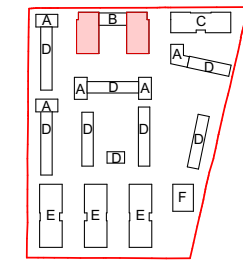


10 SCHEME ANALYSIS

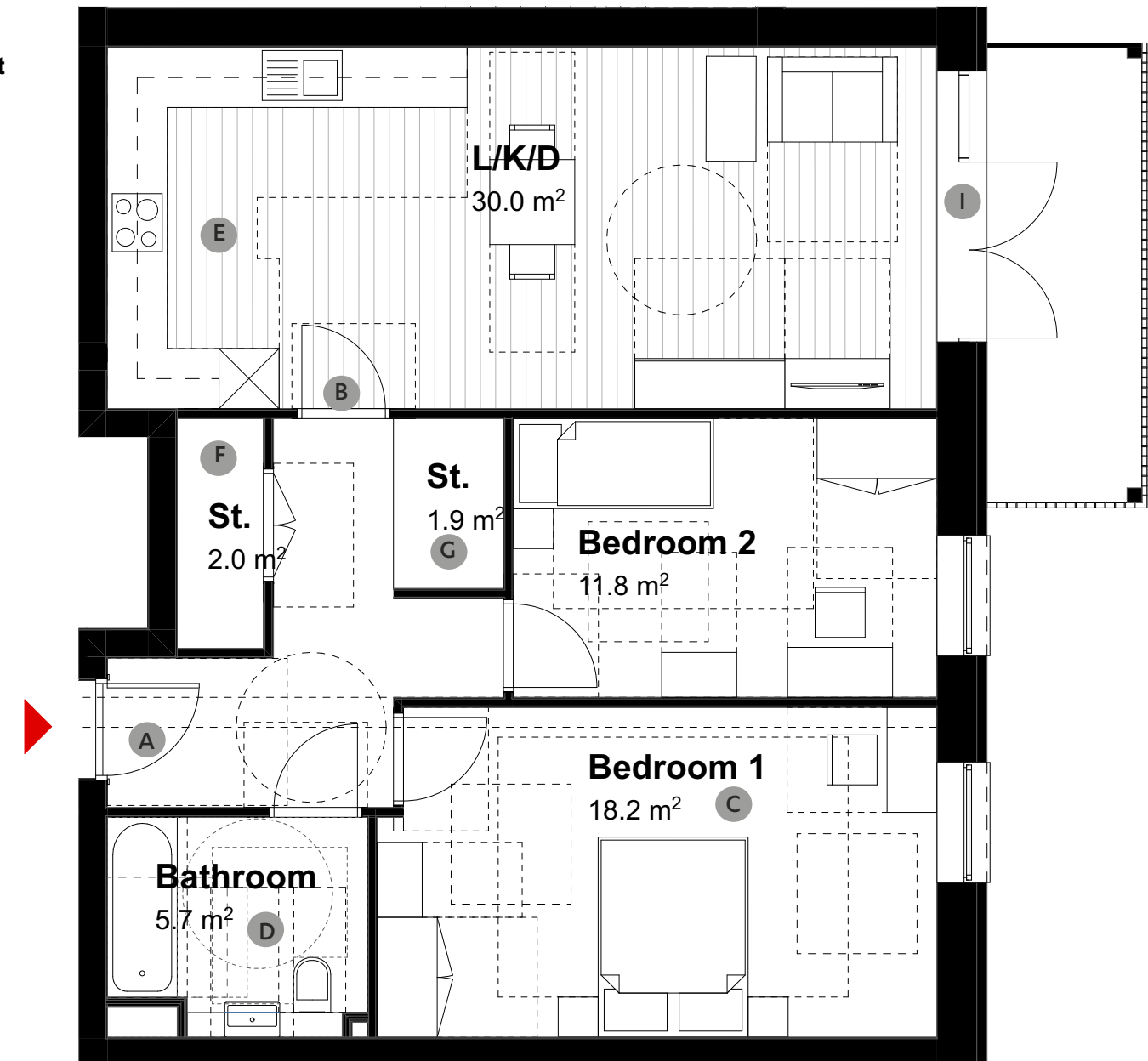
10.6 ACCESSIBLE DWELLINGS - TYPICAL APARTMENT LAYOUT

- A. - M4(2/3) units entrance level door 850mm clear opening width and 300mm nib
- M4(3) units 1500mm turning circle inside entrance area
- B. - M4(2) Units Internal doors min clear width 775mm with 300mm nibs and 1050mm corridor.
- M4(3) Units Internal doors min clear width 850mm with 300mm nibs
- C. - Clear Access routes around beds as follows:-M4(2) principal bedroom: 750mm clear space to the sides and foot of the bed
- M4(2) single bedroom: 750mm clear space to one side of the bed
- M4(3) principal bedroom: 1000mm clear space to the sides and foot of the bed and 1200mm manoeuvring both sides of the bed
- M4(3) other double bedrooms: 1000mm to one side and foot of the bed
- M4(3) single bedroom: 1000mm to one side and in front of all furniture.
- D. - M4(2)units -1500mm x 1500mm turning circle for future shower provision with capped drainage.
- M4(3)units -1500mm x 1500mm turning circle in main bathroom
- E. - M4(2) units provide minimum 1200mm clear space in front of and between all kitchen units and appliances
- M4(3) units provide 1500mm.
- F. - M4(2/3) adequate built-in household storage space
- G. - M4(3) units wheelchair transfer space 1100mm wide x 1700mm long
- H. - M4(3) units 4 bed spaces and above additional WC/cloakroom space shown
- I. - M4(2/3) Doors to balcony/terrace amenity 850mm min clear opening width
- J. M4(3) units 1500mm clear turning circle on every outdoor space



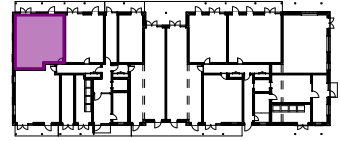
Flat Type B04
2B3P
Wheelchair accessible unit
Part M4(3)2(b)
 80.4 m²

Flat Type B04	
02 Second Floor	2
03 Third Floor	2
04 Fourth Floor	2

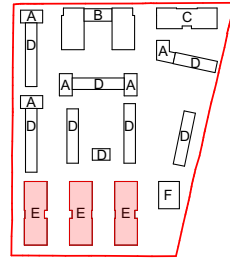


EXAMPLE OF PART M4(3)2b WHEELCHAIR ACCESSIBLE UNIT - BLOCK B

10 SCHEME ANALYSIS
 10.7 ADAPTABLE DWELLINGS - TYPICAL APARTMENT LAYOUT

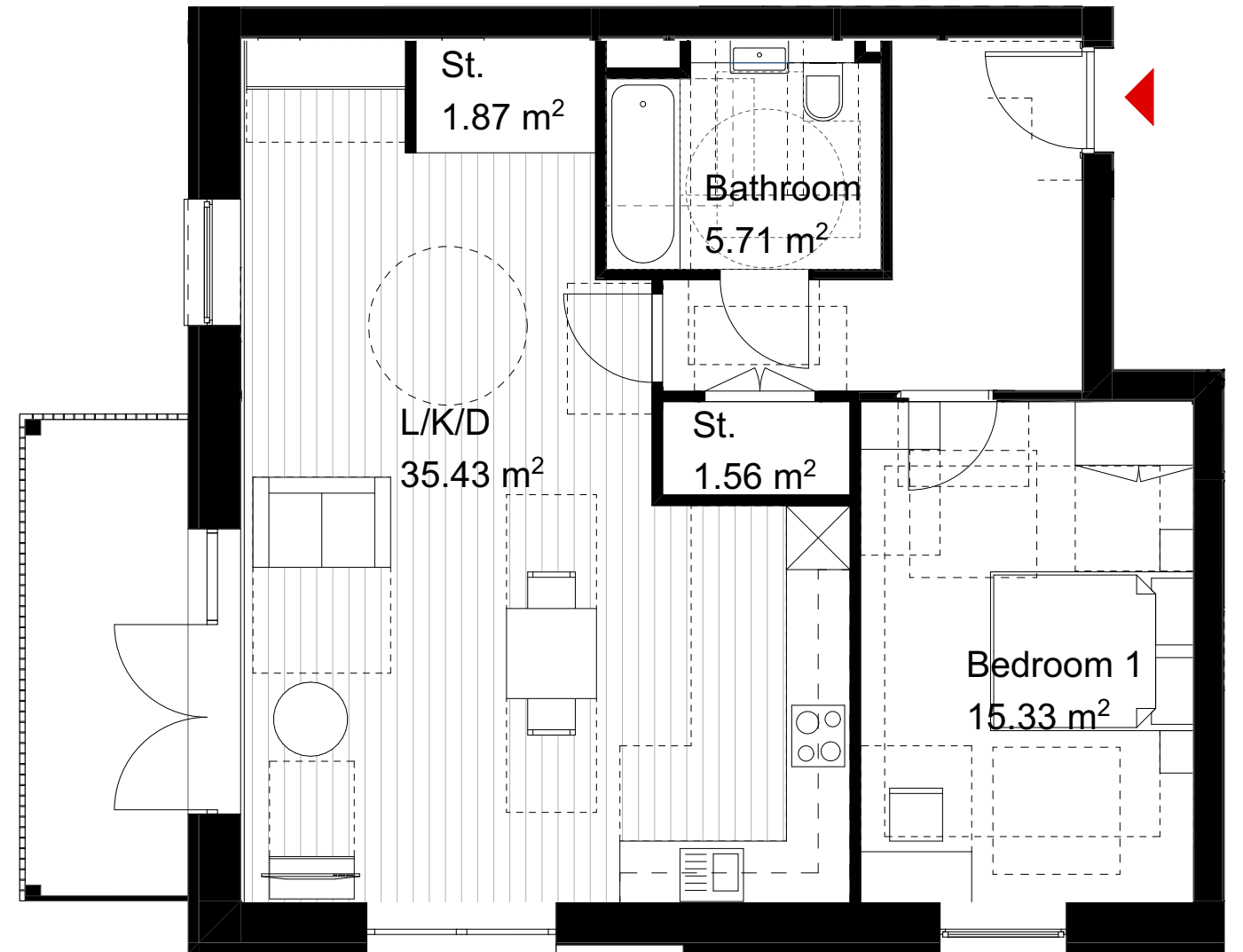
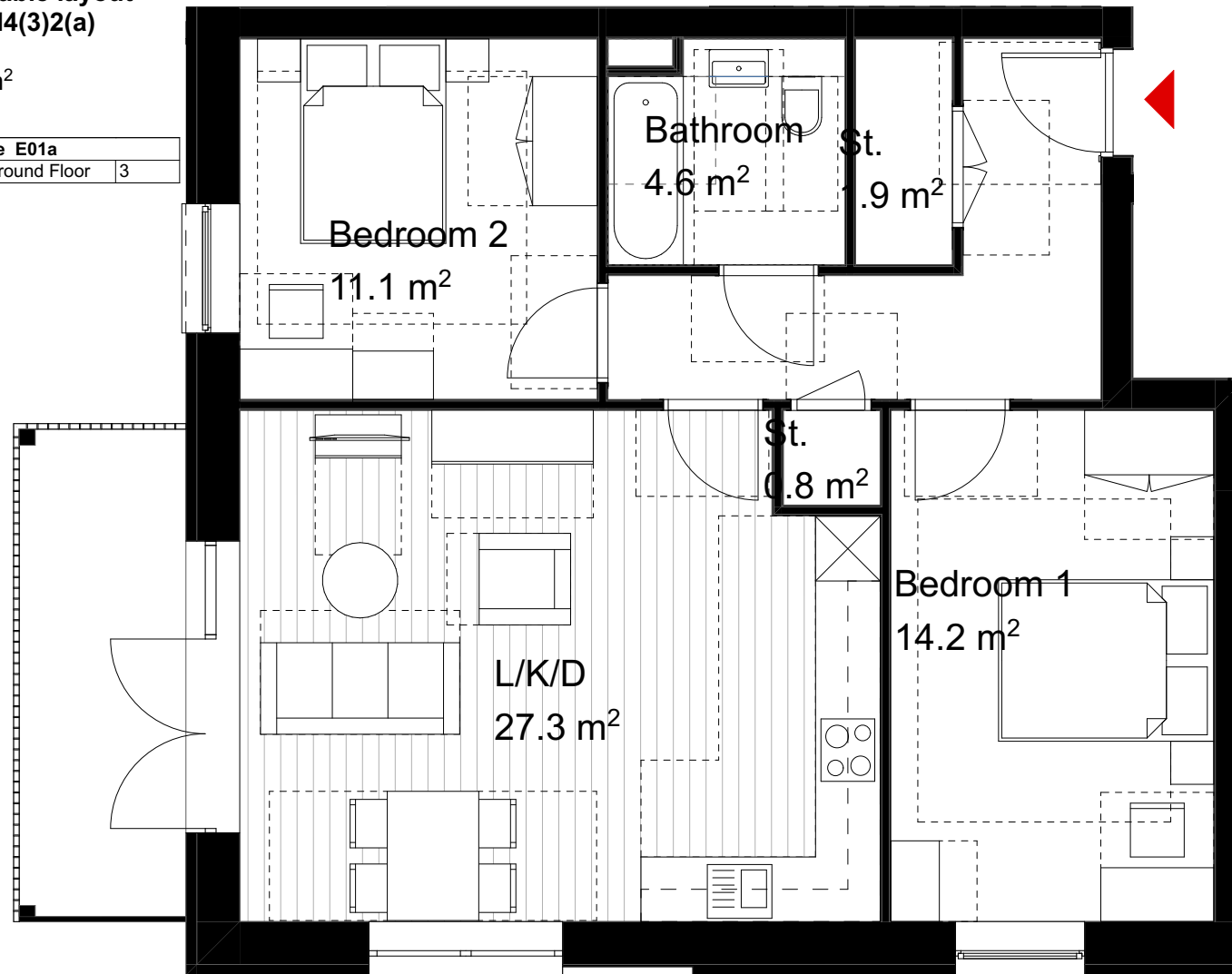


00_Ground Floor



Flat Type E01a
 Adaptable layout
 Part M4(3)2(a)
 2B4P
 70.6 m²

Flat Type E01a	
00_Ground Floor	3



EXAMPLE OF PART M4(3)2a WHEELCHAIR ADAPTABLE UNIT - BLOCK E




10 SCHEME ANALYSIS

10.8 AMENITY

The plan diagram opposite shows the amount of publicly and private accessible amenity space being provided within the proposals.

- Total site area: 34,604m²
- Total public amenity space: 14,715m²
- Total Private amenity space (Balconies, terraces and rear gardens: 4577m²
- Total amenity as a percentage of site area: 55.7%

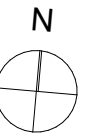
The proposed development therefore exceeds the requirements of L.B Bexley's Design for Living SPG which suggests that the amenity space should be a minimum of 45% of the plot area in flatted developments (including balconies, decks and roof gardens)

-  Public amenity space
-  Private rear gardens
-  Private Terraces



10 SCHEME ANALYSIS




10.9 PARKING & ACCESS



CAR PARKING

- The scheme provides a total of 157 car parking spaces (a ratio of 0.40 spaces per unit)
- the proposals provide 12 disabled spaces from the outset (3%) and will safeguard 27 spaces (the remaining 7%). Thus, resulting in a total of 39 disabled spaces Space is available within the site to convert additional spaces to disabled spaces if required. To convert these spaces adjustments within the public realm could be accommodated to meet this requirement.

TOTAL NUMBER OF CAR PARKING SPACES 157

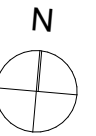
-  Car parking spaces
Total number - 145
-  W/c car parking spaces
total number - 12 (3% from outset)
-  W/c car parking spaces
total number - 27 (7% if required in the future)

The diagram opposite shows proposed parking locations.



10 SCHEME ANALYSIS

10.10 CYCLE PARKING







Cycle storage has been calculated in accordance with the London Plan Guidance Housing Design Standards June 2023

The proposals are for 728 cycle spaces for residents, and 17 spaces for visitors, therefore exceeding the minimum requirements. Of the long-stay space spaces, 150 spaces are associated with the 75 houses and shall include individual cycle parking facilities within the plot boundary. The remaining 577 spaces are associated with the flats and shall be provided within secure communal cycle stores at each block.

17 short stay cycle parking spaces in the form of Sheffield stands are provided across the development and are located within the public realm adjacent to or near the apartment residential entrances.

Secure cycle stores are provided across the development and are located close to the main residential entrances. Within each store cycles can be stored in either a Josta double stacking cycle rack or next to Sheffield stands. Space is also allocated for larger cycles. For further details of each storage area please refer to the schedule and plans as shown on the next pages.

-  Access to cycle spaces
-  Long stay cycle spaces within secure store
-  Short stay cycle spaces within public realm
-  Cycle routes

