2B4P - 2 BEDSPACE CHECKLIST:

PRIVATE ENTRANCES
- *Level entrance landing 1500mm width & depth.*
- *External cover for 1200mm square.*
- *Diffused lighting externally (with auto activation).*
- *1500mm turning circle inside closed door.*
- *300mm nib at leading edge for 1800mm beyond and 150mm nib hinge side. 200mm nib on following edge.*
- *Door clear opening width of min 850mm (ignore ironmongery).*
- *Door central within wall thickness & leading edge reveal is max 200mm.*
- *Fused spur for powered door opener.*

OTHER EXTERNAL DOORS
- *300mm nib at leading edge for 1800mm beyond.*
- *200mm nib at following edge of any double doors for 1500mm beyond.*
- *Door central within wall thickness & leading edge reveal is max 200mm.*
- *Door clear opening width of min 850mm (ignore ironmongery).*

CIRCULATION
- *Hallway clear width is min 1050mm, or 1200mm where doorway is not head-on.*
- *Localised obstructions not opposite/close to a door, or corner, and no longer than 2m.*
- *Doors opening onto internal corners are 800mm from corner.*
- *300mm nib inside leading edge & 200mm outside following edge.*
- *1100x1700mm wheelchair storage area with power and 1200mm access space in front. (Can be storage if 'wheelchair adaptable'.)*
- *Storage of min* **2.0m²**.

LIVING AREAS
- *Min* **25m²** *combines living/dining/kitchen.*
- *Glazing begins max 850mm AFFL.*

KITCHEN & EATING
- *1500mm clear access zone in front of all kitchen units/appliances.*
- *Overall kitchen worktop length is min* **4330mm** *('wheelchair adaptable') and extendable to* **6130mm** *('wheelchair accessible') when measured at worktop centre.Tables 3.3 & 3.4*

BEDROOMS
- *750mm wide clear access route from door to window.*
- *1200mm square manoeuvring space inside door.*
- *Ceiling capable of installing an overhead hoist carrying 200kg.*
- *1000mm clear access zone in front of all furniture.*

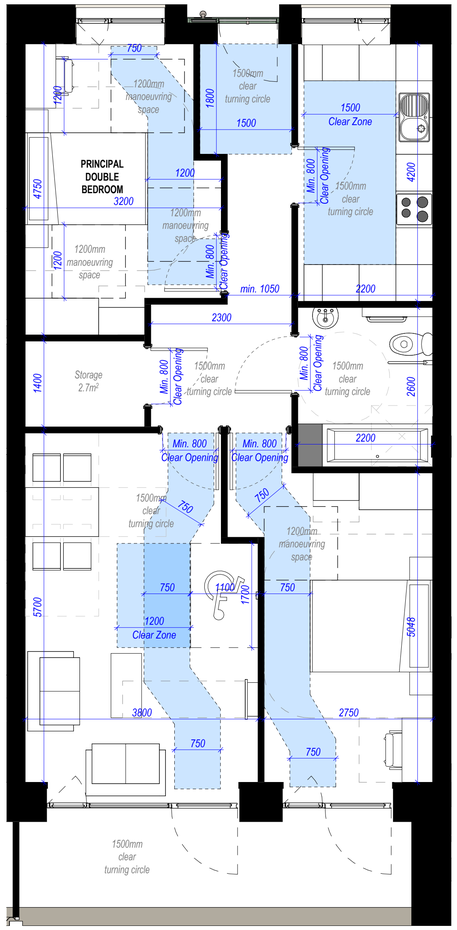
TWIN BEDROOMS
- *1000mm clear access zone to one side of each bed.*
- *Min 12.5m² & min 3m wide.*

DOUBLE BEDROOMS
- *Any principal double is min 13.5m² & 3m wide, and has 1000mm clear access zone to both sides and foot of bed, and space for a 1200mm square manoeuvring space each side of bed.*

SANITARY GENERALLY ('wheelchair adaptable')
- *Provides a bathroom with level access shower constructed as a wet room with the potential for a bath to be installed above it.*
- *Door must open outwards.*
- *Complies with 3.37, 3.38, and demonstrates future adaptability to 3.39.*
- *Ceiling capable of installing an overhead hoist carrying 200kg.*
- *All walls capable of installing grab rails/accessories that could impose a load of 1.5kN/m²*

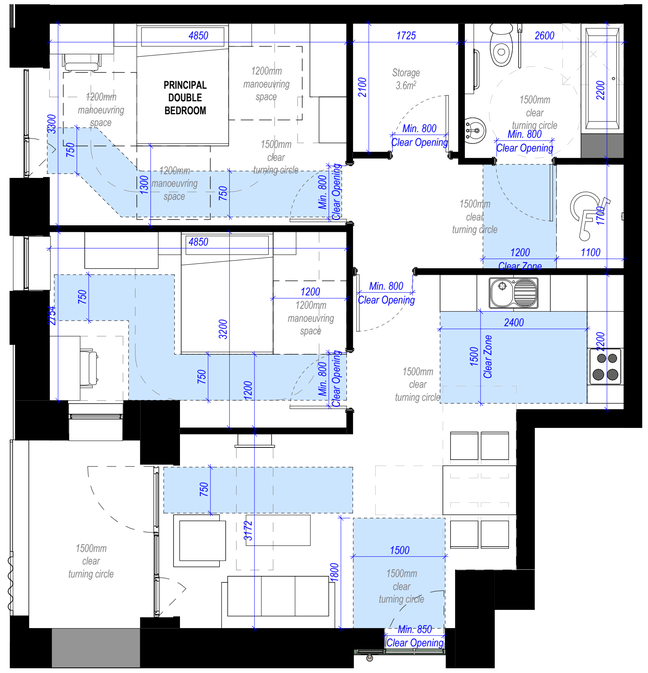
SERVICES & CONTROLS
- *CSUs mounted so switches are 1350-1450mm AFFL.*
- *Switches, sockets, controls, etc are located centred 700-1000mm AFFL, and min 700mm away from any inside corner.*
- *One living area window handle is 700-1000mm AFFL, remainder are 450-1200mm AFFL.*
- *Door handles, locks, latches, catches, etc are 850-1000mm AFFL.*
- *Light switches are on individual plates, or wide rocker, or full-plate.*
- *Double socket switches are at outer ends of plate.*
- *Door entry phone with remote door release provided in living space & principal bedroom.*
- *Provision is made for future installation of bedhead controls (light switch, phone, broadband, TV, double socket, entry phone) e.g. with blank socket, conduit & draw wire.*
- *Power socket & telephone point are provided together in main living space.*
- *Taps & bathroom controls are suitable for single-handed operation with limited grip.*
- *Heating/cooling controls are mounted 900-1200 AFFL.*

PRIVATE OUTDOOR SPACE
- *Min clear width of 1500mm & a 1500mm turning circle clear of door swings.*
- *Any gate/gateway has a clear opening width of 850mm or more, with 300/200mm nibs to leading/following edge.*



Accessible unit - Type 1

1 : 50



Accessible unit - Type 2

1 : 50

0 2 5 10 20 m

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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS

P01	Planning Application Issue	28/08/2026

FOR PLANNING ONLY

These drawings reflect the currently proposed scheme at RIBA Stage 2. They should be read in conjunction with the Design and Access Statement prepared by DLA Architecture Ltd.

These should also be read in conjunction with the following information, prepared by other consultants, to demonstrate a coordinated design proposal at RIBA Stage 2:

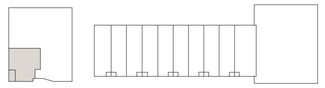
- Structural Engineers Drawings and Specification (Whitby Wood)
- MEP Engineers Drawings and Specification (Meinhardt)
- Fire Report (Ashton Fire)
- Landscape Drawings and Specification (Bosk Studio)

EXTENTS AND BOUNDARIES:

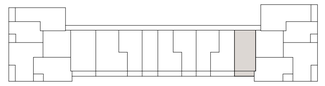
Existing site information, context, surrounding infrastructure, neighbouring building extents and plots are derived from 2D Surveys, produced by:
'Cloud 10 Ltd'
Drawing numbers: 2049-T(2) Topographical Survey

NOTES

All workspace furniture layouts are indicative only
All unit layouts are indicative only
Cycle store layouts are indicative only
Student and Shared Living amenity spaces are only indicative and subject to operator specifications



GROUND FLOOR



TYPICAL FLOOR

NORTH

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PROJECT
Ashley House Tottenham Hale

TITLE
ACCESSIBLE UNITS - INDICATIVE AFFORDABLE BUILDING

SCALE	DATE
As indicated @ A1	28/08/2026

DLA REF	DRAWN	REVIEWED
2025-032	VLM	SG

DOCUMENT NUMBER
AHCF-DLA-Z2-ZZ-DR-A- **20102**

DOCUMENT PURPOSE	REVISION
PLANNING	**P01**