

150H RESIDENTIAL DEVELOPMENT.

1.3 SUPPORTING DRAWINGS

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ACCESSIBLE KITCHEN

Accessible Kitchen

A provision has been made for accessible kitchen on the unit:

- Unit 2_2BD

Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	4330	4730	5630	6730

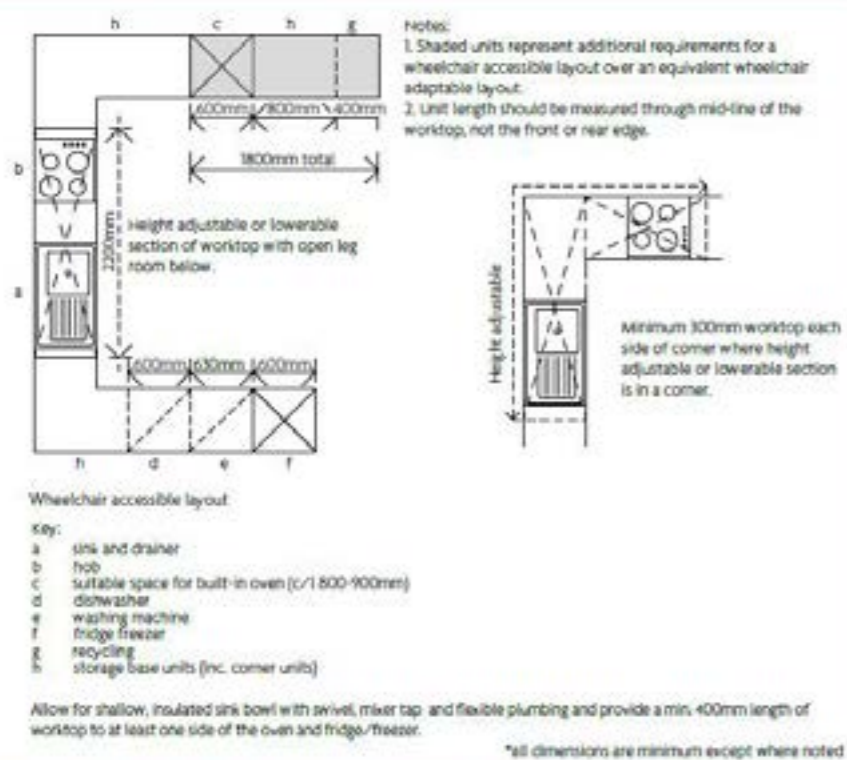


Diagram 3.8 Example of a wheelchair accessible kitchen layout

The diagram 3.8 from the Approved document M, has been followed for the M4(3) compliant Unit.

- 3.34 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.32, the kitchen should comply with all of the following (see in Diagram 3.8).
- The overall length of kitchen worktop meets the provisions of Table 3.4
 - The worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following:
 - The section of worktop is a minimum 2200mm long.
 - The section of worktop is either a height adjustable worktop, or a fixed section capable of being refixed at alternate heights.
 - There are no fixed white goods (appliances) placed beneath this section of worktop.
 - This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level).
 - The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs.
 - Taps should be lever operated and capable of easy operation.
 - A suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed.
 - A pull out shelf is provided beneath the oven enclosure.
 - There is a minimum of 400mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run).
 - Water supply to sinks includes isolation valves and flexible tails.
 - Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

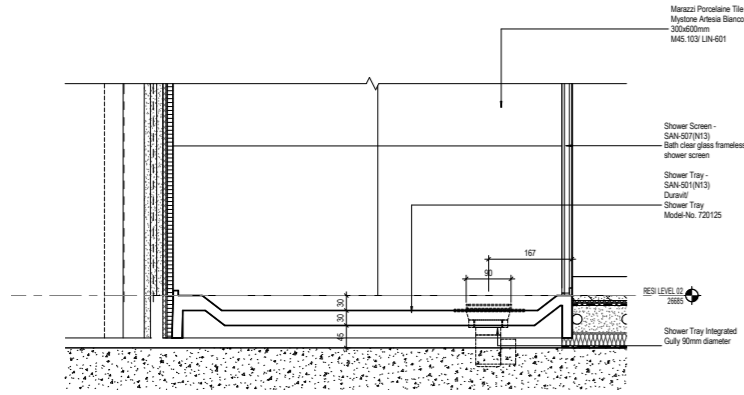
The points a-g from the 3.34 paragraph on the Approved document M, has been followed for the M4(3) compliant Unit.

1.3 SUPPORTING DRAWINGS LEVEL ACCESS SHOWERS

Level Access Shower

A provision has been made for level access shower/ wet room if required on the units :

- Unit 2_2BD
- Studio
- 4/7/10_1BD



The above section shows the allowance on the floor build up of the 150Holborn Residential development for the easy and step free access shower facilities.

This detail should **not** to be considered for the wet room required units.

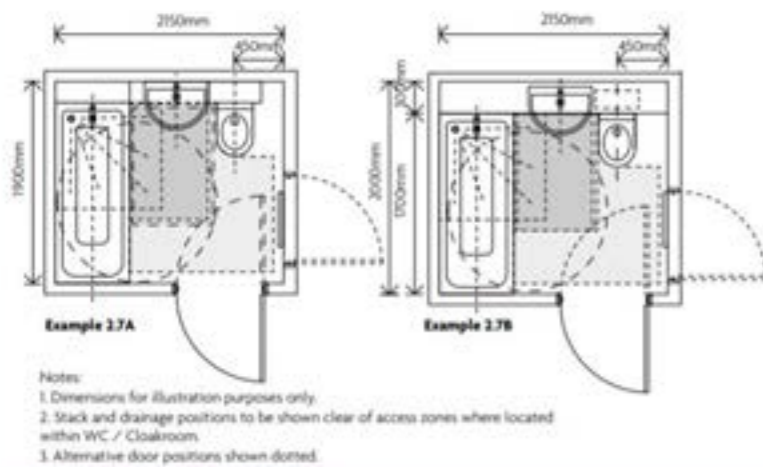


Diagram 2.7 Examples of Category 2 bathrooms

The diagram 2.7 from the Approved document M, has been used as a benchmark for the provision of a level access shower on the Units 5/8/11_Studio and Units 4/7/10_1BD.

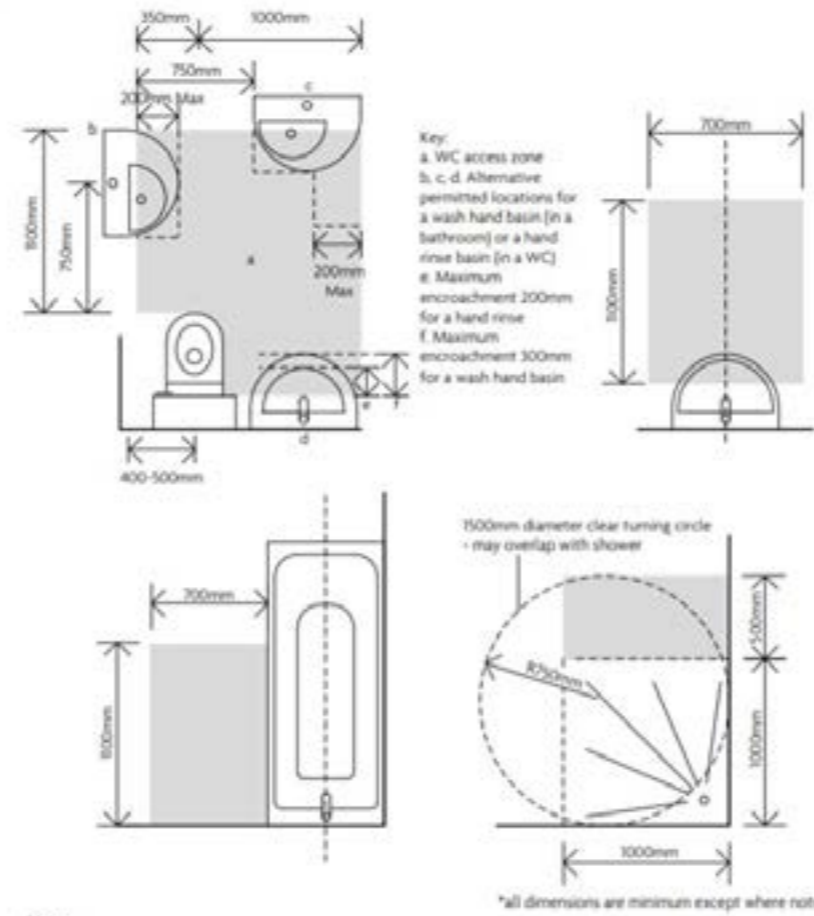


Diagram 2.5 Sanitary fittings, associated clear access zones and permitted encroachment of basins

The diagram 2.5 from the Approved document M, has been followed for all the M4(2) compliant Units.

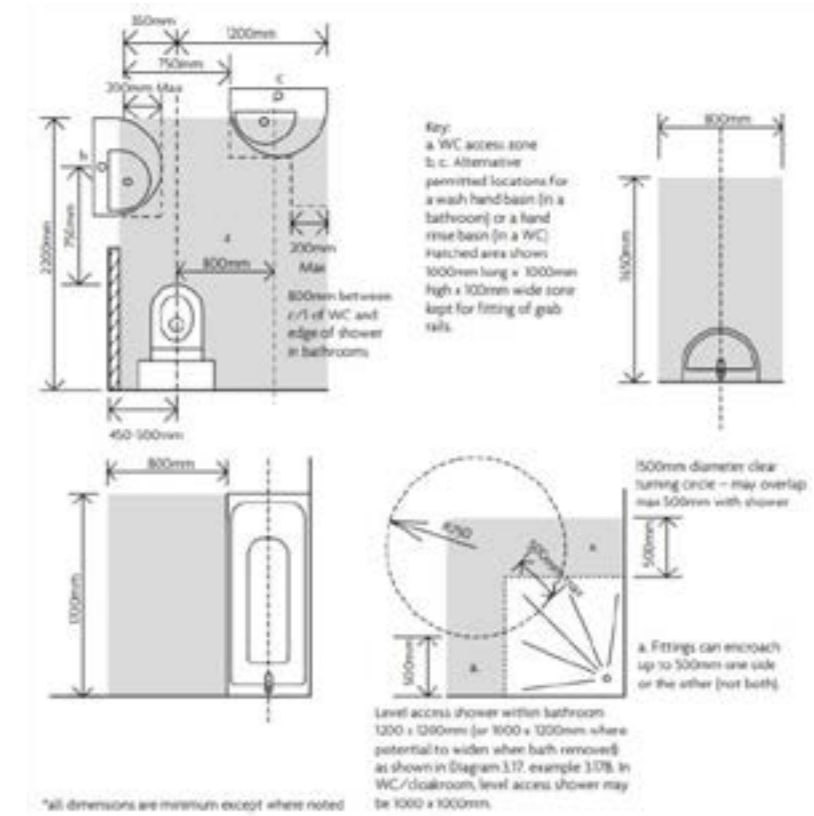


Diagram 3.11 Sanitary fittings, associated clear access zones and permitted encroachment of basins - wheelchair accessible

The diagram 3.11 from the Approved document M, has been followed for the M4(3) compliant Level 1-Unit_2.

1.3 SUPPORTING DRAWING

APPENDIX D: FURNITURE SCHEDULE

Bedroom Furniture Dimensions

All the bedroom furnitures follow the size guide from the Appendix D: Furniture Schedule of the Part M document.

Space	Furniture to be shown	Furniture size (mm)	Number bedspaces / number furniture items required						
			2	3	4	5	6	7	8
Living space	Arm chair (or number sofa seats in addition to minimum sofa provision)	850x850	2	3	1	2	3	4	1
	2 seat settee (optional)	850x1300							
	3 seat settee	850x1850			1	1	1	1	
	TV	220x650	1	1	1	1	1	1	1
	coffee table	500x1050 or 750 diameter							
	occasional table	450x450							
	storage units	500 x length shown (1 only required)	1000	1000	1500	2000	2000	2000	
Dining space	dining chair		2	3	4	5	6	7	+
	dining table	800 x length shown (1 only required)	800	1000	1200	1350	1500	1650	
Bedrooms									
Double Bedroom	Principal bedroom double bed; or	2000x1500	1	1	1	1	1	1	1
	Other double bedroom double bed; or	1900x1350	1	1	1	1	1	1	1
	single bed (2 number in twin)	1900x900	2	2	2	2	2	2	2
	bedside table	400x400	2	2	2	2	2	2	2
	desk and chair	500x1050	1	1	1	1	1	1	1
	chest of drawers	450x750	1	1	1	1	1	1	1
	double Wardrobe	600x1200	1	1	1	1	1	1	1
Twin bedroom	single bed (2 number in twin)	1900x900			2	2	2	2	2
	bedside table	400x400			2	2	2	2	2
	chest of drawers	450x750			1	1	1	1	1
	table and chair	500x1050			1	1	1	1	1
	double wardrobe	600x1200			1	1	1	1	1
Single Bedroom	single bed	1900x900		1	1	1	1	1	1
	bedside table	400x400		1	1	1	1	1	1
	chest of drawers	450x750		1	1	1	1	1	1
	table and chair	500x1050		1	1	1	1	1	1
	double wardrobe	600x1200		1	1	1	1	1	1
Bathrooms	WC + cistern	500x700							
	Bath	700x1700							
	Wash hand basin	600x450							
	Hand rinse basin	350x200							
Manoeuvring zone									
Bedrooms	Manoeuvring square as per requirements	1200x1200							
Living rooms	Turning circle; or	1500x1500							
	Turning ellipse	1400x1700							

