

**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 <sup>2</sup>		
Porch	3.0 m <sup>2</sup>		
Kitchen / Dining Area (Open Plan)	37.0 m <sup>2</sup>		
Living Room / Multi-Use	20.0 m <sup>2</sup>	Min 17.4m <sup>2</sup> . CIW Regulation 52 requires 4.1m <sup>2</sup> for each user, 5.1m <sup>2</sup> for wheelchair user	
Second Living Room / Multi-Use	17.4 m <sup>2</sup>	Min 17.4m <sup>2</sup> . CIW Regulation 52 requires 4.1m <sup>2</sup> for each user, 5.1m <sup>2</sup> for wheelchair user	
Laundry Facilities	9.0 m <sup>2</sup>	In & Out door to laundry facilities for hygiene and infection control. CIW Regulation 56	
Visitor WC	3.7 m <sup>2</sup>	DDA Compliant WC	
Bedroom 1 with en-suite	15.5 m <sup>2</sup>	Bedroom to be Min 12m <sup>2</sup> as state in CIW Regulation 51(1). En-suite 3.5m <sup>2</sup>	
Bedroom 2 with en-suite	15.5 m <sup>2</sup>	Bedroom to be Min 12m <sup>2</sup> as state in CIW Regulation 51(1). En-suite 3.5m <sup>2</sup>	
Bedroom 3 with en-suite	15.5 m <sup>2</sup>	Bedroom to be Min 12m <sup>2</sup> as state in CIW Regulation 51(1). En-suite 3.5m <sup>2</sup>	
Bedroom 4 with en-suite	19.5 m <sup>2</sup>	Wheelchair compliant bedroom. Min 13.5m <sup>2</sup> as stated in CIW Regulation 51(4). DDA En-suite 6.0m <sup>2</sup>	
Bathroom	5.5 m <sup>2</sup>		
Airing Cupboard	2.0 m <sup>2</sup>		
Cleaners Store	1.5 m <sup>2</sup>	To include a sink	
Staff Bedroom with en-suite	13.0 m <sup>2</sup>		
Staff Office / Study	14.0 m <sup>2</sup>	Exact room layout to be agreed at county level	
Medical Store	1.5 m <sup>2</sup>	To include a small hand washing basin and refrigerator. Room to be temperature control	
Records Store	0.5 m <sup>2</sup>	Within office	
Photocopier	0.7 m <sup>2</sup>	Within office	
Plant Room	6.0 m <sup>2</sup>		
Server Room	3.0 m <sup>2</sup>		
Circulation	Single Storey 15%	Two-Storey 20%	Single Storey - 15% of floor area. Two Storey - 20% of floor area
<b>Total Internal Areas</b>	<b>244.7</b>	<b>255.4 m<sup>2</sup></b>	
<b>External Areas</b>			
Garden Area	40 m <sup>2</sup>	Min 40m <sup>2</sup> . Exact area to be site specific. Includes external play equipment / planters	
Summer House	16 m <sup>2</sup>	Quiet area	
Shed	6 m <sup>2</sup>	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 <sup>2</sup>	Inclusion to be agreed at county level	