

6.2 Transport - Market Housing Cycle Requirements

6.2 Market Housing - Cycle Parking

Bike store has been reconfigured to incorporate the mix in residential accommodation. Market Housing accommodation is located on floors 04 to 07 with the proposed bike store located on the ground floor highlighted in red.

6.2.1 Market Housing Long Stay

- Total bike spaces provided 50 bike spaces on double stacked Josta bike stand.
- Space in front of the Josta stands 2.9m exceeds the minimum requirement 1700mm.

Market Housing Cycle Parking Requirements:

Requires 1.5 space per studio/1b and 2 spaces per other dwellings.

<i>Planning</i>	<i>Spaces</i>	<i>Revision</i>	<i>Spaces</i>
0 x 1 bed	- spaces	8 x 1 bed	12 spaces
0 x 2 bed+	- spaces	17 x 2 bed+	34 spaces
South House	-	1 x 1b, 1 x 2b	3.5 spaces
Total	0 spaces	27 units	50 spaces

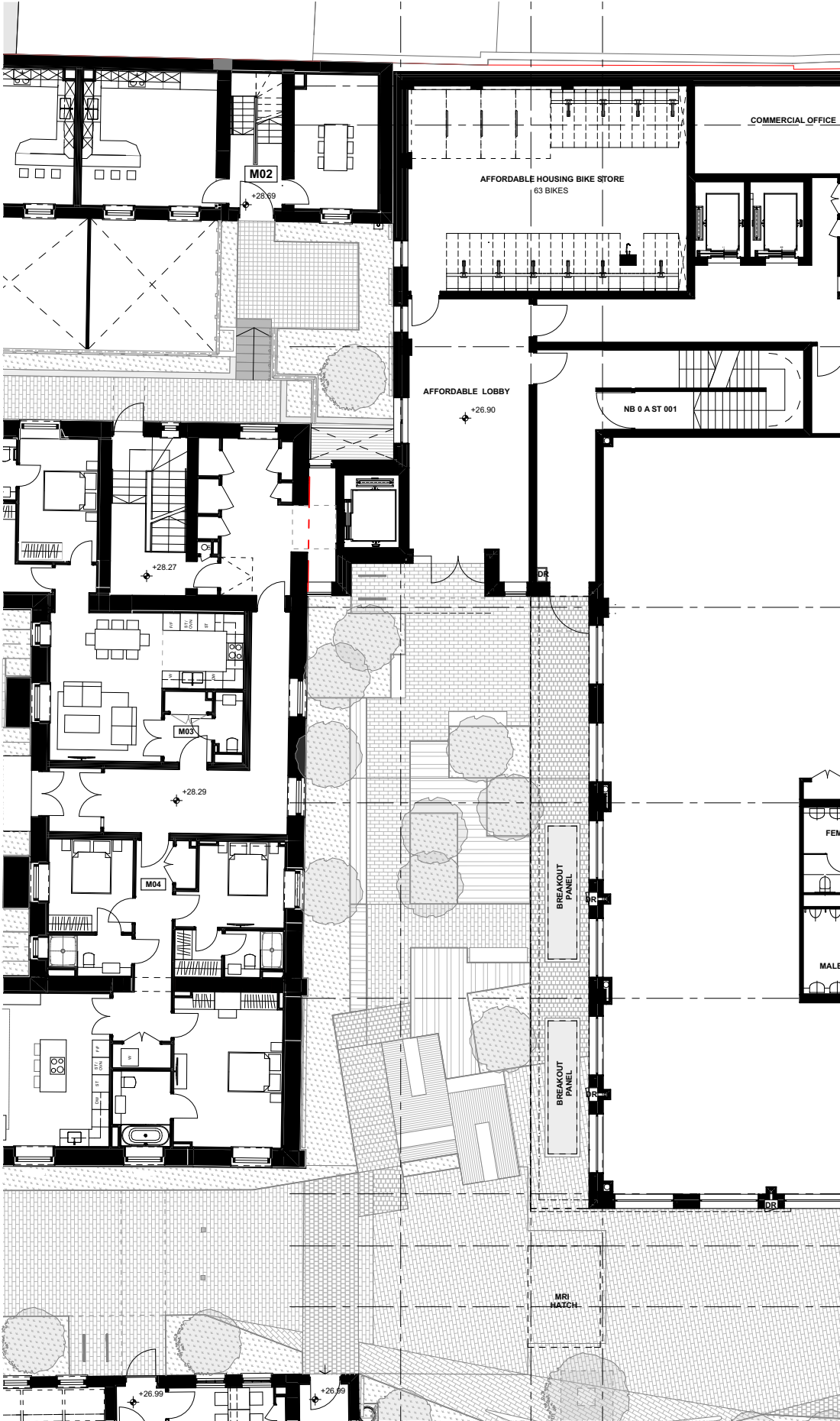
6.2.2 Market Housing Housing Short Stay

Requires 2 spaces for 5 -40 dwellings. Above 40 units requires 1 space per 40 units. Total units Affordable & Market Housing 42 apartments.

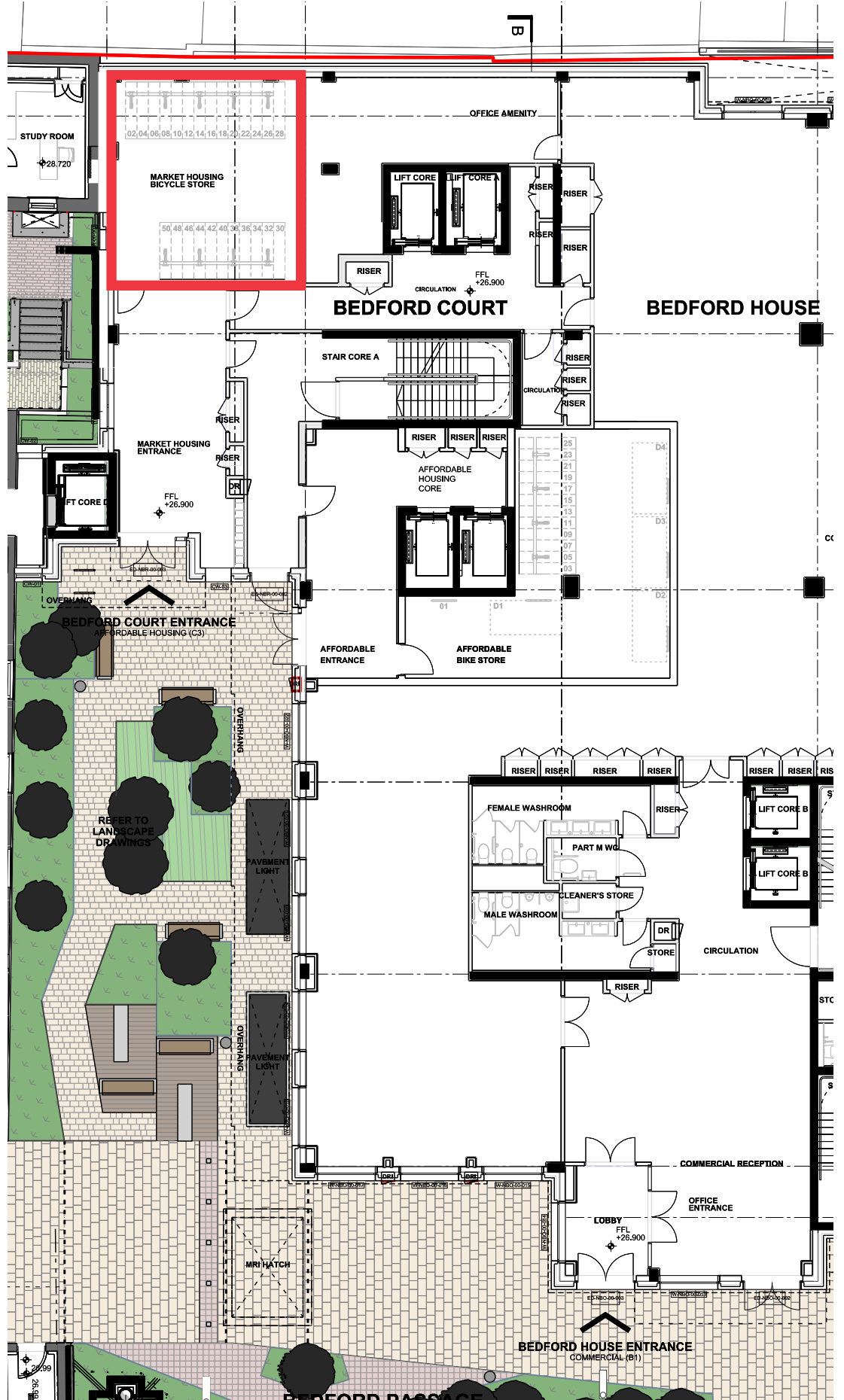
<i>Planning</i>	<i>Spaces</i>	<i>Revision</i>	<i>Spaces</i>
-	2 space	-	3 spaces

Market Housing Cycle Total

50 Long Stay bike spaces
3 Short Stay (shared with affordable housing)

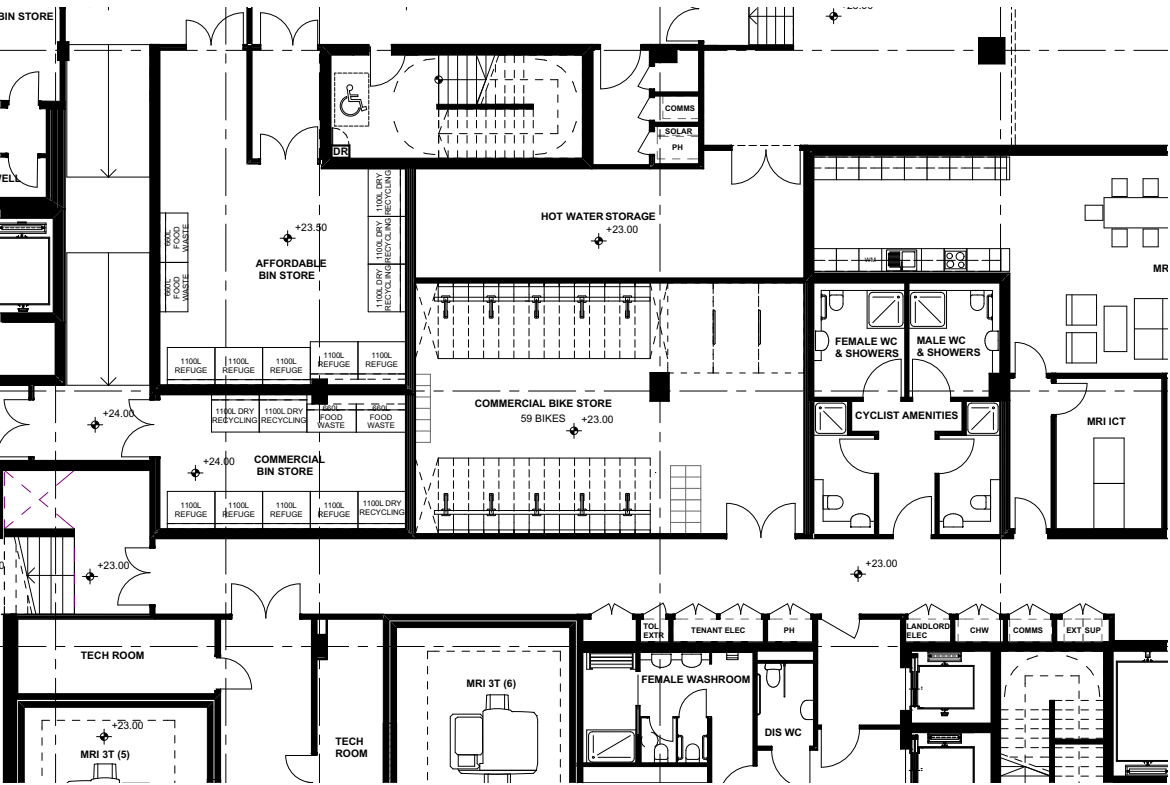


Ground Floor - Approved layout & location for bike store



Ground Floor - Proposed layout & location for market housing bike store

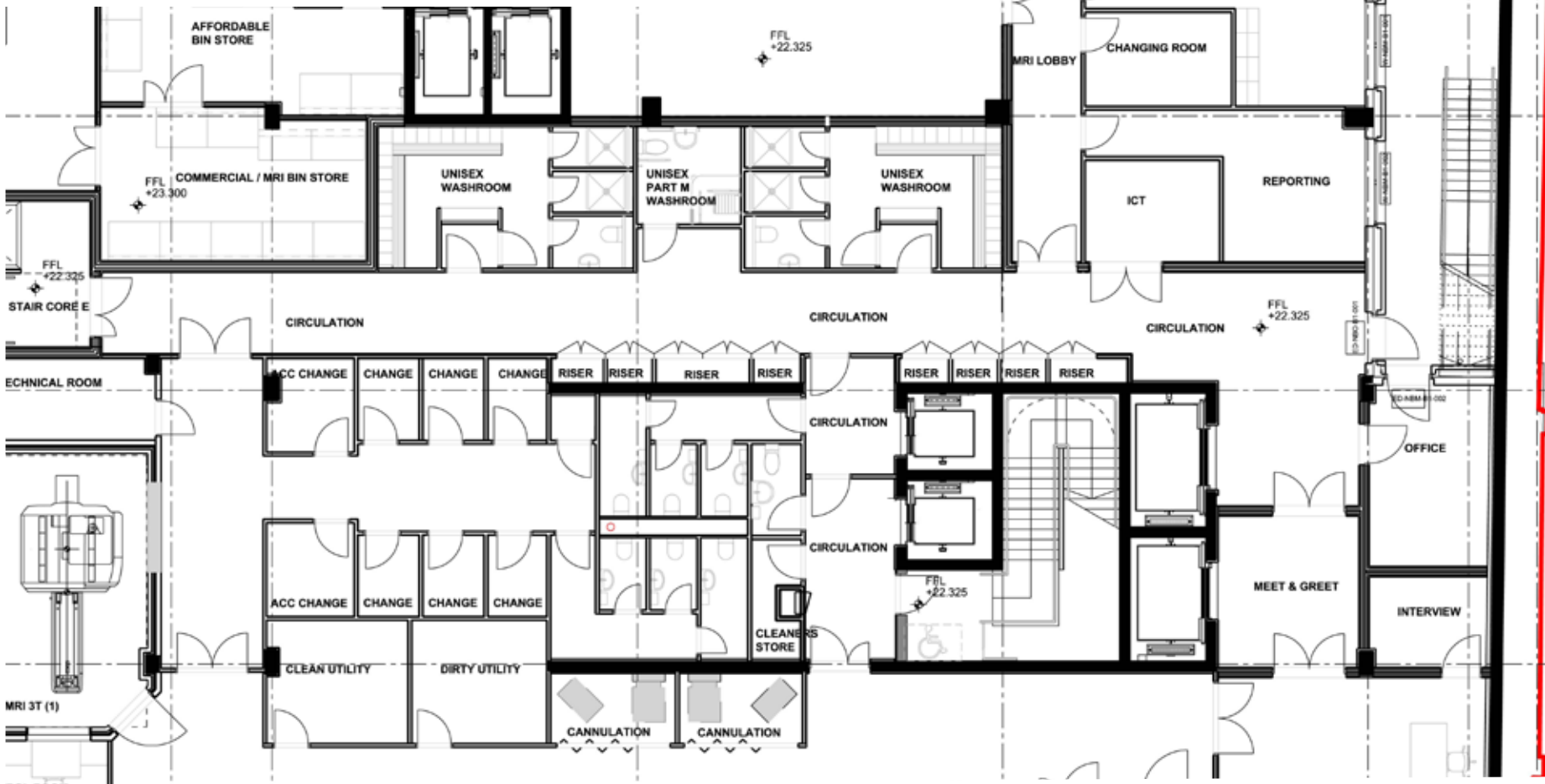
6.3 Transport - Commercial Cycle Requirements



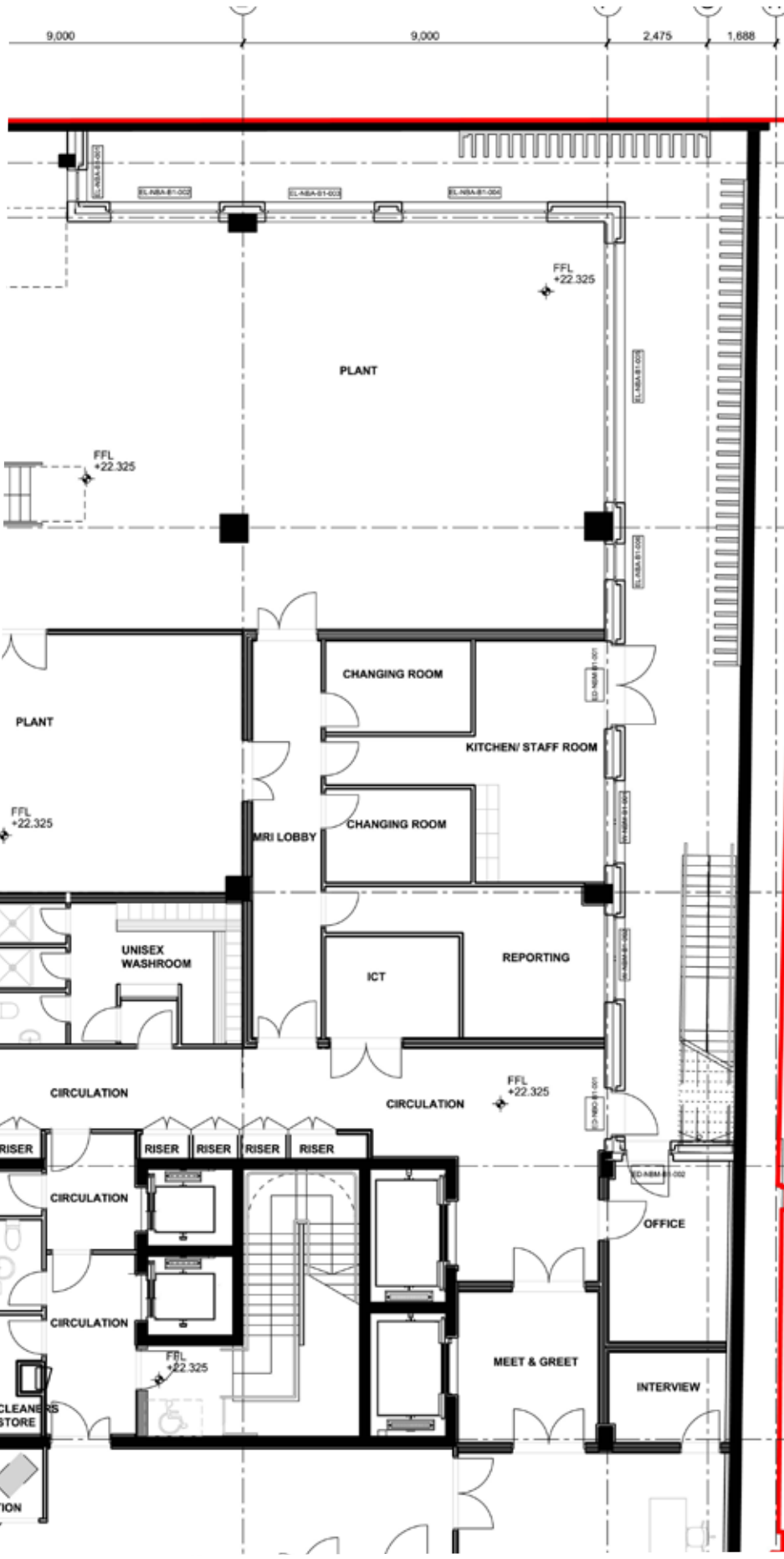
Approved Basement Floor (above) - Illustrates a Total of 56 Josta bike spaces & 3 bike spaces for adapted user, exceeding the London Plan requirements by 10 spaces.

Proposed Basement Floor right - Illustrates a Total of 64 vertical bike spaces & 3 bike spaces for adapted user at ground floor level.

64 long stay spaces provided with lockers and shockers for all cyclists.



Basement Floor - proposed layout



6.3.1 Commercial & Health - Cycle Parking

Bike store has been reconfigured to allow more space for showers, changing and lockers. The bike store has been relocated to the external lightwell which will provide secure lockable storage. A canopy will be constructed above the bike rack to provide protection from the elements.

The revised scheme has an increase in GEA area due to the addition of the basement Level -2 for water tank storage. The NIA has reduced due to the addition of the affordable core.

Commercial Cycle Parking Requirements

Cycle parking requirement as per the London Plan for GEA 4,759sqm requires:

Approved Scheme	Spaces
Long stay	49 space required
1 space per 90m ²	
3 bike spaces for adapted bikes	
Short stay	9 space required
1 space per 500m ²	

Revised Scheme	Spaces
Long stay	64 space required
1 space per 75m ²	
3 bike spaces for adapted bikes	
Short stay	9 space
1 space per 500m ²	

64 Vertical bike rack installed to external lightwell with glass canopy.
3 bike spaces for adapted bikes provided on the ground floor within secure bike storage area. Access to pedestrian / goods lift will allow disabled access to part M shower / Wc at basement level.

Access to the bike racks is by a dutch bicycle ramp fitted to the external staircase allowing direct secure access to bike store with CCTV monitoring and protection. Gates will be installed at ground floor level and will require access fob to bike storage area.

6.3 Transport - Commercial Cycle Requirements

6.3.1 Commercial & Health Cycle Parking continued

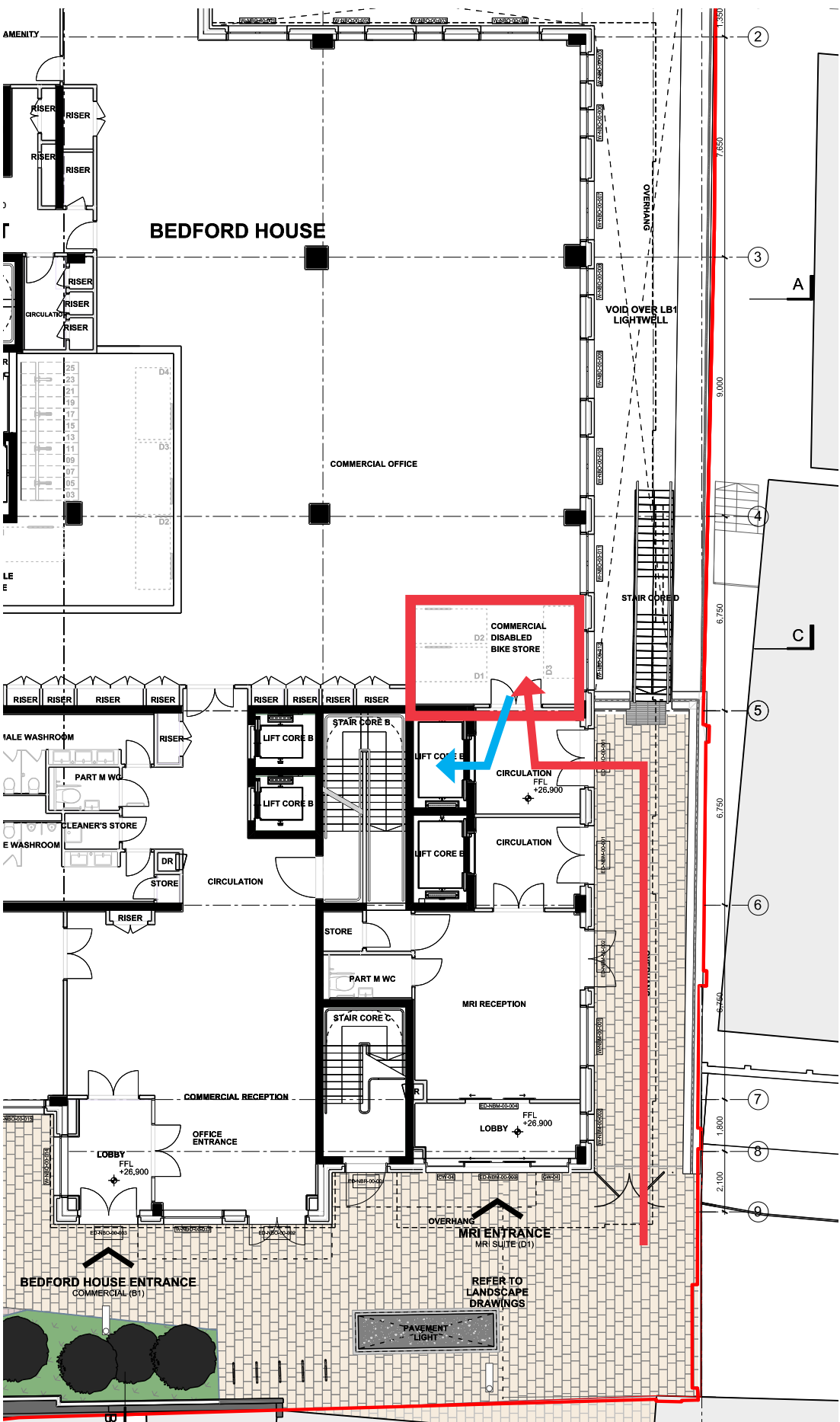
3 bike spaces for adapted bikes have been provided on the ground floor level

- Adaptive bike Storage
- Disabled access to storage
- Disabled access to shower

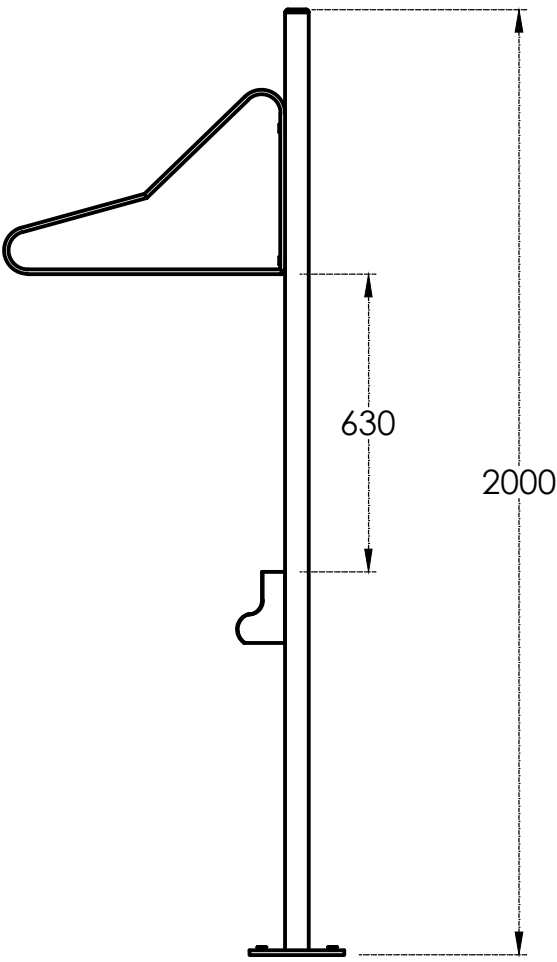
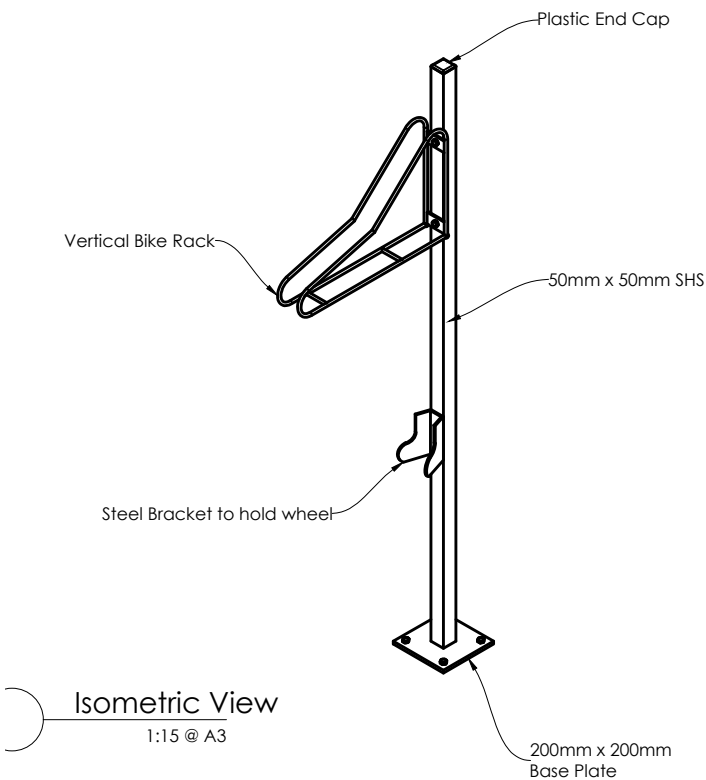
Short stay
1 space per 500m²

9 space required provided with the Bedford Passage

Access to the bike racks is by a dutch bicycle ramp fitted to the external staircase allowing direct secure access to bike store with CCTV monitoring and alarm protection.
Gates will be installed at ground floor level and will require access by fob key to bike storage area.



Ground Floor - Proposed layout & location for accessible bike store highlighted in red



Vertical bike rack system

7.0 Energy & Fire Strategy

7.1 Energy Strategy & Assessment

Arup has prepared in support of the S73 Application a revised assessment for the amendment to the Bedford Passage development, in the Borough of Camden.

Contained below is an executive summary highlight for the proposed project. A detailed assessment and report has been submitted alongside this submission.

The Bedford Passage development comprises of a mixed-use development consisting of the following functions:

- Existing Building refurbishment to create residential apartments and town houses.

New Build including

- MRI Medical scanning facility
- Shell and Core Offices
- Residential apartments.

The first planning application for the development was submitted in 2016, with a review and approval received in 2017 and an amendment issued in 2018 which included a reduction in PV panels.

Both the applications were developed based on the London Plan 2016 and approved on this basis.

A S73 application is now submitted to incorporate a series of updates to the new residential building. The design team acknowledge that the standards have changed since the first application but the design of the building that is going to be assessed is still the one developed back in 2016/2018.

Therefore, we believed that the application should be reviewed against the London Plan 2016 to allow a fair comparison with the previous results. However, we have included for completeness the results from an appraisal against the new London Plan 2021, following the GLA's Energy Assessment Guidance and expressed using the GLA Carbon Emission Reporting Spreadsheet.

Each part of the development follows the strategy described below:

Existing Building:

No changes have been made to the existing buildings part of the development therefore the results have not changed from the previous planning application.

New Building Commercial and Landlord areas: some architectural (i.e. additional Basement level to accommodate sprinklers tank proposed under separate application) and building services enhancements for the MRI medical suites have been implemented from the last planning submission. An update has been developed to capture these changes. As per previous submissions the update follows the London Plan 2016 and uses SAP 2012 carbon emissions factors to allow a comparison against the results submitted in the last approved scheme.

New Building Residential: the residential part of the new building has been updated by changing the units on L04, L05, L06 and L07 from affordable to market housing apartments with the addition of cooling. A new energy assessment has been developed following, as per previous submissions, the London Plan 2016 and SAP 2012 carbon emission factors to allow a comparison against the results submitted in the last approved scheme.

7.1.1 London Plan 2016

This paragraph illustrates a comparison of the results for the updated 2021 scheme and the ones submitted in 2018 against the same standard: London Plan 2016 and SAP 2012 carbon emission factors.

The tables below show how the reduction was achieved following the Mayor's energy hierarchy:

- Be lean: use less energy and manage demand during operation
- Be Clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly

- Be Green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.

The energy performance data is presented following the Part L1A and L2A compliance methods including the unregulated energy consumption based on our assumptions as outlined in this document.

The energy hierarchy targets including the off-set payment for the proposed development are included in the figures and tables below.

New Residential Apartments (Domestic Results)

Table 1: London Plan energy hierarchy for New Building domestic

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2012)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum)	(Tonnes CO2 per annum)
Baseline	47.6	57
After energy demand reduction	45.6	57
After heat network	45.6	57
After renewable energy	41	55

7.1 Energy Summary

7.1.2 MRI, Landlord Residential and Office Accommodation (Non-Domestic Results)

Table 2: Regulated carbon dioxide emissions savings from each stage of the energy hierarchy for New Building domestic

	2021 Application		2018 Application	
	Regulated domestic carbon dioxide savings (SAP2012)		Regulated domestic carbon dioxide savings (SAP2012)	
	(Tonnes CO2 per annum) %		(Tonnes CO2 per annum) %	
After energy demand reduction	2.0	4.3	2.0	3.5
After heat network	0.0	0.0	0.0	0.0
After renewable energy	4.6	10.0	8.5	15.5
Cumulative on-site savings	6.6	13.9	10.5	18.4
Carbon shortfall	41.0	-	46.5	-

The results above for the New Building domestic show that the absolute carbon emission of the development have reduced, thanks to the additional coordination with the architectural team and thermal upgrades of the building envelope, the improvement due to passive measures in the 2021 scheme has also increased up to 4.3% compare to 3.5% of the 2018 application.

The improvements achieved in the passive measures result in a reduction in the carbon emission shortfall.

Table 3: London Plan energy hierarchy for New Building non-domestic

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2012)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum)	(Tonnes CO2 per annum)
Baseline	156.8	126
After energy demand reduction	134.6	90
After heat network	134.6	90
After renewable energy	134.6	90
Target Saving	54.9	44.1

Table 4: Regulated carbon dioxide emissions savings from each stage of the energy hierarchy for New Building non-domestic

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2012)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum)	(Tonnes CO2 per annum)
Baseline	156.8	126
After energy demand reduction	134.6	90
After heat network	134.6	90
After renewable energy	134.6	90
Target Saving	54.9	44.1

The results for the Non-domestic show that the building achieves an overall 14.2% improvement against the baseline with a carbon shortfall of 32 Tonnes of CO2 per annum. The increase in carbon emission compare to the 2016/2018

Application is mainly due to a Stage 4 level of detail implemented in the current calculation. This has resulted, especially for the MRI facility, in a lower efficiency of the system due to specific requirements associated to the medical nature of the MRI spaces (i.e. additional filtration, heat recovery through run-around coil). Based on a price of carbon offset of £2,700 (£90/annual) per tonne of CO2 for Camden, the table below illustrates the Cash in-lieu contribution that has already been paid as part of the 2018 application and what the payment should be based on the S73 application .

Table 5: Sitewide Off-set payment requirement

	2021 Application	2018 Application
Cumulative savings for off-set payment (Tonnes CO2)	73.7 (=41.0+32.7)	54.50 (=46.50+8.00)
Cash in-lieu contribution (£)	£198,990	£147,150

Table 7 shows that additional £51,840 carbon offset payment may be levied against the new planning application for the higher carbon shortfall.

7.2 London Plan 2021

This paragraph illustrates a comparison of the results for the updated scheme based on the London Plan 2021 and SAP10 carbon emission factors against the results from the 2016/018 application based on the London Plan 2016 and SAP 2012 carbon emission factors.

The tables below show how the reduction was achieved following the Mayor’s energy hierarchy:

- Be lean: use less energy and manage demand during operation
- Be Clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
- Be Green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.

The energy performance data is presented following the Part L1A and L2A compliance methods including the unregulated energy consumption based on our assumptions as outlined in this document. The energy hierarchy targets including the off-set payment for the proposed development are included in the figures and tables below.

7.1 Energy Summary

7.1.3 New Residential Apartments (Domestic Results)

Table 6: London Plan energy hierarchy for New Building domestic

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2010)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum)	(Tonnes CO2 per annum)
Baseline	42.1	57
After energy demand reduction	37.4	55
After heat network	37.4	55
After renewable energy	32.9	46.5

Table 7: Regulated carbon dioxide emissions savings from each stage of the energy hierarchy for New Building domestic 2021 Application

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2010)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum) %	(Tonnes CO2 per annum) %
After energy demand reduction	4.7 11.2	2.0 3.5
After heat network	0.0 0.0	0.0 0.0
After renewable energy	4.4 11.9	8.8 15.5
Cumulative on-site savings	9.1 21.7	10.5 18.4

The results above for the New Building domestic based on the SAP10 carbon factors show that thanks to additional passive measures implemented in collaboration with the architectural team the scheme is able to have an improvement of 11.2% which is above the 10% limit set by the London Plan 2021 for domestic building.

The addition of green measures is then able to provide an overall improvement of 21.7% which is higher than what the old application had provided. Moreover, the carbon shortfall has decreased from what was originally agreed with the 2018 application.

7.1.4 MRI, Landlord Residential and Office Accommodation (Non-Domestic Results)

Table 8: London Plan energy hierarchy for New Building non-domestic

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2010)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum)	(Tonnes CO2 per annum)
Baseline	91.5	126
After energy demand reduction	81.7	90
After heat network	81.7	90
After renewable energy	81.7	90

Table 9: Regulated carbon dioxide emissions savings from each stage of the energy hierarchy for **New Building non-domestic**

	2021 Application	2018 Application
	Regulated domestic carbon dioxide savings (SAP2010)	Regulated domestic carbon dioxide savings (SAP2012)
	(Tonnes CO2 per annum)	(Tonnes CO2 per annum)
Baseline	91.5	126
After energy demand reduction	81.7	90
After heat network	81.7	90
After renewable energy	81.7	90

The results for the Non-domestic show that the building achieves an overall 10.7%.

An overall estimate 14.2% site-wide reduction in regulated carbon dioxide emissions for the development has been calculated based on the London Plan 2021 and SAP10 carbon factors.

7.2 Fire Strategy

7.2 Fire Strategy (Executive Summary by Arup)

Arup has been appointed by University College London Hospital Charity (UCLHC) to provide fire engineering advice on the proposed Middlesex Annex development, located in London.

The fire strategy has been developed using the recommendations of BS 9999: 2017 in commercial areas (including the MRI facility) and BS 9991: 2015 in residential areas to demonstrate compliance with Part B of the Building Regulations 2010 (as amended). No additional property protection or business continuity objectives have been identified to date.

In the new building the office, MRI and the remainder of the basement will be split into evacuation zones where only the zone of fire origin will evacuate initially. Remaining zones will evacuate in subsequent phases. The residential areas will adopt a ‘stay put’ strategy and will remain in place unless the fire brigade decides evacuation is needed.

The structural frame of the New Building will be protected to achieve 90/-/- minutes fire resistance. The structural frame of the Townhouses and the Listed Building, based on current guidance, should achieve 60/-/- minutes fire resistance.

The key fire strategy items for the office areas are as follows:

- Simultaneous evacuation of all office areas upon detection of a fire as one evacuation zone.
- L2 standard of automatic fire detection and alarm in accordance with BS 5839-1: 2017, linked back to a central alarm panel.
- A sprinkler system will be provided in accordance in with BS EN 12845:2019 including enhancements in Annex F.
- Office occupant density of 6m2 per person, with a maximum travel distance, in single direction of up to 25m and 63m in case of alternative exit direction.
- Access is provided to two 1300mm wide escape stairs; one dedicated office stair and one stair shared with the residential areas, with exits into the stairs of at least 850mm clear width.
- The final exit from the office escape stair will maintain a clear width of at least 1600mm through to outside, to account allow for the merging flow with the ground floor office occupants; the fire load in the main reception must be controlled as it forms the final escape route from an escape stair.
- Refuges are provided to escape routes that do not have level egress.
- 90/90/90 minute compartment walls and floors separate the office from the residential and basement areas.
- Provision of dry risers in the escape stairs to achieve adequate hose cover.
- The external walls will have insulation and an external surface that are non-combustible or of limited combustibility; a proportion of the external walls must be fire resting; either -/90/90 or -/90/15 dependent on location, to limit the risk of fire spread to adjacent buildings.

The key fire strategy items for the private MRI facility in the basement are as follows:

- Simultaneous evacuation of the MRI evacuation zone; inclusive of the 6 MRI facilities and associated waiting / recovery area.
- L2 standard of automatic fire detection and alarm in accordance with BS 5839-1: 2017, linked back to a central alarm panel
- A sprinkler system will be provided in accordance with BS EN 12845:2019. This will not include the MRI rooms themselves, which will be fire separated by 60 minutes fire resisting construction.
- The maximum travel distance, measured to a storey exit or adjacent compartment, in single direction is up to 15m and 30m in case of alternative exit direction.
- Access is provided to the office escape core and an external escape stair.
- 90/90/90 minute compartment walls and floors separating the MRI from other areas.
- A robust management plan being developed and put in place by the operator for the evacuation of MRI occupants.

7.2 Fire Strategy

The key fire strategy items for the residential apartment buildings are as follows:

- A stay put evacuation strategy is proposed, where only the flat of fire origin would receive an evacuation signal.
- A Grade D LD3 fire alarm system shall be provided within flats in accordance with BS 5839-6: 2019. Flats that are designed to accommodate vulnerable persons, and flats that have extended entrance hallways will be provided with a Grade D LD1 fire alarm system.
- An evacuation alert system in accordance with BS 8629: 2019 to enable the Fire Brigade to evacuate the residential areas of the building.
- A sprinkler system will be provided within the apartments in accordance with BS 9251:2014. The system will be fed from the commercial sprinkler tank in the basement. Flow switches will indicate on the fire alarm panel where the sprinkler was activated.
- Smoke vented lobbies adjacent to the fire-fighting stair at each level with provision of automatically opening vents at the heads of the common escape stairs.
- Openable vent at the head of the residential escape stair.
- Travel distances limited to no more than 7.5m within common corridors served by a single stair, measured from the furthest flat entrance door to the stair lobby.
- Travel distances limited to no more than 30m within common corridors with alternative escape routes, measured from the flat entrance doors to the closest stair.
- Protected entrance halls within all flats
- 90/90/90 minute fire resisting compartment walls separating the residential building from the offices, and 90/90/90 minute fire resisting floors at every residential level.
- -/60/60 minute fire resisting compartment walls separating flats from adjacent flats and from the internal common corridors.
- Provision of a firefighting shaft with firefighting lift, ventilated lobby and dry riser.
- A dry riser being provided in the escape only stair to ensure adequate hose cover is achieved.
- The external walls will have insulation and an external surface that are non-combustible or of limited combustibility; a proportion of the external walls must be fire resisting; either -/90/90 or -/90/15 depending on location, to limit the risk of fire spread to adjacent buildings.

The key fire strategy items for the townhouses are as follows:

- Stand-alone Grade D LD3 fire alarm systems for each townhouse.
- A sprinkler system will be provided in accordance with BS 9251:2014, fed from the commercial sprinkler tank in the basement.
- Protected stairs leading direct to outside.
- Fire resisting construction of at least 60/60/60 to separate the town houses from each other.
- An internal stairway enclosed in -/30/30 minutes fire resisting walls.

8.0 Existing Buildings

8.1 Listed Building Workhouse

The listed building is situated on the South-west side of the site and comprises a mixture of single storey and duplex flats arranged over Ground – Level 04. The building will be served by a single escape stair that extends down to the basement. The topmost occupied floor is approximately 14m above the lowest adjacent ground level.

8.1.1 Means of Escape

Evacuation strategy

Flats within the Listed Building will adopt ‘stay put’ strategy. In the event of a fire in a flat, only the occupants within the flat of fire origin will be alerted and evacuated initially. All other occupants would remain in place, unless the fire and rescue service deems it necessary to escalate the evacuation, at which point the fire and rescue service would operate the evacuation alert system.

This is supported by the provision of fire resisting compartment walls and floors.

Interaction with other buildings on the site

The Listed Building will not be evacuated during a fire in the New Building, North House, South-House or anywhere in the basement.

Escape routes

All flats within the Listed Building are served by a single escape stair, discharging directly to the outside on ground floor.

Travel distances

The travel distance from each flat entrance door to the door into the smoke vented stair lobby shall be limited to no more than 7.5m.

8.1.2 Flat Layouts

Flats with protected entrance halls

The majority of the flats within the Listed Building will be single storey flats with protected entrance halls. In these flats the travel distance within the protected entrance hall will be limited to a maximum of 9m in accordance with BS 9991.

8.1.3 Smoke Venting

The stair’s lobby will be vented by a 1.5m² AOV on each floor conforming to BS EN 12101-2: 2017. This has been incorporated into the new glazing next to the new lift.

Replacement air will be provided by a 1m² AOV conforming to BS EN 12101-2, located at the window on the top storey of the stair. This has been approved with the previous 2019 application, see drawing below showing approved North Elevation.

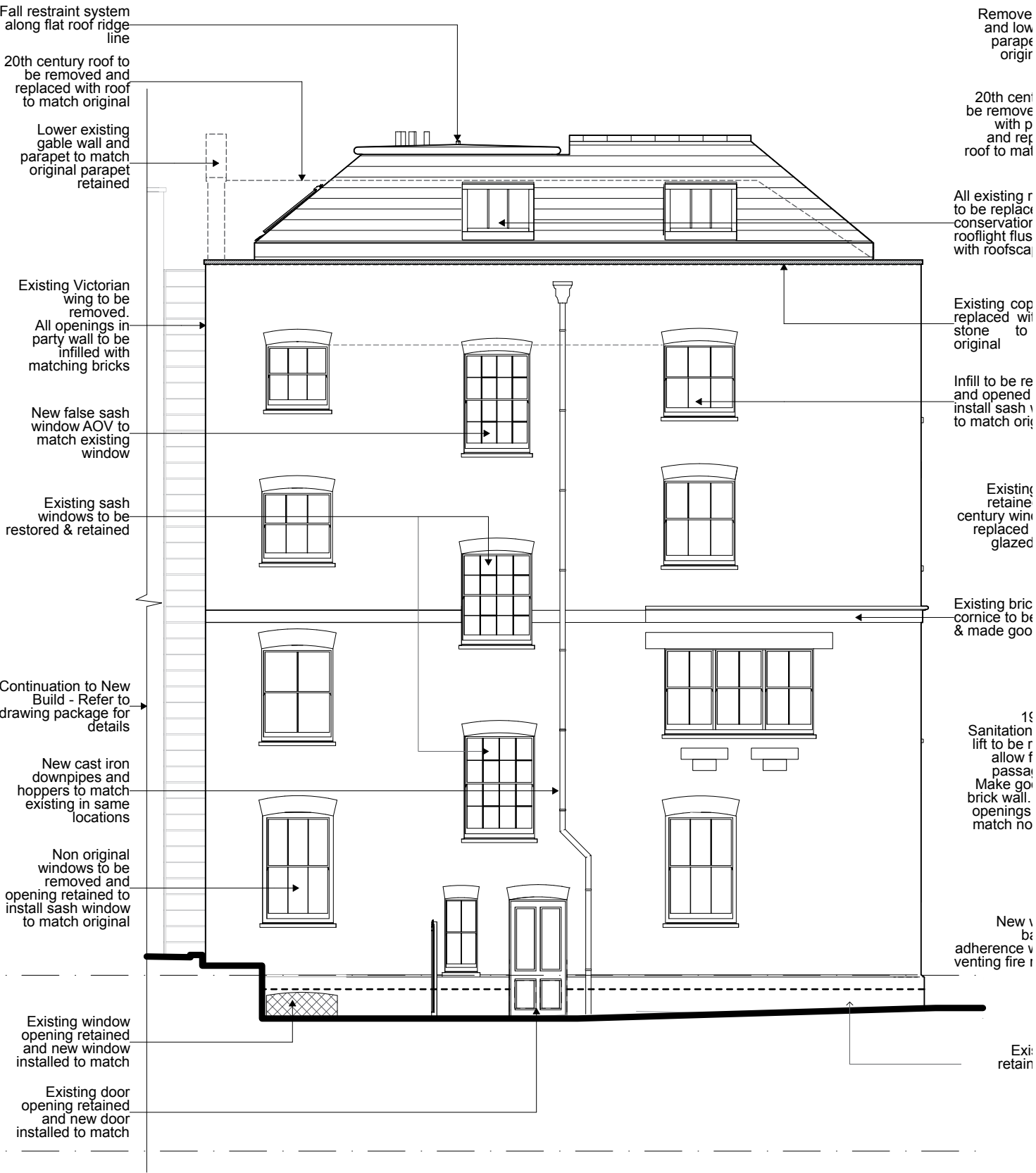
Workhouse AOV – North Facade 2nd Floor Staircase Window

The design team has looked at several design options for the Workhouse Automatic Opening Vent solution to provide life-saving fire escape from the workhouse. These are as follows:

Option 1 - Sash Window with Actuator

Retain the existing sash window and make good. Incorporate an actuator within the window frame to provide an AOV releasing the window when triggered with the fire alarm.

Elizabeth Martin Camden Conservation Officer attended a site visit in early 2019 and confirmed the sash windows to the staircase can be replaced like for like. Retaining or replacing the sash window, no AOV exists that conforms and meet the BS standards EN12101-2. This option was not developed any further.



E-LB-03

1:100

Approved 2019 Workhouse North elevation

8.1 Workhouse

Option 2 – Mock Sash Window with Actuator

The scheme was revised for the 2019 S73 application and incorporated a dummy sash window with an actuator. This has been approved.

The objective was to create an AOV window, which would appear like a sash window from the outside matching the 2 lower staircase sash windows, when the fire alarm sounded the top panel sash would lower and allow the smoke to ventilate and extract smoke from the staircase.

During the detailed design process and discussing with the window manufacturer, the manufacturer confirmed to the design team that they could not obtain an actuator that met the requirements nor complied with the BS standards EN12101-2 for life safety standards for fire escape.

They also confirmed that no product currently exists on the market to meet this fire requirements. Previously in the past, Building Control had allowed normal ventilation activator to be used on Listed Buildings to meet the AOV requirements. Unfortunately, post Grenfell, Building Control, Fire Consultants will not allow this method of smoke ventilation, and secondly manufacturers cannot provide warranties/test certificates for insurance companies to insure the building.

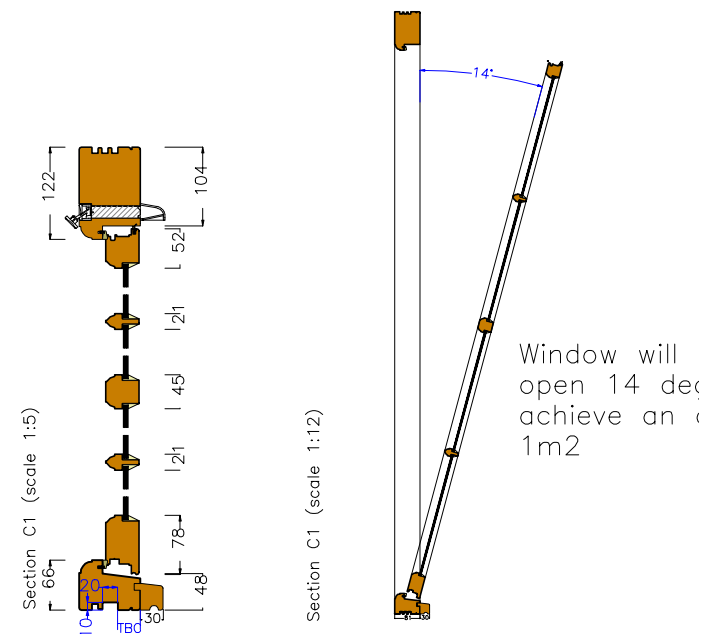
This option was not developed any further.

Option 3 – Mock Sash Window with Magnet Lock Actuator

The design team developed a further option with the window manufacturer. This was to provide a window that looked like a sash window externally, but was a casement window, hung from the bottom.

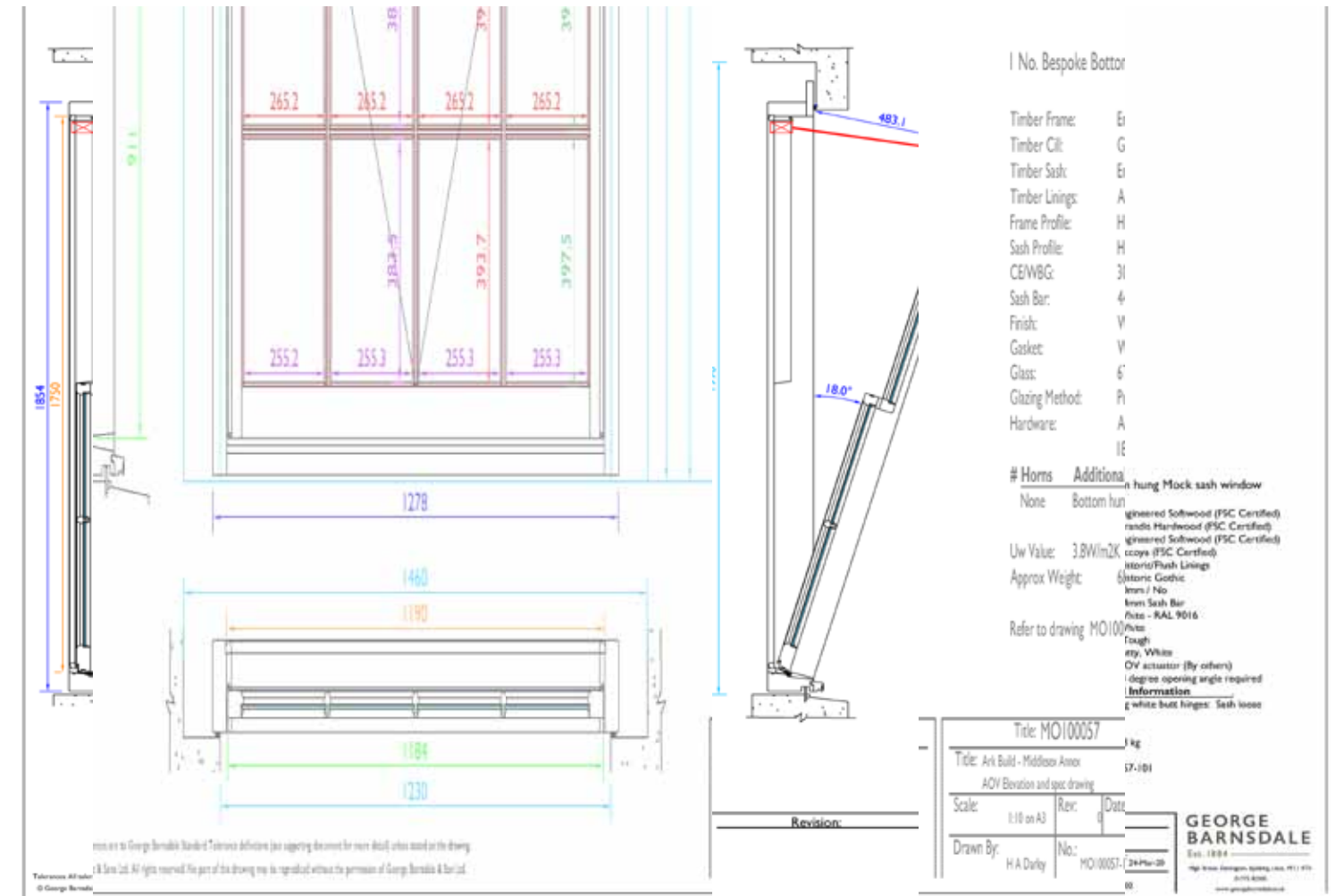
This would not open normally for natural ventilation; therefore the appearance from the outside would appear like a sash window.

Once the fire alarm was triggered, the magnets holding the window at the top would release, tilting the window forward on a chain at an angle of 14 degrees to provide the correct square metres of smoke ventilation.



The drawing above by the manufacturer was rejected, due to the fact it looked like a casement window and did not resemble the sash windows below. Subsequently, we asked the manufacturer to provide a window that was truly a dummy sash window, except the window opened like a bottom hung basement window. This would then provide adequate smoke ventilation.

A new design was developed that met the visual requirements for the listed building.



We agreed with the manufacturer that this was a bespoke solution and asked for the manufacturer to provide the necessary certificates that this would meet BS standards EN12101-2. The manufacturer then informed the design team that due to the bespoke nature of the window, the actuator, that this approach had not been tested together and would not meet the fire requirements.

We have looked into fire testing and been advised that we would have to undertake a bespoke fire test and to allow for a budget of £30,000 - £50,000 to undertake the fire, maintenance testing etc. Secondly, if we could afford to undertake the testing, the manufacturer and tester have confirmed that after 3 - 6 months of testing they cannot guarantee this setup approach will pass.

After discussing with the manufacturer, asking them to undertake the test as they would benefit in possible future sales for similar properties, they declined and were not willing to commit to the resources.

We have exhausted all approaches to obtain an AOV that looks like a sash window. Secondly, no actuator exists on the market that fully complies with BS standards EN12101-2 for fire & life Safety protection. We cannot specify and ask the contractor to install equipment that does not meet these criteria. Likewise Building Control and our Fire Engineer will not approve the building is safe from fire and is fire & smoke compliant.

This means the building is technically not insurable and more importantly the future purchaser of the residential property cannot obtain mortgages for the apartments, thus making the entire scheme unviable.

The only approach we have left is to install a fully compliant AOV that complies with all relevant fire/smoke & life safety standards with the correct test certificate and documentation.

The above option was not developed any further.

8.1 Workhouse

Option 4 – AOV Glazed Louvre Window

The drawing opposite BPD-LDW-WH-ZZ-DR-A-253012 AOV WINDOW DETAIL.

This shows a glass louvered AOV SHEVTEC system that is fully compliant and meets the requirements for EN12101-2.

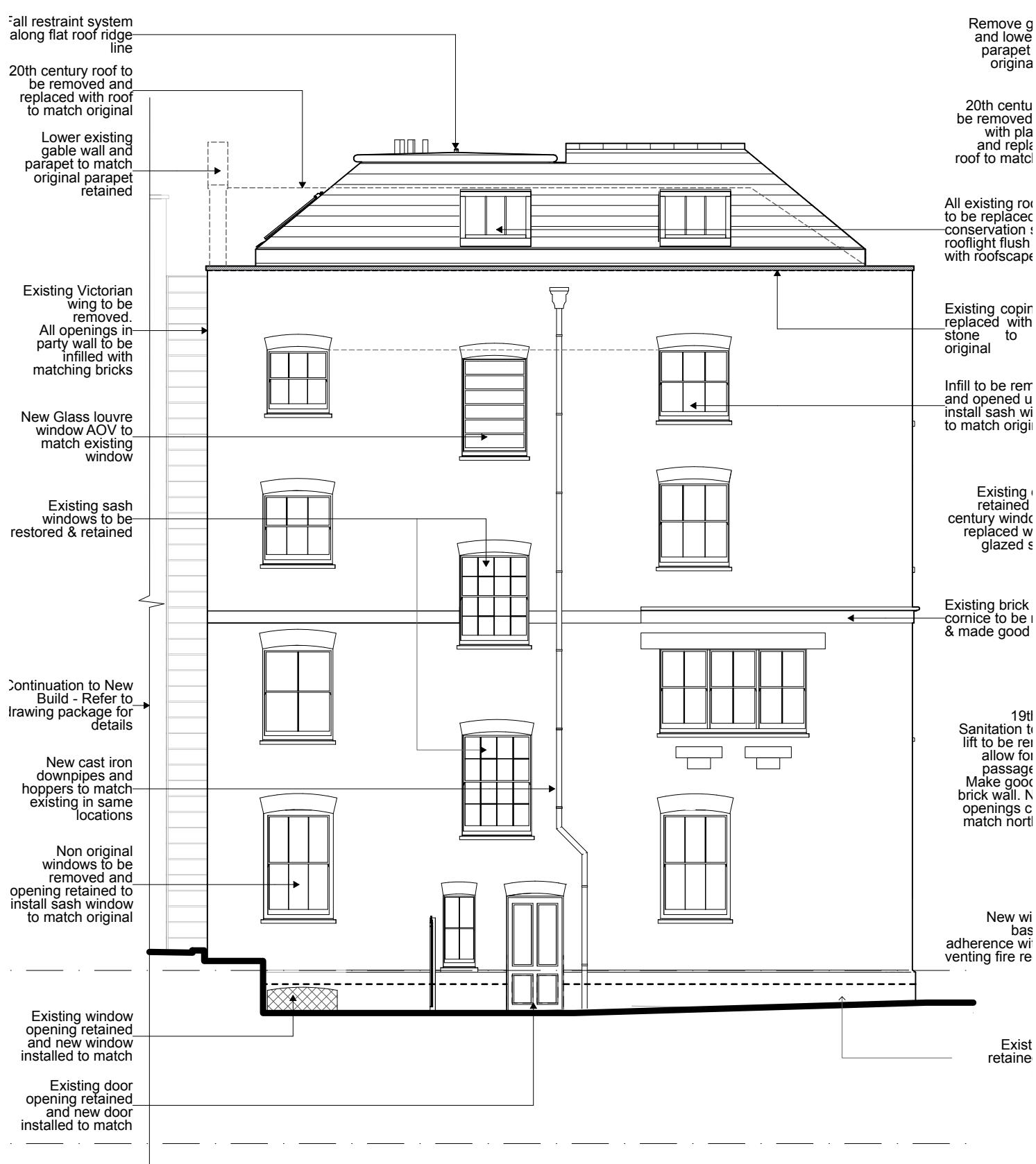
<https://www.secontrols.com/en-gb/products/louvres/shevtec-glazed-louvre-aov/>

A revised elevation called E_LB_03-04 Listed Building Proposed Elevation 03 & 04 Rev G has been submitted showing the alternative proposal using a glass louvered window. This shows the full North elevation.

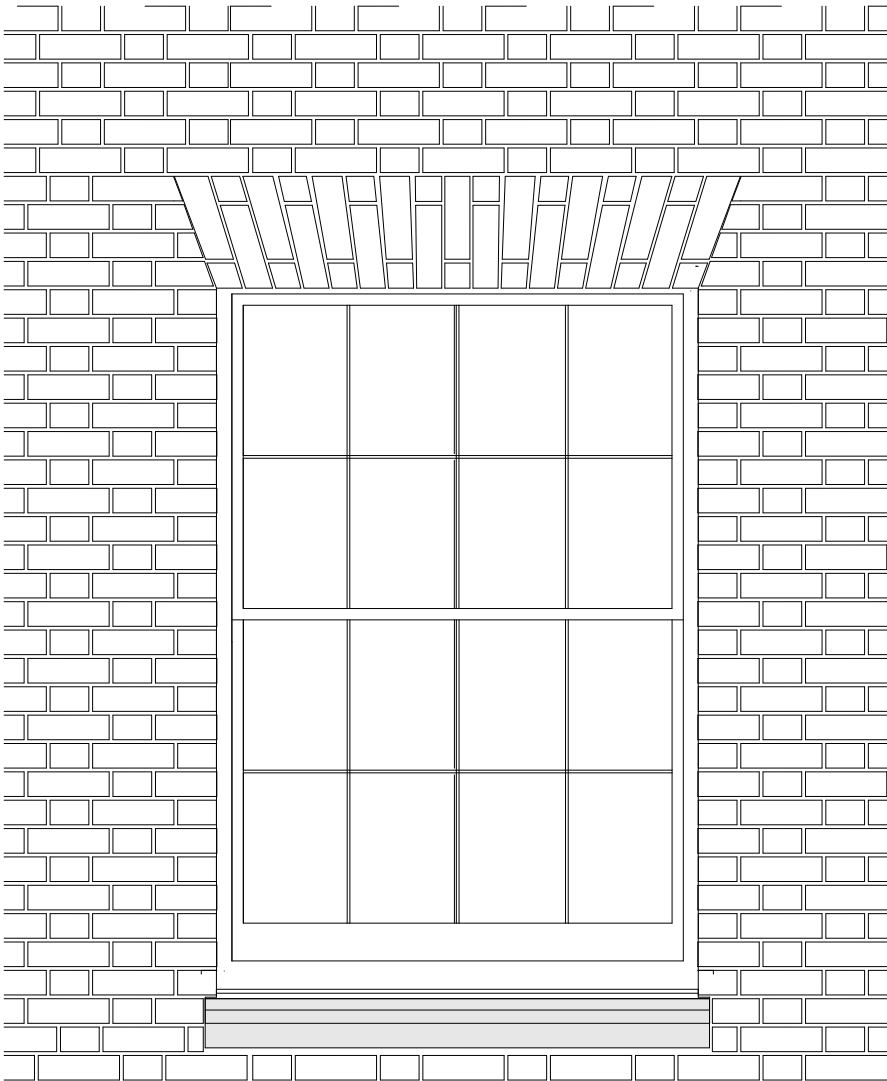
The glass louvers will also match the louvered glass panels to the new proposed lift tower east of the workhouse. The simplicity of the glass louvers we believe will be less invasive than installing a metal or UPVC window system to this location.

The metal / UPVC windows would be a bottom hung system with a release magnet and chain to open the window in the event of fire & smoke. As these are pre-tested unit we cannot amend or alter the design of the window. These will not match with the sash windows.

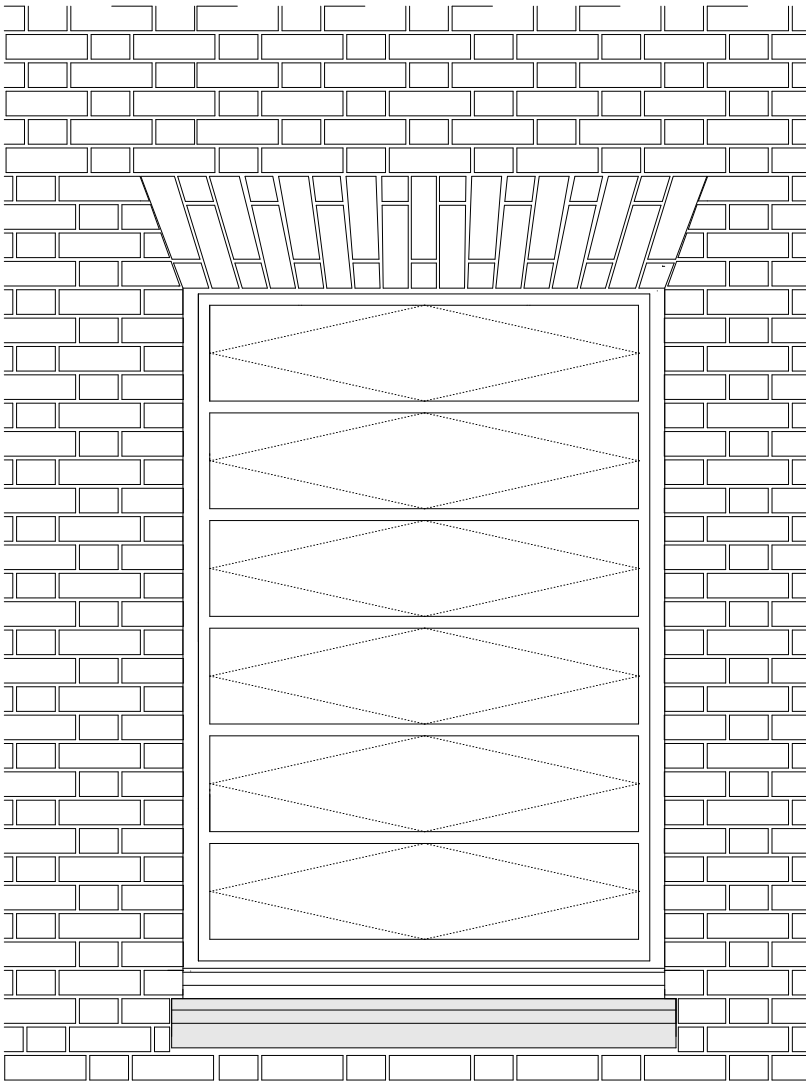
Further discussions with the conservation officer regarding the colour of the louvre frame either as black or white. The design team preferred choice is a white frame. Visuals have been shown for both approaches.



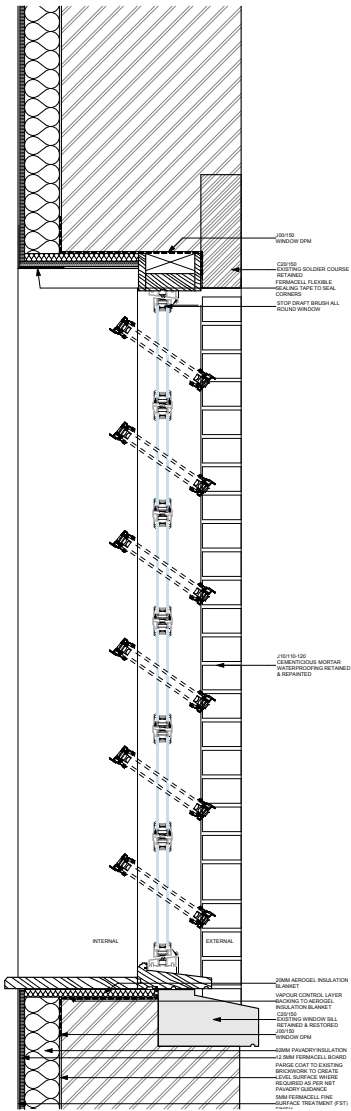
8.1 Workhouse



Existing Window



Proposed AOV Glazed louvre Window



Section A-A

8.2 South House - Approved Basement & Ground Floor Plans

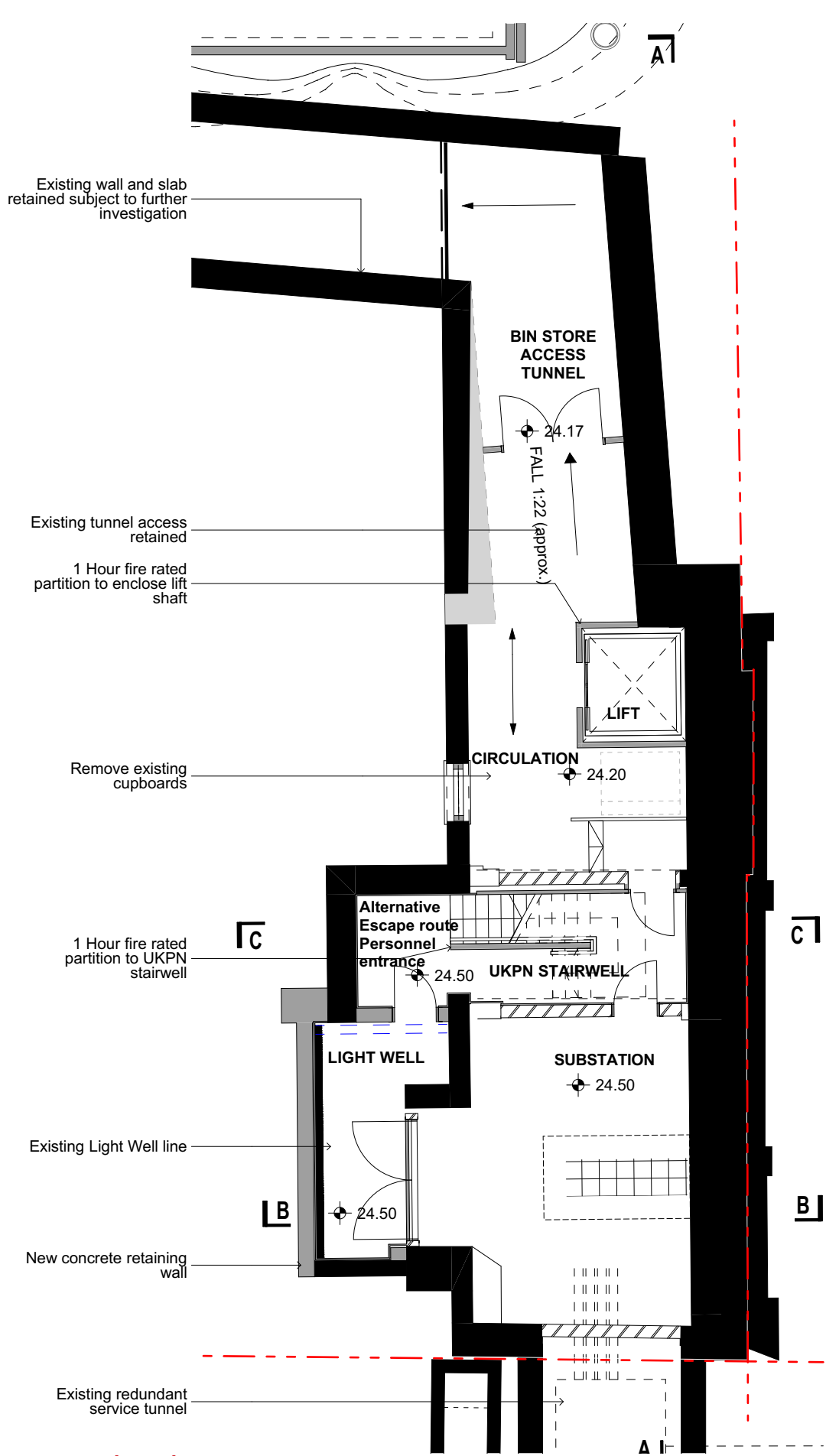
8.2 South House

Approved Basement & Ground Floor

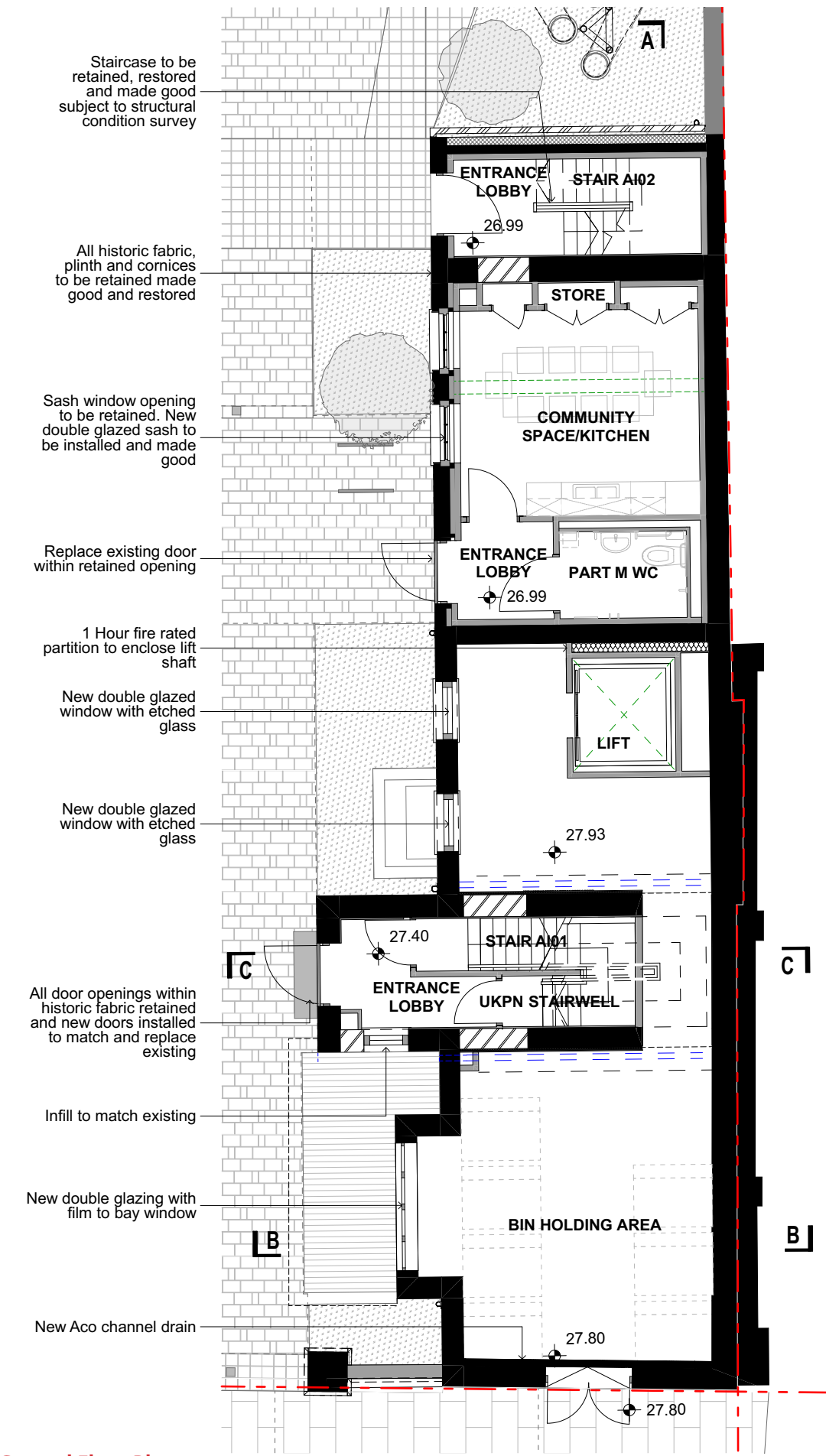
It is proposed not to change the layout of the South House and will remain as a 1 bed and 2 bed duplex unit.

The only proposed change to the South House is to change the tenure of the 1st and 2nd floor from Affordable Intermediate to Market Housing.

These units are referred to the schedule as units M14 and M15.

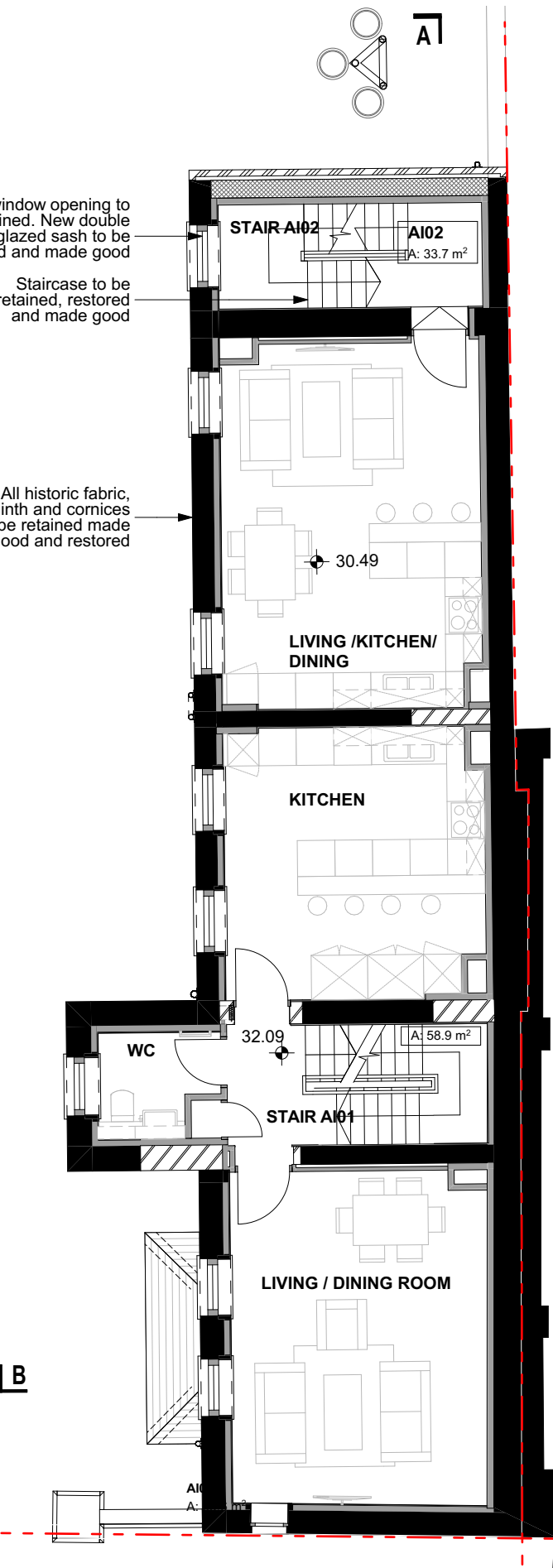


Basement Floor Plan

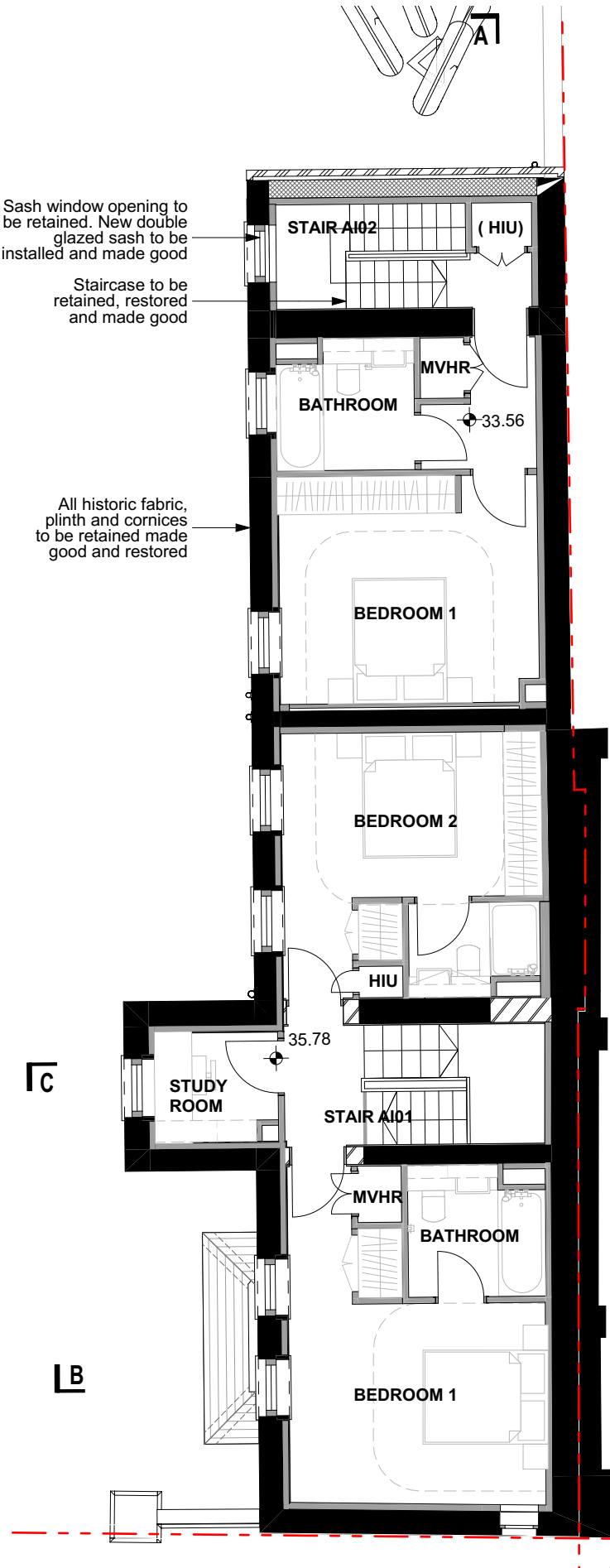


Ground Floor Plan

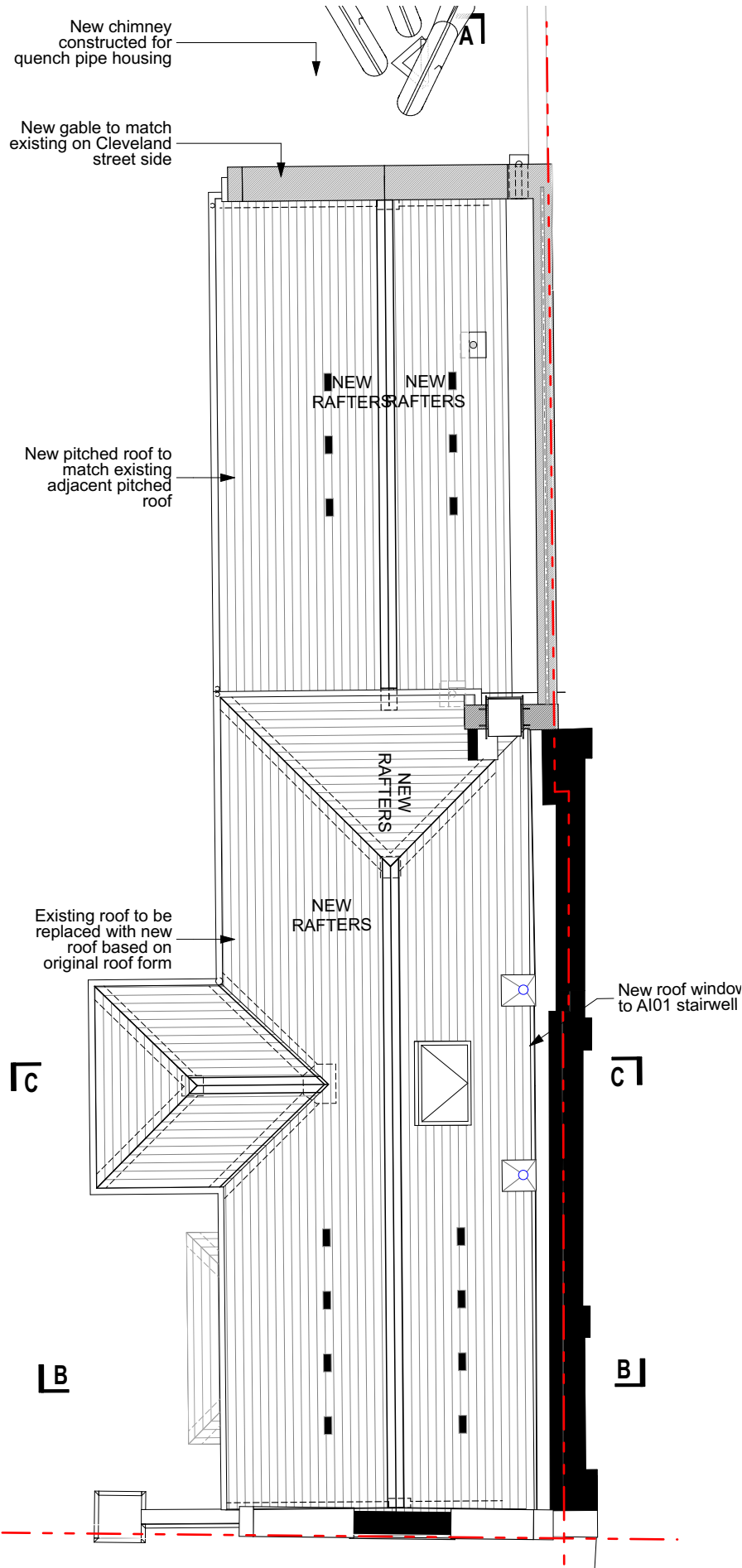
8.2 South House - Approved 1st, 2nd & Roof Plans



First Floor Plan



Second Floor Plan



Third Floor Plan

9.0 Schedule of areas & accommodation

9.1 Approved Scheme Schedule of Areas & Accommodation

Tenure	GEA m²	%	NIA m²	%
30 Legacy homes (excl walkway)	3,283.53		2,151.19	
Market Housing Existing	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) Total = 6 units social rented
2 x 1 bed Intermediate 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 m²
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.

9.1 Proposed Scheme Schedule of areas & accommodation

Market Housing					Accommodation						
Tenure	GEA m²	%	NIA m²	%	GEA m²						
Market Housing					Total New Build commercial						
(Existing Workhouse & North House)	2,262.21		1,181.60		4,571.10						
South House (existing)	270.68		144.96		Total New Build Residential						
New Build Floor Level 04 - 07	3,036.60		1,751.92		4,824.92						
Total	5,569.49		3,078.48		Residential New build exceeds 50% requirement for residential new build.						
Affordable Intermediate New Build	491.69		274.20		Scheme is predominately residential providing 61%						
Affordable Social Rent New Build	1,235.64		798.04		Affordable GEA provides 26% GEA of residential area.						
Affordable existing	187.79		-		Units						
Total Affordable Residential	1,915.12		1,072.24		1b 2b 3b 3bth 4bth Total						
Total Residential	7,484.61	61%	4,150.72	57%	Market Housing						
Commercial / Hospital Use	4,758.89	39%	3,100.13	43%	(existing buildings)						
Community Room	31.99		24.82		Market Housing						
Total	12,275.49		7,275.67		New Build						
Market Housing - Existing (Workhouse, North & South House)					8 17 - - - 25						
4 x 1 Bed, 1 x 1bed duplex, 3 x 2 Bed, 3 x 2Bed Duplex, 1 x 3 Bed, 1 x 3bed TH, 1 x 4bed TH.					Affordable Intermediate						
Total 5 x1b, 7 x 2b, 1 x 3b & 1 x 3bTH, 1 x 4bTH					(Retained by UCLH Charity)						
Total 15 units					2 2 - - - 4						
Market Housing - New Build					Affordable Social Rented						
8 x 1 Bed, 16 x 2 Bed, 1 x 2Bed Duplex					8 4 1 - - 13						
Total 8 x1b, 17 x 2b,					Total Mix						
Total 25 units					23 30 2 1 1 57						
Affordable - New build Intermediate (Floor 1 - 2)					.						
2 x 1 Bed, 2 x 2bed ((Retained by UCLH Charity)											
Total 4 units											
Affordable - New build Social Rented (Floor 3)											
8 x 1 Bed, 4 x 2bed, 1 x 3bed											
Total 13 units											
Market Housing											
Total 40 units											
Affordable Housing											
Total 17 units											
Total 57 Apartments											

9.2 Approved Scheme Unit Schedule

Schedule of Accommodation - Housing Tenure										
Market Housing - North House	Ref	Unit type	Unit Area	London Plan Area Required	Exceeds London Plan Area	Comment	Private Terrace Balcony area	London Plan Area Required	Exceeds London Plan Area	Comment
4 Bed Townhouse (Lwr Grd, Grd, 1st & 2nd)	M01	4 Bed / 5P	238.4	102	136.4	Changed from 3b to 4b	24.8	8	16.8	Exceeds area. Terrace area excludes ramp and steps
3 Bed Townhouse (Lwr Grd, Grd, 1st & 2nd)	M02	3 Bed / 4P	169.4	83	86.4	Changed from 2b to 3b	25.7	8	17.7	Exceeds area. Terrace area excludes ramp and steps
Market Housing - Workhouse										
1 Bed Apartment (Grd Floor)	M03	2 Bed / 3P	64.8	61	3.8	Changed from 1b to 2b	0	5	-	No terrace or balcony listed building share of communal garden
2 Bed Apartment - (Grd Floor)	M04	3 Bed / 4P	103.6	61	42.6	Changed from 2b to 3b	0	6	-	No terrace or balcony listed building share of communal garden
1 Bed Apartment - (1st Floor)	M05	1 Bed / 2P	61.1	50	11.1	Changed from 2b to 1b	0	5	-	No terrace or balcony listed building share of communal garden
1 Bed Apartment - (1st Floor)	M06	1 Bed / 2P	46	50	-4	New unit	0	5	-	No terrace or balcony listed building share of communal garden
2 Bed Apartment - (1st Floor)	M07	2 Bed / 3P	80	61	19	Changed from 3b to 2b	0	6	-	No terrace or balcony listed building share of communal garden
1 Bed Apartment - (2nd Floor)	M08	1 Bed / 2P	59.5	50	9.5	Changed from 2b to 1b	0	5	-	No terrace or balcony listed building share of communal garden
1 Bed Apartment - (2nd Floor)	M09	1 Bed / 2P	46.1	50	-3.9	New unit	0	5	-	No terrace or balcony listed building share of communal garden
2 Bed Apartment - (2nd Floor)	M10	2 Bed / 3P	79.9	61	18.9	Changed from 3b to 2b	0	8	-	No terrace or balcony listed building share of communal garden
2 bed Duplex (3rd & Roof attic)	M11	2 Bed / 3P	113.8	61	52.8	Changed from 3b to 2b	0	8	-	No terrace or balcony listed building share of communal garden
2 bed Duplex (3rd & Roof attic)	M12	2 Bed / 3P	80.3	61		New unit				No terrace or balcony listed building share of communal garden
2 bed Duplex (3rd & Roof attic)	M13	2 Bed / 3P	120.3	61	59.3	Changed from 3b to 2b	0	8	-	No terrace or balcony listed building share of communal garden
Extra Affordable Intermediate - South House										
2 Bed Duplex - (1st & 2nd access Grd Flr)	AI 01	2 bed / 3P	110.7	83	27.7		0	6	-	No terrace or balcony provided as unit within existing building
1 Bed Duplex - (1st & 2nd access Grd Flr)	AI 02	1 bed / 2P	67.9	50	17.9		0	5	-	No terrace or balcony provided as unit within existing building
Affordable Legacy - New Build										
2 Bed Apartment (1st Flr)	AL 01	2 bed / 3P	70.2	61	9.2		25	6	19	Terrace space exceeds area requirement
1 Bed Apartment (1st Flr) Wheelchair unit	AL 02	1 bed / 2P	72.1	50	22.1	Large 1 bed disabled unit	5	5	0	Meets required area
2 Bed Apartment (2nd Flr)	AL 03	2 bed / 3P	70.1	61	9.1		6	6	0	Terrace space exceeds area requirement
1 Bed Apartment (2nd Flr) Wheelchair unit	AL 04	1 bed / 2P	72.1	50	22.1	Large 1 bed disabled unit	5	5	0	Meets required area
3 Bed Duplex (3rd Flr)	AL 05	3 bed / 4P	88.7	61	27.7		10	7	3	Balcony meets required area
1 Bed Apartment (3rd Flr) Wheelchair unit	AL 06	1 bed / 2P	72.1	50	22.1	Large 1 bed disabled unit	5	5	0	Balcony meets required area
1 Bed Apartment (3rd Flr)	AL 07	1 bed / 2P	50.6	50	0.6		5.5	5	0.5	Balcony space exceeds area requirement
2 Bed Apartment (3rd Flr)	AL 08	2 bed / 3P	74.8	61	13.8		15.3	6	9.3	Terrace space exceeds area requirement
3 Bed Apartment separate Kitchen (3rd Flr)	AL 09	3 bed / 4P	88.5	74	14.5		8	8	0	Balcony exceeds area requirement
1 Bed Apartment (3rd Flr)	AL 10	1 bed / 2P	52.6	50	2.6		5	5	0	Balcony meets required area
3 Bed Apartment separate Kitchen (3rd Flr)	AL 11	3 bed / 5P	102.5	87	15.5		9	8	1	Terrace space exceeds area requirement
2 Bed Apartment (3rd)	AL 12	2 bed / 3P	75.9	50	25.9		5	5	0	Terrace meets required area
1 Bed Apartment (3rd Flr) Wheelchair Unit	AL 13	1 bed / 2P	63.5	61	2.5	Large 1 bed disabled unit	6	5	1	Terrace space exceeds area requirement
2 Bed Apartment (3rd)	AL 14	2 bed / 3P	64.6	61	3.6		4	6	-2	Terrace space exceeds area requirement
3 Bed Apartment separate Kitchen (3rd Flr)	AL 15	3 bed / 5P	102.5	87	15.5		8	8	0	Terrace space exceeds area requirement
1 Bed Apartment (4th Flr)	AL 16	1 bed / 2P	50.6	50	0.6		5.1	5	0.1	Balcony space exceeds area requirement
2 Bed Apartment (4th Flr)	AL 17	2 bed / 3P	74.8	61	13.8	Increase in area	9.5	6	3.5	Balcony space exceeds area requirement
3 Bed Apartment separate Kitchen (4th Flr)	AL 18	3 bed / 4P	88.5	74	14.5		8.5	8	0.5	Terrace space exceeds area requirement
1 Bed Apartment (4th Flr)	AL 19	1 bed / 2P	53	50	3		5	5	0	Terrace meets required area
3 Bed Apartment separate Kitchen (4th Flr)	AL 20	3 bed / 5P	90	74	16	Twin bed bedroom created	12.8	8	4.8	Terrace space exceeds area requirement
1 Bed Apartment (4th Flr)	AL 21	1 bed / 2P	53.1	50	3.1		25	5	20	Terrace space exceeds area requirement
1 Bed Apartment (4th Flr)	AL 22	1 bed / 2P	52.6	50	2.6		11.2	8	3.2	Terrace space exceeds area requirement
1 Bed Apartment (4th Flr)	AL 23	1 bed / 2P	55.3	50	5.3		6.7	5	1.7	Terrace space exceeds area requirement
3 Bed Apartment separate kitchen (4th Flr)	AL 24	3 bed / 5P	90	74	16	Twin bed bedroom created	12.8	5	7.8	Terrace space exceeds area requirement
1 Bed Apartment (4th Flr)	AL 25	1 bed / 2P	57	50	7		11.9	5	6.9	Terrace space exceeds area requirement
3 Bed Apartment (5th Flr)	AL 26	3 bed / 4P	94.5	86	8.5		13.5	8	5.5	Terrace space exceeds area requirement
1 Bed Apartment (5th Flr)	AL 27	1 bed / 2P	50.6	50	0.6		5.5	8	-2.5	Balcony space exceeds area requirement
2 Bed Apartment (5th Flr)	AL 28	2 bed / 3P	74.4	61	13.4		9.5	6	3.5	Balcony space exceeds area requirement
3 Bed Apartment separate Kitchen (5th Flr)	AL 29	3 bed / 4P	88.5	74	14.5		8.2	8	0.2	Balcony space exceeds area requirement
1 Bed Apartment (5th Flr)	AL 30	1 bed / 2P	60.3	50	10.3		22	8	14	Terrace space exceeds area requirement
Extra Affordable Social Rent										
3 Bed Apartment (6th Flr) separate kitchen	AISR 01	3 bed / 4P	93.1	74	19.1		7.8	8	-0.2	Terrace space exceeds area requirement
3 Bed Apartment (6th Flr) (large kitchen diner)	AISR 02	3 bed / 4P	97.5	74	23.5		10	8	2	Terrace space exceeds area requirement
3 Bed Apartment (6th Flr) (large kitchen diner)	AISR 03	3 bed / 5P	122.9	86	36.9		7.5	8	-0.5	Terrace space exceeds area requirement
3 Bed Apartment (7th Flr) separate kitchen	AISR 04	3 bed / 4P	93.1	74	19.1		7.8	8	-0.2	Terrace space exceeds area requirement
3 Bed Apartment (7th Flr) (large kitchen diner)	AISR 05	3 bed / 4P	97.5	74	23.5		10	8	2	Terrace space exceeds area requirement
3 Bed Apartment (7th Flr) (large kitchen diner)	AISR 06	3 bed / 5P	122.9	86	36.9		7.5	8	-0.5	Terrace space exceeds area requirement
Extra Affordable Intermediate										
1 Bed Apartment (6th Flr)	AI 03	1 bed / 2P	50.6	50.5	0.1		5.1	5	0.1	Balcony space exceeds area requirement
1 Bed Apartment (7th Flr)	AI 04	1 bed / 2P	50.6	50.5	0.1		5.1	5	0.1	Balcony space exceeds area requirement

9.3 Proposed Scheme Unit Schedule

Schedule of Accommodation - Housing Tenure					Rev J										Issued 2021-06-14										Llewelyn Davies Architects	
Market Housing	Ref	Unit Type	Unit Area NSA - sqm	Unit Area NSA - sqft	London Plan Area Required	Exceeds London Plan Area	Habitable Rooms	Units 1 Bed	Units 1B Duplex	Units 1B Disabled	Units 2 Bed	Units 2B Duplex	Units 3 Bed	Units 3B Duplex	Units 4 Bed	Comment	Private Terrace Balcony area	London Plan Area Required	Exceeds London Plan Area	Comment						
North House																										
4 Bed Townhouse (Basement)	M01	4 Bed / 5P	82.45	887.49			2								1											
4 Bed Townhouse (Grd Floor)	M01	4 Bed / 5P	42	452.09			2																			
4 Bed Townhouse (1st Floor)	M01	4 Bed / 5P	44.71	481.26			2																			
4 Bed Townhouse (2nd Floor)	M01	4 Bed / 5P	46.97	505.59			2																			
4 Bed Townhouse Total		Total	216.13	2,326.42	103	113.13	8										42.2	8		External terrace space at basement & grd floor level						
3 Bed Townhouse (Basement)	M02	3 Bed / 4P	62.46	672.32			2						1													
3 Bed Townhouse (Grd Floor)	M02	3 Bed / 4P	38	409.03			2																			
3 Bed Townhouse (1st Floor)	M02	3 Bed / 4P	35.62	383.41			2																			
3 Bed Townhouse (2nd Floor)	M02	3 Bed / 4P	23.06	248.22			1																			
3 Bed Townhouse Total		Total	159.14	1,712.98	90	69.14	7										40	7		External terrace space at basement & grd floor level						
NORTH HOUSE TOTAL	2 Units		375.27	4,039.41			15						1		1		82.2	15								
Market Housing - Workhouse																										
2 Bed Apartment (Grd Floor)	M03	2 Bed / 3P	63.29	681.25	61	2.29	3				1						0		-	No terrace or balcony listed building share of communal garden						
3 Bed Apartment (Grd Floor)	M04	3 Bed / 4P	101.35	1,090.93	74	27.35	4						1				0		-	No terrace or balcony listed building share of communal garden						
1 Bed Apartment - (1st Floor)	M05	1 Bed / 2P	59.15	636.69	50	9.15	2	1									0		-	No terrace or balcony listed building share of communal garden						
1 Bed Apartment - (1st Floor)	M06	1 Bed / 2P	45.21	486.64	50	-4.79	2	1									0		-	No terrace or balcony listed building share of communal garden						
2 Bed Apartment - (1st Floor)	M07	2 Bed / 3P	77.26	831.63	61	16.26	3				1						0		-	No terrace or balcony listed building share of communal garden						
1 Bed Apartment - (2nd Floor)	M08	1 Bed / 2P	58.36	628.19	50	8.36	2	1									0		-	No terrace or balcony listed building share of communal garden						
1 Bed Apartment - (2nd Floor)	M09	1 Bed / 2P	45.38	488.47	50	-4.62	2	1									0		-	No terrace or balcony listed building share of communal garden						
2 bed Apartment- (2nd Floor)	M10	2 Bed / 3P	77.01	828.94	61	16.01	3				1						0		-	No terrace or balcony listed building share of communal garden						
2 bed Duplex (3rd & Roof attic)	M11	2 Bed / 3P	97.43	1,048.74	70	27.43	4					1					0		-	No terrace or balcony listed building share of communal garden						
2 bed Duplex (3rd & Roof attic)	M12	2 Bed / 3P	73.62	792.45	70	3.62	4					1					0		-	No terrace or balcony listed building share of communal garden						
2 bed Duplex (3rd & Roof attic)	M13	2 Bed / 3P	108.27	1,165.42	70	38.27	4					1					0		-	No terrace or balcony listed building share of communal garden						
WORKHOUSE TOTAL	11 Units		806.33	8,679.34			32	4	0	0	3	3	1	0	0											
MARKET HOUSING TOTAL (North House & Workhouse)	13 Units		1181.6	12,718.74			47	4	0	0	3	3	2	0	1		82.2	15		South facing communal walled garden						
Market Housing - South House																										
2 Bed Duplex - (1st Floor access Grd Flr)	M14	2 bed / 3P	45.26	487.18			2																			
2 Bed Duplex - (2nd Flr)		2 bed / 3P	45.68	491.70			2																			
		Total	90.94	978.88	70	20.94							1				0		-	No terrace or balcony provided as unit within existing building						
1 Bed Duplex - (1st Floor access Grd Flr)	M15	1 bed / 2P	26.48	285.03			1																			
1 Bed Duplex - (2nd Floor)		1 bed / 2P	27.54	296.44			1																			
		Total	54.02	581.47	58	-3.98			1								0		-	No terrace or balcony provided as unit within existing building						
SOUTH HOUSE TOTAL	2 units		144.96	1,560.35			6		1			1		2	0											
MARKET HOUSING TOTAL	15 Units		1326.56	14,279.09			53	4	1	0	3	4	2	0	1		82	15								
Affordable - Intermediate Charity Units Retained Flr 01 & 02	Ref	Unit Type	Unit Area NSA - sqm	Unit Area NSA - sqft	London Plan Area Required	Exceeds London Plan Area	Habitable Rooms	Units 1 Bed	Units 1B Duplex	Units 1B Disabled	Units 2 Bed	Units 2B Duplex	Units 3 Bed	Units 3B Duplex	Units 4 Bed	Comment	Private Terrace Balcony area	London Plan Area Required	Exceeds London Plan Area	Comment						
2 Bed Apartment (1st Flr)	AI 01	2 bed / 3P	67.25	723.88	61	6.25	3				1						21.6	6	15.6	Exceeds required area plus access to private communal garden						
1 Bed Apartment (1st Flr) Wheelchair unit	AI 02	1 bed / 2P	69.85	751.87	50	19.85	2			1						Large 1 bed disabled unit	5.4	5	0.4	Meets required area plus access to private communal garden						
Total 1st floor Area			137.1	1,475.74			5	0	0	1	1	0	0	0	0		27	11	16							
2 Bed Apartment (2nd Flr)	AI 03	2 bed / 3P	67.25	723.88	61	6.25	3				1						5.75	6	-0.25	Terrace space under but access to private communal garden.						
1 Bed Apartment (2nd Flr) Wheelchair unit	AI 04	1 bed / 2P	69.85	751.87	50	19.85	2			1						Large 1 bed disabled unit	5.4	5	0.4	Meets required area plus access to private communal garden						
Total 2nd floor Area			137.1	1,475.74			5	0	0	1	1	0	0	0	0		11.15	11	0.15							
TOTAL CHARITY UNITS (Flr 1 & 2)	4 Units		274.2	2,951.49			10			2	2						38.15	22	16.15							
Affordable - Social Rented Floor 03	Ref	Unit Type	Unit Area NSA - sqm	Unit Area NSA - sqft	London Plan Area Required	Exceeds London Plan Area	Habitable Rooms	Units 1 Bed	Units 1B Duplex	Units 1B Disabled	Units 2 Bed	Units 2B Duplex	Units 3 Bed	Units 3B Duplex	Units 4 Bed	Comment	Private Terrace Balcony area	London Plan Area Required	Exceeds London Plan Area	Comment						
2 Bed Apartment (3rd Flr)	AL 01	2 bed / 3P	67.25	723.88	61	6.25	3				1						0	6	-6	No terrace but access to private communal garden						
1 Bed Apartment (3rd Flr) Wheelchair unit	AL 02	1 bed / 2P	69.85	751.87	50	19.85	2			1						Large 1 bed disabled unit	5.4	5	0.4	Meets required area plus access to private communal garden						
1 Bed Apartment (3rd Flr)	AL 03	1 bed / 2P	67.25	723.88	50	0.15	2										5.7	5	0.7	Meets required area plus access to private communal garden						
2 Bed Apartment (3rd Flr)	AL 04	2 bed / 3P	72.70	782.54	61	11.7	3				1						8	6	2	Meets required area plus access to private communal garden						
3 Bed Apartment separate Kitchen (3rd Flr)	AL 05	3 bed / 4P	87.78	944.86	74	13.78	5						1				7.4	7	0.4	Meets required area plus access to private communal garden						
1 Bed Apartment (3rd Flr)	AL 06	1 bed / 2P	52.55	565.65	50	2.55	2	1									3.8	5	-1.2	Terrace space under but access to private communal garden.						
1 Bed Apartment (3rd Flr)	AL 07	1 bed / 2P	50.10	539.28	50	0.1	2	1									3.8	5	-1.2	Terrace space under but access to private communal garden.						
1 Bed Apartment (3rd Flr)	AL 08	1 bed / 2p	50.20	540.35	50	0.2	2	1									3.8	5	-1.2	Terrace space under but access to private communal garden.						
2 Bed Apartment (3rd Flr)	AL 09	2 bed / 3P	73.30	789.00	61	12.3	3				1						4.8	6	-1.2	Terrace space under but access to private communal garden.						
1 Bed Apartment (3rd Flr) Wheelchair Unit	AL 10	1 bed / 2P	59.95	645.30	50	9.95	2			1						Large 1 bed disabled unit	8.5	5	3.5	Meets required area plus access to private communal garden						
2 Bed Apartment (3rd Flr)	AL 11	2 bed / 3P	63.91	687.93	61	2.91	3				1						1.9	6	-4.1	Terrace space under but access to private communal garden.						
1 Bed Apartment (3rd Flr)	AL 12	1 bed / 2p	50.20	540.35	50	0.2	2	1									3.9	5	-1.1	Terrace space under but access to private communal garden.						
1 Bed Apartment (3rd Flr)	AL 13	1 bed / 2P	50.10	539.28	50	0.1	2	1									3.9	5	-1.1	Meets required area plus access to private communal garden						
Total 3rd floor Area - ASR	13 Units		798.04	8,590.10			33	6	0	2	4	0	1	0	0		60.9	71	-10.1	3rd Floor Courtyard Garden 168sqm						
TOTAL AFFORDABLE (01 -03 Flrs)	17 Units		1,072.24	11,541.59			43	6	0	4	6	0	1	0	0		99	93	6							
Market Housing - New Build Floor 04, 05, 06 & 07	Ref	Unit Type	Unit Area NSA - sqm	Unit Area NSA - sqft	London Plan Area Required	Exceeds London Plan Area	Habitable Rooms	Units 1 Bed	Units 1B Duplex	Units 1B Disabled	Units 2 Bed	Units 2B Duplex	Units 3 Bed	Units 3B Duplex	Units 4 Bed	Comment	Private Terrace Balcony area	London Plan Area Required	Exceeds London Plan Area	Comment						
2 Bed Duplex Apartment (4th & 5 Flr)	MH 01	2 bed / 3P	98.46	1,059.82	70	28.46	4						1				22.3	6	16.3	Meets required area plus access to private communal garden						
1 Bed Apartment (4th Flr)	MH 02	1 bed / 2P	50.15	539.81	50	0.15	2	1									5.7	5	0.7	Meets required area plus access to private communal garden						
2 Bed Apartment (4th Flr)	MH 03	2 bed / 3P	72.85	784.16	61	11.85	3					1					5.2	6	-0.8	Terrace space under but access to private communal garden.						
2 Bed Apartment (4th Flr)	MH 04	2 bed / 3P	70.68	760.80	61	9.68	4				1						9.2	6	3.2	Meets required area plus access to private communal garden						
1 Bed Apartment (4th Flr)	MH 05	2 bed / 3P	69.49	747.99	50	19.49	2				1						3.9	5	-1.1	Terrace space under but access to private communal garden.						
2 Bed Apartment (4th Flr)	MH 06	2 bed / 3P	87.04	936.90	61	26.04	4				1						7.7	7	0.7	Meets required area plus access to private communal garden						
1 Bed Apartment (4th Flr)	MH 07	1 bed / 2P	51.5	554.35	50	1.5	2	1									15.3	5	10.3	Meets required area plus access to private communal garden						
1 Bed Apartment (4th Flr)	MH 08	1 bed / 2P	50.99	548.86	50	0.99	2										6.3	5	1.3	Terrace space under but access to private communal garden.						
1 Bed Apartment (4th Flr)	MH 09	1 bed / 2P	54.76	589.44	50	4.76	2				1						6.3	5	1.3	Meets required area plus access to private communal garden						
1 Bed Apartment (4th Flr)	MH 10	1 bed / 2P	51.53	554.67	50	1.53	5	1									4.1	5	-0.9	Terrace space under but access to private communal garden.						
2 Bed Apartment (4th Flr)	MH 11	2 bed / 2P	92.09	991.26	61	31.09	2				1						14.1	6	8.1	Meets required area plus access to private communal garden						
Total 4th floor Area			749.54	8,068.05			32	5	0	0	5	1	0	0	0		100.1	61	39.1	4th Floor Green Roof 54.4 sqm						
1 Bed Apartment (5th Flr)	MH 12	1 bed / 2P	50.14	539.71	50	0.14	2	1									5.7	5	0.7	Meets required area plus access to private communal garden						
2 Bed Apartment (5th Flr)	MH 13	2 bed / 3P	72.92	784.91	61	11.92	3				1						5.2	6	-0.8	Terrace space under but access to private communal garden.						
2 Bed Apartment (5th Flr)	MH 14	2 bed / 3P	71.81	772.96	61	10.81	3				1						4.8	6	-1.2	Terrace space under but access to private communal garden.						
2 Bed Apartment (5th Flr)	MH 15	2 bed / 3P	75.73	815.16	61	14.73	5				1						16	6	10	Meets required area plus access to private communal garden						
Total 5th floor Area			270.6	2,912.74			13	1	0	0	3	0	0	0	0		31.7	23	8.7	5th Floor Communal Garden 305 sqm						
2 Bed Apartment (6th Flr)	MH 16	2 bed / 3P	87.26	939.27	61	26.26	3				1						11.2	6	5.2	Meets required area plus access to private communal garden						
1 Bed Apartment (6th Flr)	MH 17	1 bed / 2P	50.17	540.03	50	0.17	2	1									5.7	5	0.7	Meets required area plus access to private communal garden						
2 Bed Apartment (6th Flr)	MH 18	2 bed / 3P	73	785.77	61	12	3				1						5.2	6	-0.8	Terrace space under but access to private communal garden.						
2 Bed Apartment (6th Flr)	MH 19	2 bed / 3P	71.83	773.18	61	10.83	3				1				</											

