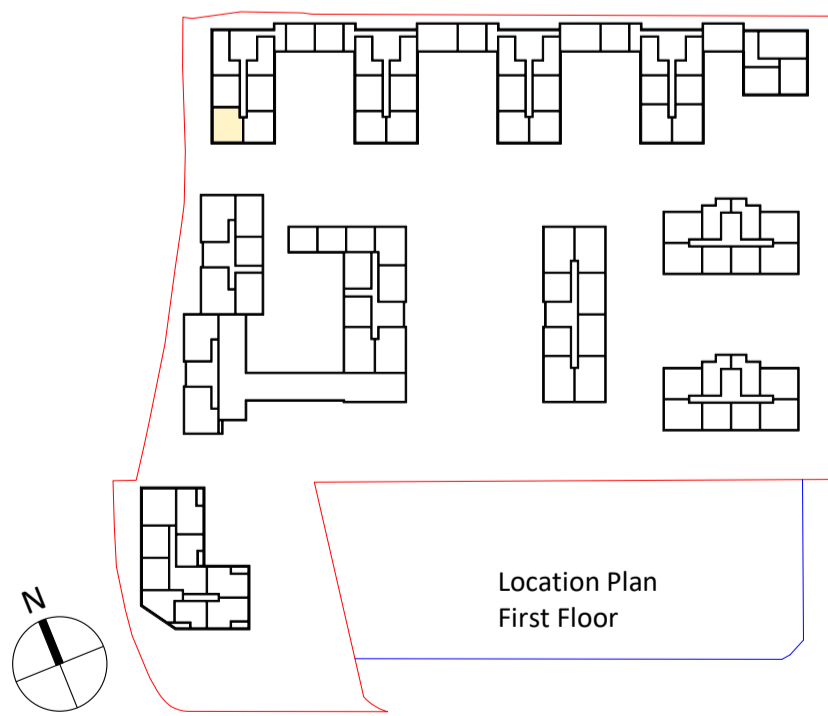
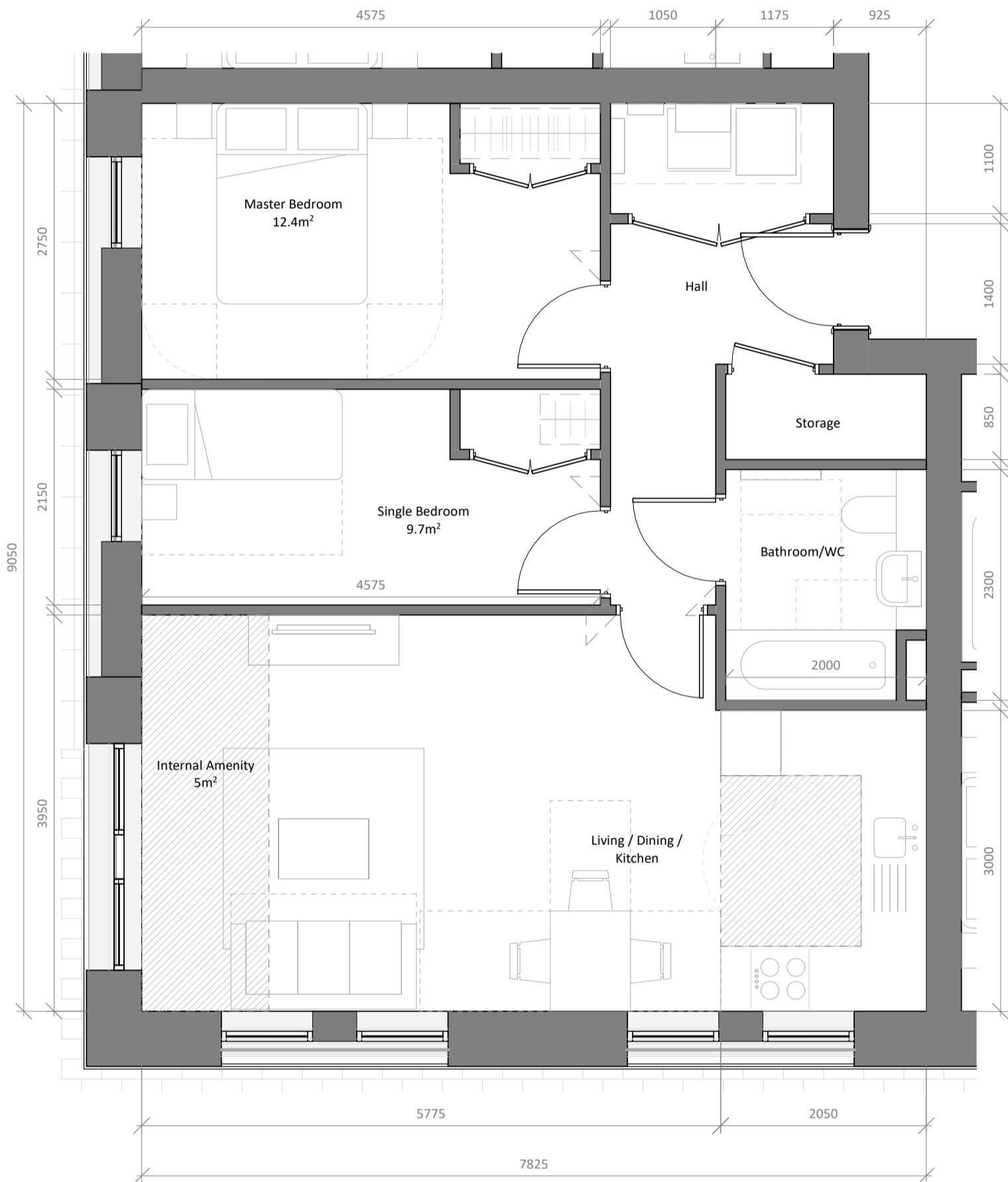


2 Floor Plan - Type 2B3P-02 - Category M4(2)
1 : 50



NOTES
CONSULTANTS
- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS
- Refer to area schedule

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Rev	Notes	Date	By	Auth
P1	For Information	20-02-17	OT	JBC



VISUAL SCALE 1:50 @ A1

Unit Schedule - Type 2B3P-02

Block	Unit Number	Level	Plot Number	Area (m²)	Area (ft²)	Tenure	Amenity Type	Amenity Area (m²)
5	501.03	Level 1	3	68.3	735	Affordable	Garden	
5	502.03	Level 2	10	68.3	735	Affordable	Internal amenity	
5	503.03	Level 3	17	68.3	735	Affordable	Internal amenity	
5	504.03	Level 4	24	68.3	735	Affordable	Internal amenity	
5	505.03	Level 5	31	68.3	735	Affordable	Internal amenity	
5	506.03	Level 6	37	68.3	735	Affordable	Internal amenity	
5	507.03	Level 7	43	68.3	735	Affordable	Internal amenity	
5	508.03	Level 8	49	68.3	735	Affordable	Internal amenity	
5	509.03	Level 9	55	68.3	735	Affordable	Internal amenity	
5	510.03	Level 10	61	68.3	735	Affordable	Internal amenity	

Grand total: 10 683.2 7,354

Part M4(2) DESIGN CHECKLIST

Circulation areas and internal doorways

- Door and hall width:
- Minimum clear width of any hall or landing is 900mm.
 - Localised obstructions should be no longer than 2m and not occur at a change in direction or be opposite or close to doorways. Halls should not be reduced to 750mm width at any point.
 - Door widths relate to corridors and direction and meet Part M Table 2.1.
 - A minimum 300mm nib is provided to the leading edge of all inward opening doors in the entrance storey.

Private stairs

- Private stairs and changes in level within a dwelling:
- Access to all rooms and facilities within the entrance storey is step free.
 - Level changes within other storeys are avoided.
 - Stair from entrance storey to other floors has a minimum clear width of 850mm (measured at 450mm above pitch line).
 - All stairs meet requirements for Part K for private stairs.

Habitable rooms

Living, kitchen and eating areas:

- Within the entrance storey, provide a living area (living, dining room or combined kitchen and dining room).
- A minimum 1200 clear space is provided in front of and between all kitchen units and appliances.
- Glazing to the principal window of the principal living area starts at a maximum of 850mm above FFL or at the minimum height necessary to comply with Part K for guarding.

Bedrooms

- A clear access route of 750mm is required from doorway to window.
- A least one double bedroom (principal) has a clear access zone, minimum 750mm wide, to both sides of the bed and the foot.
- All double bedrooms have clear access zone, minimum 750mm wide, to one side of the bed and the foot.
- All single and twin bedrooms have clear access zone, minimum 750mm wide, to one side of the bed.
- Bed sizes should be as Part M Appendix D, large double 2000 x 1500, double 1900 x 1350 and single 1900 x 900mm.

WC

- WC facilities at entrance storey should comply with the following:
- A room at entrance level which provides a WC and basin, this could be part of a bathroom.
 - In a 2 or 3 storey dwelling (1 or 2 bedrooms) the WC meets Part M diagram 1.3/1.4 and the wash basin does not impede the WC.
 - In a 2 or 3 storey dwelling (3 or more bedrooms) the room with the WC also provides a level access shower (or the potential for level access shower) and it meets Part M diagram 2.5/2.6.
 - The door opens outwards.

Bathroom

- The bathroom should comply with the following:
- Every dwelling has a bathroom that contains a WC, basin and bath on the same floor as the principal bedroom.
 - The bathroom must meet the provision of Part M diagram 2.5/2.7
 - Provision for a level access shower is made within the bathroom if not provided elsewhere within the dwelling.
 - Grab rails, seats and other adaptations to bathrooms are capable of supporting a load of 1.5kN/m² within the relevant WC/cloakroom, bathroom and shower room.
- Note: there may still be the need for additional support if high point load equipment is needed.

Services and controls

- To assist people who have reduced reach, services and controls should comply with the following:
- Consumer unit, so that switches are between 1350 – 1450mm above FFL.
 - Switches, sockets, stopcocks and controls have their centre lines between 450 - 1200mm above FFL.
 - The handle of at least one window in the principal living area is located between 450 – 1200mm above FFL, unless fitted with a remote control within this range.
 - Boiler controls should be either mounted between 900 – 1200mm above FFL or separate wired or wireless controls are provided elsewhere.
 - Radiators and cooker hoods are exempt from this.

Internal Amenity

Due to the high levels of noise created by both the A40 and the A437, no residential units along the Northern and Western boundaries of the site are provided with external amenity space. In compensation, the living spaces in these units are provided with additional internal living space equivalent to the area of the private open space requirement, as stipulated in Policy 2.3.32 of the Mayor of London's Housing Supplementary Planning Guidance (March 2016).

The internal layouts within apartments will be subject to design development. The precise location of walls and internal doors, and the detailed layout of the bathroom and kitchen areas will be subject to non-material changes and may vary from the internal layouts set out in these plans. These minor alterations will not affect the position and arrangement of external doors and windows nor will these affect the relative relationship between habitable rooms and windows.

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Checked by: JBC
Scale @ A1: As indicated
Scale @ A3:
CAD File No:

Inland Homes
Hillingdon
Dwelling Type 2B3P-02

PLANNING
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P1
Revision