



GROUND FLOOR PLAN  
PLOT 22  
61.15 SQM

## GENERAL

Min. 300mm nib to pull side of all doors.  
Min. 200mm nib to following edge of all doors.  
Every door has a minimum clear opening width of 850mm.

Min. 2.0 SQM of storage required for whole dwelling  
(2 bedroom dwelling).

Min. 750mm wide clear access route from doorway to window.  
Min. 13.5 sqm floor area for principle double bedroom and is min. 3m wide.  
Min. 8.5 sqm floor area for single bedroom and is 2.4m wide

## CARPARKING & DROP-OFF

The parking space / spaces are level

The parking space / spaces to have suitable ground surface

## APPROACH ROUTES

A level space with a minimum width and depth of 1500mm for passing or turning is provided at each end of the approach route and at maximum intervals of 10m.

External parts of the approach route have a suitable ground surface.

External parts of the approach route are illuminated by fully diffused lighting activated automatically by a dusk to dawn timer or by detecting motion.

## PRINCIPAL ENTRANCE

Threshold is an accessible threshold

Door entry controls to be mounted 900-1000 mm above finished ground level and 300 mm away from any external corner.

Fused Spur, suitable for the fitting of a powered door opener, to be provided on the hinge side of the door.

Lighting to be provided which uses fully diffused luminaires activated by a dusk to dawn timer or by motion detection

## HALLS & DOOR WIDTHS

Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length.

## WHEELCHAIR STORAGE AREA

Power sockets to be provided within this space

## LIVING AREAS

Glazing to principal window of this area starts at a maximum of 850mm above floor level or at the minimum height reasonable in achieving compliance with Part K for guarding to windows.

## KITCHEN

The worktop will include a continuous section that incorporates a combined sink and drainer unit and a hob.

the section of worktop is a minimum of 2200mm long.

The section of worktop is either a height adjustable worktop, or is a fixed section capable of being refixed at alternate heights

There are no fixed white goods (appliances) placed beneath this section of worktop.

This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level).

The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs.

Taps should be lever operated and capable of easy operation.

A suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed.

A pull out shelf is provided beneath the oven enclosure.

There is a minimum of 400mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than the worktop height, (or to one side of a pair of tall appliances where they are located together at the end of a run).

Water supply to sinks includes isolation valves and flexible tails.

Drainage is either flexible or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

Min. 6,130mm required length of kitchen worktop (inc fittings and appliances) for 3 bedspace dwelling.  
Achieved 6,130mm

Built in oven (centreline between 800mm and 900mm above floor level. Shelf provided beneath oven enclosure.

## BEDROOMS

The ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.

A principal double bedroom is located on the entrance storey, or the storey above (or below) the entrance storey, has a minimum floor area of 13.5m2 and is a minimum of 3m wide clear of obstructions (e.g. radiators)

## SANITARY FACILITIES

All walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m2.

The ceiling structure to bathrooms and WC/cloakrooms required by paragraphs 3.36 to 3.40 is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.

WC flush controls are positioned on the front of the cistern on the transfer side and can be easily gripped, e.g. a lever flush handle.

W.C pans should be a minimum of 400mm high.

Basins and sinks should be wall hung (typically with their rim 770-850mm above finished floor level) and the clear zone beneath basins, services and pedestals is maximised to enable wheelchair users' to approach. Ideally this clear zone should be in the range 400-600mm from finished floor level.

Stacks or soil and vent pipes should only be positioned adjacent to WC where there is no practical alternative and should always be on the wall side of the WC.

## SERVICES & CONTROLS

Consumer units should be mounted so that the switches are between 1350mm and 1450mm above floor level.

Switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line 700-1000mm above floor level and a minimum of 700mm (measured horizontally) from an inside corner and are not positioned behind appliances.

Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range.

The handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range.

Handles to all other windows are 450-1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.

Door handles, locks, latches and catches are both: easy to grip and use; and fitted 850mm-1000mm above floor level

Light switches are on individual plates unless wide rocker or full plate fittings are provided.

Switches to double socket outlets are located at the outer end of the plate (rather than in the centre).

A door entry phone with remote door release facility is provided in the main living space and the principal bedroom.

Suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, grouped adjacent to the head of the bed), for example by providing blank sockets, conduit and draw wires.

A main electrical power socket and a telephone point are provided together in the main living space.

Taps and bathroom controls are suitable for a person with limited grip to operate and for single handed operation.

Boiler timer controls and thermostats are either mounted 900-1200mm above finished floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

In wheelchair accessible dwellings, radiator controls are mounted 450-1000mm above floor level.

## PRIVATE OUTDOOR SPACE

All paved areas to have suitable ground surface

key plan (if applicable)

NDSS CHECK	WHEELCHAIR DWELLING			
	1 BED	DOUBLE BEDROOM - 11.5 sqm & 2.7m Wide (2.55m every other one)	✓	TOTAL GIA - Over 60 sqm ✓
	2 PERSON	SINGLE BEDROOM - 7.5 sqm & 2.15m Wide	✓	BUILT IN STORAGE - Over 1.5 sqm ✓

notes

A 10.03.25 MJ ANNOTATIONS CORRECTED

revision	date	prepared	description
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project  
LAND TO THE REAR OF CHESEPEAKE,  
REEDS LANE, SAYERS COMMON

drawing  
PLOTS 22 - WHEELCHAIR APARTMENT  
DETAILS

date	scale	drawn
14.11.24	1:50 @ A2	MJ

drawing number	revision
AH291 - PL.20	A

