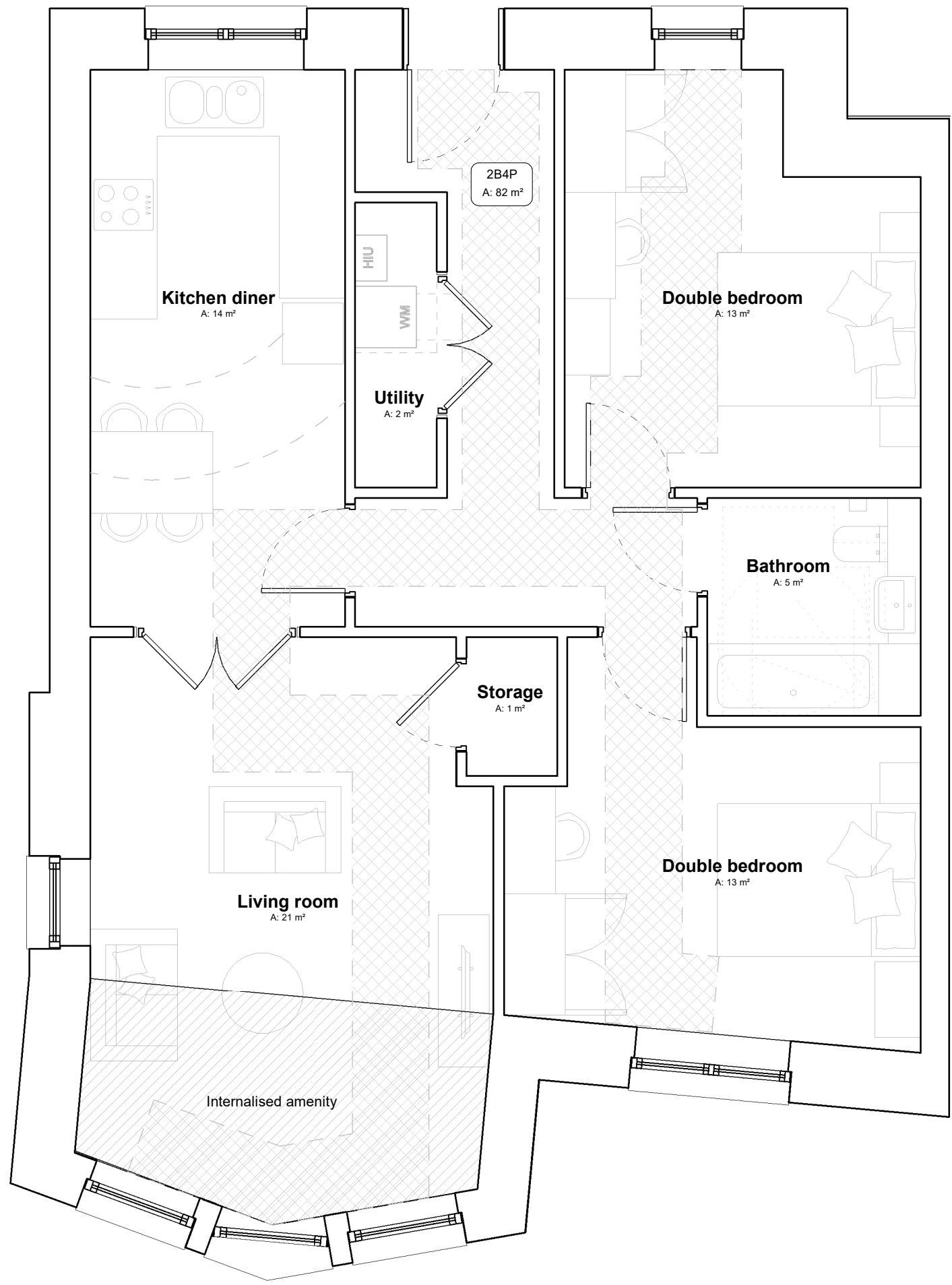
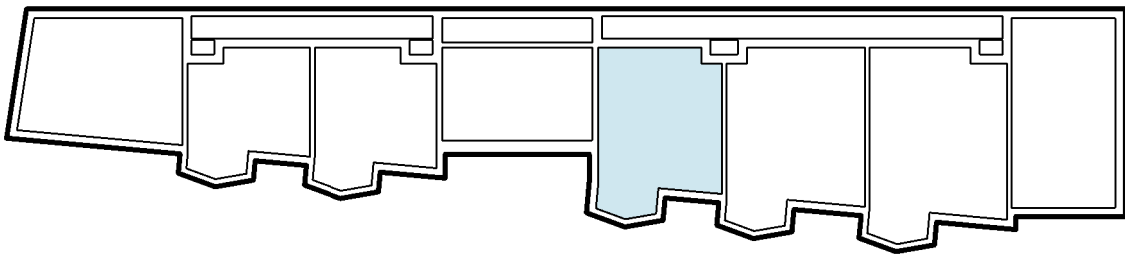
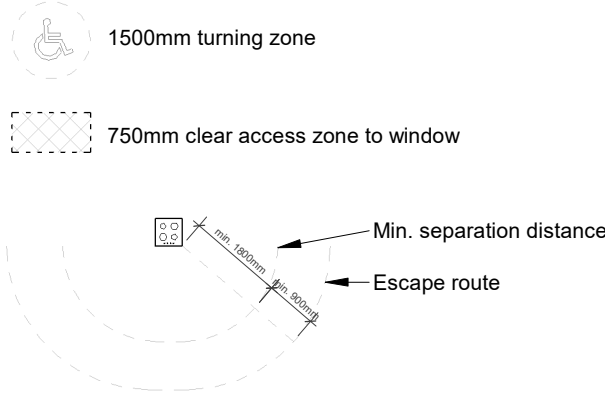


Key plan:



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: -  
Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works.  
Drawing to be read in conjunction with other relevant consultant information.  
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PLANNING

PL1	04.04.25	TCO	Issued for Planning
revision	date	drawn	description

Unit Plan - 2B4P T2

FST-BRC-HTA-DR-A-0311  
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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