

# Design and Access Statement Addendum no.2

April 2021

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# 1.0 Introduction



# 1.0 Introduction

## 1.1 Executive Summary

On 27 May 2020 full Planning and Listed Building Consent applications (ref. 20/03307/FULL & 20/03308/LBC) were submitted to Westminster City Council (WCC) for works at the Development Site bounded by Ebury Street, Pimlico Road, Avery Farm Row, Ebury Square and Cundy Street for the following:

“Comprehensive residential-led mixed-use redevelopment, including demolition of Kylestrome House, Lochmore House, Laxford House, Stack House, Walden House and structures attached to Coleshill Flats; tree removal and pollarding; erection of a partial sub-basement, basement and buildings varying in height from five to 11 storeys, to provide affordable homes (Class C3), market homes (Class C3), senior living accommodation (comprising Class C3 and / or Class C2), alongside a range of uses at partial sub-basement, basement and ground floor level including retail (Class A1), restaurants / cafes (Class A3), drinking establishments (Class A4); offices (Class B1), community space (Class D1), cinema (Class D2); use of the lower ground floor of the Coleshill Flats as retail and / or workspace (Class A1 and / or B1); provision of new pedestrian routes; basement car parking; basement and ground floor circulation, servicing, refuse, ancillary plant and storage; provision of hard and soft landscaping; landscaping works and creation of new play facilities at Ebury Square; rooftop PV panels; rooftop plant equipment; refurbishment and relocation of Arnrud Johnston obelisk to elsewhere within the site; refurbishment and relocation of the water fountain on Avery Farm Row; repair and relocation of the telephone boxes on Orange Square; and other associated works”.

A Planning Addendum was subsequently submitted in October 2020, which covered several amendments, including changes to the landscape design within Ebury Square Gardens, as well as minor amendments to cycle and refuse storage within the basements of buildings A, B and C, Cundy Street highways revisions, and increasing the height of two trees on Avery Farm Row.

The scheme was heard at the WCC Planning (Major Applications) Sub-Committee on 16 February 2021. The decision was ““to defer the application to allow for officers to discuss with the Applicant the implications of reducing the height of Building A1 by a storey. The purpose of reducing the height of Building A1 being to reduce the levels of harm to the residential amenity of the neighbouring residents (with particular reference to daylight and sunlight gains). Following a substantial debate on this item the Committee generally considered the application to be acceptable in all other respects save for the identified harm caused by the height of Building A1”.

Following a substantial debate on this item the Committee generally considered the application to be acceptable in all other respects save for the identified harm caused by the height of Building A1”.

This document sets out the proposed changes to Building A, and associated minor changes to Buildings B and C. These changes have resulted from an extensive period of review of the design and associated Daylight/Sunlight impact to neighbouring properties, as well as discussions WCC officers and residents of Ebury Street/Mozart Terrace.

The main objective has been to propose a design change which would achieve a very similar level of Daylight/Sunlight benefit to removing the top floor of Building A1 but mitigating the loss of floor area and therefore the loss of Affordable Housing, meanwhile ensuring that the design architecturally responds to the design change and context.

The following is a summary of the scheme changes which are proposed as part of this addendum:

### Building A

- The top floor of Building A1 has been substantially set back from the Ebury Street boundary, to mitigate the daylighting impact on neighbouring properties. The setback floor provides discreet areas of external amenity space for residents of this floor as well as an area to plant low level greenery. The design of the new set-back roof level to Building A1 has been developed and is expressed as a rooftop ‘pavilion’, which responds to the language of rooftops elsewhere on the scheme.
- An external terrace would be provided at the fifth floor of Building A1 and there are subsequent changes to the extent of the green roof;
- The design of the mansard roof to Building A1 has been adjusted to reflect the omission of one floor of mansard.
- The design of the roof to Building A2 has also been reviewed in parallel with Building A1 and it is proposed to change the architectural language to be consistent with the rooftop of Building A1. The result is a series of rooftop ‘pavilions’ distributed across Buildings A1, A2, B1 and C.
- The structural slab thickness have been reduced across the whole of Building A, resulting in an overall reduction in building height of approximately 150mm.
- To partially mitigate the impact on Affordable Housing provision, an additional set back floor of accommodation is proposed to the Cundy Street wing, connecting Buildings A1 and A2. In doing so, rooftop plant has been consolidated on Building A2, enabling the rooftop of this new accommodation to provide shared external amenity space, overlooking Building A’s landscaped courtyard.

### Building B

- On the 7th and 8th floor of Building B2/3 five Intermediate Rent tenure homes (all 1 bedrooms) were converted to five Market tenure homes. There would be no external changes as a result of this.

### Building C

- The structural slab thickness have been reduced across the whole of Building C, resulting in an overall reduction in building height of approximately 300mm.

### Stakeholder Engagement

The Applicant and design team has engaged with WCC planning officers and residents of Ebury Street/Mozart Terrace throughout the period following the deferral decision as we have worked up the proposed changes.

The Daylight/Sunlight consultant for the project, GIA, attended all meetings to ensure clear explanation throughout.

### Conclusion

The result of the post-Planning Committee review and the subsequent amendments illustrated in this addendum, is a proposal which:

- Provides very similar daylight and sunlight improvements when compared to the removal of the entire top floor of Building A1.
- Minimises the impact on Affordable Housing provision by introducing a set back floor to Building A1 and additional accommodation to the Cundy Street wing.
- Provides an appropriate architectural response, through a language of rooftop ‘pavilions’, across Buildings A1, A2, B1 and C.

# 1.0 Introduction

## 1.2 Design Evolution - Alternative Schemes

### Committee Meeting - As Submitted

The Committee generally considered the application to be acceptable in all other respects save for the height of Building A1. The application was deferred so that officers could discuss with the Applicant the implications of reducing the height of Building A1 by a storey in order to explore the daylight and sunlight impacts.

### Committee Proposal

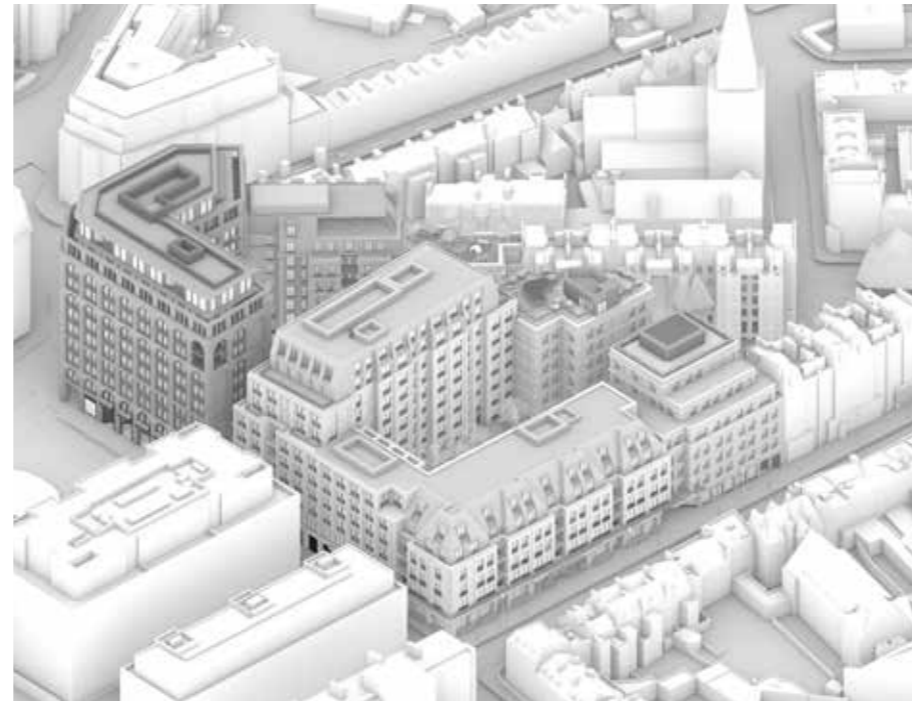
The committee asked the Applicant to consider removing the top (fifth) floor of building A1 to improve the access to daylight for neighbouring properties (O2). The design team and daylight consultant provided a series of simulations and daylighting measures to compare the 'As Submitted' scheme (1) with a scenario that includes the removal of the Fifth Floor (O2). This removal would impact the scheme's viability and reduce the provision of affordable housing by 15 units (from a total of 93). The design team presented results of the daylight assessments and the implications upon the affordable housing to WCC during the planning meeting and residents during consultations in March 2021. Both WCC and residents understood the implications and were open to working on alternative proposal which would achieve very similar Daylight/Sunlight benefit but with a smaller loss of Affordable Housing.

### Alternative

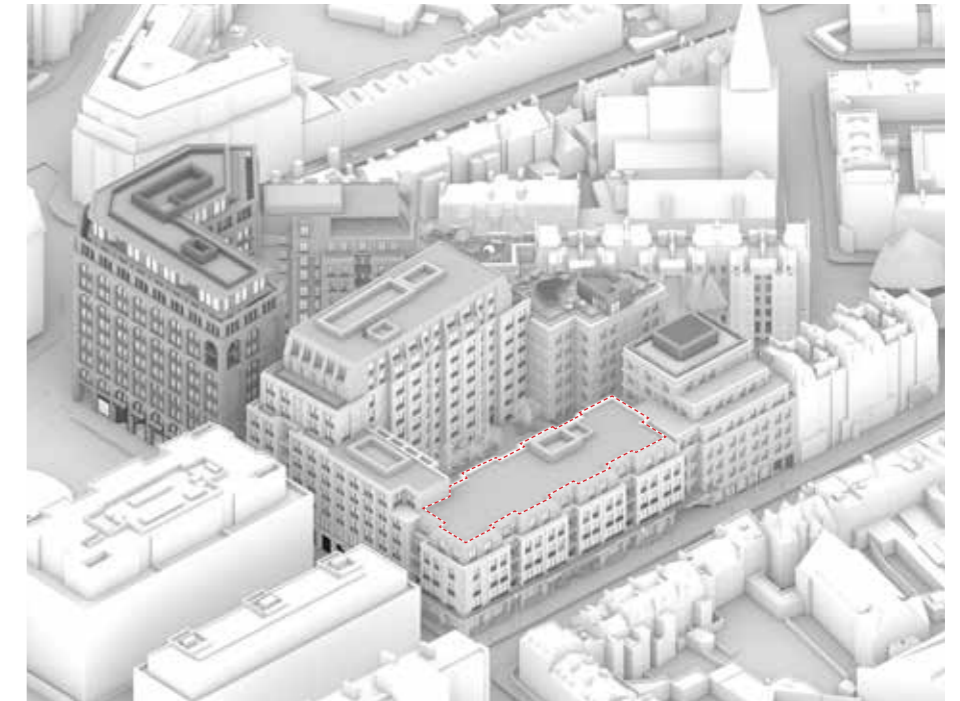
To reduce the impact on the affordable housing provision, the design team developed options to reduce the area's loss and keep the affordable housing quantum as close to the 'As submitted' scheme. Daylighting results with the whole top floor of Building A1 removed was taken as a base case scenario and massing was added back where it did not impact existing resident's daylighting. One of the options was an Alternative Proposal (O3), where only part of the Fifth Floor was removed, and the corner of Ebury Street and Cundy Street was kept as per the submitted scheme. This option was discounted as it did not achieve the same level of Daylight/Sunlight benefit as removing the Fifth Floor (O2).

### Final Proposal

The final proposal (O4) achieved very similar daylighting results as 'Fifth Floor removal' for neighbouring properties. The proposal includes a full set back of the Fifth Floor and an overall height reduction of Building A and C. To decrease the negative impact on the affordable housing provision, additional massing was added to Cundy Street on the Sixth Floor. A material amendment to the top of Building A2 followed architectural changes to the top of Building A1 to ensure a continuity of design elements across the scheme.



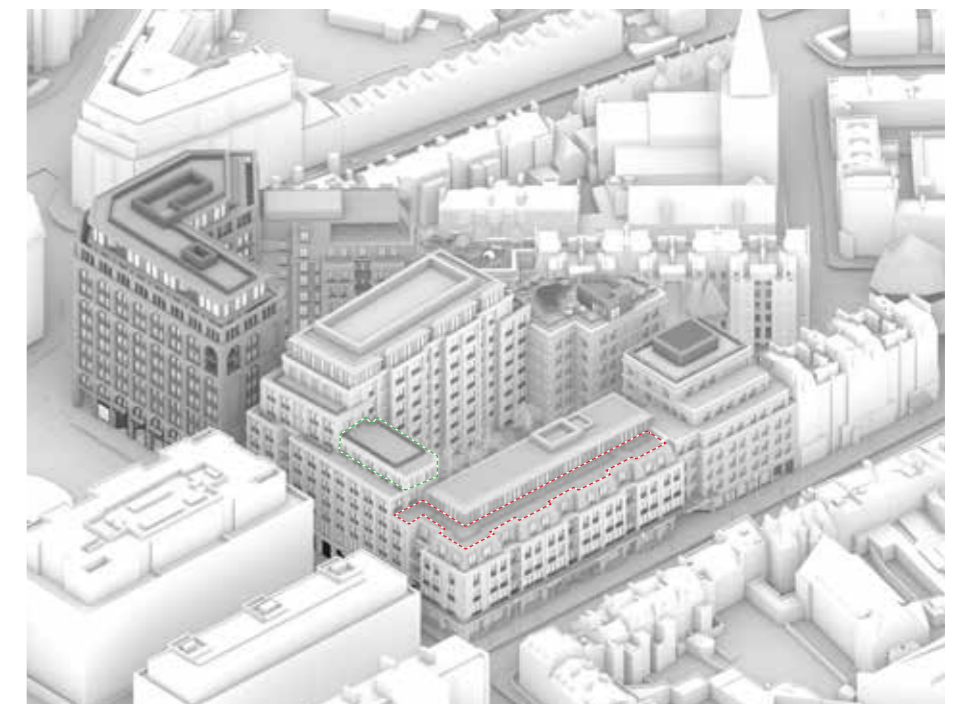
O1. As Submitted



O2. As suggested by Committee - Fifth Floor removal



O3. Alternative



O4. Final Proposal

# 2.0 Building A - Design Proposal Amendments



# 2.0 Building A - Design Proposal Amendments

## 2.1 Design Principles - Proposal

### Design Development Principles

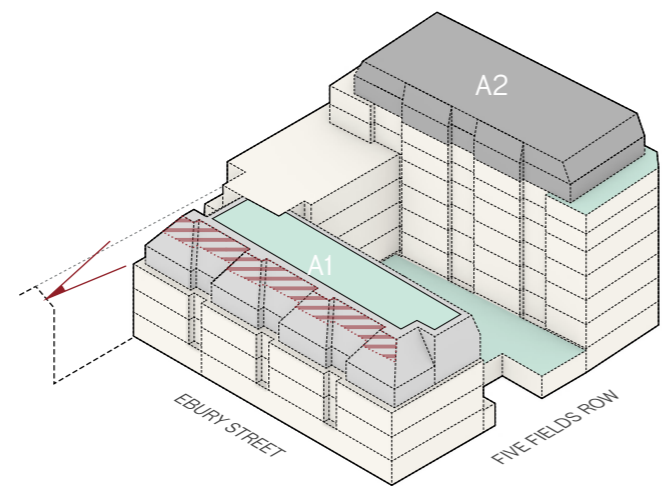
A series of steps were developed with the design team and daylighting consultant to respond to residents concerns regarding daylighting to their properties on Ebury Street.

First, part of the Fifth Floor was removed to ensure very similar daylighting results are achieved as if the whole Fifth Floor of Building A1 was removed (O1).

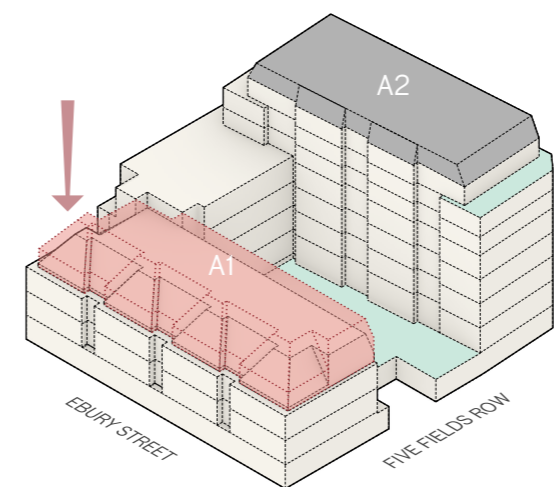
This resulted in a change in the architectural articulation of the existing massing from the double mansard to a single mansard, extending brick articulation by a floor in Building A2 and the creation of two pavilions on Building A1 and A2, respectively (O2).

Additional set back massing of one floor to Cundy Street was introduced to reduce the negative impact on affordable housing (O3), creating an opportunity to add new external amenity on the Seventh Floor. The articulation of the top floors to Building A1 and A2 was redefined in metal (O4) to create a legible relationship with the top floors of Building B1 and C.

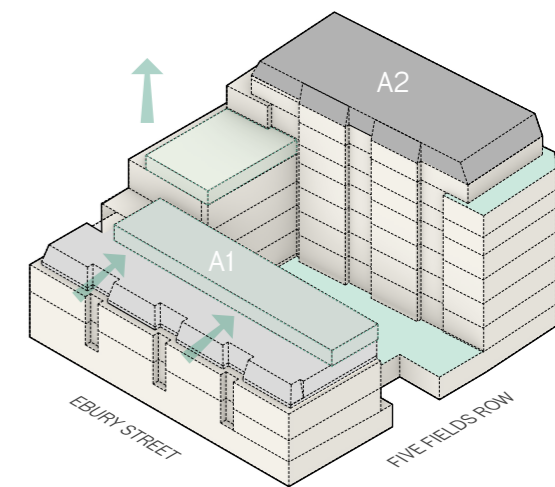
Finally, three storeys across the whole of Building A was reduced in height to lower the top parapet of the building and further improve the daylighting to neighbouring properties (O5). The articulation of the top floors provide an appropriate architectural response unifying the rooftop pavilions that tie in with the top of Building B1 and C (O6).



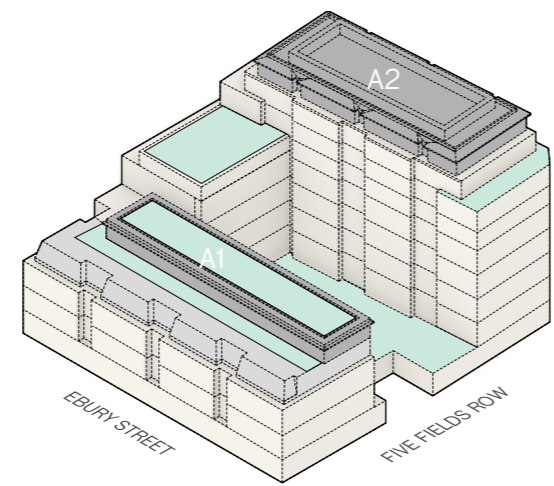
O1. As Submitted



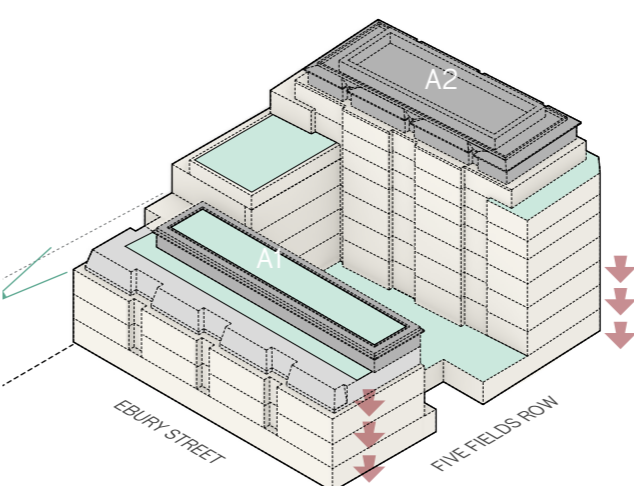
O2. Building A1 Fifth Floor



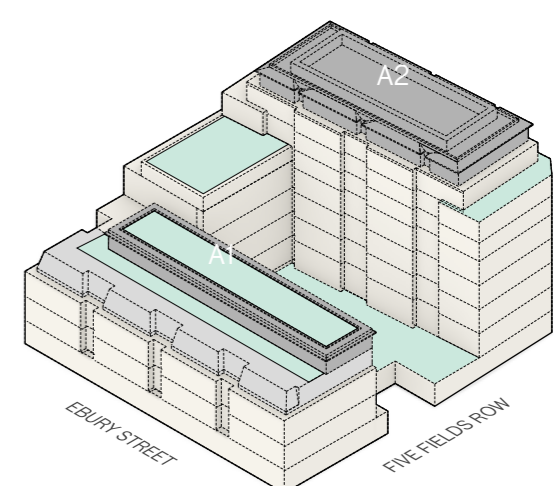
O3. Set back/ additional massing



O4. Pavilions



O5. Floor 1-3 reduced height



O6. Final Proposal

## 2.0 Building A - Design Proposal Amendments

### 2.1 Design Changes

#### Building A1

The design and massing of Building A1 and A2 was amended to respond to existing residents' concerns regarding access to daylight to their properties along Ebury Street. The most notable change is the removal of half of the top floor of Building A1 to respond to daylighting concerns (O1).

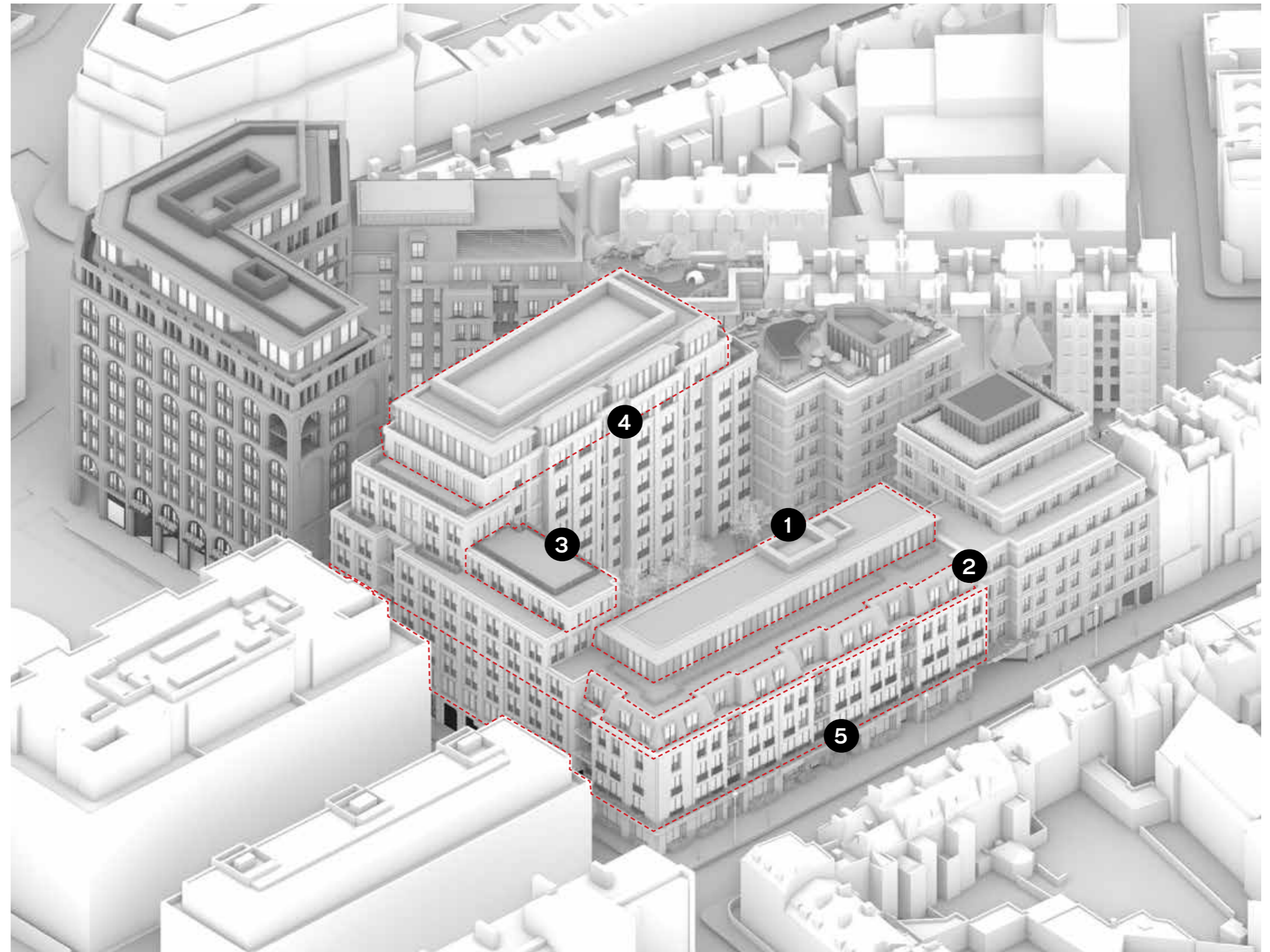
The remaining massing is set back from the edge of the building to ensure very similar levels of Daylight/ Sunlight benefit as removing the whole top floor. The amended proposed top floor is a metal pavilion, similar in architectural treatment to the top of Building B1 and C. A discrete communal terrace is provided at this level, hidden behind a greenery and located in a way that is not visible from existing residents' windows across Ebury Street. The metal used on the pavilion is zinc matching in tone and materiality to the mansard on the fourth floor below. The shape of the remaining single-storey mansard on Fourth Floor was changed to a more traditional roof pitch in keeping with the local conservation area (O2).

To reduce the impact on the affordable housing provision, extra massing was added along Cundy Street on the Sixth Floor (O3). The massing is set back to mitigate Daylight / Sunlight impact to the opposite property. The elevational treatment of this additional mass continues the defined facade articulation below. A communally terrace can be accessed by all residents on the Seventh Floor.

#### Building A2

No massing changes were made to Building A2. The architectural treatment was amended to match the updated design and materiality of the Building A1 roof pavilion on the Fifth Floor (O4). The choice of materiality on floor eight was amended to brick in line with comments received by the WCC Design Officer to reduce the visual perception of this two-storey element, to a single storey, thus minimising the impact in long views along Eaton Terrace. The façade material was changed from a grey pre-cast concrete to a London stock brick and pigmented pre-cast concrete in keeping with the rest of the scheme.

Additionally, Building A1 and A2 were reduced in height by 150mm throughout (floors one to three reduced in height by 50mm each) to further reduce the daylighting impact on neighbouring buildings (O5).



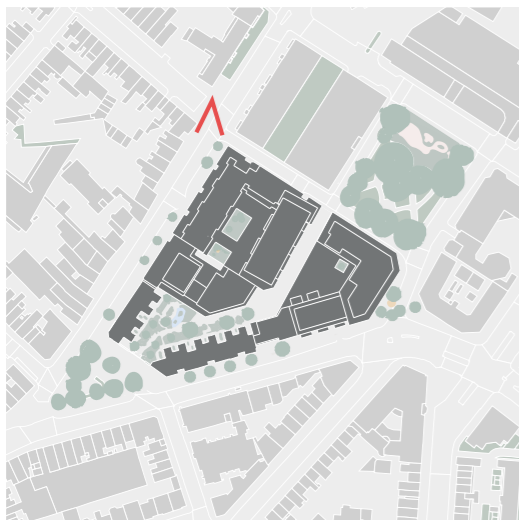
## 2.0 Building A - Design Proposal Amendments

### 2.2 Ebury Street

#### As Submitted

The adjacent south-facing view from the Ebury Street / Eaton Terrace / Cundy Street junction shows Building A in the foreground and Building C adjoining the Coleshill Flats at the end of Ebury Street in the distance. The main body of the building between Ground Floor and Third Floor is articulated in brickwork, in keeping with the scale and character of the Belgravia housing opposite. Tonally, Buildings A and C complement the sequence of yellow and brown brick buildings from Elizabeth Street which become gradually lighter towards the Coleshill Flats. The relationship of the architectural languages of Building A1 (Ebury Street) and Building A2 (Cundy Street and Elizabeth Place) can be seen in this view as the proposal turns along Cundy Street.

The integration of high-quality landscape design is a fundamental principle across the whole of the Cundy Street Quarter. On Ebury Street, new street trees are proposed along the pavement, with a low level hedge softening the building edge and referencing the Georgian gardens opposite. Planting at cornice level extends to Five Fields Row and the building's vertical recesses are planted at each level forming vertical gardens, which will help to define the multiple 'frontages' along Ebury Street.



Ebury Street View - As Submitted

## 2.0 Building A - Design Proposal Amendments

### 2.2 Ebury Street

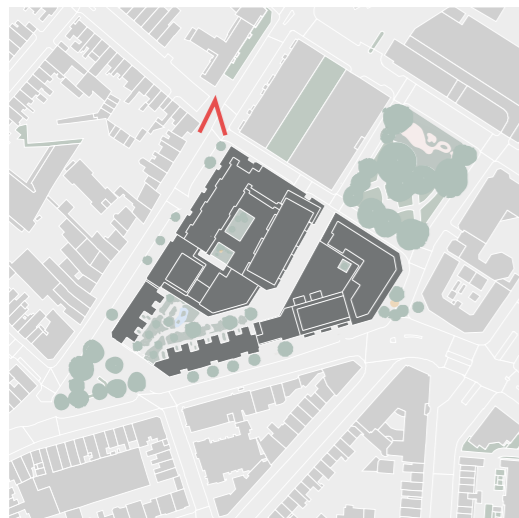
#### Proposal

The amended proposal respects the building and street context and proposes no change to materiality or the proportions to the ground and the to main body of the Building A. The ground floor, location of entrances and facade articulation remained unchanged up to the third floor. To reduce the impact on daylighting of the neighbouring properties, the floor to floor height was reduced by 150mm across floors one to three.

The most significant change is to the top of the building. The articulation and materiality remain the same, but the double storey mansard has been reduced to a single storey with dormer windows. The extent of the top floor was set back to an extent that is no longer visible in this view and ensures there is very similar Daylight/Sunlight benefit to removing the whole top floor.

The angle of the mansard roof was amended appropriately to reflect more traditional single-storey proportions found in the immediate context.

Building C, visible in the distance between Building A and Coleshill Flats, was reduced in height by 300mm to provide additional Daylight/Sunlight improvements to the neighbouring properties.



Ebury Street View - Proposal

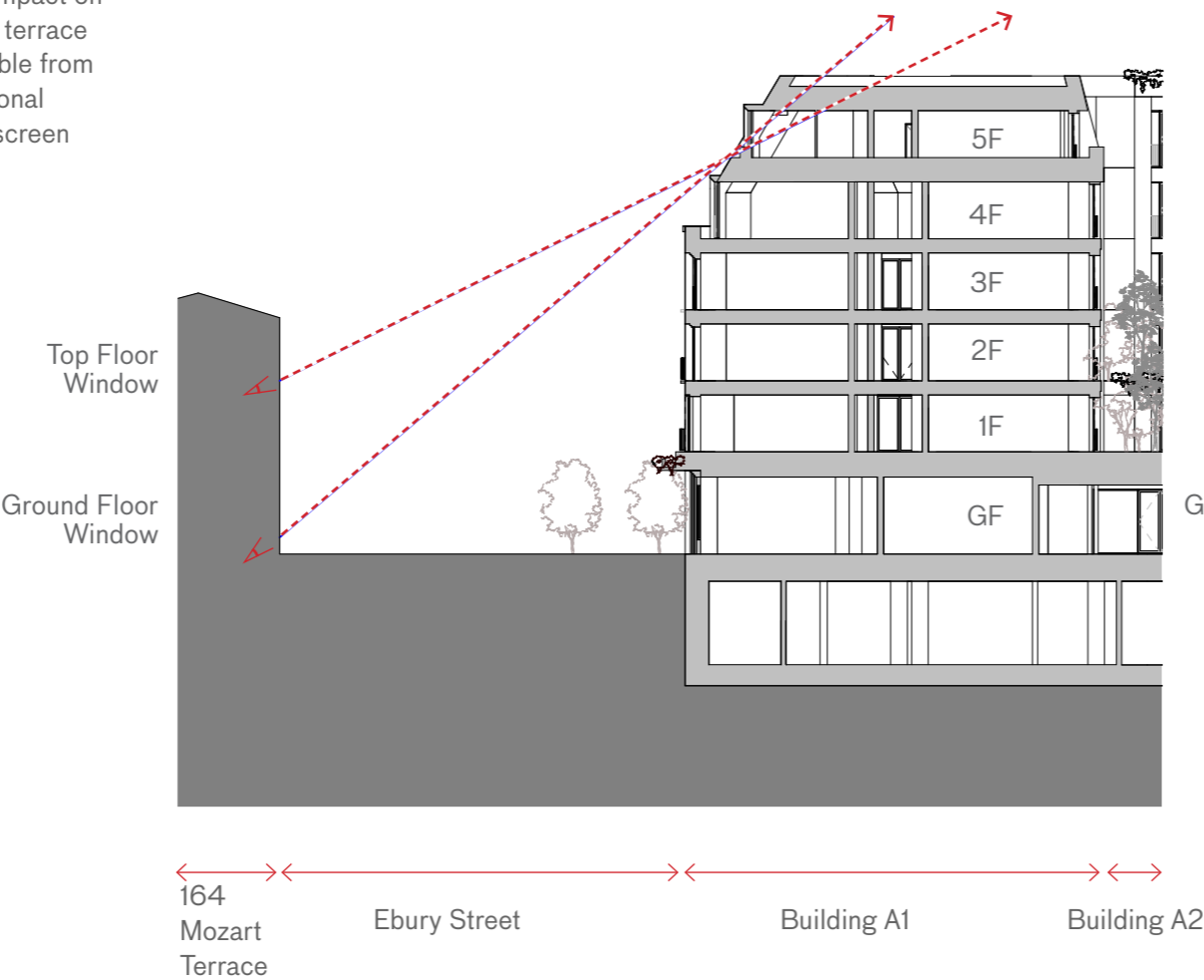
# 2.0 Building A - Design Proposal Amendments

## 2.2 Ebury Street Bay Study

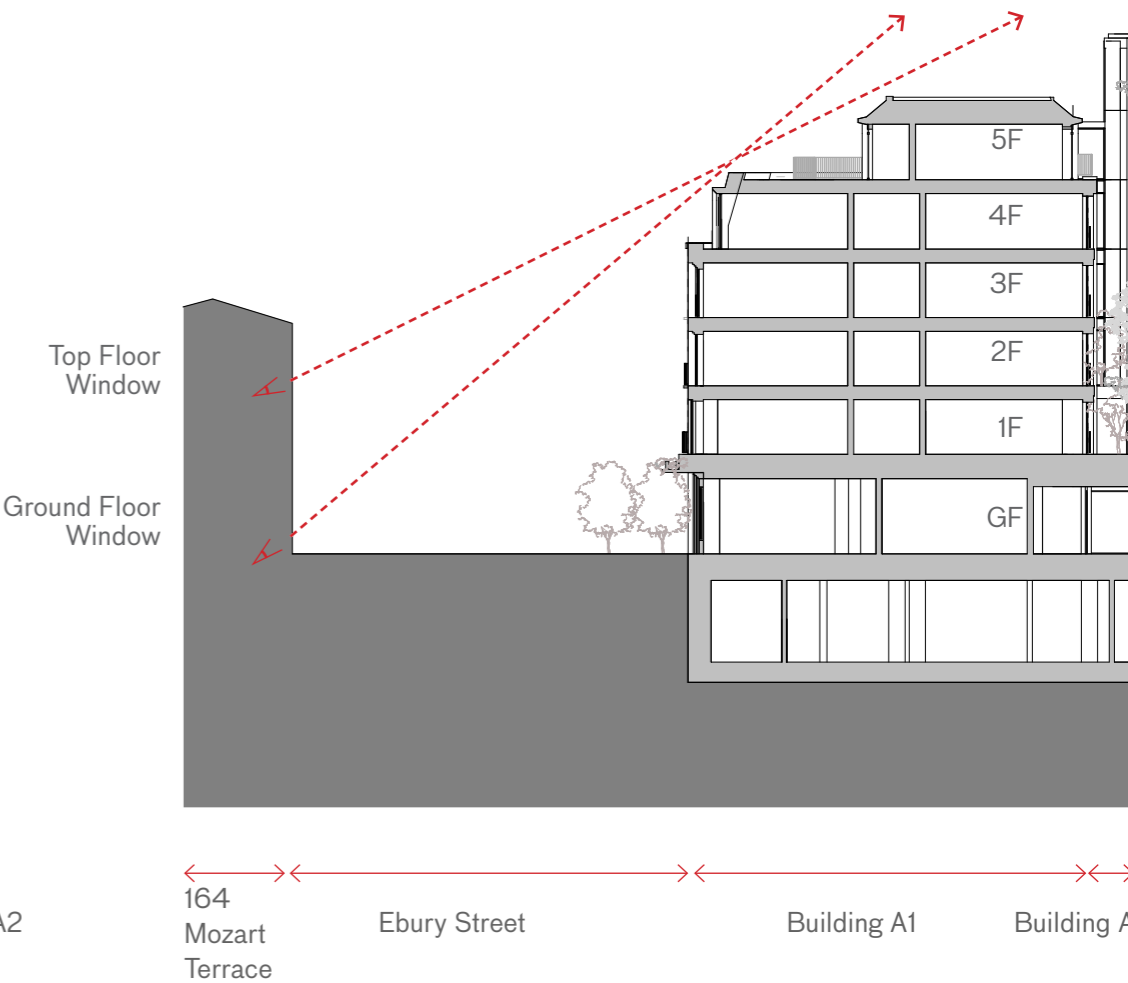
### Ebury Street - Building A1 - Proposal

Due to the daylighting concerns from residents at Mozart Terrace on Ebury Street, a series of options were developed with the design team and daylighting consultant. These options were carried out to understand how to improve the daylighting conditions by reducing the top of Building A1's massing while keeping the provision of affordable housing as close to 'As Submitted' scheme.

The design team reviewed the daylighting results when the whole of the top floor on Building A1 was removed as a base case scenario and added back in massing that would not affect daylighting. The proposal would achieve a very similar level of Daylight/Sunlight benefit to removing the whole top floor, but minimises impact on affordable housing offer. The proposed discrete terrace is located far away from the edge and is not visible from residents' windows across the street. The additional greenery at the edge of the building provides a screen and enhance biodiversity.



Section AA - As Submitted  
Red line indicates visible elements of Fifth Floor from 164 Mozart Terrace opposite, used as an indicative property on the street.



Section AA - Proposal  
Red line indicates that there are no visible elements of Fifth Floor from 164 Mozart Terrace opposite, used as an indicative property on the street.

## 2.0 Building A - Design Proposal Amendments

### 2.2 Ebury Street Bay Study

#### As Submitted

The facade design of Building A1 is illustrated in the adjacent bay study.

A pigmented precast / technical stone cornice wraps the Ground Floor, emphasising the base, while the main body is brickwork with a dark pigmented zinc standing-seam roof.

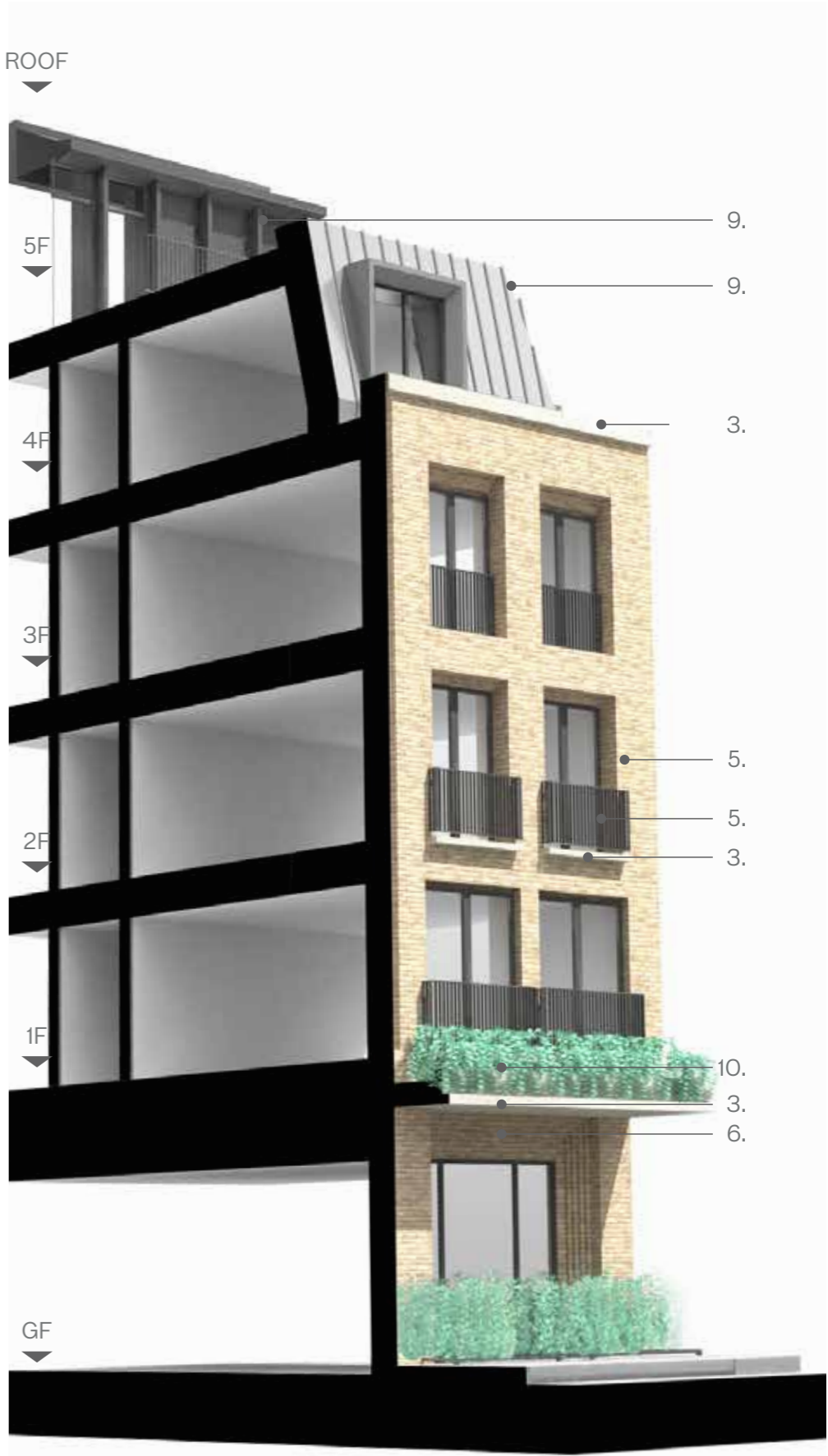
#### Proposal

No material changes are proposed to this facade. The Fifth Floor pavilion is a pigmented Zinc Roofing, similar to mansard material on the floor below.

1. Pigmented Precast / Technical Stone Frame (Buff)
2. Pigmented Precast / Technical Stone Frame (Grey)
3. Pigmented Precast / Technical Stone Cornice (White)
4. Bronze Wrapped Hardwood Window Frames
5. Dark Grey Metal Windows and Balustrades
6. Yellow Brick
7. Infill Yellow Brick Panels
8. Infill Grey Brick Panels
9. Pigmented Zinc Roofing
10. Planting



Ebury Street - Bay Study (indicative) As Submitted



Ebury Street - Bay Study (indicative) Proposal

## 2.0 Building A - Design Proposal Amendments

### 2.3 Ebury Street Bay Study

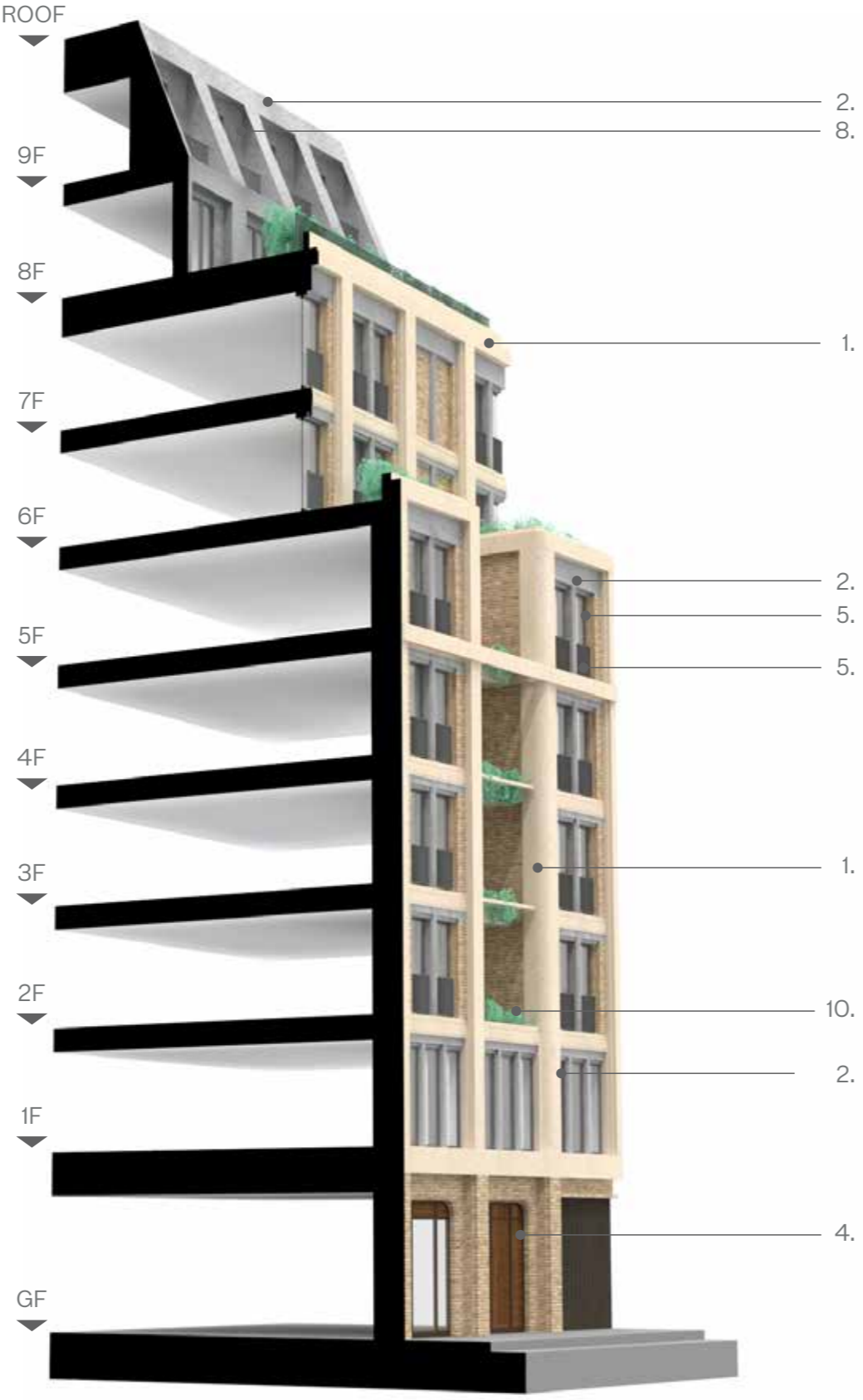
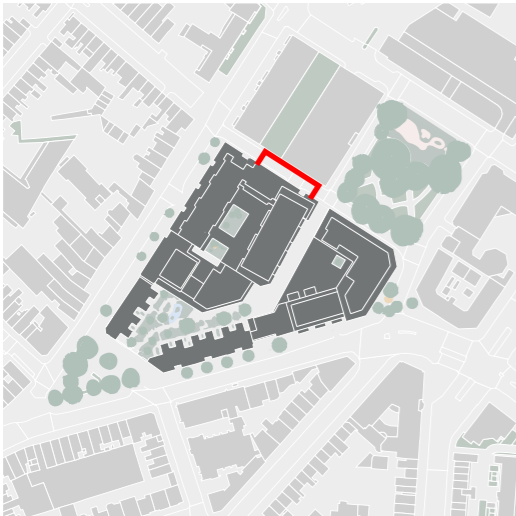
#### As Submitted

In terms of massing, Cundy Street negotiates the differences in height between Ebury Street and Elizabeth Place. Setbacks are utilised to break up the massing along Cundy Street, with setbacks proposed both where Building A1 and A2 meet, and at significant levels of transition, such as between the Sixth Floor and Eighth Floor shown here. Much like the keystones and mullions featuring within the setback bays of Georgian houses, grey precast lintels and piers feature within each bay creating material contrast, inspired by the immediate surroundings.

#### Proposal

Architectural treatment for the last floor has been amended to match the updated design and materiality of Building A1's rooftop pavilion on the top floor. The facade of the floor below is updated with agreement with the WCC Design Officer's comments to reduce this tall element's visual impact in long views from Eaton Terrace. The façade material was changed from a grey pre-cast concrete to a London stock brick and pigmented pre-cast concrete to match.

1. Pigmented Precast / Technical Stone Frame (Buff)
2. Pigmented Precast / Technical Stone Frame (Grey)
3. Pigmented Precast / Technical Stone Cornice (White)
4. Bronze Wrapped Hardwood Window Frames
5. Dark Grey Metal Windows and Balustrades
6. Yellow Brick
7. Infill Yellow Brick Panels
8. Infill Grey Brick Panels
9. Pigmented Zinc Roofing
10. Planting



Cundy Street - Bay Study (indicative) As Submitted



Cundy Street - Bay Study (indicative) Proposal

## 2.0 Building A - Design Proposal Amendments

### 2.4 Elizabeth Place Bay Study

#### As Submitted

Massing along Elizabeth Place sets back and recedes on the Eighth Floor, sloping in its geometry on the Ninth Floor. This receding roof line minimises the visual impact when approaching Cundy Street Quarter while bringing maximum daylight into the Senior Living Courtyard.

#### Proposal

Architectural treatment for the last floor has been amended to match the updated design and materiality of Building A1's rooftop pavilion on the top floor - Pigmented Zinc. The facade of the floor below is updated with agreement with the WCC Design Officer's comments to reduce this tall element's visual impact in long views from Eaton Terrace. The façade material was changed from a grey pre-cast concrete to a London stock brick and pigmented pre-cast concrete to match main body of the building.

1. Pigmented Precast / Technical Stone Frame (Buff)
2. Pigmented Precast / Technical Stone Frame (Grey)
3. Pigmented Precast / Technical Stone Cornice (White)
4. Bronze Wrapped Hardwood Window Frames
5. Dark Grey Metal Windows and Balustrades
6. Yellow Brick
7. Infill Yellow Brick Panels
8. Infill Grey Brick Panels
9. Pigmented Zinc Roofing
10. Planting



Elizabeth Place - Bay Study (indicative) - As Submitted



Elizabeth Place - Bay Study (indicative) Proposal

## 2.0 Building A - Design Proposal Amendments

### 2.5 Building A - Senior Living Accommodation

#### Organising Senior Living Care - As Designed

As Submitted  
The 'As-Designed' scheme which forms this application at present represents a middle ground route offering a combination of C2 and C3 class uses. The arrangement of the two types of Senior Living care areas are separated across multiple floors of Building A, with the Ground Floor and Basement offering amenities for all residents.

A secured environment on the First to the Fourth Floor is devoted to Assisted Living (C2) residents, offering easily accessible floors for staff while providing direct access to the outdoor courtyard.

From the Fifth Floor upwards, all floors are dedicated to Independent Living (C3) - for the most able residents who are less dependent on the services of an operator, but may require some basic provisions of care and support on a demand basis.

Proposal  
No change to this arrangement is proposed, areas and unit numbers that are amended are noted in red.

Floorspace	As Designed
Floorspace* in Buildings B & C (Conventional C3)	23,047
Floorspace* in Independent Living in Building A (Conventional C3)	6,780
Total	29,827
Of which Affordable	9,919
% Affordable	33%
Other floorspace in Building A (Assisted Living, C2)	11,407

'As-Designed' Scheme - Area Schedule by Floorspace  
\*GIA, Westminster City Council

Units	As Designed
Units in Buildings B & C (Conventional C3)	163
Units in Independent Living in Building A (Conventional C3)	35
Total	198
Of which Affordable	88
% Affordable	44%
Other Units in Building A (Assisted Living, C2)	100

Habitable Rooms	As Designed
Habitable Rooms in Independent Living in Building A (Conventional C3)	74
Other Habitable Rooms in Building A (Assisted Living, C2)	112
Total	186

'As-Designed' Scheme - Area Schedule by Units



- Assisted Living (C2)
- Independent Living (C3)
- Kitchen & BOH
- Amenities
- Retail
- Building B

Building A - Senior Living Accommodation

## 2.0 Building A - Design Proposal Amendments

### 2.5 Building A - Senior Living Accommodation

**Organising Senior Living Care -  
Maximum Assisted Living**

As Submitted  
Details of the proposed operational model are continuing to evolve through discussions between the Applicant and Senior Living Operators.

It should be noted that this option does not propose any changes to the external building elevations as well as the Ground Floor and Basement general arrangements.

This option demonstrates the maximum amount of Assisted Living (C2) which may be pursued in a future scheme, should further market testing show a high demand for this level of care. In this option Floors 1-5 would be dedicated to Assisted Living (C2) with Floors 6-9 dedicated to Independent Living (C3).

While these pages illustrates a range of flexibility with the proposed class uses, all subsequent pages within this planning application will only be concerned with the 'As-Designed' route.

Proposal  
No change to this arrangement is proposed, areas and unit numbers that are amended are noted in red.

Floorspace	Maximum Assisted Living
Floorspace* in Buildings B & C (Conventional C3)	23,047
Floorspace* in Independent Living in Building A (Conventional C3)	5,169
Total	28,216
Of which Affordable	9,919
% Affordable	35%
Other floorspace in Building A (Assisted Living, C2)	13,018

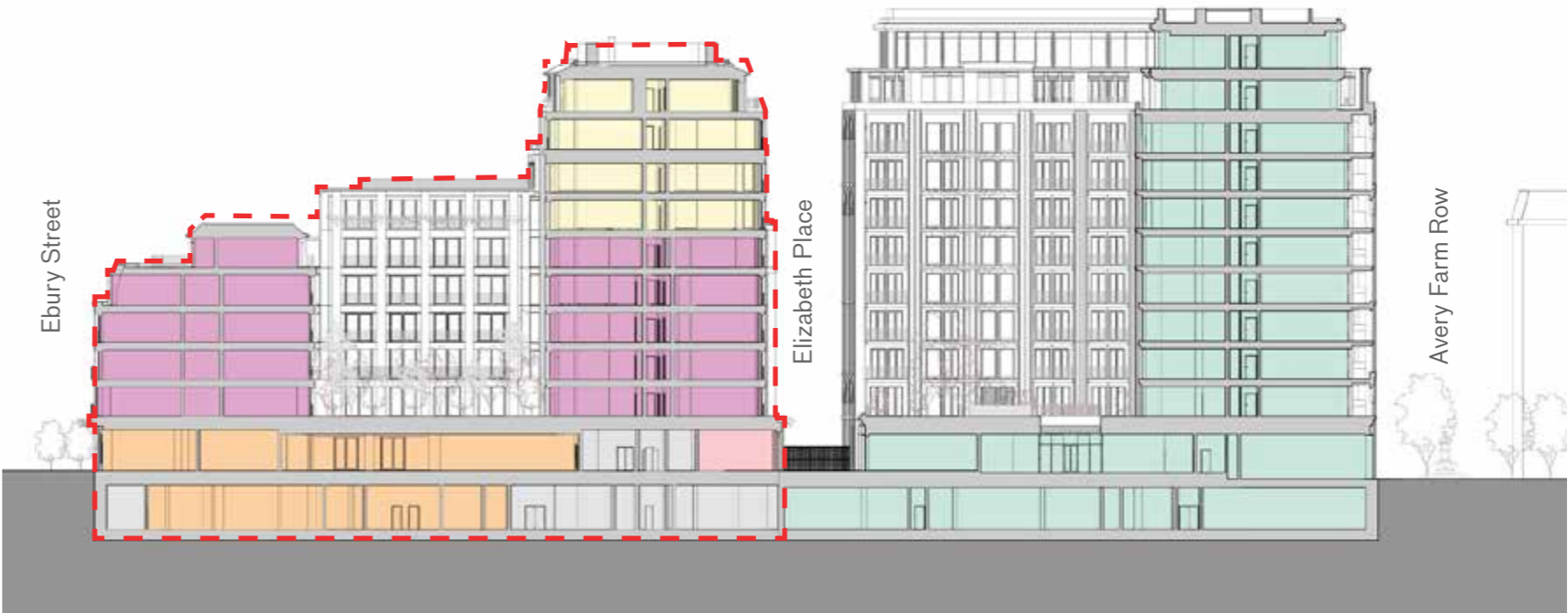
'Maximum Assisted Living' Scheme - Area Schedule by Floorspace

\*GIA, Westminster City Council

Units	Maximum Assisted Living
Units in Buildings B & C (Conventional C3)	163
Units in Independent Living in Building A (Conventional C3)	24
Total	187
Of which Affordable	88
% Affordable	47%
Other Units in Building A (Assisted Living, C2)	115

Habitable Rooms	Maximum Assisted Living
Habitable Rooms in Independent Living in Building A (Conventional C3)	49
Other Habitable Rooms in Building A (Assisted Living, C2)	130
Total	179

'Maximum Assisted Living' Scheme - Area Schedule by Units



- Assisted Living (C2)
- Independent Living (C3)
- Kitchen & BOH
- Amenities
- Retail
- Building B

Building A - Senior Living Accommodation

## 2.0 Building A - Design Proposal Amendments

### 2.5 Building A - Senior Living Accommodation

**Organising Senior Living Care -  
Maximum Independent Living**

As Submitted  
In contrast to the Maximum Assisted Living option, the Applicant and potential operators may agree that the spatial provisions under C2 circumstances are atypical of the area, maintaining that demand lies in self-contained apartments with a potential additional bedroom as opposed to self-contained studio-type units with lower levels of care.

It should be noted that this option does not propose any changes to the external building elevations as well as the Ground Floor and Basement general arrangements.

The diagram to the right demonstrates how, within this option, all floors from the First Floor until the Ninth Floor are dedicated to Independent Living (C3).

While these pages illustrates a range of flexibility with the proposed class uses, all subsequent pages within this planning application will only be concerned with the 'As-Designed' route.

Proposal  
No change to this arrangement is proposed, areas and unit numbers that are amended are noted in red.



Building A - Senior Living Accommodation

Floorspace	Maximum Independent Living
Floorspace* in Buildings B & C (Conventional C3)	23,047
Floorspace* in Independent Living in Building A (Conventional C3)	18,187
Total	41,234
Of which Affordable	9,919
% Affordable	24%
Other floorspace in Building A (Assisted Living, C2)	0

'Maximum Independent Living' Scheme - Area Schedule by Floorspace  
\*GIA, Westminster City Council

Units	Maximum Independent Living
Units in Buildings B & C (Conventional C3)	163
Units in Independent Living in Building A (Conventional C3)	90
Total	253
Of which Affordable	88
% Affordable	35%
Other Units in Building A (Assisted Living, C2)	0

Habitable Rooms	Maximum Independent Living
Habitable Rooms in Independent Living in Building A (Conventional C3)	225
Other Habitable Rooms in Building A (Assisted Living, C2)	0
Total	225

'Maximum Independent Living' Scheme - Area Schedule by Units



# 2.0 Building A - Design Proposal Amendments

## 2.5 Building A - Senior Living Accommodation

### First to Third Floor - Assisted Living (1-4F) As Submitted

Layouts from the First to Third Floor are virtually identical, with Assisted Living occupying all three floors. Assisted Living provides specialised care and services to assist seniors living with increasing needs as well as types of dementia such as Alzheimer’s, providing security measures to keep residents safe, with exclusive access to a majority of the outdoor First Floor podium space.

The spatial programming is arranged to offer residents generous open-plan amenity spaces along Cundy Street, with each wing along Ebury Street and Elizabeth Place dedicated to sleeping quarters.

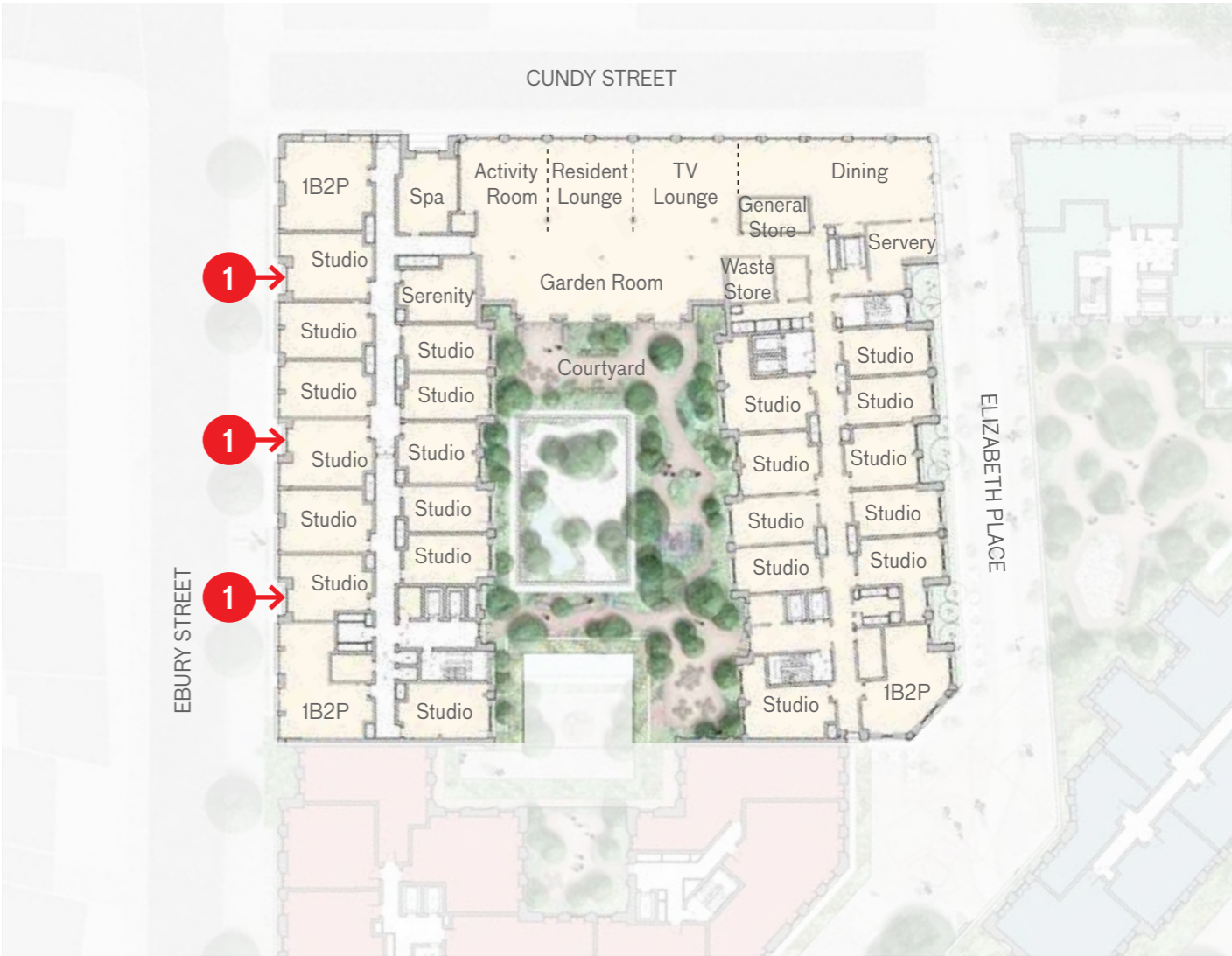
This arrangement provides optimum aspect views for resident’s accommodation either facing Ebury Street, Elizabeth Place or into the Senior Living Courtyard.

### First to Third Floor - Assisted Living (1-4F) Proposal

The amended proposal is not suggesting any major changes to these floors apart from shallower setbacks to the Ebury Street Elevation, noted below as (O1) on the first to third floor. This is to ensure that building elevation will read from street view as terraced town houses and not as three separate buildings.



Building A - First Floor Plan - As Submitted



Building A - First Floor Plan - Proposal



# 2.0 Building A - Design Proposal Amendments

## 2.5 Building A - Senior Living Accommodation

### Fifth Floor - Independent Living - As Submitted

Assisted Living accommodation offers daily care in private, accessible apartments for residents, with communal amenities along Cundy Street, bridging the two corridors of studio and one-bed apartments. The only difference between the First and Third Floor and the Fourth Floor is the setback of the mansard roof along all Ebury Street.

The Fifth Floor upwards provides the Independent Living accommodation, offering a mixture of studio, one-bed and two-bed apartments. Independent Living offers self-contained dwellings, with the option of on-demand services, provided by the Senior Living Operator.

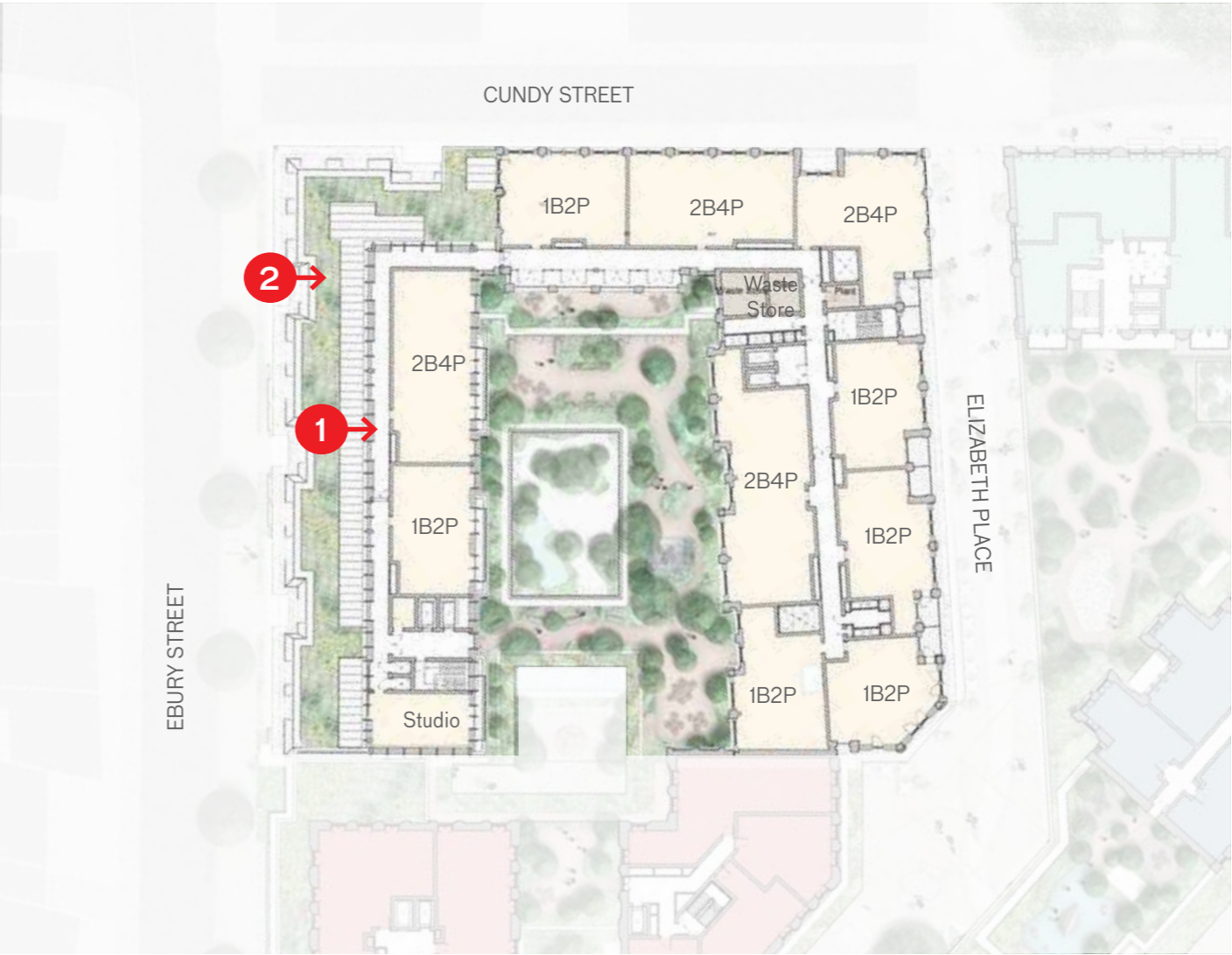
### Fifth Floor - Independent Living - Proposal

The most significant changes to the building outline and floor plan are on the Fifth and Sixth Floors. The massing of the Fifth Floor along Ebury Street has been halved in size, with a now single-loaded corridor (1) that leads to apartments on orientated to the courtyard side as before and to newly created outdoor terraces on Ebury Street side (2) with additional greenery.

Three residential units were lost in comparison to the 'As Submitted' proposal on this floor.



Building A - Fifth Floor Plan - As Submitted



Building A - Fifth Floor Plan - Proposal



# 2.0 Building A - Design Proposal Amendments

## 2.5 Building A - Senior Living Accommodation

### Sixth to Seventh Floor - Independent Living - As Submitted

The massing along Ebury Street and Cundy Street concludes at the Fifth Floor in line with its immediate surroundings. Along Elizabeth Place, the Independent Living apartments continue up to the Ninth floor, offering communal break-out spaces and a south-facing shared garden accessible to all residents, overlooking Elizabeth Place Gardens.

The top two floors step back and are set within a mansard roof form, ensuring that the massing is recessive and therefore reducing impact on key townscape views.

### Sixth to Seventh - Independent Living - Proposal

The massing along Cundy Street on the Sixth Floor was added to form a new apartment with outdoor amenities (1). On top of that new massing, on the Seventh Floor, a new communal terrace was created.

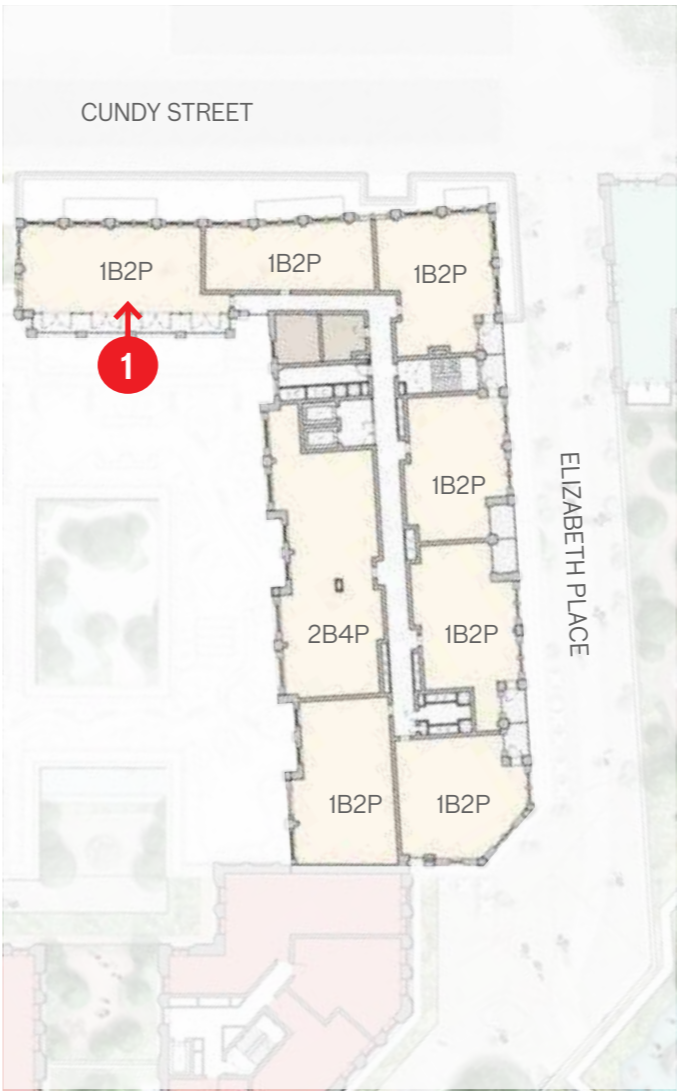
The lounge was moved from the Eighth Floor to the Seventh Floor to be adjacent to the new terrace above new apartment (2).



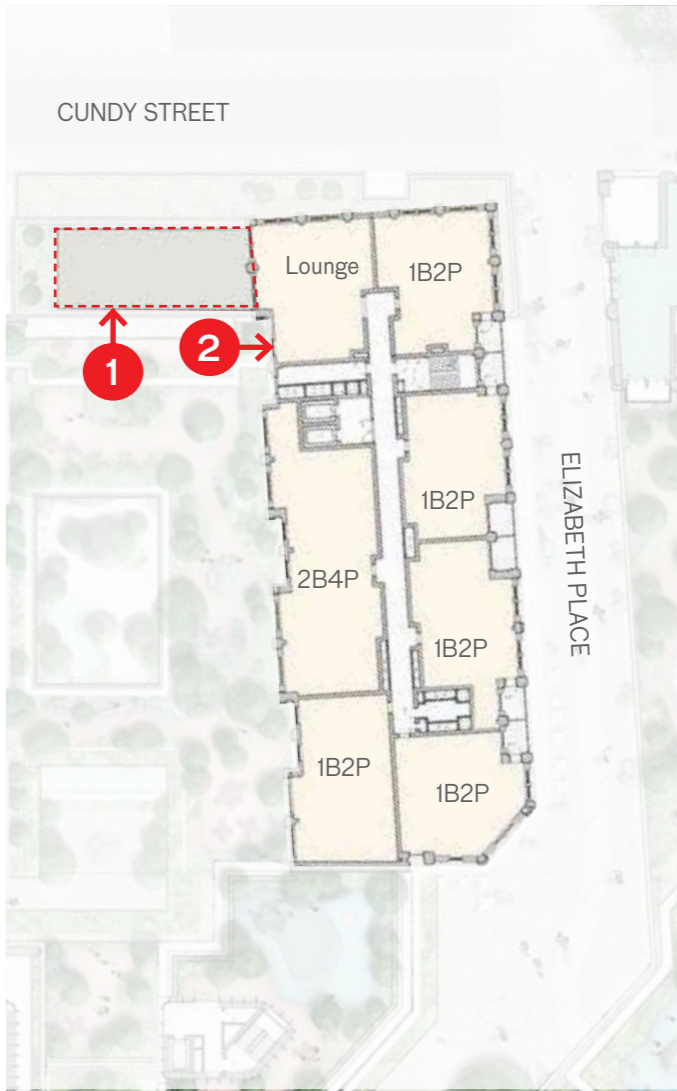
Building A - Sixth Floor Plan - As Submitted



Building A - Seventh Floor Plan - As Submitted



Building A - Sixth Floor Plan - Proposal



Building A - Seventh Floor Plan - Proposal



# 2.0 Building A - Design Proposal Amendments

## 2.5 Building A - Senior Living Accommodation

### Eight to Ninth Floor - Independent Living - As Submitted

The massing along Ebury Street and Cundy Street concludes at the Fifth Floor in line with its immediate surroundings. Along Elizabeth Place, the Independent Living apartments continue up to the Ninth floor, offering communal break-out spaces and a south-facing shared garden accessible to all residents, overlooking Elizabeth Place Gardens.

The top two floors step back and are set within a mansard roof form, ensuring that the massing is recessive and therefore reducing impact on key townscape views.

### Eight to Ninth Floor - Independent Living - Proposal

The lounge was moved from the Eight Floor (1) to the Seventh Floor to be adjacent to the new terrace above new apartment. Facade treatment changed at the Ninth Floor (2).



Building A - Eight Floor Plan - As Submitted



Building A - Ninth Floor Plan - As Submitted



Building A - Eight Floor Plan - Proposal



Building A - Ninth Floor Plan - Proposal



# 2.0 Building A - Design Proposal Amendments

## 2.6 Building A - Outdoor Amenities

### Outdoor Amenity Areas - As Submitted

Throughout Building A there are six unique landscape/ outdoor amenity opportunities that have been purposefully integrated for the enjoyment of both the senior living residents and passers-by.

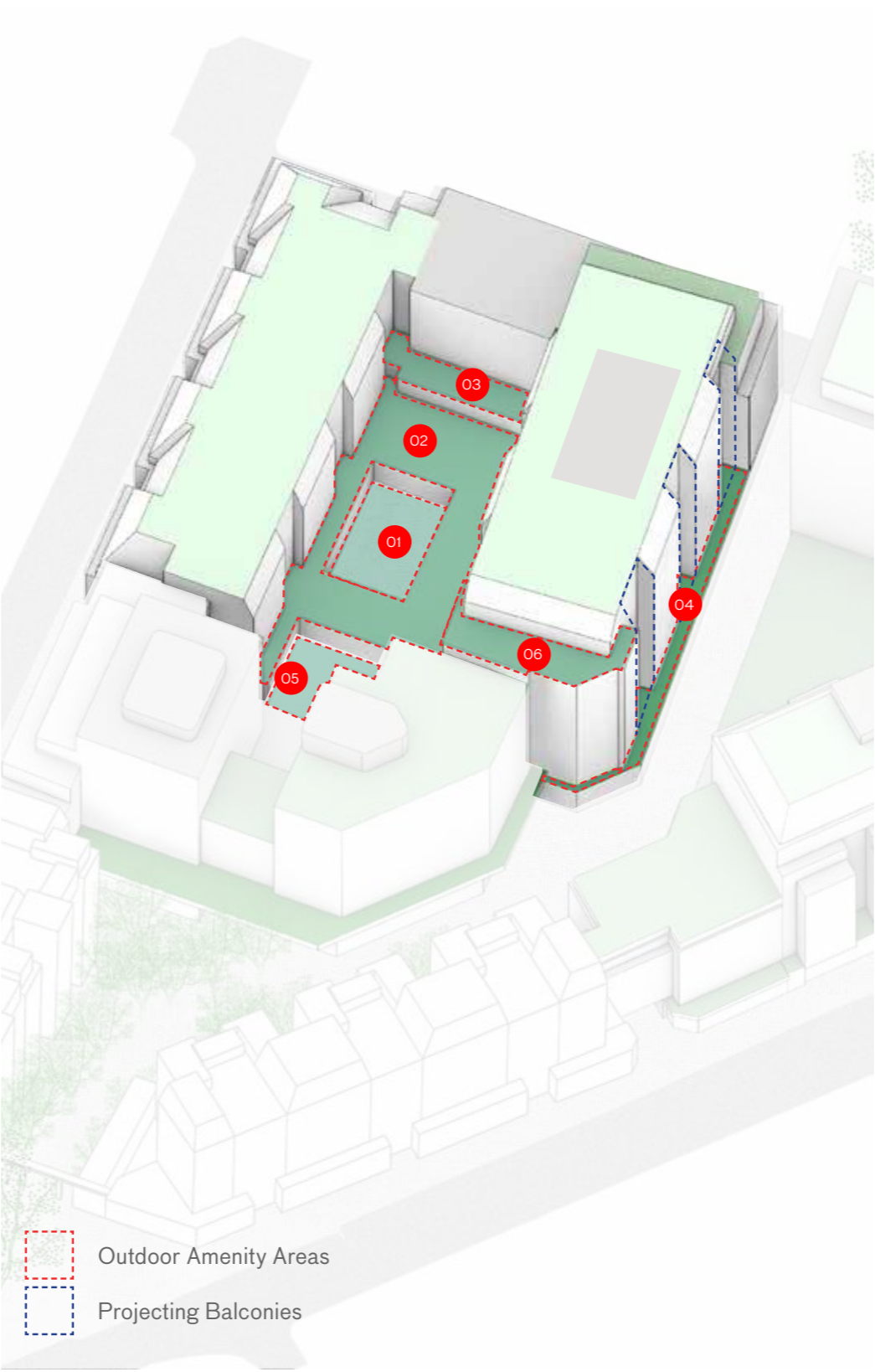
- 01. Ground Floor Courtyard** - A landscaped courtyard providing natural daylight into the depth of the plan, accessible from all sides with approaches from Cundy Street, Ebury Street and Elizabeth Place, including from the restaurant whereby there will be a provision of tables and soft seating
- 02. Senior Living Courtyard** - A courtyard designed specifically with senior living in mind and based on the archetypal English garden where privacy, security, areas to congregate and wonder are all celebrated.
- 03. Senior Living Terrace** - A terraced area facing into the courtyard following all of the principles of the Senior Living courtyard
- 04. Elizabeth Place Podium** - A planted buffer between the Senior Living apartments and the public ground floor activity of Elizabeth Place.
- 05. Five-Fields Row Breakout Space** - A publicly accessible planted area providing respite between Buildings A and C.
- 06. Productivity Garden Terrace** - A dedicated food productivity garden offers residents a means of engagement adjoins a covered lounge area.

**Strategy on Balconies** - Building A incorporates projecting balconies overlooking Elizabeth Place. In all other locations, Juliette balconies are provided and the internal accommodation is oversized by the area that would have been provided by a balcony. This strategy has been developed to ensure that the proposed development and, in particular, its frontage to Ebury Street, is consistent with, and enhances, the character and setting of the Conservation Area, and to maximise daylight to the apartments overlooking the courtyard. The Elizabeth Place elevation is not subject to the same heritage and townscape constraints, allowing balconies to be incorporated.

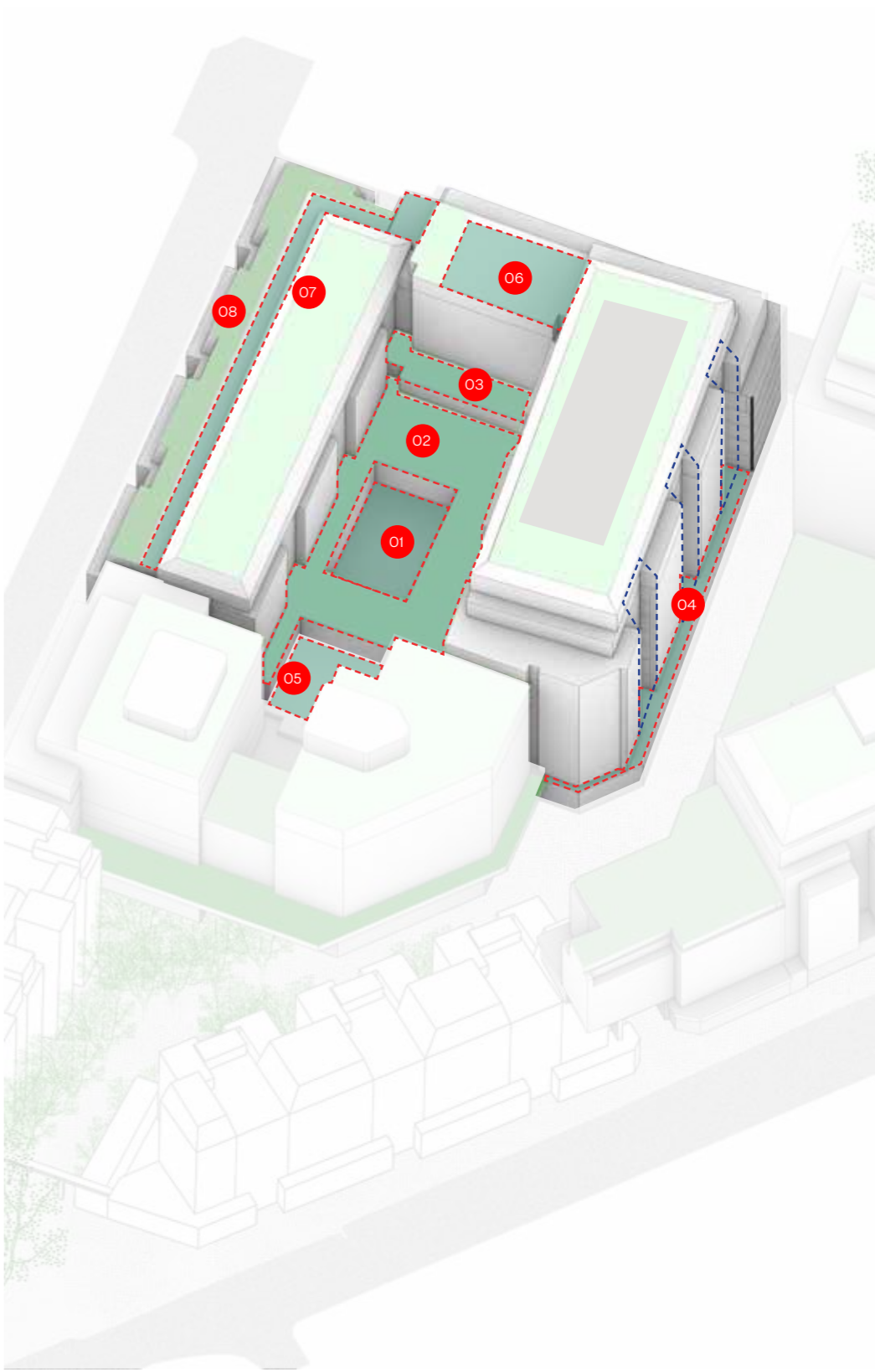
**Proposal**  
All as above. **06. Productivity Garden Terrace** location changed.

**07 and 08. Communal Terrace** - A new terrace created for residents to enjoy (7) with additional non accessible greenery (8) to provide a buffer and enhance biodiversity.

Top of Building A1 and A2 (in light green) remains as biodiverse green extensive roof.



Outdoor Amenities for Building A - As Submitted



Outdoor Amenities for Building A - Proposal

# 3.0 Building B - Design Proposal Amendments



# 3.0 Building B - Design Proposal Amendments

## 3.1 Building B2/3 Accommodation

### Seventh to Eighth Floor - As Submitted

Building B2/3 was designed as Intermediate Tenure throughout in As Submitted Scheme.

### Seventh to Eighth Floor - Proposal

There is a tenure change from Intermediate Rent to Market on the Seventh and the Eight Floor in Building B2/3 due to area loss in Building A. There are no changes in architecture and layout in Building B1 nor in B2/3.



Building B - Seventh Floor Plan



Building B - Eighth Floor Plan

Private  
Intermediate



Building B - Seventh Floor Plan



Building B - Eighth Floor Plan

Private  
Intermediate

# 4.0 Building C - Design Proposal Amendments



# 4.0 Building C - Design Proposal Amendments

## 4.1 Building C

Building C facade materially remains unchanged and there is only a nominal floor to floor height reduction by 50mm to floors one to six. This was to reduce the building height by 300mm to help provide further Daylight/Sunlight improvements to surrounding properties.

- 1. Light Yellow Brick
- 2. Precast/ Technical Stone
- 3. Light bronze metal windows and balustrades
- 4. Bronze wrapped hardwood window frames
- 5. Painted hardwood timber frames



Ebury Street Facade (indicative) As Submitted



Ebury Street Facade (indicative) Proposal

# 5.0 Area Schedules



# 5.0 Area Schedule

## 5.1 Area Schedule - Existing and Proposed

	RICS GIA (sqm)				WCC Gross Floorspace* (sqm)			WCC GEA (external) UDP (sqm)		
	Existing***	To be demolished	Proposed****	Change	Existing***	Proposed	Change	Existing**	Proposed	Change
Market Housing (Class C3)	9,058	9,058	14,439	5,381	9,058	13,128	4070	11,010	14202	3,192
Affordable Housing (Class C3)	3,283	2,870	10,593	7,310	3,283	9,919	6636	3,708	11241	7,533
Senior Living (C2/C3)	0	0	19,845	19,845	0	18,187	18187	0	19311	19311
Retail (Class A1)	50	35	1,061	1,011	50	874	824	55	984	929
(Class A1/A3/A4/B1)	0	0	1,952	1,952	0	1,952	1,952	0	2,254	2,254
Community (Class D1)	0	`	154	154	0	154	154	0	160	160
Cinema (Class D2)	0	0	846	846	0	846	846	0	891	891
Total	12,391	11,963	48,890	36,499	12,391	45,060	32,669	14,773	49,043	34,270

WCC Gross Floorspace:  
Min A1 GIA use: 1035sqm, Max A3 GIA use: 750sqm, Max A4 GIA use: 150sqm, Max B1 GIA use: 900sqm.  
\* WCC Gross Floorspace definition from City Plan 2019-2040.  
\*\*Coleshill basement GEA assumed - no information on external and party wall thicknesses available  
\*\*\* Existing GIA assumed based on surveyed GEA as no internal survey of existing homes is available.  
\*\*\*\* Retail (A1) includes cycle and refuse areas for all A1, A1/A3/A4/B1 and D2 uses.

Cundy Street Quarter - WCC Gross Floorspace (sqm)

	Proposed GIA	Proposed % by GIA	Proposed GIA (C3 use only)	Proposed % by GIA (C3 use only)
Market units C3	13,128	32%	13,128	44%
Intermediate units C3	4,347	11%	4,347	15%
Social rent units C3	5,572	14%	5,572	19%
Independent Senior living units C3	6,780	16%	6,780	23%
Assisted living units C2	11,407	28%	-	-
Total	41,234	100%	29827	100%

Total affordable housing by floorspace	
% AH by GIA(C3 use only)	35%
% AH by GIA (C2 and C3 use)	24%



Proposed View towards Elizabeth Place between Buildings A and B

# 5.0 Area Schedule

## 5.2 Unit Mix - Existing and Proposed

Cundy Street Quarter - Proposed Unit mix

	Studio	1 bed	2 bed	3 bed	4 Bed	5 Bed	Total (C3 use only)	Total (C2 and C3 use)	% by unit (C3 use only)	% by units (C2 and C3 use)
Market units C3	5	10	35	25	0	0	75	75	38%	25%
Intermediate units C3	0	28	12	4	0	0	44	44	22%	15%
Social rent units C3	0	11	13	16	3	1	44	44	22%	15%
Independent Senior living units C3	3	25	7	0	0	0	35	35	18%	12%
Assisted living units C2	88	12	0	0	0	0	-	100	-	34%
Total	96	86	67	45	3	1	198	298	100%	100%

Cundy Street Quarter - Existing unit mix

	Studio	1 bed	2 bed	3 bed	4 Bed	5 Bed	Total	Total habitable rooms
Number of market units	0	26	57	28	0	0	111	335
Number of intermediate units	0	4	1	0	0	0	5	11
Number of social rent units	0	2	17	20	5	0	44	160
Total	0	32	75	48	5	0	160	506

Cundy Street Quarter - Proposed habitable room mix

	Existing	Proposed					
	Class C3	Class C2 and C3		Class C3		Class C2	
	Habitable Rooms	Habitable rooms	% by habitable rooms	Habitable rooms	% by habitable rooms	Habitable rooms	% by habitable rooms
Market units C3	335	230	34%	230	41%	-	-
Intermediate units C3	11	108	16%	108	19%	-	-
Social rent units C3	160	146	22%	146	26%	-	-
Independent Senior living units C3	-	74	11%	74	13%	-	-
Assisted living units C2	-	112	17%	-	-	112	100%
Total	506	670	100%	558	100%	112	100%

Total proposed affordable housing (C3 use only)	
% AH by unit	47%
% AH by habitable rooms	46%

# 5.0 Area Schedule

## 5.3 Unit Breakdown - Building A

### Senior Living Class C2

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
A.AL.A.01.01	1	67	1B2P
A.AL.A.01.02	1	46	Studio
A.AL.A.01.03	1	41	Studio
A.AL.A.01.04	1	41	Studio
A.AL.A.01.05	1	46	Studio
A.AL.A.01.06	1	46	Studio
A.AL.A.01.07	1	42	Studio
A.AL.A.01.08	1	65	1B2P
A.AL.A.01.09	1	39	Studio
A.AL.A.01.10	1	34	Studio
A.AL.A.01.11	1	32	Studio
A.AL.A.01.12	1	38	Studio
A.AL.A.01.13	1	32	Studio
A.AL.A.01.14	1	32	Studio
A.AL.A.01.15	1	48	Studio
A.AL.A.01.16	1	38	Studio
A.AL.A.01.17	1	32	Studio
A.AL.A.01.18	1	32	Studio
A.AL.A.01.19	1	43	Studio
A.AL.A.01.20	1	56	1B2P
A.AL.A.01.21	1	39	Studio
A.AL.A.01.22	1	32	Studio
A.AL.A.01.23	1	35	Studio
A.AL.A.01.24	1	32	Studio
A.AL.A.01.25	1	32	Studio
A.AL.A.02.01	2	65	1B2P
A.AL.A.02.02	2	45	Studio
A.AL.A.02.03	2	40	Studio
A.AL.A.02.04	2	40	Studio
A.AL.A.02.05	2	45	Studio
A.AL.A.02.06	2	45	Studio
A.AL.A.02.07	2	41	Studio
A.AL.A.02.08	2	63	1B2P
A.AL.A.02.09	2	39	Studio
A.AL.A.02.10	2	34	Studio
A.AL.A.02.11	2	32	Studio
A.AL.A.02.12	2	38	Studio
A.AL.A.02.13	2	32	Studio
A.AL.A.02.14	2	32	Studio
A.AL.A.02.15	2	48	Studio
A.AL.A.02.16	2	38	Studio
A.AL.A.02.17	2	32	Studio
A.AL.A.02.18	2	32	Studio
A.AL.A.02.19	2	43	Studio
A.AL.A.02.20	2	56	1B2P
A.AL.A.02.21	2	39	Studio
A.AL.A.02.22	2	32	Studio
A.AL.A.02.23	2	35	Studio
A.AL.A.02.24	2	32	Studio
A.AL.A.02.25	2	32	Studio

Unit	Floor	Area sq m	Typology
A.AL.A.03.01	3	65	1B2P
A.AL.A.03.02	3	44	Studio
A.AL.A.03.03	3	40	Studio
A.AL.A.03.04	3	40	Studio
A.AL.A.03.05	3	45	Studio
A.AL.A.03.06	3	44	Studio
A.AL.A.03.07	3	41	Studio
A.AL.A.03.08	3	62	1B2P
A.AL.A.03.09	3	39	Studio
A.AL.A.03.10	3	34	Studio
A.AL.A.03.11	3	32	Studio
A.AL.A.03.12	3	38	Studio
A.AL.A.03.13	3	32	Studio
A.AL.A.03.14	3	32	Studio
A.AL.A.03.15	3	48	Studio
A.AL.A.03.16	3	38	Studio
A.AL.A.03.17	3	32	Studio
A.AL.A.03.18	3	32	Studio
A.AL.A.03.19	3	43	Studio
A.AL.A.03.20	3	56	1B2P
A.AL.A.03.21	3	39	Studio
A.AL.A.03.22	3	32	Studio
A.AL.A.03.23	3	35	Studio
A.AL.A.03.24	3	32	Studio
A.AL.A.03.25	3	32	Studio
A.AL.A.04.01	4	45	1B2P
A.AL.A.04.02	4	34	Studio
A.AL.A.04.03	4	32	Studio
A.AL.A.04.04	4	31	Studio
A.AL.A.04.05	4	32	Studio
A.AL.A.04.06	4	36	Studio
A.AL.A.04.07	4	29	Studio
A.AL.A.04.08	4	47	1B2P
A.AL.A.04.09	4	39	Studio
A.AL.A.04.10	4	34	Studio
A.AL.A.04.11	4	32	Studio
A.AL.A.04.12	4	38	Studio
A.AL.A.04.13	4	32	Studio
A.AL.A.04.14	4	32	Studio
A.AL.A.04.15	4	47	Studio
A.AL.A.04.16	4	38	Studio
A.AL.A.04.17	4	32	Studio
A.AL.A.04.18	4	32	Studio
A.AL.A.04.19	4	43	Studio
A.AL.A.04.20	4	56	1B2P
A.AL.A.04.21	4	39	Studio
A.AL.A.04.22	4	32	Studio
A.AL.A.04.23	4	35	Studio
A.AL.A.04.24	4	32	Studio
A.AL.A.04.25	4	32	Studio

### Senior Living Class C3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
A.IL.A.05.01	5	9	1B2P
A.IL.A.05.02	5	9	1B2P
A.IL.A.05.03	5	9	1B2P
A.IL.A.05.04	5	46	Studio
A.IL.A.05.05	5	84	1B2P
A.IL.A.05.06	5	128	2B4P
A.IL.A.05.07	5	95	1B2P
A.IL.A.05.08	5	125	2B4P
A.IL.A.05.09	5	116	2B4P
A.IL.A.05.10	5	161	2B4P
A.IL.A.05.11	5	92	1B2P
A.IL.A.05.12	5	86	1B2P
A.IL.A.05.13	5	93	1B2P
A.IL.A.05.14	5	85	1B2P
A.IL.A.06.01	6	73	1B2P
A.IL.A.06.02	6	161	2B4P
A.IL.A.06.03	6	104	1B2P
A.IL.A.06.04	6	89	1B2P
A.IL.A.06.05	6	93	1B2P
A.IL.A.06.06	6	86	1B2P
A.IL.A.06.07	6	91	1B2P
A.IL.A.06.08	6	103	1B2P
A.IL.A.07.01	7	9	1B2P
A.IL.A.07.02	7	161	2B4P
A.IL.A.07.03	7	104	1B2P
A.IL.A.07.04	7	89	1B2P
A.IL.A.07.05	7	93	1B2P
A.IL.A.07.06	7	86	1B2P
A.IL.A.07.07	7	91	1B2P
A.IL.A.08.01	8	114	1B2P
A.IL.A.08.02	8	162	2B4P
A.IL.A.08.03	8	93	1B2P
A.IL.A.08.04	8	86	1B2P
A.IL.A.08.05	8	91	1B2P
A.IL.A.09.01	9	89	1B2P
A.IL.A.09.02	9	113	1B2P
A.IL.A.09.03	9	123	1B2P
A.IL.A.09.04	9	74	Studio
A.IL.A.09.05	9	81	Studio

This planning application illustrates a mix that represents a possible configuration of the space. As the final configuration of the space is not known, Grosvenor proposes that the definitive details of the final mix, including the numbers of each type of unit, are secured by planning condition, to allow for continued evolution before construction starts. Above unit mix based is on As Designed Option presented in this Planning Application.

# 5.0 Area Schedule

## 5.4 Unit Breakdown - Building B and C

### Market Units C3 -Building B1

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
B.PR.V.B1.01.01	1	49	Studio
B.PR.V.B1.01.02	1	101	2B4P
B.PR.V.B1.01.03	1	94	2B4P
B.PR.V.B1.01.04	1	70	1B2P (M4(3))
B.PR.V.B1.01.05	1	154	3B6P
B.PR.V.B1.01.06	1	86	2B4P
B.PR.V.B1.01.07	1	108	2B4P
B.PR.V.B1.01.08	1	134	2B4P-L
B.PR.V.B1.01.09	1	99	2B4P
B.PR.V.B1.02.01	2	49	Studio
B.PR.V.B1.02.02	2	101	2B4P
B.PR.V.B1.02.03	2	94	2B4P
B.PR.V.B1.02.04	2	70	1B2P (M4(3))
B.PR.V.B1.02.05	2	154	3B6P
B.PR.V.B1.02.06	2	86	2B4P
B.PR.V.B1.02.07	2	108	2B4P
B.PR.V.B1.02.08	2	148	2B4P-L (M4(3))
B.PR.V.B1.02.09	2	99	2B4P
B.PR.V.B1.03.01	3	49	Studio
B.PR.V.B1.03.02	3	101	2B4P
B.PR.V.B1.03.03	3	94	2B4P
B.PR.V.B1.03.04	3	70	1B2P (M4(3))
B.PR.V.B1.03.05	3	154	3B6P
B.PR.V.B1.03.06	3	86	2B4P
B.PR.V.B1.03.07	3	108	2B4P
B.PR.V.B1.03.08	3	148	2B4P-L (M4(3))
B.PR.V.B1.03.09	3	99	2B4P
B.PR.V.B1.04.01	4	49	Studio
B.PR.V.B1.04.02	4	101	2B4P
B.PR.V.B1.04.03	4	94	2B4P
B.PR.V.B1.04.04	4	70	1B2P
B.PR.V.B1.04.05	4	154	3B6P
B.PR.V.B1.04.06	4	86	2B4P
B.PR.V.B1.04.07	4	108	2B4P
B.PR.V.B1.04.08	4	148	2B4P-L
B.PR.V.B1.04.09	4	99	2B4P

Unit	Floor	Area sq m	Typology
B.PR.V.B1.05.01	5	49	Studio
B.PR.V.B1.05.02	5	101	2B4P
B.PR.V.B1.05.03	5	94	2B4P
B.PR.V.B1.05.04	5	70	1B2P
B.PR.V.B1.05.05	5	154	3B6P
B.PR.V.B1.05.06	5	86	2B4P
B.PR.V.B1.05.07	5	108	2B4P
B.PR.V.B1.05.08	5	148	2B4P-L
B.PR.V.B1.05.09	5	99	2B4P
B.PR.V.B1.06.01	6	154	3B6P
B.PR.V.B1.06.02	6	161	3B6P (M4(3))
B.PR.V.B1.06.03	6	154	3B6P
B.PR.V.B1.06.04	6	105	2B4P
B.PR.V.B1.06.05	6	150	3B6P
B.PR.V.B1.06.06	6	194	3B6P
B.PR.V.B1.07.01	7	132	2B4P-L
B.PR.V.B1.07.02	7	161	3B6P (M4(3))
B.PR.V.B1.07.03	7	154	3B6P
B.PR.V.B1.07.04	7	105	2B4P
B.PR.V.B1.07.05	7	150	3B6P
B.PR.V.B1.07.06	7	195	3B6P
B.PR.V.B1.08.01	8	132	2B4P-L
B.PR.V.B1.08.02	8	161	3B6P (M4(3))
B.PR.V.B1.08.03	8	154	3B6P
B.PR.V.B1.08.04	8	105	2B4P
B.PR.V.B1.08.05	8	150	3B6P
B.PR.V.B1.08.06	8	196	3B6P
B.PR.V.B1.09.01	9	148	3B6P
B.PR.V.B1.09.02	9	133	3B6P
B.PR.V.B1.09.03	9	166	3B6P
B.PR.V.B1.09.04	9	200	3B6P
B.PR.V.B1.10.01	10	200	3B6P-L
B.PR.V.B1.10.02	10	200	3B6P-L
B.PR.V.B1.10.03	10	193	3B6P-L

### Market Units C3 - Building B2/3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

B.PR.V.B2&3.07.03	7	56	1B2P
B.PR.V.B2&3.07.04	7	55	1B2P
B.PR.V.B2&3.07.05	7	51	1B2P
B.PR.V.B2&3.08.01	8	56	1B2P
B.PR.V.B2&3.08.02	8	58	1B2P

### Intermediate (Affordable) Units C3 - Building B2/3

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
B.INT.B2&3.01.01	1	60	1B2P
B.INT.B2&3.01.02	1	66	1B2P (M4(3))
B.INT.B2&3.01.03	1	78	2B4P
B.INT.B2&3.01.04	1	56	1B2P
B.INT.B2&3.01.05	1	106	3B5P
B.INT.B2&3.01.06	1	56	1B2P
B.INT.B2&3.01.07	1	57	1B2P
B.INT.B2&3.01.08	1	84	2B4P (M4(3))
B.INT.B2&3.02.01	2	60	1B2P
B.INT.B2&3.02.02	2	66	1B2P (M4(3))
B.INT.B2&3.02.03	2	78	2B4P
B.INT.B2&3.02.04	2	56	1B2P
B.INT.B2&3.02.05	2	106	3B5P
B.INT.B2&3.02.06	2	56	1B2P
B.INT.B2&3.02.07	2	57	1B2P
B.INT.B2&3.02.08	2	84	2B4P (M4(3))
B.INT.B2&3.03.01	3	60	1B2P
B.INT.B2&3.03.02	3	66	1B2P
B.INT.B2&3.03.03	3	78	2B4P
B.INT.B2&3.03.04	3	56	1B2P
B.INT.B2&3.03.05	3	106	3B5P
B.INT.B2&3.03.06	3	56	1B2P
B.INT.B2&3.03.07	3	57	1B2P
B.INT.B2&3.03.08	3	84	2B4P (M4(3))
B.INT.B2&3.04.01	4	60	1B2P
B.INT.B2&3.04.02	4	66	1B2P
B.INT.B2&3.04.03	4	78	2B4P
B.INT.B2&3.04.04	4	56	1B2P
B.INT.B2&3.04.05	4	92	3B4P
B.INT.B2&3.04.06	4	56	1B2P
B.INT.B2&3.04.07	4	57	1B2P
B.INT.B2&3.04.08	4	84	2B4P
B.INT.B2&3.05.01	5	60	1B2P
B.INT.B2&3.05.02	5	66	1B2P
B.INT.B2&3.05.03	5	75	2B4P
B.INT.B2&3.05.04	5	55	1B2P
B.INT.B2&3.05.05	5	84	2B4P
B.INT.B2&3.06.01	6	58	1B2P
B.INT.B2&3.06.02	6	63	1B2P
B.INT.B2&3.06.03	6	77	2B4P
B.INT.B2&3.06.04	6	54	1B2P
B.INT.B2&3.06.05	6	81	2B4P
B.INT.B2&3.07.01	7	59	1B2P
B.INT.B2&3.07.02	7	53	1B2P

### Social Rent (Affordable) Units C3 - Building C

Units indicated in green are designed as Part M Category 3 wheelchair accessible units

Unit	Floor	Area sq m	Typology
C.AFF.C.01.01	1	105	3B5P
C.AFF.C.01.02	1	120	3B5P
C.AFF.C.01.03	1	84	2B4P
C.AFF.C.01.04	1	109	3B5P (M4(3))
C.AFF.C.01.05	1	58	1B2P
C.AFF.C.01.06	1	69	1B2P (M4(3))
C.AFF.C.01.07	1	64	1B2P
C.AFF.C.01.08	1	81	2B4P
C.AFF.C.01.09	1	81	2B4P
C.AFF.C.02.01	2	105	3B5P
C.AFF.C.02.02	2	120	3B5P
C.AFF.C.02.03	2	84	2B4P
C.AFF.C.02.04	2	109	3B5P (M4(3))
C.AFF.C.02.05	2	106	3B5P
C.AFF.C.02.06	2	88	2B4P (M4(3))
C.AFF.C.02.07	2	81	2B4P
C.AFF.C.02.08	2	81	2B4P
C.AFF.C.03.01	3	105	3B5P
C.AFF.C.03.02	3	120	3B5P
C.AFF.C.03.03	3	84	2B4P
C.AFF.C.03.04	3	109	3B5P
C.AFF.C.03.05	3	106	3B5P
C.AFF.C.03.06	3	88	2B4P (M4(3))
C.AFF.C.03.07	3	81	2B4P
C.AFF.C.03.08	3	81	2B4P
C.AFF.C.04.01	4	105	3B5P
C.AFF.C.04.02	4	109	3B5P
C.AFF.C.04.03	4	62	1B2P
C.AFF.C.04.04	4	116	4B6P
C.AFF.C.04.05	4	83	2B4P
C.AFF.C.04.06	4	83	2B4P
C.AFF.C.04.07	4	103	3B5P
C.AFF.C.05.01	5	105	3B5P
C.AFF.C.05.02	5	57	1B2P
C.AFF.C.05.03	5	59	1B2P
C.AFF.C.05.04	5	58	1B2P
C.AFF.C.05.05	5	124	4B7P
C.AFF.C.05.06	5	132	5B7P
C.AFF.C.06.01	6	105	3B5P
C.AFF.C.06.02	6	57	1B2P
C.AFF.C.06.03	6	59	1B2P
C.AFF.C.06.04	6	58	1B2P
C.AFF.C.06.05	6	114	4B6P
C.AFF.C.06.06	6	58	1B2P

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