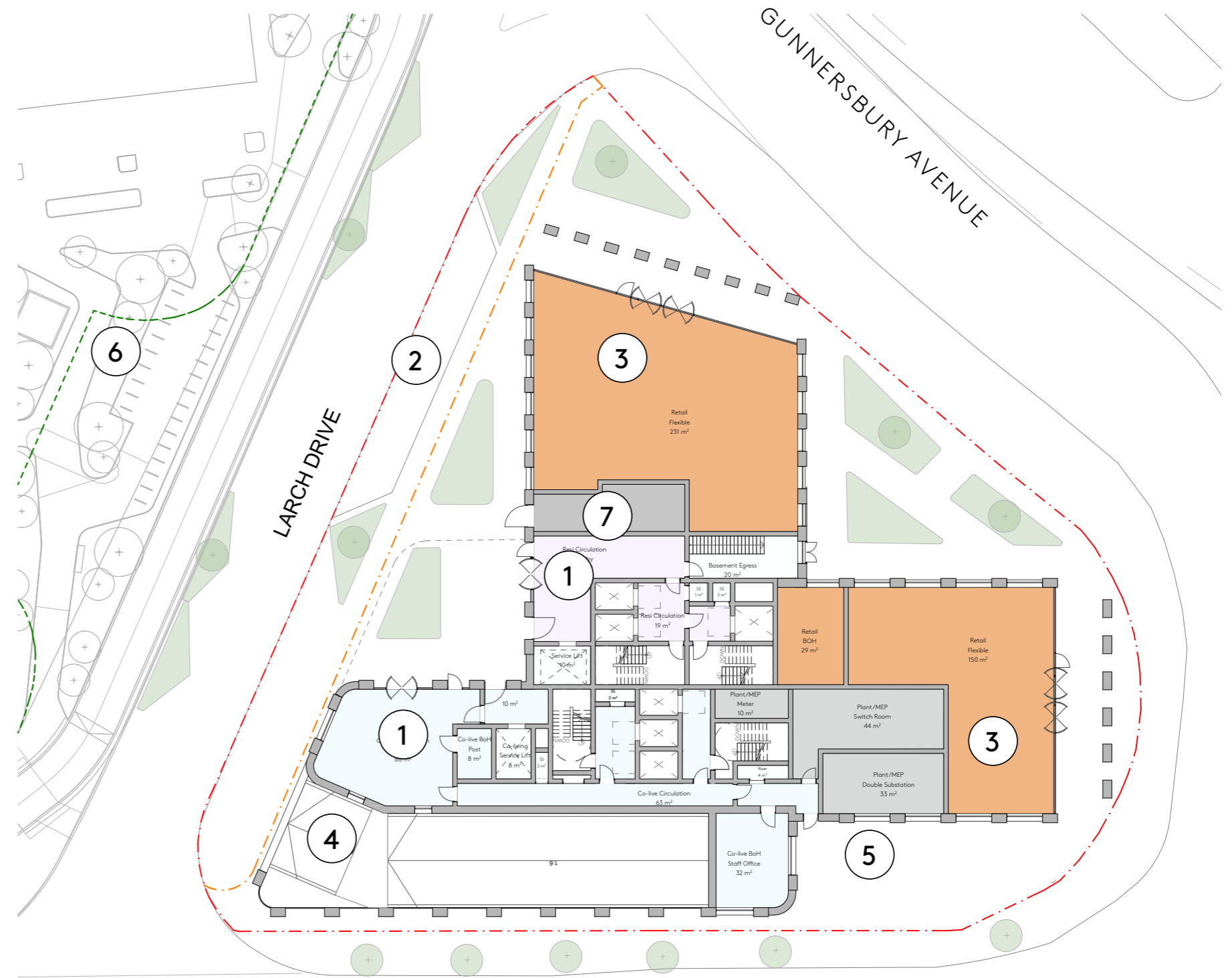


PROPOSED PLANS GROUND FLOOR

- 1 CO-LIVING AND C3 RESIDENTIAL ENTRANCES
Both residential entrances are positioned facing onto Larch Drive, and indicated by a large covered canopy which is integrated into the facade design.
- 2 SERVICING BAY
A dedicated loading bay is proposed on Larch Drive, in line with consented scheme. This has capacity for 2 vans simultaneously or one refuse vehicle.
- 3 FLEXIBLE RETAIL
Flexible retail spaces are proposed at the ground floor, maximising active frontage and public amenity. Entrances are clearly positioned beneath the colonnades.
- 4 VEHICULAR BASEMENT ENTRY
- 5 DOUBLE SUBSTATION
- 6 CONSENTED LMC SITE
- 7 REFUSE HOLD

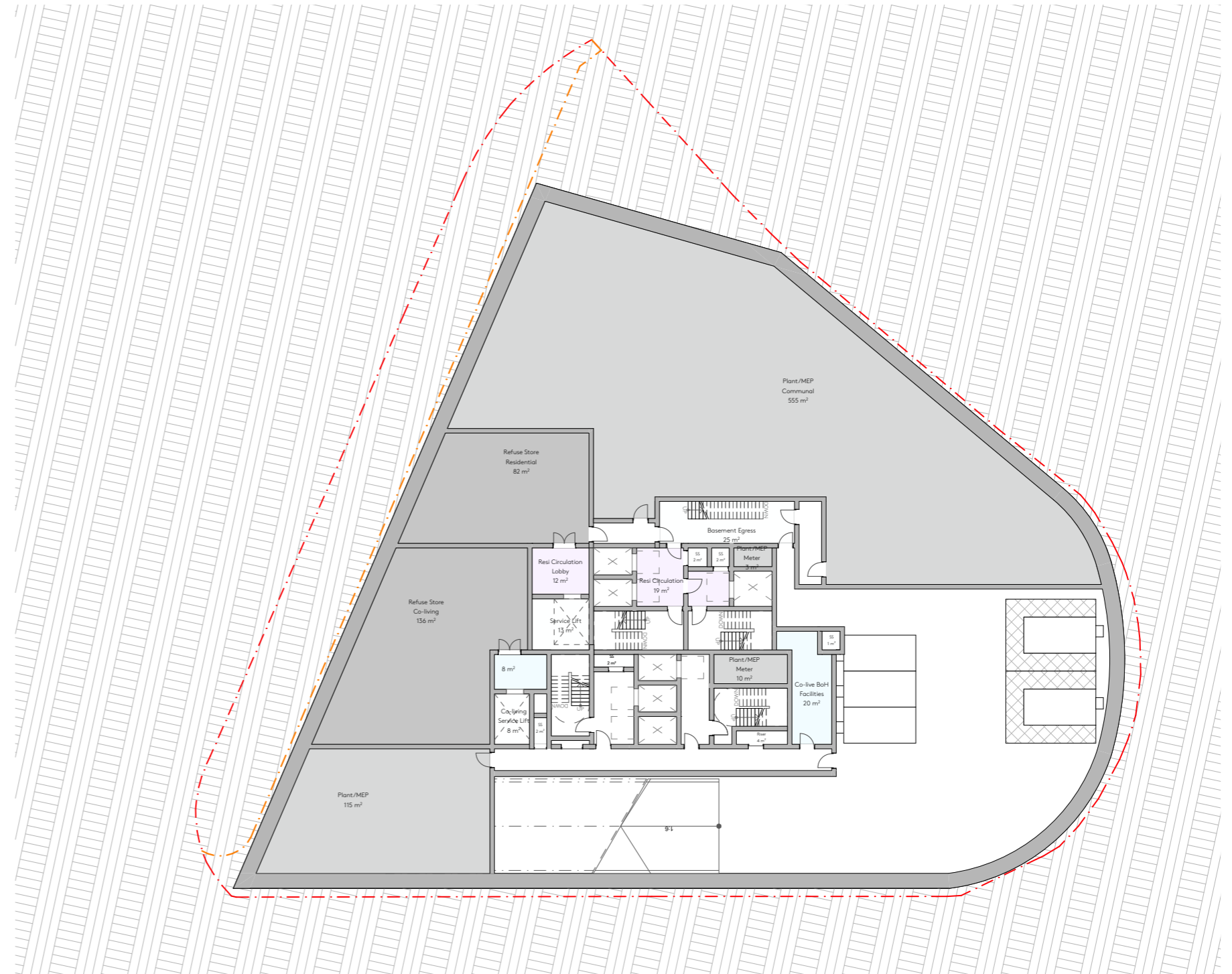


PROPOSED PLANS BASEMENT LEVEL

Previous schemes have proposed up to three storeys of basement, with complex car stacking system to provide a higher number of parking spaces.

This is not only expensive, but highly carbon intensive. The revised scheme therefore endeavours to reduce the basement provision to a single storey.

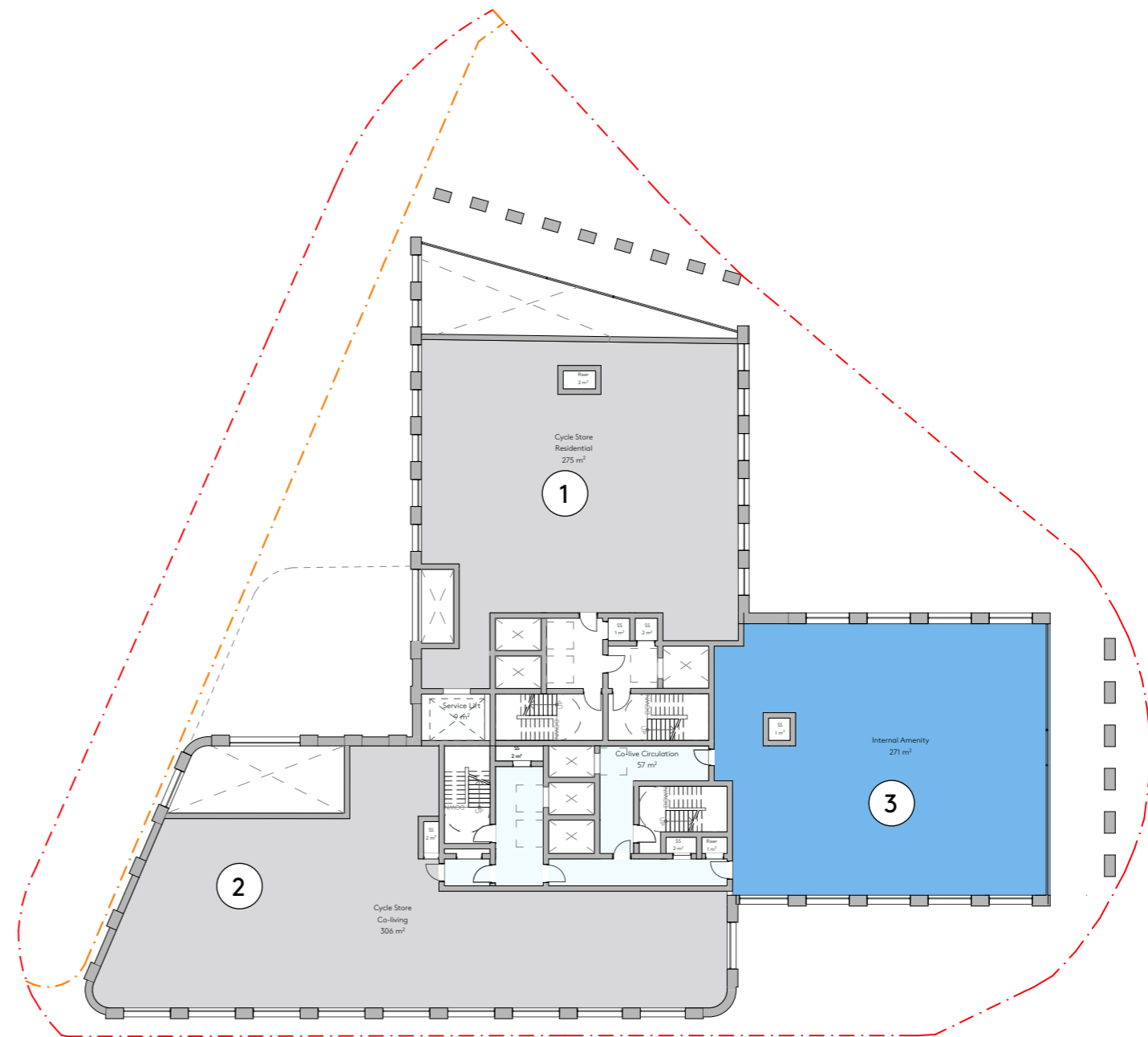
3% (2 spaces) blue badge parking is proposed for the affordable residential units and 3 car club bays are proposed to support the development. No car parking for the co-living units is proposed. This is a reduction of 45 car parking spaces when compared to previous scheme due, resulting in reduced trip generation.



PROPOSED PLANS

FIRST FLOOR

- 1** RESIDENTIAL CYCLE STORE
90 long-stay + 3 short-stay compliant with Draft LPG Zone 2.
35% cycle hire allocation to support reduced PBSL ratio
- 2** CO-LIVING CYCLE STORE
0.5 spaces/bedroom: 248 long-stay + 13 short-stay.
This is supported by LSPBSL London Plan Guidance which allows flexibility in PBSL cycle levels. This draft Support for Housebuilding LPG - permits reduced cycle parking + hire schemes.
- 3** CO-LIVING GYM SPACE



PROPOSED PLANS SECOND FLOOR

1



Affordable residential

2

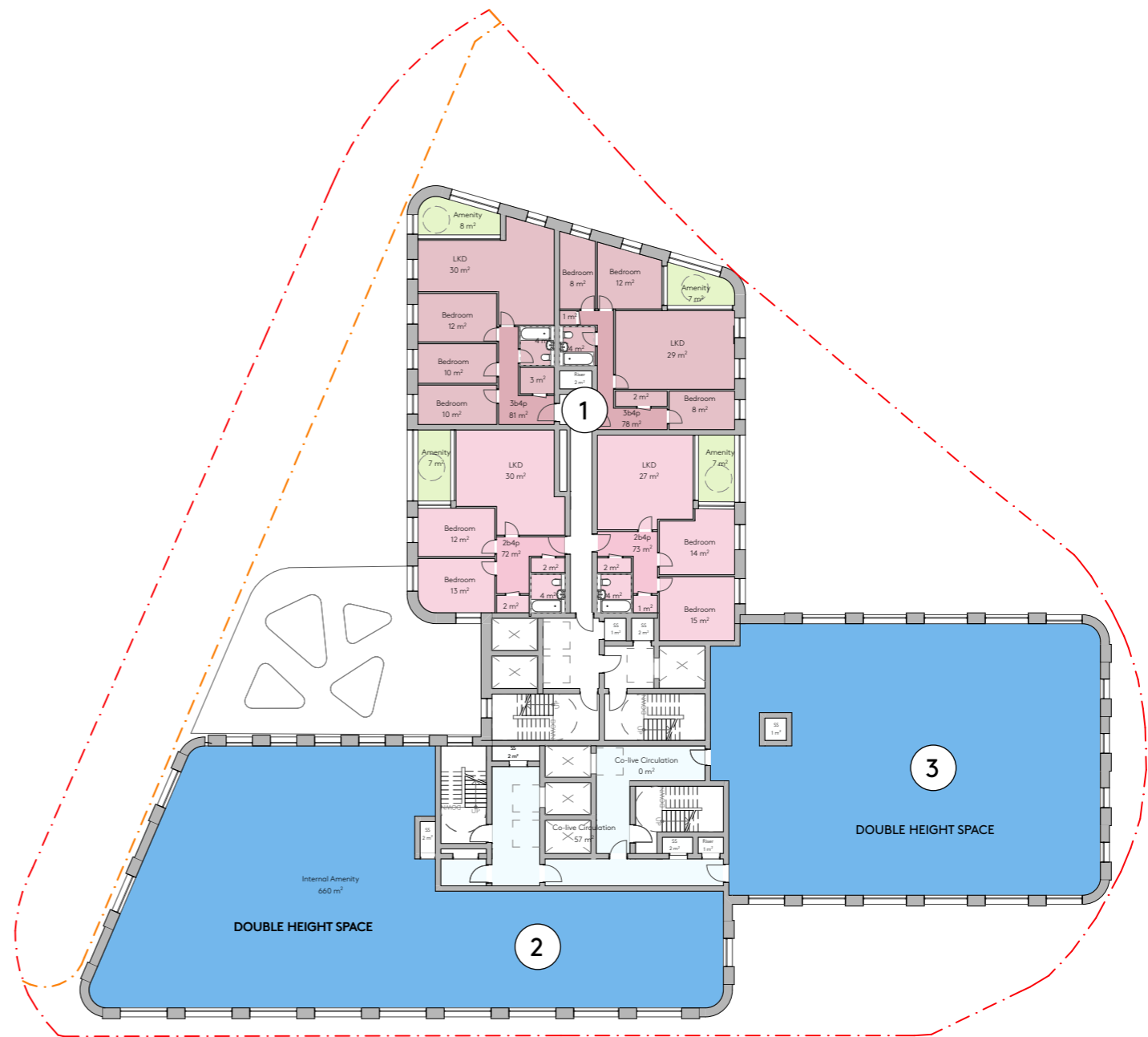


Communal cooking (credit: The Eades, Walthamstow)

3



Co-living screening room



THE JAMES CHISWICK

PROPOSED PLANS

FOURTH FLOOR



Co-working space (The Eades, Walthamstow)



Quiet reading room



THE JAMES CHISWICK

PROPOSED PLANS

TYPICAL FLOOR

THE JAMES CHISWICK

C3 UNIT	STANDARD	ACCESSIBLE	TOTAL
2B3P		6	6
2B4P	24	-	24
3B4P	27	3	30
4B5P	-	-	-
TOTAL:		6	60

	STANDARD	ACCESSIBLE	TOTAL
CO-LIVING	438	58	496



Affordable Residential and Co-living mix



PROPOSED PLANS

17TH FLOOR

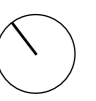
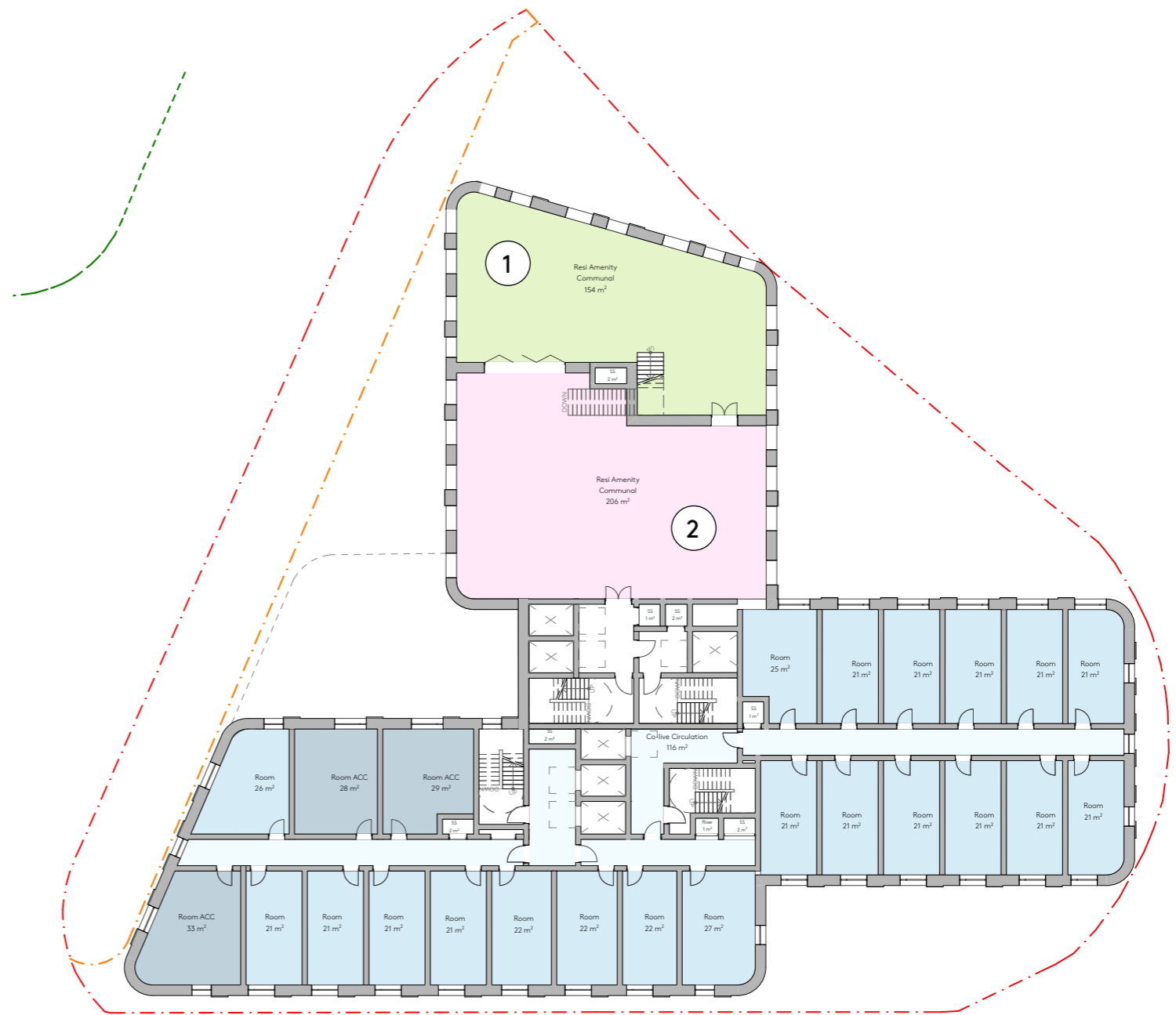
THE JAMES CHISWICK



Residential external amenity



Indoor soft play and cafe



PROPOSED PLANS

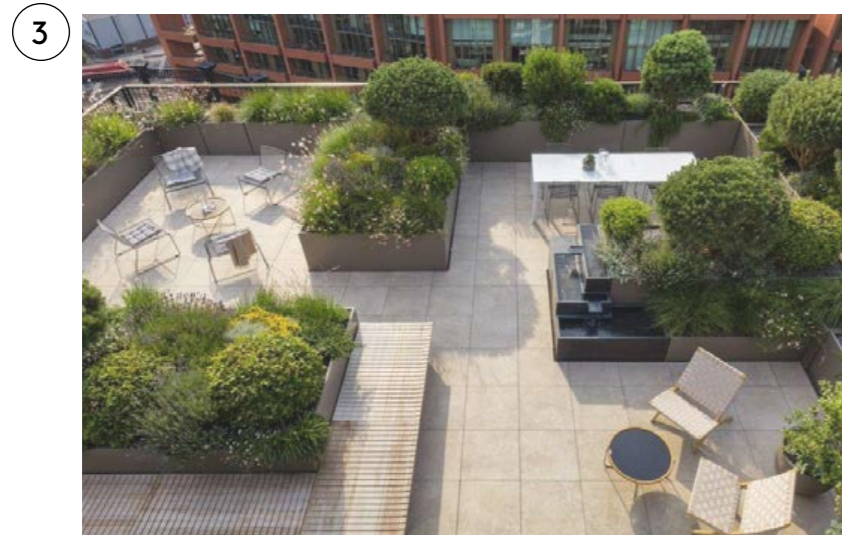
23RD FLOOR



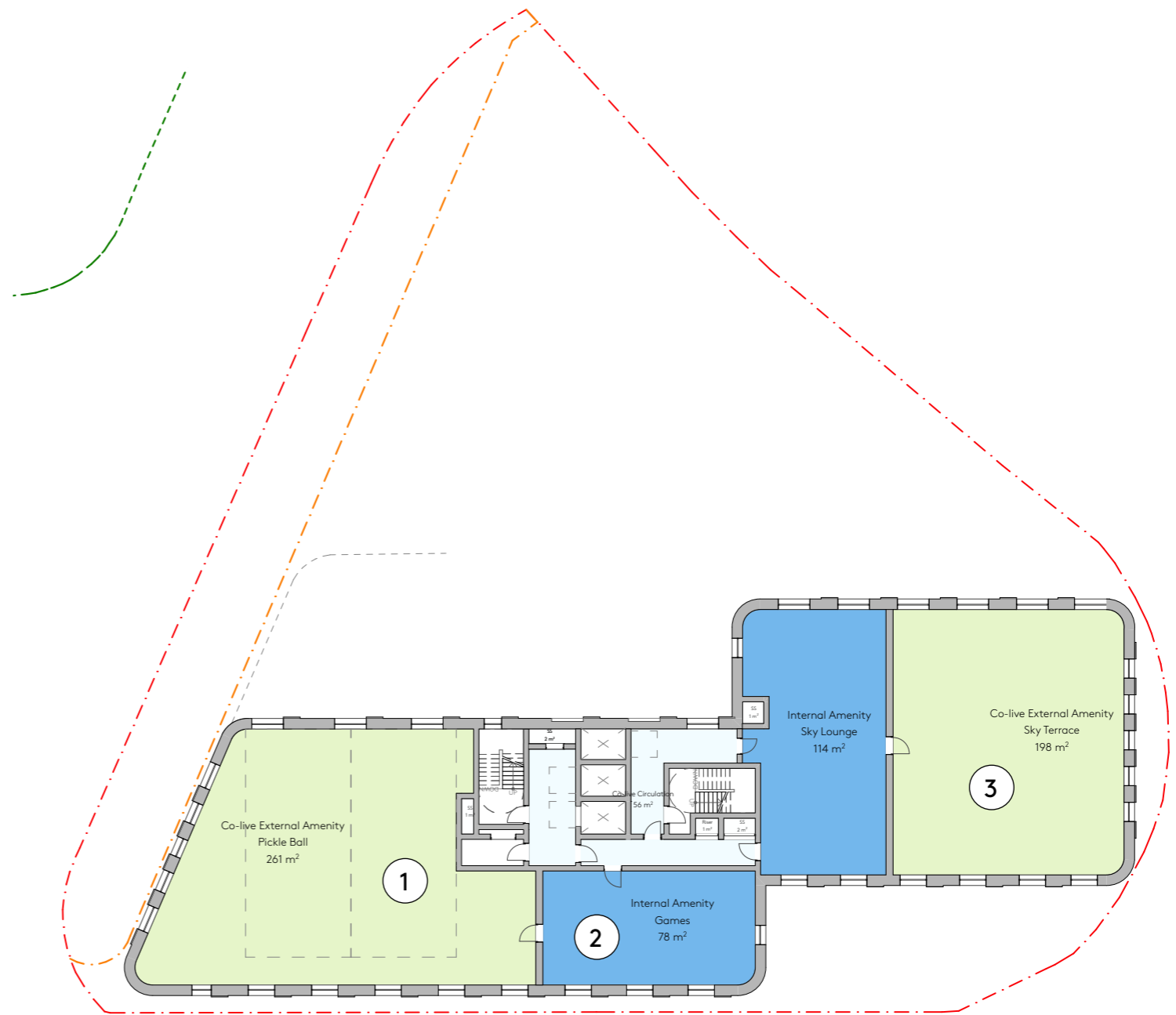
1 Roof level Pickle Ball courts.



2 Games room (Florence Dock)



3 Residents only bar (Vita Union building)



THE JAMES CHISWICK