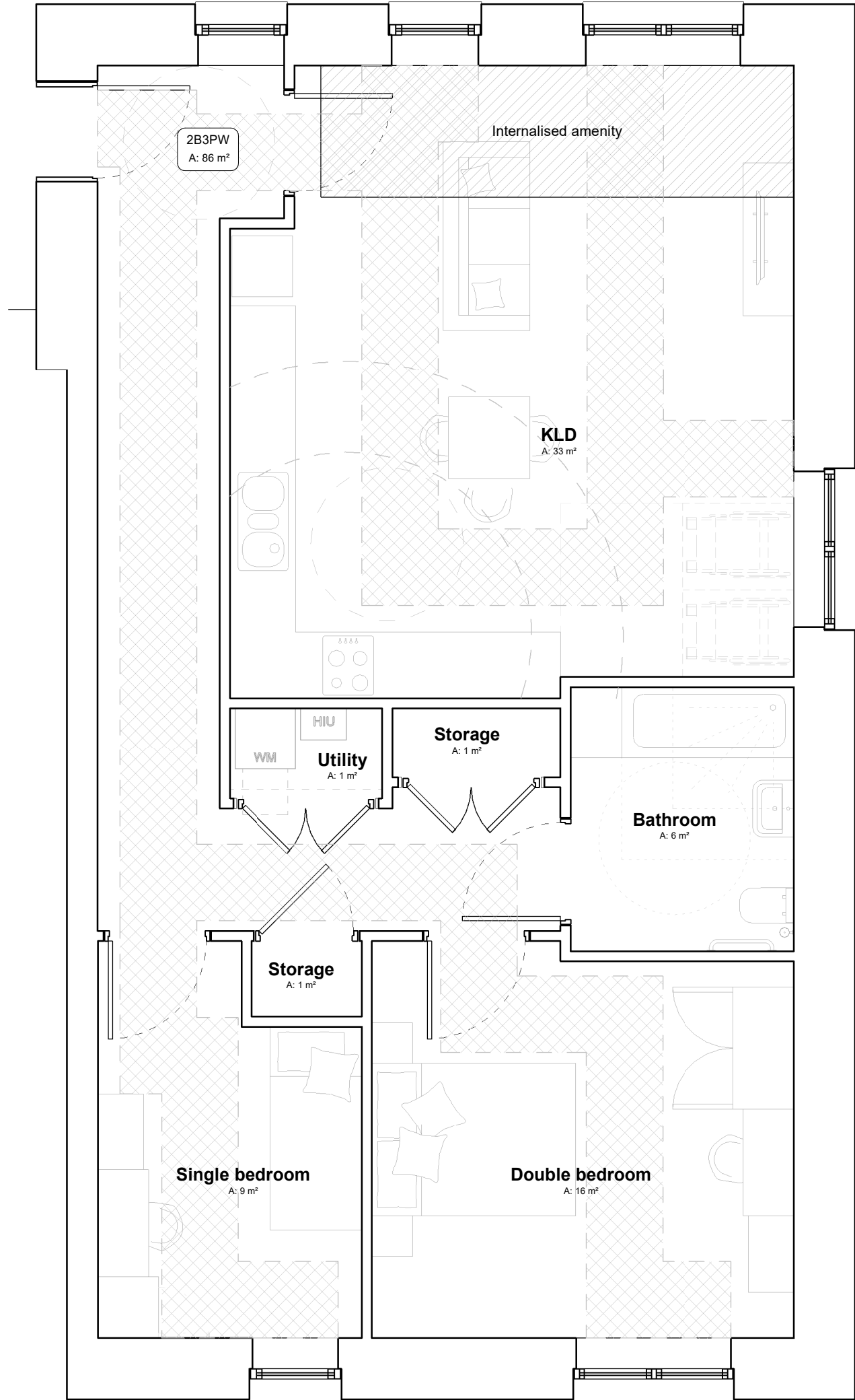
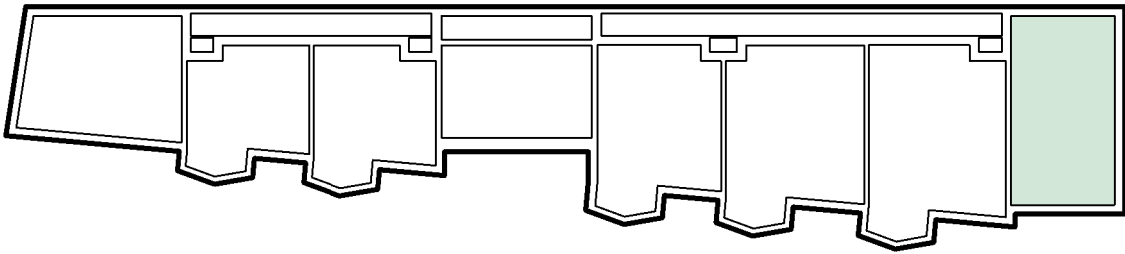
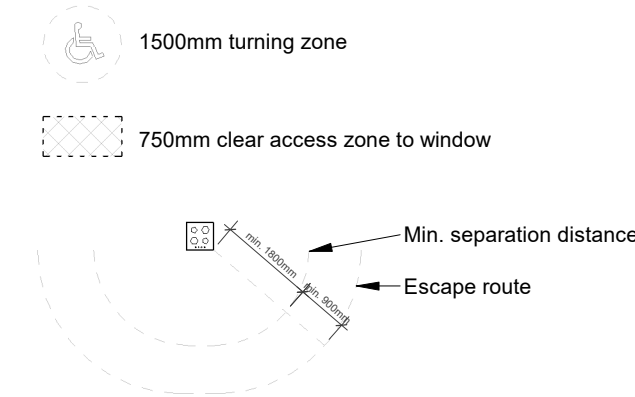


Key plan:



Legend:



Housing SPG Compliance:

- ✓ Meet NDSS (S.24)
- ✓ Demonstrate dwelling accommodates furniture, access and activity space requirements relating to the declared level of occupancy and furniture schedule set out in Approved Document Part M (S.25)
- ✓ Minimum 5m<sup>2</sup> outdoor space should be provided for 1-2 person dwelling and an extra 1 m<sup>2</sup> should be provided for each additional occupant (S.26) Note this is being provided as internalised amenity space.
- ✓ Minimum ceiling height of 2.5m for at least 75% of the gross internal areas is strongly advise (S.31)

NDSS Compliance:

- ✓ **1.0 Areas (GIA)**
  - 1B 1P 37m<sup>2</sup> (with shower)
  - 1B 1P 39m<sup>2</sup> (with bath)
  - 1B 2P 50m<sup>2</sup>
  - 2B 3P 61m<sup>2</sup>
  - 2B 4P 70m<sup>2</sup>
  - 2B 4P (D) 79m<sup>2</sup>
  - 3B 4P (D) 84m<sup>2</sup>
  - 3B 5P (D) 93m<sup>2</sup>
  - 3B 6P (D) 102m<sup>2</sup>
  - 3B 5P 86m<sup>2</sup>
  - 4B 7P 121m<sup>2</sup> (3 storeys)

✓ **1.1 Storage (NDSS)**

- 1B 1P 1m<sup>2</sup>
- 1B 2P 1.5m<sup>2</sup>
- 2B 3P 2.0m<sup>2</sup>
- 2B 4P 2.0m<sup>2</sup>
- 3B 5P 2.5m<sup>2</sup>
- 4B 7P 3.0m<sup>2</sup>

- ✓ 1.2 Single room 7.5m<sup>2</sup>
- ✓ 1.3 Double/twin area 11.5m<sup>2</sup>
- ✓ 1.4 Main double room 2.75m wide other room 2.55m wide

M4(3) Compliance:

Entrance

- ✓ 3.22d 1500mm turning circle at entrance
- ✓ 3.22e 300mm nib on leading edge
- ✓ 3.22f 850mm clear opening

Circulation, internal doorways, storage

- ✓ 3.24a Min. clear width of hall/approach - 1050mm
- ✓ 3.24b Where approach is not head on, min. width of hall 1200mm
- ✓ 3.24d Door min. clear width - 850mm
- ✓ 3.24f/g Min. 300mm nib leading edge / 200mm nib following edge on all doors

Wheelchair storage and transfer

- ✓ 3.25a 1100 x 1700mm storage/transfer space close to entrance, accessible from a space 1200mm wide

✓ **Storage**

- 1B - 1.5m<sup>2</sup>
- 2B - 2m<sup>2</sup>
- 3B - 2.5m<sup>2</sup>
- 4B - 3m<sup>2</sup>
- 5B - 3.5m<sup>2</sup>
- 6B - 4m<sup>2</sup>

Living

- ✓ 3.31a Principal living area is in the entrance storey
- ✓ 3.31b Combined internal floor area for living/dining/kitchen:
  - 2P - 25m<sup>2</sup>
  - 3P - 27m<sup>2</sup>
  - 4P - 29m<sup>2</sup>
  - 5P - 31m<sup>2</sup>
  - 6P - 33m<sup>2</sup>
  - 7P - 35m<sup>2</sup>
  - 8P - 37m<sup>2</sup>

Kitchen

- ✓ 3.32b Clear access zone 1500mm wide.
- ✓ 3.34a Min. length Kitchen worktop
  - 2P - 6130mm
  - 3P & 4P - 6530mm
  - 5P - 7430mm
  - 6P & 8P - 8530mm

Bedrooms

- ✓ 3.35a 750mm clear access route from doorway to window
- ✓ 3.35b 1200mm x 1200mm maneuvering space inside door
- ✓ 3.35c Principle double bedroom 13.5m<sup>2</sup> - 3m wide
- ✓ 3.35e Principle bedroom clear access zone 1000mm to both sides of bed and foot of bed and in front of furniture. 1200mm x 1200mm maneuvering space on both sides of bed
- ✓ 3.35f Other double bedrooms- 12.5m<sup>2</sup> and min. With room width of 3m
- ✓ 3.35g Other double bedrooms - 1000m clear access zone to one side of bed and foot of bed and furniture
- ✓ 3.35h Single/ twin - 1000mm clear access zone to one side of bed and in front of all furniture

Sanitary

- ✓ 3.36b 4 or more bedspaces - 2 WCs in separate bathrooms/WCs.
- ✓ Table 3.5.2 or 3 bedspaces - bathroom with level access shower; 4 bedspaces - bathroom with level access shower and separate WCs

Bath

- ✓ Bathroom with level access shower and provision for bath at the same level as the principle bedroom.
- ✓ Room area minimum 2600 x 2200mm

Notes: -  
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PLANNING

PL1	04.04.25	TCO	Issued for Planning
revision	date	drawn	description

Unit Plan - 2B3P T1-W

FST-BRC-HTA-DR-A-0305  
number

PL1  
revision

Fifth State  
14 Blackburn Road

FST-BRC  
job reference

1:50 @ A1  
scale

TCO  
drawn

0m 1m 2m 3m 4m 5m

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