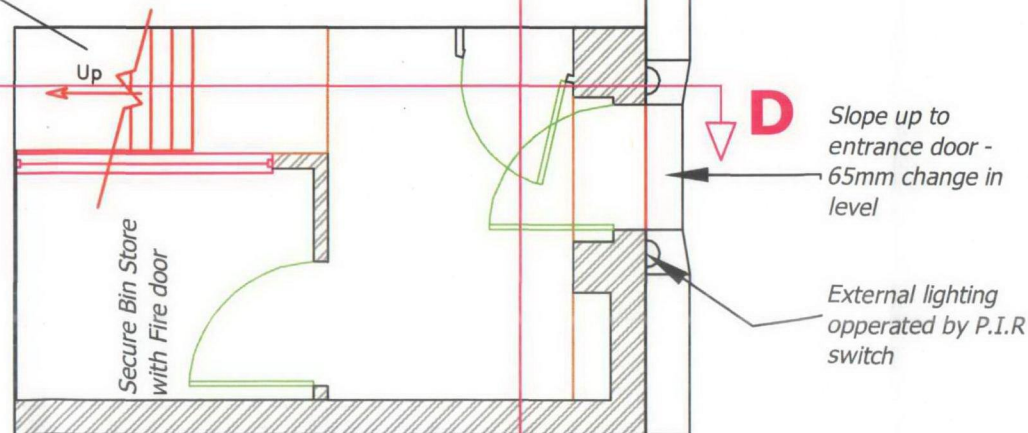


Proposed Ground Floor - Plan Layout

Stairs leading to flats on first floor - Going = 240mm and rise = 180mm. Handrails to extend 300mm beyond top and bottom of stairs. Handrails to be fitted 900mm above each nosing.

We are advised that the communal hallway must be adequately protected so that escape is maintained. For this reason a partition with a fire door has been provided to the bin store

Foot print of existing shop (not part of this application)



Information

This drawing shows the ground floor entrance area and the foot print of the ground floor which forms a separate unit (betting shop).

The entrance will remain largely as existing although we propose to provide a secure binstore as shown in this drawing.

To ensure a protected means of escape the bin store will be provided with a fire door and fire partitioning.

Lifetime Homes

(1) - Car Parking: Due to the constraints of the site it is not possible to provide parking on site. The building abuts directly onto York Mew's which is a narrow access road (3.60m) used by other properties and unsuitable for parking. However, there is resident permit holder parking (area CA-M) on Islip Street as well as pay and display for visitors. This is short distance from the property and easily walked in a few minutes

(2) - Access from Car Parking: As mentioned above no parking has been provided on site but parking is available in nearby streets. There are already crossings in place to main road opposite the building with dropped kerbs. York Mews is level with Kentish Town Road and we propose the drop the kerb outside the front entrance door to York Mews to provide level access.

(3) - Approach & Gradients: Our proposals are as above for Lifetime Homes standard 2.

(4) - Entrances: The front entrance door is level with the pavement. The kerb will be dropped to provide a gentle slope to the entrance door. The front door currently has an upstand of 15mm which is acceptable. Lighting will be provided to the front entrance operated by a P.I.R sensor to save energy. Due to the narrow width of the road no covered entrance can be provided as it risks impact from vehicles.

(5) - Communal Stairs & Lifts: As this is an existing building we are limited by the original design and staircases already in place. For this reason the rise of each step is 10mm above the requirements and the going is 10mm below the requirements. However, we have ensured that a landing is provided at the top of each flight of stairs and where there is a change for Health and Safety reasons we have ensured that no doors open directly into stairs.



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TITLE
Proposed Ground Floor Plans

SCALE	DATE	DRN
1/50	17-06-2009	A S
REV - A	DRG NO	JOB NO.
	6791 A/10	6791 A