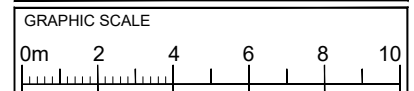


**projection ARCHITECTS**  
 122 CARR ROAD  
 NORTHOLT  
 GREATER LONDON  
 UB5 4RF  
 TEL. 020 8248 8412  
 ARCHITECT@PROJECTIONARCHITECTS.COM  
 WWW.PROJECTIONARCHITECTS.COM

**RIBA** Chartered Practice  
**arb** Architects Registration Board

**PLEASE NOTE**  
 1. All dimensions to be verified on site.  
 2. All dimensions are in millimetres.  
 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.

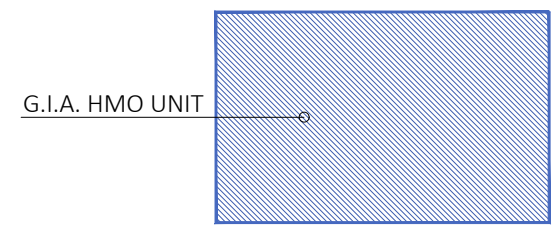
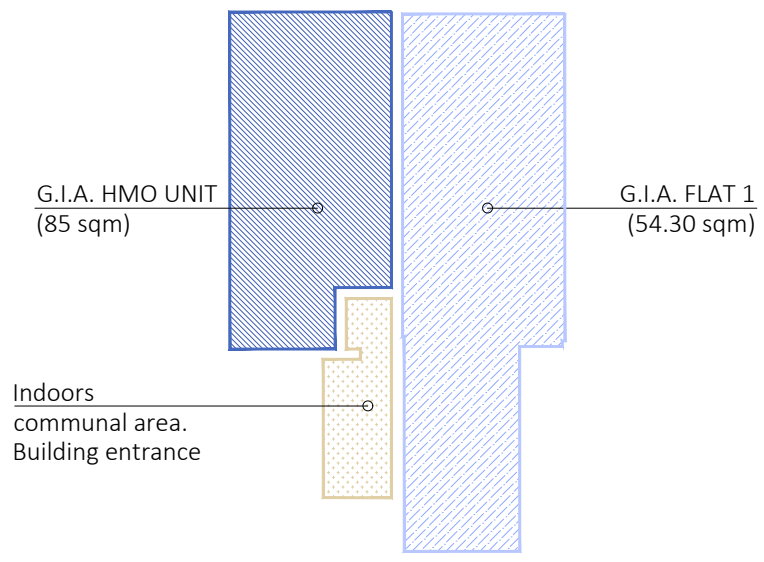
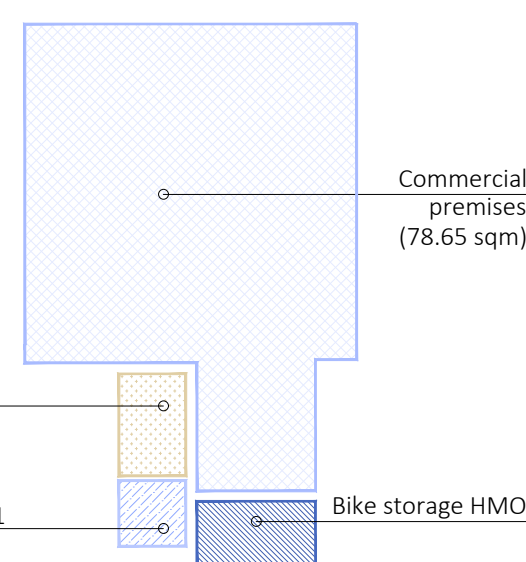


**NOTES:**

**KEY**

- Commercial premises
- HMO UNIT areas
- FLAT 1 areas
- Communal areas
- Other 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)



**COMMERCIAL UNIT**

- Level: Ground Floor (1 storey)
- Existing Commercial area (Gf & 1F): 203.15 sqm
- Proposed Commercial area (Gf & 1F): 78.65 sqm
- Corridor width > 900 mm
- When approach is head-on, opening width in all doors is > 750 mm. When approach is not head-on, opening width in all doors is > 800 mm.
- Entrance door min. clear opening is > 775 mm

**HMO UNIT**

- Level: First Floor and Roof Floor (1 storey)
- No. of bedrooms: 3 bedsits, 4p.
- Proposed GIA: 85.00 sqm
- Double bedroom area: > 12.00 sqm
- Double bedroom width: > 2.75 m
- Single Bedrooms area > 9.00 sqm
- Single Bedrooms width > 2.15
- Total living/kitchen area: 25.24 sqm
- Width of the main sitting area: > 3.20 m
- Built-in storage: > 2.50 sqm
- Corridor width > 900 mm
- When approach is head-on, opening width in all doors is > 750 mm. When approach is not head-on, opening width in all doors is > 800 mm.
- Entrance door min. clear opening is > 850 mm

**FLAT 1**

- Level: Second & Third Floor (1 storey)
- No. of bedrooms: 1 bed, 2p
- Min. required G.I.A. (flat): 50.00 sqm
- Proposed GIA: 55.30 sqm
- Main Double bed. area: > 11.50 sqm
- Main Double bed. width: > 2.75 m
- Total living/kitchen area: 27.15 sqm > 23.00 sqm
- Width of the main sitting area: > 2.80 m
- Built-in storage: > 1.50 sqm
- Corridor width > 900 mm
- When approach is head-on, opening width in all doors is > 750 mm. When approach is not head-on, opening width in all doors is > 800 mm.
- Entrance door min. clear opening is > 850 mm

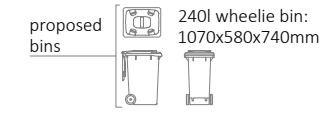
**Cycling Parking**

- Cycling parking in accordance to Chapter 6, Table 6.3 of the London Plan:  
 Required long-term spaces:  
 1 x 1b flat + 1 x 3bedsits (4p) = 3 spaces minimum  
 Total proposed cycle parking spaces for residential:  
 2 + 3 secured and sheltered spaces.

**Bin Storage**

- Bin Storage  
 $N^{\circ}$  bins =  $A \times ((B \times C) + 30 \text{ litres})$ ;  
 A =  $N^{\circ}$  of dwellings  
 B = volume arising per bedroom (100 litres)  
 C = average  $N^{\circ}$  of bedrooms  
 $N^{\circ}$  bins =  $2 \times ((100 \times 2) + 30 \text{ litres}) = 460 \text{ l}$   
 Proposal: space for up to 4 x 240 litres bins.

Therefore, enough space for a commingled recycling bins, kitchen waste caddies and a refuse bins for the 2 units.



**PROJECT**  
 CHANGE OF USE TO RESIDENTIAL

**ADDRESS**  
 138-140 Welling High Street  
 WELLING  
 DA16 1TJ

**CLIENT**

**TITLE**  
 Proposed Mix Scheme

<b>DATE</b> 21/12/2023	<b>PROJECT NUM:</b> P-23.016
<b>SCALE</b> 1/200 (@ A3)	<b>DRAWING NUM:</b> A-10
<b>REV.</b> E	<b>STATUS</b> PL