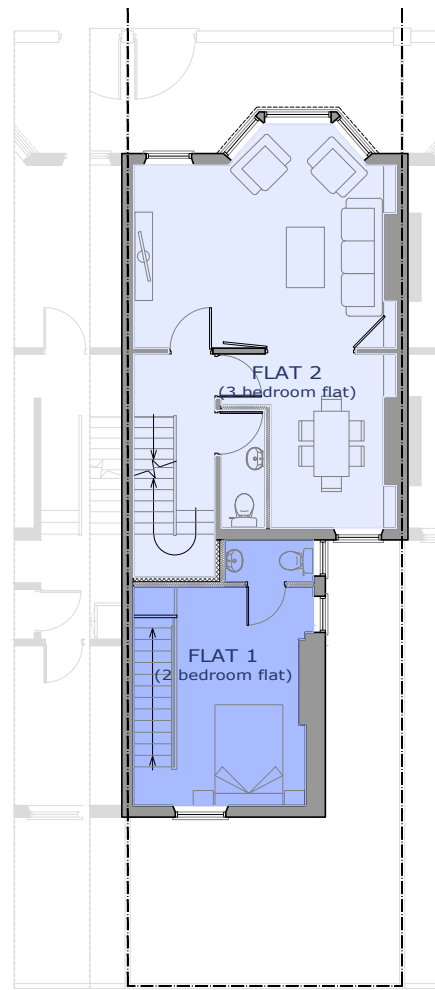
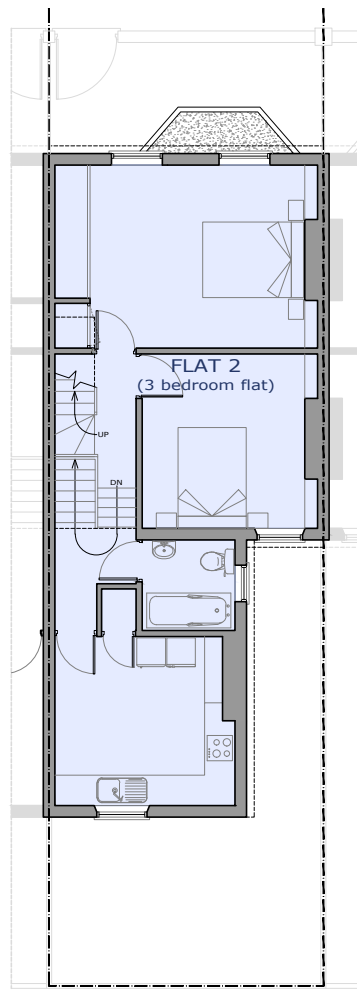


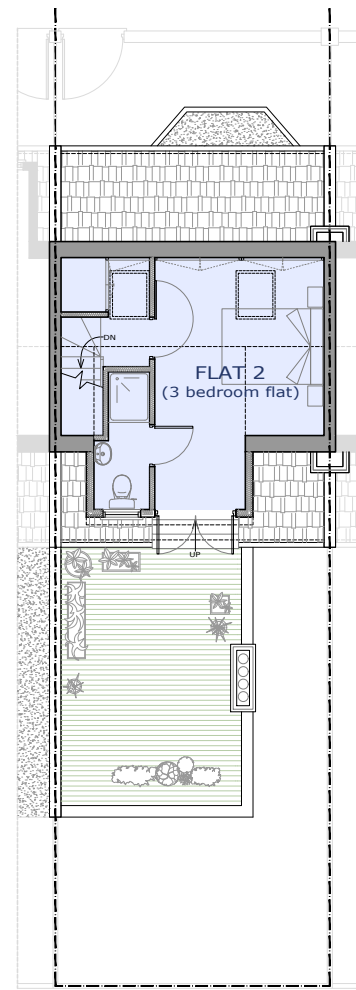
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED LOFT FLOOR

FLAT 1

- Level: Gr. & First Floor (2 storey)
- No. of bedrooms: 2b (3p)
- Min. required G.I.A.: 70 sqm
- Proposed GIA: 71 sqm
- Amenity space: 25.75sqm (rear garden)
- Single bedroom area: 9sqm > 7.5sqm
- Single bedroom width: 2.4m > 2.15m
- Double bedroom area: 13sqm > 11.5sqm
- Double bedroom width: 3.15m > 2.75m
- Living/kitchen area: 25.9 sqm > 25 sqm
- Width of the main sitting area: 3.7m > 2.8m
- Built-in storage: 2.9sqm > 2sqm.
- Corridor width is > 900mm.
- When approach is head-on, opening width in all doors is > 750mm. When approach is not head-on, opening width in all doors is > 800mm.
- Entrance door min. clear op. is > 775mm

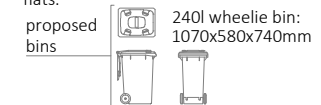
FLAT 2

- Level: Gr., First, Second Floor & Loft (4 storey)
- No. of bedrooms: 3b (6p)
- Min. required G.I.A.: 108 sqm
- Proposed GIA: 136.5 sqm
- Other proposed areas:
 - Roof terrace: 17.3 sqm
- Small Double bedroom area: 11.6sqm > 11.5sqm
- Small bedroom width: 3.22m > 2.55m
- Double bedroom area: 14.5 & 18.4 sqm > 11.5sqm
- Double bedroom width: 3.3 & 3.6 m > 2.75m
- Living/kitchen area: 42.2 sqm > 31 sqm
- Width of the main sitting area: 4.9m > 3.2m
- Built-in storage: 6.45sqm > 2.5sqm.
- Corridor width is > 900mm.
- When approach is head-on, opening width in all doors is > 750mm. When approach is not head-on, opening width in all doors is > 800mm.
- Entrance door min. clear op. is > 775mm

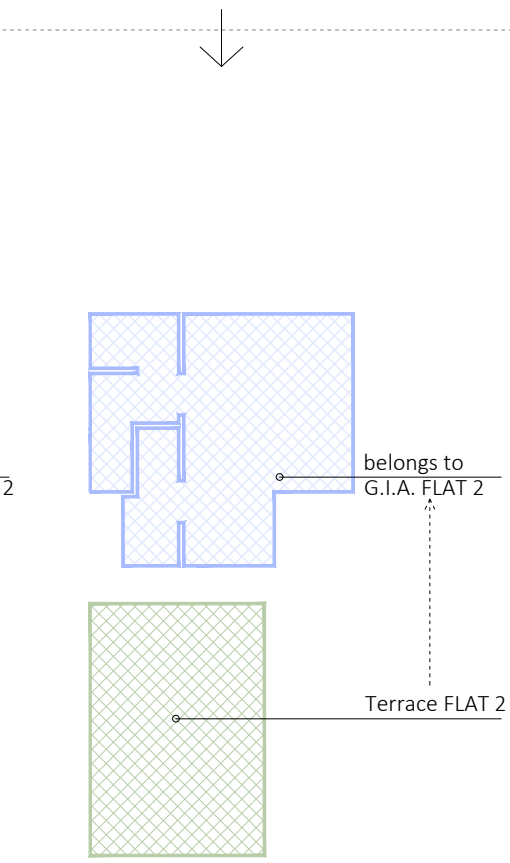
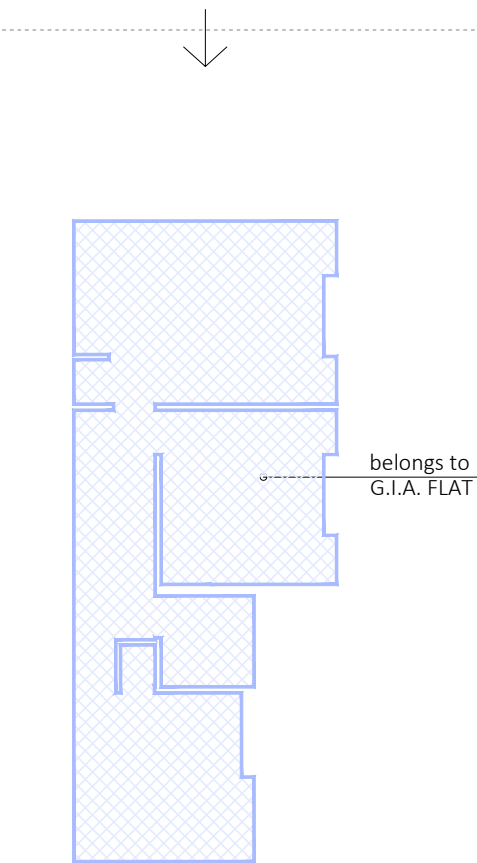
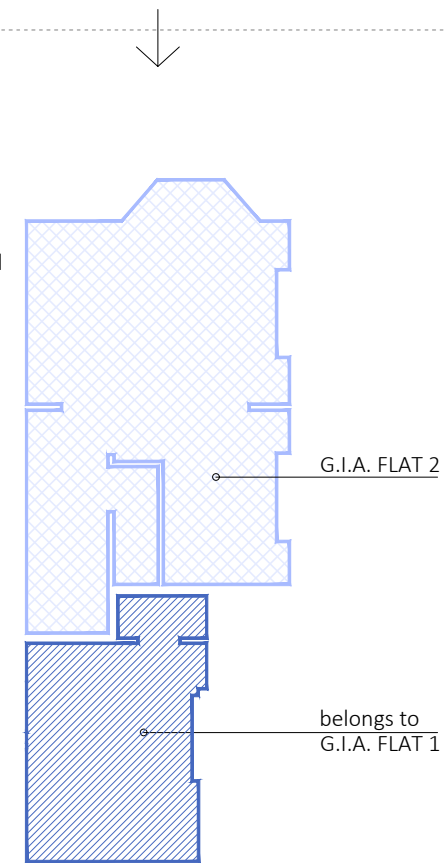
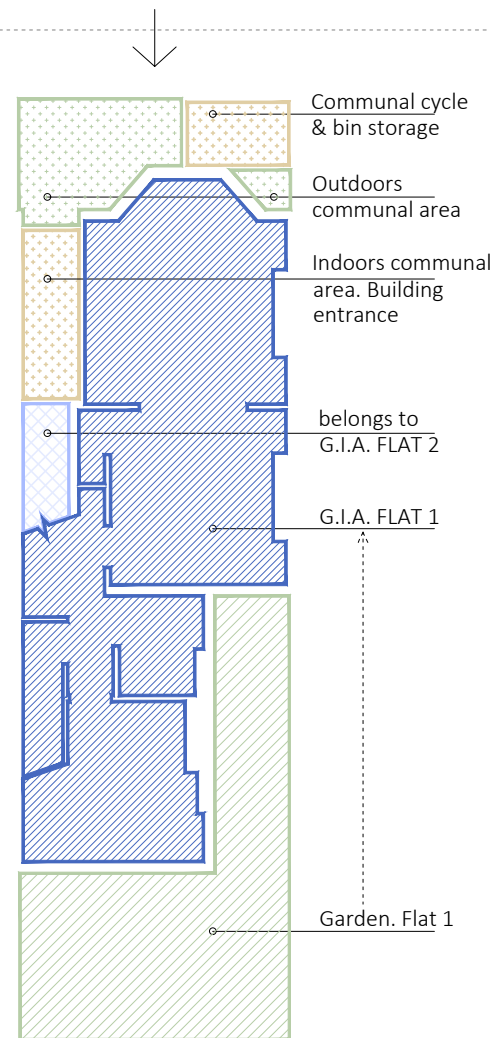
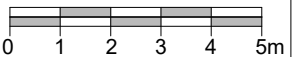
COMMUNAL SPACES

- Cycling parking in accordance to Policy T1 of the Local Plan:
Required spaces:
1x2b flat + 1x 3b flat = 4 spaces
Proposed 4 spaces.
- Bin Storage
For a residential development of 6 dwellings or fewer the requirements are:
 - a free-standing 140l or 240l wheelie 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 2x240l bins. Therefore, enough space for a commingled recycling bin, a kitchen waste caddy and a refuse bin for the 2 flats.



- Communal stairs and internal stairs comply with Approved document K.



KEY

- FLAT 1 areas
- FLAT 2 areas
- Communal areas

PROPOSAL CHARACTERISTICS IN COMPLIANCE WITH 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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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
MS. JANE FACCHINI & MR. JONATHAN GOTTS

PROJECT
FLAT CONVERSION

ADDRESS
100 Constantine Rd,
London
NW3 2LS

TITLE
Proposed mix scheme

DATE 06/02/18	PROJECT NUM: P-18.028
SCALE 1/150 (@ A3)	DRAWING NUM: A-11
REV. G	STATUS PL