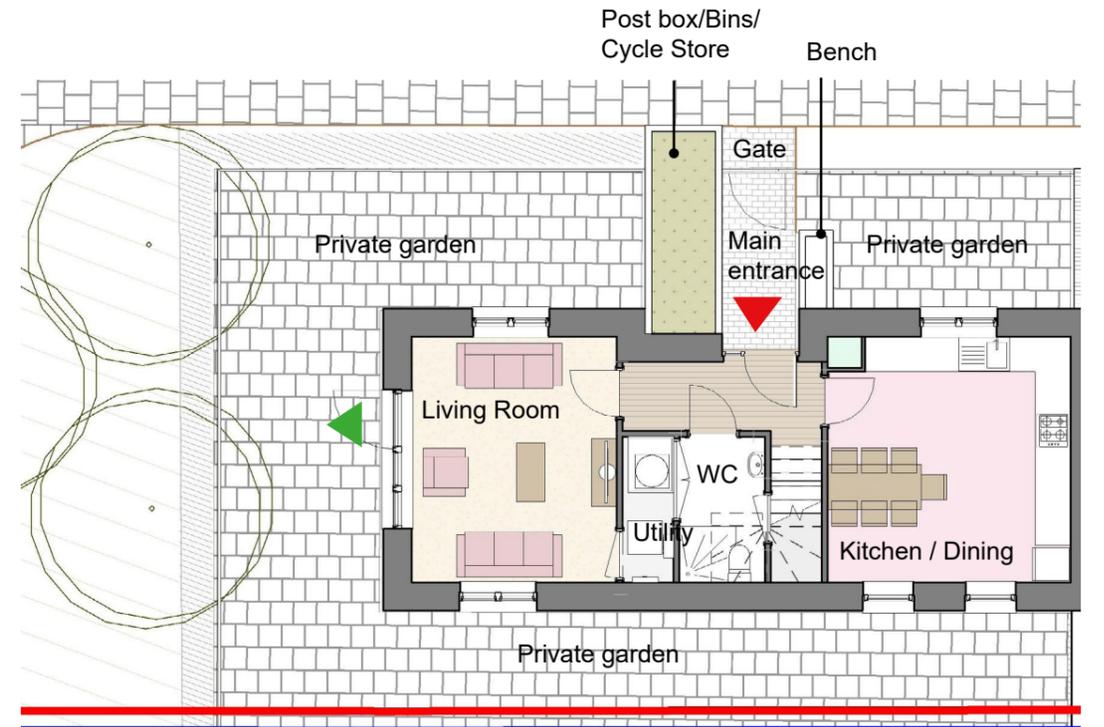
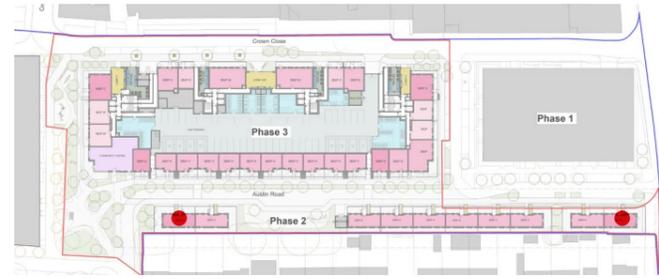
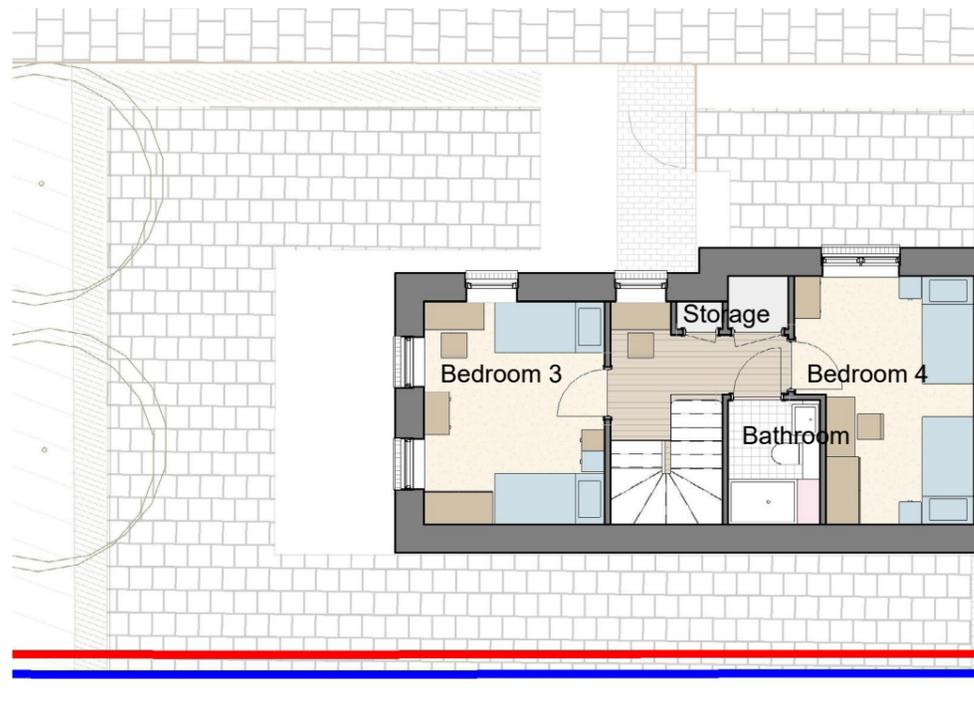


PHASE 2 LAYOUTS

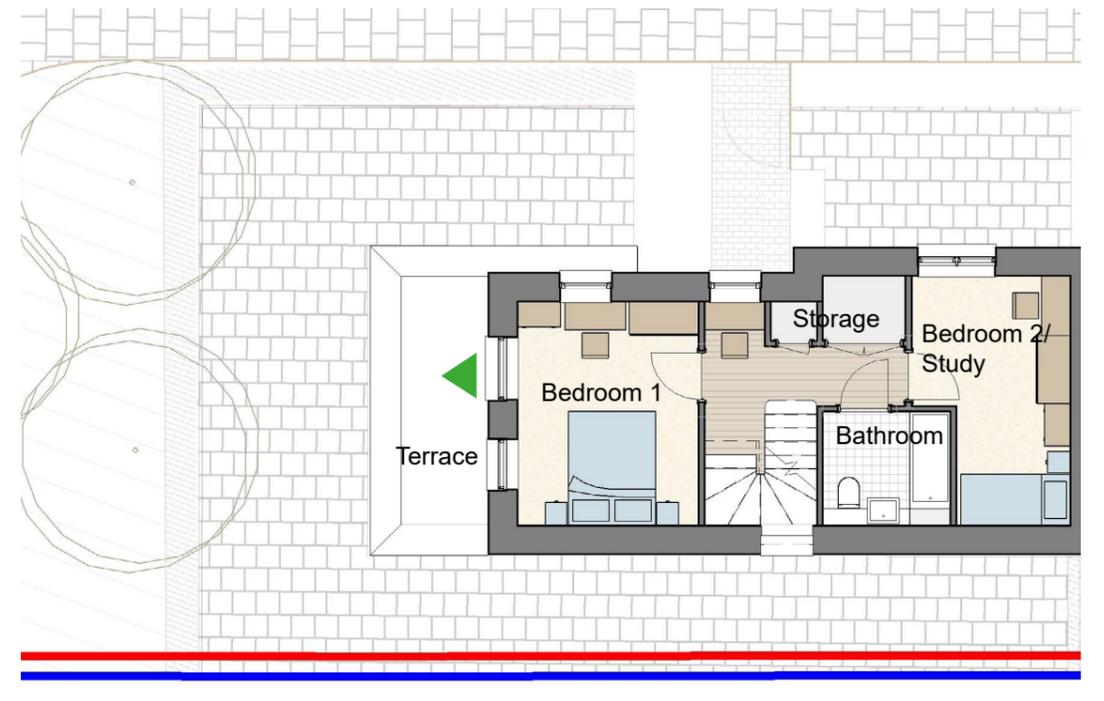
4.16.2 4 Bed House



Ground Floor



Second Floor

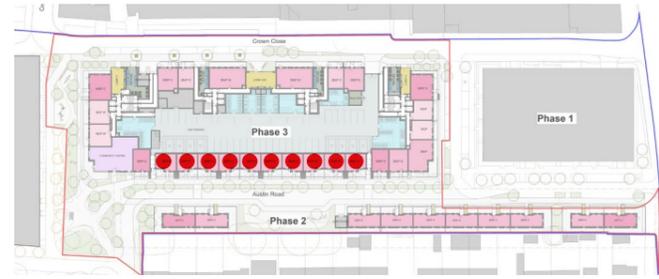


First Floor

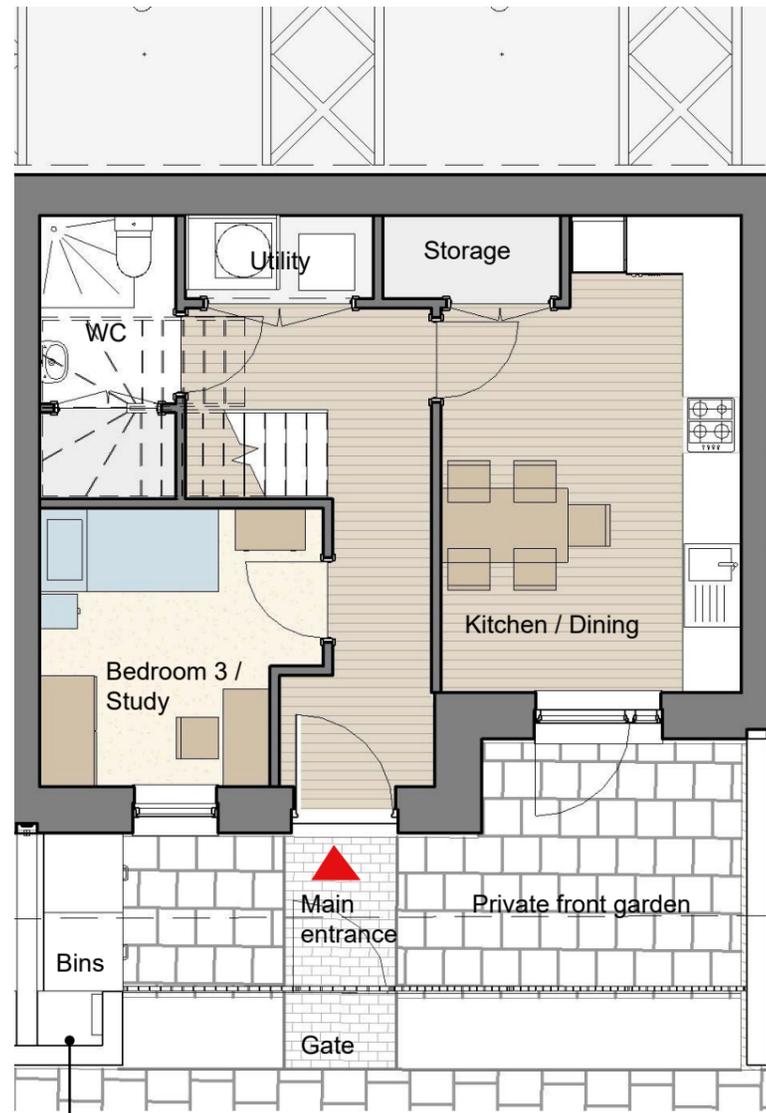
- M / 016
- M / 070
- M / 124
- M / 046
- M / 020
- M / 019
- M / 043
- M / 045
- M / 120

4.17 PHASE 3 TYPICAL LAYOUTS

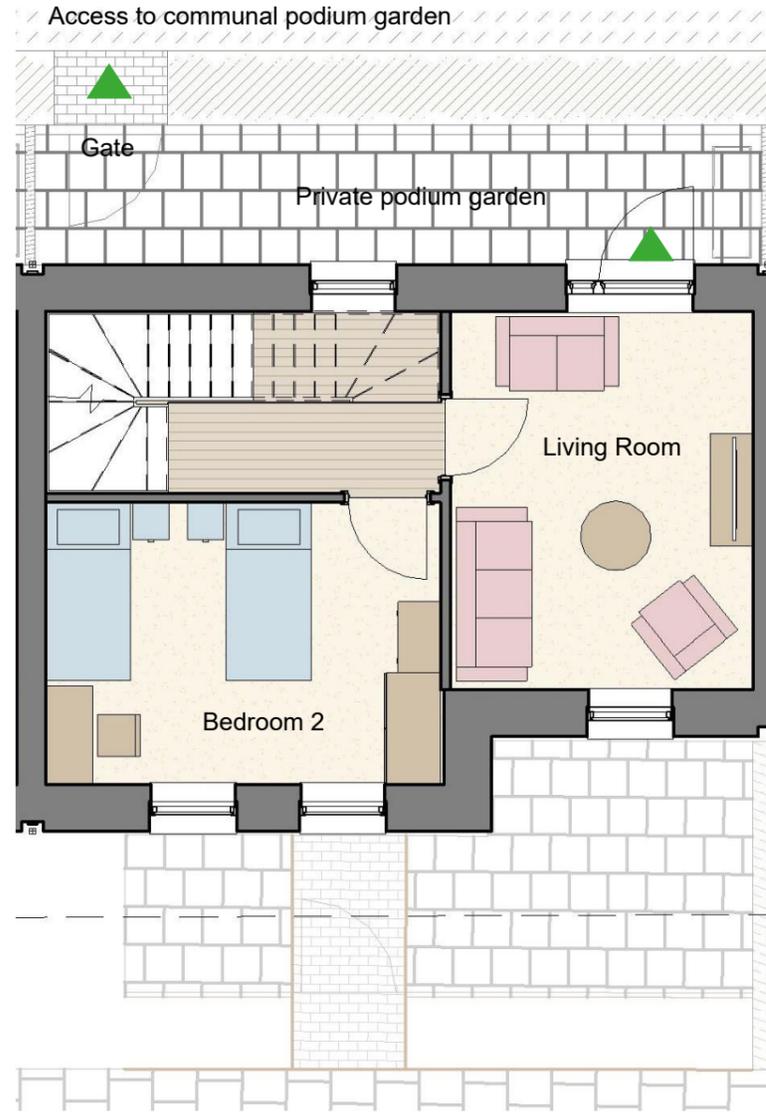
4.17.1 3 Bed Houses



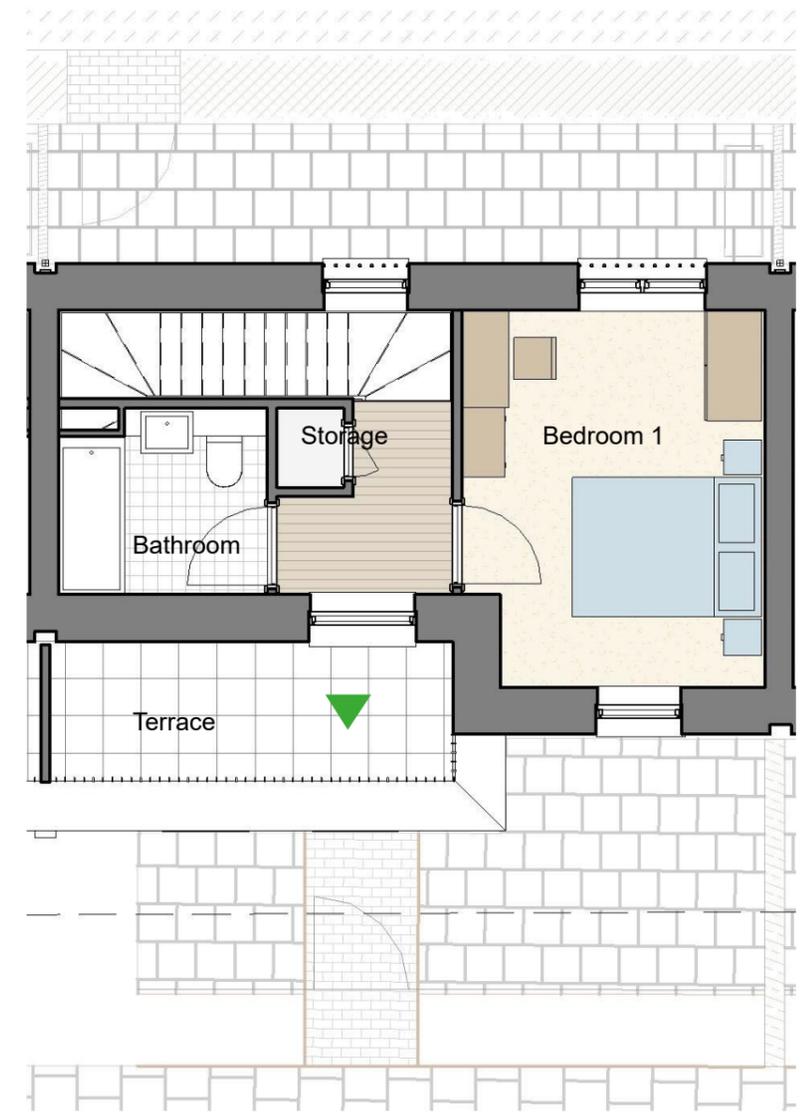
- M / 124
- M / 120
- M / 122
- M / 043
- M / 016
- M / 046
- M / 045
- M / 070
- M / 020
- M / 019



Post box
Ground Floor



First Floor



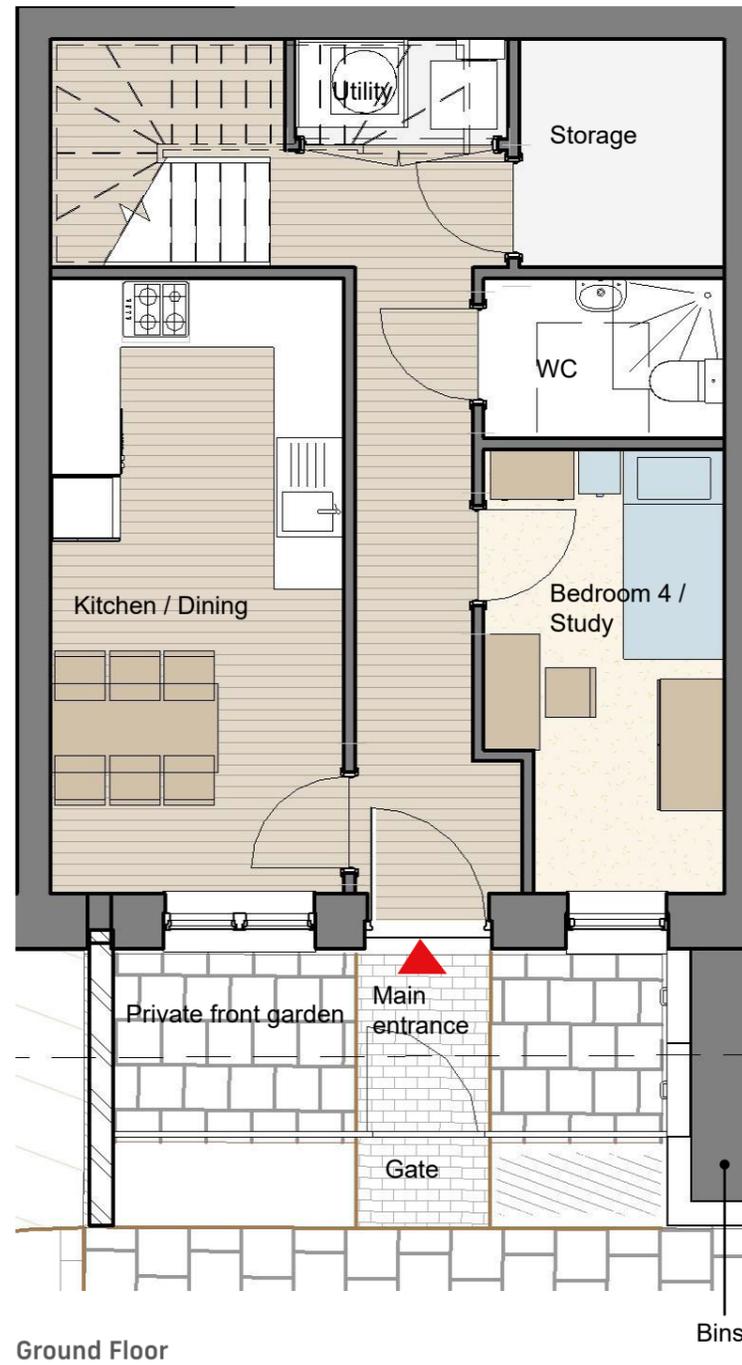
Second Floor

PHASE 3 TYPICAL LAYOUTS

4.17.2 4 Bed Duplex

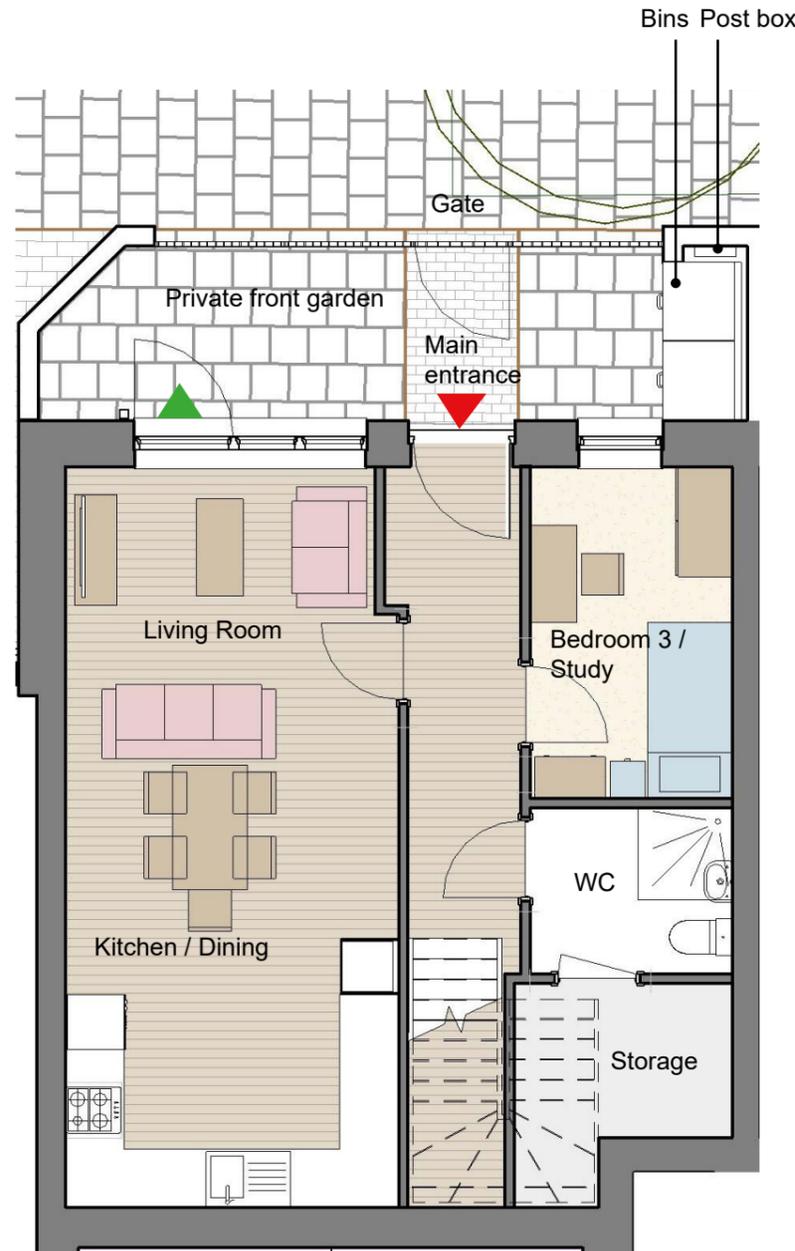


- M / 122
- M / 070 M / 046 M / 016
- M / 019 M / 043 M / 045
- M / 120 M / 020 M / 124

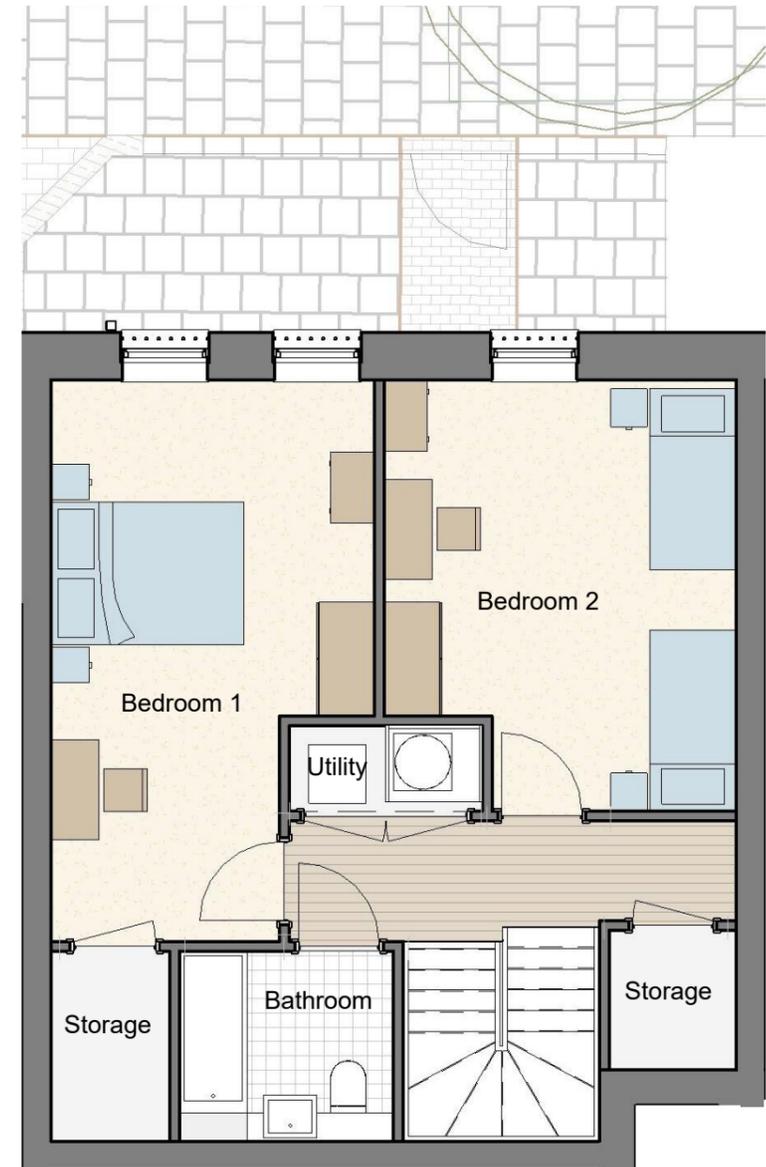


PHASE 3 TYPICAL LAYOUTS

4.17.3 3 Bed Duplex



Ground Floor

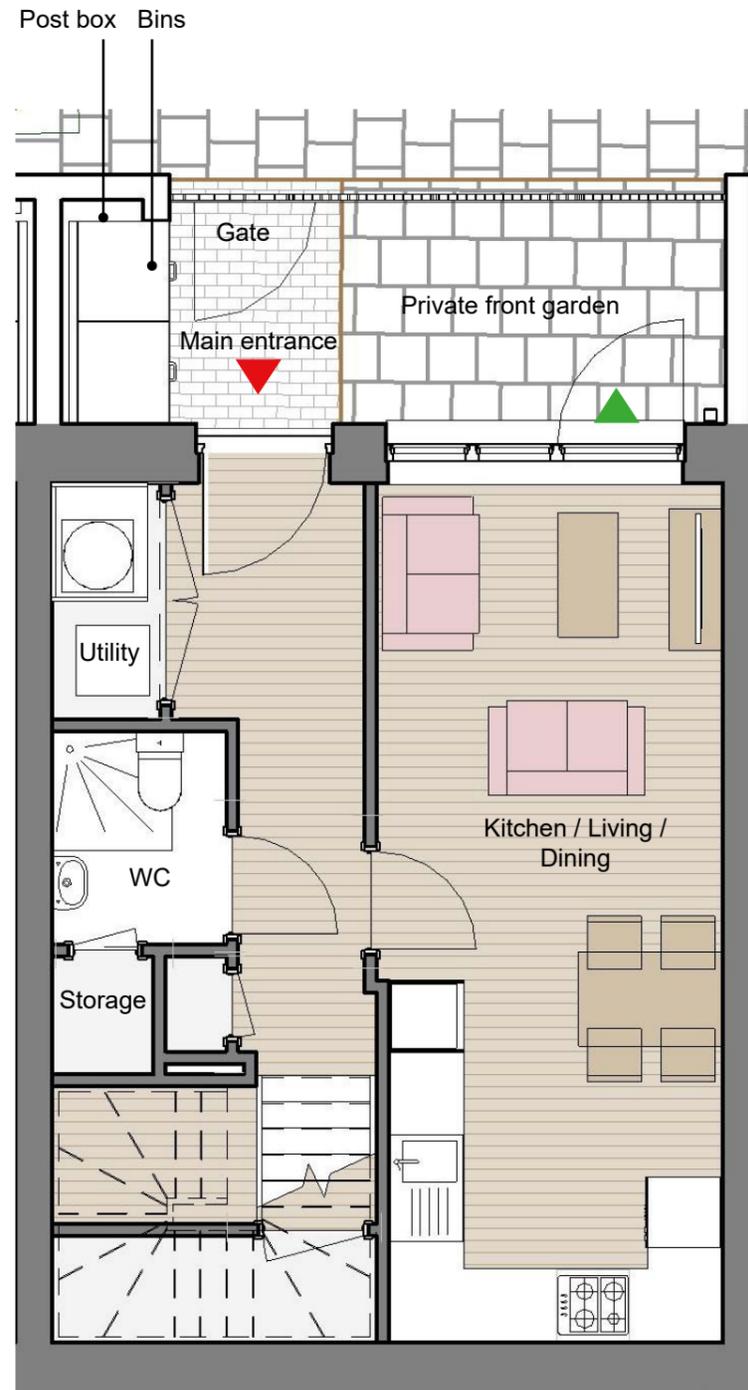


First Floor

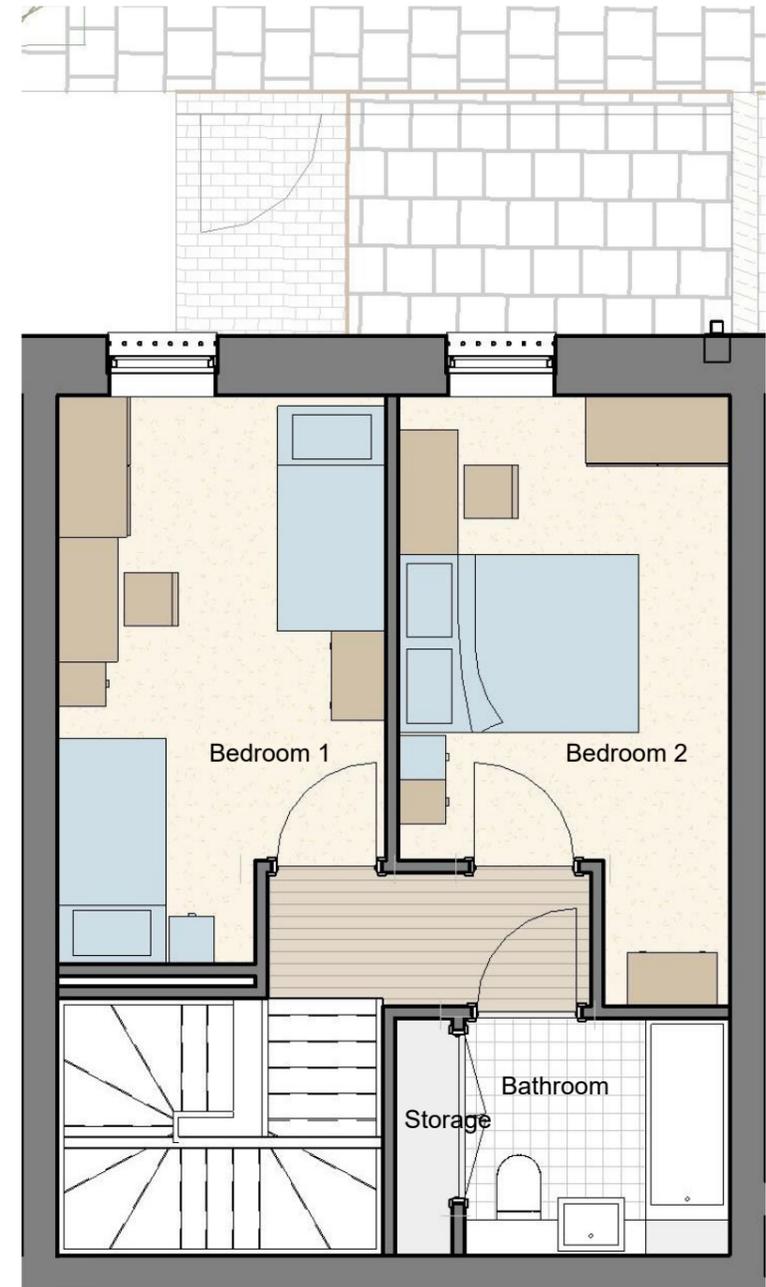
- M / 016
- M / 019 M / 020 M / 070
- M / 047 M / 046 M / 045
- M / 149 M / 151 M / 043

PHASE 3 TYPICAL LAYOUTS

4.17.4 2 Bed Duplex



Ground Floor



First Floor



- M / 016
- M / 070 M / 019 M / 020
- M / 047 M / 046 M / 045
- M / 149 M / 151 M / 043

PHASE 3 TYPICAL LAYOUTS

4.17.5 3 Bed Apartment



3 Bedroom Flat

- M / 125
- M / 019 M / 015 M / 120
- M / 122 M / 016 M / 017
- M / 043 M / 045 M / 046

PHASE 3 TYPICAL LAYOUTS

4.17.6 3 Bed Apartment

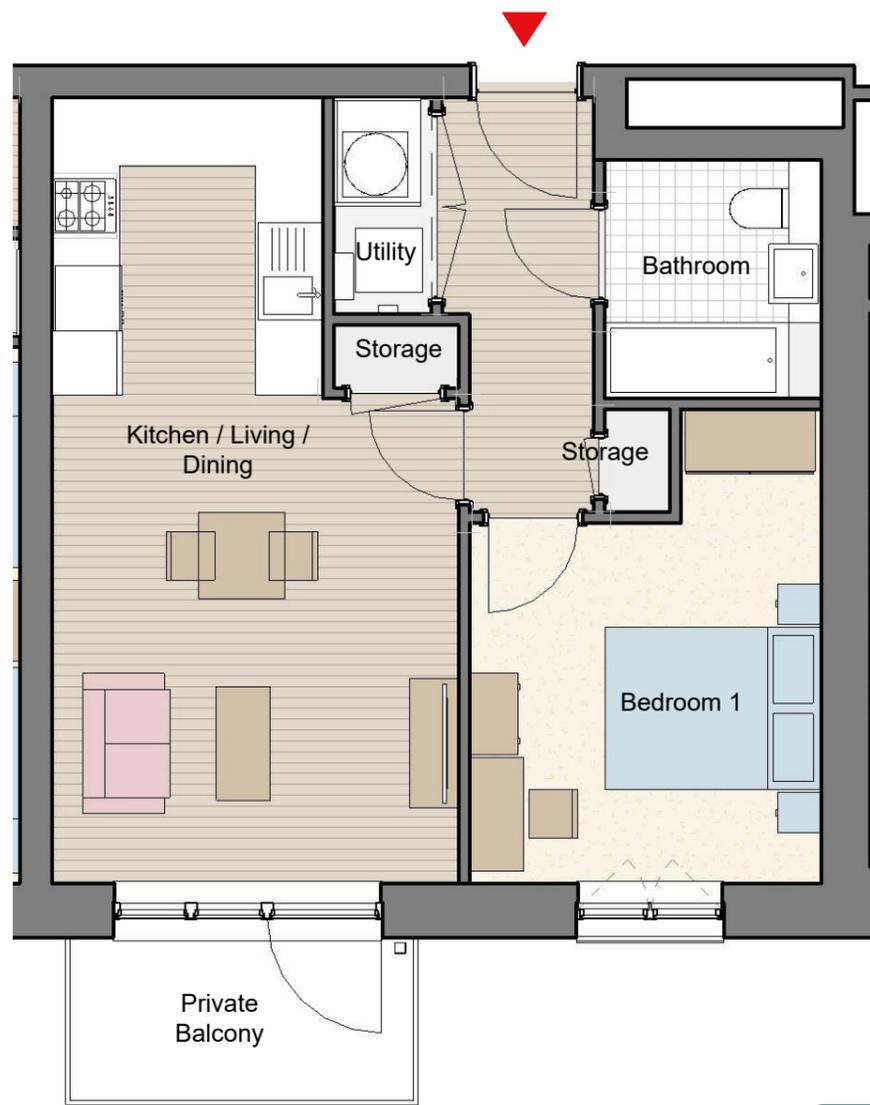


3 Bedroom Flat

- M / 122 M / 168
- M / 016 M / 017 M / 120
- M / 046 M / 015 M / 045
- M / 125 M / 019 M / 043

PHASE 3 TYPICAL LAYOUTS

4.17.7 1 and 2 Bed Apartment



- M / 016
- M / 017
- M / 045
- M / 019
- M / 047
- M / 046
- M / 043



2 Bedroom Flat



4.18 INCLUSIVE DESIGN

4.18.1 Inclusive design principles

The proposals adopt a comprehensive approach to inclusive design, integrating accessible homes throughout the development in line with Approved Document M and the London Plan. Over 10% of homes are designed to M4(3) (wheelchair user dwellings), with the rest meeting M4(2) (accessible and adaptable) standards. These units are distributed across tenures to promote tenure blind design and social inclusion.

Wheelchair Units (Phase 2-3)

Total unit:	239
Total Accessible units:	28
WCH ratio	11.7%

Design principles:

- Compliance: All M4(3) homes comply with the standard and have been coordinated with the fire and building services strategies to ensure safe, practical use in everyday living and during emergency evacuation.
- Location and access: M4(3) units are provided at ground floor where possible; additional M4(3) units are served by level lift access to upper floors. Continuous step free routes link accessible homes to entrances, cores, communal amenity, parking and public transport.
- Tenure blind design: Accessible homes are equivalent in finish and external expression to other dwellings, ensuring no architectural hierarchy between tenures.

Private and communal amenity

- Private amenity (gardens, terraces and balconies) associated with accessible homes are designed for step free access, level thresholds and suitable slip resistant finishes.
- Communal amenity, courtyards and podium gardens provide level access routes, a range of seating heights and accessible play/fitness elements where applicable.

Parking and servicing

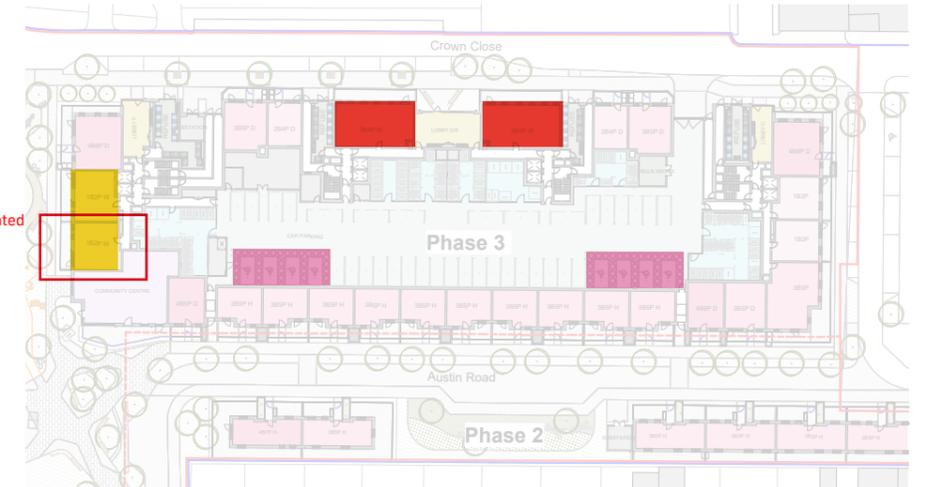
- Accessible parking bays are provided in accordance with policy standards, with capacity to convert the standard parking spaces into further accessible spaces in the future if required.
- Delivery, refuse and servicing arrangements allow step free access to bin and cycle stores and avoid obstacles on primary routes.

Fire safety and evacuation

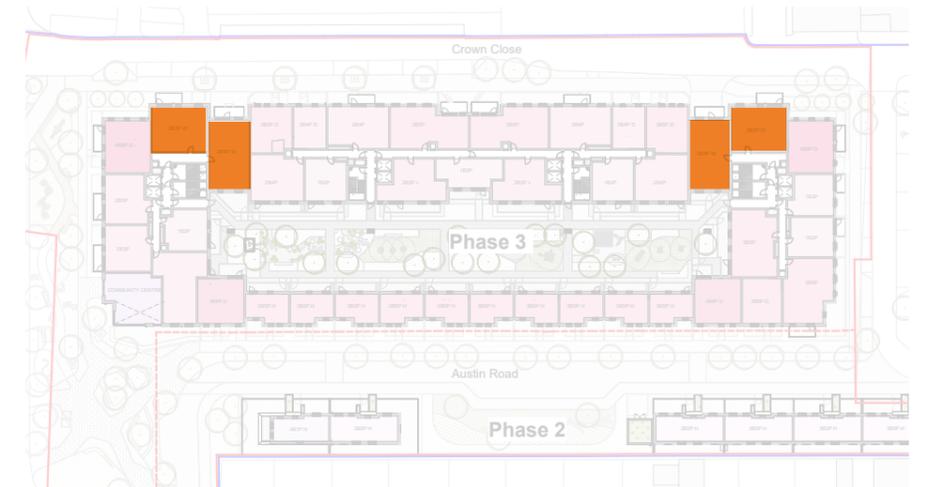
- Accessible layouts have been coordinated with the Approved Outline Fire Safety Strategy to ensure compatibility with the chosen evacuation approach and fire fighting arrangements. Where relevant, refuge areas and evacuation lifts are provided in accordance with guidance and regulations.



Example illustrated on next page



Ground Floor



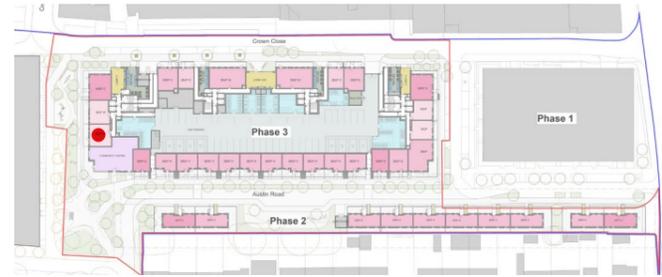
Upper Floor

Key

- 1 Bed Accessible WCH unit
- 2 Bed Accessible WCH unit
- 3 Bed Accessible WCH unit
- Accessible parking spaces

INCLUSIVE DESIGN

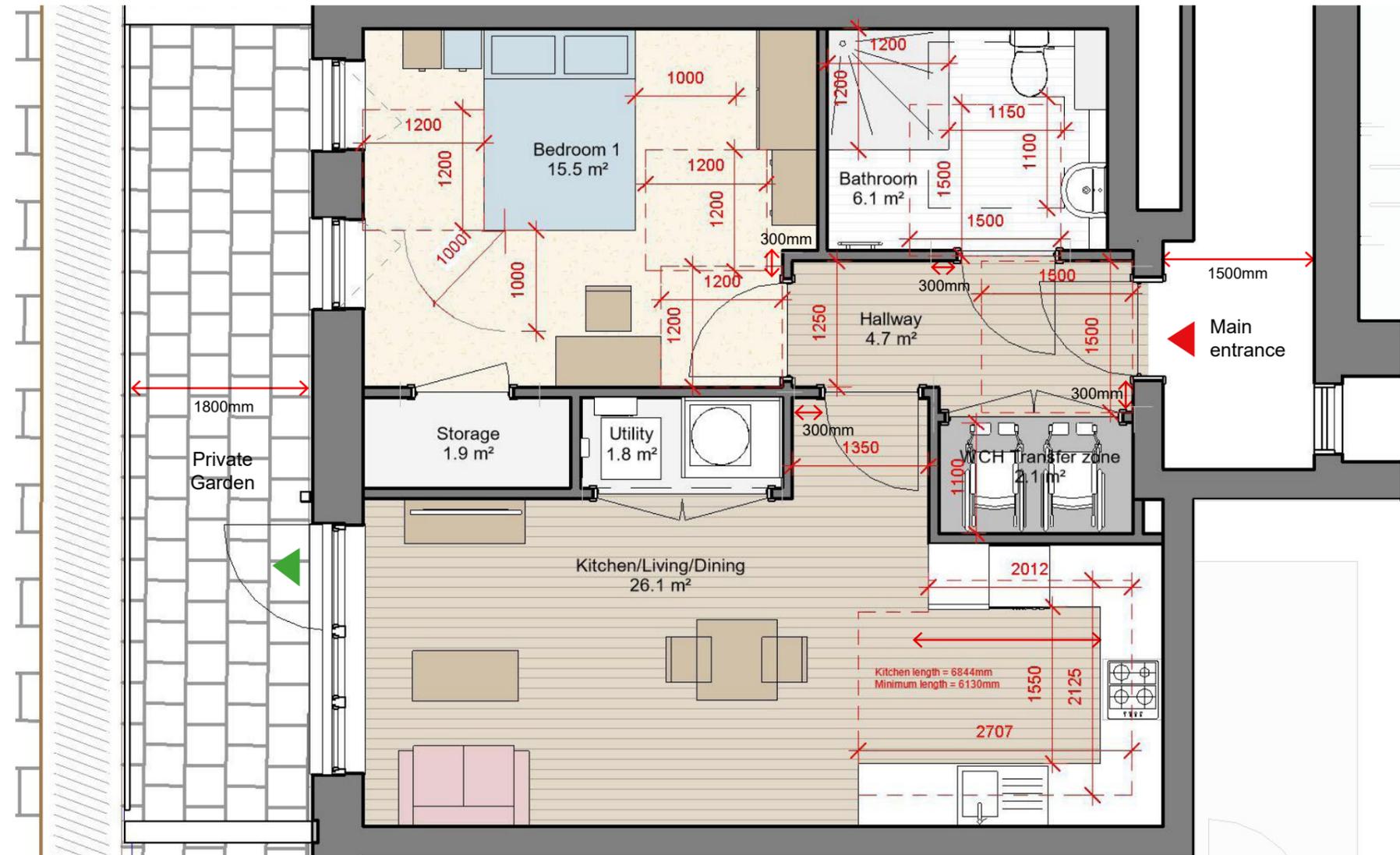
4.18.2 Wheelchair Dwellings



Internal layout and dimensions

- Entrances and circulation: Principal entrance doors provide a minimum clear opening of 850 mm. Hallways and principal routes maintain a minimum clear width of 1,200 mm to enable manoeuvring and access.
- Turning and transfer: A 1,500 mm clear turning circle is provided where required. Dedicated transfer and storage zones of 1,100 x 1,700 mm are incorporated adjacent to entrances.
- Living and sleeping spaces: Living/kitchen/dining areas allow 1,500 mm clear access zones in front of key units and appliances. Principal double bedrooms meet minimum size and circulation requirements to permit bedside access and manoeuvring.
- Bathrooms: M4(3) dwellings include level access showers and layouts that facilitate side and end transfers. Sanitary arrangements allow for clear manoeuvring spaces (for example 1,200 x 800 mm or equivalent as appropriate).
- Kitchens: A minimum 1,500 mm clear access zone is provided in front of and between kitchen units and appliances to enable comfortable use by wheelchair users.

A typical M4(3) 1B/2P ground floor layout is included to the right, illustrating how the proposed accessible dwellings achieve high quality, practical homes for wheelchair users.



Ground Floor WCH Flat - 1B2P



M / 168	M / 019	M / 166
M / 046	M / 051	M / 016
M / 052	M / 043	M / 045

4.19 PRIVATE AMENITY AND DEFENSIBLE SPACE

4.19.1 Site-wide strategy

Private Amenity

Every single home will be provided with at least one form of private external amenity space in accordance with the below:

- All ground floor homes (flats/duplexes/houses) will have private gardens at ground floor level. These will have a dual function to also act as defensible space and improve privacy by mitigating overlooking into the ground floor flats, duplexes and houses.
- All ground floor duplexes/houses will have private gardens on ground floor; some of them will have additional private garden on first floor podium; some of them will have projecting balcony on first floor; some of them will have terrace on upper floor. Likely to be occupied by more people, the multiple forms of amenity to the larger dwellings offers variety.
- All apartments on upper levels will have either projecting balconies or roof terraces as their private amenity spaces. These have been positioned with consideration in regards to overlooking and to help mitigate overheating.

All amenity spaces are sized according to the number of bed spaces of the dwelling it serves, in accordance with requirements stipulated in the Design Code and the London Plan. A minimum of 5sqm of step-free private outside space is provided for each two bed space home, with an extra 1sqm for every additional bed space. Each amenity space is a minimum of 1.5m depth and width, this increases to 1.8m for wheelchair dwellings.

Defensible Space

All frontages between ground floor dwellings and public space, and between first floor dwellings with podium gardens and communal podium space will have a defensible edge, even if not deep enough to be considered amenity space.

This defensible space will include soft landscaping and planting to act as a buffer, protecting the privacy of the residents.

Community Centre

Community centre also has its dedicated external amenity space wrapping around its main activity room as required by the end user.

Key - Amenity

-  Ground Floor Garden
-  First Floor Terrace on Podium
-  Projecting Balcony
-  Community Centre Garden

Key - Home Type

-  Duplex
-  GF WCH Flat

Key - Defensible space

-  Defensible space buffer (not amenity)



Typical Floor Plan



First Floor Plan



Ground Floor Plan

- M / 157
- M / 070
- M / 086
- M / 092
- M / 085
- M / 157
- M / 016

4.20 COMMUNITY CENTRE

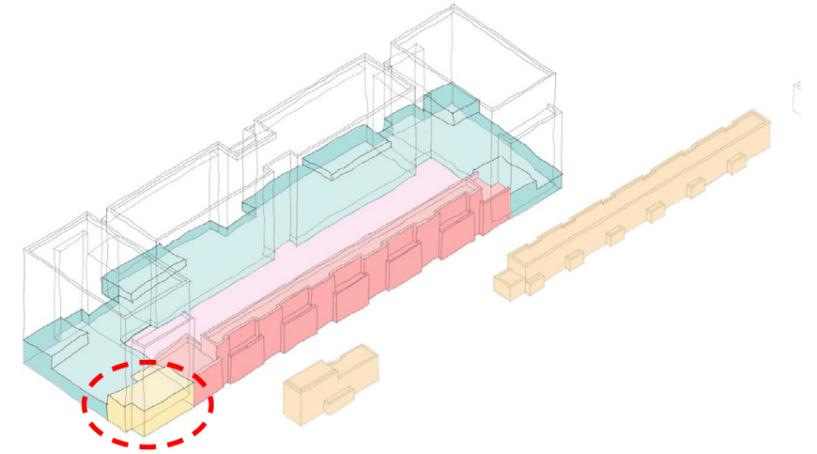
4.20.1 Community Centre Layout

The community centre's location has been agreed and secured through the S73 of the Outline Application. Its illustrative internal layout evolved during the RMA process, integrating feedbacks from local residents, social groups (including the Sewing Club), and LBH Council.

Positioned on the ground floor of Phase 3's southeast corner, the centre overlooks the community square. Both the entrance lobby and the main activity room feature a double-height design, emphasizing this prominent corner. An external amenity space, enclosed by a hedge as stipulated by LBH Council, wraps around the main activity room. A comprehensive suite of facilities, tailored to user needs, includes ample storage for sewing machines, a communal kitchen, a baby changing facility, and an independent office area complete with a kitchenette, meeting room, and staff toilet.

Refuse and servicing areas were coordinated based on recommendations from waste and MEP consultants.

Concerns regarding parking for the community centre were raised during the public consultation. In response, two accessible on-street parking spaces have been added on Austin Road and Silverdale Road, conveniently located near the centre.

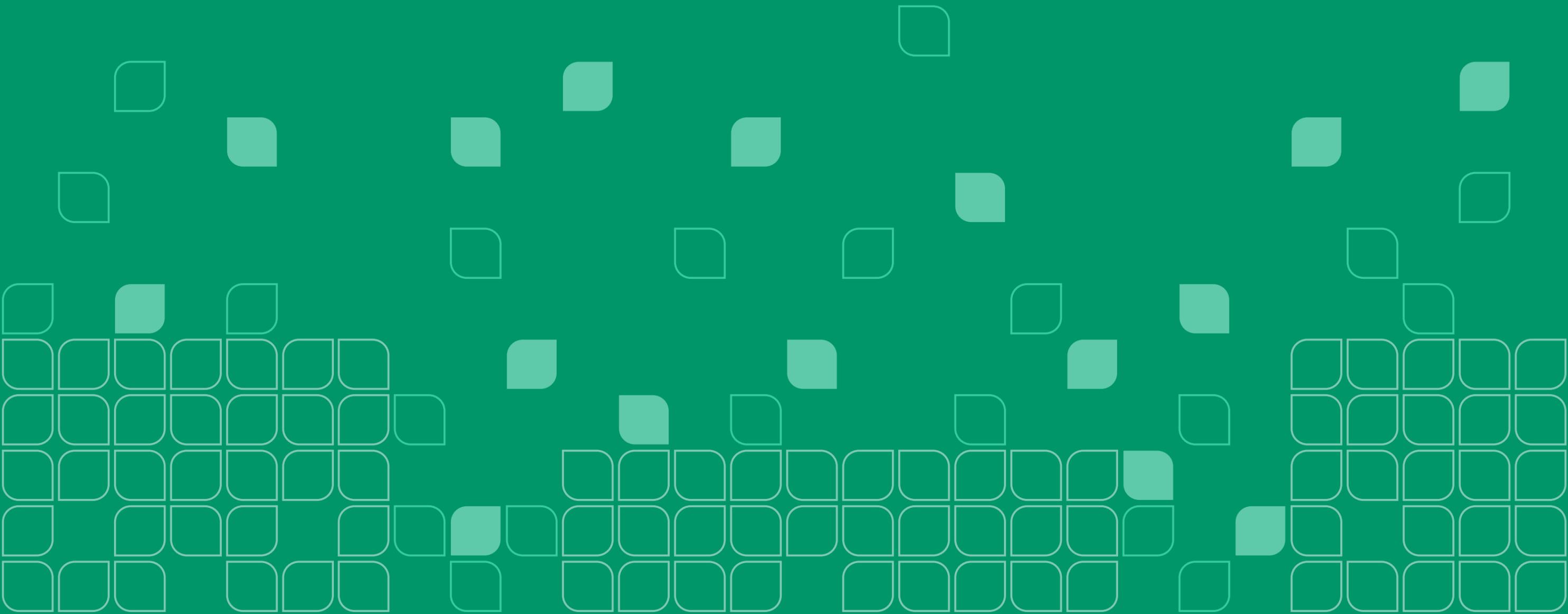


Total GIA: 169.4m²



CGI is for illustrative purposes only. Please refer to the planning drawings for detail elevation design and material specifications.

- M / 005
- M / 170
- M / 116
- M / 168



5. LANDSCAPE

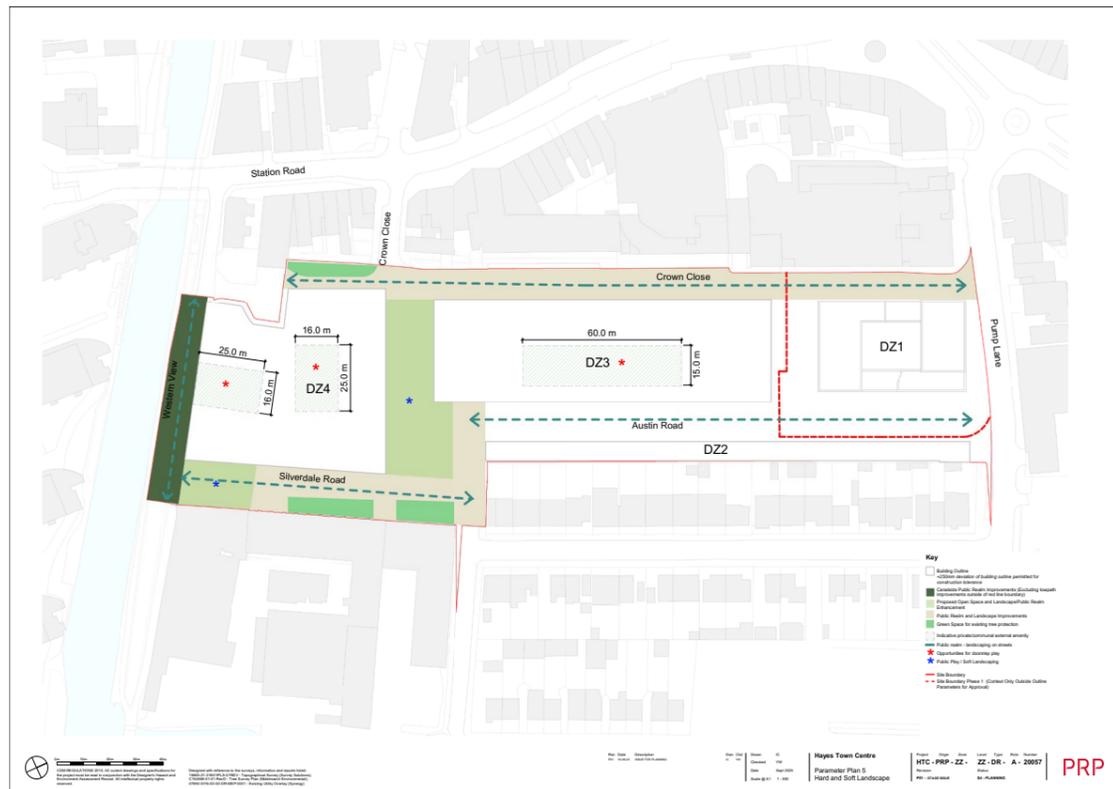
5.1 LANDSCAPE STRATEGY

5.1.1 Landscape Masterplan

The Landscape Masterplan follows the principles and layouts set out within the outline scheme. This incorporates the following key areas:

- Street frontage to Austin Road and Crown Close; these incorporate tree planting, rain gardens, hedges and private amenity spaces
- Realigned and narrowed Austin Road to improve public realm and pedestrian experience. Route terminated at Silverdale Road junction
- Linear Park and Community Square; pedestrian spaces including various play and seating opportunities
- Communal garden; set on the first floor of Phase 3, including doorstep play features, planting, seating and a varied space for residents to utilise.

The design complies with the open space and public realm designations set out by Parameter Plan 5 of the Outline Planning Permission (as amended).



Parameter Plan 5 - Open Space and Public Realm

M / 102

M / 072

M / 075