

ACCESSIBLE AND ADAPTABLE DWELLINGS

The proposed dwellings are designed to meet Building Regulations requirement M4(2) 'accessible and adaptable dwellings.'

Please refer to Building Regulations Part M4(2) compliance checklist below, which has been completed in relation to the proposed development.

Section 2A: Approach to the dwelling Approach Routes General Design Standards

2.6 The approach route should be safe and convenient, adopt the shallowest gradient that can be reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.

2.7 Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance.

2.8 Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.

2.9 An approach route for a Category 2 dwelling should comply with all of the following:

a) The approach route is level, gently sloping or, when necessary, ramped.

b) Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.

c) Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.

d) Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is longer than 2m in length.

Design Standards

e) All external parts of the approach route have a suitable ground surface.

f) Every gate (or gateway) along the approach route has both :

- a minimum clear opening with of 850mm
- a 300mm nib to the leading edge of the gate

Compliance
Yes No N/A

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External and internal ramps forming part of an approach route

Design Standards

2.10 To enable people to use a ramp safely, the ramp should comply with all of the following:

a) The gradient is between 1:20 and 1:12

b) The length of each flight at a given gradient meets the provisions of Diagram 2.1

c) Flights within a private approach route have a minimum clear width of 900mm.

d) Flights within a communal approach route have a minimum clear width of 1200mm.

e) Every flight has a top and bottom landing.

f) An intermediate landing is provided between individual flights and at any change of direction.

g) Every landing is a minimum 1200mm long, clear of any door (or gate) swing.

External steps forming part of an additional route

Design Standards

2.11 To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:

a) Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).

b) Steps have suitable thread nosings

c) No individual flight has a rise between landings of more than 1800mm.

d) Every flight has a minimum clear width of 900mm. e) Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm,

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f) Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings

Car parking and drop-off

Parking space

Design Standards

2.12 Where a parking space is provided for the dwelling, it should comply with all of the following.

a) Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least once space is a standard parking bay than can be widened to 3.3m.

b) Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.

c) Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.

d) The parking space is level, or where unavoidable, gently sloping.

e) The gradient is as shallow as the site permits.

f) The parking space has a suitable ground surface.

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Section 2B: Private entrances and spaces within the dwelling

Private entrances

Principal private entrance and alternative entrance

Design Standards

2.20 The principal private entrance, or the alternative private entrance where step free access cannot be achieved to the principal private entrance, should comply with all of the following.

a) There is a level external landing with a minimum width and depth of 1200mm.

b) The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.

c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.

d) The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2

e) Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.

f) A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.

g) The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm

h) The threshold is an accessible threshold.

i) Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.

Other external doors

Design Standards

2.21 All other external doors - including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling, should comply with provisions d. to i. of paragraph 2.20

Circulation areas and internal doorways

Door and hall widths

Design Standards

2.22 To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram 2.3).

a) The minimum clear width of every hall or landing is 900mm.

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b) Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.

c) Every door has a minimum clear opening width as set out in Table 2.1.

d) A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

Private stairs and changes of level within the dwelling

Design Standards

2.23 To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following:

a) Access to all rooms and facilities within the entrance storey is step-free.

b) Level changes within every other storey are avoided where possible.

c) The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).

d) All stairs meet the provisions of Part K for private stairs.

Habitable rooms Living, kitchen and eating areas

Design Standards

2.24 To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following:

a) Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).

b) A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.

c) Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

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Bedrooms Design Standards

2.25 To enable a wide range of people to access and use them, bedrooms should comply with all of the following:

a) Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.

b) At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

c) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.

d) It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

Sanitary Facilities General provisions

Design Standards

2.26 All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.

WC facilities on the entrance storey

Design Standards

2.27 To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following:

a) Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).

b) In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.

c) In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.

d) The door opens outwards.

Compliance
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2.28 Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.

Compliance
Yes No N/A

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Bathrooms

Design Standards

2.29- To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:

a) Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.

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b) The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.

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c) Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.

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Services and controls

Design Standards

2.30- To assist people who have reduced reach, services and controls should comply with all of the following.

a) Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.

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b) Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.

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c) The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.

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d) Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.

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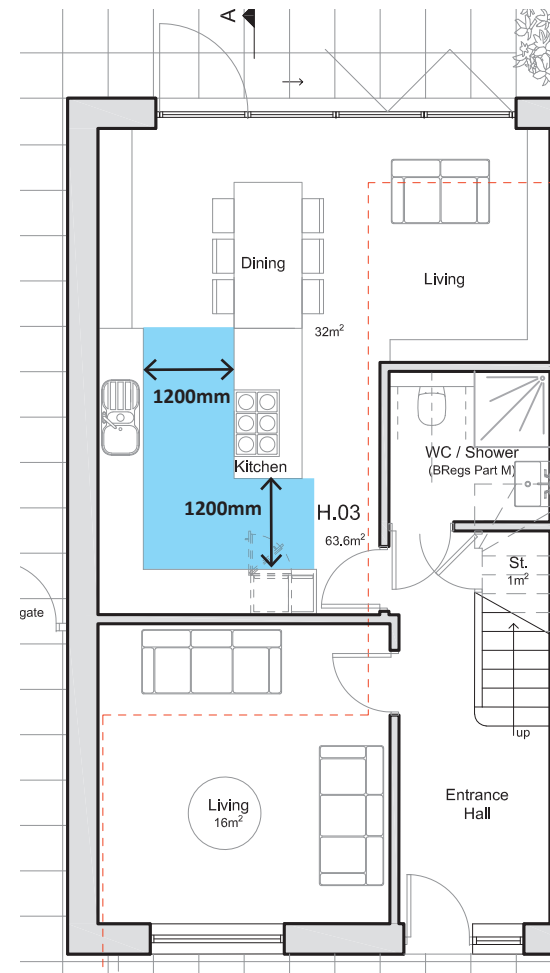
e) Either:

- boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or

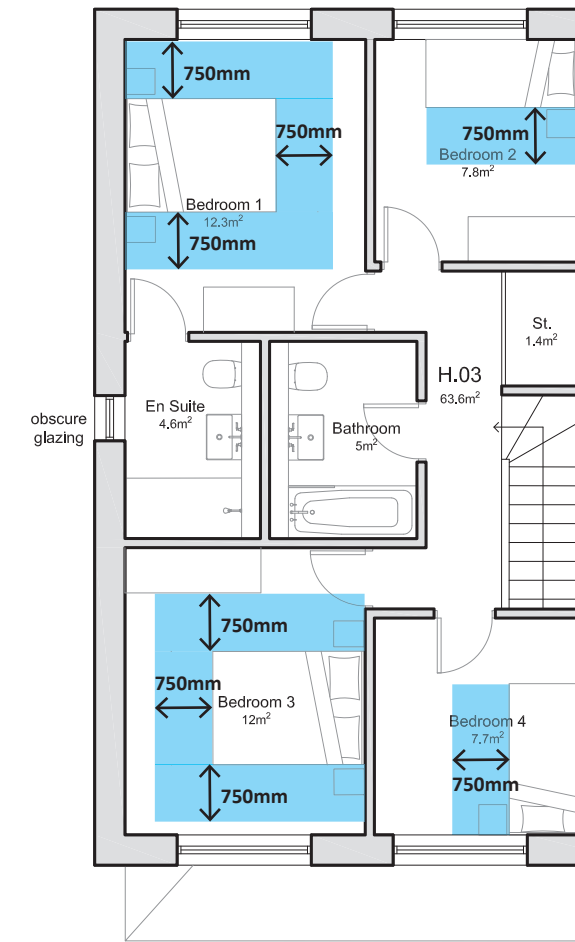
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- separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

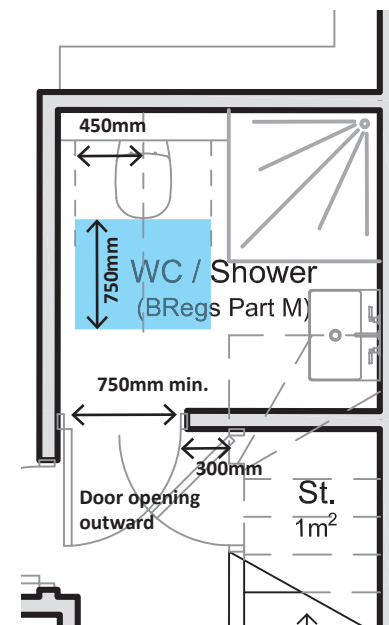
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Proposed Ground Floor Plan - BRegs Part M4(2)
Approx Scale 1:100



Proposed First Floor Plan - BRegs Part M4(2)
Approx Scale 1:100



Proposed Ground Floor Plan WC/Shower Room - BRegs Part M4(2)
Approx Scale 1:50