

401 PL2 14
2 Delamere Avenue, Whitefield, M45 7WJ

Summary of compliance with UK Nationally Described Space Standards
14/10/25

Introduction

The proposed new build three bedroom house at 2 Delamere Ave, Whitefield, M45 7WJ complies with:

- The UK's Nationally Described Space Standards (NDSS) – Technical Requirements section 4 table 1 (Sept 2014)
- Part M4 (2) of the UK Building Regulations

The proposed house design complies with the NDSS requirements as follows:

- a. The 3 Bedroom house (6 person bedspaces) exceeds 102m² on two storeys and will have in excess of 2.5m² built in storage. (total floor area 244m²)
- b. There is at least one double bedroom. (all three rooms can be double/twin rooms)
- c. Each bedroom is at least 7.5m² and at least 2.15m wide for compliance as a single room.
- d. Each bedroom is at least 11.5m² for compliance as a double/twin room.
- e. Each bedroom is at least 2.75m wide for compliance as a double/twin room.
- f. Any area with a headroom of less than 1.5m is not counted in the GIA.
- g. Other areas used solely for storage with headroom below 1.5m are not counted within the GIA.
- h. The minimum floor to ceiling height of the main living space is 2.5m for at least 75% of the GIA.

The proposed house design complies with Part M4 of the Building Regulations as follows:

Part M4(2) sets out the accessibility and adaptability requirements for new homes in England, ensuring that residences are suitable for a wide range of people, including those with reduced mobility and some wheelchair users. The standard mandates step-free access to the entrance level, wider doorways and corridors, and a living area on the entrance floor. Its features are intended to make homes easier to adapt in the future

Step-Free Access

A clear, step-free route will be provided to all rooms and facilities on the entrance level via side and rear entrances. This ensures easy movement throughout the entrance storey for individuals with mobility challenges.

Living Area on Entrance Level

The entrance storey includes a living area, such as a living room, dining room, or kitchen/dining room. This guarantees that essential living spaces are accessible without the need to use stairs.

Wider Doorways and Corridors

Corridors will have a minimum clear width of 900mm to facilitate easy movement.

External doors will provide a clear opening of at least 850mm.

Principal doors will feature a 300mm nib on the leading edge, enabling users to reach and operate the door handle comfortably.

Adaptable Sanitary Provisions

A WC will be provided on the entrance level, and it should be capable of accommodating a future level access shower.

Bathrooms will offer clear access zones in front of the WC, basin, and alongside the bath, supporting future adaptations if needed.

Staircases

The staircase will have a minimum clear width of 850mm. It will also allow for the future installation of a stairlift, facilitating accessibility for residents with mobility needs.

Kitchens

A clear space of at least 1200mm will be provided in front of kitchen units and appliances. This allows for ease of movement and accessibility when using kitchen facilities.

Windows

Clear access routes will be provided to windows.

The principal window in the living area will have a maximum height of 850mm from the floor, ensuring it can be easily reached and operated.

Bedrooms

Specific clear zone requirements will be met around beds within bedrooms. These standards ensure that bedrooms can be accessed comfortably and adapted for different users as necessary.