

UNIT TYPE 01 2 BED 3 PERSON FLAT

NOTE:
THIS LAYOUT APPLIES TO THE FOLLOWING DWELLINGS:

G.02	G.03	G.05	1.02	1.03	1.04	1.05	1.06
2.02	2.03	2.04	2.05	2.06	3.01	3.02	

DWELLING GIA: 65m²

No. BEDROOMS: 2
No. PERSONS: 3
No. HABITABLE ROOMS: 3

ROOM NUMBER	ROOM NAME	AREA	NOTES
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1.03.01	HALL	6.1 m ²	
1.03.02	STORE/ TRANSFER	1.9 m ²	Lighting required
1.03.03	STORE	0.9 m ²	MVHR unit located at high level
1.03.04	LIVING/ KITCHEN/ DINING	22.7 m ²	
1.03.05	BED 2 / STUDY	9.9 m ²	
1.03.06	BEDROOM 1	13.9 m ²	
1.03.07	BATHROOM	6.7 m ²	

COMPLIANCE WITH LIFETIME HOMES (REVISED DESIGN CRITERIA FROM JULY 5TH 2010)

Criterion 1 – Parking (width or widening capability) 1a – On plot (non-communal) parking 1b – Communal or shared parking	✓
Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)	✓
Criterion 3 – Approach to all entrances	✓
Criterion 4 – Entrances	✓
Criterion 5 – Communal stairs and lifts 5a – Communal Stairs 5b – Communal Lifts	✓
Criterion 6 – Internal doorways and hallways	✓
Criterion 7 – Circulation Space	✓
Criterion 8 – Entrance level living space	✓
Criterion 9 – Potential for entrance level bed-space	✓
Criterion 10 – Entrance level WC and shower drainage*	✓
Criterion 11 – WC and bathroom walls	✓
Criterion 12 – Stairs and potential through-floor lift in dwellings	✓
Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship	✓
Criterion 14 – Bathrooms	✓
Criterion 15 – Glazing and window handle heights	✓
Criterion 16 – Location of service controls	✓

* Bath waste to drain via capped off Lifetime Homes gully in floor, through slab and track to SVP location in ceiling void. For future shower, bath waste can be removed and gully opened up for use.

KEY:

- - - - - HIGH LEVEL PLY SHEET REINFORCEMENT TO STUD WALL KITCHENS: 1375 - 2175MM FROM FFL BATHROOMS / WC: 300 - 1800MM FROM FFL.
- - - - - LOW LEVEL PLY SHEET REINFORCEMENT TO STUD WALL - LENGTH TBC (800MM FROM FFL)

Key:

- MJ Movement joint
- RWP Rainwater pipe
- SVP Soil vent pipe
- SS Stub stack

LIVING/ KITCHEN/ DINING FINISHES KEY:

FLOOR	N/A
KITCHEN FLOOR	VINYL
WALLS	PAINT (MATTE WHITE)
CEILING	PAINT (MATTE WHITE)
SKIRTING	SW
CURTAIN BATTENS	SW
WINDOW BOARDS	MDF
TIMBERWORK FINISH	PAINT (WHITE)
KITCHEN WALL TILING	CERAMIC (WHITE)

REFER TO DRAWING AXXX-AXXX FOR KITCHEN DETAILS

BEDROOM FINISHES KEY:

FLOOR	N/A
WALLS	PAINT (MATTE WHITE)
CEILING	PAINT (MATTE WHITE)
SKIRTING	SW
CURTAIN BATTENS	SW
WINDOW BOARDS	MDF
TIMBERWORK FINISH	PAINT (WHITE)

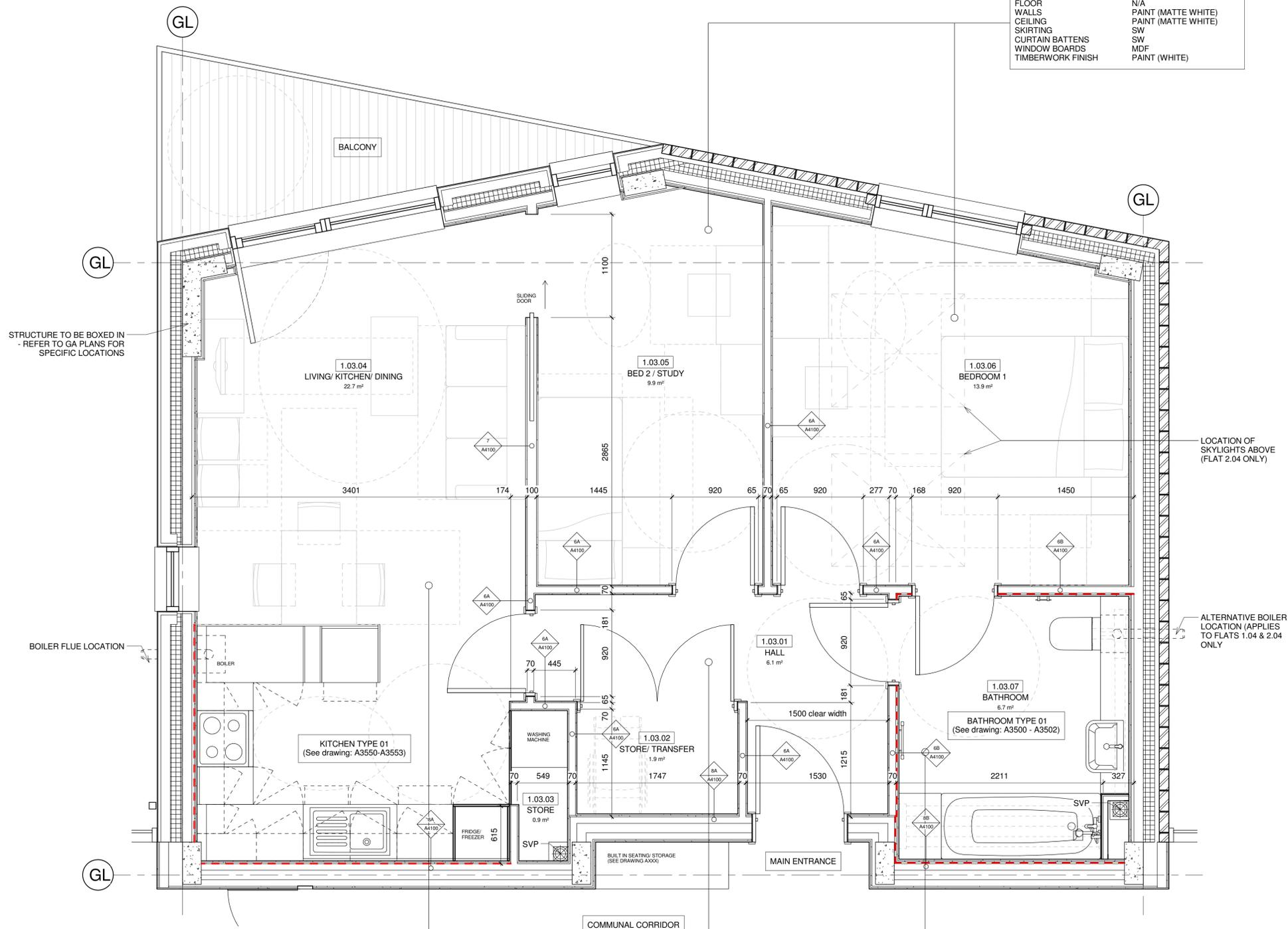
BATHROOM FINISHES KEY:

FLOOR	VINYL
WALLS	PAINT (COLOUR TBC)
CEILING	PAINT (WHITE EG SHELL)
TIMBERWORK FINISH	N/A
WALL TILING	CERAMIC (WHITE)

REFER TO DRAWING AXXX FOR DETAILS

HALL & STORE FINISHES KEY:

FLOOR	N/A
WALLS	PAINT (MATTE WHITE)
CEILING	PAINT (MATTE WHITE)
SKIRTING	SW
TIMBERWORK FINISH	PAINT (WHITE)



Status

STAGE E

- Do not scale off this drawing.
- All Bell Phillips architects drawings to be read in conjunction with written specification and all other consultant drawings.
- All dimensions to be checked on site.
- Any errors or omissions to be reported to Bell Phillips architects immediately, prior to work being carried out.

No.	Revisions	Date
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Project DERRY AVENUE, SOUTH OCKENDON, THURROCK

Keyplan



Title PROPOSED UNIT TYPE 01
- 2B/3P FLAT

Job	Drawing No.	Rev.	
0317	A2020		
Drawn	Scales at A1	Scales at A3	Date
JC	1 : 25	1:50	03/14