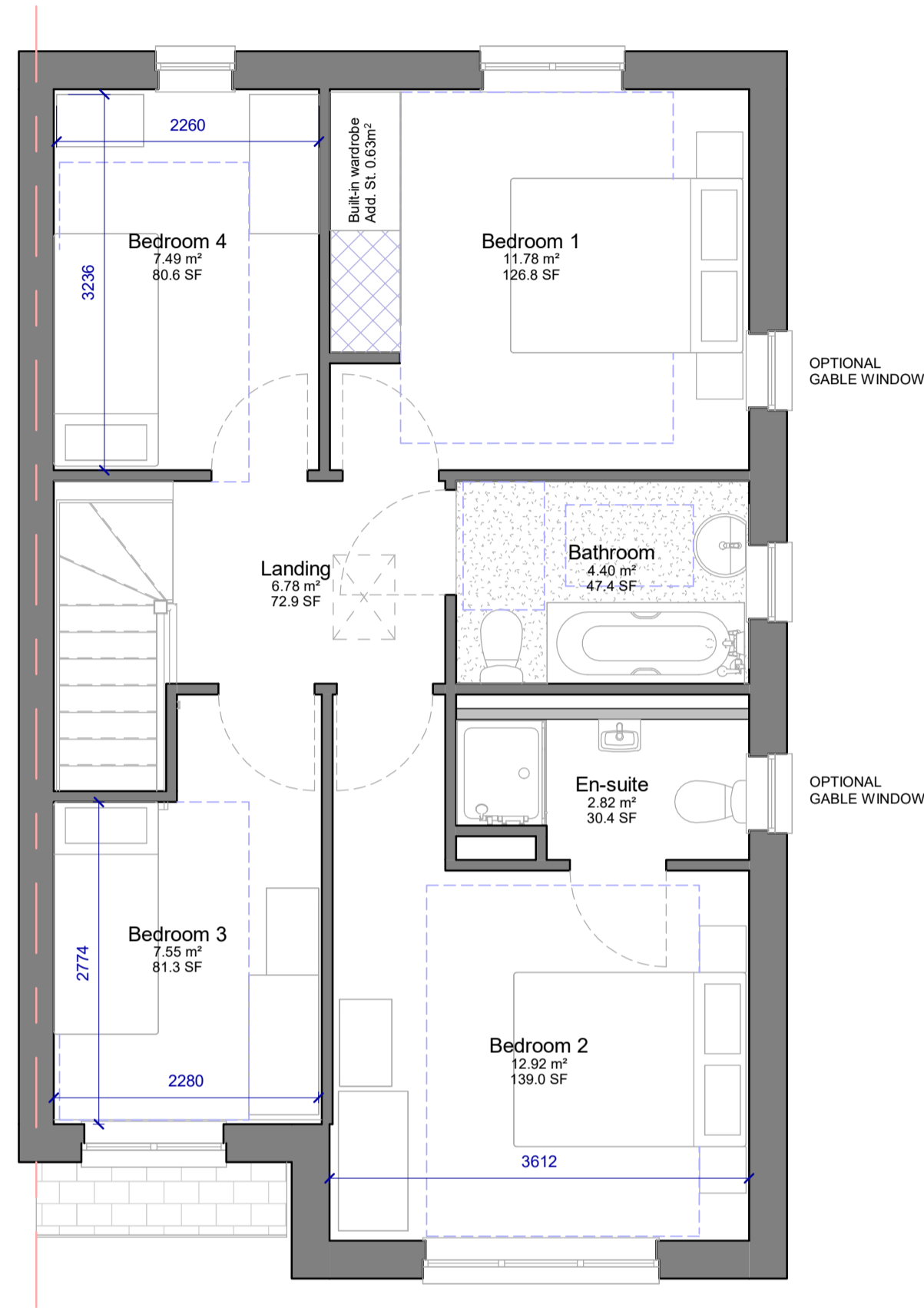
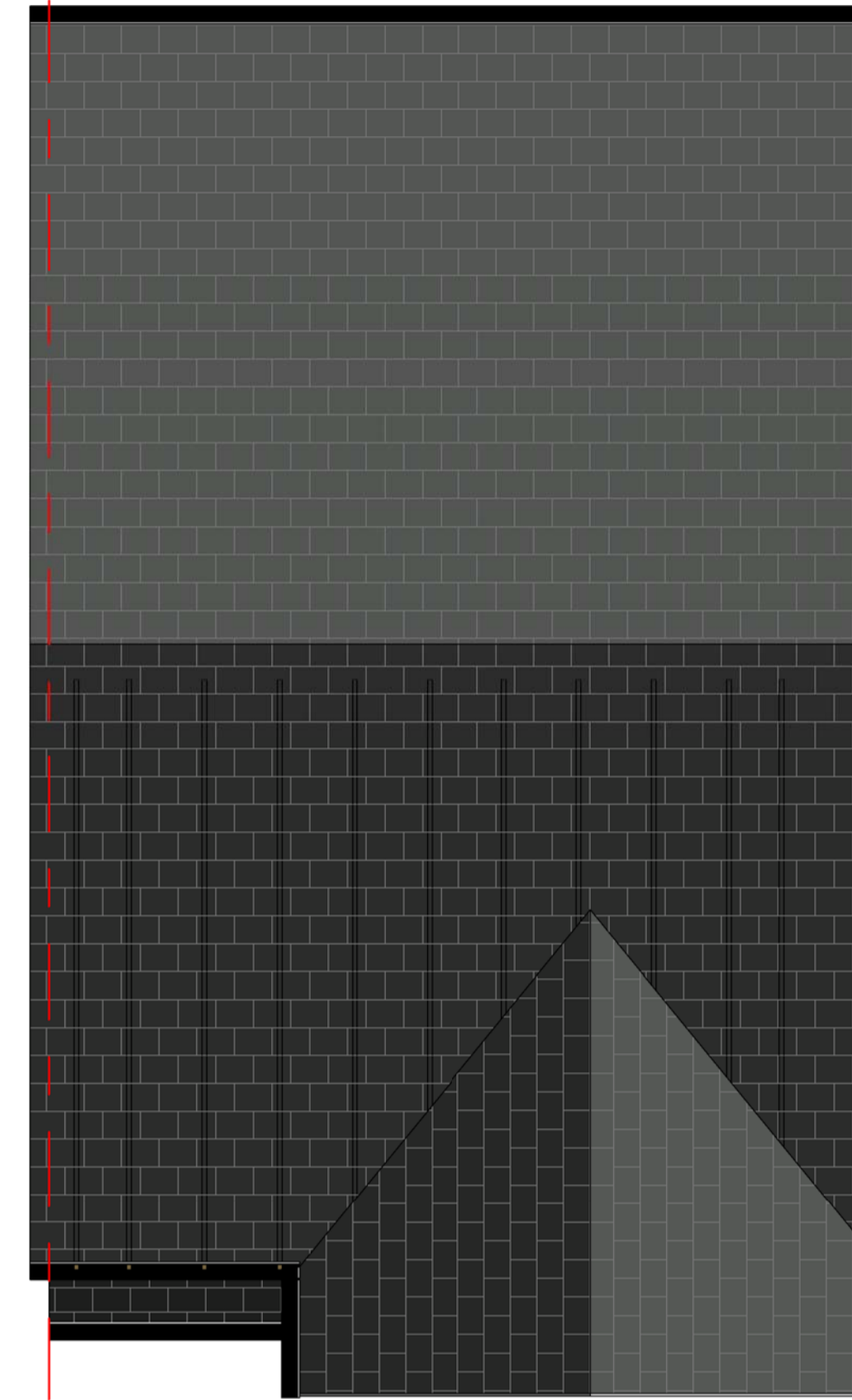


1 1501 - Level 0.0 GF GA Floor Plan
1 : 50



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



3 1501 - Roof GA Plan
1 : 50

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

Nationally Described Space Standards

GIFA Requirements:
4B6P House: 106m²
GIFA Provided: 106.68m²
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:
4B6P House - 3.0m² storage

Storage Achieved:
1.30+0.85+0.30+0.63
Total = 3.13m²

NDSS Compliant: YES

Changes made from Berwick House Type:

- En-suite added to Bedroom 2
- **Overall floor area increased from 106.68m² to 113.87m²**

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 1500mm 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/diner).	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 (1.8m x 1.25m bed).	Y
Single beds and bunks to have 750mm clear zone to one side of each bed (1.8m 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 above 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

Issue	Revision	Date	Drawn By	Checked By
S4	P01	03/04/23	LJ	MK

P01: FIRST ISSUE

BLAKE HOPKINSON BH+
architecture + design ltd

11 New Quay North Shields Tyne&Wear NE29 6LQ - 0191 2570022
ARCHITECTURE: www.blakehopkison.co.uk
INTERIOR DESIGN: www.blakehopkison.co.uk Company No. 9493963

BHA Project No:
RES1002

Project Name:
Birkdale House Type - 4B/6P with en-suite
Sunderland Rd, Easington
Adderstone Living

Drawing Title:
Proposed Building Plans

Model File Name: RES900-BHA-V411-ZZ-M3-A-0001	
Drawn By: LJ	Date Drawn: 03/04/2023
Checked By: MK	Date Checked: 03/04/2023
Scale at A1: 1 : 50	Status: Revision: S4 P01

File Name:
RES1002 - BHA - V413 - ZZ - DR - A - 1501
© Blake Hopkinson Architecture + Design Ltd