

**AREA SCHEDULE:**

Unit	Type	TCI Area / Cost Band (sq m)	Actual Area (GIA sq m)
1	2B3P	GN	60-65
2	2B3P	GN	60-65
3	1B2P	WC	60-65
4	2B3P	GN	60-65
5	2B3P	GN	60-65
6	2B3P	GN	60-65
7	2B3P	GN	60-65
8	1B2P	GN	50-55
9	1B2P	GN	50-55
10	2B3P	GN	60-65

**SECURE BY DESIGN FEATURES:**

- Entrance door PAS 23/24 security standard with min 3 point locking system
- Windows & glazing adjacent to doors to be tested to PAS 24:2012
- Secure mail delivery to be provided with external letter box
- Security lighting at entrance doors to be PIR activated
- Additional electrical point within the hall to be provided to facilitate future burglar alarm installation
- Boundary fencing to rear to be 2m high abutting open spaces, 1.8m high at rear garden divisions and 1m high railings to front of dwelling to ensure defensible space. Access gates to be min 1.8m high (gates to be metal only).

**LIFETIME HOMES FEATURES:**

- All meters are to be at height suitable for use by disabled persons
- Purpose built meter cupboard to be housed in hall
- Bathroom and WC doors to open outward
- Bathroom and WC layouts to match requirements of Lifetime Homes, including toilets 400-500mm from side on wall, 1100mm min free floor space in front of toilet and 700mm to the side
- Door handles to be at 1000mm above floor level
- 300mm nib to the side of the leading edge of all doors at ground level, with 200mm to following edge
- Bedroom adjacent to bathroom to have a section of removable studwork and plasterboard panel to facilitate possible future hoist route
- Window handles / controls to an opening light to be positioned no higher than 1200mm from floor

**KITCHEN UNITS AND APPLIANCE SPACES**

ITEM	Sink Unit (1)	Cooker Space (2)	Fridge/Freezer (3)	Washing Machine (4)	500 Drawer Pack (5)	500 Base Unit (6)	1000 Base Unit (7)	1000 Base Unit (7a)	500 Wall Unit (8)	1000 Wall Unit (9)	500 Tall Unit (10)	Boiler Housing Unit (10)	Work Surface
SIZE	600(d)x1000(w)	600(d)x600(w)	600(d)x600(w)	600(d)x600(w)	600(d)x500(w)	600(d)x500(w)	600(d)x1000(w)	600(d)x900x900(w)	300(d)x500(w)	300(d)x1000(w)	600(d)x500(w)	600(d)x500(w)	[min length, excluding sink & cooker]
1B2P (GN)	1	1	1	1	1	0	1	1	1	1	1	1	2000mm
1B2P (WC)	1	1	1	1	1	0	1	1	1	1	1	1	2200mm height adjustable
2B3P (GN)	1	1	1	1	1	1	1	1	2	1	1	1	2500mm

NOTE: DPG minimum length of work surface excludes cooker, sink & corner square

**DINING ROOM FURNITURE**

ITEM	Dining Chair	Dining Table
SIZE	450 x 450mm	
1B2P (GN)	2	800 x 800mm
1B2P (WC)	2	800 x 800mm
2B3P (GN)	3	800 x 1000mm

**MIN ROOM SIZES**

ITEM	Living / Kitchen / Dine	Bathroom	Primary Bedroom
1B2P (GN)	22 sq m	2.1m x 2.1m	7.5 sq m
1B2P (WC)	25 sq m	800 x 800mm	16.59 sq m
2B3P (GN)	24 sq m	2.1m x 2.1m	11.5 sq m

The living space should equate to approx. 55% of the total L/K/D floor area

**LIVING ROOM FURNITURE**

ITEM	Armchair	2 Seater Settee	3 Seater Settee	TV (32in)	Coffee Table	Occasional Table	Storage Unit	Visitor Chair	Home Working Space	Focal Point Fire Space	Activity Zone
SIZE	850 x 850mm	850 x 1300mm	850 x 1850mm	220 x 800mm	500 x 1000mm	450 x 500mm	450 x 450 mm	450 x 450mm	500 x 1050mm	150 x 500mm	Varies
1B2P (GN)	2	0	0	1	1	0	1	2	1	1	2.0 x 1.8m
1B2P (WC)	2	0	0	1	1	0	1	2	1	1	2.0 x 1.8m
2B3P (GN)	1	1	0	1	1	0	1	2	1	1	2.0 x 1.8m

NOTE: Armchair and Settee provision may be in any combination to equal the number of residents. Heat source space must not impinge upon turning circles.

**BEDROOM FURNITURE**

ITEM	Bed	Bedside Table	Chest of Drawers	Wardrobe	Desk & Chair	Cot Space
SIZE	Varies	400 x 400mm	450 x 750mm	Varies	500 x 1050mm	600 x 1200mm
SINGLE BEDROOM	Single Bed 2.0 x 0.9m	1	1	Single WR 600 x 600mm	0	0
DOUBLE BEDROOM	Double Bed 2.0 x 1.5m	2	1	Double WR 600 x 1200mm	1	1

**BUILT-IN STORAGE**

1B2P (GN)	Min area: 1.5 sq m
1B2P (WC)	Min area: 2.5 sq m 1100 x 700mm WC store adjacent to entrance.
2B3P (GN)	Min area: 2.0 sq m

**LIFETIME HOMES COMPLIANCE CHECKLIST (SP38)**

HOUSETYPE	Apartment	(SP38)	COMPLIANT (Y/N)
1	PARKING	On-site parking should have at least one space which is capable of enlargement to achieve a minimum width of 3300mm. Communal parking should have at least one parking space 3300mm x 4800mm adjacent to each block's entrance.	Refer to Site Layout for detailed notes on compliance
2	APPROACH TO DWELLING FROM PARKING	Distance from car parking space (including visitor spaces) to the dwelling entrance should be kept to a minimum and be level or gently sloping.	Refer to Site Layout for detailed notes on compliance
3	APPROACH TO ALL ENTRANCES	The approach to all entrances should preferably be level or gently sloping.	Refer to Site Layout for detailed notes on compliance
4	ENTRANCES	All entrances should be illuminated, have level access over the threshold, and have effective clear opening widths and ribs as specified in the main document. Main entrances should have adequate weather protection and have a level external landing.	Y
5	COMMUNAL STAIRS AND LIFTS	Communal Stairs / Lifts: principal access stairs should provide easy access regardless of whether or not a lift is provided and where a dwelling is reached by a lift, it should be fully accessible.	Y
6	INTERNAL DOORWAYS & HALLWAYS	Width of doorways and hallways to be designed to conform to the specification within the main document.	Y
7	CIRCULATION SPACE	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	Y
8	ENTRANCE LEVEL LIVING SPACE	Living room / living space to be provided on the entrance level of the dwelling.	Y
9	ENTRANCE LEVEL WC & SHOWER DRAINAGE	Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.	Y
10	WC & BATHROOM WALLS	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	Y
11	STAIRS & POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS	The design within a dwelling of two or more storeys should incorporate both potential for a stair lift installation & a sub-area identified space for a through floor lift.	Y
12	POTENTIAL FOR FUTURE FITTING OF HOISTS & BEDROOM / BATHROOM RELATIONSHIP	Structure above main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable tie between this bedroom and the bathroom	Y
13	BATHROOMS	Accessible bathroom to be provided on same storey as the main bedroom.	Y
14	GLAZING & WINDOW HANDLE HEIGHTS	Windows in principal living space to allow people to see out when seated. One opening light in each habitable room to be approachable and usable by a wide range of people	Y
15	LOCATION OF SERVICE CONTROLS	Service controls within height band of 450mm/200mm from floor and 300mm from any internal corner	Y



01 Proposed Ground Floor Scale 1:100

02 Proposed First Floor Scale 1:100

03 Proposed Second Floor Scale 1:100

**campbellarchitects**

**General Note**

In addition to the hazards/risks normally associated with the types of work detailed on the drawing and noted in the Designer Risk Assessments and health and safety plan, note the following:  
 - It is assumed that all works on this will be carried out by a competent Contractor working where appropriate, to be an approved method statement.  
 - Where applicable, significant residual risks are highlighted in the body of the drawing.

**Safety, Health and Environmental Information**

All levels and dimensions are approximate, detailed site surveys must be carried out by Contractor before commencement on building works. All levels and dimensions to be confirmed on site.  
 All existing drawing information is indicative and subject to the detailed site survey. Drawing is for information only. Do not scale from the drawing. This drawing is copyrighted.  
 Do not scale

Client  
**MINT Properties**  
 Job Title  
**12 Inverary Avenue, Belfast**  
 Drawing Title  
**Floor Plans\_Proposed**

Drawing Status  
**PLANNING**

Scale at A03	Issue
<b>1:100</b>	<b>D</b>
Project No	Drawing No
<b>1382</b>	<b>D109</b>