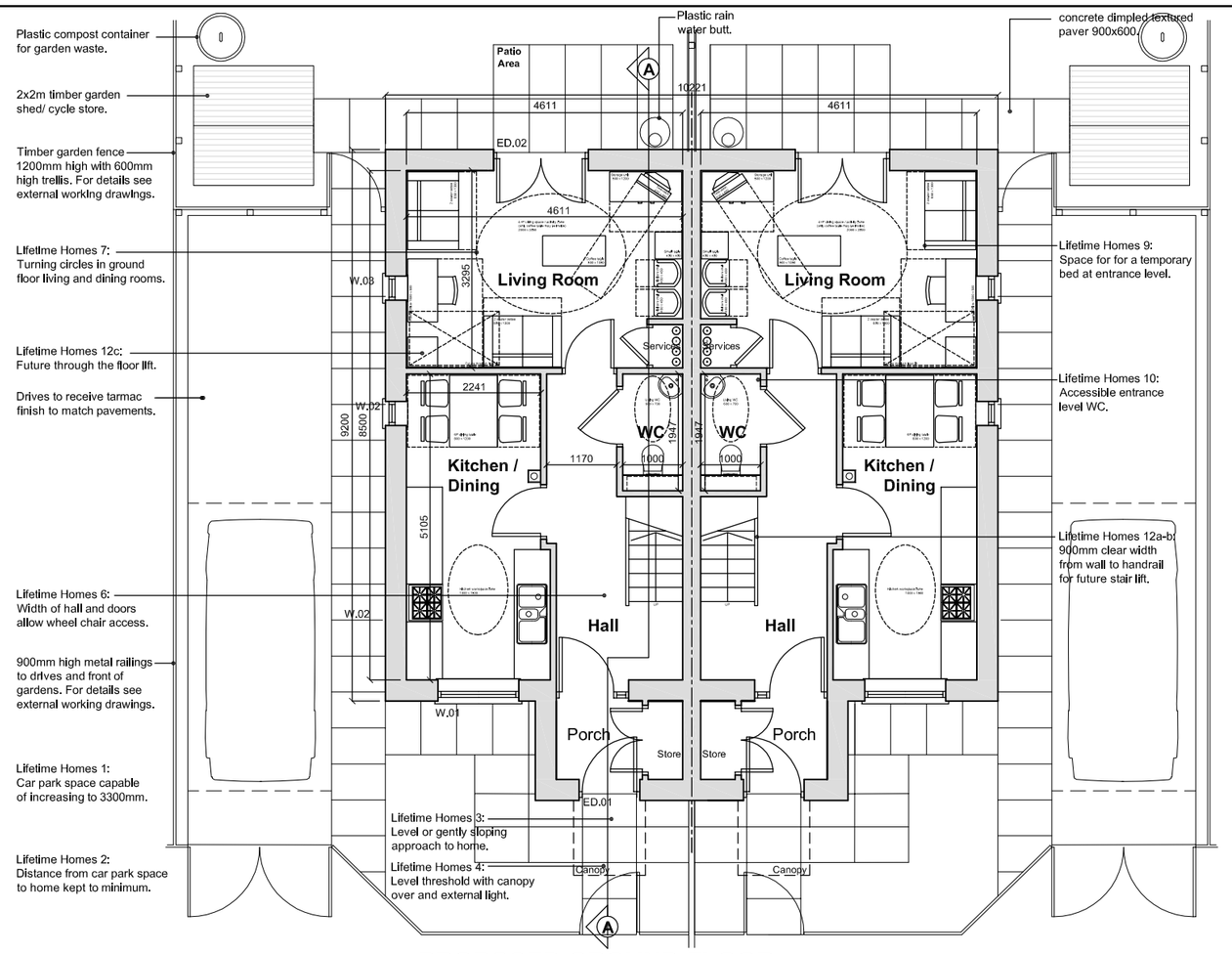
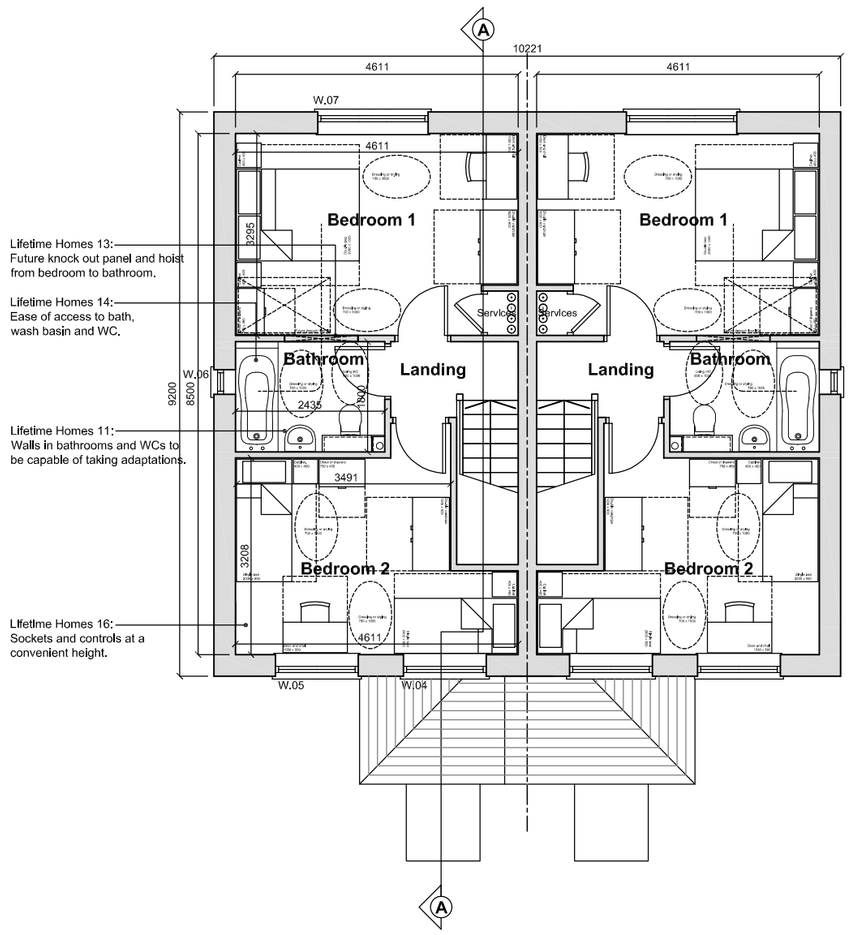
REF: TYPE D

2- BED RM.
4- PERSON
2- STOREY



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

NOTES

ROOM SCHEDULE SIZES	
Kitchen/Dining	2241 x 5105
W.C.	1000 x 1947
Living Room	4611 x 3295
Bedroom 1	4611 x 3295
Bedroom 2	3491 x 3208
Bathroom	2435 x 1800
FLOOR AREAS	**AREAS**
Ground Floor	47m²
First Floor	40m²
Total Area	87m²

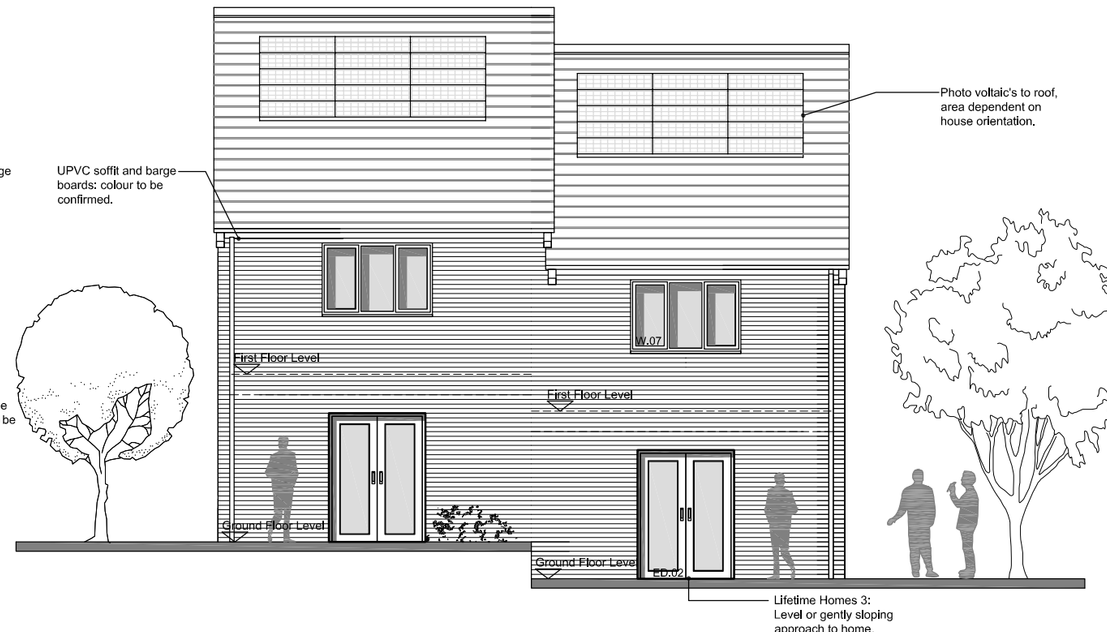
WINDOW AND DOOR SCHEDULE		
REF.	**SIZE**	**NOTES**
ED1	1010 x 2100	
ED2	1585 x 2100	
W01	1360 x 1050	
W02	460 x 450	
W03	460 x 1125	
W04	1360 x 1200	
W05	1360 x 1200	
W06	460 x 1200	Bathroom obscure glass.
W07	1810 x 1200	

Lifetime Homes

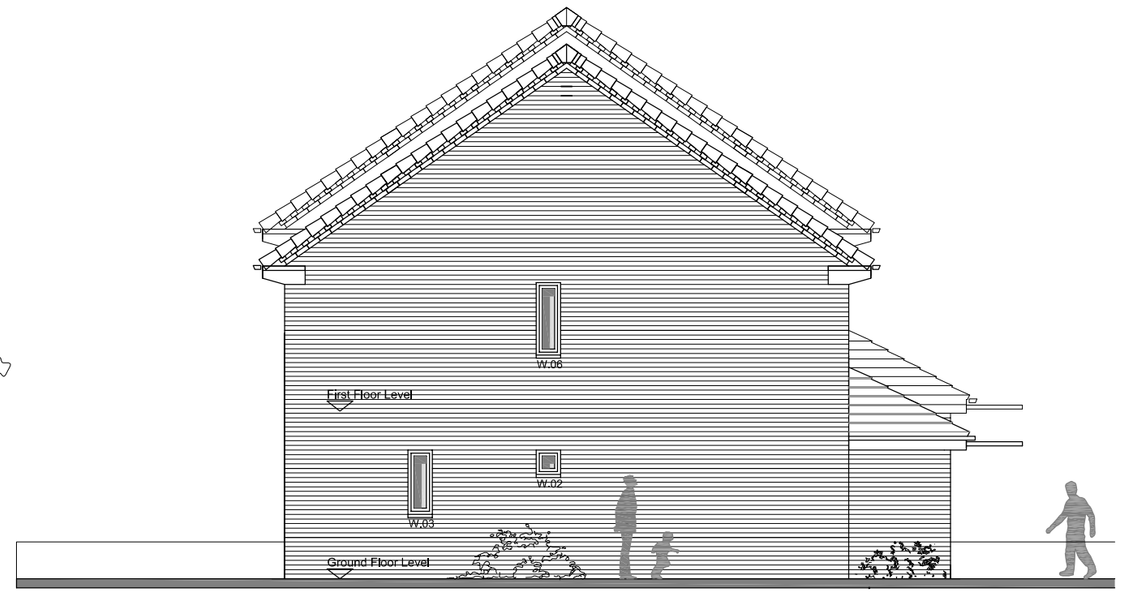
Standards 1-4 Approach and Entrance: Points are plot specific. See plot layouts.
Standard 5 Communal Stairs and Lifts: Not applicable.
Standard 6 Doors and Corridors: Front door require a clear opening width of 800 mm and 300 mm leading edge (926 leaf is proposed to achieve this providing approximately 866 clear opening). All other doors require an opening width of 775 when turning from a 1050 wide corridor and 300 mm leading edge (a 826 leaf is proposed to achieve this providing approximately 776 clear opening).
Standard 7-9 Internal Layout: There should be space for turning a wheelchair in dining areas and sitting rooms, and adequate circulation space for wheelchair users elsewhere. The living room should be at entrance level or additional seating provisions allocated in the kitchen/ dining. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.
Standard 10 W.C.: There should be a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future.
Standard 11 Adaptability: Requirements are reinforcement to the bathroom wall between heights of 300 mm and 1500 mm above ffl.
Standard 12 Future Through Floor Lifts: The design should incorporate a) provision for a future stair lift b) an identified space for a potential through-the-floor lift from the entrance level to first floor, for example to a bedroom next to a bathroom.
Standard 13-14 Bathrooms: The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.
Standard 15 Windows :Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.
Standard 16 Controls: All switches, sockets, ventilation and service controls in all rooms, including the kitchen and bathroom, to be consistently located between 450mm and 1200mm from ffl. Service controls include boiler controls, programmers and thermostatic controls (including those on radiators). Electrical consumer units and associated trip switches are deemed a service control and should be within the height range required by this Criterion. At least one window in each room should have window handles (a ventilation control) within this height band.

Other Requirements:-

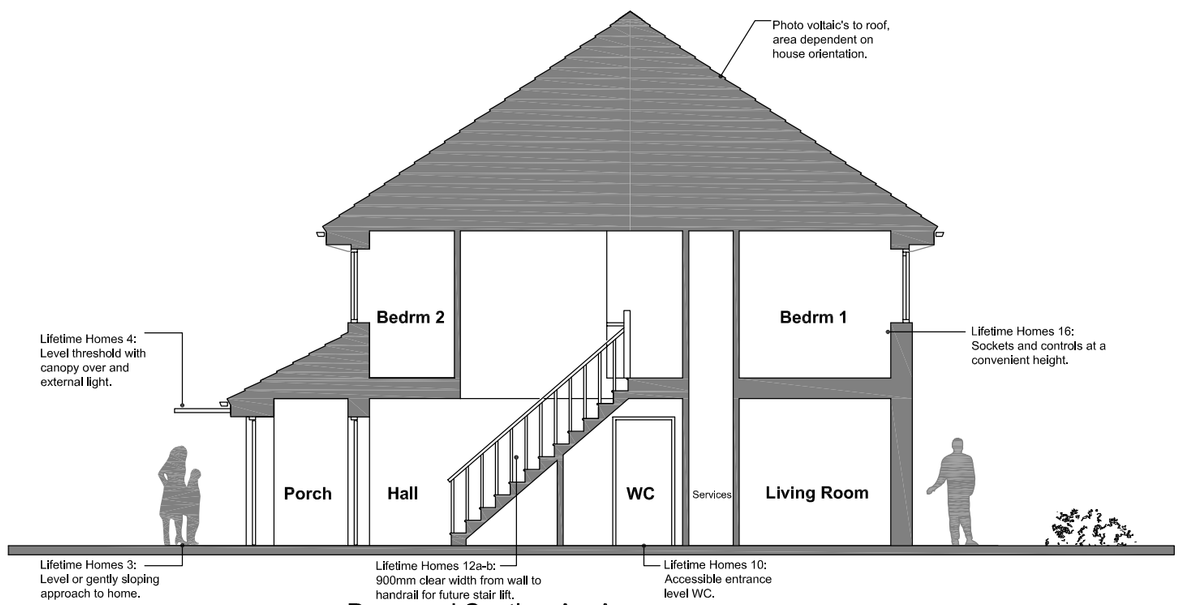
Proposed Front Elevation



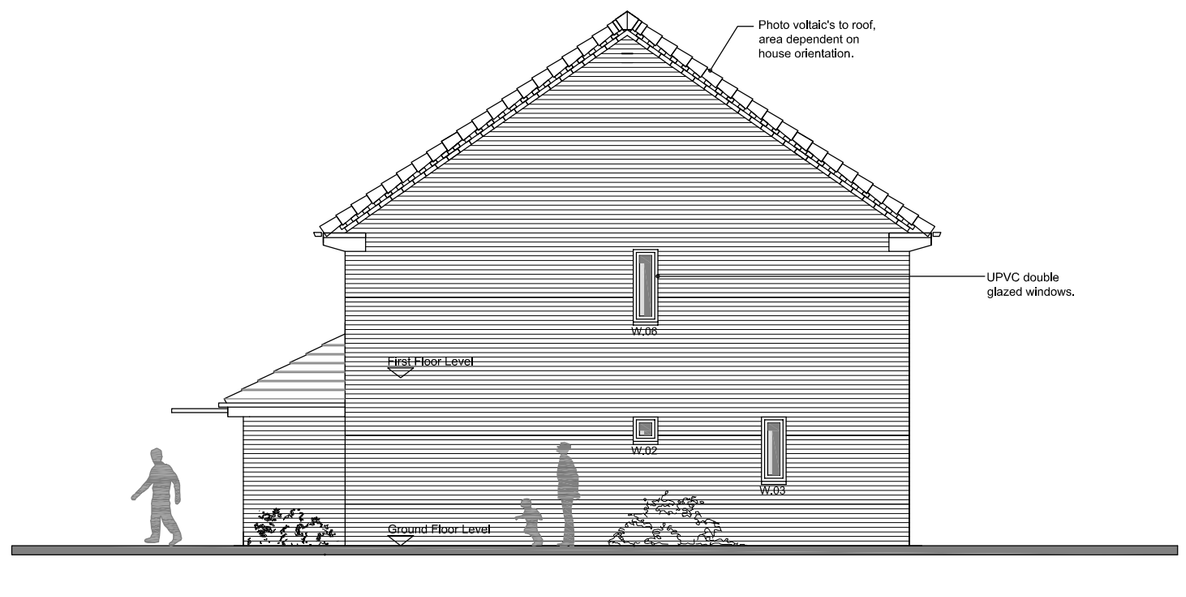
Proposed Rear Elevation



Proposed Side Elevation



Proposed Section A - A



Proposed Side Elevation

Drawing Status:
PLANNING

REV	DATE	DESCRIPTION

The contractor is to comply in all respects with the current Building Regulations and is to check all site dimensions and levels.
Do not scale from the drawing, use written dimensions. To be read in conjunction with Pre-Tender Health & Safety Plan / Preliminaries Section (Section A34 etc).
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NPS NORTH EAST LTD
NAVIGATION HOUSE
WHISTLER DRIVE, CASTLEFORD
WEST YORKSHIRE, WF10 5HX
TEL: 01977 628300 FAX: 01977 628301
EMAIL: enquiries@nps-ne.co.uk

Head Office:
Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, NR7 0HR Tel: 01603 706000 Fax: 01603 706001
Other Office locations can be found on website : www.nps.co.uk

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PROJECT	CLIENT
Proposed New Housing Bellbrooke Avenue, Darfield, Barnsley	Berneslai Homes
CAD FILE REF	DATE: 16.12.09 — SCALE: 1:100
SUBJECT: Proposed Elevations & Sections Type D	REV — DRAWN: ML — CHECKED
PROJECT NR: AG.09.136	DRAWING NR: PL009