

**By Room Name Legend**

Category 2 Compliance: The principal private entrances (front or rear main access doors) have a minimum clear opening width of 850mm. Additionally, the step-free principal Category 2 entrance features:

- A level external landing with a minimum 1200mm width and depth, a covered canopy for a minimum width of 500mm and depth of 600mm
- A light- and motion-sensor activated fully diffused luminaire lighting
- A minimum 300mm rib provided to the leading edge of the door.
- A minimum space of 1500mm between doors and 1500mm space between door swings where there is a lobby or porch.

**Circulation areas**

Minimum widths of corridors and passageways for a range of doorway widths

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Doorway clear opening width (mm) | Corridor clear passageway width (mm) |
| 750                              | 900 (when approached head-on)        |
| 750                              | 1200 (when approach is not head-on)  |
| 800                              | 900 (when approach is not head-on)   |

Category 2: Localised obstructions such as radiators will not be positioned opposite or close to a doorway or at a change of direction, and be no longer than 2m. The corridor width will not be reduced below a minimum of 750mm at any point.

**Internal steps and stairs**

Category 2: Access to all rooms and facilities within the entrance storey are step-free. The staircase from the entrance storey to the flat above has a minimum clear width greater than 850mm when measured 450mm above the pitch line of the treads, ignoring any newel posts. The stairs must meet the provisions of Part K for private stairs.

**Sanitary facilities**

Category 2:

A room, which may be a WC/cloakroom or bathroom containing a WC, is provided on the entrance floor or principal floor. There is clear space to access the WC in accordance with Part M 450mm to either side of the centre line of the W.c. and a clear distance in front of the W.c. of 750mm. The basin is positioned to avoid impeding access.

The door to the room opens outwards on double swinging hinges, there is a level flush shower with gully

All walls, ducts and boxes to the WC/cloakroom, bathroom and shower room will be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m<sup>2</sup>

**Habitable rooms and bedrooms - Category 2**

The Plans providing a living area (which may be a living room, dining room or combined kitchen and dining room) within the entrance storey including a minimum 1200mm clear space in front of and between all kitchen units and appliances. Glazing to the main window of the principal living area starting at a maximum 850mm above floor level or the minimum height needed to comply with Part K for glazing to windows requirements. Every bedroom provides a clear access route of a minimum 750mm wide from the doorway to the window.

Principal bedrooms also providing a clear access zone of 750mm minimum to both sides and the foot of the bed

**Services and controls - Category 2**

All services and controls comply with the following mounting heights:

|  |                          |
|--|--------------------------|
| Item   | Height above floor level |
| Customer unit switches   | 1350mm - 1450 mm         |
| Switches, sockets, stopcocks, and controls and must be a minimum 300mm (measured horizontally) from an inside corner | 450mm - 1200mm           |

The handle to at least one window in the principal living area

|  |                |
|--|----------------|
| Handles to all other windows   | 450mm-1200mm   |
| Boiler timer controls and thermostats above finished floor level on the boiler                                     | 450mm - 1200mm |
| Or separate controllers (wired or wireless) mounted elsewhere in an accessible location with the same height range | 900mm - 1200mm |

Controls part of a radiator or cooker hood are exempt from these provisions.

**National Space Standards**

4 bed House - Total floor Area 122m<sup>2</sup>  
(NSS Requirement for 4 bed 7 person Two storey = 115m<sup>2</sup>)

**Single Bedroom Requirement is 7.5m<sup>2</sup>**

**Double Bedroom Requirement is 11.5m<sup>2</sup>**

**Storage Requirement is 3m<sup>3</sup>**

NOTE: a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths

**1. Plot 2 DPC**  
**SCALE - 1 : 50@A1**



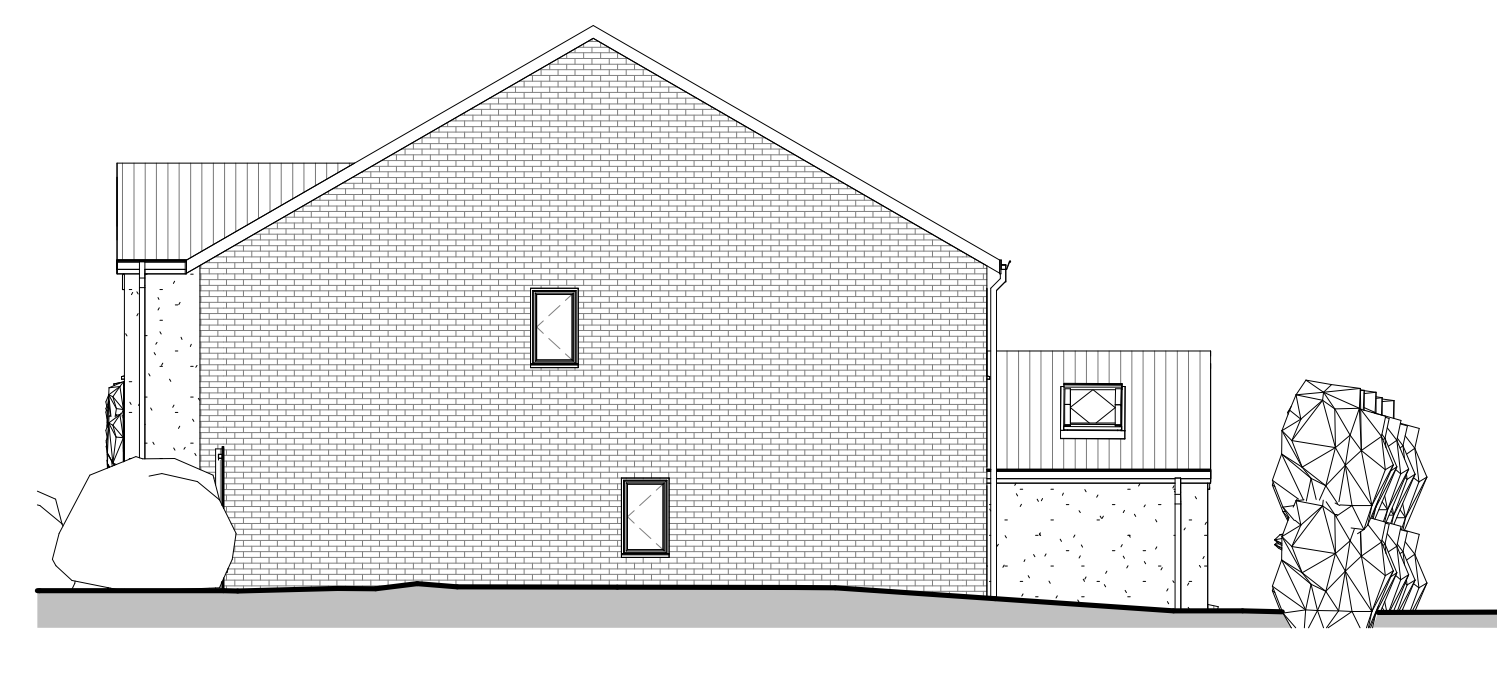
**3. Elevation 2 - a**  
**SCALE - 1 : 100@A1**

**4. Elevation 3 - a**  
**SCALE - 1 : 100@A1**

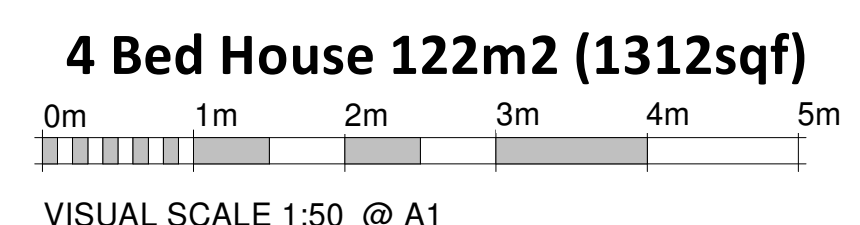
**2. Plot 2 First Flor**  
**SCALE - 1 : 50@A1**



**5. Elevation 4 - a**  
**SCALE - 1 : 100@A1**



**6. Elevation 5 - a**  
**SCALE - 1 : 100@A1**



| Rev.  | Date | Drawn | Check | Description |
|---|------|-------|-------|-------------|
| <p>The Buttery<br/>Tithe Farm<br/>Holcot<br/>Northamptonshire<br/>NN6 9SH<br/>Tel: 07813 685151<br/>Email: js@idea-at.com<br/>hs@idea-at.com</p>  |      |       |       |             |
| Project Title:<br>Marshals road Rounds 9 new dwellings  |      |       |       |             |
| Client:<br>Ann Blackmoor and Julie Berril   |      |       |       |             |
| Drawing Title:<br>House Type 2 - 4 bed House Plans and elevations (Plot 3-7)  |      |       |       |             |
| Drawn By: Author  |      |       |       |             |
| Scale@A1: As indicated Date: June 2022  |      |       |       |             |
| Dwg No: (00)05 Rev:   |      |       |       |             |
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