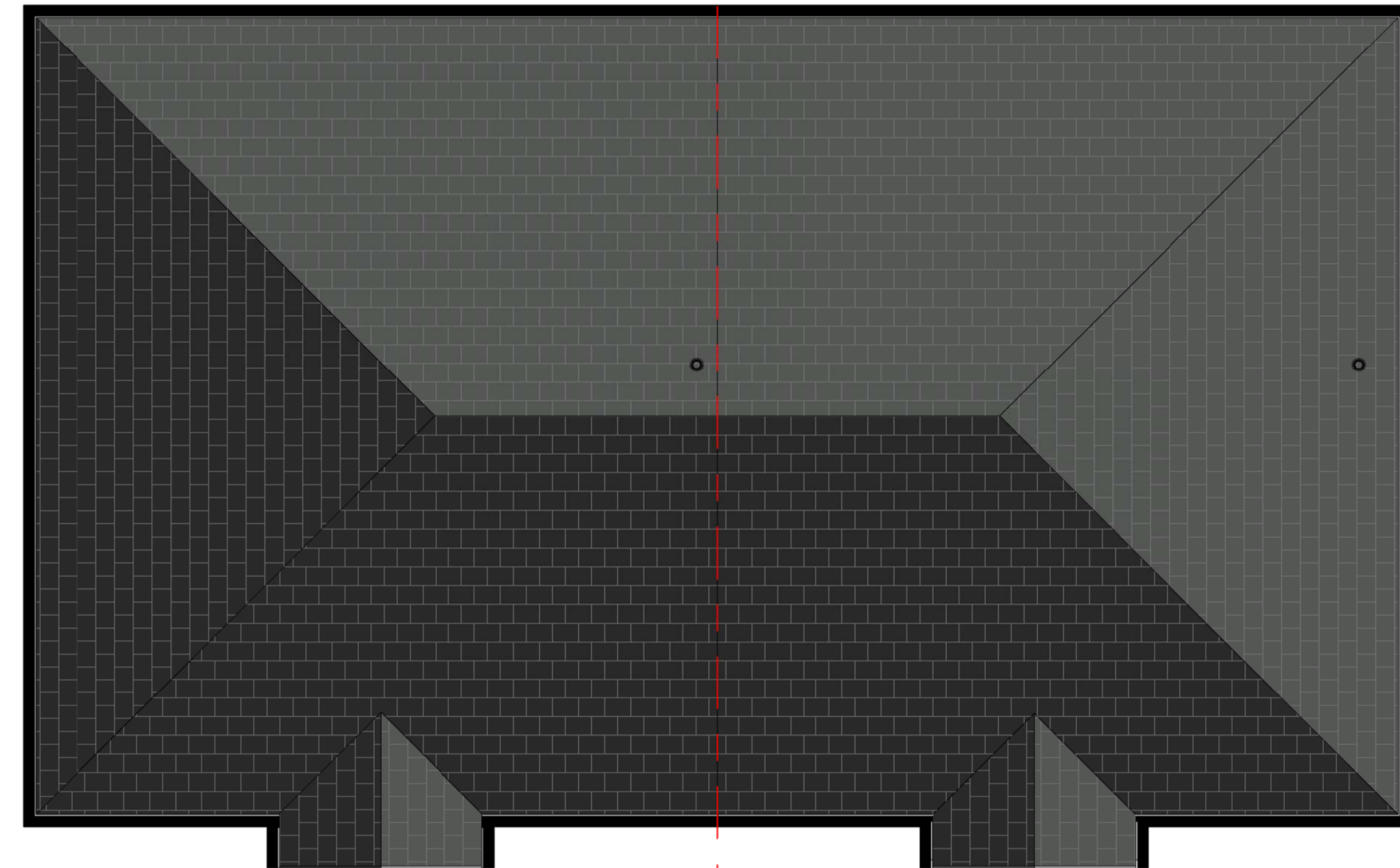


1 1501 - Level 0.0 GF GA Plan
1 : 50



2 1501 - Roof GA Plan
1 : 50

Nationally Described Space Standards

GIFA Requirements:
2B3P Bungalow - 61m²
GIFA Provided: **61.88m²**
COMPLIES

Single Bedroom:
Floor area of at least 7.5m²
Minimum room width 2.15m wide
COMPLIES

Double Bedroom:
Floor area of at least 11.5m²
Minimum room width 2.75m wide
COMPLIES

Storage Requirements:
2B3P Bungalow - 2.0m² storage
Storage Achieved:
1.07+0.30+0.63
Total = 2.00m²
NDS Compliant: YES

Changes made from Chilton Moor Sunningdale Bungalow:

- Bathroom enlarged to comply with M4(2)
- Layout of Bed 2 amended to comply with M4(2)
- Doors to living room enlarged to comply with M4(2)
- Bed 1 enlarged to comply with NDSS
- Storage added to Bed 1 and Kitchen to comply with NDSS
- Overall area unchanged

Building Regulations Part M4(2) Accessible/Adaptable Dwellings Durham County Council Checklist

Canopy at level entrance 900mm wide and 600mm deep.	Y
Dusk to dawn timer or motion detection lighting adjacent to entrance.	Y
Entrance doors minimum 850mm clear opening.	Y
If a porch is included it must allow 1,500mm between the two door swings.	N/A
Minimum rib of 300mm to the leading edge of doors (entrance storey only).	Y
Step free to all rooms within entrance storey.	Y
900mm unobstructed corridor widths.	Y
Living area to be included on entrance storey (living room, dining room or kitchen/dining).	Y
Stairs 850mm clear width.	Y
1200mm minimum clear space in front of kitchen units and appliances.	Y
850mm maximum to glazing of principal window in living room.	Y
Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed).	Y
Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.350m bed).	Y
Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed).	Y
All bedrooms to have clear access route 750mm from windows and doors.	Y
For 1 or 2 bedroom houses, WC within entrance storey 1600mm x 850mm or 1050mm x 1,500mm.	Y
For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size.	N/A
WC doors to open outwards.	Y
Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom.	Y
1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath.	Y
Provision for future level access shower within the bathroom (1 or 2 bed houses).	Y

M4(2) Compliant: YES

This house type is a modified version of the Sunningdale house type to comply with NDSS and M4(2) requirements. Confirmation of M4(2) on site layout required for overall compliance.

Issue: S4, Revision: P01, Date: 14/05/23, Drawn By: MK, Checked By: LJ

First issue for initial design team comments. Note further design development yet to take place.

Revision

BLAKE HOPKINSON ARCHITECTURE + DESIGN BH^a

BLAKE HOPKINSON ARCHITECTURE + DESIGN LIMITED
NORTH SHIELDS, TYNE + WEAR - 0191 2570022 - www.bharchitecture.co.uk

BHA Project No: RES1002

Project Name: Wentworth House Type - 2B/3P Bungalow
Sunderland Road, Easington
Adderstone Living

Drawing Title: Proposed GA Plans

Model File Name: RES900-BHA-V211-ZZ-M3-A-0001	
Drawn By: LJ	Date Drawn: 20/04/2022
Checked By: DB/SE	Date Checked: 20/04/2022
Scale at A1: 1 : 50	Status: S4 Revision: P01
File Name: RES1002 - BHA - V211 - ZZ - DR - A - A - 1501	
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