



Corridor & staircase providing protected means of escape from all rooms in Unit 2. The corridor will be protected with 30 minute fire doors

Change in levels does not effect the rooms - only the corridor space. Building control advise the staircase should protected by fire doors so it acts as a protected means of escape.

Information

This is the second revision of the first floor and takes into consideration the advice of Camden's Planning & Building Control departments.

The 2nd floor plan of this revised proposal addresses the concerns raised with our first application, which was withdrawn. The concerns was that the total floor area was not suitable for the number of beds shown (originally two doubles).

The revised layout shows two single bedrooms and it is intended this will be a two person unit. We have made one of the front rooms the master bedroom as neither of the rear rooms meets the 11m² minimum requirement for the first bedroom.

There is a total floor space of approximately 58m² (not including the corridor space to the first floor which also included storage space for this units sole use). Camden's requirements for a two person unit are only 48m² so this unit exceeds these requirements.

For the kitchen and bathroom facilities we have referred to Camden's "Minimum HMO Standards - Effective December 2008" for guidance. For a kitchen shared by two people the minimum size is 6m² whereas we have been able to provide a kitchen with a floor space over 13.5m².

For a bathroom, with WC, washbasin and bath the requirement is 2.8m². This we felt was too small and looked to increase this space. We propose to provide a bathroom of 5.1m² as we also intend to fit a stand-alone shower.

Lifetime Homes (6) - Doorways & Hallways: Clear widths to doorways have been maximised, especially where the corridor is narrow. As with the first floor this is limited by the original layout of the building although with this floor all doorways meet the standards.

Lifetime Homes (7) - Wheelchair Accessibility: No allowances have been made for wheel chair accessibility because the existing building is unsuitable for their use. The staircase is too narrow to permit access and the entrance hallway, particularly leading to Units 1 & 2 is too narrow.

Lifetime Homes (8), (9) & (10) - Living Rooms, Bedrooms and Bathrooms: Due to the existing split level design of the building it was not possible to incorporate these three rooms onto the same level as the entrance to each Unit. This is because of the changes in level throughout the building.

Lifetime Homes (11) - Bathroom & W/C Walls: Although the building is not suitable for wheelchair users we appreciate that some potential residents will need additional support when using wash and W/C facilities. For this reason stud walls will be fitted with reinforcement between 300mm and 1500mm from floor level so handrails can be fitted if required.



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PROJECT

317-319 Kentish Town Road

TITLE

Proposed 2nd Floor Plans

SCALE

1/50

DATE

24-09-2009

DRN

A.S

REV -

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6791A_app2_03

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Proposed 2nd Floor - Plan Layout