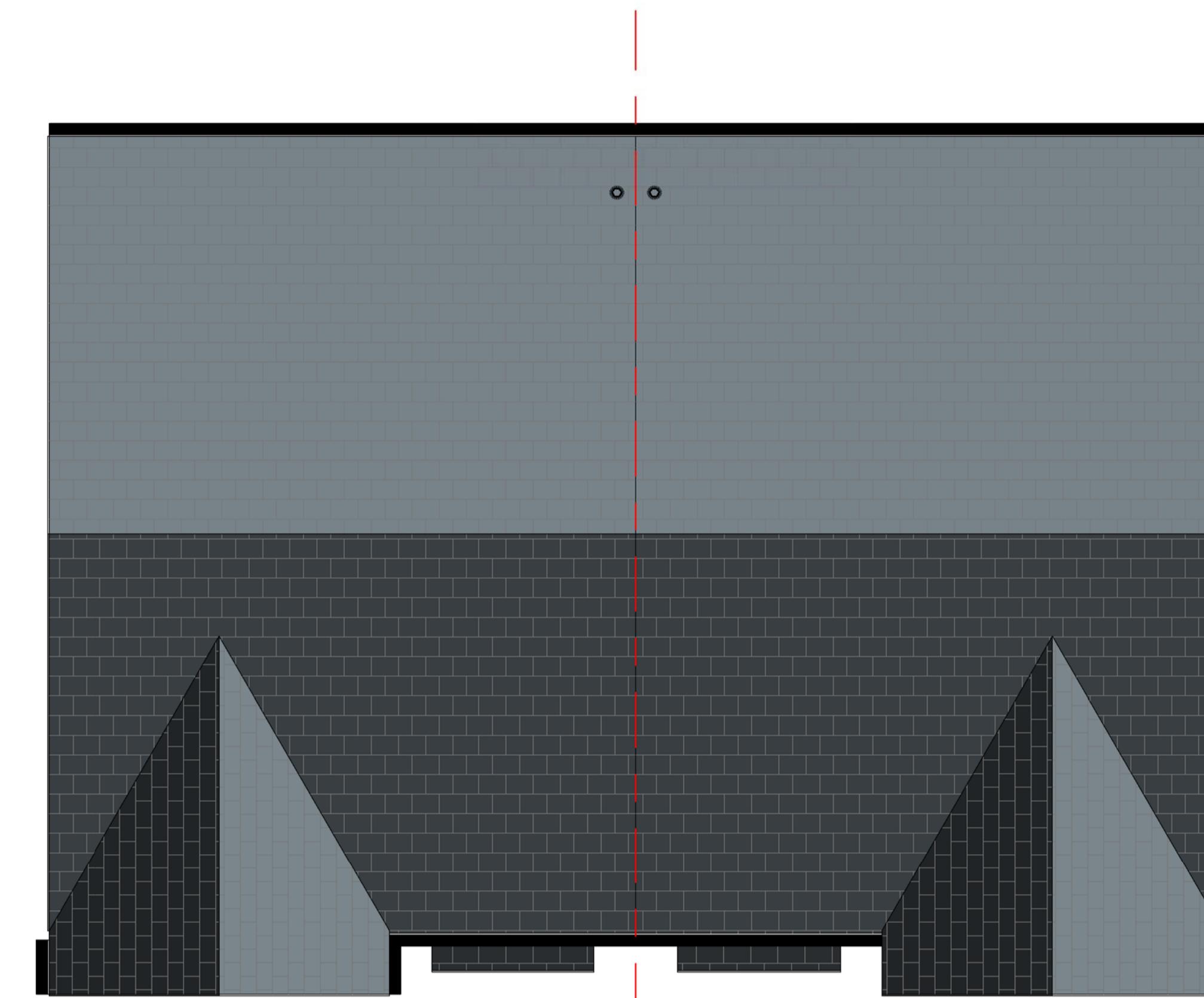
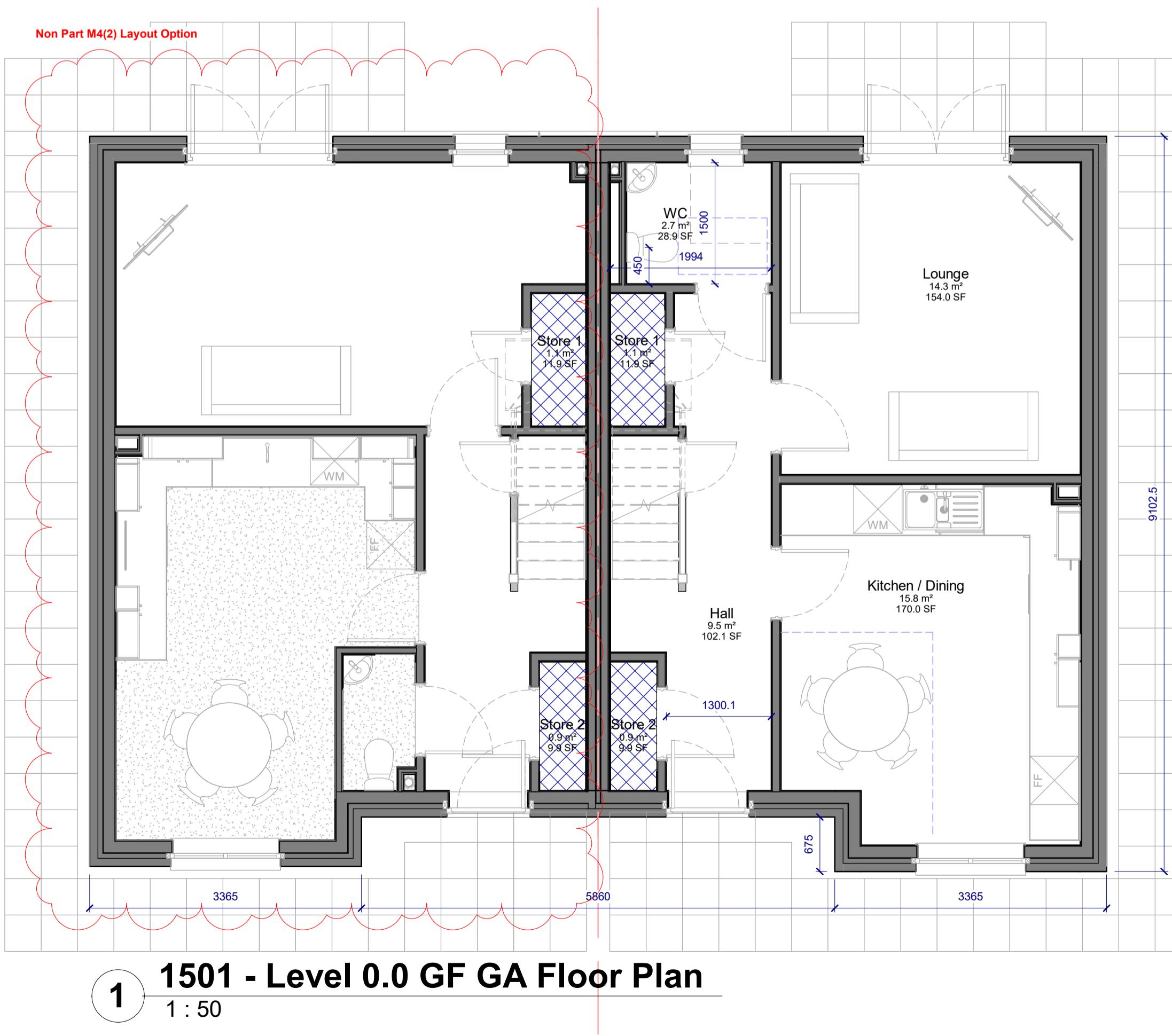


2 1501 - Level 1.0 UF GA Floor Plan
1 : 50



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	Y
GIFA Provided: 94.13m²	Y
COMPLIES	
Single Bedroom:	N/A
Floor area of at least 7.5m²	Y
Minimum room width 2.15m wide	Y
COMPLIES	
Double Bedroom:	Y
Floor area of at least 11.5m²	Y
Minimum room width 2.75m wide	Y
COMPLIES	
Storage Requirements:	Y
3B5P House - 2.5m² storage	Y
Storage Achieved:	Y
1.1+0.9+0.7	Y
Total = 2.7m²	Y
NDSS Compliant: YES	

Building Regulations Part M4(2) Accessible/Adaptable Dwellings Durham County Council Checklist	
Carry at level entrance 900mm wide and 800mm 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
800mm minimum clear width.	Y
Living area to be included on entrance storey (living room, dining room or kitchen/dining).	Y
Step free to 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 1.9m 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 bedrooms, WC within entrance storey 1600mm x 800mm minimum x 1.800mm.	N/A
For 3 bedrooms and house, WC within entrance storey capable of taking a future level access shower, 1450mm 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
1.10m minimum 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	
NOTE: There is no M4(2) requirement in East Cowton, therefore ground floor configuration without the GF shower room could be used.	

File Name: RES903-BHA-V323-ZZ-M3-A-0001	Drawn By: SE	Date Drawn: 18/11/22
Checked By: DB/LJ	Date Checked: 18/11/22	Scale at A1: 1 : 50
Project Name: Lytham Semi-Detached	Status: P01	Revision: 001
Sunderland Road, Easington		
Adderstone Living		
Drawing Title: Proposed Building Plans		
Model File Name: RES903-BHA-V323-ZZ-DR-A-1501		
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