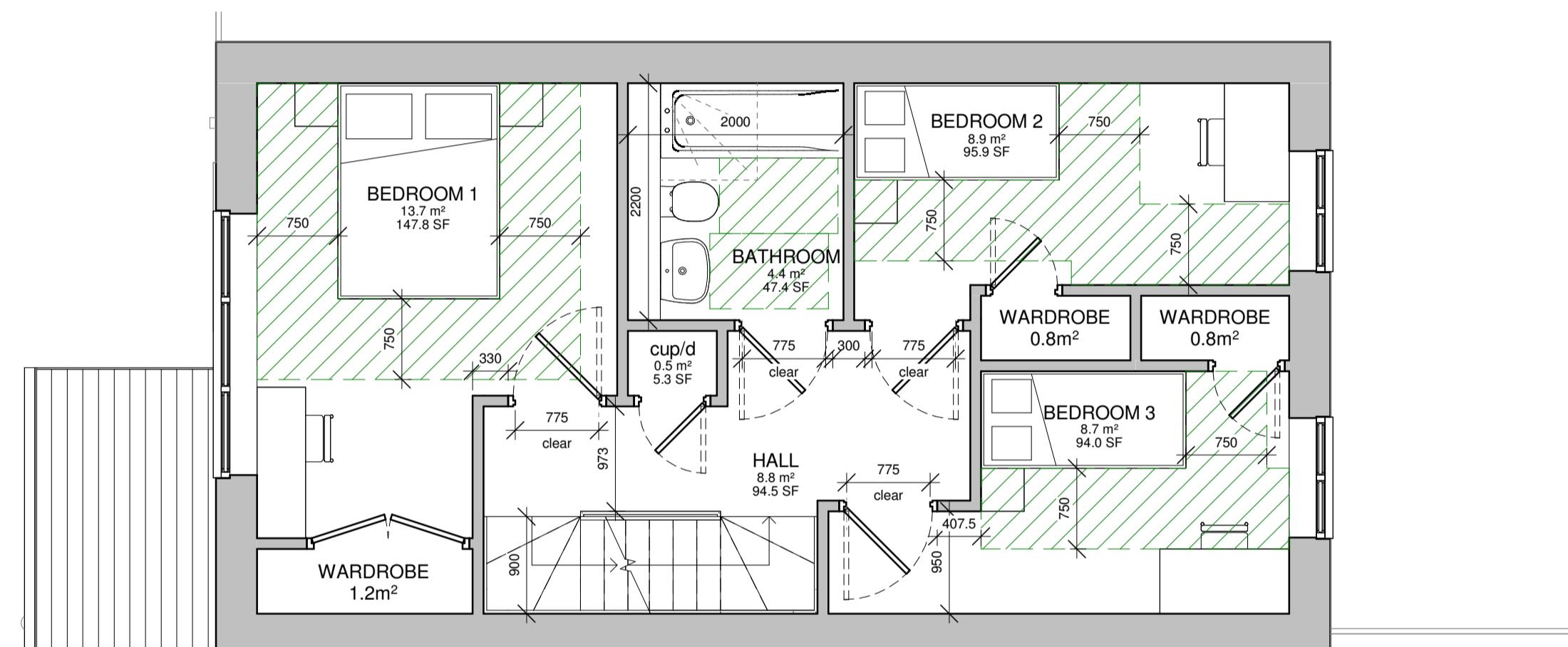


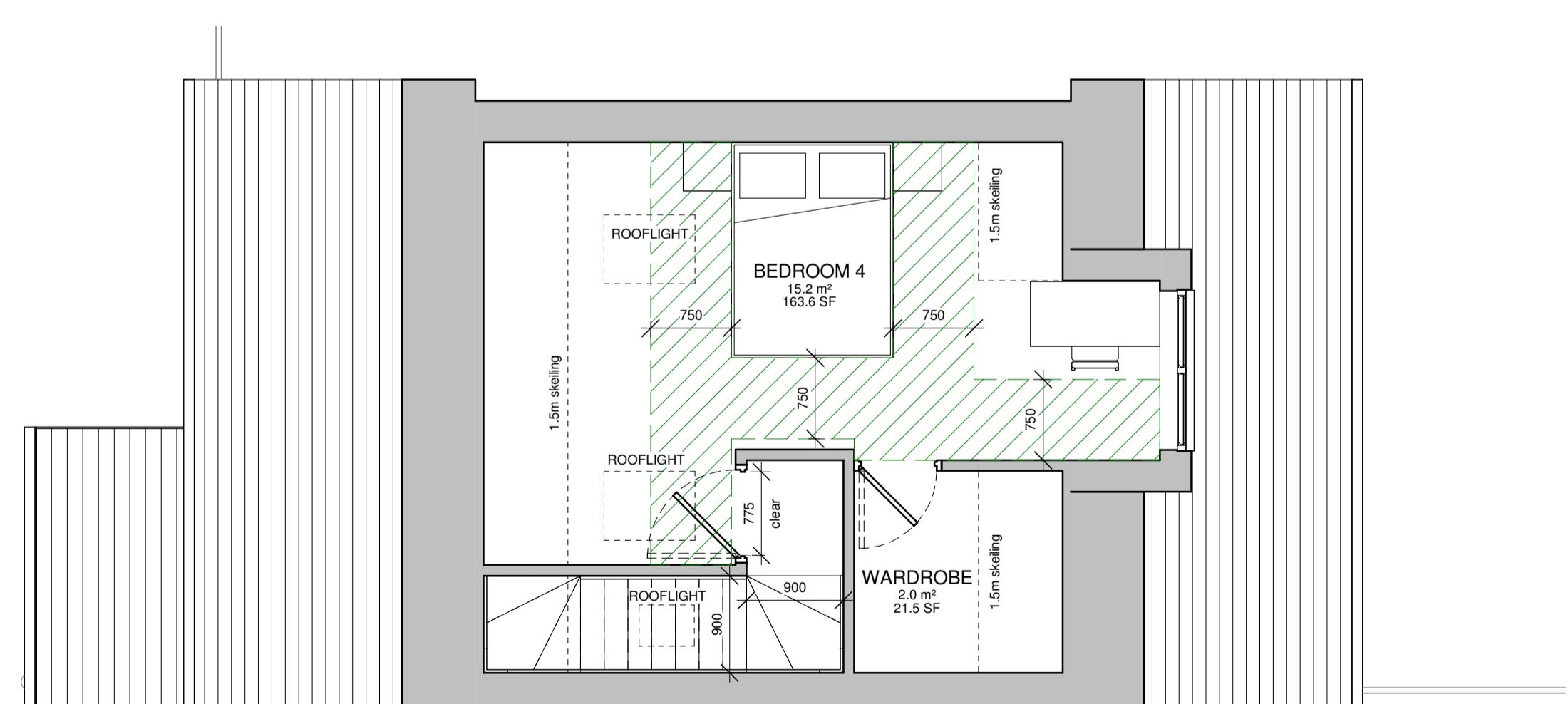
Ground Floor Layout

1 : 50



First Floor Layout

1 : 50



Second Floor Layout

1 : 50

Access Statement - Condition 14

All dwellings are designed and will be constructed to meet the standards for a Category 2 M4 (2) dwelling, as set out in Approved Document M of the Building Regulations (2010) 2015 and these provisions will remain in place for the life of the buildings.

All areas to the ground floor will have step free access as per paragraphs 2.20 2.23 2.24 2.27 of AD M1.

Any sloping surfaces on the site will be in line with in line with paragraph 2.10 and diagram 2.1 of AD M1.

All entrance doors to have 850mm clear opening width as per paragraph 2.20 of AD M1 and have accessible thresholds as per 2.20 h. of AD M1.

All internal doors have minimum provide 775mm clear opening width as per Table 2.1 Note 3 of AD M1. A minimum 300mm nib is provided to the leading edge of every door as per paragraphs 2.20 & 2.22 of AD M1. Doors to stores not big enough to enter do not need to meet the provisions of paragraph 2.2 as per Table 2.1 Note 1 of AD M1.

Corridor clear widths are minimum 900mm as per paragraph 2.22 and in line with Diagram 2.3 of AD M1.

The private stair within the dwelling will be in line with paragraph 2.23 of AD M1 and part K. It will have minimum clear width of 850mm when measured 450mm above the pitch line of the treads.

A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances as per paragraph 2.24 of AD M1.

Bedrooms have 750mm clear access zones in line with paragraph 2.25 of AD M1.

Bathroom walls and boxing will be able to support grab rails or other adaptations that could impose a load of up to 1.5kN/m² as per paragraph 2.26 of AD M1.

Bathroom layout is as per Example 2.7A of Diagram 2.7 of AD M1 with a provision for a potential level access shower as per paragraph 2.29 c. of AD M1.

A WC is provided to Ground Floor level as per paragraph 2.27 c. AD M1 and is designed in line with the provisions of Diagrams 2.5 and 2.6 AD M1.

Services and controls to be as per paragraph 2.30

- a. Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.
- b. 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.
- c. 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 this height range.
- d. 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.
- e. Either:
 - boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or
 - separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

notes:

revisions: +

Ethos Construction
Residential Development
Petworth Gardens, Uxbridge
drawing information title : M4 (2) LAYOUTS

pwparchitects

PWP Architects Ltd 61 South Street, Havant, Hampshire PO9 1BZ
t: 02392 482494 f: 02392 481152
e: design@pwp-architects.com w: www.pwp-architects.com

status : PLANNING
date : MARCH 23
scale : 1 : 50
drawn : AT
checked : SL
job: dvg: rev:
5924 1500