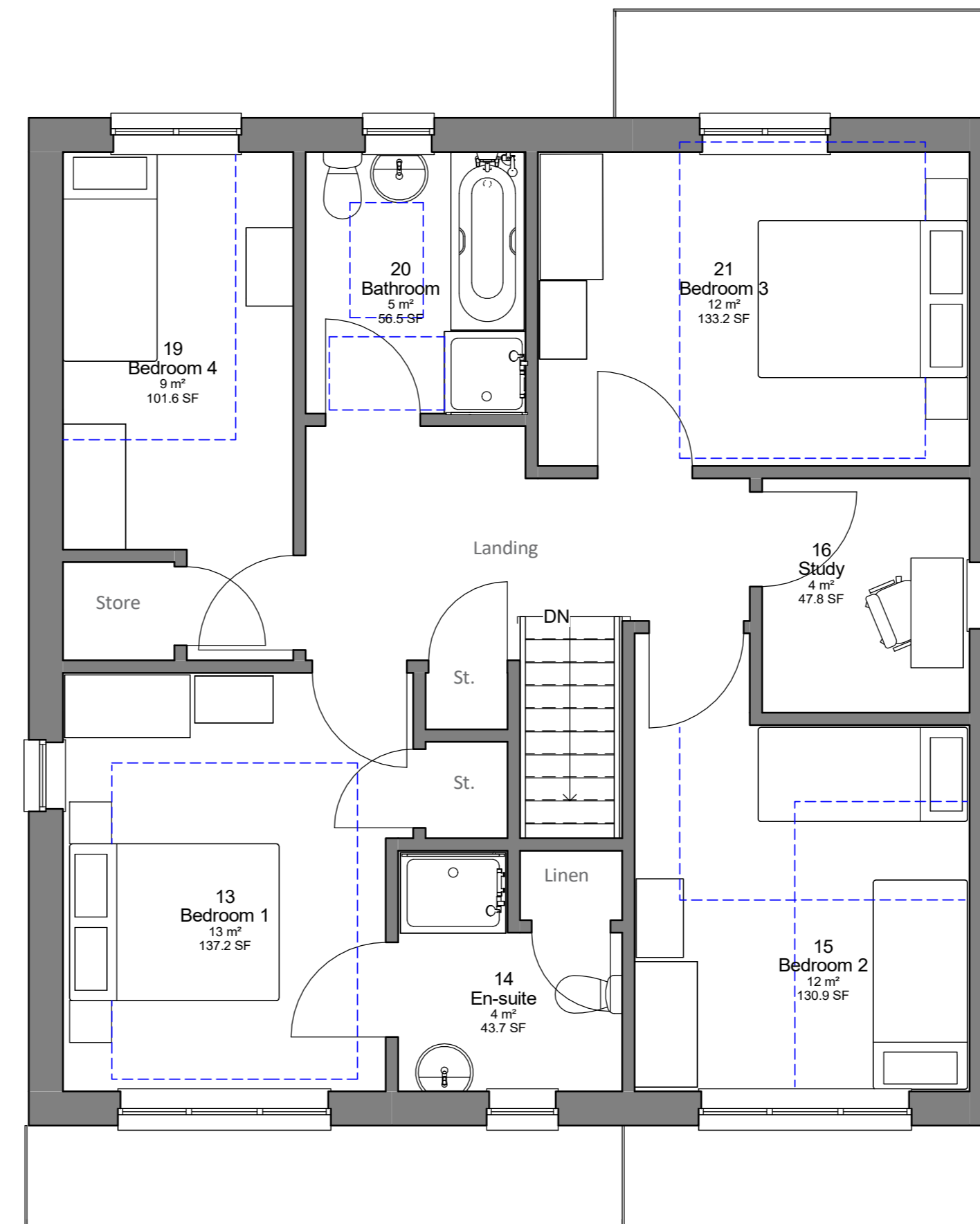


1 Level 0
1 : 50



2 Level 1
1 : 50

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 112.68m²**

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 (1.8m x 1.35m bed).	Y
Single beds and twins 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. 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

Drawn By:	Checked By:
MK	LJ

Revision

BLAKEHOPKINSON
architecture + design ltd **BH+**

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INTERIORS DESIGN: www.blakehopkinson.co.uk Co.No: 9493963

BHA Project No:
RES1002

Project Name:
**Beeford House Type 4B/7P
Sunderland Road, Easington
Adderstone Living**

Drawing Title:
Proposed Building Plans

Model File Name:	RES1002-BHA-V317-ZZ-M3-A-0001		
Drawn By:	MK	Date Drawn:	15/06/2023
Checked By:	LJ	Date Checked:	15/06/2023
Scale at A1:	1 : 50	Status:	S4
		Revision:	P01