

Compliance Checklist of requirements for M4(2) Accessible and adaptable dwellings

No.5 Fringewood Close, Northwood, HA6 2TB



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Access to and use of buildings from The Building Regulations 2010

Section 2: Category 2 – Accessible and adaptable dwellings

Section 2A: Approach to the dwelling

Application

2.1

The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6)

2.2

The provisions of Section 2A apply to external and internal areas and elements that form part of the approach route to the individual dwelling and fall within the plot (or curtilage) of the dwelling or the building containing the dwelling.

2.3

The provisions also apply to the approach route between the dwelling and the point, or points, at which an occupant or visitor, including a disabled person, would expect to get in and out of a car. This point, or points of access may be within or outside the plot of the dwelling or the building containing the dwelling (typically a block of flats). These provisions do not apply beyond the curtilage of the development.

2.4

Reasonable provision should be made to ensure that the approach route to any communal facilities that serve the dwelling meets these provisions. Communal facilities include storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access, for example meter reading.

2.5

For a house (or other dwelling that sits within its own plot) the approach route will often involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) the approach route will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks as well as communal lifts and stairs.

Approach Routes - General

Design Standards	Compliance			Comments
	Yes	No	N/A	
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.	✓			The approach to the house has a very shallow gradient falling from the house to the pavement.
2.7 Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach 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.			✓	Step free access provided.
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.			✓	Step free access provided.
2.9 An approach route for a Category 2 dwelling should comply with all of the following:				
a) The approach route is level, gently sloping or, when necessary, ramped.			✓	The approach has a very shallow gradient.
b) Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.	✓			
c) Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.			✓	
d) Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is longer than 2m in length.			✓	
e) All external parts of the approach route have a suitable ground surface.	✓			
f) Every gate (or gateway) along the approach route has both :			✓	There are no gates before the main door.
• a minimum clear opening width of 850mm			✓	
• a 300mm nib to the leading edge of the gate			✓	

Approach Routes

External and internal ramps forming part of an approach route

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.10 To enable people to use a ramp safely, the ramp should comply with all of the following:			✓	There is no external ramp.
a) The gradient is between 1:20 and 1:12			✓	
b) The length of each flight at a given gradient meets the provisions of Diagram 2.1			✓	
c) Flights within a private approach route have a minimum clear width of 900mm.			✓	
d) Flights within a communal approach route have a minimum clear width of 1200mm.			✓	
e) Every flight has a top and bottom landing.			✓	
f) An intermediate landing is provided between individual flights and at any change of direction.			✓	
g) Every landing is a minimum 1200mm long, clear of any door (or gate) swing.			✓	

2.11 External steps forming part of an additional route

- Not applicable

Car parking and drop-off

Parking space

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.12 Where a parking space is provided for the dwelling, it should comply with all of the following.				
a) Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least once space is a standard parking bay than can be widened to 3.3m.	✓			There is ample space on the frontage to allow for this requirement.
b) 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 bay 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.			✓	
c) Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.	✓			
d) The parking space is level, or where unavoidable, gently sloping.	✓			
e) The gradient is as shallow as the site permits.	✓			
f) The parking space has a suitable ground surface.	✓			The parking space is on a hard landscaped frontage.

2.13 Drop-off point

- Not Applicable

Communal entrances

2.14 Principle communal entrance

- Not Applicable

2.15 Other communal doors

- Not Applicable

Communal Lifts and Stair

2.16 Communal lifts

- Not Applicable

2.17 Communal stairs

- Not Applicable

Section 2B: Private entrances and spaces within the dwelling

Application

2.18 The provisions of Section 2B apply only where a planning condition requires compliance with option requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).

2.19 The provisions of Section 2B apply to private entrances, other external doors and key elements within the dwelling.

Private entrances

Principal private entrance and alternative entrance

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.20 The principal private entrance, or the alternative private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following.				Principal private entrance is above ground floor level
a) There is a level external landing with a minimum width and depth of 1200mm.			✓	Level access
b) The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	✓			Canopy over entrance
c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	✓			The canopy will be fitted with lighting on motion detection.
d) The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2	✓			Entrance door will have a clear opening of more than 850mm
e) Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.			✓	
f) 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.	✓			
g) The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.	✓			Glass panel to leading edge of door in same plane as door.
h) The threshold is an accessible threshold.	✓			
i) Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.			✓	

Other external doors

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.21 All other external doors- including doors to and from a 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.	✓			Principle entrance is at the front of the house.

Circulation areas and internal doorways

Door and hall widths

Design Standards	Compliance			
	Yes	No	N/A	Comments
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).				
a) The minimum clear width of every hall or landing is 900mm.	✓			
b) 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.	✓			Underfloor heating throughout the home
c) Every door has a minimum clear opening width as set out in Table 2.1.	✓			
d) A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	✓			Complies at ground floor

Private stairs and changes of level within the dwelling

Design Standards	Compliance			
	Yes	No	N/A	Comments
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:				
a) Access to all rooms and facilities within the entrance storey is step-free.	✓			No steps within ground floor
b) Level changes within every other storey are avoided where possible.	✓			No steps within first floor
c) The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).	✓			875mm clear stair width between handrails
d) All stairs meet the provisions of Part K for private stairs.	✓			

Habitable rooms

Living, kitchen and eating areas

Design Standards	Compliance			
	Yes	No	N/A	Comments
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:				
a) Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).	✓			Ground floor bedroom provided.
b) A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	✓			
c) Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.	✓			

Bedrooms

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.25 To enable a wide range of people to access and use them, bedrooms should comply with all of the following:				
a) Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.	✓			
b) 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.	✓			Master bedroom is a double bedroom.
c) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.	✓			
d) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.	✓			

Sanitary Facilities

General provisions

Design Standards	Compliance			
	Yes	No	N/A	Comments
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 1.5N/m ² . Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.	✓			Ground floor bedroom has an accessible WC which will be provided seats and grab rails as required.

WC facilities on the entrance storey

Design Standards	Compliance			
	Yes	No	N/A	Comments
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:				
a) 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).	✓			
b) In a two or three storey dwelling with one or two bedrooms, 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.			✓	
c) 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.	✓			Ground floor bedroom has an accessible WC which includes a level access shower
d) The door opens outwards.	✓			

Design Standards	Compliance			
	Yes	No	N/A	Comments
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.	✓			The ground floor guest WC has internal dimension of 1.65m wide by 1.00m deep.

Bathrooms

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.29 To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:				
a) 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.	✓			Bathroom provides a level access shower.
b) 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.	✓			Bathroom provides a level access shower.
c) Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.			✓	

Services and controls

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.30 To assist people who have reduced reach, services and controls should comply with all of the following.				
a) Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	✓			This is a standard specification to meet Building Regulations
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.	✓			This is a standard specification to meet Building Regulations
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.	✓			This is a standard specification to meet Building Regulations
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 <ul style="list-style-type: none"> 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. 	✓			This is a standard specification to meet Building Regulations
	✓			This is a standard specification to meet Building Regulations

END