

Cycle Storage
(not to scale)



3.6 Cycle Storage Provision

Cycle storage will be provided at lower ground level in the proposed timber garden sheds to the South East Elevation. 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)

The proposed cycle store accommodates 1no. Sheffield Hoop, therefore supplying the required number of 2 spaces.



01 Cedar clad cycle shed (hatched blue on adjacent plan)



SECTION FOUR:

PROPOSED VISUALS

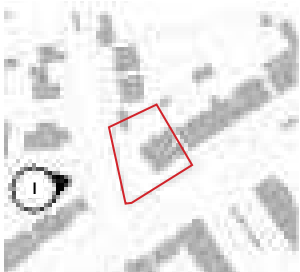




Street View I
As Original



Street View I
As Existing





Street View I
As Proposed

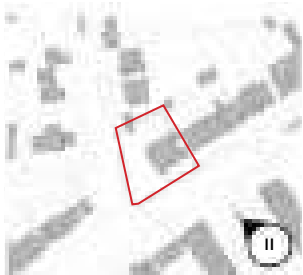




Street View II
As Original



Street View II
As Existing





Street View II
As Proposed





SECTION FIVE:

AREA SCHEDULE





42 Elsworthy Road
Planning - Proposed Area Schedule

Proposed Gross Internal Areas (GIA)

	As Proposed		Proposed GIA*	
	Existing GIA*			
	(sqm)	(sqft)	(sqm)	(sqft)
Basement Floor	-	-	227.0	2,443
Lower Ground Floor	207.8	2,237	201.3	2,167
Ground Floor	140.7	1,514	180.0	1,938
First Floor	99.4	1,070	99.4	1,070
Second Floor	95.8	1,031	95.8	1,031
Third Floor	74.2	799	74.2	799
TOTAL	618	6,651	877.7	9,448

*All areas are based on Mobile CAD Surveying Ltd. Draft survey drawings, are approximate only, and subject to being checked and verified on site.
*Proposed areas are subject to the required planning consents, daylight and sunlight assessment, restrictive covenants and further detailed design.

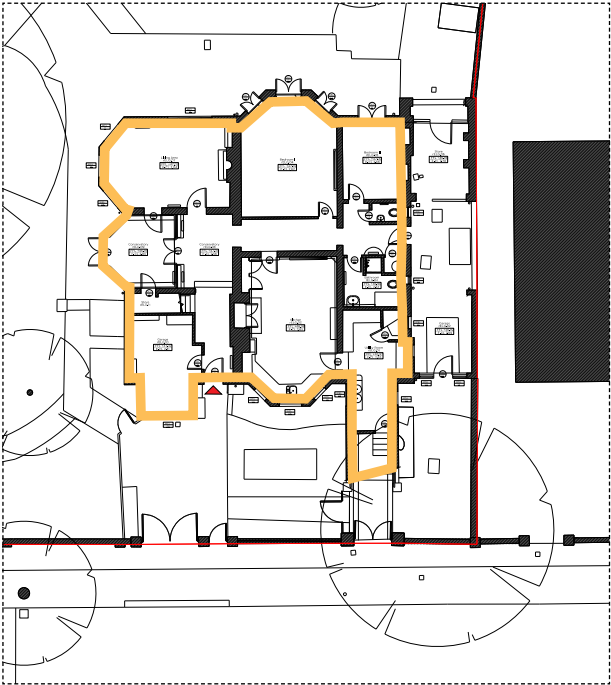




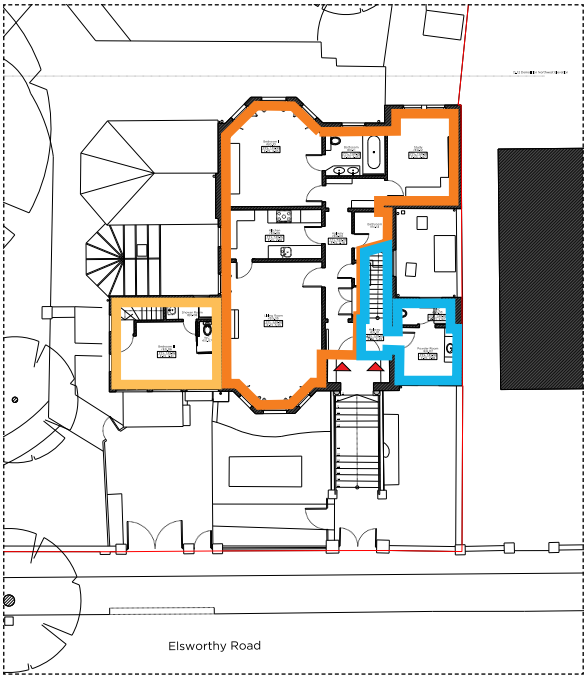
SECTION SIX:
APPENDIX



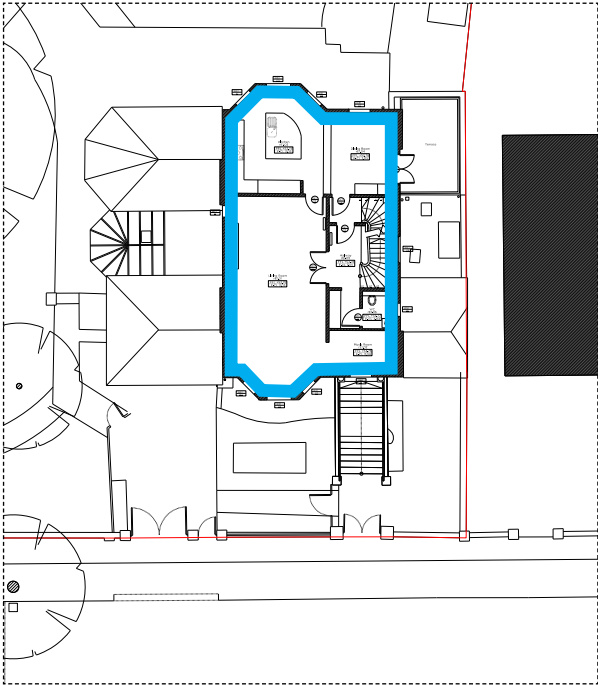




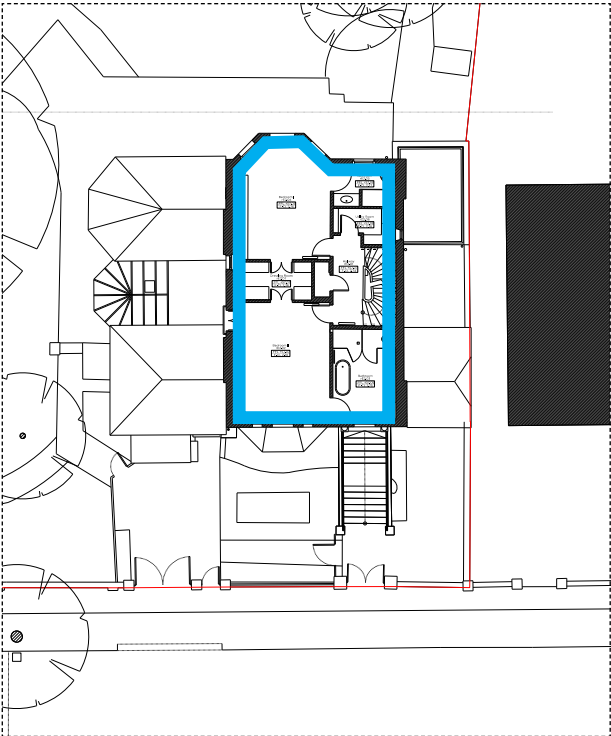
Existing Lower Ground Floor



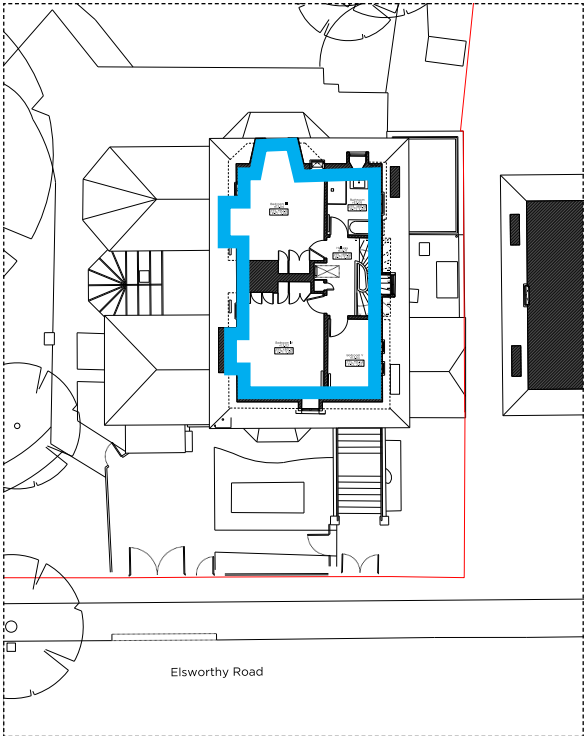
Existing Ground Floor



Existing First Floor



Existing Second Floor



Existing Third Floor

EXISTING FLATS LAYOUT

i. 42 Elsworthy is currently divided split into 3 dwellings, as illustrated on this page.

Key:

- 5 Bedroom Unit
- 1 Bedroom Unit
- 3 Bedroom Unit
- Entrance

