

Project Title Maple and Poplar		Job No. 4578	Sheet Ref Originator AWW
Distribution - Name Jonathan Bowdery Jesus Vizcaya		Company: Neilcott Construction The Design Collective	Updated: 03/10/2023

General comments:

- A. The South Block of the Maple and Poplar scheme has been reviewed with reference to accessibility and The Building Regulations, Approved Document M (Volume 1: Dwellings). The south block contains 17 dwellings.
- B. 15 out of 17 dwellings in this scheme are to comply with the standards of Approved Document M4 category 2: accessible and adaptable dwellings.
- C. 10% of the dwellings within this scheme should comply with the standards of Approved Document M4 category 3: wheelchair user

Note description of requirement is para phrased in places for simplicity. Read in conjunction with Approved Document M.

Note: All M&E related requirements reviewed by The design collective for confirmation. Schedule of requirements reviewed by Neilcott ahead of submission.

Ref.	Requirement description	Compliance?	NCL Response (if required)	Query raised / date	Query closed / date
Section 2A Approach to the dwelling					
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.	Yes			
2.7	Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach route 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	N/A			
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.	N/A			
2.9	An approach route for a Category 2 dwelling should comply with all of the following:	Yes			
2.9A	The approach route is level, gently sloping or, where necessary, ramped.	Yes			
2.9B	Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.	Yes			
2.9C	Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.	Yes			
2.9D	Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.	Yes			
2.9E	All external parts of the approach route have a suitable ground surface.	Yes			
2.9F	Every gate (or gateway) along the approach route has both: o A minimum clear opening width of 850mm o A 300mm nib to the leading edge of the gate	Yes			
External and internal ramps forming part of an approach route:					
2.10.	To enable people to use a ramp safely, the ramp should comply with all of the following:	N/A			
2.10A	The gradient is between 1:20 and 1:12.	N/A			
2.10B	The length of each flight at a given gradient meets the provision of Diagram 2.1.	N/A			
2.10C	Flights within a private approach route have a minimum clear width of 900mm.	N/A			
2.10D	Flights within a communal approach route have a minimum clear width of 1200mm.	N/A			
2.10E	Every flight has a top and bottom landing.	N/A			
2.10F	An intermediate landing is provided between individual flights and at any change of direction.	N/A			
2.10G	Every landing is a minimum 1200mm long, clear of any door (or gate) swing.	N/A			
External steps forming part of an additional route:					
2.11	To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:	N/A			
2.11A	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 edge) of the step).	N/A			
2.11B	Steps have suitable tread nosings.	N/A			
2.11C	No individual flight has a rise between landings of more than 1800mm.	N/A			
2.11D	Every flight has a minimum clear width of 900mm.	N/A			
2.11E	Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm.	N/A			
2.11F	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	N/A			
Car parking and drop-off: Parking space:					
2.12	Where a parking space is provided for the dwelling, it should comply with all of the following:	Refer below			
2.12A	Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.	N/A			
2.12B	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 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.	Yes. All car parking is located close to the front entrance and core. Two accessible car parking spaces have been included with 1200mm clearance on all three sides.			
2.12C	Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.	Yes			
2.12D	The parking space is level or, where unavoidable, gently sloping.	Yes			
2.12E	The gradient is as shallow as the site permits.	Yes			
2.12F	The parking space has a suitable ground surface.	Yes			
Drop off point					
2.13	Where a drop-off point is provided for the dwelling, it should comply with all of the following:	No drop off			
2.13A	It is located close to the principal communal entrance of the building containing the dwelling.	N/A			
2.13B	It is level or, where unavoidable, gently sloping.	N/A			
2.13C	It has a suitable ground surface.	N/A			
2.13D	Where a dropped kerb is provided, it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:12.	N/A			
Communal entrances - Principle communal entrance					
2.14	The principal communal entrance should comply with all of the following:	Refer below			
2.14A	Level landing a minimum of 1500x1500 outside the entrance and clear of the swing	Yes			
2.14B	Landing is covered 1200mm wide and 900mm depth outside	Yes			
2.14C	Lighting is provided using fully diffused luminaires activated automatically by a dusk to dawn timer or motion	Yes			
2.14D	Entrance door or gate has a minimum clear opening width of 850mm	Yes			
2.14E	In the case of double doors the main door should have an opening width of 850mm	N/A - Single door only			
2.14F	A minimum 300mm nib is provide to the leading door edge and maintained 1200mm beyond.	Yes			
2.14G	Reveal of leading door is max depth of 200mm	Yes			
2.14H	Accessible threshold	Yes			
2.14I	Where there is a lobby the doors are minimum of 1500mm apart and there is a minimum of 1500mm between door swings.	Yes			
2.14J	Ground surface doesn't impede wheelchair movement.	Yes			
2.14K	Door entrance controls at 900 -1000mm above ground level and way from projecting corners by 300mm.	Yes			
2.15	Every communal door or gate along the approach route to comply with D to K	Yes			
Communal lifts and stairs					
2.16	A wide range of people, including accompanied wheelchair users, should be able to access and use the lift. Every passenger lift that gives access to the dwelling should comply with all of the following:	Refer below			
2.16A	Level landing a minimum of 1500x1500 outside the entrance landing of lift	Yes			
2.16B	Is equivalent to or meets BS EN 81-70:2003 for a type 2 lift	Yes			
2.16C	The car is a minimum 1100mm wide and 1400mm deep inside.	Yes			
2.16D	Door has clear opening width of 850mm	Yes			
2.16E	Landing and car controls are 900-1200mm above the car floor and 400mm from the inside of the front wall	Yes			
2.16F	The lift has an initial dwell time of 5 seconds before the doors behind to close after they are fully open.	Lift manufacturer to ensure dwell times meeting requirements.			
2.17	The principal communal stair that gives access to the dwelling should meet the requirements of park K for a general access stair.	Yes			
Section 2B: Private entrances and spaces within the dwelling					

2.20.	The principal private entrance, or alternate private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following:	Refer below			
2.20A	There is a level external landing with a minimum width and depth of 1200mm.	Yes			
2.20B	The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	Yes			
2.20C	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Yes			
2.20D	The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.	Yes			
2.20E	Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.	N/A - Single door only			
2.20F	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.	IDG.06, ID1.05, ID2.05 Corridor beyond entrance is 1m away from nib. ID1.03, ID2.03			
2.20G	The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.	Yes			
2.20H	The threshold is an accessible threshold. (Accessible threshold meets provisions laid out in Appendix A – a threshold that is level, or if raised, has a total height of not more than 15mm, a minimum number of upstands and slopes and with any upstands higher than 5mm chamfered.)	Yes			
2.20I	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.	Yes			
2.21	All other external doors – including doors to and from 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.	Yes			
Circulation areas and internal doorways					
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):	Refer below			
2.22A	The minimum clear width of every hall or landing is 900mm.	Yes			
2.22B	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.	Yes			
2.22C	Every door has a minimum clear opening width as set out in Table 2.1.	Yes			
2.22D	A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	IDG.31 flipped to meet requirement. IDG.24 (store door) flipped to meet requirement			
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:	N/A			
Habitable Rooms					
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:	Refer below			
2.24A	Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).	Yes			
2.24B	A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	Yes			
2.24C	Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at a minimum height necessary to comply with the requirements of Part K for guarding to windows.	Yes			
2.25	To enable a wide range of people to access and use them, bedrooms should comply with all of the following:	Refer below			
2.25A	Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.	Yes			
2.25B	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.	Yes			
2.25C	Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.	Yes			
2.25D	All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed	Yes			
2.25E	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.	N/A			
Sanitary facilities					
WC's					
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.	Yes			
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:	Refer below			
2.27A	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).	Yes			
2.27B	In a two or three storey dwelling with one or two bedrooms, the room with 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).	N/A			
2.27C	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.	N/A			
2.27D	The door opens outwards.	Yes			
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.	Yes			
Bathrooms					
2.29	To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:	Refer below			
2.29A	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.	Yes			
2.29B	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.	Yes			
2.29C	Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.	Yes			
Service and controls					
2.30.	To assist people who have reduced reach, services and controls should comply with all of the following:	Refer below			
2.30A	Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	Yes			
2.30B	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.	Yes			
2.30C	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 height range.	Yes			
2.30D	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.	Yes			
2.30E	Either: o boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or o separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.	Yes			
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A. The South Block of the Maple and Poplar scheme has been reviewed with reference to accessibility and The Building Regulations, Approved Document M (Volume 1: Dwellings). The south block contains 17 dwellings.

B. 15 out of 17 dwellings in this scheme are to comply with the standards of Approved Document M4 category 2: accessible and adaptable dwellings.

C. 10% of the dwellings within this scheme should comply with the standards of Approved Document M4 category 3: wheelchair user

Note description of requirement is para phrased in places for simplicity. Read in conjunction with Approved Document M.

Ref:	Requirement description	Compliance?		NCL Response (if required)	Query raised / date	Query closed / date
Section 3A Approach to the dwelling						
3.7	The approach route should be safe and convenient.	Yes				
3.8	Step free approach should be provided to all private entrances	Yes				
3.9	Step free approach route for a wheelchair should comply:	See below				
3.9A	The approach route is level, gently sloping or ramped.	Yes				
3.9B	The route has a minimum clear width of 1200mm.	Yes				
3.9C	Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.	Yes				
3.9D	A level space with a minimum width and depth of 1500mm for passing or turning is provided at the end of the approach route and at maximum intervals of 10m.	Yes				
3.9E	All external parts of the approach route have a suitable ground surface.	Yes				
3.9F	External parts of the approach route are illuminated by fully diffused lighting activated automatically by a dusk to dawn timer or by detecting motion.	Yes				
3.9G	Every gate (or gateway) along the approach route has both: o A minimum clear opening width of 850mm o A 300mm nib to the leading edge o A 200mm nib to the following edge	Yes				
External and internal ramps forming part of an approach route:						
3.10.	To enable people to use a ramp safely, the ramp should comply with all of the following:	N/A and therefore section omitted				
External steps forming part of an additional route:						
3.11	To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:	N/A and therefore section omitted				
Car parking and drop-off: Parking space:						
3.12	Where a dwelling has a parking space to enable a wheelchair user to get into and out of a car from both sides and access the boot space the parking space should comply with all of the following:	Refer below				
3.12A	Where the parking is within the private curtilage of the dwelling ((including a carport or garage) it is a standard parking bay with an additional minimum clear access zone of 1200mm to one side and to the rear.	N/A				
3.12B	Where it is within a communal parking area it is a standard parking bay with an additional minimum clear access zone of 1200mm to both sides	Yes				
3.12C	Parking space is level	Yes				
3.12D	parking space has a headroom of 2200mm minimum	Yes				
3.12E	The parking space has a suitable ground surface.	Yes				
Drop off point						
3.13	Where a drop-off point is provided for the dwelling, it should comply with all of the following:	N/A and therefore section omitted				
Communal entrances - Principle communal entrance						
3.14	To enable a wheelchair user to enter the principal communal entrance should comply with all of the following:	Refer below				
A	Level landing a minimum of 1500x1500 outside the entrance	Yes				
B	The landing is covered to a minimum width and depth of 1200mm.	Yes				
C	Lighting is provided using fully diffused luminaires activated automatically by a dusk to dawn timer or motion	Yes				
D	Clear turning circle of 1500mm in diameter is provided inside the entrance area behind the entrance door when closed.	Yes				
E	Entrance door has a minimum clear opening width of 850mm when measured in accordance with diagram 3.2	Yes				
F	When double doors are provided man leaf provides the required minimum clear opening width.	Yes				
G	A minimum 300mm nib is provided to the leading edge of the door and the width created by this nib is maintained for a minimum of 1800mm beyond.	Yes				
H	A minimum 200mm nib is provided to the follow edge and is maintained for 1800mm beyond.	Yes				
I	Depth of the wall is maximum 200mm when measured from the reveal	Yes				
J	Accessible threshold	Yes				
K	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.	Yes				
L	Power assisted opening is provided with the opening force of the door is more than 30N from) to 30 or more than 22.5N from 30 to 60 of the opening cycle.	Yes				
M	The ground surface does not impede movement by wheelchair users	Yes				
N	Door entry controls where provided are mounted 900-1000mm above finished ground level a minimum of 300mm away from any project corner.	Yes				
3.15	Every communal door or gate along the approach route should comply with provision e to n of paragraphs 3.14.	Yes				
Communal lifts and stairs						
3.16	To enable a wide range of people, including accompanies wheelchair users, to access and use the lift, every communal passenger lift that gives access to the dwellings should comply with all of the following:	Refer below				
A	Level landing a minimum of 1500x1500 outside the entrance landing of lift	Yes				
B	Is equivalent to or meets BS EN 81-70:2003 for a type 2 lift	Yes				
C	The car is a minimum 1100mm wide and 1400mm deep inside.	Yes				
D	Door has clear opening width of 850mm	Yes				
E	Landing and car controls are 900-1200mm above the car floor and 400mm from the inside of the front wall	Yes				
F	The lift has an initial dwell time of 5 seconds before the doors behind to close after they are fully open.	Lift manufacturer to ensure dwell times meeting requirements.				
3.17	The principal communal stair that gives access to the dwelling should meet the requirements of park K for a general access stair.	Yes				
Section 2B: Private entrances and spaces within the dwelling						
3.22	The principal private entrance should comply with all of the following:	Refer below				
A	There is a level external landing with a minimum width and depth of 1500mm.	Yes				
B	The landing is covered for a minimum width and depth of 1200mm.	Yes				
C	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Yes				
D	There is a minimum clear turning circle of 1500mm include the entrance when the door is closed	Yes				
E	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 1800mm beyond it.	Yes				
F	Door has clear opening width of 850mm	Yes				
G	When double doors are provided man leaf provides the required minimum clear opening width.	Yes				
H	Depth of the wall is maximum 200mm when measured from the reveal	Yes				
I	Accessible threshold	Yes				
J	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.	Yes				
K	Door entry controls where provided are mounted 900-1000mm above finished ground level a minimum of 300mm away from any project corner.	Yes				
L	A fused spur, suitable for the fitting of a powered door opener, is provided on the hinge side of the door	Yes				
3.23	All other external doors connected to the dwellings to comply with f to k.	Yes				
Circulation areas and internal doorways						
3.24	To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram2.3):	Refer below				
A	The minimum clear width of every hall or landing is 1050mm.	Yes				
B	When the approach to a doorway is not head on, clear width of 1200mm.	Yes				
C	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.	Yes				
D	Every door has a clear opening width of 850mm	Yes				
E	Where an outward opening door is located close to a corner and another door is located on the return wall within 800mm of that corner the leading edge of the outward opening door is a minimum of 800mm from the corner as shown in diagram 3.5 unless a 1500mm turning circle is provided immediately outside the door.	Yes				
F	A minimum 300mm nib provided to the leading edge of every door.	Yes				
G	A minimum 200mm nib provided to the following edge of every door.	Yes				
Wheelchair storage and transfer space						
3.25	To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and an indoor wheelchair, a dwelling should a storage and transfer space which complies with all of the following:	Refer below				

A	A minimum 1100mm deep and 1700mm wide space available on the entrance storage preferably close to the principal private entrance.	Yes				
B	Is accessible from a minimum clear width of 1200mm	Yes				
C	A power socket is provided in the space	Yes				
D	In wheelchair adaptable dwellings the storage and transfer space may be used for another purpose such as general storage.	N/A				
General storage space						
3.26	Make adequate provision for the storage of household items to comply with table 3.1.	Yes				
Through-floor lifting device provision						
3.27	To ensure that provision can be made for a wheelchair user to access to all parts of a dwelling on more than one floor comply with either the requirements of paragraph 3.28 for a wheelchair adaptable dwelling or 3.29 for a wheelchair accessible dwelling.	N/A and therefore section omitted				
Private stairs and changes of level within the dwelling						
3.30.	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 the entrance storey to the storey above. The dwelling should comply with the following:	N/A and therefore section omitted				
Habitable Rooms						
3.31	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:	Refer below				
A	The principal living area is within the entrance storey.	Yes				
B	The minimum combined internal floor area of living, dining and kitchen space meetings the provision of Table 3.2	Yes				
C	Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at a minimum height necessary to comply with the requirements of Part K for guarding to windows.	Yes				
Kitchen and eating areas						
3.32	To enable a wide range of people to access and use them, bedrooms should comply with all of the following:	Refer below				
A	Kitchen and eating area are within the same room or connected to each other and located within the entrance storey	Yes				
B	1500mm in front of and between all kitchen units and appliances	Yes				
3.34	Where the dwelling is defined as wheelchair accessible, in addition to paragraph 3.32the kitchen should comply with	Refer below				
A	Overall kitchen length to meet table 3.4	Yes				
B	Worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following:	Refer below				
•	Section of work top 2000mm long	Yes				
•	Section of worktop height adjustable or is a fixed section capable of being refixed at alternate height	Yes				
•	No fixed white goods (appliances) placed beneath this section of worktop	Yes				
•	The section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level)	Yes				
C	The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair users legs.	TBC				
D	Taps should be lever operated and capable of easy operation	TBC				
E	A suitable space for a built in oven (CL between 800 and 900 from FFL)	Supplier to confirm				
F	Pull out shelf beneath the oven enclosure	Yes				
G	Min 400mm worktop to one side of oven and fridge.	Yes				
H	Water supply to sink to have isolation valves and flexible tails.	Yes				
I	Drainage is either flexible or fixed but easily adaptable to worktop heights between 700 and 950mm above FFL	Yes				
Bedrooms						
3.35	One bedroom should be close to an accessible bathroom suitable for a wheelchair user. All other bedrooms should be accessible to a wheelchair user. To comply with the following:	Refer below				
A	750mm clear access from the doorway to window	Yes				
B	Every bedroom to have 1200x1200mm manoeuvring space inside of the door.	Yes				
C	Ceiling structure strong enough for overhead hoist of 200kg load	Yes				
D	Principal bedroom on the entrance storey to have a min. floor area of 13.5m2 and a minimum of 3m wide clear of obstruction (e.g. radiators)	Yes				
E	Principal double bedroom to have 1000mm wide clear access zone to both sides and foot of bed and in front of all furniture 1200mmx1200mm manoeuvring space on both sides of the bed.	Yes				
F	Every other double bedroom to have 12.5m2 and a minimum of 3m wide.	Yes				
G	Every other double to have 1000mm clear access zone to one side, foot of bed and in front of furniture	N/A				
H	All single and twin bedrooms to provided 1000mm clear access zone to one side of each bed and in front of all furniture.	Yes				
I	Every single bedroom to have 8.5m2 and 2.4m wide.	N/A				
Sanitary facilities						
General storage space						
3.36	Dwelling should provide a suitable WC and washing facilities. Reasonable provision will vary depending on whether dwellings are wheelchair adaptable or accessible. To provide suitable and convenient sanitary facilities, a dwelling should comply with all of the following:	Refer below				
A	WC facilities are provided which comply with 3.37 to 3.40 and bathroom facilities are provided which comply with the relevant requirements of paragraphs 3.31 and 3.43.					
B	Any dwelling with 4 or more bedspaces provide access to a minimum of two WCs. In separate bathrooms of WC/cloakrooms	Yes				
C	Every room that contains an installed level access shower is a wet room	N/A				
D	All walls, ducts and fixings to WC/cloakrooms, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m2	Yes				
E	Ceiling structure strong enough for overhead hoist of 200kg load	Yes				
F	Where sanitary facilities are wheelchair accessible, Wk. flush controls are position on the front of the cistern on the transfer side and easily gripped e.g. lever flush handle.	Yes				
G	Where sanitary facilities are wheelchair accessible, WC pans should be 400mm minimum high	Yes				
H	Where sanitary facilities are wheelchair accessible, basins and sinks should be wall hung, typical rim 770-850mm above ffl and clear zone beneath basin, services and pedestals is maximised to enable wheelchair user to approach. Ideally 400-600mm above ffl.	Yes				
I	Stacks or soil and vent pipes should only be positioned adjacent to WC where there is no practical alternative and should always be on the wall side of the WC.	Yes				
WC facilities on the entrance storey						
3.37	To make suitable and convenient provision for a wheelchair user to use a WC, the dwellings should comply with all of the following:	N/A	ALL			
A	Every dwelling has, on the entrance, a wet room that contains a WC, a basin and an installed level access shower and complies with the requirement of either paragraph 3.38 or 3.39.	N/A				
B	Where the dwelling provided both a bathroom and a WC, cloakroom on the same storey, the WC facility need only comply with the requirements of paragraph 3.40	N/A				
C	The door to the WC facility open outwards.	N/A				
3.38	Where the dwelling is defined as wheelchair adaptable, WC facilities should also comply with all of the following	N/A Wheelchair bathrooms classed as accessible.				
A	The WC, basin and shower meet the provisions in diagram 3.10.	N/A Wheelchair bathrooms classed as accessible.				
B	It is demonstrated how the WC/cloakroom could be easily adapted in future to meet the provisions of paragraph 3.39.	N/A Wheelchair bathrooms classed as accessible.				
3.39	Where the dwelling is defined as wheelchair accessible, wc facilities should also comply with all of the following:	Refer below				
A	The WC, basin and shower meet the provisions in diagram 3.11.	Yes				
3.40.	Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC and basin in the WC/cloakroom should as a minimum comply with the provisions shown in Diagram 3.13.	Yes				
Bathroom facilities						
3.41	To make suitable and convenient provision for a wheelchair user to bathe or use a wheelchair accessible shower , the dwellings should comply with all of the following:	Refer below				
A	Dwelling with up to four bedspaces should have as a minimum a bathroom that contains a WC, a basin and an installed level access shower with the potential for a bath to be installed above it.	Yes				
B	The bathroom containing the installed level access should be located on the same storey as the principal double bedroom described in para 3.35	Yes				
3.42	Where the dwelling is defined as wheelchair adaptable it is assumed that mostly commonly a bath will be installed over a useable level access shower, though this is not a requirement. Wheelchair adaptable bathrooms should also comply with the following:	N/A Wheelchair bathrooms classed as accessible.				
3.43	Where the dwelling is defined as wheelchair accessible the bathroom should also comply with all of the following:	Refer below				
A	The WC, basin, bath and shower should meet the provisions in diagram 3.11.	Yes				
B	In dwelling with up to four bedspaces an installed level access shower is provided as the default but a bath can be accommodated as an alternative if required.	Yes				
C	In dwelling with 5 bedspaces or more both a useable bath and an installed level access shower are provided.	N/A				
D	The level access shower is positioned in a corner to enable a shower seat to be fitted on one wall with shower controls fitted on the adjacent wall	Yes				
E	The bathroom provides a minimum 1500mm clear turning circle	Yes				
Service and controls						
3.44	To assist wheelchair users who have reduced reach, services and controls should comply with all of the following:	Refer below				
A	Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	Yes				
B	Switches, sockets, stopcocks and controls, except controls to radiators are located with their centre line between 700mm and 1000mm above floor level and a minimum of 700mm (measured horizontally) from an inside corner.	Yes				
C	Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range.	Yes				
D	The handle to at least one window in the principal living area is located between 700mm and 1000mm above floor level, unless the window is fitted with a remote opening device that is within height range.	Yes				
E	Handles to all other windows are located between 450mm and 1200mm above floor level, unless fitted with a remote opening device that is within this height range.	Yes				

F	Door handles, locks, latches and catches are both easy to grip and use and fitted 850mm-1000mm floor level.	Yes				
G	Light switches to double socket outlets are located at the outer ends of the plate	Yes				
H	Switches to double socket outlets are located at the outer ends of the plate (rather than in the centre)	Yes				
I	A door entry phone with remote door release facility is provided in the main living space and the principal bedroom	Located by Front Door and Main Bedroom.				
J	Suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets and the door entry phone provision described above, grouped adjacent to the head of the bed for example by providing blank sockets, conduit and draw wires.	No				
K	A main electrical power socket and a telephone point are provided together in the main living space.	Yes				
L	Taps and bathroom controls are suitable for a person with limited grip to operate and for single handed operation.					
M	Boiler timer controls and thermostats are either mounted 900-1200mm above ffl on the boiler, or separate (wired or wireless) are mounted elsewhere in an accessible location within the same height range.	Yes				
N	In wheelchair accessible dwellings, radiator controls are mounted 450-1000mm above ffl.	Yes				
Private outdoor space						
3.45	To assist wheelchair users who have reduced reach, services and controls should comply with all of the following:	Refer below				
A	Every outdoor space has min. clear width 1500mm and provided a min. 1500mm level clear turning circle.	Yes				
B	There is a level or gently sloping path with a min. clear width of 1050mm to every private refuse recycling cycle or store.	Yes				
C	Every path terminates in a clear turning circle a min. of 1500mm in diameter	Yes				
D	Every gate has a minimum clear opening width of 850mm, a min. 300mm nib to the leading edge and min. 200mm to following edge.	Yes				
E	The door to every private external store that is integral with or connected to the dwellings has a minimum clear opening width 850mm	Yes				
F	All paved areas have a suitable ground surface	Yes				

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Note: All M&E related requirements reviewed by The design collective for confirmation. Schedule reviewed by Neilcott ahead of submission.