

28.10.2024

CHR Part M Review

Hawkins\Brown



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Part M Types

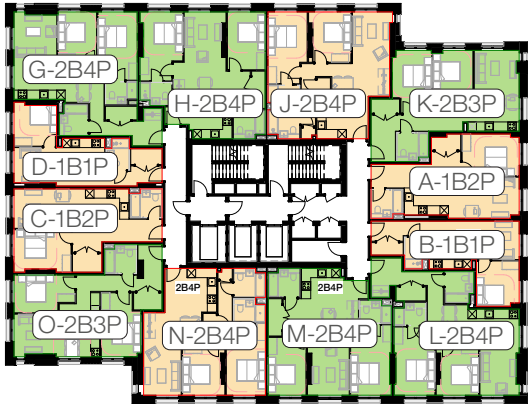
Planning Design

Apartment Type	Size	Type	Quantity
A	1B2P	M4(1)	22
B	1B1P	M4(1)	22
C	1B2P	M4(1)	16
D	1B1P	M4(1)	16
E	1B1P	M4(1)	1
F	1B2P	M4(1)	5
G	2B4P	M4(2)	16
H	2B4P	M4(2)	16
J	2B4P	M4(1)	16
K	2B3P	M4(2)	22
L	2B4P	M4(2)	22
M	2B4P	M4(2)	21
N	2B4P	M4(1)	16
O	2B3P	M4(2)	16
P	2B4P	M4(1)	5
Q	2B3P	M4(1)	5
M4(1) Total			124
M4(2) Total			113
M4(3) Total			0
Apartment Total			237

M4(1) = 52%

M4(2) = 48%

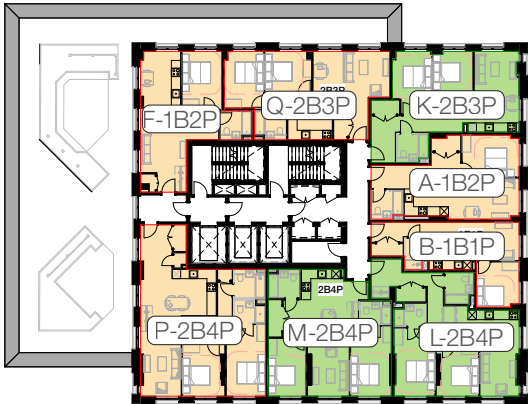
M4(3) = 0%



Level 1 - 16 Typical Lower Floor



Level 17 Amenity Floor



Level 18 - 22 Typical Upper Floor

- M4(1) Category Dwelling
Visitable
- M4(2) Category Dwelling
Accessible and Adaptable
- M4(3) Category Dwelling
Wheelchair User

Part M Types

Apartment Updates

Apartment Type	Size	Type	Quantity
A	1B2P	M4(2)	22
B	1B1P	M4(2)	22
C	1B2P	M4(2)	16
D	1B1P	M4(2)	16
E	1B1P	M4(2)	1
F	1B2P	M4(2)	5
G	2B4P	M4(2)	16
H	2B4P	M4(2)	16
J	2B4P	M4(2)	16
K	2B3P	M4(2)	22
L	2B4P	M4(2)	22
M	2B3P*	M4(3)	21
N	2B4P	M4(2)	16
O	2B3P	M4(2)	16
P	2B4P	M4(2)	5
Q	2B3P	M4(2)	5
M4(1) Total		0%	0
M4(2) Total		91%	216
M4(3) Total		9%	21
Apartment Total			237

*changed from 2B4P to 2B3P to achieve M4(3)

M4(1) = 0%

M4(2) = 91%

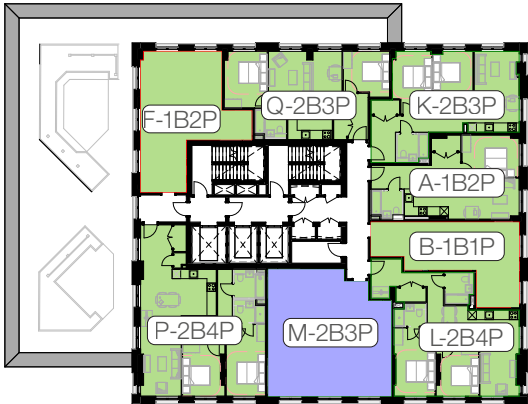
M4(3) = 9%



Level 1 - 16 Typical Lower Floor



Level 17 Amenity Floor



Level 18 - 22 Typical Upper Floor

- M4(1) Category 1: Visitable dwellings
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3)(2)(a) Category 3: Wheelchair user dwellings - wheelchair adaptable

Apartment Type M

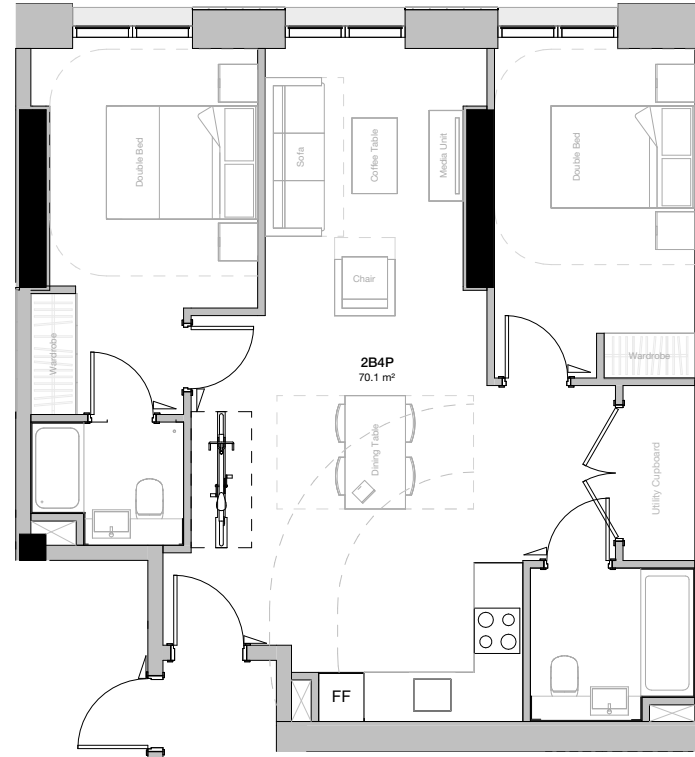
Part M update

Key changes:

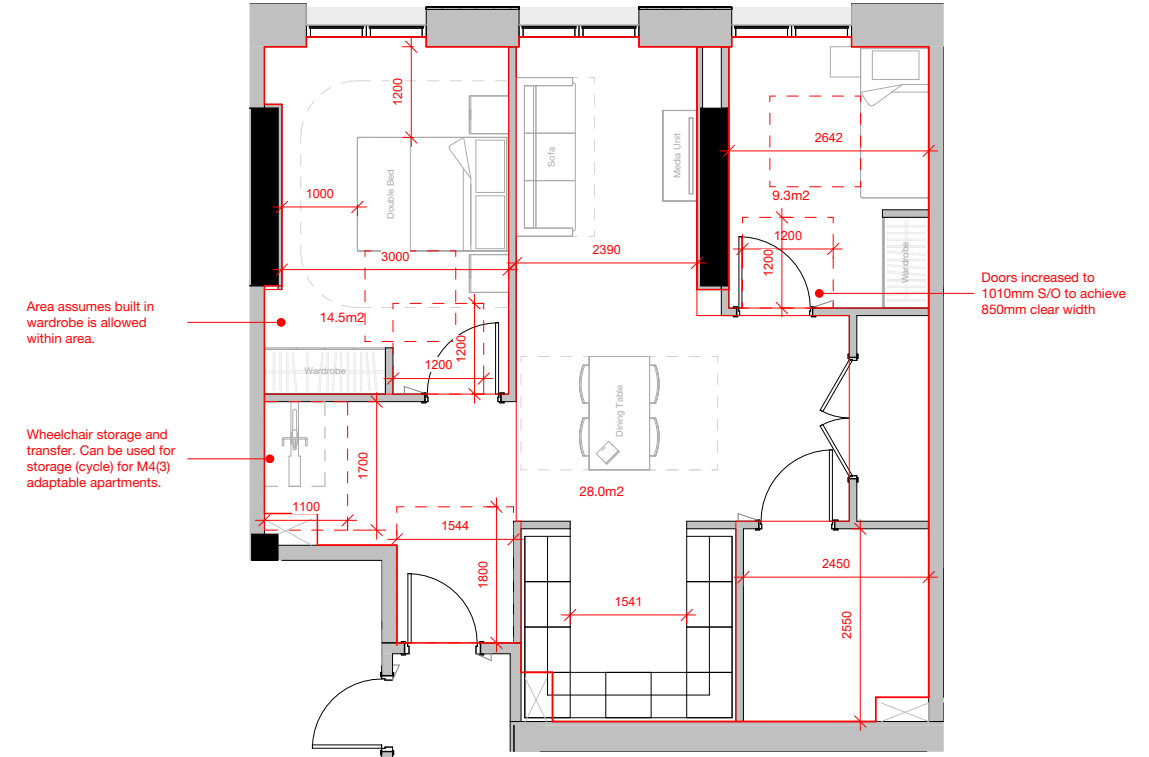
- Changed from 2B4P to 2B3P
- Ensuite omitted
- Living room width reduced
- Principal bedroom, bathroom, and kitchen size increased
- Wheelchair storage area included
- Internal door sizes increased

Note:

Changes to other apartments to achieve M4(2) are not presented though are considered achievable from an architectural layout perspective. Full M4(2) design to be undertaken in Work Stage 4.



Current Design



Updated to achieve M4(3)(2)(a)*

*Shown as a test sketch. Full M4(3)(2)(a) design to be reviewed in stage 4

Accommodation Schedule

Changes shown in yellow. 21 apartments updated from 2B4P to 2B3P to achieve M4(3)(2)(a).

Accommodation Schedule					
Level	1B1P	1B2P	2B3P	2B4P	Total
Level 0					
Level 1	2	2	2	6	12
Level 2	2	2	2	6	12
Level 3	2	2	2	6	12
Level 4	2	2	2	6	12
Level 5	2	2	2	6	12
Level 6	2	2	2	6	12
Level 7	2	2	2	6	12
Level 8	2	2	2	6	12
Level 9	2	2	2	6	12
Level 10	2	2	2	6	12
Level 11	2	2	2	6	12
Level 12	2	2	2	6	12
Level 13	2	2	2	6	12
Level 14	2	2	2	6	12
Level 15	2	2	2	6	12
Level 16	2	2	2	6	12
Amenity	2	1	1	1	5
Level 18	1	2	2	3	8
Level 19	1	2	2	3	8
Level 20	1	2	2	3	8
Level 21	1	2	2	3	8
Level 22	1	2	2	3	8
Total:	39	43	43	112	237
Unit Mix	16%	18%	18%	47%	
		35%		65%	

Planning accommodation schedule

Accommodation Schedule					
Level	1B1P	1B2P	2B3P	2B4P	Total
Level 0					
Level 1	2	2	3	5	12
Level 2	2	2	3	5	12
Level 3	2	2	3	5	12
Level 4	2	2	3	5	12
Level 5	2	2	3	5	12
Level 6	2	2	3	5	12
Level 7	2	2	3	5	12
Level 8	2	2	3	5	12
Level 9	2	2	3	5	12
Level 10	2	2	3	5	12
Level 11	2	2	3	5	12
Level 12	2	2	3	5	12
Level 13	2	2	3	5	12
Level 14	2	2	3	5	12
Level 15	2	2	3	5	12
Level 16	2	2	3	5	12
Amenity	2	1	1	1	5
Level 18	1	2	3	2	8
Level 19	1	2	3	2	8
Level 20	1	2	3	2	8
Level 21	1	2	3	2	8
Level 22	1	2	3	2	8
Total:	39	43	64	91	237
Unit Mix	16%	18%	27%	38%	
		35%		65%	

Part M updates

Thank you

London\
Edinburgh\
Manchester\
Los Angeles\

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