

529/535 Hurstway Walk**Feasibility study – Combining two flats into one**

Option 1 - 3 bed 4 persons- non compliant Immediate short term solution	
Room	Area (sqm)
Lower level	
Principle bedroom	11.4
Living/kitchen	24.1
Upper level	
Bedroom 1	8.3
Bedroom 2	8.3
Bathroom	5.5
Option 2 - 2 Bed 4 persons - compliant with Part M4 Building Regs and London space standards	
Room	Area (sqm)
Lower level	
Bedroom 2	10.4
Living/kitchen	23.6
wc	2.5
Upper level	
Principle bedroom	14.7
Bathroom	5.7
Option 3 - 2 bed 4 persons – partially compliant	
Room	Area (sqm)
Lower level	
Bedroom 2	10.4
Living/kitchen	24.1
wc	1.6
Upper level	
Principle bedroom	16.8
Bathroom	5.7

Option 1

3 bed 4 persons

1 bathroom

Non compliant

(immediate short term fix)

Overall area = 78.6 sqm

Pros

- Addresses immediate overcrowding in short term
- Provides 3 bedrooms
- Minimal MEP reconfiguration
- Lower cost

Cons

- Does not comply with Part M4 building regulations
- Does not comply with the London Plan minimum space standards
- No wc on ground level

Option 2

2 bed 4 persons

1 bathroom and 1 wc

Fully compliant

Long term vision

Overall area = 78.6 sqm

Acknowledges the ambition/vision to create a model estate for the 21st century. Doing so will include the future provision of lifts to all floors in the walkways blocks. This will provide the opportunity to retrofit identified units to meet Building Regulations Part M4 requirements for accessible and adaptable dwellings and also complies with the London Plan minimum space standards.

Pros

- Meets Part M4 building regulations
- Complies with London Plan minimum space standards
- Future proofed (accessible and adaptable)
- WC on lower level

Cons

- 2 bed unit
- Higher cost
- Requires more M&E work
- Requires front door to be widened and step threshold to be removed to provide level access

Option 3

2 bed 4 persons

1 bathroom and 1 wc

Partially compliant

Overall area = 78.6sqm

Pros

- Partially meets Part M4 building regulations (doesn't meet space standard for entrance floor wc)
- Complies with London Plan minimum space standards
- WC on lower level

Cons

- 2 bed unit
- Requires more M&E work
- Requires front door to be widened and step threshold to be removed to provide level access