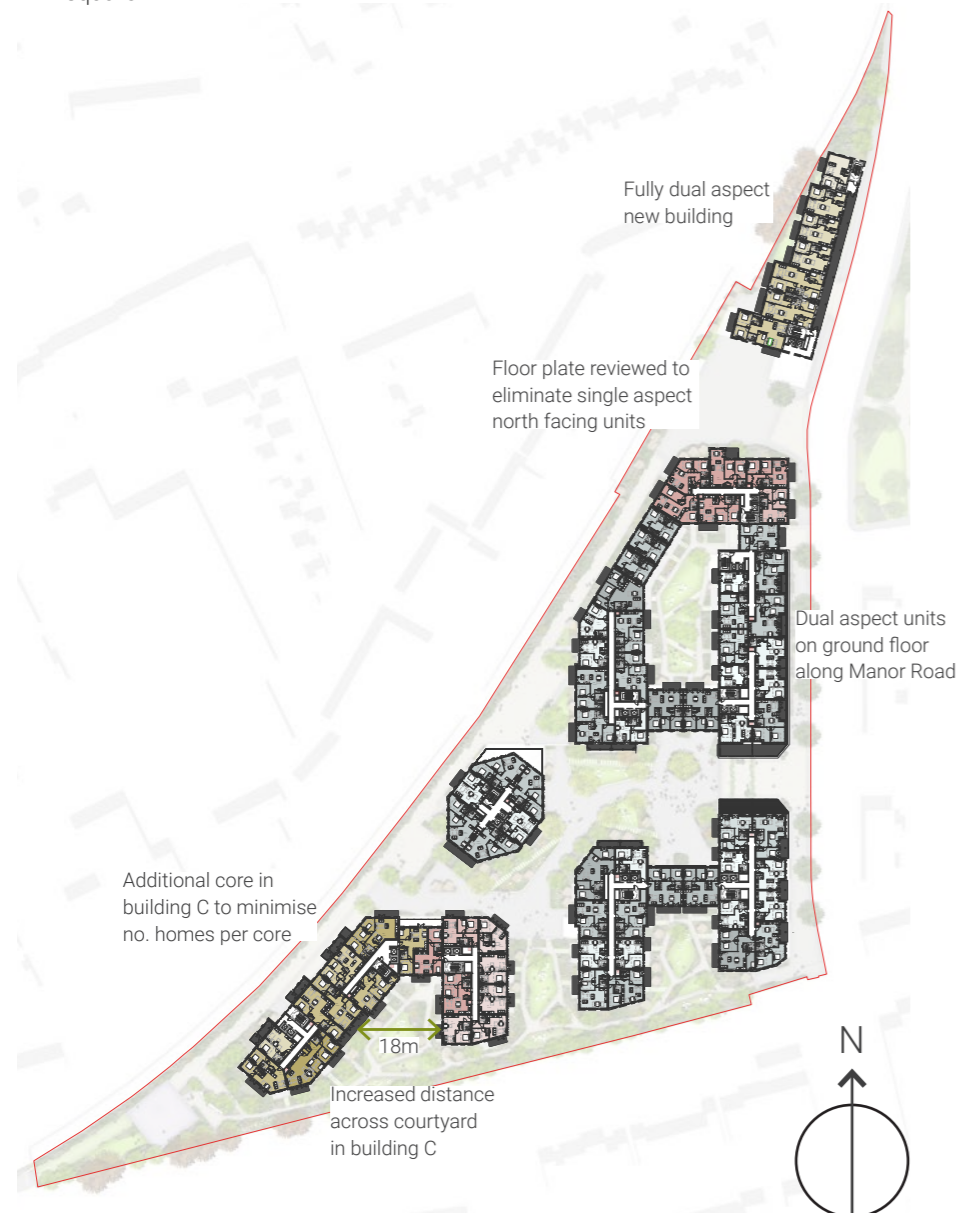


3.3.3 Residential Amenity

Residential floor plates have been reviewed across the scheme and the residential accommodation has evolved to provide better internal spatial arrangements for all units.

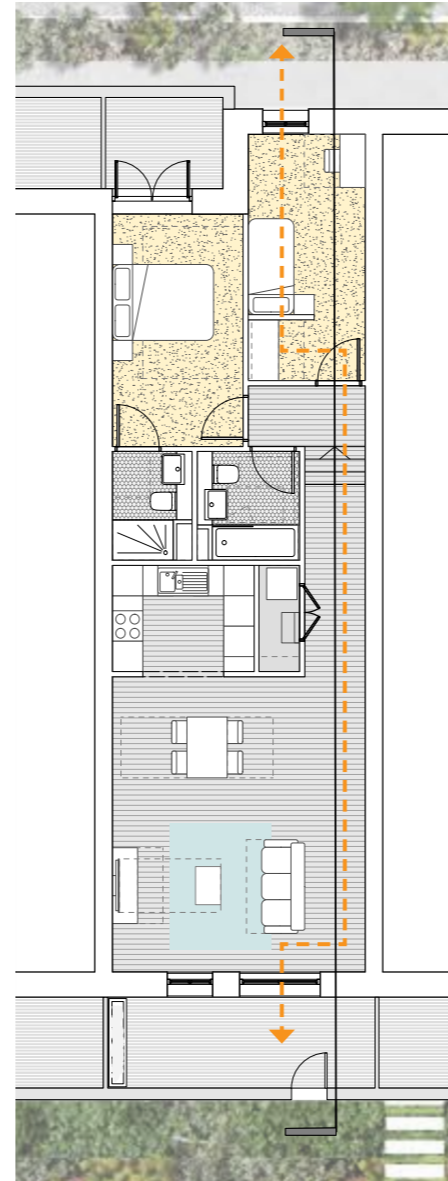
These changes are listed below;

- Reduction in number of single-aspect units (now 41% from 44%).
- The elimination of single aspect north facing units across the scheme.
- A reduction in 'oversized' units.
- A increase in overlooking distances in block C.
- Introduction of an additional core in building C to minimise number of units per core.
- A review of ground floor accommodation and location of apartments (ensuring residential accommodation is located in the most suitable locations on site).
- An increase in landscape 'screening' to all ground floor units fronting central square.



Dual aspect apartments in building A

In response to comments made at the MDA regarding apartments along Manor Road the apartments on the ground floor have been redesigned to become dual aspect. These apartments now open onto Manor Road.



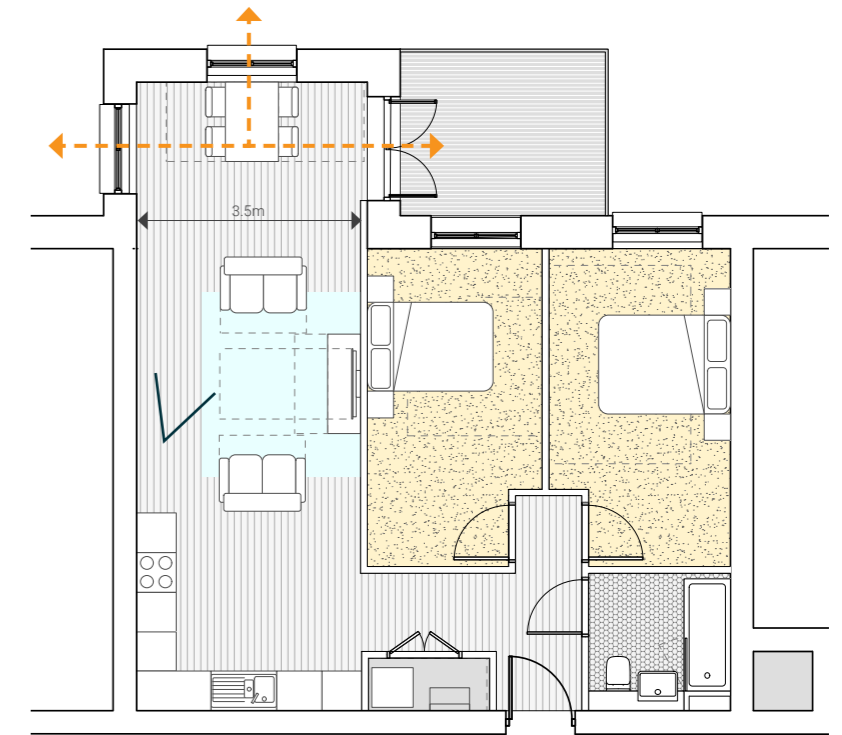
Proposed apartment layout in Building A. Section below.



Proposed section through ground floor apartment along Manor Road

Single aspect unit in building A

Particular examples of where the scheme has been redesigned includes block A where 2 single aspect north facing homes on the previous scheme have been designed out in place of more dual aspect homes.



Proposed apartment layout in Building A. Internal view below.



View from apartment in Block A designed with projecting living/dining room to benefit from three aspects.

3.3.4 Basement and ancillary accommodation

In consultation with TfL residential bike stores / refuse stores and plant rooms have been relocated to ground floor from the basement. The location of these stores has been carefully selected to take up less desirable areas for homes (i.e. along the residential access road).

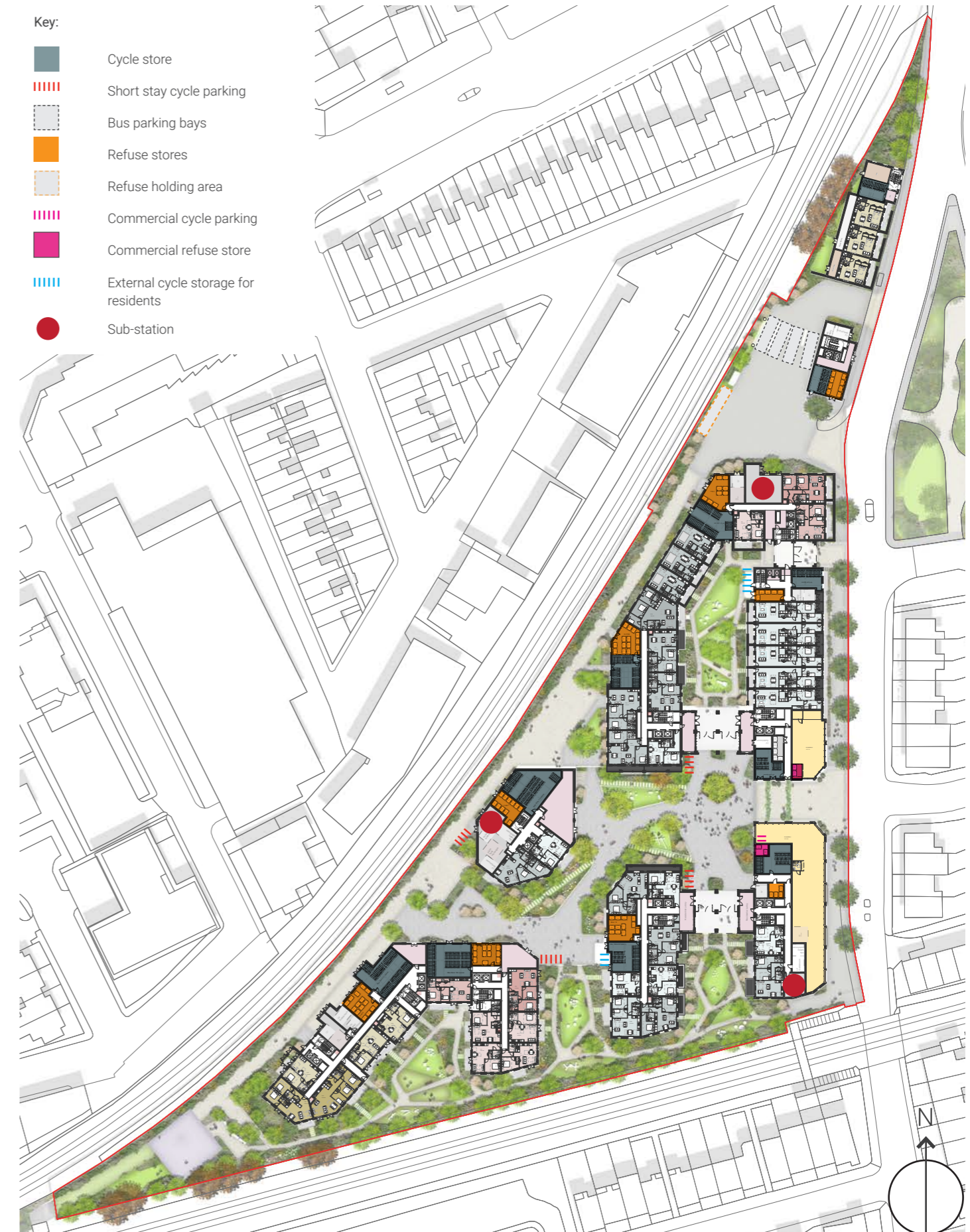
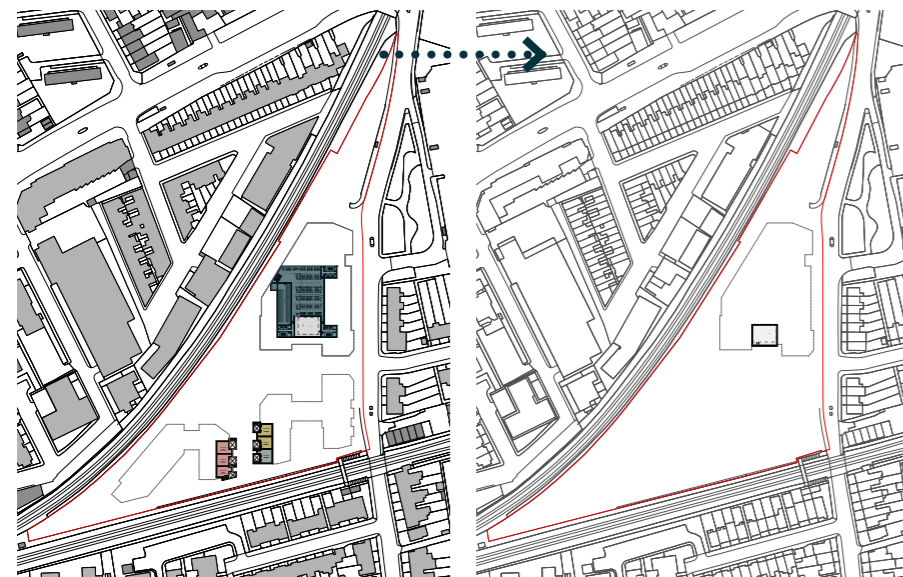
The size of the basement has been revised to provide plant room space for cold water tanks only.

Cycle parking provision has been provided in line with the London Plan 2019 'higher cycle parking standard' requirements, see table below.

	Long Stay	Short Stay	Amount provided
Commercial A Class (worst case)	3	27	30
Commercial B Class	1	1	2
Residential	787	11	798
Total	791	39	830

Original proposed basement layout

Amended proposed basement layout







3.4 Architecture

3.4.1 Architecture changes since the planning submission

- Reviewed elevations to increase consistency in detail across scheme.
- Establish an elevation hierarchy with each elevations having either façade type A, B or C.
- Façade type A to be base of all façades with additional detail added to façade types B and C.
- In response to the MDA panel, all elevations to be checked for consistency and 'calmness'.



-  Type A: Internal courtyard facade
-  Type B: Context facing façade
-  Type C: Manor Road and Public realm / Bay windows and winter-gardens
-  Commercial frontage

