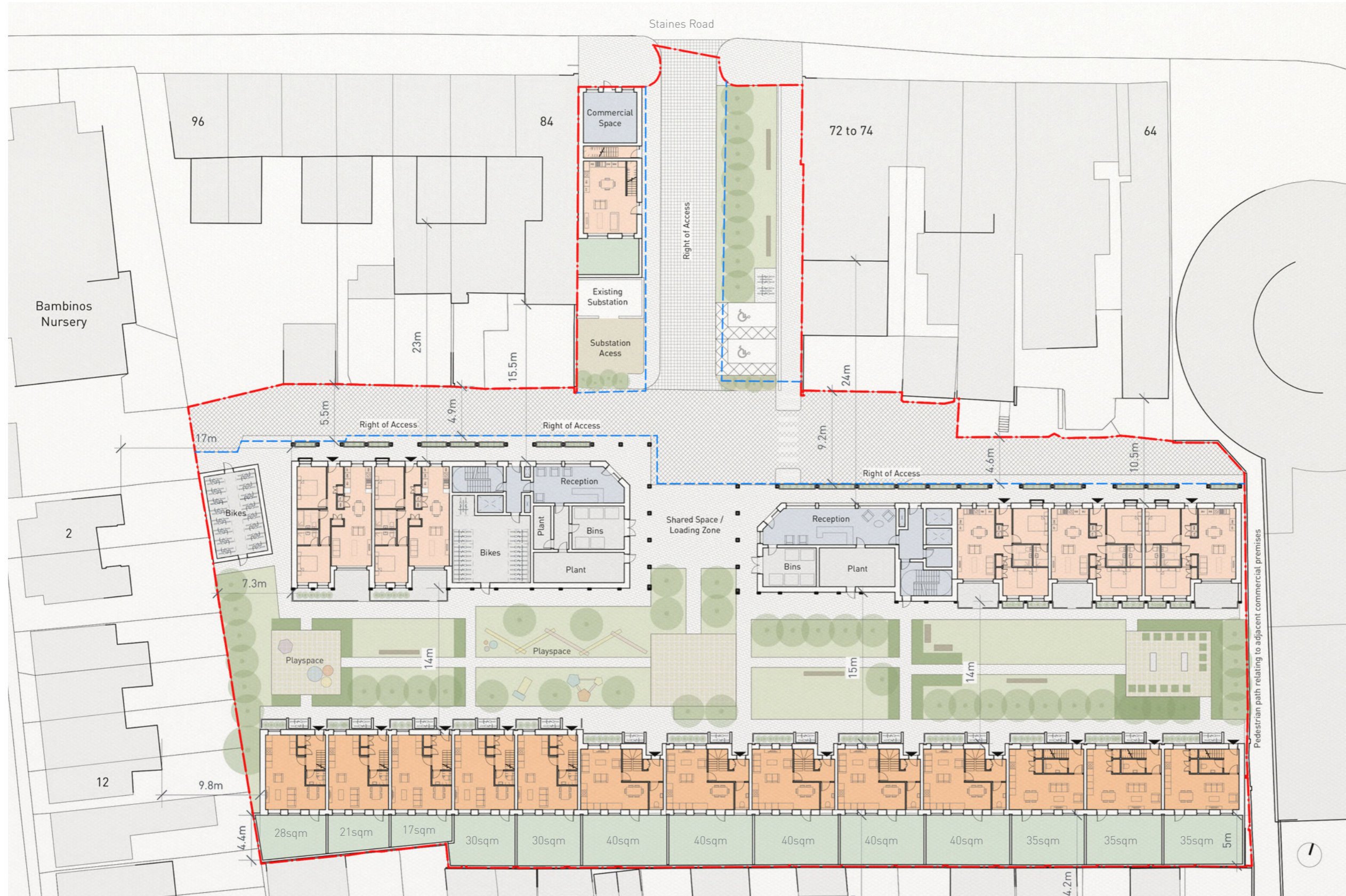
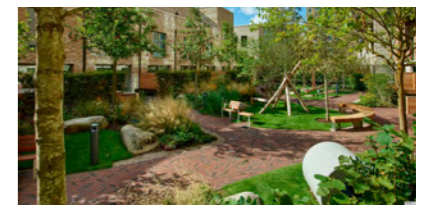


# 4.0 Design Proposal



- NOTES**
- 1B2P (50.0 sqm+)
  - 2B3P (70.0 sqm+)
  - 3B4P (96.0 sqm+)
  - Residential entrance / amenity
  - Communal Residential
  - Landscaping
  - Hard landscaping
  - Plant / refuse store / cycle store
  - Residential entrance / exit
  - Vehicle entrance

### Landscape Precedents



South Gardens, Churchman Thornhill Finch



Kings Crescent Estate, muf architectre

Proposed Ground Floor Plan 1:400 @ A3

	Unit Mix				Total	Habitable Rooms
	1B	2B	3B	4B		
GF	0	7	8	5	20	78
1F	5	5	0	0	10	25
2F	5	5	0	0	10	25
3F	5	3	0	0	8	19
4F	3	2	0	0	5	12
5F	0	2	0	0	2	6
<b>Total</b>	18	24	8	5	55	165
%	33%	44%	15%	9%	100%	

Communal External Amenity Required	
General External Amenity Required (inclusive of 326sqm of playspace)	1050 sqm

Communal External Amenity Provided	
At Staines Road Entry	120 sqm
Main Central Courtyard (incl. playspace)	1365 sqm
Green Roof Terrace	115 sqm
<b>Total Shared External Amenity</b>	<b>1600 sqm</b>
Exceeding requirements by:	550 sqm

Private External Amenity for Apartments	
Required (5 sqm min per apartment)	258 sqm
Provided (Varies 5 - 15sqm per apartment)	298 sqm
Exceeding requirements by:	40 sqm

Private External Amenity for Townhouses	
Required (60 - 75sqm per townhouse)	855 sqm
Provided (Varies 20 - 60sqm per townhouse)	536 sqm
Shortfall on requirements*	319 sqm

\*Minor short fall offset by excess communal amenity space

# 4.0 Design Proposal



## NOTES

- 1B2P (50.0 sqm+)
- 2B3P (70.0 sqm+)
- 3B4P (96.0 sqm+)
- Residential entrance / amenity
- Communal Residential
- Landscaping
- Hard landscaping
- Plant / refuse store / cycle store
- Residential entrance / exit
- Vehicle entrance

## Proximity & Separation

The proposal treats its residential boundaries sensitively. The massing steps down towards these buildings at the western and southern boundaries.

The elevations orientated towards the western and eastern boundaries have no windows to mitigate overlooking issues. This is also so as to not preclude potential future developments on these adjacent sites.

The most constrained area of the site is the south-east corner. Here, the townhouses are two storeys and have been pulled further from the southern boundary than in the previous scheme (now a minimum 14m between facing windows). As the plan demonstrates, there are only 5 windows where the distance is 14m. The remaining townhouse windows on the south elevation have a greater separation distance.

The buildings to the north of the proposal are primarily commercial premises and their back of house areas. Where there are windows at upper levels in these commercial premises the separation distances are generous.

Proposed First Floor Plan 1:400 @ A3

# 4.0 Design Proposal



## NOTES

- 1B2P (50.0 sqm+)
- 2B3P (70.0 sqm+)
- 3B4P (96.0 sqm+)
- Residential entrance / amenity
- Communal Residential
- Landscaping
- Hard landscaping
- Plant / refuse store / cycle store
- Residential entrance / exit
- Vehicle entrance

Townhouse Terrace Precedent



Dujardin Mews, KCA

Proposed Second Floor Plan 1:400 @ A3

# 4.0 Design Proposal



## NOTES

- 1B2P (50.0 sqm+)
- 2B3P (70.0 sqm+)
- 3B4P (96.0 sqm+)
- Residential entrance / amenity
- Communal Residential
- Landscaping
- Hard landscaping
- Plant / refuse store / cycle store
- Residential entrance / exit
- Vehicle entrance

## Green Roof Precedents



Proposed Third Floor Plan 1:400 @ A3

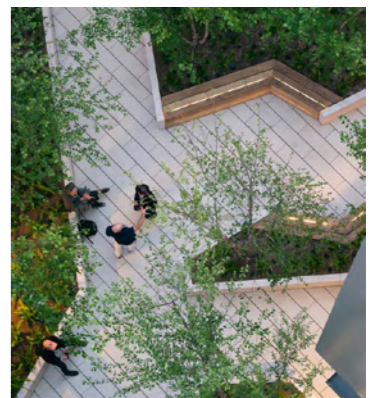
# 4.0 Design Proposal



## NOTES

- 1B2P (50.0 sqm+)
- 2B3P (70.0 sqm+)
- 3B4P (96.0 sqm+)
- Residential entrance / amenity
- Communal Residential
- Landscaping
- Hard landscaping
- Plant / refuse store / cycle store
- Residential entrance / exit
- Vehicle entrance

## Green Roof Terrace Precedents



Proposed Fourth Floor Plan 1:400 @ A3

# 4.0 Design Proposal



- NOTES
- 1B2P (50.0 sqm+)
  - 2B3P (70.0 sqm+)
  - 3B4P (96.0 sqm+)
  - Residential entrance / amenity
  - Communal Residential
  - Landscaping
  - Hard landscaping
  - Plant / refuse store / cycle store
  - Residential entrance / exit
  - Vehicle entrance

Proposed Fifth Floor Plan 1:400 @ A3