

PROPOSED CHILDREN HOMES - SCHEDULE OF ACCOMODATION
(BASES ON 3 USERS AND AN ADDITIONAL WHEELCHAIR USER)

(REV B)

ISSUED 24/03/25

Room Name	Area		Notes
Entrance / Hall	9.0 m ²		
Porch	3.0 m ²		
Kitchen / Dining Area (Open Plan)	37.0 m ²		
Living Room / Multi-Use	20.0 m ²		Min 17.4m ² . CIW Regulation 52 requires 4.1m ² for each user, 5.1m ² for wheelchair user
Second Living Room / Multi-Use	17.4 m ²		Min 17.4m ² . CIW Regulation 52 requires 4.1m ² for each user, 5.1m ² for wheelchair user
Laundry Facilities	9.0 m ²		In & Out door to laundry facilities for hygiene and infection control. CIW Regulation 56
Visitor WC	3.7 m ²		DDA Compliant WC
Bedroom 1 with en-suite	15.5 m ²		Bedroom to be Min 12m ² as state in CIW Regulation 51(1). En-suite 3.5m ²
Bedroom 2 with en-suite	15.5 m ²		Bedroom to be Min 12m ² as state in CIW Regulation 51(1). En-suite 3.5m ²
Bedroom 3 with en-suite	15.5 m ²		Bedroom to be Min 12m ² as state in CIW Regulation 51(1). En-suite 3.5m ²
Bedroom 4 with en-suite	19.5 m ²		Wheelchair compliant bedroom. Min 13.5m ² as stated in CIW Regulation 51(4). DDA En-suite 6.0m ²
Bathroom	5.5 m ²		
Airing Cupboard	2.0 m ²		
Cleaners Store	1.5 m ²		To include a sink
Staff Bedroom with en-suite	13.0 m ²		
Staff Office / Study	14.0 m ²		Exact room layout to be agreed at county level
Medical Store	1.5 m ²		To include a small hand washing basin and refrigerator. Room to be temperature control
Records Store	0.5 m ²		Within office
Photocopier	0.7 m ²		Within office
Plant Room	6.0 m ²		
Server Room	3.0 m ²		
Circulation	Single Storey	Two-Storey	
	15%	20%	Single Storey - 15% of floor area. Two Storey - 20% of floor area
Total Internal Areas	244.7	255.4 m²	
External Areas			
Garden Area	40 m ²		Min 40m ² . Exact area to be site specific. Includes external play equipment / planters
Summer House	16 m ²		Quiet area
Shed	6 m ²		Storage of external equipment
Parking			Min 3no. parking spaces. Exactly number to be site specific and agreed at county level
Bike Store			Space for 6no. Bikes
Bin Store			Commercial property waste to be separated. 3no. 1100l
Generator Building	6 m ²		Inclusion to be agreed at county level