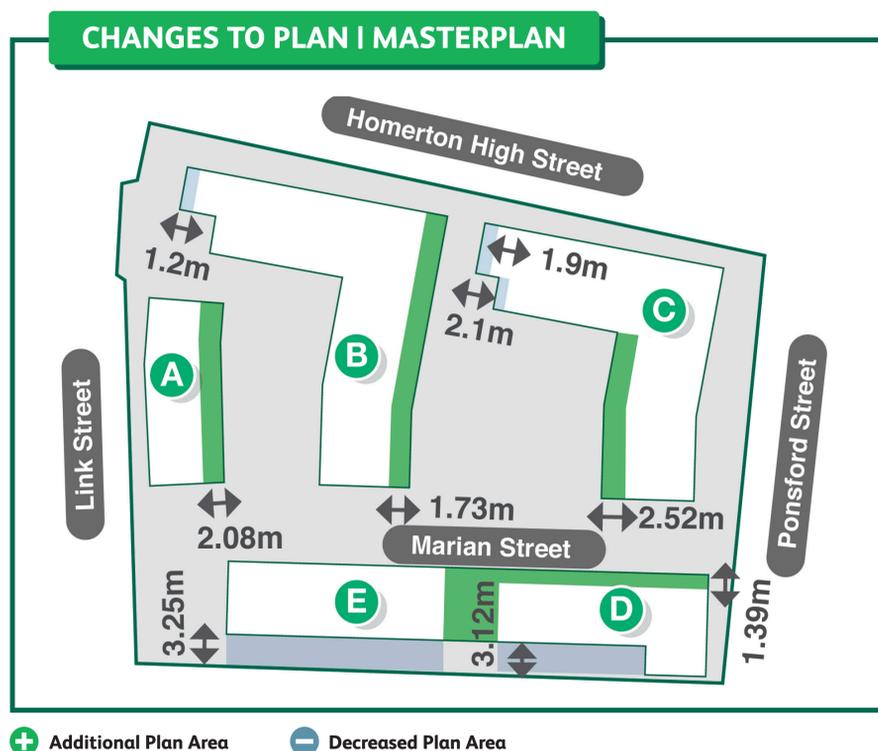


Marian Court | Minor Changes to Consented Scheme Changes In Plan

In order to describe the physical changes between the consented and proposed schemes as effectively as possible we have produced some non-technical diagrams on this board and the next showing changes to plan areas, proposed uses and building height and size. The changes are driven by two sets of demands as previously mentioned - firstly, new building regulations for residential buildings requiring additional stair and lift cores for buildings with floors over 18 metres above ground level, which now require additional stair cores.

Where this is the case, block plans have had to change shape to accommodate the new stair and lift cores and interlinked passageways. Secondly, there was a need to find economies to offset the considerable cost escalations brought about by the spike in UK inflation in the early 2020s. (11.1%, inflation recorded in 2022 alone). The proposals have been shaped by these considerations while the Council have signalled an absolute requirement that quality standards are maintained.



A Block 'A' has consent for five town houses. To accommodate the fire escape provisions while not losing affordable housing, this has changed to eleven flats. The amended block is just over 2m wider.

B The key changes proposed in Block 'B' are the widening of the lower leg of the block by 1.73m to accommodate fire escape provisions. The projecting 'nose' to the top left is reduced by 1.2m.

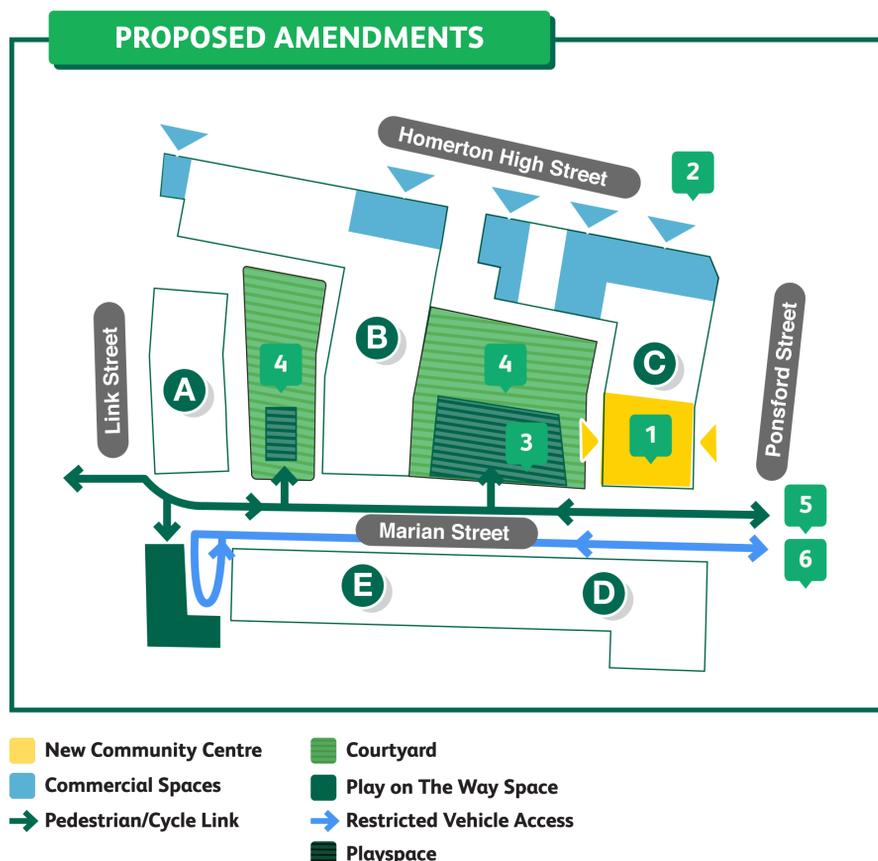
C The key changes proposed in Block 'C' are the widening of the lower leg of the block by 2.52m to accommodate fire escape provisions and circulation. The flanks to the top left are reduced by around 2m.

D Block 'D' has been reduced in width by 3.12m to the rear of the block while the front of the block has been extended by 1.39m from the original building line.

E Block 'E' has been reduced in width by 3.25m to the rear of the block. The gap between blocks 'D' and 'E' has now been infilled although there are provisions to retain a passage at ground level providing the railway arches are brought into use.

Changes In Building Uses & Locations

The plan below shows some of the key changes to the location of specific uses, amenities and facilities as proposed. Many of these are closely related to the key community benefits described more fully on a later board. The reasoning for these changes are given below:



- 1** The Community Centre has been relocated at the 'heart' of the new residential community, which includes Bridge House. It is slightly smaller than before but better located.
- 2** Commercial spaces have been reduced from ten to four and are now concentrated along Homerton High Street bringing vitality to the street and ensuring there are no vacant units through over-provision. The arrangement has been approved by the Designing Out Crime Officer (DOCO).
- 3** Two playspace areas are provided that are open to local residents. Although reduced by 10% in area, the provisions are still over twice the Council's requirement. An additional "Play On The Way" space is provided at the Link Street corner.
- 4** The green courtyards have additional trees and planting despite a 17% reduction in courtyard size. Integrated playspace is provided to both courtyards.
- 5** New pedestrian and cycle connection through Bridge House and Marian Court toward Hackney Central. Access will be provided for delivery vehicles and blue badge drivers.
- 6**