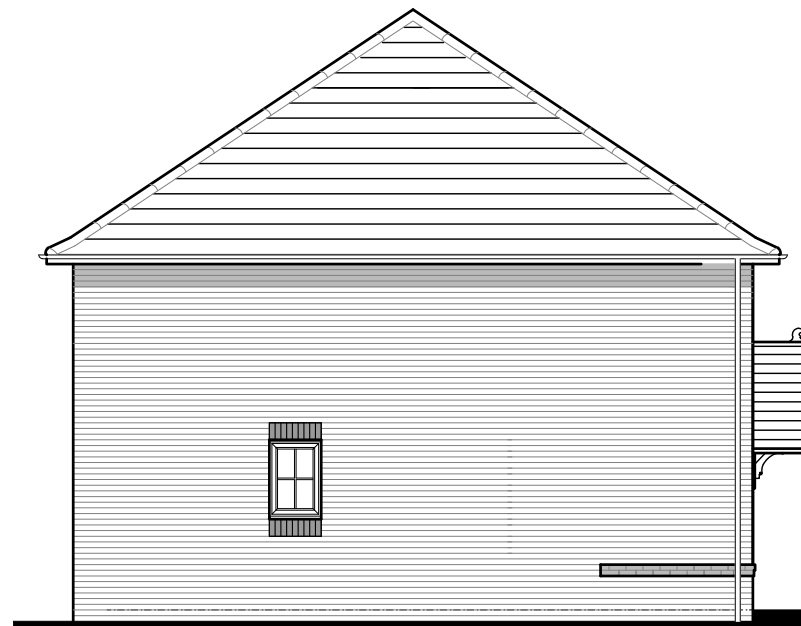


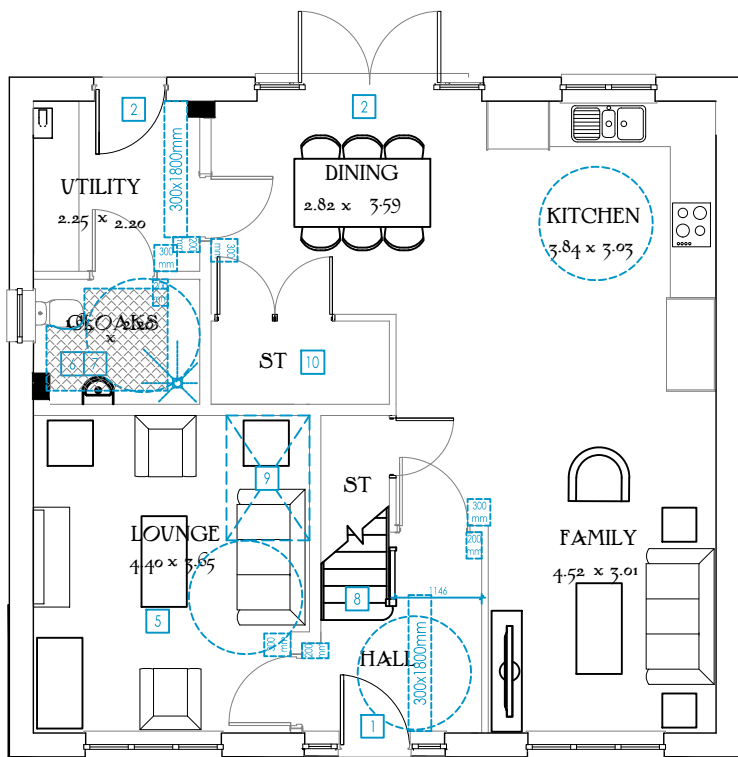
First Floor



Front Elevation



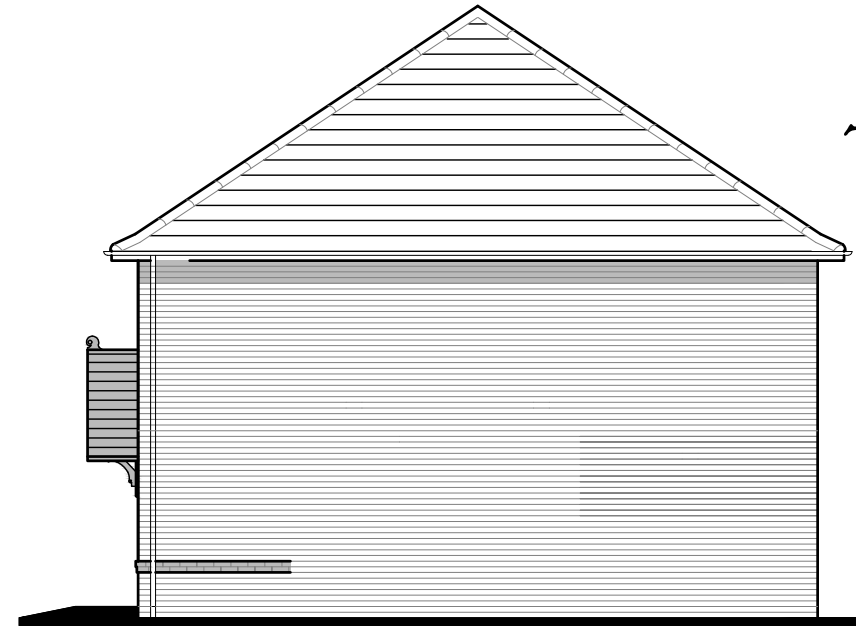
Side Elevation



Ground Floor



Rear Elevation



Side Elevation

- Key:-**
- Extra items required to comply with Approved Document M4(3) shown in blue.
 - Clear space required in WC & Bathroom.
 - Number indicates item related to AD-M4(3) Criterion

Approved Document M4(2) Criteria

- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
- All other external doors must comply with paragraph 1.3 above
- Hall or Landing clear width is 1050mm.
- Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
- Entrance level living space
- In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
- Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
- 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
- Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
- 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm

General Notes

- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
- Glazing to the principal window in principal living area to be maximum 850mm above FFL.
- Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
- Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
- Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
- The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
- Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
- 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
- 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
- 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
- Ceiling structure to bathrooms and cloaks required to support overhead hoist.

The Harrogate

M4(3)

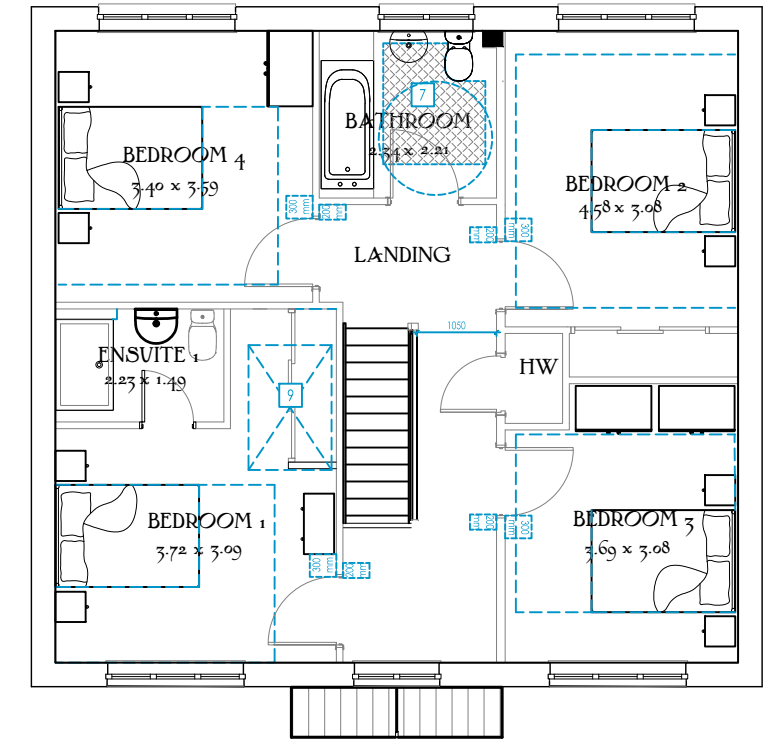
Heritage Collection
"2017 Edition"

EF Series Brick (B1)
 1624sqft 150.88m²
 DATE: November 2019
 Rev: B

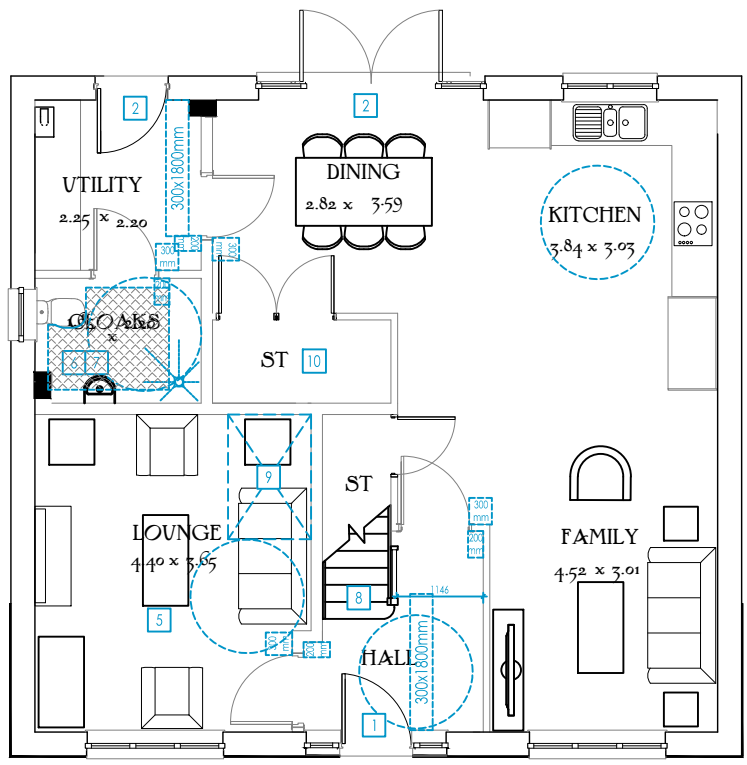
EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3





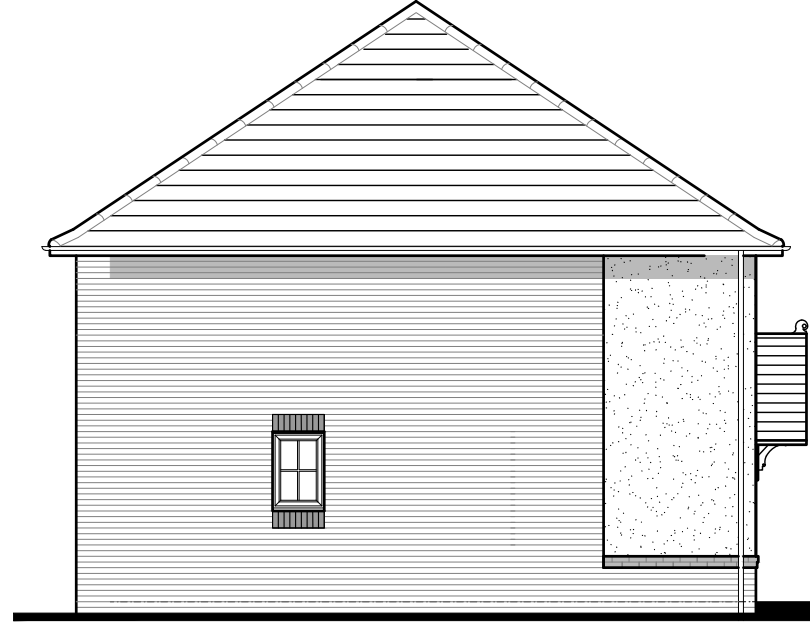
First Floor



Ground Floor



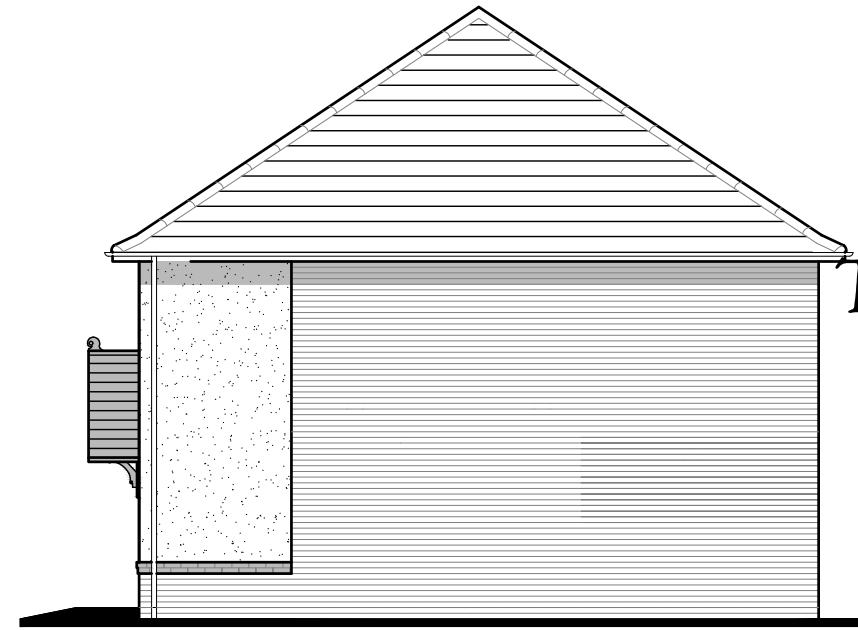
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- Key:-**
- Extra items required to comply with Approved Document M4(3) shown in blue.
 - Clear space required in WC & Bathroom.
 - Number indicates item related to AD-M4(3) Criterion

- Approved Document M4(2) Criteria**
- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
 - All other external doors must comply with paragraph 1.3 above
 - Hall or Landing clear width is 1050mm.
 - Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
 - Entrance level living space
 - In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
 - Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
 - 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
 - Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
 - 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm
- General Notes**
- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
 - Glazing to the principal window in principal living area to be maximum 850mm above FFL.
 - Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
 - Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
 - Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
 - The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
 - Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
 - 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
 - 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
 - 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
 - Ceiling structure to bathrooms and cloaks required to support overhead hoist.

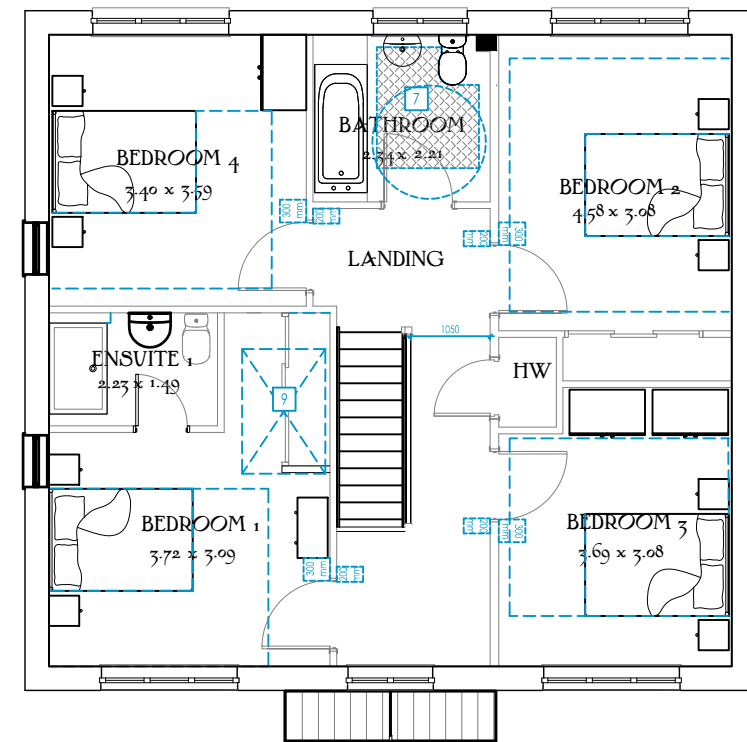
The Harrogate
M4(3)
 Heritage Collection
 "2017 Edition"

EF Series Render (A1)
 1624sqft 150.88m²
 DATE: November 2019
 Rev: B

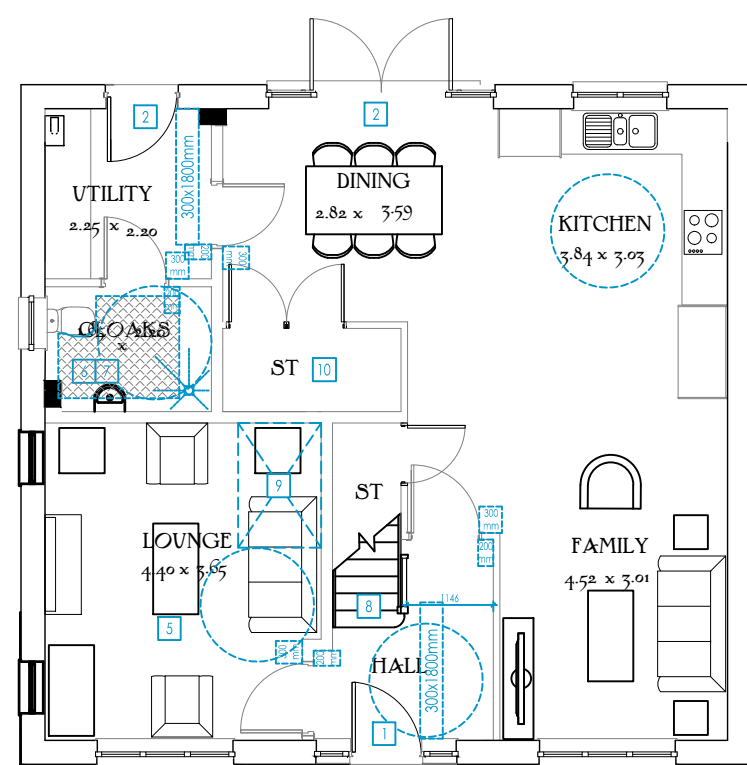
EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3





First Floor



Ground Floor



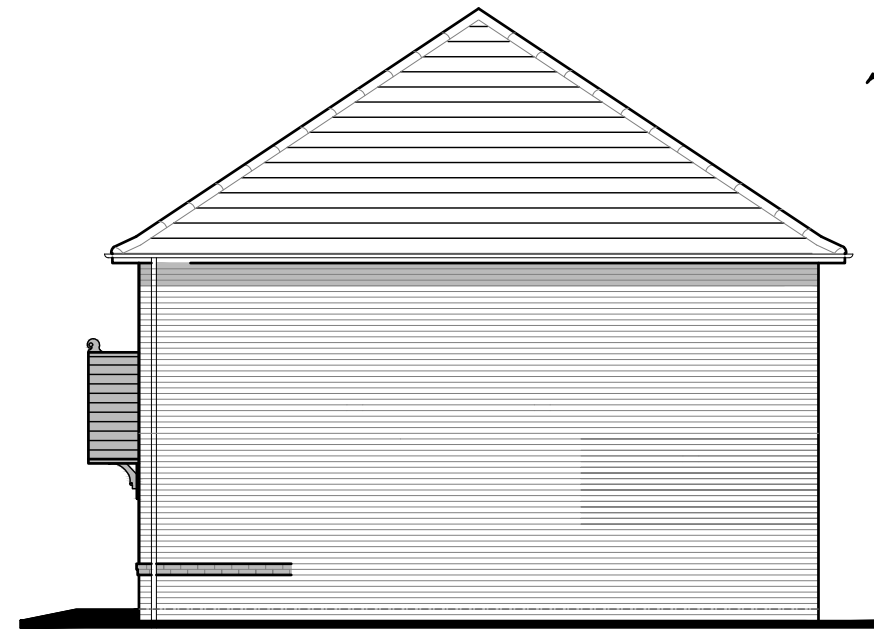
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- Key:-**
- Extra items required to comply with Approved Document M4(3) shown in blue.
 - Clear space required in WC & Bathroom.
 - Number indicates item related to AD-M4(3) Criterion

Approved Document M4(2) Criteria

- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
- All other external doors must comply with paragraph 1.3 above
- Hall or Landing clear width is 1050mm.
- Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
- Entrance level living space
- In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
- Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
- 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
- Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
- 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm

General Notes

- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
- Glazing to the principal window in principal living area to be maximum 850mm above FFL.
- Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
- Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
- Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
- The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
- Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
- 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
- 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
- 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
- Ceiling structure to bathrooms and cloaks required to support overhead hoist.

The Harrogate M4(3) (Cnr)

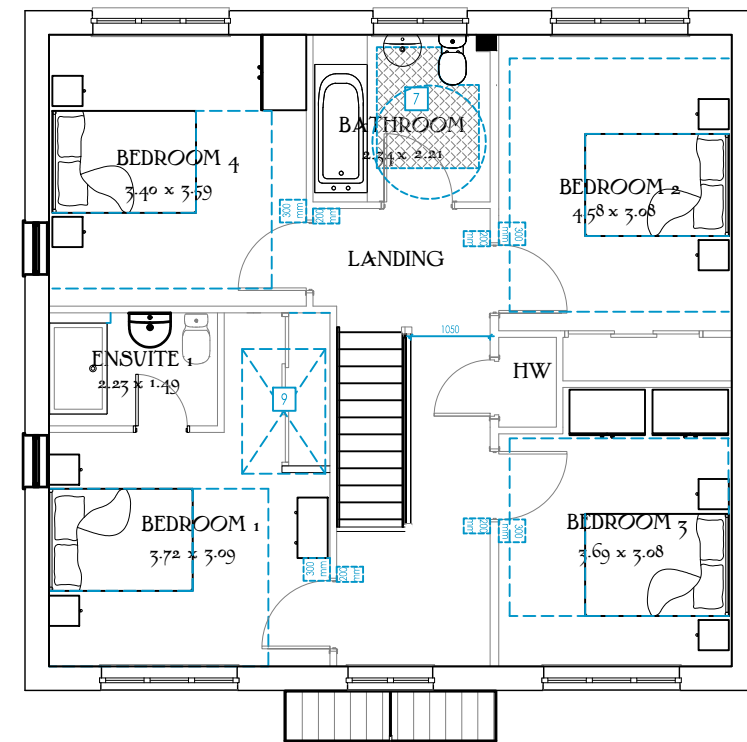
Heritage Collection
"2017 Edition"

EF Series Brick (B1)
1624sqft 150.88m²
DATE: November 2019
Rev: B

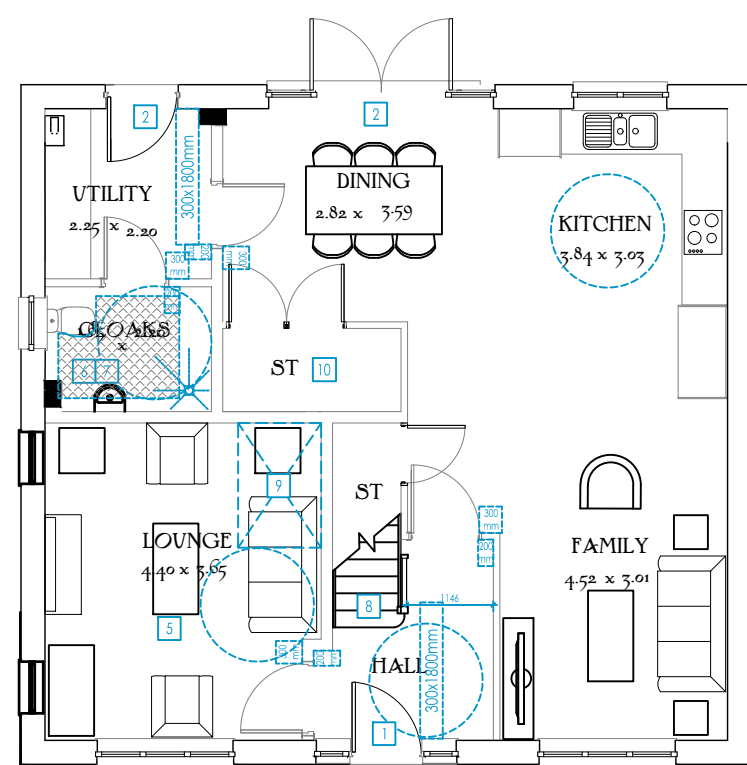
EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3





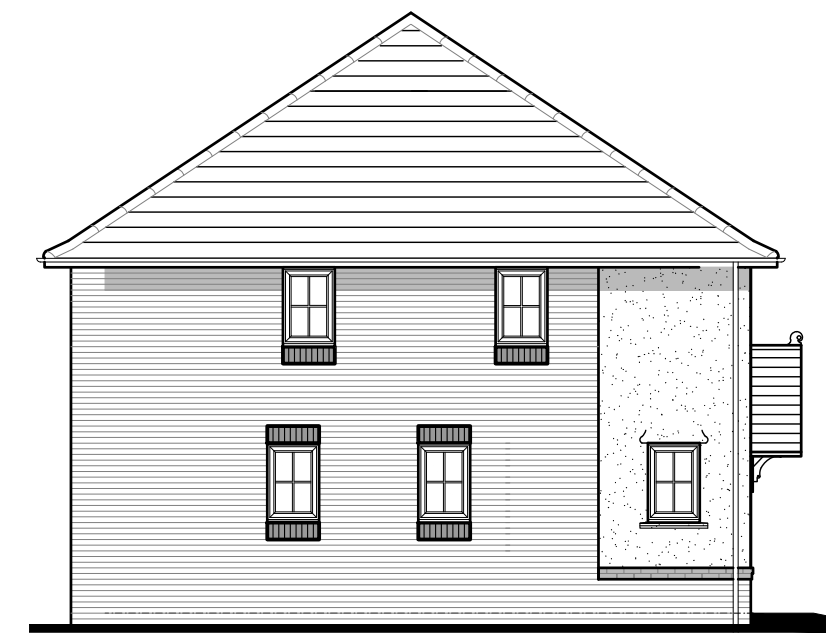
First Floor



Ground Floor



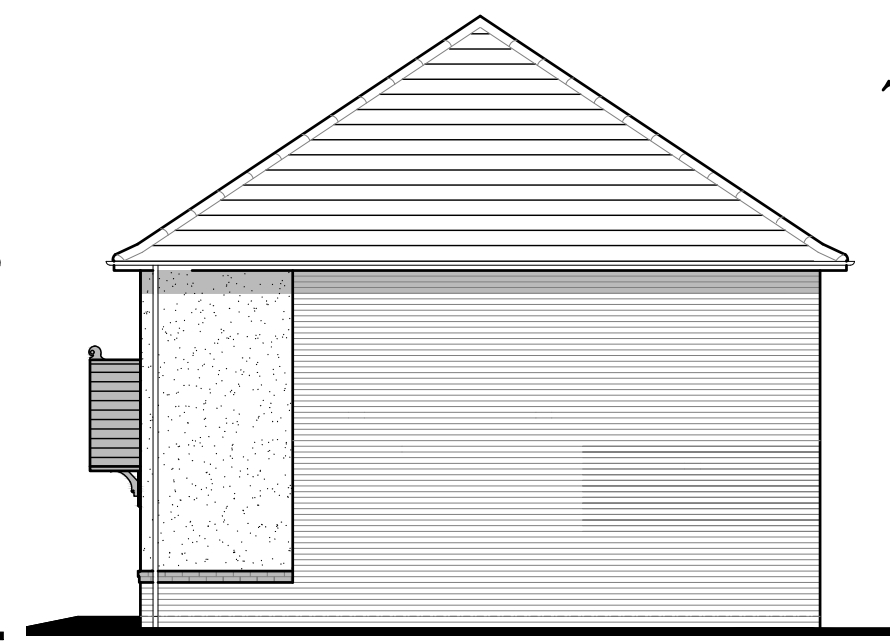
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- Key:-**
- Extra items required to comply with Approved Document M4(3) shown in blue.
 - Clear space required in WC & Bathroom.
 - Number indicates item related to AD-M4(3) Criterion

Approved Document M4(2) Criteria

- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
- All other external doors must comply with paragraph 1.3 above
- Hall or Landing clear width is 1050mm.
- Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
- Entrance level living space
- In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
- Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
- 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
- Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
- 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm

General Notes

- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
- Glazing to the principal window in principal living area to be maximum 850mm above FFL.
- Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
- Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
- Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
- The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
- Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
- 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
- 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
- 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
- Ceiling structure to bathrooms and cloaks required to support overhead hoist.

The Harrogate M4(3) (Cnr)

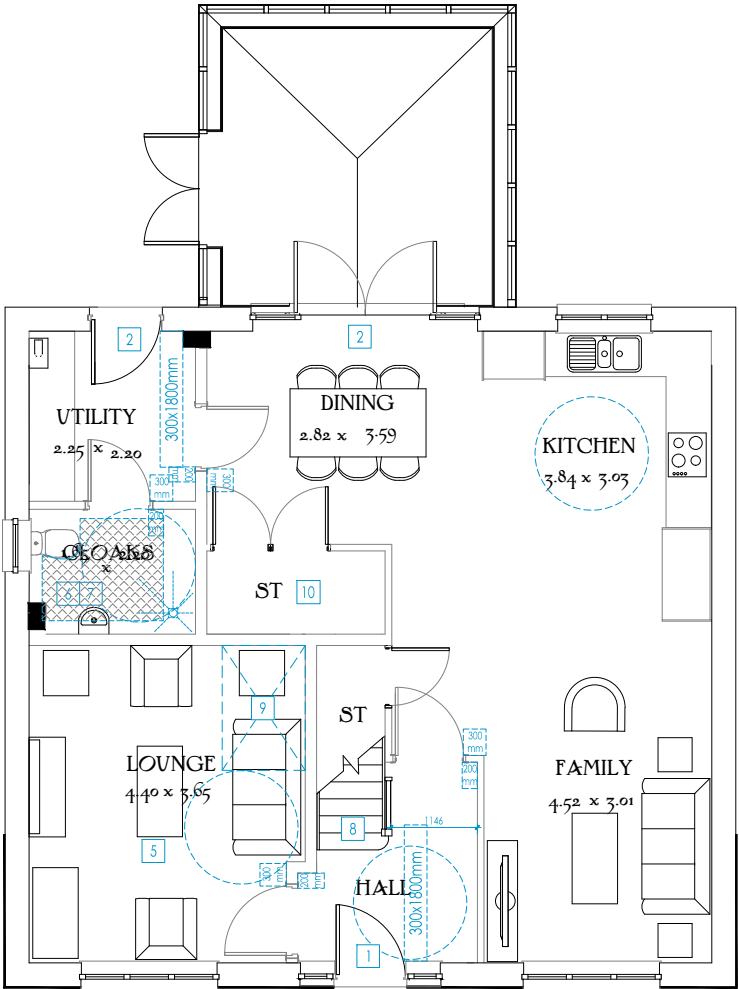
Heritage Collection
"2017 Edition"

EF Series Render (A1)
1624sqft 150.88m²
DATE: November 2019
Rev: B

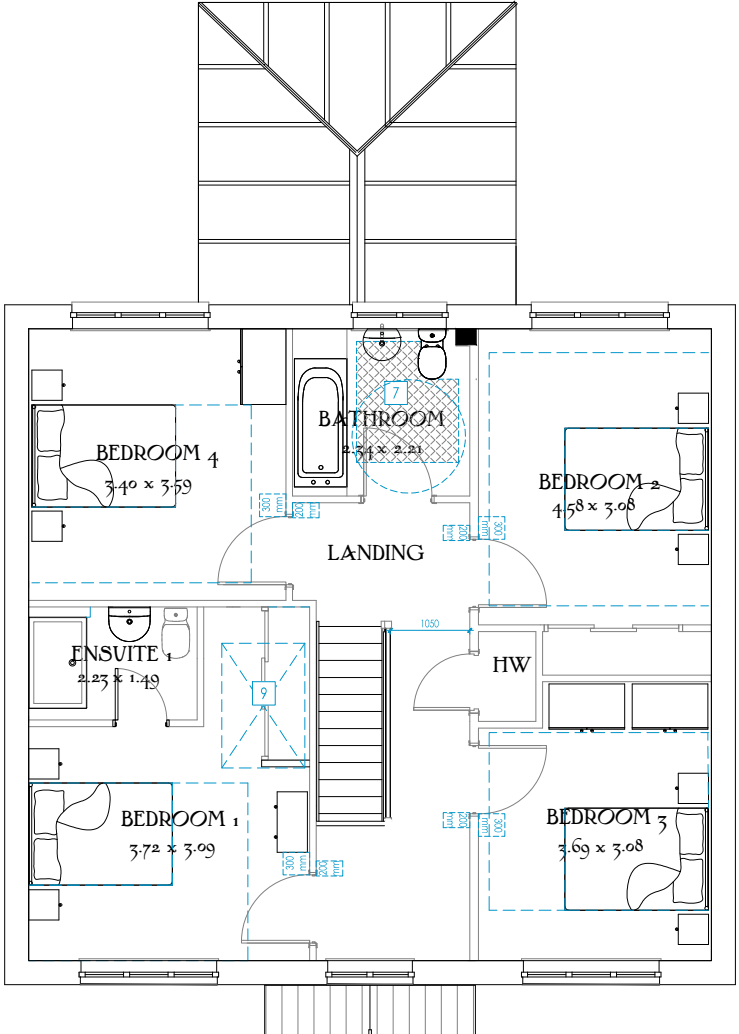
EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3





Ground Floor



First Floor

- Key:-**
- Extra items required to comply with Approved Document M4(3) shown in blue.
 - Clear space required in WC & Bathroom.
 - Number indicates item related to AD-M4(3) Criterion
- Approved Document M4(2) Criteria**
- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
 - All other external doors must comply with paragraph 1.3 above
 - Hall or Landing clear width is 1050mm.
 - Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
 - Entrance level living space
 - In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
 - Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
 - 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
 - Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
 - 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm

- General Notes**
- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
 - Glazing to the principal window in principal living area to be maximum 850mm above FFL.
 - Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
 - Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
 - Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
 - The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
 - Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
 - 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
 - 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
 - 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
 - Ceiling structure to bathrooms and cloaks required to support overhead hoist.

The Harrogate M4(3) (Conservatory)

Heritage Collection
"2017 Edition"

EF Series Brick (B1)
1624sqft 150.88m²
DATE: November 2019
Rev: B

EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3





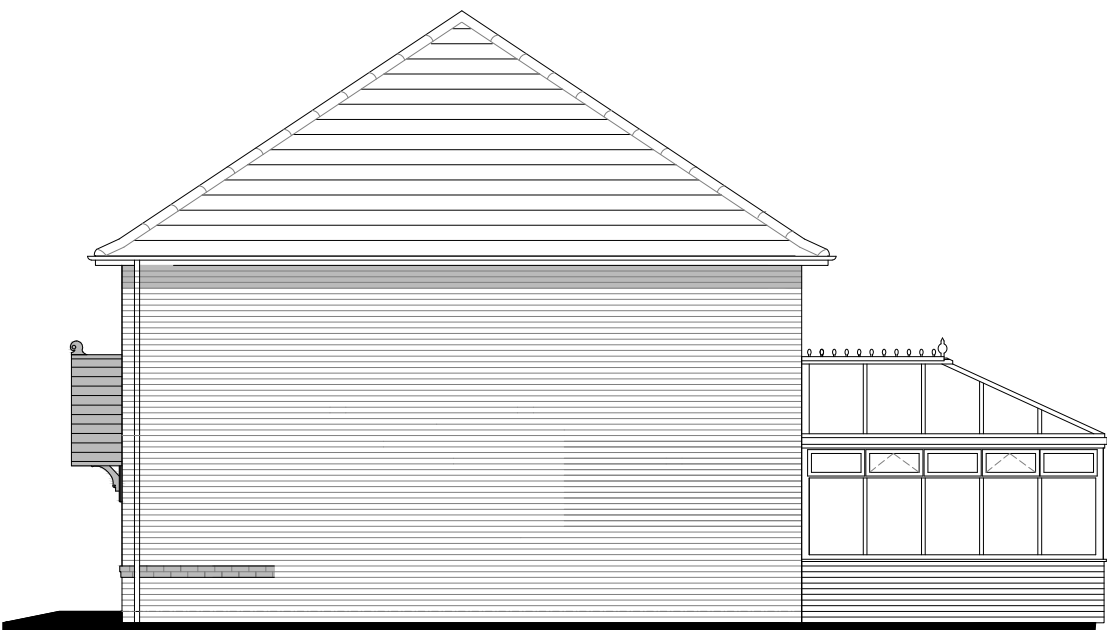
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Key:-

Extra items required to comply with Approved Document M4(3) shown in blue.

Clear space required in WC & Bathroom.

4

Number indicates item related to AD-M4(3) Criterion

- Approved Document M4(2) Criteria**
- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
 - All other external doors must comply with paragraph 1.3 above
 - Hall or Landing clear width is 1050mm.
 - Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
 - Entrance level living space
 - In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
 - Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
 - 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
 - Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
 - 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm
- General Notes**
- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
 - Glazing to the principal window in principal living area to be maximum 850mm above FFL.
 - Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
 - Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
 - Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
 - The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
 - Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
 - 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
 - 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
 - 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
 - Ceiling structure to bathrooms and cloaks required to support overhead hoist.

The Harrogate
M4(3)
Heritage Collection
"2017 Edition"

EF Series Brick (B1)
1624sqft 150.88m²
DATE: November 2019
Rev: B

EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3





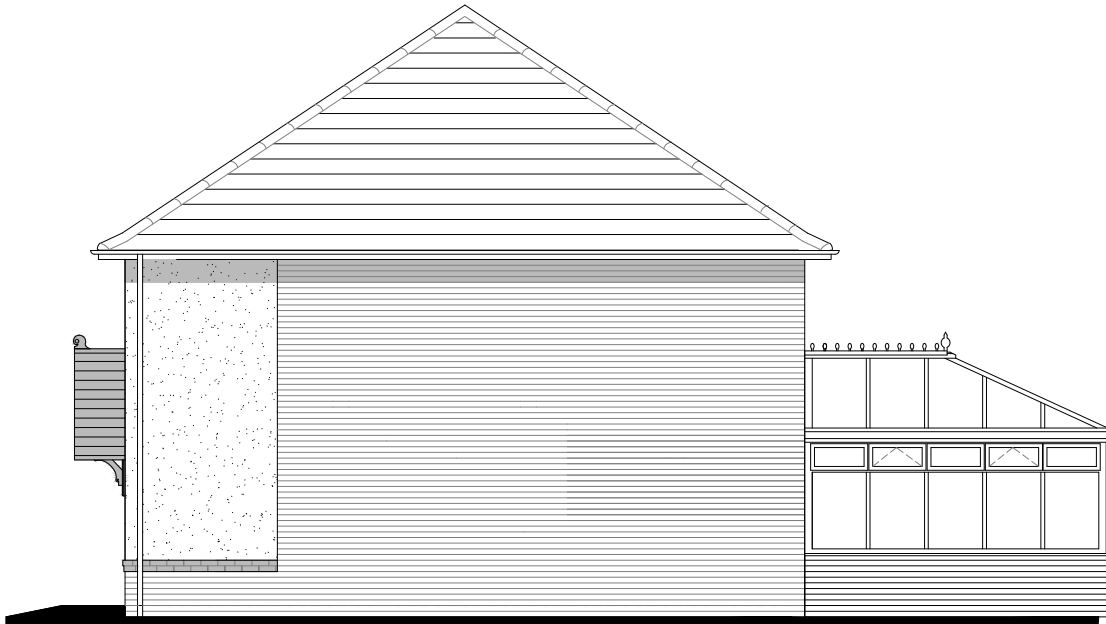
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- Key:-**
- Extra items required to comply with Approved Document M4(3) shown in blue.
 - Clear space required in WC & Bathroom.
 - 4 Number indicates item related to AD-M4(3) Criterion

- Approved Document M4(2) Criteria**
- Principal entrance to have:
 - 1500 x 1500mm level external landing covered for a minimum width of 1200mm and depth of 1200mm.
 - Lighting on dusk to dawn or PIR sensor.
 - Min. clear opening width of 850mm with a 300mm nib on the leading edge, maintained for a minimum distance of 1800mm beyond it.
 - 150mm nib to hinge side of door.
 - Min. 1500mm clear turning circle inside entrance area
 - All other external doors must comply with paragraph 1.3 above
 - Hall or Landing clear width is 1050mm.
 - Internal door clear widths to be 850mm with a 300mm nib to the leading edge and 200mm nib to the following edge.
 - Entrance level living space
 - In a dwelling with 3 or more bedrooms, the entrance level WC also allows for a level access shower.
 - Bathroom and WC walls / ducts / boxings can support fixings (e.g. grab rails, seats and other adaptations)
 - 850mm (min.) clear width to stairs when measured 450mm above the pitch line (ignoring any newel post).
 - Provision for a through-floor lifting device is provided with the liftway being a min. 1100mm wide and 1650mm long.
 - 1100 x 1700mm wheelchair storage with clear accessible width of 1200mm

- General Notes**
- 1500mm clear space is to be maintained in front of and between all kitchen units and appliances.
 - Glazing to the principal window in principal living area to be maximum 850mm above FFL.
 - Consumer units must be mounted at a height between 1350mm and 1450mm above floor level.
 - Switches, sockets, stopcocks and controls have their centre line between 700mm and 1000mm above FFL and a minimum of 700mm from an internal corner.
 - Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above FFL.
 - The handle to at least one window in the principal living area, unless on a remote opening system, is located between 700mm and 1000mm above FFL.
 - Handles for all other windows, unless on a remote opening system, must be located between 450mm and 1200mm above floor level.
 - 2000 x 1500mm double bed to principal bedroom with 1000mm clear access around foot and both sides.
 - 1900 x 1350mm double bed to other double bedrooms with 1000mm clear access to foot and one side.
 - 1900 x 900mm single bed to twin or single bedrooms with 1000mm clear access to foot and one side.
 - Ceiling structure to bathrooms and cloaks required to support overhead hoist.

The Harrogate

M4(3)

Heritage Collection

"2017 Edition"

EF Series Render (A1)
1624sqft 150.88m²
DATE: November 2019
Rev: B

EF_HARR_M43_DM.8

Drawing Scale 1:100 @ A3

