

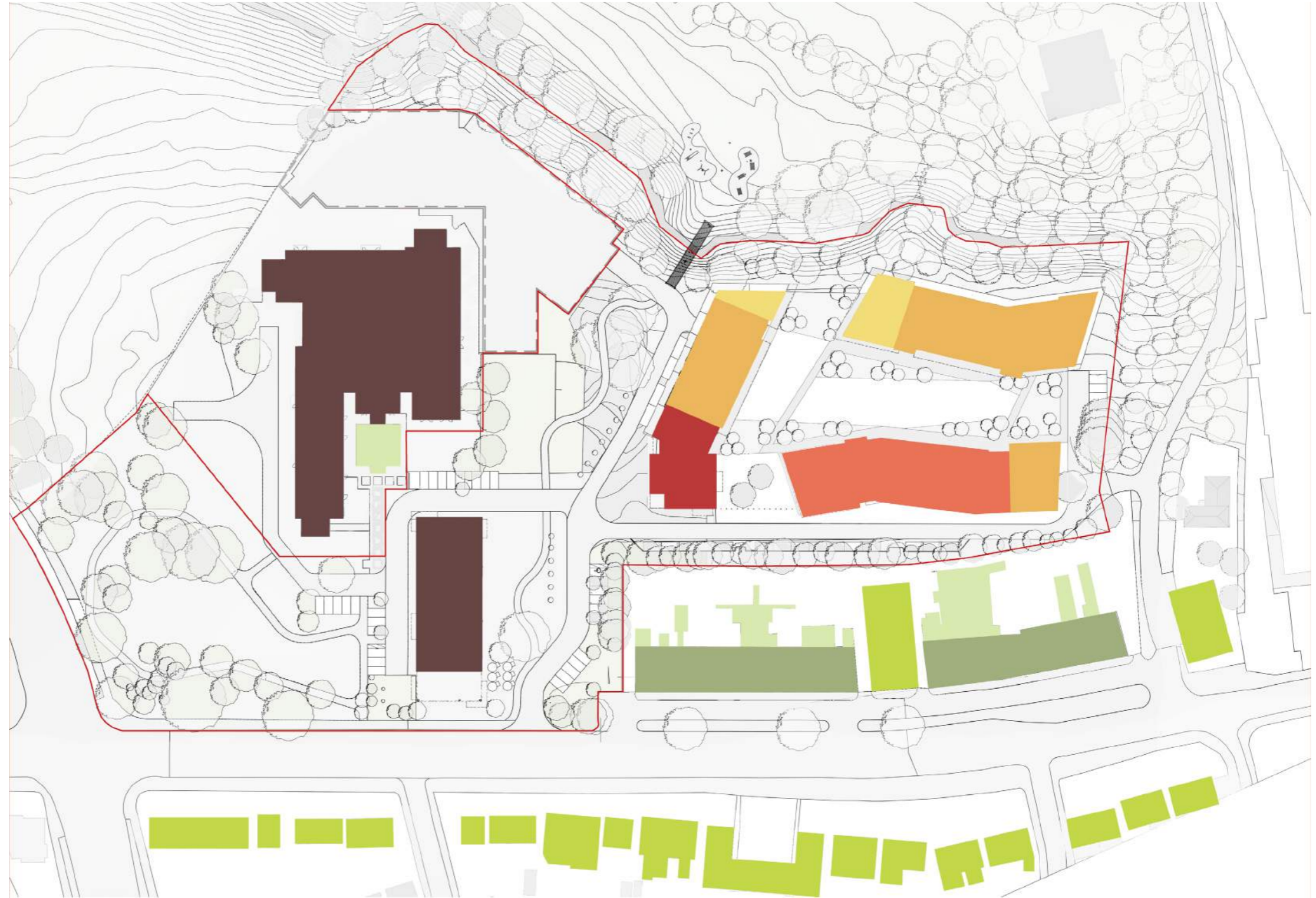
4.0 Masterplan Design


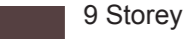
Scale and massing

Our proposal varies in height in order to reduce its visibility from the MOL relate to context as well as to enable views of the park from the roof terraces and flats.

Heights range between 5 and 9 storeys. Near the park heights are kept to a maximum of six storeys. Near the old Kellogg tower and along the entrance to side, additional height are introduced to connect this existing building with the surroundings and enrich the townscape, provide a sense of landmark that announce the entrance to Grove Farm Park.

BUILDING HEIGHT DIAGRAM



KEY																	
	1 Storey		2 storey		3 storey		4 storey		5 storey		6 Storey		7 Storey		8 Storey		9 Storey

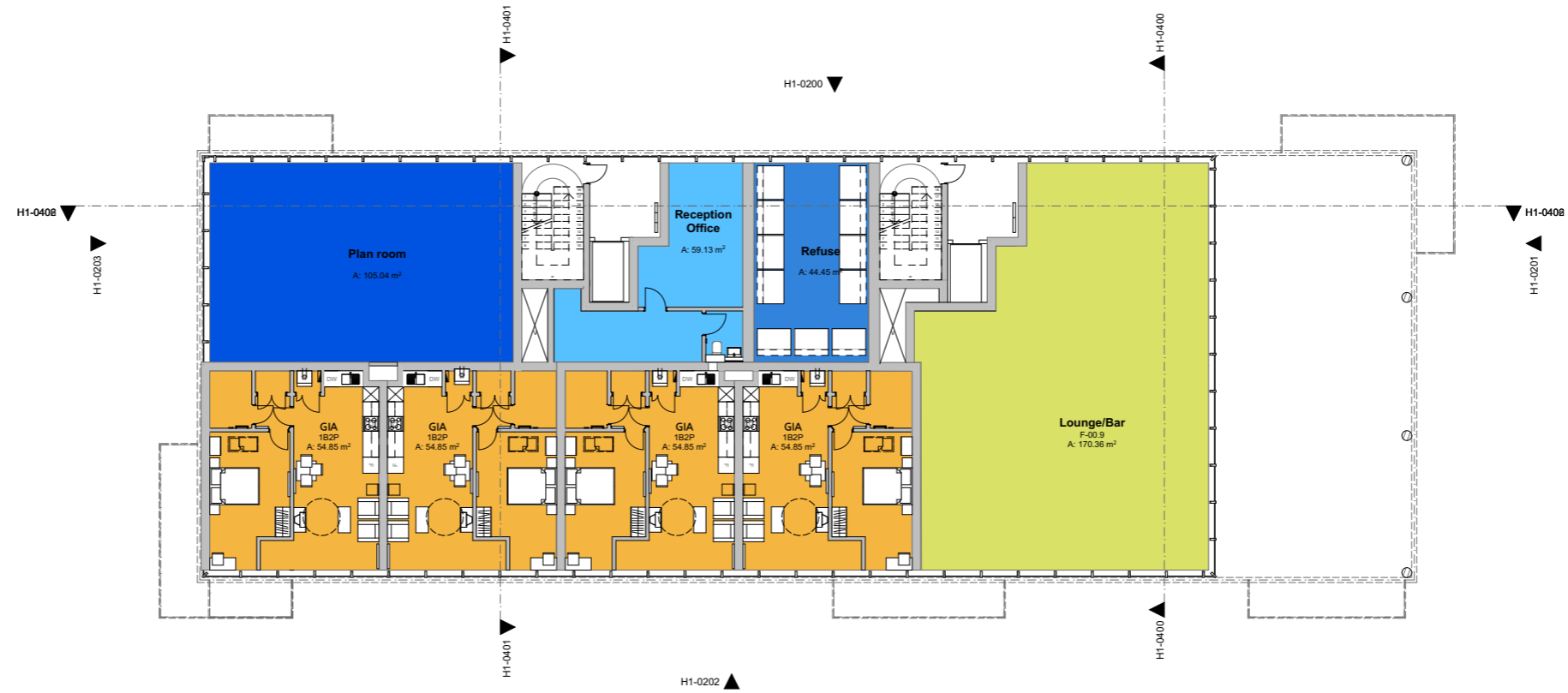
5.0 Housing Building 1

LAYOUT

GROUND FLOOR

The uses on the ground floor are distributed as follows:

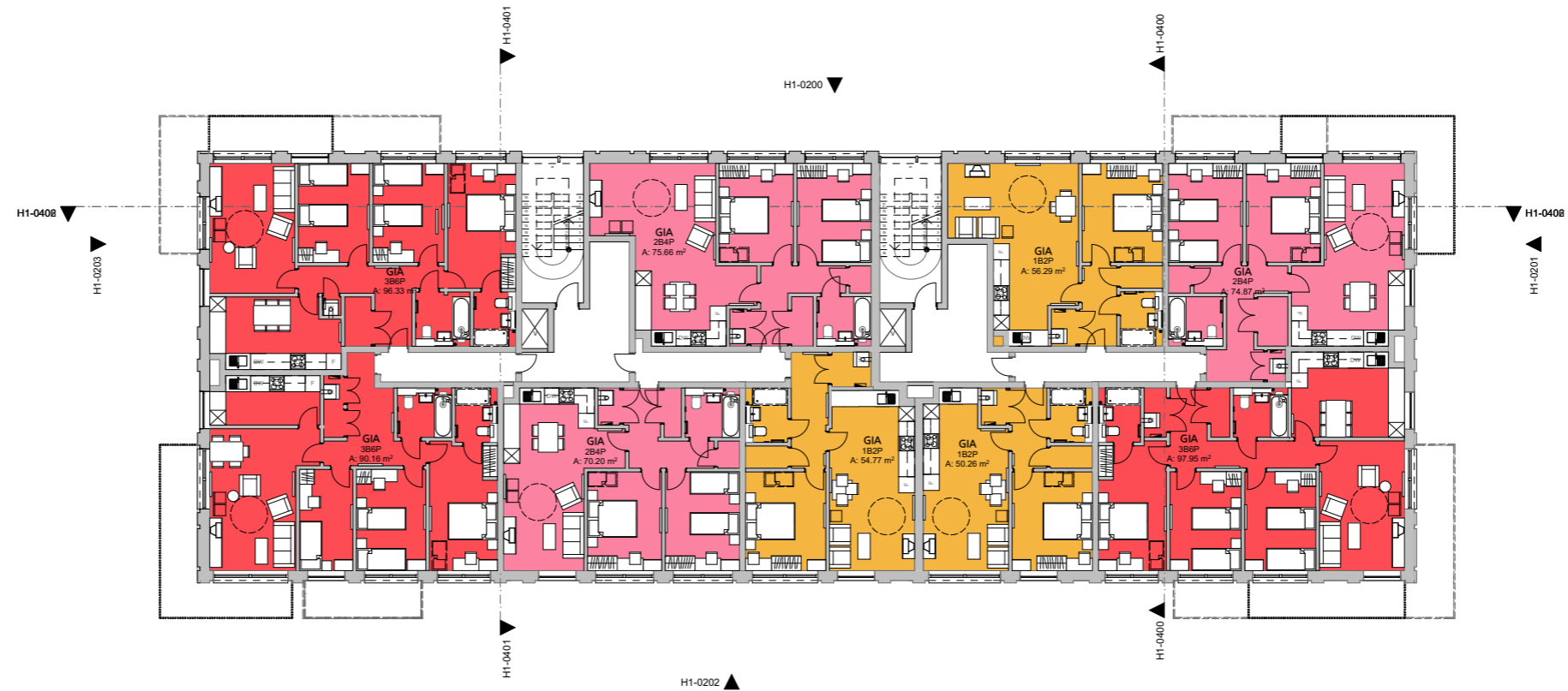
- Restaurant
- Refuse Storage
- Building management Office
- Plant room
- 1 Bed



TYPICAL FLOOR

The uses on the ground floor are distributed as follows:

- 1 Bed
- 2 Bed
- 3 Bed



7.0 Housing

Building 1 - Standard Flats Layouts

The closest image shows the proposed standard 1B2P. This flat will comply with:

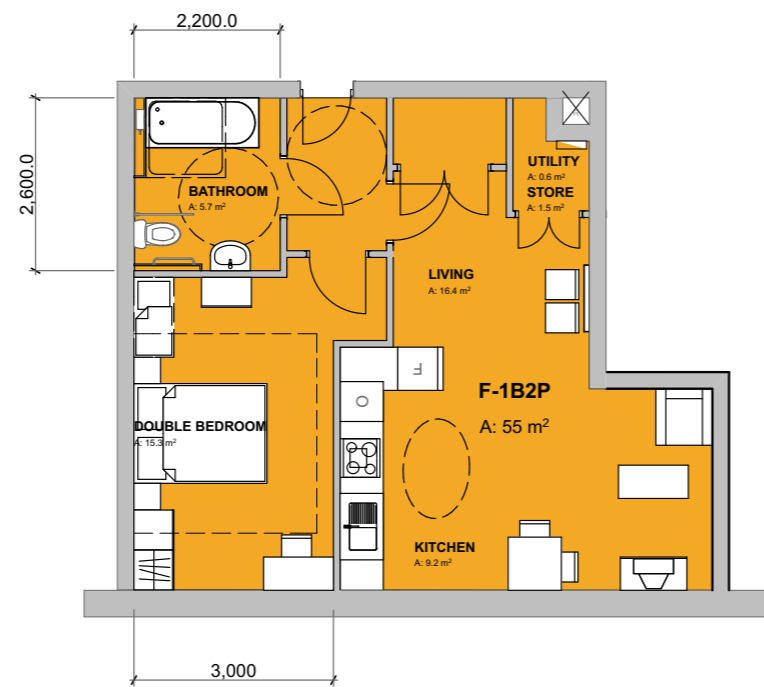
- Nationally described space standard
- London Plan Policy
- HQI
- Part M4(2) of the Building Regulations

On the right you can find the Part M4(3) Wheelchair flat pre and post conversion to accessible.

STANDARD 1BED FLAT



STANDARD 1BED ACCESSIBLE FLAT - PRE CONVERSION



STANDARD 1BED ACCESSIBLE FLAT - POST CONVERSION



7.0 Housing

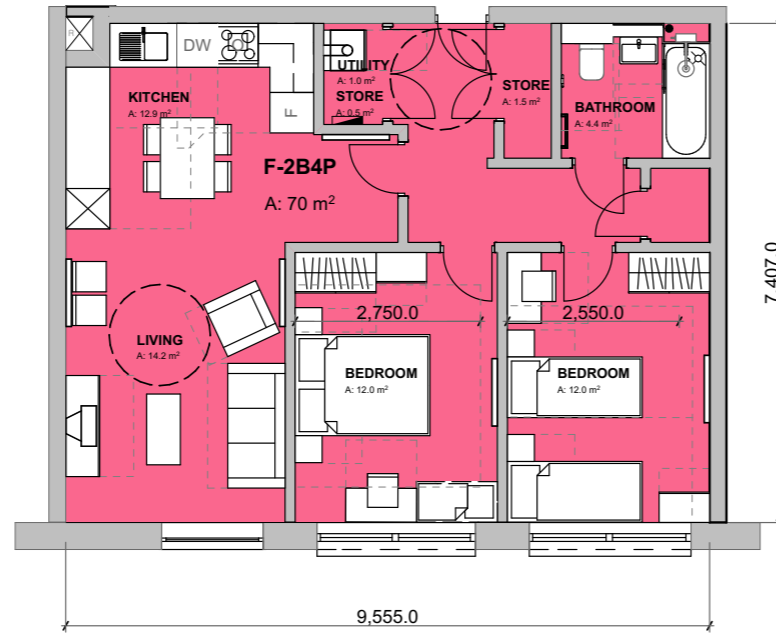
Building 1 - Standard Flats Layouts

The closest image shows the proposed standard 1B2P. This flat will comply with:

- Nationally described space standard
- London Plan Policy
- HQI
- Part M4(2) of the Building Regulations

On the right you can find the Part M4(3) Wheelchair flat pre and post conversion to accessible.

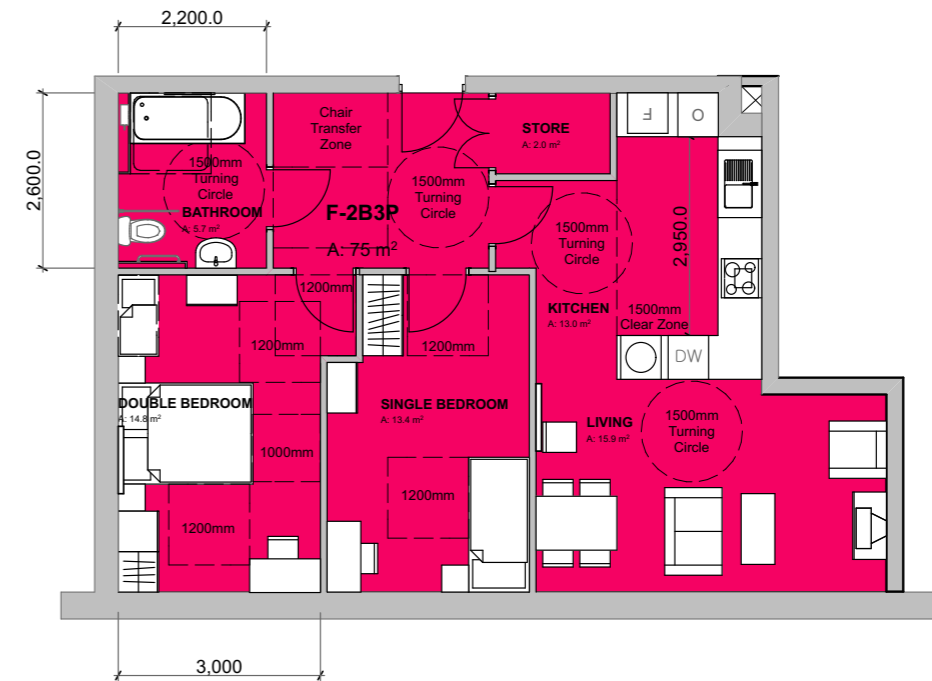
STANDARD 2BED FLAT



STANDARD 2BED ACCESSIBLE FLAT - PRE CONVERSION



STANDARD 2BED ACCESSIBLE FLAT - POST CONVERSION

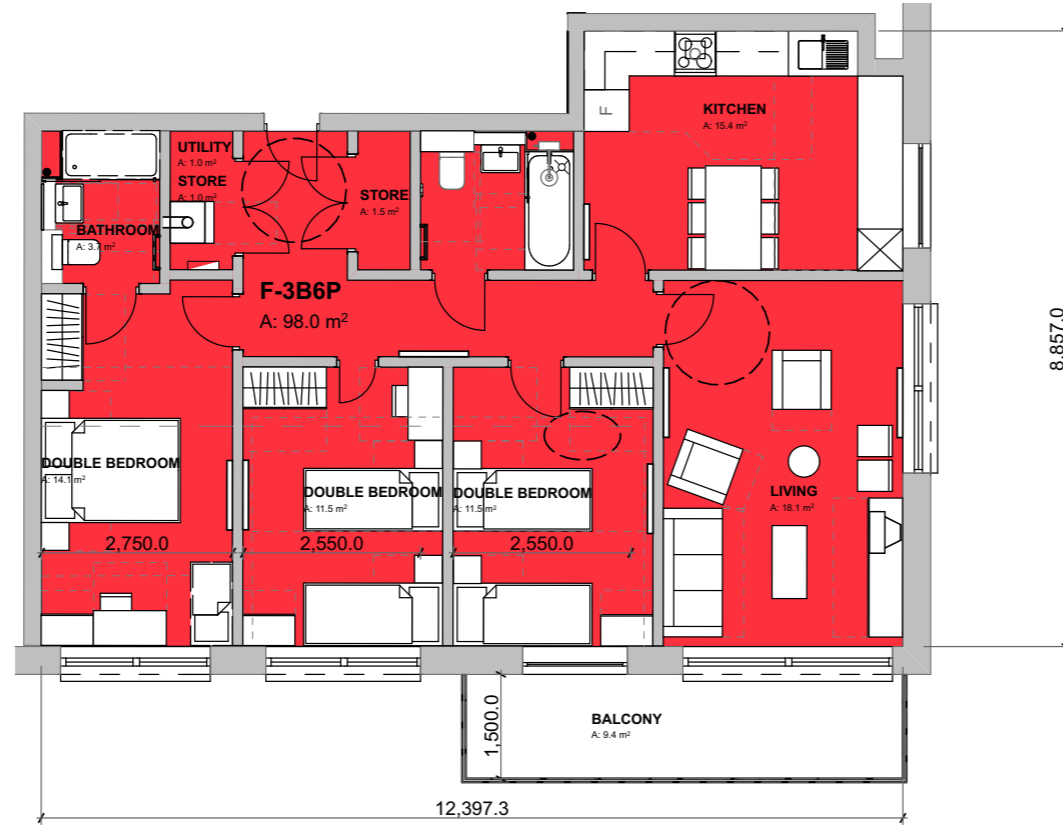


The closest image shows the proposed standard 1B2P. This flat will comply with:

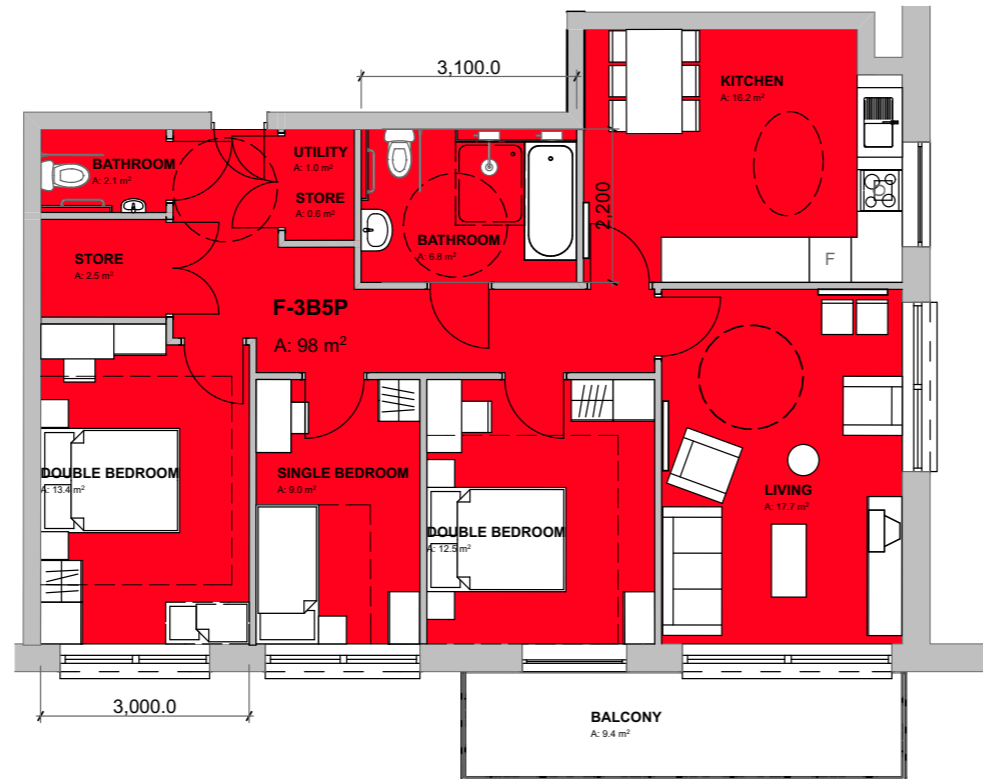
- Nationally described space standard
- London Plan Policy
- HQI
- Part M4(2) of the Building Regulations

On the right you can find the Part M4(3) Wheelchair flat pre and post conversion to accessible.

STANDARD 2BED FLAT



STANDARD 2BED ACCESSIBLE FLAT - PRE CONVERSION



STANDARD 2BED ACCESSIBLE FLAT - POST CONVERSION

