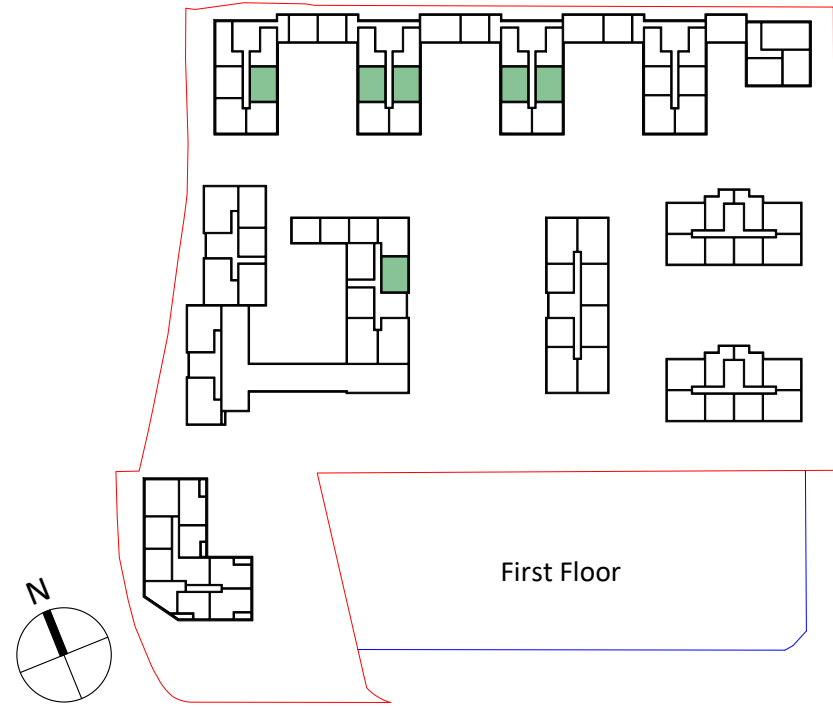


1 1B2P - Type 9 - Cat M4(3) Area - 63m²
1 : 50

Unit Schedule 1B2P - Type 9 - Cat M4(3)					
Block	Level	Unit Number	Apartment Type	Access Category (AD M)	Planning Tenure
4	Level 1	401.06	1B2P-w	M4(3)	Private
4	Level 2	402.08	1B2P-w	M4(3)	Private
4	Level 3	403.08	1B2P-w	M4(3)	Private
4	Level 4	404.08	1B2P-w	M4(3)	Private
4	Level 5	405.08	1B2P-w	M4(3)	Private
5	Level 1	501.01	1B2P-w	M4(3)	Affordable
5	Level 2	502.01	1B2P-w	M4(3)	Affordable
5	Level 3	503.01	1B2P-w	M4(3)	Affordable
5	Level 4	504.01	1B2P-w	M4(3)	Affordable
5	Level 5	505.01	1B2P-w	M4(3)	Affordable
5	Level 6	506.01	1B2P-w	M4(3)	Affordable
5	Level 7	507.01	1B2P-w	M4(3)	Affordable
5	Level 8	508.01	1B2P-w	M4(3)	Affordable
5	Level 9	509.01	1B2P-w	M4(3)	Affordable
5	Level 10	510.01	1B2P-w	M4(3)	Affordable
6	Level 1	601.01	1B2P-w	M4(3)	Market
6	Level 1	601.04	1B2P-w	M4(3)	Market
6	Level 2	602.01	1B2P-w	M4(3)	Market
6	Level 2	602.04	1B2P-w	M4(3)	Market
6	Level 3	603.01	1B2P-w	M4(3)	Market
6	Level 3	603.04	1B2P-w	M4(3)	Market
6	Level 4	604.01	1B2P-w	M4(3)	Market
6	Level 4	604.04	1B2P-w	M4(3)	Market
7	Level 1	701.01	1B2P-w	M4(3)	Market
7	Level 1	701.04	1B2P-w	M4(3)	Market
7	Level 2	702.01	1B2P-w	M4(3)	Market
7	Level 2	702.04	1B2P-w	M4(3)	Market
7	Level 3	703.01	1B2P-w	M4(3)	Market
7	Level 3	703.04	1B2P-w	M4(3)	Market
7	Level 4	704.01	1B2P-w	M4(3)	Market
7	Level 4	704.04	1B2P-w	M4(3)	Market

Grand total: 31



Part M4(3) DESIGN CHECKLIST

Circulation areas and internal doorways

Door and hall width should comply with:

1. Minimum clear width of any hall or landing is 1050mm.
2. Where the approach to a doorway is not head on, minimum hall width is 1200mm.
3. Localised obstructions should be no longer than 2m and not occur at a change in direction, or be opposite or close to a doorway and not reduce below 900mm.
4. Door widths should be a minimum of 850mm, irrespective of direction of entry.
5. Where an outward opening door is adjacent to another circulation door should comply with Part M diagram 3.5.
6. A minimum 300mm nib is provided to the leading edge of all doors.
7. A minimum 200mm nib is provided to the following edge of all doors.

Wheelchair storage and transfer space

To enable a person to charge and store up to two wheelchairs and transfer between outdoor and indoor wheelchairs. Storage and transfer space must comply with:

1. A space 1100mm deep by 1700mm wide is available on the entrance storey, preferable close to the principal private entrance.
2. Requires a minimum clear circulation width of 1200mm.
3. A power socket is provided.

In wheelchair adaptable dwellings this space can be used for storage although this must be additional to other storage requirements in Part M 3.26, 3.31 and 3.35.

General storage

To provide adequate space for storage. Allowance for storage:

- 1 bed 1.5m², 2 bed 2.0m², 3 bed 2.5m², 4 bed 3.0m², 4 bed 3.5m² and 5 bed 4.0m².

Private stairs

An ambulant disabled person should be able to move within and between storeys. It should also be possible to fit a stair lift to the stairs (from entrance storey to bathroom). The dwelling should comply with:

1. Access to all rooms and facilities within the entrance storey is step free.
2. No level changes within any other storey.
3. Stair from entrance storey to other floors has a minimum clear width of 850mm (measured at 450mm above pitch line)
4. A power socket suitable for powering a stair lift is provided close to the head or foot of any stairs where a lift might be fitted.
5. All stairs meet requirements for Part K for private stairs.

Habitable rooms

Living areas, kitchens and dining areas:

1. The principal living area is within the entrance storey.
2. The minimum combined floor area of living, dining and kitchen space provides 25m² (2 bedspaces) 27m² (3 bedspaces) 29m² (4 bedspaces) 31m² 5 bedspaces.
3. Glazing to the principal window of the principal living area starts at a maximum of 850mm above FFL or at the minimum height necessary to comply with Part K for guarding.

Kitchen and eating areas

Kitchen and eating areas should comply with:

1. Kitchen and principal eating area are within the same room, or connected to each other and are located in the entrance storey.
2. A minimum 1500 clear space is provided in front of and between all kitchen units and appliances.

Wheelchair adaptable

Where defined as adaptable in addition to the above it should comply with:

1. Minimum kitchen worktop inc fittings and appliances see Part M diagram 3.8 for examples.

Wheelchair accessible

Where defined as accessible in addition to kitchen and eating areas it should comply with:

1. Minimum kitchen worktop inc fittings and appliances see Part M diagram 3.2 for examples
2. Worktop contains:Section of worktop min 2200mm.That section either adjustable or fixed but capable of alteration. No fixed white goods below this surface. Clear space achieving a minimum of 700mm clearance.
3. Sink is no more than 150mm deep with insulation to the u'side.
4. Lever operated taps.
5. A suitable space for built in oven, centre line 800 – 900mm above FFL.
6. Pull out shelf below oven enclosure.
7. Minimum 400mm of worktop to one side of oven and fridge/freezer when above worktop height.
8. Water supply to sinks includes isolation valves and flexible tails.
9. Drainage is flexible or fixed but easily adapts to suit worktop between 700 – 950mm above FFL.

Bedrooms

Bedrooms should comply with:

1. One bedroom should be close to an accessible bathroom suitable for wheelchair use. Other bedrooms should be accessible by wheelchair users.
2. Every bedroom should provide a clear access route, 750mm, from doorway to window.
3. Every bedroom should provide a minimum 1200 x 1200mm manoeuvring space inside the door clear of the bed and door when the door is closed.
4. Every bedroom should provide structure sufficient for overhead hoist capable of a load of 200kg.
5. A principal double bedroom is located on the entrance storey, or the storey above or below, min floor area 15m² and has a min 3m width clear of any obstructions (eg radiators).
6. The principal double bedroom can provide 1000mm wide clear zone to both sides of the bed and foot and in front of furniture and a minimum of 1200 x 1200mm manoeuvring space on both sides of the bed.
7. Every other double (twin) has a minimum floor area of 12.5m² and is a minimum 3m wide.
8. Every other double bedroom provides a clear access zone, minimum 1000mm wide, to one side of the bed and the foot and in front of furniture.
9. All single and twin bedrooms have clear access zone, minimum 1000mm wide, to one side of the bed and in front of furniture.
10. Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide.
11. Bed sizes should be as appendix D, large double 2000 x 1500, double 1900 x 1350 and single 1900 x 900mm.

Sanitary Facilities

General provisions:

A M4(3) should provide the following whether accessible or adaptable:

1. A dwelling of 4 or more bed spaces provides a minimum of 2 WCs in separate bathrooms or WC cloakrooms.
2. Installed level access showers shall be wet rooms.
3. All walls, ducts and boxings in sanitary facilities will be strong enough to support grab rails, seats, etc up to a load of 1.5kN/M².
4. Ceiling structures required to allow the fitting of hoists (see 3.36 -3.40) and should be capable of carrying a load of 200kg.
5. Where sanitary facilities are wheelchair accessible flushes should be on the transfer side of the cistern and easily gripped.
6. Where sanitary facilities are wheelchair accessible WC pans should be 400mm high.
7. Where sanitary facilities are wheelchair accessible, washbasins and sinks should be wall hung. (Top 770 – 850mm above FFL) with clear zones to maximise approach typically in the range of 400 – 600mm above FFL.
8. Sticks should be out of the space wherever possible and only located on the wall side if no other alternative is possible.

NOTE: for the purposes of bed space numbers in this category a bedroom at or above 8.5m² and below 12.5m² is counted as one bed space and bedrooms of area equal to or greater than 12m² count as 2 bedspaces.

WC

The dwelling should comply with the following:

1. Every dwelling has, on entrance storey level, a wet room (which may be a bathroom or cloakroom) that contains a WC, washbasin and an installed level access shower.
2. Where a dwelling provides a bathroom and a WC/cloakroom on the same storey as the facility, it need only comply with the requirements of Part M paragraph 3.40.
3. The door opens outwards.

Wheelchair adaptable

In addition, where it is identified as a wheelchair adaptable the following must be complied with:

1. The WC, basin and shower meet diagram 3.10. See Part M diagram 3.12 and paragraph 3.39.

Wheelchair accessible

In addition, where it is identified as a wheelchair accessible the following must be complied with:

1. The WC, basin and shower meet diagram 3.11/3.12.
2. Where a dwelling provides a bathroom and a WC/cloakroom on the same storey the WC facility, they should comply as a minimum with diagram 3.13. See Part M diagram 3.14.

Bathroom

For suitable facilities the dwelling should comply with the following:

1. Dwelling up to 4 bedspaces should have as a minimum a bathroom that contains a WC, basin, level access shower with the potential for a bath to be installed, unless a bath is installed additionally.
2. The bathroom with the level access shower should be on the same level as the principal bedroom.

Where the dwelling is designated adaptable it is acceptable to fit a bath over the shower zone, however bathrooms must comply with:

1. The WC, basin, bath and shower meet the provisions in 3.10. See Part M diagram 3.15.

Wheelchair accessible

Where defined as wheelchair accessible, the bathroom should comply with the following:

1. The WC, basin, bath (where provided) and shower meet the provisions in 3.11. See diagram 3.16.
2. In dwellings of up to four bedspaces a level access shower is the default but a bath could be accommodated as an alternative if required.
3. The level access shower is positioned in a corner to enable a shower seat and shower to be on adjacent walls.
4. The bathroom (or bathrooms) provide a 1500mm turning circle.

Services and controls

To assist wheelchair users who have reduced reach, services and controls should comply with all the following:

1. Consumer unit, so that switches are between 1350 – 1450mm above FFL.
2. Switches, sockets, stopcocks and controls, except controls to radiators, have their centre lines between 700 -1000mm above FFL, and a minimum 700mm horizontally from the inside corner and not positioned behind appliances.
3. Kitchen appliances have isolators within the same range height.
4. The handle of at least one window in the principal living area is located between 700 - 1000mm above FFL, unless fitted with a remote control within this range.
5. Handles in all other windows are 450 – 1200mm above FFL, unless fitted with a remote control within this range.
6. Door handles, locks, latches and catches are located between 850 – 1000mm above FFL and easy to grip and use.
7. A door entry system with remote door release is provided in the in living space and the principal bedroom.
8. A main electric socket and telephone point are provided together in the main living space.

NOTE:

In total 52 proposed units have been designed to be PART M4(3) adaptable. This achieves in excess of 10% of the overall development.

Internal Amenity

Due to the high levels of noise created by both the A40 and the A437, no residential units along the Northern and Western boundaries of the site are provided with external amenity space. In compensation, the living spaces in these units are increased by an area equivalent to the London Plan's requirement for external amenity space.

The internal layouts within apartments will be subject to design development. The precise location of walls and internal doors, and the detailed layout of the bathroom and kitchen areas will be subject to non-material changes and may vary from the internal layouts set out in these plans. These minor alterations will not affect the position and arrangement of external doors and windows nor will these affect the relative relationship between habitable rooms and windows.

NOTES
CONSULTANTS
- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS
- Refer to area schedule

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Rev	Notes	Date	By	Auth
P1	Response to Planning Officer Comments	19-12-19	CS	JBC



VISUAL SCALE 1:50 @ A1

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Hillingdon
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PLANNING
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P1
Revision