



651-657 Old Kent Road

Planning Amendment Design Note

August 2023

FARRELLS

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1.0 Introduction

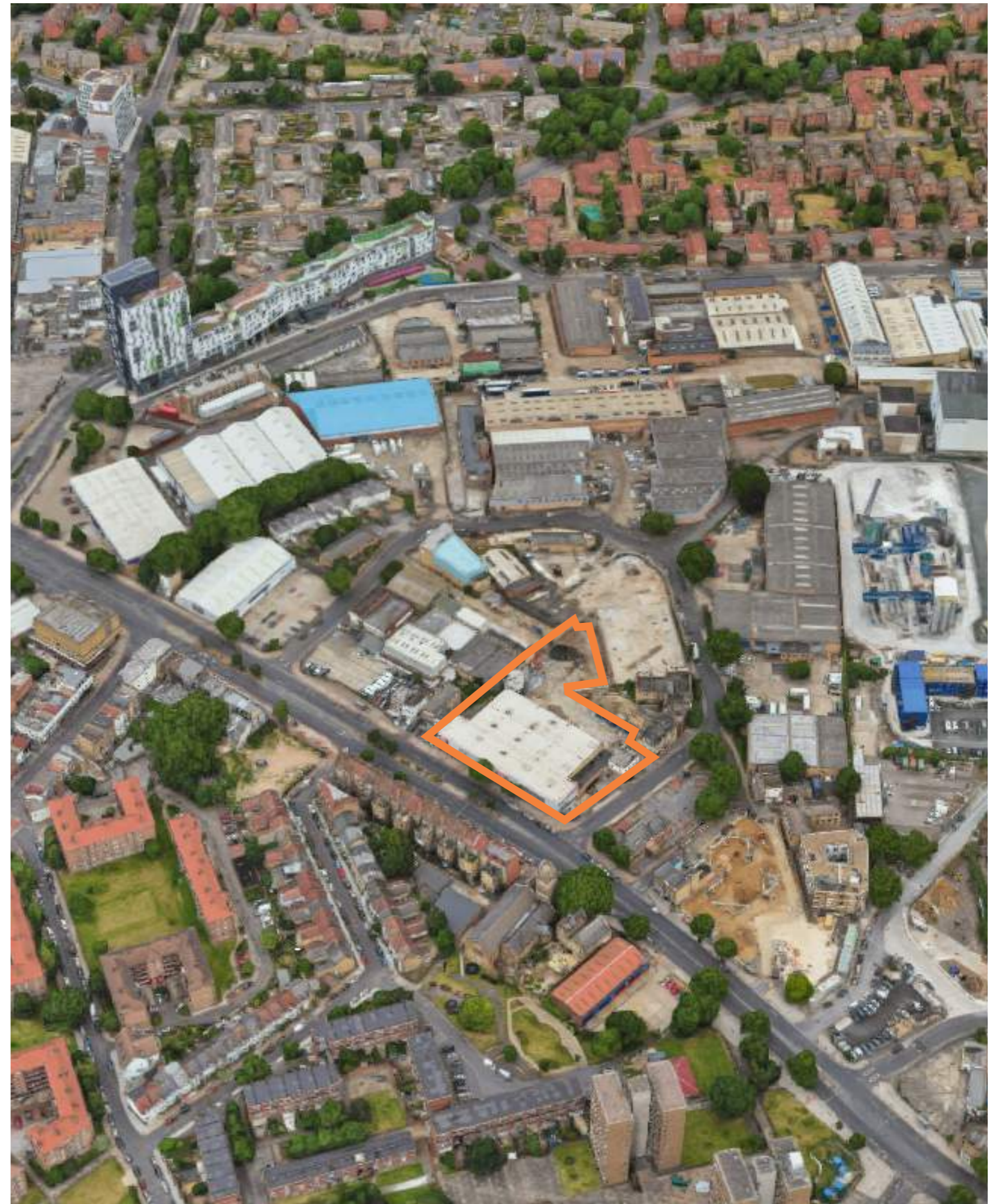
This document is prepared on behalf of Avanton by Farrells to outline the proposed changes to the consented scheme at 651-657 Old Kent Road, on the former Carpetright site.

The brief for the planning amendment is to create a connected corridor between social and intermediate/private tenure units on Levels 1 to 9. This plan amendment has been implemented in response to requirements of the affordable housing provider and enables alternative means of escape for the units highlighted within this document.

The application will also update the overall affordable housing mix for the scheme to 35.09% by habitable room, with 25.0% of the scheme as Social Rent units and 10.09% of the scheme as Intermediate units.

This document sets out the plan and unit layout changes and impact on area and accommodations schedules.

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2.0 Units to be amended - Location of units impacted by amendment

- Private
- Intermediate
- Affordable



Level 01



Level 02



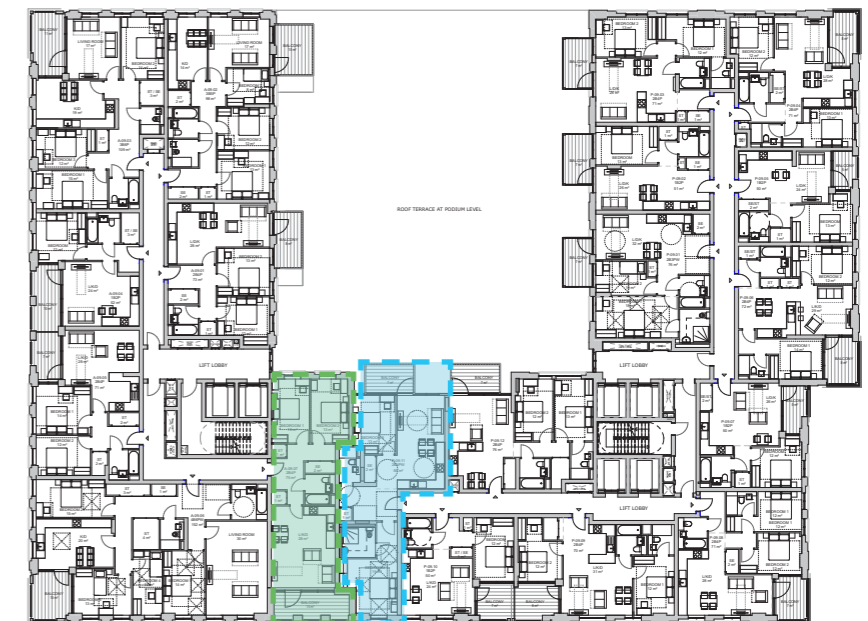
Level 03-05



Level 06



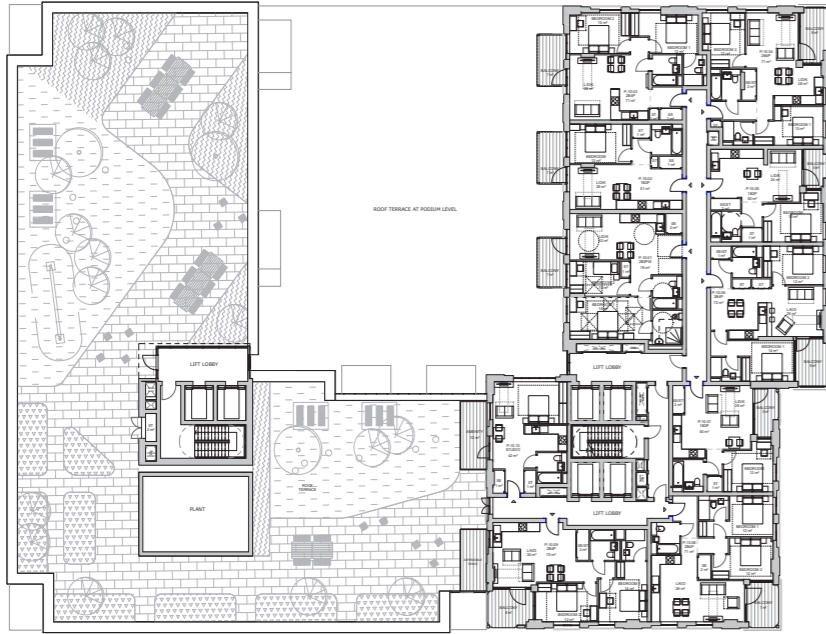
Level 07



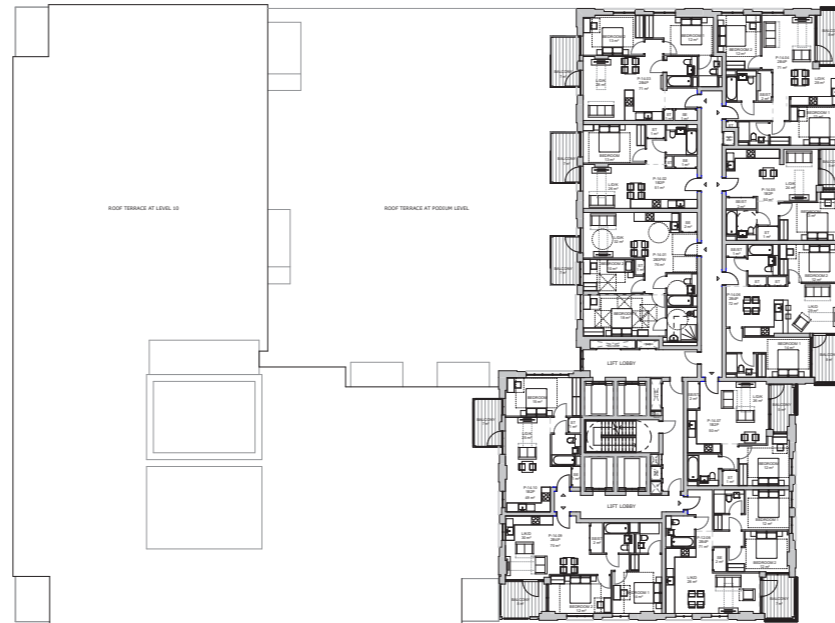
Level 08-09

2.0 Units to be amended - Location of units impacted by amendment

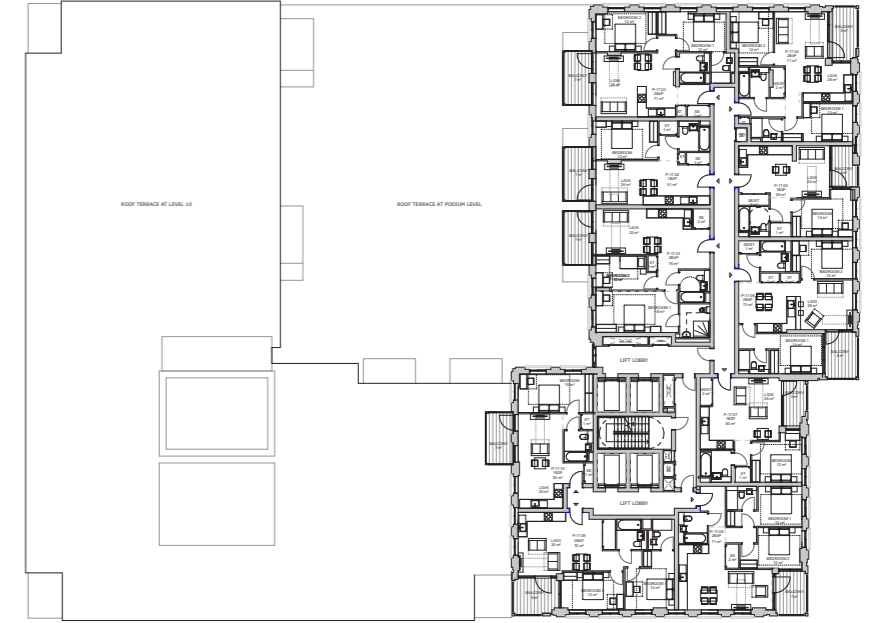
- Private
- Intermediate
- Affordable



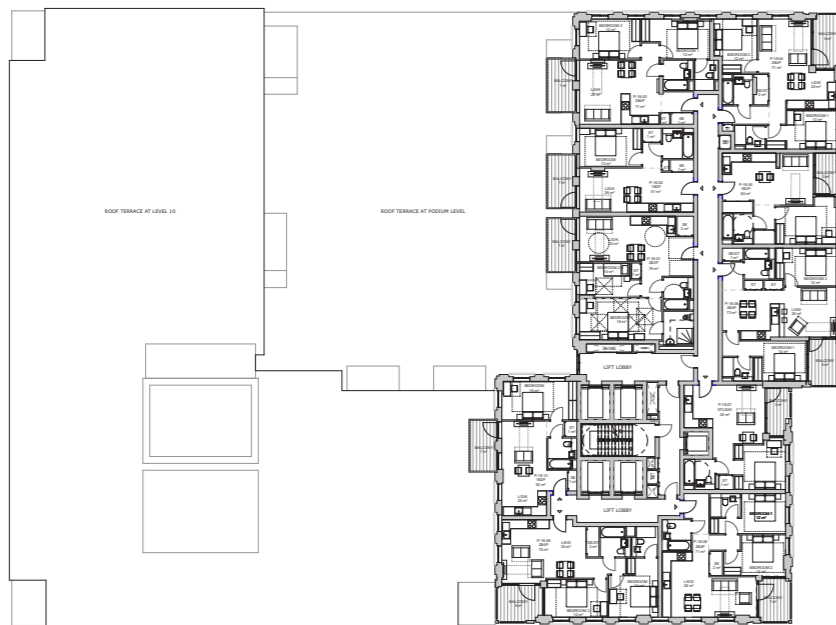
Level 10



Level 11-14

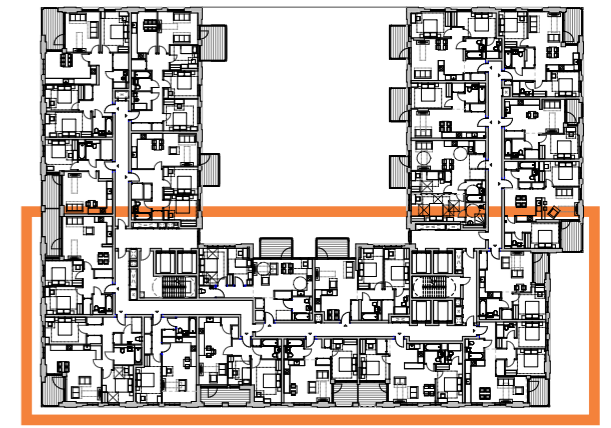


Level 15-17



Level 18

3.0 Overview of the Proposed Changes - Consented Separate Circulation

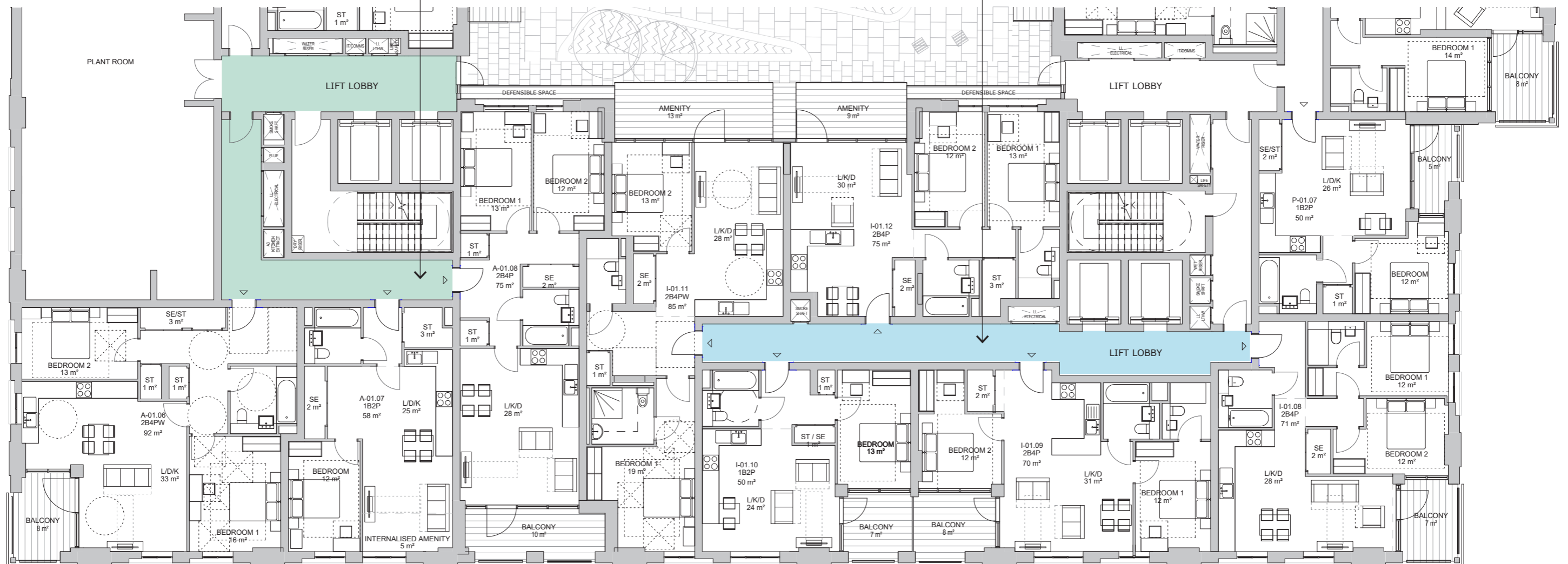


Key - Typical Lower Level

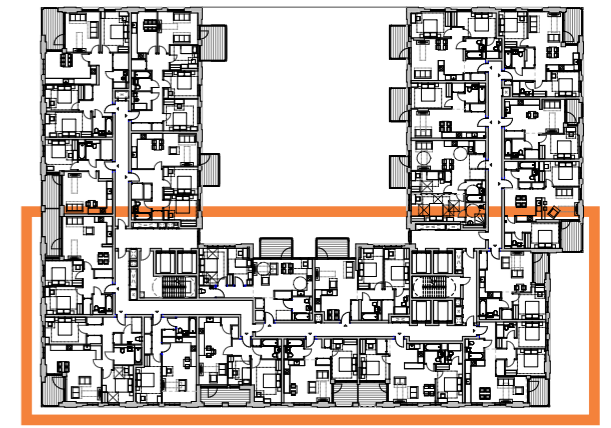
Typical Plan as Consented

Separate corridor serving Social Rent units only

Separate corridor serving Intermediate/Private units only



3.0 Overview of the Proposed Changes - Connecting Corridors

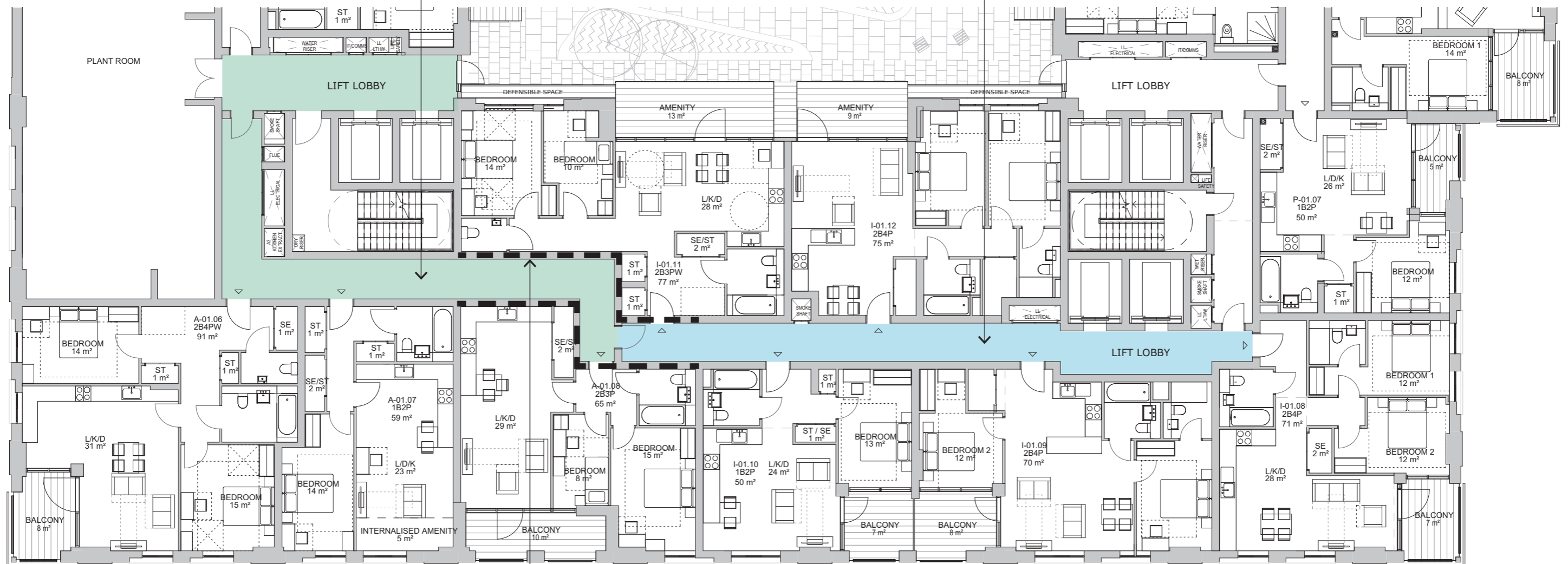


Key - Typical Lower Level

Typical Plan as Proposed

Corridor serving **Social Rent** units provided with access through adjacent Intermediate/Private corridor, for escape only

Corridor serving **Intermediate/Private** units provided with access through adjacent Social Rent corridor, for escape only



New connecting corridor link

4.0 Updated Unit Layouts - Social Rent

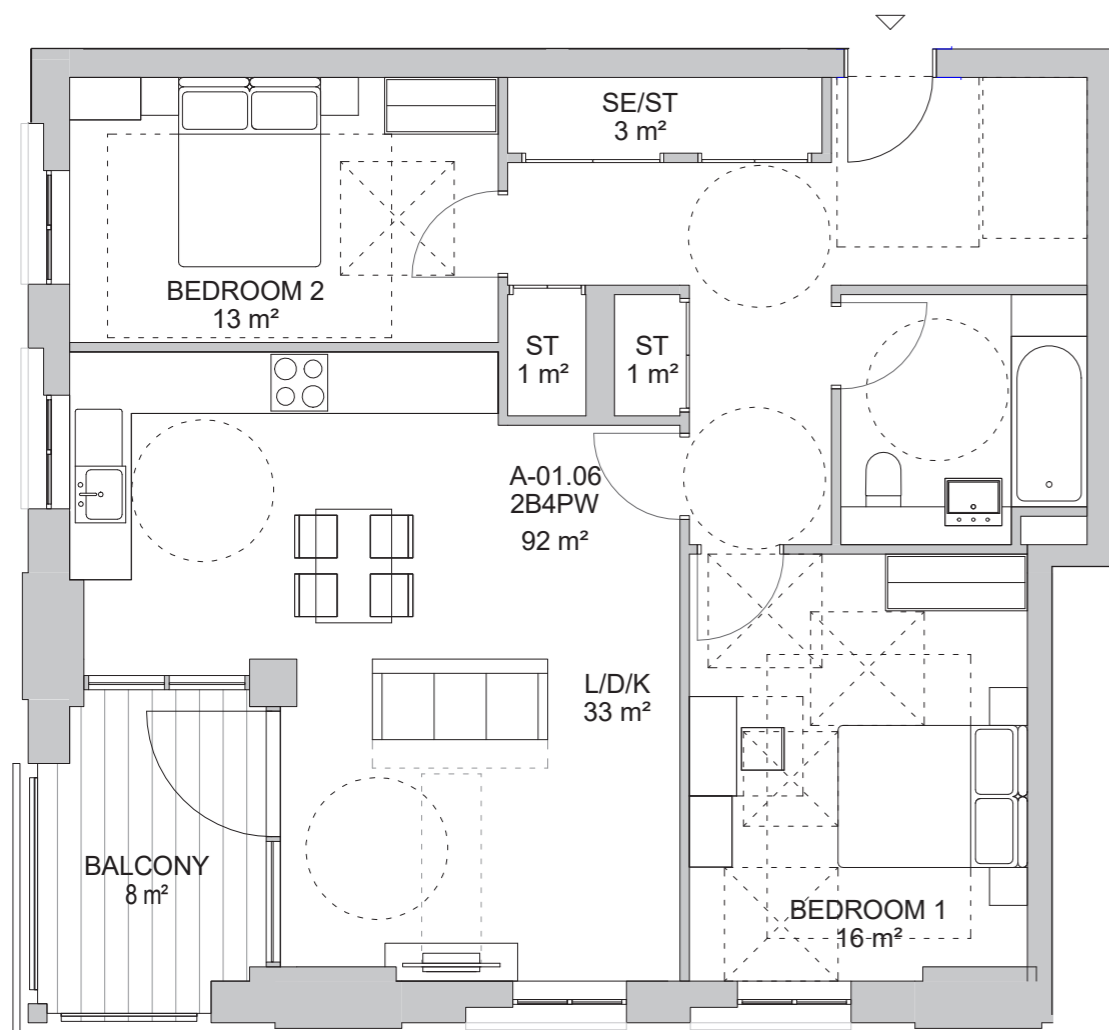


Key - Typical Lower Level

Amendments Required:

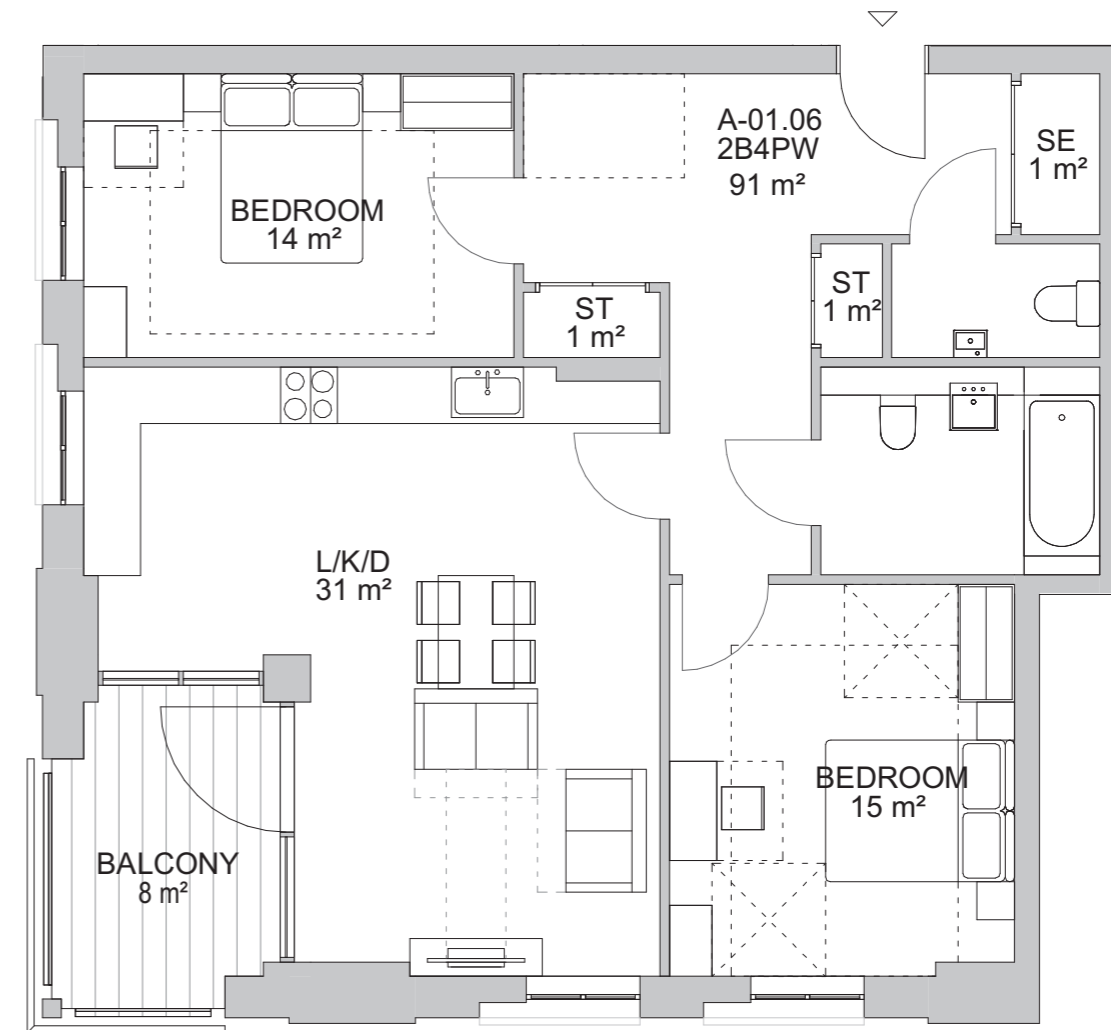
- Introduction of separate WC/Cloakroom
- Minor layout amendment to suit structural design development
- Loss of 1m² in unit area

Layout as Consented - Social Rent



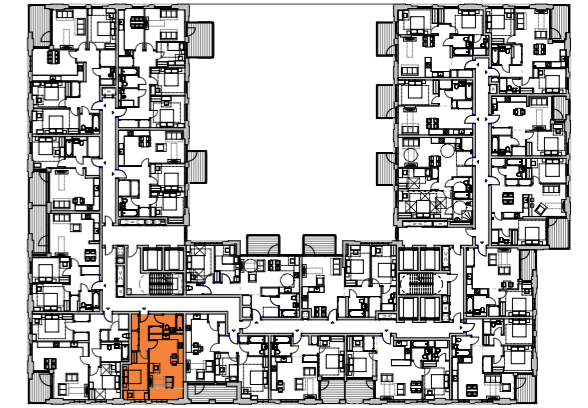
2-Bedroom/ 4-Persons - Wheelchair Accessible - 92m²

Layout as Proposed - Social Rent



2-Bedroom/ 4-Persons - Wheelchair Accessible - 91m²

4.0 Updated Unit Layouts - Social Rent

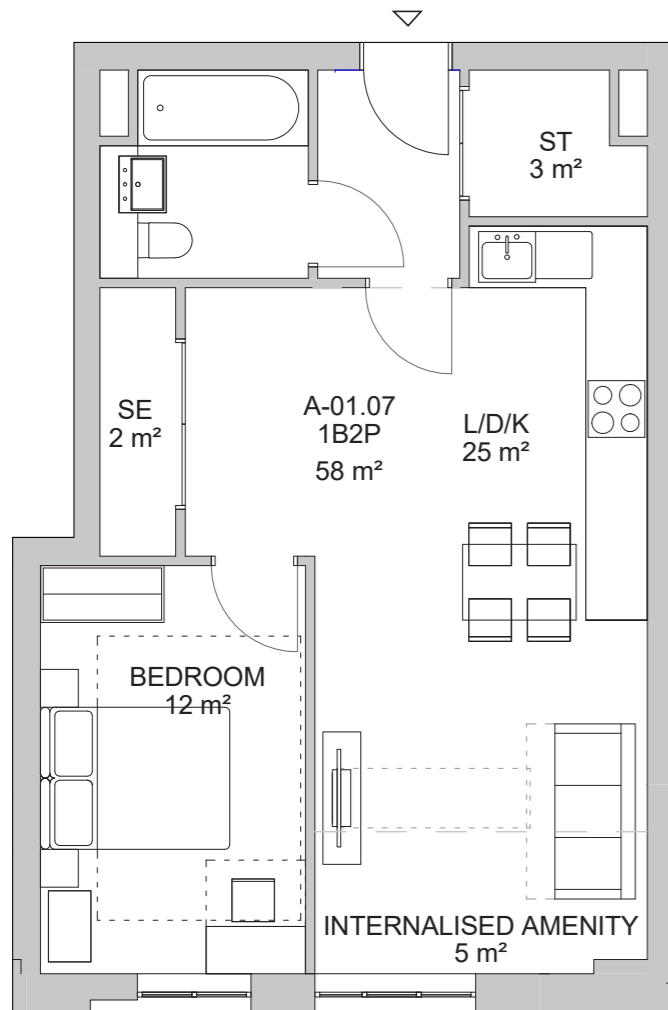


Key - Typical Lower Level

Amendments Required:

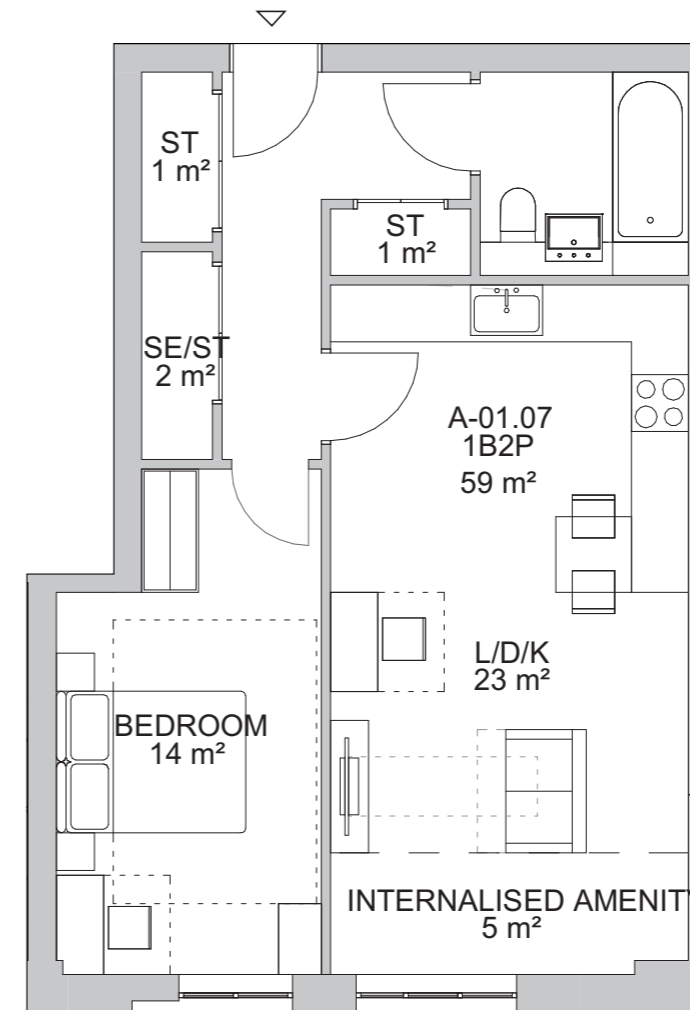
- Minor layout amendment
- Increase of 1m² in unit area

Layout as Consented - Social Rent



1-Bedroom/ 2-Persons - 58m²

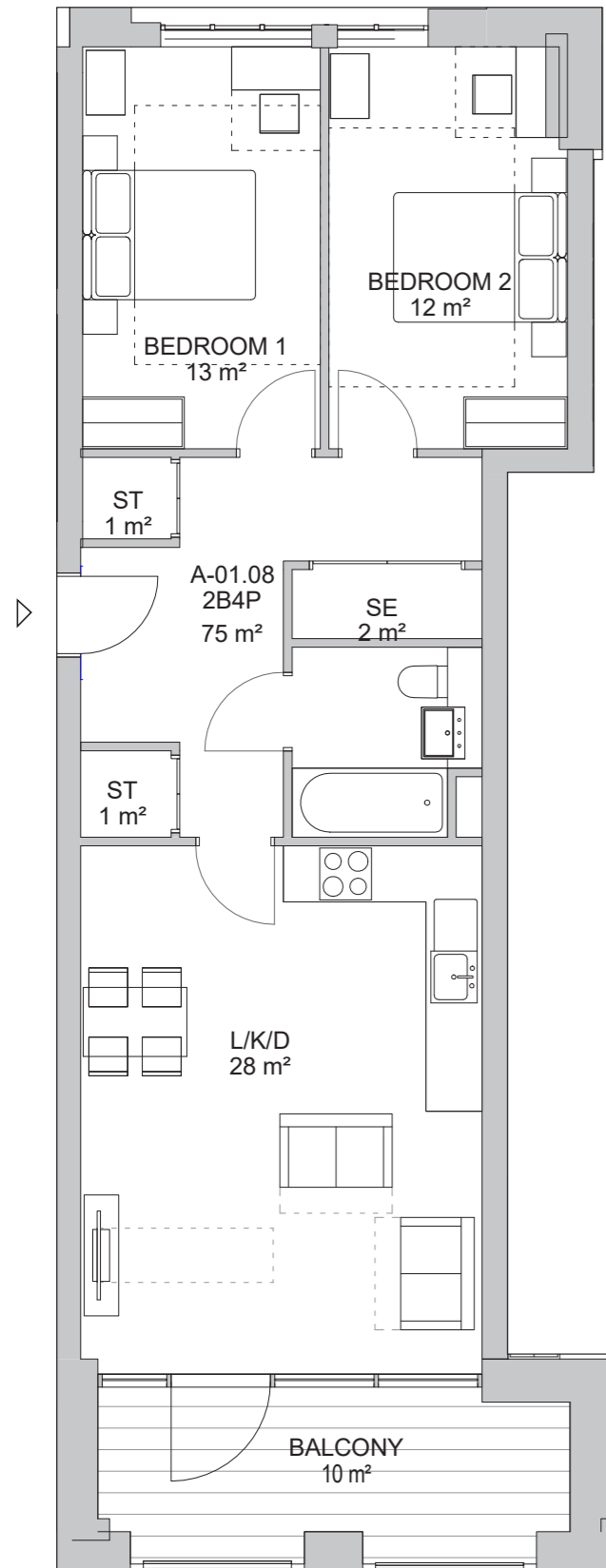
Layout as Proposed - Social Rent



1-bedroom/ 2-Persons - 59m²

4.0 Updated Unit Layouts - Social Rent

Layout as Consented - Social Rent



2-Bedroom/ 4-Persons - 75m²

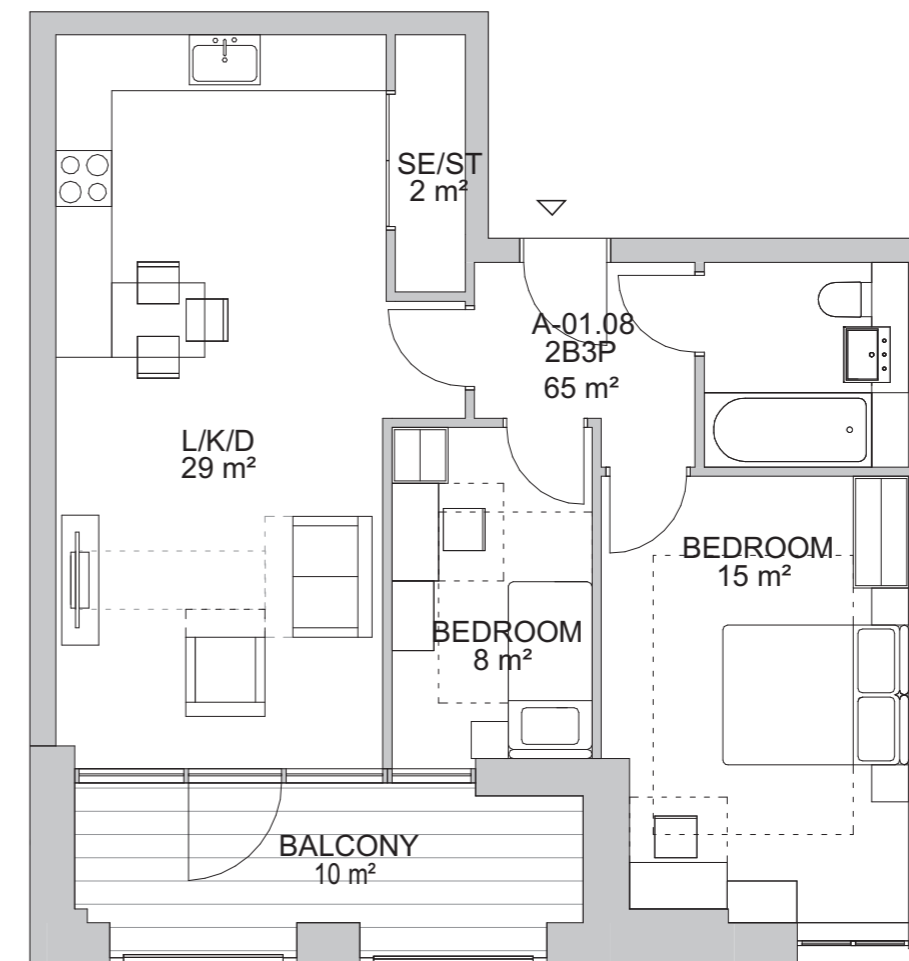


Key - Typical Lower Level

Amendments Required:

- Loss of 10m² in unit area and new layout to accommodate new connecting corridor
- Loss of 1no. bedspace to become 2B3P Wheelchair Unit

Layout as Proposed - Social Rent



2-bedroom/ 3-Persons - 65m²

4.0 Updated Unit Layouts - Social Rent

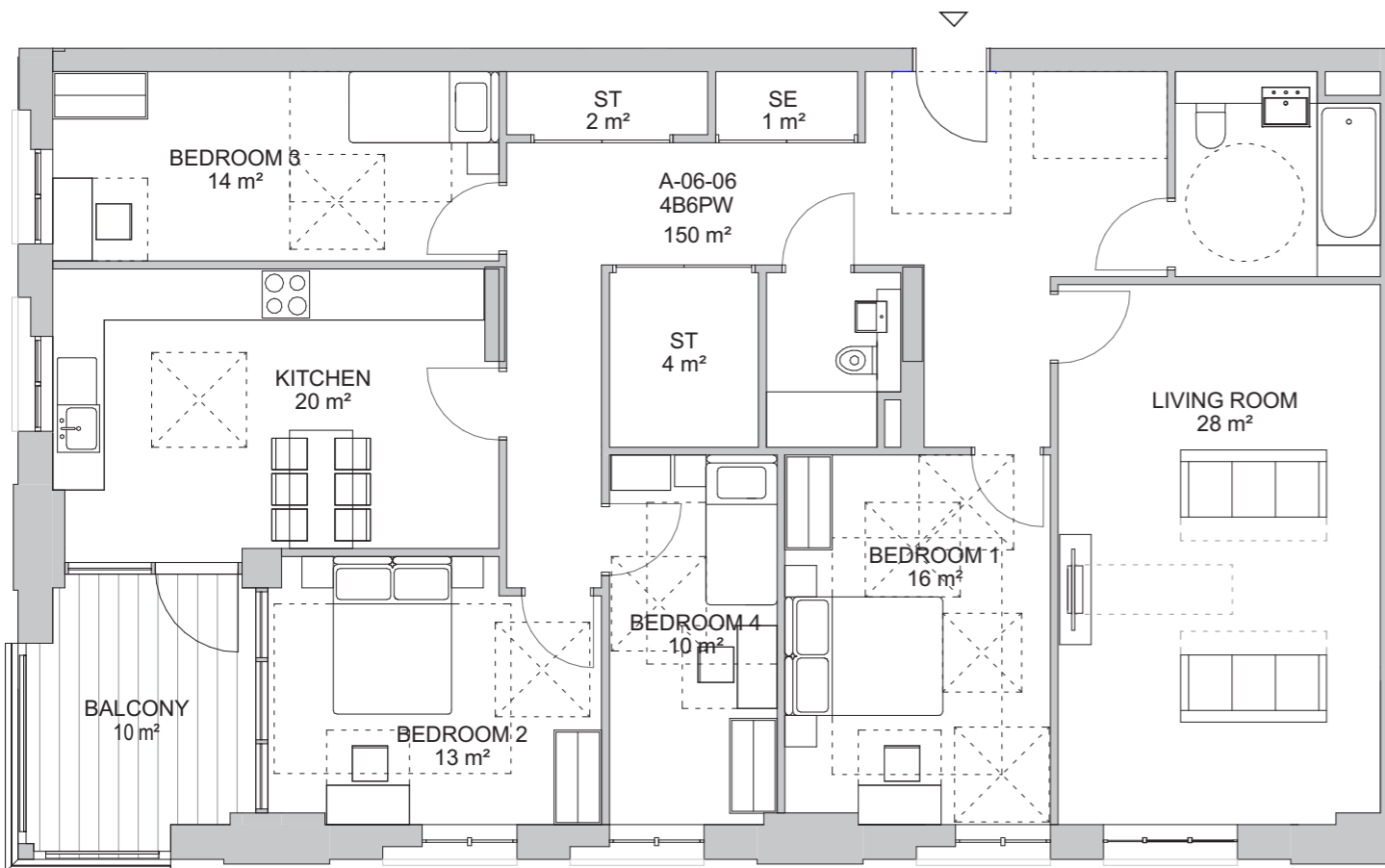


Key - Typical Upper Level

Amendments Required:

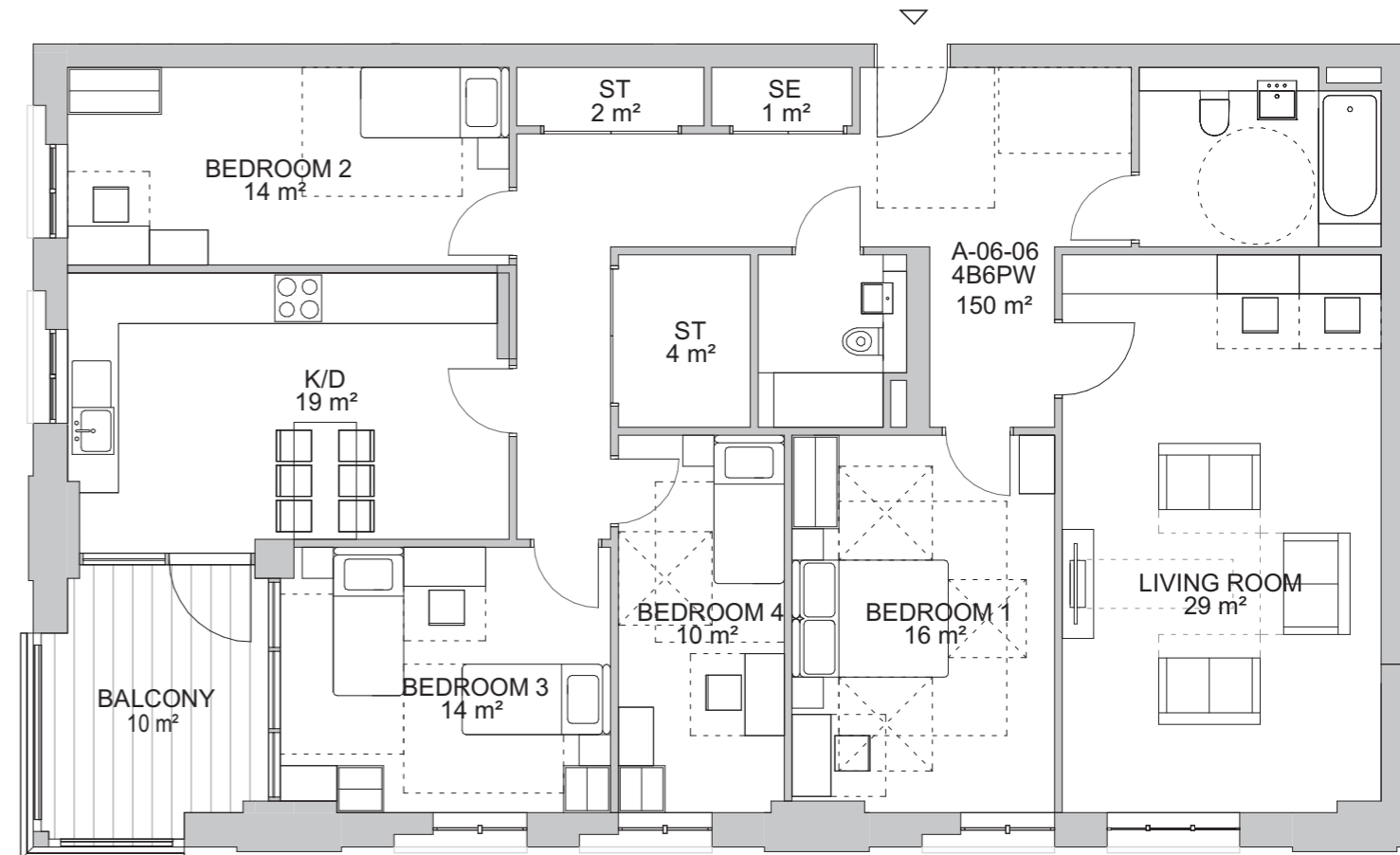
- Minor layout amendment to suit structural design development
- Secondary double room updated to twin room
- Increase in size to second living space (2no. hab rooms)
- Principle bathroom to suit accessible shower and bath

Layout as Consented - Social Rent



4-Bedroom/ 6-Persons - Wheelchair Accessible - 150m²

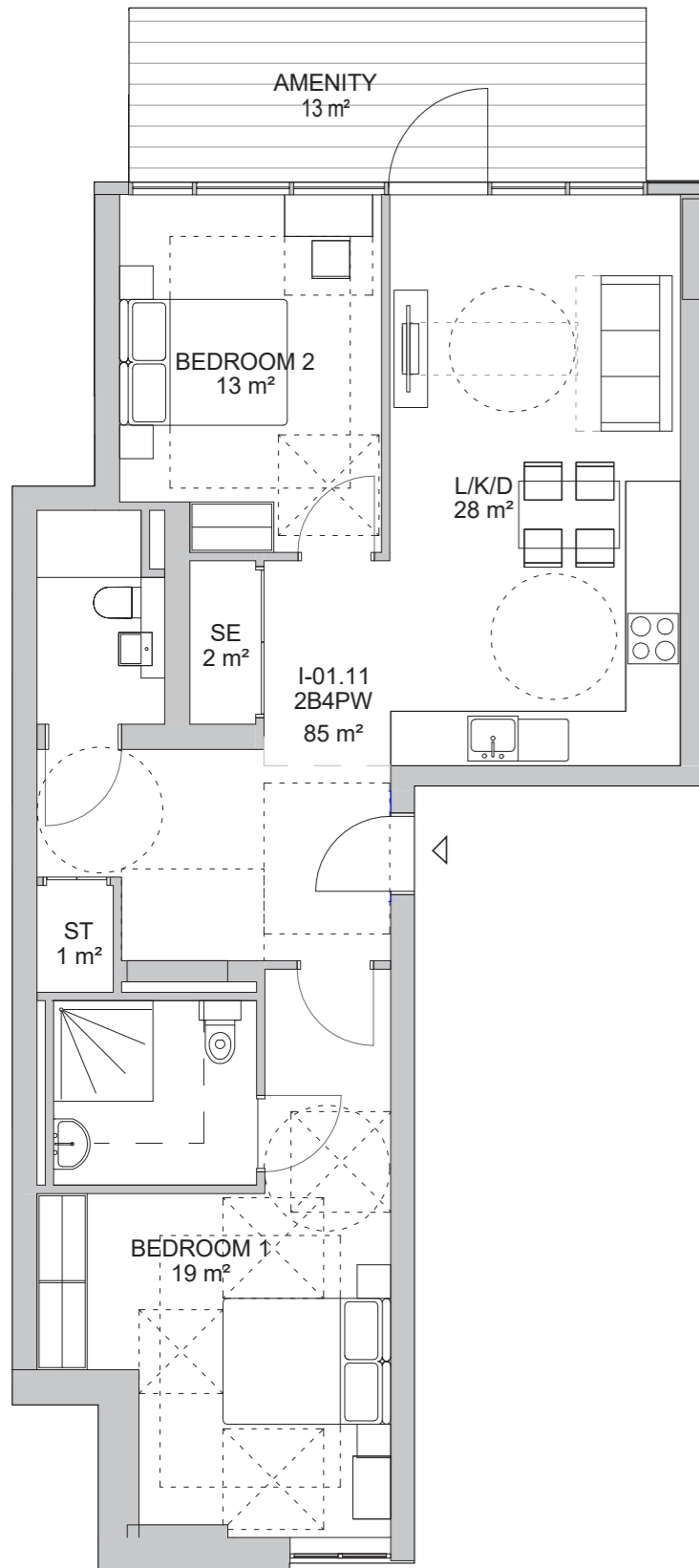
Layout as Proposed - Social Rent



4-Bedroom/ 6-Persons - Wheelchair Accessible - 150m²

4.0 Updated Unit Layouts - Intermediate

Layout as Consented - Intermediate



2-Bedroom/ 4-Persons - Wheelchair Adaptable - 85m²

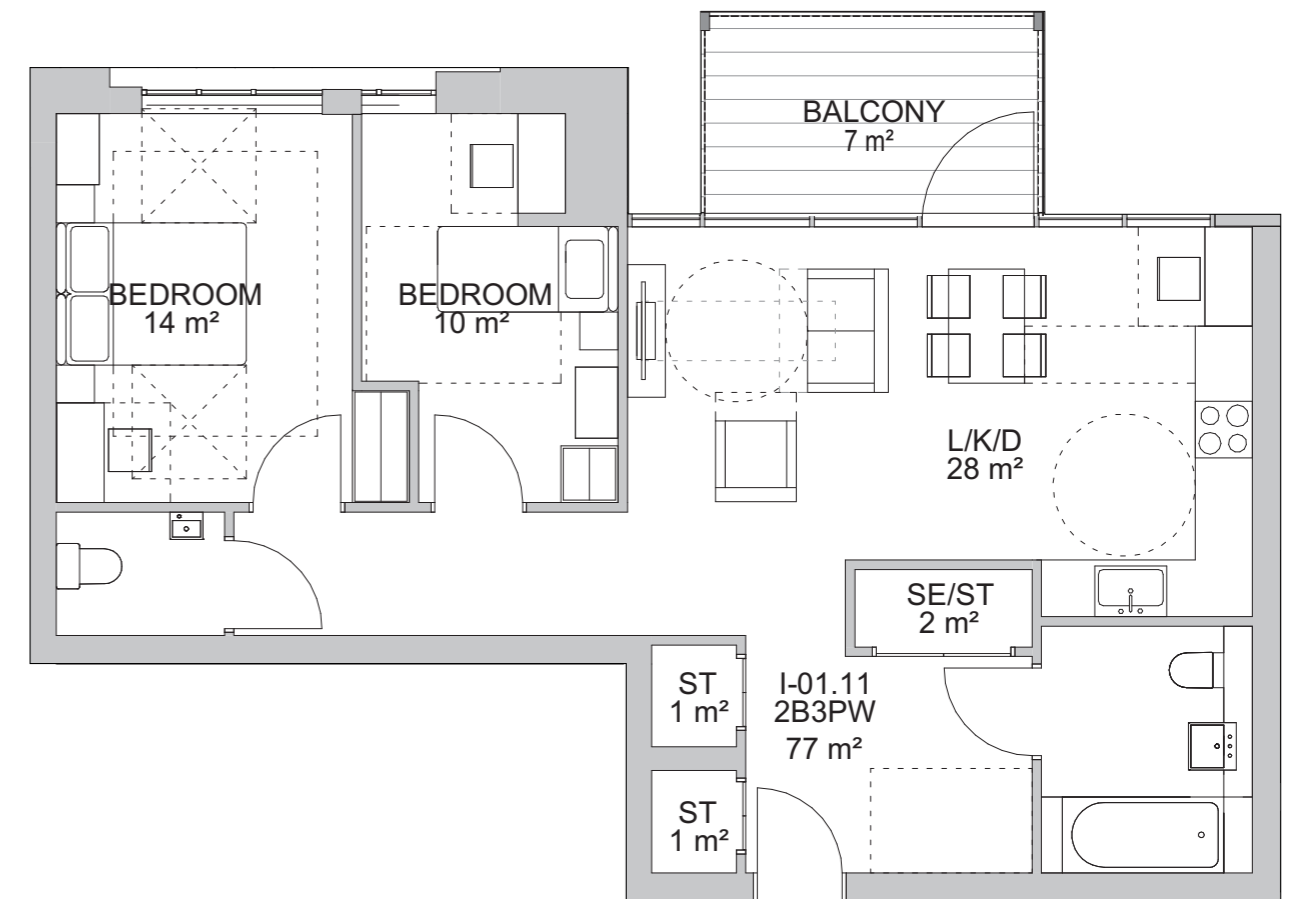


Key - Typical Lower Level

Amendments Required:

- Loss of 8m² in unit area and new layout to accommodate new connecting corridor
- Loss of 1no. bedspace to become 2B3P Wheelchair Unit

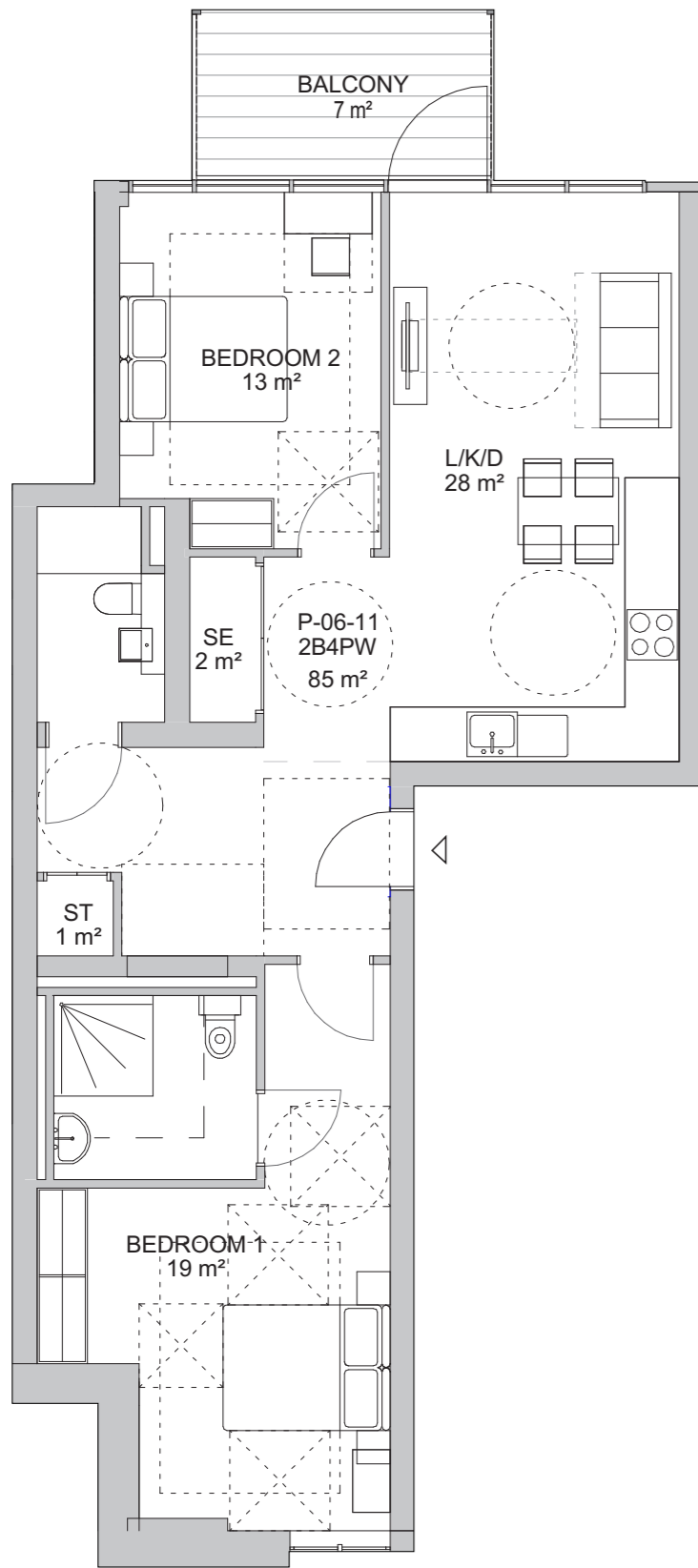
Layout as Proposed - Intermediate



2-bedroom/ 3-Persons - Wheelchair Adaptable - 77m²

4.0 Updated Unit Layouts - Private

Layout as Consented - Private



2-Bedroom/ 4-Persons - Wheelchair Accessible - 85m²

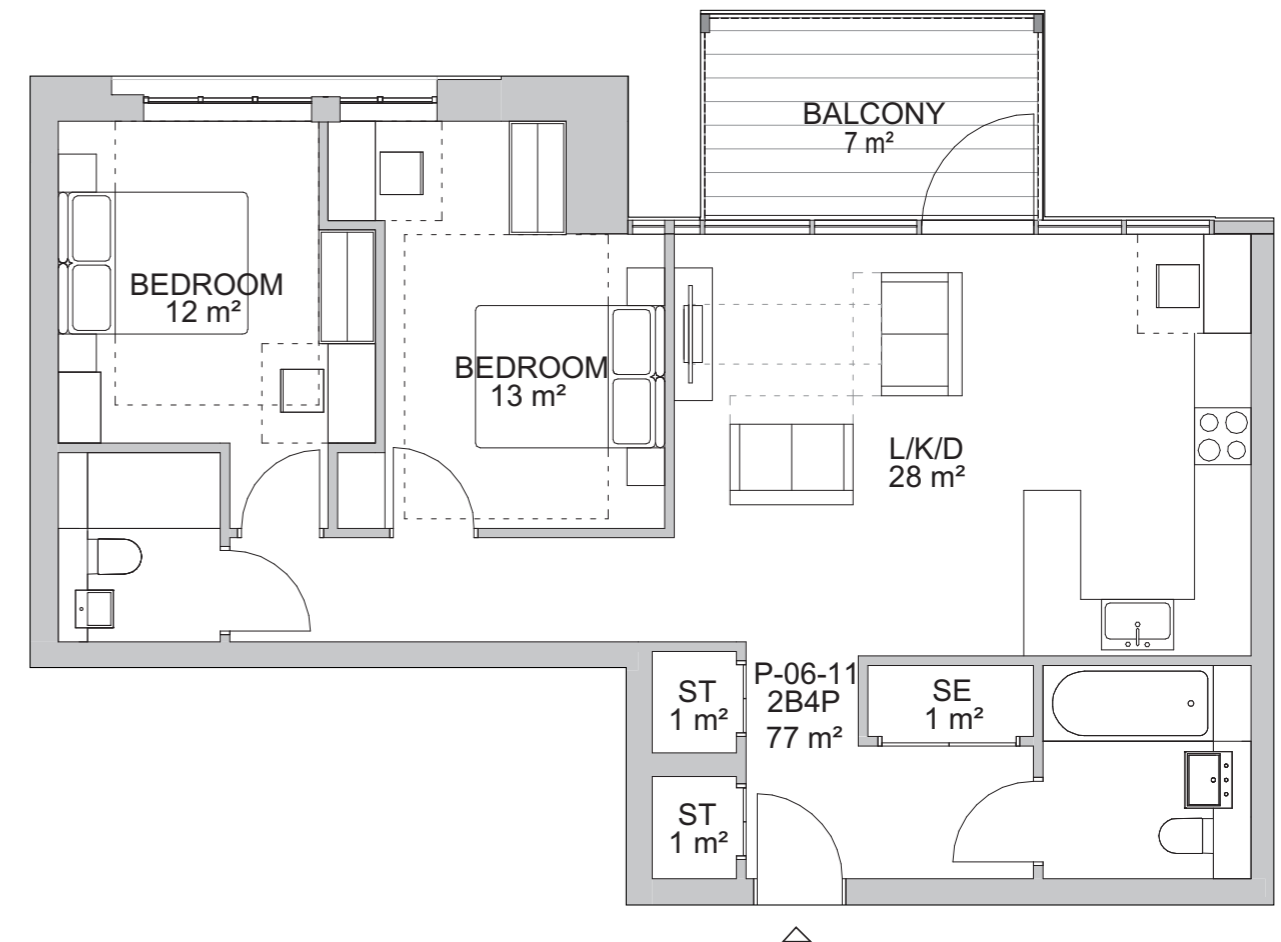


Key - Typical Upper Level

Amendments Required:

- Loss of 8m² in unit area and new layout to accommodate new connecting corridor
- Unit type to become standard 2B3P unit

Layout as Proposed - Private



2-bedroom/ 4-Persons - 77m²

5.0 Schedule of Proposed Changes

Units by Tenure - As Consented

	Social	Intermediate	Private	Totals	%
STUDIO	0	0	2	2	1%
1B	12	5	65	82	31%
2B	30	23	103	156	60%
3B	16	0	0	16	6%
4B	6	0	0	6	2%
Totals	64	28	170	262	100%
	24%	11%	65%		

Units by Tenure - As Proposed

	Social	Intermediate	Private	Totals	%
STUDIO	0	0	2	2	1%
1B	10	4	68	82	31%
2B	22	21	113	156	60%
3B	16	0	0	16	6%
4B	6	0	0	6	2%
Totals	54	25	183	262	100%
	21%	10%	70%		

Comments:

- No change to overall unit numbers
- No change to overall unit mix by bedrooms

Unit Areas by Tenure - As Consented

	sqm	sqf	%	%
Social	5,452	58,685	30%	40.7%
Intermediate	1,971	21,216	11%	
Market	10,837	116,648	59%	59.3%
Totals	18,260	196,549	100.0%	100%

Unit Areas by Tenure - As Proposed

	sqm	sqf	%	%
Social	4,724	50,849	26.10%	35.4%
Intermediate	1,687	18,159	9.32%	
Market	11,687	125,798	64.58%	64.6%
Totals	18,098	194,805	100%	100%

Comments:

- Loss of 162sqm in overall unit area to accommodate new connecting corridor
- Loss in 284sqm in Social Rent area
- Loss in 728sqm in Intermediate area
- Increase in 850sqm in Market area

Habitable Rooms by Tenure - As Consented

	Totals	%	%
Social	260	29%	40%
Intermediate	102	11%	
Market	546	60%	60%
Totals	908	100%	100.0%

Habitable Rooms by Tenure - As Proposed

	Totals	%	%
Social	228	25.00%	35.09%
Intermediate	92	10.09%	
Market	592	65%	65%
Totals	912	100%	100.0%

Comments:

- 4no. additional hab rooms created within 4no. oversized (150sqm+) 4B6PW units, with large second living space as 2no. hab rooms (29sqm), as per LBS policy

Dual Aspect - As Consented

Units	135
%	51.5%

Dual Aspect - As Proposed

Units	117
%	45%

Wheelchair - As Consented

Units	32
%	12.2%

Wheelchair - As Proposed

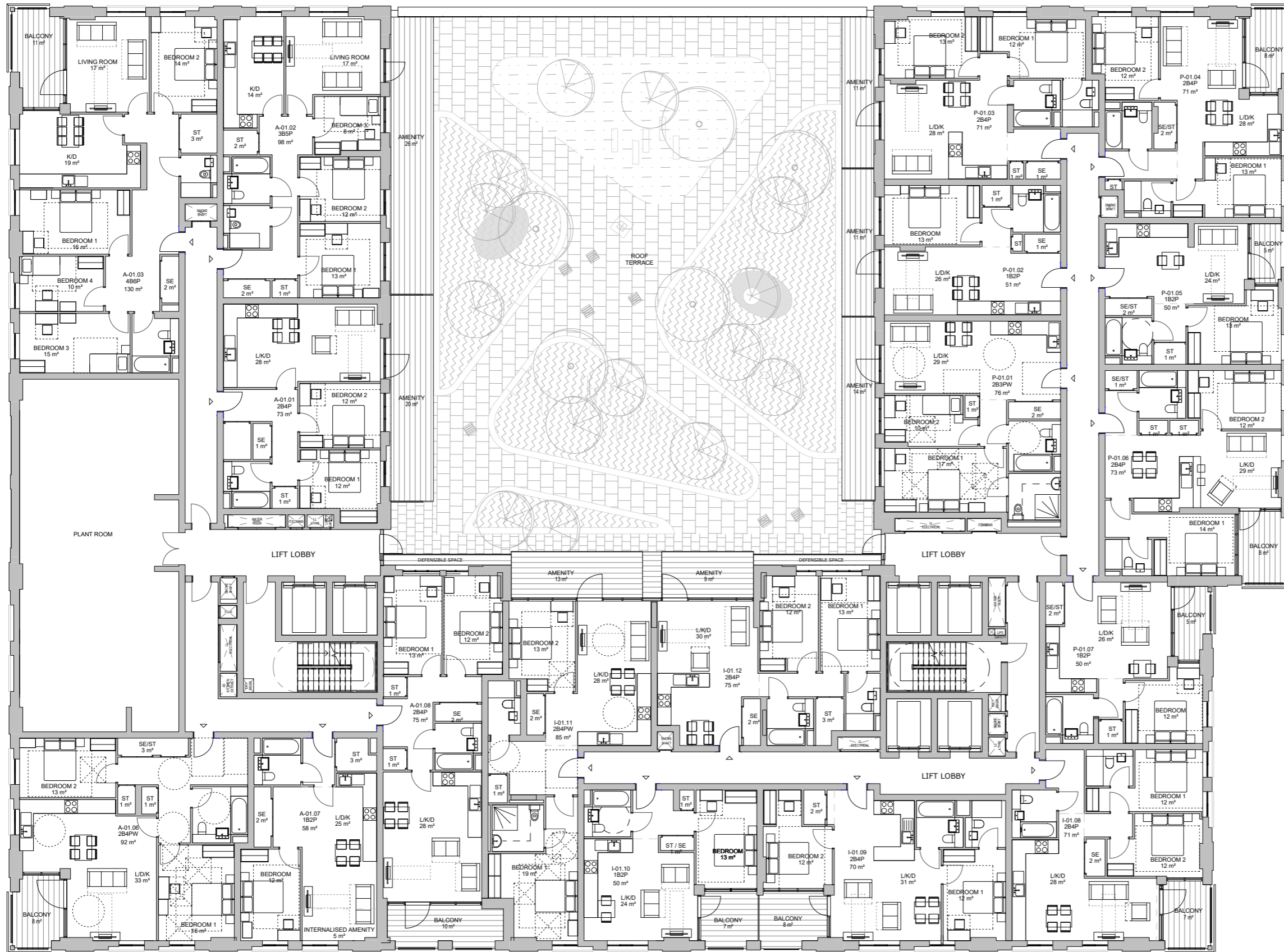
Units	26
%	10%

Appendix A

Plans as Consented

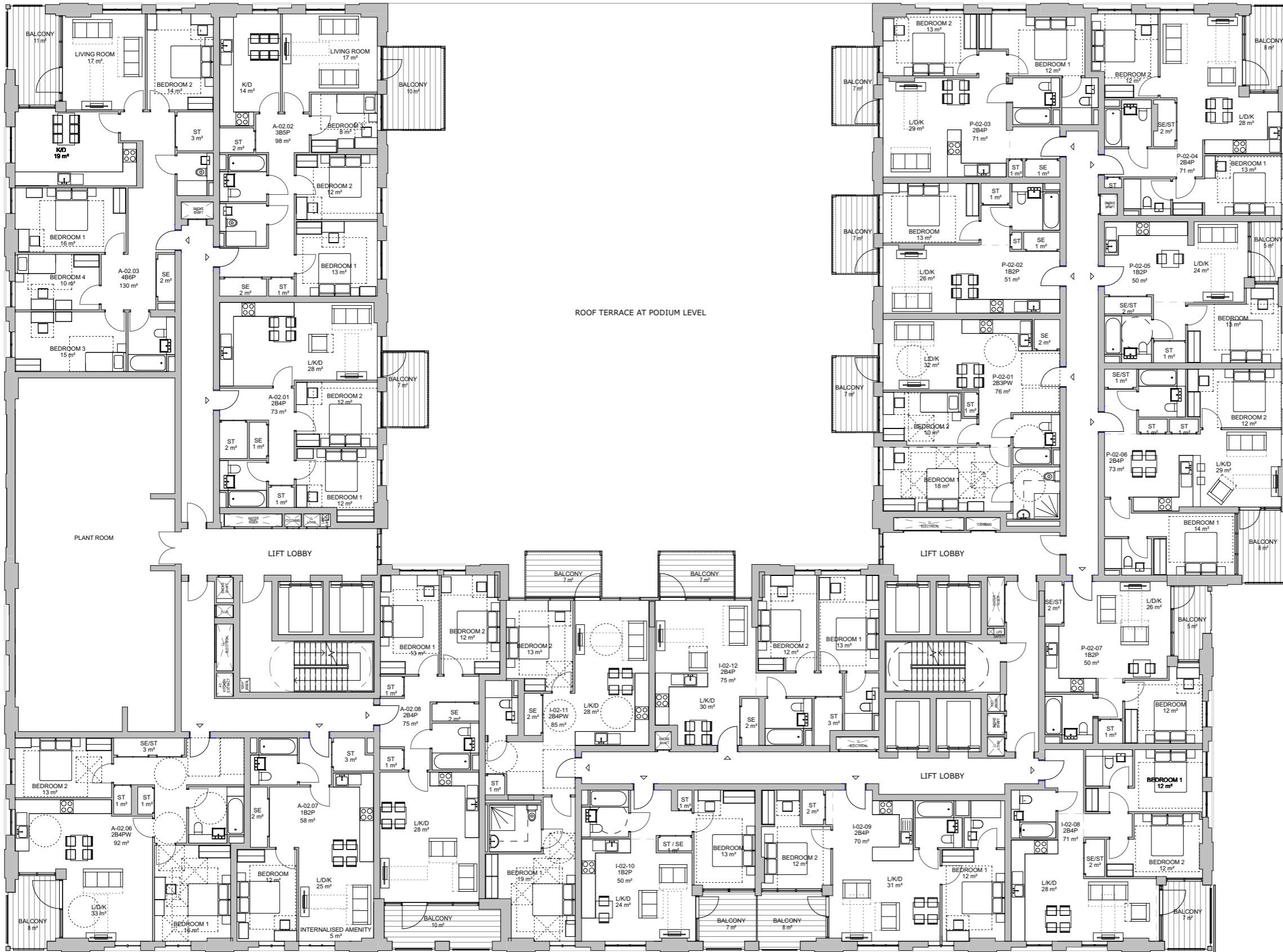
Levels 01 to Roof

Appendix A Plans as Consented



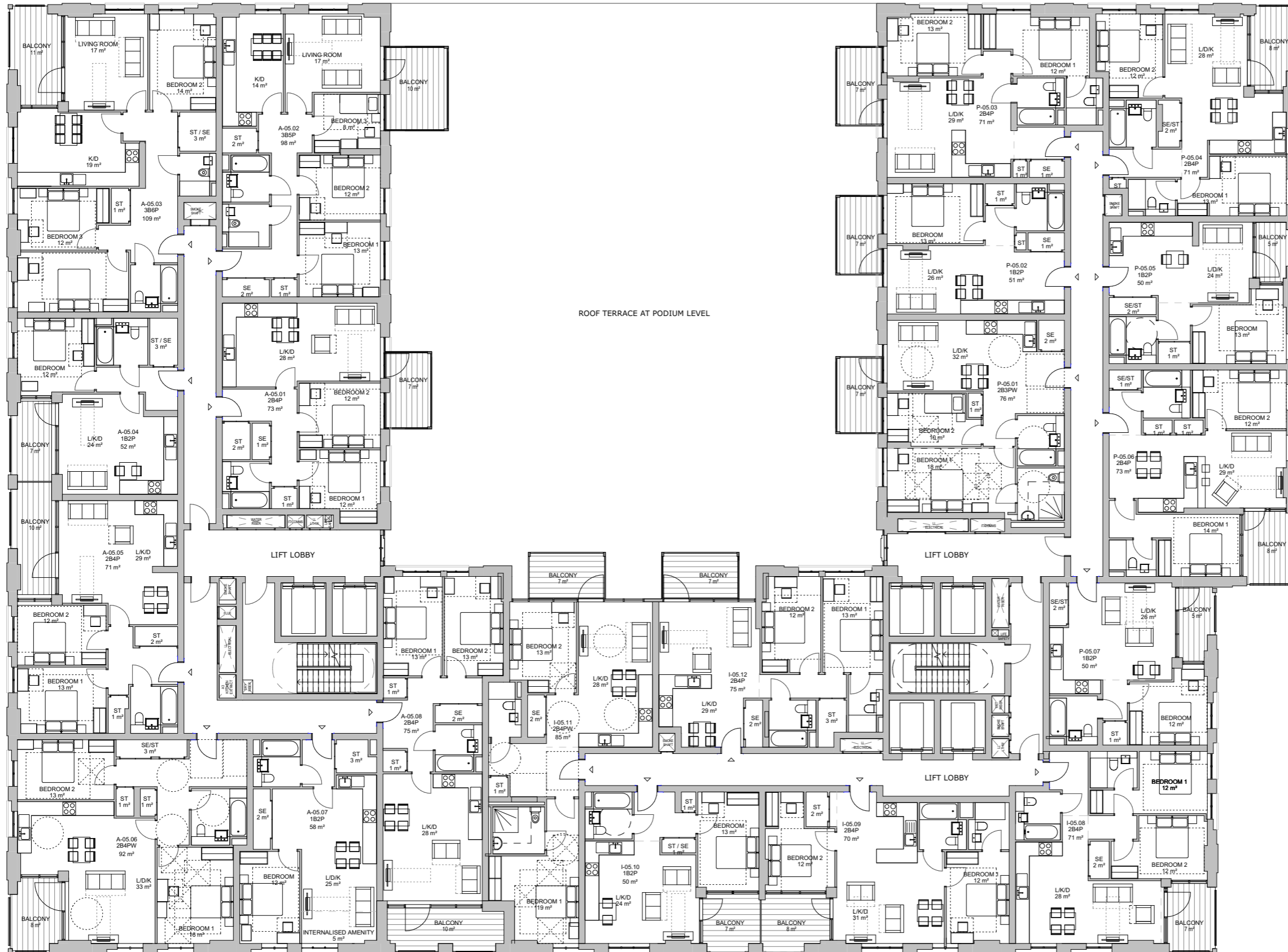
First Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



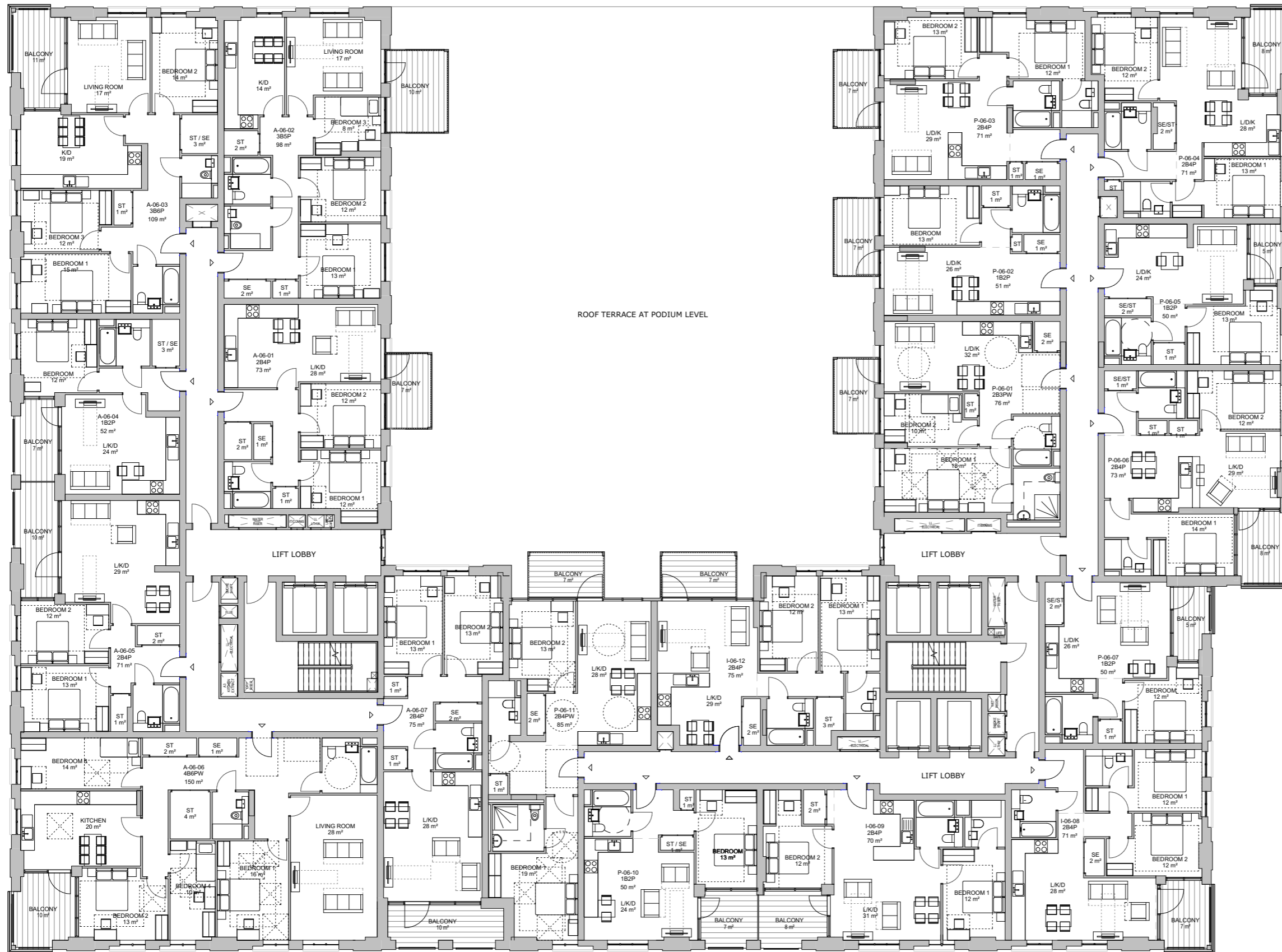
Second Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



Third to Fifth Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



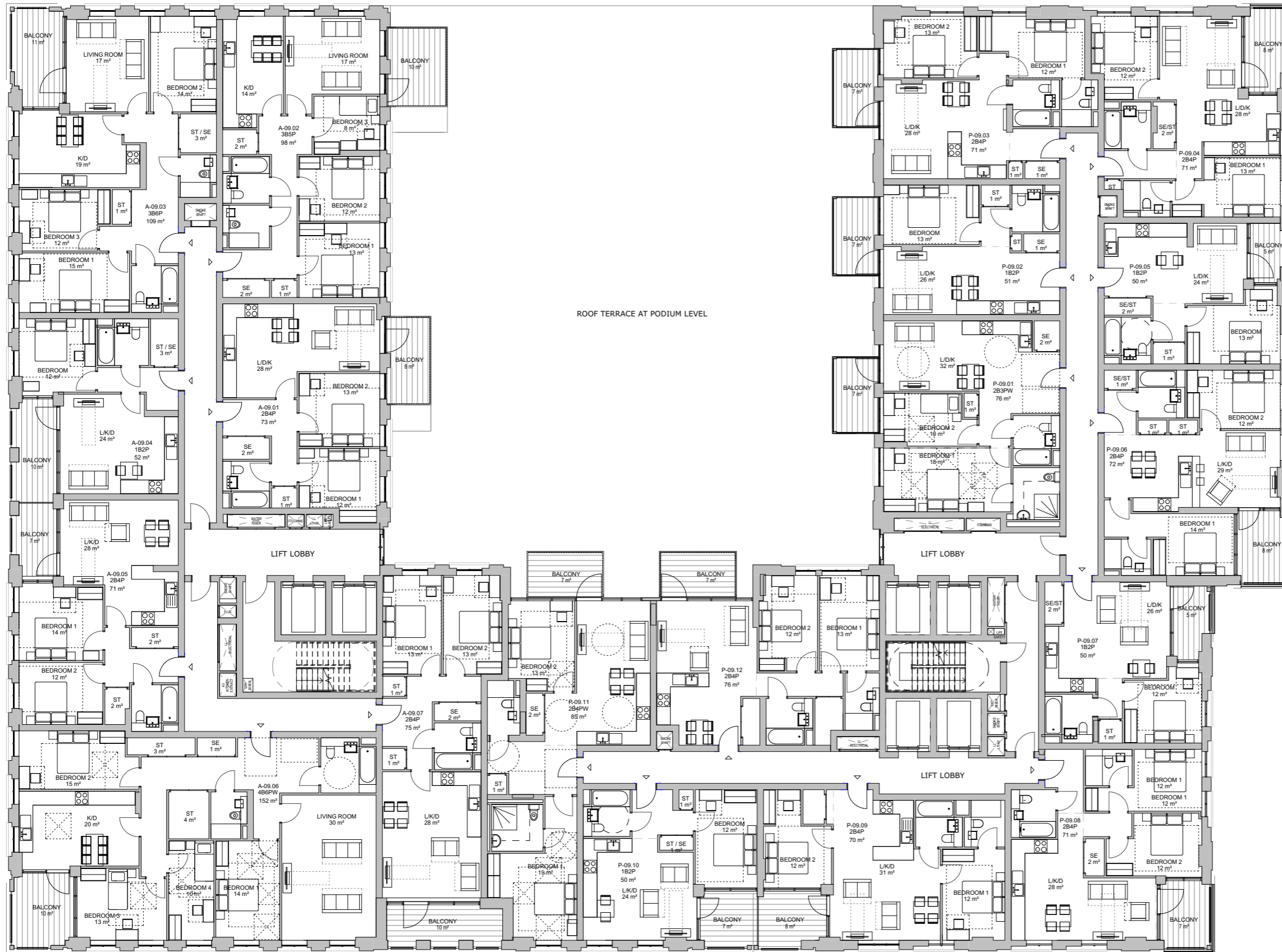
Sixth Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



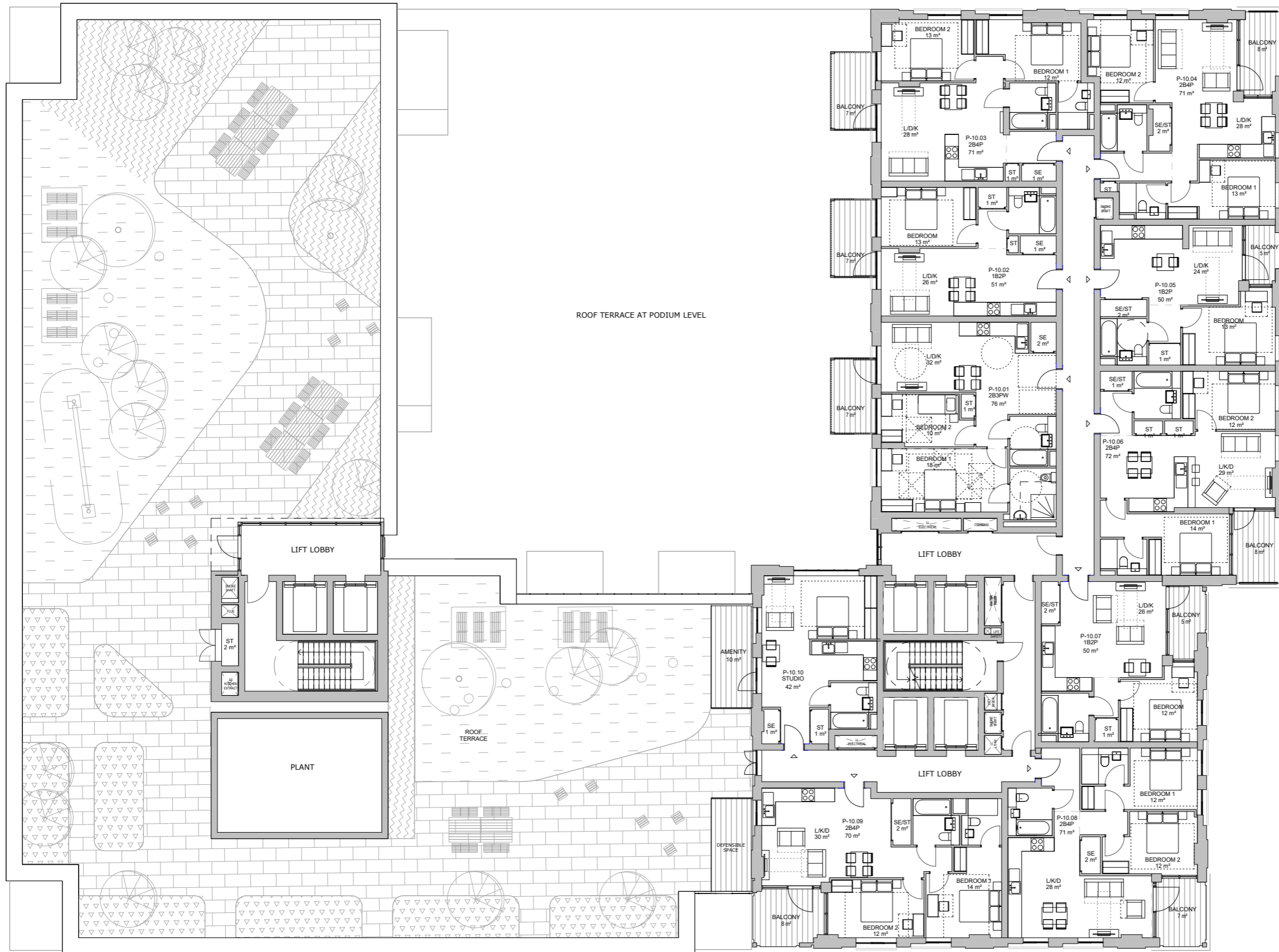
Seventh Floor Plan Scale 1:200 @ A1

Appendix A Plans as Consented



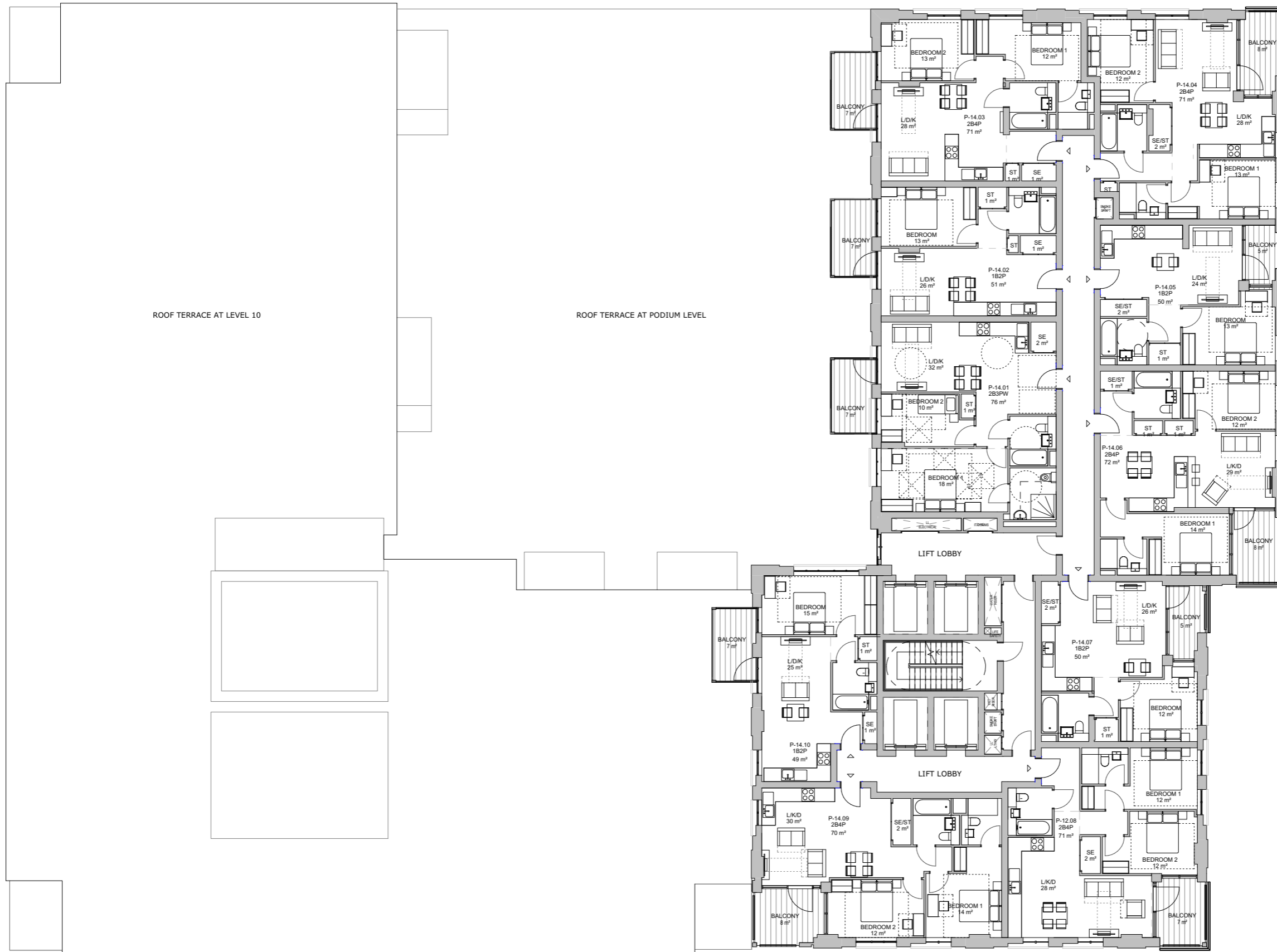
Eighth to Ninth Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



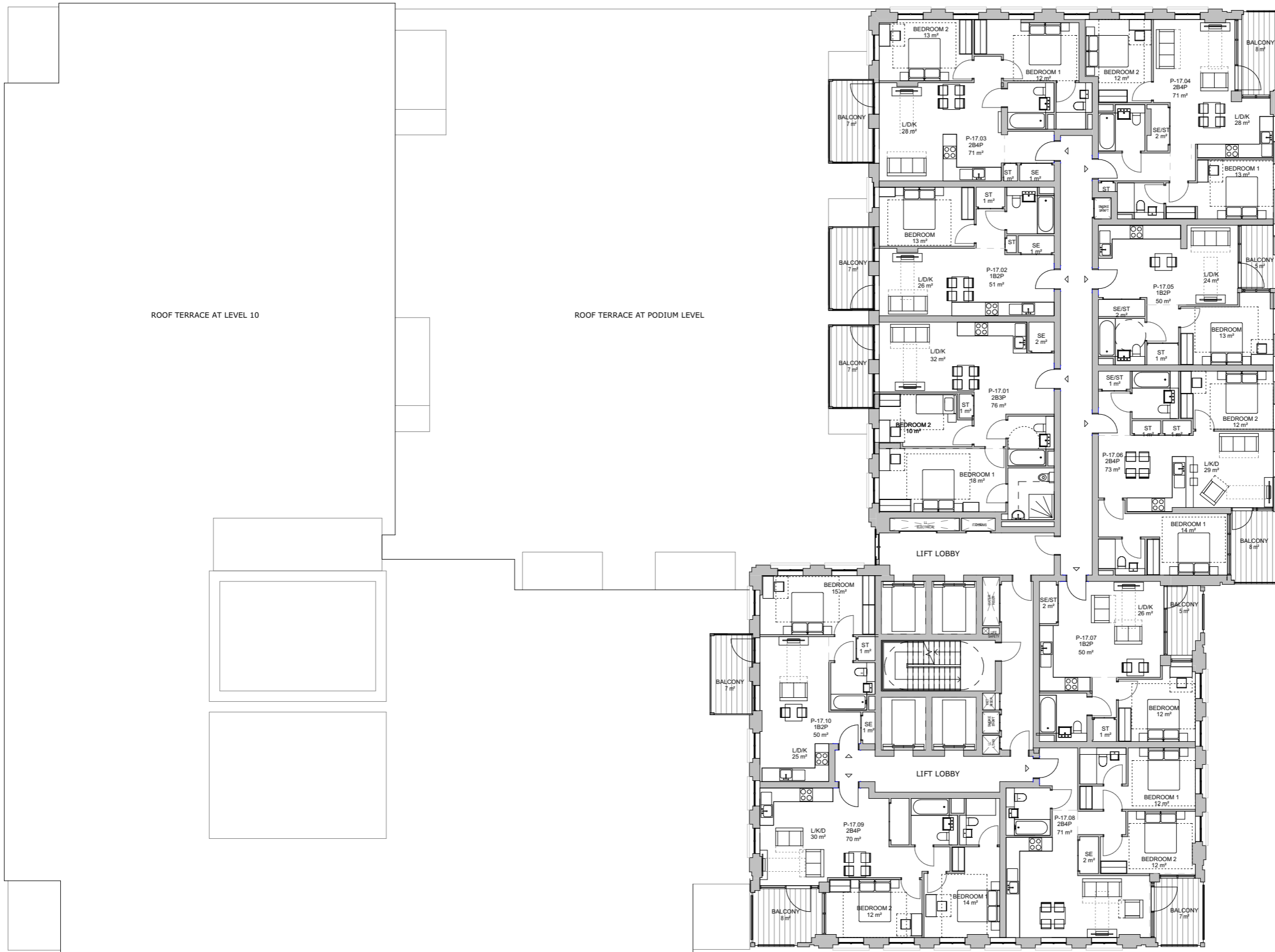
Tenth Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



Eleventh to Fourteenth Floor Plan Revision C - Scale 1:200 @ A1

Appendix A Plans as Consented



Fifteenth to Seventeenth Floor Plan Revision C - Scale 1:200 @ A1

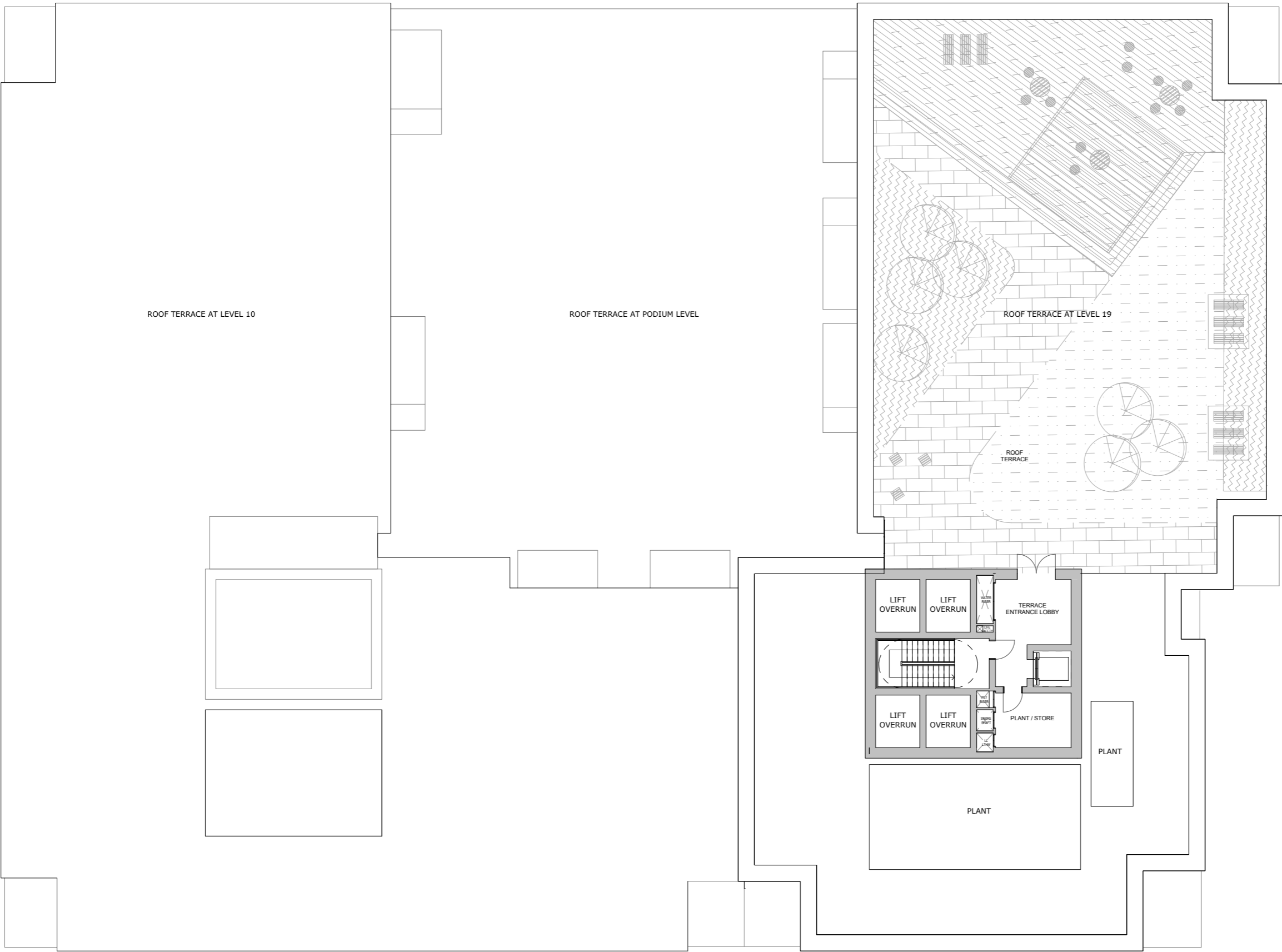
Appendix A Plans as Consented



Eighteenth Floor Plan Revision C - Scale 1:200 @ A1

Appendix A

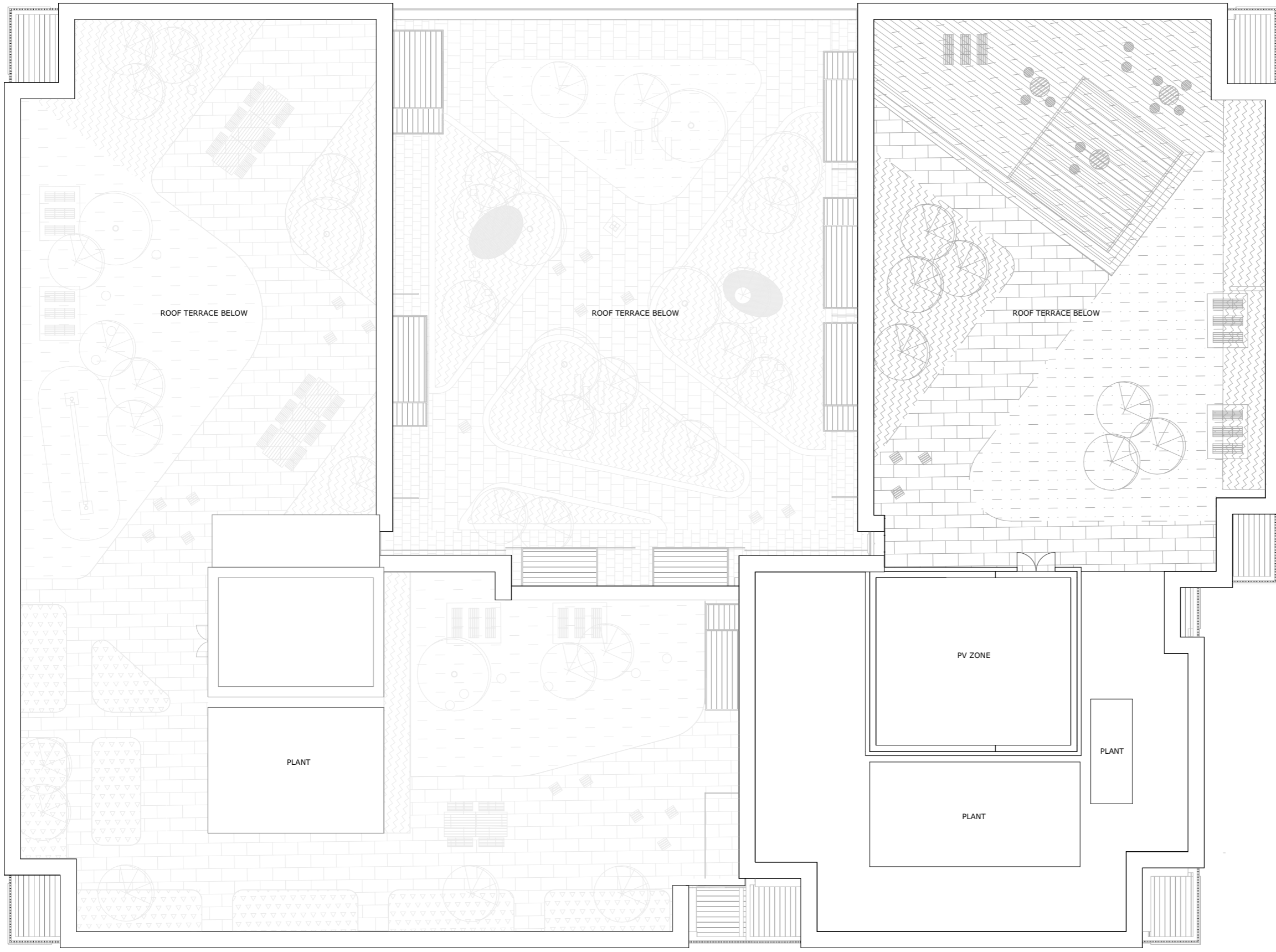
Plans as Consented



Nineteenth Floor Plan Revision B - Scale 1:200 @ A1

Appendix A

Plans as Consented



Roof Plan Revision B - Scale 1:200 @ A1

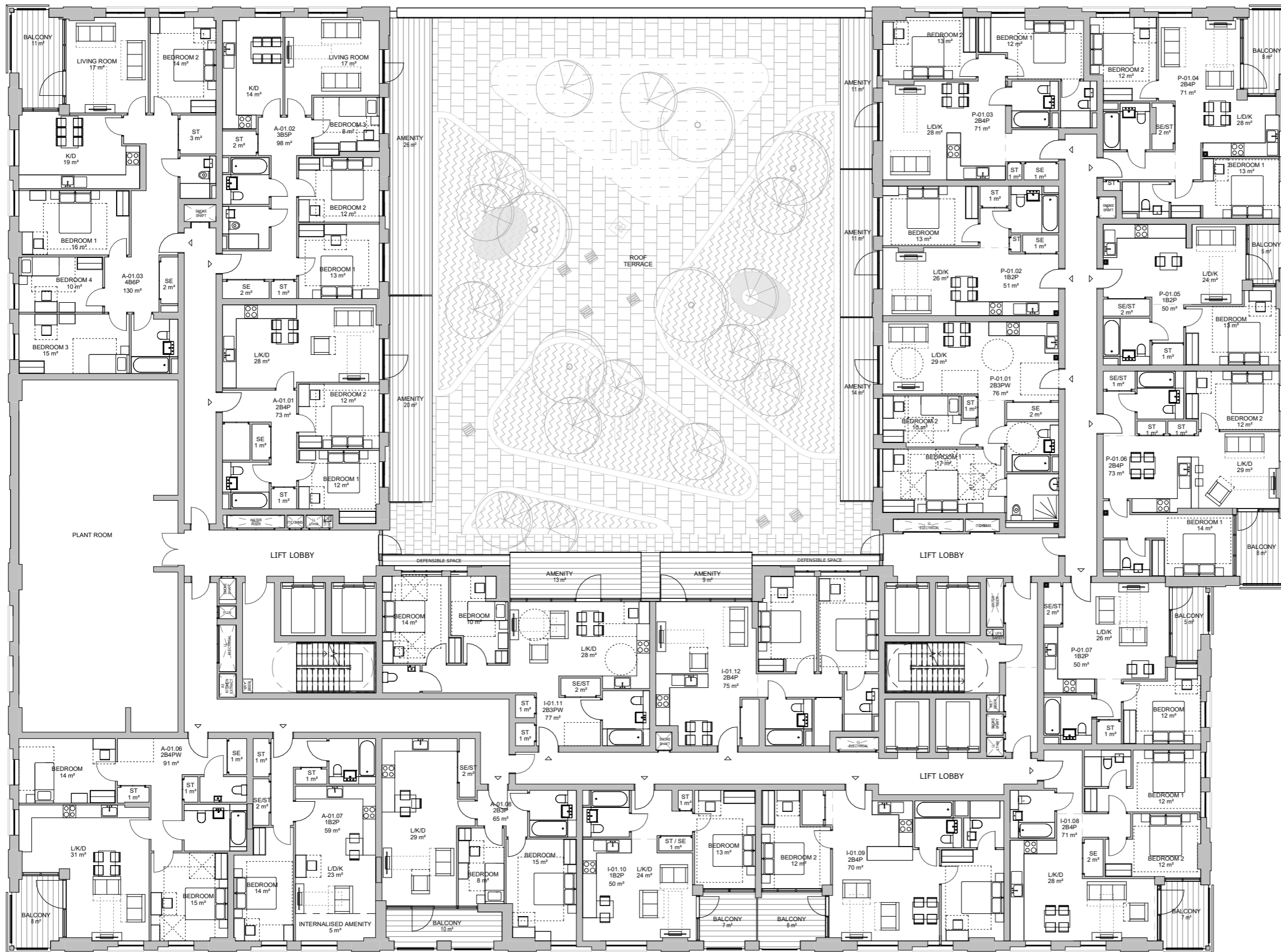
Appendix B

Plans as Proposed

Levels 01 to 09

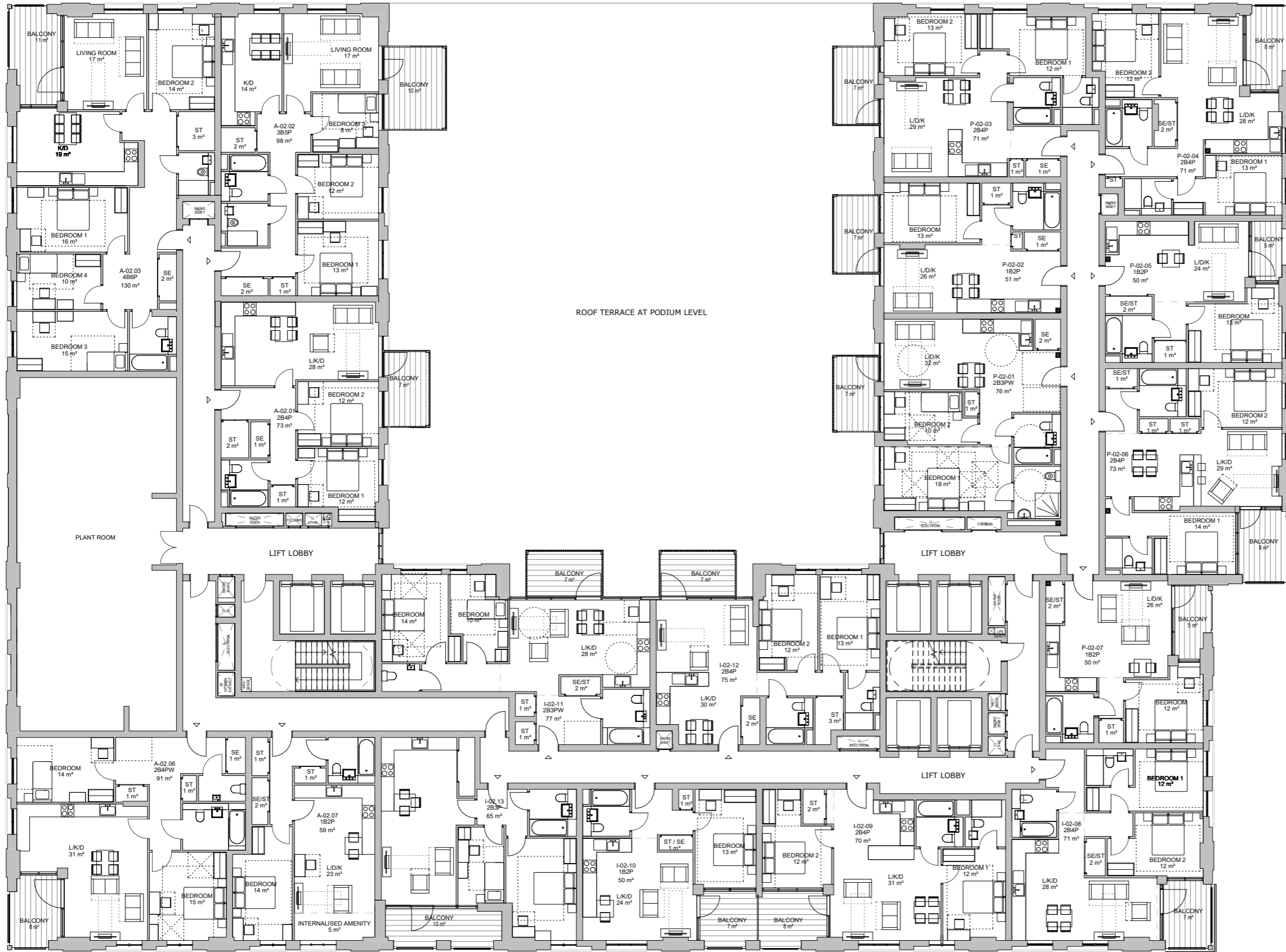
Appendix B

Plans as Proposed



First Floor Plan Revision D - Scale 1:200 @ A1

Appendix B Plans as Proposed



Second Floor Plan Revision D - Scale 1:200 @ A1

Appendix B Plans as Proposed



Third Floor Plan

Revision C - Scale 1:200 @ A1

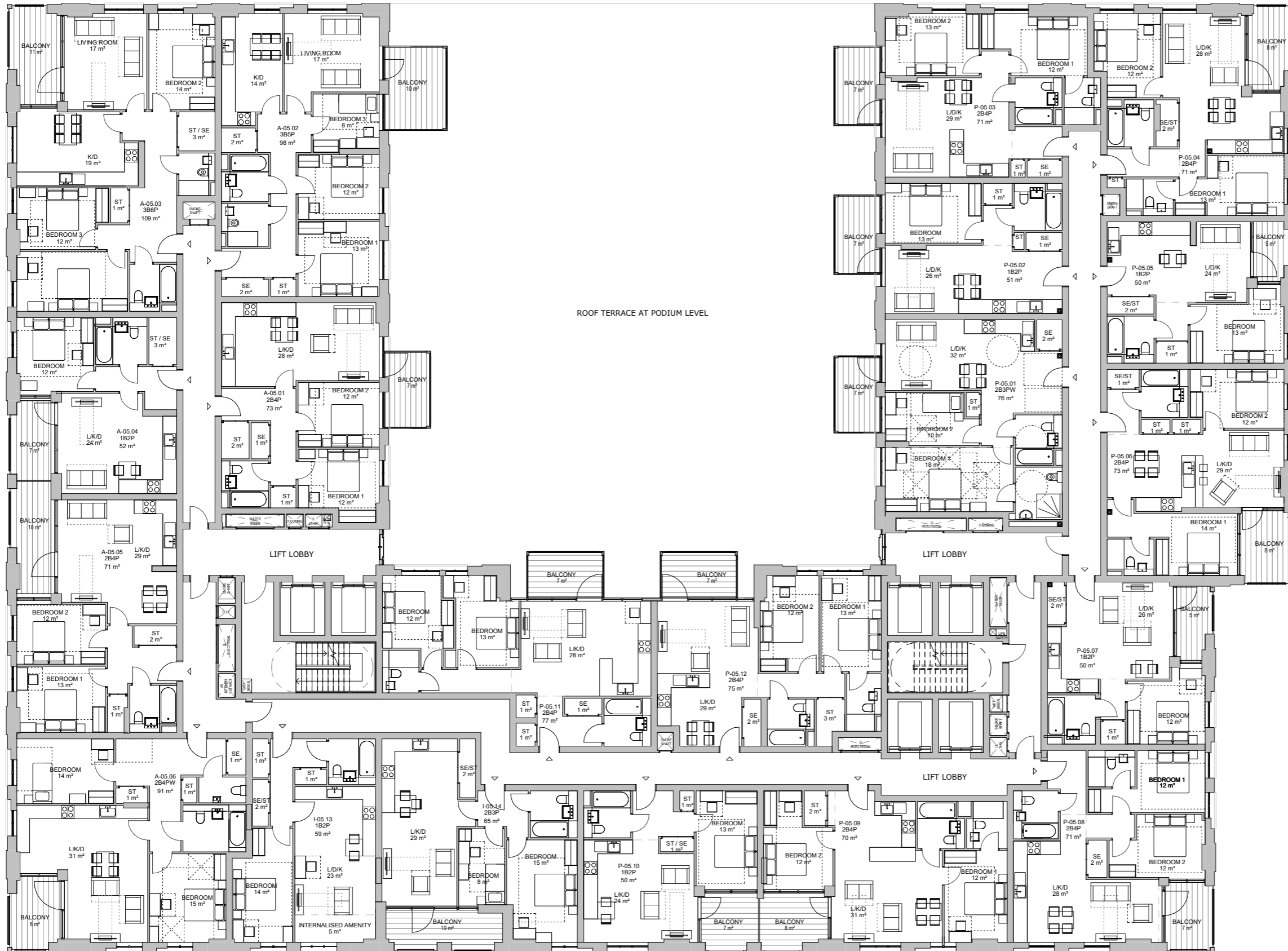
Appendix B

Plans as Proposed



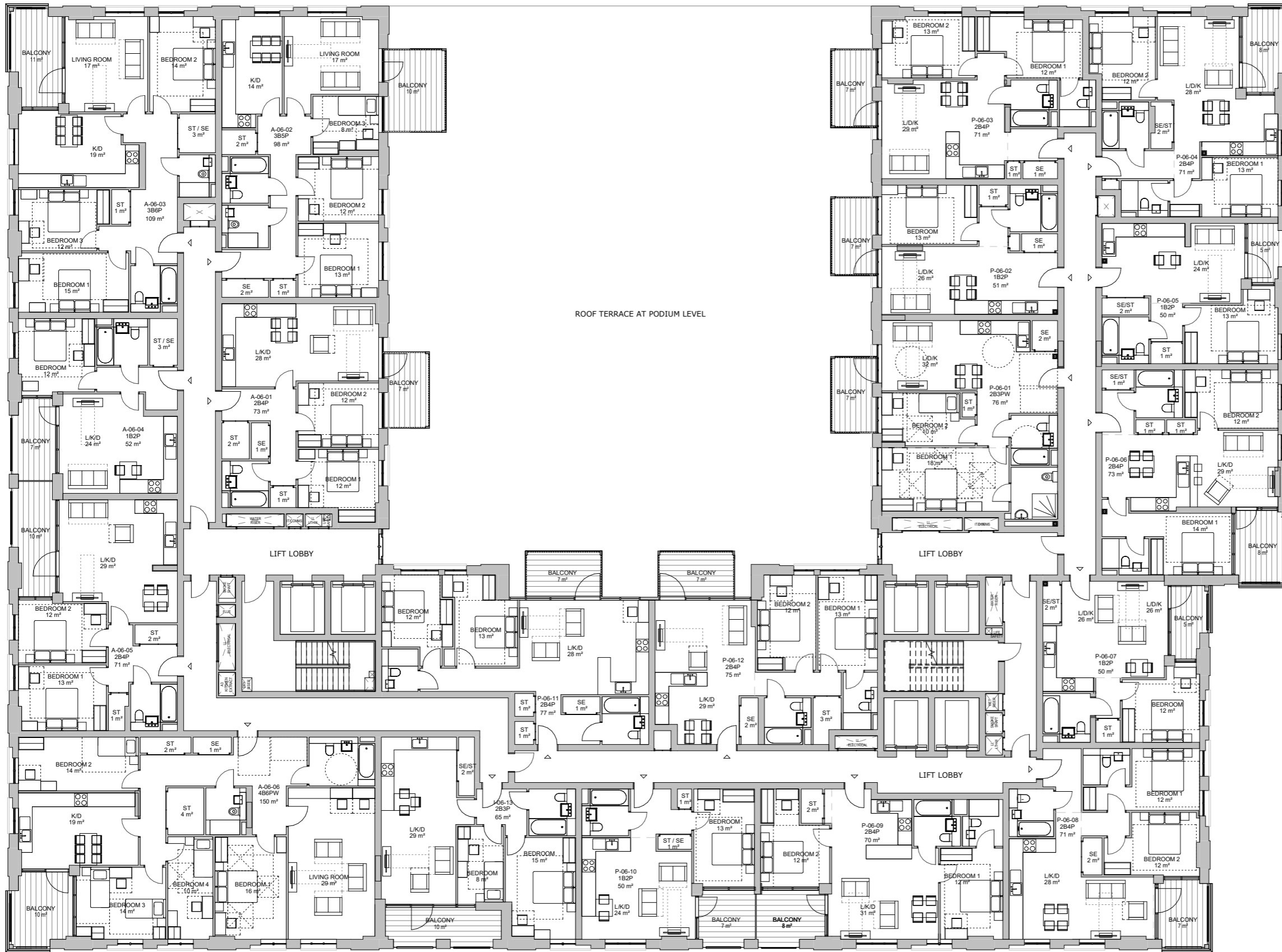
Fourth Floor Plan Scale 1:200 @ A1

Appendix B Plans as Proposed



Fifth Floor Plan Scale 1:200 @ A1

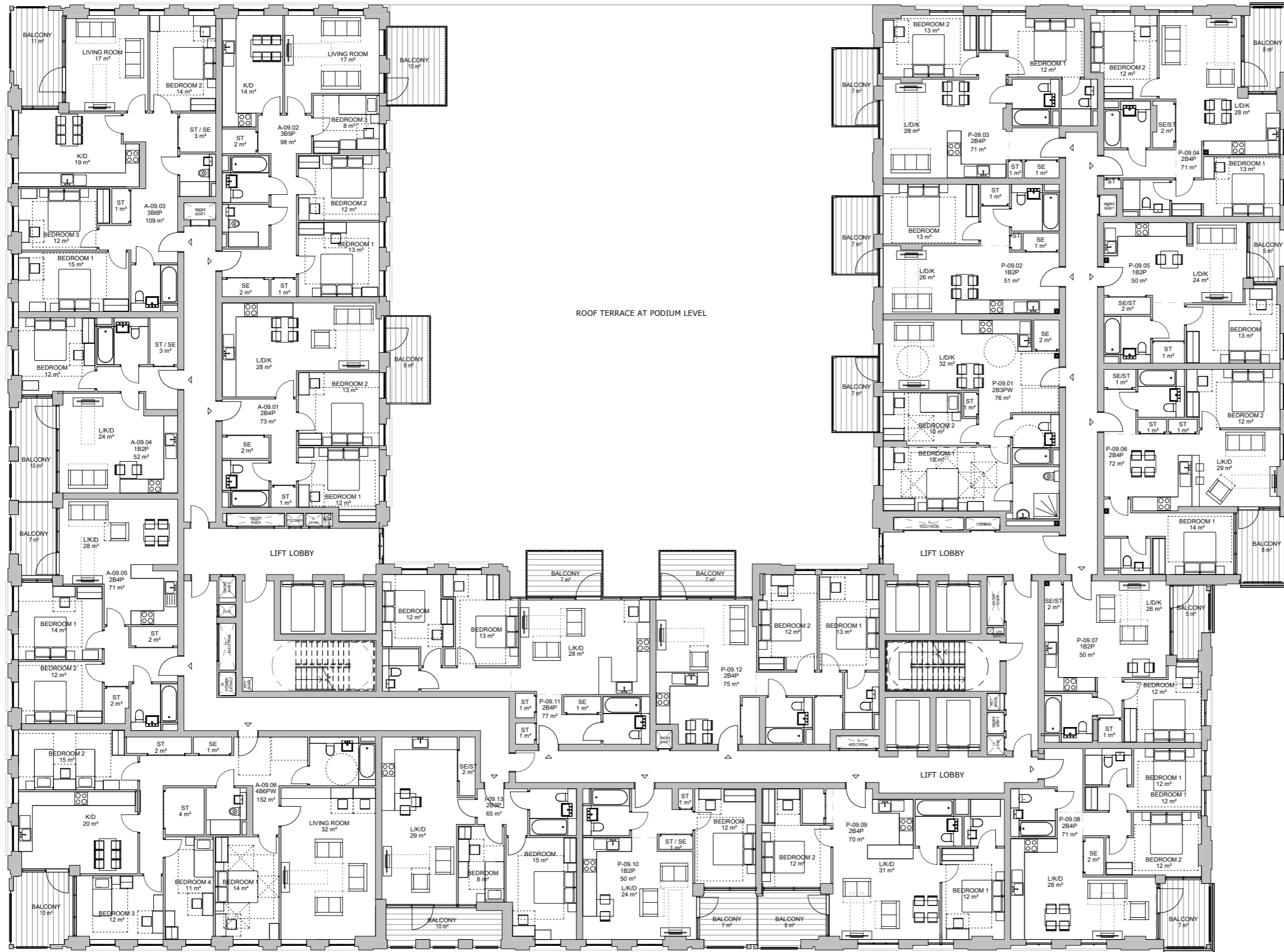
Appendix B Plans as Proposed



Sixth to Seventh Floor Plan Revision D - Scale 1:200 @ A1

Appendix B

Plans as Proposed



Eighth to Ninth Floor Plan Revision D - Scale 1:200 @ A1

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