

10. Proposal

10.3. Ground Floor

The communal residential main entrance is located to the north western corner of the site by the existing road crossing.

Family sized maisonettes and wheelchair user dwellings are located on the ground floor with their own private entrances. The homes are set back away from the pedestrian pavement with planters and shrubs in front of the dwellings. This provide defensible space for the dwellings and greenery facing Barking Road and Park Avenue. All the ground floor dwellings have their private gardens to the rear with their own dedicated cycle stores. Communal cycle store and refuse store are located close to the main entrance for ease of access.

10.4. First Floor

The maisonettes have bedrooms on the first floor with the layout providing dual north and south facing aspects. The dual aspects flats are accessible via walkway from the communal core. The ground floor flat facing Park Avenue benefits from having roof lights to provide additional daylight within the flat.



Ground Floor Plan



First Floor Plan



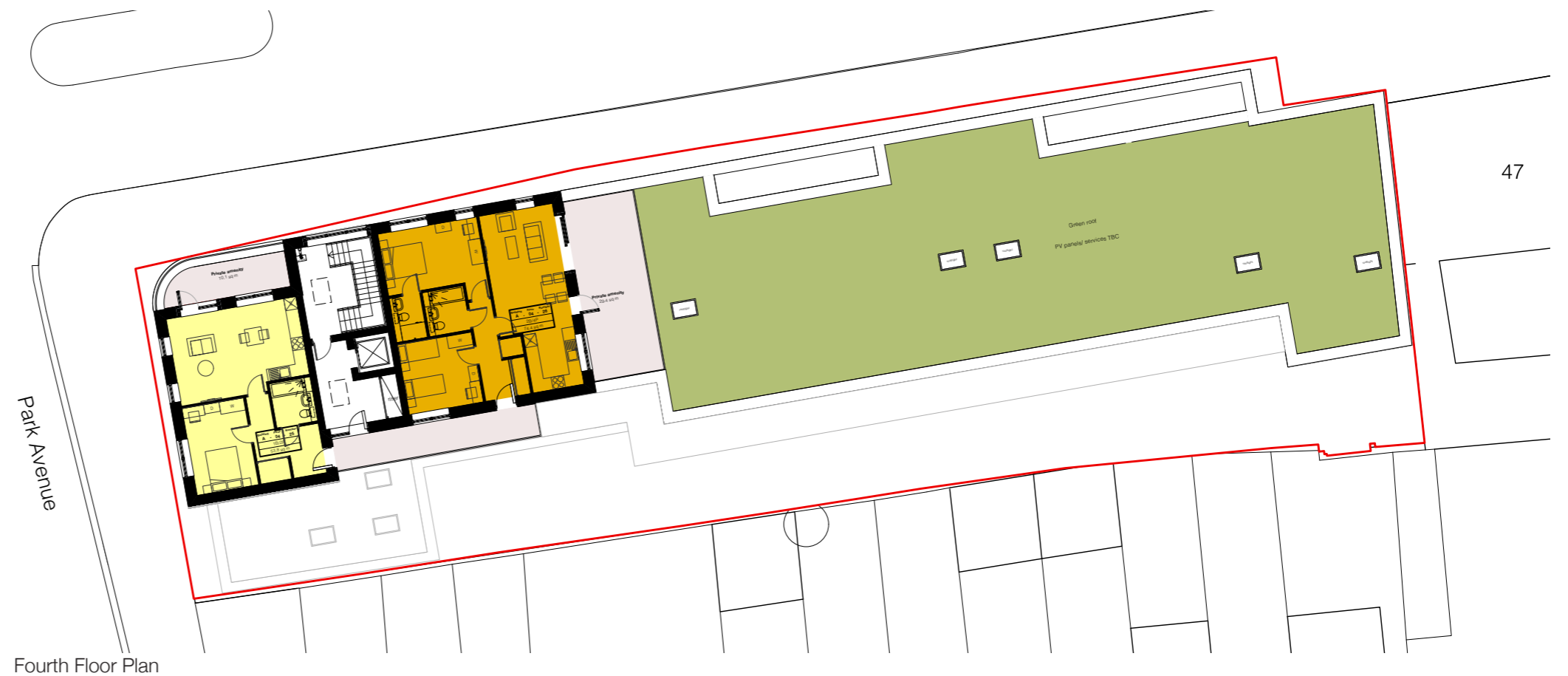
- Site boundary
- 1 Bed 2 Person
- 2 Bed 3 Person
- 2 Bed 4 Person
- 3 Bed 4 Person
- 3 Bed 5 Person







10. Proposal

10.5. Upper floors

The second and third floors comprise of 1, 2 and 3 bed flats with their own private balconies facing Barking Road. All dwellings are dual aspect accessible via the communal walkway and residential core. Full height privacy screens along the walkway provide privacy from the overlooking to the properties along Landon Road.

The fourth floor dwellings are located to the west of the site with dual or triple aspects. The flatted roof creates opportunities for a green roof with roof lights to the dwellings below.



-  Site boundary
-  1 Bed 2 Person
-  2 Bed 3 Person
-  2 Bed 4 Person
-  3 Bed 4 Person
-  3 Bed 5 Person