



| Minimum Gross Internal Areas (GIA) and Storage | | | | | |
|--|---------------------------|---------------------------------|-------------------------|-------------------------------|--------------------------------|
| Unit | No. of bedrooms / persons | Min. London Plan flat area (m²) | Proposed flat area (m²) | Proposed private amenity (m²) | Proposed built-in storage (m²) |
| Unit 1 | 1b2p | 50m² (1 storey) | 55.6m² | 39m² | 2.1m² |
| Unit 2 | 2b3p (2storey) | 70m² (2 storey) | 79m² | 21.5m² | 3.62m² |
| Unit 3 | 2b3p (2storey) | 70m² (2 storey) | 79m² | 21.5m² | 3.62m² |
| Unit 4 | 1b2p (2storey) | 58m² (2 storey) | 71.8m² | 21.5m² | 2.22m² |
| Unit 5 | 2b3p | 61m² (1 storey) | 65.9m² | 67m² | 2.69m² |

| Amenity Landscape Areas | | | |
|-----------------------------------|------------|------------|------------|
| | Existing | Proposed | Added |
| COMMUNAL FOR ALL RESIDENTS | | | |
| Amenity Landscape 1 (m²) | 34 | 109 | 75 |
| Amenity Landscape 2 (m²) | 300 | 391 | 91 |
| Amenity Landscape 3 (m²) | - | 27 | 27 |
| TOTAL (m²) | 334 | 527 | 193 |
| PRIVATE | | | |
| Private Amenity Landscape (m²) | - | 100 | 100 |
| GREEN ROOFS | | | |
| Green Roofs (m²) | - | 191 | 191 |

The existing Amenity Landscape is 334m². The proposal adds Communal amenity landscape of **193m²**. New Communal Amenity Landscape area is a **Total of 527m²**. Total Landscape area (including Private amenity landscape and Green roofs) is **818m²**.

WASTE MANAGEMENT PLAN

The existing Site makes use of on-street servicing opportunities for all delivery and servicing activity and refuse collections. The proposals will retain the same strategy for the proposed residential units.

Each of the residential units will be provided with internal refuse storage.

Refuse collection at the Site will be administered by on-site management personnel, who will extend the current waste management arrangement for the existing 36 units at Sion Court to the proposed units.

As part of the management regime, refuse and recycling will be collected daily from the front garden of each proposed unit to an allocated refuse storage point in the neighbouring building at Lebanon Court. Both buildings have the same managing agents and the same arrangement.

- NEW TREE PLANTING**
1. Thorn, Crataegus prunifolia Splendens, 12-14cm, 65litre
 2. Crab apple, Malus hupehensis, 12-14cm, 45litre
 3. Tibetan cherry, Prunus serrula Tibetica, 12-14cm, 45litre
 4. Golden rain tree, Koeleruteria paniculata 20-25cm, 250litre.
 5. Flowering cherry, Prunus pandora 12-14cm, 45litre
 - 6, 7, 8. Birch, Betula albosinensis Fascination, 14-16cm, 65 litre
 9. Amelanchier Ballerina, 10-12cm, 45litre

| <p>General Notes</p> <p>Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.</p> <p>Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.</p> <p>Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.</p> | <p>Additional Notes</p> <p>Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.</p> <p>Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.</p> <p>All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.</p> <p>This drawing supersedes all previous issues of the same drawing number with earlier revisions.</p> <p>This drawing and design is copyright of Tal Arc Ltd and remains the property of Tal Arc Ltd, and as such the contents must not be disclosed to anyone or reproduced in any way without prior written consent.</p> | <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | REV | DATE | BY | CHKD | | | | | <p>PROJECT New Residential Units at Sion Court Twickenham, TW1 3DD</p> <p>CLIENT Moreland Residential (UK)</p> | <table border="1"> <tr> <th>ZONE</th> <th>DISCIPLINE</th> <th>STATUS</th> </tr> <tr> <td>A</td> <td>ARCHITECTURE</td> <td>PLANNING</td> </tr> <tr> <td>LEVEL</td> <td>DRAWING NUMBER</td> <td>REVISION</td> </tr> <tr> <td>A</td> <td>SC-PP4-05</td> <td> </td> </tr> <tr> <td>PAPER SIZE</td> <td colspan="2">A0 SHEET</td> </tr> <tr> <td>DRAWING TITLE</td> <td colspan="2">Proposed Ground Floor Plan</td> </tr> <tr> <td>SCALE</td> <td>DATE</td> <td>DRAWN</td> </tr> <tr> <td>1:100</td> <td>17/08/2024</td> <td>YS</td> </tr> <tr> <td>CHECKED</td> <td colspan="2">YS</td> </tr> </table> | ZONE | DISCIPLINE | STATUS | A | ARCHITECTURE | PLANNING | LEVEL | DRAWING NUMBER | REVISION | A | SC-PP4-05 | | PAPER SIZE | A0 SHEET | | DRAWING TITLE | Proposed Ground Floor Plan | | SCALE | DATE | DRAWN | 1:100 | 17/08/2024 | YS | CHECKED | YS | | <p>TAL ARC LTD. ARCHITECTURE DESIGN</p> <p>2A CRESCENT ROAD LONDON N3 1HP, U.K.</p> <p>T. 020 3719 0793 E. INFO@TALARC.CO.UK W. WWW.TALARC.CO.UK</p> <p>PROJECT TITLE: New Residential Units at Sion Court</p> |
|---|---|--|------|------|----|------|--|--|--|--|--|--|------|------------|--------|---|--------------|----------|-------|----------------|----------|---|-----------|--|------------|----------|--|---------------|----------------------------|--|-------|------|-------|-------|------------|----|---------|----|--|---|
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| ZONE | DISCIPLINE | STATUS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| DRAWING TITLE | Proposed Ground Floor Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCALE | DATE | DRAWN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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