

11.0

RESIDENTIAL QUALITY

11.6 RESIDENTIAL QUALITY

This application proposes 106 new build homes plus 3 refurbished units of a proportionate mix of 1, 2 and 3 bed apartments.

They are therefore designed to achieve or exceed minimum floor areas for each typology, and to include a variety of other spatial criteria.

Meeting the Space Standards is an important part of delivering housing quality, but it is also of great importance that the homes are designed efficiently, and that the internal arrangement is organised well to achieve the most useable and cost-effective space provision. Additionally they will be designed to achieve sustainable living standards through the building's response to daylight and the external environment, through the North-South orientation of the blocks, the facade design, and the internal arrangement of each unit.

Similarly, the quality of shared common spaces within the residential buildings are of importance in creating a pleasant, safe environment for residents to return home to. Each residential building has its own secure entrance, leading to a stair and lift core that serves 9 flats per floor. This is a scale that is considered to engender a shared responsibility for common spaces, and build a secure community in which to live.

The homes are therefore of high-quality design in terms of organisation of space, appropriateness for use and flexibility for a full range of life circumstances.

On the following pages, typical examples of each home are provided, with commentary as to the key quality signifiers embedded within the designs.



11.1 TYPICAL RESIDENTIAL LAYOUTS

Block A

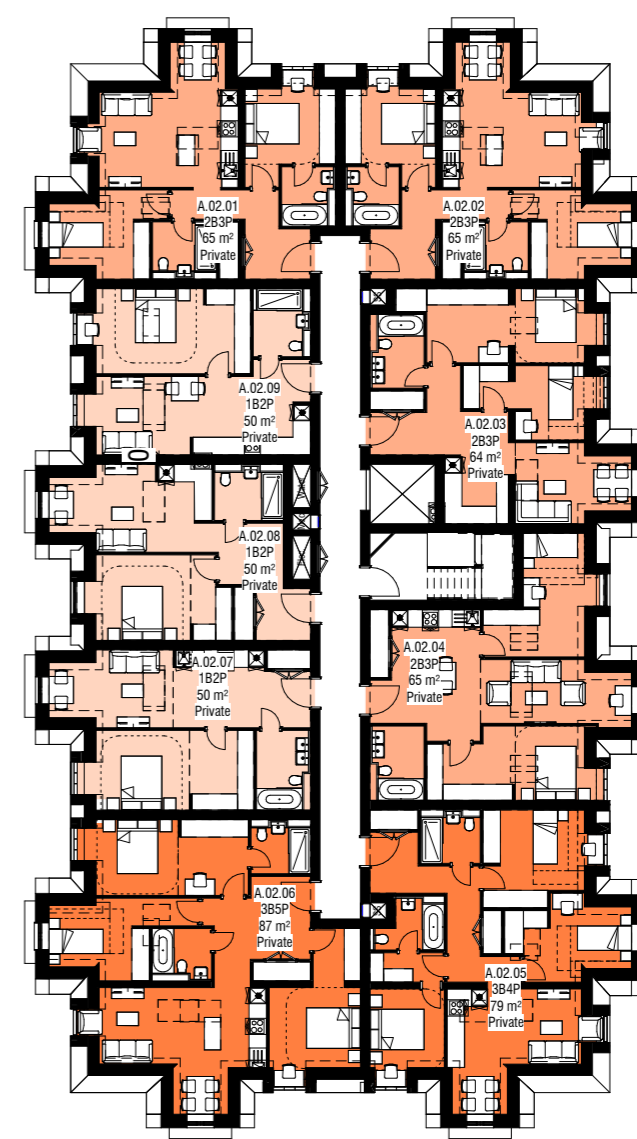
Level 0



Level 01



Level 02



Key:

- 1 Bed - Private
- 2 Bed - Private
- 3 Bed - Private

Total Apartment Mix

Block	Studio	1 Bed	2 Bed	3 Bed	Total
Block A	0	10	11	6	27
Block B	0	9	19	8	36
Block C	0	20	19	4	43
BTM	1	0	1	1	3
Totals	1	39	50	19	109
Mix	1%	36%	46%	17%	

Block B

Level 0

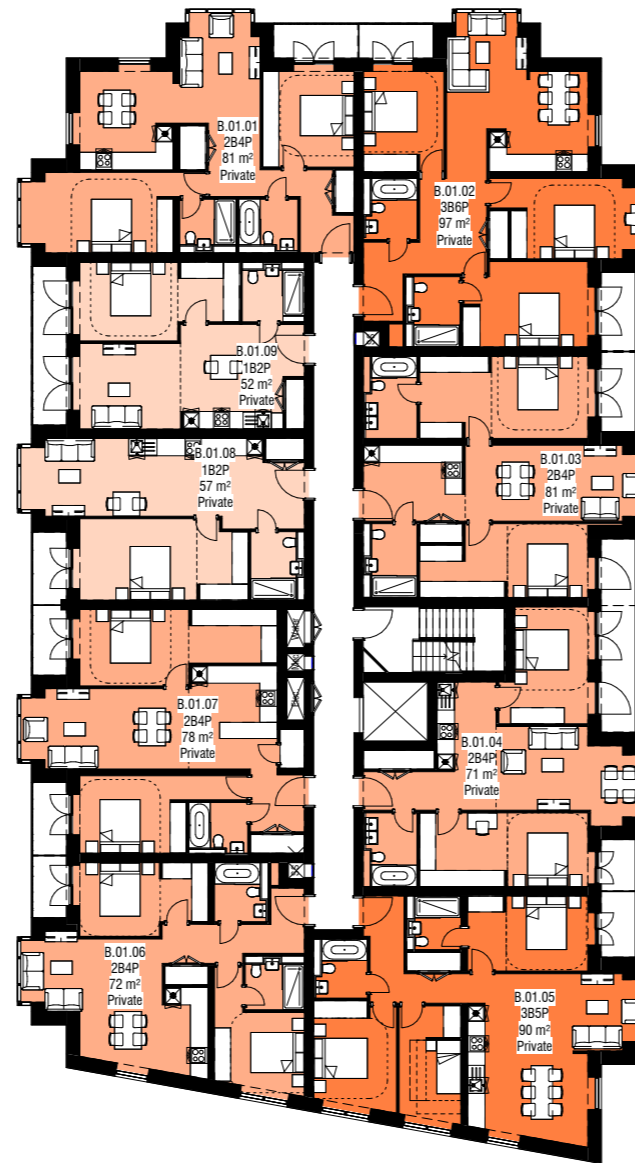
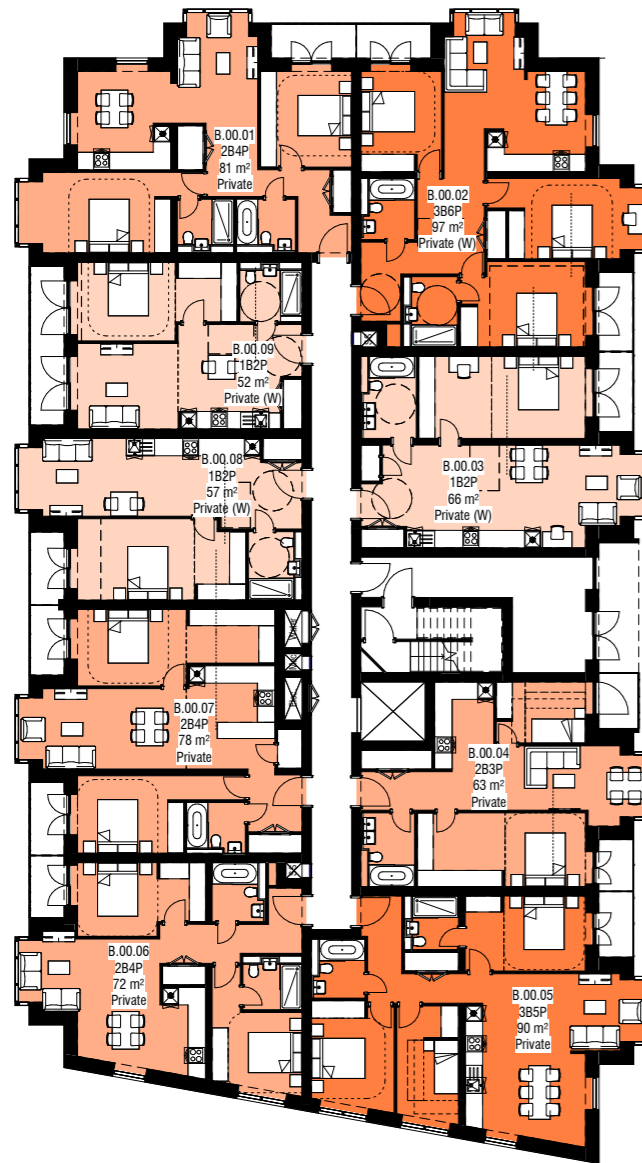
Level 01-02

Level 03



Key:

- 1 Bed - Private
- 2 Bed - Private
- 3 Bed - Private



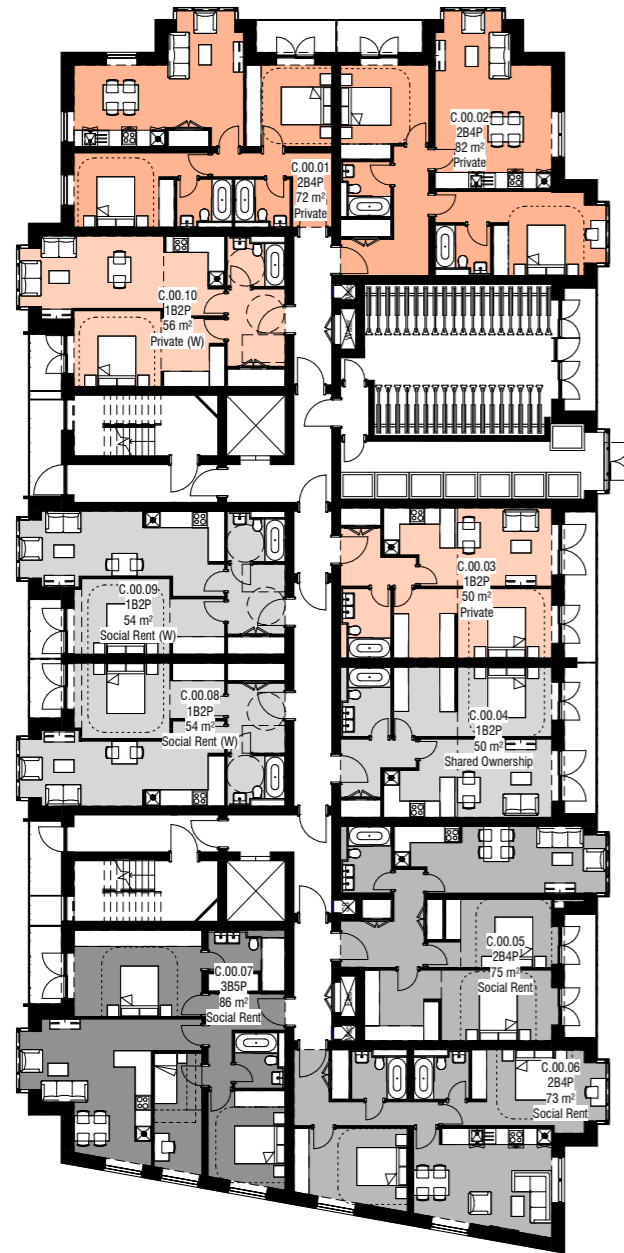
Total Apartment Mix

Block	Studio	1 Bed	2 Bed	3 Bed	Total
Block A	0	10	11	6	27
Block B	0	9	19	8	36
Block C	0	20	19	4	43
BTM	1	0	1	1	3
Totals	1	39	50	19	109
Mix	1%	36%	46%	17%	

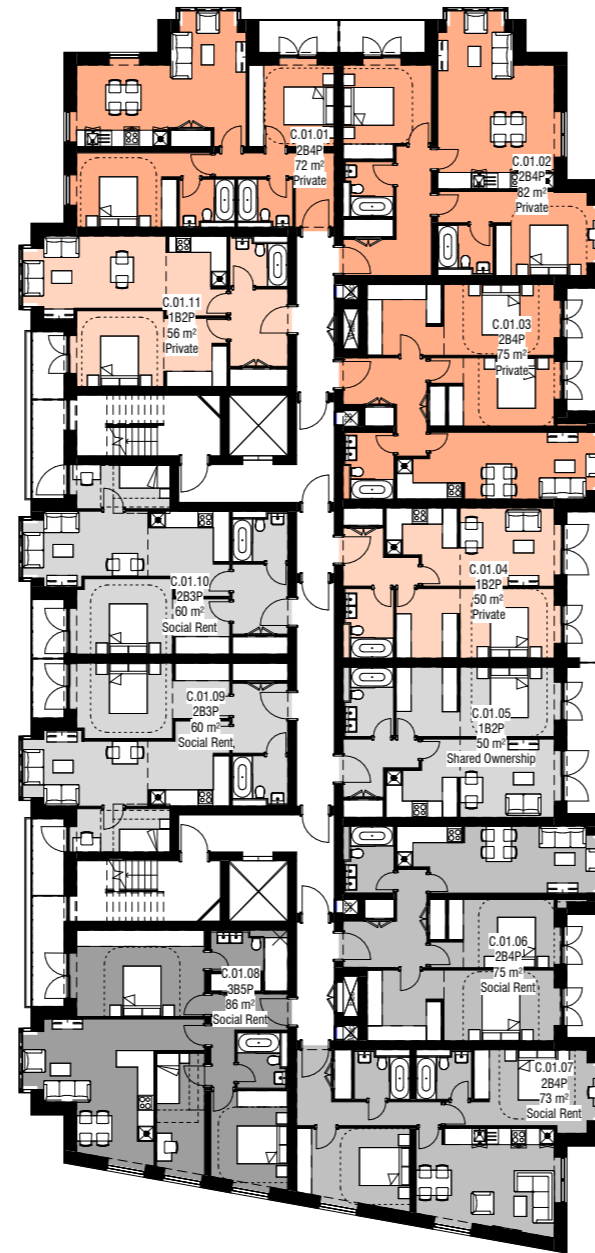
Block C



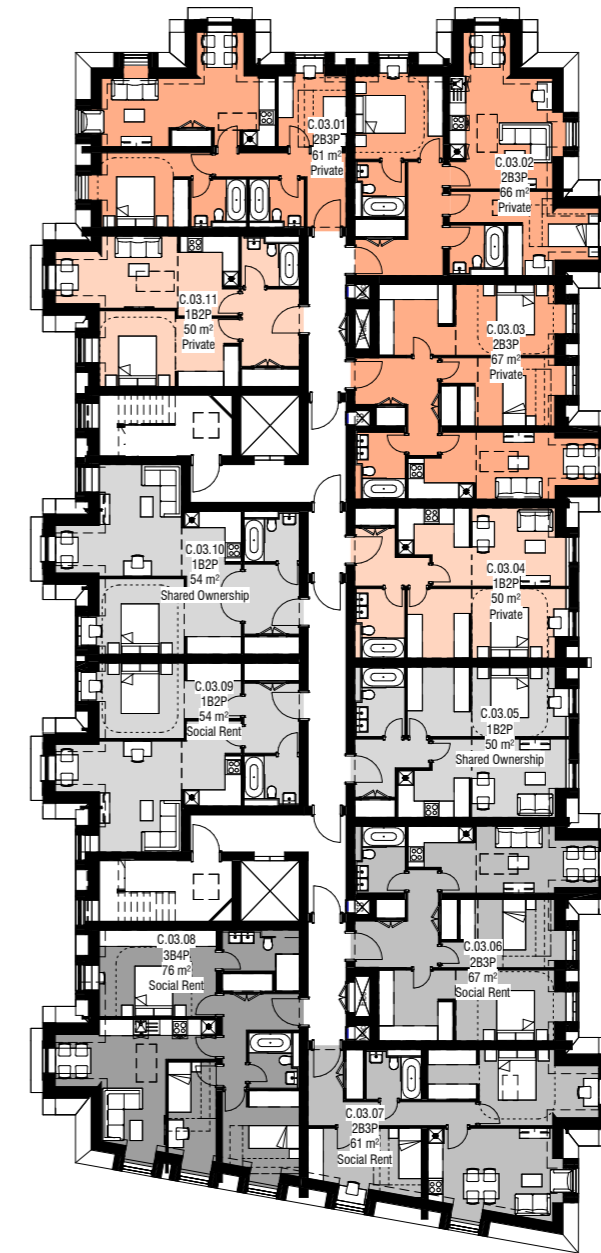
Level 0



Level 01-02



Level 03



Key:

- 1 Bed - Private
- 2 Bed - Private
- 3 Bed - Private
- 1 Bed - Affordable
- 2 Bed - Affordable
- 3 Bed - Affordable

Total Apartment Mix

Block	Studio	1 Bed	2 Bed	3 Bed	Total
Block A	0	10	11	6	27
Block B	0	9	19	8	36
Block C	0	20	19	4	43
BTM	1	0	1	1	3
Totals	1	39	50	19	109
Mix	1%	36%	46%	17%	

Block C Mix

Block	1 Bed	2 Bed	3 Bed	Total
Private	4	8	0	12
Mix	33%	67%	0%	
Affordable	12	8	4	24
Mix	50%	33%	17%	

*AH = 22% of 109 total residential units on site.

11.2 BUILDINGS OF TOWNSCAPE MERIT

The proposal looks to preserve and enhance, the significance, character and setting of BTMs.

Both buildings will be retained and integrated into the residential masterplan through landscaping and internal accommodation. The existing Recreation Hall will be refurbished and split into two residential units; both 2-beds. This refurbishment will look to retain the building's feature characters, while accommodating contemporary living standards. Block A has been pushed away from this BTM by an additional 1.5m to improve residents' outlook.

Due to its location and proximity to the central entrance of the Barnes Hospital Site, the Entrance Lodge will be converted into a studio unit at the first floor, leaving the ground floor free to accommodate various ancillary and residential uses. The entrance Lodge will be the primary point of contact for pedestrians entering the site, and to this extent it will provide a concierge facility with a secure post room. The building will also contain an amenity space for residential use in the form of a communal lounge, with the possibility of providing dedicated work stations to meet current working needs.

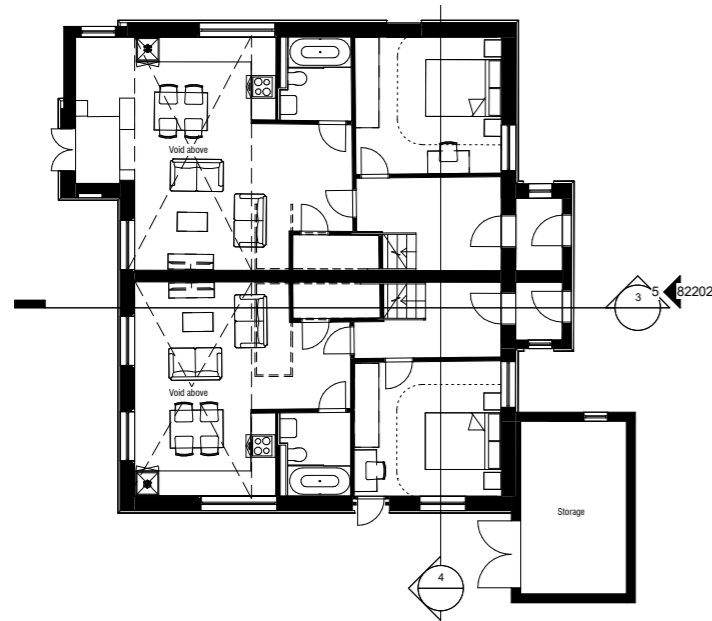
This will provide all residents with an opportunity to experience and appreciate the heritage and character of a BTM.



Not to scale

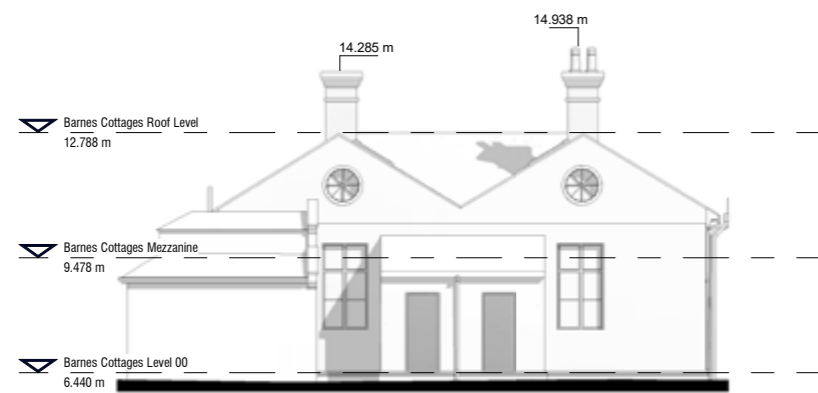
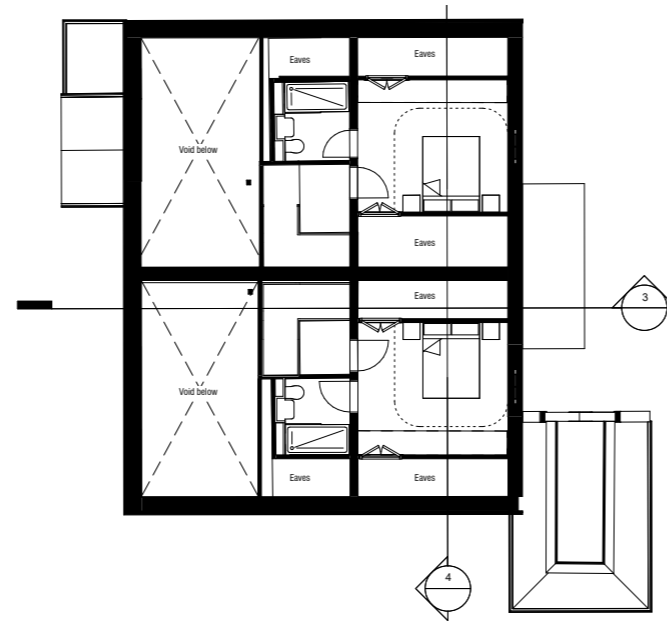
Former Recreation Hall -
Barnes Cottages

Ground Floor

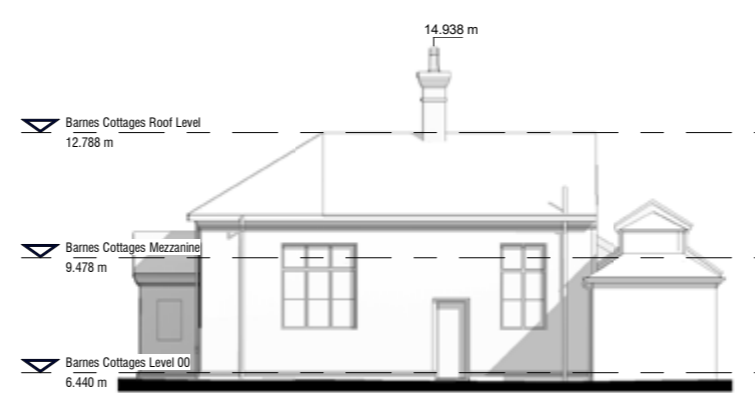


Former Recreation Hall -
Barnes Cottages

First Floor



Front Elevation

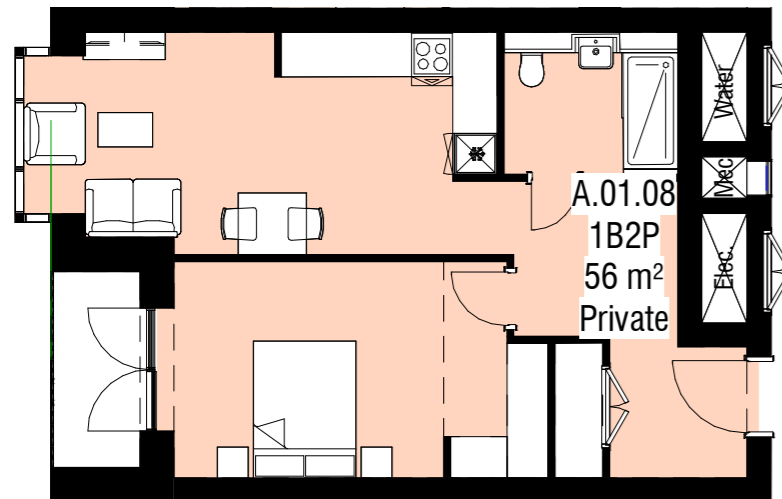


Rear Elevation



Not to scale

11.3 TYPICAL APARTMENT LAYOUTS

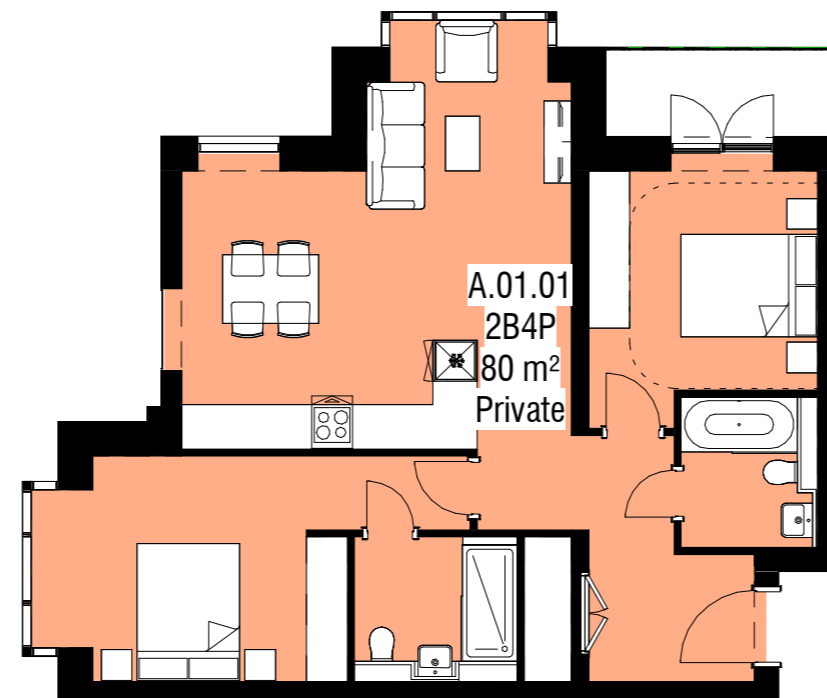


1 Bed 2 People

1 Bedroom apartments are designed to accommodate one to two people, at an average of 50m².

Bedrooms are sized to afford ease of access around a standard double-bed, with the bathroom being accessible for visitors and occupants. The kitchen provision is appropriate for this type of property.

- Open plan layout
- Entrance looks into the living area
- Clustered wet zones
- Possibility for walk in wardrobes
- Possibility for study areas
- Addition of private external amenity



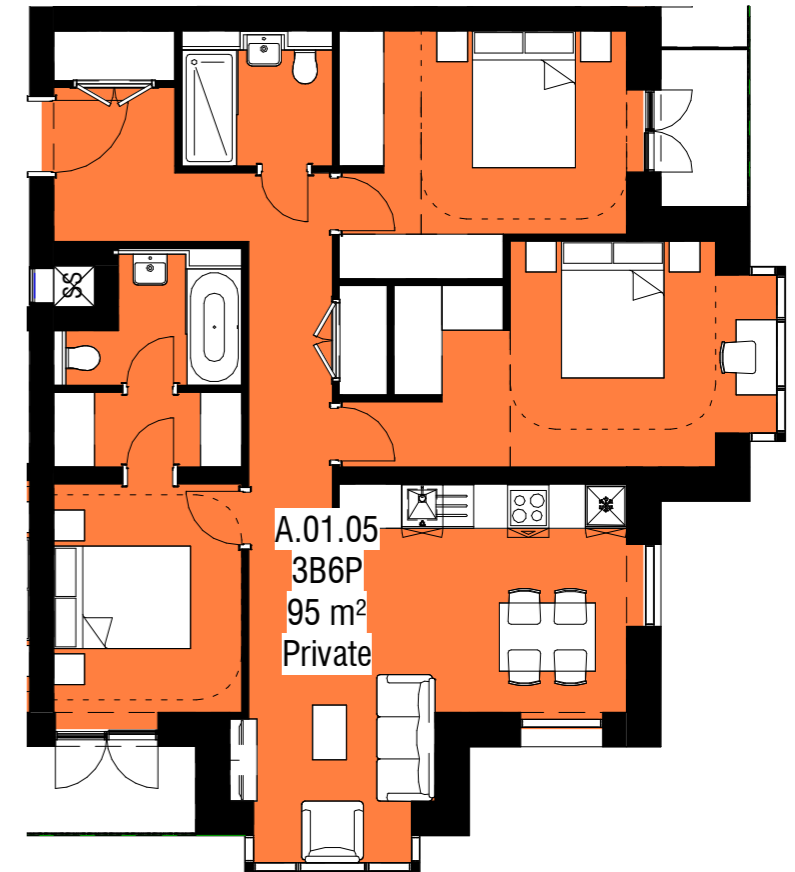
2 Bedroom 4 People

2 Bedroom apartments are designed to accommodate three or four people, and are sized at a minimum of 72m².

Both bedrooms are sized to afford ease of access around a standard single or double-bed, and an en suite is provided to the 'master bedroom' where possible.

A further accessible family bathroom is provided for visitors and occupants. The kitchen provision is appropriate for this type of property.

- Open living/ dining/ kitchen area
- Dual aspect living space
- Entrance hall
- En suite bathroom
- Possibility for study areas
- Addition of private external amenity



3 Bed 6 People

Family Units

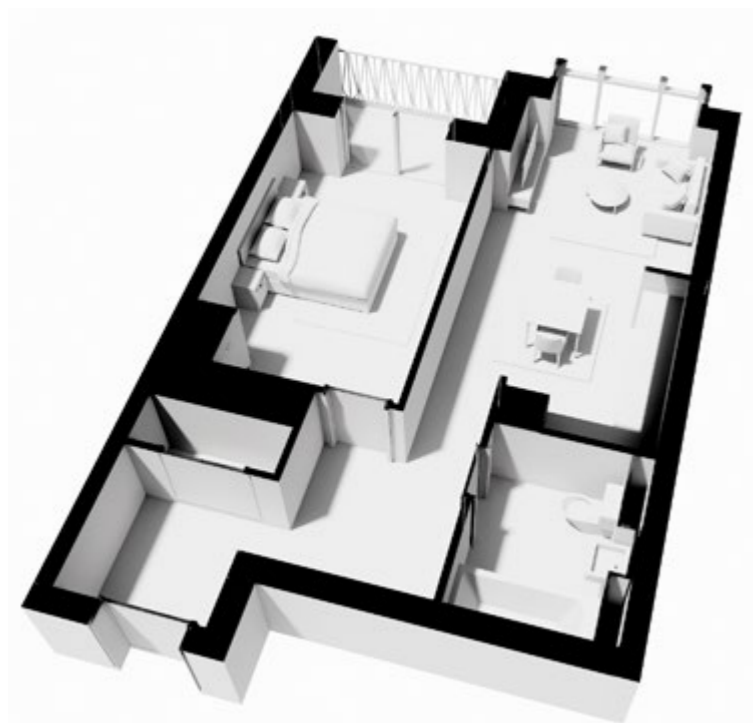
Particular importance in the scheme is given to Family Units. These are usually located in the corners of the blocks, allowing them to benefit from a dual aspect views.

3 Bedroom Family Units are designed to accommodate family of 6 people, and are sized at a minimum of 95m². Bedrooms are sized to afford ease of access around a standard single or double-bed, and bathroom are accessible for visitors and occupants. The kitchen provision is generous for this type of property.

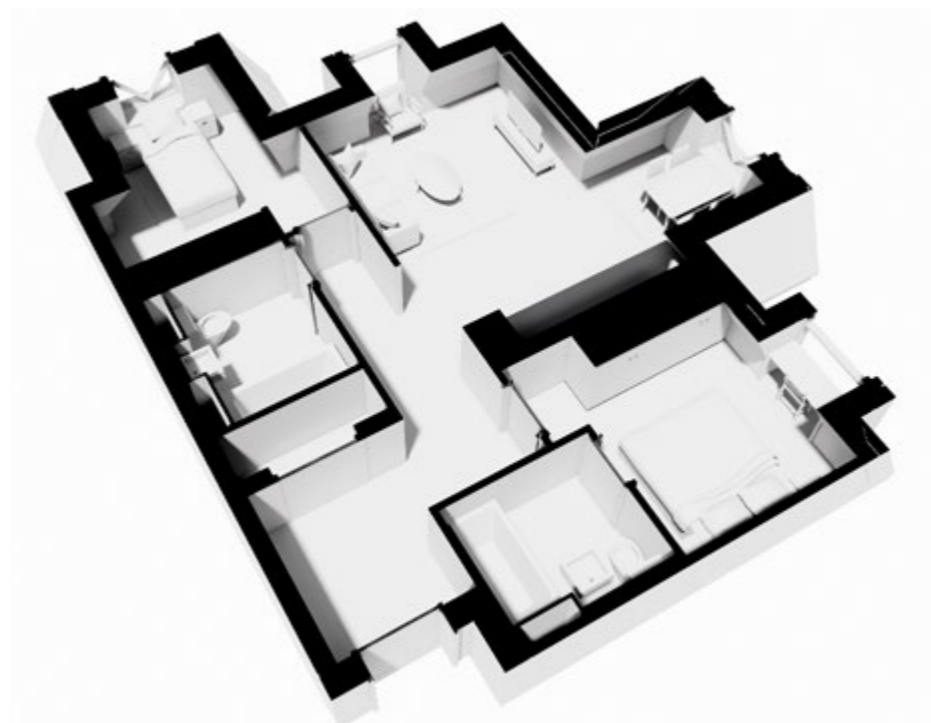
Bedrooms are sized to afford ease of access around a standard single or double sized bed with an en suite shower room and a family bathroom that can be accessible for visitors and occupants.

- Open living/ dining/ kitchen area
- Dual aspect living space
- Possibility for walk in wardrobes
- Entrance hall
- Bays utilised for study/ dining areas
- Ensuite shower room
- Possibility for study areas
- Addition of private external amenity

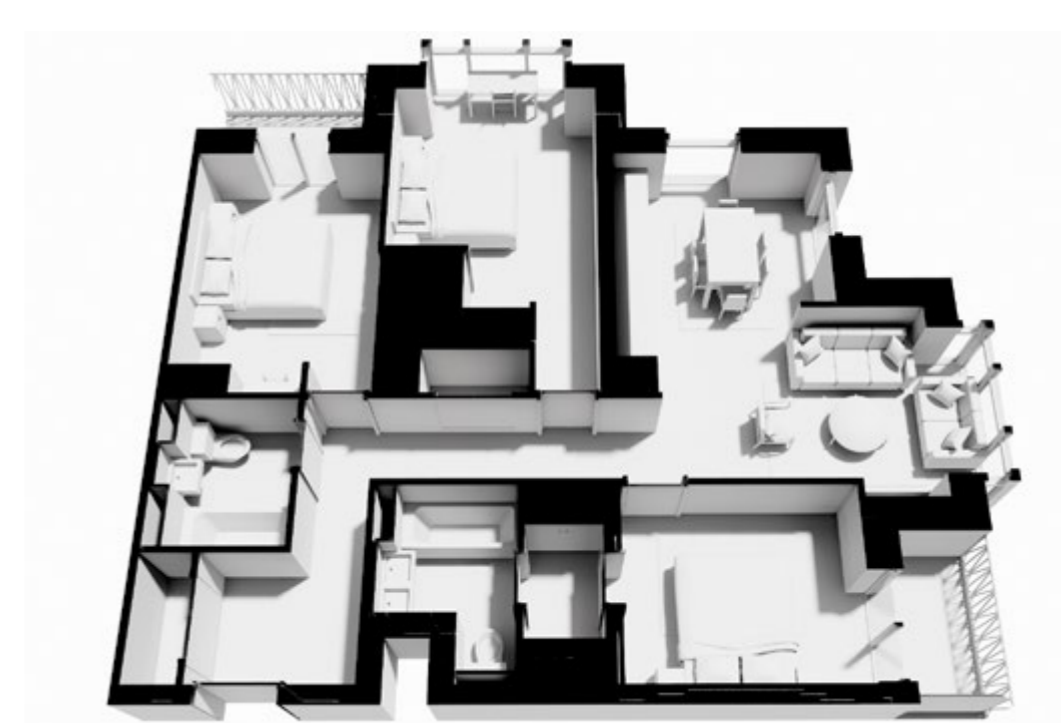
TYPICAL APARTMENT AXONOMETRIC VIEWS



1 Bed 2 People



2 Bedroom 4 People

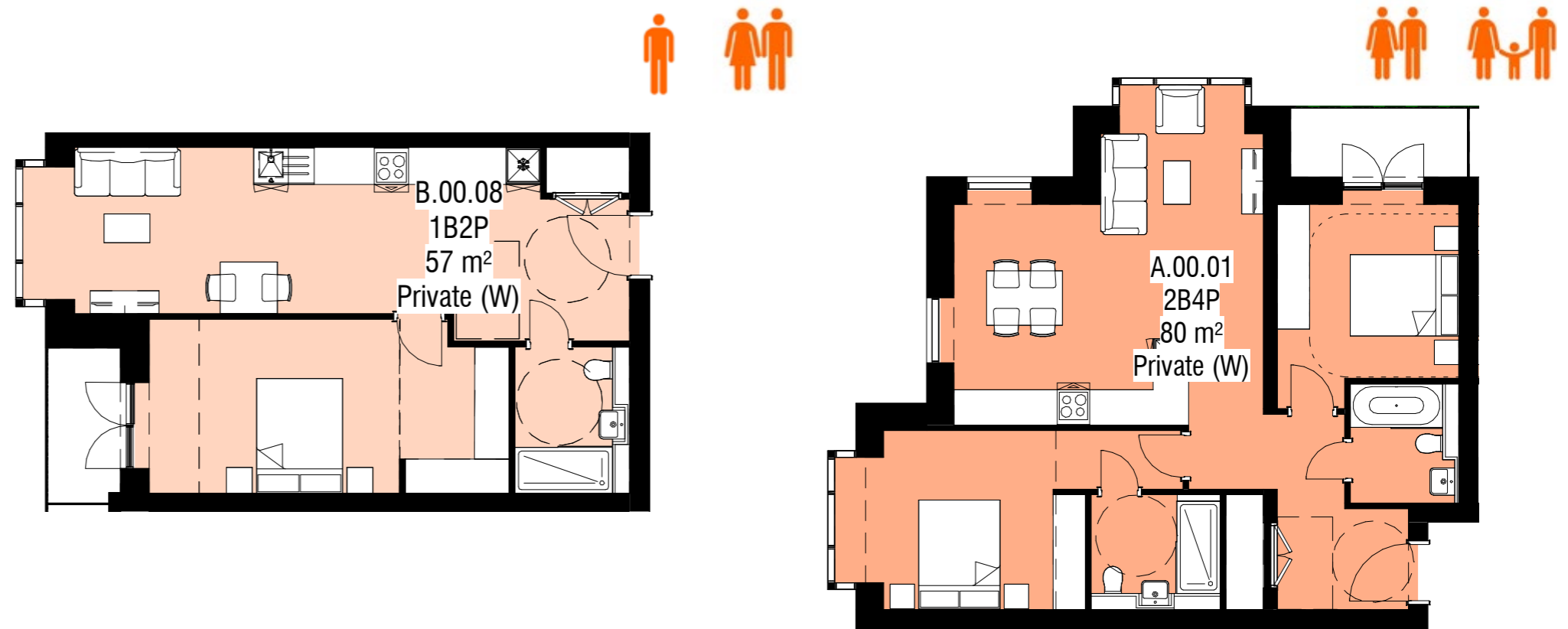


3 Bed 6 People

11.4 INCLUSIVE ACCESS & WHEELCHAIR

The scheme design to comply with 10% of Accessible and adaptable wheelchair units. All units are located on the ground floor with a levelled access. There is a mix of 1B, 2B & 3B provision depending on the need. Typical layout designs and floorplans are presented on the following pages.

TYPICAL WHEELCHAIR ACESIBLE & ADAPTABLE APARTMENT LAYOUTS



1 Bed 2 People

1 Bedroom apartments are designed to accommodate one to two people, at an average of 50m². These apartments designed to comply with Part M requirements for wheelchair accessible & adaptable units.

Bedroom is sized to afford ease of access around a standard double-bed with 1m free zone for circulation, with the shower room being accessible for wheelchair user and if required convertible to a disable shower. The kitchen provision is increased to allow easy access.

2 Bedroom 4 People

2 Bedroom apartments are designed to accommodate three or four people, and are sized at a minimum of 72m². These apartments designed to comply with Part M requirements for wheelchair accessible & adaptable units.

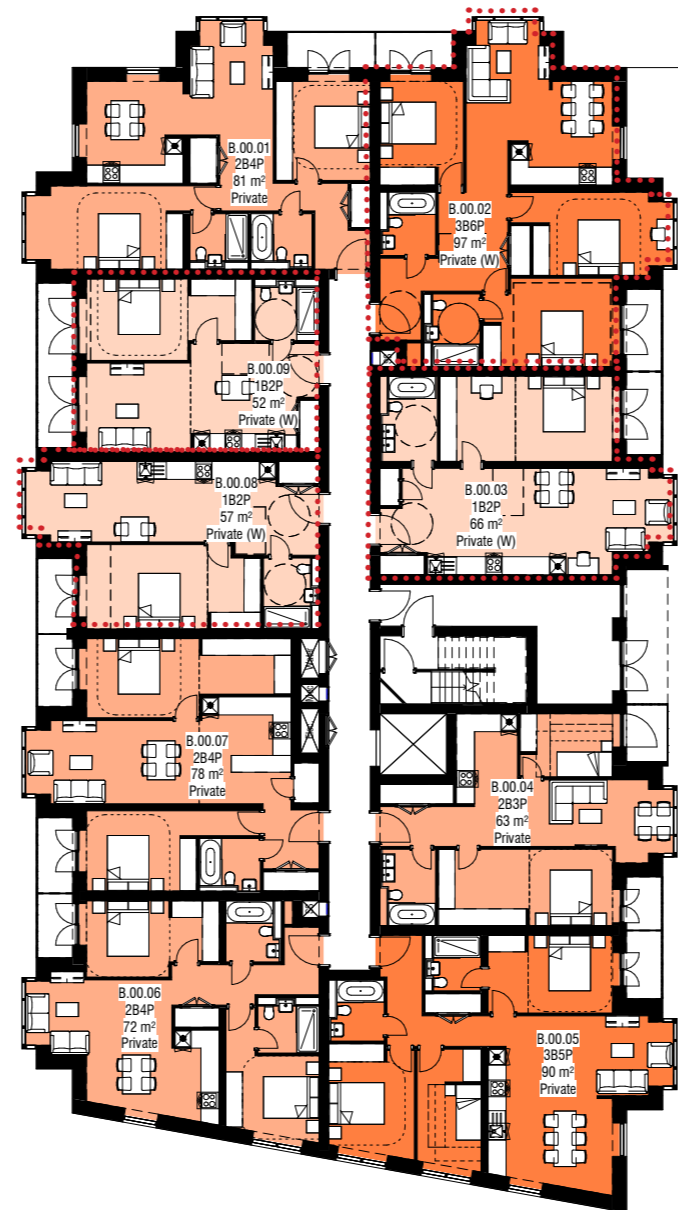
Accessible and adaptable Bedroom is sized to afford ease of access around a standard double-bed with 1m free zone for circulation, with the shower room being accessible for wheelchair user and if required convertible to a disable shower. The kitchen provision is increased to allow easy access.

WHEELCHAIR ACCESSIBLE & ADAPTABLE UNITS

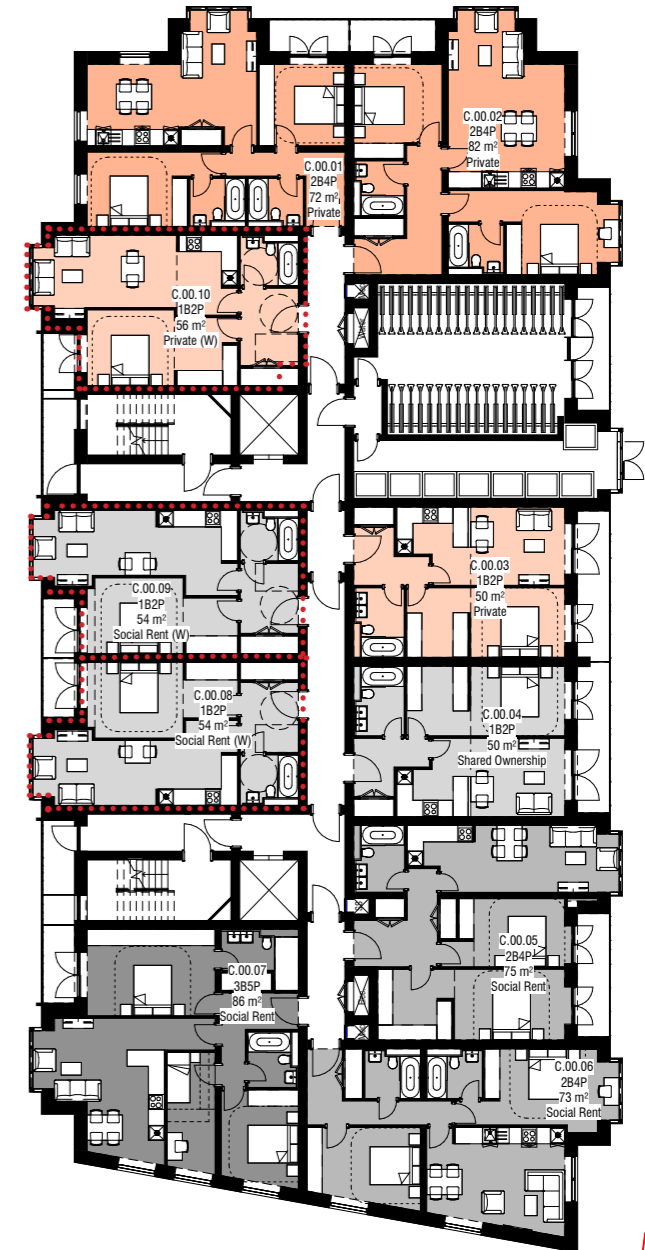
Block A - Level 0



Block B - Level 0



Block C - Level 0



MASTERPLAN SCHEDULE

GEA (sqm)

Block	Level 0	Level 1	Level 2	Level 3	Totals
Residential					
Block A	839	839	823	0	2,501
Block B	852	852	852	839	3,395
Block C	899	981	981	968	3,829
BTM	156	106	0	0	262
Undercroft					89
Ancillary					
Parking					1193
Plant					228
Storage					623
Amenity					42
Totals	2,746	2,778	2,656	1,807	12,162

Total GIA (sqm)

Block	Level 0	Level 1	Level 2	Level 3	Totals
Residential					
Block A	776	776	711	0	2,263
Block B	788	788	788	728	3,092
Block C	831	911	911	849	3,502
BTM	137	80	0	0	223
Undercroft					89
Ancillary					
Parking					1115
Plant					174
Storage					585
Amenity					35
Totals	2,532	2,555	2,410	1,577	11,078

Total NIA (sqm)

Block	Level 0	Level 1	Level 2	Level 3	Totals
Block A	643	666	575	0	1,884
Block B	656	679	679	593	2,607
Block C	652	739	739	657	2,787
BTM	132	59	0	0	191
Totals	2,083	2,143	1,993	1,250	7,469

Total Apartment Mix

Block	Studio	1 Bed	2 Bed	3 Bed	Total
Block A	0	10	11	6	27
Block B	0	9	19	8	36
Block C	0	20	19	4	43
BTM	1	0	1	1	3
Totals	1	39	50	19	109
Mix	1%	36%	46%	17%	

Private Apartment Mix

Block	Studio	1 Bed	2 Bed	3 Bed	Total
Block A	0	10	11	6	27
Block B	0	9	19	8	36
Block C	0	8	11	0	19
BTM	1	0	1	1	3
Totals	1	27	42	15	85
Mix	1%	32%	49%	18%	

Affordable Apartment Mix

Block	Studio	1 Bed	2 Bed	3 Bed	Total
SR Units	0	7	8	4	19
SR NIA	0	402	573	333	1,308
SR Mix	0%	37%	42%	21%	

S/O Units	0	5	0	0	5
S/O NIA	0	254	0	0	254
S/O Mix	0%	100%	0%	0%	

Total Units	0	12	8	4	24
Total NIA	0	656	573	333	1,562
Total Mix	0%	50%	33%	17%	

*AH = 22% of 109 total residential units on site.

ACCOMMODATION SCHEDULE

Block A				
Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 00	A.00.01	80	2B4P	Private (W)
Level 00	A.00.02	80	2B4P	Private
Level 00	A.00.03	71	2B4P	Private
Level 00	A.00.04	50	1B2P	Private
Level 00	A.00.05	95	3B6P	Private
Level 00	A.00.06	103	3B6P	Private
Level 00	A.00.07	56	1B2P	Private (W)
Level 00	A.00.08	56	1B2P	Private (W)
Level 00	A.00.09	52	1B2P	Private (W)
Total	9 Units	643		

Block B				
Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 00	B.00.01	81	2B4P	Private
Level 00	B.00.02	97	3B6P	Private (W)
Level 00	B.00.03	66	1B2P	Private (W)
Level 00	B.00.04	63	2B3P	Private
Level 00	B.00.05	90	3B5P	Private
Level 00	B.00.06	72	2B4P	Private
Level 00	B.00.07	78	2B4P	Private
Level 00	B.00.08	57	1B2P	Private (W)
Level 00	B.00.09	52	1B2P	Private (W)
Total	9 Units	656		

BlockC				
Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 00	C.00.01	72	2B4P	Private
Level 00	C.00.02	82	2B4P	Private
Level 00	C.00.03	50	1B2P	Private
Level 00	C.00.04	50	1B2P	S/O
Level 00	C.00.05	75	2B4P	SR
Level 00	C.00.06	73	2B4P	SR
Level 00	C.00.07	86	3B5P	SR
Level 00	C.00.08	54	1B2P	SR (W)
Level 00	C.00.09	54	1B2P	SR (W)
Level 00	C.00.10	56	1B2P	Private (W)
Total	10 Units	652		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 01	A.01.01	80	2B4P	Private
Level 01	A.01.02	80	2B4P	Private
Level 01	A.01.03	71	2B4P	Private
Level 01	A.01.04	73	2B4P	Private
Level 01	A.01.05	95	3B6P	Private
Level 01	A.01.06	103	3B6P	Private
Level 01	A.01.07	56	1B2P	Private
Level 01	A.01.08	56	1B2P	Private
Level 01	A.01.09	52	1B2P	Private
Total	9 Units	666		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 01	B.01.01	81	2B4P	Private
Level 01	B.01.02	97	3B6P	Private
Level 01	B.01.03	81	2B4P	Private
Level 01	B.01.04	71	2B4P	Private
Level 01	B.01.05	90	3B5P	Private
Level 01	B.01.06	72	2B4P	Private
Level 01	B.01.07	78	2B4P	Private
Level 01	B.01.08	57	1B2P	Private
Level 01	B.01.09	52	1B2P	Private
Total	9 Units	679		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 01	C.01.01	72	2B4P	Private
Level 01	C.01.02	82	2B4P	Private
Level 01	C.01.03	75	2B4P	Private
Level 01	C.01.04	50	1B2P	Private
Level 01	C.01.05	50	1B2P	S/O
Level 01	C.01.06	75	2B4P	SR
Level 01	C.01.07	73	2B4P	SR
Level 01	C.01.08	86	3B5P	SR
Level 01	C.01.09	60	1B2P	SR
Level 01	C.01.10	60	1B2P	SR
Level 01	C.01.11	56	1B2P	Private
Total	11 Units	739		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 02	A.02.01	65	2B3P	Private
Level 02	A.02.02	65	2B3P	Private
Level 02	A.02.03	64	2B3P	Private
Level 02	A.02.04	65	2B3P	Private
Level 02	A.02.05	79	3B4P	Private
Level 02	A.02.06	87	3B5P	Private
Level 02	A.02.07	50	1B2P	Private
Level 02	A.02.08	50	1B2P	Private
Level 02	A.02.09	50	1B2P	Private
Total	9 Units	575		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 02	B.02.01	81	2B4P	Private
Level 02	B.02.02	97	3B6P	Private
Level 02	B.02.03	81	2B4P	Private
Level 02	B.02.04	71	2B4P	Private
Level 02	B.02.05	90	3B5P	Private
Level 02	B.02.06	72	2B4P	Private
Level 02	B.02.07	78	2B4P	Private
Level 02	B.02.08	57	1B2P	Private
Level 02	B.02.09	52	1B2P	Private
Total	9 Units	679		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 02	C.02.01	72	2B4P	Private
Level 02	C.02.02	82	2B4P	Private
Level 02	C.02.03	75	2B4P	Private
Level 02	C.02.04	50	1B2P	Private
Level 02	C.02.05	50	1B2P	S/O
Level 02	C.02.06	75	2B4P	SR
Level 02	C.02.07	73	2B4P	SR
Level 02	C.02.08	86	3B5P	SR
Level 02	C.02.09	60	1B2P	SR
Level 02	C.02.10	60	1B2P	SR
Level 02	C.02.11	56	1B2P	Private
Total	11 Units	739		

Block A Grand Total 1,884

Barnes Cottages				
Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 00	D.00.01	69	2B4P	Private
Level 00	D.00.02	57	2B3P	Private
Level 01	D.00.01	19	2B4P	Private
Level 01	D.00.02	18	2B3P	Private
Total	2 Units	163		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 03	B.03.01	66	2B3P	Private
Level 03	B.03.02	81	3B4P	Private
Level 03	B.03.03	74	2B4P	Private
Level 03	B.03.04	63	2B3P	Private
Level 03	B.03.05	78	3B4P	Private
Level 03	B.03.06	61	2B3P	Private
Level 03	B.03.07	70	2B4P	Private
Level 03	B.03.08	50	1B2P	Private
Level 03	B.03.09	50	1B2P	Private
Total	9 Units	593		

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 03	C.03.01	61	2B3P	Private
Level 03	C.03.02	66	2B3P	Private
Level 03	C.03.03	68	2B3P	Private
Level 03	C.03.04	50	1B2P	Private
Level 03	C.03.05	50	1B2P	S/O
Level 03	C.03.06	68	2B3P	SR
Level 03	C.03.07	61	2B3P	SR
Level 03	C.03.08	75	3B4P	SR
Level 03	C.03.09	54	1B2P	SR
Level 03	C.03.10	54	1B2P	S/O
Level 03	C.03.11	50	1B2P	Private
Total	11 Units	657		

Block B Grand Total 2,607

Block C Grand Total 2,787

Total Newbuild Apartments NIA 7,481

