

Conservatory
11.60 sq.m.

Remove wall
Block up door
Remove wall, new steel beam

Net floor area (inside external walls) at ground floor floor:
lower flat: 70.36 sq.m.
upper flat: 4.88 sq.m.

Refuse and recycling store; to hold 2no. 750x600mm wheeled bins plus recycling boxes.

Bedroom
18.00 sq.m.

LOWER FLAT: 2 BEDROOMS at GROUND AND 1st FLOORS

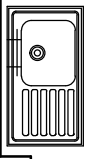
2no. Plastic coated steel cycle stores 1800x900mm, each to hold 2 bicycles, total 4 bicycles.

Bathroom
3.88 sq.m.

New partitions and doors

Lobby

Dog-leg staircase shown is 750mm wide



F/F

Kitchen Dining Room
19.13 sq.m.

Stairs up from basement

Remove wall
Remove door

Access to upper flat

Hall

New 60FR and sound insulated partition

New flat entrance door

Lounge
18.62 sq.m.

New flat entrance door

Lobby

Replace door

Porch

Common entrance for both flats

A 9.January.16 Cycle stores added.

REV No.	DATE	REMARKS

14, PATSHULL ROAD,
KENTISH TOWN, LONDON NW5
PROPOSED FLAT CONVERSION
GROUND FLOOR PLAN

Scale: 1:50 (at A3 print) September 2015

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