

By Room Name Legend

- Cloak
- Cpd
- Garage
- Hall way
- Living Sitting Dining
- Sitting Room
- Tank Cupboard
- Utility
- W.c

1. Housetype 4 Ground Floor
SCALE - 1 : 50@A1

By Room Name Legend

- Bath
- Bed 1
- Bed 2
- Bed 3
- Bed 4
- Cpd
- Dress
- En-suite
- Home office
- Landing



2. Housetype 4 first Floor
SCALE - 1 : 50@A1

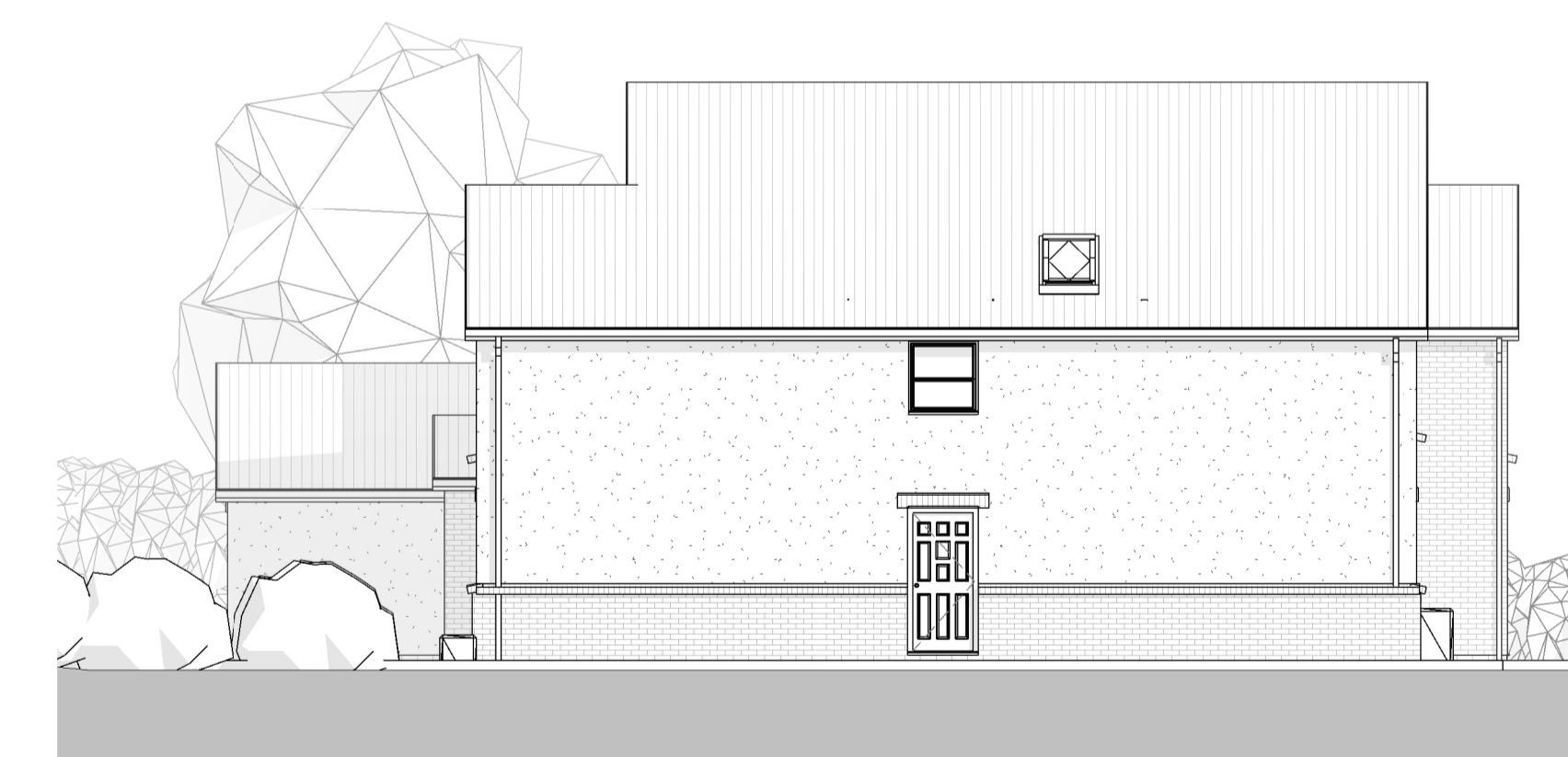


3. Proposed West elevation
SCALE - 1 : 100@A1

4. Proposed East elevation
SCALE - 1 : 100@A1



5. Proposed North elevation
SCALE - 1 : 100@A1



6. Proposed South elevation
SCALE - 1 : 100@A1

National Space Standards
4 bed House - Total floor Area 188m²
(NNS Requirement for 4 bed 8 person Two storey = 124m²)

Single Bedroom Requirement is 7.5m²
Double Bedroom Requirement is 11.5m²
Storage Requirement is 3m³

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

House 4 bed 188m² (2022sqf)



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 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 width 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 455mm 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/m².

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 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
Boiler timer controls and thermostats 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.

Rev. Date Drawn Check Description
A 24/10/23 JC Ridge Height Dimension added to Proposed North elevation.

Rev.	Date	Drawn	Check	Description
A	24/10/23	JC		Ridge Height Dimension added to Proposed North elevation.
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<p>Project Title: Marshals road Rounds 9 new dwellings</p>				
<p>Client: Ann Blackmoor and Julie Berril</p>				
<p>Drawing Title: House Type 4 - 4 Bed House Plans and elevations (Plots 8-9)</p>				
<p>Drawn By: JS</p>				
<p>Scale@A1: As indicated Date: June 2022</p>				
<p>Dwg No: (00)07 Rev:</p>				
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