

3 Layouts

3.4 Residential Floor Plans

T5073-ZZ-FCB-XX-DR-A-0208-P03-Parameter Plan-
Land Use Typical Floor

The upper floors are use class C3 (residential), as defined in the parameter plans.

-  Residential dwellings
-  Daylit core
-  Non-daylit core



3 Layouts

3.5 Roof Plans

Private Residential Roof Gardens are provided at the roof level of H5 and H6. These offer a variety of seating areas for residents to enjoy and relax within the space. Residents' access is from the circulation core.

The roof area is split between an area to the south for residents' access and an area to the north including a bio-diverse roof and photovoltaic arrays. This area is secured from residents' access by a screen.

Block H3 has 2 private roof terraces which are accessed directly from the duplex units and providing the residents of these duplex flats with an increased amenity space.

Block H4 roof contains photovoltaic arrays and a bio-diverse roof.



- Private Residential Roof Terrace
- Private Residential Roof Garden
- Bio-diverse and Photovoltaic Array Roof - maintenance access only

3 Layouts

3.6 Floor Plans: H3 & H4

Ground Floor Plan

The building arrangement at ground floor is described in the diagram. This diagram also illustrated the relationships of entrances from the street.

The building has street frontages to Grange Road (South Elevation), Northport Street (West Elevation) and Gopsall Street (North Elevation).

The building arrangement allows for residential entrances to be placed in key locations along the frontages to create activity. Both residential entrances are set back from the pavement, clearly indicating the entrance points whilst providing them with covered space externally.

Plant space, refuse stores and cycle storage occupy the rest of the ground floor space, with commercial units fronting the park elevation within Block H4.

- Entrance / Lobby
- Bins
- Commercial bins
- Bike storage
- Plant areas
- Commercial space
- WC



Ground Floor Level

3 Layouts

3.6 Floor Plans: H3 & H4

Typical Residential Floor Plan

The Residential Apartments within blocks H3 and H4 are a larger size to promote family and multi-generational living.

H3 Block

H3 is a small residential block, served by a communal core and one lift and has a private daylit stair core and lift. At level 2, duplex apartments have a private roof terrace at level 3.

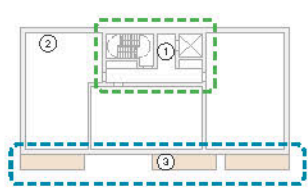
The apartment balconies are south facing and overlook the communal garden.

H4 Block

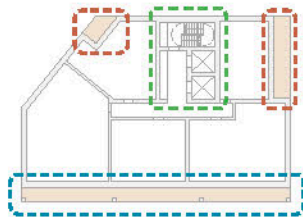
The cores are designed to provide efficient access to apartments. H4 has 2 lifts and a daylit stairwell.

There are 4 apartments per floor and the accommodation is a mix of different sized apartments, to encourage a varied mix of residents and therefore increase a range of use patterns.

The typical floor repeats over 9 floors.



H3 illustrative typical plan



H4 illustrative typical plan

- 1 bedroom /1P
- 3 bedroom /6P
- 1 bedroom /2P
- 3 bedroom /5P
- 2 bedroom /4P
- 3 bedroom /5P - Duplex



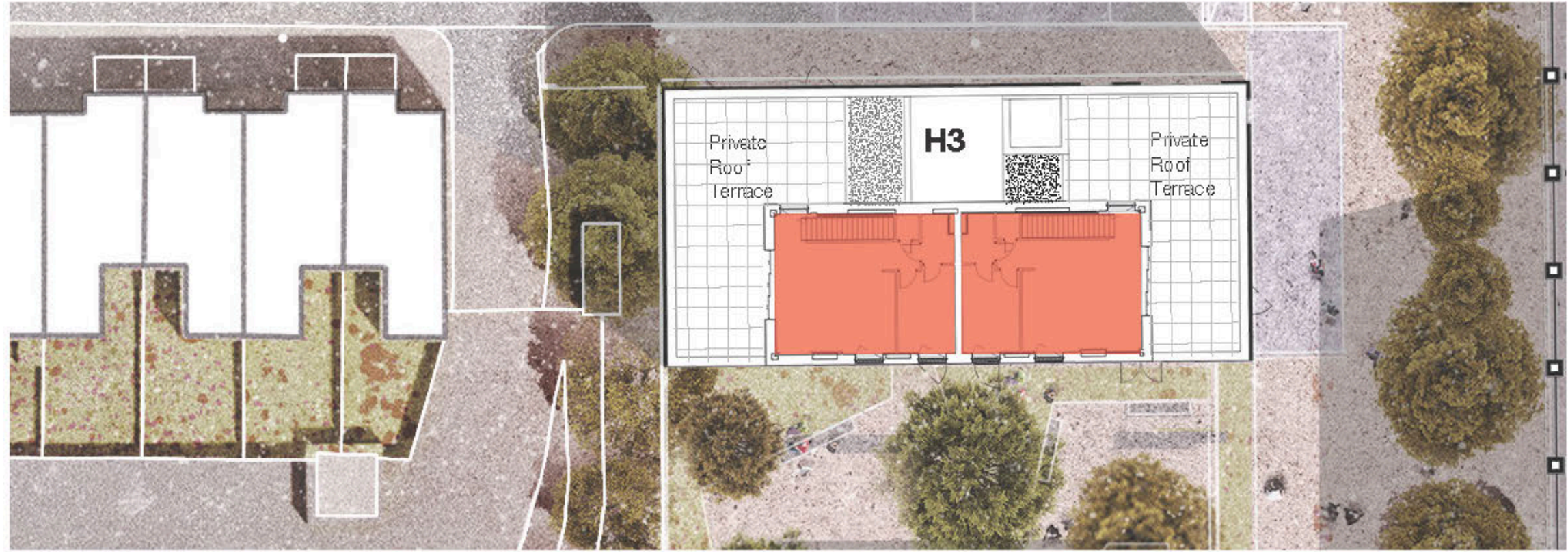
Floor level 1

3 Layouts

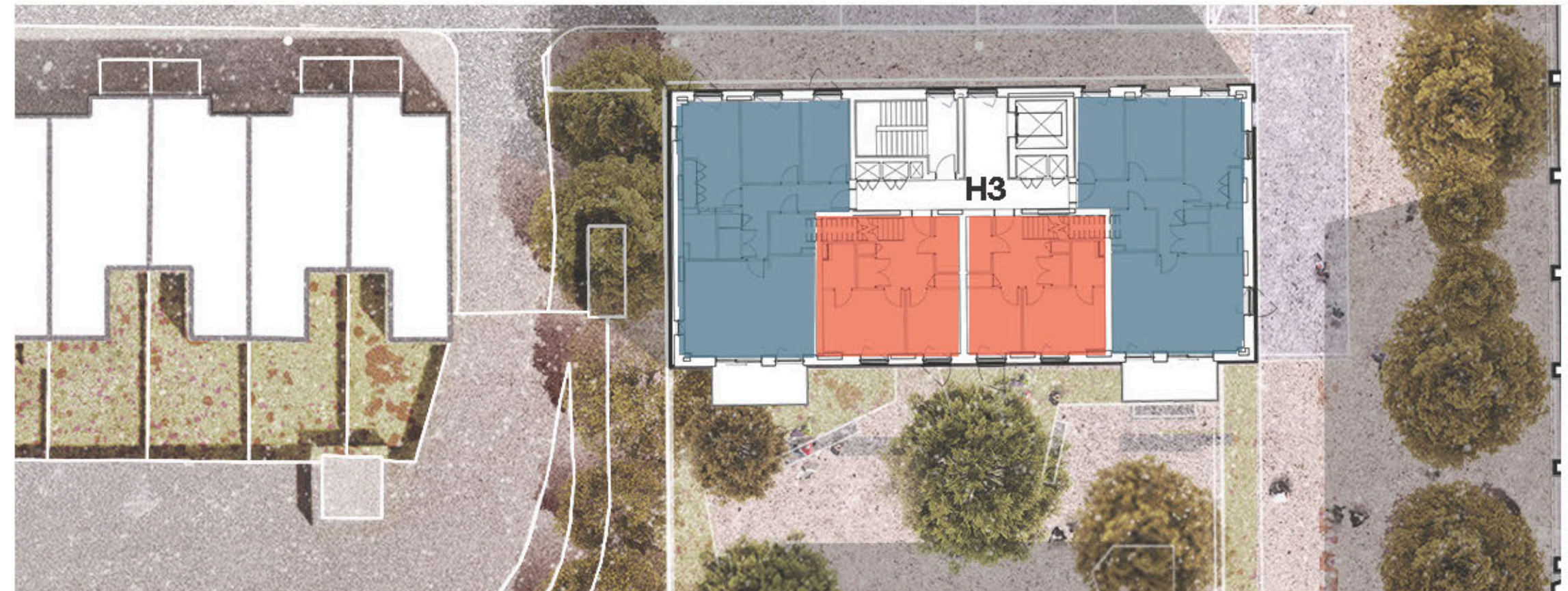
3.7 Floor Plans: H3

Residential Floor Plans Level 2 and 3

The diagrams adjacent illustrate duplex units benefiting from amenity space at roof level.



H3 Floor level 3



H3 Floor level 2

- 1 bedroom /1P
- 1 bedroom /2P
- 2 bedroom /4P
- 3 bedroom /6P
- 3 bedroom /5P
- 3 bedroom /5P - Duplex

3 Layouts

3.8 Floor Plans: H5 & H6

Ground Floor Plan

The ground floors of H5 and H6 have been developed, in accordance with the Britannia Design Principles, with covered entrances for the apartment buildings opening onto the new BRAFA square and Northport street extension.

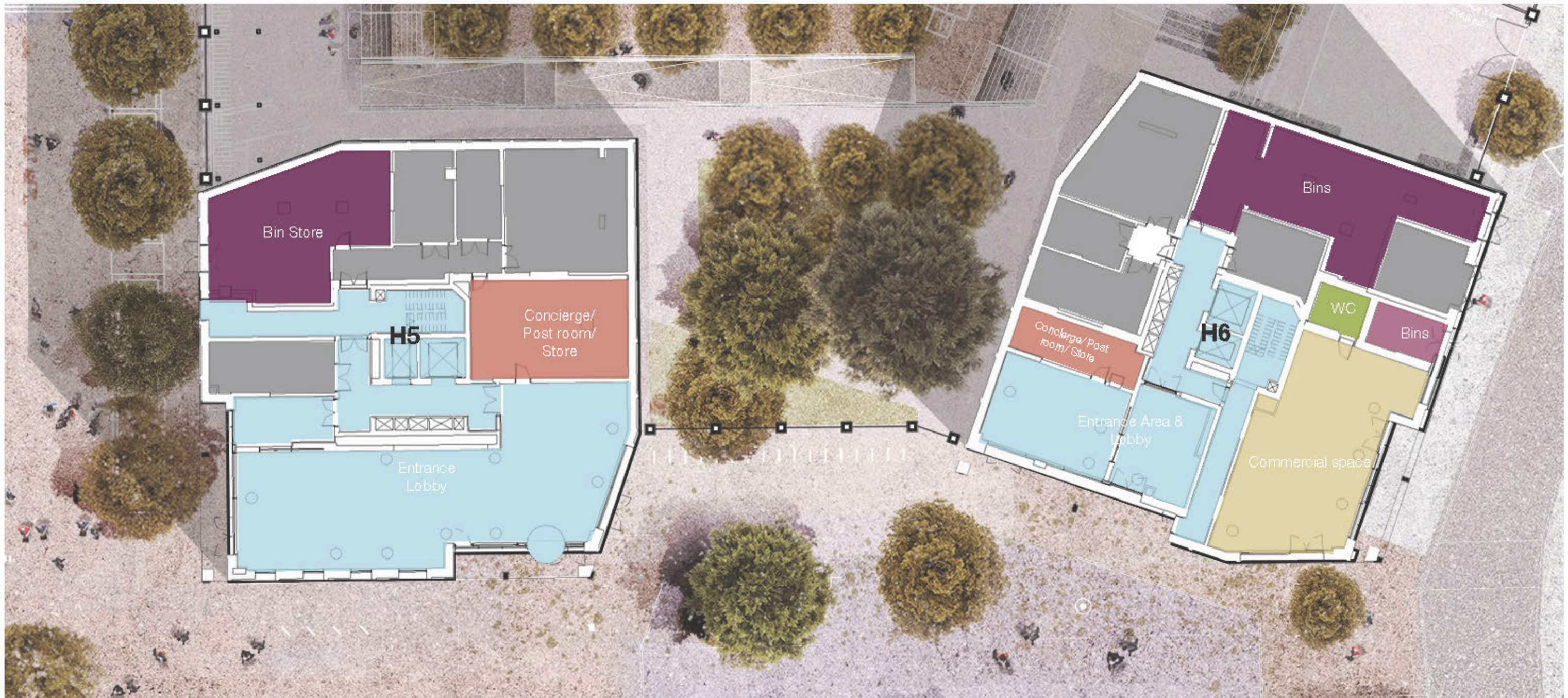
H5 contains at ground floor a "super lobby" serving all the Phase 2b Britannia residential buildings with a

concierge and postal room for deliveries.

The ground floor of H6 is activated by the commercial unit on the corner between the new square and Pitfield street.

In both buildings, the areas at ground floor fronting the school playground have blank facades to minimise the impact of the residential buildings in the school playground.

- Residential Entrance
- Bin Store
- Commercial bins
- Bike storage
- Plant Areas
- Commercial space
- WC (Commercial)
- Concierge /Post room / store



Ground Floor level