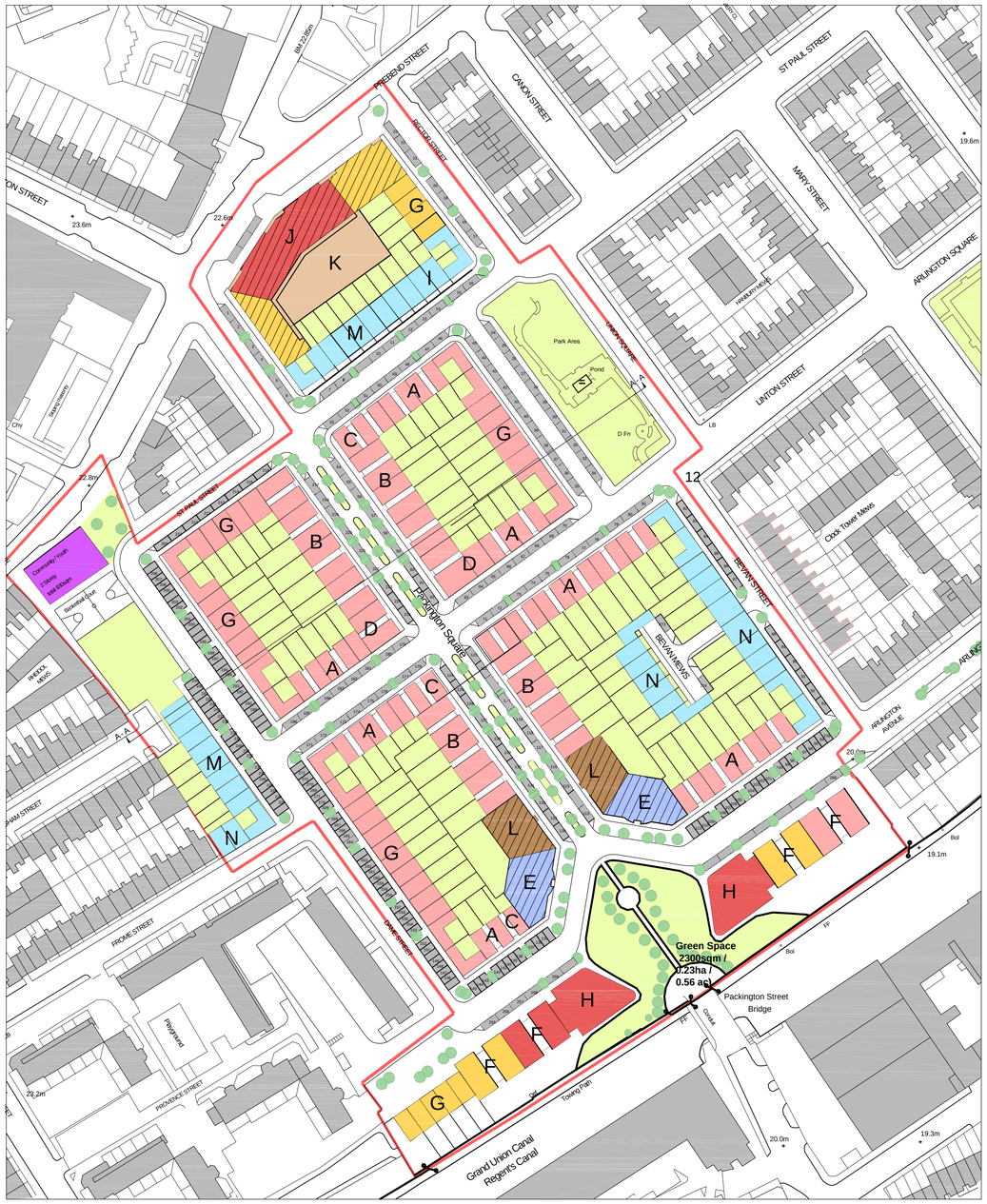
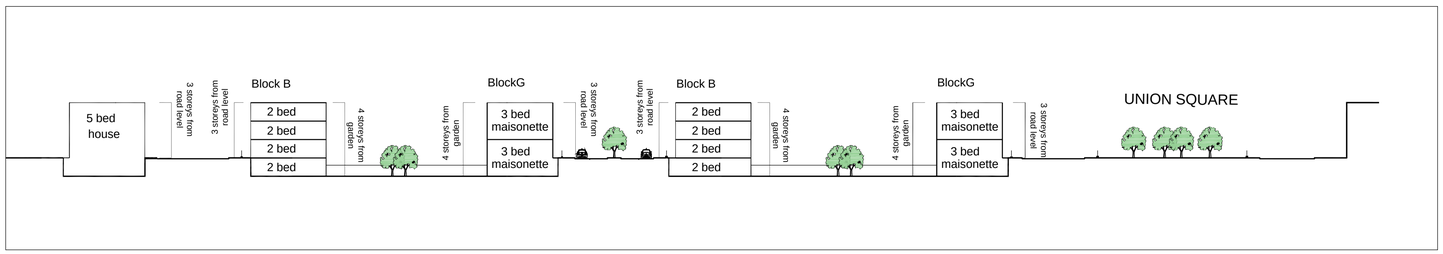
Proposals - Option TM3



PROPOSED MASTERPLAN OPTION TM3 - Scale 1:1000 @A1 size



Section A-A Scale 1:500 @A1 size

Key Points

- Block J is part 5 storeys - this does not comply with the Adopted Planning Brief

- Blocks A, B, C, D, G, I, M & N are double aspect and maximum 4 Storey

- All Ground Floor flats have their own private entrance off the street

- No. of Flats to a staircase
Block A = 6 Flats
Block B = 6 Flats
Block C = 3 Flats
Block D = 9 Flats
Block F = 8 to 16
Block H = 16

- All 1 and 2 bedroom accommodation are flats
All 3 bedroom accommodation are maisonettes
All 4 bedroom accommodation are houses
All 5 bedroom accommodation are houses
All 6 bedroom accommodation are houses

- All maisonettes and houses have their own private entrance off the street

- Accommodation on the Canal frontage are single aspect

- Lifts will be required in Affordable Blocks F (5 Storey) Block H

- All private accommodation is single aspect

- Relationship between Blocks E and A requires improvement

All storey heights given from street level

- 1 Storey Retail Units
- 2 Storey Community Usage
- 3 Storey Residential from Road Level (4 Storey from Basement Level)
- 3 Storey Residential Town houses from Road Level
- 4 Storey Residential from Road Level
- 5 Storey Residential from Road Level
- 6 Storey Residential from Road Level (7 Storeys from Basement Level)
- 7 Storey Residential from Road Level (8 Storeys from Basement Level)

SCHEDULE OF ACCOMODATION

PRIVATE	AFFORDABLE
BLOCK J (1no.) 3 & 4 storeys above shops 13 x 1 bed = 39 6 x 1 bed = 6 6 x 2 bed = 18 4 x 2 bed = 4 **67 units** **BLOCK L (2no.) 7 storeys** 2 x 1 bed = 28 2 x 2 bed = 28 **56 units** **BLOCK E (2no.) 8 storeys** 4 x 1 bed = 64 1 x 2 bed = 16 **80 units**	**BLOCK A (21no.) 4 storeys** 8 x 1 bed = 168 **168 units** **BLOCK B (13no.) 4 storeys** 8 x 2 bed = 104 **104 units** **BLOCK C (3no.) 4 storeys** 4 x 1 bed = 12 **12 units** **BLOCK D (2no.) 4 storeys** 4 X 1 bed = 8 8 x 2 bed = 16 **24 units** **BLOCK F (4no.)** **3,4 & 5 storeys** 4 x 1 bed = 64 **64 units** **BLOCK G (45no.) 4 storeys** 2 x 3 bed maisonette **90 units** **BLOCK H (2no.) 5 storeys** 4 x 2 bed = 40 **40 units** **BLOCK I (4no.) 3 storeys** 4 x 6 bed houses = 4 **4 units** **BLOCK K Retail 1 Storey** 736sqm **BLOCK M (14no.) 3 storeys** 14 x 5 bed houses = 14 **14 units** **BLOCK N (25no.) 3 storeys** 25 x 4 bed houses = 45 **25 units**
Required units Total 2 bed =200 Total 1 bed =0	**Required units** Total 6 bed =4 Total 5 bed =14 Total 4 bed =25 Total 3 bed =90 Total 2 bed =155 Total 1 bed =250
Provided units Total 2 bed = 66 Total 1 bed =137	**Provided units** Total 6 bed =4 Total 5 bed =14 Total 4 bed =25 Total 3 bed =90 Total 2 bed =160 Total 1 bed =252
Total units= **203 private homes**	**Total units=** **545 affordable homes**
4 Car club spaces for Private Sale	**271 Car Parking Spaces for Affordable**
Green Space adjacent to Canal **Existing Area = 2300sqm** **Proposed Area = 2300sqm**	

ISLINGTON
Housing and Performance

PACKINGTON ESTATE
REFERENCE GROUP

Packington Square Estate

Fact Finding and Reasearch

Revisions

HUNTER
& PARTNERS