


Building Regulations - Part M4(2) COMPLIANCE KEY

Para. - 2.20 & 21 - PRIVATE ENTRANCES

 1200mm x 1200mm UNOBSTRUCTED ENTRANCE PLATFORM, WITH LEVEL ACCESS THRESHOLD, MINIMUM 900mm COVERED ENTRANCE, ILLUMINATED

 300mm WIDE UNOBSTRUCTED SPACE TO LEADING EDGE OF ENTRANCE LEVEL DOORS

 850mm min 850mm MIN CLEAR OPENING WIDTH TO FRONT DOOR

Para. 2.22 - DOORWAY & HALLWAY WIDTHS


838mm DOORS - MIN CLEAR OPENING WIDTH TO INTERNAL DOORS - GENERALLY 775mm WITH 1050mm

Para. 2.23 - PRIVATE STAIRS

850mm CLEAR WIDTH TO STAIRS for future stair lift (Measured 450mm above pitch) -

Para. 2.24 - HABITABLE ROOMS

LIVING ROOM, DINING ROOM & KITCHEN TO BE AT PRINCIPLE LEVEL -

 1200mm CLEAR SPACE IN FRONT OF KITCHEN UNITS - Para. 2.24 b

LIVING ROOM WINDOW GLAZING TO BEGIN 850MM OR LOWER & WINDOWS EASY TO OPEN - Para. 2.24 c

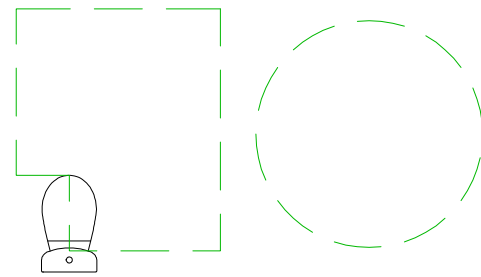
 ACTIVITY ZONE AROUND FURNITURE - Para. 2.25

Para. 2.26 - SANITARY FACILITIES

BATHROOM & WC WALLS TO BE CAPABLE OF TAKING ADAPTIONS - UP TO 1.5kN/m²

Para. 2.27 & 2.29 - WC & BATHROOMS

SANITARY ACCESS - GRND & 1ST FLR -



Para. 2.27 - 1500mm DIAMETER UNOBSTRUCTED TURNING CIRCLE, OVERLAPPING BATH

Para. 2.27b - SANITARY ACCESS ZONES FOR ONE & TWO BEDROOM ACCOMMODATION

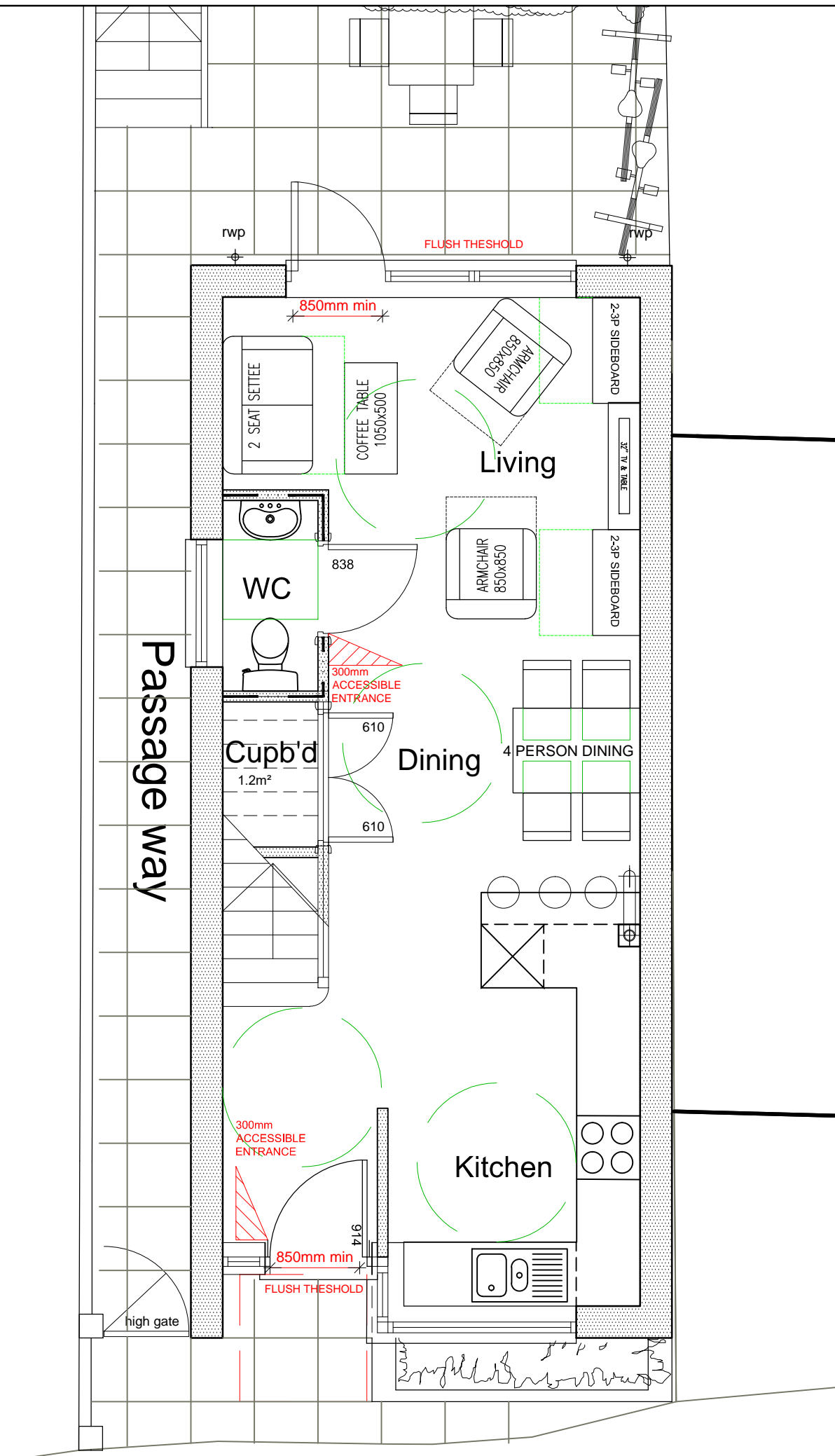
Para. 2.30 - SERVICES CONTROL

CONSUMER UNIT MOUNTED BETWEEN 1350 & 1450MM above FFL

SWITCHES, SOCKETS, VENTILATION & SERVICE CONTROLS TO BE BETWEEN 450mm & 1200mm above FFL

ALL HANDLES TO WINDOWS MOUNTED BETWEEN 450 & 1200mm above FFL

BOILER CONTROLS MOUNTED BETWEEN 900 & 1200mm above FFL



Ground Floor Plan
as Proposed



Planning

NOTES:

- E. Revised in response to planners comments LNW 20-5-19
- D. Revised in response to planners comments LNW 20-5-19
- C. Revised in response to planners meeting LNW 29-4-19
- B. Revised in response to planners comments LNW 19-3-19

REV	AMENDMENTS	BY	DATE

BFA ARCHITECTS
24a Sedley Taylor Rd
Cambridge CB2 8PN
tel: +44 1223 413 064
leon.w@bfa-ld.co.uk
www.bfa-ld.co.uk

All dimensions to be checked on site. Any discrepancies to be reported to the Architect immediately. The drawing is not to be scaled.

THIS DRAWING IS COPYRIGHT

Drawn By	Checked By
BFA	LNW

Date	Scale
Sept '18	1:50 @ A3

Drw Title
M4(2) Compliance - Ground Floor Plan

Project
Proposed Dwelling at
62 Hillfield Road,
West Hampstead
London NW6 1QA

Drawing No.	Rev
918-P-10	E