

Buildings L, M, N, P and Q



Buildings L, M, N, P and Q ground floor

Overview:

Buildings L,M,N,P and Q are located to the east of the site, a collection of five buildings above the re-provided Morrisons supermarket. These buildings are bounded by Mckerrell Road to the east, a bus station to the north and Hanover Park to the south.

Ground floor flexible retail, leisure and commercial:

The ground floor of building L hosts a small kiosk opposite the bus station. Building N hosts a flexible retail and commercial unit enjoying dual aspect over the Green Link to the east and Hanover Park to the south.

Replacement Morrisons store:

The ground floors of buildings L,M,N,P and Q host the replacement Morrisons store. The layout allows residential uses to be distributed to the edges of the buildings, activating the existing and proposed surrounding streets. The back of house and service yard spaces occupy the south of the site with access from Hanover Park.

Cycle hub:

A shared, multi-level cycle hub sits below building L, shared between residents of buildings L and M. Lifts provide access to the upper ground floor and mezzanine levels. A first floor cycle hub for Building N is located on the South accessed from Hanover Park. Buildings P and Q share a cycle hub at first floor level, accessed from Mckerrell Road.

Cores and circulation:

All buildings above the new Morrisons store have a secondary stair discharging at ground floor level, in line with legislation. All main cores, excluding building M, have natural daylight and ventilation to the stair and the corridor.

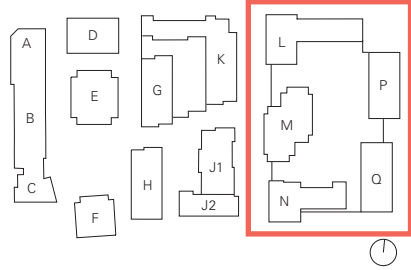
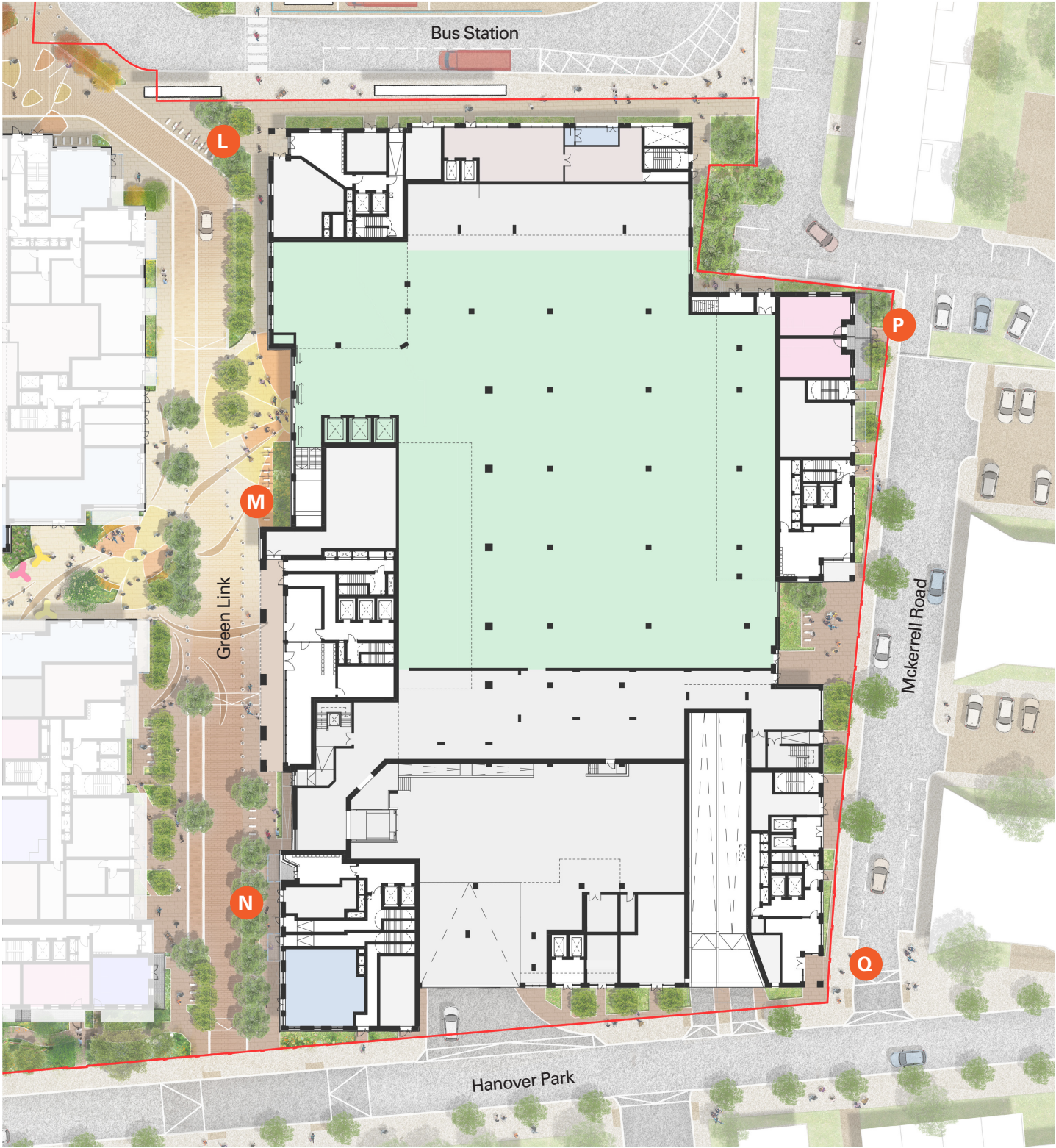
Each core is served by a staircase and two passenger lifts. Building M has three passenger lifts. The lifts are large enough to facilitate easy furniture removal and have room for families with children and shopping. A minimum A corridor with a minimum width of 1800mm sits directly opposite the lifts. The gallery access is minimum 1500mm wide on buildings L and N, and similarly internal corridors are 1500mm.

Security:

The Proposed Development will be a managed site with concierge, estate management operatives and CCTV. Passive surveillance has been considered within the design development. All residential entrances will have a double lobby with postboxes within the first set of doors to mitigate tailgating, and lobbies, lifts and cycle stores will be fob accessed.

Blue badge parking:

There are five blue badge residential car parking spaces in the basement car park, which otherwise solely serves the Morrisons supermarket customers.



Key plan

- Two-bedroom maisonette
- Refuse store
- Cycle hub
- Morrisons sales floor
- Morrisons back of house
- Flexible retail, leisure and commercial

Ground floor plan of buildings L, M, N, P and Q

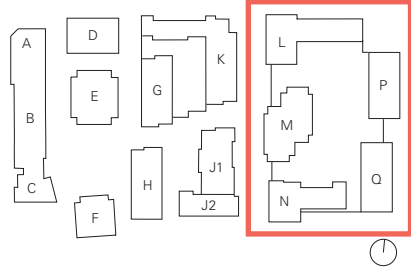
Buildings L, M, N, P and Q residential floor

Residential mix:
The collection of buildings proposes a mix of one-, two-, and three-bed homes, including 10% of wheelchair homes across the mix. These buildings cover all tenures; buildings P and Q are social rent, building M is market sale, and buildings L and N are both market sale and intermediate.

Dual aspect homes:
In Phase 1, 95% of all two-bed and three-bed homes are dual aspect. There are no single aspect north-facing homes.

Private amenity:
All homes enjoy private amenity in the form of balconies or private terraces. There are private roof gardens on buildings L, M and N for the use of residents of each respective building. All homes in buildings P and Q have 10m² private balconies or private terraces. The private amenity in buildings L, M and N is offset at roof level to provide 10m² for each dwelling. For further detail refer to Chapter 6 'Landscape.' All private amenities meet or exceed the GLA requirement, including minimum balcony depth of 1500mm.

Shared podium garden:
Each building enjoys the use of a large shared podium garden for all residents totalling 3370m². The generous landscaped podium garden is elevated above the Morrisons store and provides a variety of spaces for play and relaxation, with borrowed views out between breaks in the buildings.



Key plan

- One-bedroom home
- Two-bedroom home
- Three-bedroom home

Third floor plan of buildings L, M, N, P and Q