



3.1 The Proposals- use and amount

The scheme comprises a residential-led mixed use development of appropriate use and density for the location, providing 116 much needed homes in various tenure types, with associated private amenity and parking, and new public realm with landscaping and a riverside walk, alongside a stand alone B1 office building fronting Edwin Road.

Planning submission quantum

- 32 x 1 bed (28%)
- 35 x 2 bed (30%)
- 38 x 3 bed (33%)
- 11 x 4 bed (9%)

11,740 sq m Residential GIA

175 sq m Commercial GIA

882 sq m Ancillary GIA

Density

- 362 hab rooms per hectare
- 103 units per hectare

Parking & cycle spaces

- 115 residential spaces (12 accessible)
- 1 accessible commercial space
- 1 on-street parking space
- 228 cycle spaces

Current quantum

- 32 x 1 bed (28%)
- 34 x 2 bed (29%)
- 46 x 3 bed (40%)
- 4 x 4 bed (3%)

11,684 sq m Residential GIA (125,765 sq ft)

175 sq m B1 class Commercial Office GIA (1,884 sq ft)

916 sq m Ancillary GIA (9,860 sq ft)

Density

- 343 hab rooms per hectare
- 103 units per hectare

Parking & cycle spaces

- 100 residential parking spaces (12 accessible)
- 1 accessible commercial parking space
- 1 on-street parking space
- 228 cycle spaces



Proposed ground floor plan



Ground floor plan showing houses, apartments and commercial locations

3.2 House & apartment types

Layout – houses

The proposals have been amended to include a new house type, house type 8, which is shorter to provide a larger garden. House type 5 has been omitted and replaced with house type 6's. The house type internal layouts have been adjusted following input from local agents.

Layout – apartments

Two accessible/adaptable houses have been omitted as part of creating larger gardens. In their place two new accessible/adaptable apartments have been provided within building F. The updated layouts for the accessible/adaptable houses and apartments are included in the appendices of this document.

The variety of house types and apartments are key to the creation of the character of the development. Within each of the house types there is also a variety of external finishes providing further variation along the street front, matching surrounding typologies.



House type locations

3.3 Residents' private amenity strategy

The residents' amenity strategy remains as before, but the introduction of house type 8 has increased the size of the east terrace house's gardens, whilst a reduction in parking at the north of the site allows additional private terraces at ground floor.

The communal terrace on of the roofs of Building F has been removed and replaced with two smaller private terraces, reducing overlooking.



Diagram showing balcony locations (highlighted red) on Buildings A, E and F

Amenity space diagram

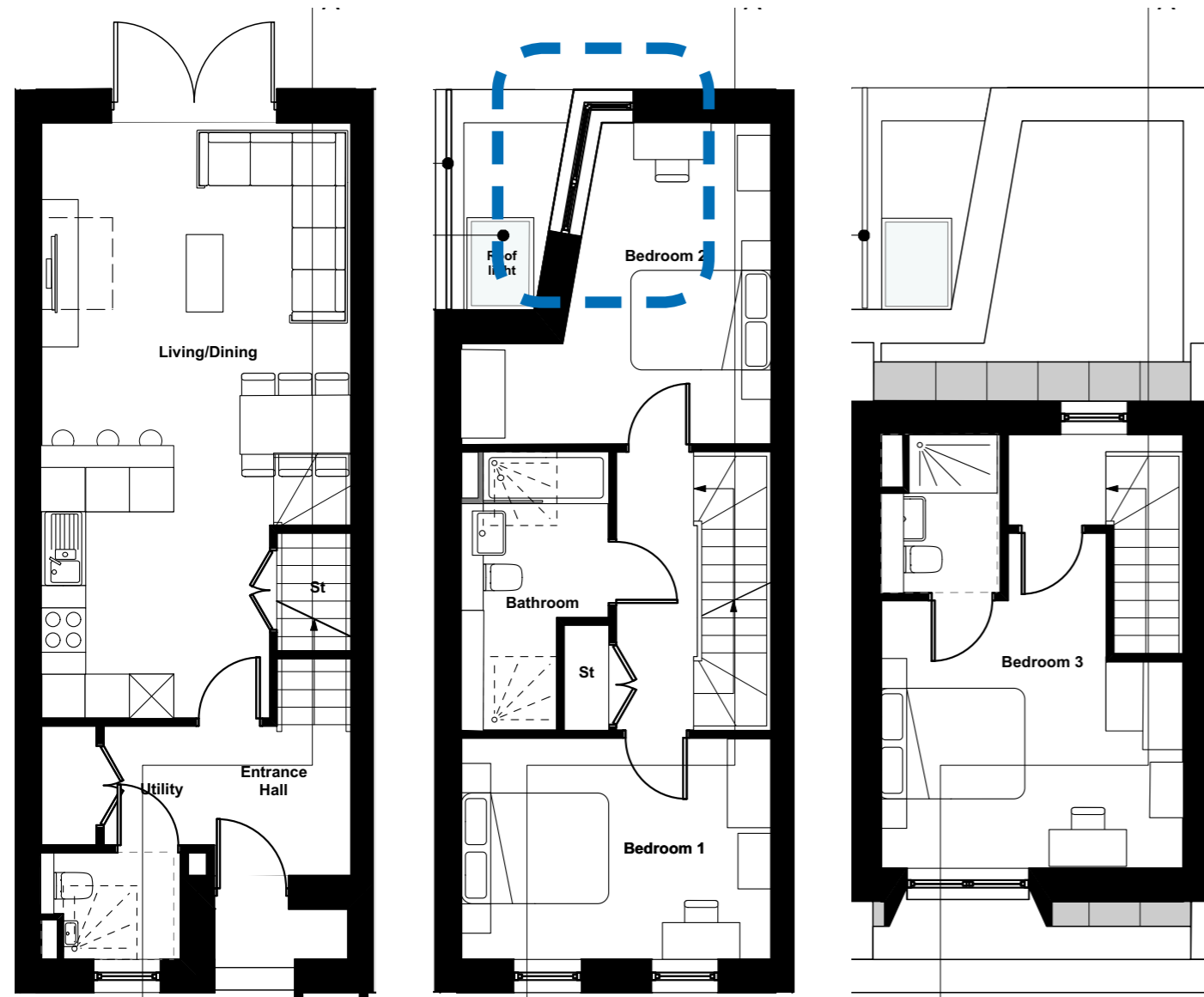
3.4 East terrace houses – rear elevation

As part of this planning addendum the rear of the east terrace houses have been amended to reduce the massing facing the houses opposite and increase the daylight, sunlight into the rooms. This has been achieved by angling the rear of the first floor level of the houses and introducing a corner window.

The window facing the rear garden will be obscured glass to avoid direct overlooking. The window on the angle will provide oblique views to the gardens. A privacy screen on the party wall between the houses will prevent direct overlooking.



Key



House type 8 east terrace floor plans with angled opaque glazed window and privacy screen highlighted in blue



View showing the rear elevation of the east terrace houses with opaque frosted windows and privacy screen highlighted in blue

3.5 Architectural approach – riverside

The riverside zone is populated by a collection of apartment buildings, benefitting from the riverside setting and views over the recreation ground opposite. The design of the buildings has been developed so they appear as a collection of elements, which have been built over time, referencing the site's industrial past. This is further enhanced through the architectural language and material choices.

The buildings are set back from the river edge to provide a new riverwalk and 8m maintenance access for the Environmental Agency. This also reduces the impact of the massing from views across the river. The architecture of the buildings has looked to take inspiration from industrial and wharf style buildings, with regular façades and varying roofscapes.

As part of this addendum, the roof profile and material of part of Building F was revised to improve its' setting within the existing context.



Massing diagram showing the buildings that make up the riverside zone



Context north elevation