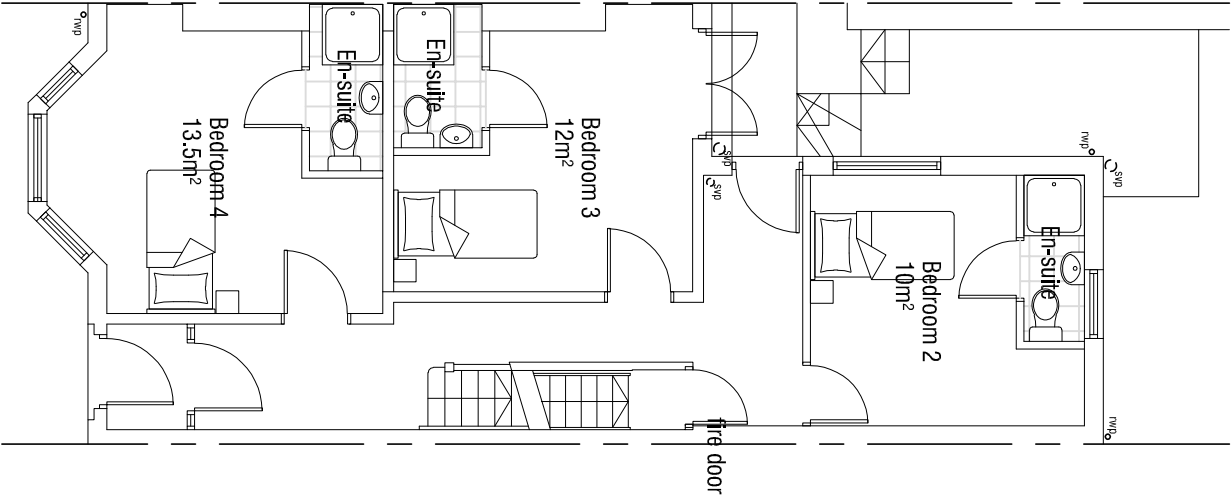
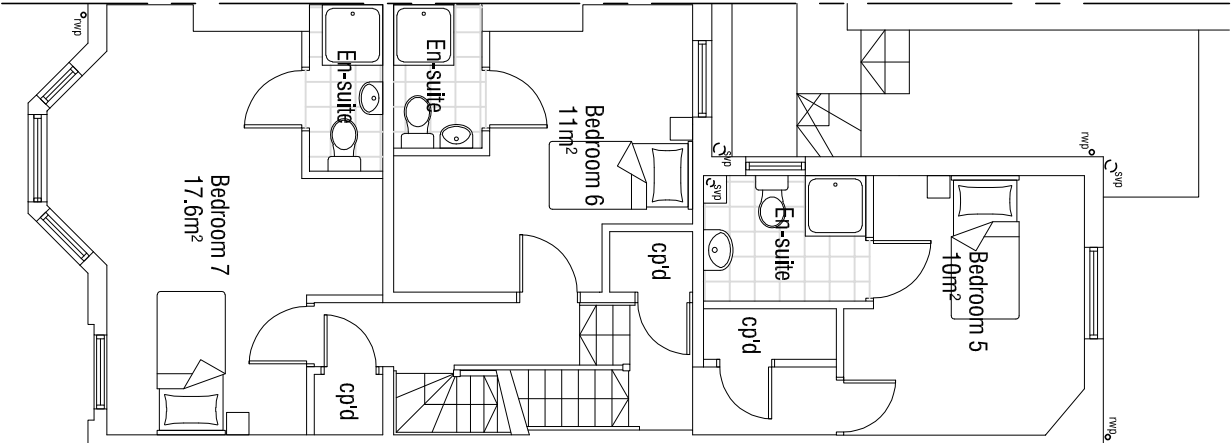


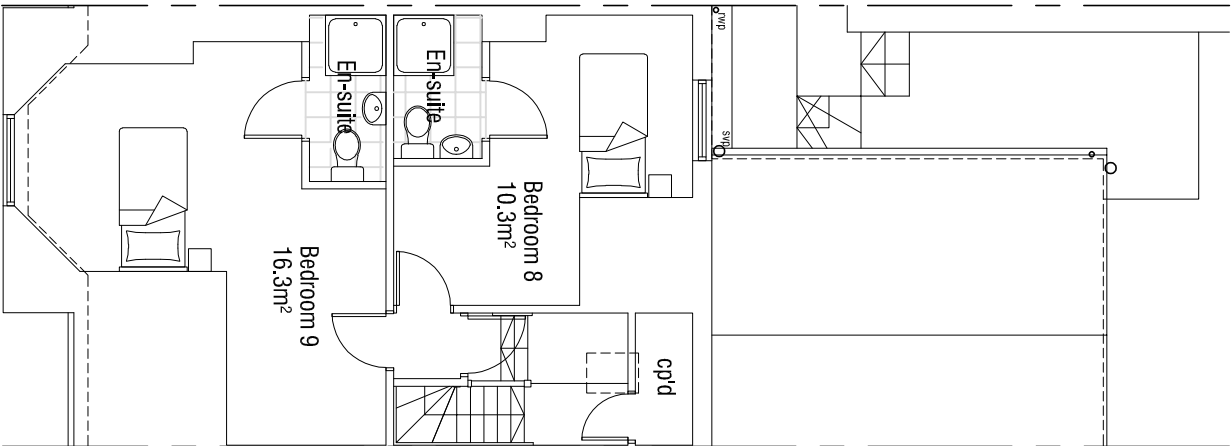
LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCHEDULE OF AREAS USING SWINDON BOROUGH COUNCIL HOUSING STANDARDS GUIDE

SHARED OR COMMUNAL KITCHEN USED BY 1-5 PERSONS = 7.5M²
FOR EACH ADDITIONAL PERSON ADD 1.5M²
FOR 10 PERSONS = 7.5M² + (5 X 1.5M²) = 15M² (PROPOSED SCHEME ILLUSTRATES 17M² + 12M² = 29M²)
NO. OF ROOMS BETWEEN 7.5M² - 10M² WHERE A SHARED LIVING ROOM OF ADEQUATE SIZE IS REQUIRED* = 0
NO. OF ROOMS ABOVE 10M² WHERE THERE IS NO LIVING ROOM REQUIRED = 10
* COMMON LIVING ROOM REQUIREMENTS FOR 1-5 PERSONS = 10M²

NOTES FOR COMMITTEE MEMBERS

- VENTILATION IN ALL EN-SUITES BY INSTALLING EXTRACTOR FANS DUCTED THROUGH EXISTING CEILING JOISTS TO OUTSIDE WALL (NEW SUSPENDED CEILING MAYBE FORMED BELOW EXISTING CEILING TO ACCOMMODATE NEW DUCTING AND PIPEWORK) AS PER BUILDING REGULATION REQUIREMENTS - PLEASE NOTE, VENTILATION CAN ALSO APPLY WITHOUT EXTRACTION WITH GAP UNDERNEATH EN-SUITE DOOR AND IF BEDROOM WINDOW IS OPEN
- INDICATIVE KITCHEN LAYOUT WITH ADDITIONAL HOB AND SINK, EXACT REQUIREMENTS ARE SUBJECT TO HMO LICENCE REQUIREMENTS
- SENSITIVE SMOKE DETECTORS WILL BE INSTALLED IN EACH BEDROOM AND COMMUNAL AREAS (INC. KITCHEN AND DINING) AS PER BUILDING REGULATION REQUIREMENTS

General Notes:

1

This drawing is for design purposes only, scaling from this drawing should be used for construction drawings as further drawings may be required refer to www.benwill.co.uk/help-and-advise

2

All dimensions should be checked on site.

3

Ben Williams shall be notified in writing of any discrepancies.

4

This drawing is to be read in conjunction with all other drawings, specifications and schedule of works.

Rev	Date	Reason for Issue	Checked
A	June '19	Reposition door to bedroom 1 closer to staircase	
B	July '19	Reposition door to bedroom 1 closer to staircase	

0m

1

2

3

4

5

BEN WILLIAMS

HOME DESIGN AND ARCHITECTURAL SERVICES

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Client:

Mr Kirby

Project:

74 Bath Road

Swindon

Title:

Proposed

Floor Plans

Scale @ A3:	Date:	Drawn/Checked:
1:100	Apr '19	BW
Drawing No:	Rev:	
468/100	B	