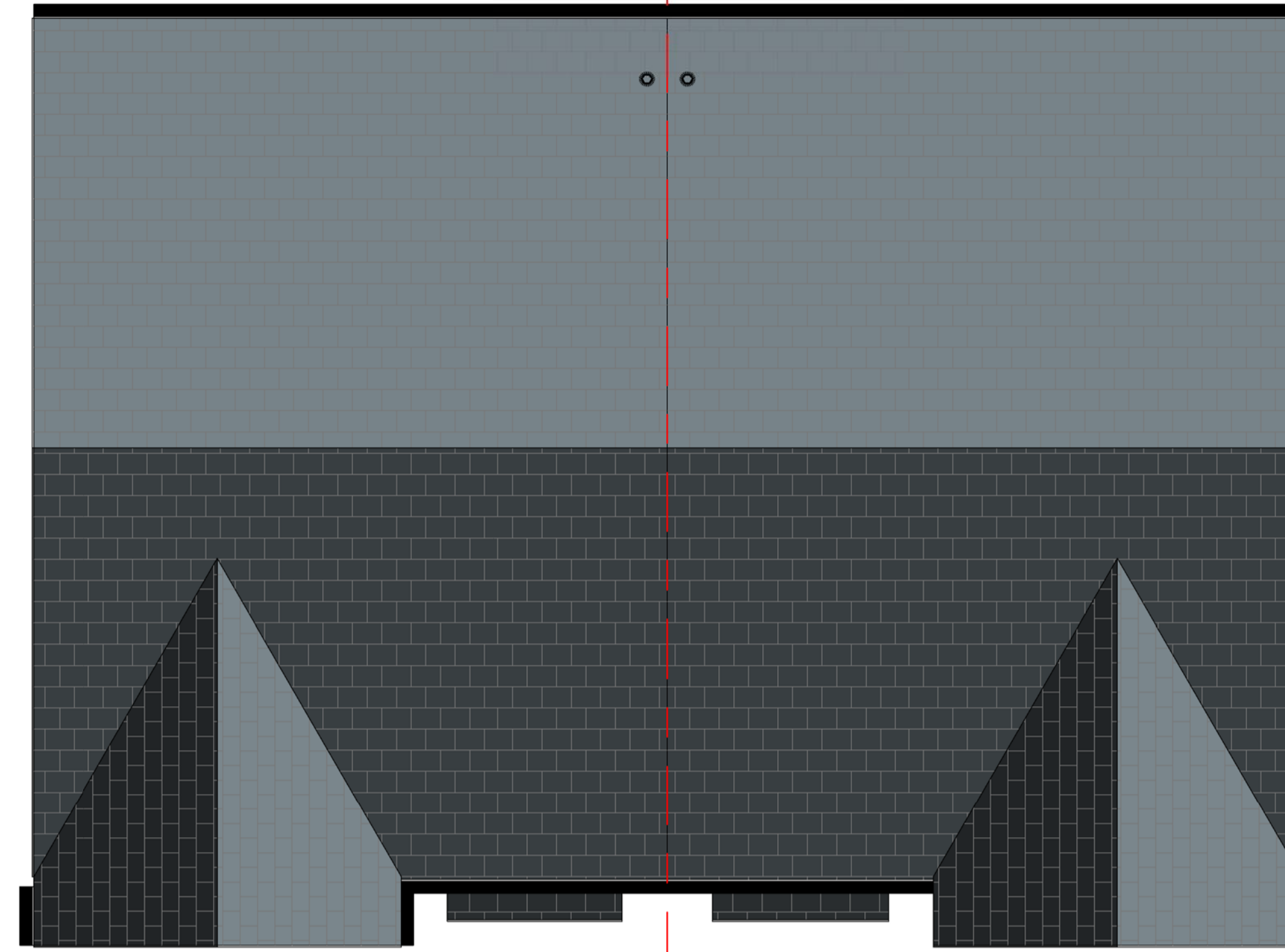
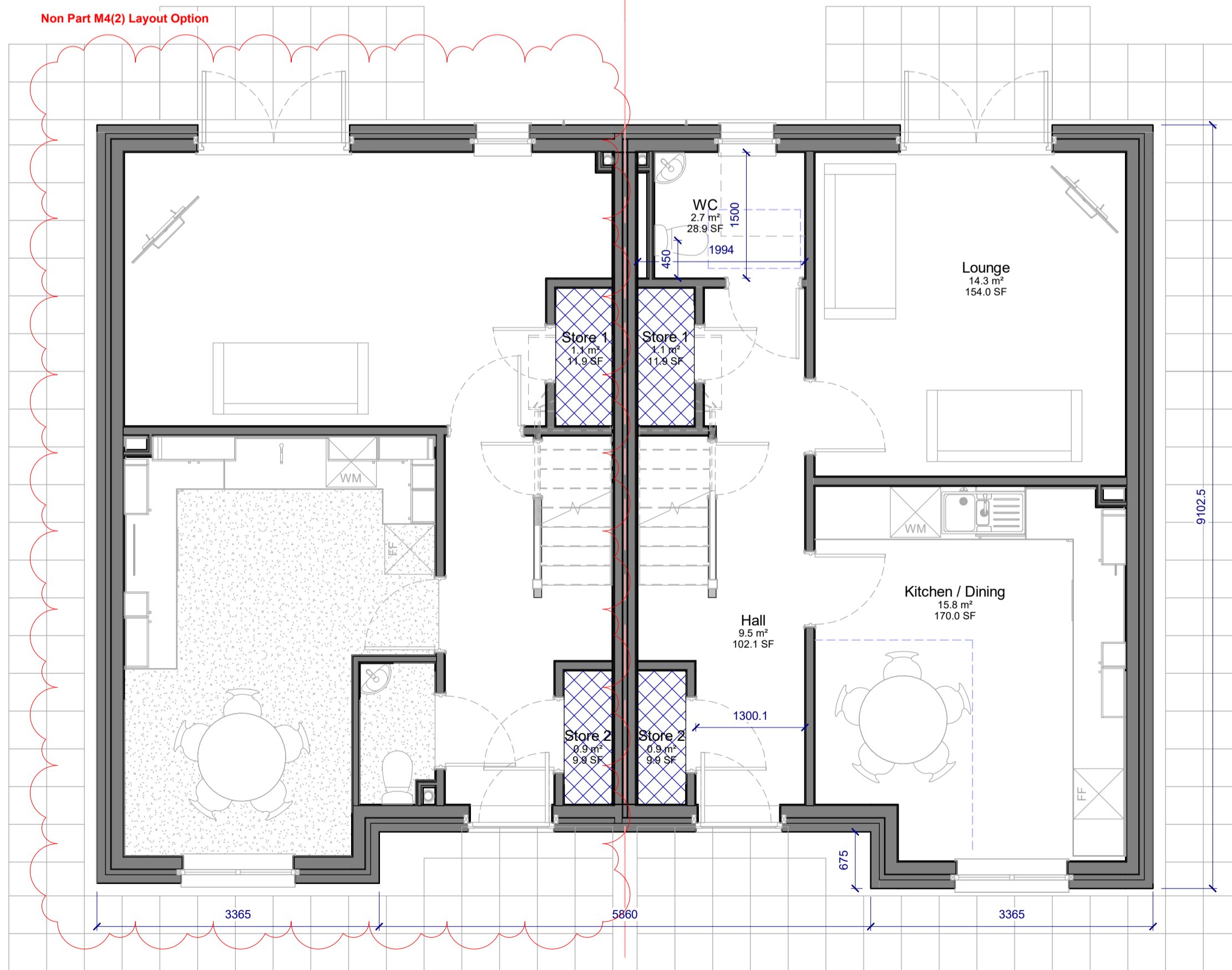


2 1501 - Level 1.0 UF GA Floor Plan
1 : 50



3 1501 - Roof GA Plan
1 : 50



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

Nationally Described Space Standards

GIFA Requirements:
3BSP House: 93m2
GIFA Provided: 94.13m2
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:
3BSP House - 2.5m2 storage
Storage Achieved:
1.140.9+0.7
Total = 2.7m2
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
Door to dawn timer or motion detector 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 nib 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 1.35m 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.	Y
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: YES.

NOTE: There is no M4(2) requirement in East Cowton, therefore ground floor configuration without the GF shower room could be used.

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

Issue	Revised	Date	Drawn By	Checked By
S4	P01	14/05/23	LJ	MK
FIRST ISSUE: Client Issue				
Revision				
		BLAKE HOPKINSON ARCHITECTURE + DESIGN LIMITED NORTH SHIELDS, TYNE + WEAR • 0191 2570022 • www.bharchitecture.co.uk		
BHA Project No: RES903				
Project Name: Lytham Semi-Detached Sunderland Road, Easington Adderstone Living				
Drawing Title: Proposed Building Plans				
Model File Name: RES903-BHA-V323-ZZ-M3-A-0001				
Drawn By: SE	Date Drawn: 18/11/22			
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