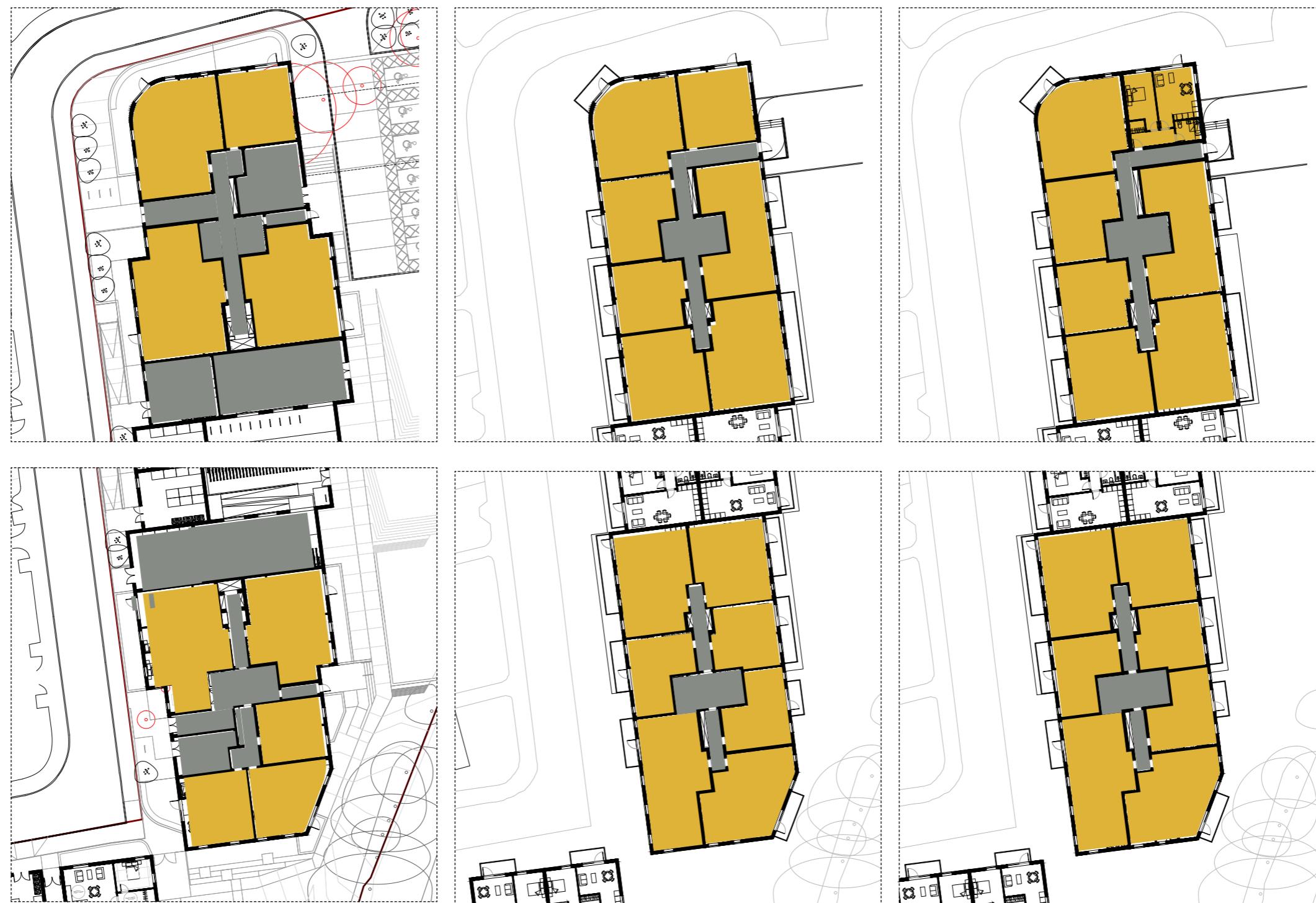
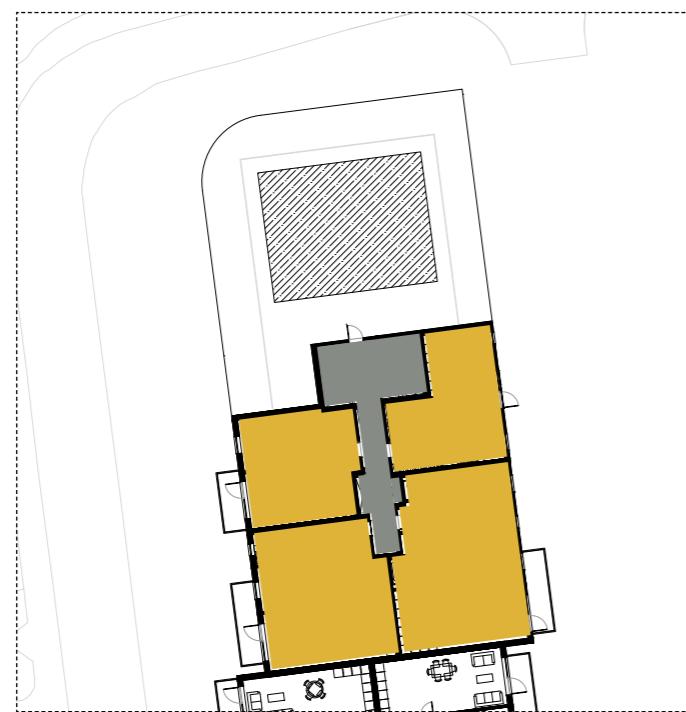


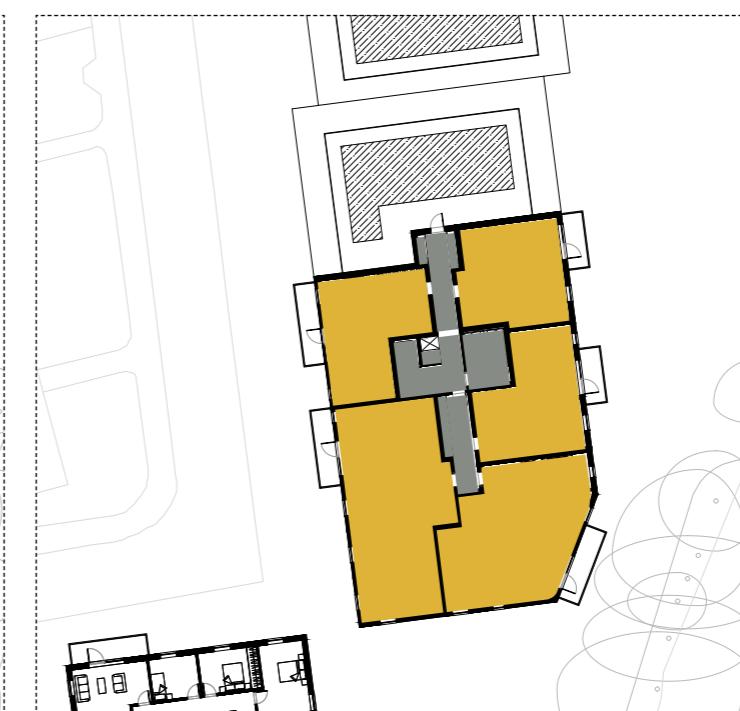
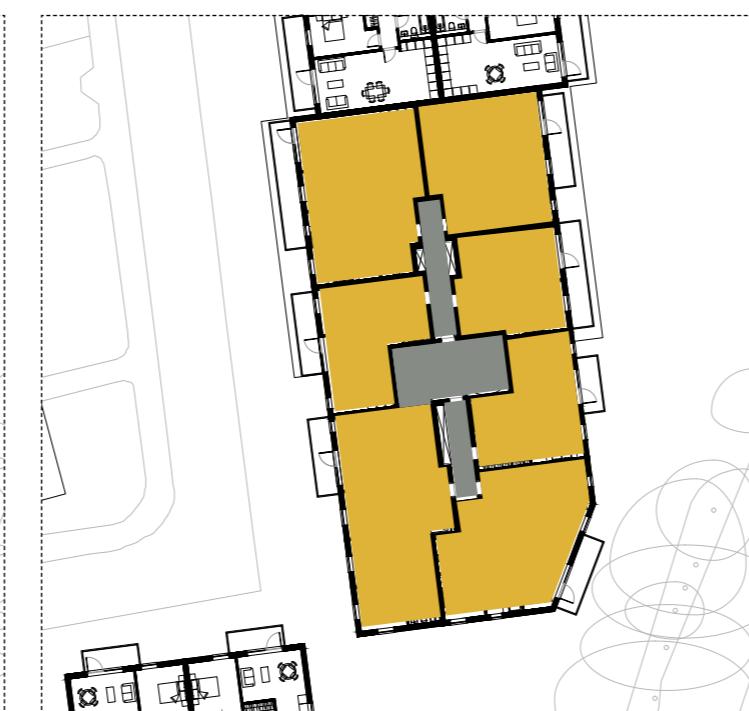
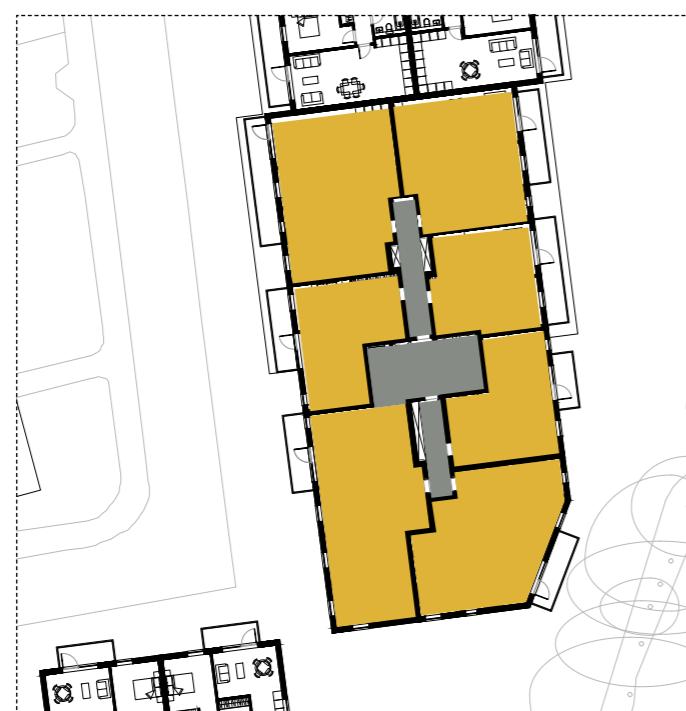
BLOCK B [BOTH SECTIONS]

04.5.27 APARTMENT GROSS INTERNAL AREAS





	GIA Accommodation sqm (approx.)	Circulation sqm (approx.)
Ground Floor	747	116
First Floor	995	92
Second Floor	1008	64
Third Floor	1008	64
Fourth Floor	762	54
Fifth Floor	334	32
Sixth Floor	334	32
TOTAL	3515	454
OVERALL TOTAL	3969	



BLOCK B [BOTH SECTIONS]

04.5.28 ELEVATIONS



ELEVATION 1 (NORTH)



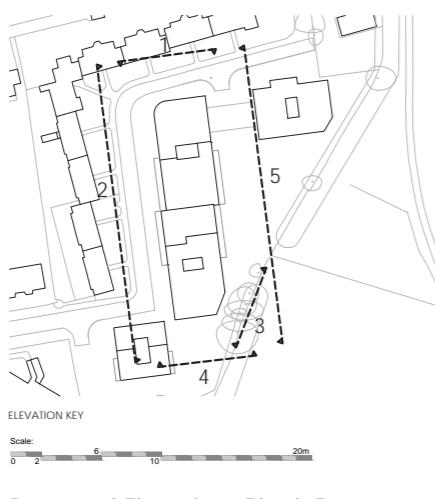
ELEVATION 2 (WEST)



ELEVATION 4 (SOUTH)

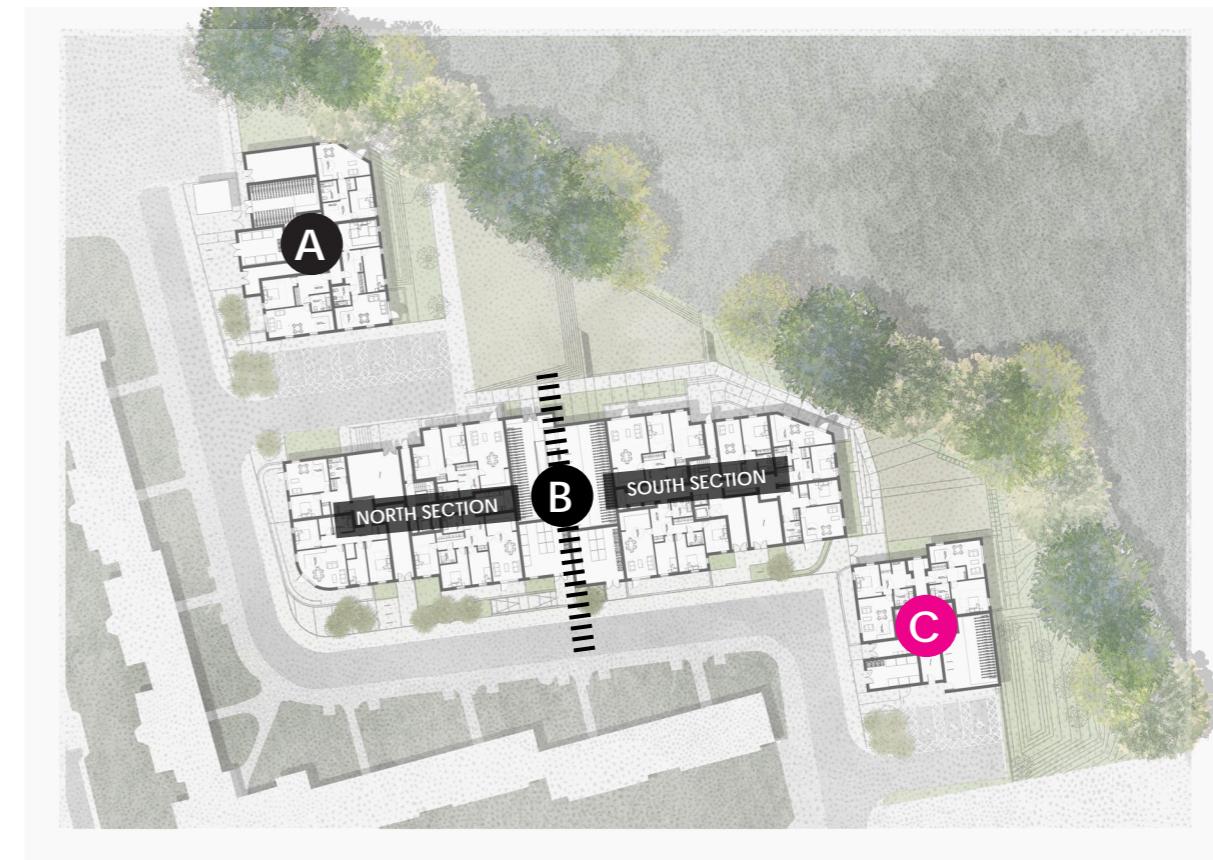


ELEVATION 5 (EAST)



04.6

Hylands Road, Walthamstow
Design - Block C

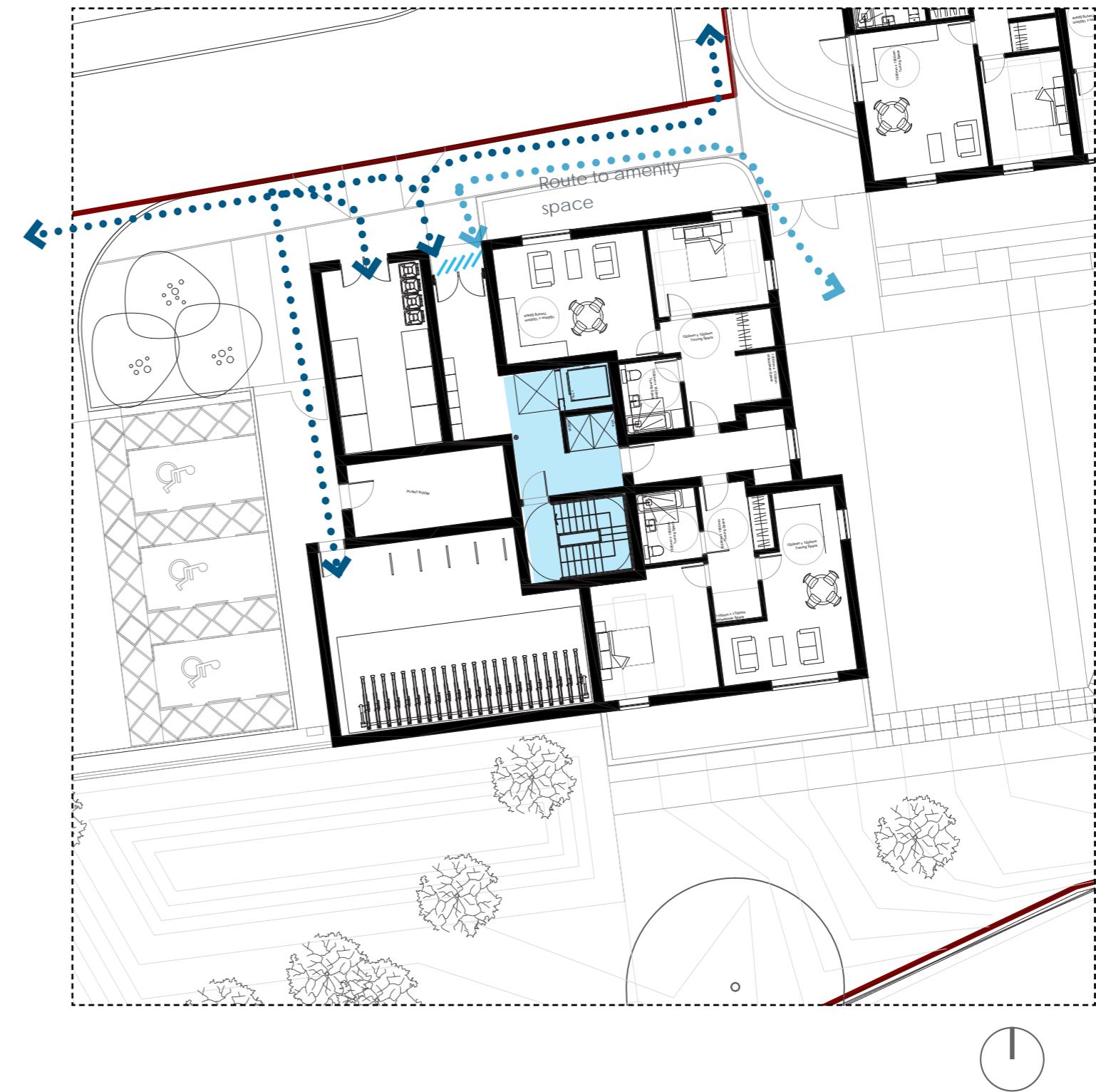
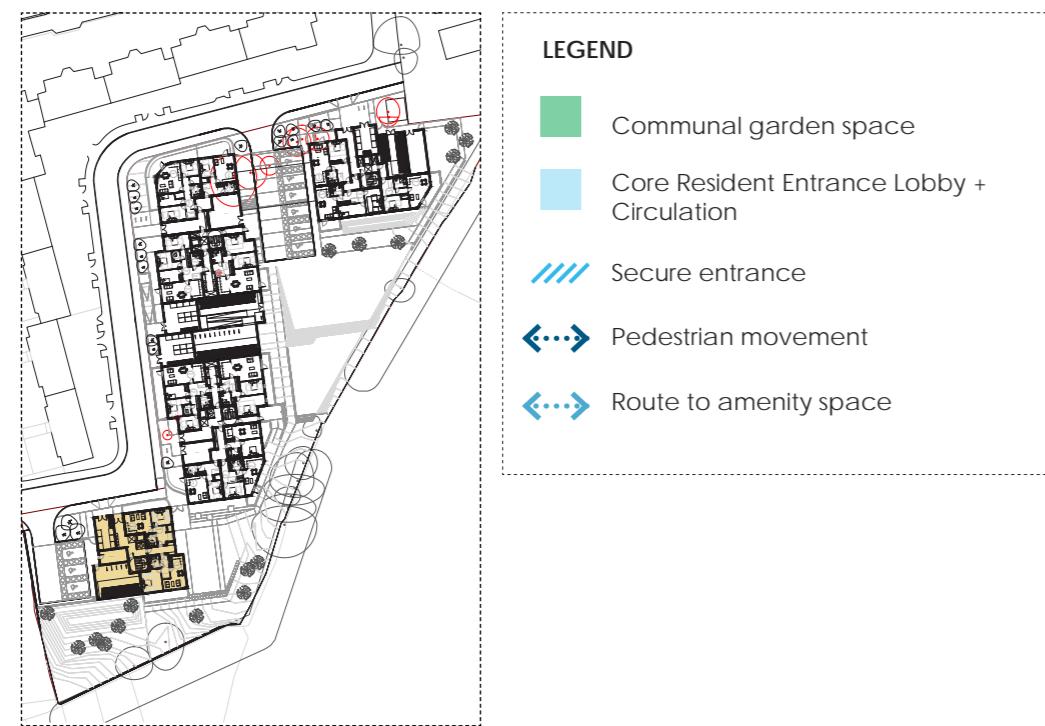


BLOCK C

04.6.1 PEDESTRIAN MOVEMENT

The building's pedestrian access is via the front entrance which is located at the centre of the building on the Northern elevation towards where Hylands Road meets Fernhill Court. This is a secure entrance for all residents of the apartments; with the incorporation of a singular main entrance greater security and safety to the residents is provided. The main entrance will be easily accessible through a nearby parking courtyard which provides wheelchair accessible parking bays.

There is a stair and lift core provided to allow access to the units on the upper levels. A secure pedestrian footpath leads from the main entrance to the communal amenity space/play space.



BLOCK C

04.6.2 REFUSE STORAGE AND COLLECTION

The secure refuse store is to be located as part of the building at the front of the proposed building as indicated on the adjacent diagram. Proposals are to include storage for 3no. 1100L Eurobins for general waste and 3 no. 1100L Eurobins for recycling and 5 no. 240L capacity food waste bins, with inclusion of a large items store for residents to use.

The proposed refuse store is secured with fob key access for the residents use only, with refuse collection having access also - integrated within the built form of the block. Refuse collection vehicles will be required to access the site via the existing access road as indicated on the adjacent diagram. They will then be required to stop at the allocated refuse collection point which is shown opposite.

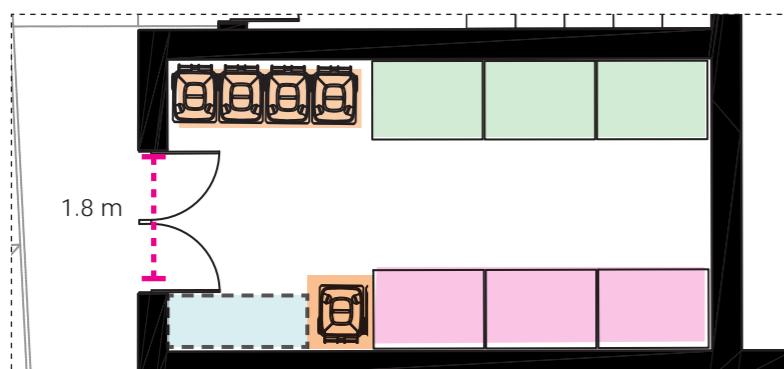
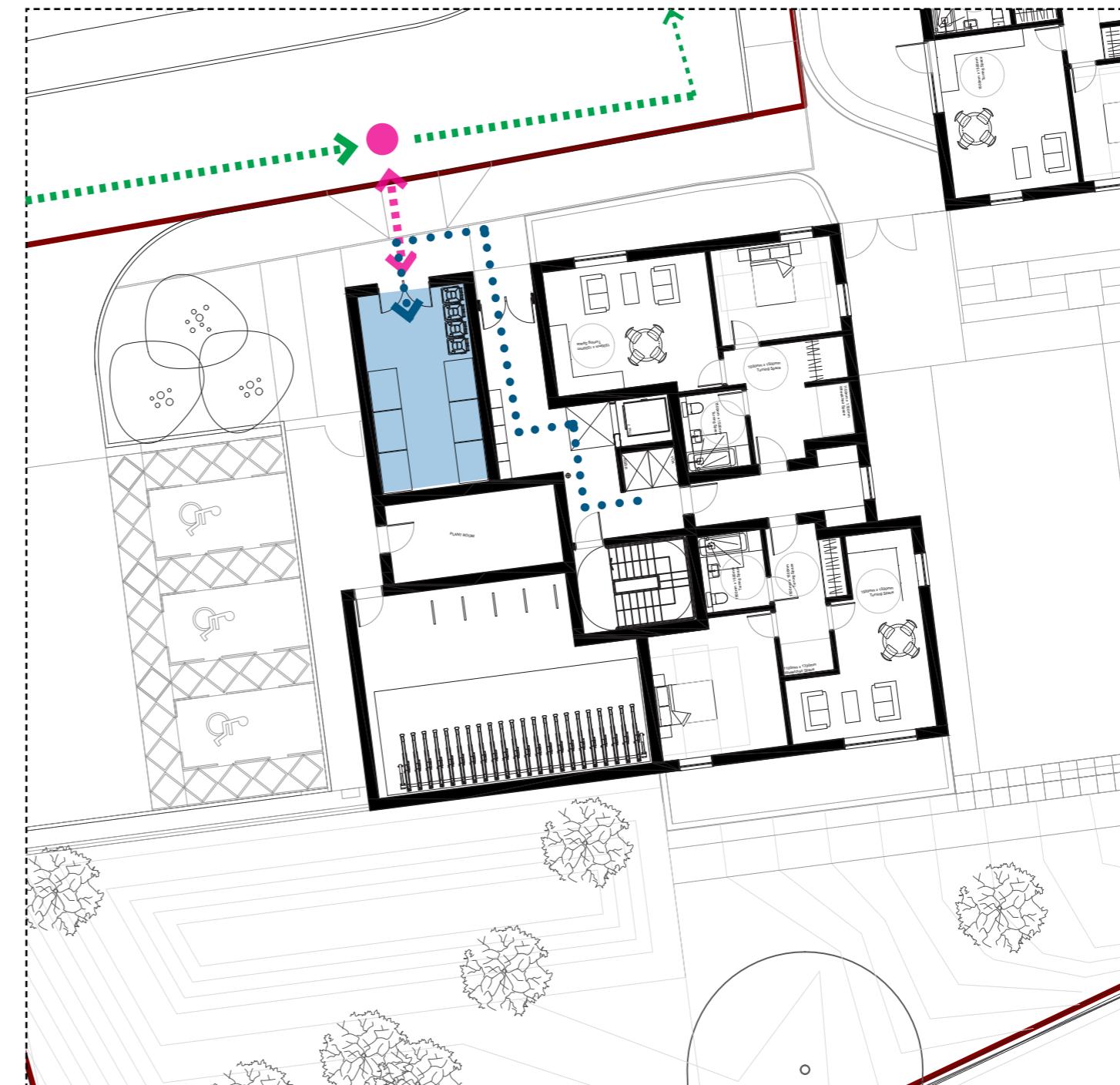


Diagram of refuse store (not to scale)



BLOCK C

04.6.3 CYCLE STORAGE

The secure cycle storage is located to the front of the proposed building as indicated on the adjacent diagram for ease of access and use. The cycle storage can be accessed just a short distance off the access road into the site as shown opposite.

The proposal is to include:

1 bed flat [x 8 un.]

2+ bed flat [x 17 un.]

Required cycle spaces: 46 (+2 visitor spaces)

TOTAL: 58 proposed cycle spaces

44 x spaces using two-tier cycle storage

10 x spaces using 'Sheffield' style cycle parking spaces

4 x visitor spaces using external 'Sheffield' style cycle parking spaces

thus exceeding the policy requirement demonstrating the proposals commitment to the Borough's 'Mini Holland' status.

