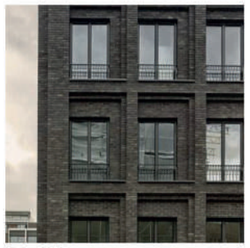
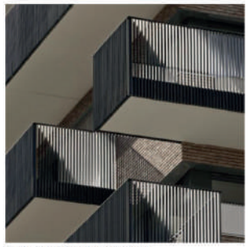
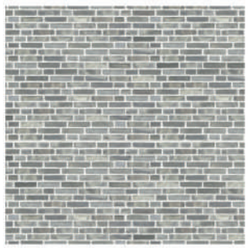
12.0 DETAILS
12.4 FACADE DETAILING RESIDENTIAL (BRICK)


Brick Soffits

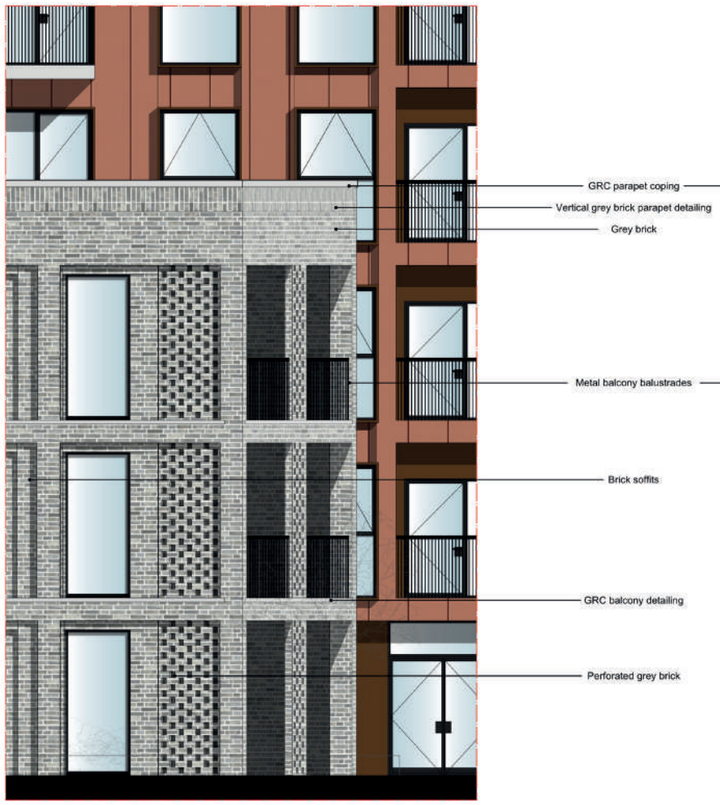

Metal Balcony Balustrades

Perforated Brick

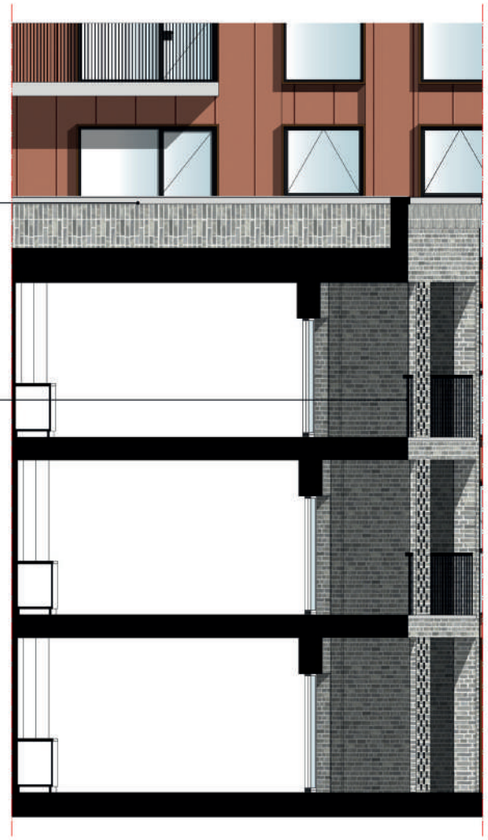

Grey Brick

MATERIAL PRECEDENTS

KEY

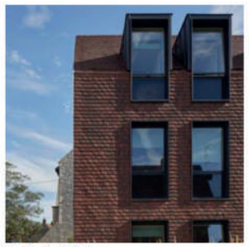


PARTIAL WEST ELEVATION
ENTRANCE PASSAGEWAY GATES AND LOBBY

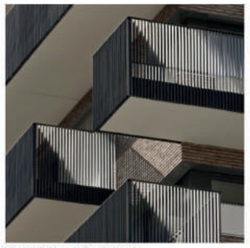


SECTION

12.0 DETAILS
12.5 FACADE DETAILING COMMERCIAL (ZINC)


Protruding Windows

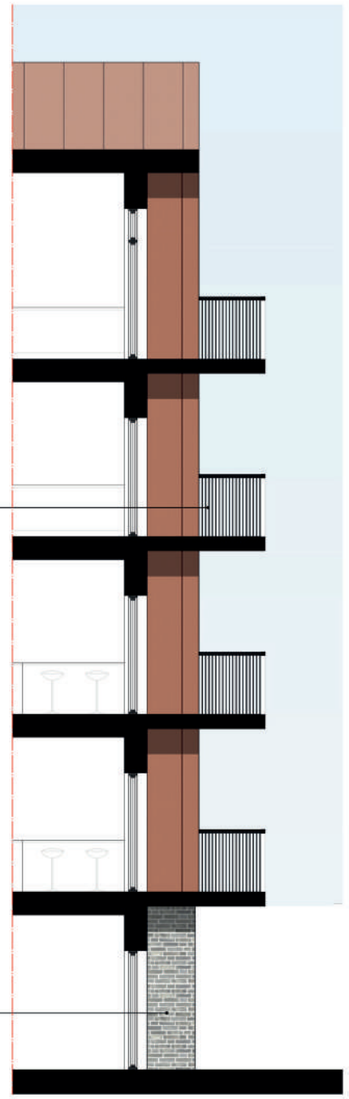
Standing Seam 'red' zinc Cladding


Metal Balcony Balustrade

Grey Brick

MATERIAL PRECEDENTS

PARTIAL EAST ELEVATION
RESIDENTIAL BLOCK



SECTION

KEY

13.0

13.0 APPENDIX
13.1 SCHEDULE OF ACCOMMODATION

stock wool

SCHEDULE OF ACCOMMODATION	STATUS	PROJECT NO.	DATE	REVISION NO.
43-44 Gillender Street	Planning	3419	11 JUNE 2019	PL 500

COMMERCIAL	Floor	gia	nia sqm / floor	gia TOTAL AREA	nia TOTAL AREA	NIA	GIA
New floor space	ground	150	135				
(not incl Bromley Hall / Poplar Library)	first	182	152				
	second	170	138				
				502	425.00		

SUMMARY SCHEDULE OF ACCOMMODATION	STATUS	PROJECT NO.	DATE	REVISION NO.
43-44 Gillender Street	Planning	3419	11 JUNE 2019	PL 500

RESIDENTIAL	TENURE	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	4B/5P	4B/6P	5B/6P	Dual aspect	TOTAL UNITS	HAB ROOMS	NIA	GIA
	HABITABLE ROOMS	1	2	3	3	4	4	5	6	6	yes /no				
SITE 1	AFFORDABLE RENT	0	2	0	0	1	1	0	0	0	0	4	12	267	
	INTERMEDIATE	0	1	1	0	1	0	0	0	0	0	3	9	196	
	PRIVATE SALE	0	8	4	2	0	1	0	0	0	0	15	38	888	
TOTAL		0	11	5	2	2	2	0	0	0	15	22	59	1351	1806.45

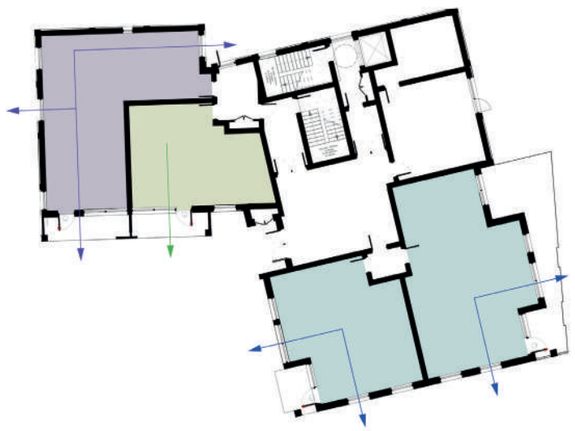
TENURE TOTALS											
AFFORDABLE RENT		INTERMEDIATE		**TOTAL AFFORDABLE**		% SPLIT		**PRIVATE SALE**	
TOTAL UNITS	4	TOTAL UNITS	3	TOTAL UNITS	7	RENT	INTERMEDIATE	TOTAL UNITS	15
UNITS AS %	18.2%	UNITS AS %	13.6%	UNITS AS %	31.8%	57.14%	42.86%	UNITS AS %	68.2%
TOTAL HB RMS	12	TOTAL HB RMS	9	TOTAL HB RMS	21	RENT	INTERMEDIATE	TOTAL HB RMS	38
HAB RMS AS %	20.3%	HAB RMS AS %	15.3%	HAB RMS AS %	35.6%	57%	43%	HAB RMS AS %	64.4%

TOTAL PROVISION	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	4B/5P	4B/6P	3B	Dual aspect	TOTAL UNITS	HAB ROOMS	NIA	approx GIA
TOTAL	0	11	5	2	2	2	0	0	0	15	22	59		
													1351	
PERCENTAGE BASED ON UNITS	0.0%	50.0%	22.7%	9.1%	18.2%						100%		0	
TOTAL HABITABLE ROOMS	0	22	15	6	8	8	0	0	0	0		59	1351	1806.45
PERCENTAGE BASED ON HAB ROOMS	0%	37%	25%	10%	14%									

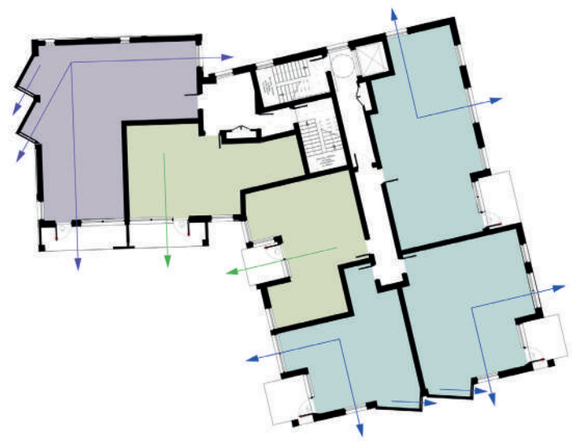
DENSITY	SITE AREA (HA)	HRH
	0.18	328

	SQM	
COMMERCIAL	425	NIA

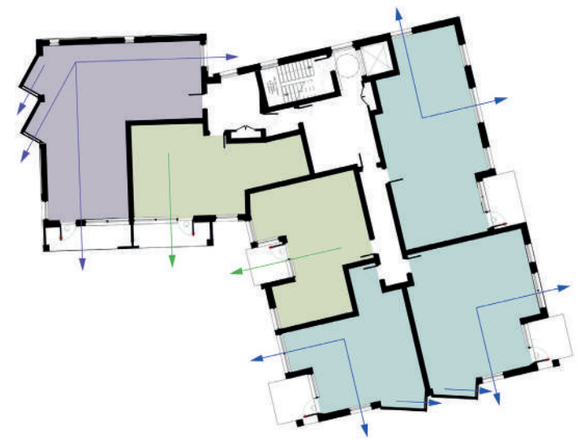
13.0 APPENDIX
13.2 ASPECT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ASPECT

The scheme has been designed to create as many flats with dual/triple aspect as possible. As such the proposal contains;

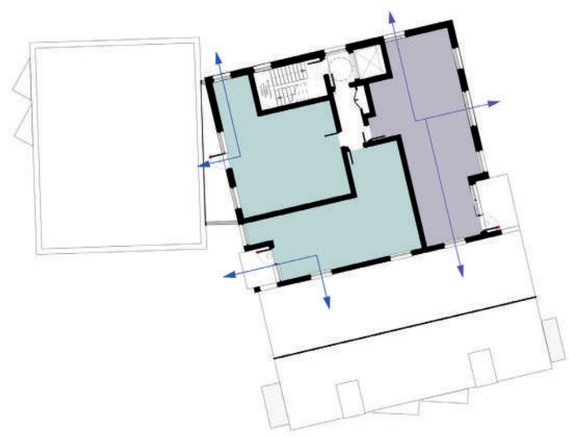
5 x Single Aspect Apartments (West/South facing only)
12 x Dual Aspect Apartments
5 x Triple Aspect Apartments

KEY

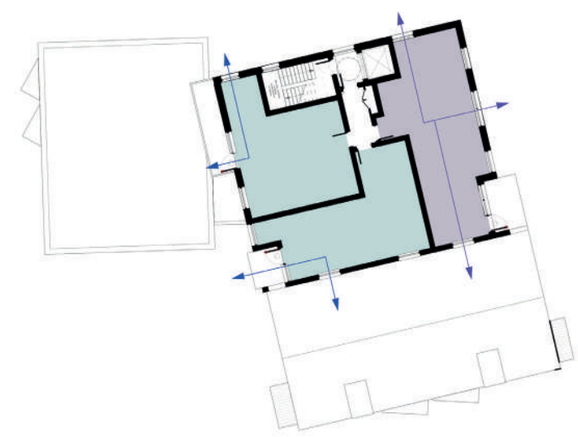
Single Aspect

Dual Aspect

Triple Aspect

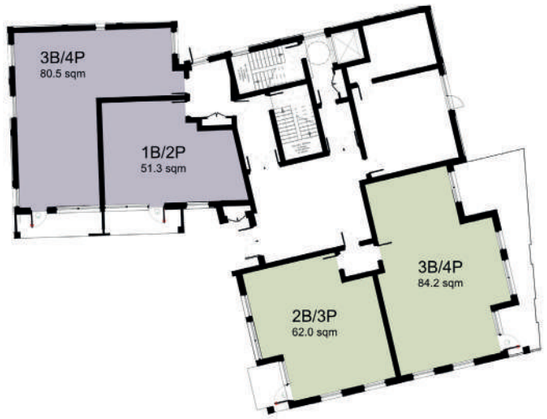


THIRD FLOOR



FOURTH FLOOR

13.0 APPENDIX
13.3 TENURE



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TENURE

The design incorporates a shared entrance for all residents with split private lobbies and cores for different tenure. The scheme includes;

4 x Affordable Apartments
3 x Intermediate Apartments
15 x Private Apartments

KEY

Affordable

Intermediate

Private

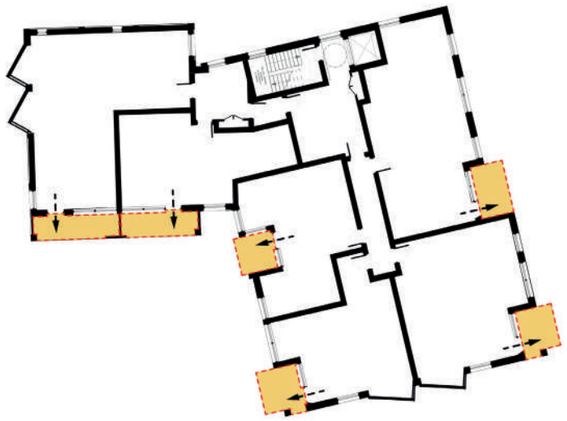
THIRD FLOOR

FOURTH FLOOR

13.0 APPENDIX
13.4 OUTDOOR AMENITY

GROUND FLOOR

FIRST FLOOR



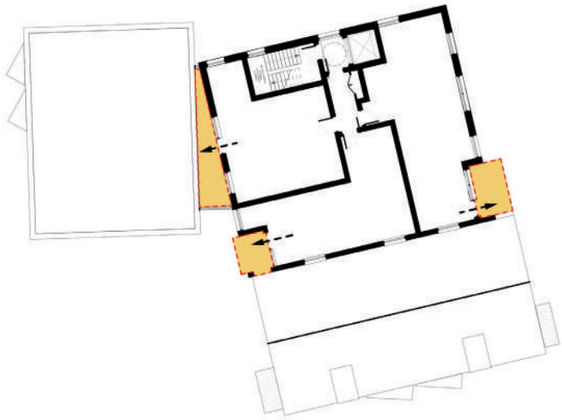
SECOND FLOOR

OUTDOOR AMENITY

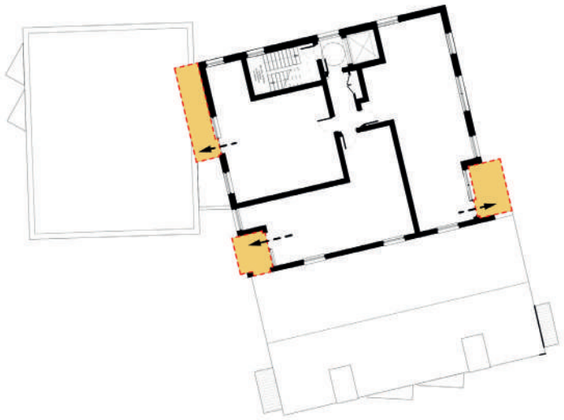
See Chapter 11.0 for more details. Shared outdoor courtyard space (for workers and residents) is provided at the centre of the scheme. All apartments have private balcony space that achieves the space standards set out in the London Housing Design Guide.

KEY

- Private Balcony
- Shared Space (Work/Residential)
- Residential Shared Space



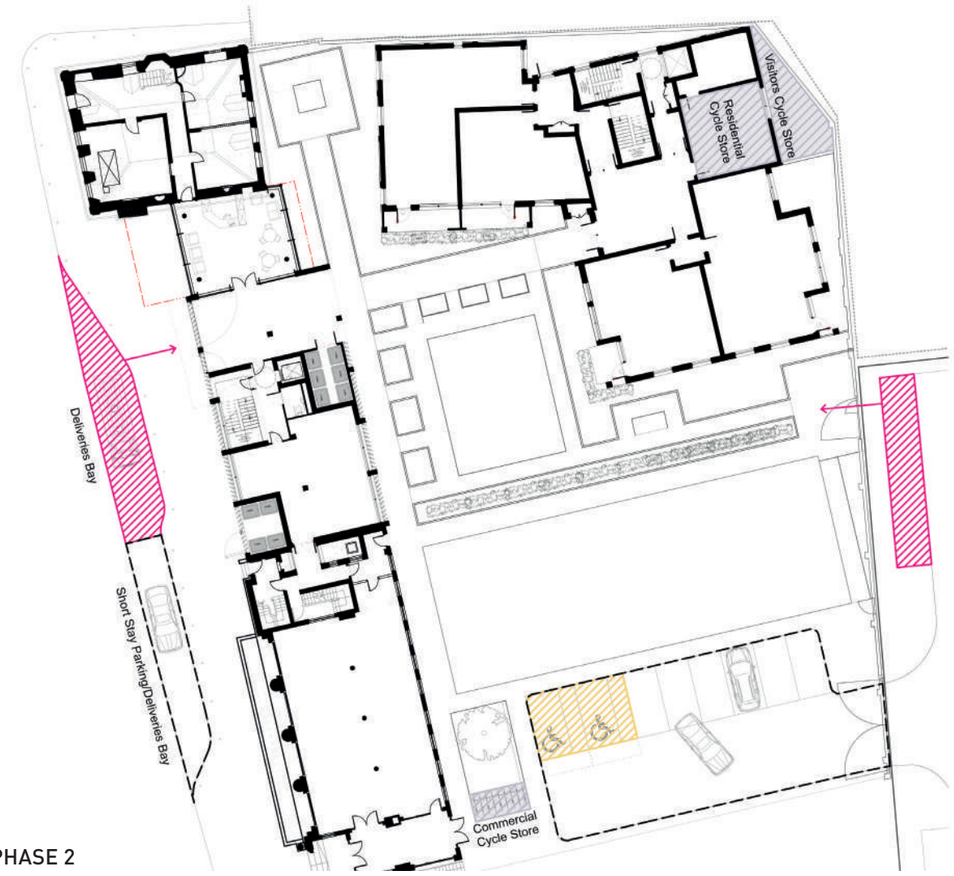
THIRD FLOOR



FOURTH FLOOR

13.0 APPENDIX
13.5 DELIVERIES CYCLING & ACCESSIBLE PARKING

PHASE 1



PHASE 2

KEY

- Disabled Spaces
- Car Parking
- Deliveries
- Cycle Store

DELIVERIES & ACCESSIBLE PARKING

As per the comments made after the 3rd 'pre-app' meeting a two phase approach has been established. Phase 1 will work on a temporary basis until Ailsa Wharf is built, which will allow Phase 2 to be implemented. Phase 2 will see servicing, parking and disabled parking accessed from the rear of the site along the same service road as the Ailsa Wharf development.

Cycling provision is 33 undercover spaces for the residential units, with additional outdoor spaces for visitors and 7 spaces for commercial use.

CAPACITY CALCULATION FOR BICYCLE ALLOWANCE

Based on minimu

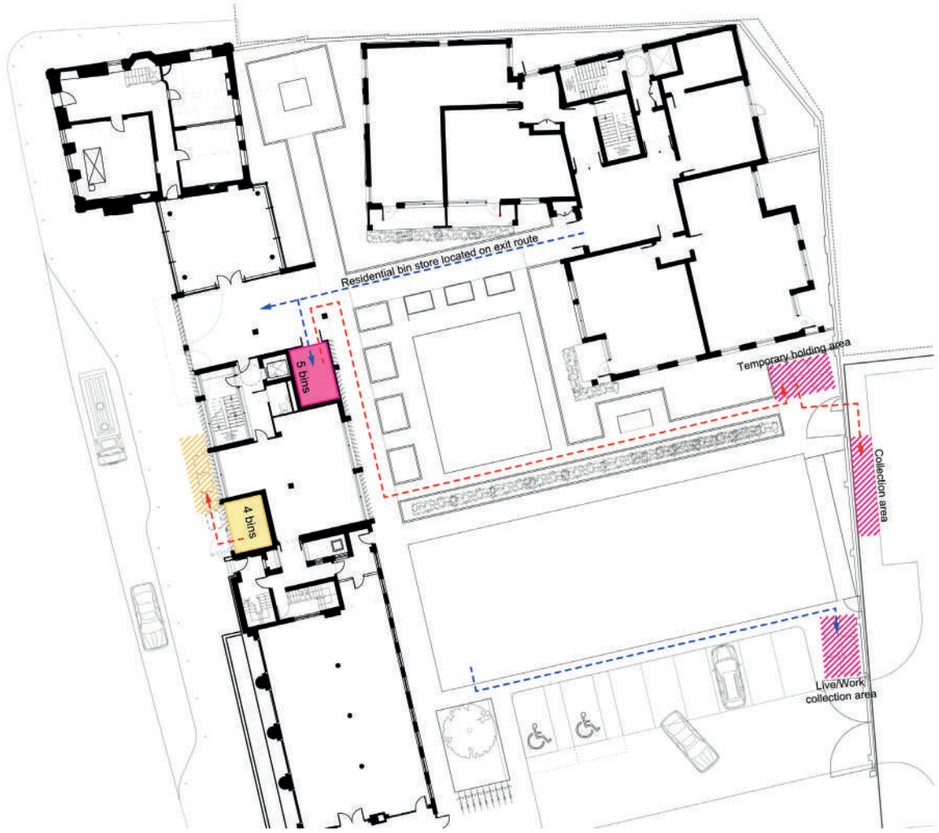
		Cycles
1 BED		1
2 BED		1
3 BED		2

	No. of Units			Cycles
1 BED	11			11
2 BED	8			8
3 BED	3			6
TOTAL	**22**			**25**

CAPACITY CALCULATION FOR BICYCLE ALLOWANCE

13.0 APPENDIX
13.6 REFUSE & COLLECTION

PHASE 1



PHASE 2

KEY

- Commercial Bin Store
- Commercial Bin Collection
- Residential Bin Store
- Residential Bin Collection
- Residents Route to Bin Store (located on exit route)
- From Store to Collection Point

REFUSE & COLLECTION

Similarly to '13.5 Deliveries & Accessible Parking' refuse and collection will be implemented in two stages. Initially (Phase 1) all refuse will be collected from the A12. Once Ailsa Wharf has been constructed only commercial waste will be collected from the A12, all residential waste being collected from the rear of the site to collaborate with Ailsa Wharf refuse collections.

CAPACITY CALCULATION FOR RESIDENTIAL BIN ALLOWANCE

Based on minimum capacity per week (litres)

	Refuse	Recycling	Compost
1 BED	70	60	23
2 BED	120	90	23
3 BED	165	120	23

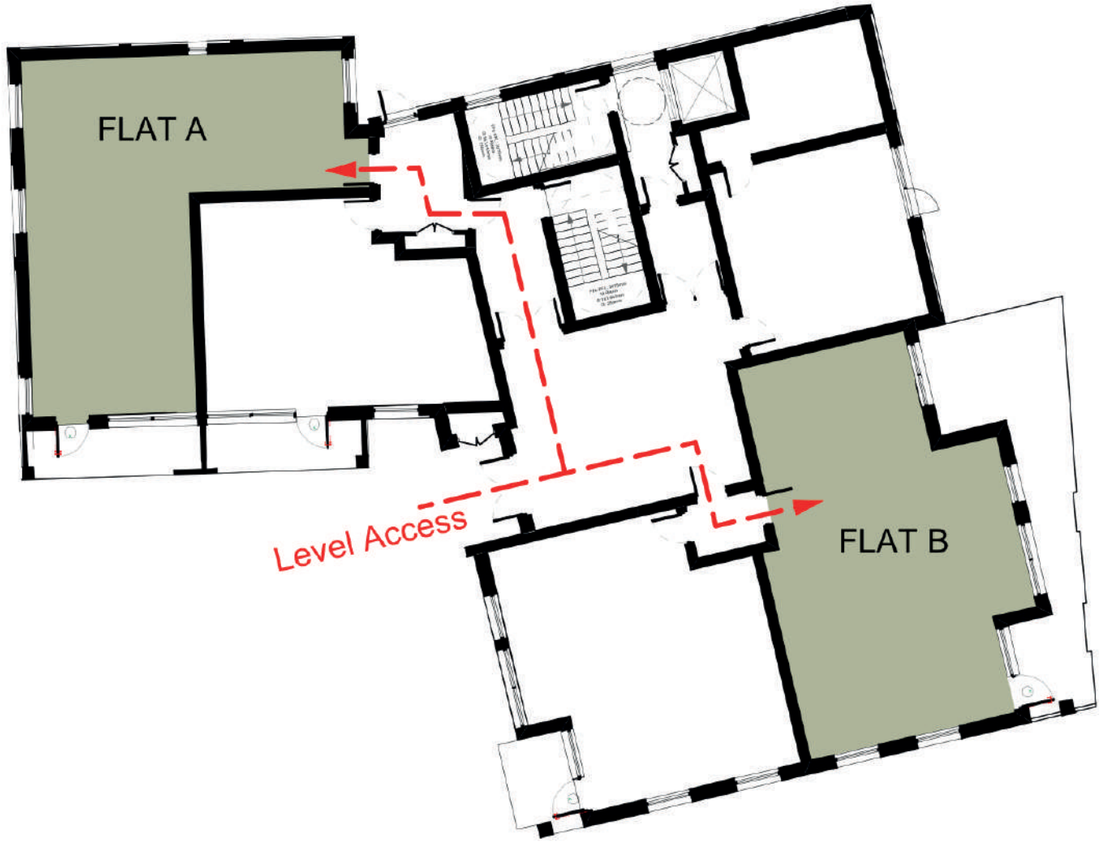
	No. of Units	Refuse	Recycling	Compost
1 BED	11	770	660	253
2 BED	8	960	720	184
3 BED	9	1485	1080	207
TOTAL	**28**	**3215**	**2460**	**644**

No. of 1100L Bins	No. of 1100L Bins	No. of 1100L Bins
2.923 = 3	2.236 = 2	0.585 = 1

Total 1100L Bins 5

CAPACITY CALCULATION FOR RESIDENTIAL BIN ALLOWANCE

13.0 APPENDIX
13.7 ACCESSIBLE UNITS



GROUND FLOOR KEY

Two accessible units have been provided in the scheme. This achieves the 10% target set by the London Design Guide. Both are on the ground floor allowing level access, and both fit the requirements set below;

ACCESSIBLE UNIT REQUIREMENTS

- Route from disabled parking bays to flat no steeper than 1 in 15
- Entrance Lobby to be larger than 1500mm x 1500mm
- 800/900mm wide entrance doorway
- 900mm minimum width corridors
- 1000mm x 1700mm wheelchair store
- 775mm internal doors
- Open kitchen layout