

BLOCK B [NORTHERN & SOUTHERN SECTION]

04.4.3 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 via the 'Garden' access just a short route from Hylands Road or through secondary exits from the core into the site as shown opposite. The Northern and Southern sections of Block B share this secure cycle store.

Due to the differing finished floor levels of both blocks, the cycle store is sat at two levels. The Northern section is level access from the Garden, and the Southern part sits 1.5m lower and is accessed via an internal ramp.

The proposal is to include:

1 bed flat [x 34 un.]

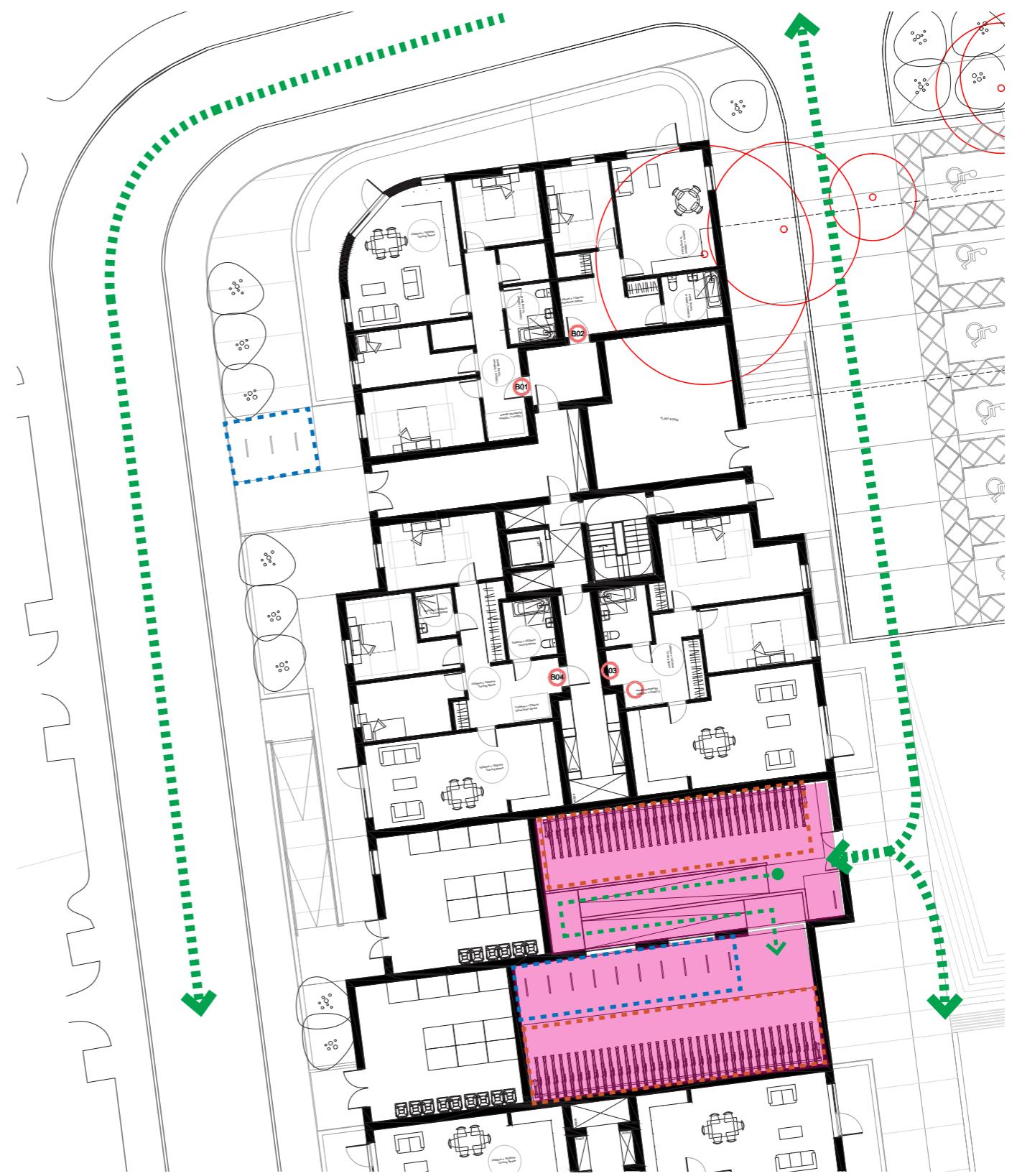
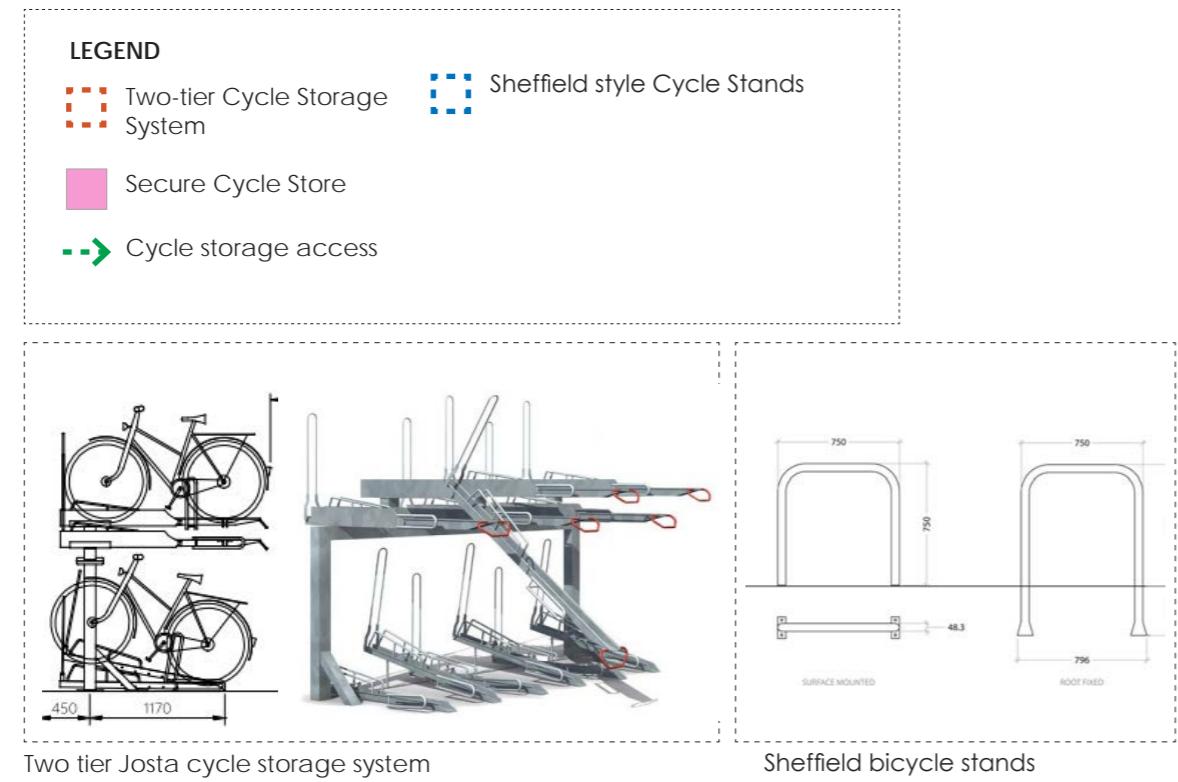
2+ bed flat [x 38 un.]

Required cycle spaces: 127

TOTAL: 168 proposed cycle spaces

140 using two-tier cycle storage / 20 Sheffield style cycle / 8 x external visitor spaces

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



BLOCK B [NORTHERN SECTION]

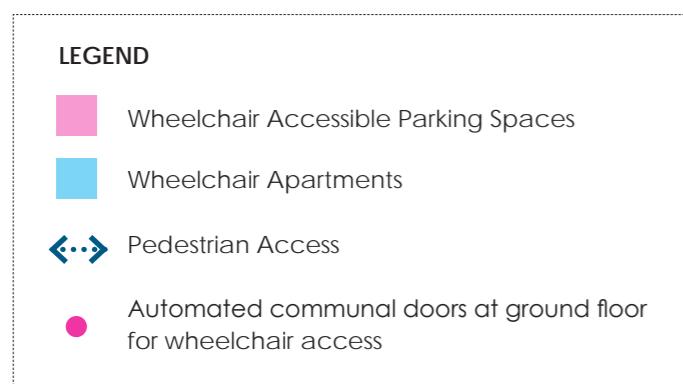
04.4.4 WHEELCHAIR ACCESS

3 no. wheelchair accessible apartments are proposed, these are located on the ground floor as shown on the adjacent plan. These apartments are compliant with building regulation M3 [4] Category 3.

(Please see end of section for detailed layouts)

The wheelchair apartments can be accessed via the main entrance and circulation corridors as indicated on the adjacent diagram.

The proposal includes 9 no. wheelchair accessible parking spaces which will be allocated to the residents by the London Borough of Waltham Forest. They are located close to the site entrance as indicated on the adjacent diagram. Careful consideration has been taken to create easy and level/ramped access from resident car space to dwelling.



BLOCK B [NORTHERN SECTION]

04.4.5 GROUND FLOOR PLAN USE DIAGRAM

SCHEDULE OF ACCOMMODATION	
Proposed Ground Floor	no. of units
1 bed WC unit/ 2P	1
2 bed WC unit/ 3P	0
2 bed WC unit/4P	1
3 bed WC unit/5P	2
Total	4

LEGEND

■	Balconies	■	Cycle Store
■	Stair	■	Entrance Lobby
■	Circulation	■	Plant
■	Riser Locations	■	Refuse Storage



BLOCK B [NORTHERN SECTION]

04.4.6 FLOOR PLAN USE DIAGRAM - FIRST FLOOR

SCHEDULE OF ACCOMMODATION	
	no. of units
1 bed 2P unit	3
2 bed 3P unit	1
2 bed 4P unit	2
3 bed 5P unit	1
3 bed 6P unit	0
Total	7

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	



BLOCK B [NORTHERN SECTION]

04.4.7 FLOOR PLAN USE DIAGRAM - 2ND TO 3RD FLOOR

SCHEDULE OF ACCOMMODATION	
	no. of units
1 bed 2P unit (circa 50 sqm)	3
2 bed 3P unit (circa 61 sqm)	1
2 bed 4P unit (circa 70 sqm)	0
3 bed 5P unit (circa 88 sqm)	2
3 bed 6P unit	1
Total	7

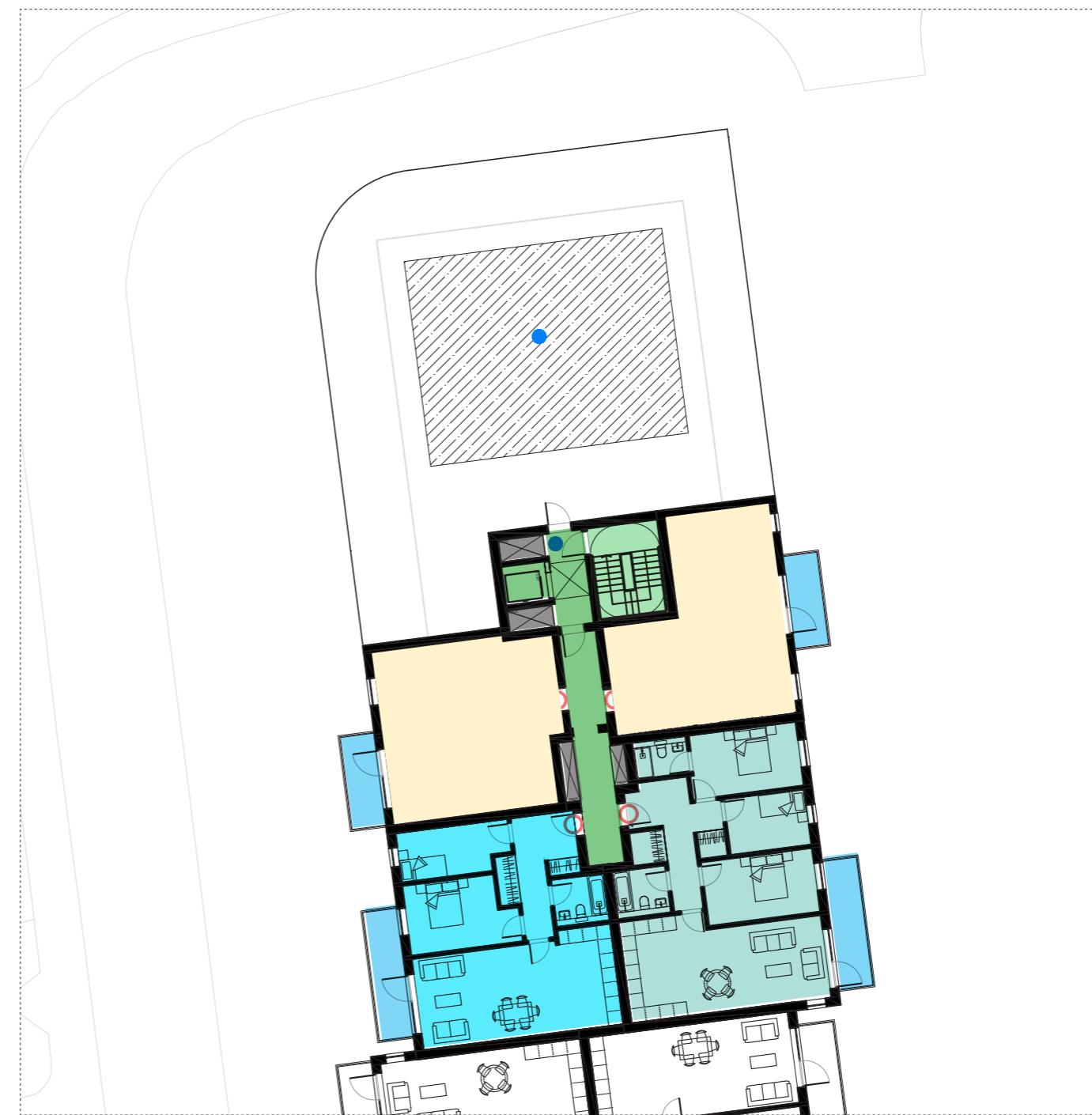


BLOCK B [NORTHERN SECTION]

04.4.8 FLOOR PLAN USE DIAGRAM - 4TH TO 5TH FLOOR

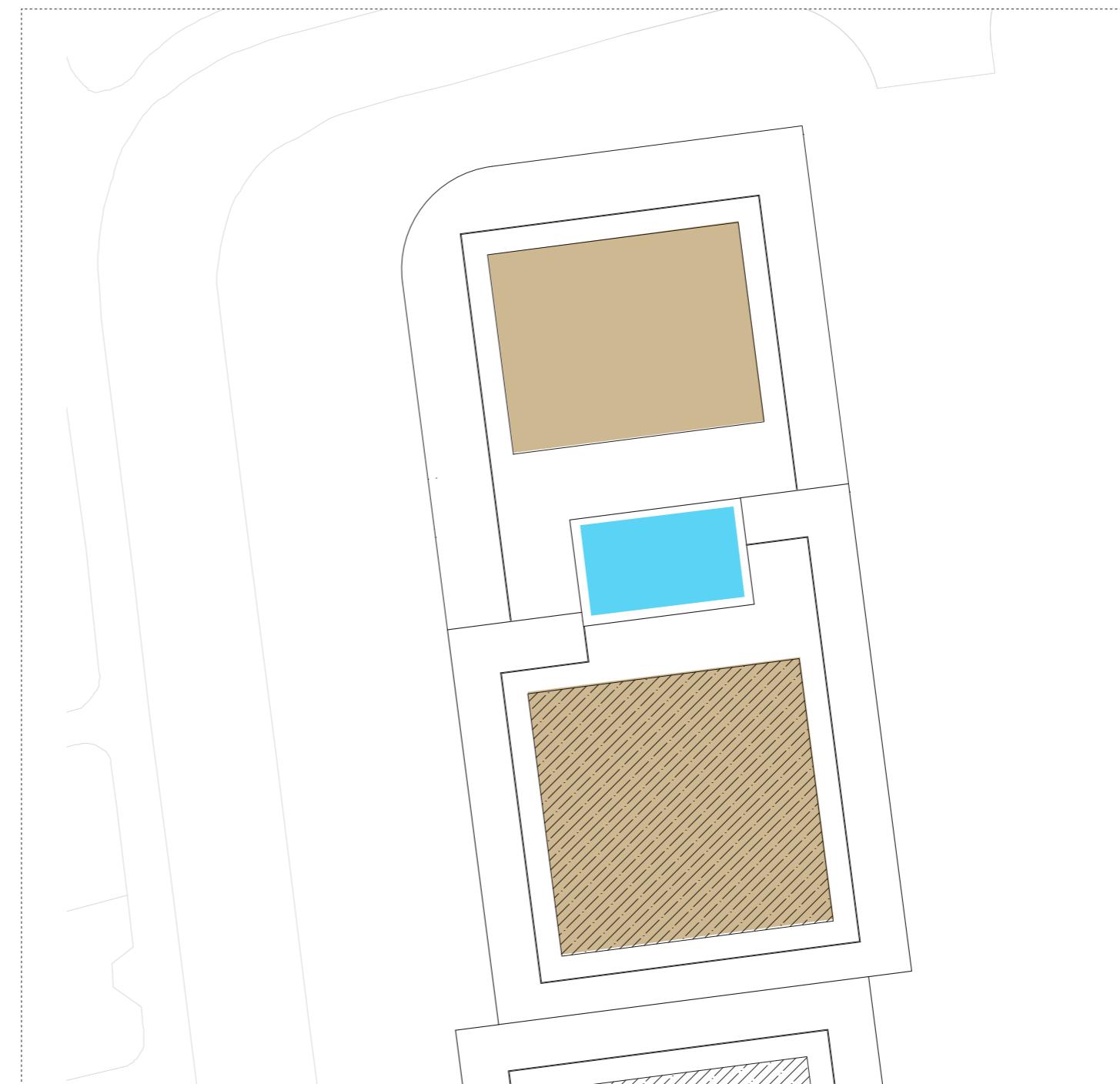
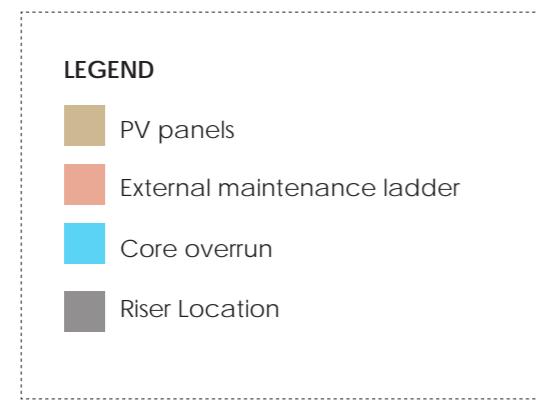
SCHEDULE OF ACCOMMODATION	
	no. of units
1 bed 2P unit	2
2 bed 3P unit	1
2 bed 4P unit	0
3 bed 5P unit	1
3 bed 6P unit	0
Total	4

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	



BLOCK B [NORTHERN SECTION]

04.4.9 ROOF FLOOR PLAN USE DIAGRAMS [1:200]



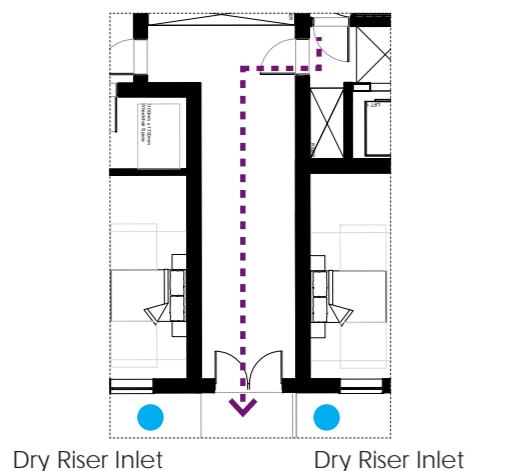
BLOCK B [NORTHERN SECTION]

04.4.10 FIRE STRATEGY

The fire strategy has been designed so that escape distances are within 7.5m when escaping in a single direction.

The proposed escape route is via the stair core and out of the main entrance to Hylands road at the front of the proposed building, ad a secondary fire escape direct from the core into the Garden. The protected corridors are vented and form part of the fire strategy of the buildings.

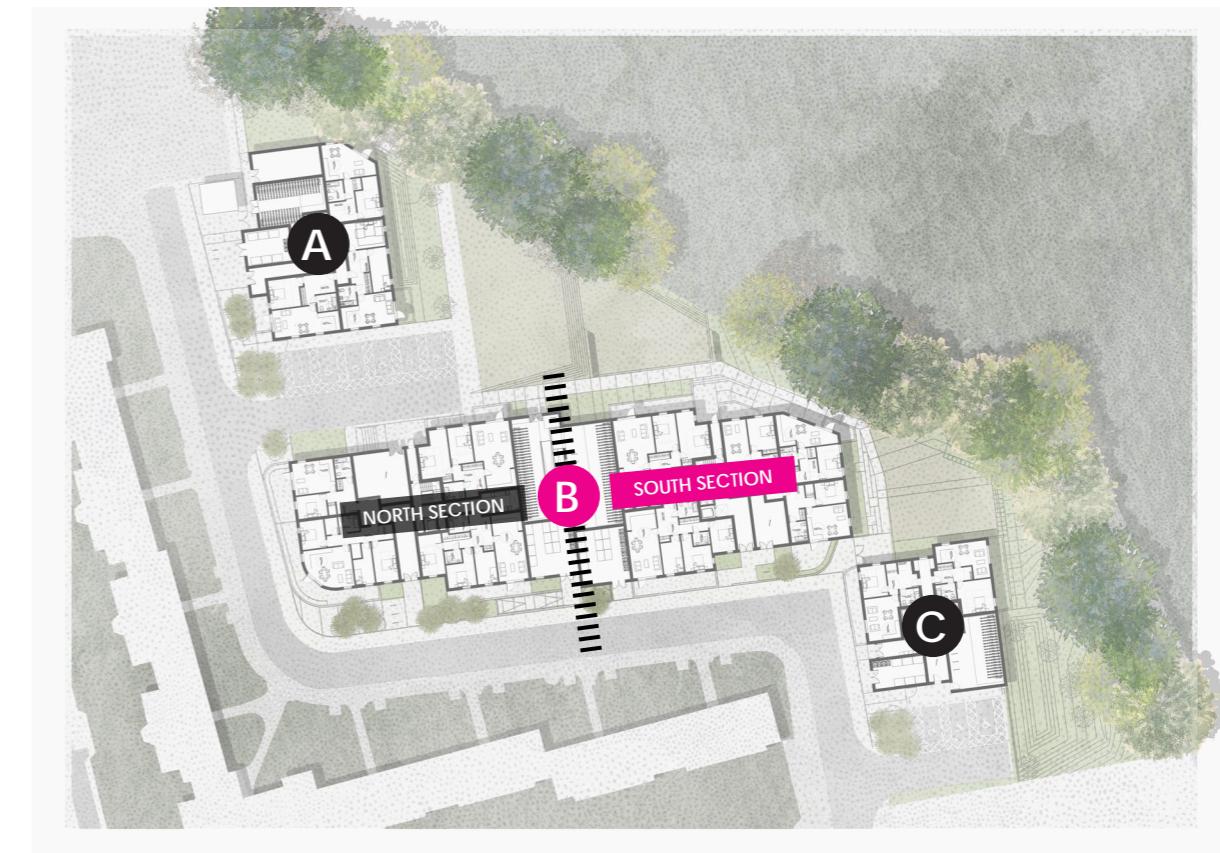
We have liaised with consultants BB7 to ensure design development addresses each consideration. to form a robust fire strategy for the block.



04.5

Hylands Road, Walthamstow

Design - Block B [Southern Section]

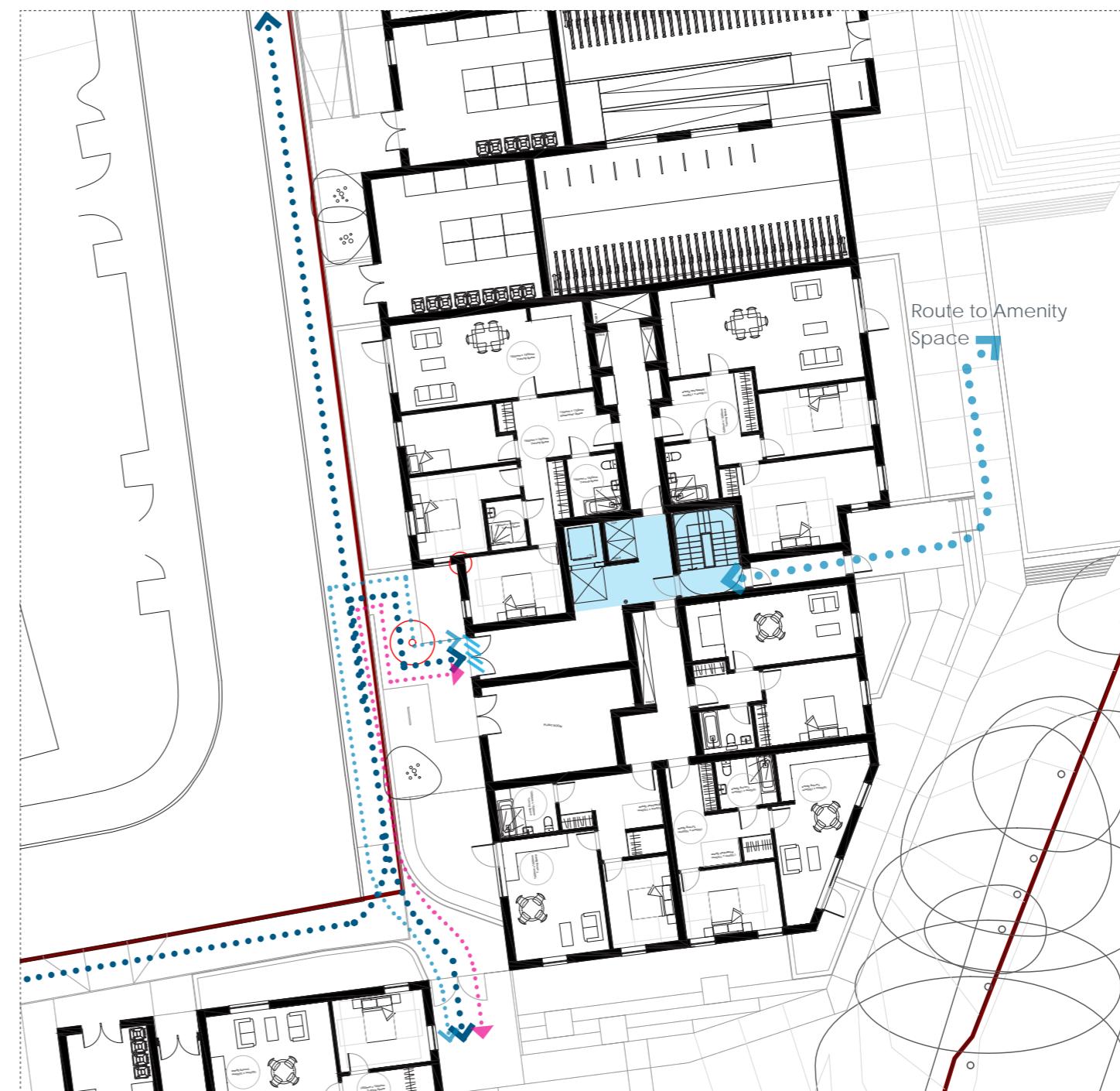
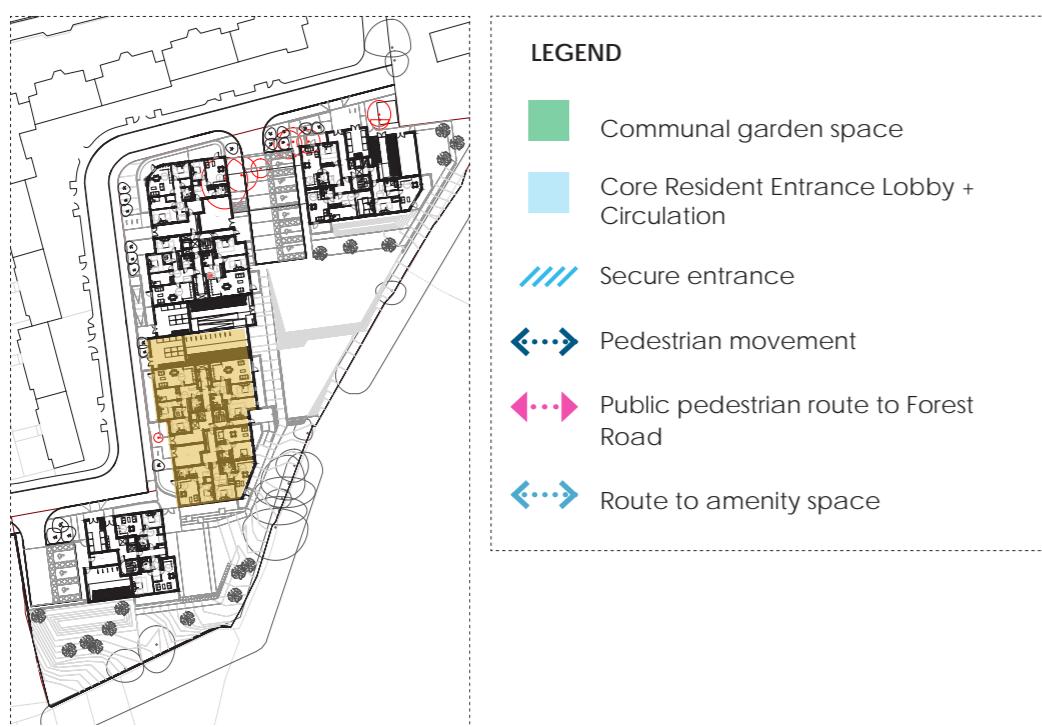


BLOCK B [SOUTHERN SECTION]

04.5.1 PEDESTRIAN MOVEMENT

The building's pedestrian access is via the front entrance which is located at the centre of the building on the Western 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 B [SOUTHERN SECTION]

04.5.2 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 5 no. 1100L Eurobins for general waste and 5 no. 1100L Eurobins for recycling and 9 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.

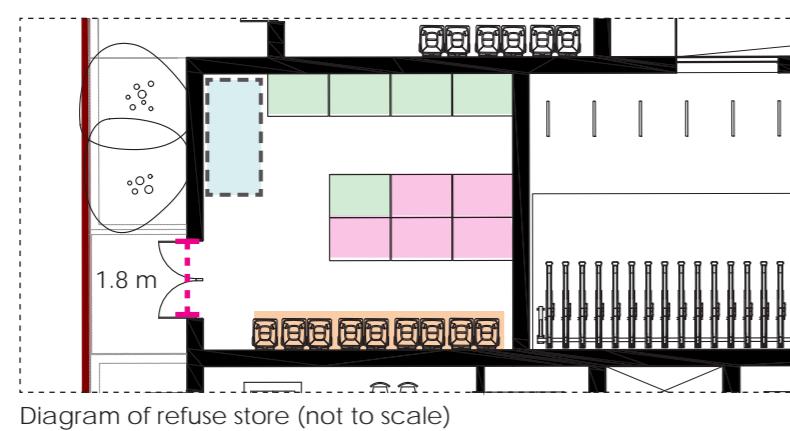
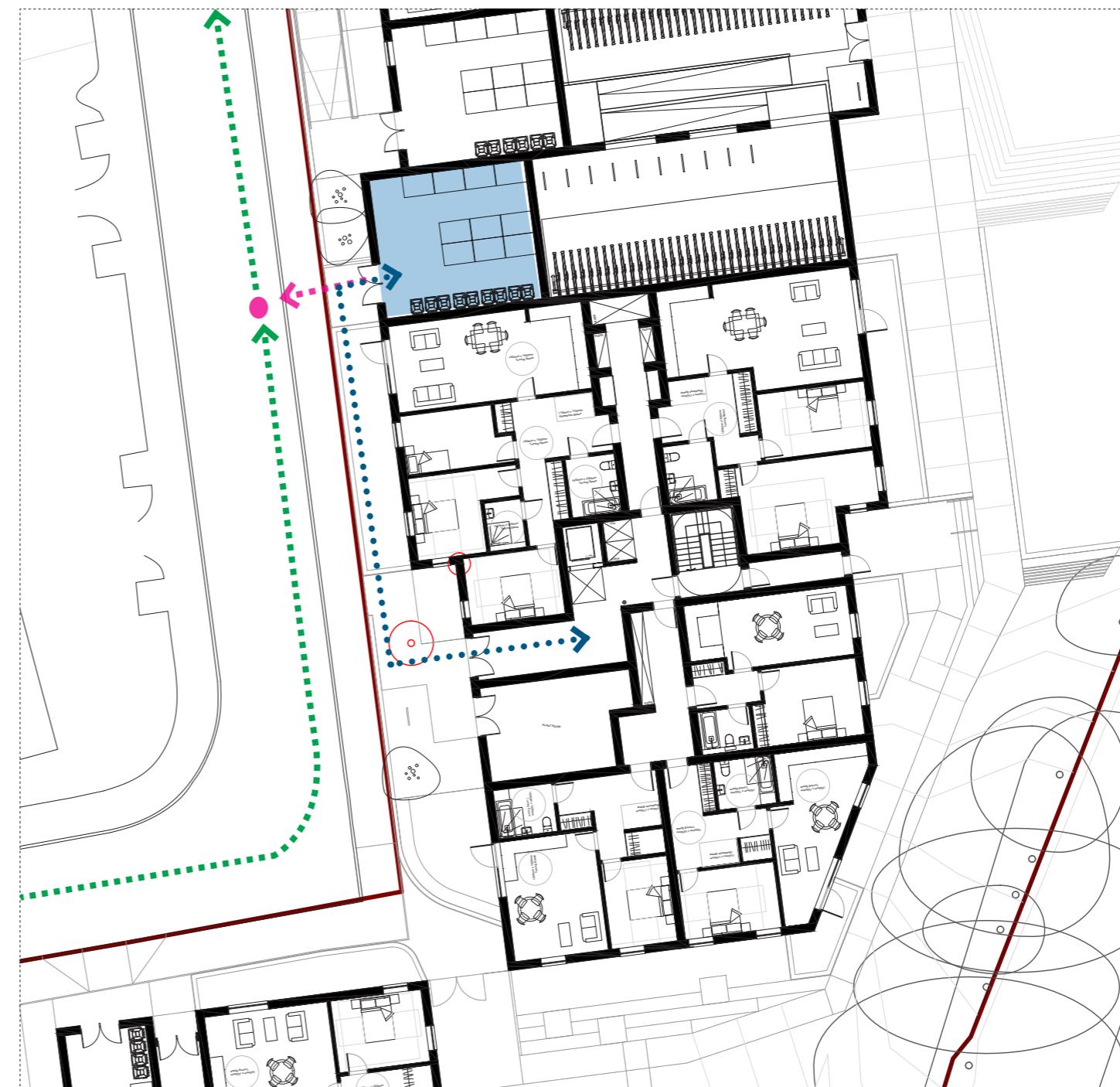


Diagram of refuse store (not to scale)

LEGEND	
	Refuse Store
	Recycling Eurobins
	General waste Eurobins
	Food waste bins 240L
	Large items store
↔	Refuse vehicle movement
↔	Drag distance from refuse store to collection point
↔	Walking distance from apartments to refuse store
●	Refuse vehicle collection point



BLOCK B [SOUTHERN & NORTHERN SECTION SHARED]

04.5.3 CYCLE STORAGE

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Due to the differing finished floor levels of both blocks, the cycle store is set at two levels. The Northern section is level access from the Garden, and the Southern part sits 1.5m lower and is accessed via an internal ramp.

The proposal is to include:

1 bed flat [x 34 un.]

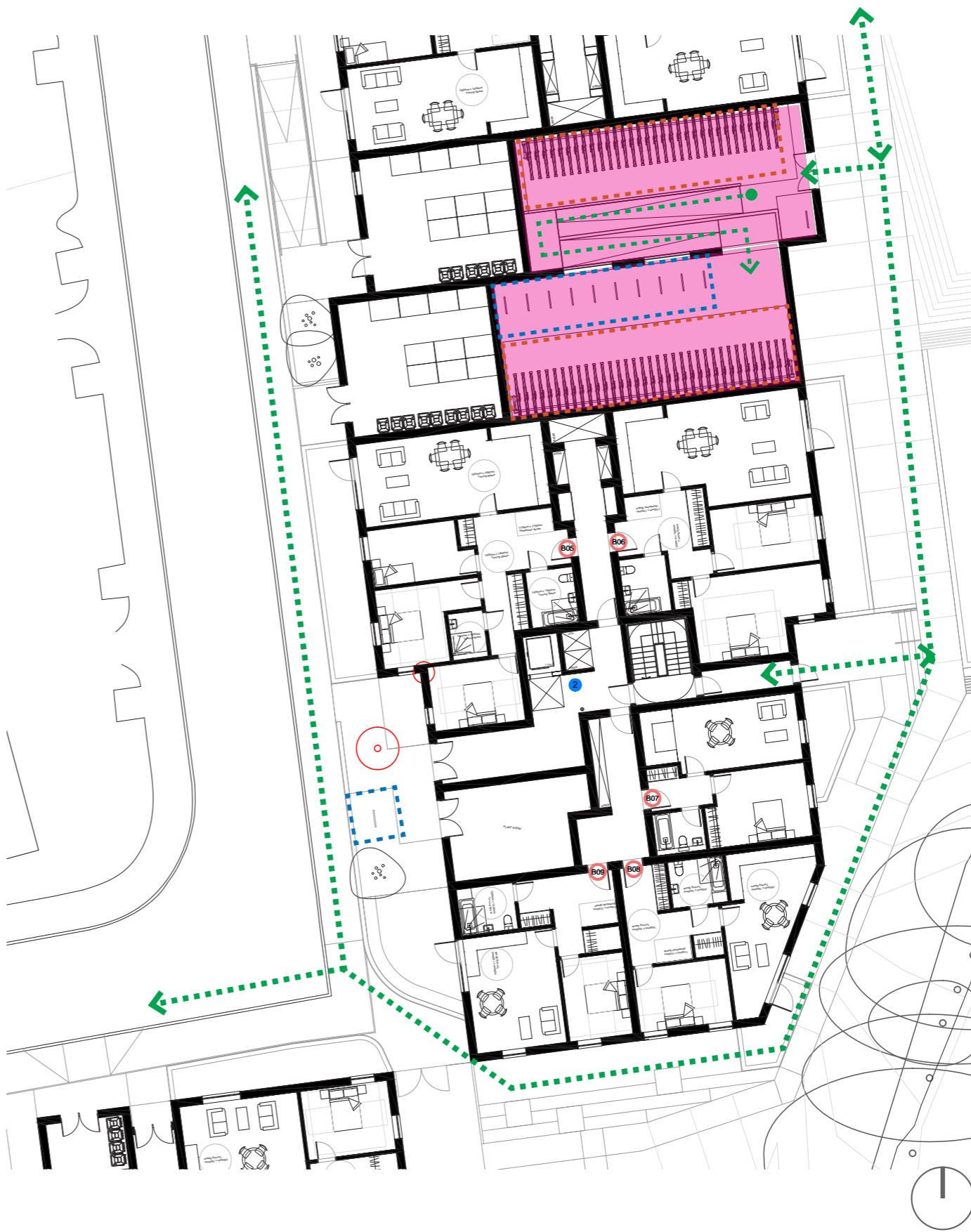
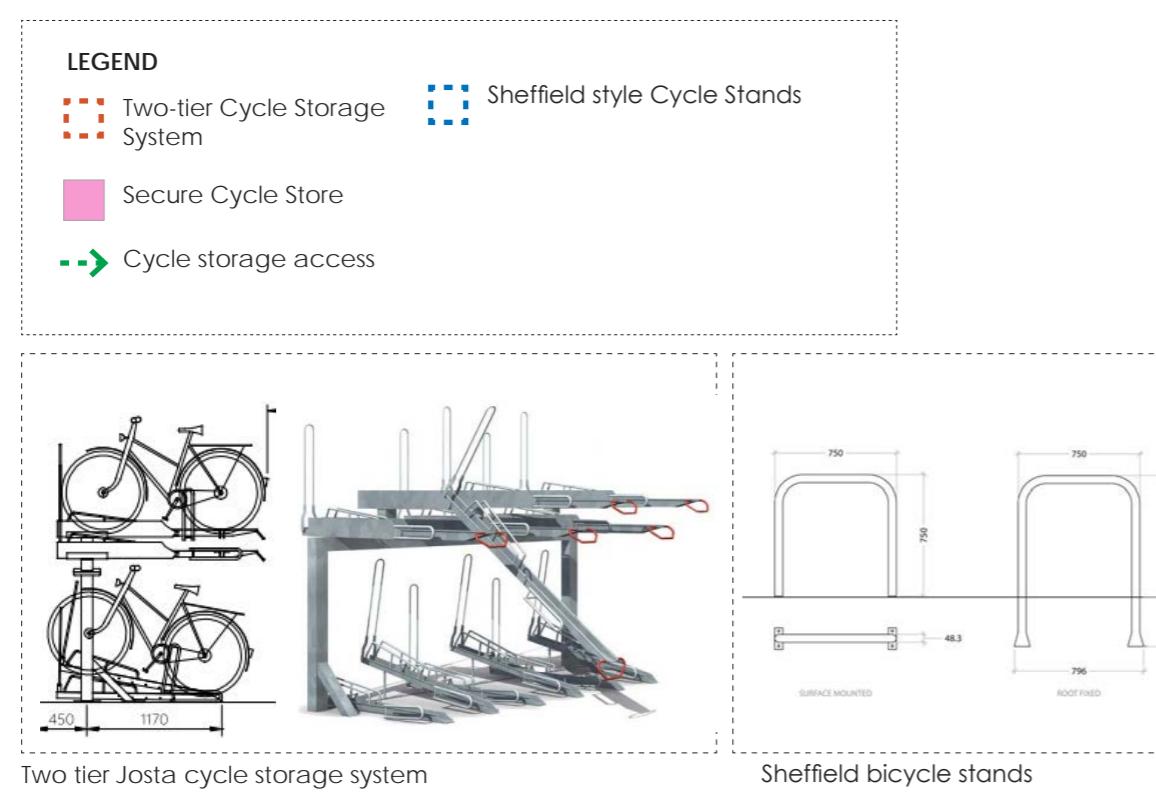
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BLOCK B [SOUTHERN SECTION]

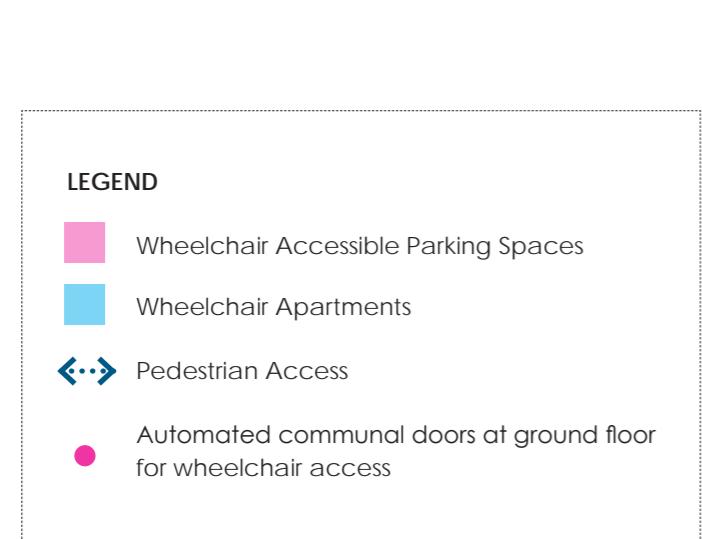
04.5.4 WHEELCHAIR ACCESS

4 no. wheelchair accessible apartments are proposed, these are located on the ground floor as shown on the adjacent plan. These apartments are fully compliant with building regulation M3 [4] Category 3.

(Please see end of section for detailed flat layouts)

The wheelchair apartments can be accessed via the main entrance and circulation cores as indicated on the adjacent diagram.

The proposal includes 9 no. wheelchair accessible parking spaces, 3 of which are located close to the Block C entrance as indicated on the adjacent diagram. Careful consideration has been taken to create easy and level/ramped access from resident car space to dwelling.



BLOCK B [SOUTHERN SECTION]

04.5.5 FLOOR PLAN USE DIAGRAMS - GROUND FLOOR

SCHEDULE OF ACCOMMODATION	
Proposed Ground Floor	no. of units
1 bed unit/ 2P	1
1 bed WC unit/ 2P	2
2 bed WC unit/ 3P	0
2 bed WC unit/4P	0
3 bed WC unit/5P	2
Total	5

LEGEND	
Balconies	Cycle Store
Stair	Entrance Lobby
Circulation	Plant
Riser Locations	Refuse Storage

