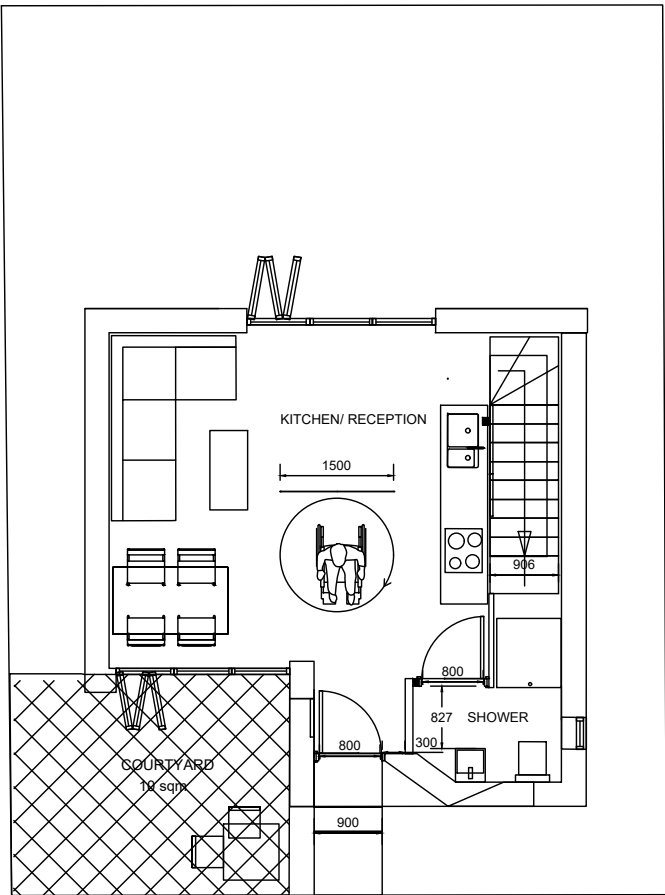
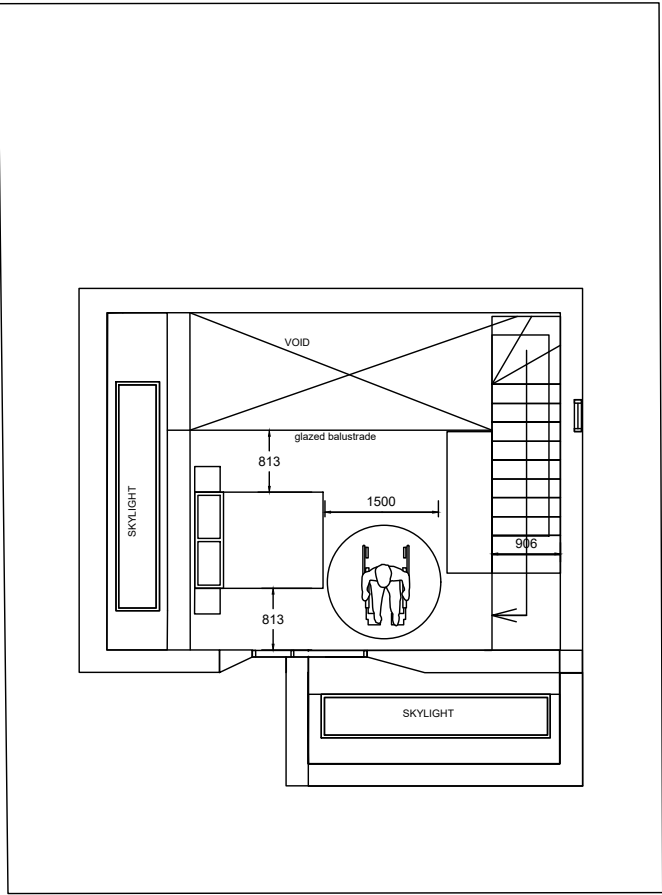




Ground floor plan



Mezzanine plan

BUILDING REGULATIONS NOTES Part M 1

LEVEL APPROACH

Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm, non-slip and capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable).

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

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.

INTERNAL CORRIDORS AND DOOR WIDTHS

Doorway clear opening width and corridor clear passage way width to comply with the following:

750mm or wider doorway – corridor to be 900mm (when approached head on)

750mm doorway – corridor to be 1200mm (when approach is not head on)

775mm doorway – corridor to be 1050mm (when approach is not head on)

800mm doorway – corridor to be 900mm (when approach is not head on)

Door and corridor width to comply with Diagram 1.2 and to be measured in accordance with diagram 1.1, Approved Document M.

Any localised obstruction must not occur opposite or close to a doorway, and should not be longer than 2m in length. The corridor must not be reduced below a minimum 750mm width at any point.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC

All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.

Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

PROVISION OF A GROUND FLOOR WC

Wheelchair accessible WC to be provided on the principal entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. .

The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.

NN 00.00.00 NN
Drawn Date Checked

Client's name

Scale:
1 : 100 @ A3
0 5(10)m
Drawn Checked Date
EW PA 24.10.2023

Job title
Land at rear of 20 Dorset Avenue UB4 8NZ
Drawing title
Accessible Dwelling
Job No Drawing No Status: Rev
A GA (02) 11 2