

P5417 Hollin Cross Lane: Part M4 (2) Design Review Document, February 2023.

Introductory note: All units have been designed to meet or exceed the Technical Housing Standards: National Described Space Standard (NDSS).

M4(2) Section 2A – Approach to the dwelling 2.1 to 2.17

2.6 to 2.13: Approach Routes:

2.6: Plots 01, 02, 03, 04 (all within Redcourt) and plots 05, 06, 11, 12 and 24 all have stepped access which cannot be amended due to significant site levels.

Plot No.	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Car Parking (2.12)																								
Drop-off 2.13																								

Key:

Green hatch indicates that plots that can accommodate at least one wider parking spaces at 3.3m wide or that direct drop off can be achieved.

Grey hatch indicates units within the existing Redcourt Building *which do not achieve requirements of Section 2A.*

(2.12a. Where the parking is within the private curtilage of the dwelling (but not within the carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.)

2.14 to 2.17: Communal Entrances: There are no proposed communal entrances to any units within the site. All units have their own front door.

M4(2) Section 2B – Private entrances and spaces within the dwelling (2.18 onwards)

	Private Entrances (2.20 to 2.21)	Circulation Areas and Internal Doorways (2.22 to 2.23)	Habitable Rooms (2.24 to 2.25)	Sanitary Facilities (2.26 to 2.29)
Block Type				
B01 <i>(plots 11, 12, 18, 19, 20, 21)</i>		2.22d.		2.27c.
B02 <i>(plots 15, 16, 17)</i>		2.22d.		2.27c.
B03 <i>(plots 13, 14)</i>		2.22d.		2.27c.
B04 <i>(plots 05, 06, 07, 08)</i>		2.22d.		
B05 <i>(plots 09, 10)</i>		2.22d.		2.27c.
B10 <i>(plot 22)</i>				2.27c.
B10 <i>(plot 24 upper floor apartment)</i>	2.20f.		2.24a.	2.27a. 2.29a.
B10 <i>(plot 23 ground floor apartment)</i>				

Key:

Green hatch indicates that units comply with Part 2B .

Orange hatch indicates that units can with small modification in the future, comply with Part 2B. The particular element of the Part 2B regulations is highlighted to show when unit does not currently meet compliance.

Red hatch indicates where unit does not meet compliance with Part 2B, and design cannot be modified to meet compliance in the future.

2.20f. *A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.*

2.22d. *A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.*

2.24a. *Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).*

2.27a. *Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).*

2.27c. *In a two or three storey dwelling with one or two bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zone) meet provisions of Diagram 2.5.*

2.29a. *Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principle bedroom in paragraph 2.25b.*

2.30 Services and Controls: All units to be compliant.