

BUILDING APPROACH
The approach route to the building to have a suitable ground surface. Route to be be level, gently sloping or where necessary ramped. Minimum clear width to be 900mm, or 750mm where there are localised obstructions for private parts. Communal partd of the approach route have minimum width of 1200mm or 1050mm where there are localised obstruction. Obstructions should not occur opposite or close to a doorway, or at a change of direction and are to be no longer than 2m in length. Gates to have a minimum clear opening width of 850mm and a 300mm nib to the leading edge.

RAMPS
Any ramps to have a gradient of between 1:20 and 1:12 and the length of each flight at a given gradient to comply with Diagram 2.1 of Approved Document M. Ramps to have a minimum clear width of 900mm and every flight to have a top and bottom landing. Intermediate landings are to be provided between individual flights and at any change of direction. Landings to be a minimum 1200mm long, clear of any door (or gate) swing.

LIFT PROVISION
A suitable lift to be provided which complies with all of the following:
a. there is a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door at every floor level
b. the lift equivalent to or meets the requirements of BS EN 81–70:2003 for a type 2 lift.
c. the car is minimum of 1100mm wide and 1400mm deep inside
d. doors have a minimum clear opening width of 800mm.
e. Landing and car controls are 900–1200mm above the car floor and a minimum of 400mm(measured horizontally) from the inside of the front wall
f. the lift has an initial dwell time of five seconds before its doors begin to close after they are fully open.

PRINCIPAL PRIVATE ENTRANCE
Entrance to have a level external landing (covered for a minimum width of 900mm and a minimum depth of 600mm). Landing to be a minimum width and depth of 1200mm.
Lighting to be provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
Door to have a minimum clear opening width of 850mm and a minimum 300mm nib to the leading edge of the door. The extra width created by this nib to be maintained for a minimum distance of 1200mm beyond it.
The depth of the reveal on the leading side of the door to be maximum of 200mm (if a porch is provided the doors are to be minimum of 1500mm apart and there should be at least 1500 between door swings).

The threshold is to be an accessible threshold – Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm), with suitable drainage channel. Landings to have a fall of 1:40–1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

CIRCULATION AREA AND INTERNAL DOORWAYS
Every hall and landing to be a minimum 900mm wide. Any localised obstructions should not occur opposite or close to a doorway, or at a change of direction, and to be no longer than 2m in length. The corridor is not to be reduced below a minimum 750mm width at any point.
Every door to have a minimum clear opening width as set out in Table 2.1 of Approved Document M and a minimum 300mm nib is to be provided to the leading edge of every door within the entrance storey.

LIVING, KITCHEN AND EATING AREA
A minimum 1200mm clear space in front of and between all kitchen units and appliances to be provided.
Glazing to the principal window of the principal living area to start a maximum of 850mm above floor level.

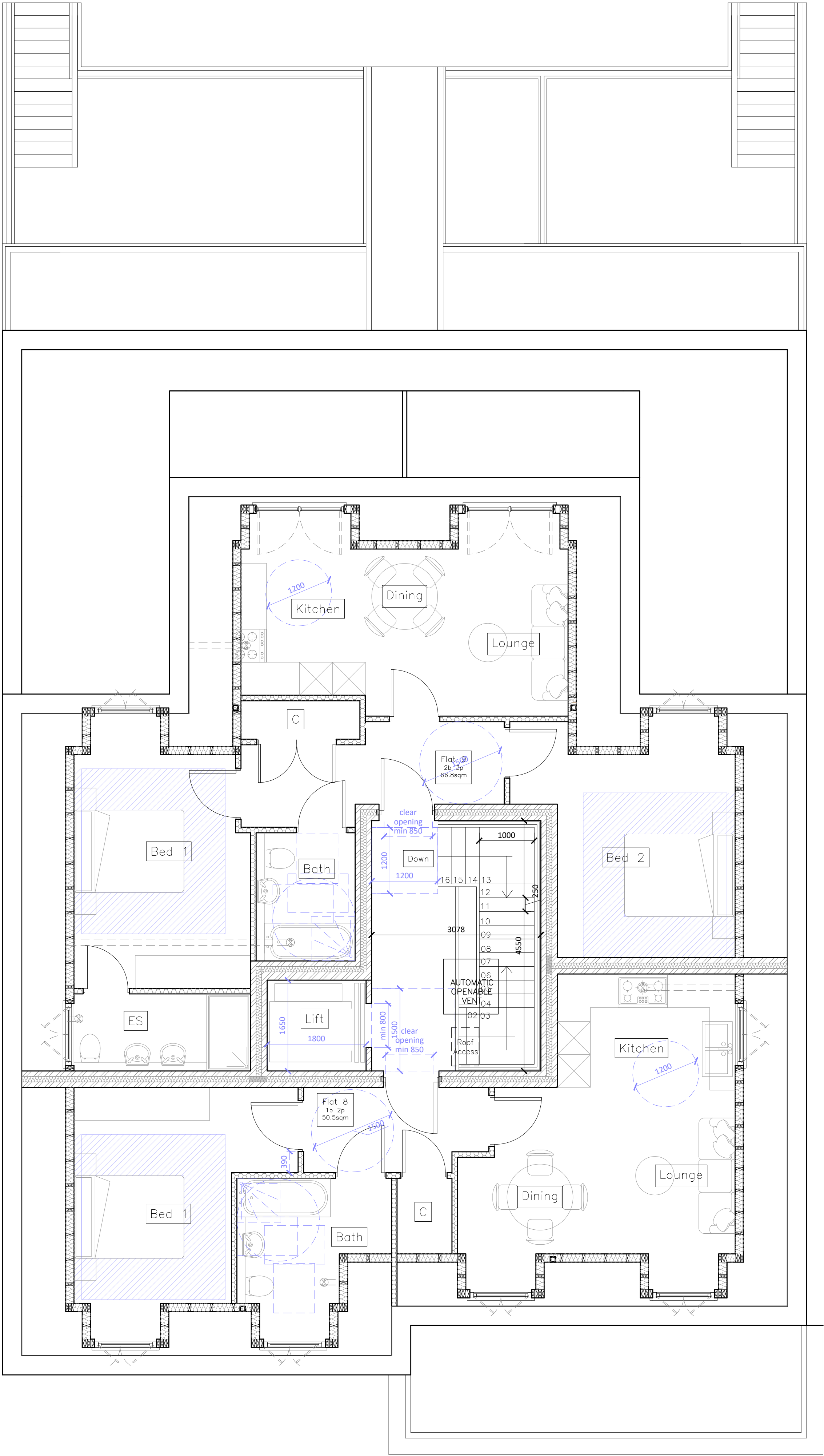
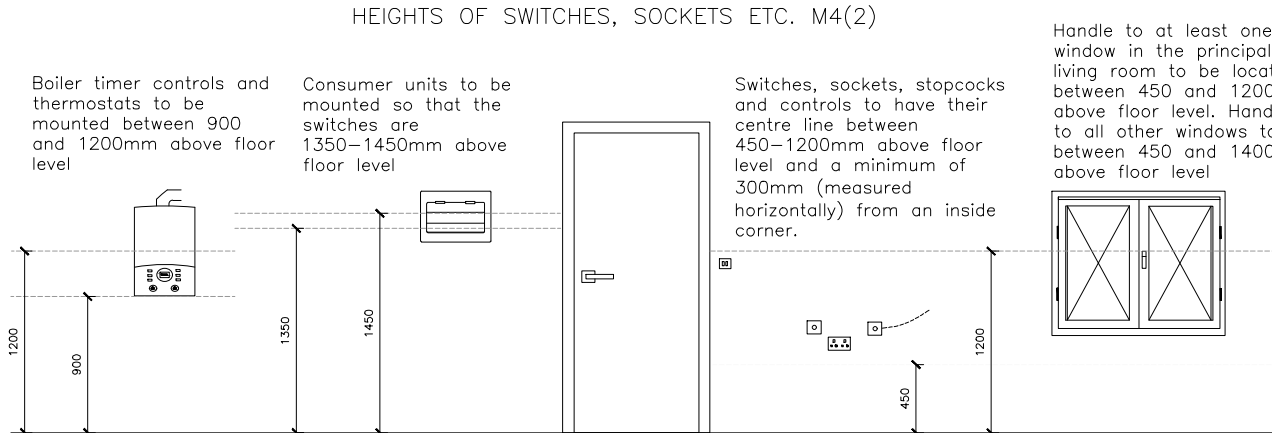
BEDROOMS
Every bedroom to have a clear access route a minimum 750mm wide from the doorway to the window.
At least one double bedroom to have a clear access zone a minimum 750mm wide to both sides and the foot of the bed.
Every other double bedroom to have a clear access zone a minimum 750mm wide to one side and the foot of the bed.
All single and twin bedrooms to have a clear access zone a minimum 750mm wide to one side of each bed.

SANITARY FACILITIES
All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room to be strong enough to support grab rails, sears and other adaptations that could impose a load of up to 1.5kN/m².

WC ON ENTRANCE STOREY
WC to be provided within the entrance storey with an outward opening door.
In a two or three storey dwelling with one or two bedrooms, the WC to meet the requirements of Diagram 1.3 of Approved Document M.
In a two or three storey with three or more bedrooms the room with the WC and basin to include an installed level access shower or a potential level access shower, and the shower, WC and basin meet the provision of Diagram 2.5 of Approved Document M.

BATHROOM
Bathroom to contain a WC, a basin and a bath. Bathroom to be located on the same floor as the principal double bedroom.
The WC, basin and bath (together with their associated clear access zones) to meet the provisions of Diagram 2.5 of Approved Document M.

SERVICES AND CONTROLS
Consumer units to be mounted so that the switches are between 1350mm and 1450mm above floor level.
Switches, sockets, stopcocks and controls to have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.
The handle to at least one window in the principal living area is to be located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range. All other window handles to be located between 450mm and 1400mm above floor level unless fitted with a remote device.
Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above finished floor level on the boiler, or separate controllers (wired or wireless) are to be mounted elsewhere in an accessible location within the same height range.



Second Floor Plan

Scale – 1:50

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All dimensions to be checked on site any discrepancies must be reported to Oxbridge Design Detailing Services Ltd. prior to undertaking of any relevant works.
Written dimensions to be follow in preference to scaled dimensions and all figured dimensions are millimetres unless otherwise stated.

CONSTRUCTION

D	Nov 2025	CF	Stairs Layout + Walls + F9 Bed1+2 rear walls
REV	DATE	DRAWN BY	DESCRIPTION
Oxbridge Design & DETAILING SERVICES The Studio, at 114 High Street, Chalgrove, OX44 7ST T. 01895 255791 E. info@oxbridgedesign.co.uk W. www.oxbridgedesign.co.uk CLIENT Twiglets Developments PROJECT 72 Harefield Road, Uxbridge, Middx, UB8 1PL TITLE Building Regulations for new 9 flats building Second Floor Plan - M4(2) Requirements			
DATE	SCALE	DRN	DRG NO
Mar 2025	1:50	CF	24_49_108
REV	SIZE		
D	A1		