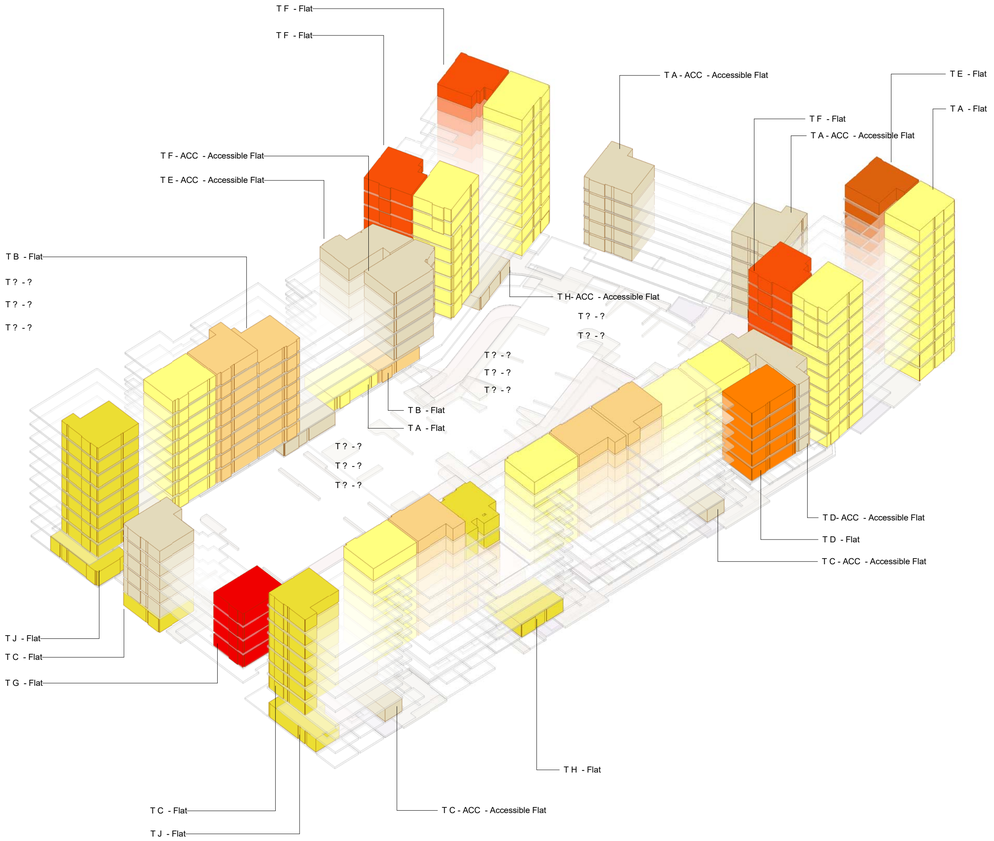
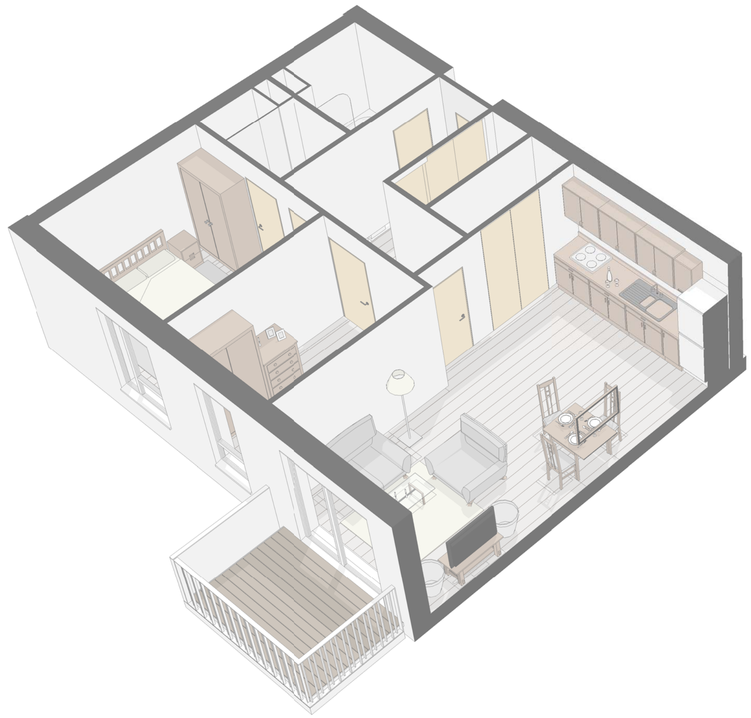
2 BEDROOM FLAT



COUNT 2B TYPE							
Count	Type	Building Name	Gross Floor Area	Bed No	People No	Bath No	Duplex
A							
10	2B (Type A)	B1		2	3	2	Flat
6	2B (Type A)	B2	68.67 m²	2	3	2	Flat
7	2B (Type A)	B3	68.67 m²	2	3	2	Flat
8	2B (Type A)	B5	68.67 m²	2	3	2	Flat
1	2B (Type A)	B6	68.67 m²	2	3	2	Flat
18	2B (Type A)	B7	68.96 m²	2	3	2	Flat
21	2B (Type A)	B9	68.48 m²	2		2	Flat
71							
A - ACC							
5	2B (WHEELCHAIR TYPE A)	B4	75.43 m²	2	3	1	Accessible Flat
11	2B (WHEELCHAIR TYPE A)	B8	75.81 m²	2	3		Accessible Flat
16							
B							
6	2B (Type B)	B1	69.14 m²	2	3	2	Flat
10	2B (Type B)	B2	69.14 m²	2	3	2	Flat
7	2B (Type B)	B3	69.14 m²	2	3	2	Flat
8	2B (Type B)	B5	69.14 m²	2	3	2	Flat
8		B6	69.14 m²	2	3	2	Flat
39							
B - ACC							
1	2B (WHEELCHAIR TYPE B)	B2	74.49 m²	2	3	1	Accessible Flat
1	2B (WHEELCHAIR TYPE B)	B6	74.63 m²	2	2	1	Accessible Flat
2							
C							
7	2B (Type C)	B3	68.84 m²	2	3	2	Flat
1	2B (Type C)	B4	68.23 m²	2	3	2	Flat
8	2B (Type C)	B5	68.81 m²	2	3	2	Flat
16							
C - ACC							
1	2B (WHEELCHAIR TYPE C)	B1	75.85 m²	2	2	1	Accessible Flat
1	2B (WHEELCHAIR TYPE C)	B3	75.78 m²	2	3	1	Accessible Flat
1	2B (WHEELCHAIR TYPE C)	B5	75.79 m²	2	3	1	Accessible Flat
3							
D							
5	2B (Type D)	B1	69.07 m²	2	3	2	Flat
5							
D- ACC							
5	2B (WHEELCHAIR TYPE D)	B1	74.91 m²	2	3	1	Accessible Flat
5							
E							
11	2B (Type E)	B9	65.39 m²	2	3	2	Flat
11							

COUNT 2B TYPE							
Count	Type	Building Name	Gross Floor Area	Bed No	People No	Bath No	Duplex
E - ACC							
5	2B (WHEELCHAIR TYPE E)	B6	74.58 m²	2	3	1	Accessible Flat
5							
F							
17	2B (Type F)	B7	67.43 m²	2	3	2	Flat
9	2B (Type F)	B9	67.97 m²	2	3	2	Flat
26							
F - ACC							
5	2B (WHEELCHAIR TYPE F)	B6	77.33 m²	2	3	1	Accessible Flat
5							
G							
4	2B (Type G)	B4	68.47 m²	2	3		Flat
4							
G- ACC							
1	2B (WHEELCHAIR TYPE G)	B7	74.76 m²	2	3	1	Accessible Flat
1	2B (WHEELCHAIR TYPE G)	B9	76.01 m²	2	3	2	Accessible Flat
2							
H							
1	2B (TYPE H)	B2	68.64 m²	2	3	2	Flat
1	2B (TYPE H)	B6	68.41 m²	2	3	2	Flat
2							
H- ACC							
1	2B (WHEELCHAIR TYPE H)	B7	74.96 m²	2	3	1	Accessible Flat
1							
I							
1	2B (Type I)	B7	72.00 m²	2	3	2	Flat
1							
J							
1	2B (TYPE J)	B3	68.28 m²	2	3	2	Flat
1	2B (TYPE J)	B5	68.51 m²	2	3	2	Flat
2							
K							
2	2B (Type K)	B2	71.73 m²	2	3	2	Flat
2							
218							

TYPE A



Type	Bed No	People No	Bath No	GIA
A				
Flat	2	3	2	68.67 m²

Room	Net Area Sqm	Net Area Sqft
Bath	Not Placed	
Bedroom 1	Not Placed	
Bedroom 2	Not Placed	
Corridor	Not Placed	
En Suite	Not Placed	
L + K + D	25.28 m²	272 SF
PUC	Not Placed	
Storage	Not Placed	
Storage	Not Placed	
	25.28 m²	272 SF

FLAT - 2 BED 3 PERSONS	LHDG Requirements		COMPLIANT	FORMER NESTLÉ FACTORY	
Combined Kitchen/Living/Dining	*As per Appendix D*		✓	See Plan	
Double Room 1 (Principal)	11.5 sqm	w: 2.75 m	✓	11.51 sqm	3.37 m
Single Room	7.5 sqm	w: 2.15 m	✓	8.72 sqm	2.55 m
Bathroom	*As per Diagram 2.5*		✓	See Plan	
WC with Shower	*As per Diagram 2.5*		✓	See Plan	
Storage	2 sqm		✓	3.10 sqm	
Minimum Area Required (sqm)	**61 sqm**		✓	**68.17 sqm**	
Minimum Outdoor Amenity Space (sqm)	**6 sqm**		✓	**6 sqm**	

BARRATT LONDON

SEGRO

DATE	REV	DESCRIPTION	CHK
170106	14	D2 - Design Freeze Update	AA
170210	15	D4 - Design Freeze Update	AA
170217	16	D5 - Design Freeze Update	SJ
170227	17	D6 - Design Freeze Update	SJ
170327	18	D7 - Design Freeze Update	SJ

CONSULTANTS DWG NO:

MAKOWER ARCHITECTS

24–26 Great Suffolk Street
Bankside, London SE1 0UE

telephone +44 (0)20 7100 5550
enquiries@makowerarchitects.com

FORMER NESTLE FACTORY, HAYES

BLOCK B - Unit Types - 2B Flats

MA 520

SCALE 1:50 @ A1

0 1 2

ISSUE P1