

# WILLIAM ROAD

# William Road

## Accessible units

First to third floor plan

+ 3no accessible units (1 per floor)



# William Road

## Accessible units

### Large studio room layout

- Separation between sleeping and kitchen/ dining/living area
- Kitchen and bathrooms located adjacent to main partition walls allowing flexibility in the layout

### Area/Dims requirements:

#### Client Benchmarks:

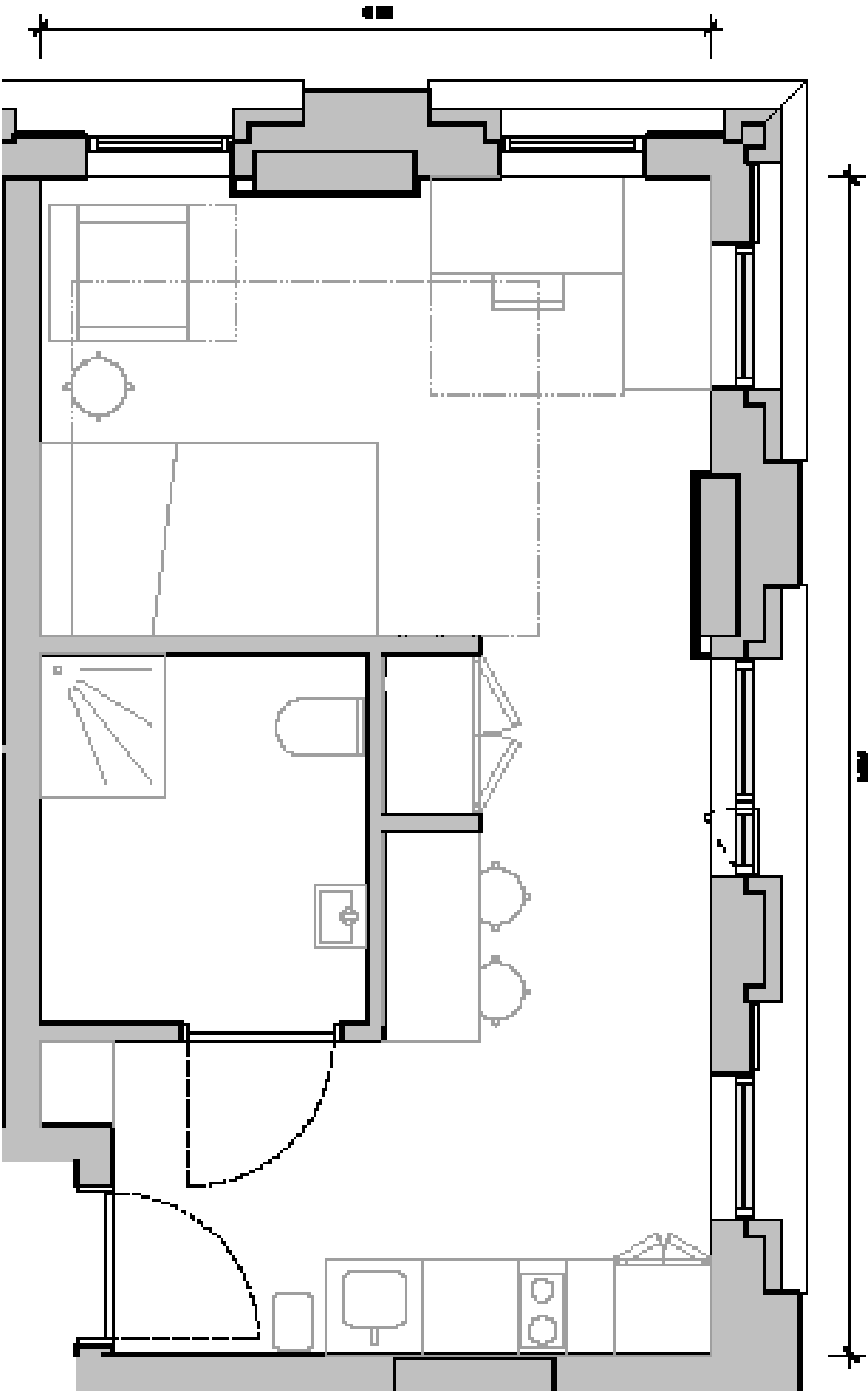
- Min. Area = 25m<sup>2</sup>
- Min. Length = 5000mm
- Min. Width = 3100mm
- Min. Headroom = 2400mm

#### Proposed:

- Area = 30m<sup>2</sup>
- Length = 7324.50mm
- Width = 4180mm
- Headroom = 2400mm

#### Camden Benchmarks:

- Studio (kitchen, shower room)
- Single = 15.5m<sup>2</sup>
- Double = 17.5m<sup>2</sup>
- Meet AD:M2 Para 4.17–4.24



### Approved Document M: Volume 2

- 4.18 - Optional Powered opening bedrooms to wheelchair units beneficial. Avoid need for 300mm nib.
- 4.19 - Sufficient manoeuvring space required (1500mm). Shower room preferable to bath for mobility-impaired people
- 4.24:
  - All bedrooms
    - a - Door clear width 800/825mm
    - b - Storage/Wardrobe swing doors open to 180 degrees.
    - d - Openable windows 800–1000mm above FFL.
  - Wheelchair rooms
    - g - 1 in 20 bedrooms are wheelchair accessible
    - k - Bathroom Door clear width 800/825mm + 300 nib
    - l - Manoeuvre space next to side of bed.
    - m - Wheelchair shower/bathrooms to meet 5.15 - 5.21 (Diagram 24)



Typical room layout in lower floor

# William Road

## Adaptable units

### Type A

Fouth to 5th floor plan

+ 2no adaptable units (1 per floor)



# William Road

## Adaptable units

### Type A

#### Large studio room layout

- Separation between sleeping and kitchen/ dining/living area
- Corner space in front of windows becomes a “premium” space to enjoy the views of the city
- Kitchen and bathrooms located adjacent to main partition walls allowing flexibility in the layout

#### Client Benchmarks:

Min. Area = 26/30m2  
Min. Length = 5000mm  
Min. Width = 3100mm  
Min. Headroom = 2400mm

#### Proposed:

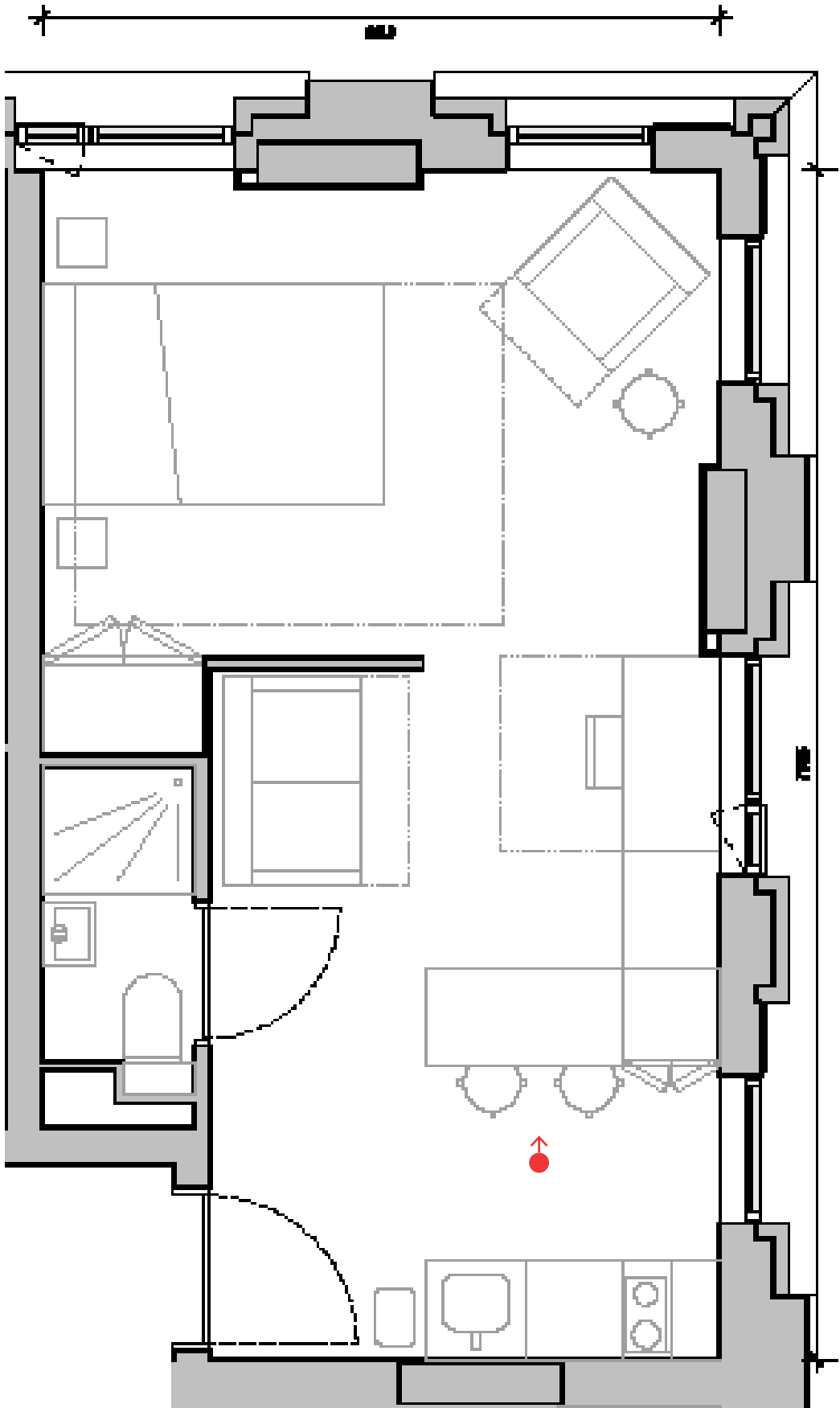
Area = 29.1m2  
Length = 7324.50mm  
Width = 4180mm  
Headroom = 2400mm

#### Camden Benchmarks:

Studio (kitchen, shower room)  
Single = 15.5m2  
Double = 17.5m2

#### Approved Document M: Volume 2:

- All bedrooms
- a) Door clear width 800/825mm
  - b) Storage/Wardrobe swing doors open to 180 degrees.
  - d) Openable windows 800–1000mm above FFL.



Typical room layout in lower floor

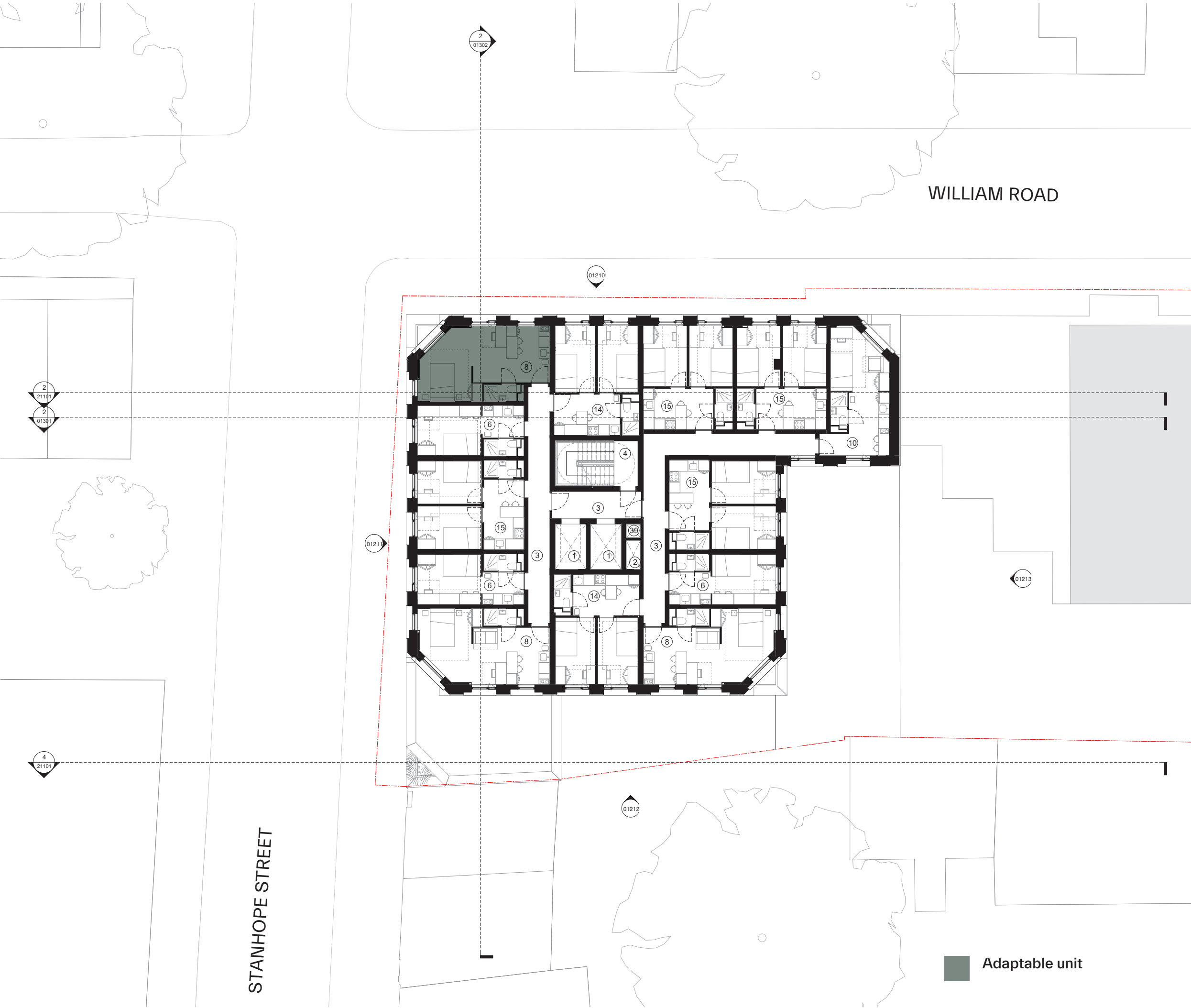
# William Road

## Adaptable units

### Type B

Sixth to thirteenth loor plan

+ 8no adaptable units (1 per floor)



# William Road

## Adaptable units

### Type B

#### Large studio room layout

- Separation between sleeping and kitchen/ dining/living area
- Space in front of chamfered windows becomes a “premium” space to enjoy the views of the city
- Kitchen and bathrooms located adjacent to main partition walls allowing flexibility in the layout

#### Client Benchmarks:

Min. Area = 26/30m2  
Min. Length = 5000mm  
Min. Width = 3100mm  
Min. Headroom = 2400mm

#### Proposed:

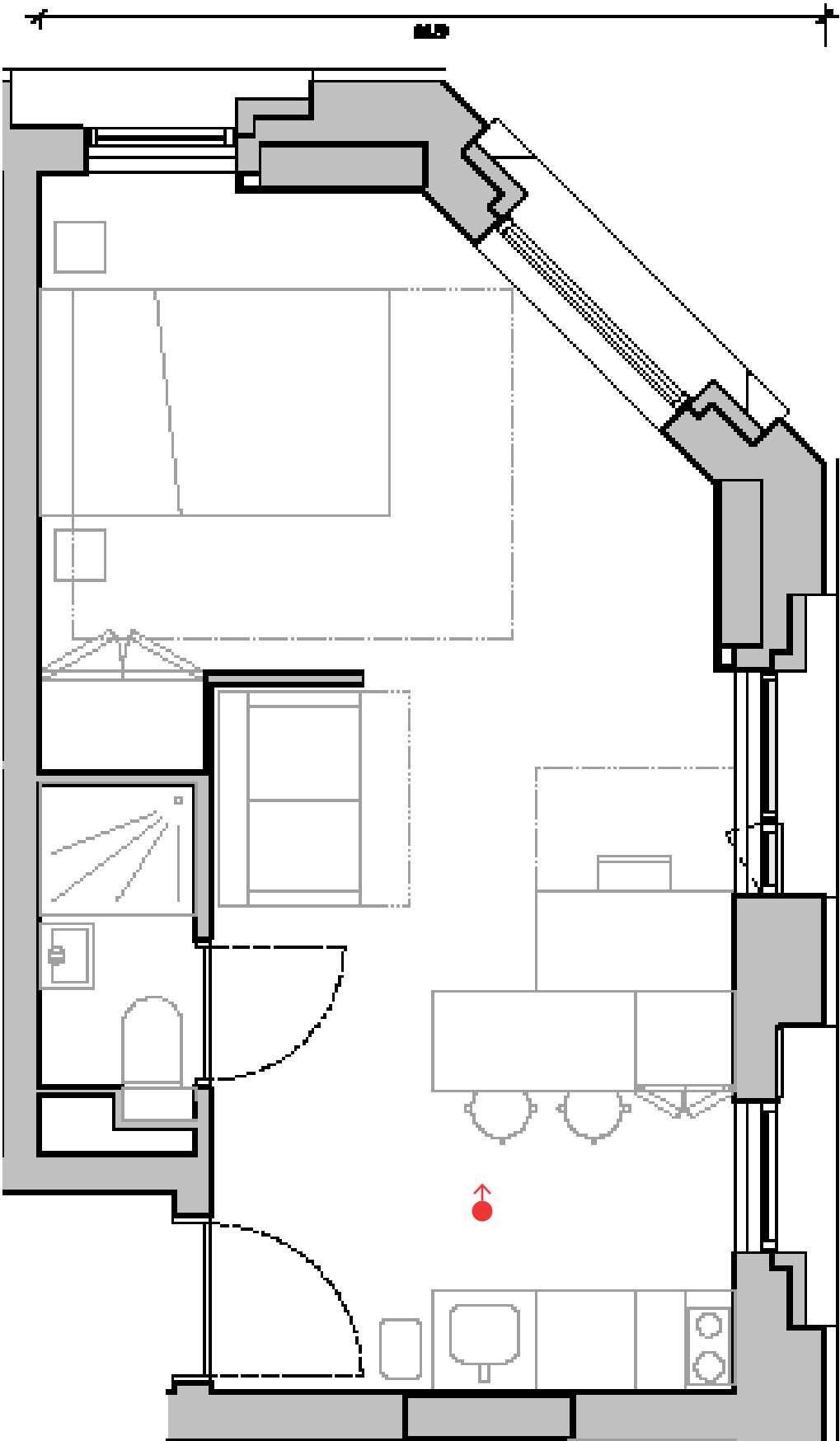
Area = 26.6m2  
Length = 7324.50mm  
Width = 4180mm  
Headroom = 2400mm

#### Camden Benchmarks:

Studio (kitchen, shower room)  
Single = 15.5m2  
Double = 17.5m2

#### Approved Document M: Volume 2:

- All bedrooms
- a) Door clear width 800/825mm
  - b) Storage/Wardrobe swing doors open to 180 degrees.
  - d) Openable windows 800–1000mm above FFL.



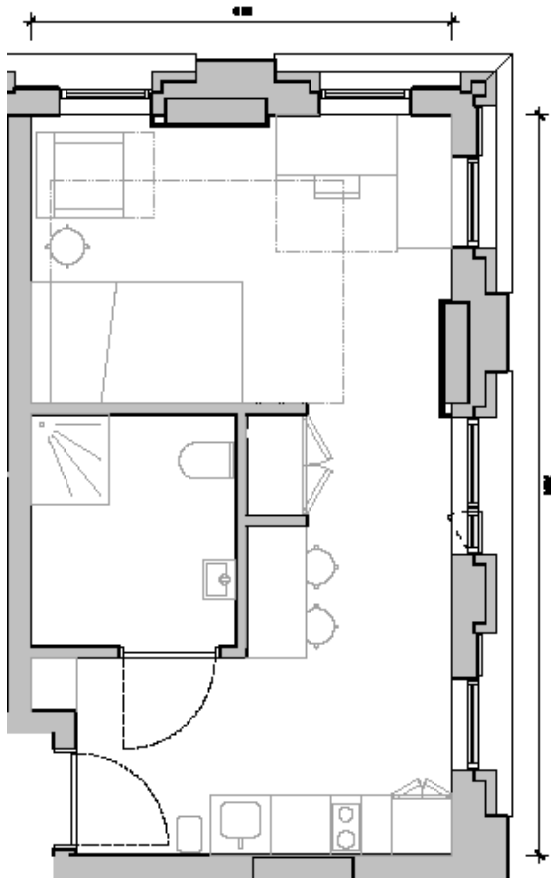
Typical room layout in upper floor

# William Road

## Summary

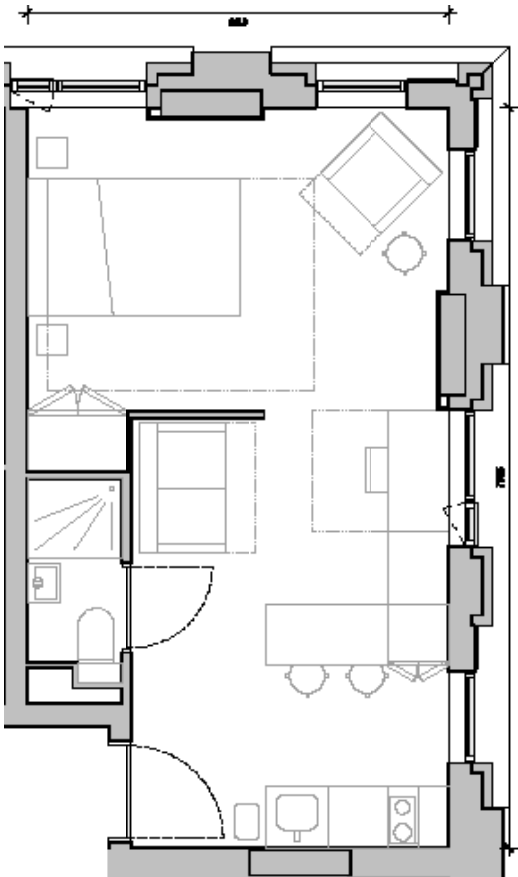
### First to third floor plan

+ 3no accessible units (1 per floor)



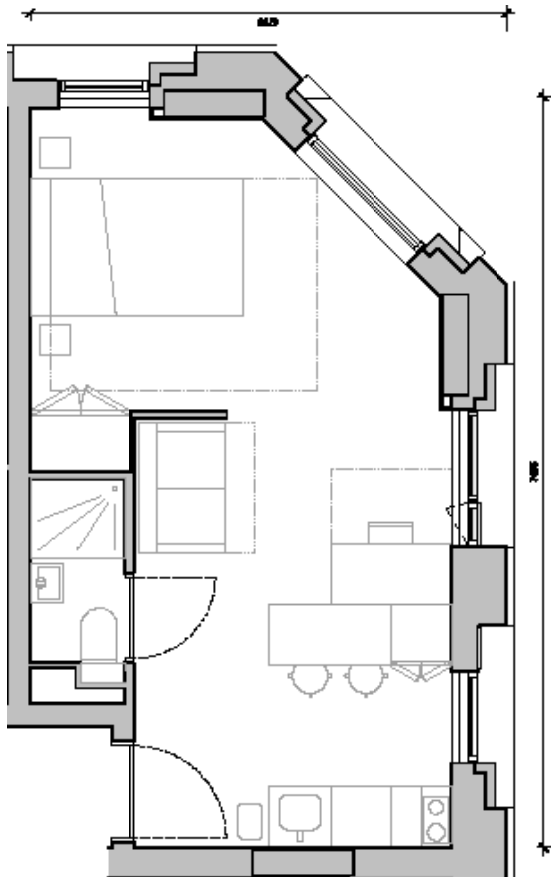
### Fouth to 5th floor plan

+ 2no adaptable units (1 per floor)



### Sixth to thirteenth loor plan

+ 8no adaptable units (1 per floor)



### Total

- + 3no accessible units
- + 10no accessible units