



SCALE 1:100 @ A1

For more Basement & Outbuilding - see drawing:

NH-231118-PL-012 - Communal Spaces

Ventilation

All habitable rooms, Kitchens, Bathrooms shall be ventilated directly to the external air by a window, which has an openable area not less than 1/20th of the floor area or by suitably sited mechanical ventilation providing a minimum of three air changes per hour operated from the lighting circuit of the room. For kitchens, mechanical ventilation providing six air changes per hour will be deemed sufficient.

Any room containing kitchen facilities should be provided with mechanical ventilation achieving a minimum extract rate of 60L / second.



Please note: This functions as a retractable / Sliding glazed partition or similar, serving the dual purpose of ensuring privacy + Natural Daylight for tenants and enabling cooking activities while others socialize in the living room, preventing cooking odours from affecting the living room occupants. Therefore not creating an inner room scenario, example Pics above

Well designed, communal kitchen stacked on top of each other

Storage to be used as Cleaners cupboards / Boilers etc

Enhance the acoustics of this wall with additional high-performing acoustic treatment.

Hatch Denotes . 2.1m Clear headroom zone

Copyright of NOVUS HAUS
 - Do not Scale from Drawings
 - All Dimensions are to be checked on site
 - Any Discrepancies are to be reported immediately to the Architect or Main Contractor
 - This drawing should be relied upon in the context of its final issue and cannot account for any changes to the design made by any party thereafter.

A1

PAPER SIZE

Kitchen Facility Provision, based on 5 Persons sharing :

[First , Second & Third Floor ONLY]

- A suitable fixed worktop
- A cooker with four cooking rings, oven and grill
- Two 13amp double socket outlets in addition to any sockets serving major electrical appliances. They must be adjacent to the work surface and at a suitable safe distance from any sink/wash basin.
- A standard 1m sink unit and integral draining board fixed within a base unit, together with an adequate supply of permanent constant hot water and potable mains water, and tiled splash-back.
- A suitable storage cupboard with a minimum capacity equivalent to a 500mm wall unit per person.
- A refrigerator of not less than 142 litre (5 cu ft) capacity plus an adequate freezer compartment
- A suitable bin of adequate capacity for the storage and disposal of refuse and litter

Kitchen Facility Provision, based on max 10 Persons sharing :

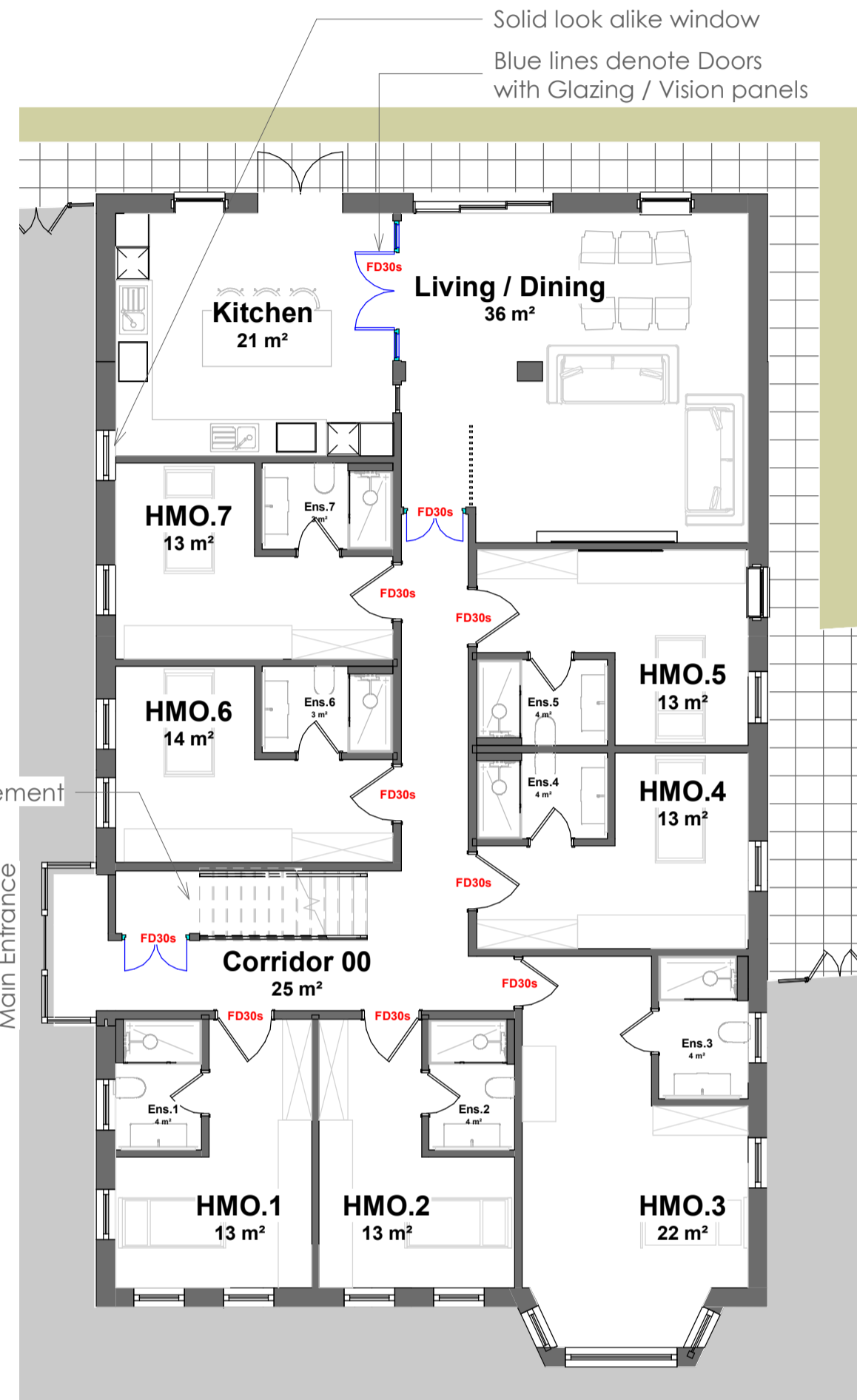
[Ground Floor ONLY]

- A suitable fixed worktop
- 2x cookers with four cooking rings, oven and grill
- Four 13amp double socket outlets in addition to any sockets serving major electrical appliances. They must be adjacent to the work surface and at a suitable safe distance from any sink/wash basin.
- 2x standard 1m sink units and integral draining board fixed within a base unit, together with an adequate supply of permanent constant hot water and potable mains water, and tiled splash-back.
- 2x suitable storage cupboards with a minimum capacity equivalent to a 500mm wall unit per person.
- 2x refrigerators of not less than 142 litre (5 cu ft) capacity plus an adequate freezer compartment
- 2x suitable bins of adequate capacity for the storage and disposal of refuse and litter

Planning Policy (Kitchens):

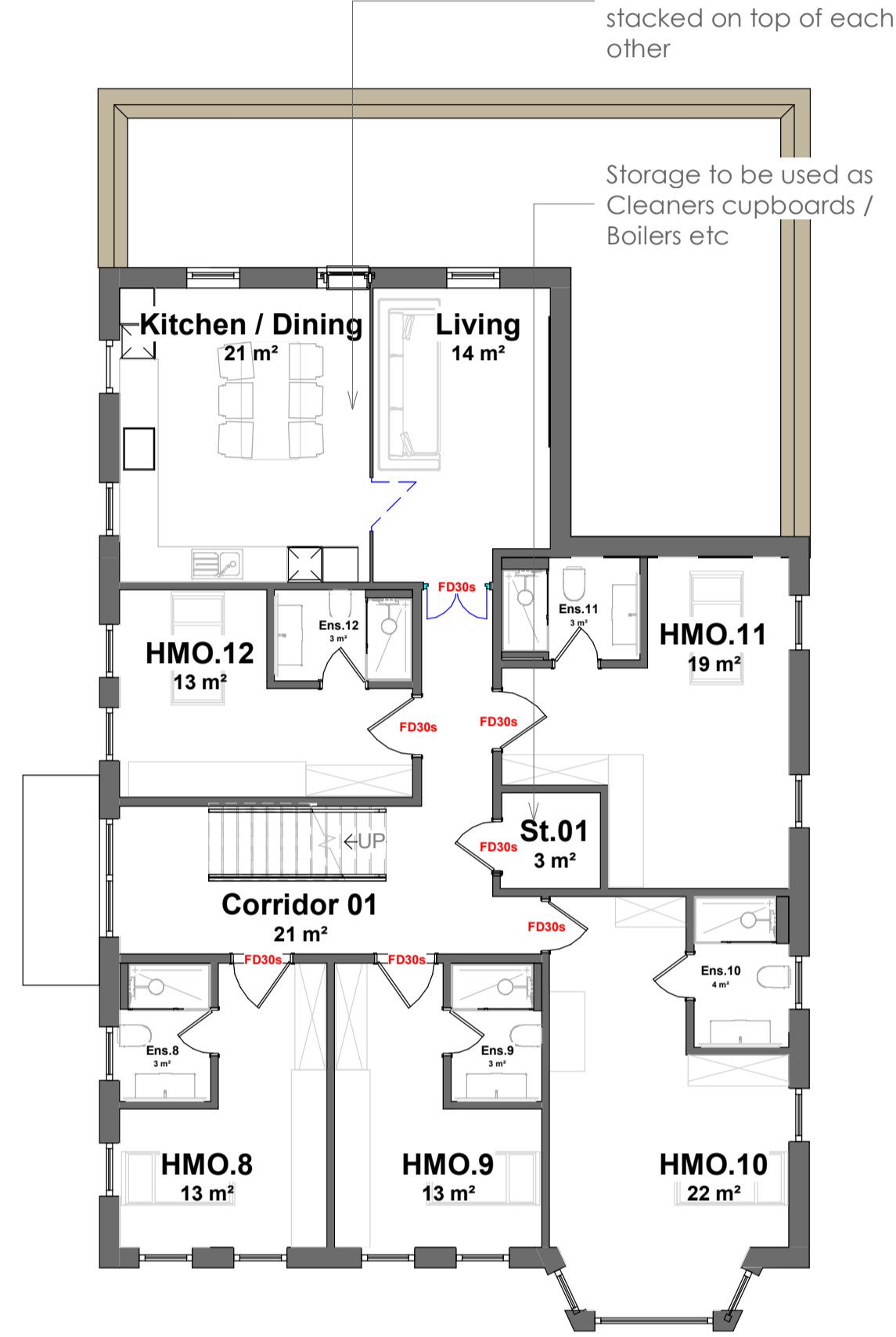
No kitchen must have more than two sets of facilities, or be used by more than ten persons.

Where more than one kitchen is provided these must be on separate floors. Kitchens should be no more than one floor distant from the user's accommodation.



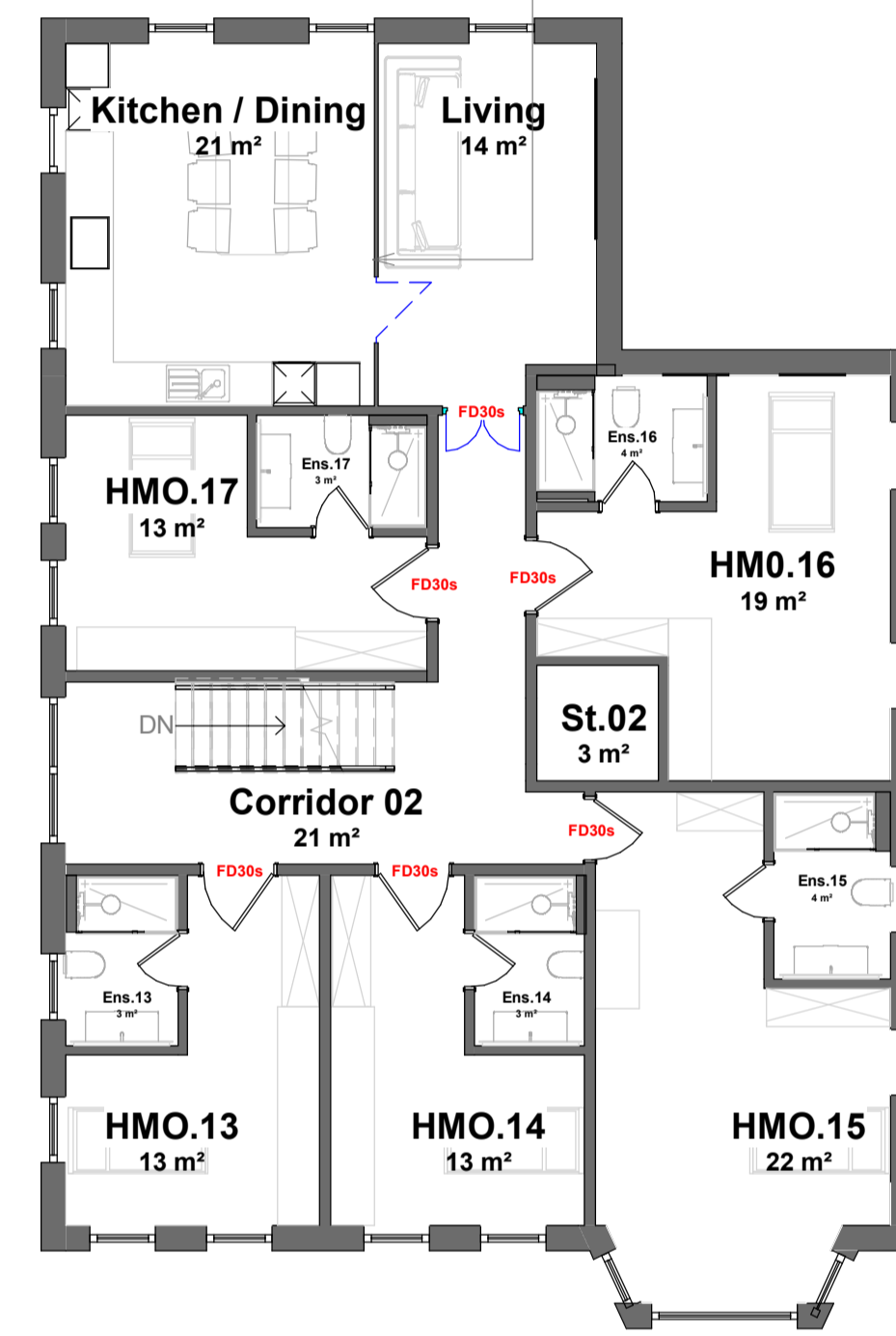
00 - Ground Floor (Proposed)

Scale 1 : 100 @ A1



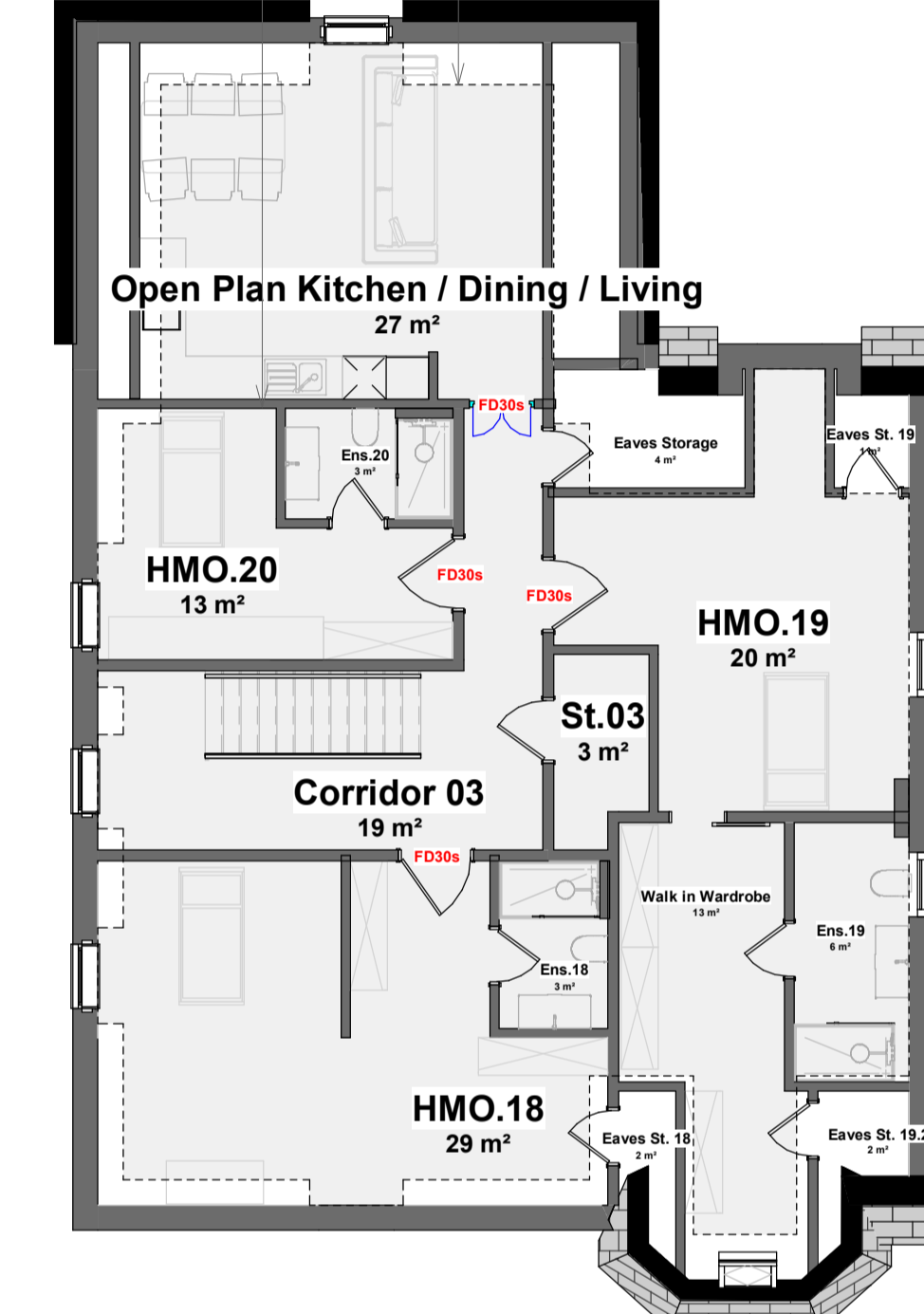
01 - First Floor (Proposed)

Scale 1 : 100 @ A1



02 - Second Floor (Proposed)

Scale 1 : 100 @ A1



03 - Third Floor (Proposed)

Scale 1 : 100 @ A1

Room Accomodation (Ground Floor)

Qty.	HMO_Room	Room Name	Area	HMO_Persons
1	HMO - 1	Ens.1	4 m ²	
1	HMO - 1	HMO.1	13 m ²	1 Person
1	HMO - 2	Ens.2	4 m ²	
1	HMO - 2	HMO.2	13 m ²	1 Person
1	HMO - 3	Ens.3	4 m ²	
1	HMO - 3	HMO.3	22 m ²	1 Person
1	HMO - 4	Ens.4	4 m ²	
1	HMO - 4	HMO.4	13 m ²	1 Person
1	HMO - 5	Ens.5	4 m ²	
1	HMO - 5	HMO.5	13 m ²	1 Person
1	HMO - 6	Ens.6	3 m ²	
1	HMO - 6	HMO.6	14 m ²	1 Person
1	HMO - 7	Ens.7	3 m ²	
1	HMO - 7	HMO.7	13 m ²	1 Person

00 - Ground Floor: 14

Room Accomodation (First Floor)

Qty.	HMO_Room	Room Name	Area	HMO_Persons
1	HMO - 8	Ens.8	3 m ²	
1	HMO - 8	HMO.8	13 m ²	1 Person
1	HMO - 9	Ens.9	3 m ²	
1	HMO - 9	HMO.9	13 m ²	1 Person
1	HMO - 10	Ens.10	4 m ²	
1	HMO - 10	HMO.10	22 m ²	1 Person
1	HMO - 11	Ens.11	3 m ²	
1	HMO - 11	HMO.11	19 m ²	1 Person
1	HMO - 12	Ens.12	3 m ²	
1	HMO - 12	HMO.12	13 m ²	1 Person

01 - First Floor: 10

Room Accomodation (Second Floor)

Qty.	HMO_Room	Room Name	Area	HMO_Persons
1	HMO - 13	Ens.13	3 m ²	
1	HMO - 13	HMO.13	13 m ²	1 Person
1	HMO - 14	Ens.14	3 m ²	
1	HMO - 14	HMO.14	13 m ²	1 Person
1	HMO - 15	Ens.15	4 m ²	
1	HMO - 15	HMO.15	22 m ²	1 Person
1	HMO - 16	Ens.16	4 m ²	
1	HMO - 16	HMO.16	19 m ²	1 Person
1	HMO - 17	Ens.17	3 m ²	
1	HMO - 17	HMO.17	13 m ²	1 Person

02 - Second Floor: 10

Room Accomodation (Third Floor)

Qty.	HMO_Room	Room Name	Area	HMO_Persons
1	HMO - 18	Eaves St. 18	2 m ²	
1	HMO - 18	Ens.18	3 m ²	
1	HMO - 18	HMO.18	29 m ²	1 Person
1	HMO - 19	Eaves St. 19	1 m ²	
1	HMO - 19	Eaves St. 19.2	2 m ²	
1	HMO - 19	Ens.19	6 m ²	
1	HMO - 19	HMO.19	20 m ²	1 Person
1	HMO - 19	Walk in Wardrobe	13 m ²	
1	HMO - 20	Ens.20	3 m ²	
1	HMO - 20	HMO.20	13 m ²	1 Person

03 - Third Floor: 10

Total Occupancy	
Ground Floor	= 7 Persons
First Floor	= 5 Persons
Second Floor	= 5 Persons
Third Floor	= 3 Persons
Total	= 20 Persons (within 20 HMO's)

P2	02/01/2024	Submission to Planning	GN
P1	16/12/2023	Draft First Issue	GN

Rev	Date	Description	Drawn
Revision Schedule			

Stage 03 - Planning

Proposed Floor Plans

NH-231118-PL-011	Scale: 1:100
Project Name: Chesterfield - HMO	Drawn by: GN
Project no: NH-MN-231118	Date: 02/01/2024
	Rev: P2

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