



Proposed Dwelling Type - A3504  
1 : 50

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

Do not scale drawing. Figured dimensions to be worked to in all cases.

Where products have been specified, PRP have reviewed applicable products available in the UK at the time of writing the specification. For the avoidance of doubt, product manufacturers and suppliers must confirm that each product is fit for its intended use and provide such evidence as may reasonably be requested to confirm performance, including, but not limited to, product test classification and interfaces with adjacent products.

Where the contractor wishes to propose alternative products, representative samples and a full technical appraisal should be submitted by the contractor to the employer demonstrating that their proposed alternative has equal or better performance. Any alternative products are subject to design team, building control, warranty provider and employer acceptance.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

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Dwelling Type	A3504
Tenure:	Affordable Rent
Total Area:	86.3 sqm

Space Standards; NDSS and LHDG			
	TYPE	Min. Area	Min. Gen. Storage
Flats	1B2P	50 sqm	1.5 sqm
	2B3P	61 sqm	2.0 sqm
	2B4P	70 sqm	2.0 sqm
	3B5P	86 sqm	2.5 sqm
	4B6P	99 sqm	3.0 sqm
Duplexes (2 Storeys)	2B4P	79 sqm	2.0 sqm
	3B5P	93 sqm	2.5 sqm
	4B6P	106 sqm	3.0 sqm
Houses (3 Storeys)	3B6P	108 sqm	2.5 sqm
	4B6P	112 sqm	3.0 sqm
	5B8P	134 sqm	3.5 sqm



P00	11/01/23	Design Update			SJ	AC
Rev	Date	Description			Dwn	Ckd

Avenue Road Estate  
Proposed Dwelling Type - A3504  
3B5P Flat

ARE- PRP- ZZZ- ZZ- DR- A-02514 REV P00

Drawn	OT	Checked	AC	Date	16/09/22	Scale @ A3 As indicated
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