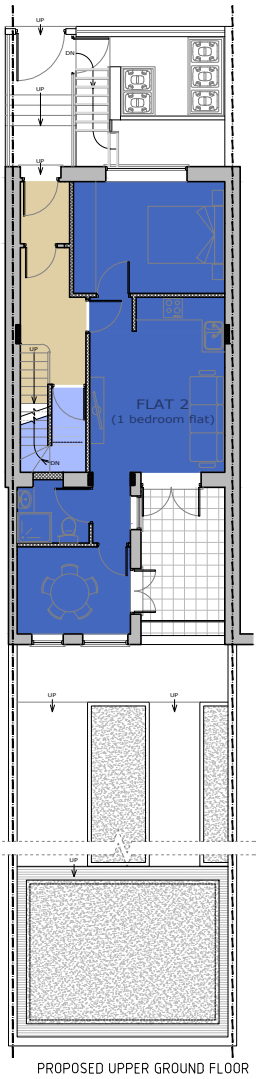


**FLAT 1**

- Level: Lower Gr. Floor (1 storey)
- No. of bedrooms: 2b
- Min. required G.I.A.: 61 sqm
- Proposed GIA: 67 sqm
- Other proposed areas:
- Garden: 58.8 sqm
- Outbuilding: 16 sqm
- Single bedroom area: 8sqm > 7.5sqm
- Single bedroom width: 2.20m > 2.15m
- Double bedroom area: 16.8sqm > 11.5sqm
- Double bedroom width: 3.95m > 2.75m
- Floor to ceiling height in more than 75% of the GIA: 2.55m > 2.3m
- Living/dining/kitchen area: 28.9 sqm > 25 sqm
- Width of the main sitting area: 3.2m > 3.2m (for a 2b flat)
- Approach to all doors is head-on.
- Min. clear opening width in all doors is > 750mm
- Entrance door min. clear op. is 840mm > 800mm

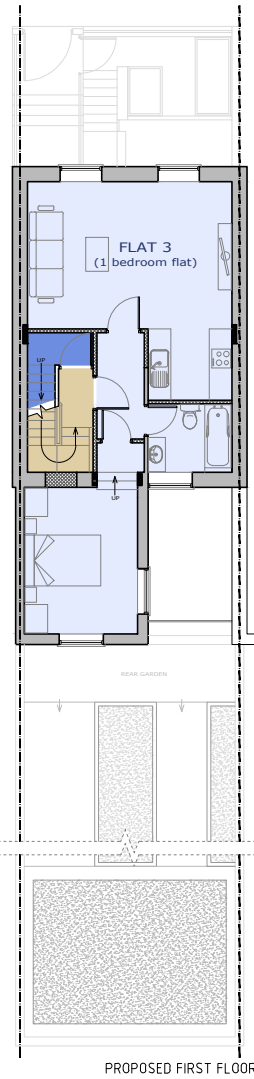
**COMMUNAL SPACES**

- Cycling parking in accordance to Policy T1 of the Local Plan:  
Required spaces:  
1x1b flats + 2x 2b & 3b flats = 6 spaces  
Proposal: secure and sheltered bicycle storage for 6 spaces. Meets the requirements.
- - Bin Storage  
For a residential development of 6 dwellings or fewer the requirements are:  
- a free-standing 140l or 240l wheelle bin for the storage of commingled recycling;  
- a free-standing kitchen waste caddy; seasonal storage of garden waste i.e. in large hessian sacks;  
- a free-standing receptacle for the storage of refuse;  
Proposal: space for up to 5x240l bins if necessary. Therefore, enough space for a commingled recycling bin, a kitchen waste caddy and a refuse bin for the 4 flats.
- proposed bins: 240l wheelle bin: 1070x580x740mm
- Main communal entrance has 900mm of clear opening > 800 mm and has 300 mm of clear space to the pull side.
- Communal stairs and internal stairs comply with Approved document K.



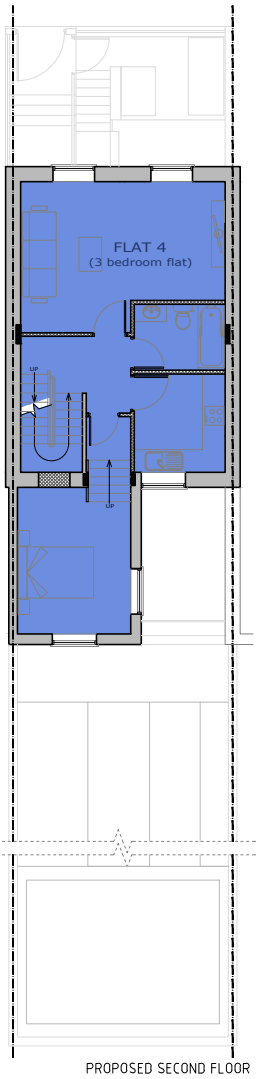
**FLAT 2**

- Level: Upper Gr. Floor (1 storey)
- No. of bedrooms: 1b
- Min. required G.I.A.: 37 sqm
- Proposed GIA: 41 sqm
- Other proposed areas:
- Terrace: 7.7 sqm
- Double bedroom area: 12sqm > 11.5sqm
- Double bedroom width: 2.95m > 2.75m
- Floor to ceiling height in more than 75% of the GIA: 2.95m and 2.50m > 2.3m
- Living/dining/kitchen: 25 sqm > 23 sqm
- Width of the main sitting area: 3.6m > 2.8m (for a 1b flat)
- Approach to all internal doors is head-on except for shower room door
- Min. clear opening width in all doors is > 750mm
- Min. clear opening width in shower room door is > 900mm
- Entrance door min. clear op. is 840mm > 800mm



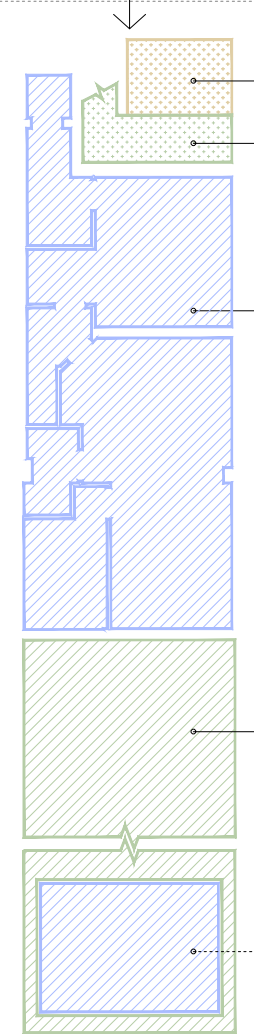
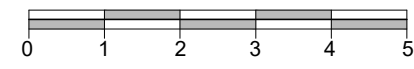
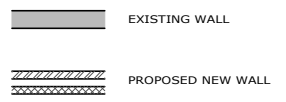
**FLAT 3**

- Level: First Floor (1 storey)
- No. of bedrooms: 1b
- Min. required G.I.A.: 37 sqm
- Proposed GIA: 46 sqm
- Double bedroom area: 13sqm > 11.5sqm
- Double bedroom width: 3.0m > 2.75m
- Floor to ceiling height in more than 75% of the GIA: 2.97m and 2.3m > 2.3m
- Living/dining/kitchen: 25.2 sqm > 25 sqm
- Width of the main sitting area: 3.9m > 2.8m (for a 1b flat)
- Approach to all internal doors is head-on or the hallway width is wider than 1200mm. Min. clear opening width in all doors is > 750mm
- Entrance door min. clear op. is 840mm > 800mm

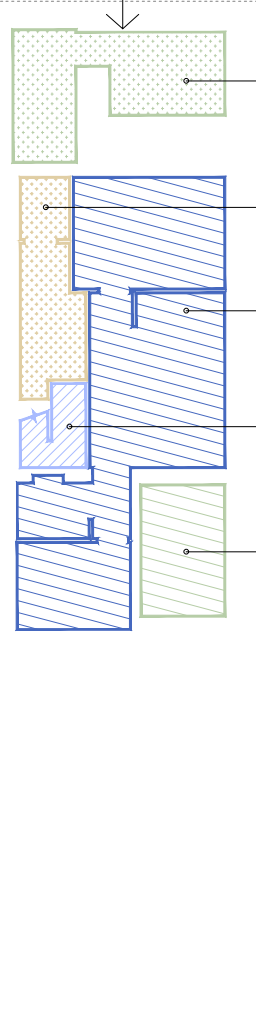


**FLAT 4**

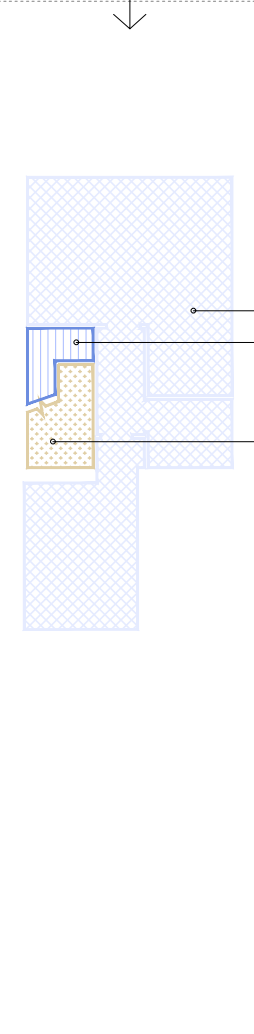
- Level: Second & Mansard Floor (2 storey)
- No. of bedrooms: 3b
- Min. required G.I.A.: 84 sqm
- Proposed GIA: 84 sqm
- Other proposed areas:
- Terrace: 11.6 sqm
- Single bedrooms area: 8.2 & 12.8 > 7.5sqm
- Single bedrooms width: 2.36 & 3.4m > 2.15
- Double bedroom area: 12.5sqm > 11.5sqm
- Double bedroom width: 3m > 2.75m
- Floor to ceiling height in more than 75% of the GIA: 2.4m and 2.3m > 2.3m
- Separated kitchen and Living/dining:  
Living/dining: 19 sqm  
Kitchen: 7sqm
- Width of the main sitting area: 3.9m > 2.8m (for a 1b flat)
- Approach to all internal doors is head-on or the hallway width is wider than 1200mm, except for bathroom and single bedroom (upper) doors.
- Min. clear opening width in all doors is > 750mm.
- Bathroom and Single bedroom (upper) are 900mm.
- Entrance door min. clear op. is 840mm > 800mm



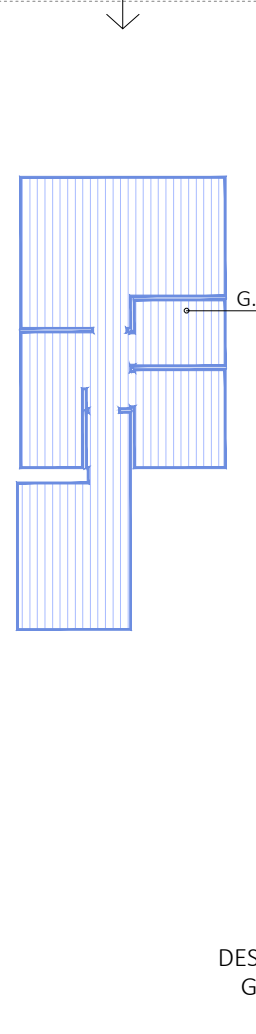
- Communal cycle storage
- Outdoors communal area
- G.I.A. FLAT 1
- Garden. Flat 1
- OUTBUILDING Flat 1



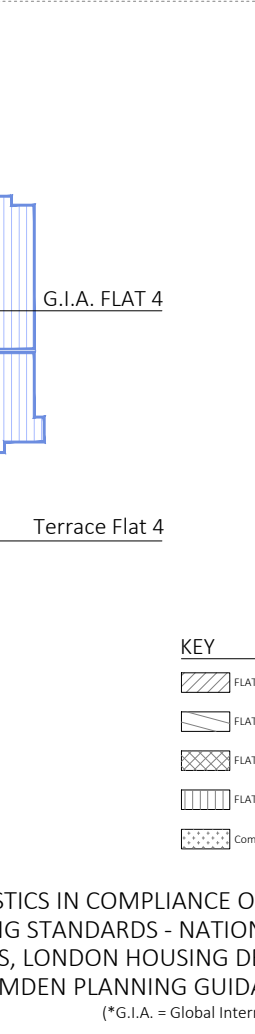
- Outdoors communal area. Bin storage and front garden
- Indoors communal area. Building entrance
- G.I.A. FLAT 2
- belongs to G.I.A. FLAT 1
- Terrace. Flat 2



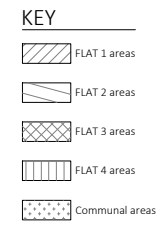
- G.I.A. FLAT 3 belongs to G.I.A. FLAT 4
- Indoors communal area. Building staircase



- G.I.A. FLAT 4



- G.I.A. FLAT 4
- Terrace Flat 4



PROPOSAL CHARACTERISTICS IN COMPLIANCE OF THE TECHNICAL HOUSING STANDARDS - NATIONALLY DESCRIBED SPACE STANDARDS, LONDON HOUSING DESIGN GUIDE STANDARDS AND CAMDEN PLANNING GUIDANCE. (\*G.I.A. = Global Internal Area)

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**RIBA** **ARB**  
Chartered Practice  
Architects Registration Board

PLEASE NOTE  
1. All dimensions to be verified on site.  
2. All dimensions are in millimeters.  
3. No work shall commence until all approvals and agreements have been obtained. These include, Planning, Building Regulations, Thames Water and party Wall.  
4. The Copyright of this drawing belongs to Projection Architects Ltd.

CLIENT  
**MR. MARC GERSON**

PROJECT  
**FLAT CONVERSION**

ADDRESS  
**78 Malden Road. NW5 4DA**

TITLE  
**Existing & Proposed Half landing & Roof Plan**

DATE: 24/08/17 PROJECT NUM: P-17.019

SCALE: 1/100 (@ A3) DRAWING NUM: A-04

REV. K STATUS PL