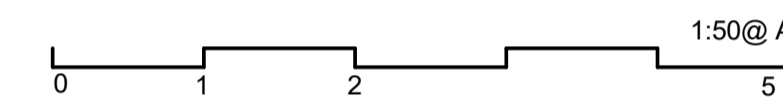
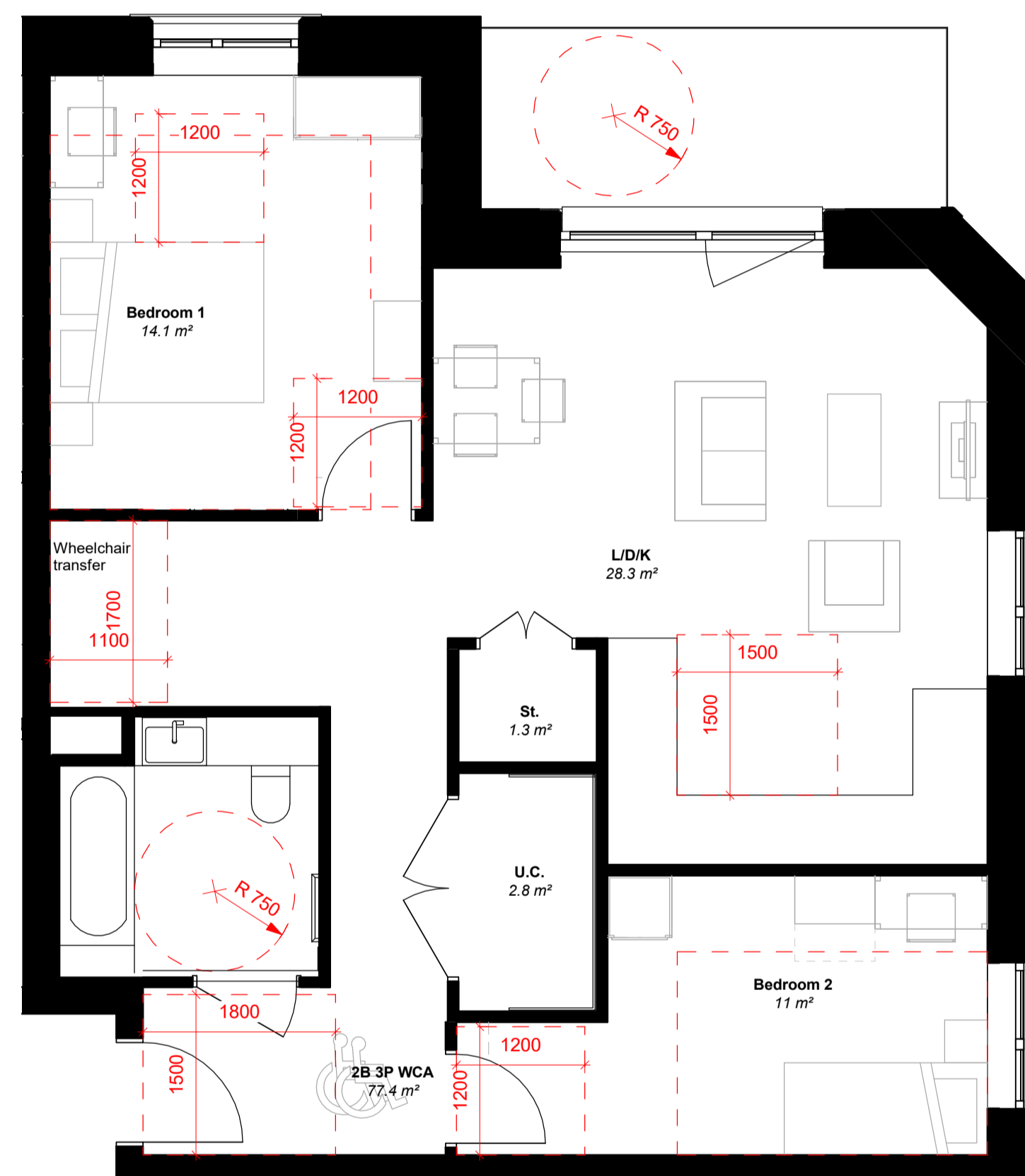


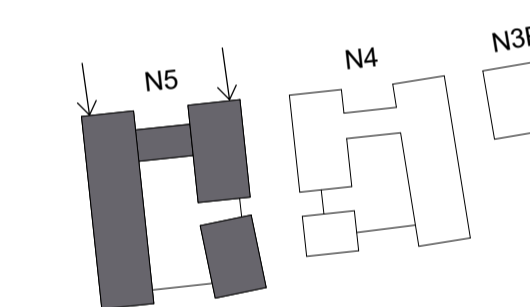
Disclaimer:
 - Do not scale from this drawing.
 - Discrepancies must be reported immediately to the Architect before proceeding.
 - Only figured dimensions are to be used.
 - Check all dimensions on site before fabrication or setting out.
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London Housing SPG	YES	NO	N/A
1 - Dwelling Space Standards			
1.1 - All new dwellings should meet the nationally described space standard.	✓		
2 - Layout			
2.1 - Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M.	✓		
3 - Private Open Space			
3.1 - Minimum area 5m ² for 2p + 1m ² per extra bedspace	✓		
3.2 - Minimum depth and width 1500mm	✓		
4 - Floor to Ceiling Heights			
4.1 - A minimum ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged	✓		

Building Regulations AD Part M4 Category 3 - Wheelchair User Dwellings	YES	NO	N/A
1 - External Doors			
1.1 - All external doors (entrance and balcony) to have 850mm minimum clear opening	✓		
1.2 - Level threshold			
2 - Internal Doors			
2.1 - 300mm nib to leading edge of all doors	✓		
2.2 - 200mm nib to following edge of all doors	✓		
2.3 - 850mm minimum clear opening	✓		
3 - Entrance			
3.1 - 1500mm x 1800mm clear space beyond the entrance door	✓		
3.2 - Minimum 1500mm turning circle inside the entrance area	✓		
4 - Hall			
4.1 - Minimum clear width of 1050mm	✓		
4.2 - Door approach is not head on, min clear width of 1200mm	✓		
5 - Living, Kitchen and Eating Areas			
5.1 - Minimum floor area	✓		
5.1a - 3 bedspaces - 27m ²			
5.1b - 5 bedspaces - 29m ²			
6 - Kitchen			
6.1 - Minimum 1500mm clear space in front of all kitchen units and appliances	✓		
6.2 - minimum worktop length			
6.2a - 3/4 bedspace - 5100mm			
6.2b - 5 bedspace - 5900mm			
7 - Bedrooms			
7.1 - Minimum 750mm clear access route to window.	✓		
7.2 - 1200mm x 1200mm manoeuvring space inside the doorway.	✓		
7.3 - Clear of the bed (when door is closed).	✓		
7.4 - Ceiling capable of taking overhead hoist with a carrying load of 200kg.	✓		
7.5 - Principal double bedroom minimum 13.5m ² with a minimum	✓		
7.6 - Width 3000mm clear of obstructions.	✓		
7.7 - Principal bedroom has minimum 1000mm clear access zone around double bed and 1200x1200 manoeuvring space both sides of the bed.	✓		
7.8 - Every other double and single bedroom provide 1000mm clear access zone to one side and the foot of the bed.	✓		
7.9 - Single bedroom minimum 8.5m ² and 2400mm wide.	✓		
8 - Bathroom			
8.1 - 2200 x 2600 Wheelchair adaptable bathroom (from diagram 3.15)	✓		
9 - Storage			
9.1 - minimum 1100 x 1700 wheelchair transfer space close to the private principle entrance	✓		
10 - Private Open Space			
10.1 - Minimum clear width of 1500mm	✓		
10.2 - Minimum 1500mm turning circle, free of any door swing	✓		



Key / Location:



Rev: Notes: P1 Planning Date: 31.01.2025 Dwn: Iss: DH SM

Purpose of Issue:
PLANNING

GRID

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Client:
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Project Name
 O2 Finchley Road Detail Element
 255 Finchley Rd, London NW3 6LU

Drawing Title:
 N5 2B3P WCA Type 1 M4.3 B

Drawn by: MMG Issued by: SM

GRID Project No: 22036 Scale @A1: 1 : 50

Drawing No: 4602_001-GRD-N5Z-ZZZ-DR-A-PL310411 Revision: P1

Proj. Auth. Zone Lvl Type Desc. Desig. No.