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Level 1: Tenure of residential units



Level 2: Tenure of residential units



Level 3: Tenure of residential units



Level 4: Tenure of residential units

Residential Layouts

Flat tenure

The diagrams on the opposite page show the tenure split of the flats, with a 50:50 ratio of Affordable to Market Share units, when using habitable rooms as a metric as agreed with the planning officers. Of the Affordable units, the ratio of LAR to Intermediate flats is 81:19 when using the same metric.

All units in the Wharf Lane building are Market Share, whilst all those in the Water Lane building are Affordable. The 4 no. units furthest south facing the river have been indicatively shown as Intermediate units, but these are subject to further discussion with the affordable housing provider. These 4 no. units consist of 2 no. 1 bed wheelchair accessible units and 2 no. 2 bed (3 person) duplex flats.

Typology / Unit Type	Total No. of Units	Total GIA (sq.m)	Affordable						Market Share		
			LAR			Intermediate			Total No. of Units	Total No. of Habitable Rooms	% of Total Habitable Rooms
			Total No. of Units	Total No. of Habitable Rooms	% of Total Habitable Rooms	Total No. of Units	Total No. of Habitable Rooms	% of Total Habitable Rooms			
Studio (1-person) Total	5	200	0	0		0	0		5	5	
1 bed (2-person) Total	20	1146	9	18		2	4		9	18	
2 bed (3-person) Total	6	428	1	3		2	6		3	9	
2 bed (4-person) Total	13	1131	6	18		0	0		7	21	
3 bed (6-persons) Total	1	114	1	4		0	0		0	0	
			17	43	81%	4	10	19%			
TOTAL RESIDENTIAL	45	3019				21	53	50%	24	53	50%

Key (diagrams opposite):

Affordable Flats - Water Lane Building

 LAR

 Intermediate

Market Flats - Wharf Lane Building

 Market



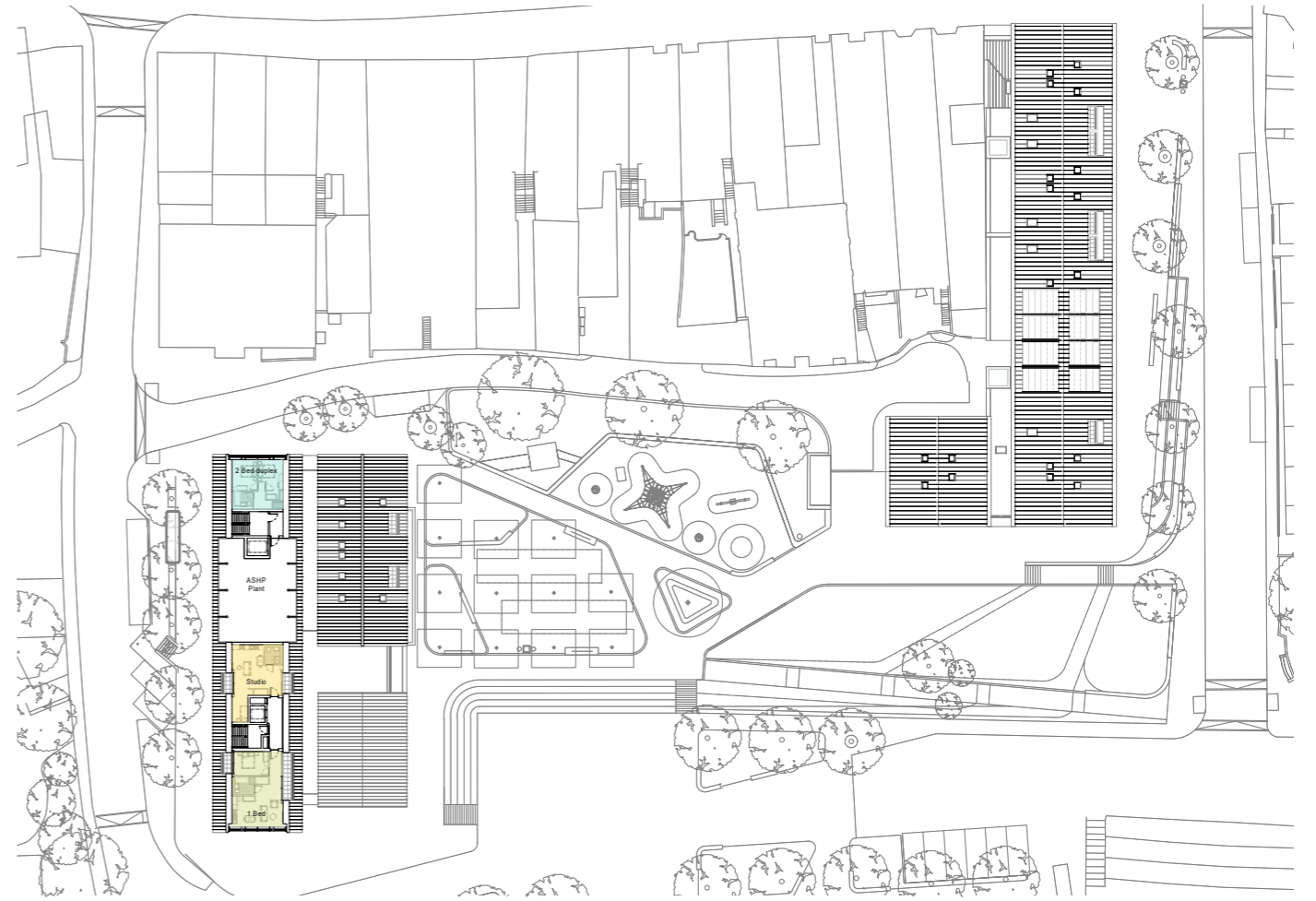
Level 1: Flat types



Level 2: Flat types



Level 3: Flat types









Level 4: Flat types

Residential Layouts Flat Types

The diagrams on the opposite page show the locations of the five M(4) 3 wheelchair units across the scheme. Following consultation with the Specialist Housing Occupation Therapist for LBRuT, a split of four units in the affordable block and one in the market block was encouraged. The four M(4) 3 units in the affordable block will be wheelchair accessible units whilst the one in the market block will be wheelchair adaptable. Wheelchair units account for 11% of the total flats in the scheme (5 of 45). All other units in the scheme will be M(4) 2 compliant. We have also provided a good range of sizes across the units, as detailed in the table below.

Typology / Unit Type	Total No. of Units	Total GIA (sq.m)	Affordable						Market Share		
			LAR			Intermediate			Total No. of Units	M(4) 2 units	M(4) 3 units
			Total No. of Units	M(4) 2 units	M(4) 3 units	Total No. of Units	M(4) 2 units	M(4) 3 units			
Studio (1-person) Total	5	200	0	0	0	0	0	0	5	5	0
1 bed (2-person) Total	20	1146	9	8	1	2	1	1	9	9	0
2 bed (3-person) Total	6	428	3	2	1	2	2	0	3	3	0
2 bed (4-person) Total	13	1131	4	4	0	0	0	0	7	6	1
3 bed (4-persons) Total	1	114	1	0	1	0	0	0	0	0	0
			17	14	3	4	3	1	24		
TOTAL RESIDENTIAL	45	3019				21	17	4	24	23	1

Key (diagrams opposite):

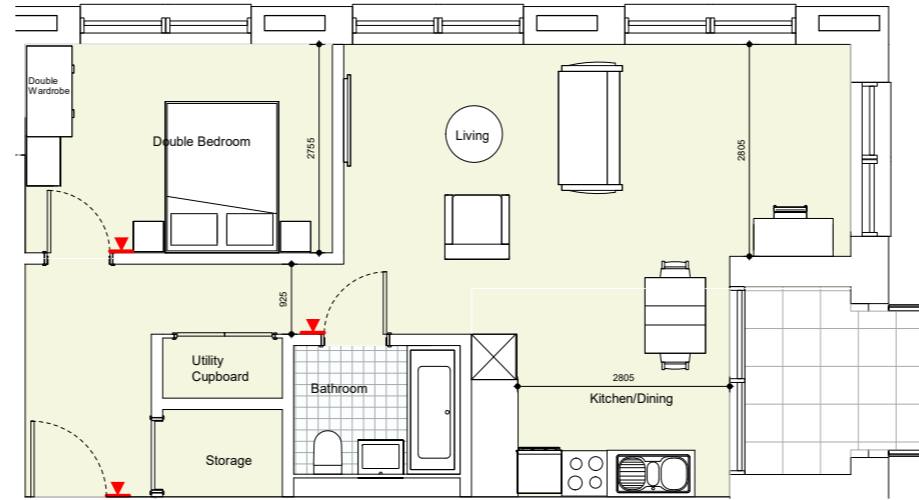
-  Studios
-  1 bed flats
-  2 bed (3P) flats
-  2 bed (4P) flats
-  3 bed (4P) flats
-  Wheelchair accessible flats

Residential Layouts

1 Bed Flats in Water Lane Building

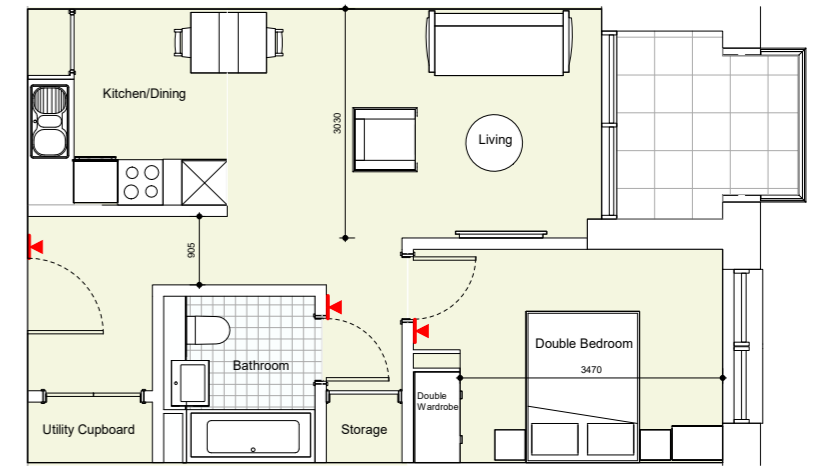
The following four pages show a sample of the typical M(4) 2 flat types, with their Gross Internal Areas, as well as the areas of built-in storage and external amenity space for each.

For the M(4) 3 flat layouts, refer to the following chapter on Inclusive Design.



1 Bed Type A

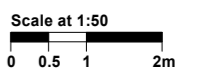
M(4)2 1B 2p A - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	60 sqm
External Amenity Space	5.3 sqm
Built In Storage	1.8 sqm
Low Level Storage (900-1500mm Headroom)	n/a



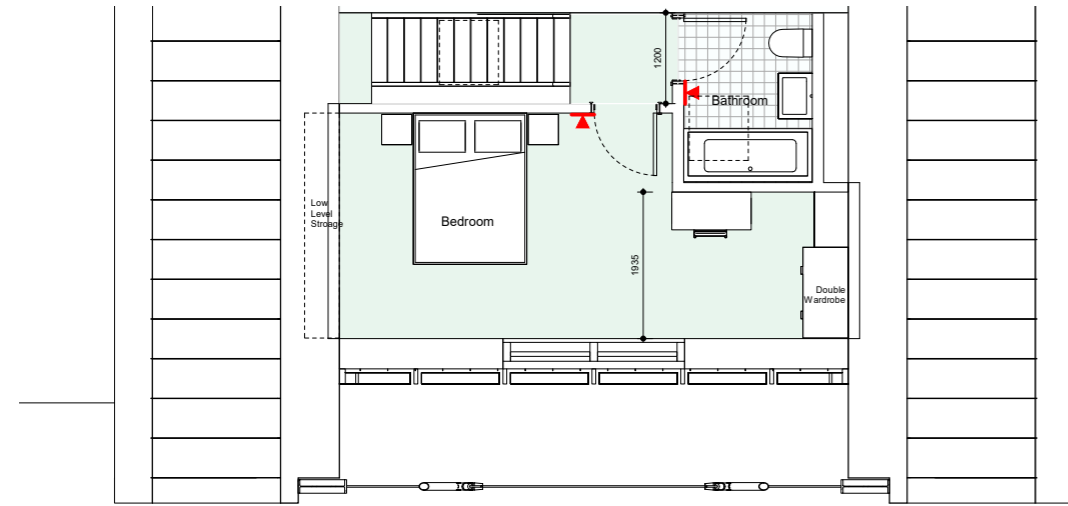
1 Bed Type B

M4(2) 1B 2p B - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	50 sqm
External Amenity Area	5.3 sqm
Built In Storage	1.6 sqm
Low Level Storage (900/1500mm Headroom)	n/a

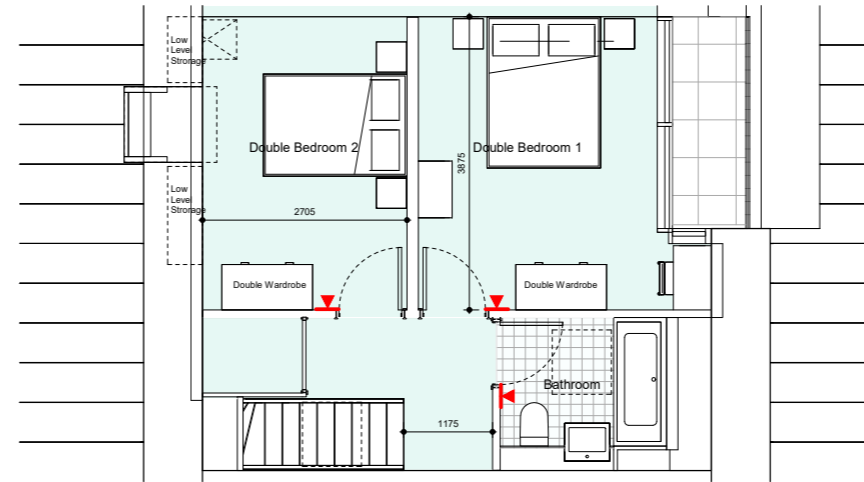
▲ 300mm leading edge to pull side of doors



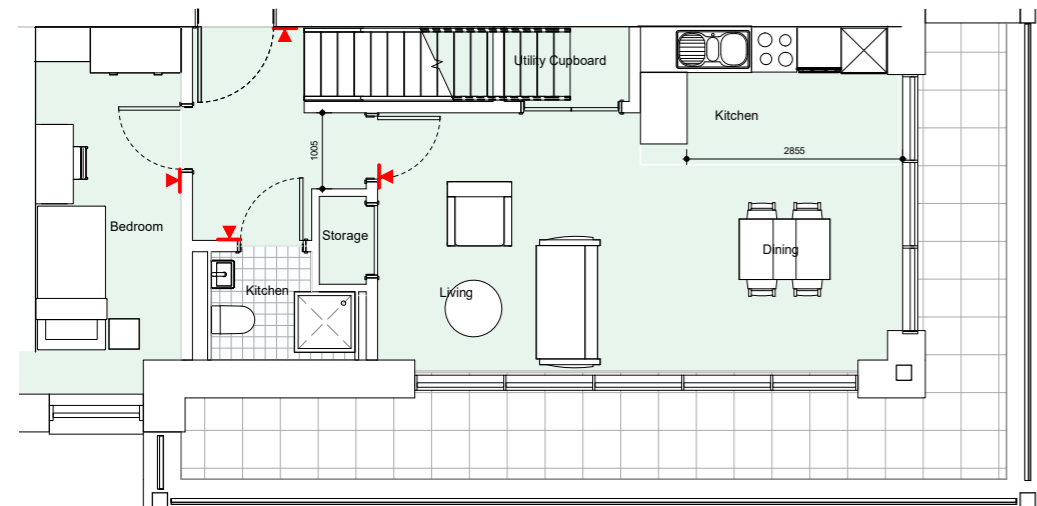
Residential Layouts
2 Bed Flats in Water Lane Building



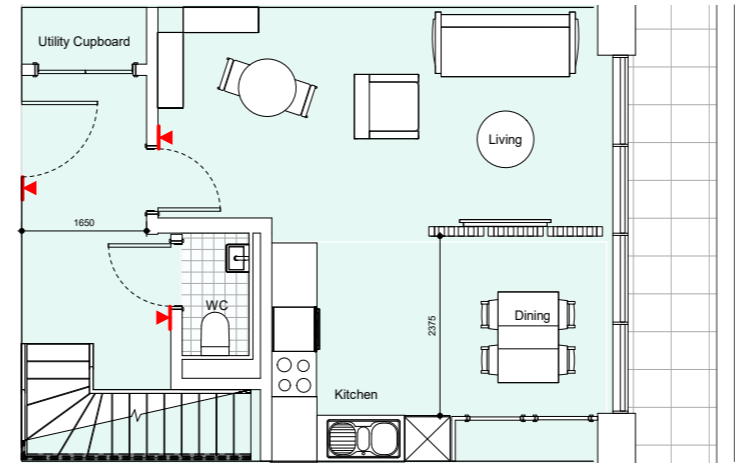
2 Bed (3p) Duplex - Upper Floor



2 Bed (4p) Duplex - Upper Floor



2 Bed (3p) Duplex - Lower Floor

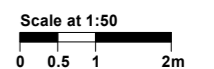


2 Bed (4p) Duplex - Lower Floor

M(4)2 2B 3p Duplex - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	78 sqm
External Amenity Space	22 sqm
Built In Storage	1.0 sqm
Low Level Storage (900-1500mm Headroom)	1.4 sqm

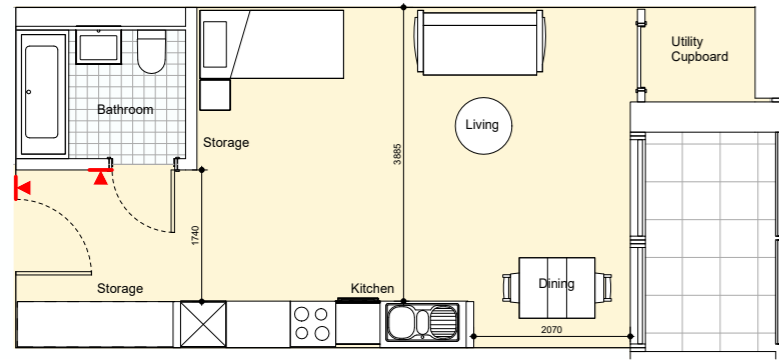
M(4)2 2B 4p Duplex - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	84 sqm
External Amenity Space	11 sqm
Built In Storage	1.9 sqm
Low Level Storage (900-1500mm Headroom)	0.9 sqm

▲ 300mm leading edge to pull side of doors



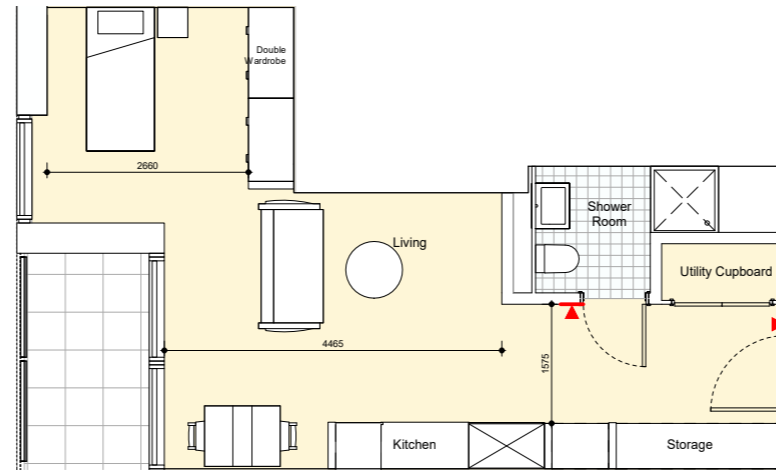
Residential Layouts

Studios and 1 Bed Flats in Wharf Lane Building



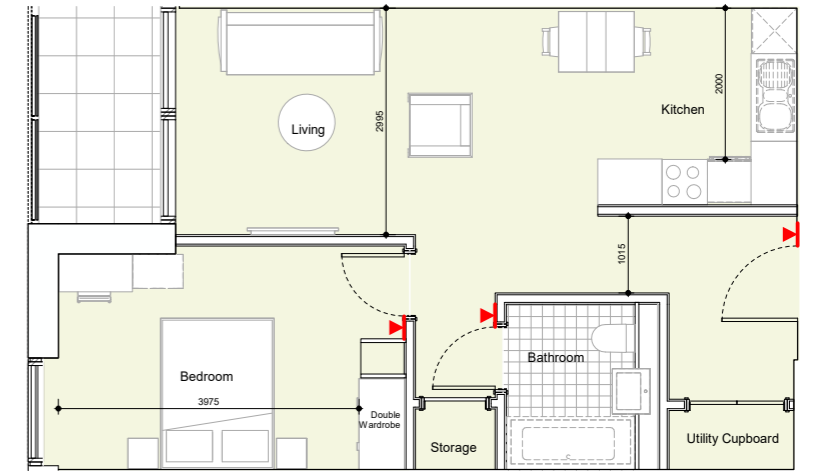
Studio Flat Type A

M4(2) Studio A - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	39 sqm
External Amenity Space	4.9 sqm
Built In Storage	1.3 sqm
Low Level Storage (900-1500mm Headroom)	n/a



Studio Flat Type B

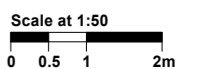
M4(2) Studio B - Area Schedule	
Name	1B 2p Proposed
Total Dwelling GIA Area	40 sqm
External Amenity Space	4.6 sqm
Built In Storage	2 sqm
Low Level Storage (900-1500mm Headroom)	n/a



1 Bed Type C

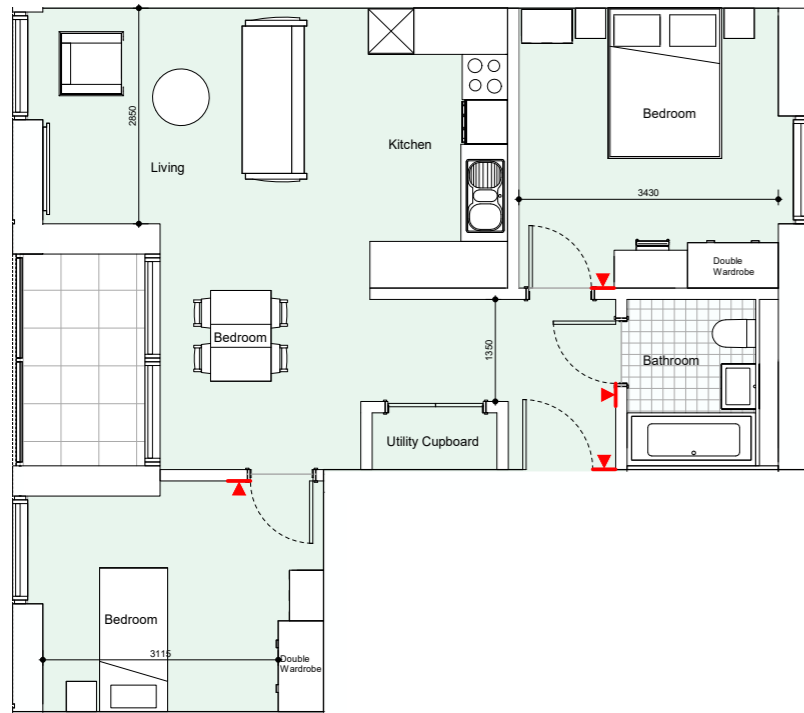
M4(2) 1B 2p - Area Schedule	
Name	Proposed
Total Dwelling GIA	54 sqm
External Amenity Space	4.6 sqm
Built In Storage	1.7 sqm
Low Level (900-1500mm Headroom)	n/a

▲ 300mm leading edge to pull side of doors



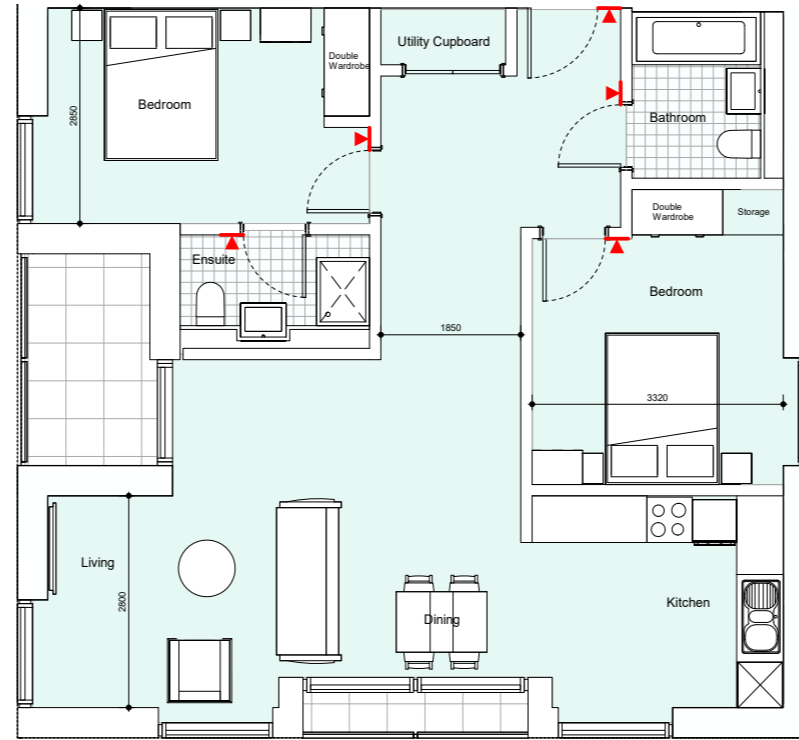
Residential Layouts

2 Bed Flats in Wharf Lane Building



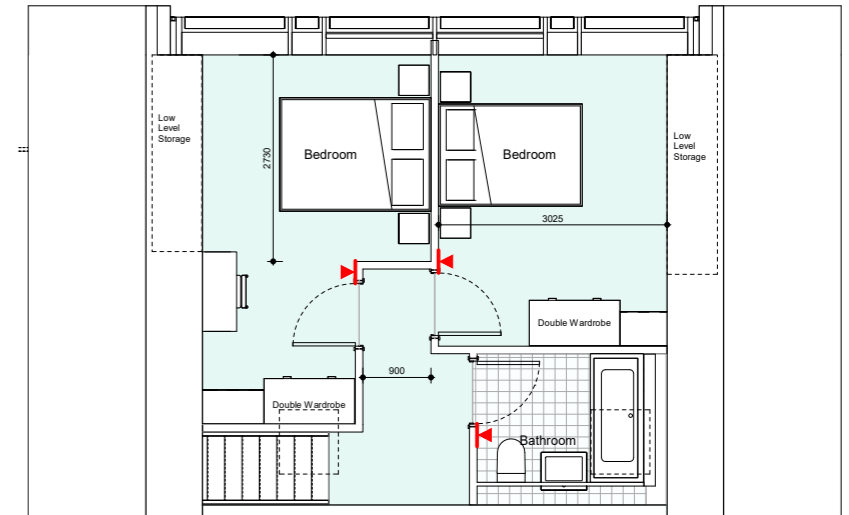
2 Bed (3p)

M4(2) 2B 3p - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	66 sqm
External Amenity Space	4.5 sqm
Built In Storage	2.2 sqm
Low Level Storage (900-1500mm Headroom)	n/a

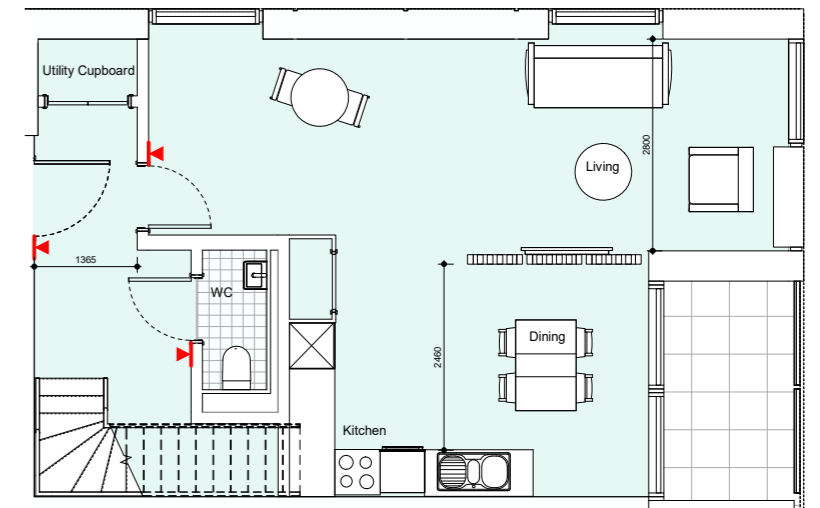


2 Bed (4p)

M(4) 2B 4p - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	82 sqm
External Amenity Space	6.2 sqm
Built In Storage	2.0 sqm
Low Level Storage (900-1500mm Headroom)	n/a



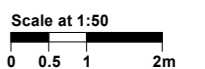
2 Bed (4p) Duplex - Upper Floor



2 Bed (4p) Duplex - Lower Floor

M(4)2 2B 4p Duplex - Area Schedule	
Name	Proposed
Total Dwelling GIA Area	91 sqm
External Amenity Space	4.6 sqm
Built In Storage	0.7 sqm
Low Level Storage (900-1500mm Headroom)	3.6 sqm

▲ 300mm leading edge to pull side of doors





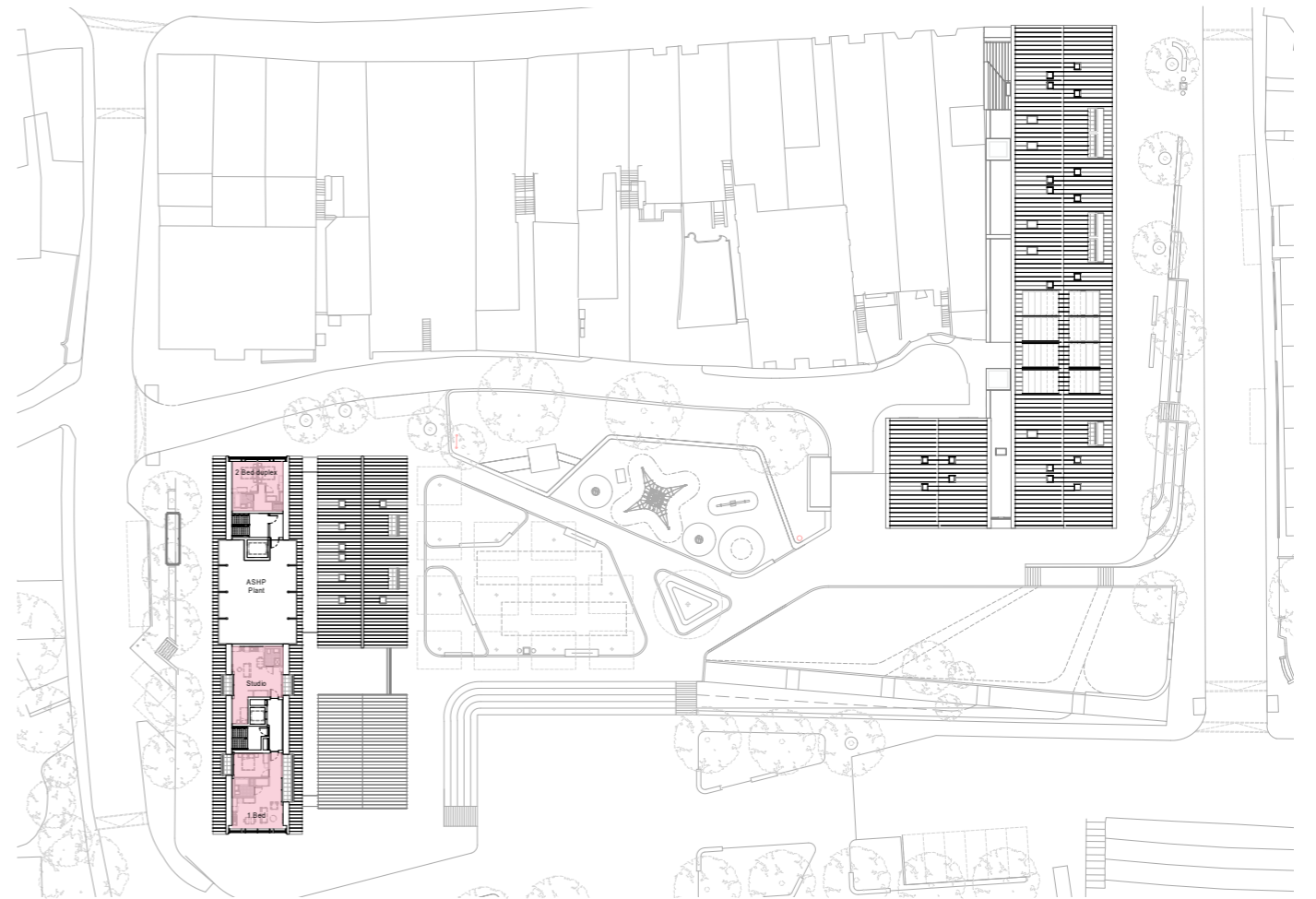
Level 1: Split of single and dual aspect flats



Level 2: Split of single and dual aspect flats



Level 3: Split of single and dual aspect flats



Level 4: Split of single and dual aspect flats

Residential Layouts

Single vs Dual Aspect

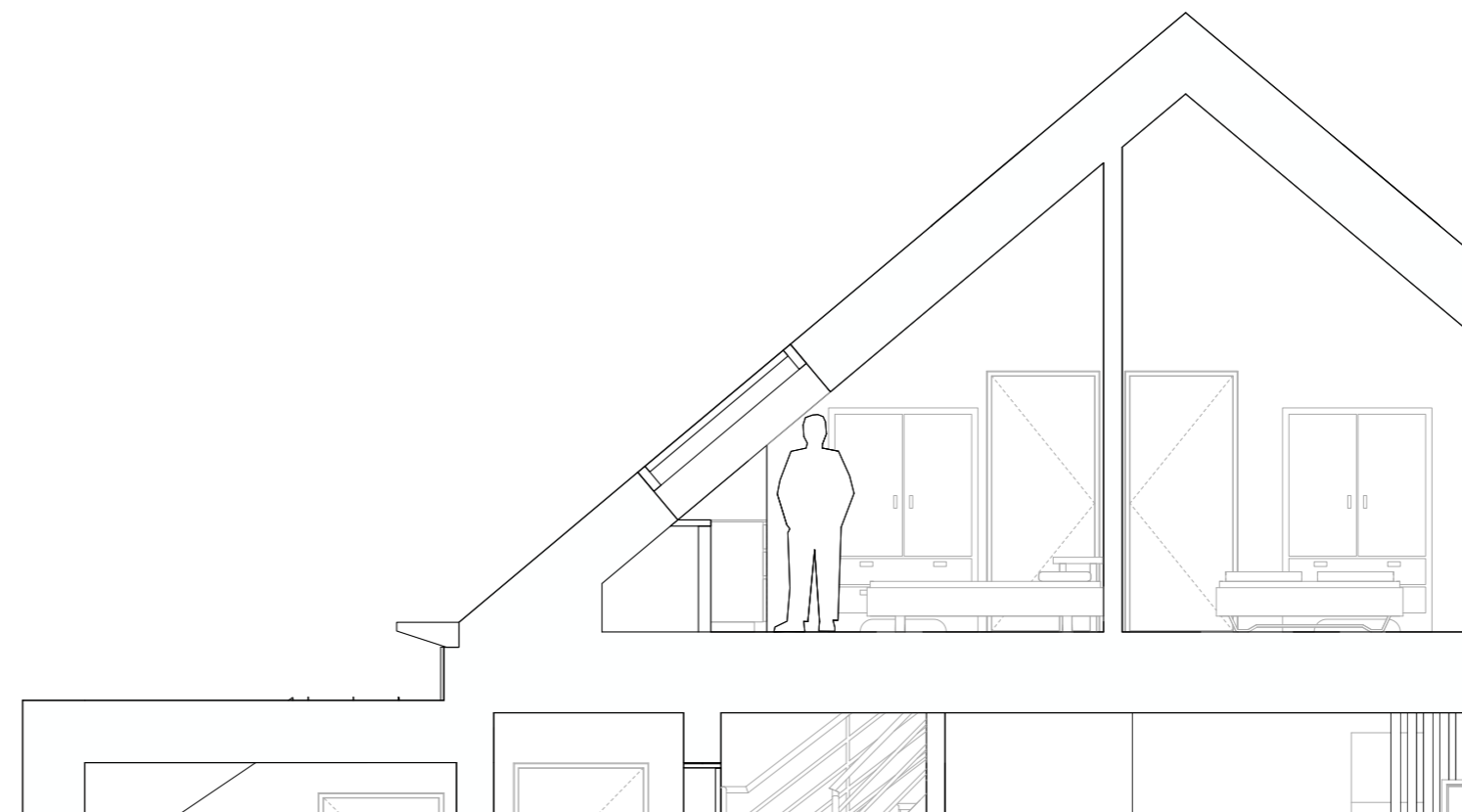
In the Water Lane building there are 13 dual aspect and 8 single aspect flats and in the Wharf Lane building there are 16 dual aspect flats and 8 single aspect flats. In total that gives 64% dual aspect and 36% single aspect.

All habitable rooms have access to daylight and views out with all living spaces having direct access to external amenity space. All bedrooms on the top storey of the duplex flats also have private balconies, with the exception of the second bedrooms in the Water Lane building duplexes. The rooflights for these bedrooms are of a size and height that allow views out.

Floor	Dual Aspect Flats	Single Aspect Flats
First Floor	9	11
Second Floor	14	5
Third Floor	4 (+11 duplex uppers)	(2 duplex uppers)
Fourth Floor	2 (+ 1 duplex uppers)	0
Total	29	16
Total %	64%	36%

Key (diagrams opposite):

- Dual Aspect Flats
- Single Aspect Flats



Section through rooflight to rear bedrooms in Water Lane



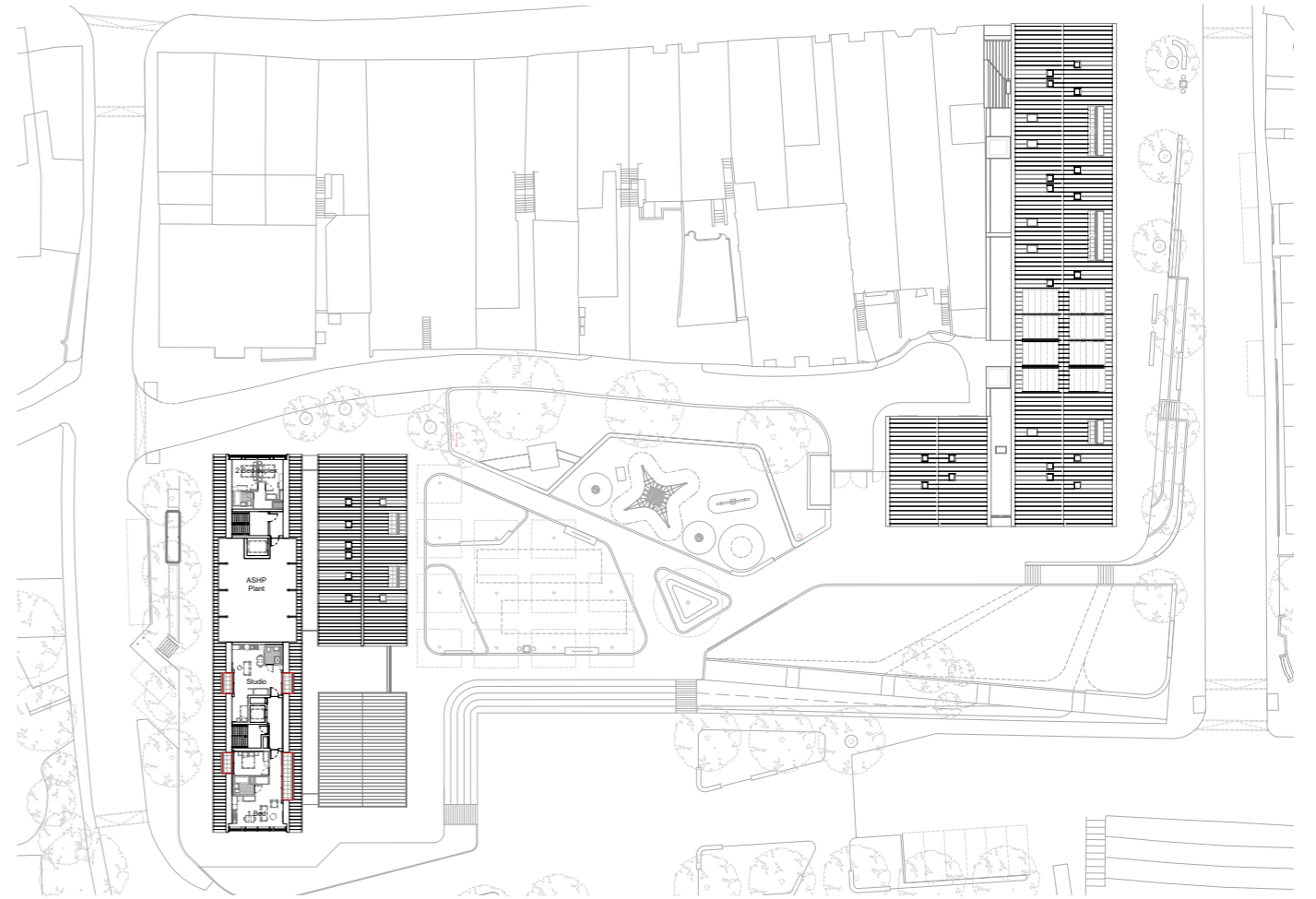
Level 1: Location of private amenity space



Level 2: Location of private amenity space



Level 3: Location of private amenity space



Level 4: Location of private amenity space

Residential Layouts

Private Amenity Space

Where it works with the layouts, balconies have been located in positions that benefit from better access to sunlight, whilst maintaining a good degree of privacy.

Where flats are dual aspect, a south west facing balcony has generally been favoured to a north east facing balcony. For example, in the Wharf Lane Building, due to the location of the southern-most stair and the entrance position into each flat, the living accommodation works better on the south west side of the building rather than the north east where they also benefit from better levels of sunlight (see below layouts). The balconies also work best on this side of the building where they get better access to sunlight. Views to the north east are also restricted at the lower levels by the roof to the pub/restaurant.

The balcony spaces off the communal circulation space provide a useful function in providing a view out whilst entering and leaving the flats but also provide a means of smoke venting to the escape stair lobby.

At the fourth floor level the plan differs to the lower levels, allowing balcony spaces to also be added to the north east elevation where they have good views of the river over the top of the pub/restaurant roof and do not create privacy concerns with the smaller residential block. Rooflights in the stair lobby provide daylighting and the necessary smoke venting.

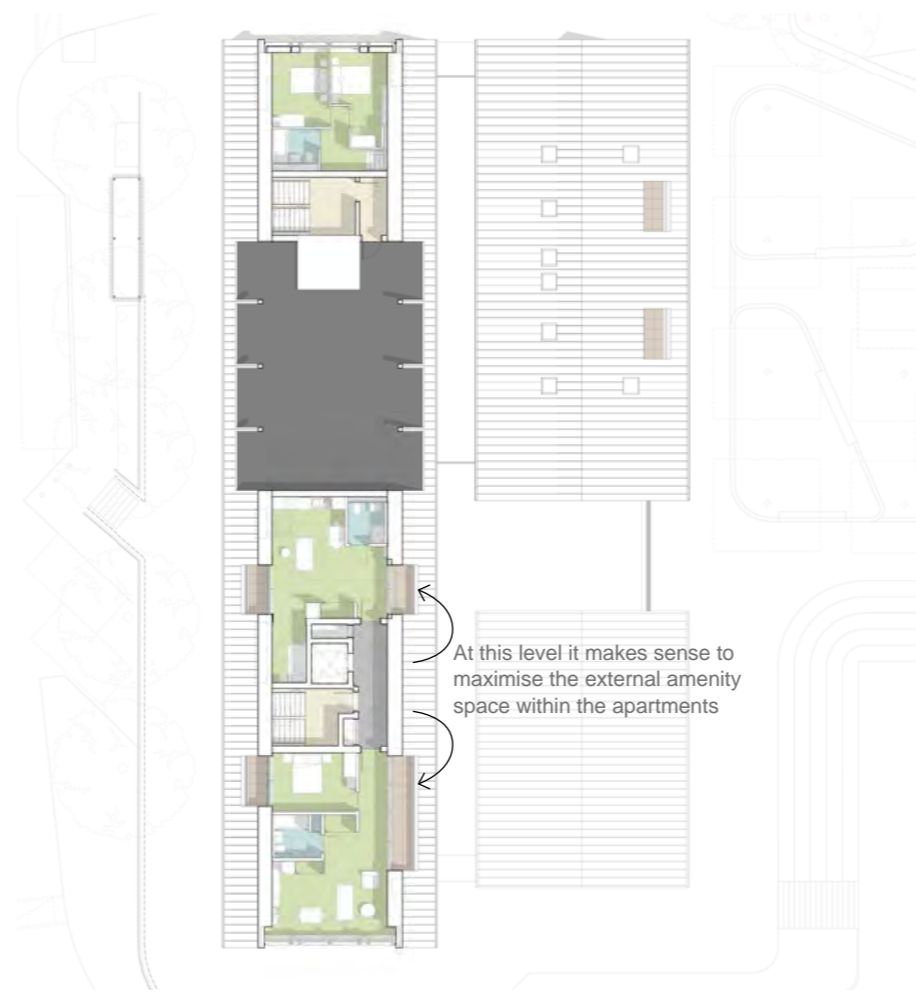
With the exception of the top floor, reduced depth Juliet balconies have been included on the south east elevation (gable end) of the southern-most flats.

The current arrangement places the main living spaces across the entire end elevation allowing the kitchen, dining space and living space to all benefit from an outlook over the river whilst all working together in a satisfactory open plan arrangement.

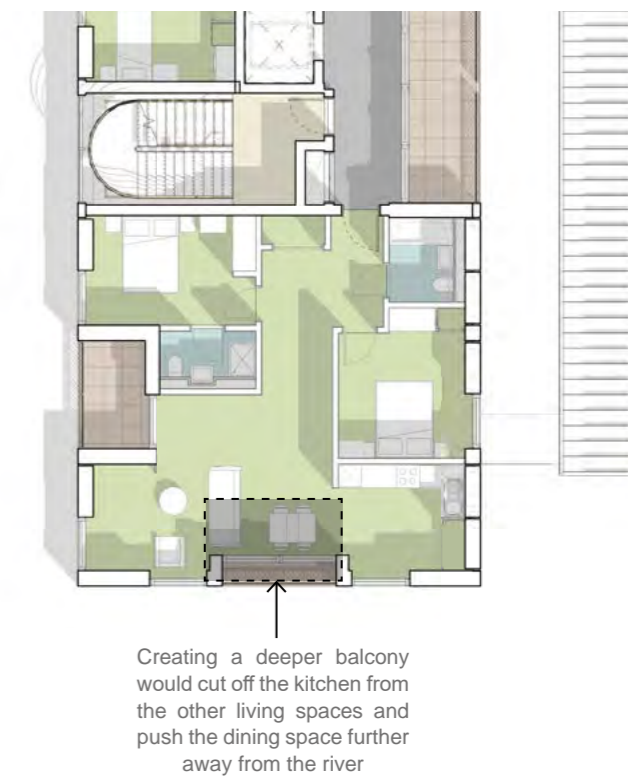
It is not possible to provide any greater depth to these balconies without compromising the internal layouts and the EA restrictions do not allow anything to project from the front face of the building. Given the relatively limited number of times a year the balcony space is likely to be used we believe a Juliet balcony provides the best use of space, allowing the façade to be opened up to create a greater connection with the river when the conditions are suitable.



Wharf Lane building: Level 1 floor plan



Wharf Lane building: Level 4 floor plan



Wharf Lane building: Extract of Level 1 floor plan

