

Condition 10

Application Ref: 78323/APP/2024/968

Building Regulations Specification

BUILDING REGULATIONS NOTES

EXTERNAL STEPS FORMING PART OF AN ADDITIONAL ROUTE

Steps to have a minimum clear width of 900mm, a rise of between 150mm and 170mm, a going of between 280mm and 425mm and to be provided with suitable tread nosings. Steps to have 900mm minimum long top, bottom and, where necessary, intermediate landings. The rise to be no more than 1800mm between landings.

Steps with three or more risers are to have a suitable grippable handrail, 850mm and 1000mm high extending 300mm horizontally beyond the end of each flight (handrail to be provided on both sides where the flight is wider than 1000mm).

LIVING AREAS

The principal living area is to be located within the entrance storey. The minimum combined internal floor areas or living, dining and kitchen space to be 29m². The glazing to the principal window of living area to start a maximum of 850mm above floor level.

KITCHEN AND EATING AREA

The worktop in the kitchen to include a continuous section that incorporates a combined sink and drainer unit and a hob.

THE SINK

- The sink to be not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs. Water supply to sinks to include isolation valves and flexible tails.
- Taps to be lever operated and capable of easy operation.
- Drainage to be either flexible, or fixed but easily adaptable to suit worktop heights between 700mm and 900mm above finished floor level.

WORKTOPS ETC

- A minimum 2200mm long section of worktop, either a height adjustable, or a fixed section capable of being refixed at alternate heights, to be provided. No fixed white goods (appliances) to be positioned beneath this section of worktop and a clear and continuous open leg space underneath (capable of achieving a minimum 700mm clearance above floor level) to be provided.
- A suitable space to be provided for a built-in oven (with its centre line between 800mm and 900mm above floor level) with a pull out shelf provided beneath the oven enclosure.
- Worktop to have a minimum of 400mm to at least one side of the oven and fridge, or fridge freezer, where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run).

PRIVATE OUTDOOR SPACE

All paved areas have a suitable ground surface.

Outdoor spaces to have a minimum clear width of 1500mm and a minimum 1500mm level turning circle, free of any door swing.

Paths to refuse, recycling, cycle or other external store to be level or gently sloping with a minimum clear width of 1050mm. Paths to terminate to a clear turning circle a minimum 1500mm in diameter.

All gates and gateways to have a minimum clear opening width of 850mm, a minimum 300mm nib to the leading edge and a minimum 200mm nib to the following edge.

Doors to any external store that is integral with, or connected to the dwelling, to have a minimum clear opening width of 850mm.

HANDLES

Door handles, locks, latches and catches are to be easy to grip and use and to be fitted 850-1000mm above floor level.

The handle to at least one window in the principal living area is to be 700-1000mm above floor level (unless fitted with a remote opening device in height range). Handles to all other windows are to be 450-1200mm above floor level, (unless fitted with a remote opening device in height range).

Main living space and the principal bedroom are to be provided with a door entry phone with remote door release facility.

All taps and bathroom controls should be suitable for a person with limited grip to operate and for single operation.

SERVICES AND CONTROLS

Switches for consumer units to be between 1350mm and 1450mm above floor level.

Light switches are to be on individual plates (unless wide rocker or full plate fittings are provided).

Switches to double socket outlets should be at the outer ends of plate.

A main electrical power socket and a telephone point to be provided together in the main living space.

Switches, sockets, stopcocks and controls, to be positioned so their centre line is 700-1000mm above floor level and a minimum of 700mm (measured horizontally) from an inside corner, and are not to be placed behind appliances.

The principal bedroom to have the ability of installing future bedhead controls (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 socket, conduit and draw wires.

Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range.

Boiler timer controls and thermostats to be 900-1200mm above finished floor level on the boiler, or elsewhere within the same height range.

Radiator controls in wheelchair accessible dwellings are to be 450-1000mm above floor level.

PARKING SPACE

A level standard parking bay to be provided with a suitable ground surface, an additional minimum clear access zone of 1200mm to both sides and minimum clear headroom of 2200mm.

ENTRANCE DOOR

The entrance door to have a minimum clear opening width of 850mm with a minimum 300mm nib to the leading edge of the door and the extra width created by this nib is to be maintained for a minimum of 1800mm beyond it. A minimum 150mm nib is to be provided to the hinge side of the door (to allow for the fitting of a cage to the inside face of the letter box). A minimum 200mm nib to be provided to the following edge of the door and the extra width created by the nib is to be maintained for a minimum of 1500mm beyond it. The depth of the reveal on the leading face of the door to be maximum of 200mm.