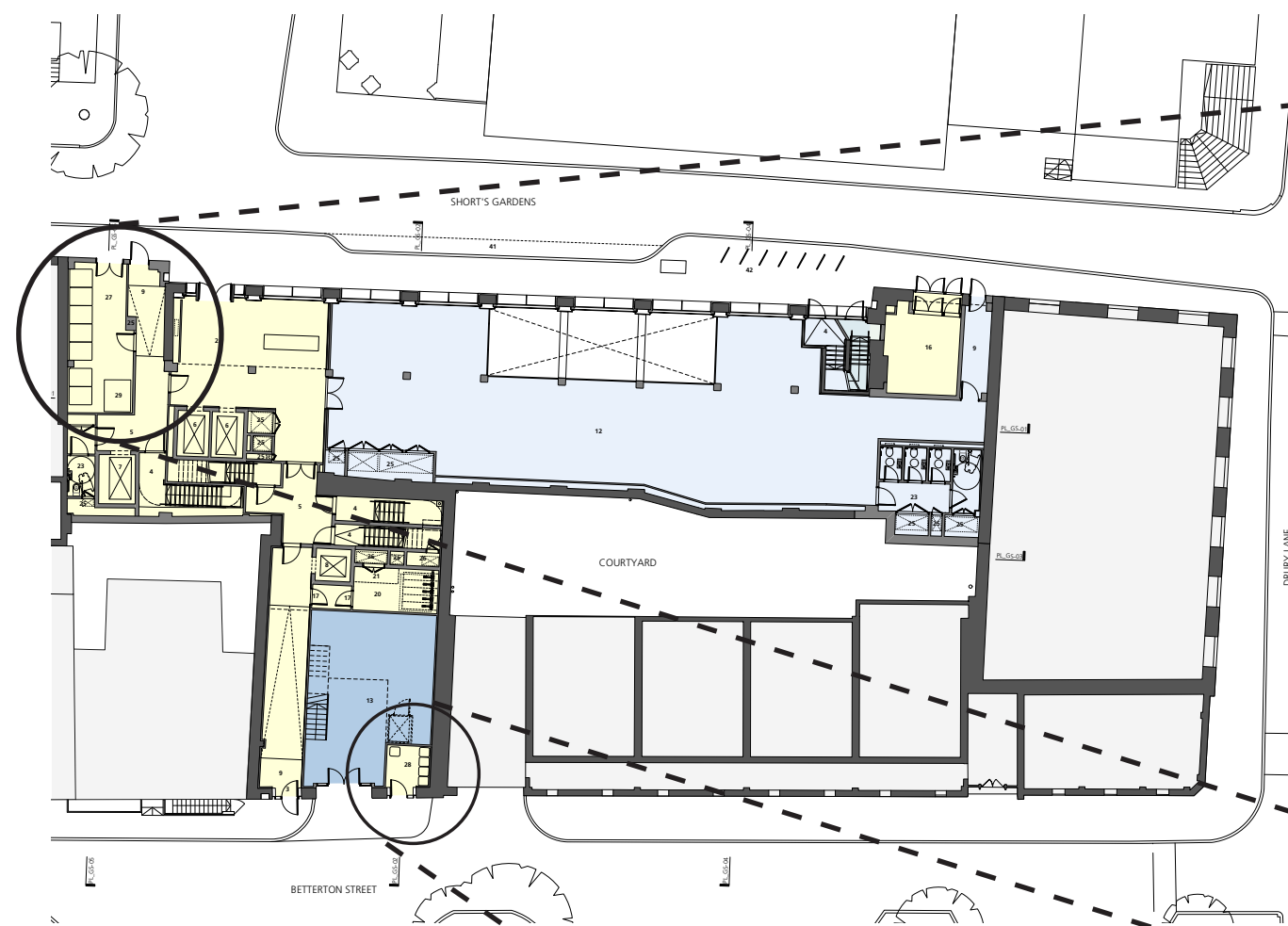
ACCESS, SERVICING AND TRANSPORT



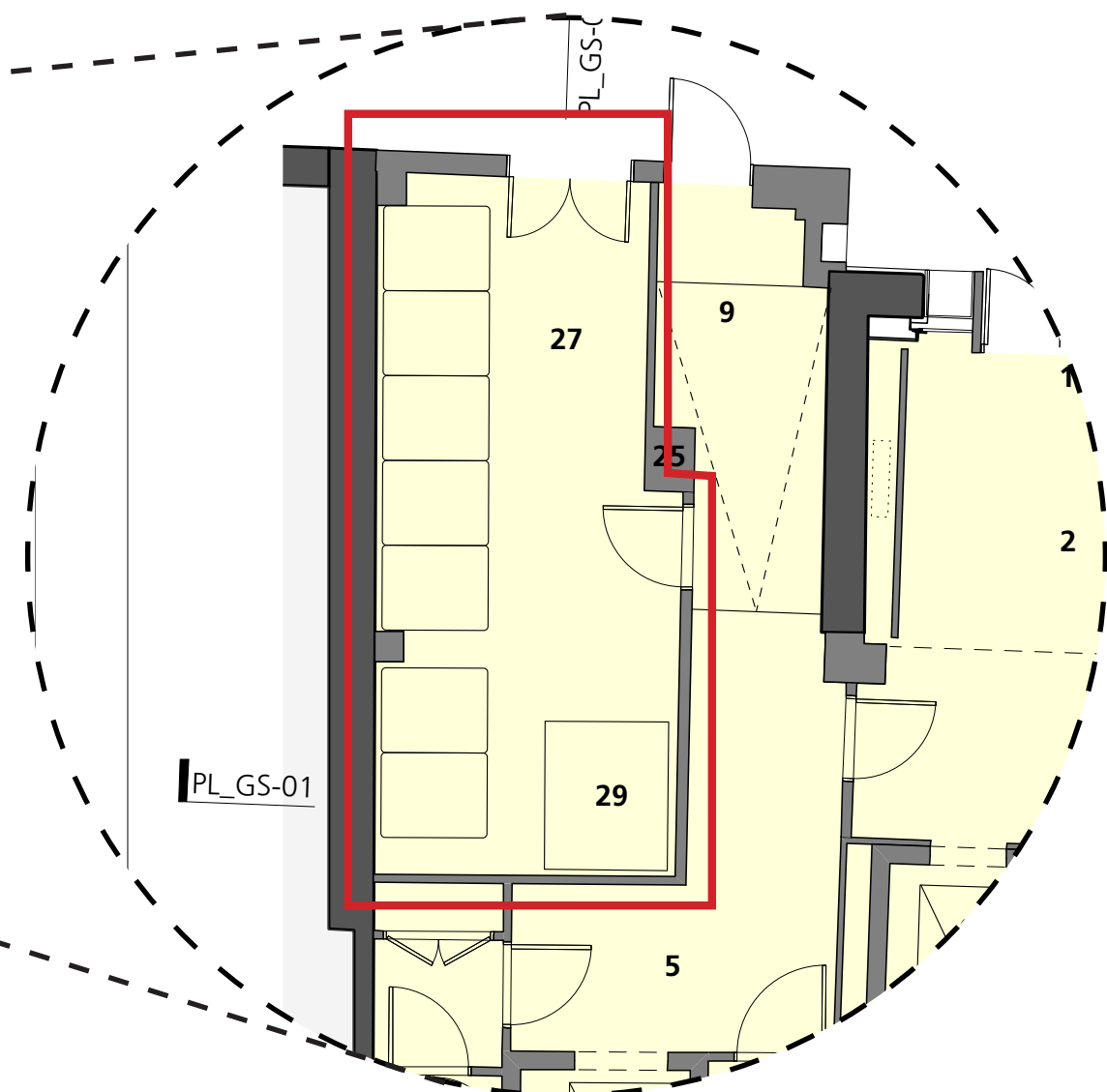
PROPOSED GROUND FLOOR PLAN

ACCESS STATEMENT

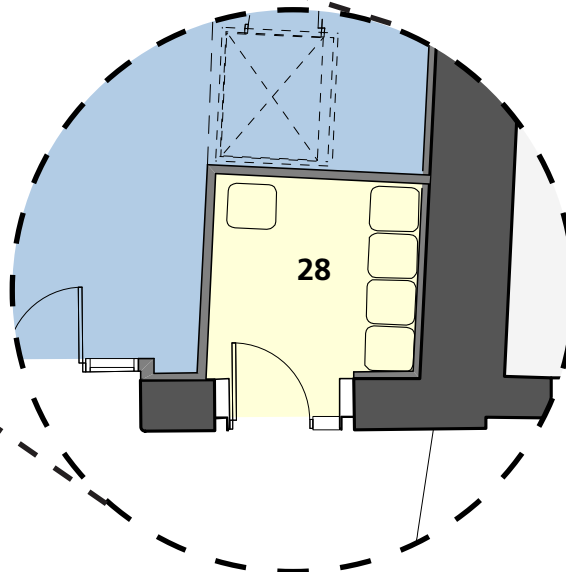
- The proposals retain the principles of the consented scheme with step free access to all proposed entrances and exits ensuring the building is fully accessible to all.
- New lifts connecting all the office and mixed-use floors, a new goods/cycle lift for access to lower floors, and a new dedicated residential lift are proposed so the development is compliant with Building Regulations Part M and DDA requirements.
- Visitors to the venue and flexible use spaces within the lower floors enter via the main Shorts Gardens entrance to the generous reception area where building management will control vertical access via the new main lift cores.
- The new office core areas have been designed in accordance with current accessibility standards with fully accessible facilities provided on every floor, including the provision for disabled refuge areas in accordance with fire regulations. The accessibility proposals are improved by the addition of an accessible WC for visitors/building staff in close proximity to the office reception area
- The residential apartments and layouts are largely unchanged from the consented scheme, with exception that the units at 1st-3rd floor have been updated to ensure they are compliant with Building Regulations Part M4(2), as stipulated within condition 27 of the consent notice. The upper level duplex flat is unchanged but for slight adjustment to the external gable wall giving marginal uplift in area, the potential for conversion to include internal wheelchair accessible platform lift is retained
- Consultation with Secure by Design during design development has led to a secure line being created between residential and office building at ground floor. The shared stair will be residential use only with commercial access in emergency egress only. A secure delineation now exists between a residential entrance and lift lobby via Betterton Street and commercial/landlord access via Shorts Gardens ground floor areas



PROPOSED GROUND FLOOR PLAN



SHORTS GARDENS



BETTERTON STREET

SERVICE & REFUSE

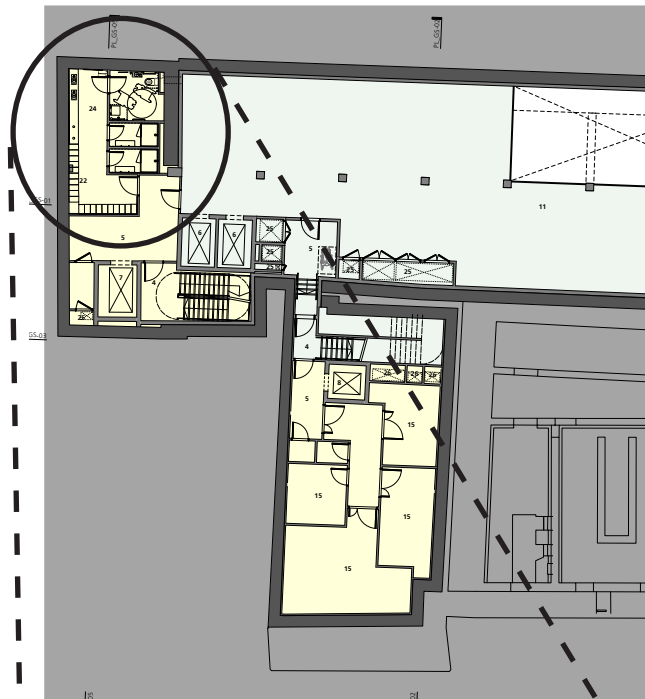
The waste storage and refuse strategies remain largely unchanged from the consented proposals. The calculations have been reviewed against the latest areas with the following requirements:

- residential : proposals unchanged for 4no. units, 5no. 140L wheelie bins required
- office B1 use : based upon 2,536sqm, (260 employees x 50L) requirements for 13,000L
- retail A1 : based upon 102sqm (102 x 10Lper employee) requirements for 1020L
- retail A3/A4 : maximum provision 100sqm (55 covers x 75L) requirements for 4,125L
- flexible D1/D2 use : based upon 1,411sqm (1,411 x 5L) requirements for 7,055L

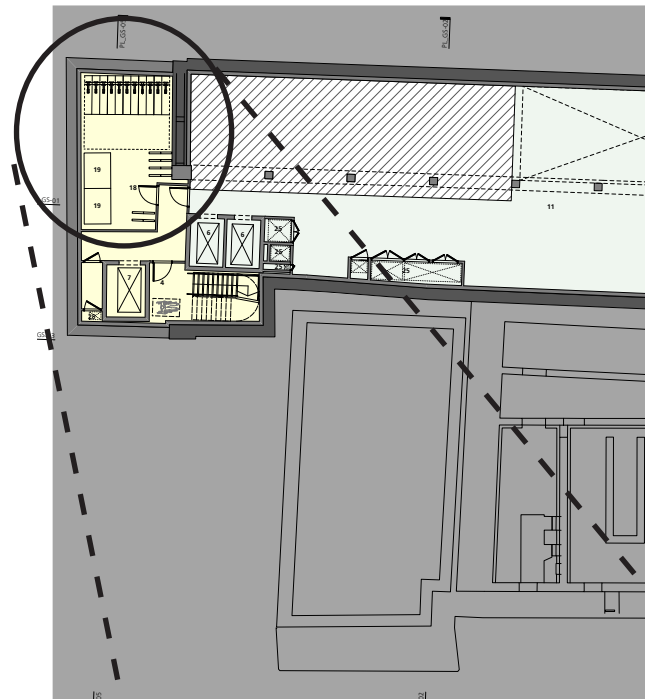
The scheme will retain the proposals for a compactor on site to manage and reduce bulk waste. Based on the above the total refuse storage requirements are as follows:

Use	Storage	No. Eurobins	Compactor Reduction Factor (x3)
B1 Office	13,000L	11.8	3.9
A1 Retail	1020L	1	0.33
A3/A4 Retail	4,125L	3.75	1.25
D1/D2	7,055L	6.4	2.1
Totals			7.6

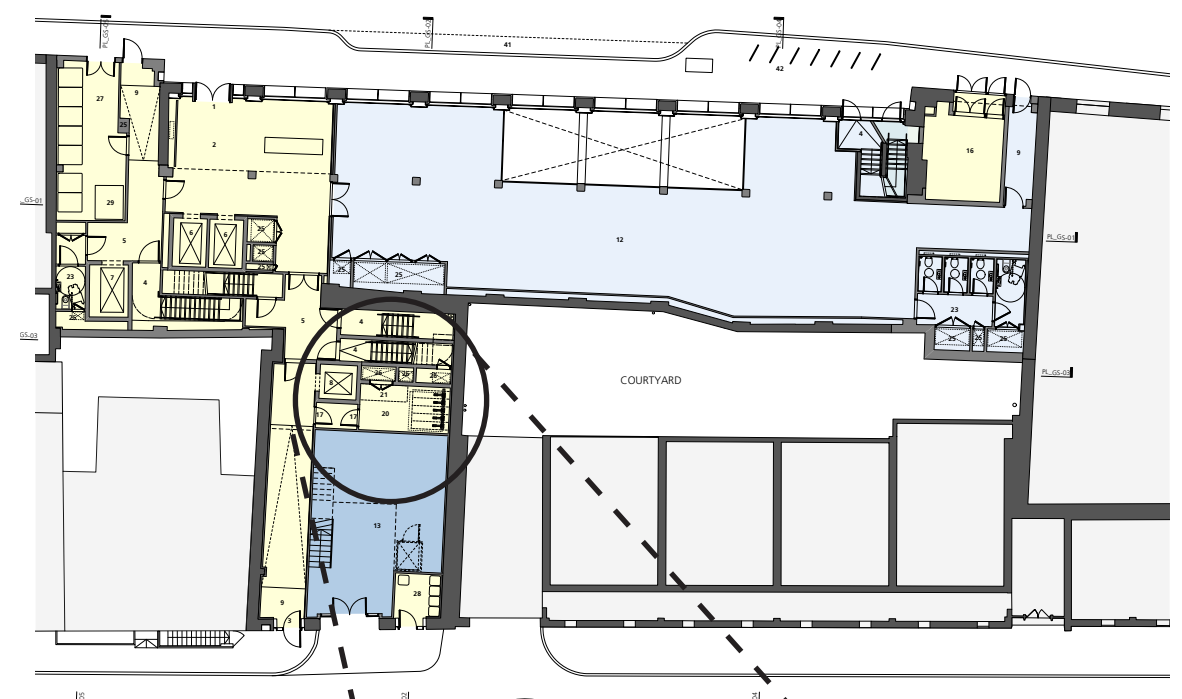
The above table illustrates a requirement for 8 eurobins one site, however as the calculations include double counting of some flexible use classes (as per the consented scheme), the bin requirements could be 1 less.



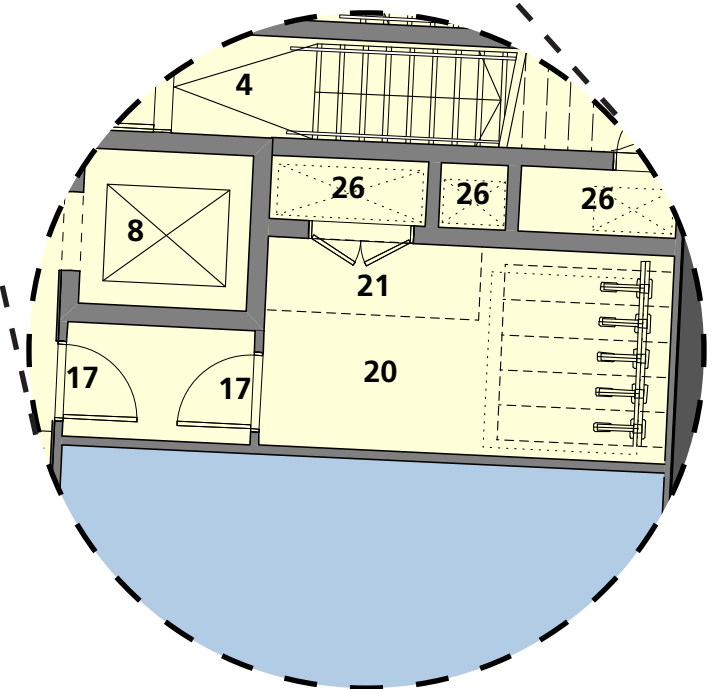
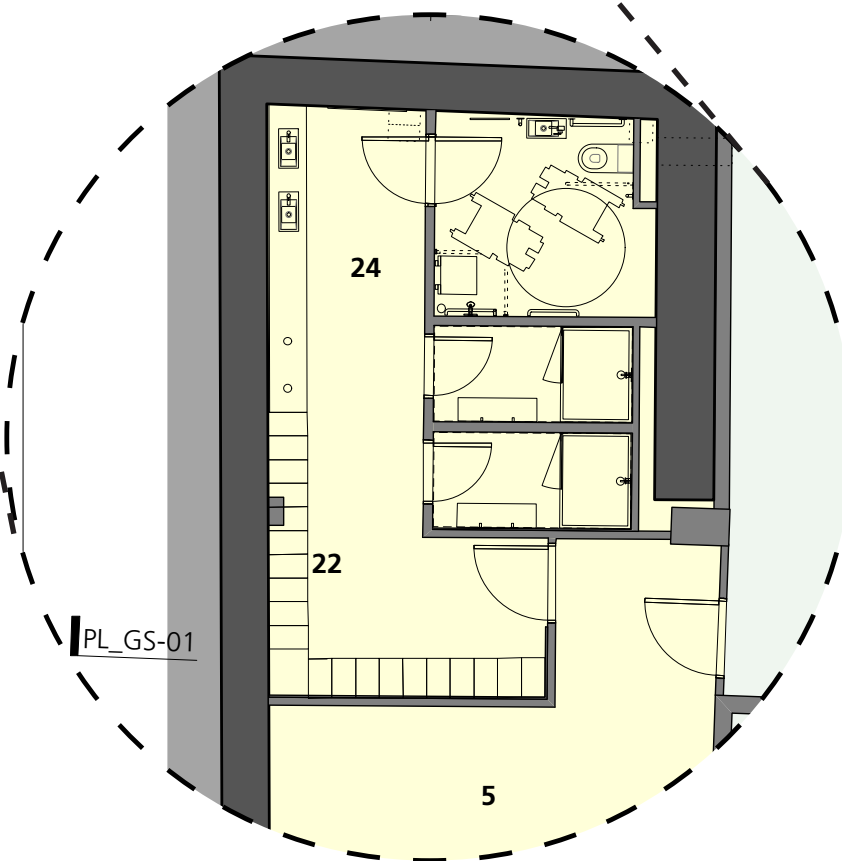
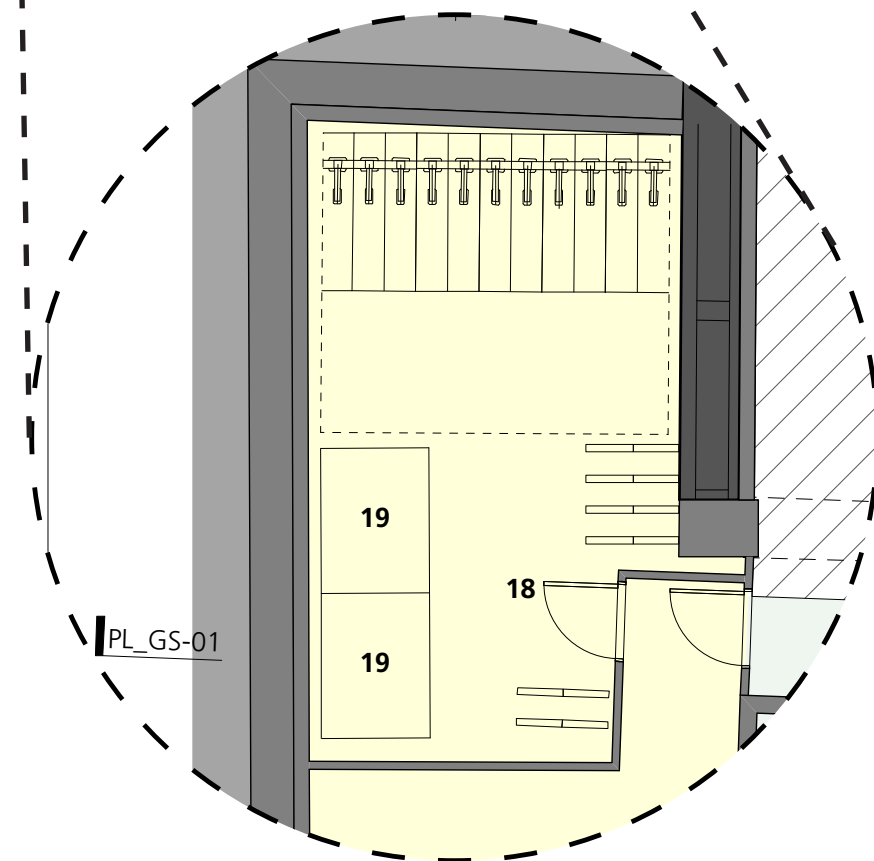
PROPOSED LOWER BASEMENT FLOOR PLAN



PROPOSED UPPER BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



TRANSPORT

The scheme and strategy is unchanged being located in a designated 'car free' zone, therefore all travel plan reports, analysis, public realm upgrades and strategy reports issued by Watermans for the consented application remain unchanged

BICYCLE STORAGE

- The configuration of the cycle facilities has been updated to provide dedicated secure cycle storage for office users within the lower basement floor of the Shorts Garden building (30no. spaces including 2no. adaptive cycle spaces) accessed by a new cycle/goods lift from ground floor.
- New dedicated office cycle locker, shower and changing room at upper basement level of the Shorts Garden building. 3no. shower (including 1no. fully accessible wet room), vanity facilities and 40no. secure lockers
- The cycle storage provisions for the Betterton Street residential units remain unchanged from the consented proposals.
- The wider public realm proposals remain unchanged, refer to Watermans Transport & Travel Plans submitted with consented proposal which contains 16no. on street short stay cycle spaces.

Use	Area / Unit	Cycle Storage Requirements
B1 Office	1,837 sqm	21 long stay / 4 short stay
A1 Retail	102 sqm	1 long stay / 1 short stay
A3/A4 Retail	100 sqm	1 long stay / 3 short stay
D1/D2	Assume 10 staff	2 long stay / 3 short stay (assumption as per consented scheme)
C3	3 x 1B / 1 x 2B	8 long stay secure
Totals		25 long stay / 11 short stay + 8 residential



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ENVIRONMENT AND SUSTAINABILITY



ENVIRONMENT AND SUSTAINABILITY

ENERGY AND SERVICES

- In addition to the aesthetic benefits to the external facades, the revised centralised Air Handling Unit approach provides further environmental improvements and efficiencies over the on-floor approach within the consented scheme.
- A singular centralised AHU offers greater efficiency by using less electrical energy to supply the required air volumes. It also offers the potential for improved heat recovery therefore reducing energy consumption associated with fresh air treatment.
- Centralising the MEP and removing consented on-floor proposals reduces the outlay on raw material and equipment, which reduces the embodied energy and carbon (carbon footprint) of the proposals.

ACOUSTIC ENVIRONMENT

- The variations to the acoustic roof plant enclosure, and service proposals within, have been reviewed in detail by RBA Acoustics. A detailed report has been provided by RBA within the application documentation which is an addendum to be read in conjunction with the consented Acoustic Planing Report. The report illustrates that all proposals sit within acceptable standards.

SUSTAINABILITY

- The consented sedum roof proposals on the commercial building roof are retained and further enhanced through the proposed adjustments to the bookend massing, increasing the sedum roof extent and further encouraging wildlife and biodiversity.

DAYLIGHT & SUNLIGHT

- The variations to the consented scheme have been reviewed by GIA with full details outlined in a separate report within the application documentation. In summary the revised proposals have a de minimis impact on the surrounding properties and therefore remains in keeping with consented strategy of a sympathetic roof form through new extensions.



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SCHEDULE OF AREAS

AREA

SHORT'S GARDENS
1087_sA-PL-01
PLANNING ACCOMMODATION SCHEDULE
Short's Gardens Commercial

Floor	Proposed Use	Existing GEA	Proposed GEA	Existing GIA	Proposed GIA	Proposed NIA
Lower Basement	FLOOR PLATE	485	545	445	446	402
	D1/D2				270	235
	A3/A4				100	100
	ANCILLARY				76	67
Upper Basement	FLOOR PLATE	219	601	138	503	348
	D1/D2				340	278
	ANCILLARY				163	70
Ground	FLOOR PLATE	536	580	478	477	337
	B1/D1/D2				293	233
	ANCILLARY				184	104
Ground Mezz	FLOOR PLATE	306	469	251	406	306
	B1/D1/D1				406	306
First	FLOOR PLATE	500	587	448	532	435
	B1				532	435
Second	FLOOR PLATE	498	587	405	530	430
	B1				530	430
Third	FLOOR PLATE	0	437	0	389	310
	B1				389	310
Fourth	FLOOR PLATE	0	437	0	386	302
	B1				386	302
Total (sq.m)		2544	4243	2165	3669	2870

SHORT'S GARDENS
1087_sA-PL-02
PLANNING ACCOMMODATION SCHEDULE
Betterton Street Commercial & Residential

Floor	Proposed Use	Existing GEA	Proposed GEA	Existing GIA	Proposed GIA	Proposed NIA
Upper Basement	FLOOR PLATE	167	169	144	145	118
	ANCILLARY				145	118
Ground	FLOOR PLATE	186	186	150	153	133
	A1,D1				62	59
	ANCILLARY				91	74
Ground Mezz	FLOOR PLATE	173	89	135	40	31
	A1,D1				40	31
First	FLOOR PLATE	185	187	156	140	
	C3				103	
	ANCILLARY				37	
Second	FLOOR PLATE	185	187	156	140	
	C3				103	
	ANCILLARY				37	
Third	FLOOR PLATE	183	185	162	145	
	C3				106	
	ANCILLARY				39	
Fourth	FLOOR PLATE	64	145	43	116	
	C3				74	
	ANCILLARY				42	
Fifth	FLOOR PLATE	0	116	0	90	
	C3				90	
Total (sq.m)		1143	1264	946	969	

SHORT'S GARDENS
1087_sA-PL-03
PLANNING ACCOMMODATION SCHEDULE
Betterton Street Residential

Appaertment No.	Floor	No. Bedrooms	GIA
1	First	2	103
2	Second	2	103
3	Third	2	106
4	Fourth & Fifth	3	164
Total (sq.m)			476



DRAWING REGISTER

DRAWING REGISTER

Buckley Gray Yeoman			DRAWING ISSUE SHEET									
Studio 4.04, The Tea Building 56 Shoreditch High Street, London E1 6JJ Tel: 020 7033 9913 Fax: 020 7033 9914			Short's Gardens		Job No: 1087 Issue date: 05.07.2019							
			Page	1087_3.01_1	Title: PLANNING							
DWG No	DRAWING TITLE		SCALE	SIZE	REVISION							CADFILE
1087_PL_S	00	Site Location Plan	1:1250	A1	/							
1087_PL_EE	03	Existing East Elevation	1:100/1:200	A1/A3	/							
1087_PL_ES	03	Existing Section CC	1:100/1:200	A1/A3	/							
	04	Existing Section DD	1:100/1:200	A1/A3	/							
	05	Existing Section EE	1:100/1:200	A1/A3	/							
1087_PL_DE	B	Demolition - Basement Plan	1:100/1:200	A1/A3	/							
	00	Demolition - Ground Floor Plan	1:100/1:200	A1/A3	/							
	00M	Demolition - Ground Floor Mezzanine Plan	1:100/1:200	A1/A3	/							
	01	Demolition - Level 01 Plan	1:100/1:200	A1/A3	/							
	02	Demolition - Level 02 Plan	1:100/1:200	A1/A3	/							
	03	Demolition - Level 03 Plan	1:100/1:200	A1/A3	/							
	03M	Demolition - Level 03 Mazzanine Plan	1:100/1:200	A1/A3	/							
	RF	Demolition - Roof Plan	1:100/1:200	A1/A3	/							
1087_PL_DE_EE	01	Demolition - North Elevation	1:100/1:200	A1/A3	/							
	02	Demolition - South Elevation	1:100/1:200	A1/A3	/							
1087_PL_DE_EE	01	Demolition - Section AA	1:100/1:200	A1/A3	/							
	02	Demolition - Section BB	1:100/1:200	A1/A3	/							
	03	Demolition - Section CC	1:100/1:200	A1/A3	/							
	04	Demolition - Section DD	1:100/1:200	A1/A3	/							
	05	Demolition - Section EE	1:100/1:200	A1/A3	/							
DATE OF THIS ISSUE (last column)			Day	05								
			Month	07								
			Year	19								

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			Page	1087_3.01_2	Title: PLANNING							
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	UB	Proposed Upper Basement Plan	1:100/1:200	A1/A3	/							
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	00M	Proposed Ground Floor Mezzanine Plan	1:100/1:200	A1/A3	/							
	01	Proposed Level 01 Plan	1:100/1:200	A1/A3	/							
	02	Proposed Level 02 Plan	1:100/1:200	A1/A3	/							
	03	Proposed Level 03 Plan	1:100/1:200	A1/A3	/							
	04	Proposed Level 04 Plan	1:100/1:200	A1/A3	/							
	05	Proposed Level 05 Plan	1:100/1:200	A1/A3	/							
	RF	Proposed Roof Plan	1:100/1:200	A1/A3	/							
1087_PL_GE	01	Proposed North Elevation	1:100/1:200	A1/A3	/							
	02	Proposed South Elevation	1:100/1:200	A1/A3	/							
	03	Proposed East Elevation	1:100/1:200	A1/A3	/							
1087_PL_GS	01	Proposed Section AA	1:100/1:200	A1/A3	/							
	02	Proposed Section BB	1:100/1:200	A1/A3	/							
	03	Proposed Section CC	1:100/1:200	A1/A3	/							
	04	Proposed Section DD	1:100/1:200	A1/A3	/							
	05	Proposed Section EE	1:100/1:200	A1/A3	/							
1087_PL_EN	01	Proposed Bay Elevation - Shorts Gardens	1:100/1:200	A1/A3	/							
	02	Proposed Bay Elevation - Betterton Street	1:100/1:200	A1/A3	/							
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