

LANDSCAPE STRATEGY




- WELCOMING ENTRANCE
- VIBRANT HEART
- INCIDENTAL PLAY SPACE
- POP UP MARKET



GROUND FLOOR USES



KEY

-  COMMERCIAL UNIT (CLASS E) (2106.7M²)
-  NURSERY (INDICATIVE)(F1) (313.8M²)
-  COMMUNITY USE (INDICATIVE) (F2) (106.9M²)

FIRST FLOOR USES



TYPICAL UPPER FLOORS

- 1 BED 2 PERSON
- 2 BED 3 PERSON
- 2 BED 4 PERSON
- 3 BED 5 PERSON
- 3 BED 6 PERSON
- 4 BED 5 PERSON



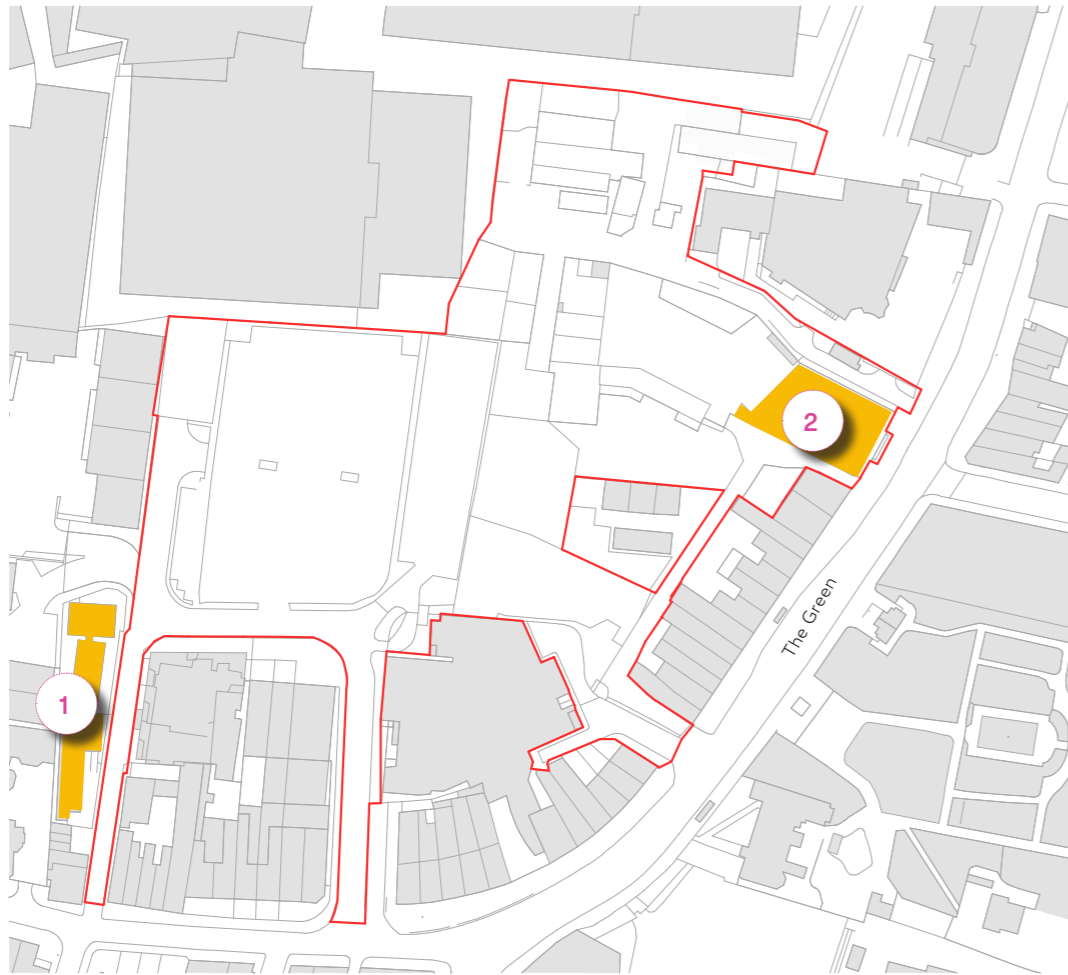
TOWER PLANS



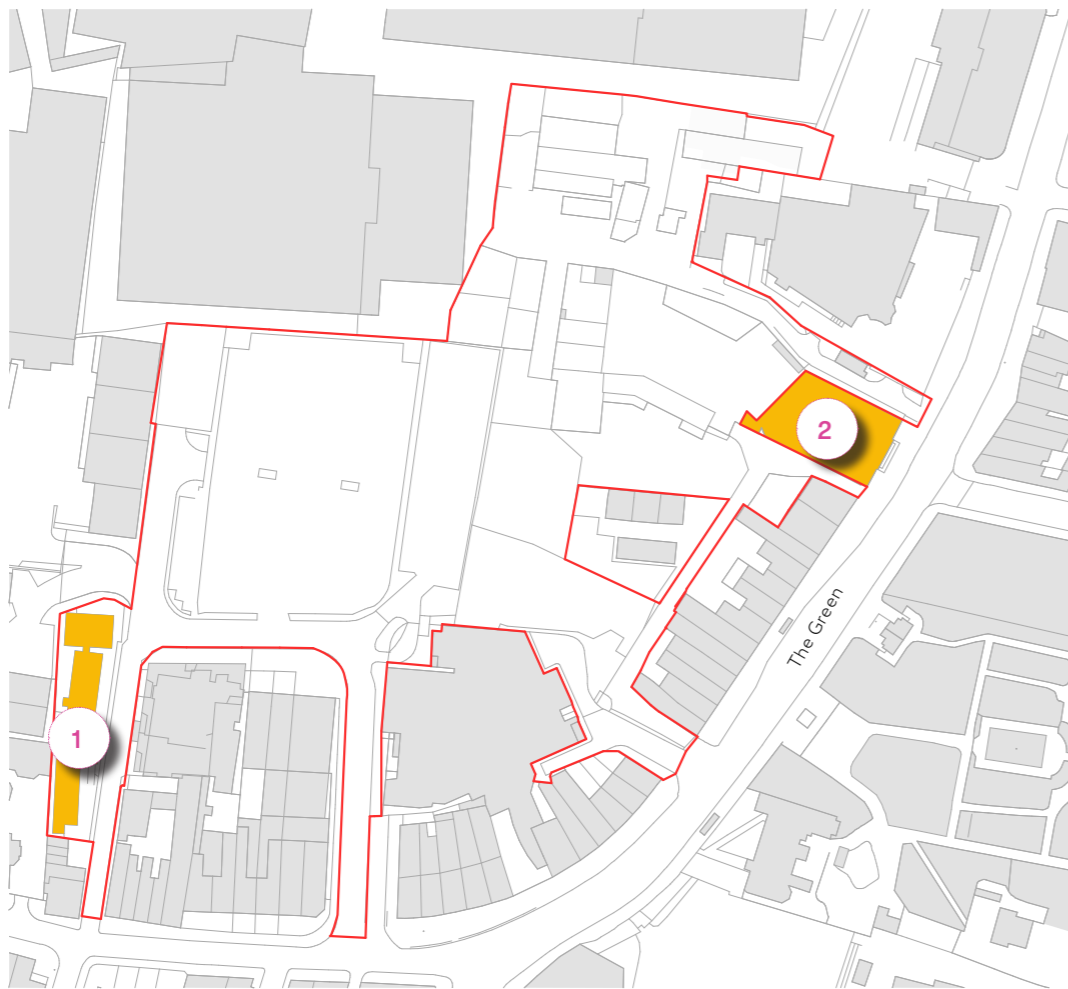
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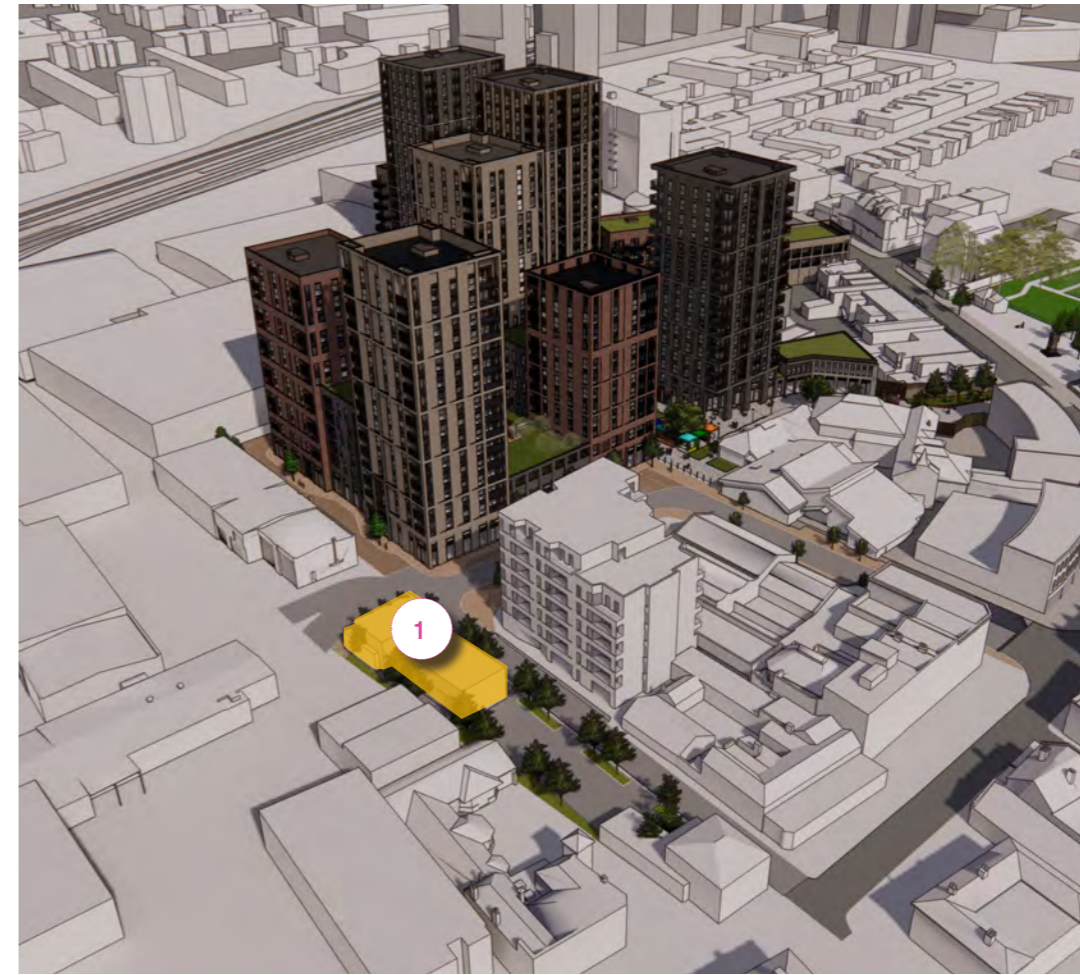




PREVIOUS SITE BOUNDARY



APPROVED SITE BOUNDARY



PREVIOUS DESIGN RETAINED THE SOMALI COMMUNITY CENTRE



PROPOSED DESIGN INCLUDES THE SOMALI COMMUNITY CENTRE WITHIN THE RED LINE



PREVIOUS DESIGN DEMOLISHED THE TUDOR ROSE



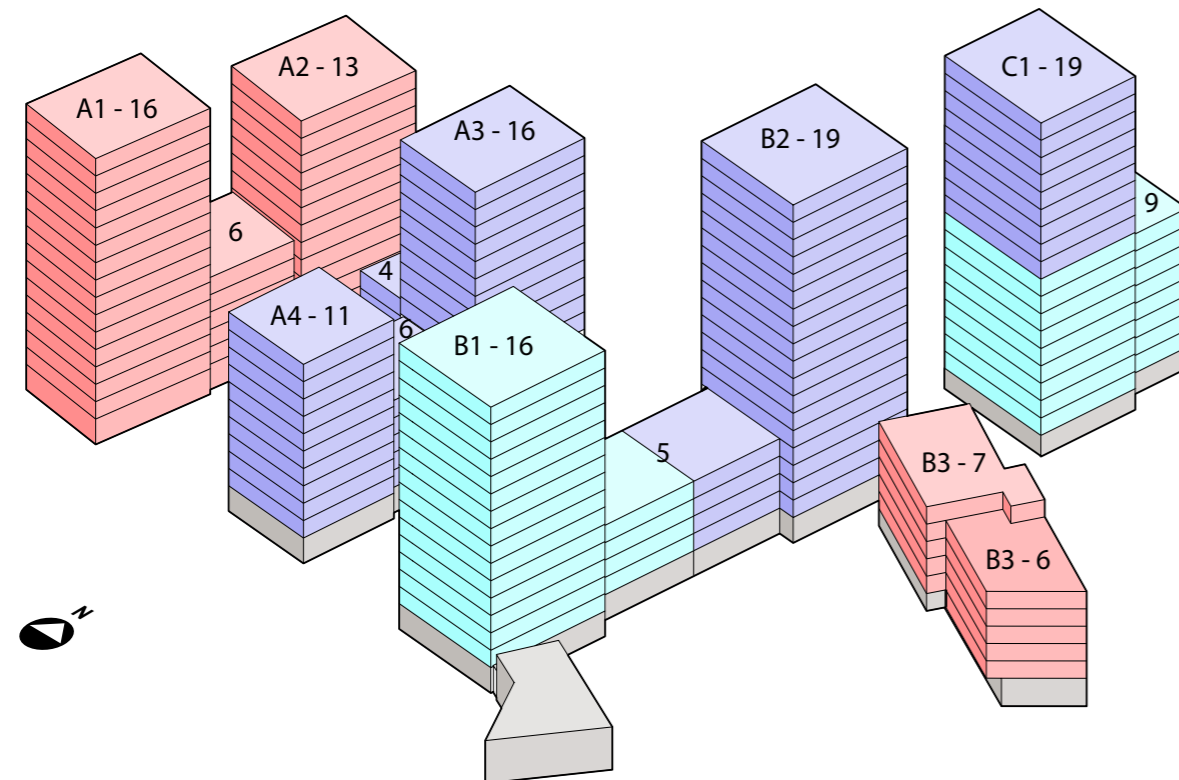
PROPOSED DESIGN WHICH EXCLUDES THE TUDOR ROSE FROM WITHIN THE RED LINE

THE PROPOSAL

UNIT TYPE	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B5P	UNITS/BY TENURE	Hab Rooms/Tenure	
LONDON AFFORDABLE RENT	63	18	38	2	2	2	10	157	494	32%
SHARED OWNERSHIP	54	13	35	0	10	0	0	112	302	19%
MARKET SALE	142	31	109	0	7	6	0	295	769	49%
	259	62	182	2	19	8	10	564	1565	
%	45.9%	11.0%	32.3%	0.4%	7.3%	1.4%	1.8%			
Hab Rooms/unit	518	186	546	10	205	40	60			
Site Area (Ha)	1.9674									
Density by Unit(Ha)	301									
Density by HR (Ha)	835									

KEY

- LONDON AFFORDABLE RENT
- SHARED OWNERSHIP
- MARKET
- NON RESIDENTIAL



TENURE DISTRIBUTION DIAGRAM

SITE AREA: 1.9674 ha

RESIDENTIAL PROVISION:

Total: 564 HOMES

- 259 x 1 bedroom flats (45.9%)
- 244 x 2 bedroom flats (43.3%)
- 51 x 3 bedroom flats (9.0%)
- 10 x 4 bedroom flats (1.8%)

London Affordable Rent – 157 HOMES

(32% by habitable rooms)

- 1 bedroom flats: 63
- 2 bedroom flats: 56
- 3 bedroom flats: 28
- 4 bedroom flats: 10

SHARED OWNERSHIP – 112 HOMES

(19% by habitable rooms)

- 1 bedroom flats: 54
- 2 bedroom flats: 48
- 3 bedroom flats: 10

MARKET SALE – 295 HOMES

(49% by habitable rooms)

- 1 bedroom flats: 142
- 2 bedroom flats: 140
- 3 bedroom flats: 13
- Density by Units: 301 HR / HA
- Density by HR: 835 HR / HA

NON-RESIDENTIAL PROVISION:

- Flexible Commercial Space: 2922.8 sqm

PARKING

- Re-provision of 90 public car parking spaces (incl.12 disabled spaces) Throughout the street and on Featherstone Terrace.
- 60 resident parking spaces (incl. 35 disabled spaces/ 6.2% of 564)
- 1006 Secure Resident cycle parking (incl. 50 oversized):
(London Plan requirement: 999)
24 Secure Non-residential cycle parking (Long stay)
44 visitor cycle spaces (Short stay)

THE PROPOSAL

Tower Elevation Comparison



KEY PLAN

