By Room Name Legend

- Cpd
- Hall way
- Kitchen / dining
- Living
- Utility
- W.c.

By Room Name Legend

- Bath
- Bed 1
- Bed 2
- Bed 3
- CPd
- Dress
- En-suite
- Landing

p1

p2

6196

10399

Ground Floor (Plan 1)

Hall way — Area:9 m²
Living — Area:16 m²
Cpd — Area:2 m²
W.c. — Area:3 m²
Utility — Area:3 m²
Kitchen / dining — Area:21 m²

First Floor (Plan 2)

Bed 3 — Area:8 m²
Bed 2 — Area:8 m²
Landing — Area:9 m²
CPd — Area:1 m²
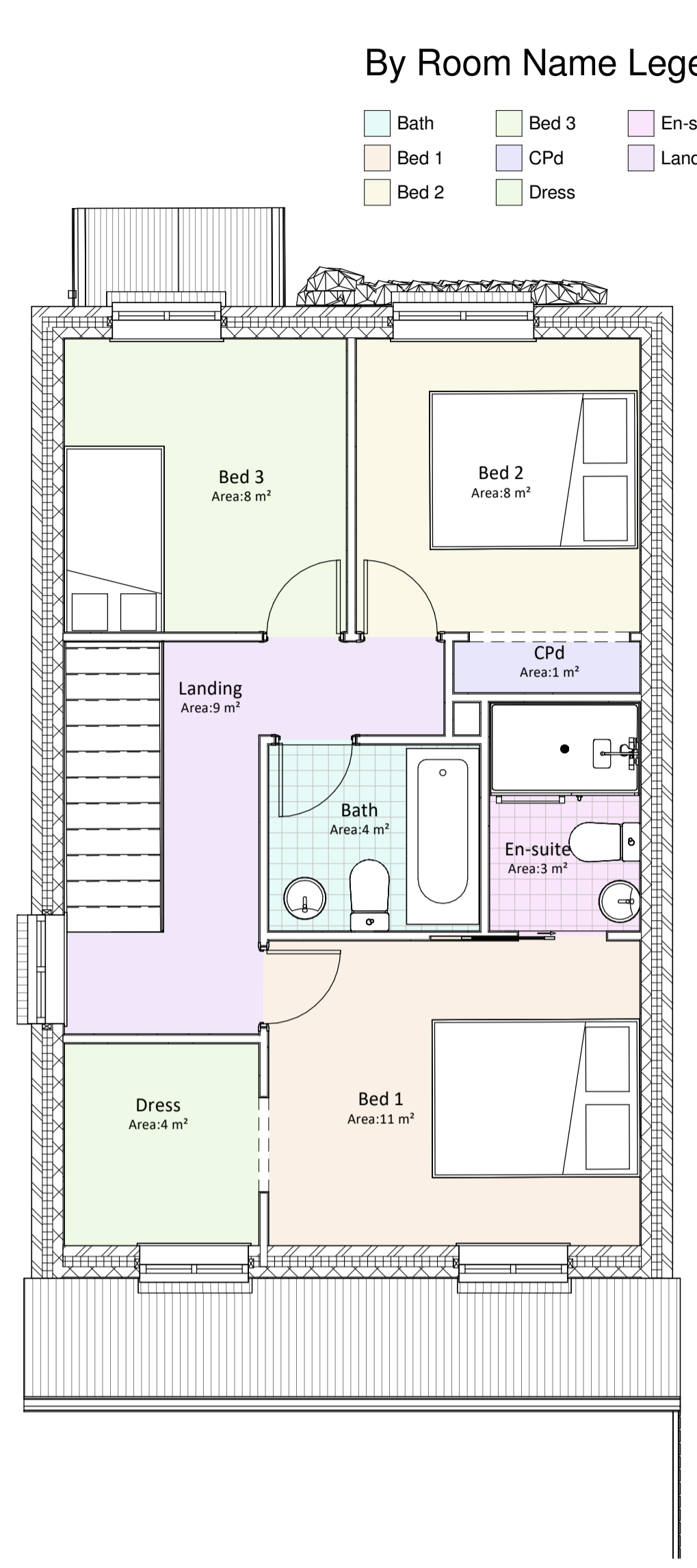Bath — Area:4 m²
En-suite — Area:3 m²
Dress — Area:4 m²
Bed 1 — Area:11 m²

1. Housetype 3 (House 3 Bed) Ground Floor
SCALE - 1 : 50@A1

2.. Housetype 3 (House 3 Bed) First Floor
SCALE - 1 : 50@A1

3. Proposed North Elevation
SCALE - 1 : 100@A1

4. Proposed South Elevation
SCALE - 1 : 100@A1

5. Proposed East Elevation
SCALE - 1 : 100@A1

6. Proposed West Elevation
SCALE - 1 : 100@A1

3 Bed House 105m2 (1130sqf)

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

VISUAL SCALE 1:50 @ A1

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 900mm and depth of 600mm
A Light- And motion-sensor activated fully diffused luminaire lighting
A minimum 300mm nib 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 459mm 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 boxings 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 1.5kNm2

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 guarding to windows requirements. Every bedroom provides a clear access route of a minimum 750mm wide from the doorway to the window
Principal bedroomalso 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   450mm - 1200mm
and must be a minimum 300mm
(measured horizontally) from an inside corner

The handle to at least one window in the
principal living area   450mm-1200mm
Handles to all other windows   450mm - 1200mm
Boiler timer controls and thermostats   900mm - 1200mm
above finished floor level on the boiler
Or separate controllers (wired or wireless) mounted elsewhere in an accessible location with the same height range
Controls part of a radiator or cooker hood are exempt from these provisions.

National Space Standards

3 bed House - Total floor Area 105m2
(NSS Requirement for 3 bed 6 person Two storey = 102m2)

Single Bedroom Requirement is 7.5m2

Double Bedroom Requirement is 11.5m2

Storage Requirement is 2.5m2

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
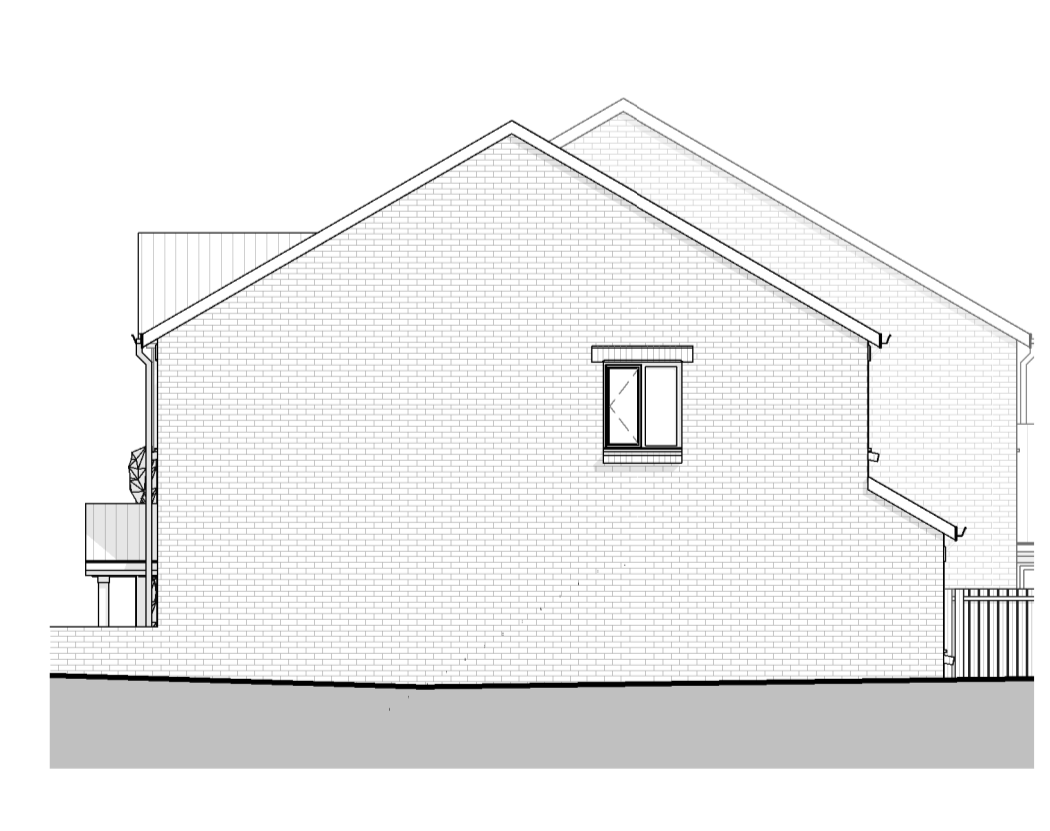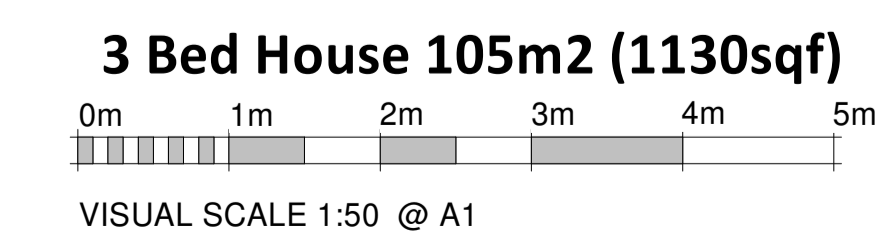
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