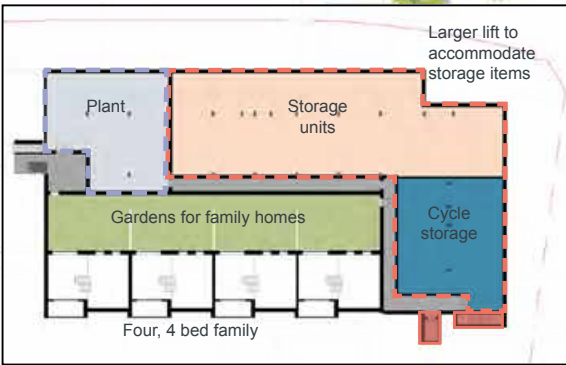
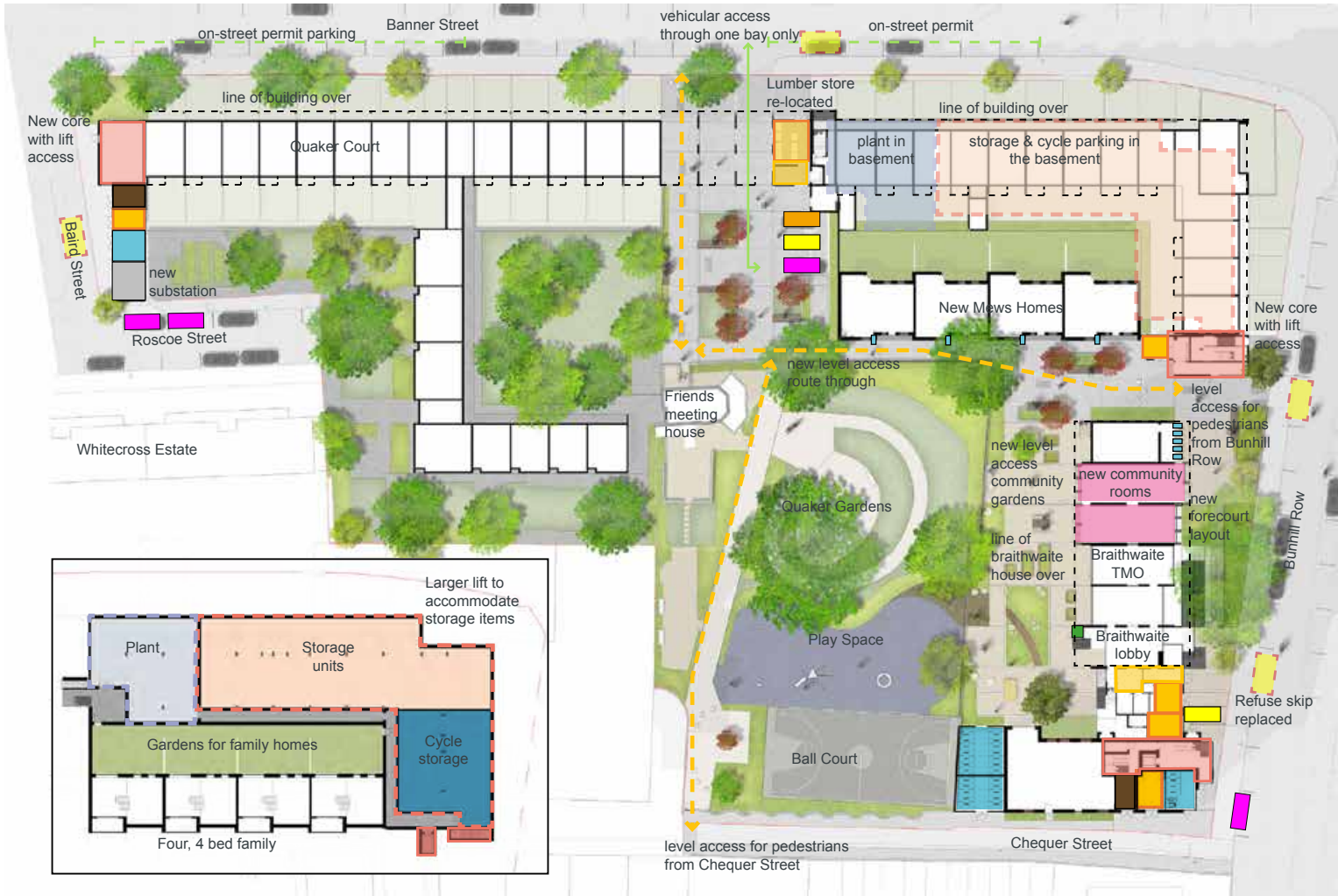
















New lifts, storage, bin and cycle




Basement plan highlighting location of services

Ground floor plan highlighting location of services

- | | | | |
|---|--|---|--|
|  Proposed plant |  Accessible parking bay |  Proposed new core with lift |  Opportunity for below ground storage and cycle parking |
|  Proposed storage |  Contractor parking bay |  Proposed refuse store |  Bicycle storage |
|  Proposed community rooms |  Quakers parking bay |  Proposed lumber store |  Mobility scooter |
| |  Refuse pick-up zone | |  Proposed platform |



 **new cores with lifts**


New access cores will be added to both ends of Quaker Court providing access to the new rooftop extension. These will have new lifts that will also serve the existing upper maisonettes in Quaker Court.

All of the new cores are aligned with Quaker Court. One of the lifts will be oversized to provide access to basement storage facilities.

 **bins & lumber stores**


New bin stores for refuse, recycling and lumber will be provided by new cores.

Existing refuse point at Braithwaite House refurbished and skip replaced with large rubbish bins. New lumber and recycling stores are provided in a new enclosure and covered by a green roof.

 **cycle storage**

Bicycle shelters will be provided for existing and new residents throughout the estate.

A variety of secure and covered cycle storage units will be provided, some above ground and some within the basement area. In addition there will be a series of visitor cycle parking spaces at ground level.

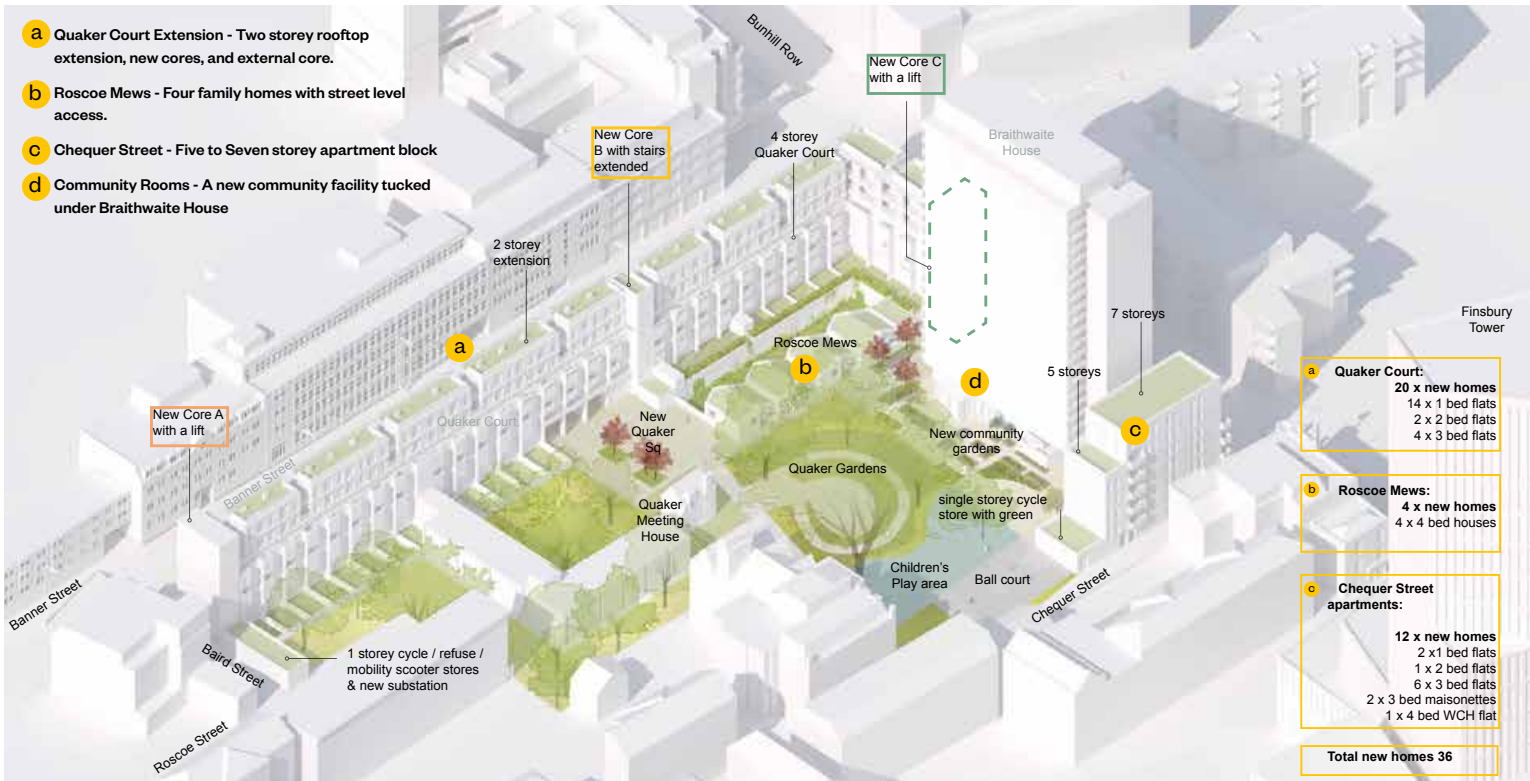
 **parking**

New wheelchair homes will be provided with on street parking.

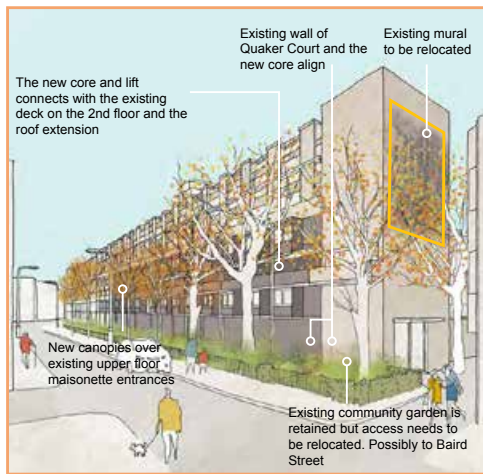
If you rent a garage at the moment or have an allocated bay this will be re-provided within St Luke's estate

If you have the right to street parking, and move into one of the new homes, your space is transferable and will move with you.

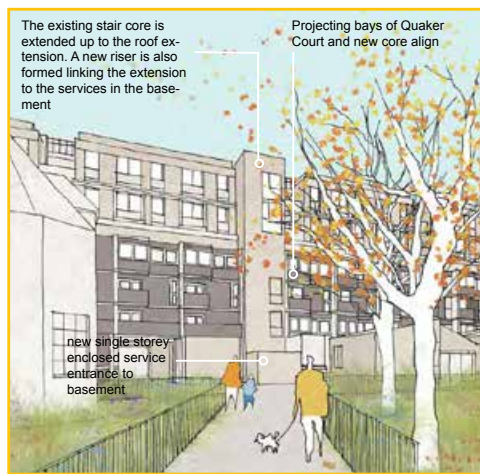
Proposed new additions and cores



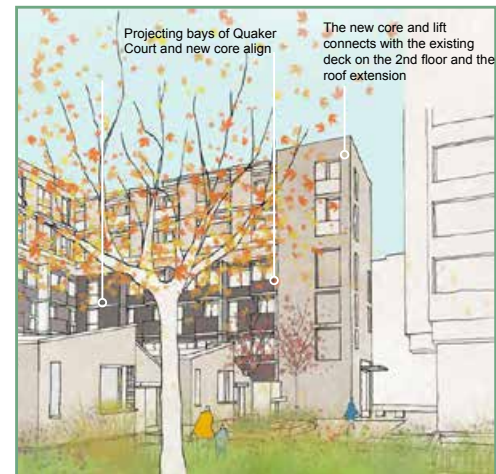
Overview of proposals



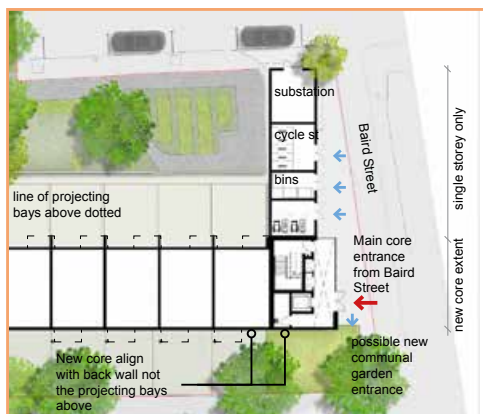
New Core 'A' with a lift from ground floor to sixth floor



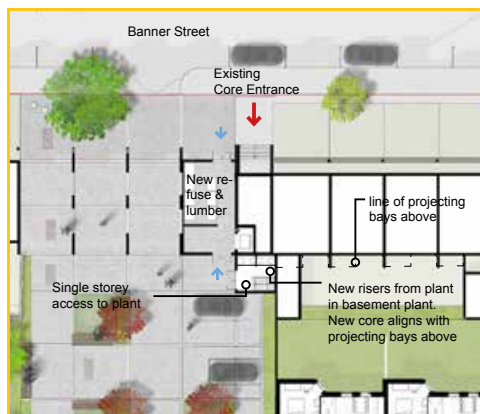
Illustrative view of Core 'B' with stairs extended up two storeys. One 5 bed home reconfigured on 3rd floor to allow new connection



Illustrative view of new core 'C' with a lift at the end of QC terrace on Bunhill Row



New Core 'A'



Existing Core 'B' with stairs and new risers extended up to roof extension



New Core 'C' with a lift at the end of QC terrace

New shared community rooms & BH forecourt and refuse



Street level plan showing new refuse, recycling and lumber stores for Braithwaite House

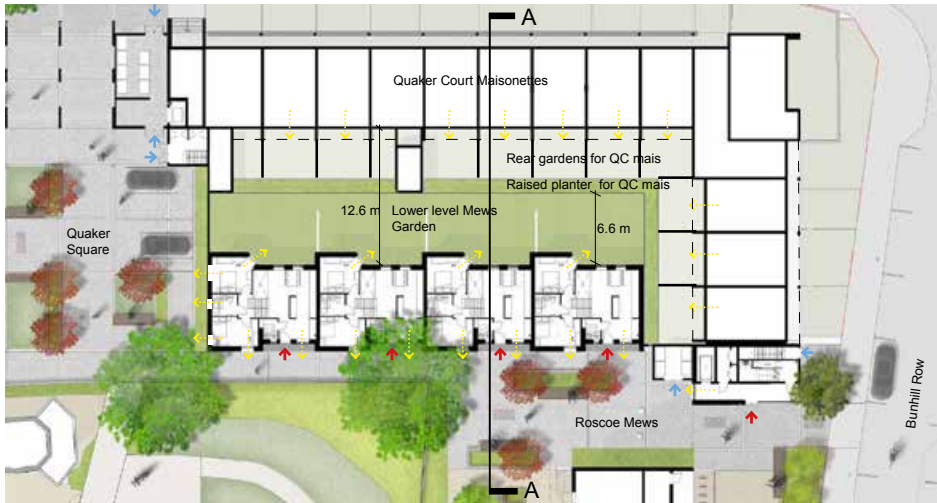


Upper Ground Floor Plan view of new community rooms; Braithwaite House entrance lobby and forecourt

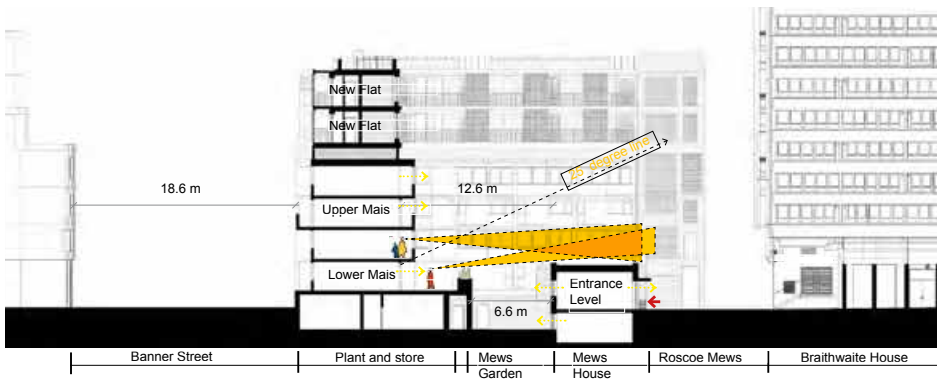


Illustrative view of New Community Rooms

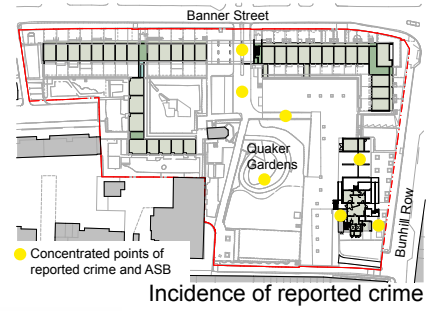
Roscoe Mews, overlooking and surveillance



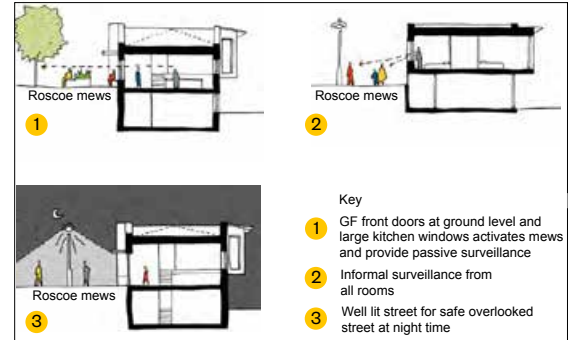
Ground Floor Plan view of new mews homes and Quaker Court



Sectional view A-A of new mews homes and Quaker Court



Incidence of reported crime



Surveillance from new Mews homes



New mews street with passive surveillance form family homes



Large kitchen windows and GF front doors activate mews and bring 'eyes on street'

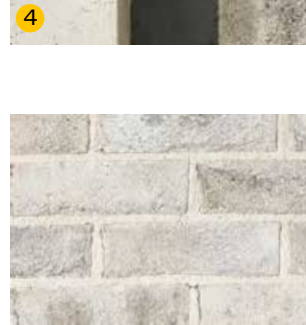


Sectional view of new mews homes and Quaker Court

Illustrative views and materials



Illustrations of the roof extension from garden side



- 1 Light coloured textured brick to complement the existing darker tones of Quaker Court
- 2 Anodized aluminium window frames to match the feature balustrades
- 3 Dark quarry tiles to external deck areas to provide a robust surface and contrast with the brick
- 4 Pre-cast concrete frames and bands referencing Quaker Court's own banding

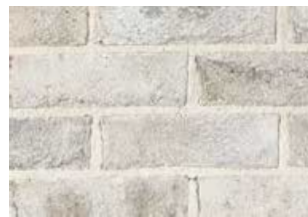


Illustrations of the roof extension from garden side

Illustrative views and materials



Illustrations of the roof extension from Banner Street



- 1 Light coloured textured brick to complement the existing darker tones of Quaker Court
- 2 Anodized aluminium window frames to match the feature balustrades
- 3 Dark quarry tiles to external deck areas to provide a robust surface and contrast with the brick
- 4 Pre-cast concrete frames and bands referencing Quaker Court's own banding



Illustrations of the roof extension from Banner Street

Floor Plans



Example new homes and standards

1 BED 2 PERSON HAPPI FLAT



22%

OF THE NEW HOMES PROPOSED ARE 1 BED 2 PERSON FLATS

TYPE: 1 BED 2 PERSON HAPPI FLAT
SIZE: 56m²
LOCATION: CHEQUER STREET
PRIVATE AMENITY: TERRACE
STORAGE: 1.5M²
NO HOMES: 8

2 BED 4 PERSON FLAT



8%

OF THE NEW HOMES PROPOSED ARE 2 BED 4 PERSON FLATS

TYPE: 2 BED 4 PERSON FLAT
SIZE: 74m²
LOCATION: CHEQUER STREET
PRIVATE AMENITY: TERRACE
STORAGE: 2.5 M²
NO HOMES: 3

3 BED 4 PERSON FLAT



19%

OF THE NEW PROPOSED HOMES WILL BE 3 BED 4 PERSON FLATS

TYPE: 3 BED 4 PERSON FLAT
SIZE: 80m²
LOCATION: CHEQUER STREET
PRIVATE AMENITY: TERRACE
STORAGE: 2.5m²
NO HOMES: 7



PRIVATE AMENITY



INBUILT FLEXIBILITY



LARGE WINDOWS



BUILT IN STORAGE

Example new homes and standards

1 BED 2 PERSON FLAT



22%

OF THE NEW HOMES PROPOSED ARE 1 BED 2 PERSON FLATS

TYPE: 1 BED 2 PERSON FLAT
SIZE: 50m²
LOCATION: CHEQUER STREET
PRIVATE AMENITY: BALCONY
STORAGE: 1.5M²
NO HOMES: 8

2 BED 4 PERSON FLAT



8%

OF THE NEW HOMES PROPOSED ARE 2 BED 4 PERSON FLATS

TYPE: 2 BED 4 PERSON FLAT
SIZE: 71m²
LOCATION: CHEQUER STREET
PRIVATE AMENITY: BALCONY
STORAGE: 2.5 M²
NO HOMES: 3

3 BED 6 PERSON MAISONETTE



3%

OF THE NEW PROPOSED HOMES WILL BE 3 BED 6 PERSON FLATS

TYPE: 3 BED 6 PERSON FLAT
SIZE: 107m²
LOCATION: CHEQUER STREET
PRIVATE AMENITY: TERRACE
STORAGE: 4m²
NO HOMES: 2



FURNITURE AS SPACE DIVIDERS



PRIVATE AMENITY



LARGE WINDOWS



BUILT IN STORAGE