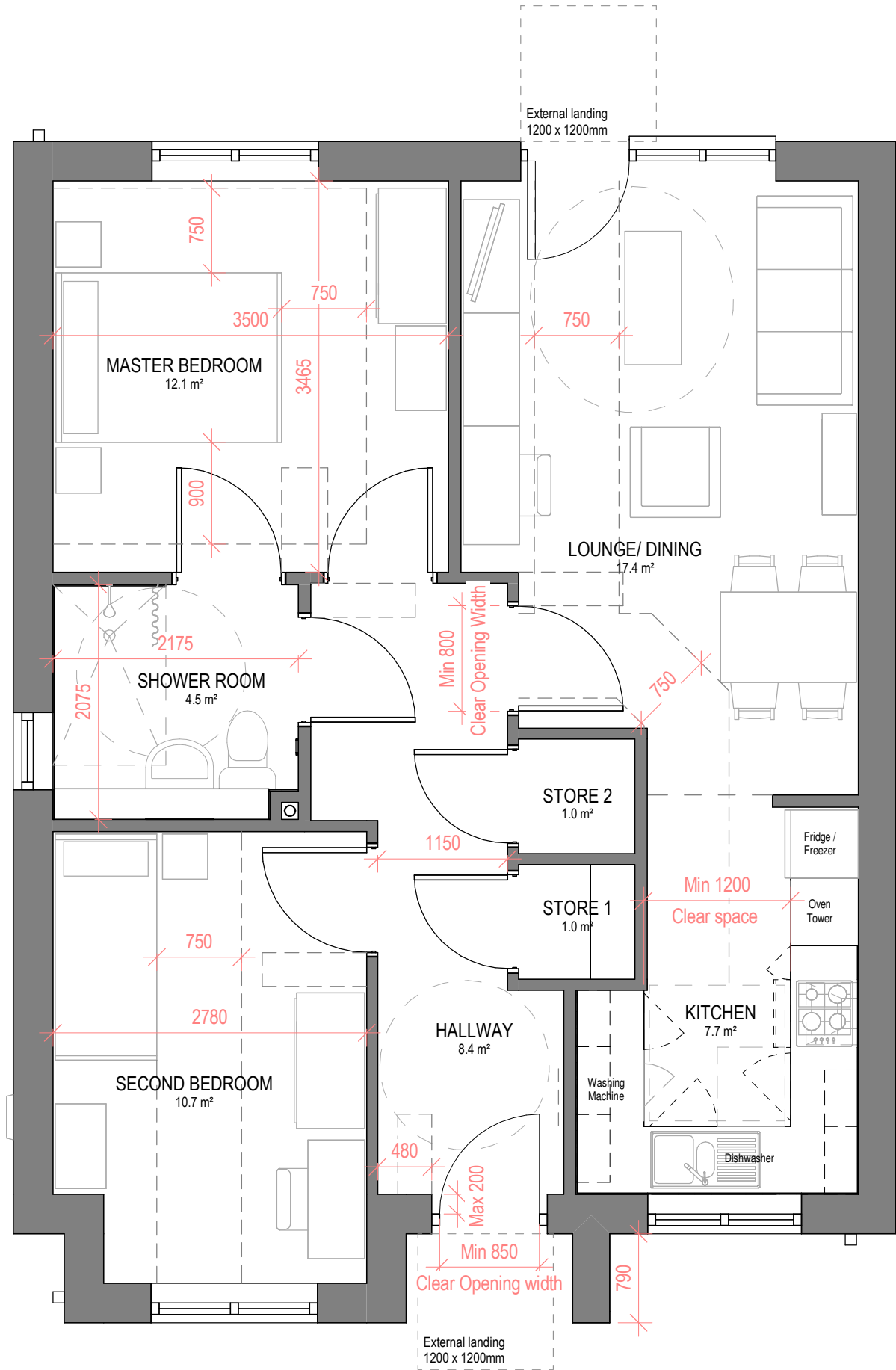




BUNGALOW COMPLIANCE PLAN
1 : 50

NOTES

Nationally Described Space Standards

The dwelling is a two bed three-person bungalow which meets the standards set out in the NDSS, providing a gross internal floor area of above 61m² with 2.0m² built-in storage.

The dwelling provides two bedrooms which both exceed the floor areas and widths set out in the NDSS (Double bedroom 11.5m² and minimum width 2.55m; Single bedroom 7.5m² with minimum width 2.15m). The proposed dwellings floor to ceiling height is 2.4m throughout.

Part M4(2): Accessible and Adaptable Approach to the dwelling.

A step-free approach will be provided from the pavement as well as from resident's associated car parking space to the dwelling's entrance. This will be covered and a external landing of 1200 by 1200mm provided with a level threshold no higher than 15mm will be provided into the dwellings.

The entrance will allow for a minimum 850mm wide clear opening and has been designed to provide a minimum 300mm leading edge. The depth of the reveal on the leading side of the door is a maximum of 200mm. A level access threshold will also be provided to the rear of the property to a level access patio.

Door and hall width is minimum 1150mm and any permitted localised obstruction, such as a radiator, would not reduce the hall width to less than 900mm at any given point. A minimum 300mm nib has been provided to the leading edge of all doors, this excludes stores doors. All internal doors to provide a minimum 800 clear opening width.

Habitable rooms: The bedrooms comply with the following 2.25: a, b, d, this provision can be demonstrated in the plan adjacent.

General provision: All walls, ducts and boxing to bathroom will be strong enough to support grab rails, seats and other adaption that could impose a load of up to 1.5KN/m². The bathroom complies with the following 2.27: a, d and 2.29: a, b, c.

Services and controls: The dwellings service controls will comply with all the requirements set out in 2.30.

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:5	mm	50	150	250
1:10	mm	100	300	500
1:20	mm	500	800	
1:50	mm	500	1500	2500

AREA SCHEDULE (GIFA)

PLOT	TYPE	AREA
1	TWO BEDROOM BUNGALOW	65.75 m ²
2	TWO BEDROOM BUNGALOW	65.75 m ²
3	TWO BEDROOM BUNGALOW	65.75 m ²
4	TWO BEDROOM BUNGALOW	65.75 m ²

P03	Planning Issue	BAP	16/05/24
P02	Adjusted party wall thickness	EM	10/04/24
P01	Issued for design team co-ordination	EM	14/03/24
Rev	Description	By	Date

Client	ARCON HOUSING ASSOCIATION (BOLTON AT HOME)		
Job	FLETCHER FOLD ROAD, BURY		
Drawing	PLANNING - BUNGALOW COMPLIANCE PLAN		
BSRef	POZ Ref	Rev	P03
6071-POZ-XX-ZZ-DR-A-1221			
Date	14/03/24	Scale	1 : 50 @ A3
3D CoOrd	EM	2D CoOrd	EM
Project Status	Planning	Tender	Construction
	Design	Contract	As Built

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