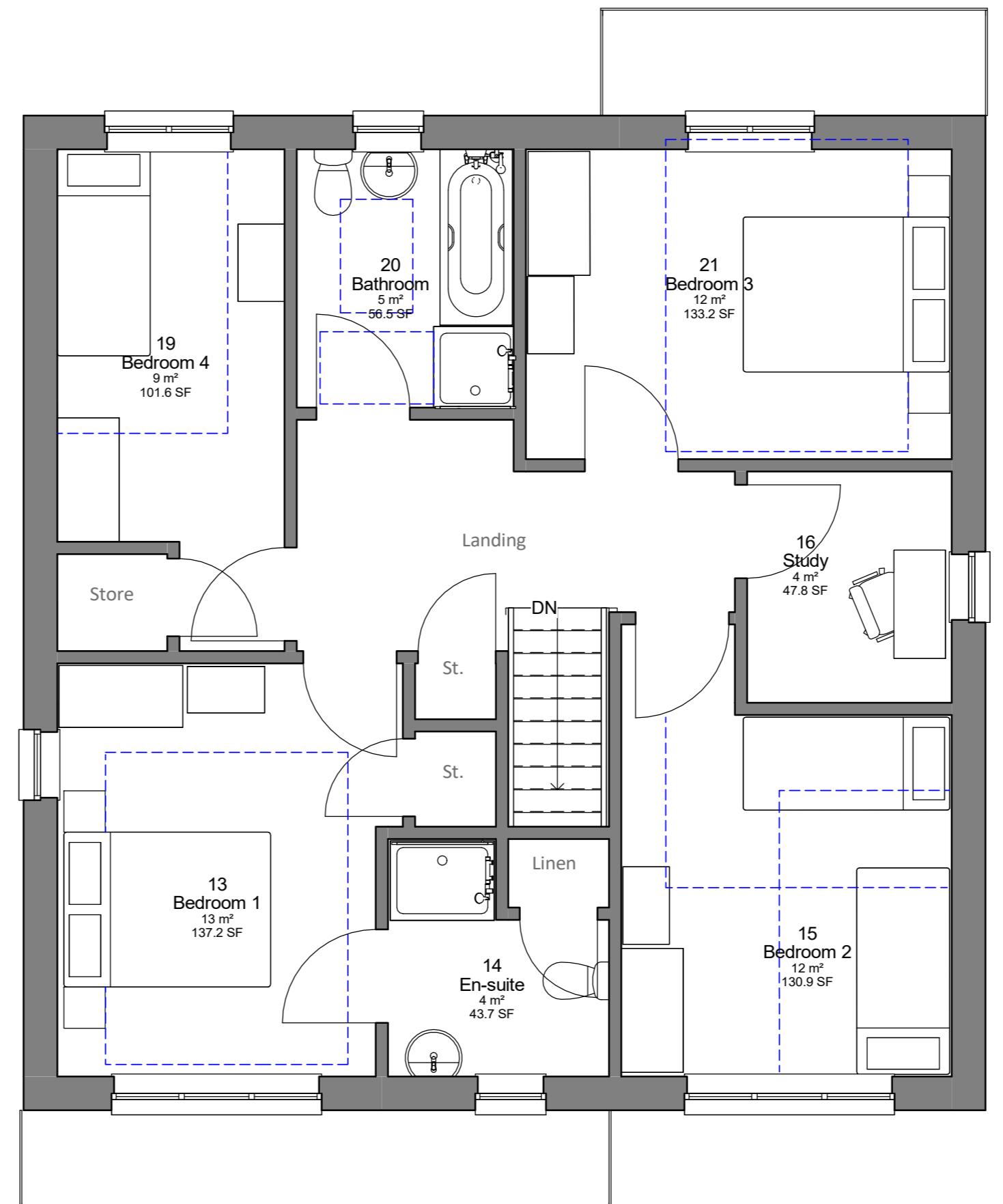


1 Level 0  
1 : 50



2 Level 1  
1 : 50

Nationally Described Space Standards	
GIFA Requirements:	
4BGP House: 106m <sup>2</sup>	
GIFA Provided: 106.68m <sup>2</sup>	
<b>COMPLETES</b>	
Single Bedroom:	
Floor area of at least 7.5m <sup>2</sup>	
Minimum room width 2.15m wide	
<b>COMPLETES</b>	
Double Bedroom:	
Floor area of at least 11.5m <sup>2</sup>	
Minimum room width 2.75m wide	
<b>COMPLETES</b>	
Storage Requirements:	
4BGP House - 3.0m <sup>2</sup> storage	
Storage Achieved:	
1.30+0.85+0.30+0.63	
<b>Total = 3.13m<sup>2</sup></b>	
<b>NDSS Compliant: YES</b>	

Changes made from Berwick House Type:	
<ul style="list-style-type: none"> <li>• En-suite added to Bedroom 2</li> <li>• Overall floor area increased from 106.68m<sup>2</sup> to 112.68m<sup>2</sup></li> </ul>	

**M4(2) 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 door width 850mm clear width. Y  
If a porch is included it must allow 1,500mm between the two door swings. N/A

Minimum nb 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/diner). Y

850mm maximum glazing of principal window in living room. Y

Minimum nb 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/diner). Y

1200mm minimum clear space in front of kitchen units and appliances. Y

850mm maximum glazing of principal window in living room. Y

Minimum nb 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/diner). Y

1200mm minimum clear space in front of kitchen units and appliances. Y

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S4 P01  
First draft issue for review

Revision

**BLAKE HOPKINSON**  
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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: Status: S4 Revision: P01

File Name: Project No: Origin: Value: Level: Type: Discipline: Number:

RES1002 - BHA - V317 - ZZ - DR - A - 1501

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