

APPENDIX A:

COMPARISON DRAWINGS

This page has been left blank intentionally to enable double-sided printing.

5.0 Amendments to Consented Scheme

Additional Dwellings

The proposed scheme seeks to add 30 dwellings. The design team has approached this amendment sensibly, ensuring that changes to the envelope of the building are minor and respect the character of the considered scheme. Furthermore, careful consideration was given to spatial quality of new flat types to ensure these are of a high level of quality which will appeal to residents inhabiting the space.

Main changes to the scheme include the conversion of duplexes to 1 bed units and studios. These changes amend the scheme in response to market trends which have been identified by Berkeley Western Homes. New studio typologies have been designed to a high level of quality, maintaining design aspirations presented within the consented scheme.

Please refer to diagrams in this section that summarise changes and the location of the additional units.

Note further details of the new dwelling plans are presented in Section 6.3 of this document.

The table below summarises the key criteria for the 30 additional units and makes reference to the relevant sections in this document, which addresses the majority of the queries raised.

Internal Layout Changes

Internal changes are proposed to units in cores E1 and M2. These are to refine the design, incorporate comments from the developer team and deliver higher quality internal layouts. As a result of these changes, the external envelope has had minor amendments to relocate windows, amend balcony types and location etc. Please refer to the comparison section of this document for full details (section 8.11 and section 8.12).

Note further details of consented dwelling plans which have been amended are presented in Section 6.3 of this document.

External Envelope Changes

External changes have been incorporated in line with the design language presented in the consented scheme. Minor adjustments to the project include relocation of balconies, windows, additional balconies etc.

Access to upper duplexes in block E4 is proposed via podium access through block E5.

Note further details of changes to external envelope are presented in section 8.11 and 8.12 of this document.

Studios		Large window openings to allow more natural light, located first floor up which allows for more light, podium views, green street views, dual aspect to almost half of the studios?					
Block/Core & Plot	Level	Orientation¹	Aspect²	Area (m²)	No. of Persons	Hab., Room	Shower/ Bathroom
Type S001 and S002							
E1-01-044	First Floor	NE	Single Aspect	30.6	1	1 Bath	
E1-01-044	First Floor	NE NW	Dual Aspect	33.5	1	1 Bath	
E1-01-044	Second Floor	NE NW	Single Aspect	30.6	1	1 Bath	
E1-01-044	Second Floor	NE NW	Single Aspect	30.6	1	1 Bath	
E1-01-044	Second Floor	NE NW	Dual Aspect	32	1	1 Bath	
E1-02-06	Second Floor	SW	Single Aspect	30.6	1	1 Bath	
E1-02-06	Third Floor	NE	Single Aspect	30.6	1	1 Bath	
E1-03-04	Third Floor	NE NW	Dual Aspect	32	1	1 Bath	
E1-03-06	Third Floor	SW	Single Aspect	30.6	1	1 Bath	
E1-03-06	Third Floor	SW	Single Aspect	30.6	1	1 Bath	
E1-03-06	Third Floor	SW SE	Dual Aspect	32	1	1 Bath	
M2-01-048	Second Floor	SW SE	Dual Aspect	32	1	1 Bath	
M2-02-09	Second Floor	SE NE	Single Aspect	30.6	1	1 Bath	
M2-02-10	Second Floor	SW	Single Aspect	30.6	1	1 Bath	
M2-03-07	Third Floor	SW SE	Dual Aspect	32	1	1 Bath	
M2-03-08	Third Floor	SE NE	Dual Aspect	32	1	1 Bath	
M2-04-09	Fourth Floor	SW	Single Aspect	30.6	1	1 Bath	
M2-04-09	Fourth Floor	SW	Single Aspect	30.6	1	1 Bath	
M2-04-09	Fourth Floor	SW SE	Dual Aspect	32	1	1 Bath	
M2-04-09	Fourth Floor	SE NE	Dual Aspect	32	1	1 Bath	
M2-04-10	Fourth Floor	NE	Single Aspect	30.6	1	1 Bath	
M2-04-10	Fifth Floor	SW	Single Aspect	30.6	1	1 Bath	
M2-04-10	Fifth Floor	SW SE	Dual Aspect	32	1	1 Bath	
M2-05-10	Fifth Floor	SE NE	Single Aspect	30.6	1	1 Bath	
M2-06-07	Sixth Floor	SW	Single Aspect	30.6	1	1 Bath	
M2-06-08	Sixth Floor	SW SE	Dual Aspect	32	1	1 Bath	
M2-06-09	Sixth Floor	SE NE	Dual Aspect	32	1	1 Bath	
M2-06-10	Sixth Floor	NE	Single Aspect	30.6	1	1 Bath	

Stacked Duplexes		Dual aspect, east facing dining/ living room, level access, views of podium, private amenity space²						
Lower Duplexes								
Type D251								
Block/Core & Plot	Level	Orientation¹	Aspect¹	Area (m²)	No. of Persons	Hab.	Shower/ Bathroom	Target Area (m²)* - NDS²
E4-00-01	Ground & First	SE NW	Dual Aspect	73.5	4	3	1 Shower, 1 Bath, 1wc	79
E4-00-02	Ground & First	SE NW	Dual Aspect	73.5	4	3	1 Shower, 1 Bath, 1wc	79
E4-00-03	Ground & First	SE NW	Dual Aspect	73.5	4	3	1 Shower, 1 Bath, 1wc	79
E4-00-04	Ground & First	SE NW	Dual Aspect	73.5	4	3	1 Shower, 1 Bath, 1wc	79
E4-00-05	Ground & First	SE NW	Dual Aspect	73.5	4	3	1 Shower, 1 Bath, 1wc	79
E4-00-06	Ground & First	SE NW	Dual Aspect	73.5	4	3	1 Shower, 1 Bath, 1wc	79
Upper Duplexes								
Type D252								
Block/Core & Plot	Level	Orientation¹	Aspect¹	Area (m²)	No. of Persons	Hab.	Shower/ Bathroom	Target Area (m²)* - NDS²
E4-00-01	First Second & Third	SE NW	Dual Aspect	85	4	3	1 Bath	84
E4-00-02	First Second & Third	SE NW	Dual Aspect	85	4	3	1 Bath	84
E4-00-03	First Second & Third	SE NW	Dual Aspect	85	4	3	1 Bath	84
E4-00-04	First Second & Third	SE NW	Dual Aspect	85	4	3	1 Bath	84
E4-00-05	First Second & Third	SE NW	Dual Aspect	85	4	3	1 Bath	84
E4-00-06	First Second & Third	SE NW	Dual Aspect	85	4	3	1 Bath	84

* Assumed to be 1B1P for the purposes of NDSS target area comparison.

1. Refer to DAS Section 5.10
2. Refer to DAS Section 6.2
3. Refer to DAS Section 6.3.01

Manifattions							
Type M001							
Block/Core & Plot	Level	Orientation¹	Aspect²	Area (m²)	No. of Persons	Hab., Room	Shower/ Bathroom
E1-01-001	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath
E1-01-001	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath
E1-01-001	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath
E1-01-001	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath
Type M002							
Located on first floor up allows for more light, river views, green street views³							
Block/Core & Plot	Level	Orientation¹	Aspect²	Area (m²)	No. of Persons	Hab., Room	Shower/ Bathroom
E1-01-005	First Floor	NW	Single Aspect	38.2	2	2	1 Shower
E1-01-005	First Floor	NW	Single Aspect	38.2	2	2	1 Shower
E1-01-005	First Floor	NW	Single Aspect	38.2	2	2	1 Shower
E1-01-005	First Floor	NW	Single Aspect	38.2	2	2	1 Shower
Type M004							
Level access, front garden, generous living/ dining area, green street views, large glazed patio doors to allow for abundance of light³							
Block/Core & Plot	Level	Orientation¹	Aspect²	Area (m²)	No. of Persons	Hab., Room	Shower/ Bathroom
E2-00-06	Ground Floor	SE SW	Dual Aspect	42.1	2	2	1 Bath
M2-01-01	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath
M2-01-01	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath
M2-01-01	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath
M2-01-01	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath
Type M005							
Located on first floor which allows for more light, river views, green street views³							
Block/Core & Plot	Level	Orientation¹	Aspect²	Area (m²)	No. of Persons	Hab., Room	Shower/ Bathroom
M2-01-01	First Floor	SE	Single Aspect	41.2	2	2	1 Bath
M2-01-02	First Floor	SE	Single Aspect	41.2	2	2	1 Bath
M2-01-03	First Floor	SE	Single Aspect	41.2	2	2	1 Bath
W1-01-13	First Floor	SE	Single Aspect	41.3	2	2	1 Bath
Type M006							
Dual aspect, south facing living/ dining area, river views, green street views³							
Block/Core & Plot	Level	Orientation¹	Aspect²	Area (m²)	No. of Persons	Hab., Room	Shower/ Bathroom
E2-01-026	First Floor	SE SW	Dual Aspect	42.2	2	2	1 Bath

[illegible]

5.0 Amendments to Consented Scheme

Areas

Consented Area Schedule

Tenure	Number of Dwellings by Bedrooms per Tenure				Total units	Tenure %	Tenure Split
	Studio	1 Bed	2 Beds	3 Beds			
Rented	0	49	50	11	110	14.38%	70.06%
Shared Ownership	0	39	8	0	47	6.14%	29.94%
Market	18	214	351	25	608	79.48%	
Total	18	302	409	36	765	Total affordable = 20.52 %	
% of Dwellings by Bedrooms	2.35%	39.48%	53.46%	4.71%			

Block	Number of Dwellings by Bedrooms per Core				Total units	Type of Unit (Duplex Houses, Houses or Flats)	No. of Affordable Units & Tenure
	Studio	1 Bed	2 Beds	3 Beds			
W1	5	26	58	7	96	84 Flats+12 Duplex houses	
W2	7	23	27	0	57	54 Flats+3 Duplex houses	
W3	5	30	27	1	63	57 Flats+6 Duplex houses	
W4	0	12	53	0	65	61 Flats+4 Duplex houses	
M1	0	24	58	4	86	74 Flats+12 Duplex houses	
M2	1	34	43	1	79	72 Flats+7 Duplex houses	
M3	0	21	29	6	56	56 Flats	56 Rented
M4	0	39	11	0	50	47 Flats+3 Duplex houses	47 S.O.+3 Rent.
E1	0	12	53	2	67	61 Flats+6 Duplex houses	
E2	0	40	11	0	51	48 Flats+3 Duplex houses	
E3	0	28	18	5	51	51 Flats	51 Rented
E4	0	0	0	6	6	6 Houses	
E5	0	13	21	4	38	29 Flats+9 Duplex houses	
Total	18	302	409	36	765	65 Duplex Houses; 6 Houses; 694 Flats	110 Rented; 47 Shared Ownership

5.0 Amendments to Consented Scheme

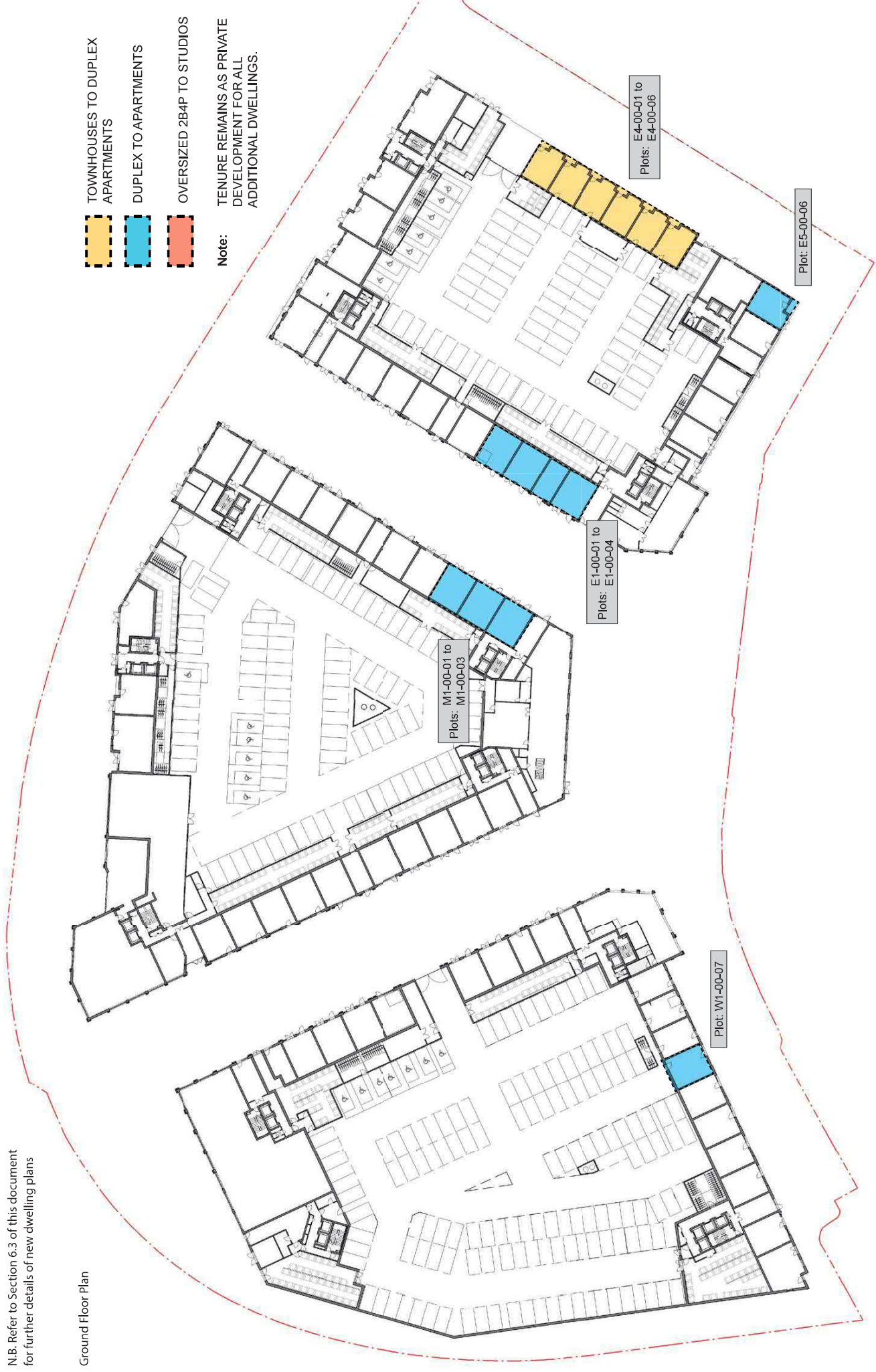
Proposed Area Schedule

Tenure	Number of Dwellings by Bedrooms per Tenure					Total units	Tenure %	Tenure Split
	Studio	1 Bed	2 Beds	3 Beds				
Rented	0	49	50	11		110	13.84%	70.06%
Shared Ownership	0	39	8	0		47	5.91%	29.94%
Market	48	231	340	19		638	80.25%	
Total	48	319	398	30		795	Total affordable = 19.75 %	
% of Dwellings by Bedrooms	6.04%	40.13%	50.06%	3.77%				

Block	Number of Dwellings by Bedrooms per Core				Total units	Type of Unit (Duplex Houses, Houses or Flats)	No. of Affordable Units & Tenure
	Studio	1 Bed	2 Beds	3 Beds			
W1	5	28	57	7	97	86 Flats+11 Duplex houses	
W2	7	23	27	0	57	54 Flats+3 Duplex houses	
W3	5	30	27	1	63	57 Flats+6 Duplex houses	
W4	0	12	53	0	65	61 Flats+4 Duplex houses	
M1	0	30	55	4	89	80 Flats+9 Duplex houses	
M2	21	34	33	1	89	82 Flats+7 Duplex houses	
M3	0	21	29	6	56	56 Flats	56 Rented
M4	0	39	11	0	50	47 Flats+3 Duplex houses	47 S.O. + 3 Rented
E1	10	19	45	2	76	74 Flats+2 Duplex houses	
E2	0	40	11	0	51	48 Flats+3 Duplex houses	
E3	0	28	18	5	51	51 Flats	51 Rented
E4	0	0	12	0	12	12 Stacked Duplexes	
E5	0	15	20	4	39	31 Flats+8 Duplex houses	
Total	48	319	398	30	795	68 Duplex Houses; 727 Flats	110 Rented; 47 Shared Ownership

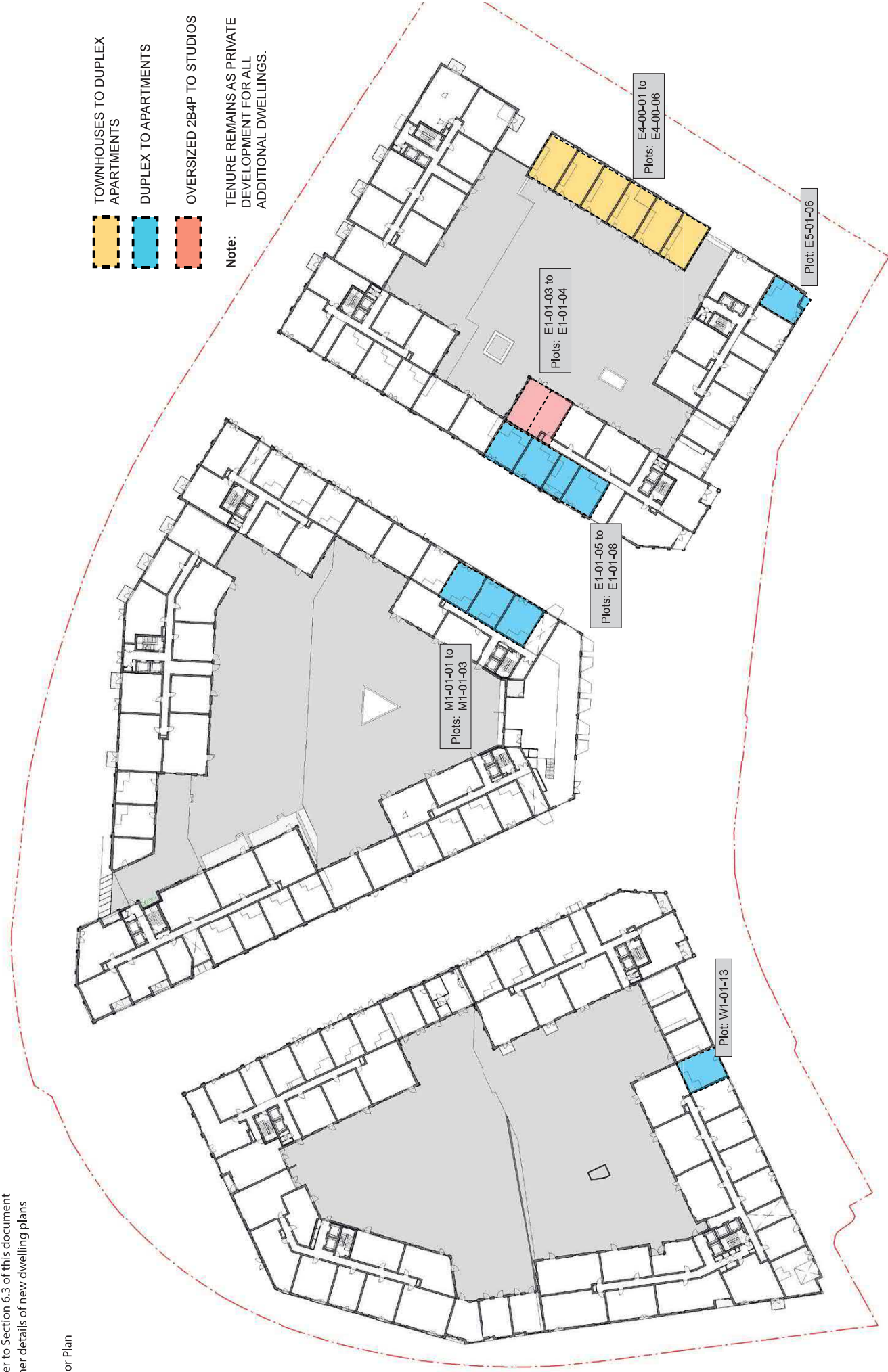
N.B. Refer to Section 6.3 of this document for further details of new dwelling plans

Ground Floor Plan



N.B. Refer to Section 6.3 of this document for further details of new dwelling plans

First Floor Plan

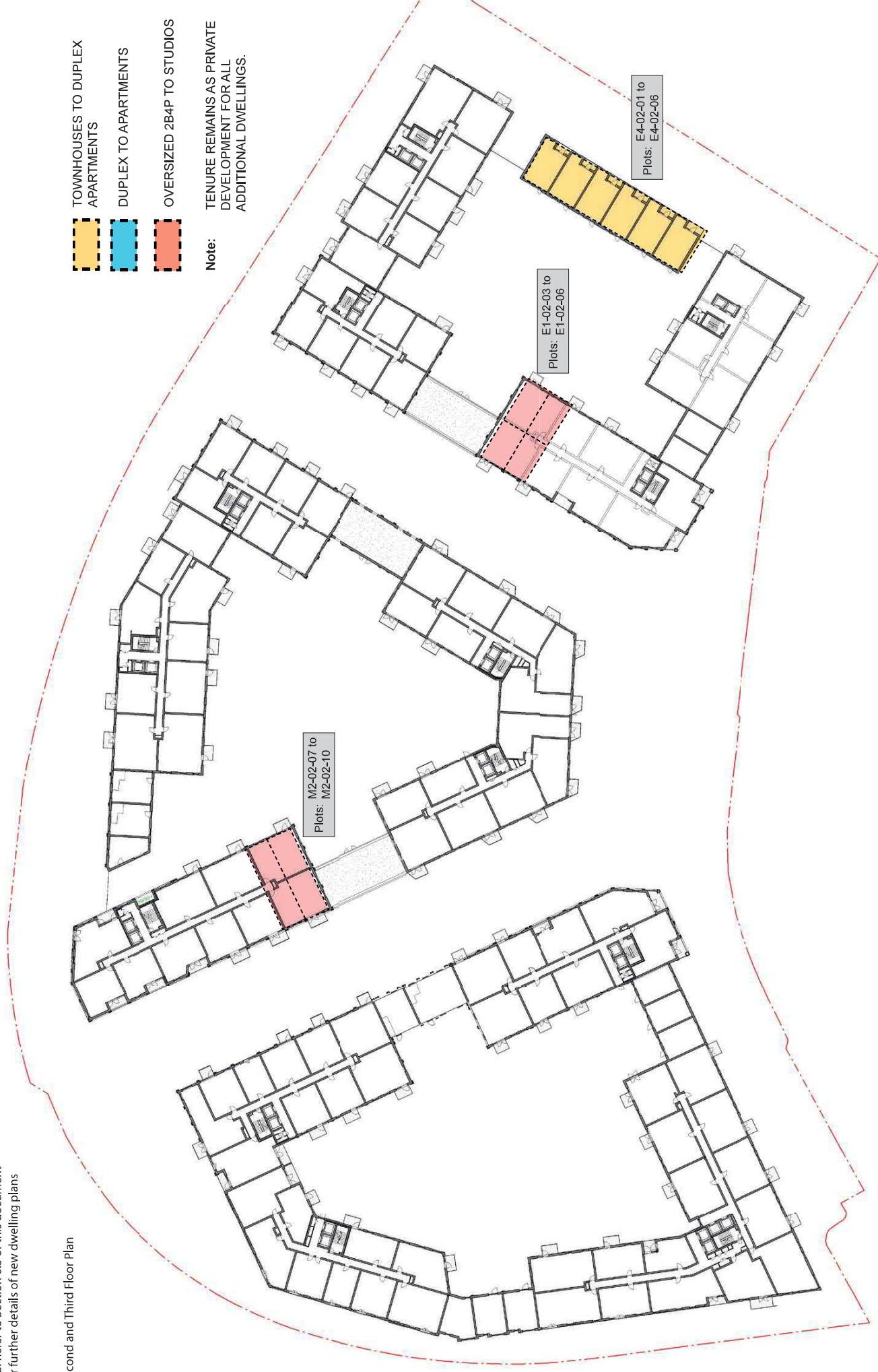


5.0 Amendments to Consented Scheme

N.B. Refer to Section 6.3 of this document for further details of new dwelling plans

Second and Third Floor Plan

- TOWNHOUSES TO DUPLEX APARTMENTS
 - DUPLEX TO APARTMENTS
 - OVERSIZED 2B4P TO STUDIOS
- Note:** TENURE REMAINS AS PRIVATE DEVELOPMENT FOR ALL ADDITIONAL DWELLINGS.



5.0 Amendments to Consented Scheme

N.B. Refer to Section 6.3 of this document for further details of new dwelling plans

Fourth, Fifth and Sixth Floor Plan

