

Corridor providing protected means of escape from all rooms in Unit 1. All doors to each room will be 30 minute fire rated as will any partitions

The bath and W/C will be set one step down from the bathroom entrance. The services will be run into the floor void below. Clear height above the bath and W/C will be 1900mm

Two step change in level. Although the bathroom door will be close by, the door, does not open directly onto the step which reduces the trip hazard.


Change in level will be away from doors so that the trip hazard is reduced

Load bearing wall will be removed and a steel lintel inserted.

Chimney breasts removed to increase space within flat

A landing will be created between the door to the bedroom and the change in level for safe access

All flat entrance doors will be fire rated to ensure that the communal hallway is protected. A communal fire alarm system will also be provided.

Information <p>The 1st floor plan of this revised proposal addresses the concerns raised with our first application, which was withdrawn. The concerns were regarding the number of units provided to the 1st floor and the number of bedrooms.</p> <p>The revised layout incorporates only one unit to the first floor (whereas previously we had allowed for two). This has resulted in a total floor space of approximately 59m². The proposed unit is a two person dwelling with two large single bedrooms, living room, bathroom, study and kitchen. The first bedroom (to the rear of the property) is 11.8m², meeting the minimum requirement of 11m².</p> <p>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 7m².</p> <p>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 the bathroom on a split-level, with the bath to the lower part of the floor. By doing so we are able to provide a bathroom of 4.8m². We have shown this design to the duty planner and a member of Camden Building Control, both of whom advised that the split-level design of the room would be acceptable. The minimum ceiling height within the bathroom will be 1900mm.</p> <p>Lifetime Homes (6) - Doorways & Hallways: Clear widths to corridors have been kept as wide as possible. However there has been the need to compromise between corridor space and room space. The flat entrance doors have been maximised to 900mm with doors within the flats at 800mm.</p> <p>Lifetime Homes (7) - Wheelchair Accessibility: No allowances have been made for wheelchair accessibility because the existing building is unsuitable for their use. The staircase is too narrow to permit access and the entrance hallway is too narrow.</p> <p>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 all rooms on the same level as the entrance to each Unit. The reason behind these criteria is to provide wheelchair friendly housing. As stated above for criteria (7) this building is not suitable for this.</p> <p>Lifetime Homes (12) - Lifts: There is no space in this property for a through floor lift and the clearance on the staircases is below the 900mm required for a stair lift.</p> <p>Lifetime Homes (14) - Bathroom Layout: The bathrooms shown in this scheme do not meet the lifetime homes standards. The main reason for this is that the standards are based on providing wheelchair friendly services which in a building such as this, where usable space is limited and the building is unsuitable for wheelchairs would reduce the space available for other rooms and make it difficult to provide adequate living space.</p> <p>Lifetime Homes (15) - Window Specification: The existing windows to the front elevation are to be retained in order to maintain the character of the building and area. However, where replacement is necessary these will be replaced with double glazed units of a similar style. Windows to the rear will also be retained where possible and replaced with uPVC units where necessary.</p>		
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PROJECT 317-319 Kentish Town Road		
TITLE Proposed 1st Floor Plans		
SCALE 1/50	DATE 24-09-2009	DRN A S
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Proposed 1st Floor - Plan Layout