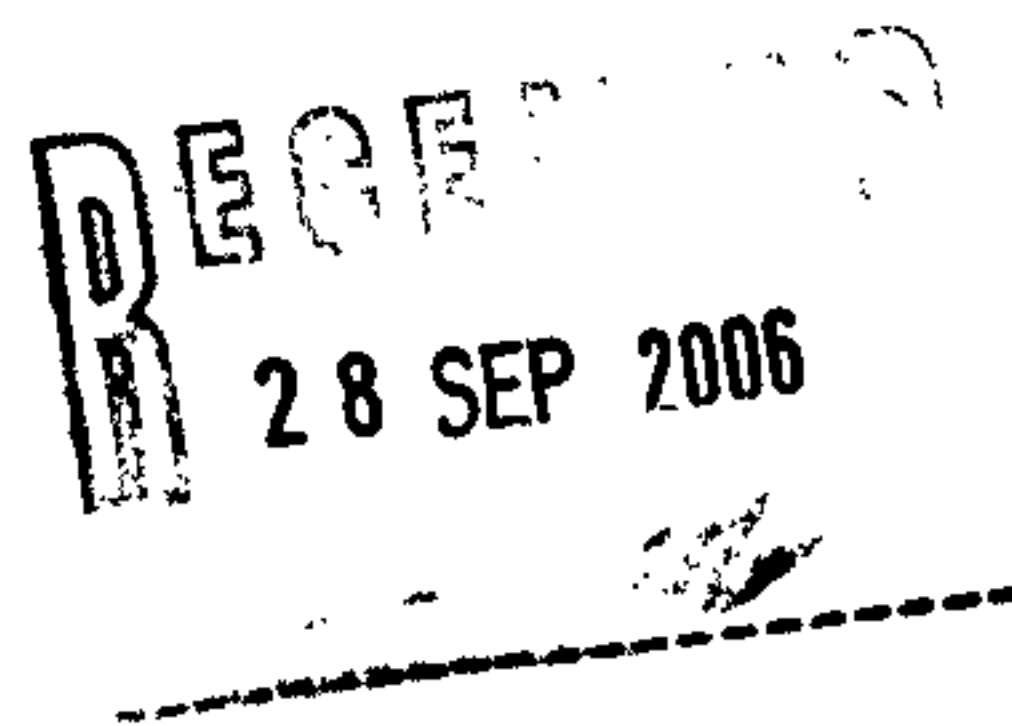


Dunrobin Court Proposed Development

Additional Notes



September 2006

Introduction

This document contains additional information on the proposed development at Dunrobin Court, 389 Finchley Road.

Additional information

1. All the proposed work is internal and does not include any alteration to the outside of the building.
2. The Freeholder, Dunrobin Court Ltd registered at flat 9b Dunrobin Court, has been kept informed of all developments at all times and no objections were raised.
3. The proposed development benefits from practically direct access to the garden less than 2 meters from the entrance door. The bedroom has also an excellent view towards the greenery of the garden.
4. The proposed development benefits from sunlight in both morning and afternoon with 2 windows facing south-east and south-west.
5. The design ensures that the rooms of the flat above serve an identical purpose to those of the proposed development: above the bedroom is a bedroom and above the kitchen/living room is a living room. Please note there is no flat below.
6. Included in the proposal is the complete redecoration of the hallway, marked "Communal Hallway" on the floor plans, leading to the new front door. This includes new carpet, plaster, paint and improved lighting.
7. To our knowledge there are only 2 one-bedroom flats out of 37 flats in the whole of Dunrobin Court. This development would therefore not cause over-capacity in the block.
8. We believe that this dwelling would be an ideal affordable accommodation for a young individual on study leave or on professional assignment.
9. Dunrobin Court ground floor already comprise 6 other flats of various sizes (1, 2 and 3 bedrooms).
10. A private off street car park in front of the block can be provided should the need arise.

Notes on Supplementary Guidance

Space and room size

Storage room 7

$$3.62 * 4.35 = 15.747 \text{ sq. m.}$$

Storage room 2

$$5.55 * 0.92 = 5.106 \text{ sq. m.}$$

$$5.1 * 1.11 = 5.661 \text{ sq. m.}$$

$$4.65 * 0.4 = 1.86 \text{ sq. m.}$$

$$0.91 * 0.88 = 0.8008 \text{ sq. m.}$$

$$+ 13.4278$$

$$\text{Total floor area: } \underline{29.1748 \text{ sq. m.}} \quad (\text{room 2 + room 7})$$

Storage space (above bathroom)

$$2.45 * 1.08 = 2.646 \text{ sq. m.}$$

$$\text{Grand total: } \underline{31.8208 \text{ sq. m.}} \quad (\text{room 2 + room 7 + storage space})$$

High ceilings of **3.02m**, compared to the recommended 2.3m, in all rooms except bathroom, add to the feeling of space. They offer more storage opportunities, e.g. books through shelving, which might be particularly useful for students.

The proposed bedroom has a total area of $3.62 * 3.15 = 11.4 \text{ sq.m.}$ which is above the recommended 11 sq.m.

For large items Dunrobin Court offers other communal storage facilities.

Glazed area

Sitting room area (see storage room 2 calculations)

$$13.4278 - 0.8008 = 12.627 \text{ sq. m.}$$

Glazed area sitting room

$$\begin{array}{rcl} 1.05 * & 0.76 = & 0.798 \text{ sq. m. (square window)} \\ PI * & 0.40^2 = & 0.503 \text{ sq. m. (circular window)} \\ & + & \hline & & 1.301 \end{array}$$

Percentage of floor space **10.30%**

Bedroom area

$$3.62 * 3.15 = 11.403 \text{ sq. m.}$$

Glazed area bedroom

$$1.56 * 0.77 = 1.2012 \text{ sq. m. (square window)}$$

Percentage of floor space **10.53%**

In both rooms the glazed area requirement of at least 10% of the floor area is met.