



Stairs must be a minimum width of 850mm to allow the future installation of a stair lift
At least one bedroom must have a 750mm clear access zone from the foot of the bed and on both sides.
Every other double bedroom will need a clear access zone on one side and the foot of the bed. Plans of furniture layouts in this case will need to be provided to show compliance (See diagram 2.4 ADM)
All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m2
A bathroom must be located on every floor that has a bedroom
Ground floor WC must have a hidden drainage connection and be large enough to accommodate a shower (see diagram 2.6 ADM)
Consumer units must be mounted at a height between 1350mm and 1450mm above floor level
Handles for windows, unless on a remote opening system, must be located between 450mm and 1400mm above floor level

A3 PAPER

Proposed First Floor Plan

JAC Associates
Property Consultants

Mob: 07779 653101

Project	
27 Princes Park Avenue Hayes MIDDX	
Client	
Mr Tel:	
Drawing Title	
Proposed New Dwellings	
Drawing Number	
princesparkave-27 / 3 REV G proposed first	
Scale	Date
1 : 100	15-10-23

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The works may also be covered by the Town and Country Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.