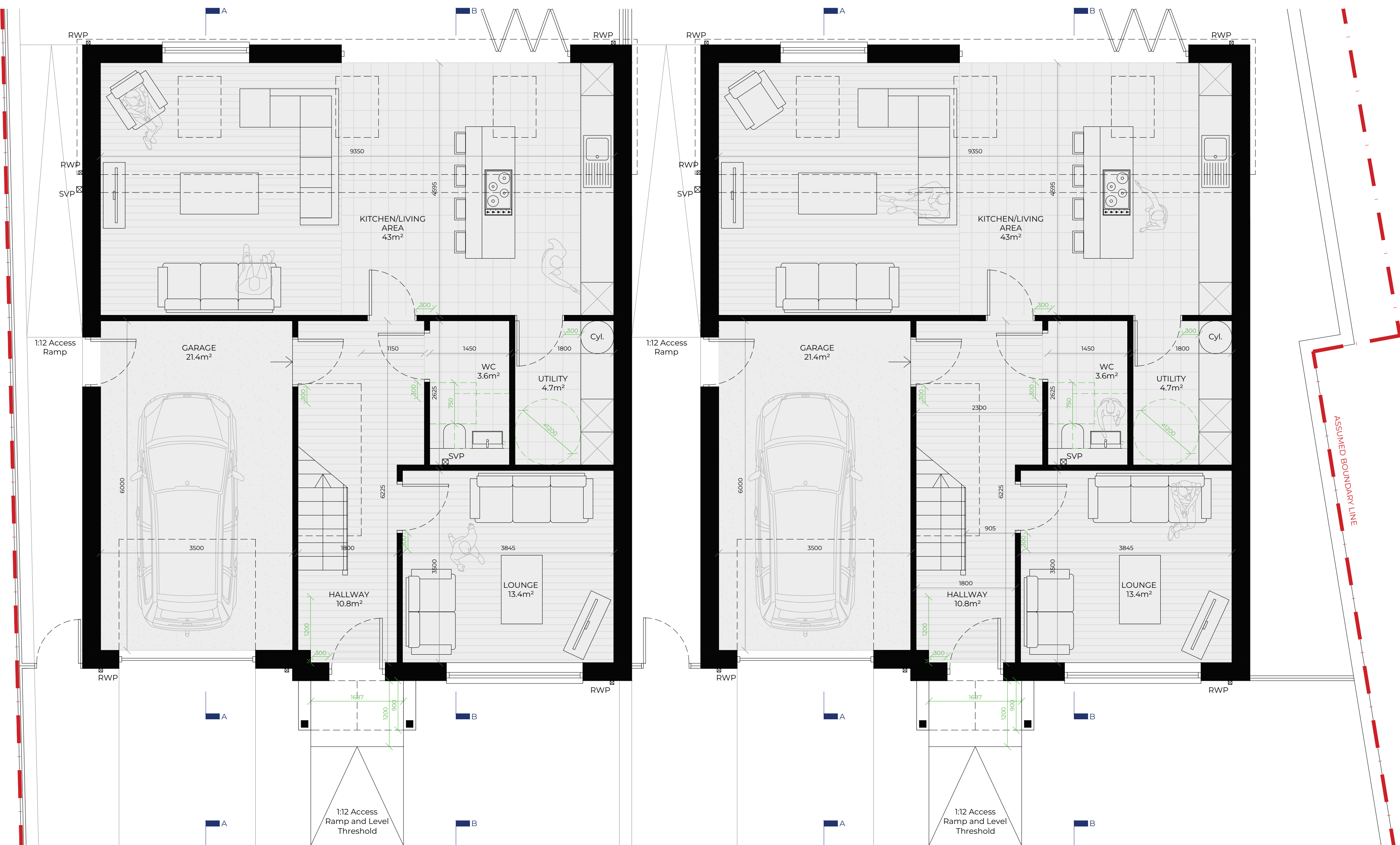




PROPOSED GROUND FLOOR PLAN
1:50 @ A1



PROPOSED FIRST FLOOR PLAN
1:50 @ A1

SCHEDULE OF ACCOMMODATION:

Note:
Both properties are identical in size and area.

Ground Floor:

Lounge	13.4m ²
Kitchen/Living Area	43m ²
Hallway	10.8m ²
Utility	4.7m ²
WC	3.6m ²
Under-stair store	1m ²
Garage (included in total)	21.4m ²

First Floor:

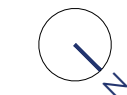
Bedroom 1	13.9m ²
Bedroom 2	14.4m ²
Bedroom 3	14.4m ²
Bedroom 4	11.5m ²
Bathroom	5.1m ²
Enlarged Landing	10.5m ²
En-suite	3.1m ²

GF GIA	101.2m ²
FF GIA	79.5m ²
TOTAL GIA	180.7m ²

BUILDING REGULATIONS PART 'M4(2)' COMPLIANCE NOTES:

- Approach is ramped to provide level access and is 1500mm wide and 1500mm deep.
- Approach is covered for a depth of 900mm.
- Entrance threshold is level.
- The entrance door has a clear opening width of 875mm (minimum required is 850mm).
- Principal communal entrance provides a 300mm rib to the leading edge of the door and is maintained for 1200mm beyond it.
- All doors on the entrance level have a 300mm rib to their leading edge.
- Minimum width of entrance level hallway is 1280mm (minimum required is 900mm).
- Entrance level WC door opens outwards.
- WC can allow for a potential 1000x1000mm level shower.
- All internal doors to habitable rooms and WCs have a minimum clear opening width of 786mm (minimum is 775mm for 1050 corridors).
- Principal bedroom (Bedroom One) provides a minimum clear access zone of 750mm on either side and the foot of the bed.
- Secondary bedrooms (Bedroom Two and Three) provide a clear access zone of 750mm on at least one side of the single bed.
- First floor bathroom can allow for a potential 1000x1000mm level shower instead of a bath and meet required minimum clear widths.

Scale @ A1: 1:50



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REV DATE NOTES

-	02.03.26	Issued for client comment only.
P01	24.04.26	Single-storey rear addition increased in length to cover entire rear of the dwellings. External side door into garage added. Issued for client approval only.
P02	23.07.26	Lounge french doors replaced with window. Issued for Full Planning Approval only.

SPATIAL CO-ORDINATION

PROJECT:
10 King Edward Street
Cheadle, Stoke-on-Trent
ST10 1DG

DRAWING TITLE:
Proposed Floor Plans

DRAWN BY/APPROVED BY:
RF/BR

DRAWN/APPROVED BY:
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