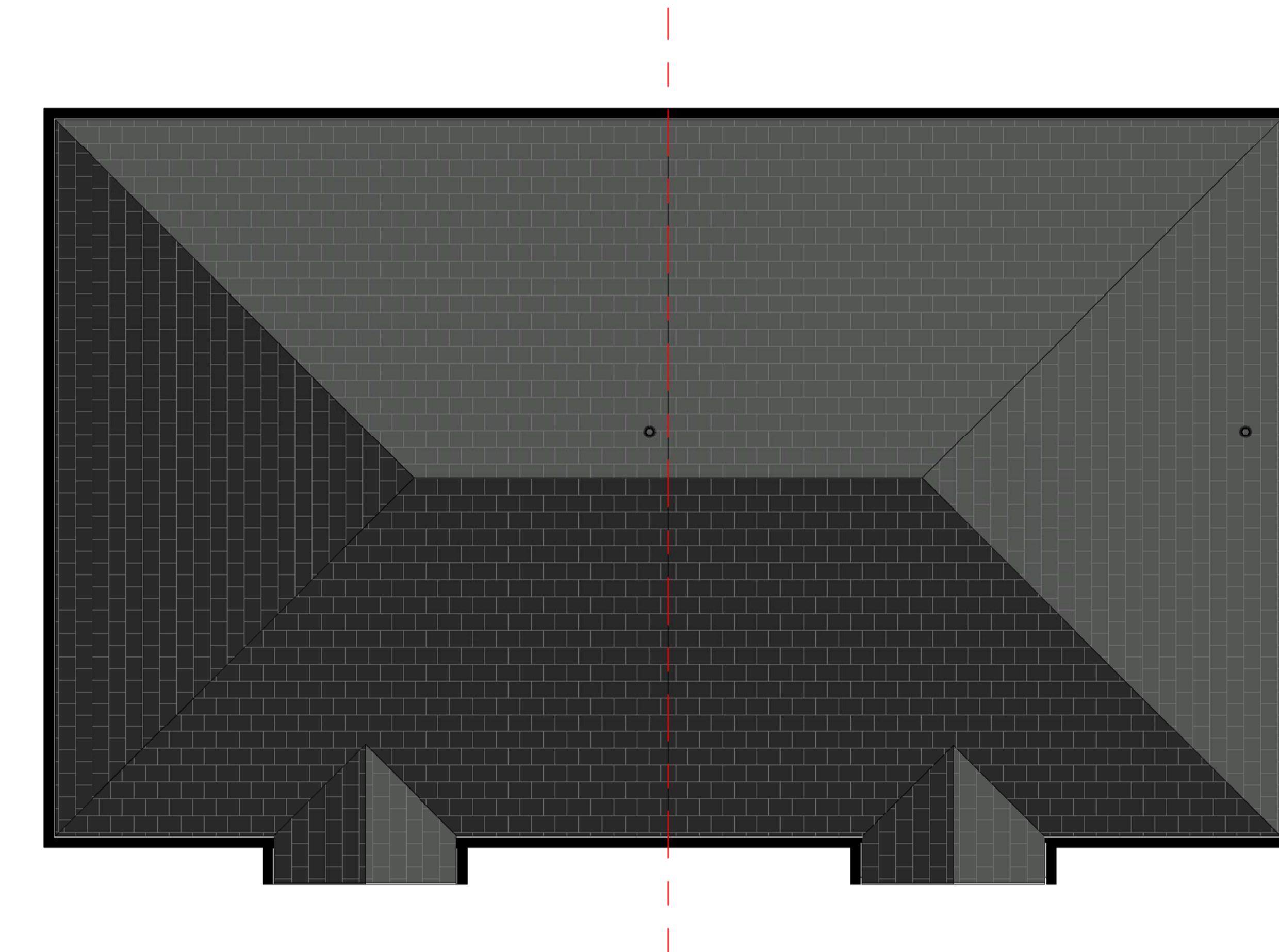


1 1501 - Level 0.0 GF GA Plan  
1 : 50



2 1501 - Roof GA Plan  
1 : 50

Nationally Described Space Standards	
GIFA Requirements:	2B3P Bungalow - 61m <sup>2</sup>
GIFA Provided:	61.88m <sup>2</sup>
COMPLIES	
Single Bedroom:	
Floor area of at least 7.5m <sup>2</sup>	Y
Minimum room width 2.15m wide	Y
COMPLIES	
Double Bedroom:	
Floor area of at least 11.5m <sup>2</sup>	Y
Minimum room width 2.75m wide	Y
COMPLIES	
Storage Requirements:	
2B3P Bungalow - 2.0m <sup>2</sup> storage	Y
Storage Achieved:	Y
1.07+0.30+0.63	Y
Total = 2.00m <sup>2</sup>	Y
NDSS Compliant:	YES
RES1002	

Changes made from Chilton Moor Sunningdale Bungalow:	
•	Bathroom enlarged to comply with M4(2)
•	Layout of St 1 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
M4(2) Compliant: YES	

Building Regulations Part M4(2) Accessible/Adaptable Dwellings Durham County Council Checklist	
Canopy at level entrance 900mm wide and 800mm deep.	Y
Step free to all rooms within entrance storey.	Y
900mm unobstructed corridor width.	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 width.	Y
Living area to be included on entrance storey (living room, dining room or kitchen/dining).	Y
Step free 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 (1.5m x 1.5m 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 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 1,000mm 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
RES1002	

S4	P01	Date: 14/06/23	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 LIMITED				
NORTH SHIELDS, TYNE + WEAR - 0191 257002 - 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		
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