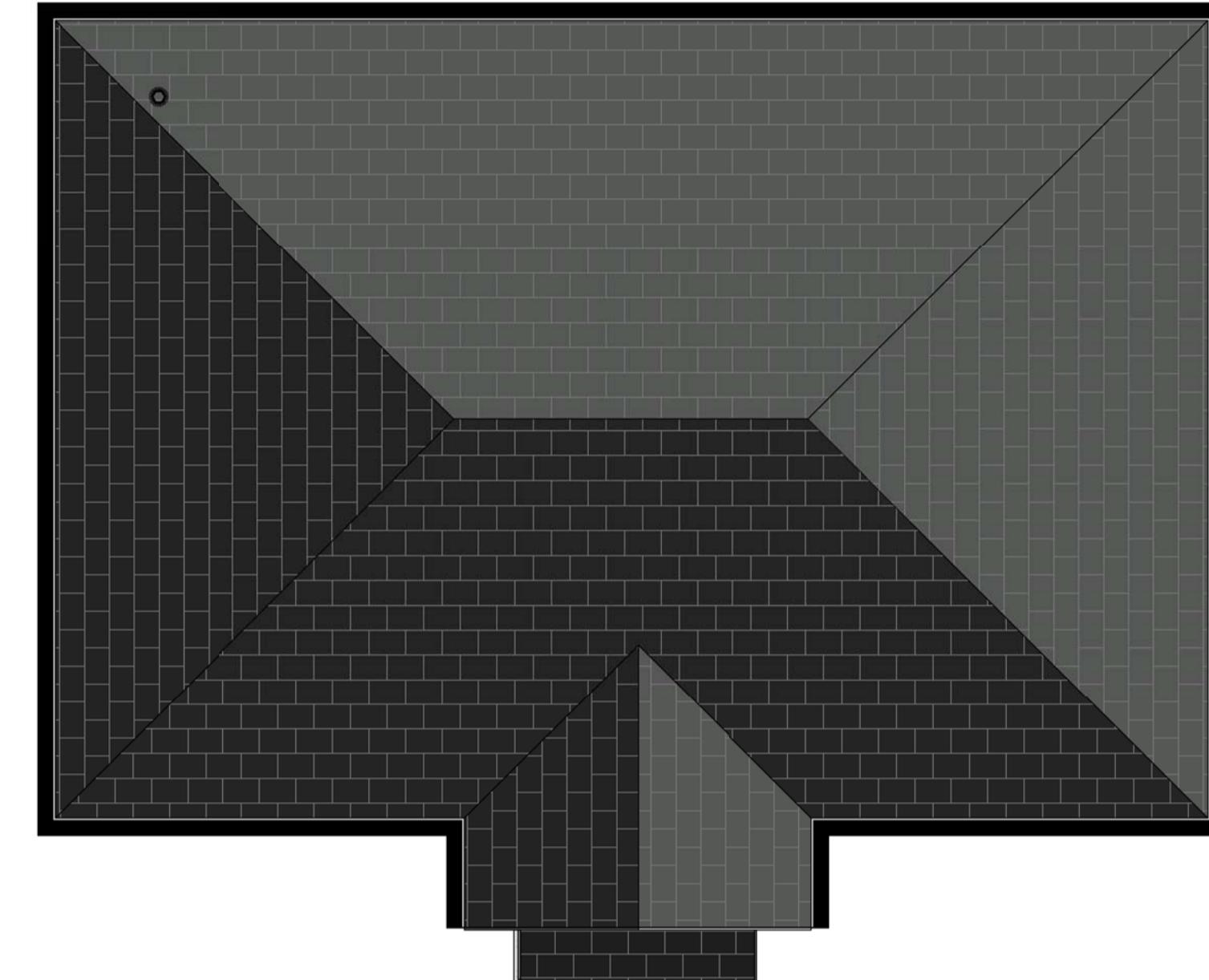
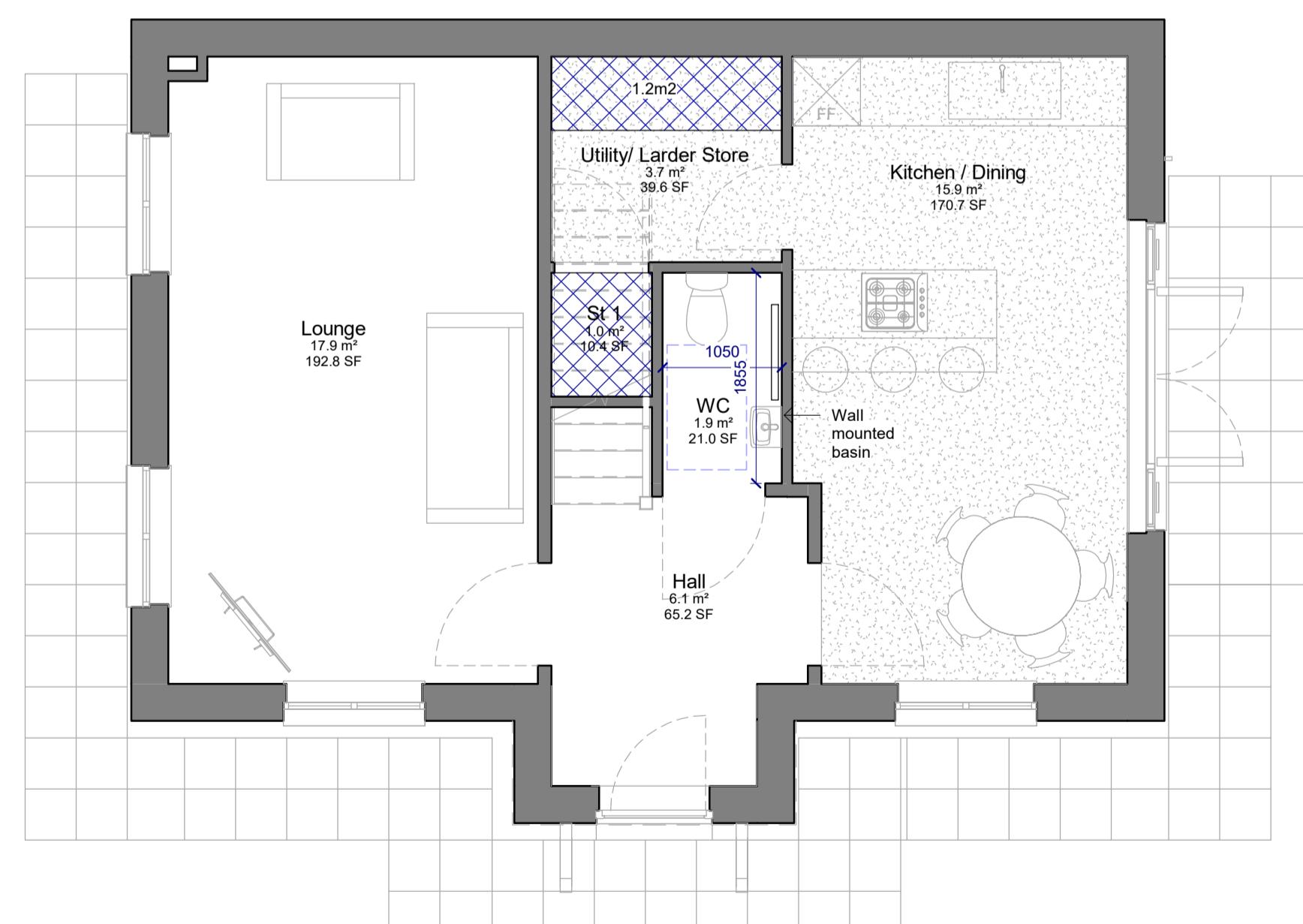


2 1501 - Level 1.0 UF GA Floor Plan
1 : 50



3 1501 - Roof GA Plan
1 : 50



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

Nationally Described Space Standards	
GIFA Requirements:	
3B5P House: 93m²	
GIFA Provided: 96.67m²	
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:	
3B5P House - 2.5m² storage	
Storage Achieved:	
Utility/Larder Store: 1.2m²+0.3m² St 1: 1.0m² Total = 2.5m²	
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
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 m6 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).	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 bedrooms to have 750mm clear zone to one side and foot of bed (1.9m x 3.50m 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.	N
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: NO	
NOTE: This house type does not need to be M4(2) to meet overall requirements however the GF can be reconfigured to enable M4(2) compliance by widening the GF WC to enable for a future shower installation.	

File Name: RES903-BHA-V316-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: S4	Revision: P01
File Name: RES1002 - BHA - V316 - ZZ - DR - A - 1501		
Project No: RES1002	Originator: S4	Volume: 1
Level: ZZ	Type: DR	Design Number: 1501
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