4.1 Scheme proposals

4.1.1 Use and amount

The scheme comprises a residential-led mixed-use development with an appropriate residential density for the location.

The site is comprised of two uses: Residential (C3) and Health facility (D1).

4.1.2 Density

Site area: 1.2435 ha
Density: 189 units / ha

4.1.3 Quantum - Units

Total units and mix of apartments and houses:

Studios	**12** (5.1%)
1 bed apartments	**62** (26.4%)
2 bed apartments	**134** (57.0%)
3 bed apartments	**27** (3.8%)
Total	**235 units**

4.1.4 Quantum - Shared Ownership / Affordable Rent / Private

Total tenure split mix of apartments and houses:

Shared Ownership

Studios	**0** (0%)
1 Beds	**9** (31.0%)
2 beds	**13** (44.8%)
3 Bed apartments	**7** (24.1%)
Total	**29 (12.3%)**

Affordable Rent

Studios	**0** (0%)
1 Beds	**14** (27.5%)
2 beds	**17** (33.3%)
3 Bed apartments	**20** (39.2%)
Total	**51 (21.7%)**

Private

Studios	**12** (7.7%)
1 Beds	**39** (25.2%)
2 beds	**104** (67.1%)
3 Bed apartments	**0** (0%)
Total	**155 (66.0%)**

Private: **62.2% hab rooms** Affordable: **37.8% hab rooms**

4.1.5 Scheme Totals

Residential Totals:

NIA:	**15,072** sqm (**162,239** sqft)
GIA:	**18,974** sqm (**204,241** sqft)
GEA:	**20,361** sqm (**219,172** sqft)

4.1.6 Areas

Health facility GIA - **932.2** sqm (**10,034** sqft)
Private communal podium area - **1,712.6** sqm (**18,434** sqft)
External Amenity / Child Play-space - **790** sqm (**8,503** sqft)
Car parking total **220no. -** Residential (179no. allocated spaces, 2no. Car Club and 4no. visitor of which 24no. are disabled bays 0.10) **185no. (0.79)** Health facility **21**
Cycle parking spaces **470no. total**
Motorcycle parking spaces **11no. total (0.05)**

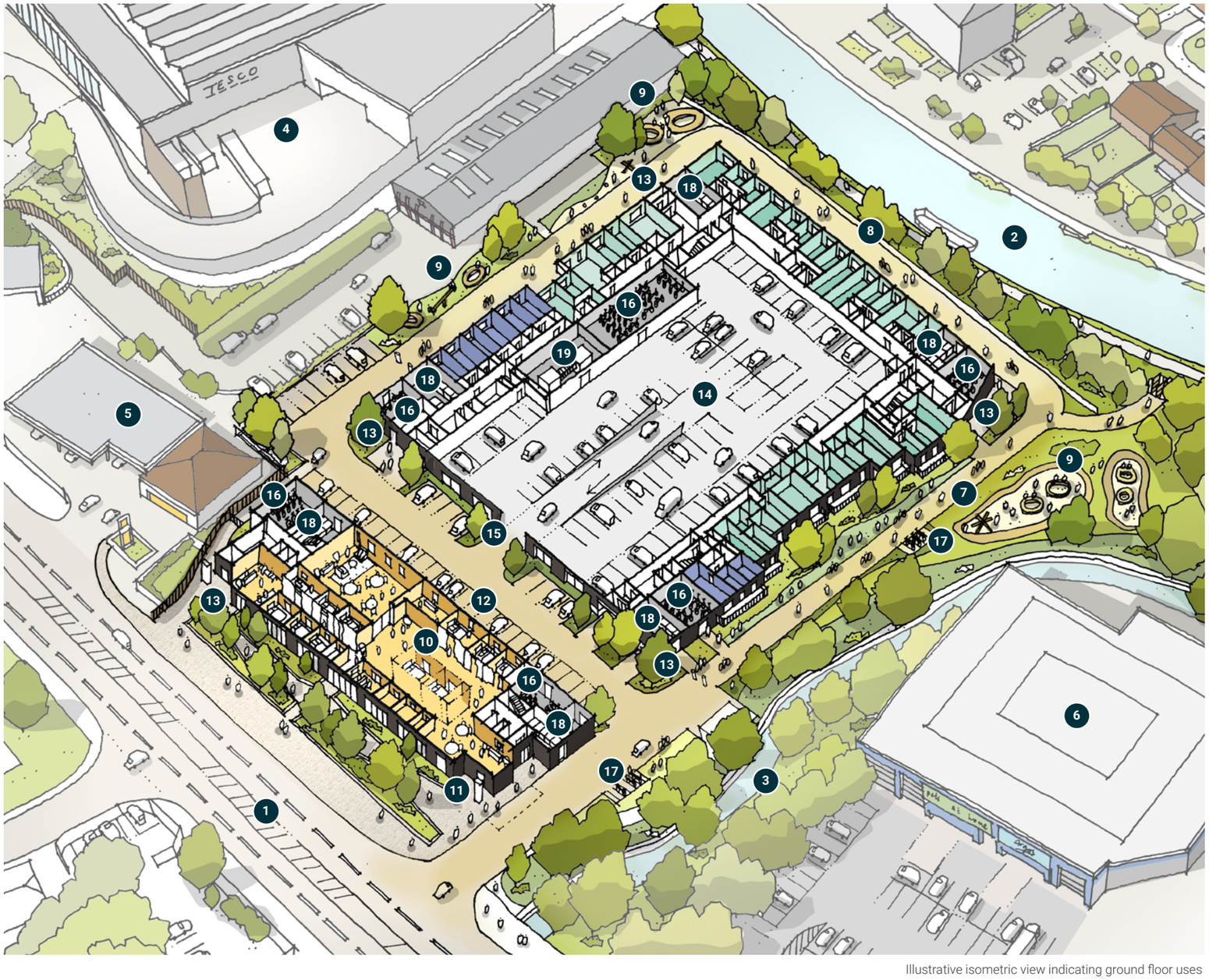


Illustrative sketch of proposed scheme overview

4.2 Layout

The illustrative isometric sketch below provides an overview of the ground floor of the scheme, highlighting the different uses and activities both internally and externally.

1. A408 High Street, Yiewsley
2. Grand Union Canal
3. River Pinn
4. Tesco
5. Shell petrol station
6. Argos & Pets at Home
7. Celandine route - pedestrian and cyclist route
8. Grand Union Canal towpath
9. Play areas
10. Health facility
11. Health facility entrance
12. Health facility car parking
13. Residential entrances
14. Residential podium car park
15. Residential car park entrance
16. Residential cycle storage
17. External cycle storage
18. Refuse storage
19. Plant rooms



Illustrative isometric view indicating ground floor uses

4.3 Uses

4.3.1 Residential

Aspect

A key principle is to maximise dual aspect throughout the scheme. In addition to this, views are optimised by orienting blocks to maximise views towards the Grand Union Canal to the west, River Pinn to the north, green spaces to the east and podium gardens central to the scheme. These views are again improved by stepping the building forms to create set back linking elements that maximise frontage.

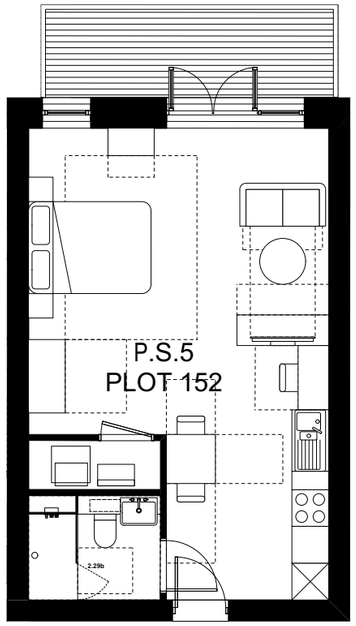


Sketch plan indicating the aspect of units on a typical floor

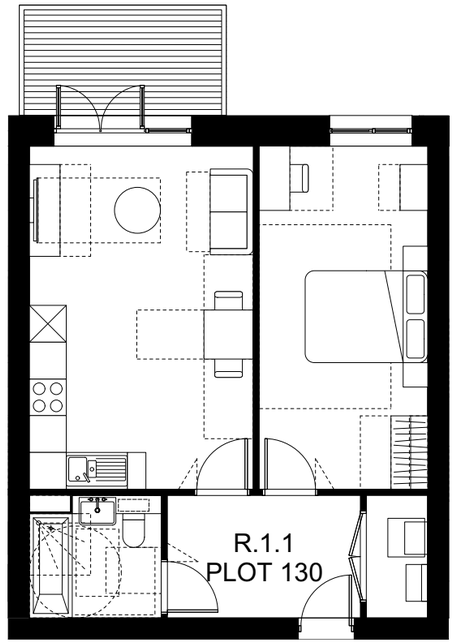
Key:

- Single aspect
- Dual aspect
- Triple aspect
- Core access

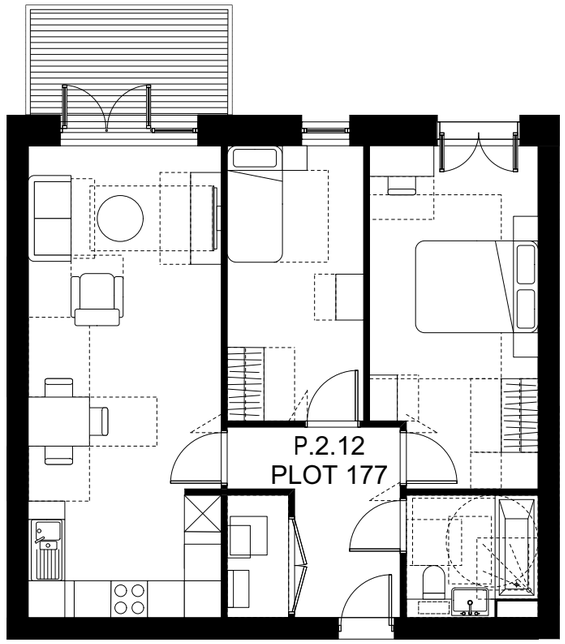
Typical studio apartment



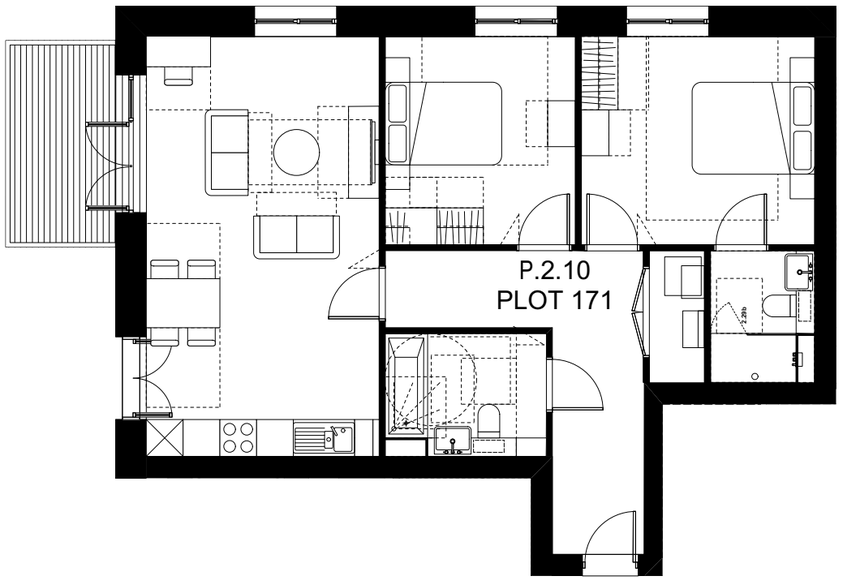
Typical 1B2P apartment



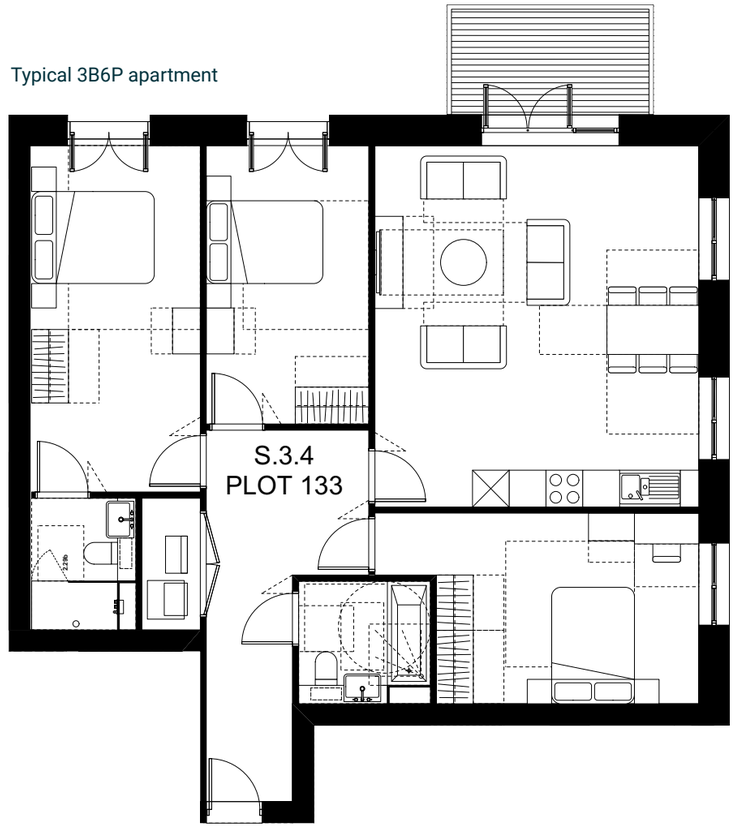
Typical 2B3P apartment

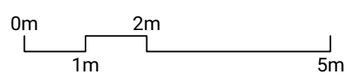


Typical 2B4P apartment



Typical 3B6P apartment





Apartment types 1:100 @ A3

All the apartment layouts comply with the Nationally Described Space Standards. Where possible, they have been designed to maximise aspect and frontage.