

LAYOUTS: GROUND FLOOR

Ground Floor Layout

The ground floor provides residential entrances directly off The Ham, as well as raised terraces for private amenity space to the ground floor flats. There is also access to the Lower Ground bike stores, space for a UKPN substation, and policy-compliant bin stores (LB Hounslow: Recycling and Refuse Guidance, para 3.2)

Residential Entrances

There are two separate residential entrances, each with access to the communal amenity space, past the lift lobby.

Frontage

The majority of the frontage onto the Ham is given over to the active use on the ground floor, to provide visual interest.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

LAYOUTS: FIRST FLOOR

Communal Garden

At first floor level is a communal roof terrace, which is intended to provide space for planting and growing.

Accommodation

The first floor provides 10 flats; with 6 flats accessed from one core and 4 flats accessed from the other core. Each is dual aspect with a private balcony. The larger family flats are located here, with 'through apartment' arrangements.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

LAYOUTS: SECOND FLOOR

Accommodation

The second floor provides 10 flats; with 6 flats accessed from one core and 4 flats accessed from the other core. Each is dual aspect with a private balcony. The larger family flats are located here, with 'through apartment' arrangements.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

LAYOUTS: THIRD FLOOR

Accommodation

The third floor provides 10 flats; with 6 flats accessed from one core and 4 flats accessed from the other core. Each is dual aspect with a private balcony. The larger family flats are located here, with 'through apartment' arrangements.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

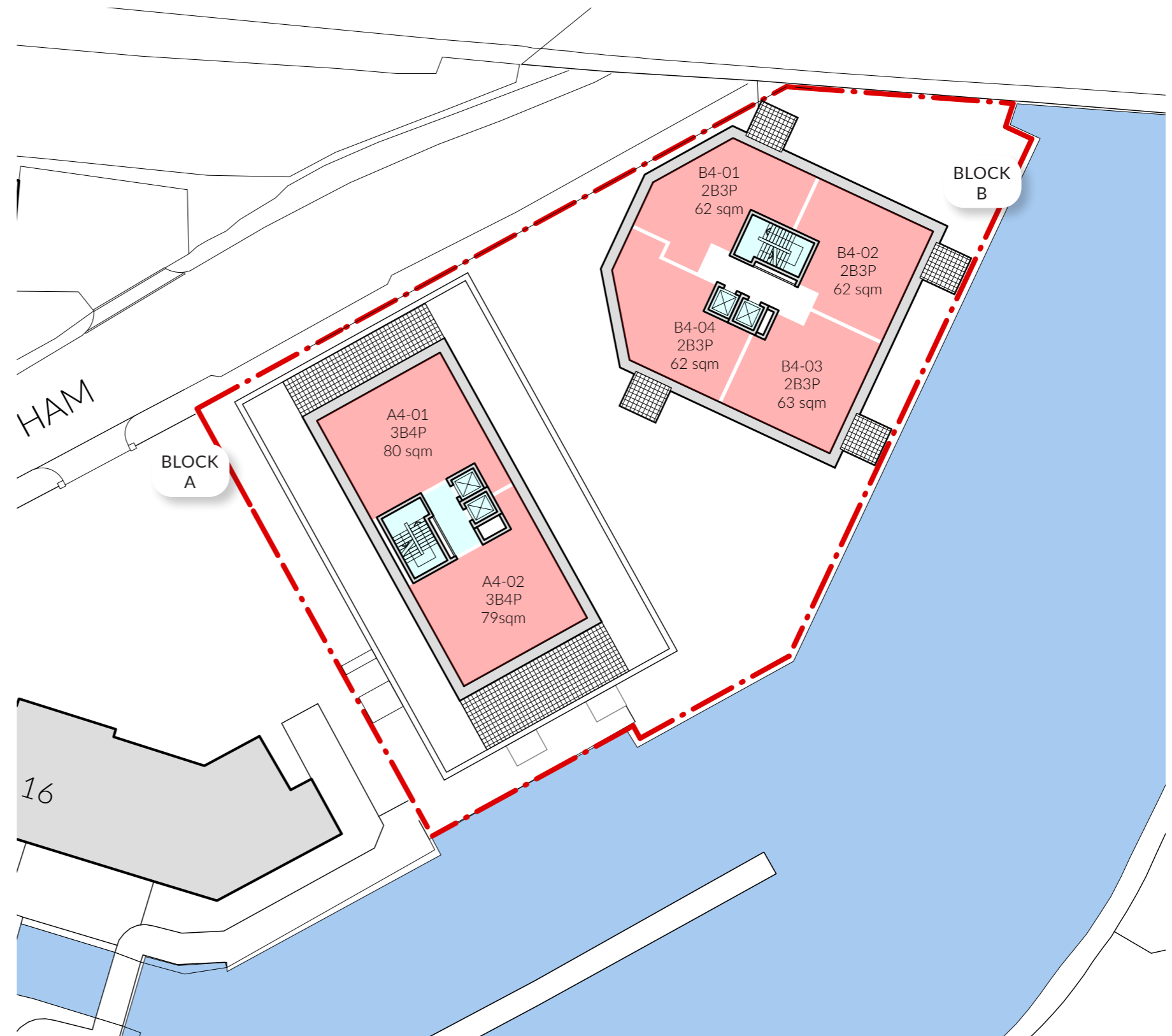
LAYOUTS: FOURTH FLOOR

Accommodation

The fourth floor provides 6 flats; with 2 flats accessed from one core and 4 from the other. Each is dual aspect with a private balcony with a view of the river. The 2 flats off core A are stepped back from the face of the building, and have generous roof terraces.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

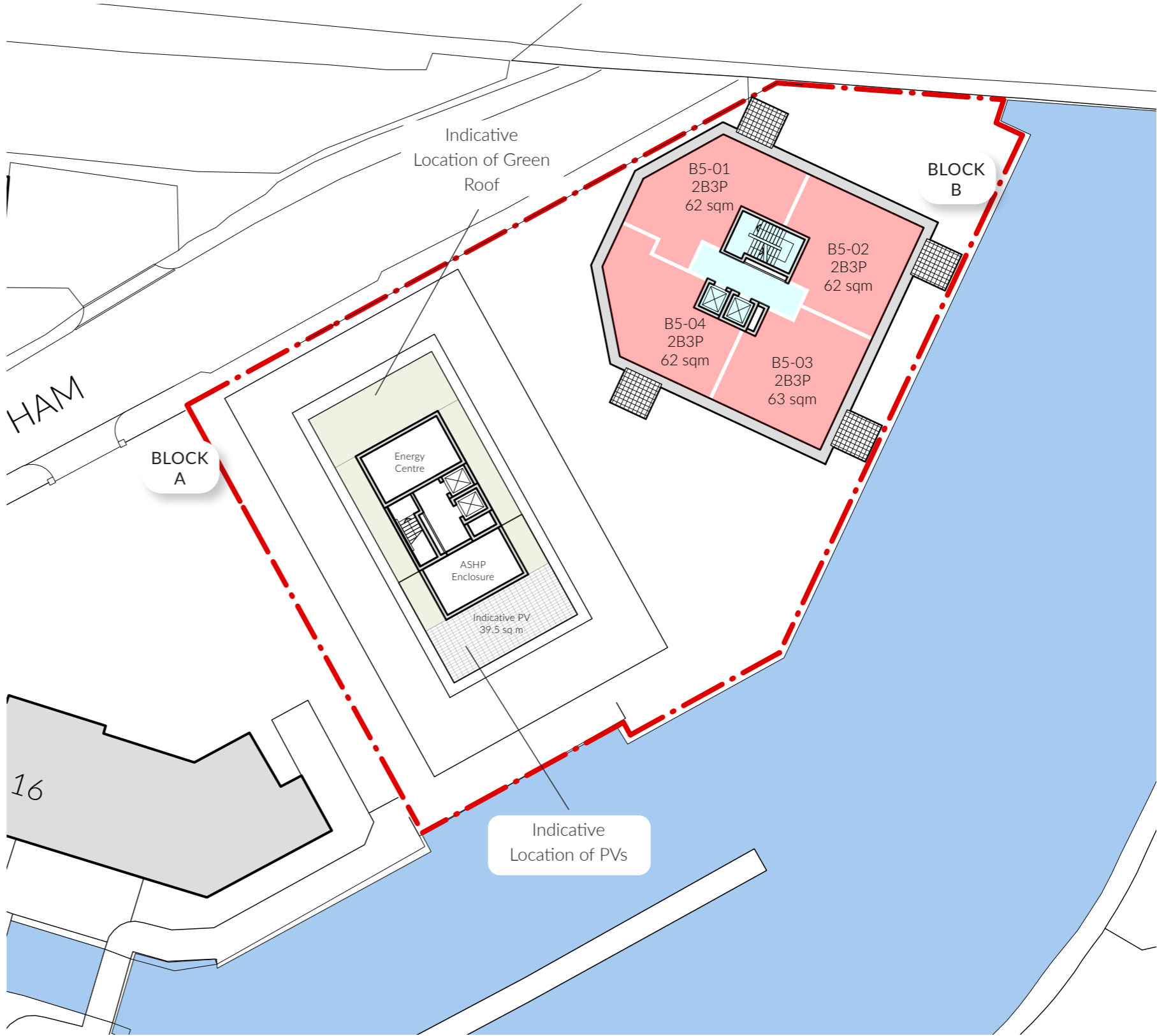
LAYOUTS: FIFTH FLOOR

Accommodation

The seventh floor provides 4 flats; accessed from a single core. Each is dual aspect with a private balcony with a view of the river.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

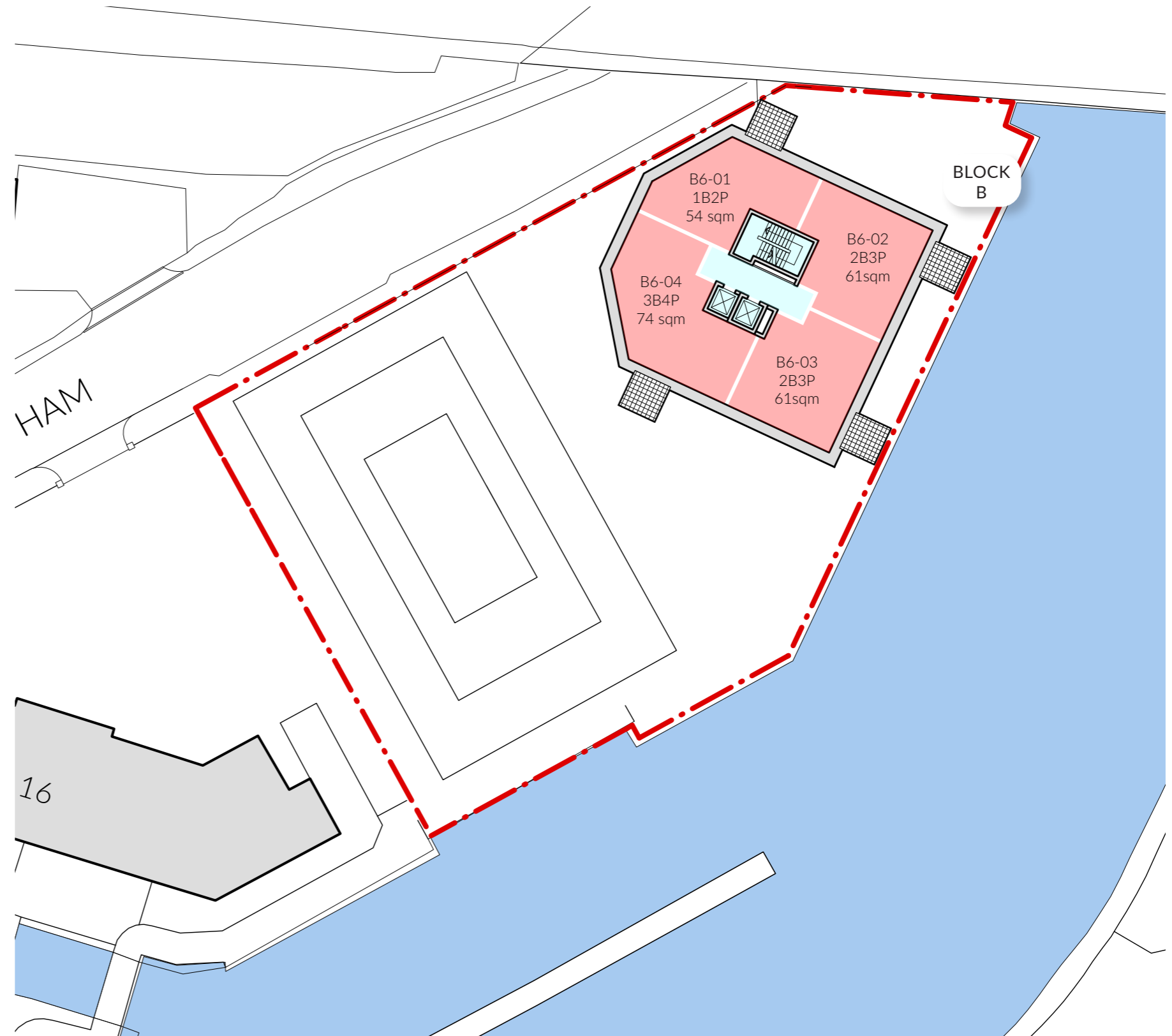
LAYOUTS: SIXTH FLOOR

Accommodation

The sixth floor provides 4 flats; accessed from a single core. Each is dual aspect with a private balcony with a view of the river.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

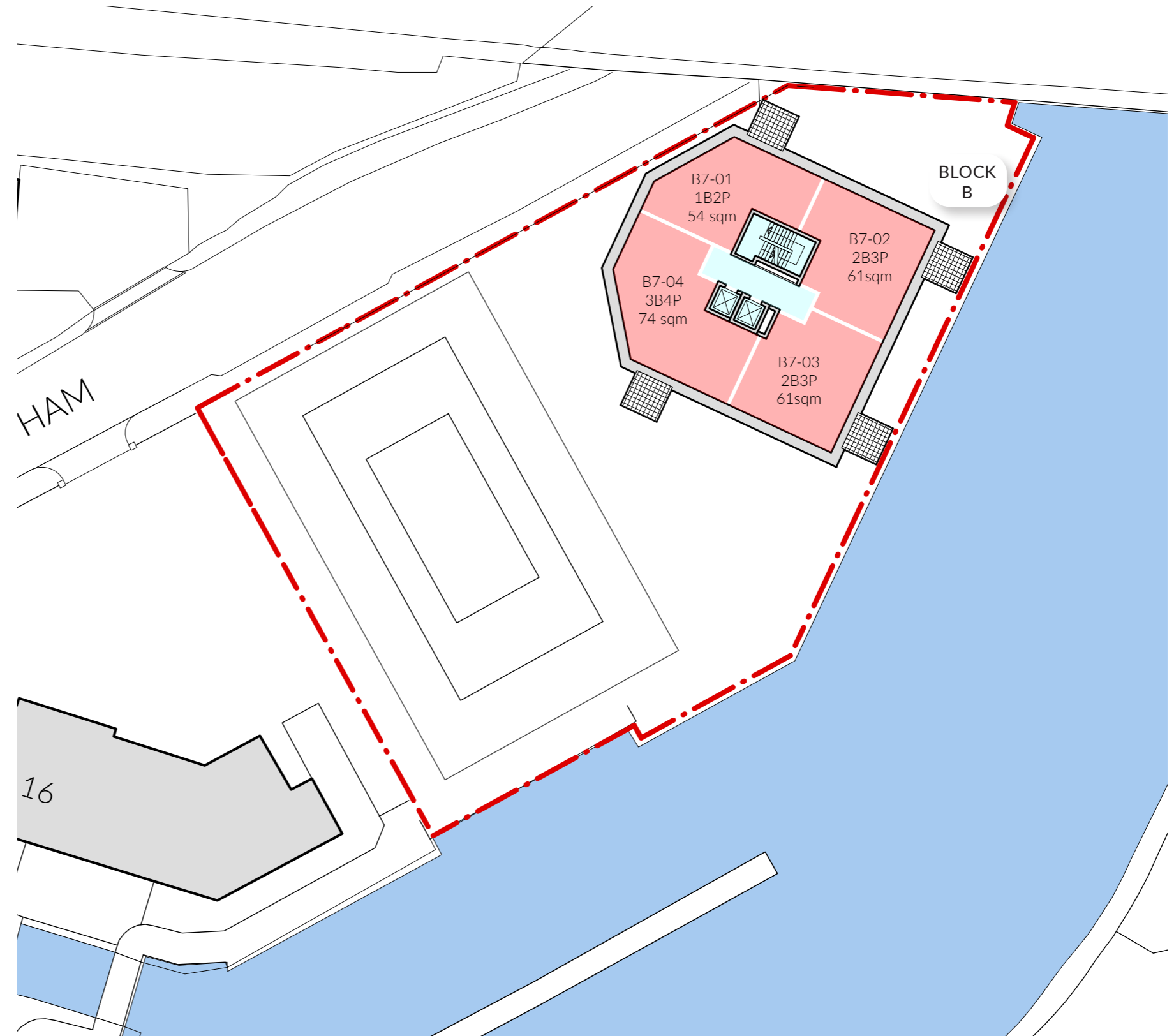
LAYOUTS: SEVENTH FLOOR

Accommodation

The seventh floor provides 4 flats; accessed from a single core. Each is dual aspect with a private balcony with a view of the river.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

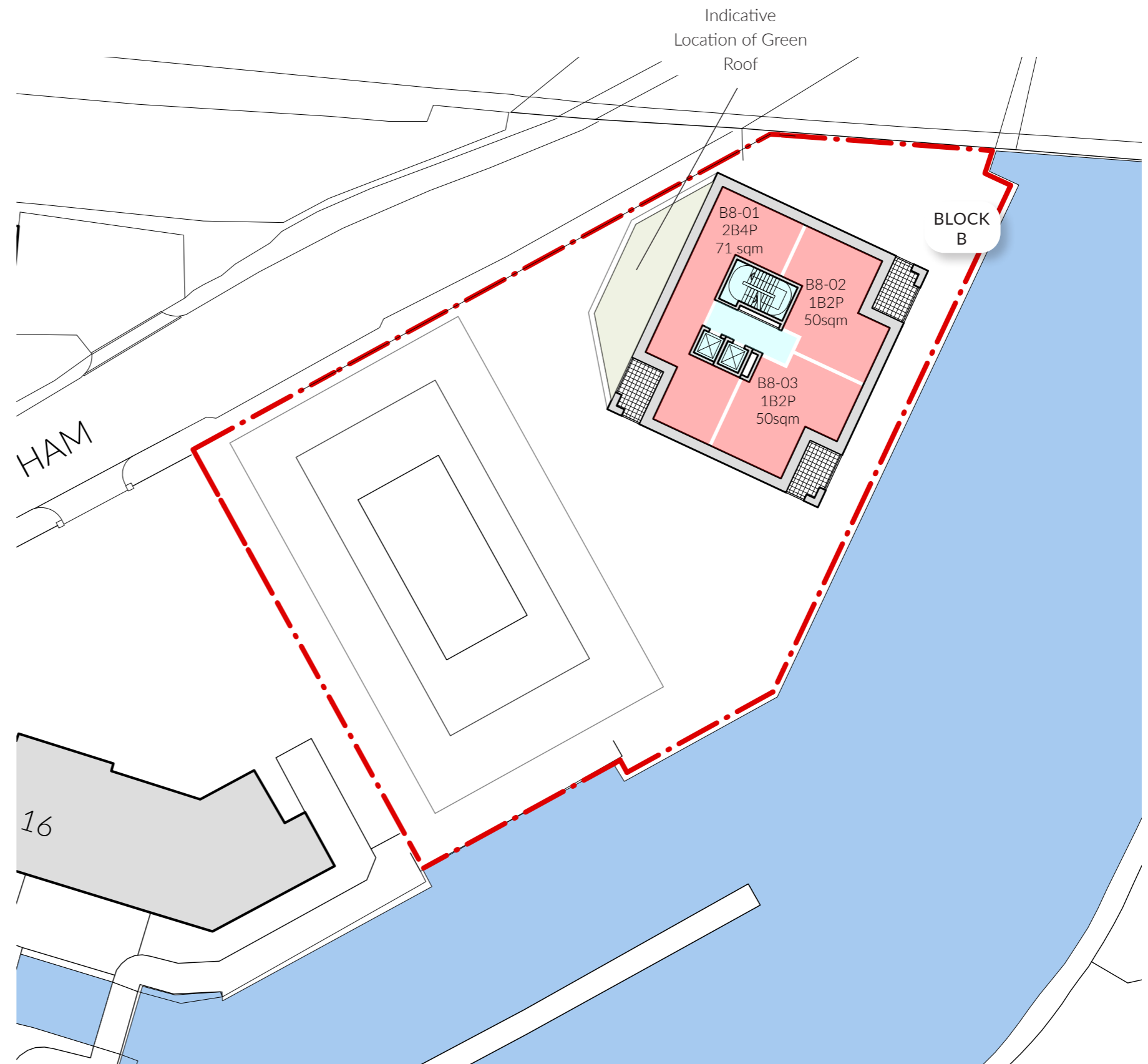
LAYOUTS: EIGHTH FLOOR

Accommodation

The eighth floor provides 3 flats; accessed from a single core. Each is dual aspect with a private balcony with a view of the river.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2



PLAN

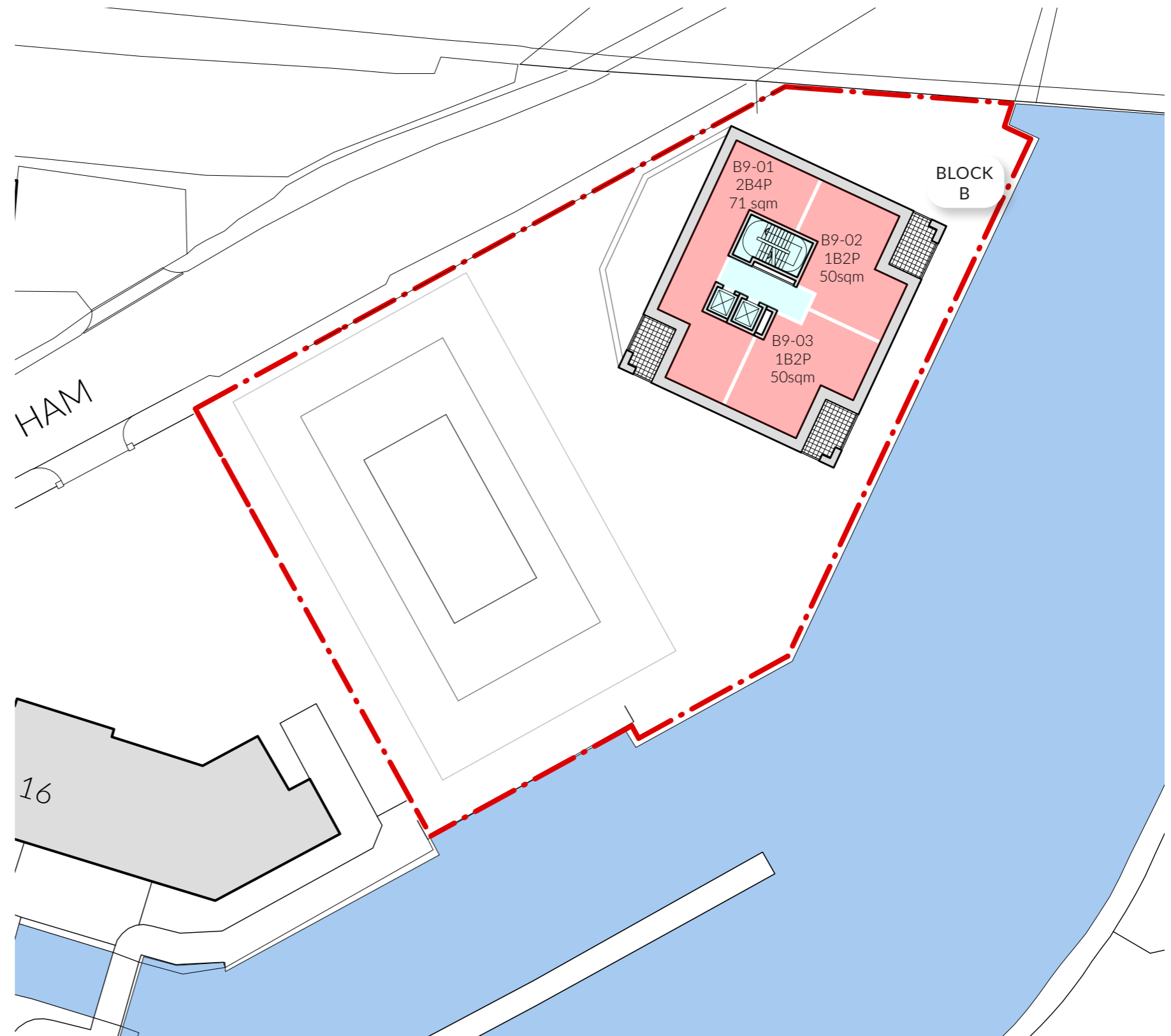
LAYOUTS: NINTH FLOOR

Accommodation

The eighth floor provides 3 flats; accessed from a single core. Each is dual aspect with a private balcony with a view of the river.

Accessibility

Every flat meets 'Accessible and Adaptable Dwellings' standards from Building Regulations - Part M 4.2

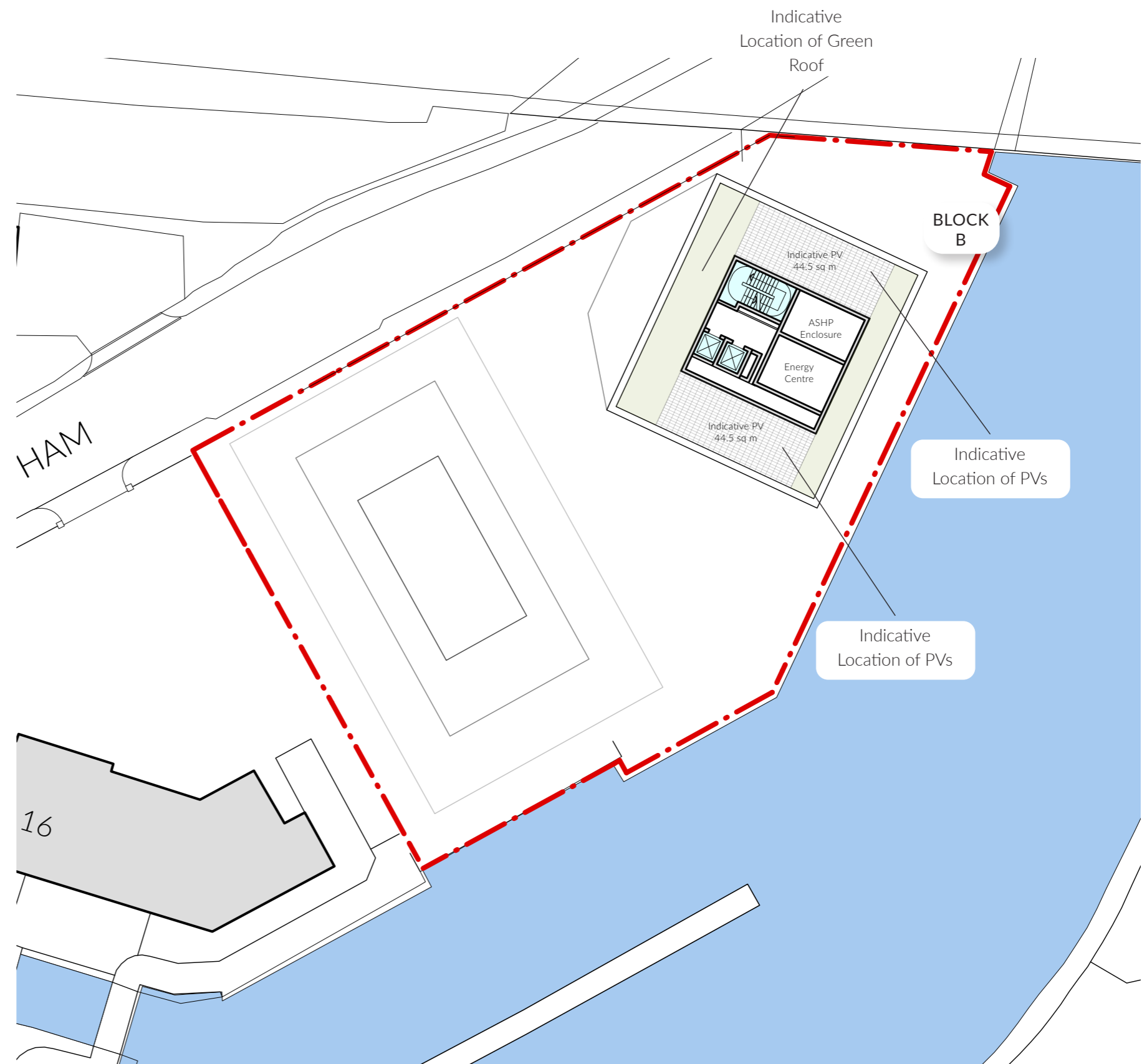


PLAN

LAYOUTS: ROOF

Accommodation

The roof of each block contains spaces for the energy centre and ASHP enclosure for each block.



LAYOUTS: TYPICAL FLOOR PLAN

Typical floor plan
This typical floor plan shows the layout of the proposed accomodation in more detail.



LAYOUTS: LOWER GROUND FLOOR

Lower Ground Floor Layout

The lower ground floor is limited to the front section of the site where it provides bike storage. In this way ample storage space is created without compromising the public frontages. This storage complies with the London Plan Cycle Standards (2021, Table 10.2).

