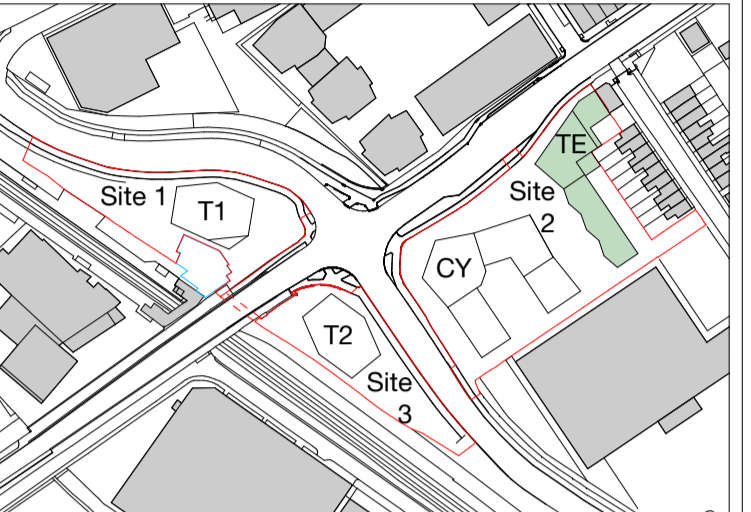


Copyright Hawkins\Brown Architects  
 No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P1	Planning Submission	August 2021
P2	Updated for Planning Submission	December 2021
P3	Section 73 Planning Submission	July 2023
P4	Updated for S73 application (2024)	November 2024



- Key**
- 1B1P
  - 1B2P
  - 2B3P
  - 2B4P
  - 3B4P
  - 3B5P
  - 4B5P

159 St John Street  
 London EC1V 4QJ  
 mail@hawkinsbrown.com  
 hawkinsbrown.com

# Hawkins\Brown

Project  
 Lea Bridge Station Sites  
 Argall Way  
 London E10 7PG  
 United Kingdom

Drawing  
 Terrace - Unit Layout Type 01

Scale @ A1  
 1:50  
 Date  
 November 2024

Drawn By  
 JT  
 Checked By  
 JC

Job Number  
 190109  
 Status  
 A2  
 Purpose of Issue  
 For Planning

Drawing No.  
 LEABR-HBA-TE-XX-DR-A-08-0294  
 Rev  
 P4

	Requirements	Provision
<b>Flat GIA</b>	110m <sup>2*</sup>	99.4m <sup>2</sup>
<b>Master Bedroom Area</b>	13.5m <sup>2**</sup>	15.4m <sup>2</sup>
<b>Bedroom 2 Area</b>	12.5m <sup>2**</sup>	16.1m <sup>2</sup>
<b>Bedroom 3 Area</b>	8.5m <sup>2**</sup>	9.2m <sup>2</sup>
<b>Living/Kitchen/Dining</b>	31m <sup>2**</sup>	31.9m <sup>2</sup>
<b>Storage</b>	2.5m <sup>2**</sup>	2.5m <sup>2</sup>
<b>External Amenity</b>	8m <sup>2***</sup>	8.8m <sup>2</sup>

\*Wheelchair Homes Design Guidelines, South East London Housing Partnership  
 \*\*Volume 1 Dwellings, Approved Document M, Building Regulations  
 \*\*\*London Housing Design Guide



1 Terrace - 3B5P  
 1 : 50

