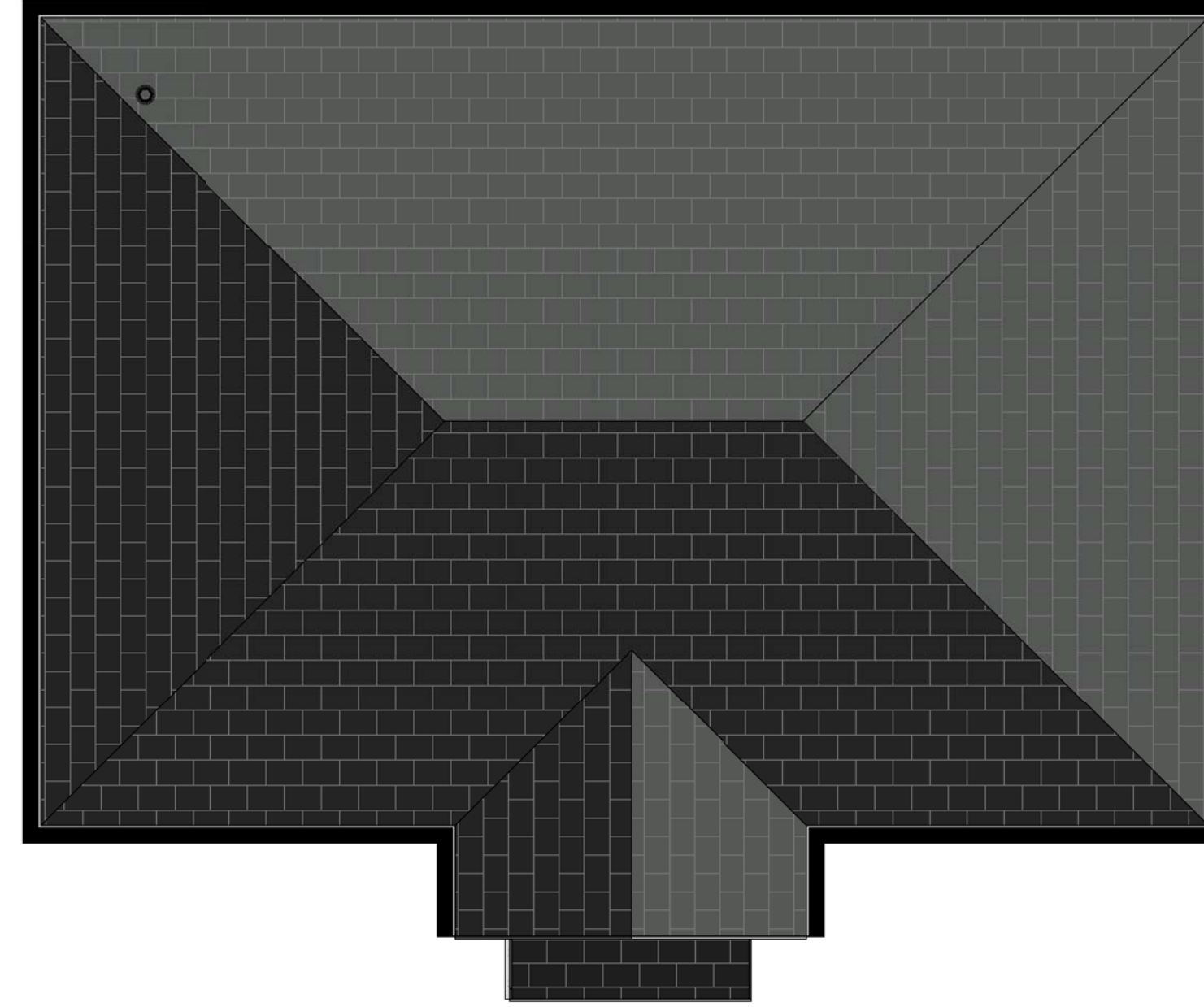
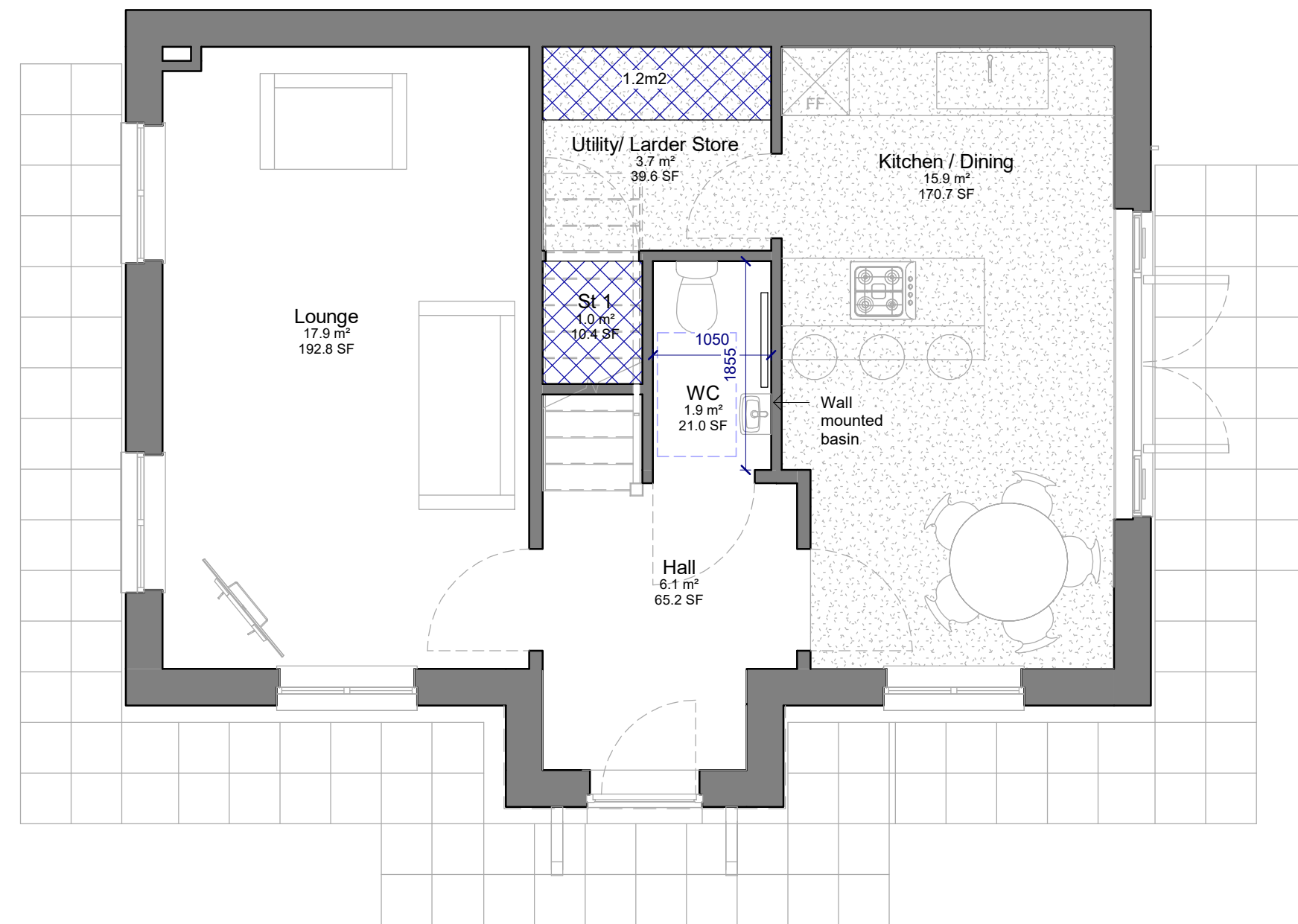


**2 1501 - Level 1.0 UF GA Floor Plan**  
1 : 50



**3 1501 - Roof GA Plan**  
1 : 50



**1 1501 - Level 0.0 GF GA Floor Plan**  
1 : 50

**Nationally Described Space Standards**

GIFA Requirements:  
3B5P House: 93m<sup>2</sup>  
GIFA Provided: **96.67m<sup>2</sup>**  
**COMPLIES**

**Single Bedroom:**  
Floor area of at least 7.5m<sup>2</sup>  
Minimum room width 2.15m wide  
**COMPLIES**

**Double Bedroom:**  
Floor area of at least 11.5m<sup>2</sup>  
Minimum room width 2.75m wide  
**COMPLIES**

**Storage Requirements:**  
3B5P House = 2.5m<sup>2</sup> storage  
Storage Achieved:  
Utility/Larder Store: 1.2m<sup>2</sup>+0.3m<sup>2</sup> St.1:  
1.0m<sup>2</sup>  
**Total = 2.5m<sup>2</sup>**

**NDSS Compliant: YES**

**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 1.355m 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.	N/A
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)
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).	N/A

**M4(2) Compliant: NO**

**NOTE: This house type does not need to be M4(2) to meet overall requirements however the GF can be reconfigured to enable M4(2) compliance by widening the GF WC to enable for a future shower installation.**

This house type is a modified version of the Lancaster house, increased in size to be 3B5P and to comply with NDSS requirements. Potential for adjustments to be M4(2) compliant. Confirmation of M4(2) on site layout required for overall compliance.

Issue	Revised	Date	Drawn By	Checked By
S4	P01	14/06/2023	LJ	MK
FIRST ISSUE: Client Issue				
Revision				
BLAKE HOPKINSON ARCHITECTURE + DESIGN LIMITED NORTH SHIELDS, TYNE & WEAR - 0191 2510022 - www.bharchitecture.co.uk				
BHA Project No: RES1002				
Project Name: Parkstone House Type 3B5P - en-suite Sunderland Rd, Easington Adderstone Living				
Drawing Title: Proposed Building Plans				
Model File Name: RES903-BHA-V316-ZZ-M3-A-0001				
Drawn By:	Date Drawn:		Date Checked:	
LJ	03/04/2023		03/04/2023	
Checked By:	Status:		Revision:	
MK	S4		P01	
Scale at A1:	Origin:	Volume:	Level:	Type:
1 : 50	BHA	V316	ZZ	DR - A
File Name: RES1002 - BHA - V316 - ZZ - DR - A - 1501				
© Blake Hopkinson Architecture + Design Ltd				