

## **PART M4(2) - COMPLIANCE STATEMENT**

### **1 COPSE CLOSE, NORTHWOOD, HA6 2XG**

Project: Construction of a single, detached, private residential dwelling.

#### **M4(2): Category 2 – Accessible and Adaptable Dwellings (Optional).**

The requirement of M4(2) is to make *reasonable provision* for most people to access a dwelling and incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

Reasonable provision is made if the dwelling complies with all the following:

- a. Within the curtilage of the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space.
- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- c. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- e. Wall-mounted switches, sockets, outlets and other controls are reasonably accessible to people who have reduced reach.

The provisions of Section 2A and 2B apply only where a planning condition requires compliance with the optional requirement M4(2) for accessible and adaptable dwellings – which is the case in this instance.

#### **Section 2A: Approach to the dwelling**

##### **Approach Routes and Car Parking**

The approach route to the entrance of the dwelling from the point at which an occupant or visitor would expect to get in or out of a car, has been designed:

- To be level (with no steps or ramps).
- To have a min. clear width of 900mm, with no obstructions.
- To have a suitable ground surface (which is firm, even and smooth enough to be wheeled over).

A large private driveway provides parking within the curtilage of the site, which can easily accommodate a single parking bay with a width of 3.3m.

## **Section 2B: Private entrances and spaces within the dwelling**

### **Principal Private Entrance**

The principal private entrance to the dwelling has been designed:

- To be level, with a min. clear width and depth of 1200mm.
- To be covered for a min. width of 900mm and a min. depth of 600mm (the porch).
- To have a front door with a min. clear opening width of 850mm.
- To provide a min. 300mm nib to the leading edge of the door.
- To have an accessible threshold.

The lighting within the porch will use fully diffused luminaires, activated automatically by dusk to dawn timers or by motion detection.

### **Other External Doors**

All other external doors have been designed:

- To have a min. clear opening width of 850mm.
- To provide a min. 300mm nib to the leading edge of the door.
- To have accessible thresholds.

### **Circulation Areas and Internal Doorways**

To facilitate movement into and between rooms throughout the dwelling:

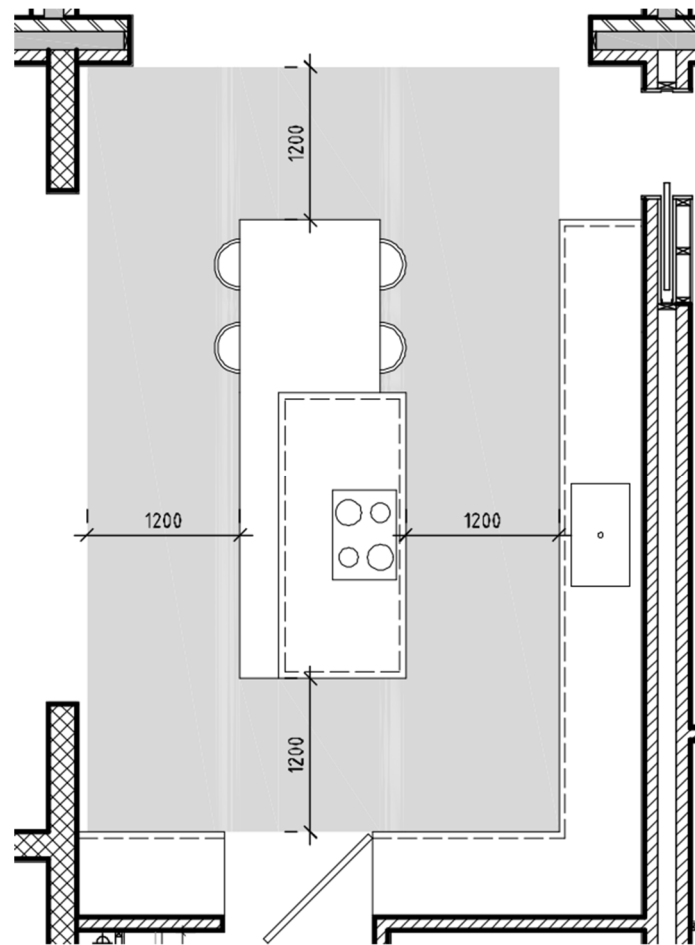
- All halls and landings have a min. clear width of 900mm with no localised obstruction.
- Every door has a min. clear opening width in accordance with Diagram 2.3.
- A 300mm nib to the leading edge of all doors on the entrance storey can be achieved.

### **Private Stairs and Changes of Level within the Dwelling**

- The layout of the dwelling has been designed to allow step free access to all rooms and facilities within the entrance storey and avoids level changes on the upper floors.
- The stairs from the entrance storey to the storey above (first floor) have been designed with a clear width that exceeds the min. 800mm requirement (measured 450mm above the pitch line) allowing for a stair-lift to be fitted in the future.
- Both staircases within the dwelling (ground to first floor and first to second floor) have been designed to accord with the requirements of Part K.

## Habitable Rooms – Living, Kitchen and Eating Areas

- The ground floor layout (entrance storey) provides multiple usable living spaces, all with easy, step-free access to the WC and principal private entrance.
- The large open plan kitchen area ensures that a min. 1200mm clear space can be provided in front of and between all kitchen units and appliances – see plan below.
- Glazing to the principal windows of the principal living areas (open plan living area at rear) start a max. 850mm above floor level.

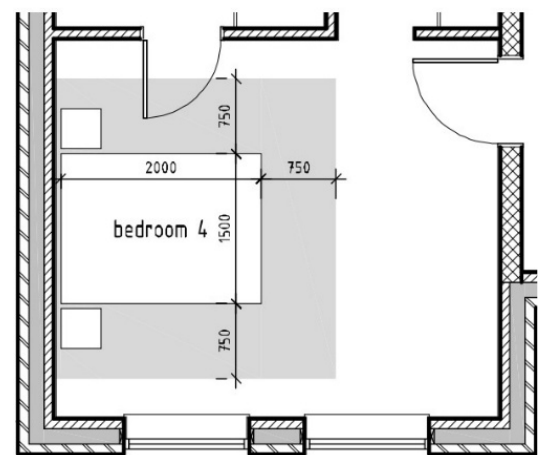
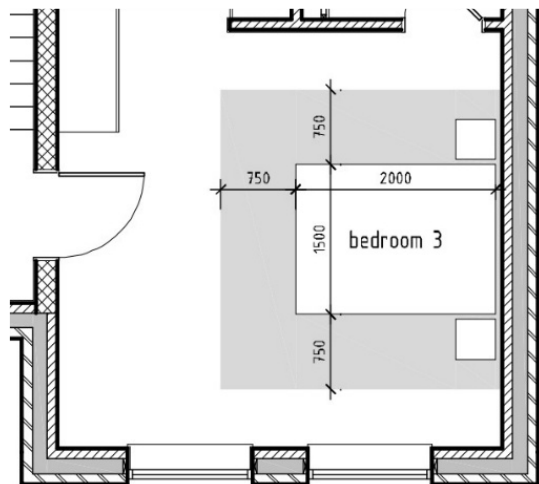
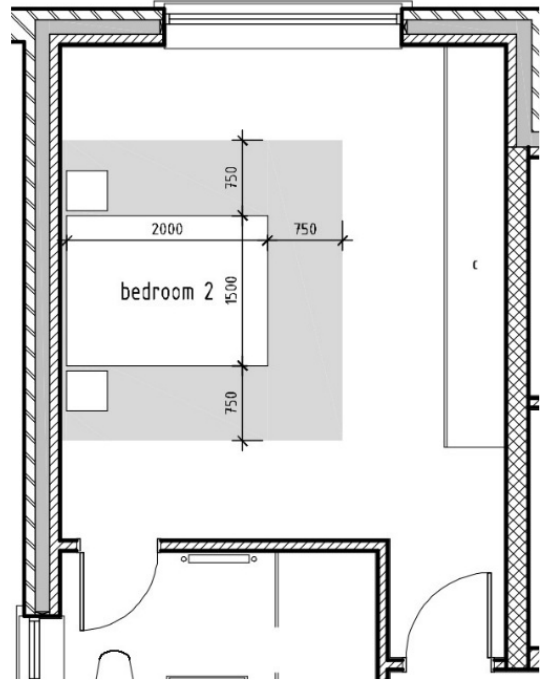
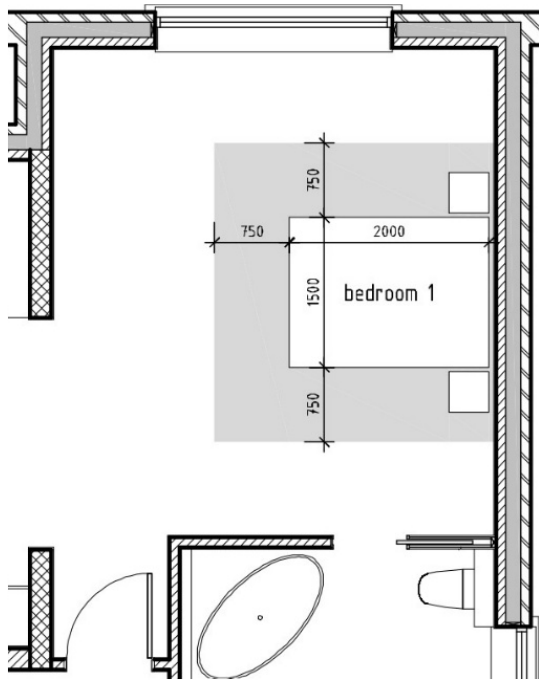


**Kitchen Plan.**

## Habitable Rooms – Bedrooms

As shown in the plans below, due to their size, all bedrooms can easily achieve:

- A min. 750mm wide clear access route from doorway to window.
- A min. 750mm wide clear access zone to both sides and the foot of the bed (all doubles).



**Bedroom Plans.**

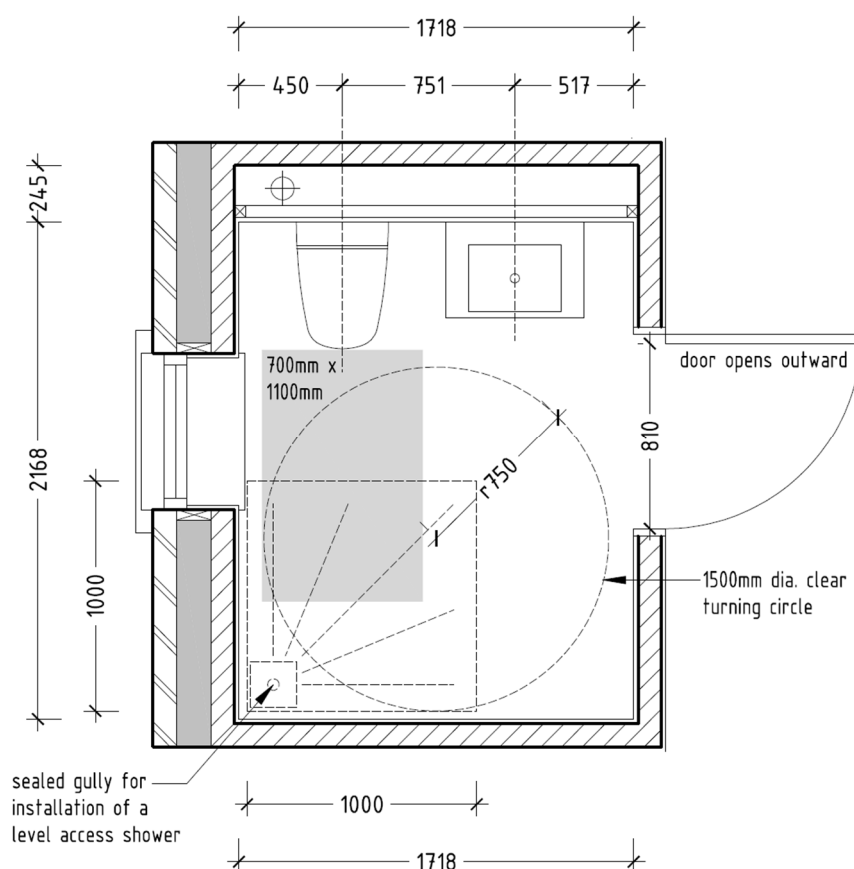
## Sanitary Facilities – General

The walls surrounding the entrance storey WC and the en-suite associated to the principal bedroom are formed using 3.6N concrete blocks.

As such, the walls are capable of supporting grab rails, seats and other adaptations that could impose a load of up to  $1.5\text{N/m}^2$ .

## Sanitary Facilities – WC on the Entrance Storey

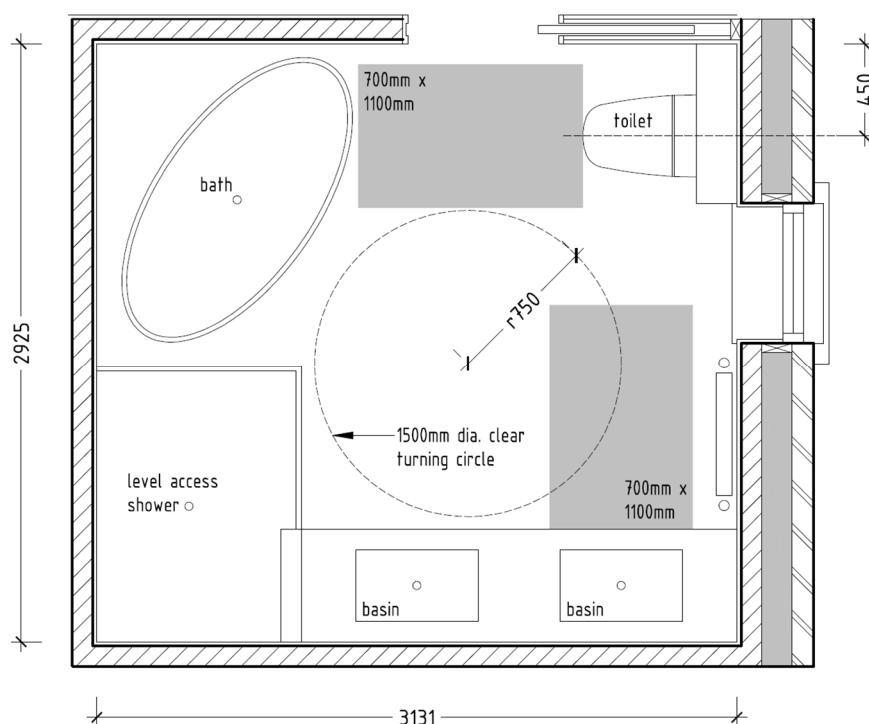
- A WC (containing a toilet and basin) is provided within the entrance storey of the dwelling, ensuring step-free and convenient access to a wide range of users, including some wheelchair users.
- The provision of a sealed floor gully within the WC allows for the future installation of a level access shower.
- The plan below shows how the WC can accommodate a future layout which is in accordance with the requirements of Para 2.27.



**Entrance Storey WC.**

## Sanitary Facilities – Bathrooms (2.29)

- The principal bedroom (at first floor level) has direct access to an ensuite room containing a toilet, basin, bath and level access shower.
- The plan below shows how the ensuite (connected to the principal bedroom) can accommodate a layout which is in accordance with the requirements of Para. 2.29.



**Bathroom Layout (Principal Bedroom).**

## Services and Controls

To assist people who have reduced reach, services and controls will comply with the following:

- Consumer units will be mounted with switches between 1350mm and 1450mm above floor level.
- Switches, sockets, stopcocks and controls will have their centre line between 450mm and 1200mm above floor level and a min. of 300mm (measured horizontally) from an inside corner.
- The handle to at least one windows in the principal living area will be located between 450mm and 1200mm above floor level (or fitted with a remote opening device within that height range).

- Handles to all other windows will be located between 450mm and 1400mm above floor level (or fitted with a remote opening device within that range).
- Boiler time controls and thermostats are to be mounted between 900mm and 1200mm above floor level on the boiler, or separate controllers are to be mounted elsewhere in an accessible location within the same height range.

### **Conclusion - Compliance with M4(2)**

As evidenced in this statement (and associated drawings), it is considered that the development meets the requirements of M4(2) and that reasonable provision has been made to make the dwelling (and its associated facilities) potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.