

Schedule of Accommodation
(9No. One/Two/Three/Four Person Flats)

Ground Floor			
Area		GIA (m²)	
Circulation (inc. stairs)		26	
Bike store		3	
Total Ancillary:		29	
Total Ground Floor:		29	

First Floor			
Flat No.	Type	GIA (m²)	Space Standards (m²)
1	2B3P	61	61
2	2B3P	61	61
3	2B4P	79	70
4	2B3P	69	61
5	2B4P	80	70
Total Residential:		350	
Circulation (inc. stairs)		28	
Cleaner's store		3	
Cycle store		8	
Electric meter cupboard		4	
Smoke vent shaft		3	
Total Ancillary:		46	
Total First Floor:		397	

Second Floor			
Flat No.	Type	GIA (m²)	Space Standards (m²)
6	1B2P	54	50
7	1B2P	50	50
8	1B1P	37	37
9	1B1P	42	37
Total Residential:		183	
Circulation (inc. stairs)		31	
Store		2	
Cleaner's Store		5	
Landlord's Store		8	
Smoke vent shaft		3	
Total Ancillary:		49	
Total Second Floor:		232	
Total GIA:		658	

WALL TYPES KEY:

- Existing walls (varying thicknesses)
- Existing walls to be demolished
- Existing beams overhead to be retained
- Existing window ledge to be retained
- Altered openings / infill
- 125mm insulation to all external existing walls
- 100mm 60FR stud wall
- 250mm 60FR separating partition stud wall (Acoustic and thermal insulation).
- 125mm 30FR stud wall
- 125mm acoustic insulation

Habitable rooms facing chennai restaurant to have a mechanical ventilation system installation with active carbon filtration system to mitigate external odour impacts.

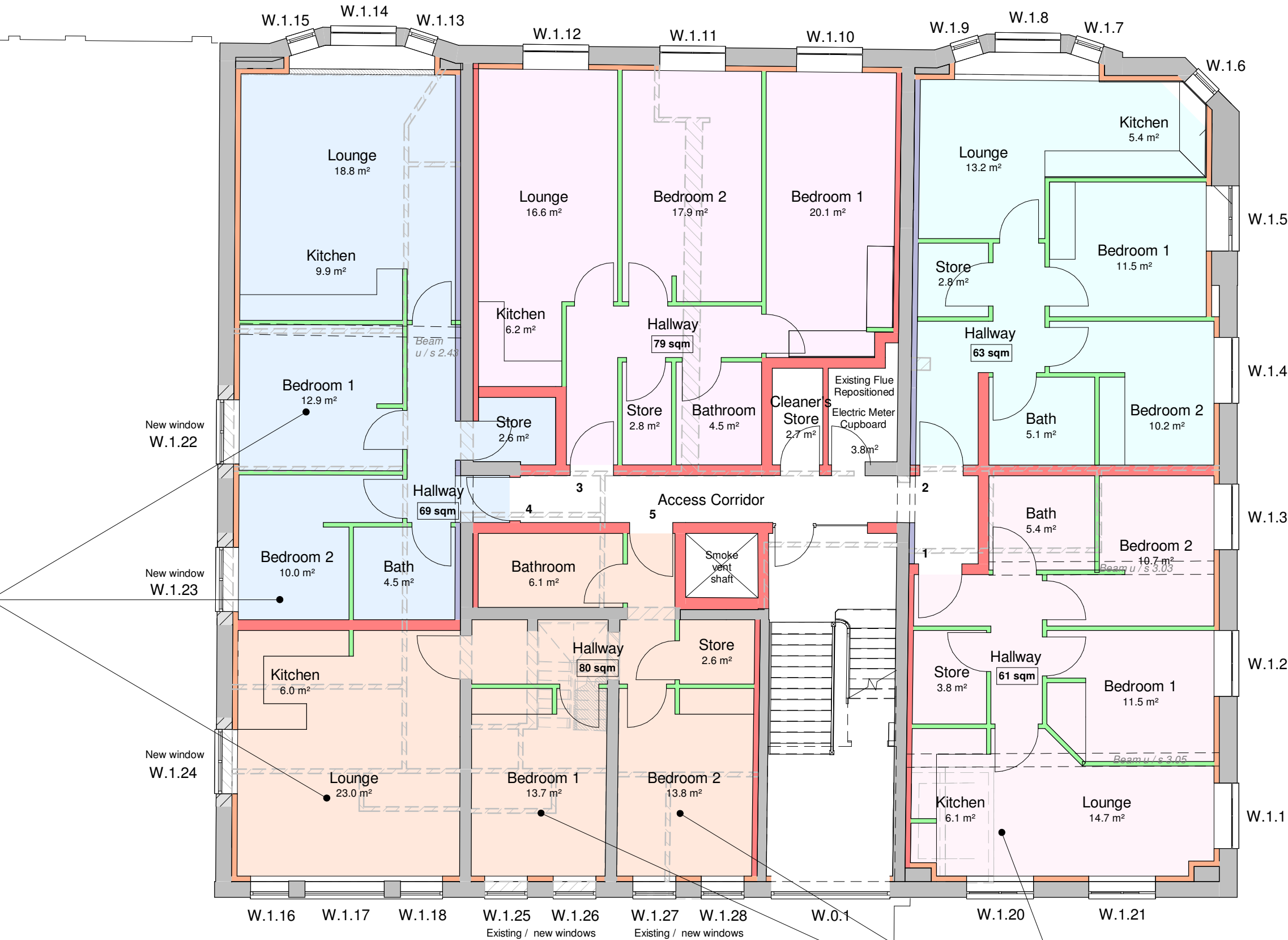
Proposed system is to be CB100 Filtration system by Airclean Ltd. with PM10, type 1 gas filtration and PM 2.5 as per the manufacturers recommendations.

Natural ventilation is to be provided through window openings when conditions permit.

Habitable rooms above Napoli Italian restaurant to have a mechanical ventilation system installation with active carbon filtration system to mitigate external odour impacts.

Proposed system is to be CB100 Filtration system by Airclean Ltd. with PM10, type 1 gas filtration and PM 2.5 as per the manufacturers recommendations.

Natural ventilation is to be provided through window openings when conditions permit.



C	27/11/25	LA	Additional mechanical ventilation to be installed above the Napoli Italian Restaurant facing Strangman Street.
B	15/08/25		Alterations to bedroom 1 Flat no.2 to comply with Nationally Described Space Living Standards for a 2 bedroom, 3 person unit.
A	21.03.25	LA	Alterations to suit 9 unit scheme following SMDC Planning Application comments.
Rev	Date	Drawn	Description

ctd architects © 2024		Clerk Bank House Clerk Bank LEEK Staffordshire ST13 5HE		ctd architects © 2024	
• This drawing is copyright.		t: 01538 373477 f: 01538 386503		• All dimensions to be checked on site before proceeding.	
• All dimensions to be checked on site before proceeding.		e : info@ctdarchitects.co.uk w : www.ctdarchitects.co.uk		• Contractor must notify the architect of any discrepancies before proceeding.	
• Contractor must notify the architect of any discrepancies before proceeding.				• Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.	
• Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.				• All drawings to be read in conjunction with all other consultants drawings and specs.	

Client	Project Residential Development The Old Court House, High Street, Leek	Scale 1:100	Size A2	Drawn SC	Chk'd PR	Date 18/04/24
Andrew Yu		Status	PLANNING			
Title Alternative 9 Unit Scheme - First Floor Plan 'as proposed'		Job No. 2361	Drawing No AL15	Rev. C		