



GROUND FLOOR PLAN
1 : 100

PR03	10/07/26	PLANNING CONDITION ISSUE
PR02	08/07/26	CLIENT AMENDMENTS
PR01	03/07/26	ISSUED FOR APPROVAL
REVISION	DATE	DESCRIPTION

PROJECT ADDRESS
BLOCK E1 – LAND AT THE CHOCOLATE FACTORY

PROJECT NAME
PROPOSED NEW BUILD MIXED-USE DEVELOPMENT

SCALE
1 : 100

STATUS
PRELIMINARY

WA022 / 01-AR-DR-PR03-XX-2000_A1 : GROUND & FIRST FLOOR PLAN - GENERAL ARRANGEMENT

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. ANY DISCREPANCIES OR OMISSIONS MUST BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORKS OR FABRICATION

PRELIMINARY DESIGN NOTE
THESE DRAWINGS ARE ISSUED FOR COORDINATION AND REVIEW ONLY. NOT TO BE USED FOR CONSTRUCTION, FABRICATION, OR MANUFACTURING PURPOSES.



FIRST FLOOR PLAN
1 : 100

Ground Floor Flat	Type	GIA	Min Kitchen Storage	Min Built-in Storage Required (NDSS)
E4.0.18A DX	2B4P	59m²	2.2m³	2.0m²
First Floor E4.1.18B DX	2B4P	59m²	2.2m³	2.0m²
E4.1.19	2B4P	81m²	2.2m³	2.0m²
E4.1.20	2B4P	73m²	2.2m³	2.0m²
Second Floor E4.2.18	2B3P	59m²	2.2m³	2.0m²
E4.2.19	2B4P	77m²	2.2m³	2.0m²
E4.2.21	2B4P	73m²	2.2m³	2.0m²
E4.2.22	3B5P	90m²	2.3m³	2.5m²
E4.2.23	1B2P	51m²	2.1m³	1.5m²
E1.2.1	3B5P	92m²	2.3m³	2.5m²
E4.2.20	2B4P	73m²	2.2m³	2.0m²
Third Floor E4.3.18	2B3P	59m²	2.2m³	2.0m²
E4.3.19	2B4P	77m²	2.2m³	2.0m²
E4.3.21	2B4P	73m²	2.2m³	2.0m²
E4.3.22	3B5P	90m²	2.3m³	2.5m²
E4.3.23	1B2P	51m²	2.1m³	1.5m²
E1.3.1	3B5P	92m²	2.3m³	2.5m²
E4.3.20	2B4P	73m²	2.2m³	2.0m²

Fourth Floor Flat	Type	GIA	Min Kitchen Storage	Min Built-in Storage Required (NDSS)
E4.4.19	2B4P	77m²	2.2m³	2.0m²
E4.4.21	2B4P	73m²	2.2m³	2.0m²
E4.4.22	3B5P	90m²	2.3m³	2.5m²
E4.4.23	1B2P	51m²	2.1m³	1.5m²
E1.4.1	3B5P	92m²	2.3m³	2.5m²
E4.4.20	2B4P	73m²	2.2m³	2.0m²
Fifth Floor E4.5.19	2B4P	77m²	2.2m³	2.0m²
E4.5.21	2B4P	73m²	2.2m³	2.0m²
E4.5.22	3B5P	90m²	2.3m³	2.5m²
E4.5.23	1B2P	51m²	2.1m³	1.5m²
E1.5.1	3B5P	92m²	2.3m³	2.5m²
E4.5.20	2B4P	73m²	2.2m³	2.0m²

General notes Part M compliance to all flats:-
Level threshold to main entrance door: same FFL to communal corridor and flat internal area.

Drain provided under baths for potential installation of level access shower.

Proposed furniture layout to comply with Part M Appendix D.

- All double beds shown are 1500x2000mm.
- All single beds shown are 900x2000mm.

All dwellings have been designed in accordance with London Plan Policy D6 Housing Quality and Standards including minimum GIA, built-in storage, private amenity space and accessibility requirements unless otherwise noted.



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