

13 | Inclusive Design

Inclusive Design Introduction

Introduction

Lord Consultants Limited (LCL) are commissioned to provide accessibility and inclusive design services. The consultancy is working with the design team to ensure that the Development will be as accessible and inclusive as possible within the constraints particular to the site.

This Inclusive Design Statement describes the access and inclusive design strategy for the Development and explains how the strategy will be refined in tandem with the proposal throughout the design process.

Legislation, regulations, policies, standards and guidance

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below. Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations is subject to approval by Building Control or an Approved Inspector. LCL advises about access and inclusion but cannot approve or 'sign-off' proposals.

Some of the information within this inclusive design statement (and the subsequent building regulations application access statement) will inform an access management plan, which is recommended to assist its future operation in relation to the operator's obligations under the Equality Act.

Building Regulations

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet:

- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings, HM Government, 2015 edition with 2016 amendments;
- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Buildings Other than Dwellings, HM Government, 2015 edition;
- The Building Regulations 2010, Amendments to the Approved Documents, July 2020.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility, and be justified where necessary within the Building Control Access Statement. Other Building Regulations that affect access provision decisions are Parts K and B, as described in these documents:

- The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition;
- The Building Regulations 2010, Approved Document B (Fire safety) – Volume 1 - Dwellings, 2019 edition.
- The Building Regulations 2010, Approved Document B (Fire safety) – Volume 2 - Buildings other than dwellings, 2019 edition.

British Standards

This is not an exhaustive list of all relevant British Standards, but the most frequently referred to for good practice about access and inclusion:

- BS 8300-1:2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice;
- BS 8300-2:2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice; and
- BS 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008.

LCL's advice to the design team for the Development includes following the guidance of BS 8300 wherever possible because it is more recent and results in an arguably more inclusive environment than designing according to the solutions in Approved Document M.

National Planning Policy Documents

Relevant national planning policy documents are as follows:

- National Planning Policy Framework (NPPF, 2021);
- National Planning Practice Guidance; and
- Technical Housing Standards - Nationally Described Space Standard (May 2016).

Note: The Mayor of London's Housing Supplementary Planning Guidance (SPG) document was revised to incorporate the National Housing Standards on March 1, 2016.

London-wide planning policy and supplementary documents

- The London Plan, the Spatial Development Strategy for Greater London, March 2021; and
- Housing Supplementary Planning Guidance, London Plan 2016 Implementation Framework, Mayor of London, March 2016; and
- Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Mayor of London September 2012;
- Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority, October 2014;

Key access standards of the London Plan Housing SPG are:

- Standard 24 - All new dwellings should meet the nationally described space standard (NDSS).
- Standard 25 - Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M;
- Standard 26 - A minimum of 5 sq.m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant; and
- Standard 27 - The minimum depth and width for all balconies and other private external spaces should be 1500mm.

Local policy guidance

- Local Plan - LBRuT - 2018
- The Twickenham Area Action Plan AAP (2013)
- Residential Development Standards - Supplementary Planning Document LBRuT - March 2010
- Design for Maximum Access - Supplementary Design Guidance LBRuT - 1991

Please note older standards or requirements prior to Oct 2015 are replaced by the current London planning policy and building regulations.

Relevant compliance documents and best practice policy and standards

Approved Documents M and K, and BS 8300:2018 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several documents will need to be referred to, including good practice guidance books written by specialists, including:

- The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright K., Cook G., Wiley-Blackwell, 2010;
- Sign Design Guide: a guide to inclusive signage, JMU and the Sign Design Guide, 2000;
- Developing Accessible Play Space - A good Practice guide, Stationery Office 2003;
- London Cycle Design Standards, TfL, Mayor of London, 2014.

Inclusive Design

Access and inclusive design strategy

Access strategy aims

An access strategy for a building or other development in the built environment describes the approach adopted to making suitable provision for disabled people with reference to the appropriate regulations, standards and good practice guidance.

The most basic access strategy would be to design using the approved solutions described in the Building Regulations Approved Documents that make specific mention of access for disabled people, and the other guidance that they reference. This approach makes a place accessible, but it is only inclusive if it enables independent access for all people using the same means of access as far as possible and offering choice where necessary. More interpretation and alternative solutions are often needed to achieve this for sites with constraints such as level changes, and where no statutory guidance exists.

The development is therefore being designed to meet the guidance of Approved Document M, Volume 2, and the access policies of the London Plan and LBRuT as a minimum. Success on completion depends on the principles set out by the access strategy being designed into the proposals and being carried through to detailed design and construction stages.

The access strategy also identifies opportunities to provide a more inclusive environment through holistic consideration of the interaction of a building's management, users, information technology and communication rather than a simple application of the Building Regulations, access standards and policies.

Inclusive design summary

Inclusive design is central to the policies of the London Plan 2021, with mention of it throughout the text of the plan.

London Plan Policy D5 Inclusive Design states the need to deliver inclusive, not just accessible environments. Inclusive design is central to the policies of the London Plan, with mention of it throughout the text of the plan. Policy D5 states:

Development proposals should achieve the highest standards of accessible and inclusive design. They should:

- be designed taking into account London's diverse population
- provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- be convenient and welcoming with no disabling barriers,
- providing independent access without additional undue effort, separation or special treatment
- be able to be entered, used and exited safely, easily and with dignity for all.

The Commission for Architecture and the Built Environment published a guide called The Principles of Inclusive Design in 2006, which states that inclusive design:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single design solution cannot accommodate all users;
- Provides for flexibility in use; and
- Provides buildings and environments that are convenient and enjoyable to use for everyone.

These criteria are important factors in recommending the most inclusive (not just accessible) solutions for a development within the client's resources. Inclusive environments remove obstacles for all potential users, especially people who have one or more of the protected characteristics listed in the Equality Act 2010.

Access strategy principles

Access provisions incorporated into the proposals at this stage that are key to the aim of providing an accessible environment are:

- Ensuring pedestrian and cycling routes as inclusive as possible;
- Animating street frontages of building to provide interest, passive surveillance, safety and convenience for all users, especially older and disabled people, children and their carers.
- Provision of mixed use on the site, reducing travel distance to work, eat and socialise which are especially critical for older and disabled people with limited mobility.
- Optimize the locations of vertical circulation within the new buildings and horizontal connections; and
- Promoting the concept of inclusive design within the design team.

Development of the access strategy

LCL will continue to work with the design team during the development of the proposals beyond Stage 3, ensuring that the proposals meet the minimum access requirements of the Building Regulations Parts M, K and B, and suggesting enhanced provisions that provide a greater degree of inclusion where appropriate.

The detail contained within LCL's Stage Reports, Planning Access Statement and Building Control Access Statement will expand to reflect the progression of the proposals. The reports will also highlight issues that need to be included in a management / operations manual to ensure that the building is used in the way intended to be as inclusive as possible.

Consultation

Consultation has already been held with local groups and stakeholders. LCL recommends that, if possible, the proposals are presented to obtain feedback from local access groups at an early stage. This session would usually be followed by a later session, or sessions, to keep the group informed for the progress and for then to understand how their suggestions have been integrated.

During Stage 3 consultation has been held with Rachel Wooden, the LBRuT Specialist Housing Occupational Therapist to discuss and agree requirements for the M4(3) wheelchair units, in particular for the affordable social rent provision.

The team also met with a local disability action group during the public consultation period and during the initial design competition period.

Consultation has also been held in relation to accessible parking due to the limitations of the ability to provide accessible parking bays due to the availability of locations on site.

Inclusive Design

Access Provisions: Public Realm

Access provisions of the development are noted as follows.

Links to public transport

The site has excellent public transport links with PTALs of 5 and part 6a. It is well served by numerous bus routes serving King Street and Twickenham Railway Station is approx. 460m north of the site.

Parking and drop off

- The development aims to be car free, however on street disabled persons car parking has been provided for 3% of residential units from the outset according to the London Plan 2021 Policy T6.1.
- Please refer to the separate Transport Assessment which describes the proposed on street parking spaces and how they would be allocated/ managed.
- Blue badge parking bays will provide a gradient of no more than between 1:60 and 1:20 (as on a slight slope on Water Lane). The upper bays are at circa 1:30 whilst the 'additional' future 2 bays further down the road are circa 1:22.
- Blue badge space 'allocation' has been discussed at a pre application meeting with the LPA and the LPA advised that the spaces are made available to both residents and visitors of the area who hold the blue badge permit.
- A total of 3 non-residential blue badge spaces are provided and additionally two spaces are provided to be assigned by the LPA, these could be dedicated to P&D and blue badge holders would have access to these spaces.

Pedestrian and cycle movement and parking

- A reduction in traffic flows along these routes due to the removal of existing car parking, combined with a street design that prioritises pedestrians above vehicular traffic, will promote active travel to, from and around the site.
- New development with active frontage along the northern end of Water Lane will draw pedestrians into the site and towards the river from King Street / Church Street.
- The cycling environment along Water Lane and Wharf Lane will be significantly enhanced, thereby improving site accessibility for cyclists from King Street / Church Street.
- A proportion of accessible cycle storage should be provided in line with the London Cycle Design Standards which recommends a minimum of 5% of larger spaces for adapted cycles. Sheffield stands are considered to be far more accessible as long as there is sufficient space around them. Double stacker stands are less accessible.

Connections with surrounding public realm, orientation and wayfinding

- Each block will be designed to provide a strong sense of identity which will provide orientation for users.
- Inclusive cycling routes are indicated; it is advisable to indicate safe and convenient walking routes and crossing points as well.
- Animating street frontages of building as indicated will provide interest, passive surveillance, safety and convenience for all users, especially older and disabled people, children and their carers.
- Provision of opportunities for communal activity at lower levels, including places to eat, exercise, shop and meet will increase community interaction, opportunities for physical activity and reduce isolation often experienced especially by older and disabled people.

Landscape

The design of the landscape is guided by the aspiration to create an open and connected public space, where the pedestrian paths follow the natural flows and desire lines of people moving through the space.

Using the natural topography of the site, views to the river will be protected and enhanced. This will also ensure good sightlines across the place to provide a feeling of security and safety.

Within this integrated design will be three distinct character zones of:

- the reimagined Diamond Jubilee Gardens;
- the Town Square (on the river embankment);
- and the surrounding Lanes.

Within these zones are a variety of different spaces designed for all ages and abilities, and for a flexible combination of active and passive use.

There are a series of slopes, steps and seating steps along the level changes down to the riverside.

Slopes will be gentle with gradients not exceeding 1:20 so as not be designed as ramps.

Surfaces of paths will be smooth, firm and even to facilitate movement of wheelchair users and those with mobility impairments.

Adequate lighting and visual contrast of paths and features will be carefully detailed to make the environment safe and legible.

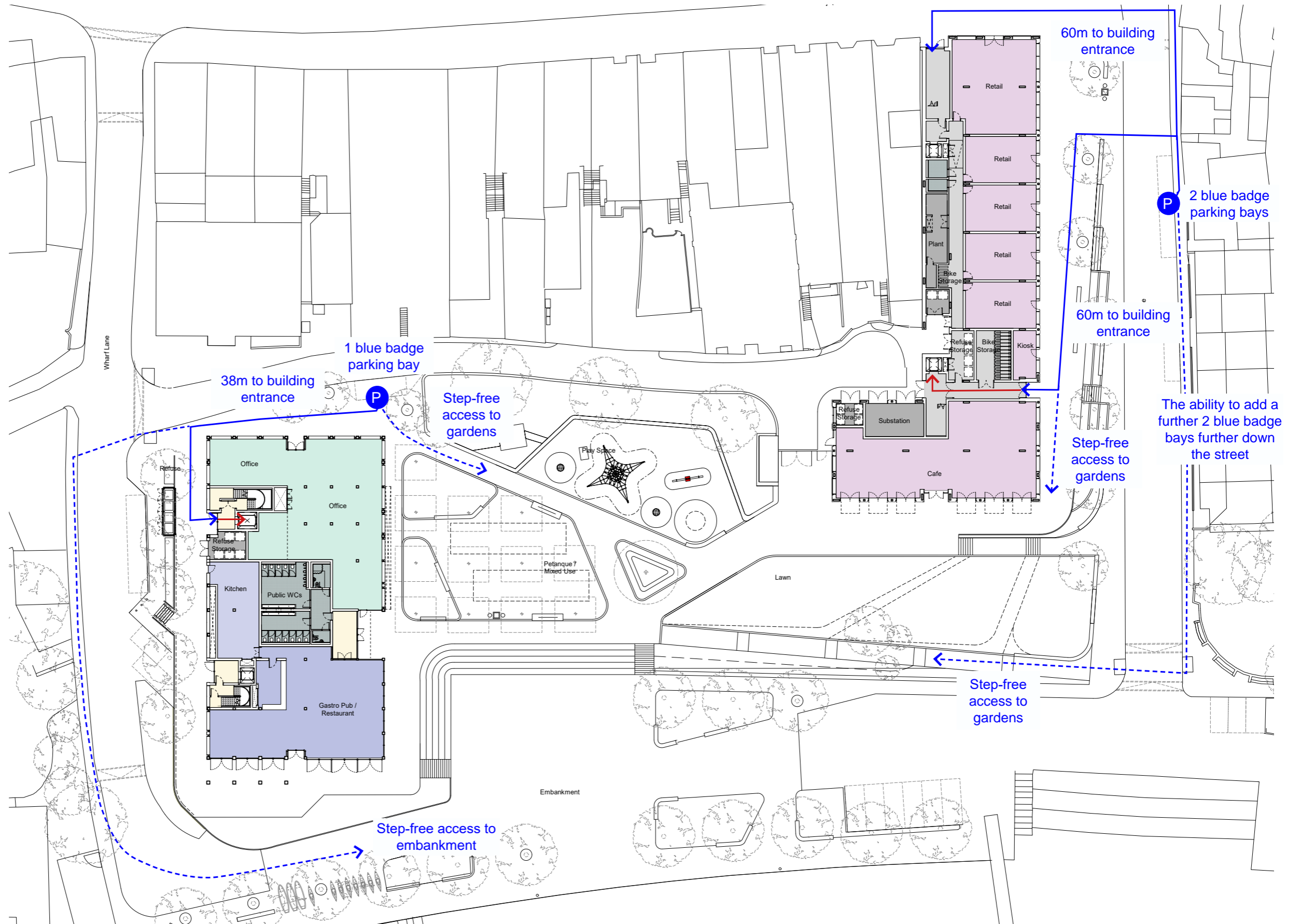
Steps and associated seating steps will be carefully designed with appropriate protection, handrails, visually contrasting nosings and tactile warning paving.

Proposed trees and plants will be carefully selected and located to fit around existing retained trees, and to enhance both users experience and the local ecology. Selection of planting using a variety of colours, textures, shapes and scents will provide sensory stimulus and aid wayfinding for visually impaired people and those with neurodiversity and cognitive impairments.

Facades, colour and materiality

- Façade materials will be used to create distinct visual identities for each block will improve wayfinding, orientation and sense of belonging, all very positive aspects.
- Communal entrances will stand out from and be distinguishable on the façade so as to be easily identifiable, especially to visually and cognitively impaired people.
- Entrances will be weather protected and well illuminated to meet building regulation requirements.

Inclusive Design
Step-free Access: Ground Floor Plan



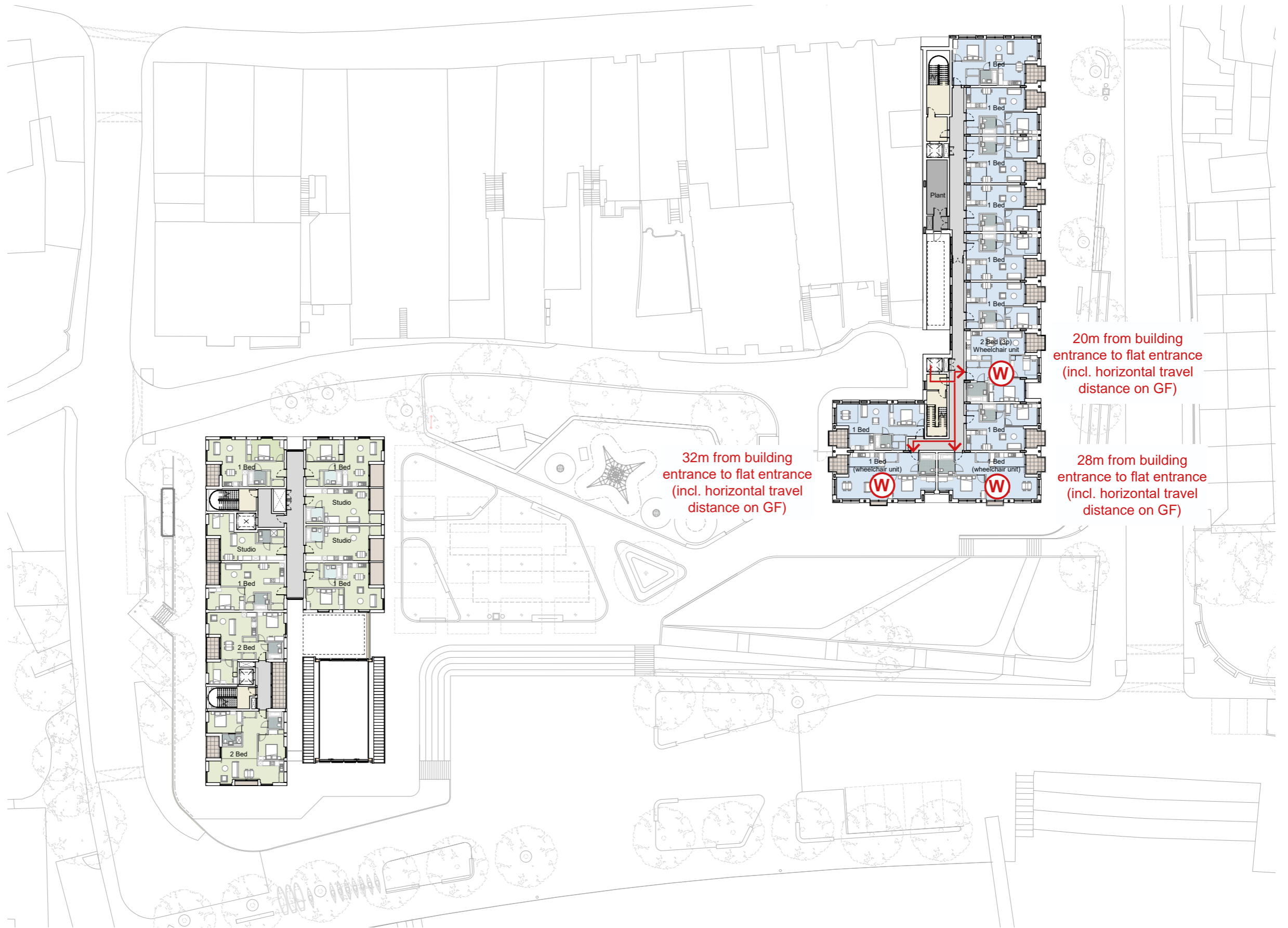
Wharf Lane Building

- 24 Market units in total
- 1 wheelchair units
- 1 blue badge parking bays

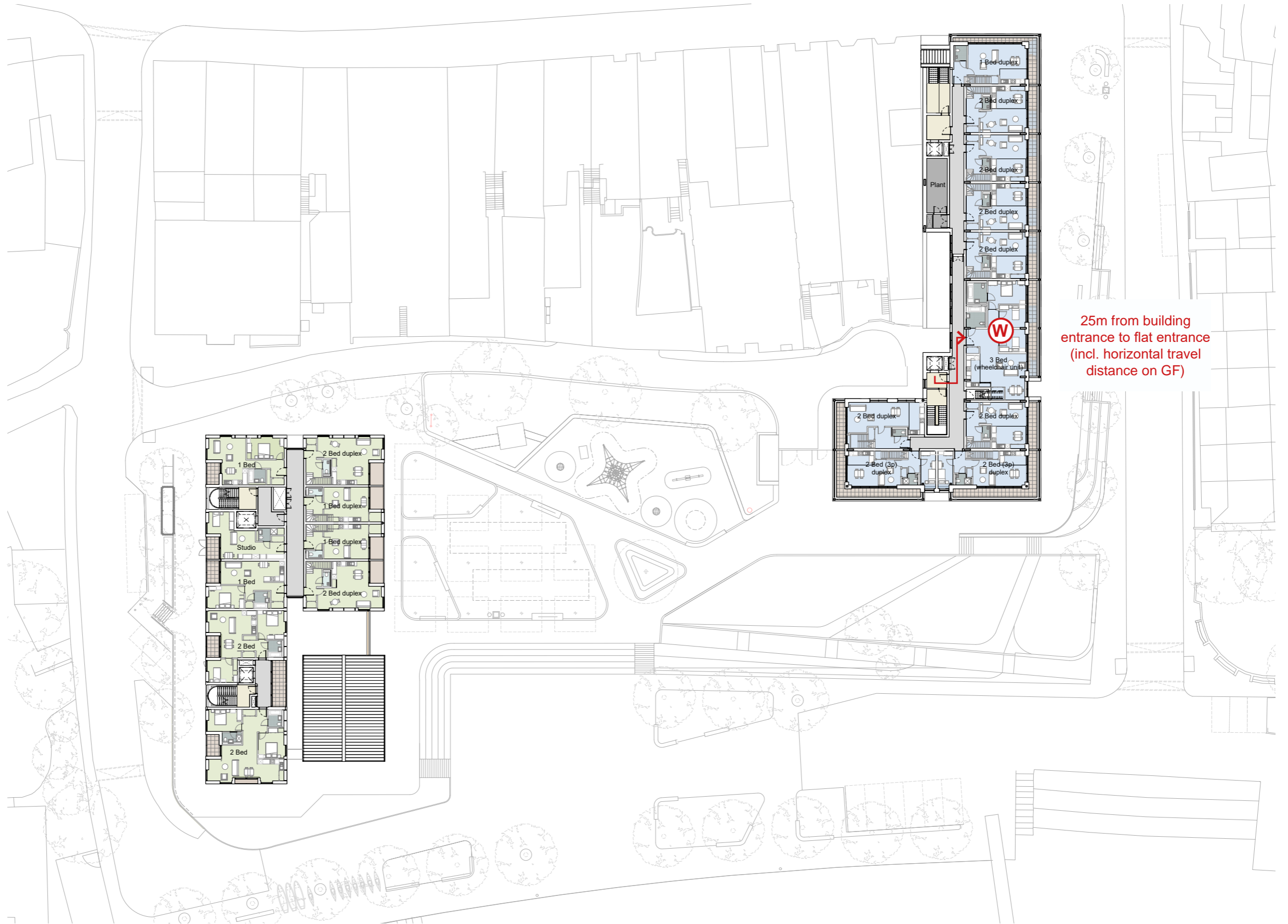
Water Lane Building

- 21 Affordable units in total
- 4 wheelchair units
- 2 blue badge parking bays
- Ability to add a further 2 bays to Water Lane

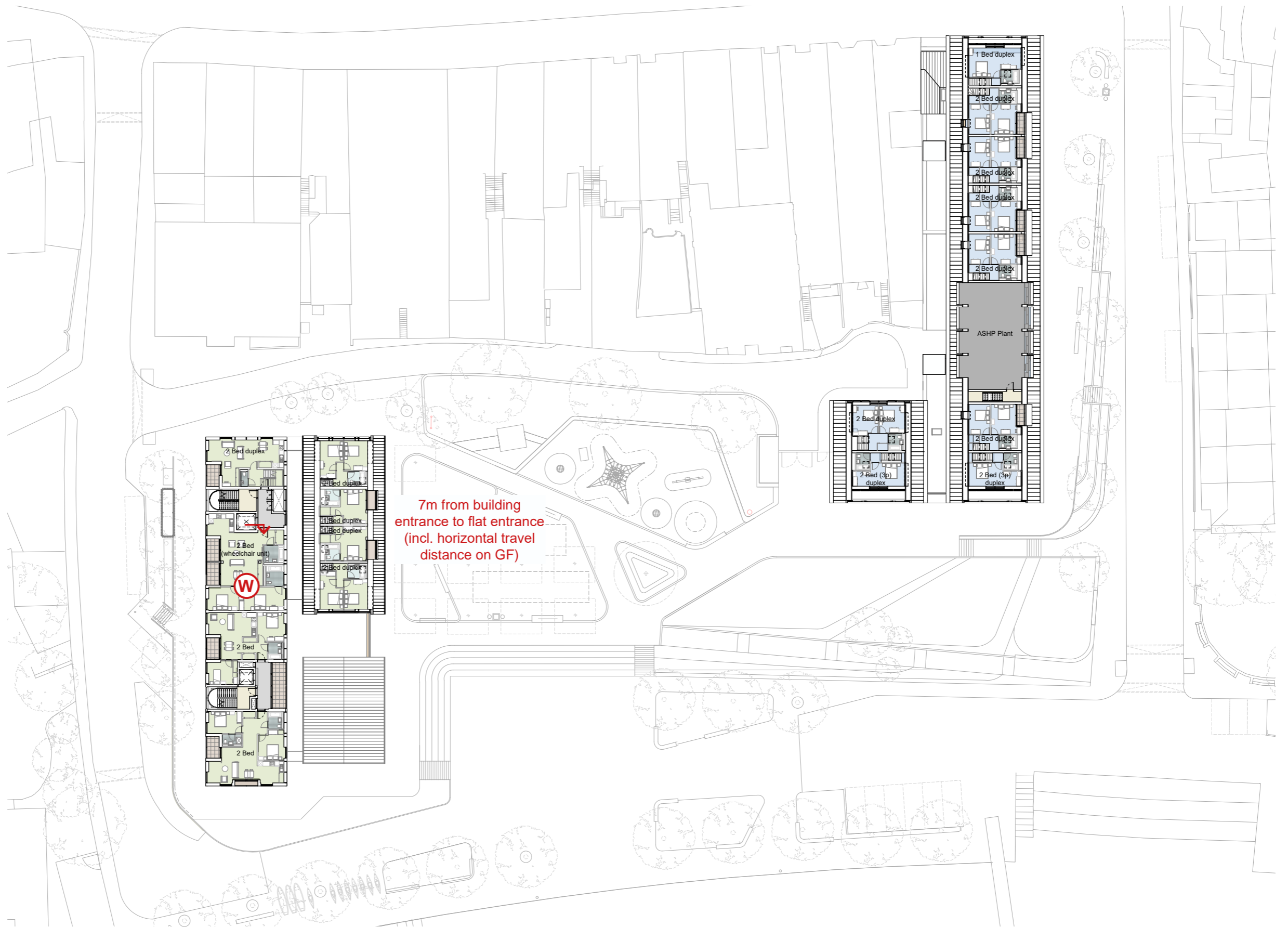
Inclusive Design
Step-free Access: First Floor Plan



Inclusive Design
Step-free Access: Second Floor Plan



Inclusive Design
Step-free Access: Third Floor Plan



Inclusive Design

Access Provisions: Buildings

Description

Commercial areas are located at the ground and first floor, and residential units are located at the upper floors of the Water Lane building and Wharf Lane building as follows:

Wharf Lane Building

- A pub/restaurant faces the river, with a kitchen and public WCs adjacent.
- Cycle storage and plant is provided at lower ground floor level and office accommodation is provided at ground floor level.
- Communal entrances to the vertical cores for residential units face Wharf Lane
- A primary vertical core for the residential floors with one lift and one staircase
- A secondary vertical core with one lift and one staircase, serving the southern-most flats.
- Residential units from 1st to fourth floors including duplexes to the upper two floors.

Water Lane Building

- This provides a single storey cafe at ground floor facing the river.
- The remainder of the ground level provides 5 x retail units and a kiosk facing Water Lane
- Retail amenities at ground floor include cycle storage.
- The main communal entrance to the vertical cores for the residential units faces Water Lane with the secondary entrance on King Street.
- Residential units from 1st to 3rd floors including duplexes to the upper two floors.
- The two vertical core for residential units consists of one staircases and one lift each;

Commercial areas access provisions: Amenities and Common Parts

The proposals at this stage indicate that all requirements for the commercial parts of the building provision will be met, subject to the detailed design and construction.

- Approved Document M non-dwelling (Volume 2) requirements apply to communal access areas.
- Additionally Approved Document K applies.
- All internal communal doors will meet the guidance of AD M in all respects, including having suitable vision panels and sufficient tonal contrast with surrounding walls + 30 points difference in light reflectance value (LRV) is recommended.
- Restaurant / public house toilets in Wharf Lane building will meet Part M in all regards with a wheelchair accessible toilet provided along with separate male and female toilets with larger cubicles provided for ambulant disabled people in each set of toilets. The accessible shower and toilet compartment will provide opposite transfer side to the accessible toilet.

Residential areas access provisions: Amenities and Common Parts

The proposals at this stage indicate that all requirements for the residential component will be met, subject to the detailed design and construction. Approved Document M dwellings (Volume 1) and non-dwelling (Volume 2) requirements apply for communal routes. Where there are both M4(2) and M4(3) Housing units, the M4(3) communal access requirements apply to all common areas including main communal entrance areas. Additionally Approved Document K applies.

Vertical cores

Lifts: Standard size lifts are proposed. These will meet all Part M standards, including audible and visual indicators, location of controls and call buttons, tactile indicators, and hearing enhancement to the emergency communication system.

Each lift will be an evacuation lift to meet London Plan 2021 requirements for new residential buildings.

Staircases: These will meet standards for Part K general access stairs with suitable handrails and visual contrast to assist ambulant disabled people and visually impaired people.

Residential unit provision, standards and layouts

The apartments will include 10% of accessible apartments to M4(3) Category 3 wheelchair user dwelling standards.

The apartments range from studios to large 3-bedroom flats, with 50% of them being affordable;

Residential units have been designed to optimise daylight, natural ventilation and river views, with ample storage and external balcony space. The scheme also provides additional private roof garden space.

Apartment Layouts / Specification Development – (ADM 2015 M4(2) 90% of units

- Requirements are 90% of units to comply with ADM 2015 M4(2) as per Richmond Council and GLA planning policy.
- Duplex units: These will be developed to comply with M4(2) standards, with suitably sized entry level toilets provided to all units. Smaller M4(1) toilets with outward opening doors are permitted in 2 bed duplexes while the 3 bed and 4 bed ones will have larger entry level toilets with space for a shower.
- Sizes of bathrooms will meet the minimum requirements for M4(2) with space for a 1700mm long bath, wc pan and basin, and a 1500mm turning circle, clear of fittings, available if the bath is converted to a shower.
- The clear opening widths of doors will tie in with the corresponding hallway widths required in Table 2.1 of ADM 4(2).

Apartment Layouts / Specification Development – Wheelchair Housing ‘Adaptable’ and ‘Adapted’ (ADM 2015 M4(3a and b) (10% of units)

- The London Plan recommends market / shared ownership / intermediate wheelchair user units are designed to ADM 4(3) 2a ‘adaptable’ standards, while social rental units are designed to ADM 4 (3) 2b ‘accessible’ standards.
- All ADM Volume 1 Appendix D furniture is shown on the 1:50 drawings for M 4(3) Wheelchair user units, and that the correct level of storage is also included.

Refuse strategy

The refuse strategy will require residents to bring their waste to refuse stores on the ground floors of each building, near to the entrance lobby.

These have adequate turning circles for wheelchair users.

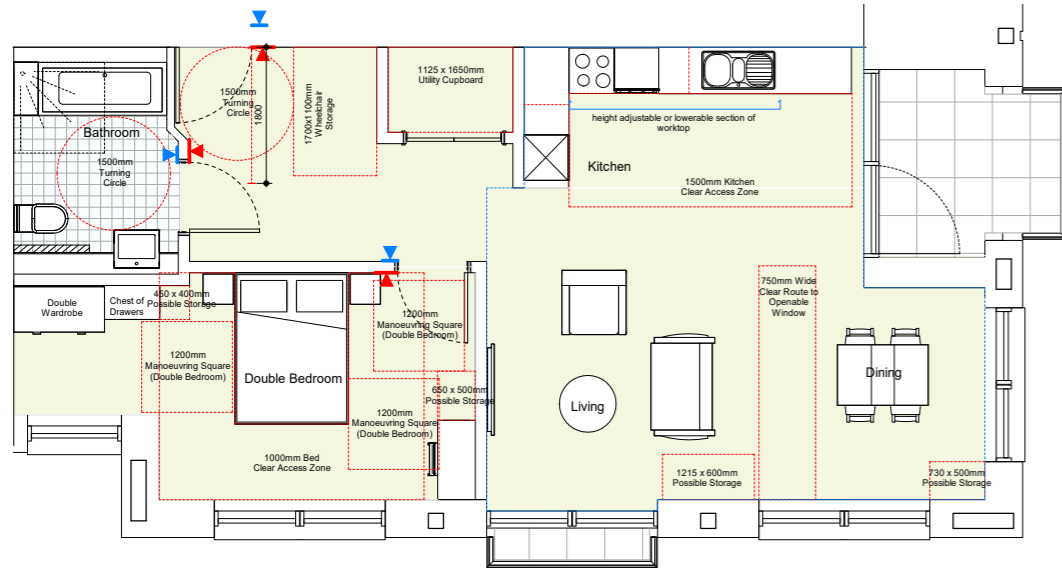
Means of Escape

The ongoing development of the fire strategy for the scheme will take precedent over this section.

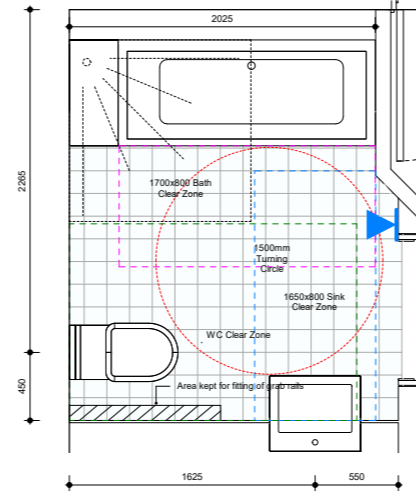
The fire evacuation strategy will be developed by the project fire consultants including fire evacuation lifts required by the London Plan 2021.

As part of detailed design development post outline planning submission, the Egress Strategy will adhere to BS9999:2017 principles and will be developed during the project development including specific provisions for disabled people.

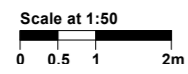
Inclusive Design
M(4) 3 Wheelchair Accessible Units (1 Bed)



L01 - Wheelchair Accessible 1 Bed



L01 - Wheelchair Accessible 1 Bed - Bathroom



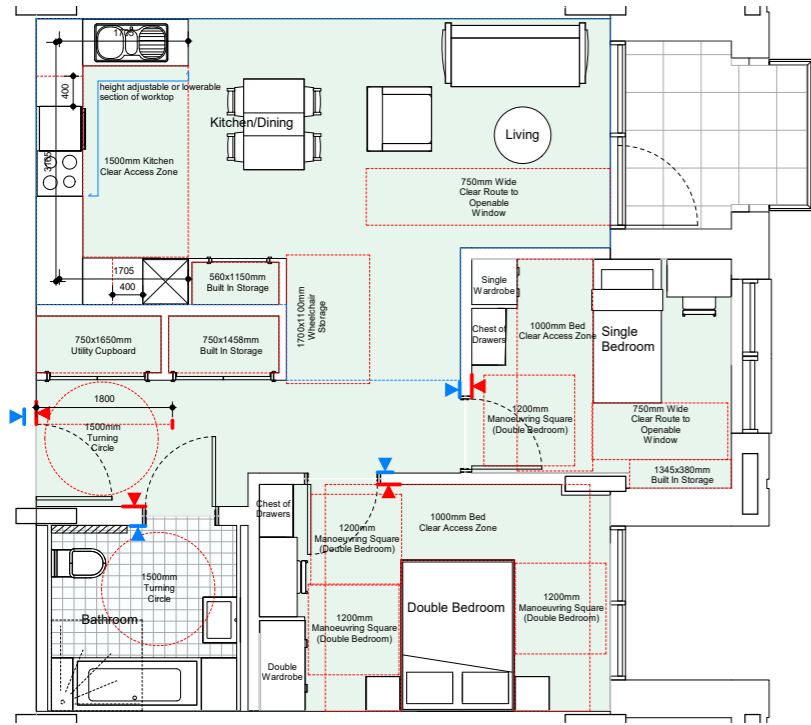
- 300mm leading edge to pull side of doors
- 200mm leading edge to push side of doors

M(4)3 1B 2p - Baseline Schedule		
Name	1b2p Proposed	1b2p Requirement
Combined Living/Kitchen/Dining	33.7 sqm	25 sqm
Built In Storage / Possible Storage	1.6 sqm	1.5 sqm
Kitchen Length	5500 mm	5500 mm *
Bedroom Area	16.7 sqm	13.5 sqm
Total Dwelling Area	69.3 sqm	60 - 65 sqm **
Exterior Amenity Space	6.1 sqm	5 sqm

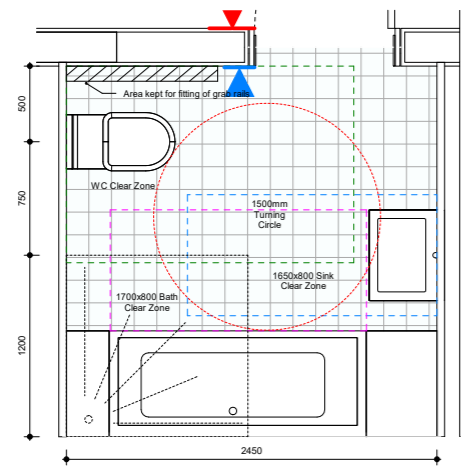
* Kitchen length requirement ADM compliant, 630mm is removed from kitchen length - Washing machine is stored in utility cupboard
 ** Recommendation from Rachel Wooden, LBRuT's Specialist Housing Occupational Therapist.

Inclusive Design

M(4) 3 Wheelchair Accessible Units (2 Bed and 3 Bed)



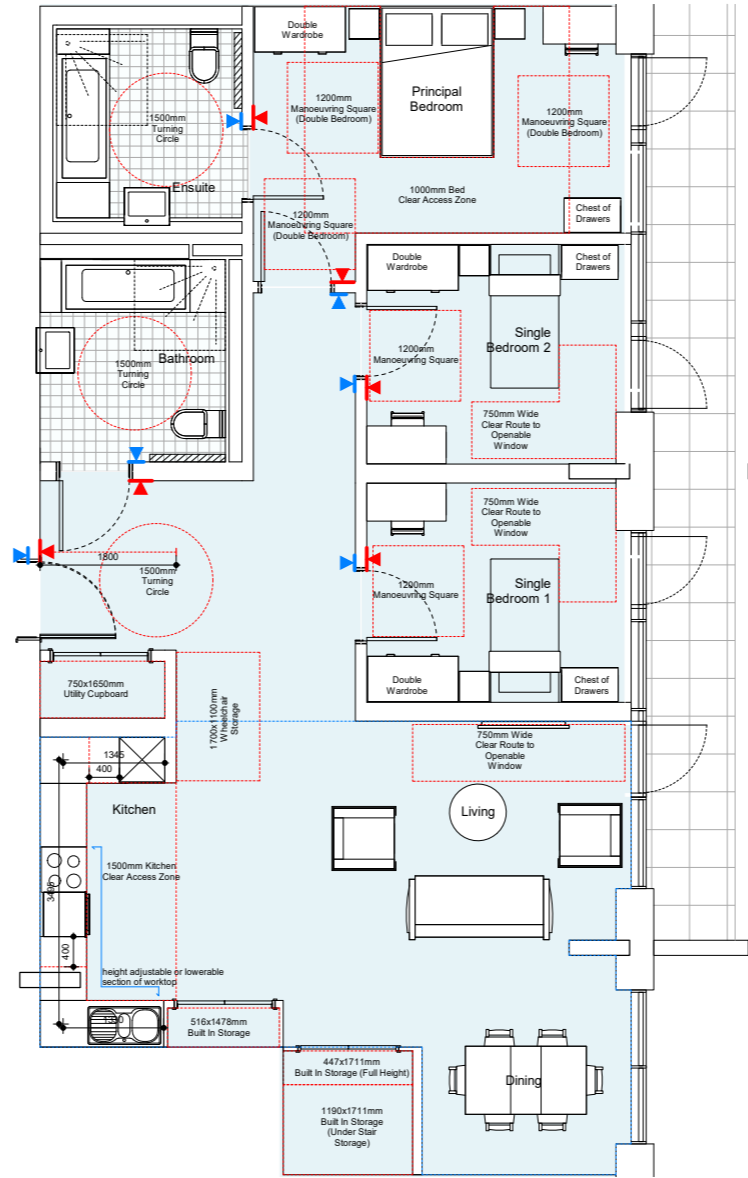
L01 - Wheelchair Accessible 2 Bed



L01 - Wheelchair Accessible 2 Bed - Bathroom

M(4)3 2B 3p - Baseline Schedule		
Name	2b3p Proposed	2b3p Requirement
Combined Living/Kitchen/Dining	29.5 sqm	27 sqm
Built In Storage	2.2 sqm	2 sqm
Kitchen Length	6575 mm	5900 mm *
Main Bedroom Area	13.8 sqm	13.5 sqm
Single Bedroom Area	10.2 sqm	8.5 sqm
Total Dwelling Area	74.1 sqm	75 - 85 sqm **
Exterior Amenity Space	5.3 sqm	6 sqm

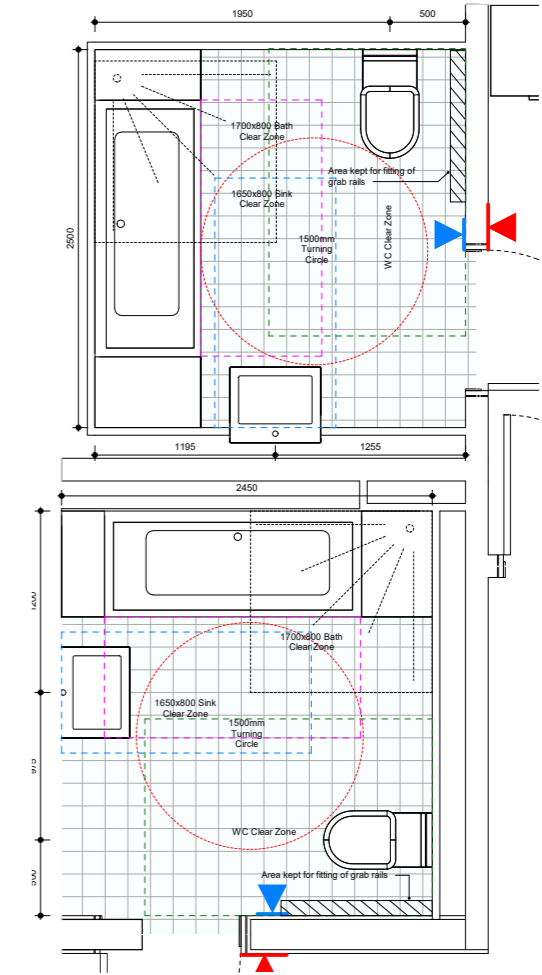
* Kitchen length requirement ADM compliant, 630mm is removed from kitchen length - Washing machine is stored in utility
 ** Recommendation from Rachel Wooden, LBRU's Specialist Housing Occupational Therapist.



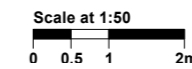
L02 - Wheelchair Accessible 3 Bed

M(4)3 3B 4p - Baseline Schedule		
Name	3b4p Proposed	3b4p Requirement
Combined Living/Kitchen/Dining	37.5 sqm	27 sqm
Built In Storage	3.6 sqm (2.5 sqm) ***	2.5 sqm
Kitchen Length	6170 mm	5900 mm *
Main Bedroom Area	15.3 sqm	13.5 sqm
Single Bedroom Area (1)	9.9 sqm	8.5 sqm
Single Bedroom Area (2)	9.9 sqm	8.5 sqm
Total Dwelling Area	113.9 sqm	100 - 105 sqm **
External Amenity Space	16.2 sqm	7 sqm

* Kitchen length requirement ADM compliant, 630mm is removed from kitchen length - Washing machine is stored in utility cupboard
 ** Recommendation from Rachel Wooden, LBRU's Specialist Housing Occupational Therapist. In the absence of data for 3b4p units, prorata adjustment to 3b3p data used.
 *** Bracketed figure for Built In Storage takes account ADM statement that the full area under a stair that forms part of the storage provision should be counted as 1 sqm

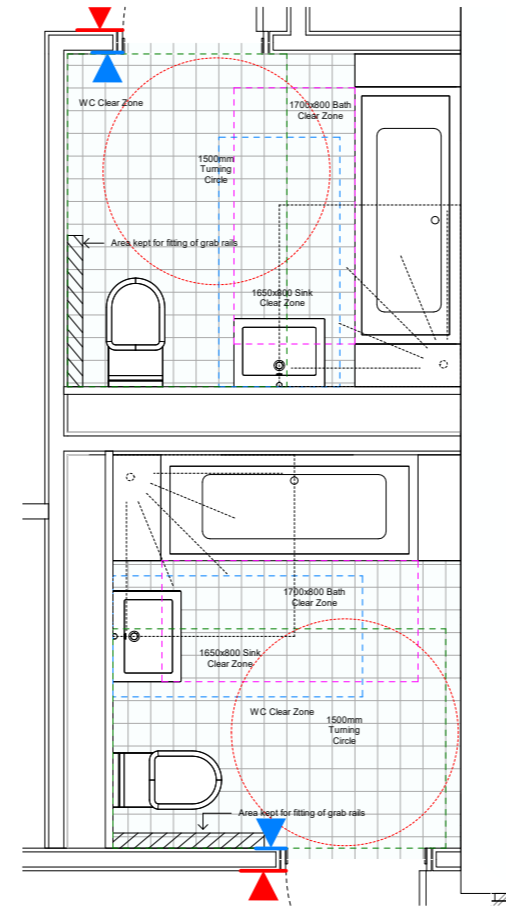
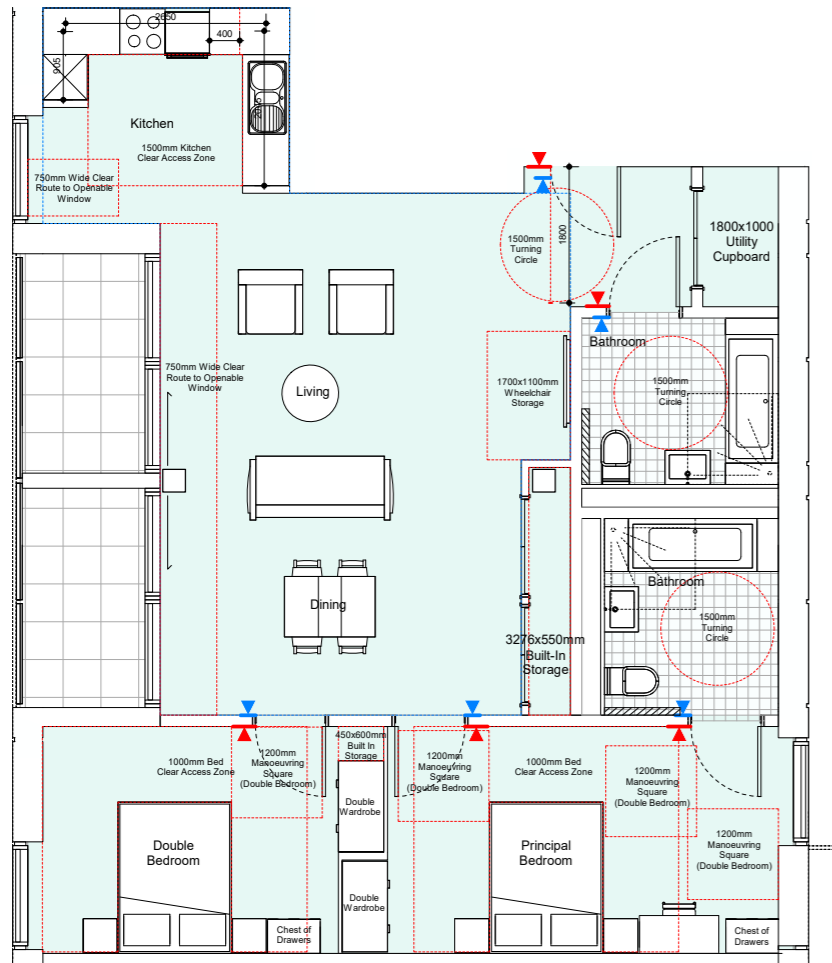


L02 - Wheelchair Accessible 3 Bed - Bathroom



- ▲ 300mm leading edge to pull side of doors
- ▲ 200mm leading edge to push side of doors

Inclusive Design
M(4) 3 Wheelchair Adaptable Unit



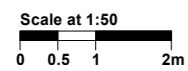
M4(3) 2B 4p - Requirements Schedule		
Name	Proposed	Requirement
Combined Living/Kitchen/Dining	44 sqm	29 sqm
Built In Storage	2 sqm	2 sqm
Kitchen Length	5605 mm	4730 mm *
Principal Bedroom Area	16.9 sqm	13.5 sqm
Double Bedroom (2) Area	12.6 sqm	13.5 sqm
Total Dwelling Area	97.1 sqm	80 - 90 sqm **
External Amenity Space	9.4 sqm	7.0 sqm

* Kitchen length requirement ADM compliant, 630mm is removed from kitchen length - Washing machine is stored in utility cupboard

** Recommendation from Rachel Wooden, LBRuT's Specialist Housing Occupational Therapist.

L03 - 2 Bed - Wheelchair Adaptable Unit

L03 - 2 Bed - Wheelchair Adaptable Unit - Bathroom



- ▲ 300mm leading edge to pull side of doors
- ▲ 200mm leading edge to push side of doors

Inclusive Design Conclusion

The general external and internal arrangement plans and floor layouts provide clear indication that all the key access requirements will be met, subject to further and ongoing detailed discussion, consultation and evaluation as the scheme design develops.

It is expected that the scheme will meet the intention of the developer of meeting all relevant regulatory requirements and where possible best practice throughout.

The proposed Development offers a level of inclusive design that exceeds the minimum access requirements of the Building Regulations, local and London-wide access policies.

Each aspect of arriving, entering and using the buildings has been carefully considered during the design process, including activities within individual dwellings.

Key access provisions that exceed the minimum access requirements include:

- Gentle gradients throughout the immediate external areas of the scheme;
- Accessible routes to all pedestrian route connections and public transport;
- Accessible parking provision and accessible drop off areas provided.
- Large open plan entrance foyer areas provided.
- Multiple passenger lift provision in each building, including an emergency evacuation lift in each core;
- Generous communal corridor widths internally throughout to allow freedom of movement throughout each building.
- Residential amenity space and facilities that are comfortable and accessible for independent use by residents; and
- Wheelchair accessible residential layouts with more circulation space than the minimum required by the London Plan.

14 | Schedule of Accommodation

Schedule of Accommodation
Proposed Residential Areas

Sector / Use	Typology / Unit Type	Total No. of Units	Total GIA (sq.m)	Affordable			Market Share			
				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	
Residential	Studio (1-person)									
	Water Lane Building	1 storey	0	-	-	-	0	0		
	Wharf Lane Building	1 storey	5	200	0	0	0	5	5	
	Studio (1-person) Total		5	200	0	0	0%	5	5	100%
	1 bed (2-persons)									
	Water Lane Building	1 storey	8	418	8	16		0	0	
		1 storey (wheelchair units)	2	138	2	4		0	0	
		2 storeys	1	82	1	2		0	0	
	Wharf Lane Building	1 storey	7	378	0	0		7	14	
		2 storeys	2	130	0	0		2	4	
	1 bed (2-person) Total		20	1146	11	22	55%	9	18	45%
	2 bed (3-persons)									
	Water Lane Building	1 storey	0	-	-	-		-	-	
		1 storey (wheelchair units)	1	74	1	3		0	0	
		2 storeys	2	156	2	6		0	0	
	Wharf Lane Building	1 storey	3	198	0	0		3	9	
		1 storey (wheelchair units)	0	-	-	-		-	-	
		2 storeys	0	-	-	-		-	-	
	2 bed (3-person) Total		6	428	3	9	50%	3	9	50%
	2 bed (4-persons)									
	Water Lane Building	1 storey	0	-	-	-		-	-	
	2 storeys	6	515	6	18		0	0		
Wharf Lane Building	1 storey	3	246	0	0		3	9		
	1 storey (wheelchair units)	1	97	0	0		1	3		
	2 storeys	3	273	0	0		3	9		
2 bed (4-person) Total		13	1131	6	18	46%	7	21	54%	
3 bed (4-persons)										
Water Lane Building	1 storey	0	-	-	-		-	-		
	1 storey (wheelchair units)	1	114	1	4		0	0		
	2 storeys	0	-	-	-		-	-		
Wharf Lane Building	1 storey	0	-	-	-		-	-		
	2 storeys	0	-	-	-		-	-		
3 bed (4-persons) Total		1	114	1	4	100%	0	0	0%	
TOTAL RESIDENTIAL		45	3019	21	53	50%	24	53	50%	

Schedule of Accommodation
Proposed Commercial Areas

Sector / Use	Typology / Unit Type		Total No. of Units	Total GIA (sq.m)	
Commercial	Retail				
	Water Lane Building (Retail units)		5	350	
	Water Lane Building (Kiosk)		1	18	
	Office				
	Wharf Lane Building		split as reqd.	320	
	Food & Beverage				
	Water Lane Building (Café)		1	255	
	Wharf Lane Building (Pub)		1	444	
	includes WCs & Kitchen & Storage				
	TOTAL COMMERCIAL				1387
TOTAL GIA (sq.m)				4406	
TOTAL GIA (sq.m) - incl. circ, plant, substation etc.				6586	
excluding external amenity space					
				67%	

Notes:

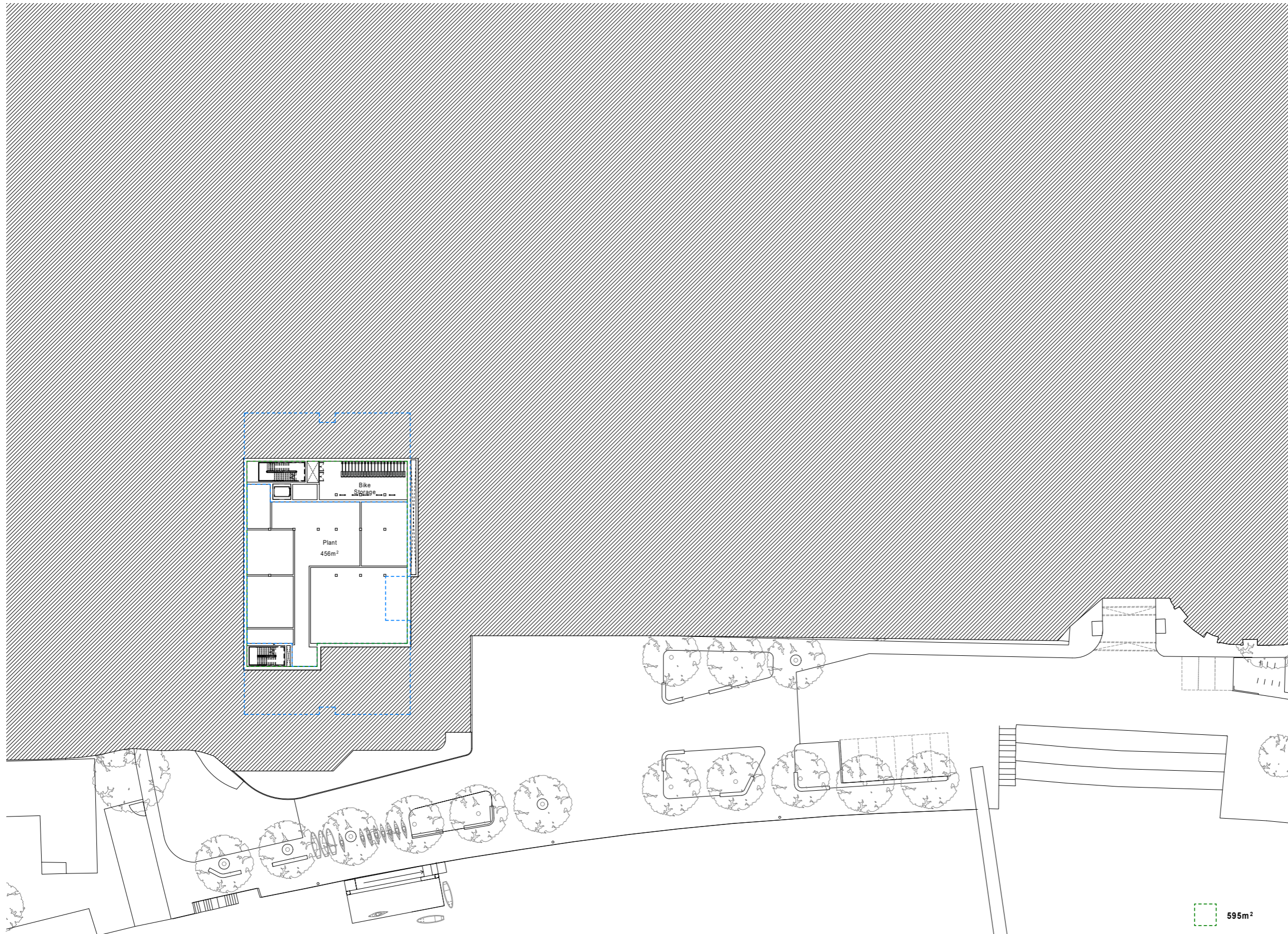
Cross-reference Schedule of Accommodation with GIA plans on following pages to show what areas have been measured.

For individual apartment GIAs (denoted using yellow boxes and red outline), please refer to the following definition from 'Technical housing standards – nationally described space standards': -

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

Overall building GIAs are denoted using green dashed lines on following pages.

Schedule of Accommodation
Proposed Lower Ground: GIAs



Schedule of Accommodation
Proposed Level 0: GIAs



Schedule of Accommodation
Proposed Level 1: GIAs



Schedule of Accommodation
Proposed Level 2: GIAs

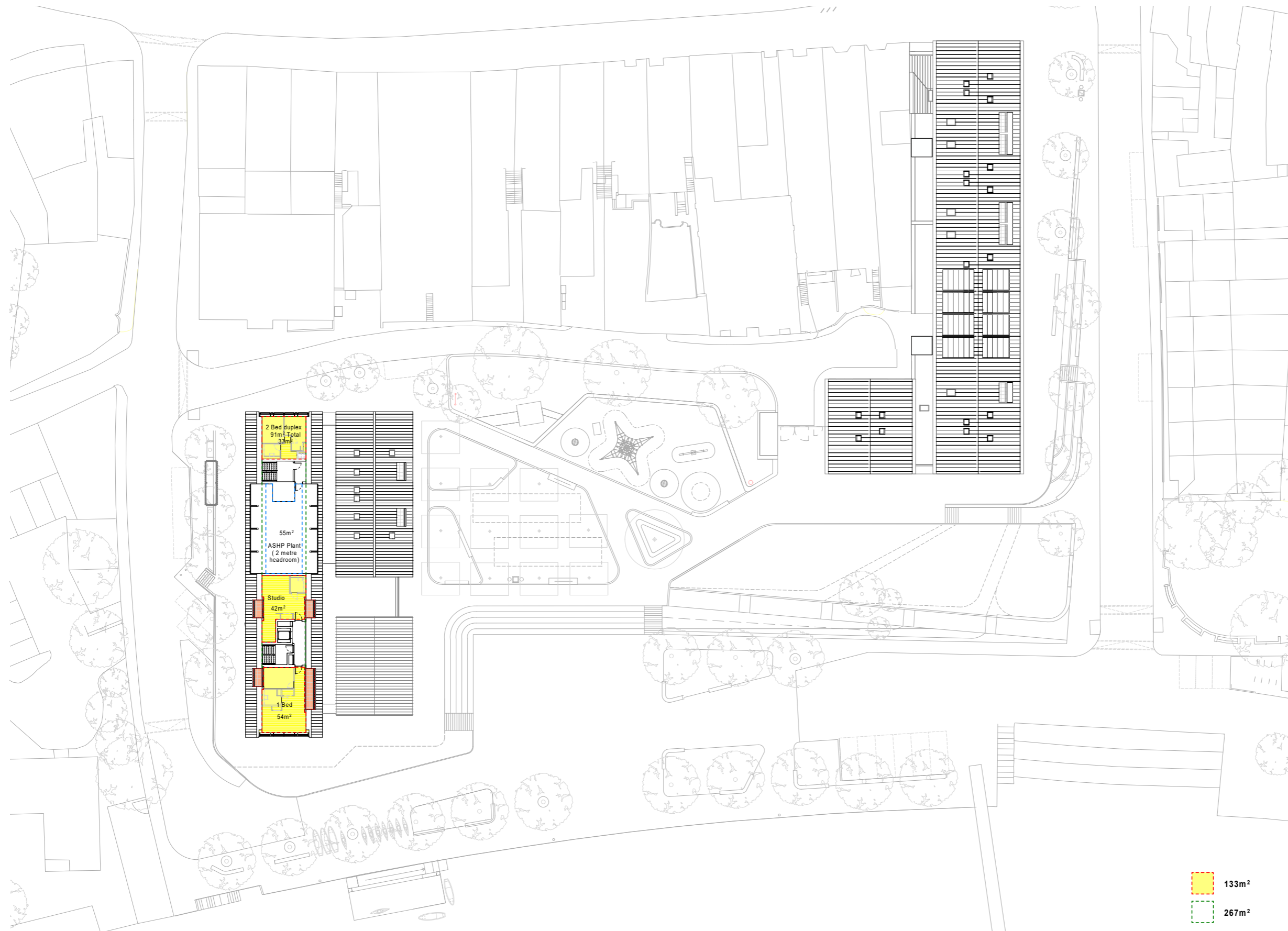


Schedule of Accommodation
Proposed Level 3: GIAs



749m²
966m²

Schedule of Accommodation
Proposed Level 4: GIAs



Schedule of Accommodation

Existing Commercial Areas

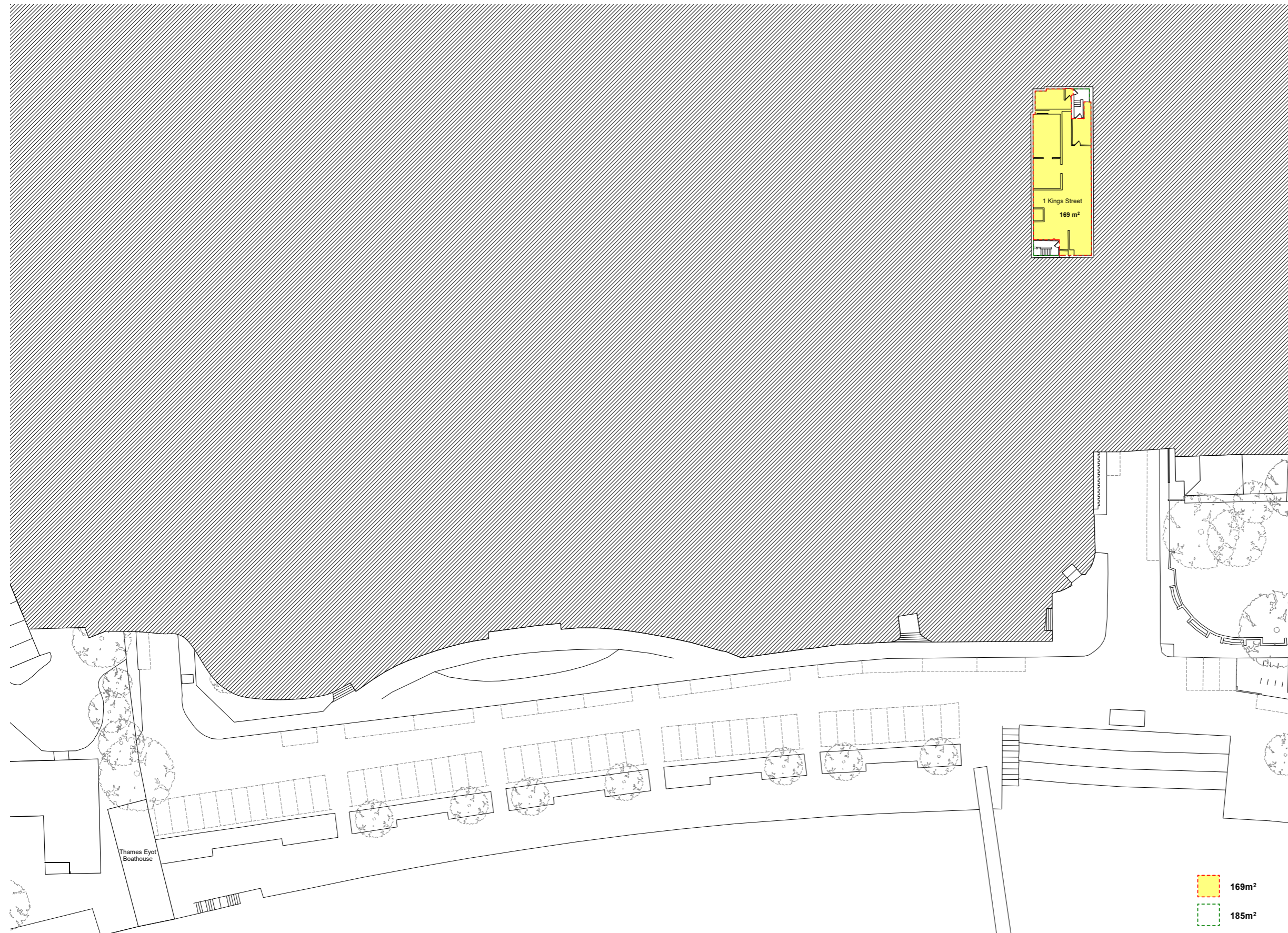
Sector / Use	Typology / Unit Type		Basement Total GIA (sq.m)	Ground Floor Total GIA (sq.m)	First Floor Total GIA (sq.m)	Total GIA (sq.m)
Commercial	Retail					
	1 King Street		0	185	0	185
	1A King Street		-	214	0	214
	1B King Street		-	225	0	225
			0	624	0	624
	Retail Ancillary					
	1 King Street		169	0	138	307
	1A King Street		-	0	84	84
	1B King Street		-	0	178	178
			169	0	400	569
	Office					
	1C King Street		-	-	245	245
					245	245
	Food & Beverage					
Café Sunshine, Diamond Jubilee Gardens				46	46	
				46	46	
	TOTAL COMMERCIAL					1484
	TOTAL GIA (sq.m)					1484
	TOTAL GIA (sq.m) - incl. circ, plant, substation etc. excluding external amenity space					1717

Notes:

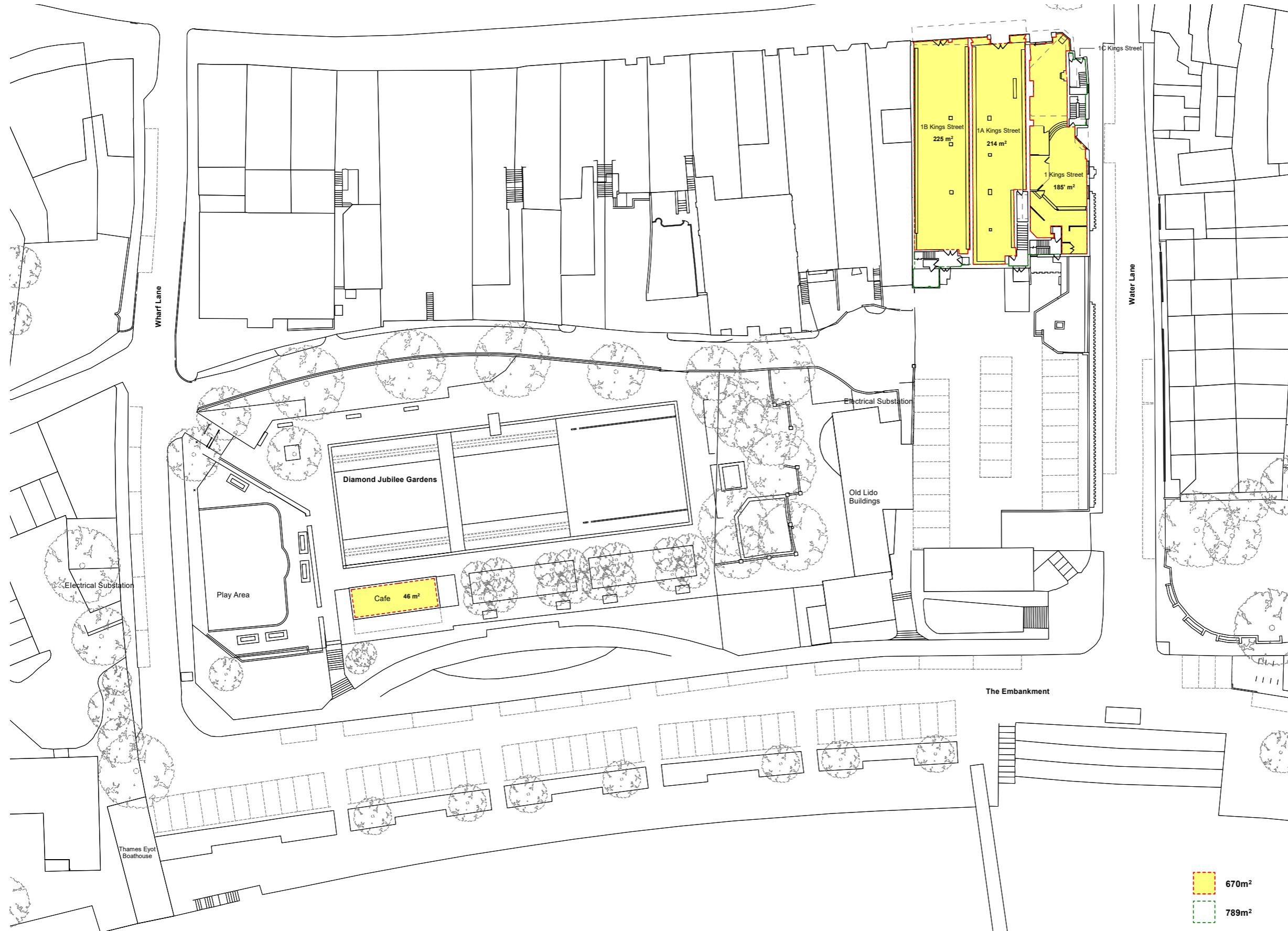
Existing Gross Internal Areas of the commercial spaces include the floor areas of back-of-house functions such as stores and WCs, to provide a like-for-like comparison with the shell and core spaces proposed for the commercial units in the Water Lane and Wharf Lane buildings.

Cross-reference Existing Schedule of Accommodation with GIA plans on following pages to show what areas have been measured. Overall building GIAs are denoted using green dashed lines.

Schedule of Accommodation
Existing Basement: GIAs



Schedule of Accommodation
Existing Level 0: GIAs



Schedule of Accommodation
Existing Level 1: GIAs



