

BLOCK C

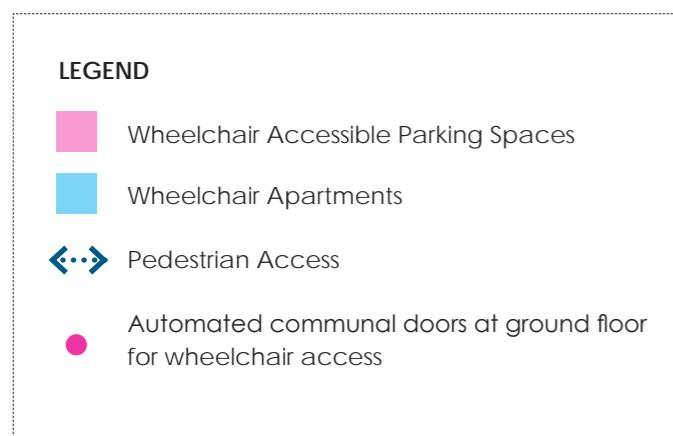
04.6.4 WHEELCHAIR ACCESS

2 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 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 C

04.6.5 FLOOR PLAN USE DIAGRAMS - GROUND FLOOR

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

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



BLOCK C

04.6.6 FLOOR PLAN USE DIAGRAMS - 1ST TO 3RD FLOOR

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

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	



BLOCK C

04.6.7 FLOOR PLAN USE DIAGRAMS - 4TH - 5TH FLOOR

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

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	

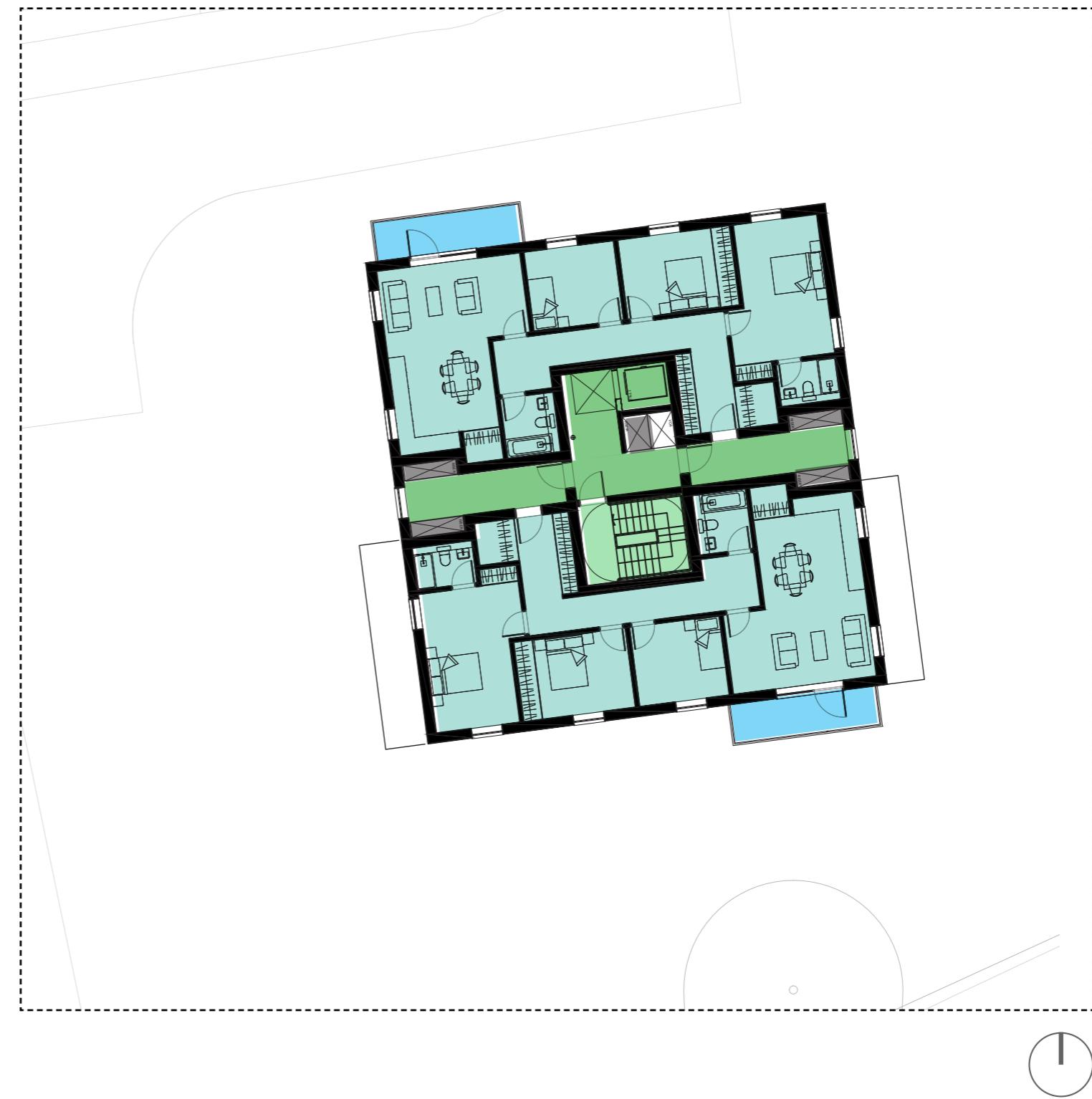


BLOCK C

04.6.8 FLOOR PLAN USE DIAGRAMS - 6TH - 7TH FLOOR

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

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	

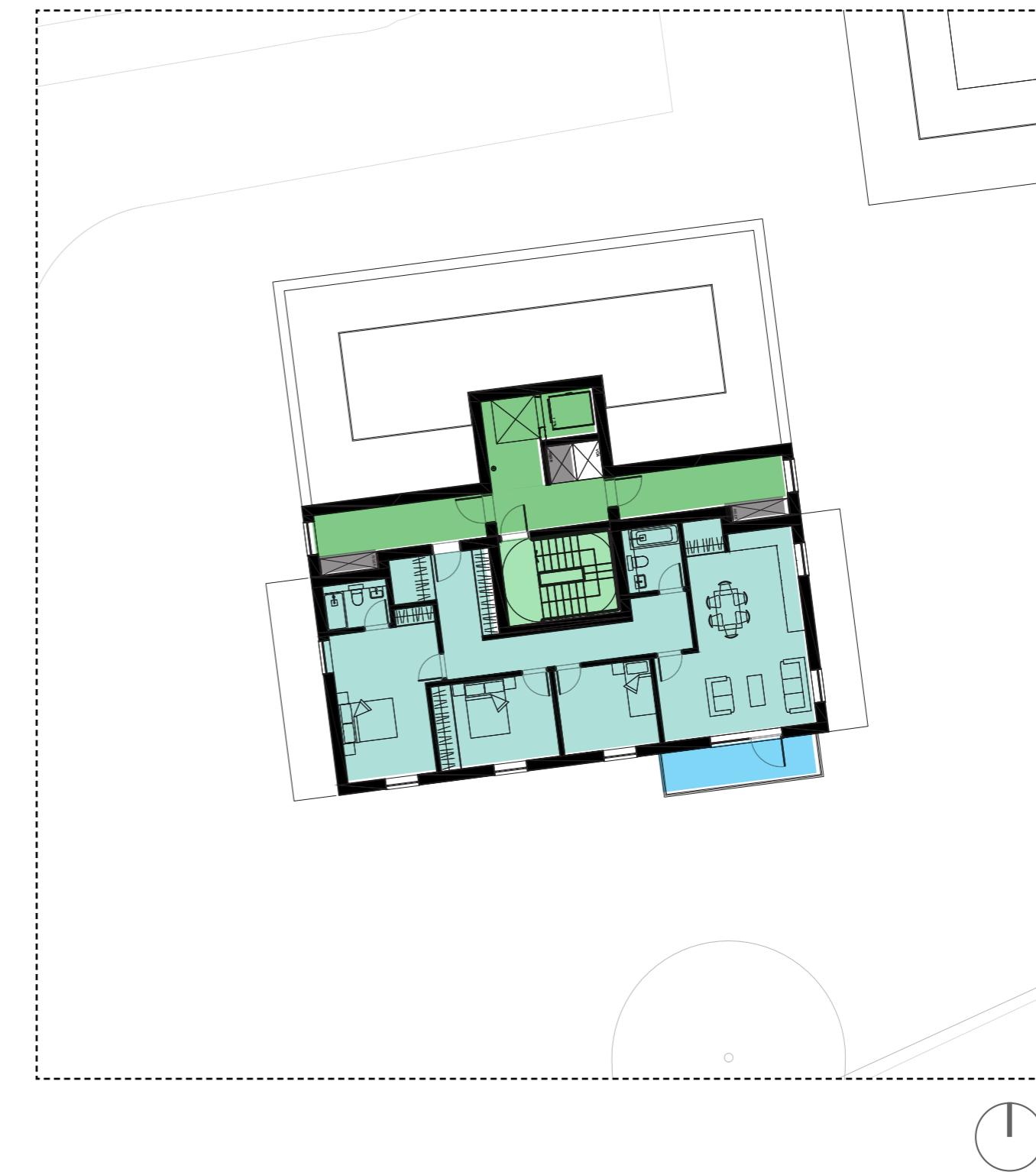


BLOCK C

04.6.9 FLOOR PLAN USE DIAGRAMS - 8TH FLOOR

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

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	

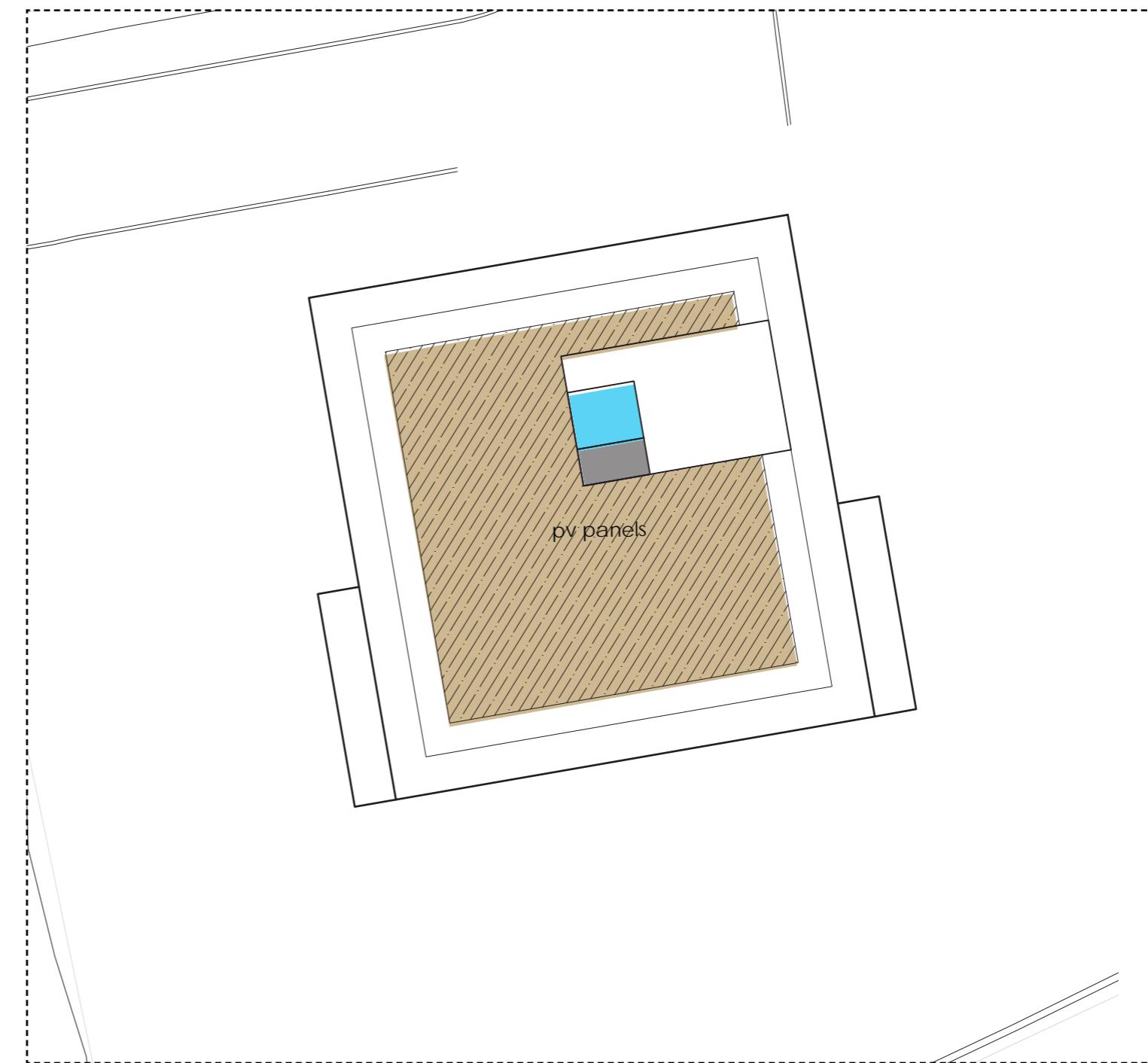


BLOCK C

04.6.10 ROOF FLOOR PLAN USE DIAGRAMS [1:200]

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

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	



BLOCK C

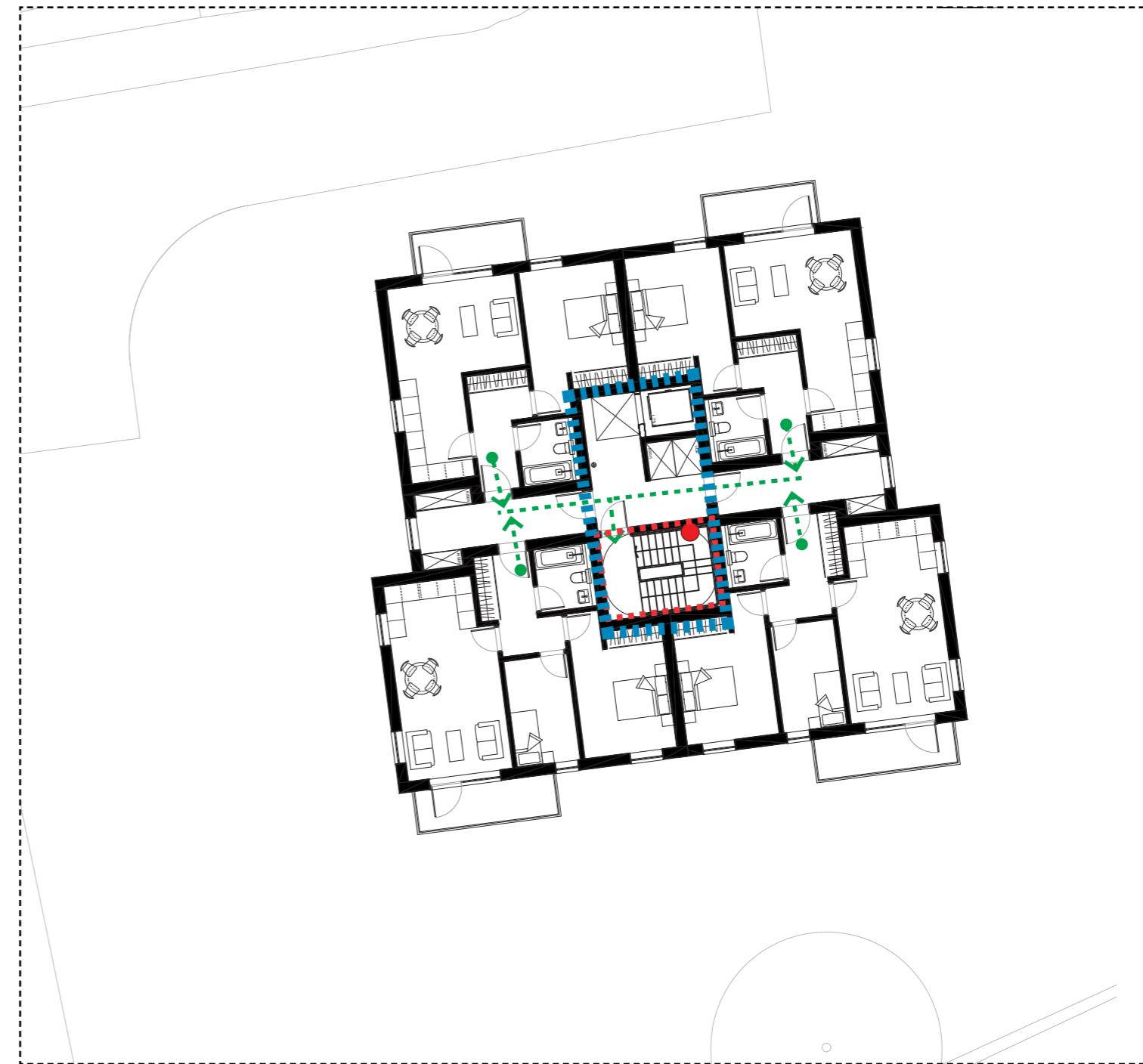
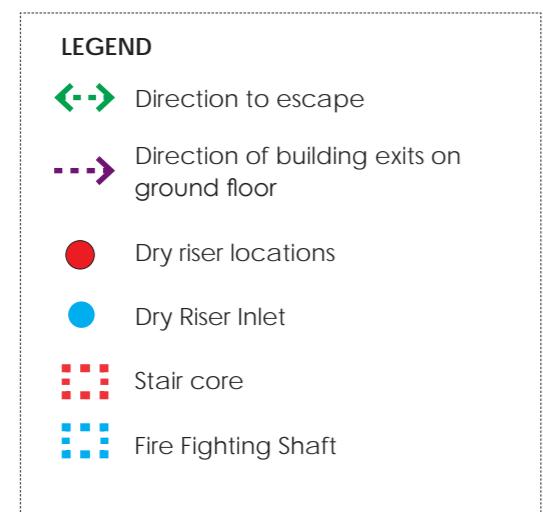
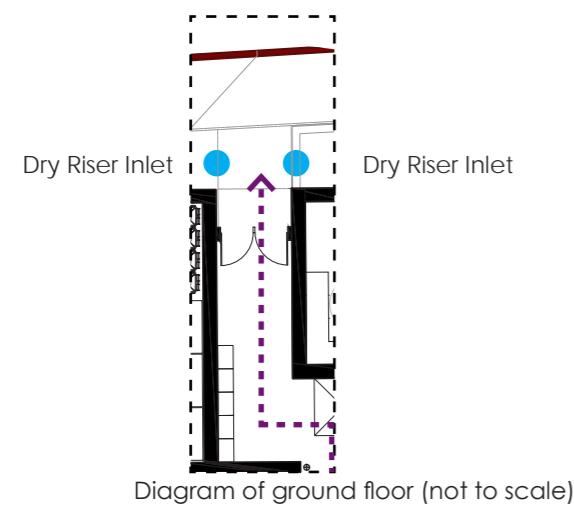
04.6.11 FIRE STRATEGY

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.

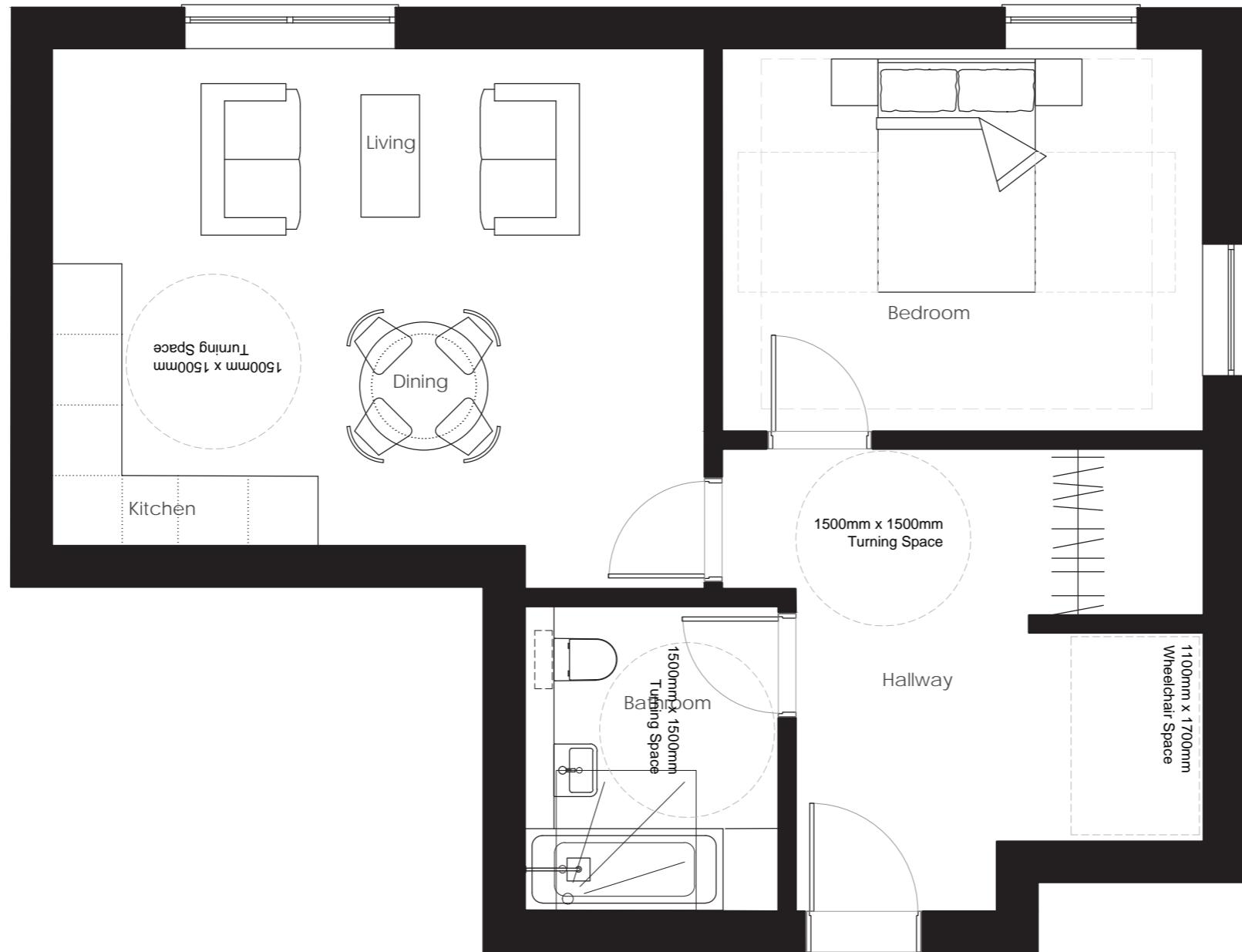
As the block exceeds six storeys, the core is designed to provide all requirements to act as a fire fighting shaft in the case of an emergency.

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



BLOCK C

04.6.12 INTERNAL LAYOUT - BLOCK C TYPICAL UNIT TYPES



C_1BED_WU02

Proposed 1 bed 2 person wheelchair unit circa 59 sqm 1:50 @ A3 -

Complies with M4(3) wheelchair user dwelling standards

(window positions vary for each unit)

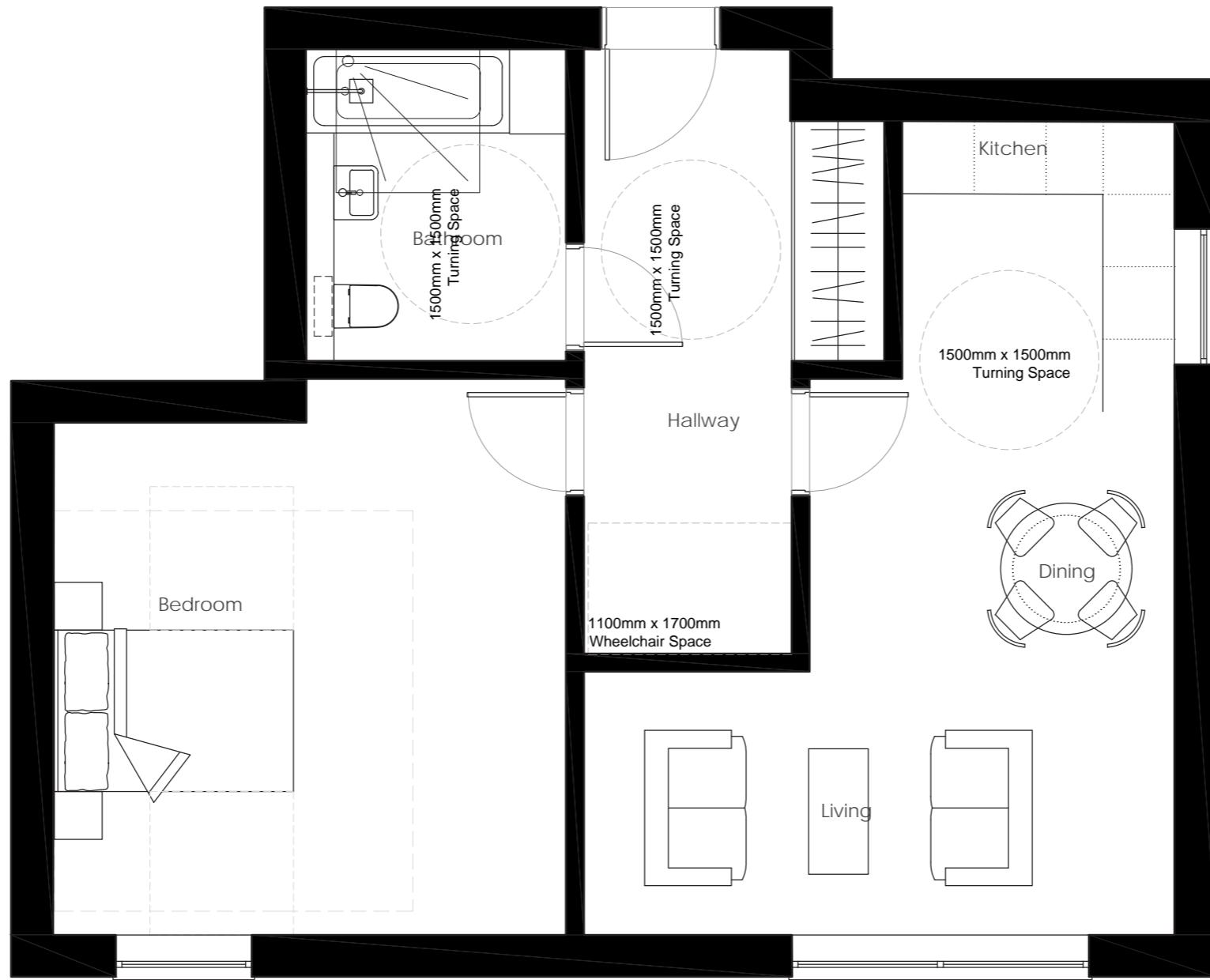
Unit Numbers

Ground Floor - C02

(See schedule)

BLOCK C

04.6.13 INTERNAL LAYOUT - BLOCK C TYPICAL UNIT TYPES



C_1BED_WU01

Proposed 1 bed 2 person wheelchair unit circa 61 sqm 1:50 @ A3 -

Complies with M4(3) wheelchair user dwelling standards

(window positions vary for each unit)

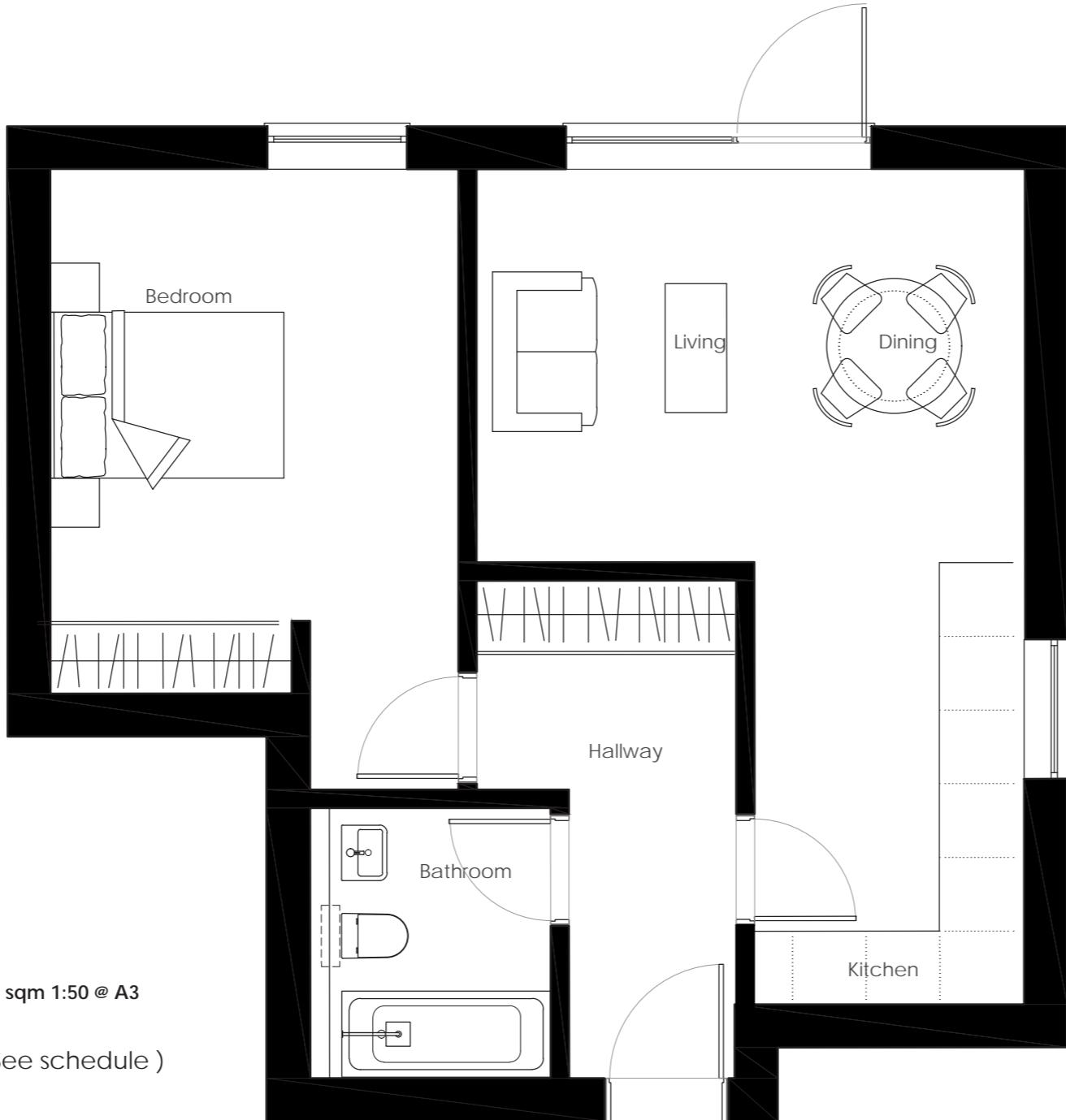
Unit Numbers

Ground Floor - C01

(See schedule)

BLOCK C

04.6.14 INTERNAL LAYOUT - BLOCK C TYPICAL UNIT TYPES



C_1BED

Proposed 1 bed 2 person unit circa 51 sqm 1:50 @ A3
(window positions vary for each unit)

Unit Numbers

Ground Floor -

(See schedule)

First Floor - C04

C05

Second Floor - C08

- C09

Third Floor - C12

- C13



BLOCK C

04.6.15 INTERNAL LAYOUT - BLOCK C TYPICAL UNIT TYPES

Unit Numbers

Ground Floor -

First Floor - C03

C06

Second Floor - C07

C10

Second Floor - C11

C14

Third Floor - C15

C17

Fourth Floor - C18

C20

(See schedule)



BLOCK C

04.6.16 INTERNAL LAYOUT - BLOCK C TYPICAL UNIT TYPES



C_3BED

Proposed 3 bed 5 person unit circa 103 sqm 1:50 @ A3
(window positions vary for each unit)

Unit Numbers

Ground Floor	-
Fourth Floor	- C16
Fifth Floor	- C19
Sixth Floor	- C21
	C22
Seventh Floor	- C23
	C24
Eight Floor	- C25

(See schedule)

**HIGH QUALITY
FAMILY
APARTMENT
DESIGN
OFFERING
TRIPLE ASPECT**

BLOCK C

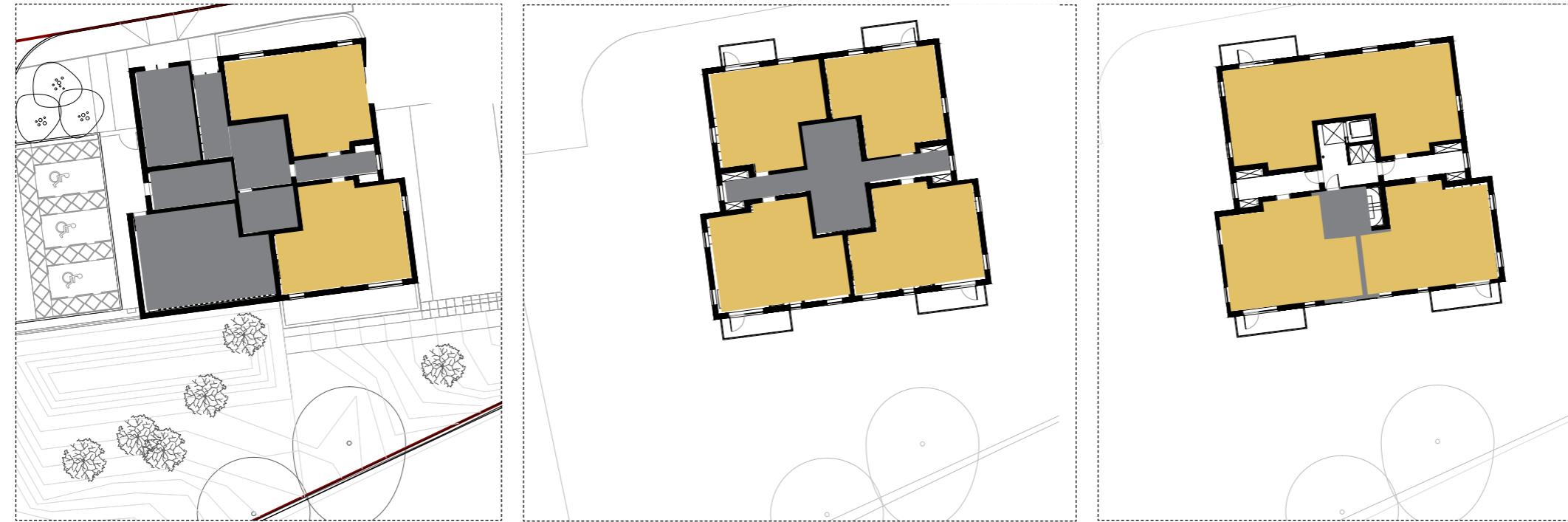
04.6.17 SCHEDULE OF ACCOMMODATION

PHASE 3															
BLOCK C															
UNIT NUMBER	UNIT TYPE		NO. PERSONS		GIFA (m2)		KLD		HABITABLE ROOMS		AMENITY		TYPOLGY ID		TENURE
GROUND FLOOR															
Unit C01	1 bed WU		2		61		23		2		16.79		C_1BED_WU01		Social rent
Unit C02	1 bed WU		2		59		24		2		15.96		C_1BED_WU02		Social rent
FIRST FLOOR															
Unit C03	2 bed		3		61		24		3		6.8		C_2BED		Social rent
Unit C04	1 bed		2		51		22		2		5.4		C_1BED		Social rent
Unit C05	1 bed		2		51		22		2		5.4		C_1BED		Social rent
Unit C06	2 bed		3		61		24		3		6.8		C_2BED		Social rent
SECOND FLOOR															
Unit C07	2 bed		3		61		24		3		6.8		C_2BED		Social rent
Unit C08	1 bed		2		51		22		2		5.4		C_1BED		Social rent
Unit C09	1 bed		2		51		22		2		5.4		C_1BED		Social rent
Unit C10	2 bed		3		61		24		3		6.8		C_2BED		Social rent
THIRD FLOOR															
Unit C11	2 bed		3		61		24		3		6.8		C_2BED		Social rent
Unit C12	1 bed		2		51		22		2		5.4		C_1BED		Social rent
Unit C13	1 bed		2		51		22		2		5.4		C_1BED		Social rent
Unit C14	2 bed		3		61		24		3		6.8		C_2BED		Social rent
FOURTH FLOOR															
Unit C15	2 bed		3		61		24		3		6.8		C_2BED		Social rent
Unit C16	3 bed		5		103		31		4		7.5		C_3BED		Social rent

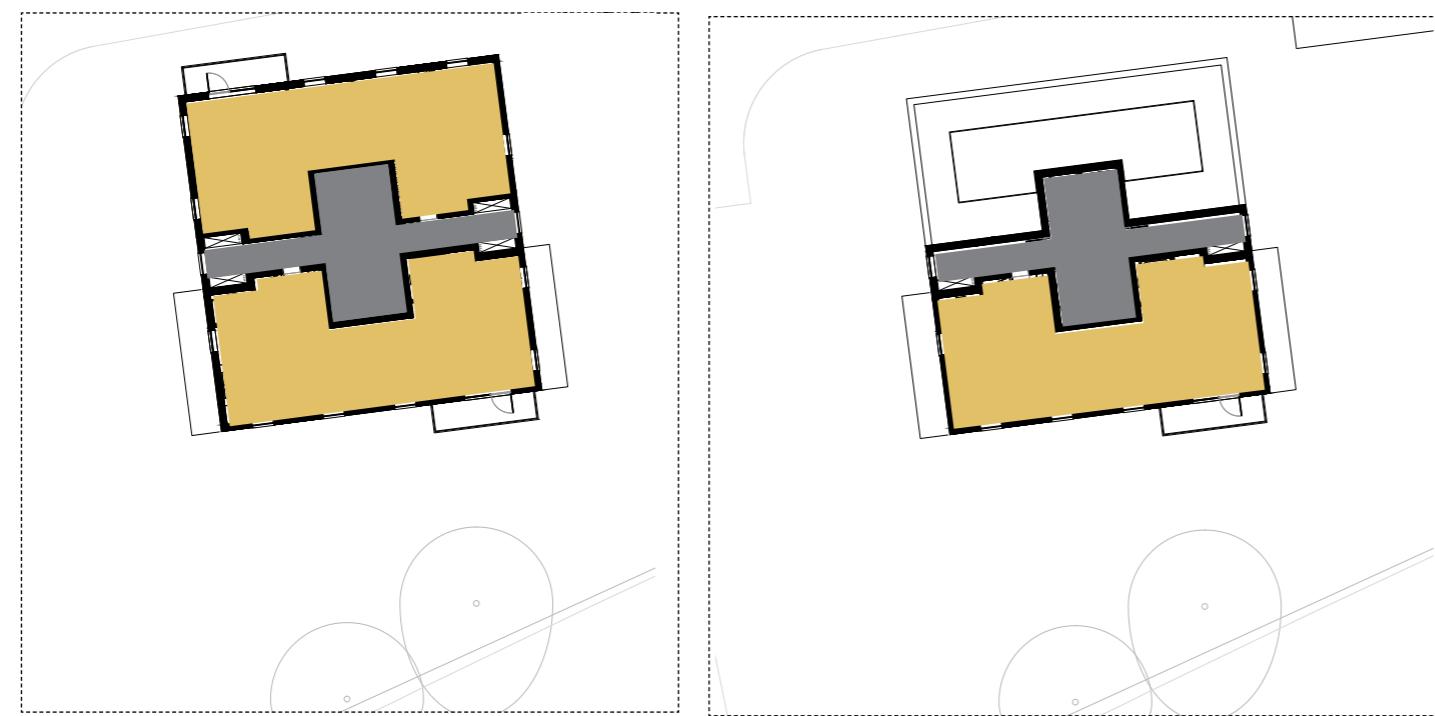
Unit C17		2 bed		3	61	24	3	6.8	C_2BED		Social rent			
FIFTH FLOOR														
Unit C18		2 bed		3	61	24	3	6.8	C_2BED		Social rent			
Unit C19		3 bed		5	103	31	4	7.5	C_3BED		Social rent			
Unit C20		2 bed		3	61	24	3	6.8	C_2BED		Social rent			
SIXTH FLOOR														
Unit C21		3 bed		5	103	31	4	7.5	C_3BED		Social rent			
Unit C22		3 bed		5	103	31	4	7.5	C_3BED		Social rent			
SEVENTH FLOOR														
Unit C23		3 bed		5	103	31	4	7.5	C_3BED		Social rent			
Unit C24		3 bed		5	103	31	4	7.5	C_3BED		Social rent			
EIGHTH FLOOR														
Unit C25		3 bed		5	103	31	4	7.5	C_3BED		Social rent			
TOTAL		25		76	1654		70	185.65						

BLOCK C

04.6.18 APARTMENT GROSS INTERNAL AREAS



PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT



	GIA Accommodation sqm (approx.)	Circulation sqm (approx.)
Ground Floor	120	35
First Floor	224	30
Second Floor	224	30
Third Floor	224	30
Fourth Floor	225	30
Fifth Floor	225	30
Sixth Floor	206	30
Seventh Floor	206	30
Eighth Floor	103	30
TOTAL	1757	275
OVERALL TOTAL	2032	

BLOCK C

04.6.19 ELEVATIONS [1:500]



BLOCK C

04.6.20 ELEVATION [1:500]



04.7

Hylands Road, Walthamstow

Design - Materiality & Fabric

ON
ARCH
ITECT
URE