

London Space Standards:

- 4 person, 2 bedroom house over two floors
- GIA = 81m²
- floor to ceiling = 2.5m for over 75% of total floor area
- kitchen/living/dining = 37m²
- bedroom 1 = 12m² (excluding ensuite)
- bedroom 2 = 12m² (excluding ensuite)

Refuse/Recycle Collection:

- secure, outdoor store within private curtilage to frontage of dwelling for storage of refuse, recycling, food and garden waste, capacity in line with LBWF Waste & Recycling Policy for Developers:

-  - 140L general refuse
-  - 140L mixed recycling
-  - 140L food and garden waste

Sustainability Strategy:

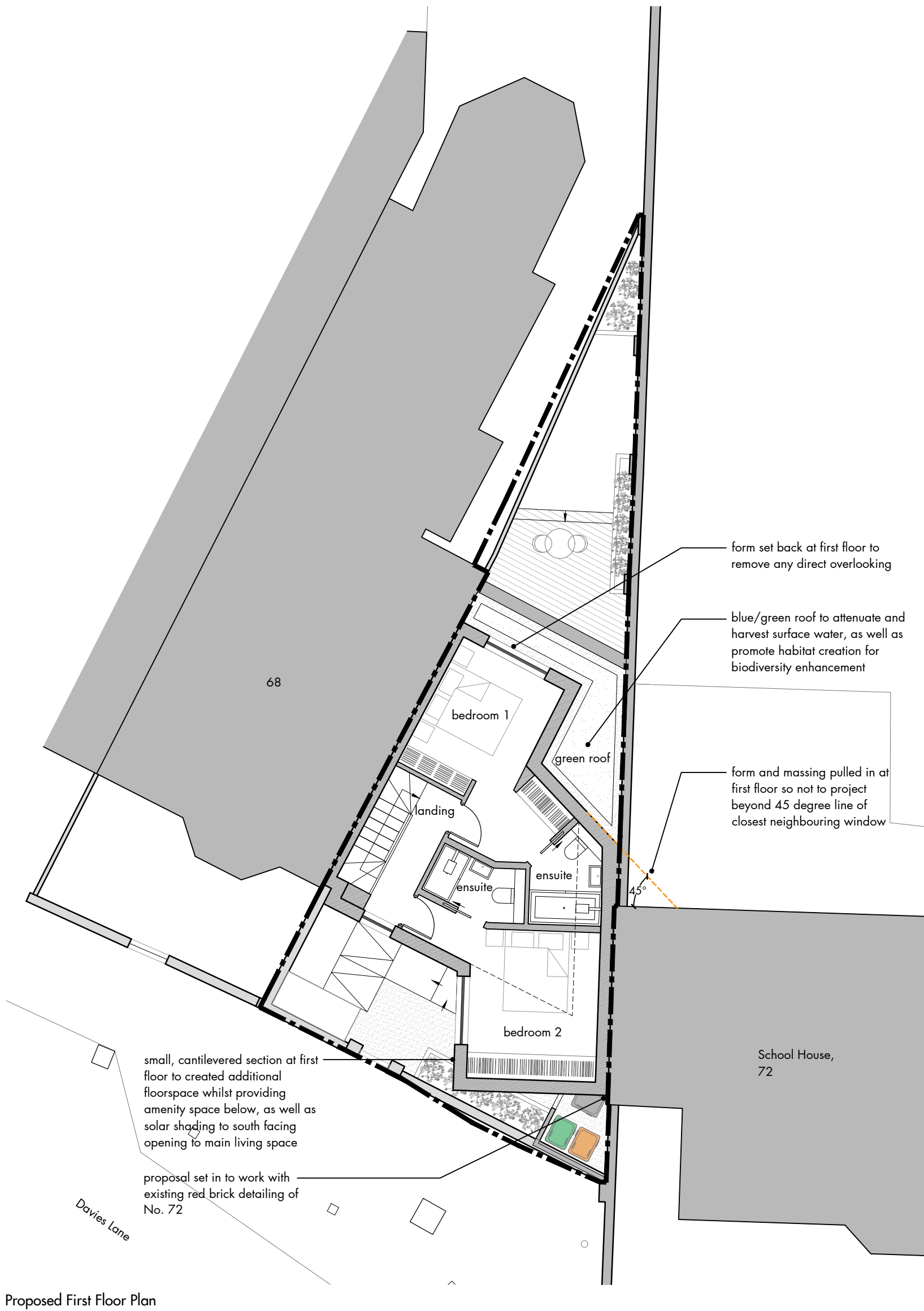
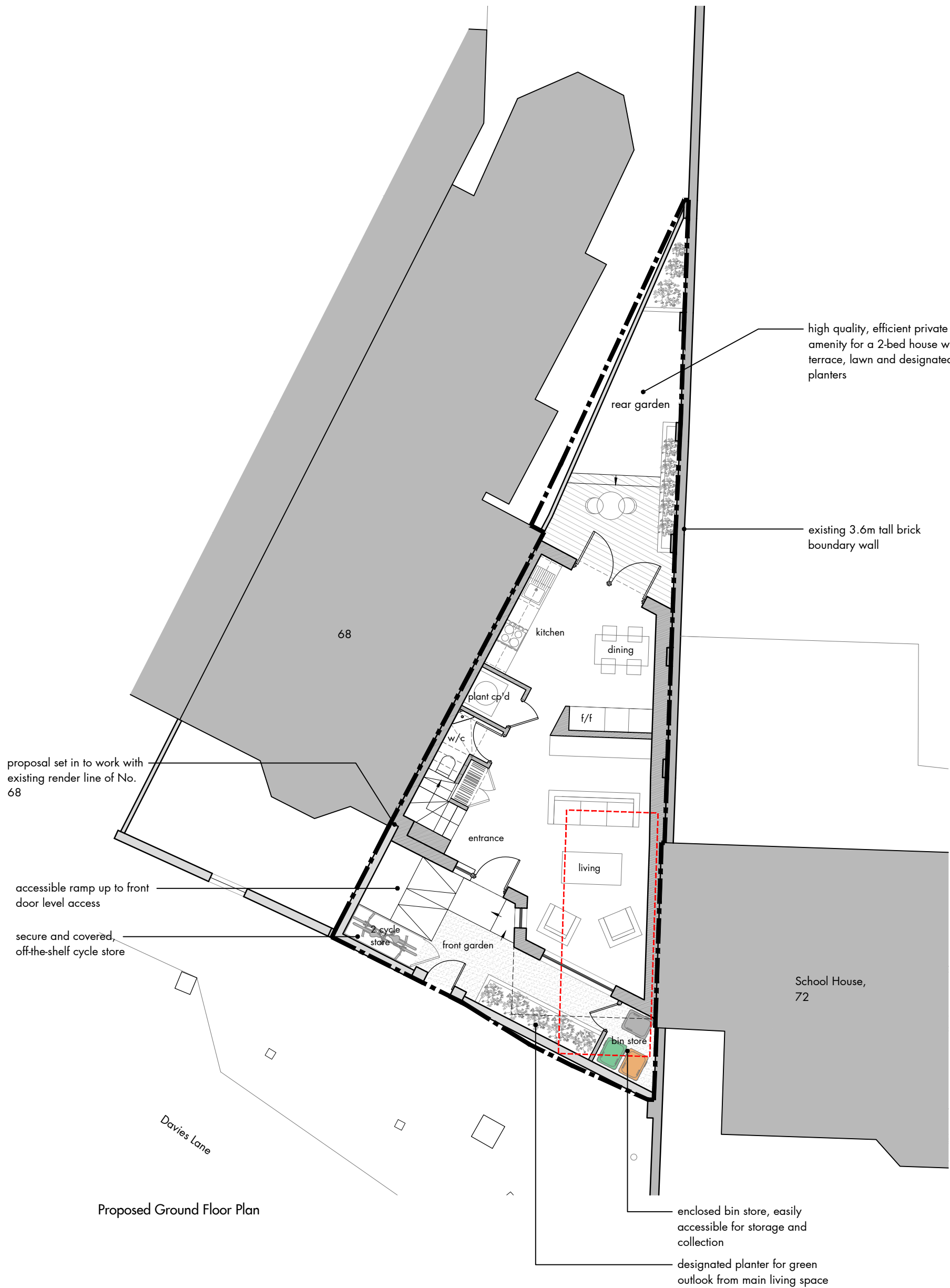
- optimised fabric performance and air tightness to reduce the demand for energy at source
- electrical energy produced locally from solar PVs to serve the building's needs
- energy for space heating, hot water and mechanical ventilation from a compact, all-in-one exhaust and supply air heat pump driven by solar generated electricity
- shower Waste Water Heat Recovery (WWHR) technology added to further recycle heat energy and save running costs
- blue/green roof captures and stores rainwater to control water flow to very low run-off rates with sedum & wildflower native species enhancing biodiversity via enhanced habitat creation
- raised floor level and window sills providing first defence to possible surface water flooding in the future
- refer to drawing 449-PL-07, T16 Design's Energy Statement and Spillway's Flood Risk Assessment and Sustainable Drainage Strategy for full information

Key:

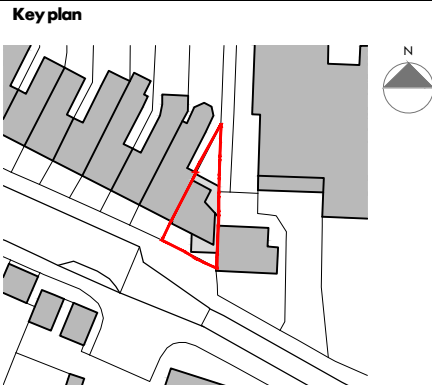
-  - existing storage container to be removed

Site Boundary:

- Site boundary assumed and indicated as shown based on interpretation of OS Map and topographical survey.
- Should exact clarification of boundary be required then a third party boundary professional must be appointed
- Main contractor to ensure all construction, including both superstructure and substructure stays within site boundary at all times



- Notes**
1. Drawing used for the status indicated only
 2. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
 3. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 4. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
 5. This drawing is the property of Clear Architects Ltd and is not to be used in whole or in part without written consent



No	Revision
-	issued to planning
A	front boundary wall amended following case officer comments

Date	Drawn By	Checked By
21/03/25	-	-
09/05/25	RG	-

Drawing Status
Planning

Scale
1:100

Sheet
A2

Drawn By
KD

Checked By
RG

Project
Land Adjacent to 68 Davies Lane,
Bushwood,
London,
E11 3DR

Title
Ground & First Floor Plans

Drawing No.
449-PL-05

Rev
A

Date
Mar-25

clear.

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