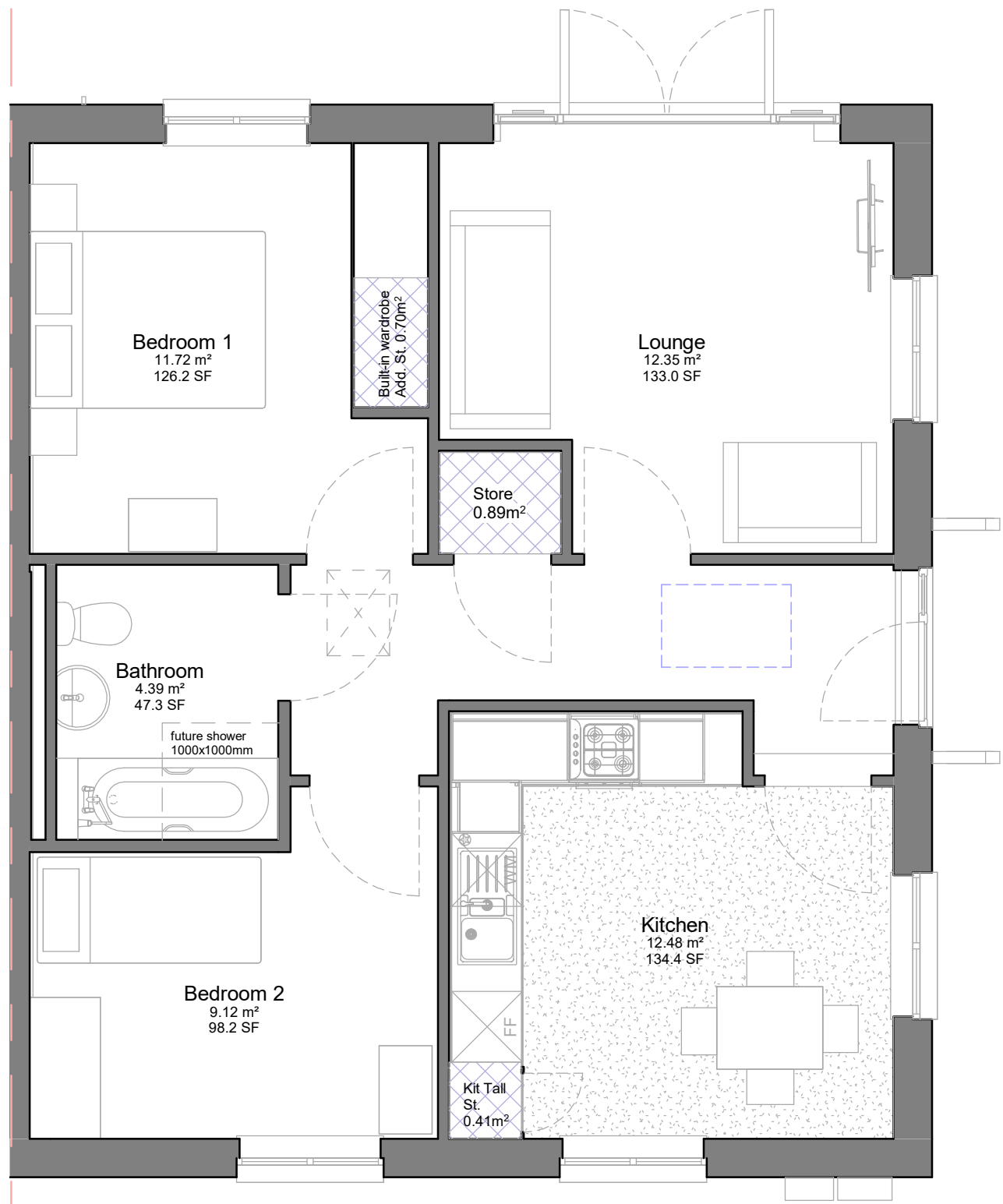
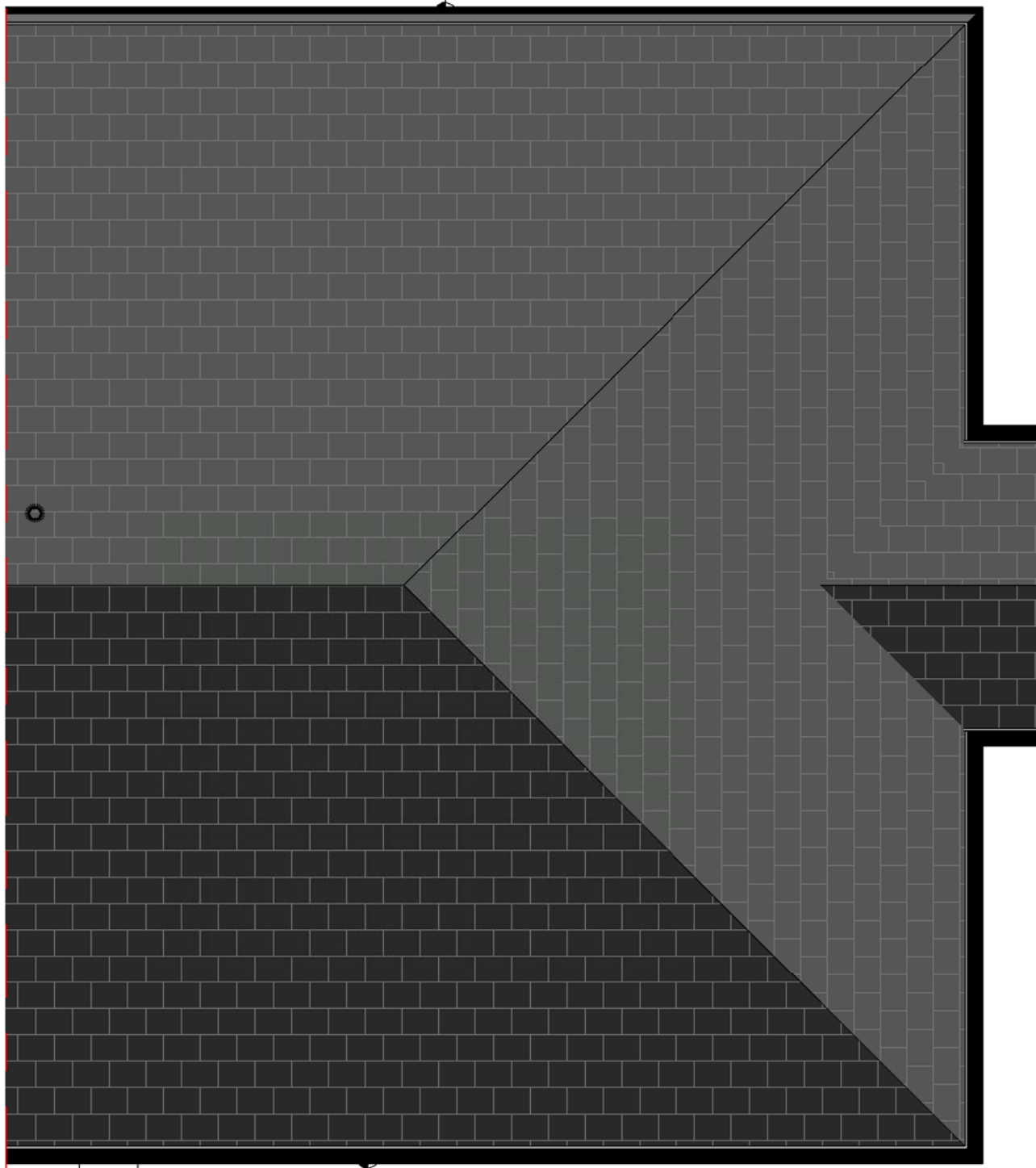




1 1501 - Level 0.0 GF GA Plan
1 : 50



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:
1.01+0.36+0.63
Total = 2.00m²

NDSS Compliant: YES

Changes made from RES900-V211 Sunningdale

- Amended to new corner turner unit.
- Storage moved to living room

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.

Date	Revision	Date	Drawn By	Checked By
S4	P01	14/06/23	LJ	SE

First issue for initial design team comments

Revision	
BLAKE HOPKINSON ARCHITECTURE + DESIGN BH ^a	
BLAKE HOPKINSON ARCHITECTURE + DESIGN LIMITED	
NORTH SHIELDS, TYNE + WEAR - 0191 2517002 - www.bharchitecture.co.uk	
BHA Project No: RES1002	
Project Name: Brookwood 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 - V212 - ZZ - DR - A - 1501	
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