

General
There should be adequate facilities for washing, drying and drying clothes.
Space for appliances
All dwellings should have space, power and plumbing connections for a washing machine. If an external clothesline cannot be provided there should also be space and power connections for a 600mm wide tumble dryer, positioned so that it can be vented directly to the outside air. These spaces will normally be in the kitchen but may be in a utility area.

Kitchen
The risk of accident can be reduced in a well-organised working area with adequate work surfaces for resting pans and food preparation and adequate space for appliances. All kitchens should provide:
• a space of at least 600mm wide for a cooker and a refrigerator. In most cases a 600mm wide space will also be required for a washing machine (see also under washing and drying clothes). The cooker space should be safely positioned in relation to doors, windows, wall units, electric sockets, etc.;
• enough clear space in front of the cooker and other units and appliances to operate safely (1200mm in front of the cooker, otherwise 1000mm);
• an adequate work surface for safe and convenient food preparation (500mm deep, 800mm along the front edge if straight, 1000mm if L-shaped);
• adequate and convenient storage cupboards for food, crockery and pots and pans;
• at least 1 convenient power socket close to the main food preparation worktop in addition to those at fixed appliance positions.

Two person bedrooms
• one bedroom should be able to contain a double bed and further large bedrooms 2 single beds or a double bed;
• a bedside table;
• a large chest of drawers (this may be in an adjacent box room or on the landing if it does not impede circulation space);
• a dressing table;
• one double or two single wardrobes (free standing or built in).

One person bedrooms
• a single bed and bedside table;
• a medium chest of drawers (this may be in an adjacent box room or on the landing if it does not impede circulation space);
• a dressing table;
• a single wardrobe (free standing or built in).

Bathroom & WC Provision
• All dwellings should have a bathroom with a bath, washhand basin and wc. (the wc. may be separate). In circumstances where it is practically impossible to provide a bath a shower will be acceptable.
• All dwellings provided with a bath should also have a shower (shown 'SO').
• In dwellings with more than one bedroom it should be possible to reach the bathroom without passing through a bedroom.
• Bathrooms should not be more than one storey away from the bedrooms.

Living rooms
• armchairs and settees to seat the maximum number of occupants;
• 3 small or 2 large storage units, one of which may be in the dining area (in single person dwellings, requirements reduces to 2 small or 1 large unit);
• a television.
Dining areas
• a dining table and chairs to seat the maximum number of occupants.

NUMBER OF POWER SOCKETS REQUIRED:
LIVING ROOM - 4 DOUBLE
DINING ROOM - 2 DOUBLE OR 2 DOUBLE IF KITCHEN/DINING AREA
DOUBLE BEDROOM - 3 DOUBLE
SINGLE BEDROOM - 2 DOUBLE
FURTHER SOCKETS ARE TO BE PROVIDED IN HALL

HEIGHTS OF SWITCHES, SOCKETS AND TV POINTS:
ALL SWITCHES, SOCKETS AND TV POINTS ARE TO BE LOCATED BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVEL

COOKER CONTROL UNIT WITH REMOTE SWITCH AND INDICATOR LIGHT (CCU TO BE ON SEPARATE CIRCUITS)

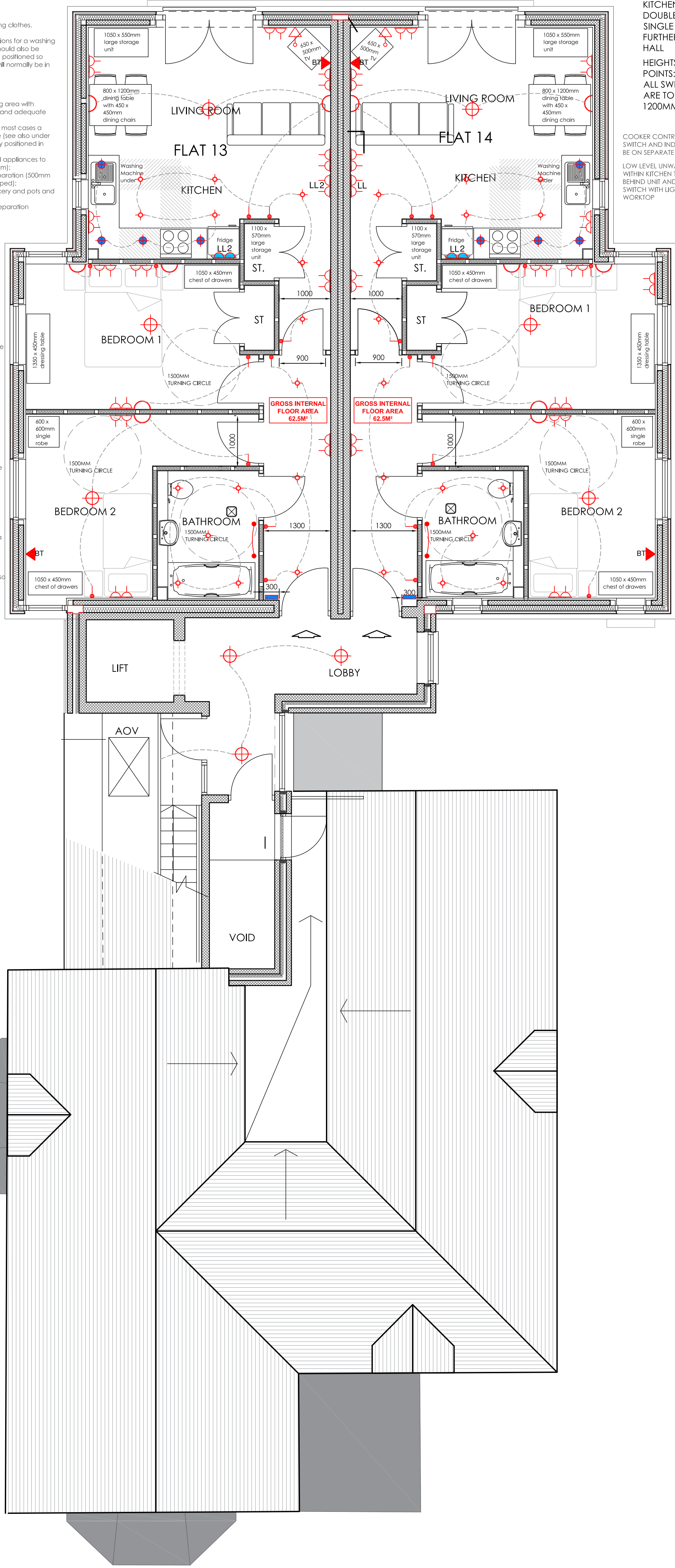
LOW LEVEL UNWATCHED DOUBLE SOCKET WITHIN KITCHEN TO BE CONCEALED BEHIND UNIT AND FITTED WITH ISOLATOR SWITCH WITH LIGHT INDICATOR ABOVE WORKTOP

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• a dressing table;
• one double or two single wardrobes (free standing or built in).

Ensure window locks do not have an automatic locking action

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Electrical Key

- HL High level double switched socket.
- LL Low level double switched socket.
- LL Low level double un-switched socket.
- EX Low level exterior double switched socket.
- 2 light switch (two way)
- light switch (one way)
- LED Downlighters
- Pendent light
- Motion sensor pendant light
- Wall light
- Exterior wall light
- Pelmet light
- TV Point
- BT Point
- Cooker Control Unit
- Towel heater
- Mirror with shaver socket below
- Communal entry door system - access via fob, key or card
- Video entry door system with remote release to main entrance door

PROPOSED THIRD FLOOR PLAN

FIRE LAYOUT AND EMERGENCY LIGHTING TO BE DESIGNED BY SPECIALIST AND TO BE APPROVED BY LOCAL FIRE AUTHORITY

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PROPOSED THIRD FLOOR PLAN

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