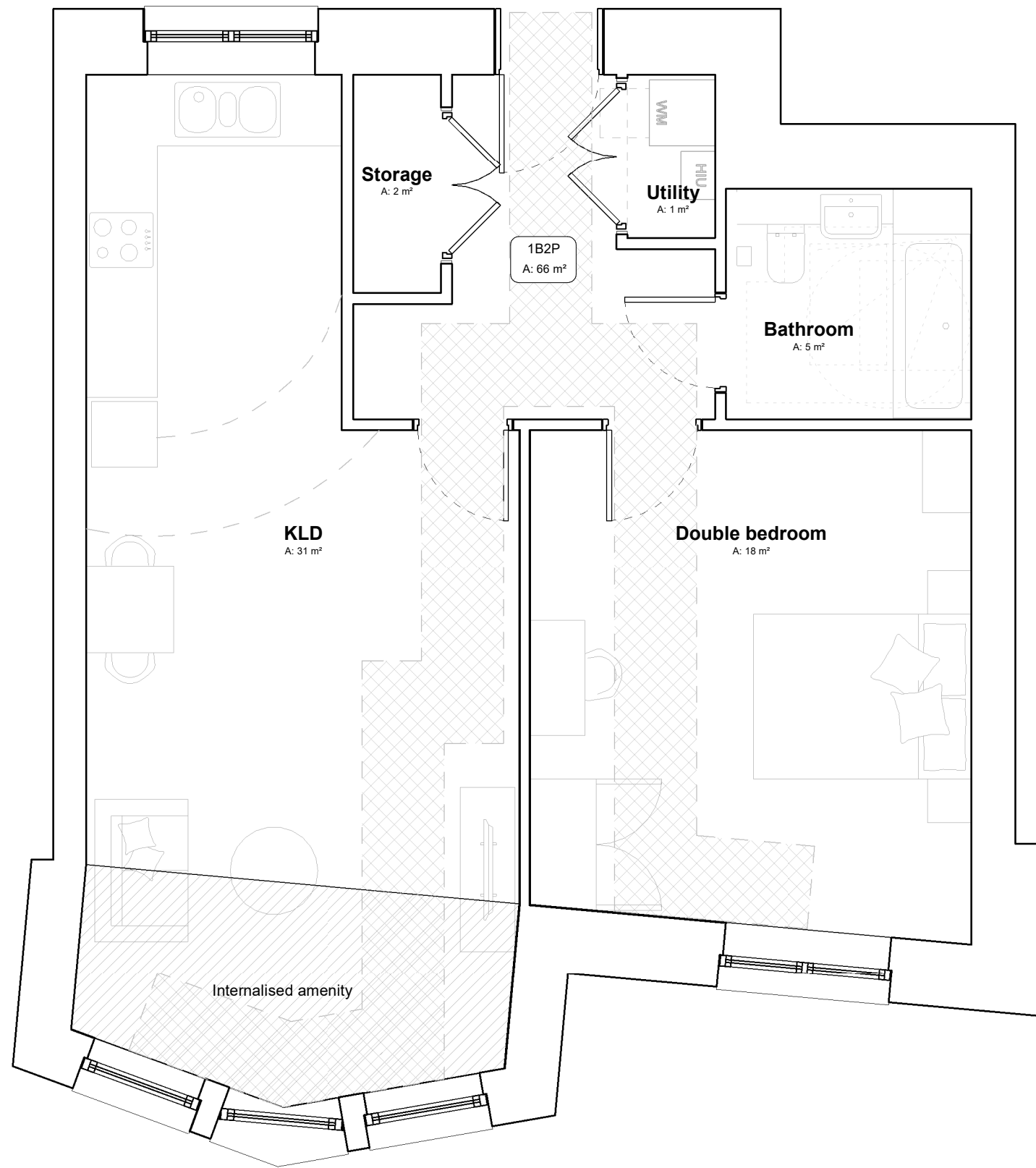
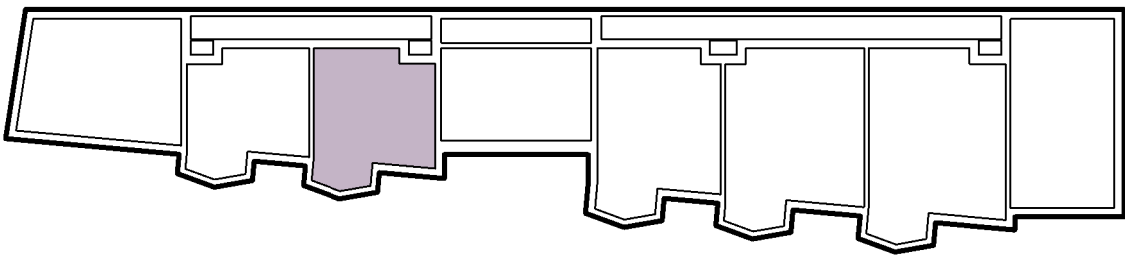
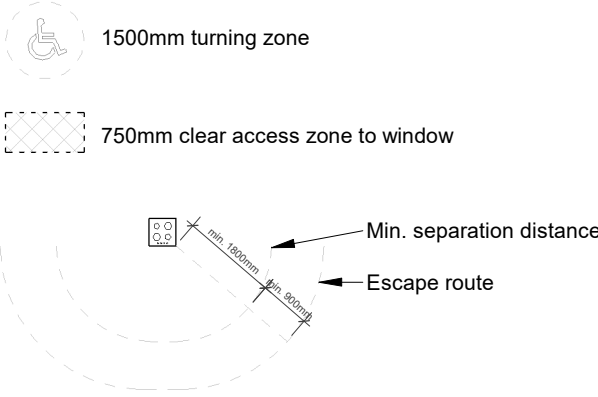


Key plan:



Legend:



M4(2) Compliance:

Entrance

- ✓ 2.20d. Min. clear opening width 850mm with 300mm nib on leading edge

Circulation

- ✓ 2.22a Min. clear width of hall - 900mm
✓ 2.22d Min. 300mm nib on all doors at the entrance storey
✓ 2.22 Min. 750mm clear opening doors

Living, Kitchen, eating areas

- ✓ 2.24a Entrance storey has a living area
✓ 2.24b 1200mm clear space in front of kitchen
✓ 2.2x Min. length Kitchen worktop (M4 (3) adaptable target
2P 4330mm
3P 4730mm
4P 4730mm
5P 5630mm
6P 6730mm
8P 6730mm

Bedrooms

- ✓ 2.25a Clear access route from doorway to window
✓ 2.25b Principle bedroom clear access zone 750mm to both sides of bed and foot of bed.
✓ 2.25c Other double bedrooms- clear access zone to one side of bed and foot of bed.
✓ 2.25d Single/ twin - 750mm clear access zone to one side of bed.

WC

- ✓ 2.27a WC on entrance storey

Bath

- ✓ 2.29a Bathroom at the same level as the principle bedroom

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 5m2 outdoor space should be provided for 1-2 person dwelling and an extra 1 m2 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 37m2 (with shower)
1B 1P 39m2 (with bath)
1B 2P 50m2
2B 3P 61m2
2B 4P 70m2
2B 4P (D) 79m2
3B 4P (D) 84m2
3B 5P (D) 93m2
3B 6P (D) 102m2
3B 5P 86m2
4B 7P 121m2 (3 storeys)

1.1 Storage (NDSS)

- 1B 1P 1m2
1B 2P 1.5m2
2B 3P 2.0m2
2B 4P 2.0m2
3B 5P 2.5m2
4B 7P 3.0m2

- ✓ 1.2 Single room 7.5m2

- ✓ 1.3 Double/twin area 11.5m2

- ✓ 1.4 Main double room 2.75m wide other room 2.55m wide

Notes: -
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PLANNING

PL1	04.04.25	TCO	Issued for Planning
revision	date	drawn	description

Unit Plan - 1B2P T2

FST-BRC-HTA-DR-A-0301
number

PL1
revision

Fifth State
14 Blackburn Road

FST-BRC 1:50 @ A1
job reference scale drawn

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

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