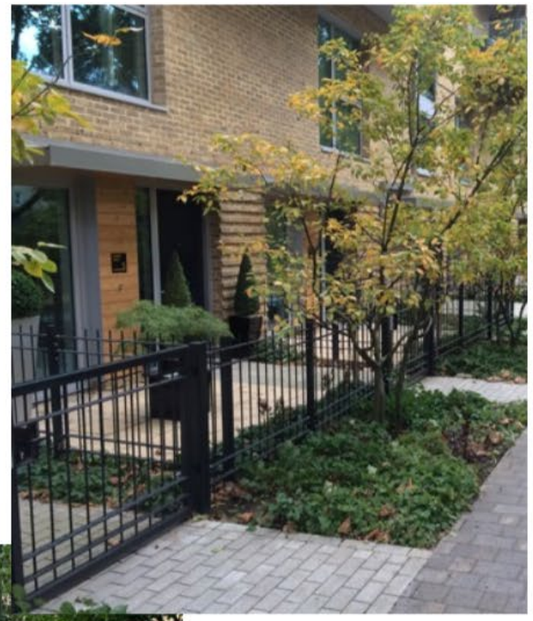
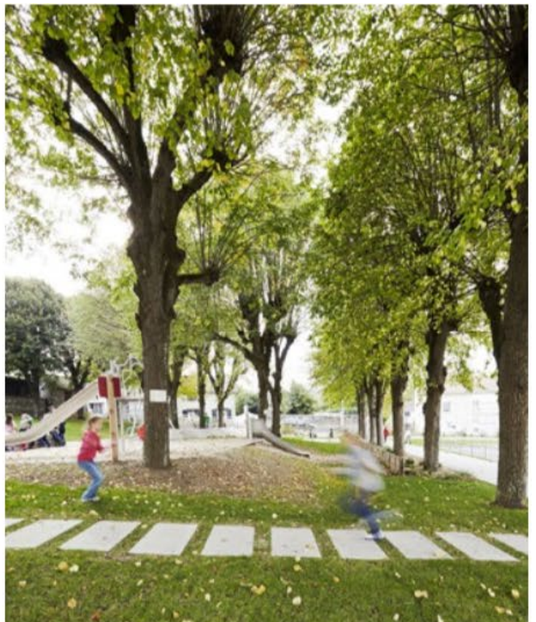
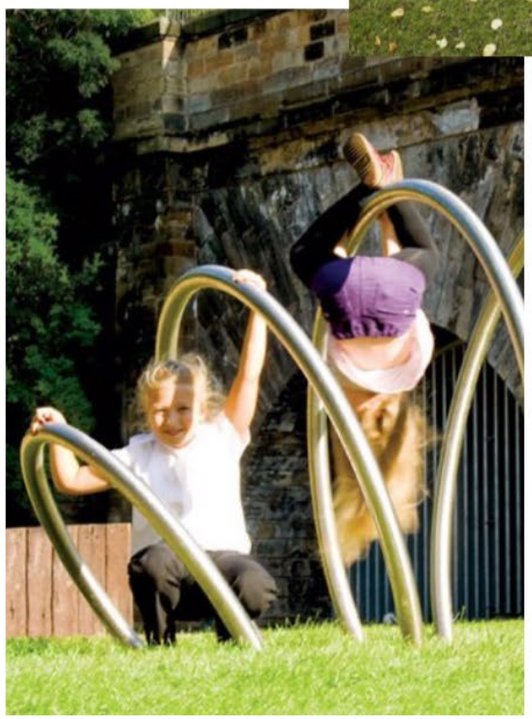
8.6 Landscape Plan

8.7 Precedents



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8.8 Linear Garden

This space provides a linear garden extending east-west by approximately 60 metres and varies in width from 13 to 8 metres. The space has controlled access.

The existing communal space for 2-92 Cridland Street is to be incorporated in to the wider greenspace, providing access for the existing residents.

The linear garden is a combination of tree, shrub and flower-rich perennial planting including sensory plnt species defining lawn areas which have a trail of both natural play elements and play equipment. Seating is also located along the garden, both for parents/ carers as well as tranquil seating areas for residents.

The maisonettes each have a rear defensible space that opens directly on to the Linear Garden. A rain garden extends east-west along these spaces; this is planted with a range of marginal native and ornamental species.

Sketch view of the proposed linear garden

8.9 Plaistow Grove

The existing low quality space along Plaistow Grove is improved and extended southwards to provide two landscaped spaces with play opportunities for a range of children in formal and informal settings.

There are a significant number of new trees planted, together with buffer planting and a wildflower meadow containing a range of native flowers to improve biodiversity. Natural play elements (boulders, logs) together with more formal play equipment are arranged within this landscape.

Tree planting along John Street

New tree planting along Plaistow Grove

Open space with natural play elements

Enclosed play space for younger children

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8.10 Green Roofs

A typical range of wildflower species for the green roofs are:

Achillea millefolium - Common Yarrow
Aquilegia vulgaris - Common Columbine
Campanula rotundifolia - Common Harebell
Daucus carota - Wild Carrot
Dipsacus fullonum - Common Teasel
Echium vulgare - Viper's Bugloss
Leucanthemum vulgare - Ox-Eye Daisy
Papaver rhoeas - Common Poppy
Primula veris - Cowslip
Silene vulgaris - Bladder Campion.

Typically a range of sedum species are grown as the basis, with the wildflowers as plug plants. Sedum species include:

- *Sedum album*
- *Sedum hybridum*
- *Sedum floriferum*
- *Sedum ellacombianum*
- *Sedum reflexum*
- *Sedum montanum*
- *Sedum sexangulare*
- *Sedum acre*
- *Sedum spurium* 'Coccineum

Insect nest box

Wildflowers on extensive roof

Log piles

Cowslip - *Primula veris*

Ox-Eye Daisy - *Leucanthemum vulgare*

Bladder Campion

8.11 Urban Greening Factor

We have assessed the Urban Greening Factor (UGF) based on the surface cover types and areas within the application boundary.

Based on these surface types, we have assessed that the UGF is 0.45, which is above the requirement for residential development of 0.4 (refer to London Plan, policy G5).

Outlined below are the areas for each type of landscape, together with the factor applied (based on the table below from the London Plan) and the resultant areas.

Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	71.67	71.67	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	927.78	649.446	
Flower-rich perennial planting.	0.7	121.25	84.875	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	67.57	40.542	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	192.4739	115.4843304	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5	194.02	97.01	
Amenity grassland (species-poor, regularly mown lawn).	0.4	399.61	159.844	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	126.91	12.691	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			**1231.56233**	
Total site area (m²)			2732.15	
Urban Greening Factor			**0.450766733**	

Semi-natural vegetation (meadow)
1

Amenity Grassland
0.4

Flower-rich perennial planting
0.7

Permeable paving
0.1

Hedges
0.6

Sealed Surfaces
0

Groundcover Planting
0.5

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8.12 Hard Materials Strategy

We have outlined the approach to the hard materials for the site. This has been co-ordinated with the SuDs strategy.

We have incorporated permeable materials where achievable, given the constraints of below ground services. This also minimises impacts on the root protection areas.

Linear Garden
- permeable resin-bound gravel

Paving to Entrances
- concrete block paving; colour 1
  600 x 200mm

Blue Badge Parking Bays
- permeable pre-cast concrete paving blocks ('Tegula'-type or similar)

Key Routeway in to the Linear Garden
- pre-cast concrete textured flag paving;
  300 x 100mm

Terraces/ Front & Back Gardens
- concrete block paving; colour 2
  400 x 400mm (permeable units to the rear gardens of the maisonettes)

8.13 Proposed Tree Planting

We are proposing extensive new trees planting across the site, including new street tree planting to both Church Street and John Street.

We are proposing the following numbers of trees:

1. New street trees - 6;
2. Trees to Plaistow Road open space - 7;
3. Trees to Linear Garden - 11.

A total of 24 new trees are proposed, which compensates for the 6 trees/ 1 tree group to be felled as part of the works.

We have indicated a range of tree species below, including native species, fastigiate forms (so as not to overshadow dwellings) and tree species suitable for urban areas (which are typically small to medium size at maturity).

We have used the TDAG guidance on trees for urban areas to help select the species.

Small-leaved Lime - *Tilia cordata*

Sorbus aucuparia 'Joseph Rock'

Sweet Gum - *Liquidambar styraciflua*

West Himalayan Birch - *Betula utilis*

Mountain Ash - *Sorbus aucuparia*

Hornbeam - *Carpinus betulus* 'Lucas'

Prunus 'Amanogawa'

Acer x *freemanii* 'Autumn Blaze'

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8.14 Ecological Enhancements

The key enhancements are:

1. Inclusion of a range of native trees, shrubs, groundcovers and climbers, many as sources of nectar for butterflies and other insects - the final species list will incorporate species from the RHS guidance on Plants for Pollinators;

2. Inclusion of night scented plant species;

3. Inclusion of fruit and berry-bearing trees and shrubs as a food source for wildlife;

4. Provision of extensive green roofs to all roof areas, including wildflower plug plants, providing habitat;

5. Incorporation of bird and bat boxes across the site (integrated on proposed trees within the site and site boundaries);

6. Inclusion of bug hotels, solitary bee and lacewing boxes as habitat for insects.

The enhancements are in line with the recommendations in the Preliminary Ecological Assessment document produced by ASW Ecology (report number: ASW/AFA/072/24/2021).

Insect 'Hotel'/ Lacewing box - to green roof

Bird boxes - fixed on to proposed trees

Bat boxes - fixed on to proposed trees

Bat Box

Nectar plants for butterflies and moths

Bird Boxes

Lacewing Box

Gaps in boundaries for hedgehogs

AVANTI ARCHITECTS

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9 Environment and Sustainability

Our strategy with regard to energy performance and sustainability is set out in the statement 'John Street Energy and Sustainability Statement' submitted with this planning application. This sets out all aspects of our approach to sustainability and energy efficiency.

9.1 Energy Strategy

Our approach is based on a 'Be Lean, Be Clean, Be Green' methodology.

Be Lean
We have optimised passive fabric performance through improved U-values, air-tightness and avoidance of cold bridging through careful detailing of higher risk elements, such as balconies. The baseline "be lean" passive energy saving measures such as low fabric U-values, Mechanical Ventilation with Heat Recovery (MVHR) and a low air leakage rate, delivers a building that performs better than the current building regulation requirements. These measures result in an improvement over building regulations of [18]% for the domestic part of the development.

Be Clean
The development is designed with a low carbon heat network served by ASHPs as required by the London Plan. The ASHPs have been sized to deliver 100% of the of the annual heat load, negating the need for more carbon intensive back-up plant such as boilers. The effect of these measures is a reduction in regulated carbon emissions of a further 42% over building regulation targets

Be Green
With the inclusion of PV panels, the development exceeds the overall onsite reduction requirements of 68% and the remaining reduction requirements can be met through an offsetting payment to the local authority.

9.2 Water Management

The sustainability strategy describes water efficiency measures in line with London Plan policy.
A key aspect of the development is the extent to which it increases rainwater retention as follows:

- Inclusion of a new 75m^2 garden reducing the existing building footprint and providing permeable surfaces to limit rainwater runoff.
- 1010 m^2 biodiverse planted roofs contributes to capacity of site with regard to rainwater retention.

9.3 Materials

A key aspect of material selection relates to ensuring durability and long lifespans. The elevations will be clad in brick ensuring robustness and low maintenance and limited need for replacement during the life of the building.
Wherever feasible, materials employed in key building elements (roof, external walls, internal walls, etc.) and hard landscaping will be selected in line with the Green Guide to Specification with a low environmental impact (including embodied carbon) over the full life cycle of the building.

9.4 Overheating and Climate Change Adaptation

The building has been designed to limit potential for overheating through adoption of the following strategies:

- High 2.5m ceilings are provided in line with London Plan requirements.
- Extensive summertime/purge ventilation is provided, generally exceeding Building Regulations Part F requirements for 1/20th of room area to be provided as a natural ventilation opening.
- A high proportion of units are dual aspect (61 out of 70).
- All windows exposed in a direct southerly direction are provided with shading elements.
- Where larger areas of glazing are provided, these are located within recessed balconies which provide extensive solar shading to private amenity spaces and living areas.
- Full brick depth (200mm) reveals to all windows and 00mm precast upstand provide further shading to typical bedroom windows to reduce overheating potential.

9.5 Microlimate, daylight and sunlight

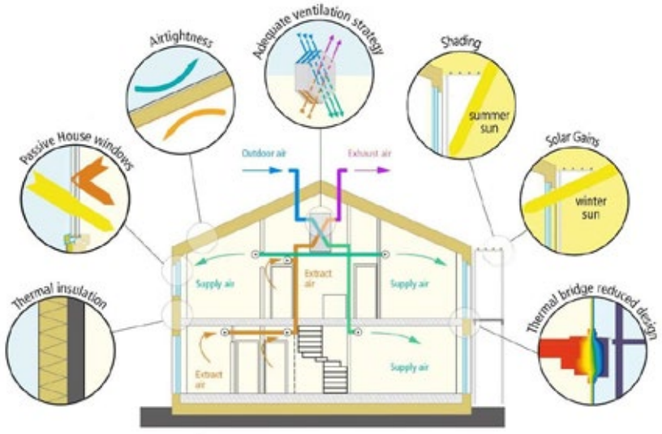
The microclimate has been extensively studied and the massing has been fine-tuned to minimise impacts on wind mircoclimate and maximise sunlight and daylight to new and existing homes and amenity spaces. To provide evidence that the proposals have no adverse effects we have commissioned a Microclimate Report (see separate document 'Desktop Analysis of Wind Microclimate Pedestrian Conditions) and a Daylight and Sunlight report.

9.6 Biodiversity

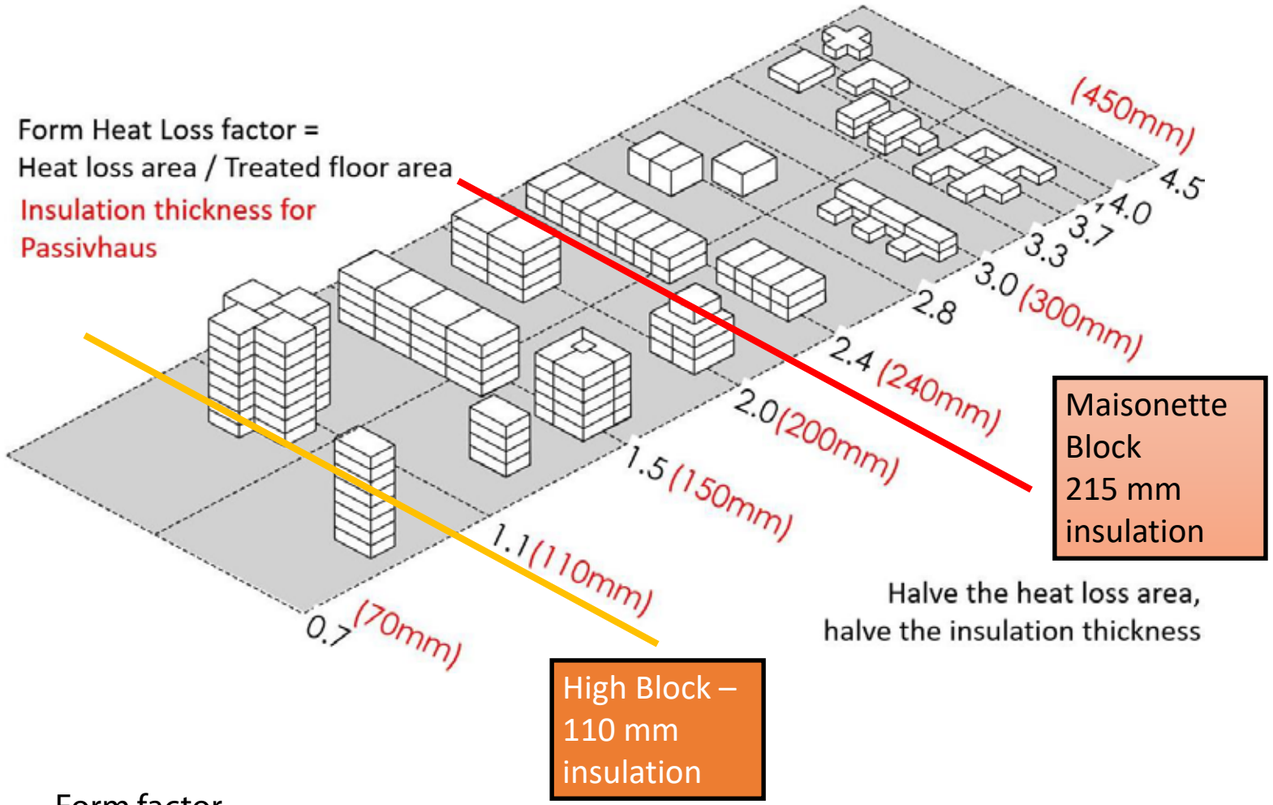
The current site provides very low levels of biodiversity. The proposed sceheme includes a range of native trees, shrubs, groundcovers and climbers, many as sources of nectar for butterflies and other insects

Biodiversity enhancements are as follows:
- Inclusion of fruit and berry-bearing trees and shrubs as a food source for wildlife;
- Provision of extensive green roofs to all roof areas, including wildflower plug plants, providing habitat;
- Incorporation of bird and bat boxes across the site (integrated on proposed trees within the site);
  Inclusion of bug hotels, mason bee and lacewing boxes as habitat for insects.

Aspiration to meet Passivhaus Certification and sustainability measures including blue roofs as part of SUDs strategy and green roofs to contributing positively to the biodiversity. and maximise immediate and future oportunities for green energy production.



Passivhaus design



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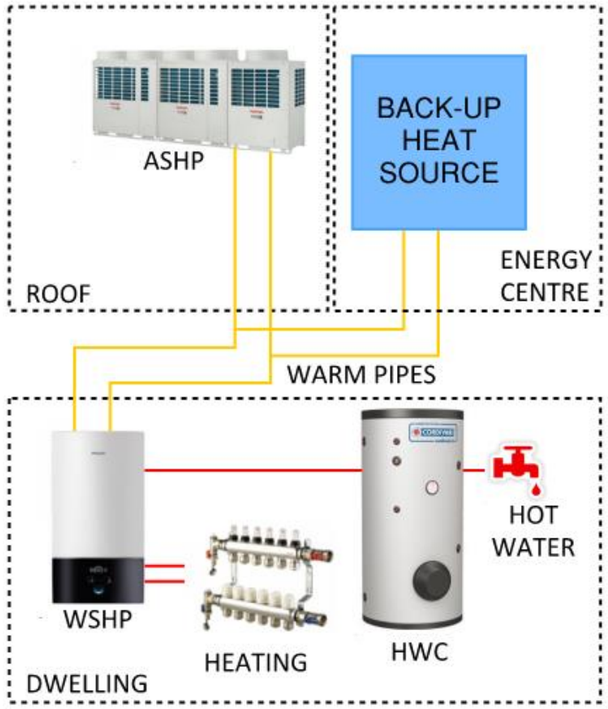


Heating strategy

10 Schedule of Areas

Area Schedule_Residential Units

Level	Type	Unit Size	Number	Name	Area	Aspect	Comments
BLOCK C - FFL 00	LAR-M4(3)	1B2P	C.00.01	1 Bed A	56.1	W/N	Apartment
BLOCK C - FFL 00	LAR-M4(3)	1B2P	C.00.02	1 Bed B	71.1	S/W	Apartment
BLOCK C - FFL 00	LAR-M4(2)	1B2P	C.00.03	1 Bed I	57.1	S/E	Apartment
BLOCK C - FFL 01	LAR-M4(2)	3B5P	C.01.01	3 Bed A	86.4	W/N	Apartment
BLOCK C - FFL 01	LAR-M4(3)	2B4P	C.01.02	2 Bed B	90.2	W	Apartment
BLOCK C - FFL 01	LAR-M4(2)	3B5P	C.01.03	3 Bed D	90.2	S/W	Apartment
BLOCK C - FFL 01	LAR-M4(3)	3B5P	C.01.04	3 Bed C	107.3	S/E	Apartment
BLOCK C - FFL 01	LAR-M4(2)	1B2P	C.01.05	1 Bed C	64.6	E	Apartment
BLOCK C - FFL 01	LAR-M4(2)	3B5P	C.01.06	3 Bed B	91	N/E	Apartment
BLOCK C - FFL 02	LAR-M4(2)	3B5P	C.02.01	3 Bed A	86.8	W/N	Apartment
BLOCK C - FFL 02	LAR-M4(3)	2B4P	C.02.02	2 Bed B	90.4	W	Apartment
BLOCK C - FFL 02	LAR-M4(2)	3B5P	C.02.03	3 Bed D	90.1	S/W	Apartment
BLOCK C - FFL 02	LAR-M4(2)	3B5P	C.02.04	3 Bed E	90.8	S/E	Apartment
BLOCK C - FFL 02	LAR-M4(2)	2B4P	C.02.05	2 Bed C	79.7	E	Apartment
BLOCK C - FFL 02	LAR-M4(2)	3B5P	C.02.06	3 Bed B	91	N/E	Apartment
BLOCK C - FFL 03	LAR-M4(2)	3B5P	C.03.01	3 Bed A	86.8	W/N	Apartment
BLOCK C - FFL 03	LAR-M4(3)	2B4P	C.03.02	2 Bed B	87.3	W	Apartment
BLOCK C - FFL 03	LAR-M4(2)	3B5P	C.03.03	3 Bed D	89.8	S/W	Apartment
BLOCK C - FFL 03	LAR-M4(2)	3B5P	C.03.04	3 Bed E	90.8	S/E	Apartment
BLOCK C - FFL 03	LAR-M4(2)	2B4P	C.03.05	2 Bed C	79.7	E	Apartment
BLOCK C - FFL 03	LAR-M4(2)	3B5P	C.03.06	3 Bed B	91	N/E	Apartment
BLOCK C - FFL 04	LAR-M4(2)	3B5P	C.04.01	3 Bed A	86.9	W/N	Apartment
BLOCK C - FFL 04	LAR-M4(2)	2B4P	C.04.02	2 Bed D	77.4	S/W	Apartment
BLOCK C - FFL 04	LAR-M4(2)	1B2P	C.04.03	1 Bed D	59.1	S/E	Apartment
BLOCK C - FFL 04	LAR-M4(2)	3B5P	C.04.04	3 Bed B	90.3	N/E	Apartment
BLOCK C - FFL 05	LAR-M4(2)	3B5P	C.05.01	3 Bed A	86.9	W/N	Apartment
BLOCK C - FFL 05	LAR-M4(2)	2B4P	C.05.02	2 Bed D	77.4	S/W	Apartment
BLOCK C - FFL 05	LAR-M4(2)	1B2P	C.05.03	1 Bed D	59.1	S/E	Apartment
BLOCK C - FFL 05	LAR-M4(2)	3B5P	C.05.04	3 Bed B	90.3	N/E	Apartment
BLOCK C - FFL 06	LAR-M4(2)	3B5P	C.06.01	3 Bed A	86.9	W/N	Apartment
BLOCK C - FFL 06	LAR-M4(2)	2B4P	C.06.02	2 Bed D	77.4	S/W	Apartment
BLOCK C - FFL 06	LAR-M4(2)	1B2P	C.06.03	1 Bed D	59.1	S/E	Apartment
BLOCK C - FFL 06	LAR-M4(2)	3B5P	C.06.04	3 Bed B	90.3	N/E	Apartment
BLOCK C - FFL 07	LAR-M4(2)	2B4P	C.07.01	2 Bed F	72.2	W/N	Apartment
BLOCK C - FFL 07	LAR-M4(2)	1B2P	C.07.02	1 Bed G	52.1	S/W	Apartment
BLOCK C - FFL 07	LAR-M4(2)	1B2P	C.07.03	1 Bed F	51.1	S	Apartment
BLOCK C - FFL 07	LAR-M4(2)	1B2P	C.07.04	1 Bed E	50.8	S/E	Apartment
BLOCK C - FFL 07	LAR-M4(2)	2B4P	C.07.05	2 Bed E	75.1	N/E	Apartment
BLOCK C - FFL 08	LAR-M4(2)	2B4P	C.08.01	2 Bed F	72.2	W/N	Apartment
BLOCK C - FFL 08	LAR-M4(2)	1B2P	C.08.02	1 Bed G	52.1	S/W	Apartment
BLOCK C - FFL 08	LAR-M4(2)	1B2P	C.08.03	1 Bed F	51.1	S	Apartment
BLOCK C - FFL 08	LAR-M4(2)	1B2P	C.08.04	1 Bed E	50.8	S/E	Apartment
BLOCK C - FFL 08	LAR-M4(2)	2B4P	C.08.05	2 Bed E	75.1	N/E	Apartment
BLOCK C - FFL 09	LAR-M4(2)	2B4P	C.09.01	2 Bed F	72.2	W/N	Apartment
BLOCK C - FFL 09	LAR-M4(2)	1B2P	C.09.02	1 Bed G	52.1	S/W	Apartment
BLOCK C - FFL 09	LAR-M4(2)	1B2P	C.09.03	1 Bed F	51.1	S	Apartment
BLOCK C - FFL 09	LAR-M4(2)	1B2P	C.09.04	1 Bed E	50.8	S/E	Apartment
BLOCK C - FFL 09	LAR-M4(2)	2B4P	C.09.05	2 Bed E	75.1	N/E	Apartment
BLOCK C - FFL 10	LAR-M4(2)	2B4P	C.10.01	2 Bed F	72.2	W/N	Apartment
BLOCK C - FFL 10	LAR-M4(2)	1B2P	C.10.02	1 Bed G	52.1	S/W	Apartment
BLOCK C - FFL 10	LAR-M4(2)	1B2P	C.10.03	1 Bed F	51.1	S	Apartment
BLOCK C - FFL 10	LAR-M4(2)	1B2P	C.10.04	1 Bed E	50.8	S/E	Apartment
BLOCK C - FFL 10	LAR-M4(2)	2B4P	C.10.05	2 Bed E	75.1	N/E	Apartment

Area Schedule_Residential Amenities

Balcony	Terrace	Private Garden	Total Amenities
-	9.0	-	**9.0**
-	9.6	-	**9.6**
-	7.6	-	**7.6**
8.3	-	-	**8.3**
7.2	-	-	**7.2**
9.7	-	-	**9.7**
7.8	-	-	**7.8**
7.0	-	-	**7.0**
8.0	-	-	**8.0**
7.2	-	-	**7.2**
7.4	-	-	**7.4**
10.0	-	-	**10.0**
8.0	-	-	**8.0**
7.0	-	-	**7.0**
8.0	-	-	**8.0**
7.2	-	-	**7.2**
7.4	-	-	**7.4**
10.0	-	-	**10.0**
8.0	-	-	**8.0**
7.0	-	-	**7.0**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
7.3	-	-	**7.3**
8.3	-	-	**8.3**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
7.3	-	-	**7.3**
8.3	-	-	**8.3**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
7.3	-	-	**7.3**
8.3	-	-	**8.3**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
5.7	-	-	**5.7**
5.8	-	-	**5.8**
7.7	-	-	**7.7**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
5.7	-	-	**5.7**
5.8	-	-	**5.8**
7.7	-	-	**7.7**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
5.7	-	-	**5.7**
5.8	-	-	**5.8**
7.7	-	-	**7.7**
8.0	-	-	**8.0**
8.0	-	-	**8.0**
5.7	-	-	**5.7**
5.8	-	-	**5.8**
7.7	-	-	**7.7**

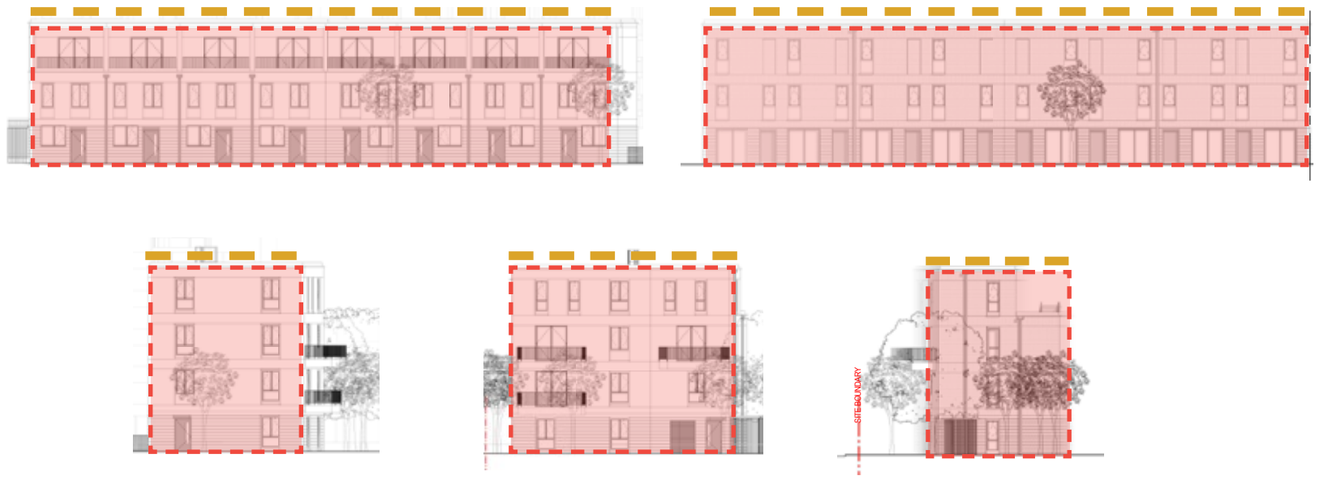
BLOCK C - FFL 01	LAR-M4(3)	2B4P	C.01.02	2 Bed B	90.2	W	Apartment	7.2	-	-	**7.2**
BLOCK C - FFL 01	LAR-M4(2)	3B5P	C.01.03	3 Bed D	90.2	S/W	Apartment	9.7	-	-	**9.7**
BLOCK C - FFL 01	LAR-M4(3)	3B5P	C.01.04	3 Bed C	107.3	S/E	Apartment	7.8	-	-	**7.8**
BLOCK C - FFL 11	LAR-M4(2)	2B4P	C.11.01	2 Bed F	72.2	W/N	Apartment	8.0	-	-	**8.0**
BLOCK C - FFL 11	LAR-M4(2)	1B2P	C.11.02	1 Bed G	52.1	S/W	Apartment	8.0	-	-	**8.0**
BLOCK C - FFL 11	LAR-M4(2)	1B2P	C.11.03	1 Bed F	51.1	S	Apartment	5.7	-	-	**5.7**
BLOCK C - FFL 11	LAR-M4(2)	1B2P	C.11.04	1 Bed E	50.8	S/E	Apartment	5.8	-	-	**5.8**
BLOCK C - FFL 11	LAR-M4(2)	2B4P	C.11.05	2 Bed E	75.1	N/E	Apartment	7.7	-	-	**7.7**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.01 GF	3 Bed F	39.3	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.01 1F	3 Bed F 1F	39.5			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.01 2F	3 Bed F 2F	30.2			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.02 GF	3 Bed F	39.3	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.02 1F	3 Bed F 1F	39.5			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.02 2F	3 Bed F 2F	30.2			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.03 GF	3 Bed F	39.3	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.03 1F	3 Bed F 1F	39.5			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.03 2F	3 Bed F 2F	30.2			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.04 GF	3 Bed F	41.8	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.04 1F	3 Bed F 1F	42			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.04 2F	3 Bed F 2F	32.3			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.05 GF	3 Bed F	41.8	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.05 1F	3 Bed F 1F	42			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.05 2F	3 Bed F 2F	32.3			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.06 GF	3 Bed F	39.3	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.06 1F	3 Bed F 1F	39.5			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.06 2F	3 Bed F 2F	30.2			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.07 GF	3 Bed F	39.3	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.07 1F	3 Bed F 1F	39.5			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.07 2F	3 Bed F 2F	30.2			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(2)	3B5P	J.00.08 GF	3 Bed F	39.3	N/S	Townhouse	-	-	-	**0.0**
BLOCK J - FFL 01	LAR-M4(2)	3B5P 1F	J.00.08 1F	3 Bed F 1F	39.5			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P 2F	J.00.08 2F	3 Bed F 2F	30.2			-	-	-	**0.0**
BLOCK J - FFL 00	LAR-M4(3)	1B2P	J.00.09	1 Bed H	77.1	E/S/W	Apartment	-	-	21.4	**21.4**
BLOCK J - FFL 01	LAR-M4(2)	3B5P	J.01.01	3 Bed G	102.6	S/E/N	Apartment	-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P	J.02.01	3 Bed I	54.1	S/E	Maisonette	8.0	-	-	**8.0**
BLOCK J - FFL 03	LAR-M4(2)	3B5P 1F	J.02.01 1F	3 Bed I 1F	54.3			-	-	-	**0.0**
BLOCK J - FFL 02	LAR-M4(2)	3B5P	J.02.02	3 Bed H	47.5	N/E	Maisonette	8.0	-	-	**8.0**
BLOCK J - FFL 03	LAR-M4(2)	3B5P 1F	J.02.02 1F	3 Bed H 1F	47.5			-	-	-	**0.0**
								-	-	-	**0.0**
								-	-	-	**0.0**
								-	-	-	**0.0**
								-	-	-	**0.0**
								-	-	-	**0.0**
								-	-	-	**0.0**

11 Maintenance and Cleaning Strategy

The proposed scheme aims to reduce maintenance burdens for residents and the Local Authority. The use of brick and hang tiles with effective detailing around copings and sills ensures good durability and surfaces that will age naturally and elegantly. High quality aluminium framed windows and guardings complement the brick surfaces and are specified with longevity and low maintenance in mind.

Window sizes and opening configurations allow glass surfaces to be cleaned from the inside or from balconies and terraces.

Flat roof areas are fully accessible with parapet heights allowing maintenance of gutters and plant areas without the need for mansafe systems.

Other roof areas are safely accessible through use of scaffolding or installation of a mansafe system.

In external areas, finishes, landscaping and planting are specified to also be low maintenance and to mature with age. Trees are located with good separation and away from building edges to avoid problems with building foundations and fabric.