



**Statement to Discharge condition no. 13 on Planning Consent reference
25767/APP/2024/2484**

Details of requirements for compliance with Building Regulations Part M4 (2).

Key Requirements

1). Step-Free Access and Approach Routes

Access to both the front and rear of the building is designed to be step free with gradual ramps up to a level threshold at each entrance door. Maximum gradient for any ramp to be 1:12 and be minimum of 1200mm wide as shown on attached drawing no. 24_49_13.

Access to building Approved under previous application to discharge condition no. 12 on same Planning Consent.

2). Parking and External Facilities

Parking spaces have been provided to all Flats and shown on attached site plan. All parking bays are designed to be 2.4m wide x 4.8m long.

The layout of the ground around the building is designed to include one parking space, designed to disabled standards. This is to the front of the building with direct step free access to the main entrance door.

3). Common Areas

All common areas have level threshold doors, with minimum 850mm wide doors to accessible areas.

The lift car is minimum of 1100mm wide x 1400mm deep with door width of 800mm clear minimum. There is a 1500 x 1500mm clear space to the front of all lift doors for turning.

The communal stairs are designed to meet the provisions of Part K for a general access staircase.

3). Internal Layout and Dimensions

The entrance storey (Lower Ground at front of building and Upper Ground at rear) has a step-free access, as mentioned above.

The entrance doors to a Flats to have a level and flush threshold. Width of all Entrance Doors to have the minimum clear width of 850mm with a clear space of 1200mm x 1200mm in front of door.

Internal doors, corridors, and lobbies meet clear widths to accommodate mobility aids as shown on the attached layout plans (Drawings nos. 24_49_102 rev. C, 104 rev. C, 106 rev. B and 108 rev. D.

There is scope for future adaptations such as installing grab rails should they be required.

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

Every Bedroom is designed to have a clear access route of a minimum of 750mm both sides and to the foot of the bed. Please see layout plans listed above.

Sanitary Facilities as all designed to be step free and being Flats have these facilities at the entrance storey of the dwelling.

Every Flat is to have at least one facility designed to meet the requirements of Part M4(2) which includes an outward opening door.

Features have been included to allow common adaptations to be carried out in the future to improve accessibility

All switches and sockets are designed to be in a zone of between 450mm and 1200mm above floor level and be a minimum of 300mm for an inside corner.

Handles to at last one window in principal living area is located between 450mm and 1200mm above floor level.

Summary

M4(2) ensures that dwellings are **accessible, adaptable, and inclusive**, supporting independent living for a wide range of occupants. It focuses on **step-free access, adaptable internal layouts, accessible parking, and future-proofing for adaptations**.

The above statement and attached drawings confirm that this building has been designed to meet the requirements of Building Regulations Part M4(2).