

**TEMPLATE**  
**DBC local validation list requirement:**  
**Residential Space Standards Statement: NDSS and M4(2) or(3)**

Site Name/Address					Proposal Description							
Bean Cottage Shellbank Lane Bean DA2 8AX					Demolition of existing detached dwelling and outbuildings and erection of a replacement detached dwelling and associated works.							
Plot/ unit no.	Dwellin g type E.g. Flat, house	Number of bedrooms	Number of bed spaces (persons)eg 2p	Number of storeys within unit	Bedroom Size(s): (List eachroom)	Unit Size (gross internal floor area):	Built in Storage area:	Compliance with NDSS		Building Reg. Part M4(2) tick if compliant	Building Reg. Part M4(3) Tick if compliant	Explanationfor non- compliancewith M4(2) or (3)
N/A	HOUSE	7	14	3 (including enclosed basement)	Master bedroom 1	887m <sup>2</sup>	41.8m <sup>2</sup>	YES		YES		The dwelling is bespoke and designed to meet the applicant's specific requirements and not designed as a wheelchair user dwelling.  However, it has ramped access to the main entrance door and level access through each floor all of which are accessible by a lift.  Level access from within the ground floor is available to external terraced areas.
					26 m <sup>2</sup>							
					11m <sup>2</sup> Storage							
					Master bedroom 2							
					30 m <sup>2</sup>							
					10m <sup>2</sup> Storage							
					Bedroom 1							
					18.2 m <sup>2</sup>							
					5.6m <sup>2</sup> Storage							
					Bedroom 2							
					18.2 m <sup>2</sup>							
					5.6m <sup>2</sup> Storage							
					Bedroom 3							
15.3 m <sup>2</sup>												
0m <sup>2</sup> Storage												
Guest Bedroom 1												
13.4 m <sup>2</sup>												
1.32m <sup>2</sup> Storage												
Guest Bedroom 2												
16.1m <sup>2</sup>												
1.5m <sup>2</sup> Storage												

All measurements to be in m<sup>2</sup>.