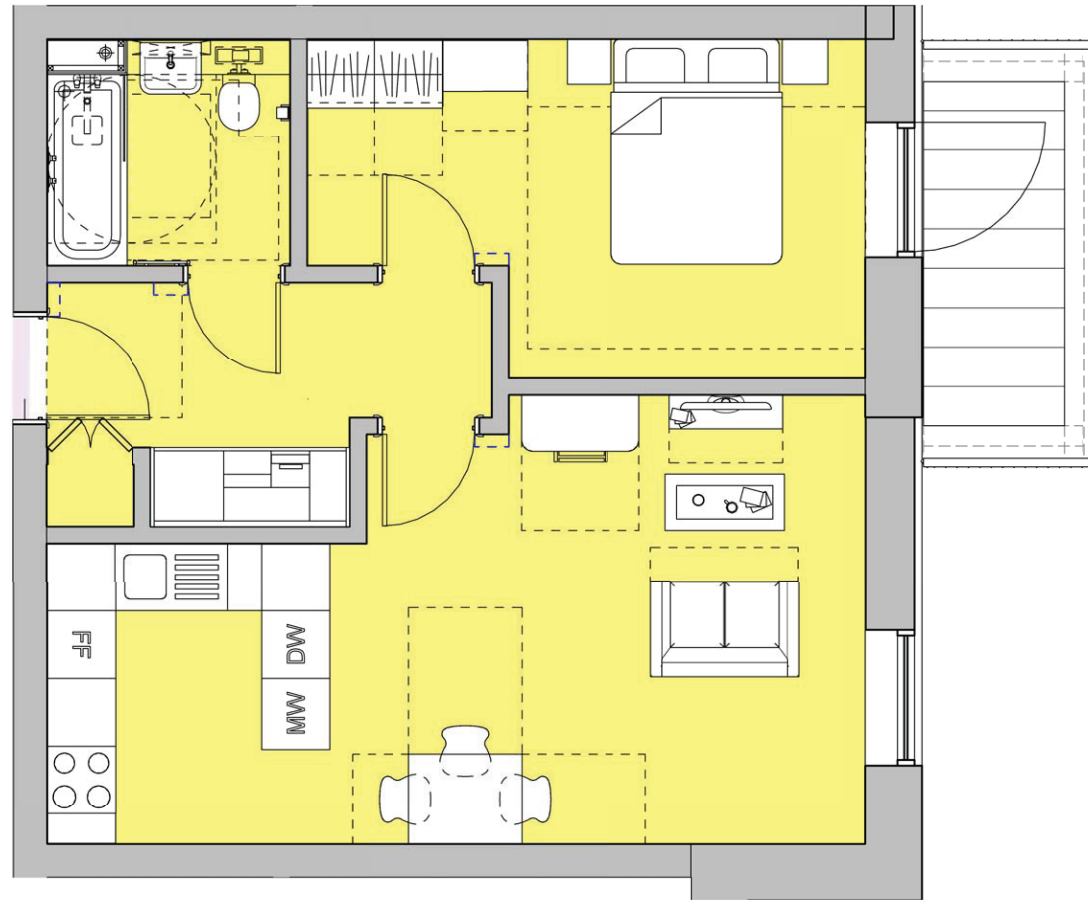


M4(2)

Typical 1 Bed Flat/2 Person Units

- Designed in accordance with the :
 - Technical Housing Standards - Nationally Described Space Standard (March 2015)
 - Mayor’s Housing SPG (March 2016)
 - Building Regulations requirement M4(2) ‘Accessible and Adaptable Dwellings’
- Minimum Gross Internal Floor Area of 50sqm
- Generous Built-In Storage - minimum area of 1.5sqm
- Generous Floor to Ceiling Level
- Private Outdoor Amenity Area with a minimum depth of 1.5m



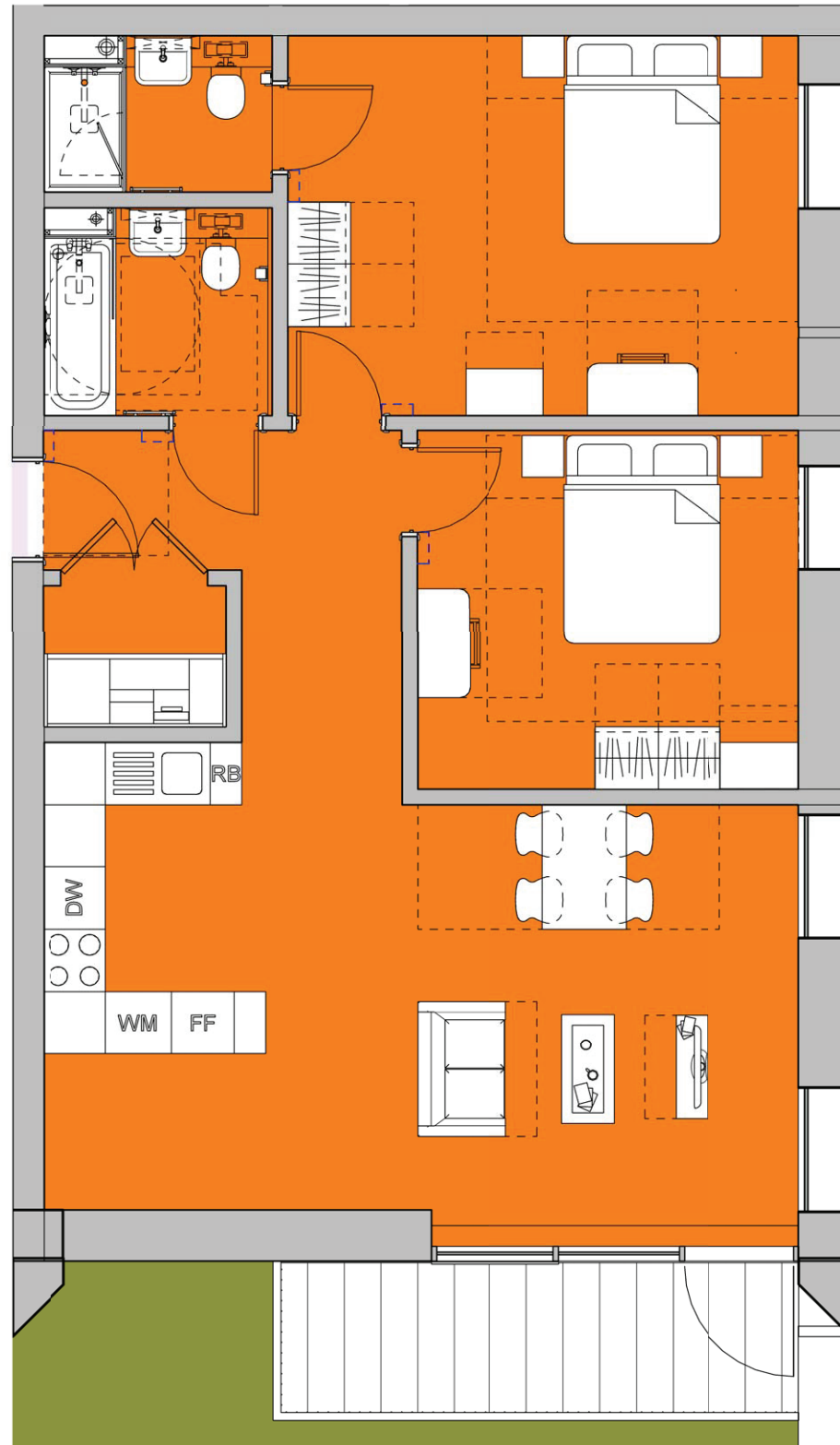
C3 Typology - 1A		
Level	Number	Area
Level 02 FFL	A2.6	51.82 m ²
Level 02 FFL	B2.2	51.78 m ²
Level 02 FFL	B2.3	51.80 m ²
Level 02 FFL	C2.8	51.84 m ²
Level 02 FFL	D2.1	51.84 m ²
Level 02 FFL	D2.8	51.84 m ²
Level 03 FFL	A3.6	51.82 m ²
Level 03 FFL	B3.2	51.84 m ²
Level 03 FFL	B3.3	51.84 m ²
Level 03 FFL	C3.8	51.88 m ²
Level 03 FFL	D3.1	51.87 m ²
Level 03 FFL	D3.8	51.87 m ²
Level 04 FFL	A4.6	51.80 m ²
Level 04 FFL	B4.2	51.80 m ²
Level 04 FFL	B4.3	51.80 m ²
Level 04 FFL	C4.8	51.84 m ²
Level 04 FFL	D4.1	51.84 m ²
Level 04 FFL	D4.8	51.84 m ²
Level 05 FFL	A5.6	51.80 m ²
Level 05 FFL	B5.2	51.84 m ²
Level 05 FFL	C5.8	51.84 m ²
Level 05 FFL	D5.1	51.84 m ²
Level 06 FFL	B6.2	53.62 m ²
Level 06 FFL	D6.1	53.60 m ²

1 M4(2) Typologies - 1A
1 : 50

M4(2)

Typical 2 Bed Flat/4 Person Units

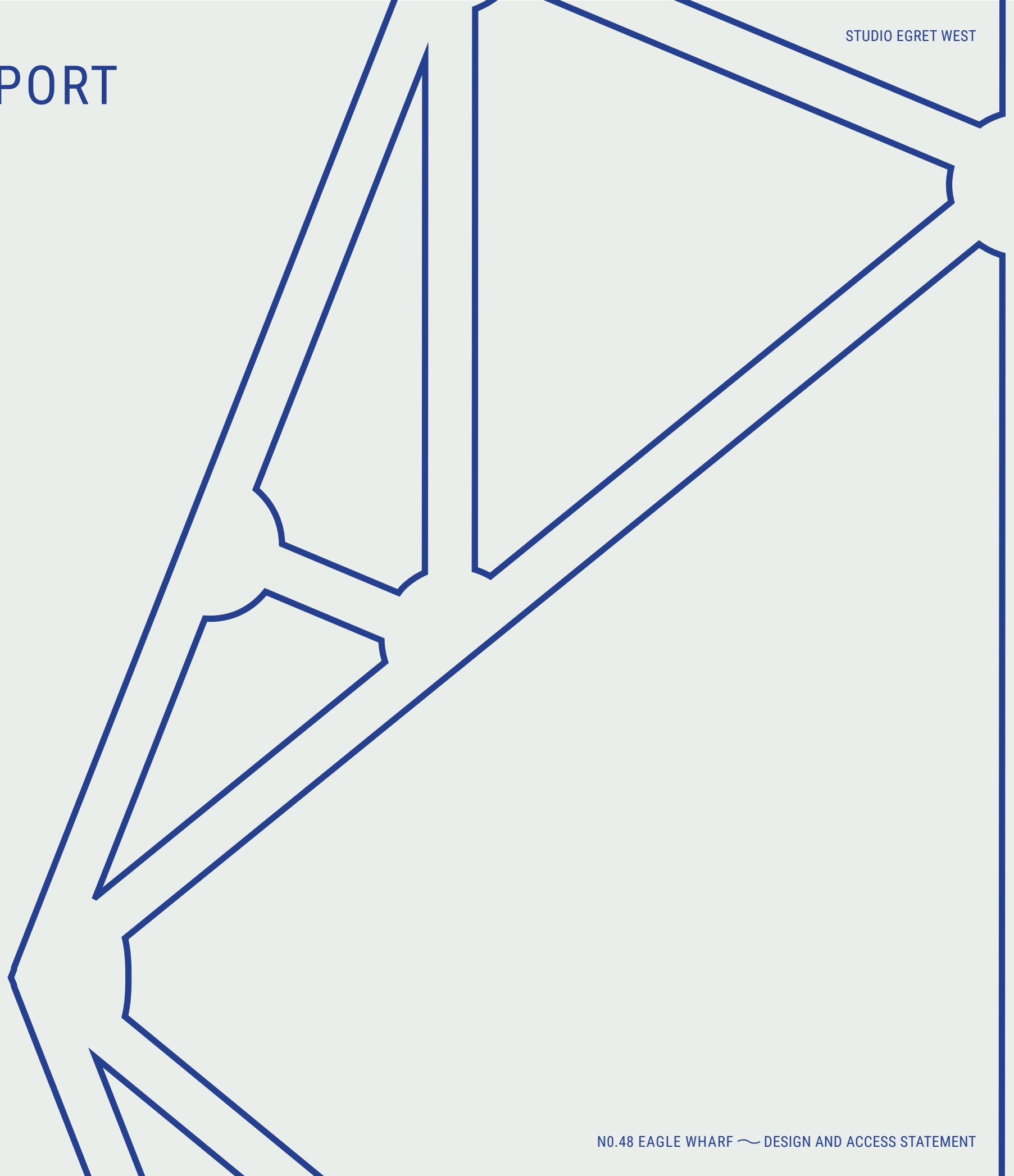
- Designed in accordance with the :
 - Technical Housing Standards - Nationally Described Space Standard (March 2015)
 - Mayor's Housing SPG (March 2016)
 - Building Regulations requirement M4(2) 'Accessible and Adaptable Dwellings'
- Minimum Gross Internal Floor Area of 70sqm
- Generous Built-In Storage - minimum area of 2.0sqm
- Generous Floor to Ceiling Level
- En-suite shower room to Master Bedroom
- Private Outdoor Amenity Area with a minimum depth of 1.5m



C3 Typology - 2E		
Level	Number	Area
Level 05 FFL	B5.3	83.69 m ²
Level 05 FFL	D5.5	83.79 m ²
Level 06 FFL	B6.3	83.73 m ²
Level 06 FFL	D6.3	83.79 m ²

3 M4(2) Typologies - 2E
1 : 50

10.0 ~ ACCESS - TRANSPORT



The access strategy has been designed through consultation with a local Metropolitan Police Designing Out Crime Officer.

This includes:

- Gated access to the east and west yard for residents and commercial occupants only

- Gated access to the public passage and canal edge with a time restriction in-line with the managements strategy (in-line with opening/closing times of public café)

- Secure gated access to canal boats along the Regent's canal

Residential and commercial refuse stores, the substation and dry riser inlets have been located with access from Eagle Wharf Road for ease of access with the relevant authorities being consulted.

Residential and commercial cycle stores are accessed via Eagle Wharf Road and are to meet Secured by Design standards.

For further information on access and travel please refer to the Transport Statement by Alan Baxter and Associates.