

### 7.12 Part M4(3) compliance layouts

In accordance with the Draft London Plan (2021), 90% of the new dwellings are M4(2) compliant and 10% are M4(3) compliant.

The proposed locations, layouts and mix of the M4(2) and M4(3) compliant wheelchair user dwellings are detailed in the following table, diagrams and plans.

DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	C-9	HT 4" 3 Bed	130	1,399	27	291							1		1	4	5
	C-10	HT 4** 3 Bed	130	1,399	26	280							1		1	4	5
	C-15	HT 4" 3 Bed	130	1,399	20	215							1		1	4	5
	C-16	HT 4** 3 Bed	130	1,399	19	205							1		1	4	5
G	E0-1"	1 Bed	55	592	12.0	129					1				1	2	2
G	E0-2"	1 Bed	55	592	9.0	97					1				1	2	2
G	F0-5"	3 Bed	100	1,076	32.0	344							1		1	4	4
G	F0-8"	1 Bed	61	657	28.0	301					1				1	2	3
1	F1-8"	1 Bed	55	592	14	151					1				1	2	2
2	F2-8"	1 Bed	55	592	5	54					1				1	2	2
3	F3-7"	1 Bed	55	592	5	54					1				1	2	2
4	F4-1"	1 Bed	55	592	5	54					1				1	2	2
4	F4-4"	2 Bed	80	861	12	129						1			1	3	4
<b>Building G Total</b>			<b>1,091</b>	<b>11,744</b>	<b>214</b>	<b>2,304</b>					<b>7</b>	<b>1</b>	<b>5</b>	<b>-</b>	<b>13</b>	<b>37</b>	<b>43</b>
											54%	8%	38%	0%			

Key  
 Accessible units



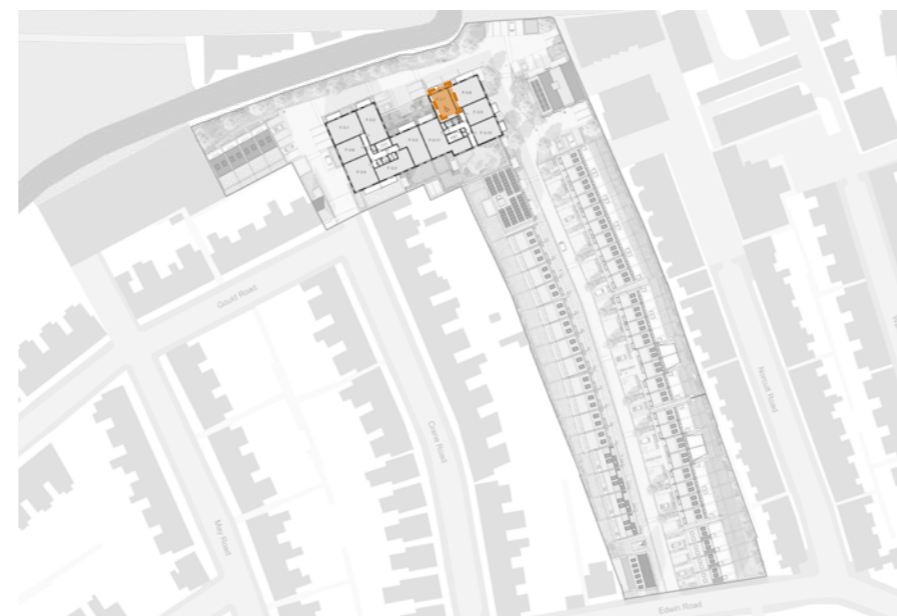
Ground floor plan



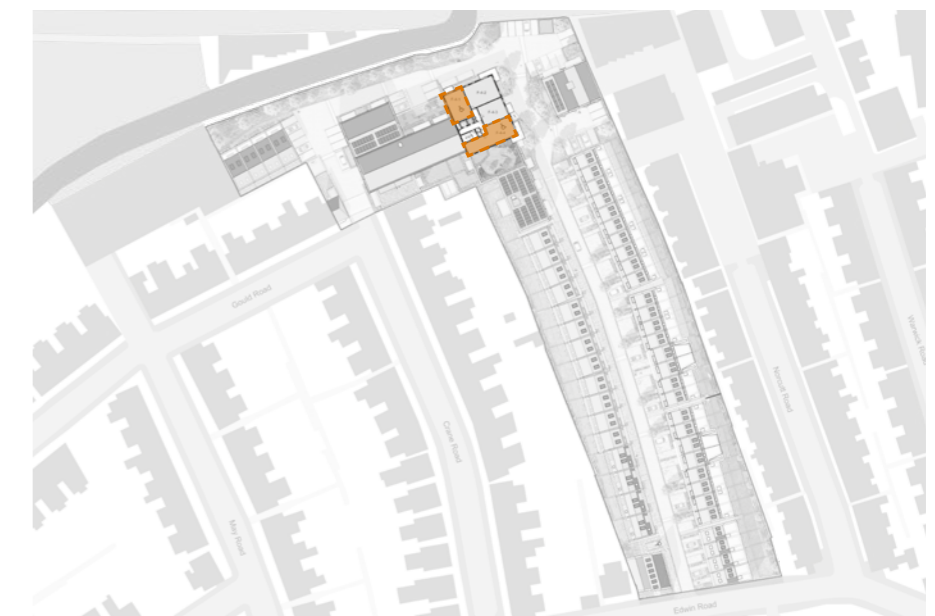
First floor plan



Second floor plan



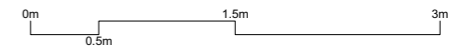
Third floor plan



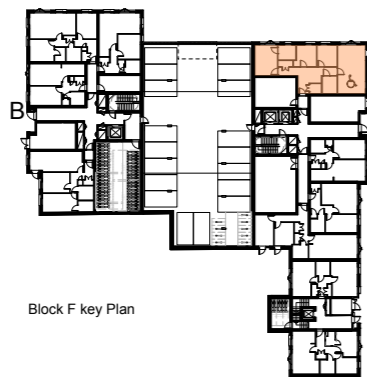
Fourth floor plan

Part M(4) 3 Adaptable - 3 Bedroom apartment (ground floor)

Occurs within Building F



Typical M4(3) Adaptable 3 Bed Apartment  
Total Area: 100 sqm / 1076 sqft

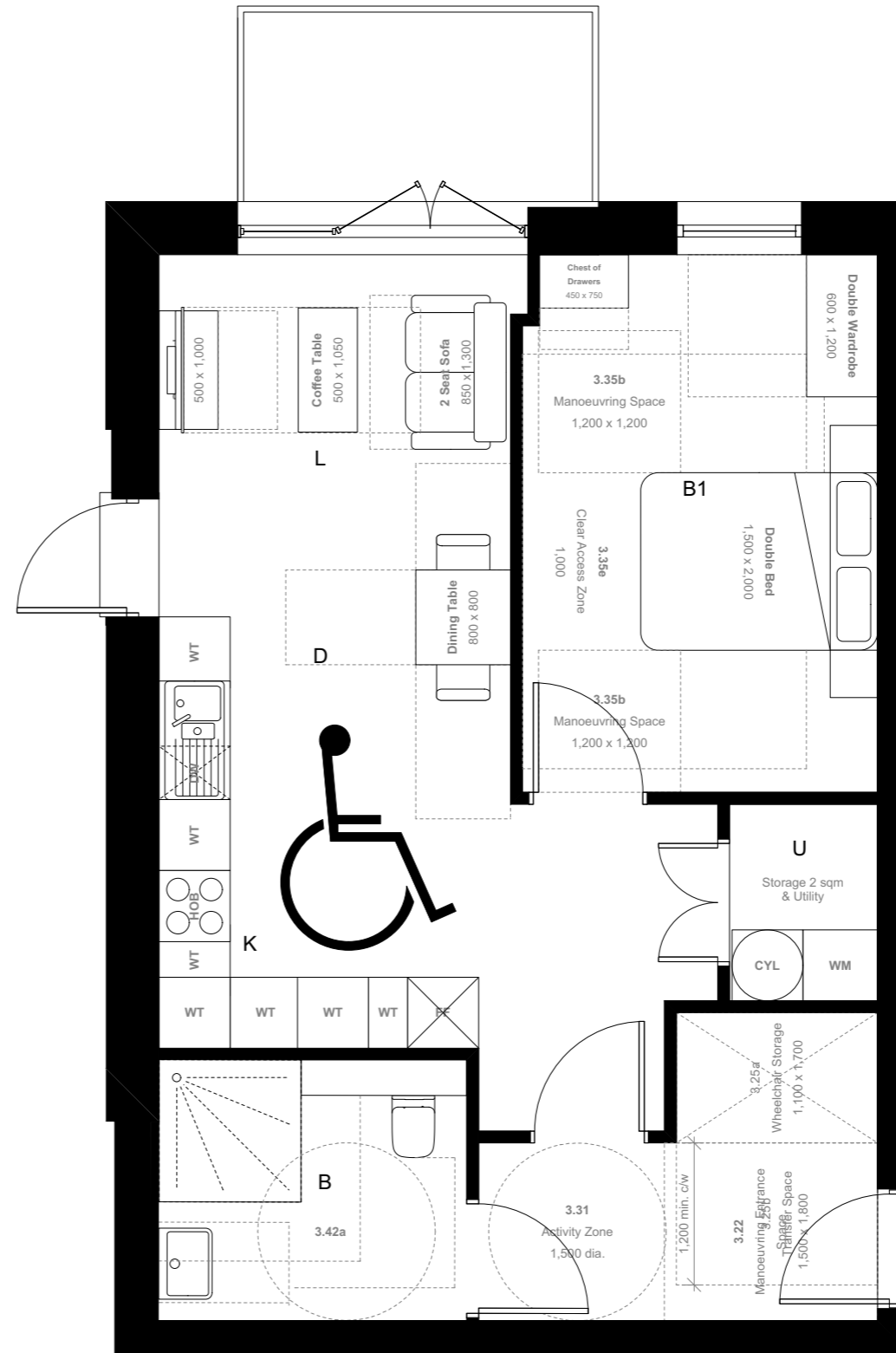
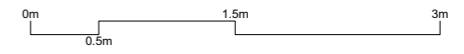


Block F key Plan

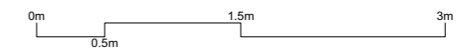
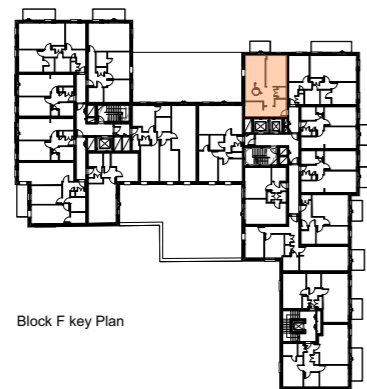


Part M(4)3 Adaptable - 1 bedroom apartment (multiple floors)

Occurs within Building F

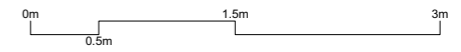


Typical M4(3) Adaptable 1 Bed Apartment  
Total Area: 54 sqm / 581 sqft

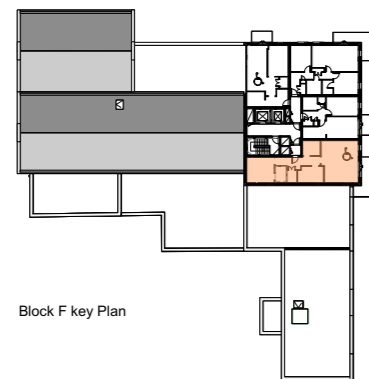


Part M(4) 3 Adaptable - 2 bedroom apartment (fourth floor)

Occurs within Building F



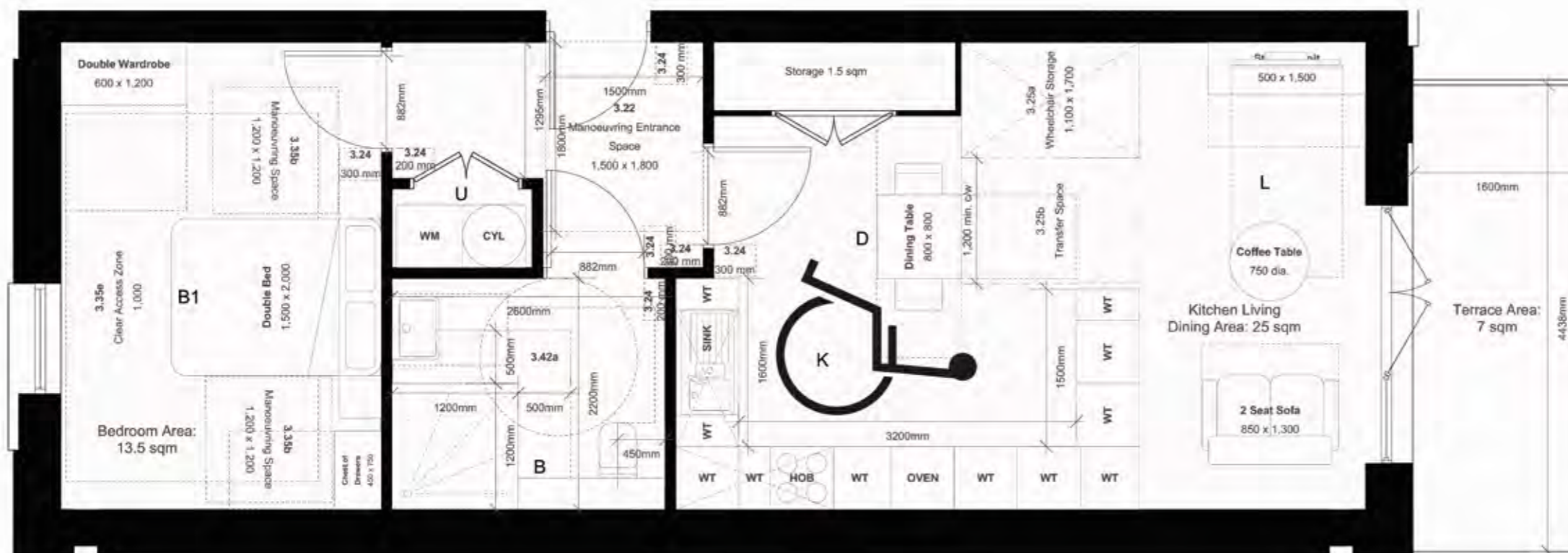
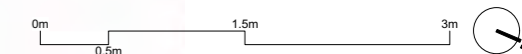
Typical M4(3) Adaptable 2 Bed Apartment  
Total Area: 80 sqm / 861 sqft



Block F key Plan

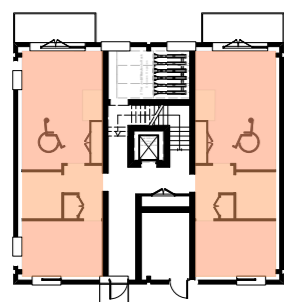
Part M(4) 3 Adaptable - 1 bedroom apartment (ground floor)

Occurs within Building E



Typical M4(3) Accessible 1 Bed Apartment

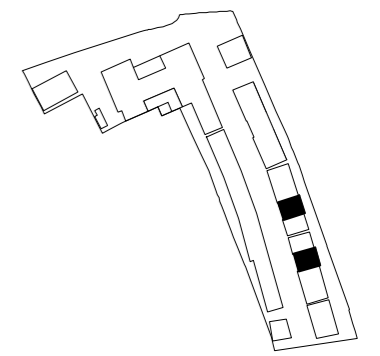
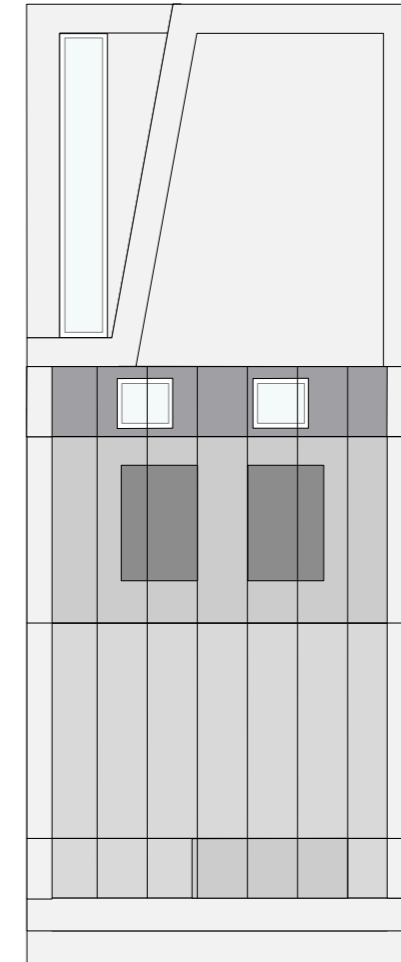
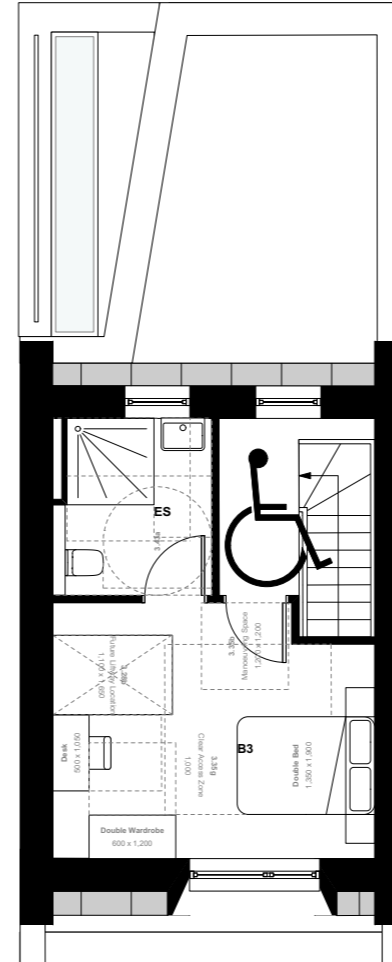
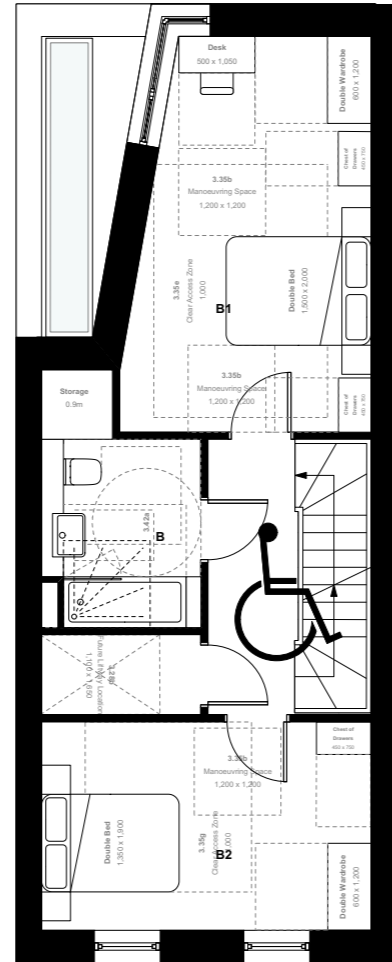
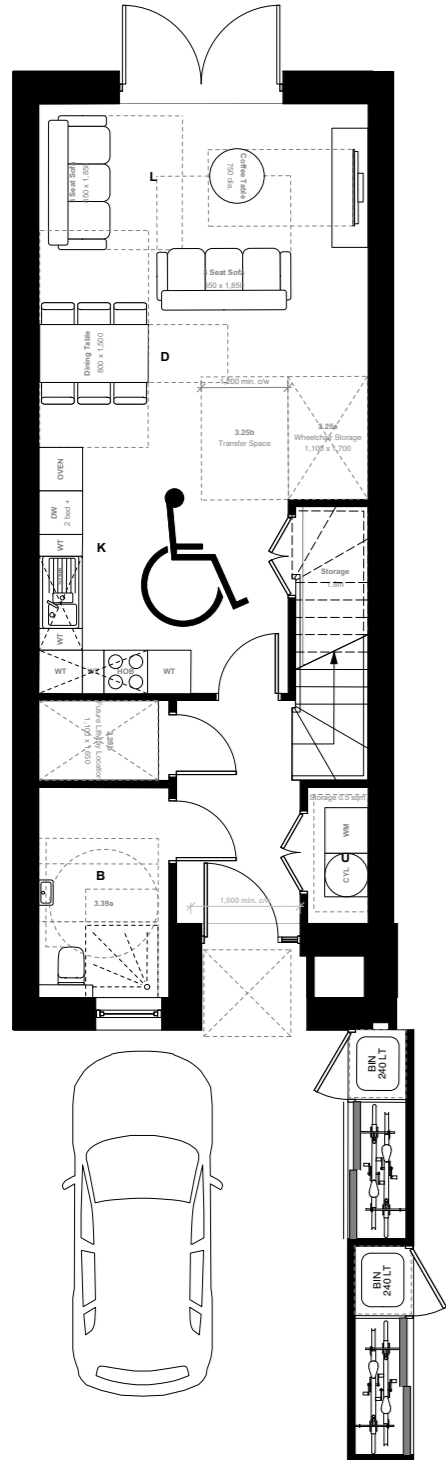
Total Area: 55 sqm / 592 sqft



Block E key Plan

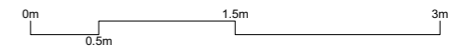
House type 4 (M4(3) 3B6P)

Occurs within Building C



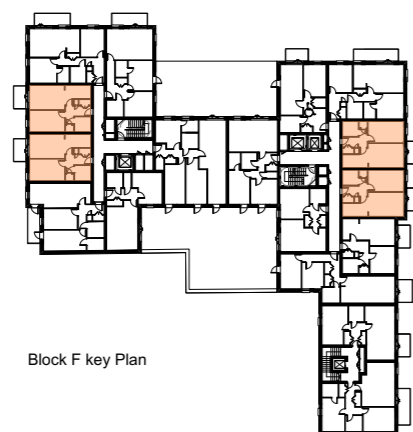
7.13 Part M4(2) compliance - 1 bedroom apartment

Occurs within Building F



Typical M4(2) Accessible and Adaptable 1 Bed Apartments

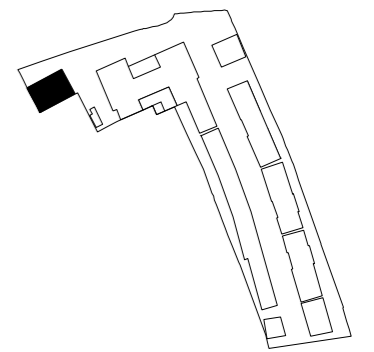
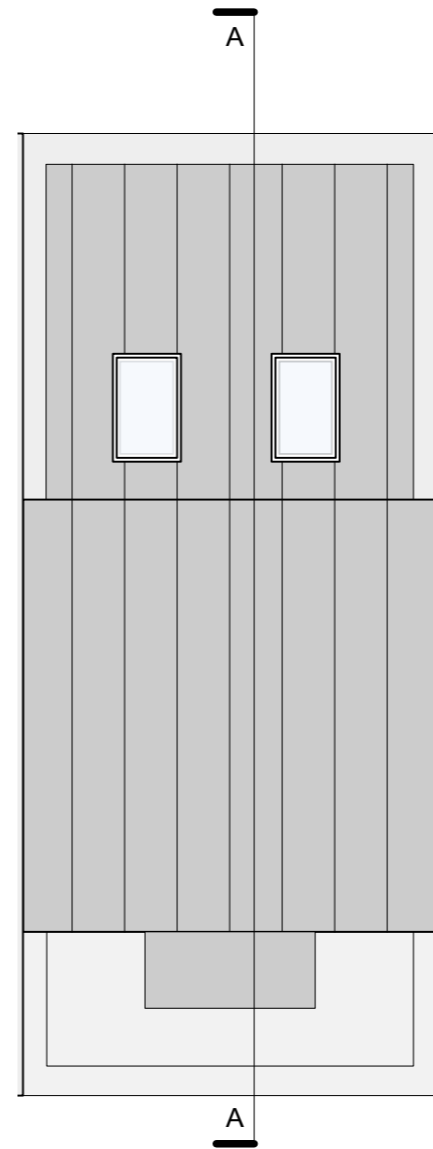
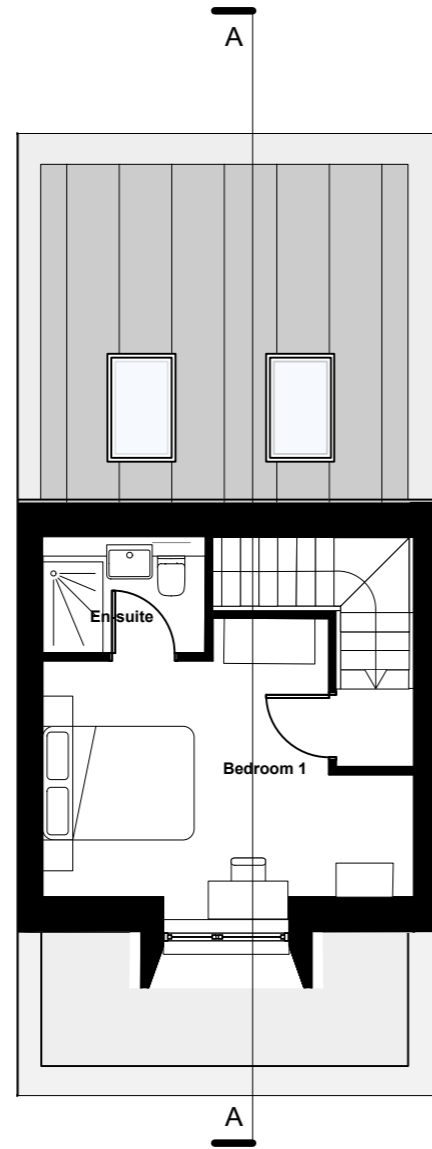
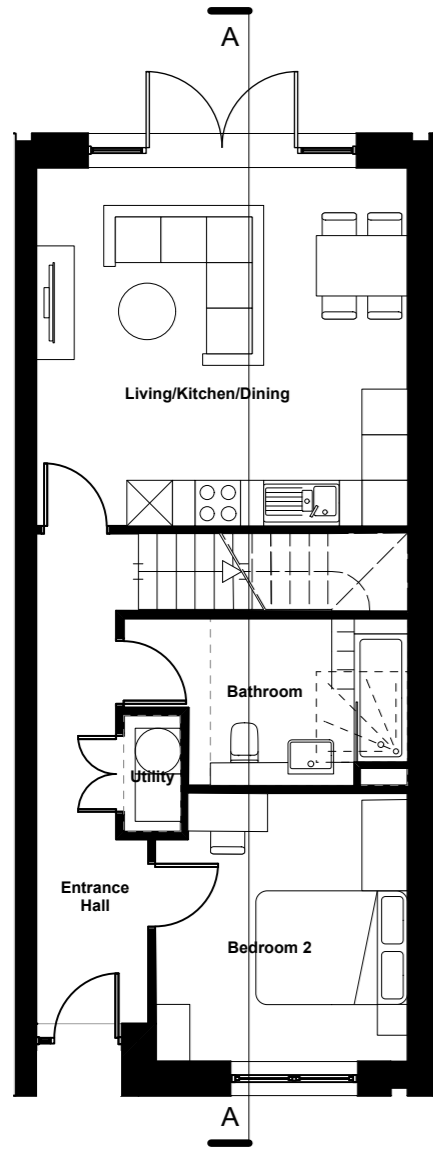
Total Area: 50 sqm / 538 sqft



Block F key Plan

House Type 1 (M4(2) 2B4P)

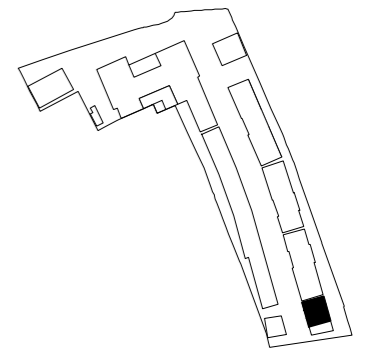
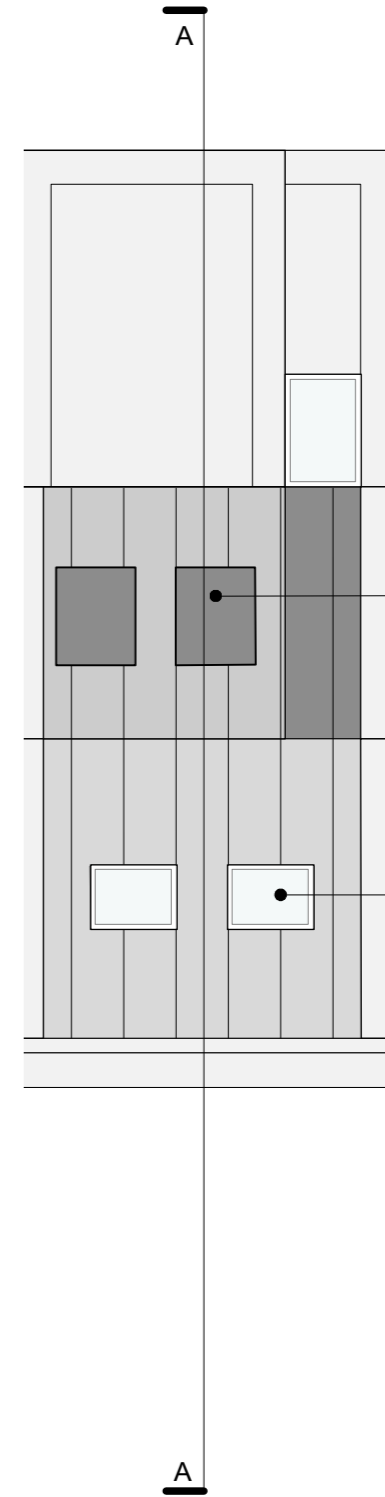
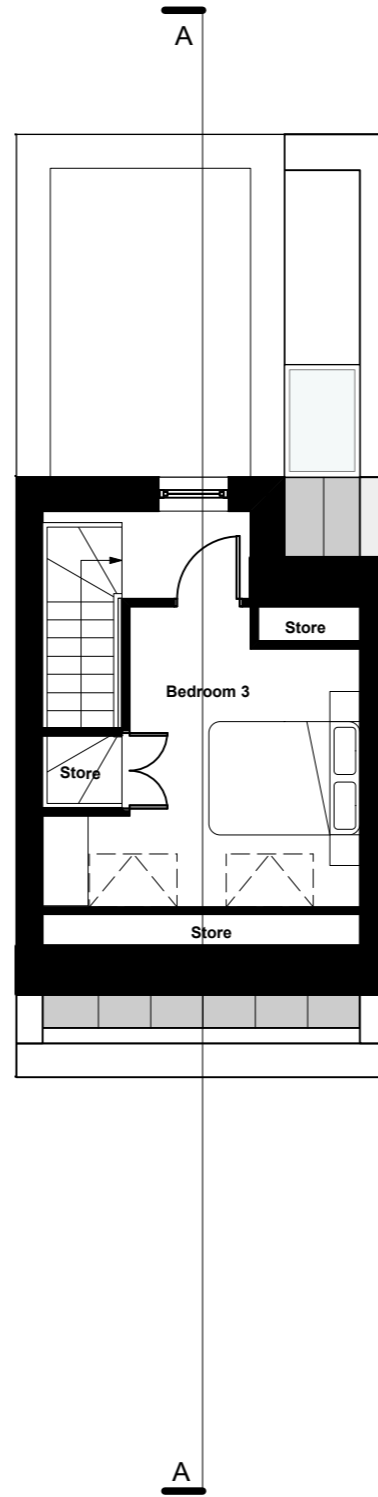
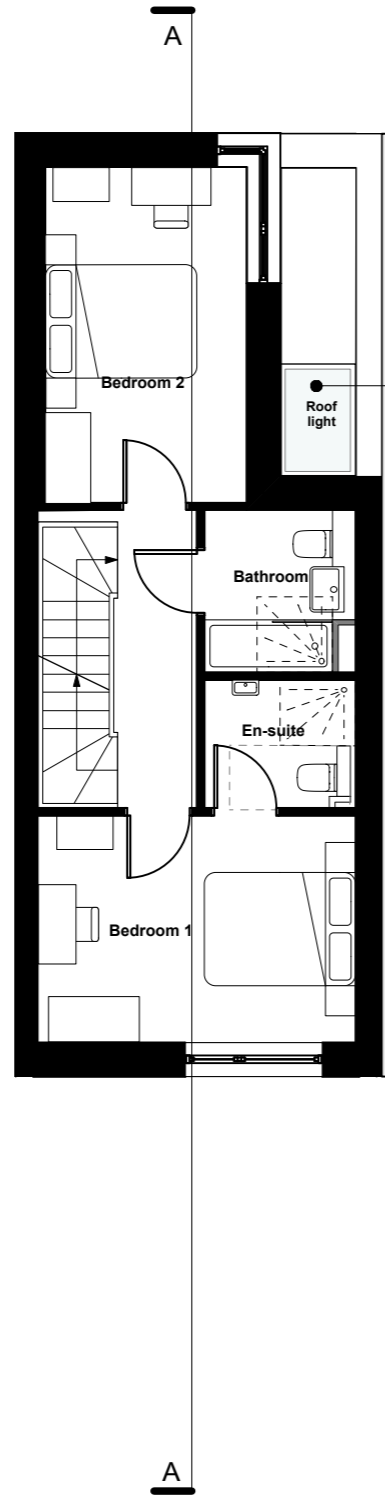
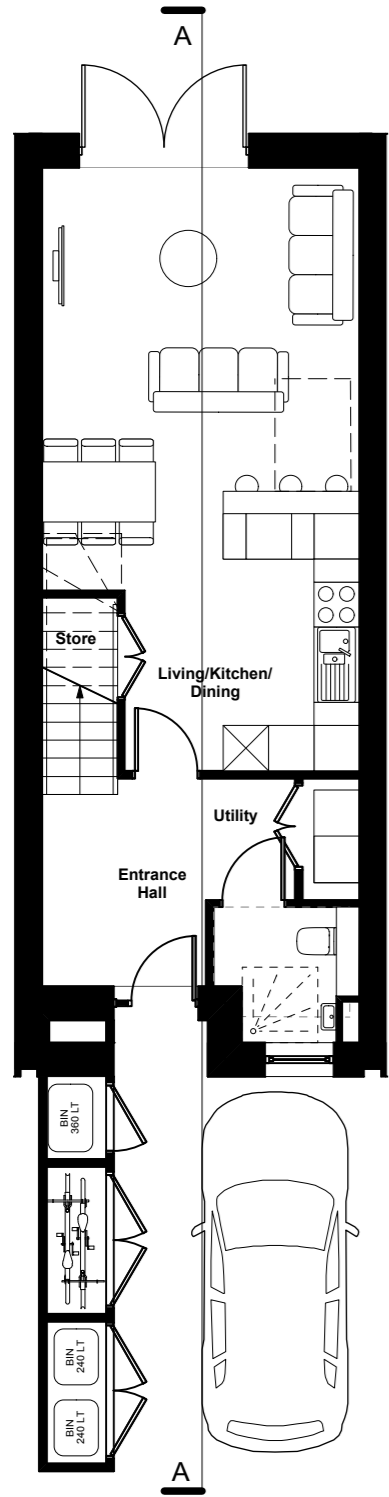
Occurs within Building G





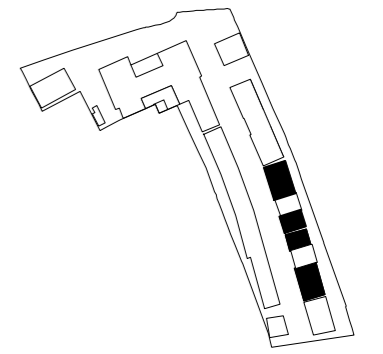
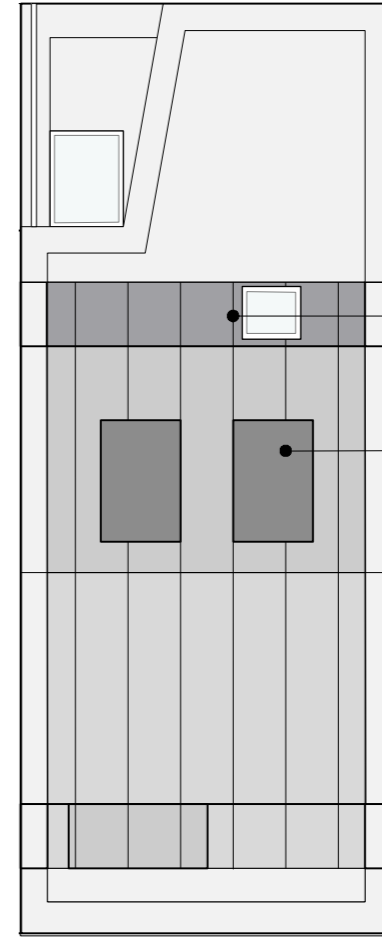
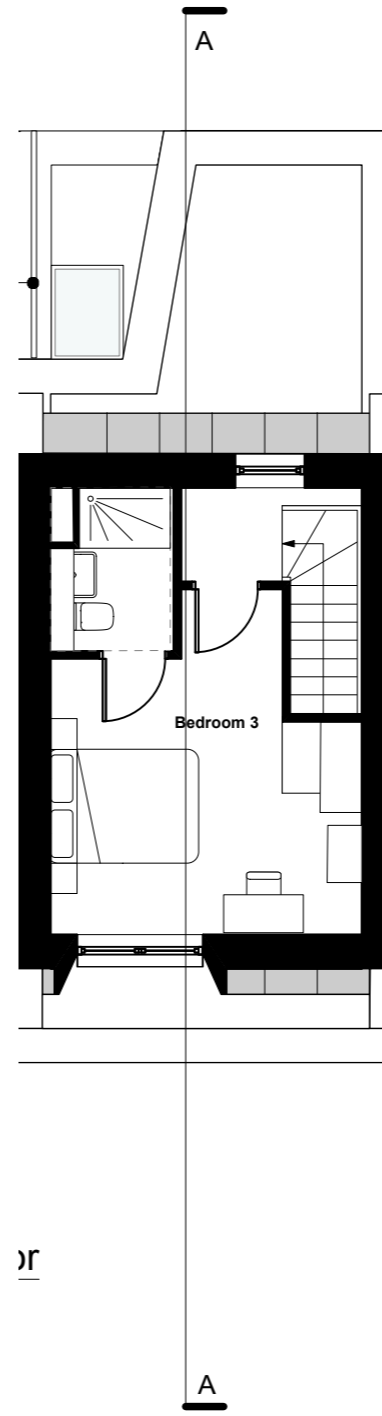
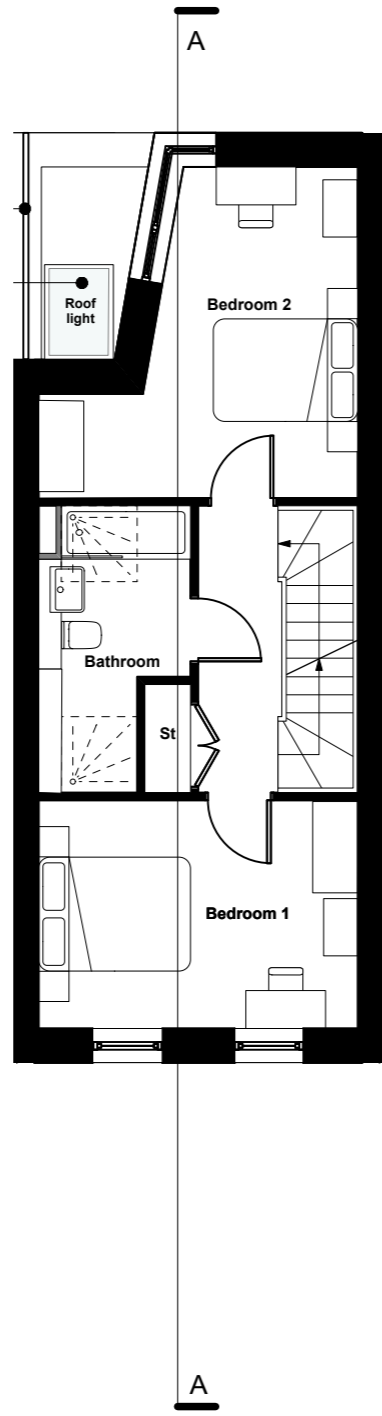
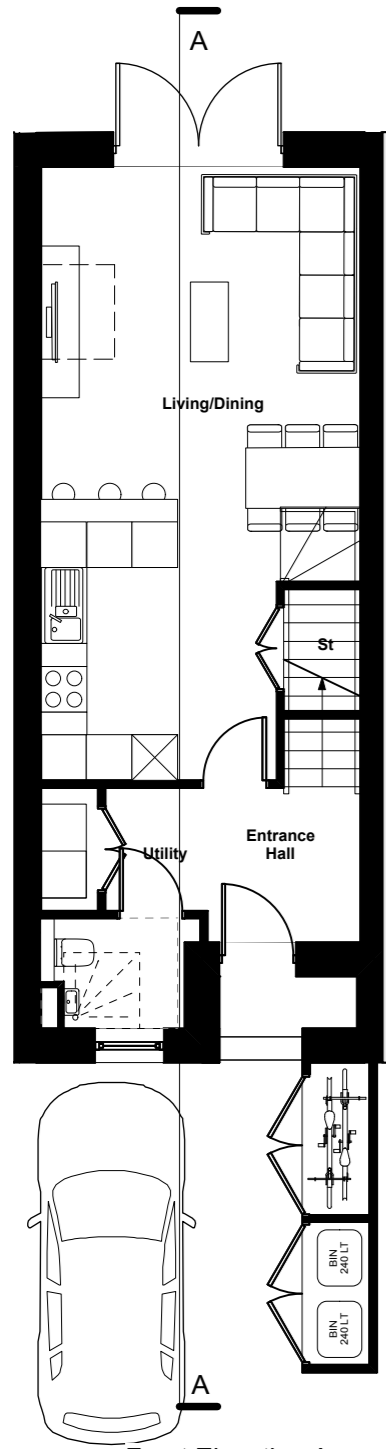
### House Type 2 (M4(2) 3B6P)

Occurs within Building C



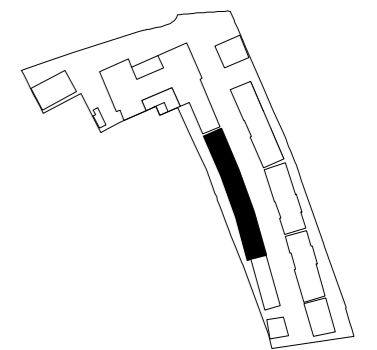
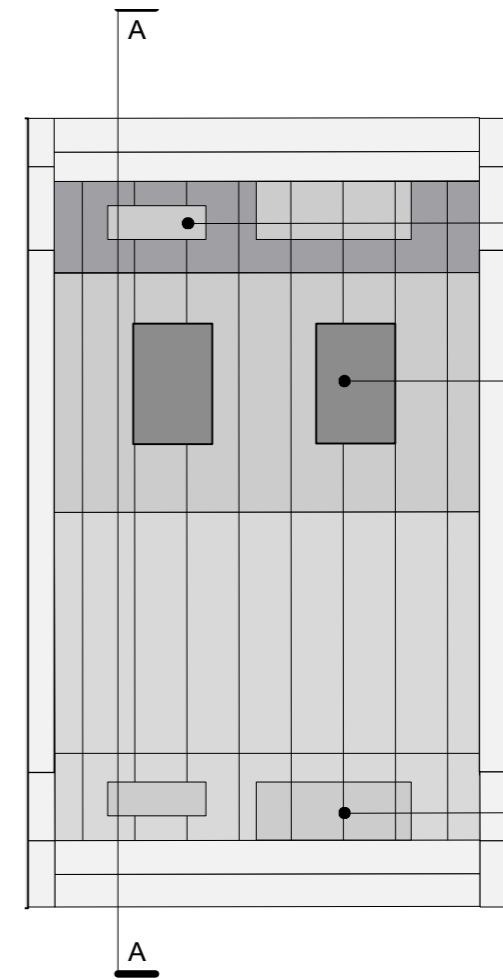
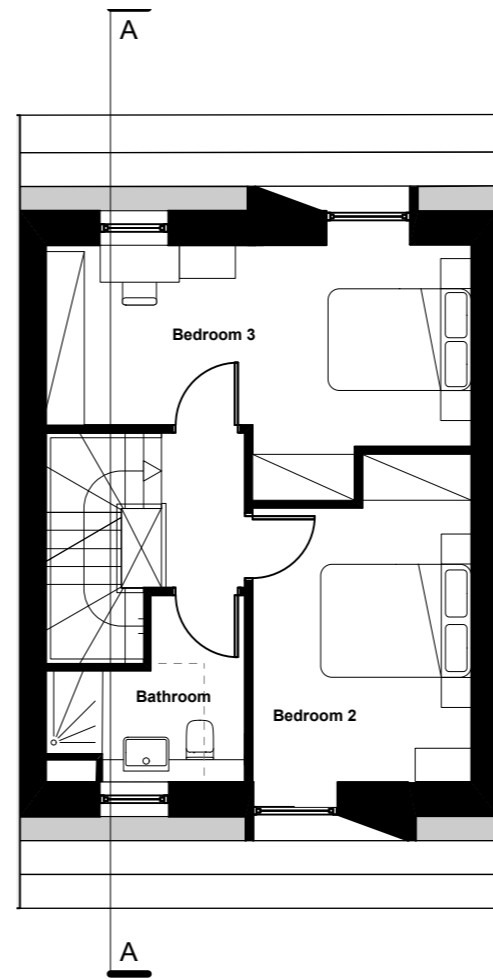
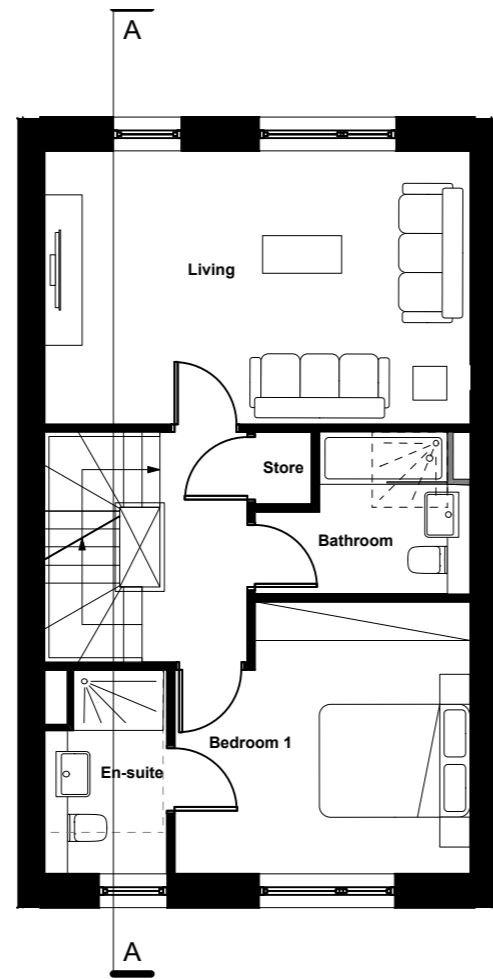
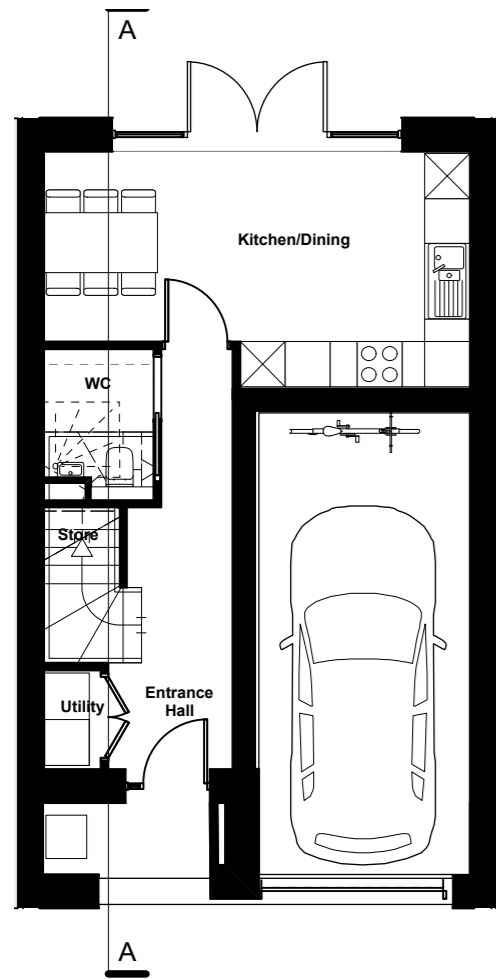
House Type 3 (M4(2) 3B6P)

Occurs within Building C



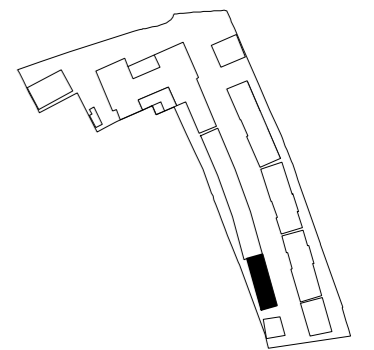
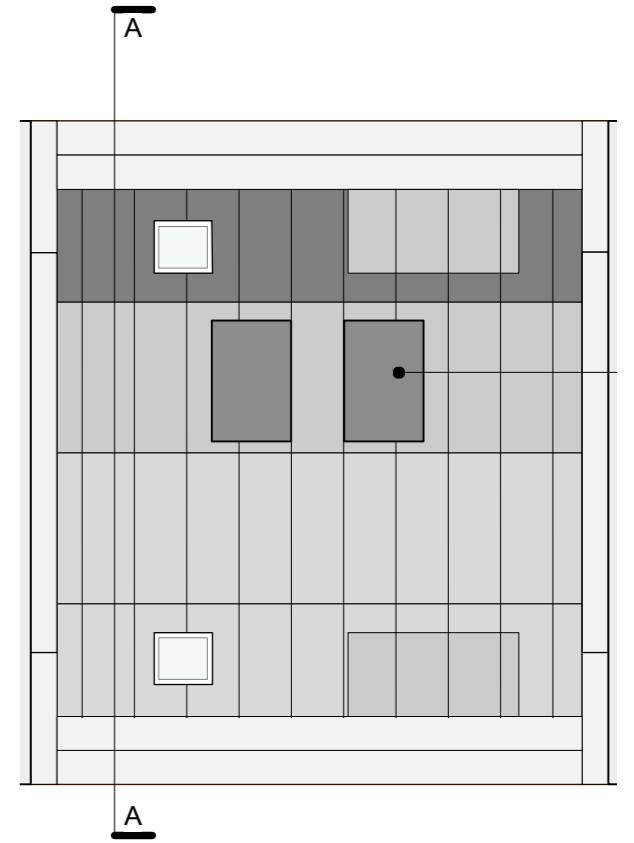
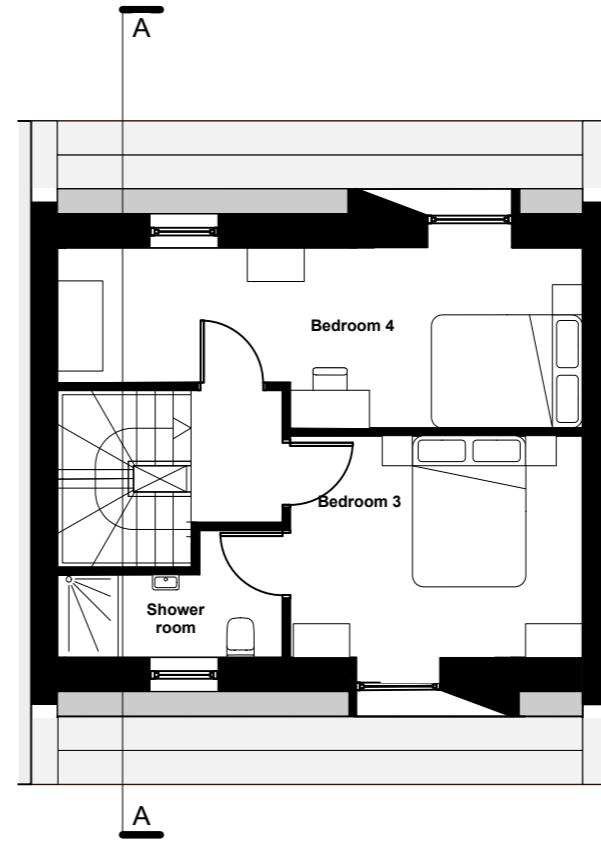
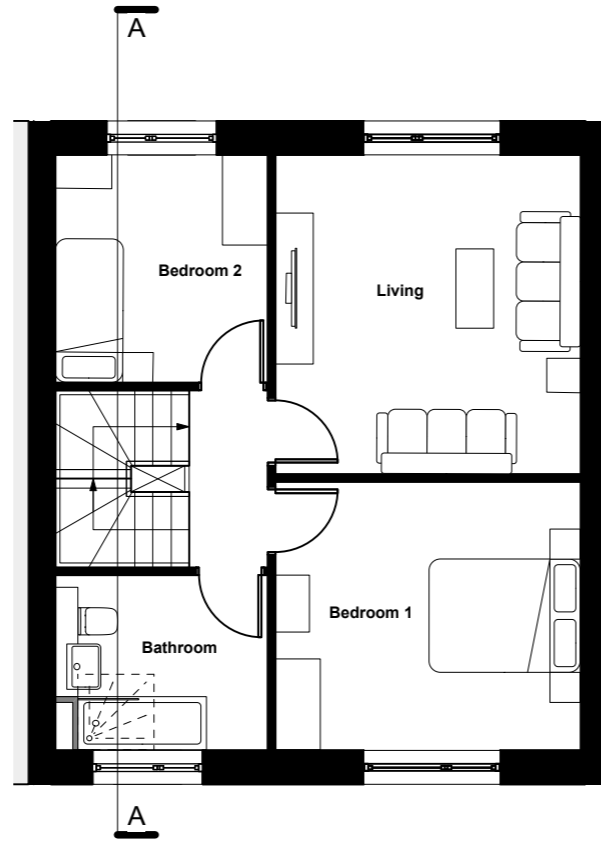
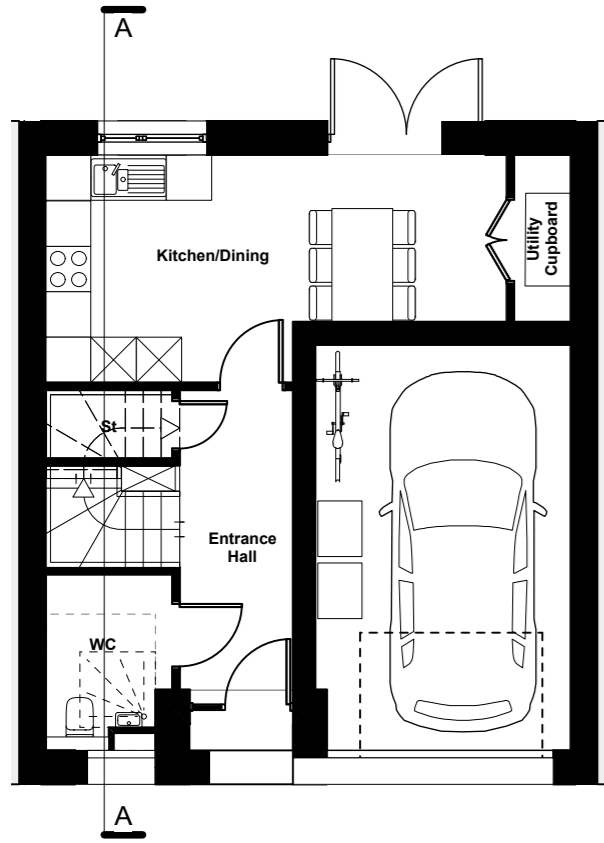
### House Type 6 (M4(2) 3B6P)

Occurs within Building D



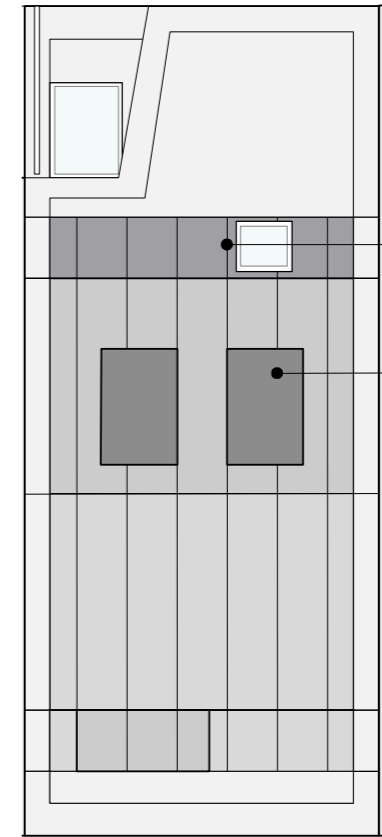
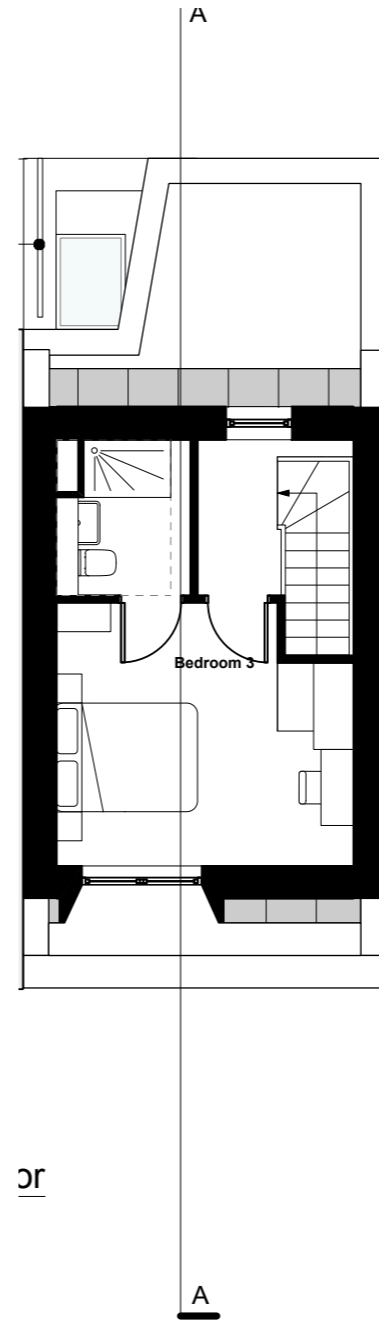
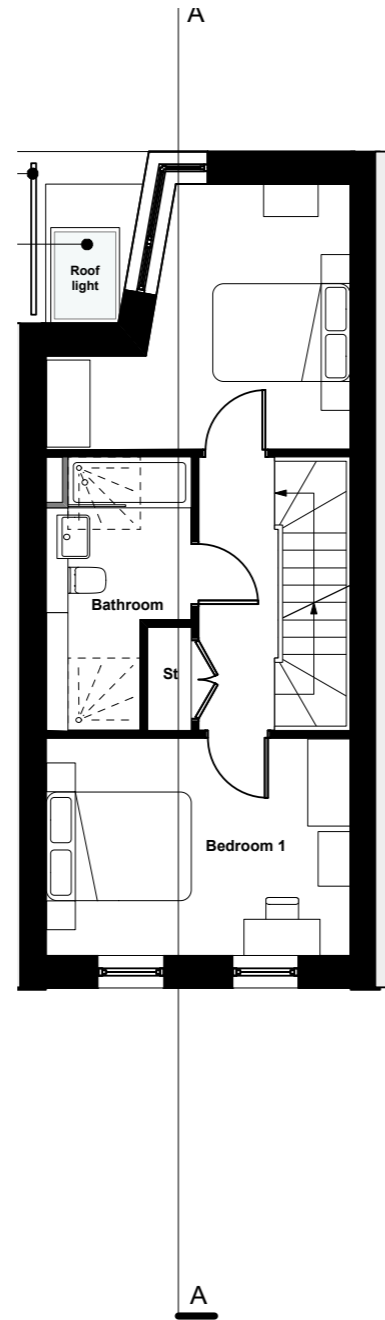
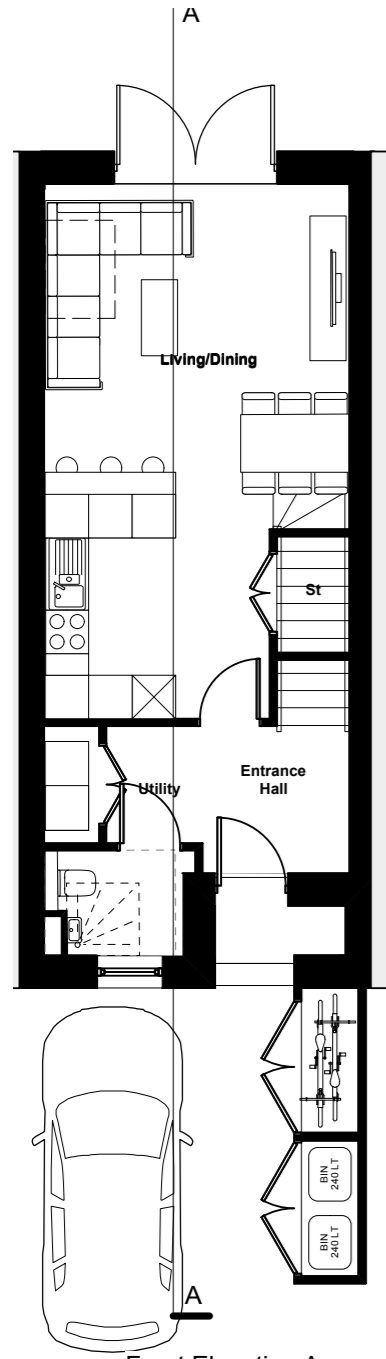
House Type 7 (M4(2) 4B7P)

Occurs within Building D

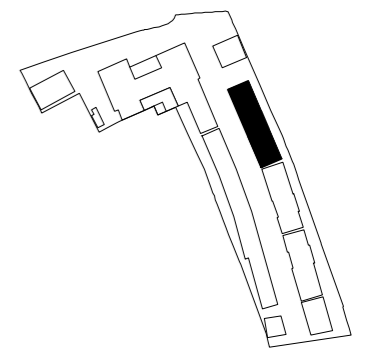


### House Type 8 (M4(2) 3B6P)

Occurs within Building C



or





**Introduction**

**Context**

**Design process**

**Design response**

**Landscape**

**Technical design**

**Access**

**8.0 Appendices**

8.1 Appendix 1 - Consultation comments record



**Pre-application 1 proposal - 12th September 2017**

A new residential development that represents an efficient reuse of an existing site in a highly sustainable and well connected location, designed in line with the principles of national, regional and local policy.

The pre-application 1 proposal consisted of:

- 118 homes including 48 three bed houses and 70 apartments
- Mixture of both private and affordable
- 111 parking spaces including 17 garages
- 133,875 sq ft GIA
- 379 habitable rooms
- Density 107 Units/Ha or 344 Hr/Ha (site area 1.16Ha)

Preliminary mix:

- 27 x 1 bed apartments
- 39 x 2 bed apartments
- 52 x 3 bed apartments

Our proposals included:

- A series of new homes with a complementary mix of unit sizes and building typologies, including terraced houses
- Apartment buildings to the north, ranging from three - six storeys
- Predominantly dual aspect homes for enhanced outlook and daylighting and to avoid direct overlooking
- New buildings set away from eastern and western boundaries
- Dedicated car parking spaces
- Landscaped amenity spaces including private gardens, terraces and public yard
- Flat, active green roofs



Pre-application 1 proposals - artist's sketch



Pre-application sketch - mews street



Pre-application sketch - apartment buildings towards the river



Pre-application sketch - riverfront