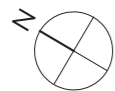


Proposed Site Plan
Approx. 1:400 @ A3



3.8 Cycle Storage Provision

i. Cycle storage will be provided across ground and lower ground level with access from Broxwood Way. The applied cycle parking standards, as set out within the latest London Plan January 2017 revision (LP) for short and long-stay parking, are outlined below:

- C3 Residential (long stay) - 2 spaces per dwelling (LP)
- C3 Residential (short stay) - 1 space per 40 units (LP)

ii. The proposed scheme consists of 9no. units. Therefore the required number of spaces are as follows:

- C3 Residential (long stay) - 18 spaces
- C3 Residential (short stay) - 1 space

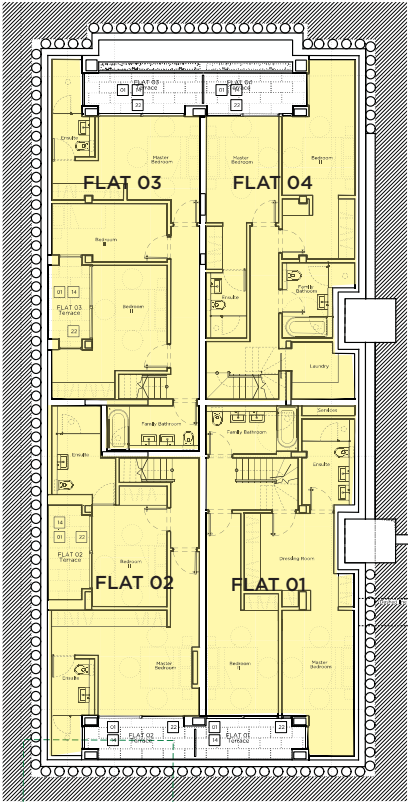
iii. Therefore, the required number of spaces are 18no. long stay and 1no. short stay spaces. The proposed cycle store accommodates 18no. long-stay spaces, via the use of a Josta two tier system. 2no. Sheffield Hoops are provided externally, creating 4no. short stay visitor spaces.



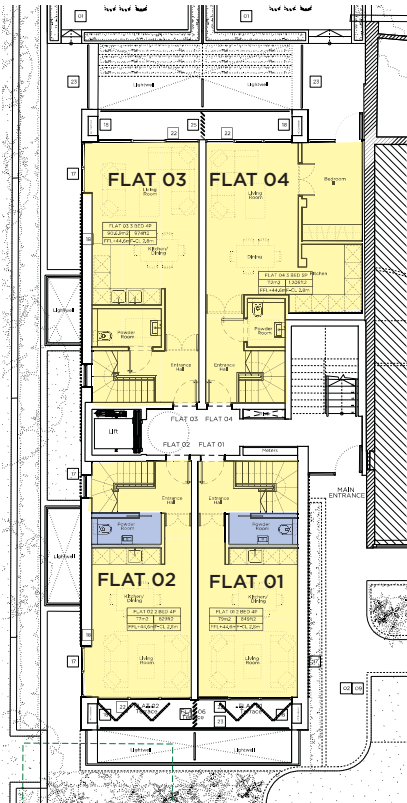
01 Josta two-tier - Long Stay



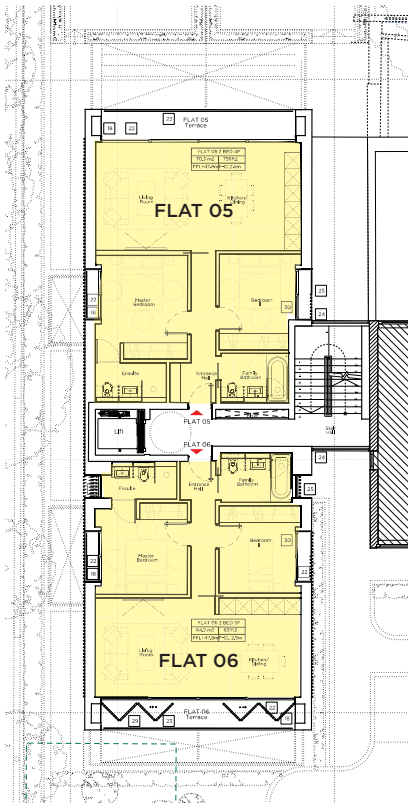
02 Sheffield Hoops - Short Stay



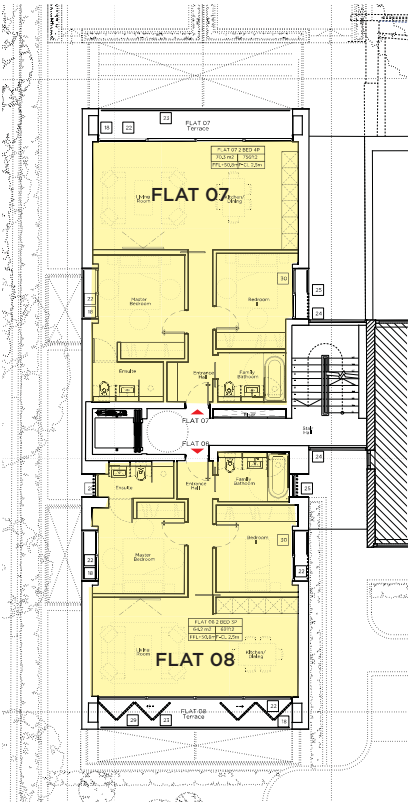
Lower Ground Floor



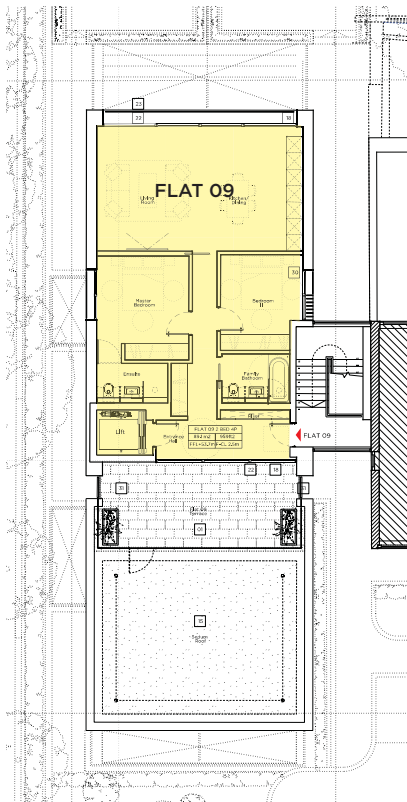
Ground Floor



First Floor



Second Floor



Third Floor

- M4 (2)
- M4 (1)

3.13 Access Statement

3.13.1 Inclusive Design

The dwellings will be designed to meet Doc M4(2) where possible given the constraints of the site

Flats 1 & 2 are 90% compliant Doc M4(2) providing Doc M4(1) entrance level WCs. Flats 3-9 are 100% Doc M4(2) compliant.

Our proposal comply with the provisions of Doc M, in respect of:

- All of the flats have level thresholds
- The lift and stairs comply with the requirements of a General Access Stair
- Door and corridor widths comply with the guidance criteria
- Visitors can access and use habitable rooms and a WC on the entrance level of any dwelling
- Wall-mounted switches and sockets in habitable rooms are accessible to people with reduced reach.

3.13.2 Emergency Access

Access from the flats is through the main door into the protected core and then in the occupants will congregate in the car park the event of a fire or similar emergency.

