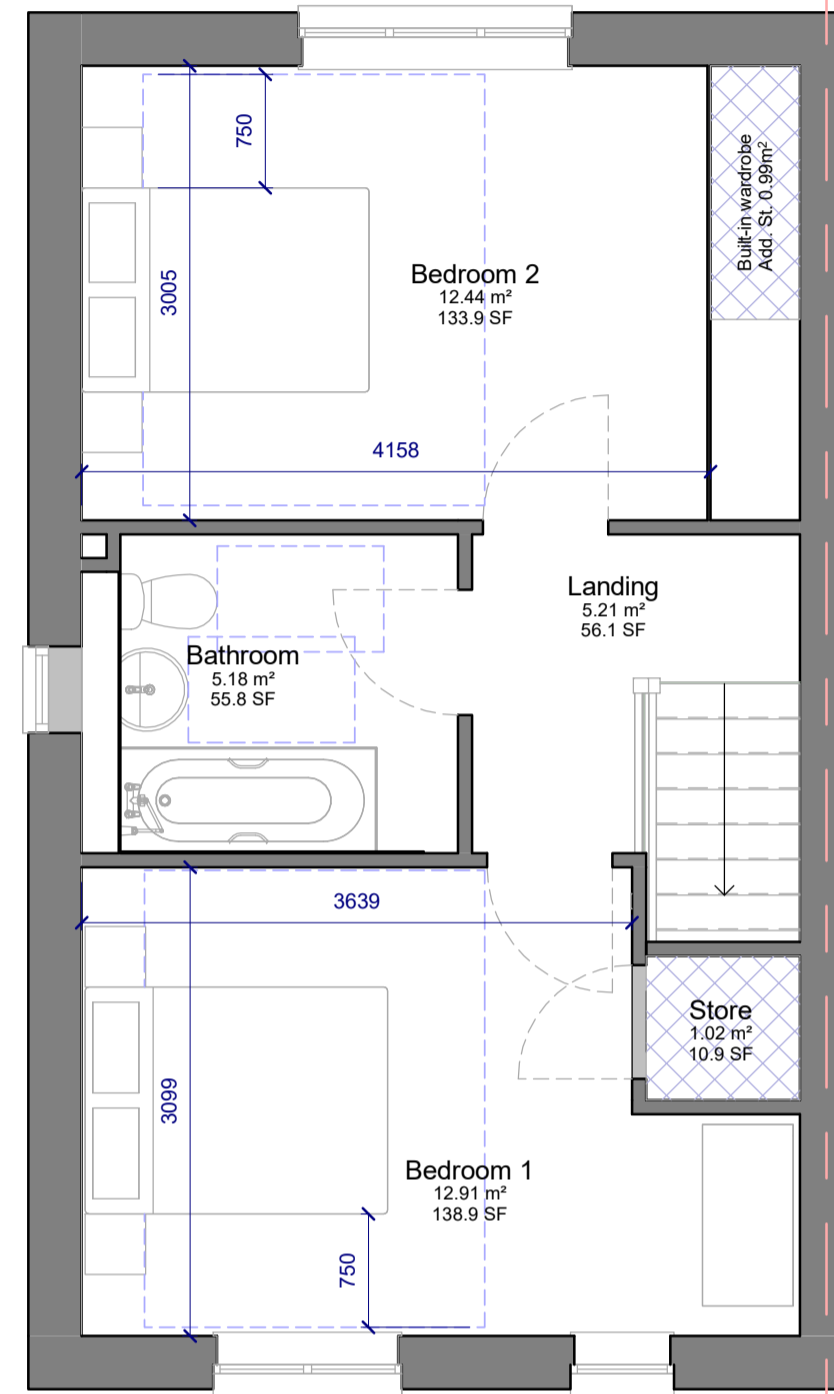
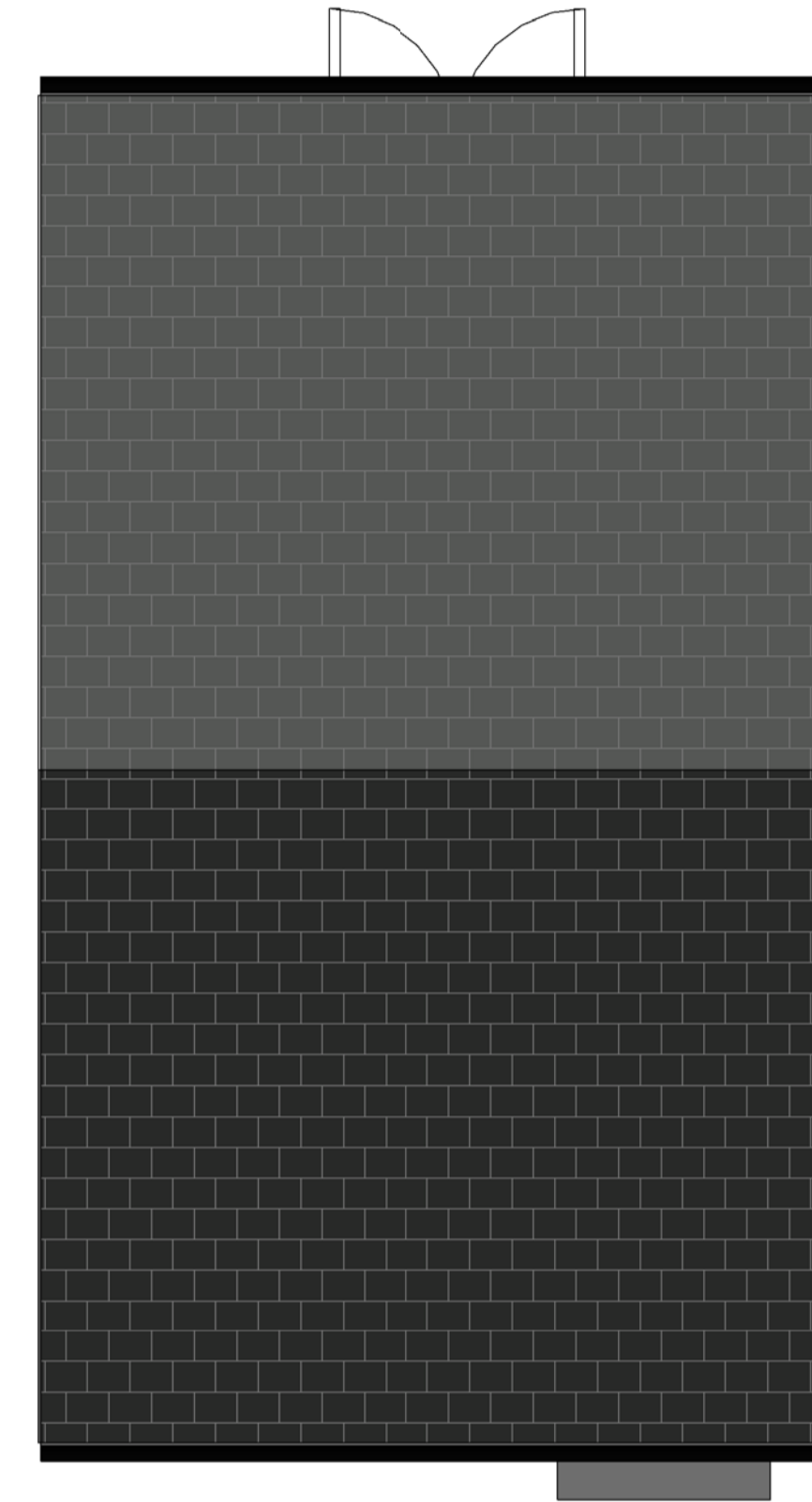


1 1501 - Level 0.0 GF GA Floor Plan
1 : 50



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



3 1501 - Roof GA Plan
1 : 50

This house type is an enlarged version of the Turnberry 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:
2B4P House: 79m²
GIFA Provided: 80.02m²
COMPLIES

Single Bedroom:
Floor area of at least 7.5m²
Minimum room width 2.15m wide
N/A

Double Bedroom:
Floor area of at least 11.5m²
Minimum room width 2.75m wide
COMPLIES

Storage Requirements:
2B4P House - 2.0m² storage
Storage Achieved:
1.02+0.99
Total = 2.01m²
NDSS Compliant: YES

Changes made from Shaftesbury Avenue Turnberry House type:

- Overall expansion to comply with NDSS area
- Addition of storage to Bedroom 2
- Lounge doors enlarged to comply with M4(2)
- Overall area increased from 70.56sqm to 80.01sqm

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 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).	Y

M4(2) Compliant: YES

Issue	Revision	Date	Drawn By	Checked By
S4	P03	13.09.22	LJ	SE
Name updated from Turnberry to Ashridge				
S4	P02	18.05.22	LJ	SE
M4(2) and NDSS compliance updates				
S4	P01	20.04.22	SE	DB
First issue for initial design team comments. Note: further design development yet to take place.				
Revision				
<p>BLAKE HOPKINSON BH+</p> <p>architecture + design ltd</p> <p>11 New Quay North Shields Tyne&Wear NE29 6LQ - 0191 2570022</p> <p>ARCHITECTURE: www.blakehopkinson.co.uk INTERIOR DESIGN: www.blakehopkinson.co.uk Company No. 9493963</p>				
BHA Project No: RES1002				
Project Name: Ashridge House Type - 2B/4P House Sunderland Road, Easington Adderstone Living				
Drawing Title: Proposed Building Plans				
Model File Name: RES900-BHA-V213-ZZ-M3-A-0001				
Drawn By: LJ		Date Drawn: 20/04/22		
Checked By: SE		Date Checked: 20/04/22		
Scale at A1: 1 : 50		Status: S4	Revision: P02	
File Name: RES1002 - BHA - V213 - ZZ - DR - A - 1501				
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