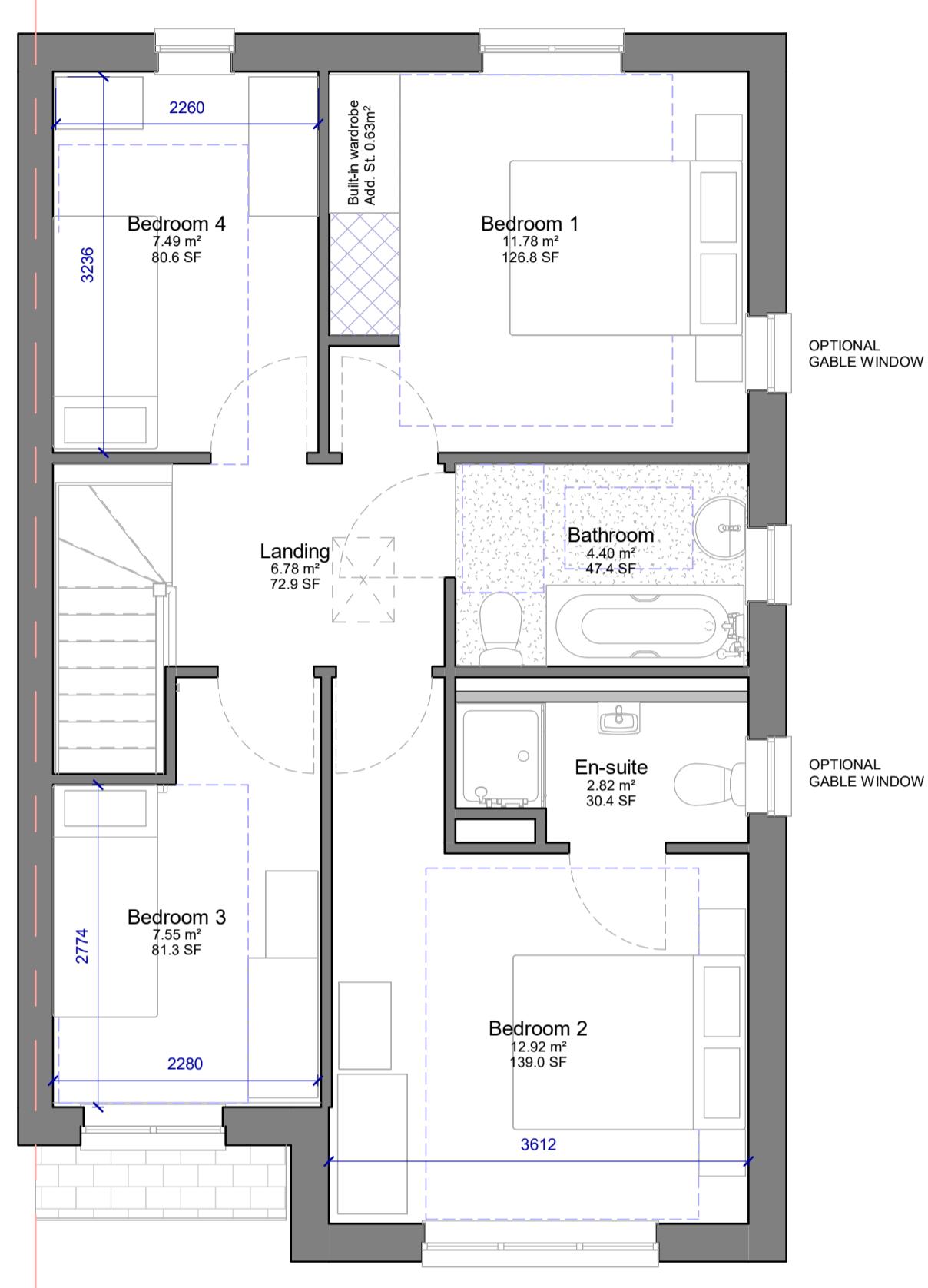
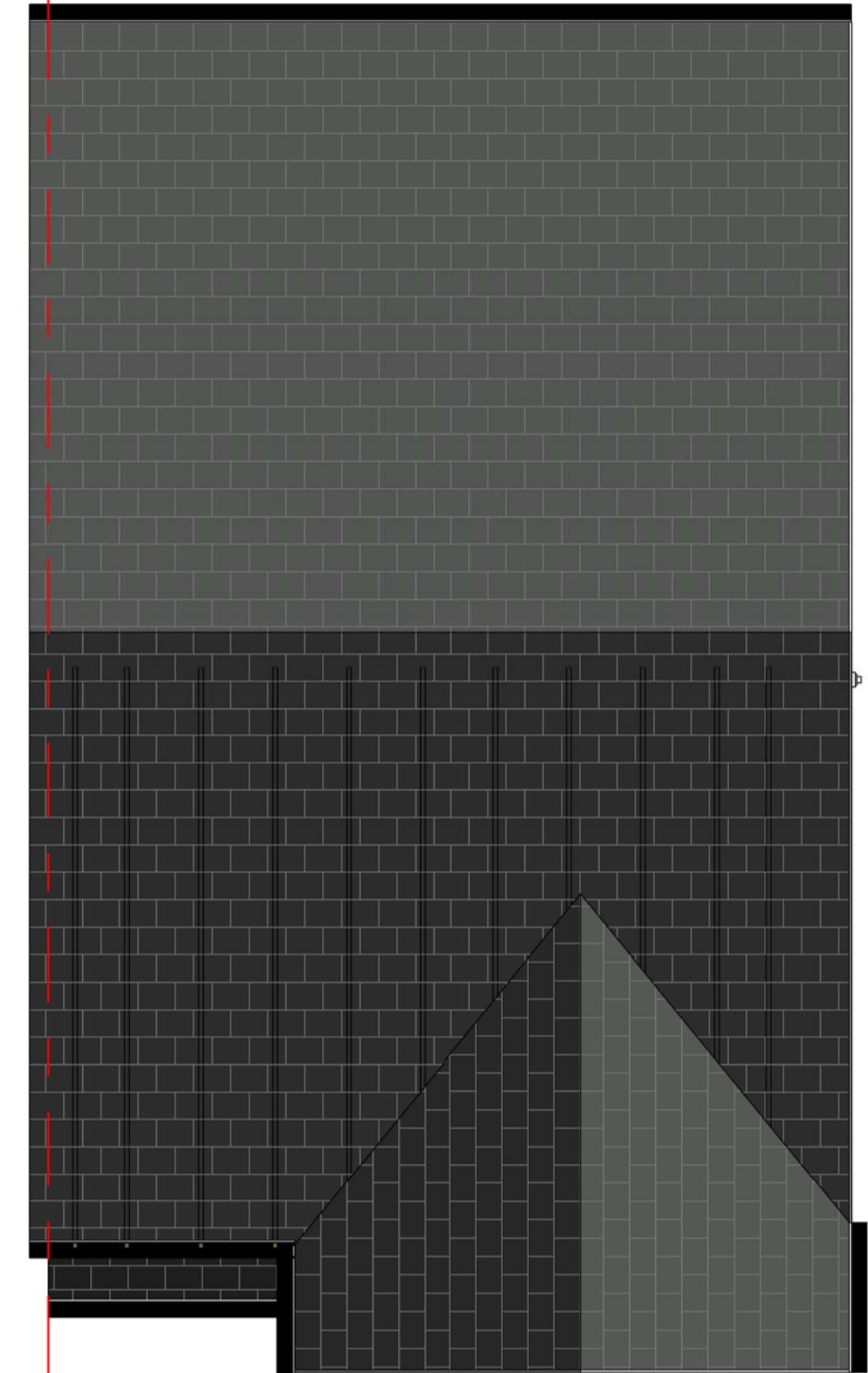


1 1501 - Level 0.0 GF GA Floor Plan  
1 : 50



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



3 1501 - Roof GA Plan  
1 : 50

This house type is an enlarged version of the Beverley 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:	
4B6P House: 106m <sup>2</sup>	COMPLETES
GIFA Provided: 106.68m <sup>2</sup>	
Single Bedroom:	
Floor area of at least 7.5m <sup>2</sup>	
Minimum room width 2.15m wide	
COMPLETES	
Double Bedroom:	
Floor area of at least 11.5m <sup>2</sup>	
Minimum room width 2.75m wide	
COMPLETES	
Storage Requirements:	
4B6P House - 3.0m <sup>2</sup> storage	
Storage Achieved:	
1.30+0.85+0.30+0.63	
Total = 3.13m <sup>2</sup>	
NDSS Compliant: YES	

Changes made from Berwick House Type:	
• Ensuite added to Bedroom 2	
• Overall floor area increased from 106.68m <sup>2</sup> to 113.87m <sup>2</sup>	

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 doors minimum 850mm clear opening.	Y
If a porch is included it must allow 1500mm between the two door swings.	N/A
Minimum 900mm 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 bedrooms 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 1.350m bed).	Y
Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.90m 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 1500mm.	N/A
For 3 bedroom and above houses, WC within entrance storey capable of taking a future level access shower, 1450mm x 1800mm room size.	Y
WC doors to open outwards.	Y
Every dwelling to have a bathroom including WC, basin and bath on the same level as the double bedrooms.	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	

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Date Drawn: 03/04/2023	Drawn By: LJ
Checked By: MK	
Scale at A1: 1 : 50	Status: P01
File Name: RES1002 - BHA - V413 - ZZ - DR - A - 1501	Revision: S4
Project No: 11 New Quay - North Shields Tyne & Wear NE29 GLO - 0191 2570022	Date: 03/04/2023
Architect: www.blakehopkinson.co.uk	Drawn By: LJ
Interior Design: www.blakehopkinson.co.uk	Date Drawn: 03/04/2023
BHA Project No: RES1002	Checked By: MK
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Model File Name: RES900-BHA-V411-ZZ-M3-A-0001	Date Drawn: 03/04/2023
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