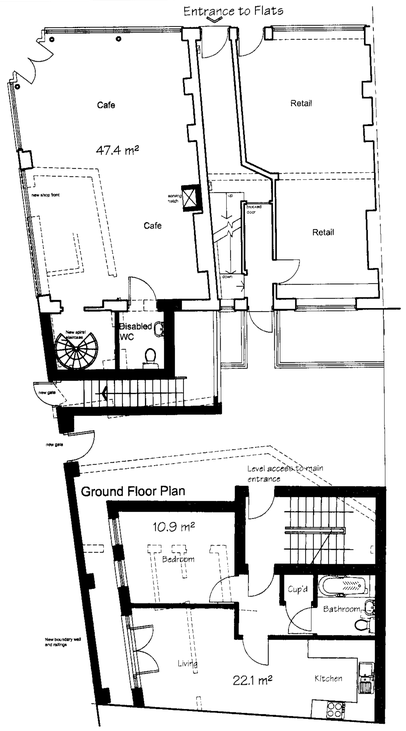
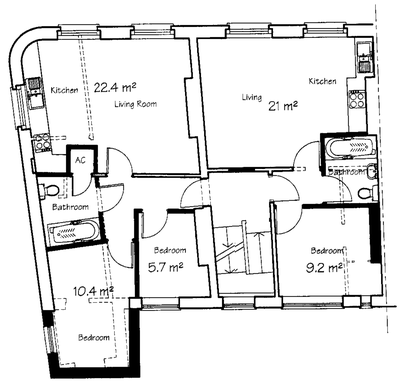
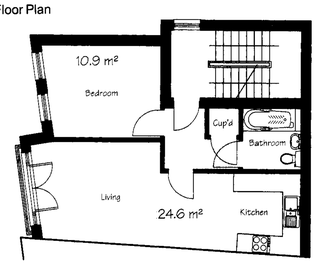
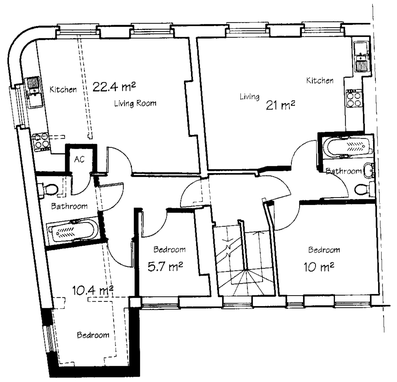


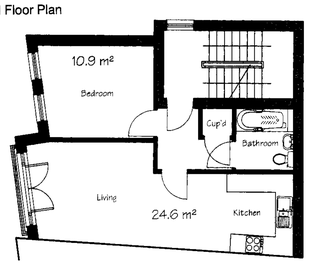


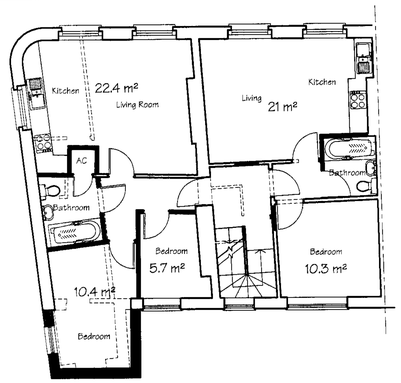
First Floor Plan



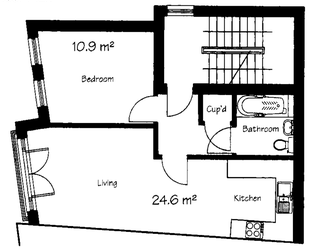


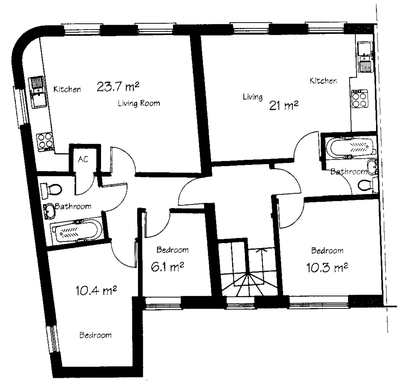
Second Floor Plan



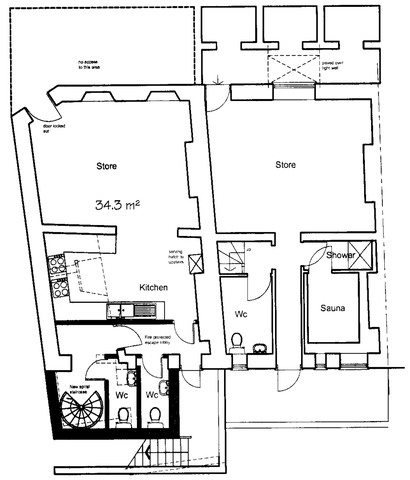


Third Floor Plan





Fourth Floor Plan



Basement Floor Plan

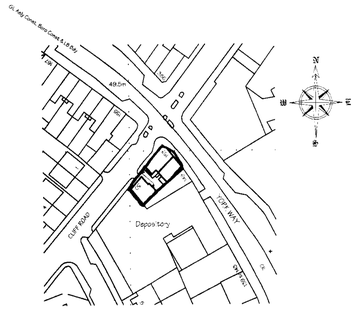
Notes:
Do NOT scale from this drawing.

Any descrepencies should be reported immediately

All dimensions should be checked on site prior to commencement of work

Site/Survey based on Ordnance Survey information provided by Prodat Systems Plc, (www.promap.co.uk) Prodat does not guarantee that all past or current uses or features will be identified in the product

The product does not give details about the actual state or condition of the Site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Site for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection.



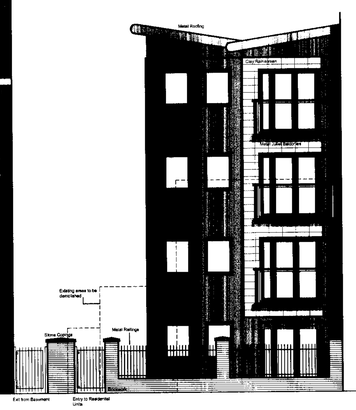
1:1250 Location Plan

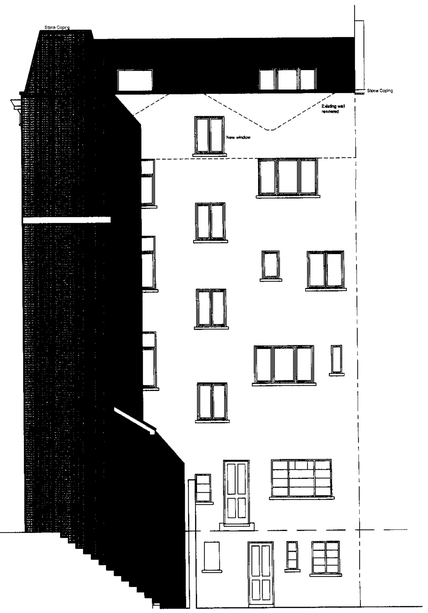
Lifetime Homes Standards

1 - Not applicable
2 - Not applicable
3 - Level approach to main entrance or gently sloping (a maximum gradient of 1:12 is permissable on an individual slope of less than 5m, 1:15 between 5-10m or 1:20 where it is more than 10m.)
4 - Main entrance door to be illuminated and have a level threshold. Covered entrance also provided to each unit.
5 - All new build flats constructed to current part M legislation, including ambulant staircase.
6 - All doorways to have a minimum of 800mm clear opening. All corridors to be a minimum of 1050mm wide.
7 - Provisions for wheelchair turning circles1500mmØ to be provided in living/dining areas & adequate circulation elsewhere
8 - Living room to be at entrance level
9 - Not applicable
10 - Clear usable space between front of each WC bowl & opposite wall/door 750mm minimum. Distance from central line of cistern & adjoining wall 450mm minimum.
11 - Walls to be reinforced between 300 & 1500mm above ffl
12 - See item 5
13 - Each unit designed to provide a reasonable route from main bedroom to bathroom for a potential hoist to be fitted if required at a later date
14 - Bathrooms designed to incorporate ease of access to bath, wc & basin
15 - Easy open windows to be provided with glazing in living room to begin at 800mm min above ffl
16 - Switch/ socket outlets & other service equipment in all rooms to be located between 450mm & 1200mm from ffl

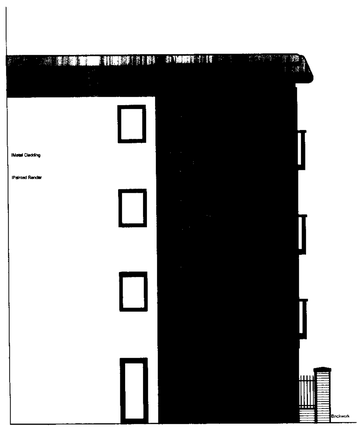
Front Elevation (York Way)

Side Elevation (Cliff Road)





Rear Elevation



Flank Elevation

BOWYER BRYCE
Chartered Surveyors
Commercial Property Consultants
96 Silver Street, Enfield EN1 3TW
T: 020 8367 5511 F: 020 8366 0818
Web: www.bowyerbryce.co.uk

Date	Description	Rev
July 07	WC and disabled wc to basement/CF added; Mansard roof added; Front elev added; flat plans amended.	A
Oct 07	room area's added as to local authorities requirements	B

hps Architecture & Planning
Hertford Planning Service
Westgate House, 37-41 Castle Street, Hertford, Herts SG14 1HH
Tel: 01992 552173 Fax: 01992 587643
Email: contact@hertfordplanning.co.uk

Project 151-153 York Way London

Drawing Proposed Plans & Elevations

Date May 2007

Scale 1:100

Drawn CDR

8229/P/001 B