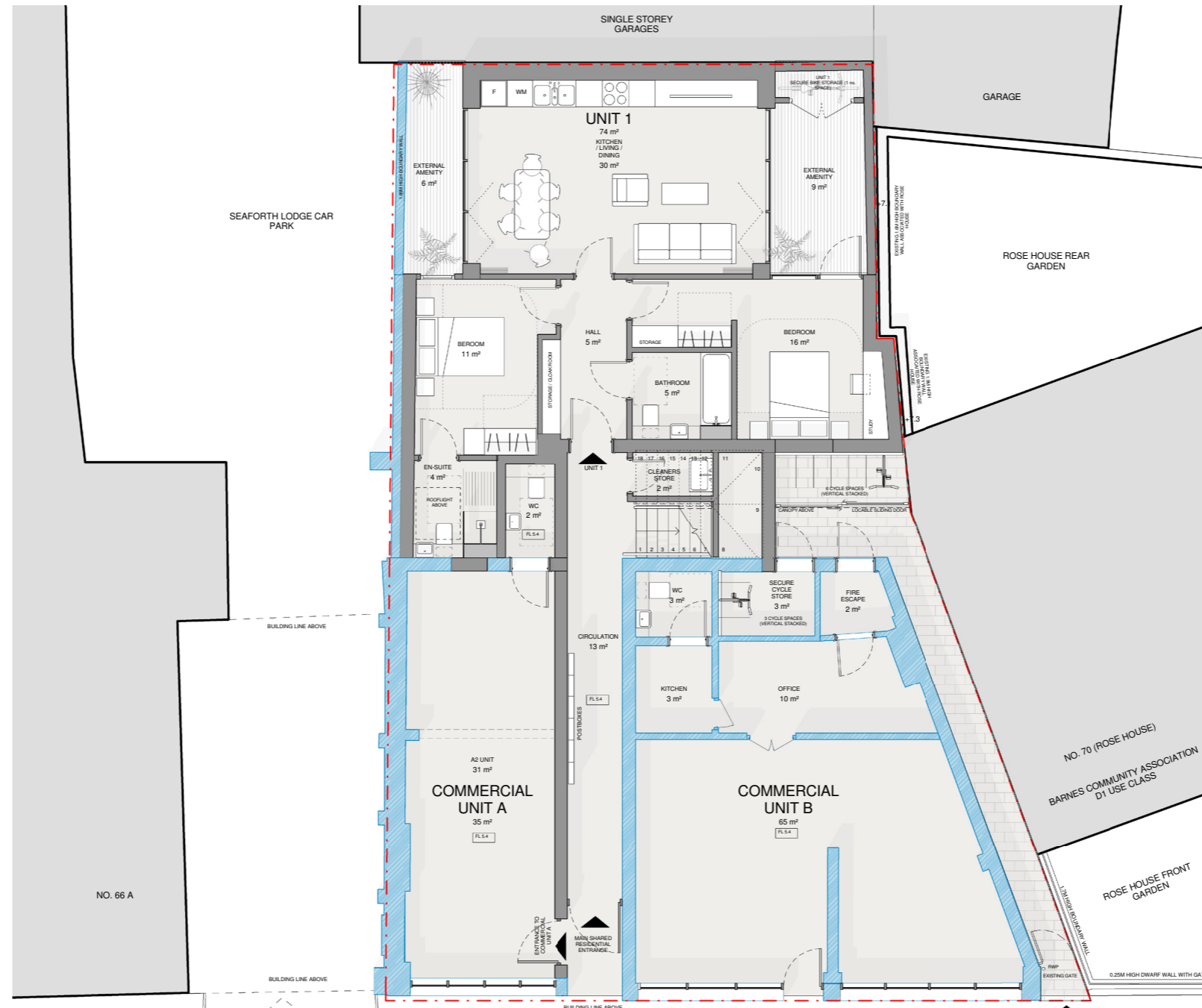
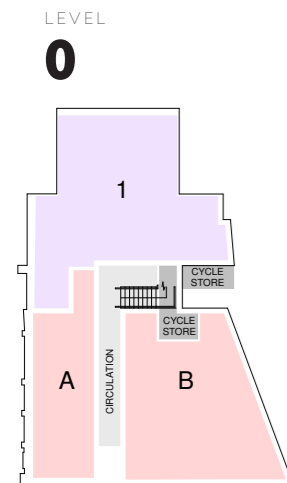


3.2 LAYOUT

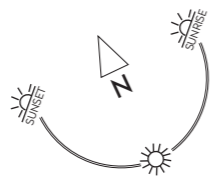


BARNES HIGH STREET

WM: Washing Machine F: Fridge Freezer DW: Dishwasher



LEVEL 0			
Residential	UNIT 1	75 m ²	2B4P



LEVEL 0

The existing A2 Units are proposed to be refurbished. There are no significant changes proposed to the existing commercial floorspace therefore there are no concerns in terms of loss of commercial floor space, complying with policies LP34, CP1 and CP14. Both units are accessed directly off Barnes High Street as per the existing condition. In order to improve the access to residential units, the corridor leading to the main access stair has been widened.

All residential units are accessed via a shared entrance located on Barnes High Street. At the

centre of the development, there is a communal stair core, providing access to Units 2, 3, 4, 5, 6 and 7, located at first and second floors. The communal entrance lobby has been designed to accommodate individual letterboxes. All residential units will have access to this area. There is also a cleaners store shown under the stairs at this level.

There is an existing access gate to the south east of the site that provides access to the shared secure bicycle stores associated with the residential units. The A2 units are to carry on their existing arrangement of storing bicycles within their units.

Unit 1 located towards the rear of the site, is a 2 bedroom / 4 person lateral apartment which is comprised of a large kitchen/living/dining area, double master bedroom with en-suite, a second double bedroom, bathroom suite and two external amenity terraces that face both east and west and are accessed of the living area.

All units are London Plan compliant and meet the minimum space standards. All units have a minimum ceiling height of 2.5m and areas with headroom of less than 1.5m is not included in floor area calculations.

Privacy and Outlook

Unit 1 has been designed to ensure that all habitable rooms receive good levels of natural daylight. The windows face onto private gardens that are not overlooked by other units. Views to neighbouring properties are not available due to the boundary walls.



CGI visualisation of the kitchen/living/dining area of the proposed ground floor flat.

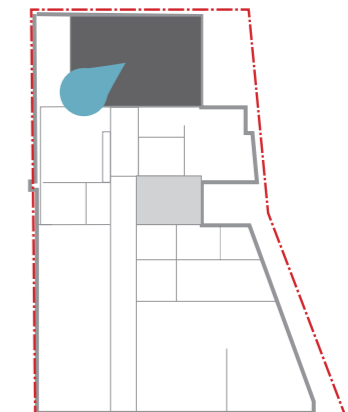
3.2

PRIVACY + OUTLOOK

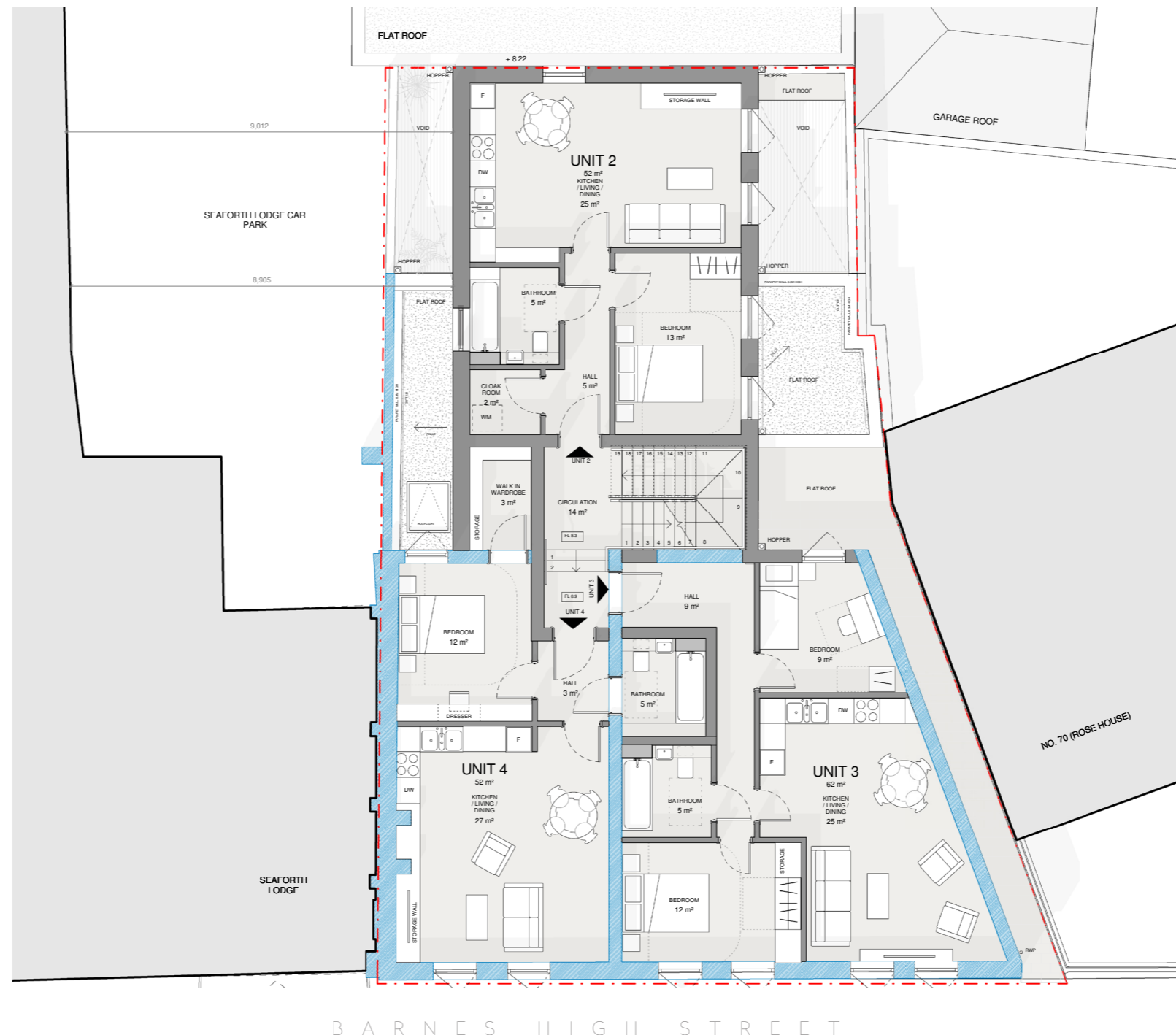
The proposed boundary wall to the east and west at the rear of the site creates a visual barrier and prevents overlooking on the ground floor. Plenty of natural daylight is available to the main kitchen / living / dining area and two private amenity terraces are accessed directly off this room.



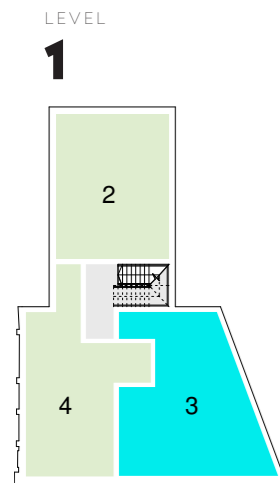
KEY PLAN



3.2 LAYOUT



WM: Washing Machine F: Fridge Freezer DW: Dishwasher



Level 1			
Residential	UNIT 2	52 m ²	1B2P
Residential	UNIT 3	62 m ²	2B3P
Residential	UNIT 4	51 m ²	1B2P

LEVEL 1

All residential units are accessed via a shared communal stair.

Unit 2 is located towards the rear of the site and sits above Unit 1. This flat is a 1 bedroom / 2 person lateral apartment which comprises of a large kitchen/living/dining area, double master bedroom, a bathroom suite and a store/utility cupboard. The unit is triple aspect with all habitable rooms and bathrooms benefiting from natural daylight. The window location in the bathroom is in a similar location to the existing building to mitigate impact.

Unit 3 and 4 are located towards the front of the site, overlooking Barnes High Street. Due to the site levels and to ensure that all rooms have a clear internal height of 2.5m, access to these apartments is up three more stairs from the main landing level at the top of the communal stairs.

Unit 3 is a 2 bedroom / 3 person dual aspect lateral apartment which comprises of a large kitchen/living/dining area and double master bedroom both overlooking Barnes High Street, a second single bedroom looking north east and bathroom suite.

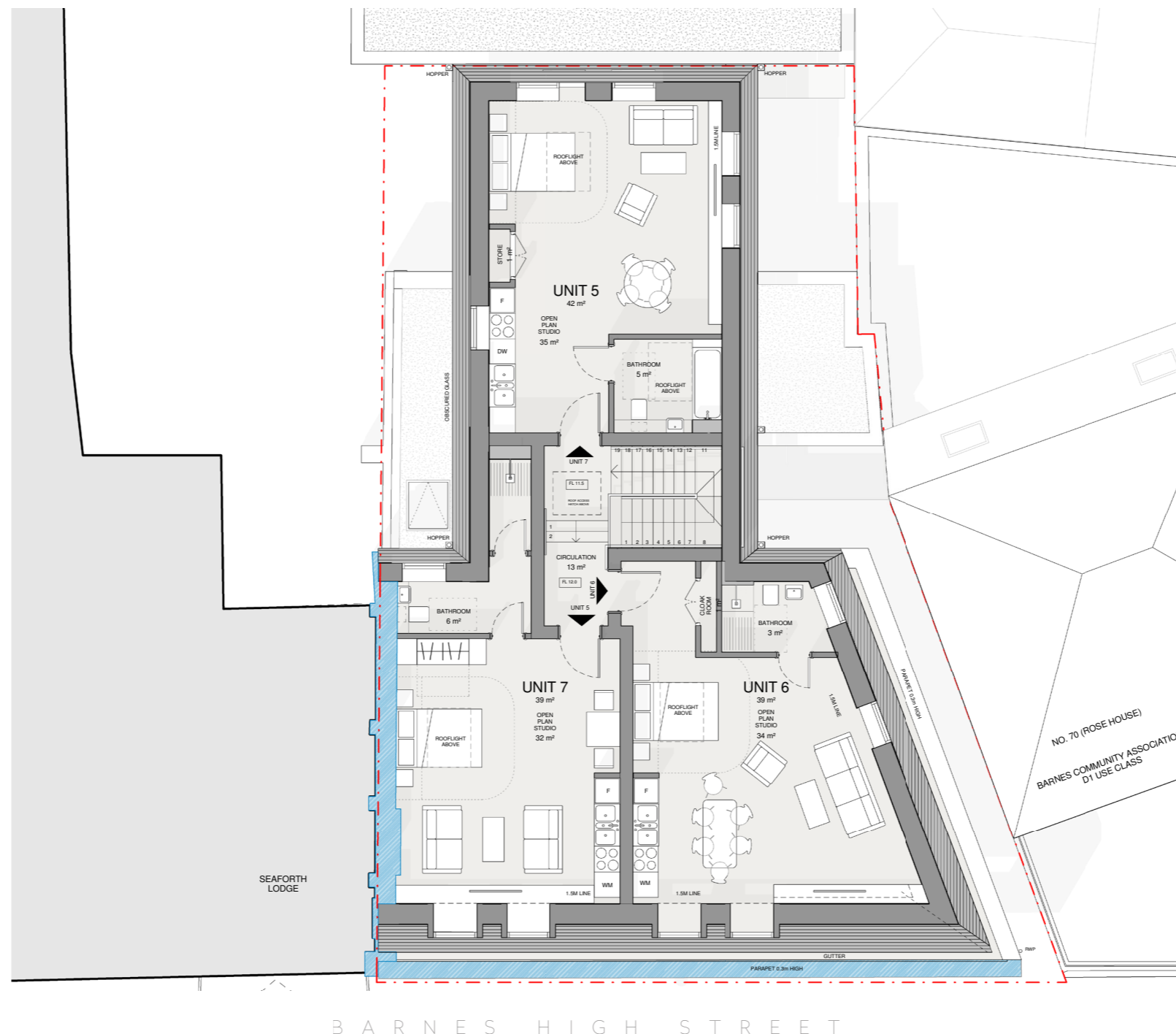
Unit 4 is a 1 bedroom / 2 person dual aspect lateral apartment which comprises of a large kitchen/living/dining area overlooking Barnes High Street, double master bedroom with a walk-in wardrobe, and bathroom suite.

These units meet the minimum space standards. All units have a minimum ceiling height of 2.5m and area with headroom of less than 1.5m is not included in area calculations.

Privacy and Outlook

All units have been designed to ensure that all habitable rooms receive good levels of natural daylight. The bathroom in Unit 2, although in a similar location to the existing, has a facing distance of under 20m to the habitable rooms in Seaforth House. Therefore this window is proposed to be obscured/frosted. All other windows on this level have been specifically designed not to impact of neighbouring properties outlook or privacy.

3.2 LAYOUT

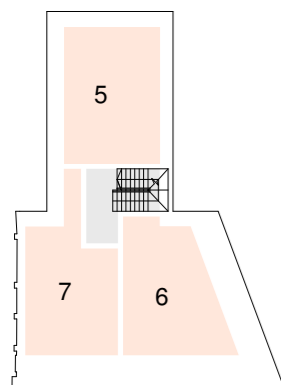
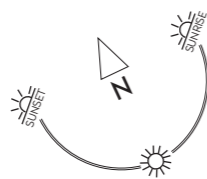


WM: Washing Machine F: Fridge Freezer DW: Dishwasher

BARNES HIGH STREET

LEVEL

2



Level 2			
Residential	UNIT 5	42 m ²	Studio
Residential	UNIT 6	39 m ²	Studio
Residential	UNIT 7	39 m ²	Studio

LEVEL 2

As per the other levels, all residential units are accessed via a shared communal stair.

Unit 5 is located towards the rear of the site and sits above Unit 2. This flat is a 1 bedroom / 1 person studio apartment which comprises of a large open plan kitchen/living/dining/bedroom area with a separate bathroom suite and a store/utility cupboard. The unit is triple aspect with all habitable rooms and bathrooms benefiting from natural daylight. The window location in the bathroom is in a similar location to the existing building to mitigate impact.

Unit 6 and 7 are located towards the front of the site, overlooking Barnes High Street. Due to the site levels and to ensure that all rooms have a clear internal height of 2.5m, access to these apartments is up three more stairs from the main landing level at the top of the communal stairs.

Unit 6 is a 1 bedroom / 1 person studio apartment which comprises of a large open plan kitchen/living/dining/bedroom area with a separate bathroom suite and a store/utility cupboard. The unit is dual aspect with the habitable room and bathroom benefiting from natural daylight. The apartment overlooks Barnes High Street.

Unit 6 is a 1 bedroom / 1 person studio apartment which comprises of a large open plan kitchen/living/dining/bedroom area with a separate shower room/toilet. The unit is dual aspect with the habitable room and bathroom benefiting from natural daylight. The apartment overlooks Barnes High Street.

These units meet the minimum space standards. All units have a minimum ceiling height of 2.5m and area with headroom of less than 1.5m is not included in area calculations.

Privacy and Outlook

All units have been designed to ensure that all habitable rooms receive good levels of natural daylight. The window that sits in the Unit 5 kitchen facing west, has a facing distance of under 20m to the habitable rooms in Seaforth House. Therefore this window is proposed to be obscured/frosted. All other windows on this level have been specifically designed not to impact of neighbouring properties outlook or privacy.