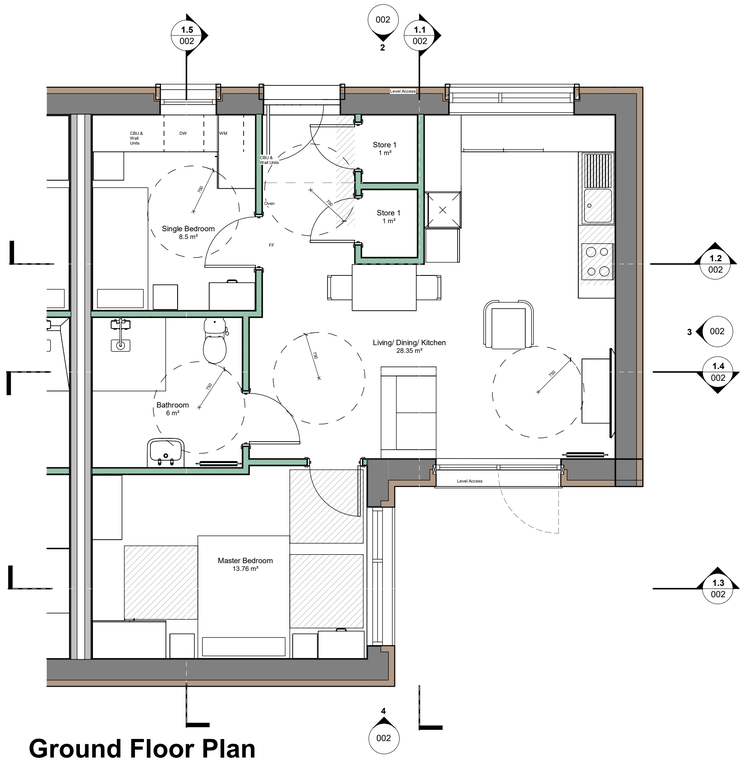


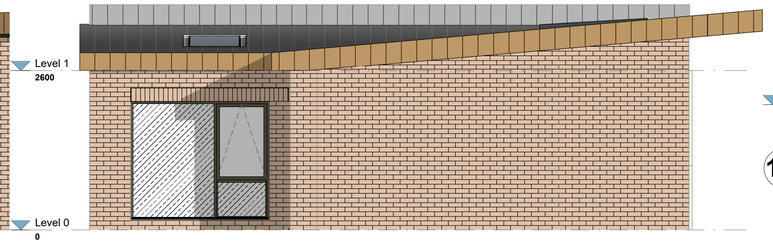
Ground Floor Plan
1 : 50



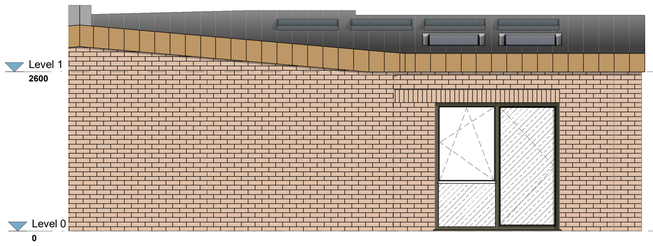
Roof Plan
1 : 100



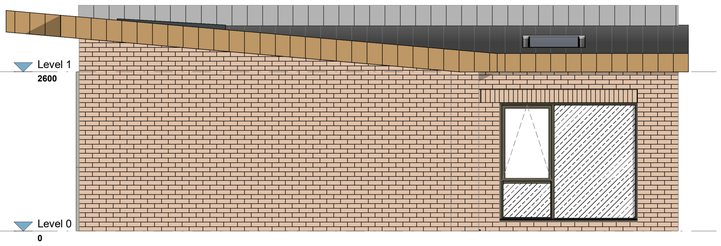
2 North
1 : 50



3 East
1 : 50



4 South
1 : 50



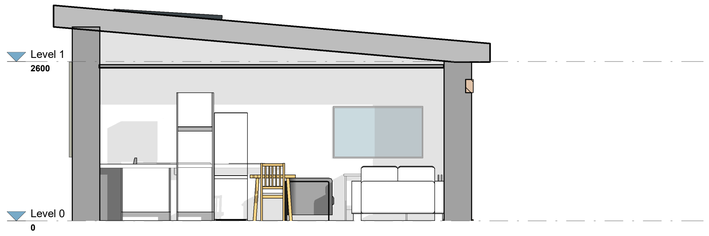
5 Gable Elevation Plot 2
1 : 50

NATIONAL SPACE STANDARDS (March 2015)

	Description	Status
1	The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1	
2	A dwelling with two or more bedspaces has at least one double (or twin) bedroom	
3	In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide	
4	In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2	
5	One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.	
6	Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)	N/A
7	Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all	N/A
8	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 set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement	N/A
9	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	

Design to be in accordance with Building Regulations M4(3) where possible.

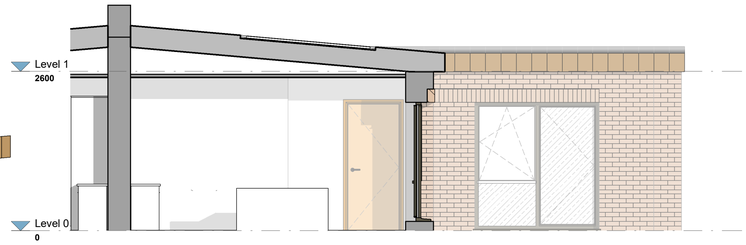
a. Approach to dwelling and rear access to be level access.
b. Private Entrance and rear door to be in accordance with Clause 3.22
c. Main entrance to have roof proection to create 1200x1200 canopy.
d. All internal access doors to have 850mm clear width.
e. No wheelchair storage space is required. Provide additional socket in lounge for charging.
f. Living/ Dining/ Kitchen Space to achieve area of 27m².
g. Kitchen to have height adjustable section and fixtures as noted. Detail design from subcontractor for approval.
h. Ceiling structure too all rooms to be engineered to allow for future hoist installation and have hoist capacity of 200kg.
i. All bathroom walls, ducts and boxing to be details to support grab rails, seats and adaptations to a load of 1.5kN/m².
j. Bathroom to be constructed as wet room.
k. Bathroom to be mirrored to one unit to allow oppposite transfer option.
l. Level access shower and no boxing out for waste runs.
m. 400mm high WC Pan.
n. All services and controls to be in strict accordance with Clause 3.44



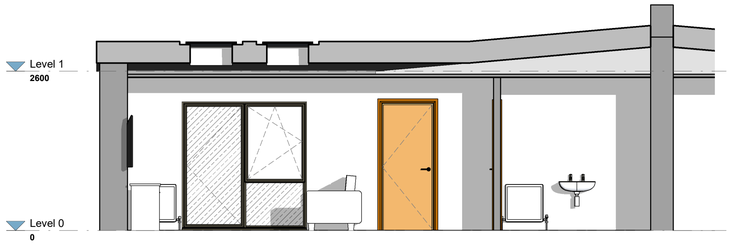
1.1 Section A
1 : 50



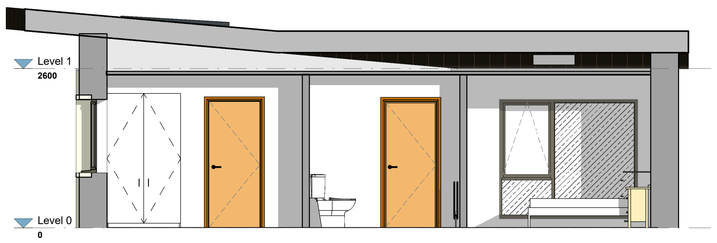
1.2 Section B
1 : 50



1.3 Section C
1 : 50



1.4 Section D
1 : 50



1.5 Section E
1 : 50

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- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN. AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

Accommodation Schedule	
	Area
Bungalow	62.51 m²
Area	62.52 m²

Material Key

- Buff Brick: Broadstone Buff
- Buff Brick Soldier Course: Broadstone Buff
- Artstone Buff Surrounds
- PPC Bronze Soffits & Fascias
- Metal Rainwater Goods. Colour: Grey
- Standing Seam Roof: Light Grey
- Photovoltaics
- Fixed Rooflights
- Windows & Doors. Colour: Brown Grey

Rev	Date	By	Remarks
P05	24.09.26	HR	Updated to client comments
P04	09.06.26	HR	Part M notes added.
P03	12.05.26	HR	Amended to meet elements of M4(3)
P02	18.12.23	HR	NDSS schedule added
P01	23.02.23	HR	First Issue.

Client: Southway Housing Trust

Project No. / Project Name: 20-041 / Southway Infill - Minden Close

Drawing Name: Proposed Bungalow - 2B3P

Drawing Purpose: **PLANNING**

Project:	Origin.:	Vol/Sys:	Level:	Type:	Role:	Drg No.:	Revision
MIN - TRI - Z1 - 00 - DR - A - 002							P05

Status	Scale @ A1	Drawn	Check.	Date
S0	As indicated	HR	.	FEB 23

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