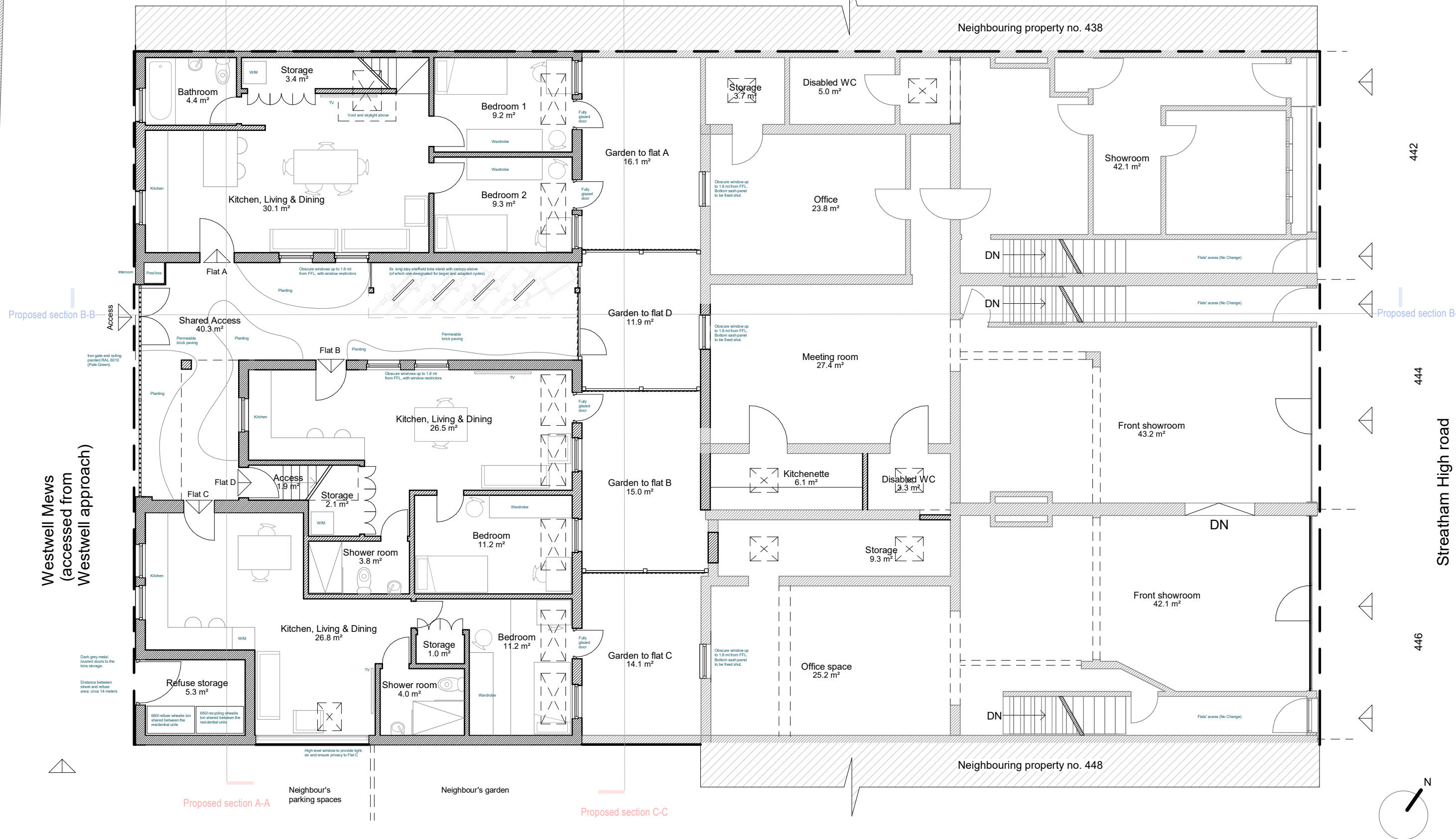


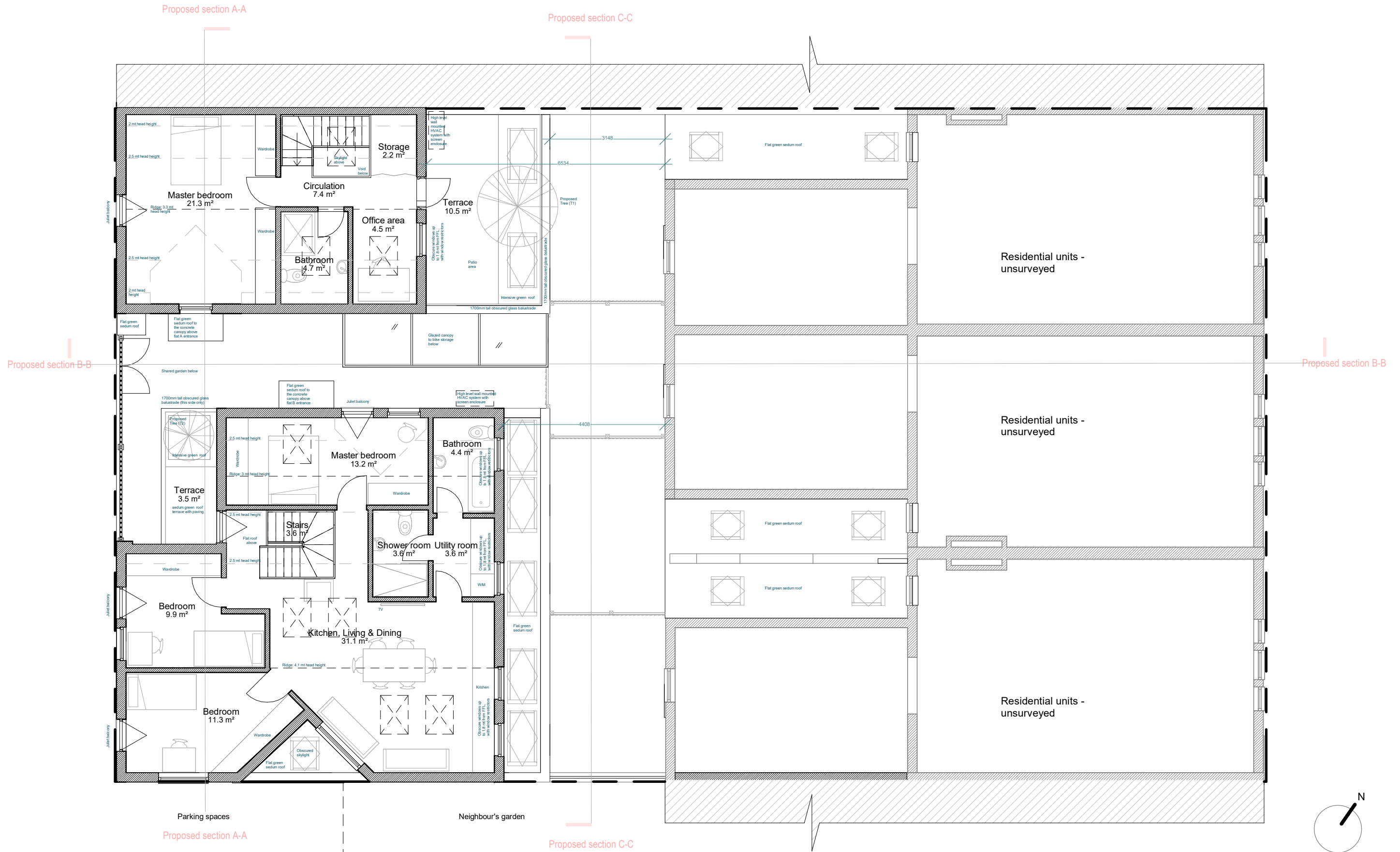
Proposed Ground Floor Plan



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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Ground Floor Plan	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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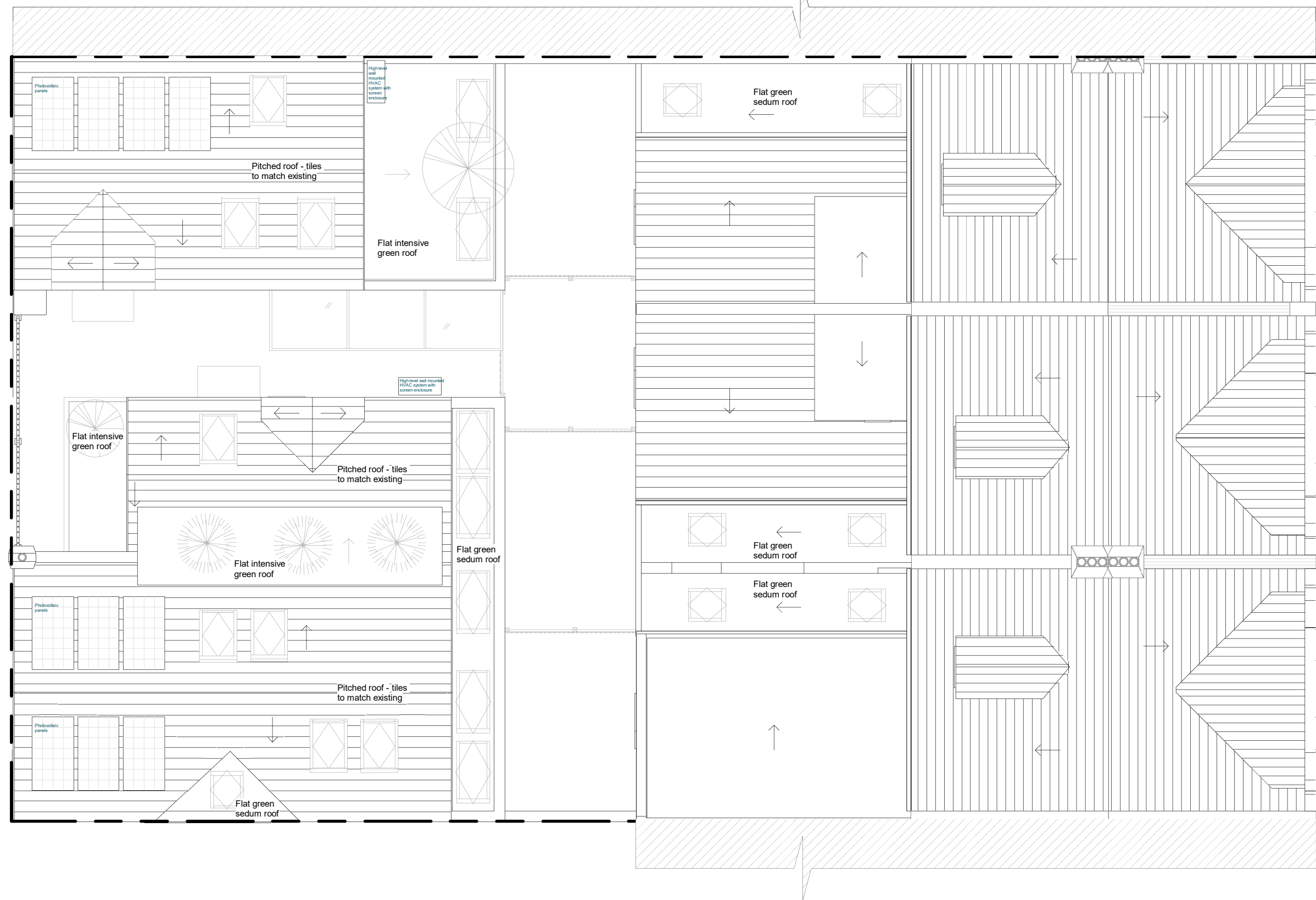
Proposed First Floor Plan



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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed First Floor Plan	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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Proposed Roof Plan



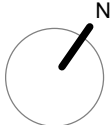
THROUGHOUT:

New pitched roofs to match existing tiles roofs in colour and appearance.

Flat roofs to be with Bauder green roof system or equal and approved.

Photovoltaic panels to provide a sustainable production of electricity.

All skylights are to be provided with integrated double roller blinds: sheer and blackout.



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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Roof Plan	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Front Elevation (North-East)	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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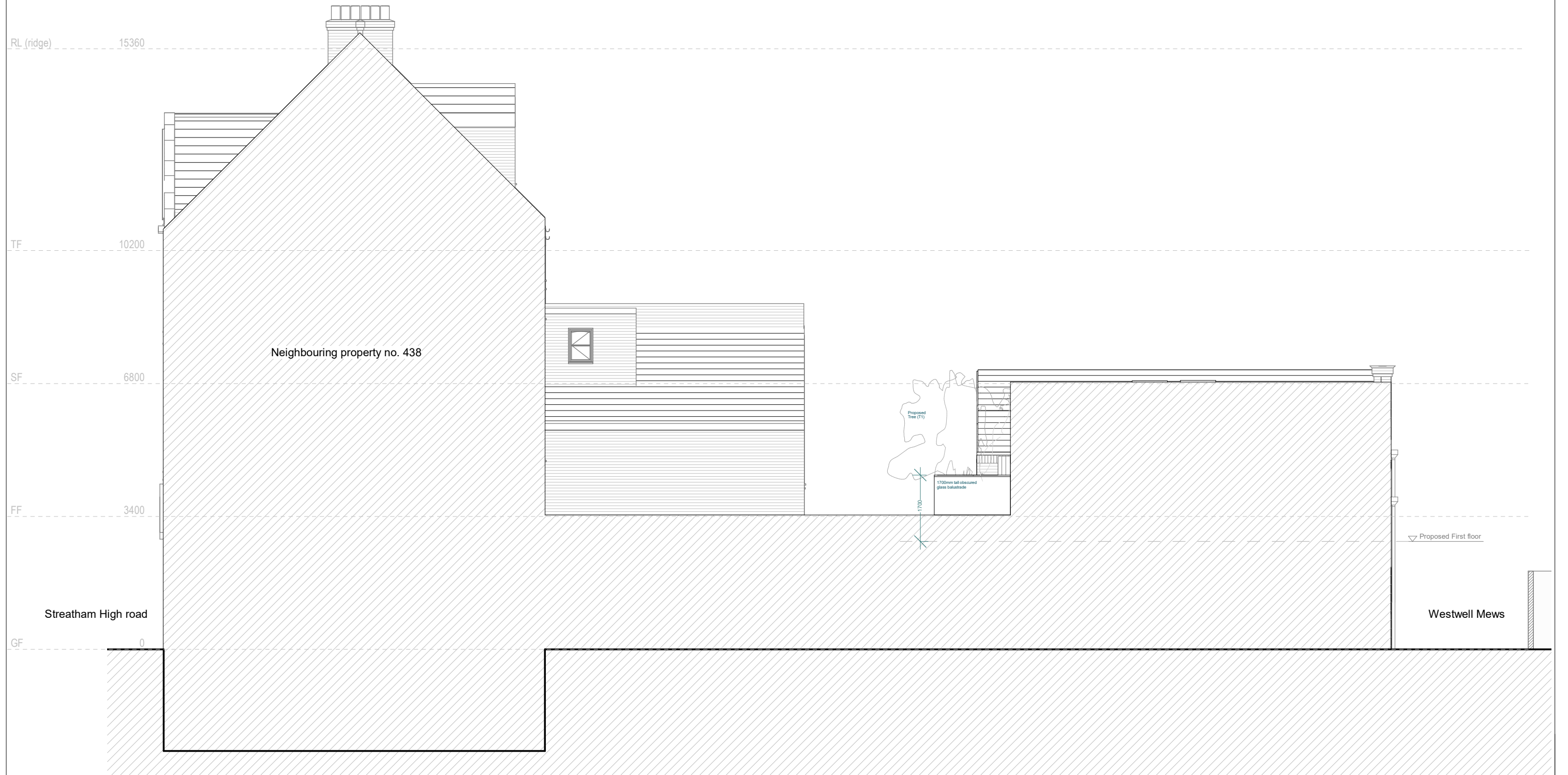
THROUGHOUT THE REAR DEVELOPMENT:

- Walls:
Yellow London stock bricks to match surroundings.
Red engineering brick base and edge pilasters.
- Roof:
Tiles to match surroundings to the pitched roofs and dormers. Green sedum and intensive green roof to the flat roofs.
- Windows & external doors:
Hardwood double glazed painted RAL 6010, Pale Green.
- (Ground floor windows to have extra security locks and reinforced glass).
- Flats' entrance door:
Hardwood timber doors with high security locks.
Each door painted in different vibrant colours.

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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Rear Elevation (South-West)	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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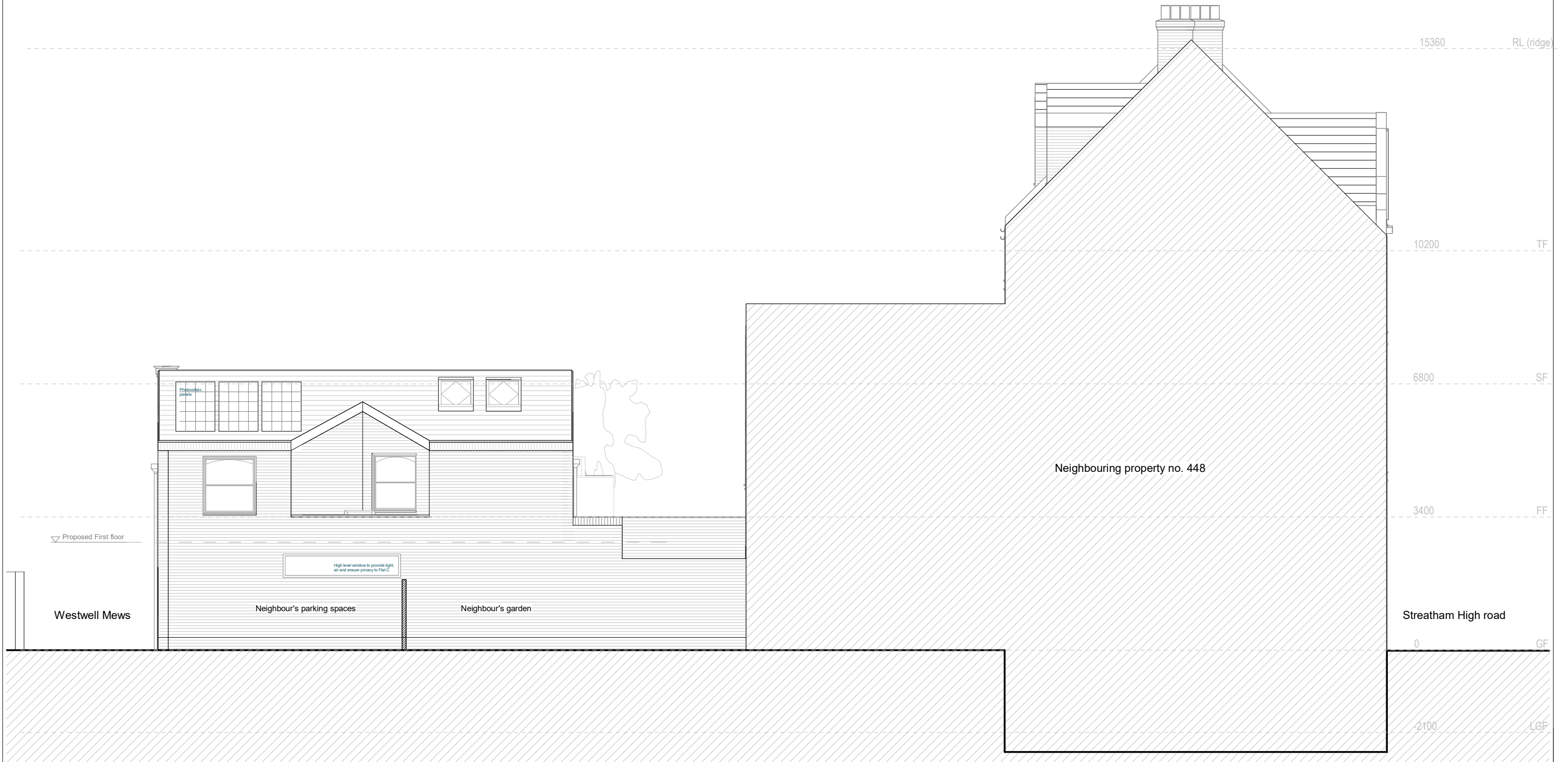
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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed LHS Elevation (North-West)	SCALE 1 : 100	SIZE A3		
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025		

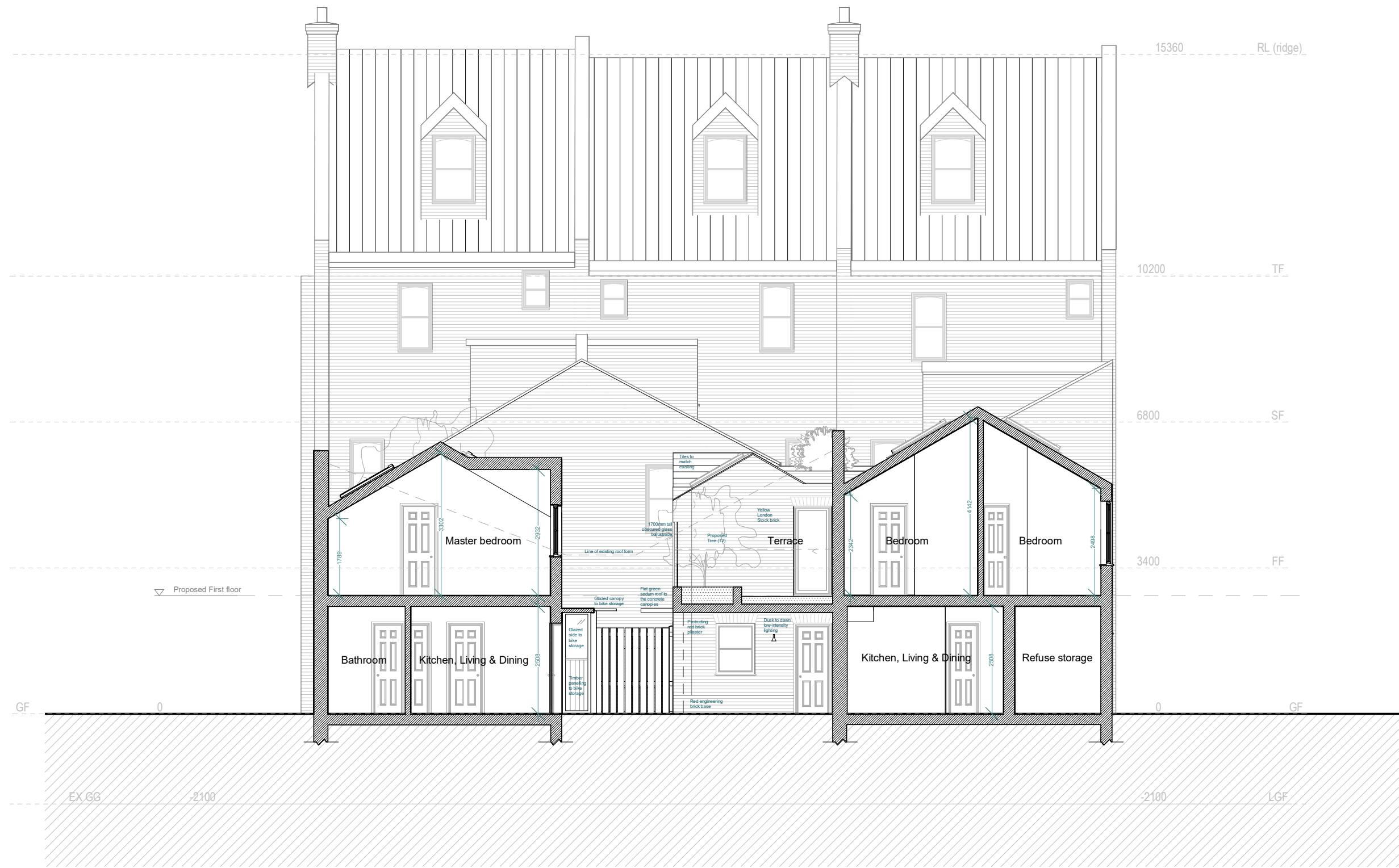
Proposed RHS Elevation (South-East)

P 07



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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed RHS Elevation (South-East)	SCALE 1 : 100	SIZE A3		
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025		

Proposed Section A-A

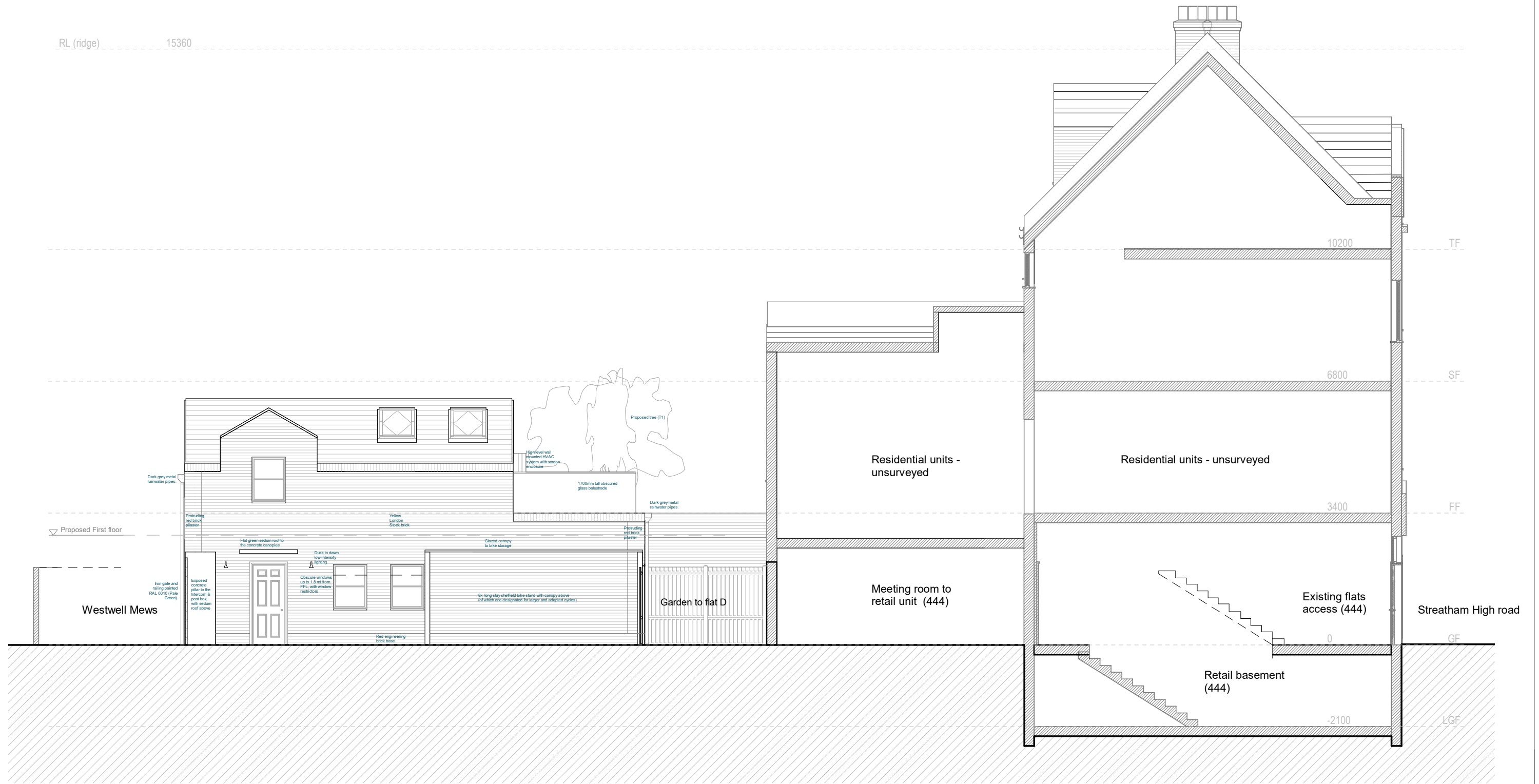


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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Section A-A	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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Proposed Section B-B



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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Section B-B	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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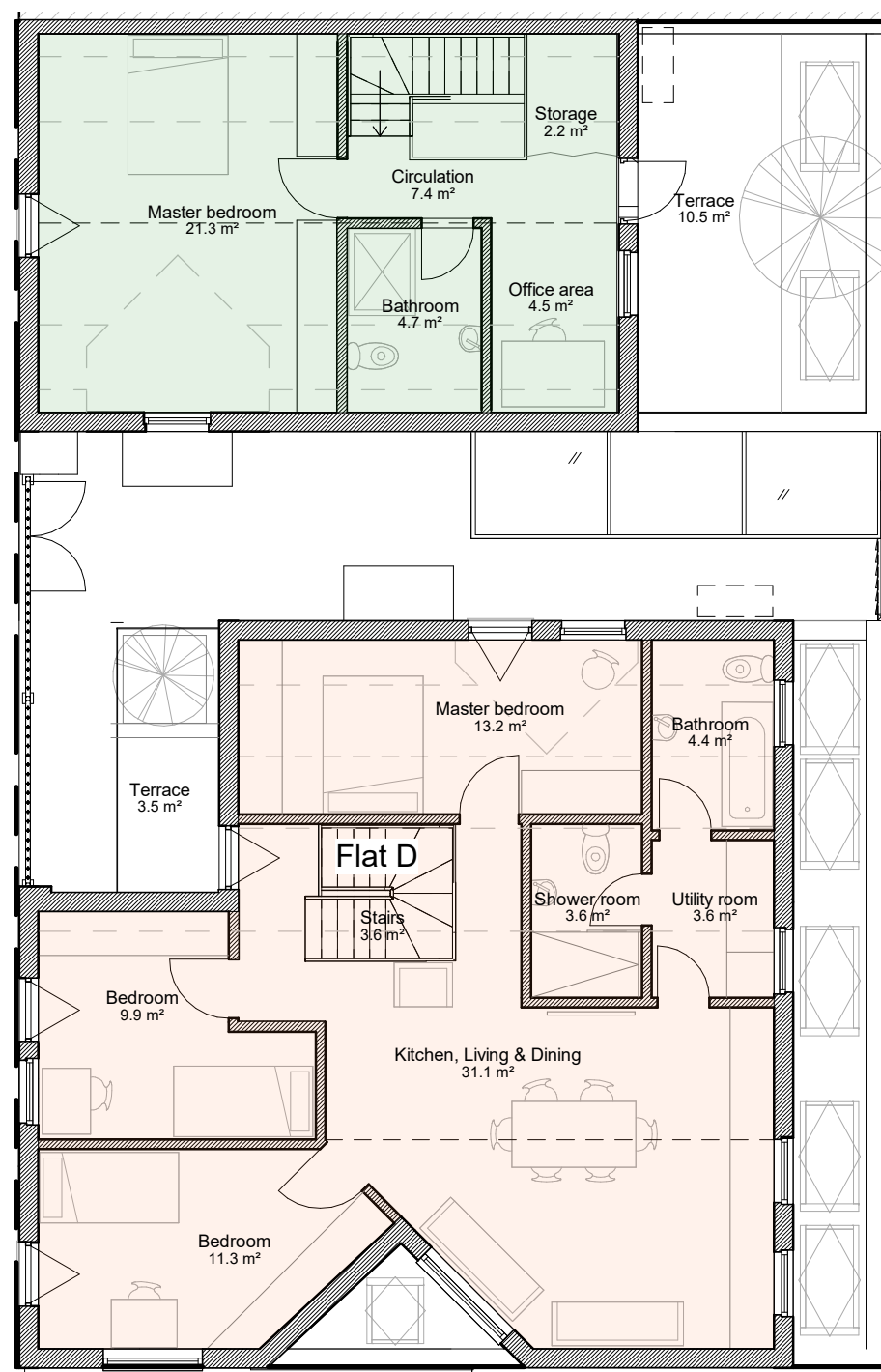
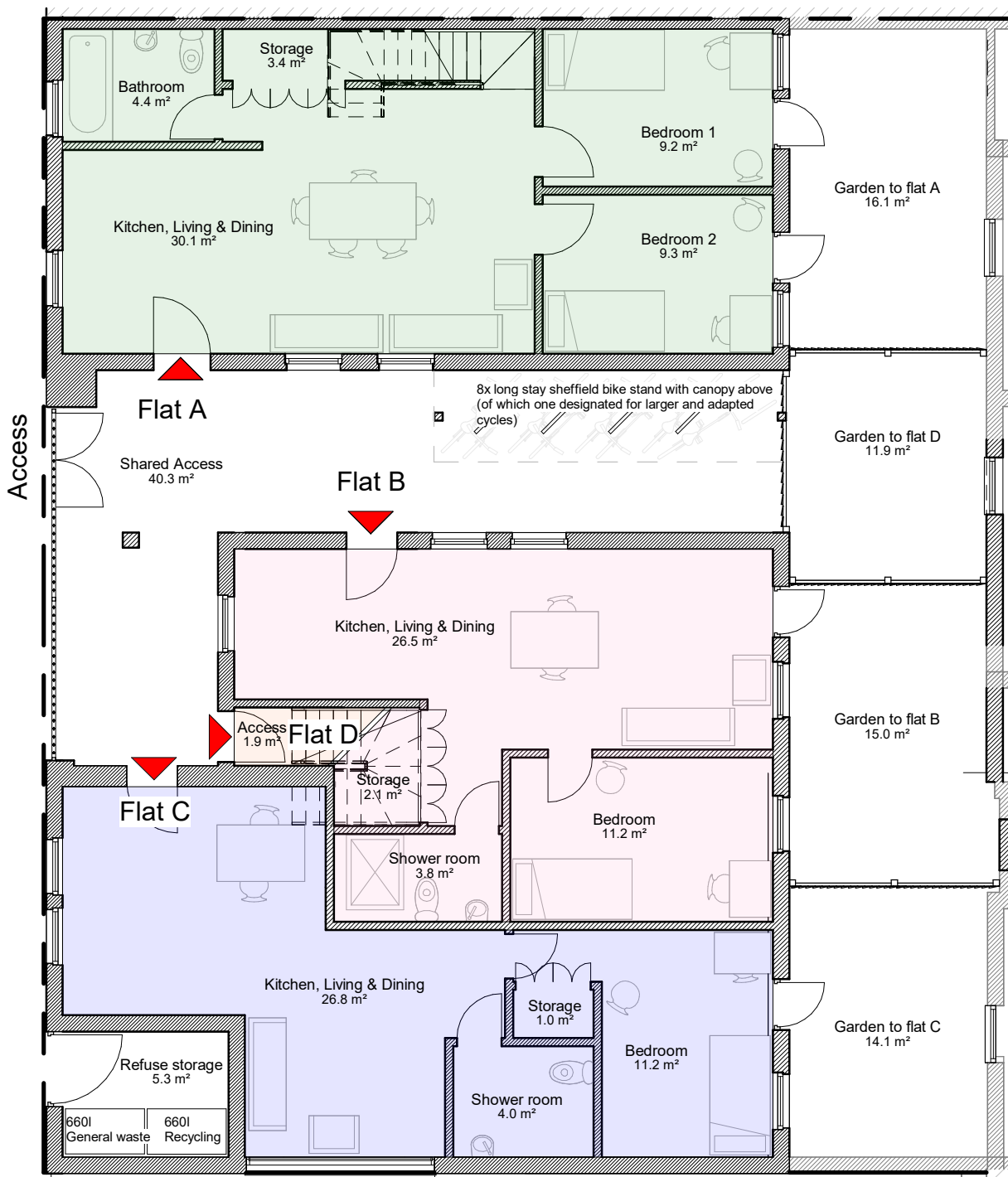
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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Proposed Section C-C	SCALE 1 : 100	SIZE A3		
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025		

Schedule of accommodations

Net Internal Areas



Each flat and rooms within meet or exceed the minimum requirements set in the London Housing Design Guide.

The scheme provides four flats;
 2x. 1 bedroom (1 person)
 2x. 3 bedroom (4 people)

Flat requirements: 1 bedroom (1 person)

Net Internal Area: (Minimum requirement: 33.5 m²)
 Amenity: (Minimum requirement: 4 m²)

Flat requirements: 3 bedroom (4 people)

Net Internal Area: (Minimum requirement:
 74 m² x 1-level flat, 87 m² x 2-storey house)
 Amenity: (Minimum requirement: 8 m²)

FLAT A: 3 bedroom (4 people) 2-storey house

Net Internal Area: 96.5 m²
 Amenity: 27.2 m²

FLAT B: 1 bedroom (1 person)

Net Internal Area: 43.6 m²
 Amenity: 15 m²

FLAT C: 1 bedroom (1 person)

Net Internal Area: 43 m²
 Amenity: 14.1 m²

FLAT D: 3 bedroom (4 people) 1-level flat

Net Internal Area: 77.1.5 m²
 (access and stairs not included in the calculation)
 Amenity: 11.9 m²

Shared access:
 38.1 sqm of shared access,
 greenery as per garden design

Bike Storage:
 8x long stay sheffield bike stand with canopy above (of
 which one designated for larger and adapted cycles)

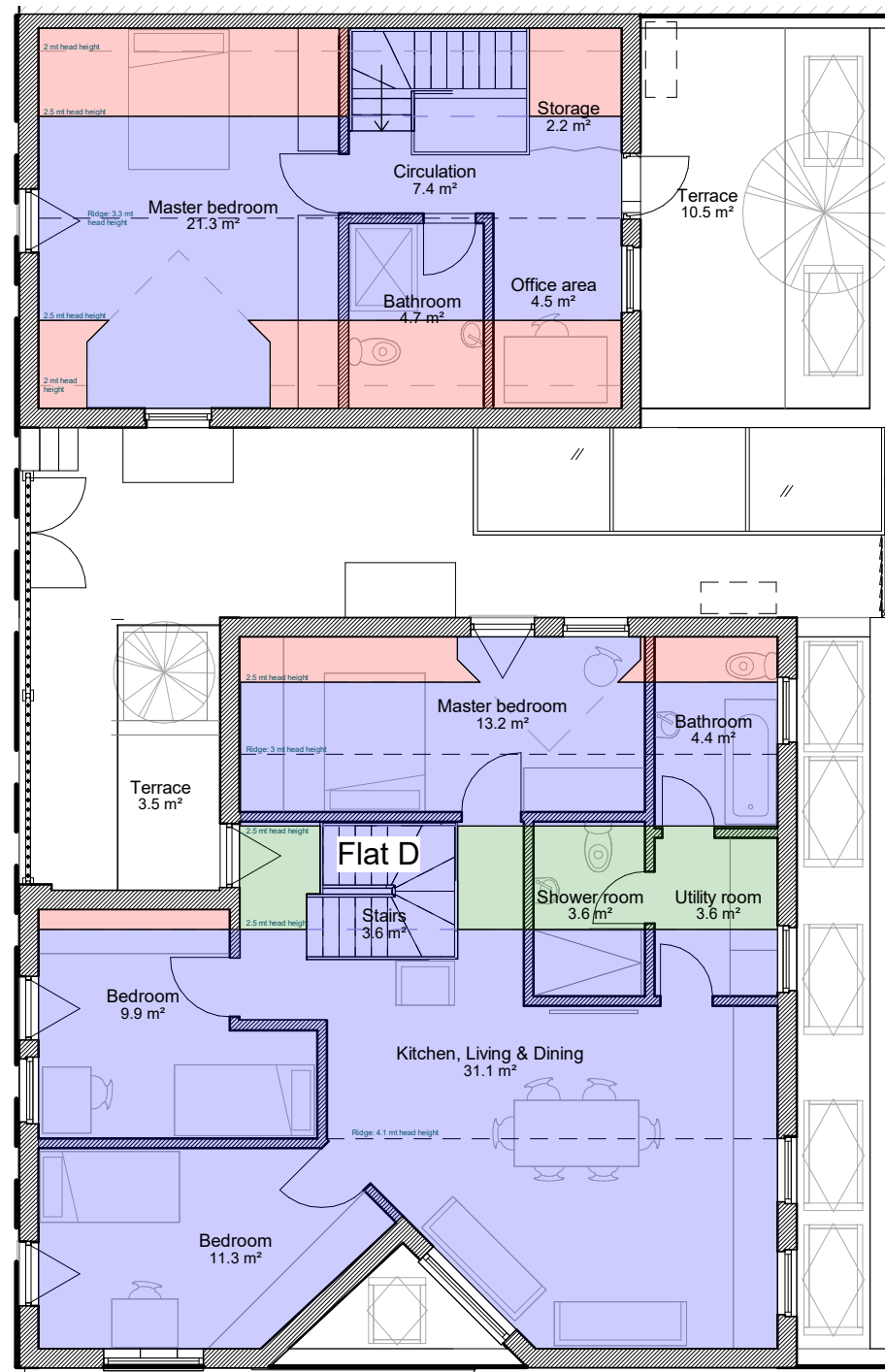
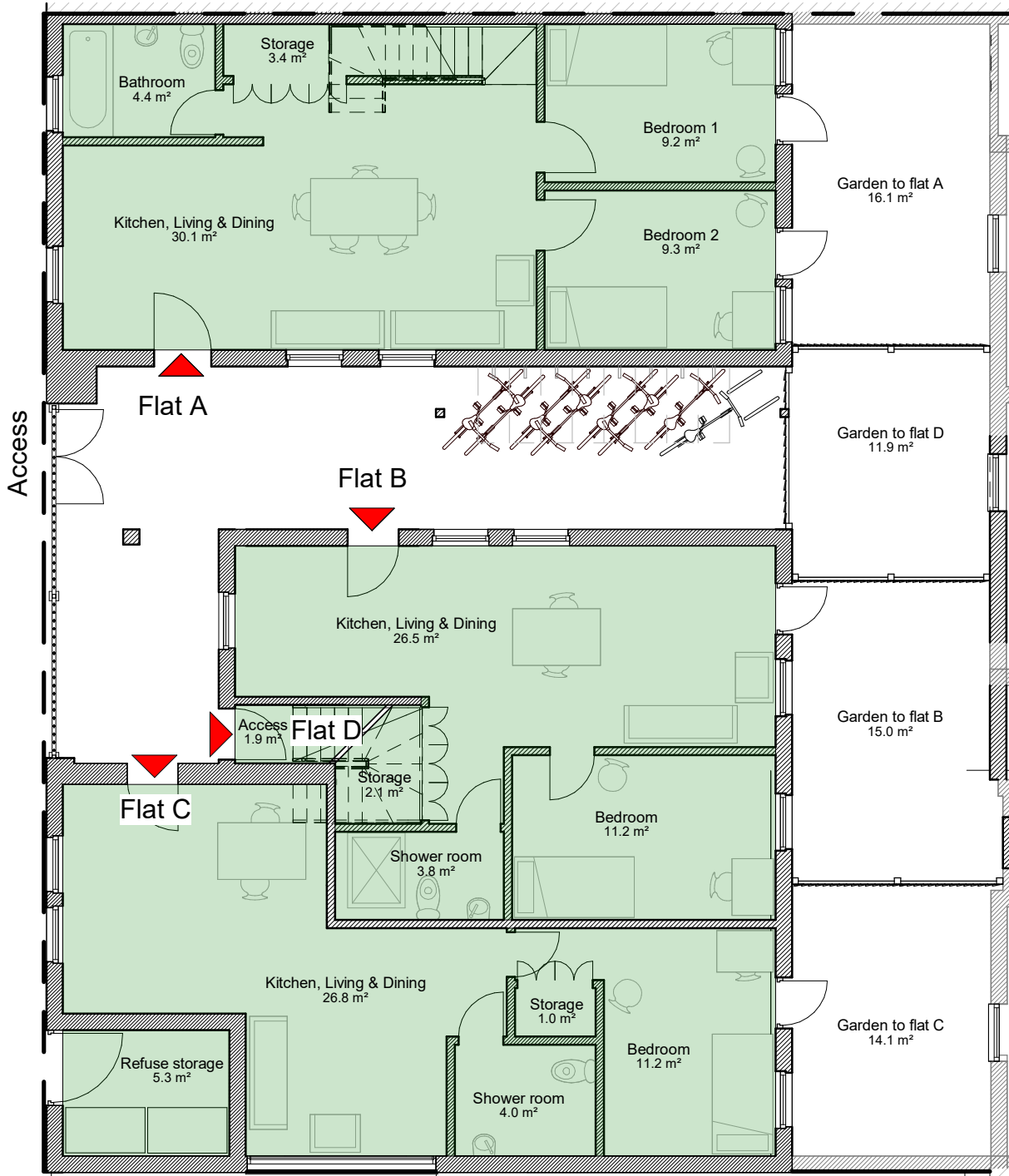
Bins Storage:
 2x 660 liters, shared between the flats

Proposed Ground Floor Plan

Proposed First Floor Plan

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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Schedule of accommodations	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	

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Legend:

- RED:** Floor to ceiling height < 2.5 mt
- GREEN:** Floor to ceiling height = 2.5 mt
- BLUE:** Floor to ceiling height > 2.5 mt

As outlined in the London Plan, a minimum floor-to-ceiling height of 2.5 meters is required for at least 75% of the Gross Internal Area (GIA) of each dwelling.

FLAT A GIA:

86.8 m² meets or exceed the 2.5 mt requirement, whilst 13.2 m² is below:
 - This means that 84.8% of flat A is above 2.5 mt, complying with the requirement set by the London Plan.

FLAT B GIA:

100% of the GIA meets the 2.5 mt requirement.

FLAT C GIA:

100% of the GIA meets the 2.5 mt requirement.

FLAT D GIA:

82.3 m² meets or exceed the 2.5 mt requirement, whilst 3.8 m² is below:
 - This means that 95.3% of flat D is above 2.5 mt, complying with the requirement set by the London Plan.

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PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Floor to ceiling heights calculation	SCALE 1 : 100	SIZE A3	
DRAWING PORPOUSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/07/2025	



ONLINE VERSION

B1

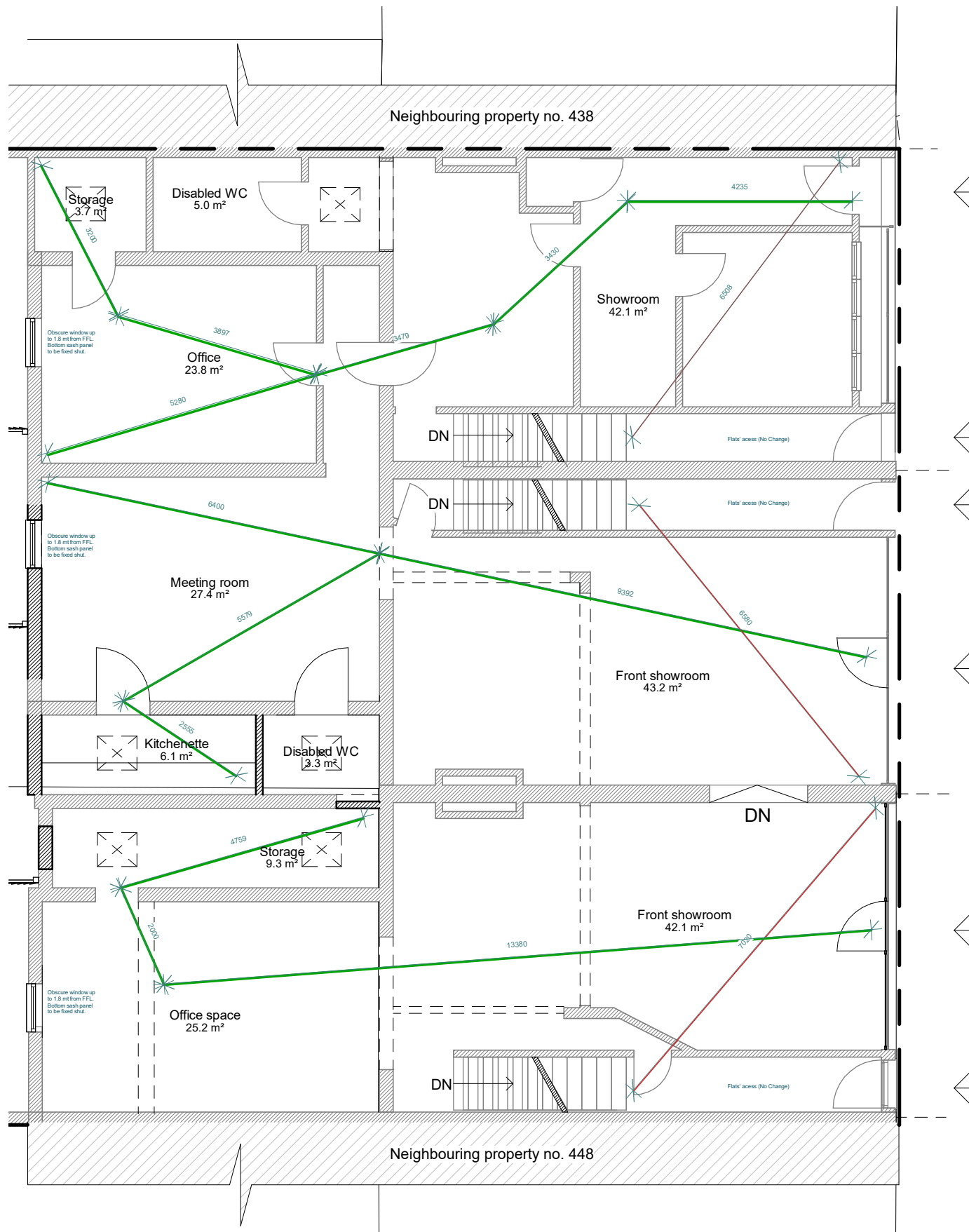
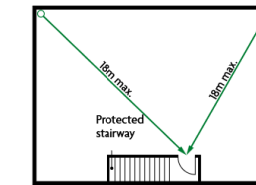


Table 4.1 Maximum travel distances in small premises

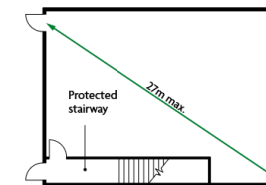
Storey	Maximum travel distance (m)
Ground storey with a single exit	27
Basement or first storey with a single stair	18
Storey with more than one exit/stair	45

NOTES:
 If the internal layout of partitions, fittings, etc. is not known, direct distances, rather than travel distances, should be assessed. The direct distance should be assumed to be two-thirds of the travel distance.
 The travel distance in small premises with an open stair is measured as follows.
 a. In a basement: to the foot of the stair.
 b. On a first storey: to the head of the stair.

See para 4.6



Basement and/or first storey



Ground storey

NOTE: Maximum floor area in any one storey 280m². Restricted accommodation if used as a restaurant or bar.

Diagram 4.1 Maximum travel distances in a small two or three storey premises with a single protected stairway to each storey

Building Regulations 2010

ONLINE VERSION

Approved Document B Volume 2, 2019 edition 43

The maximum travel distance within the basement areas is 7 meters (red line), whilst at ground floor is just above 18 meters (green line).

These are largely below the threshold of 18 meters (basement) and 27 meters (ground floor), hence it will comply with building regulations and will not require escape routes from the rear.

CLIENT Mediworld Limited
PROJECT ADDRESS 442-446 Streatham High road
DRAWING PURPOSE: For planning

LEAD DESIGNER Samael Coco (Architect, ARB)
DRAWING TITLE: Commercial premises - Means of escape
DRAWING STATUS: Proposed Drawings

DRAWING NO. P 13	REVISION A
SCALE 1 : 100	SIZE A3
PROJECT 442-446	ISSUED 08/07/2025

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