

05 | The Proposals

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 ³						
Type S001 and S002								
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m²) - NDSS ²
E1-01-03	First Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
E1-01-04	First Floor	NE, NW	Dual Aspect	33.5	1	1	1 Bath	39
E1-02-03	Second Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
E1-02-04	Second Floor	NE, NW	Dual Aspect	32	1	1	1 Bath	39
E1-02-05	Second Floor	NW, SW	Dual Aspect	32	1	1	1 Bath	39
E1-02-06	Second Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
E1-03-03	Third Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
E1-03-04	Third Floor	NE, NW	Dual Aspect	32	1	1	1 Bath	39
E1-03-05	Third Floor	NW, SW	Dual Aspect	32	1	1	1 Bath	39
E1-03-06	Third Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
M2-02-07	Second Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
M2-02-08	Second Floor	SW, SE	Dual Aspect	32	1	1	1 Bath	39
M2-02-09	Second Floor	SE, NE	Dual Aspect	32	1	1	1 Bath	39
M2-02-10	Second Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
M2-03-07	Third Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
M2-03-08	Third Floor	SW, SE	Dual Aspect	32	1	1	1 Bath	39
M2-03-09	Third Floor	SE, NE	Dual Aspect	32	1	1	1 Bath	39
M2-03-10	Third Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
M2-04-07	Fourth Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
M2-04-08	Fourth Floor	SW, SE	Dual Aspect	32	1	1	1 Bath	39
M2-04-09	Fourth Floor	SE, NE	Dual Aspect	32	1	1	1 Bath	39
M2-04-10	Fourth Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
M2-05-07	Fifth Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
M2-05-08	Fifth Floor	SW, SE	Dual Aspect	32	1	1	1 Bath	39
M2-05-09	Fifth Floor	SE, NE	Dual Aspect	32	1	1	1 Bath	39
M2-05-10	Fifth Floor	NE	Single Aspect	30.6	1	1	1 Bath	39
M2-06-07	Sixth Floor	SW	Single Aspect	30.6	1	1	1 Bath	39
M2-06-08	Sixth Floor	SW, SE	Dual Aspect	32	1	1	1 Bath	39
M2-06-09	Sixth Floor	SE, NE	Dual Aspect	32	1	1	1 Bath	39
M2-06-10	Sixth Floor	NE	Single Aspect	30.6	1	1	1 Bath	39

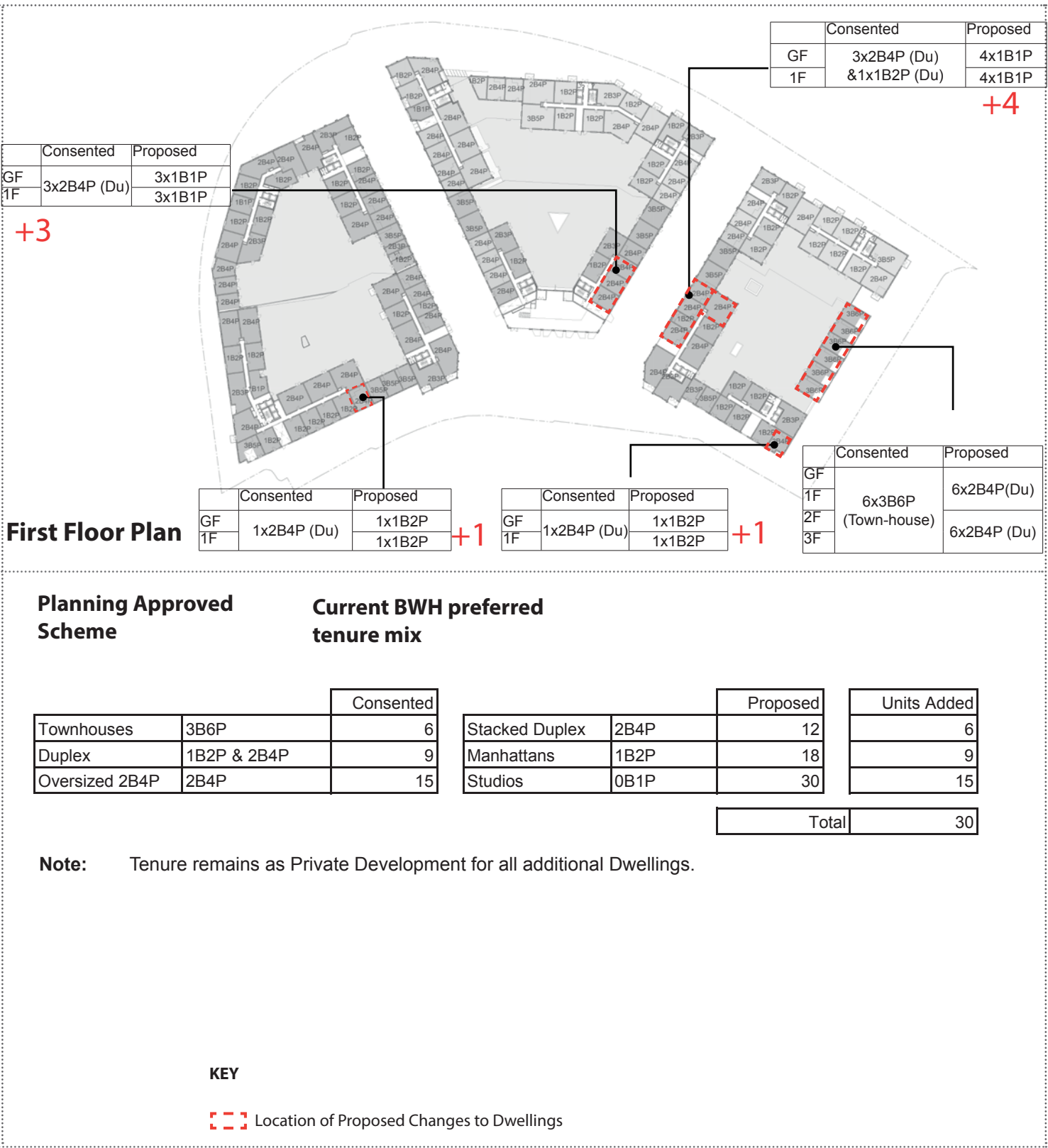
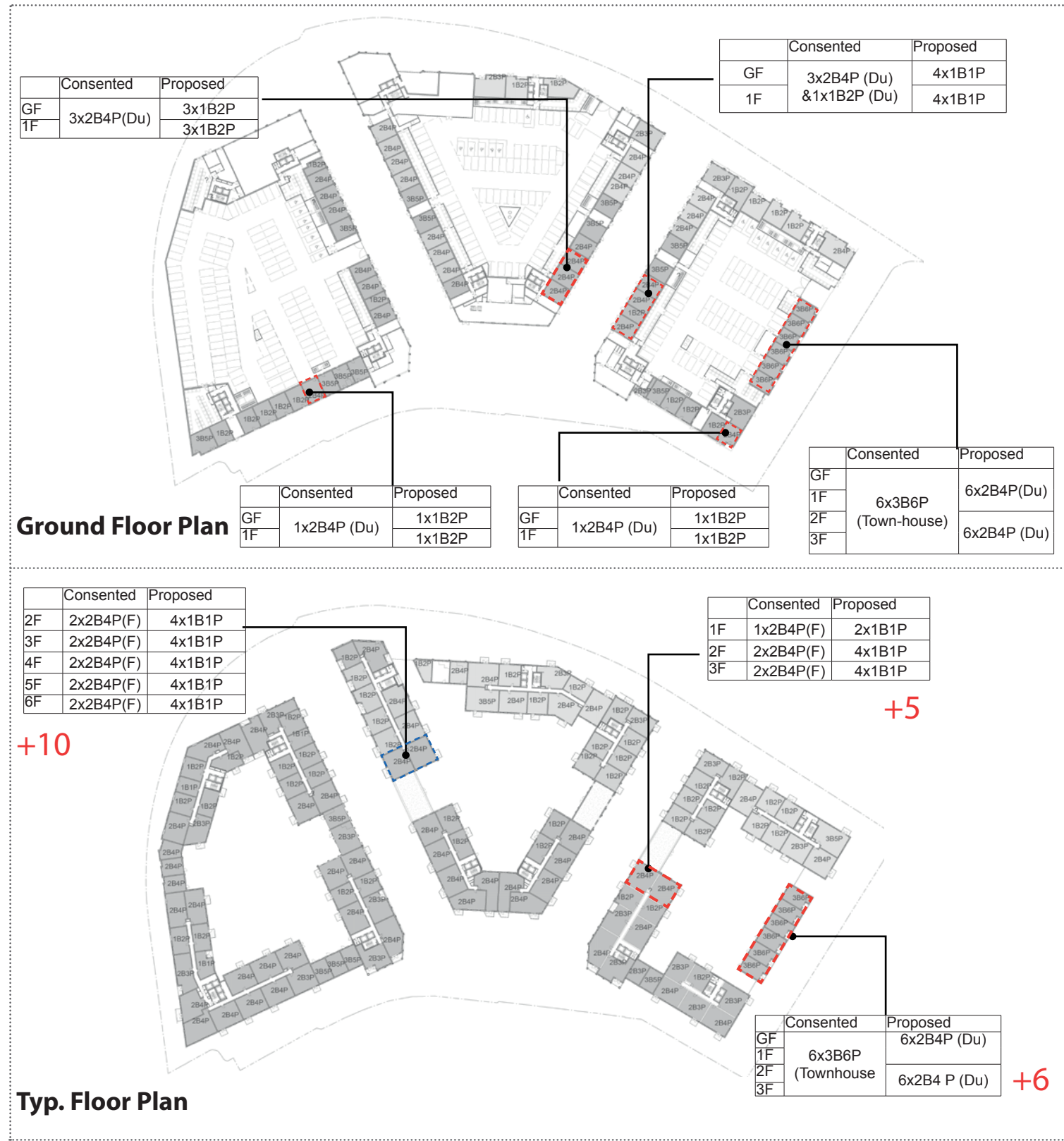
Stacked Duplexes								
Lower Duplexes		Dual aspect, east facing dining/ living room, level access, views of podium, private amenity space ³						
Type D251								
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m ²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m ²) - NDSS ²
E4-00-01	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		Dual aspect, east facing dining/ living room, level access, views of podium, private amenity space ³						
Type D252								
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m ²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m ²) - NDSS ²
E4-02-01	First,Second & Third	SE, NW	Dual Aspect	85	4	3	1 Bath	84
E4-02-02	First,Second & Third	SE, NW	Dual Aspect	85	4	3	1 Bath	84
E4-02-03	First,Second & Third	SE, NW	Dual Aspect	85	4	3	1 Bath	84
E4-02-04	First,Second & Third	SE, NW	Dual Aspect	85	4	3	1 Bath	84
E4-02-05	First,Second & Third	SE, NW	Dual Aspect	85	4	3	1 Bath	84
E4-02-06	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

Manhattans								
Type M001		Level access, front garden, generous living/ dining area, green street views, large glazed patio doors to allow for abundance of light ³						
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m²) - NDSS ²
E1-00-01	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath	39
E1-00-02	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath	39
E1-00-03	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath	39
E1-00-04	Ground Floor	NW	Single Aspect	37.8	2	1	1 Bath	39
Type M002		Located on first floor up allows for more light, river views, green street views ³						
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m²) - NDSS ²
E1-01-05	First Floor	NW	Single Aspect	38.2	2	2	1 Shower	39*
E1-01-06	First Floor	NW	Single Aspect	38.2	2	2	1 Shower	39*
E1-01-07	First Floor	NW	Single Aspect	38.2	2	2	1 Shower	39*
E1-01-08	First Floor	NW	Single Aspect	38.2	2	2	1 Shower	39*
Type M004		Level access, front garden, generous living/ dining area, green street views, large glazed patio doors to allow for abundance of light ³						
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m²) - NDSS ²
E5-00-06	Ground Floor	SE, SW	Dual Aspect	42.1	2	2	1 Bath	39*
M5-00-01	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath	39*
M5-00-02	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath	39*
M5-00-03	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath	39*
W1-00-07	Ground Floor	SE	Single Aspect	41.8	2	2	1 Bath	39*
Type M005		Located on first floor which allows for more light, river views, green street views ³						
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m²) - NDSS ²
M5-01-01	First Floor	SE	Single Aspect	41.3	2	2	1 Bath	39*
M5-01-02	First Floor	SE	Single Aspect	41.3	2	2	1 Bath	39*
M5-01-03	First Floor	SE	Single Aspect	41.3	2	2	1 Bath	39*
W1-01-13	First Floor	SE	Single Aspect	41.3	2	2	1 Bath	39*
Type M006		Dual aspect, south facing living/ dining area, river views, green street views ³						
Block/Core & Plot	Level	Orientation ¹	Aspect ¹	Area (m²)	No.of Persons	Hab. Room	Shower/ Bathroom	Target Area (m²) - NDSS ²
E5-01-06	First Floor	SE, SW	Dual Aspect	42.3	2	2	1 Bath	39*

5.0 Amendments to Consented Scheme



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

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

5.0 Amendments to Consented Scheme

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

Ground 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

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



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



The following section is not amended from the consented DAS (Application Reference 170509) with the exception of small changes as noted below:

5.1 Ground Floor - N/A*

Minor amendments to the ground floor landscape plan. Refer to section 7 Public Realm for details of changes