

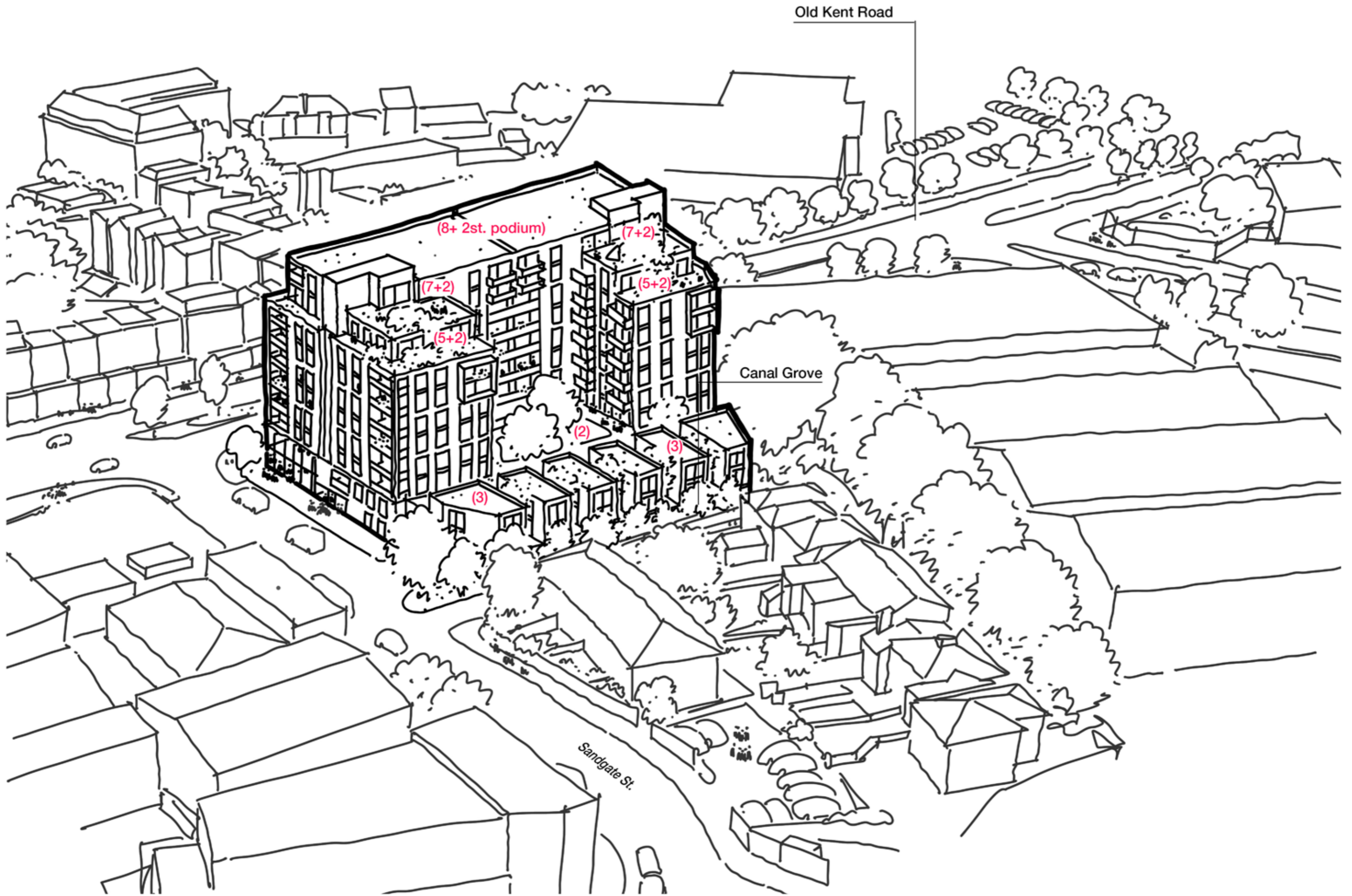
# B+M Site Old Kent Road

Updated Drawings

March 2020

# Overview of Design

- Compliant unit mix including two 4 bed townhouses and two 4 bed flats providing a broader mix
- Four 3 bed townhouses each with the ability to have a dedicated parking bay
- Massing accounts for existing trees on adjacent site
- Massing steps down to the north to respect adjacent cottages
- Efficient floor layouts achieving 82% on an typical floor
- Stair cases set on external walls to activate facades and allow passive ventilation
- Dual aspect units maximised achieving 74% overall
- Only 1 bed units are single aspect with all having either a predominately east or west aspect
- Ground floor retail space with off-street servicing within podium



B & M SITE - OLD KENT ROAD  
AERIAL SKETCH VIEW



B & M SITE - OLD KENT ROAD  
GROUND FLOOR





Canal Grove

SandGate St.

Old Kent Road

Residential courtyard  
(above podium)

4b 7p townh.

3b 5p townh.

3b 5p townh.

3b 5p townh.

3b 5p townh.

3b 5p townh.

4b 7p townh.

2b 4p

2b 4p

2b 4p

2b 4p

2b 4p

2b 4p

1b 2p

1b 2p

1b 2p

1b 2p

1b 2p

1b 2p

2b 3p

1b 2p

1b 2p

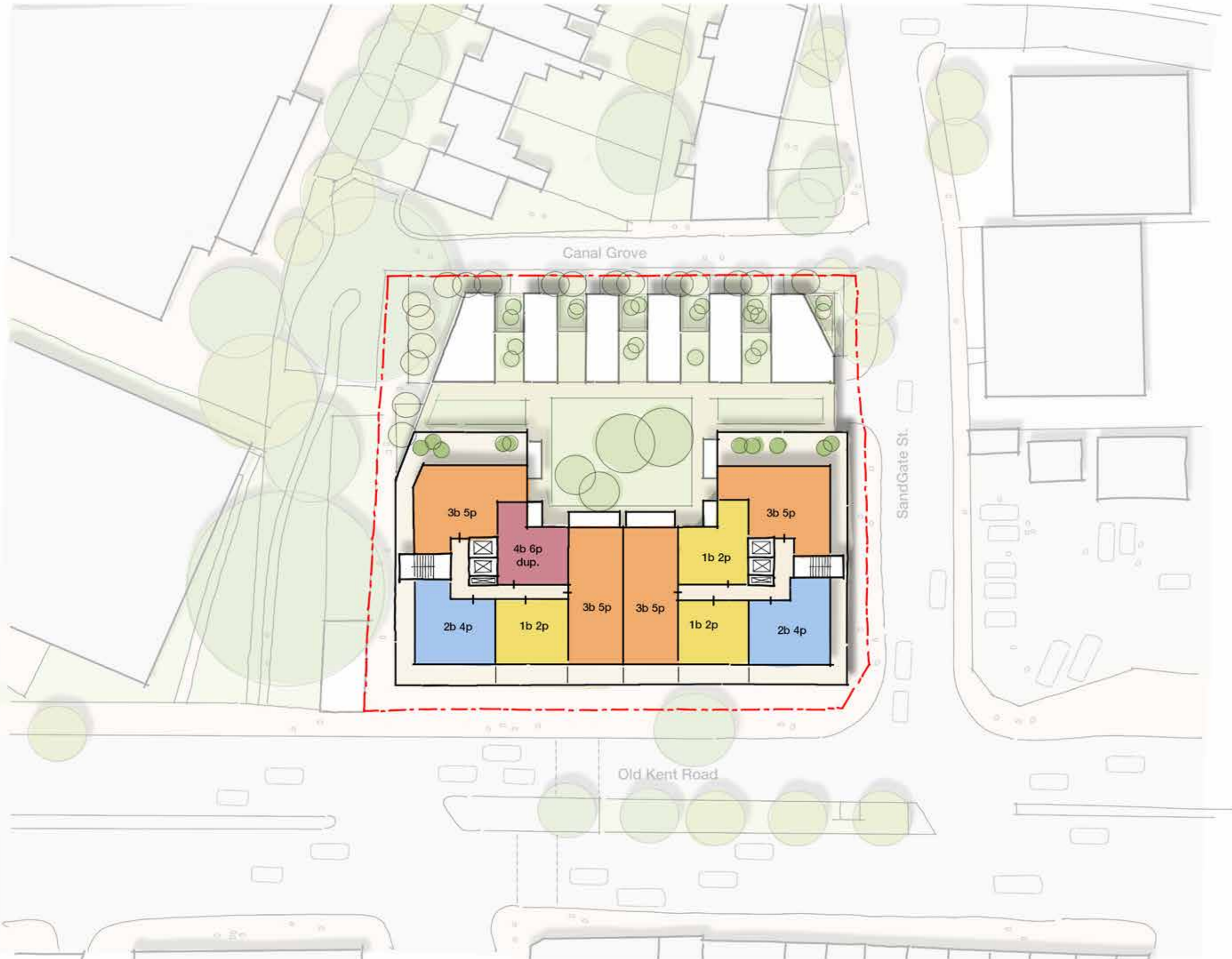
3b 5p


3b 5p

1b 2p

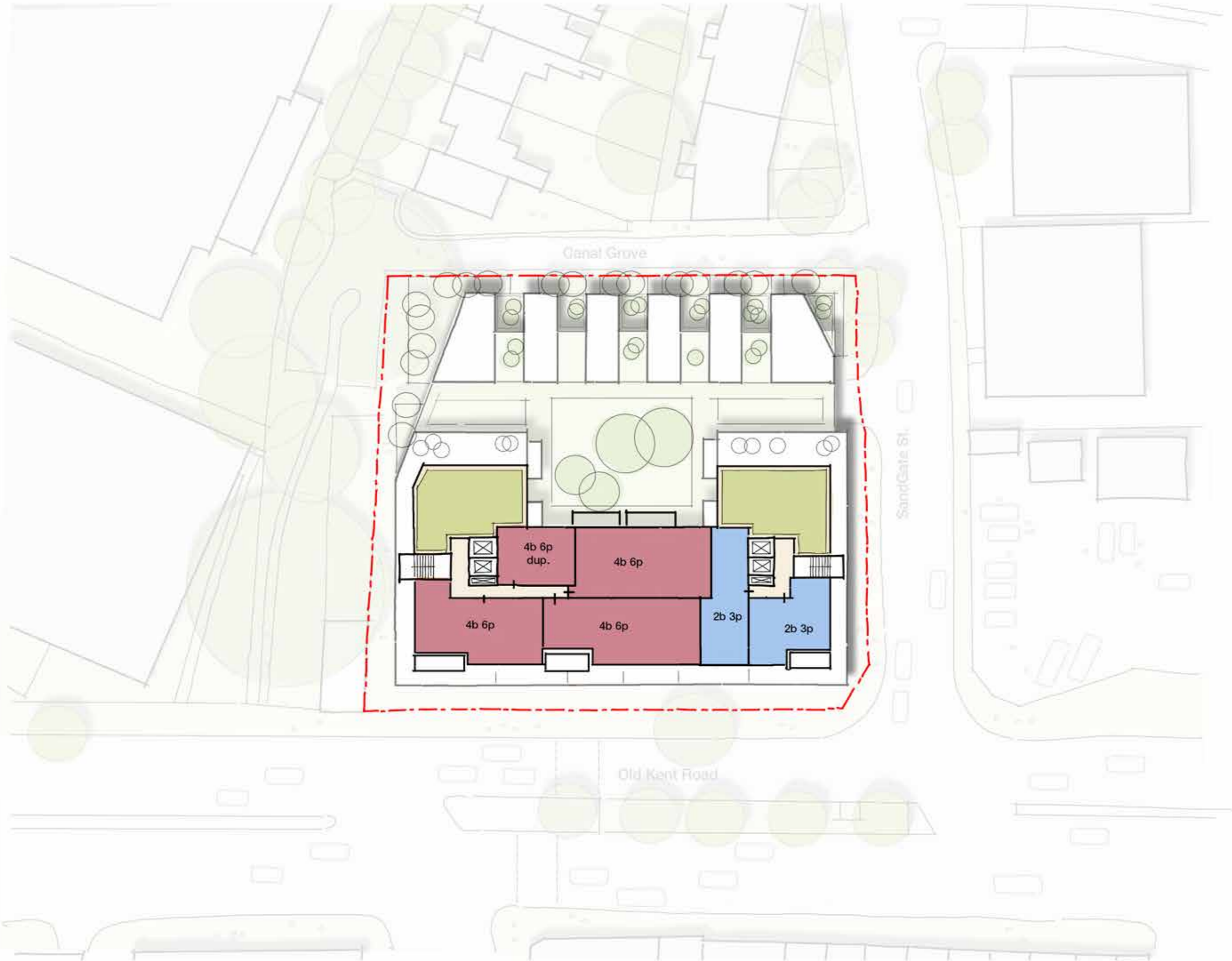
1b 2p


2b 3p



0 2 4 6 8 10m.   
 SCALE: 1/200 @A1

**B & M SITE - OLD KENT ROAD**  
**LEVEL 07**



0 2 4 6 8 10m.   
 SCALE: 1/200 @A1

**B & M SITE - OLD KENT ROAD  
 LEVEL 08**



# Unit Mix and Area Schedule

Study 07	Resi Mix								
Level	St	1b	2B/3P	2B/4P	3b	4b	TH (3B)	TH (4B)	TOTAL
G							4	2	
Mezz		1		2					
1		6	2	4	2				
2		6	2	4	2				
3		6	2	4	2				
4		6	2	4	2				
5		6	2	4	2				
6		6	2	4	2				
7		3	0	2	4	1			
8		0	2	0	0	3			
<b>TOTAL</b>	<b>0</b>	<b>40</b>	<b>14</b>	<b>28</b>	<b>16</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>106</b>

0% 38% 13% 26% 15% 4% 4% 2%

Target	60% 2B+	64%
Target	15-20% 3B+	25%

Study 7	Level
G	
M	
1	
2	
3	
4	
5	
6	
7	
8	
<b>TOTAL</b>	

GEA (sqm.)	GEA (sqft.)	GIA (sqm.)	GIA (sqft.)	NIA (sqm.)	NIA (sqft.)	EFFICIENCY
581.2	6,256	535.9	5,768	348.0	3,746	65%
707.6	7,617	628.6	6,766	481.9	5,187	77%
1,500.7	16,154	1,321.6	14,226	1,128.5	12,147	85%
1,198.1	12,896	1,101.9	11,861	908.8	9,782	82%
1,198.1	12,896	1,101.9	11,861	908.8	9,782	82%
1,198.1	12,896	1,101.9	11,861	908.8	9,782	82%
1,198.1	12,896	1,101.9	11,861	908.9	9,783	82%
1,198.1	12,896	1,101.9	11,861	908.8	9,782	82%
967.9	10,418	888.5	9,564	722.1	7,773	81%
721.4	7,765.1	660.9	7,114	523.9	5,639	79%
<b>10,469.3</b>	<b>112,692</b>	<b>9,545.0</b>	<b>102,742</b>	<b>7,748.5</b>	<b>83,405</b>	

Retail #	
GEA (sqm.)	GEA (sqft.)
750	8,073.00
<b>750.0</b>	<b>8,073</b>

Boh	
GEA (sqm.)	GEA (sqft.)
916.9	9,869.51
703.9	7,576.78
<b>1,620.8</b>	<b>17,446</b>

# Double height Retail space

Conversion sqm./sqft.

10.764

Total GEA Development:

GEA (sqm.)	GEA (sqft.)
<b>12,840.1</b>	<b>138,211</b>

# Masterplan Drawing



# Masterplan Servicing



# Masterplan Typologies

