

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

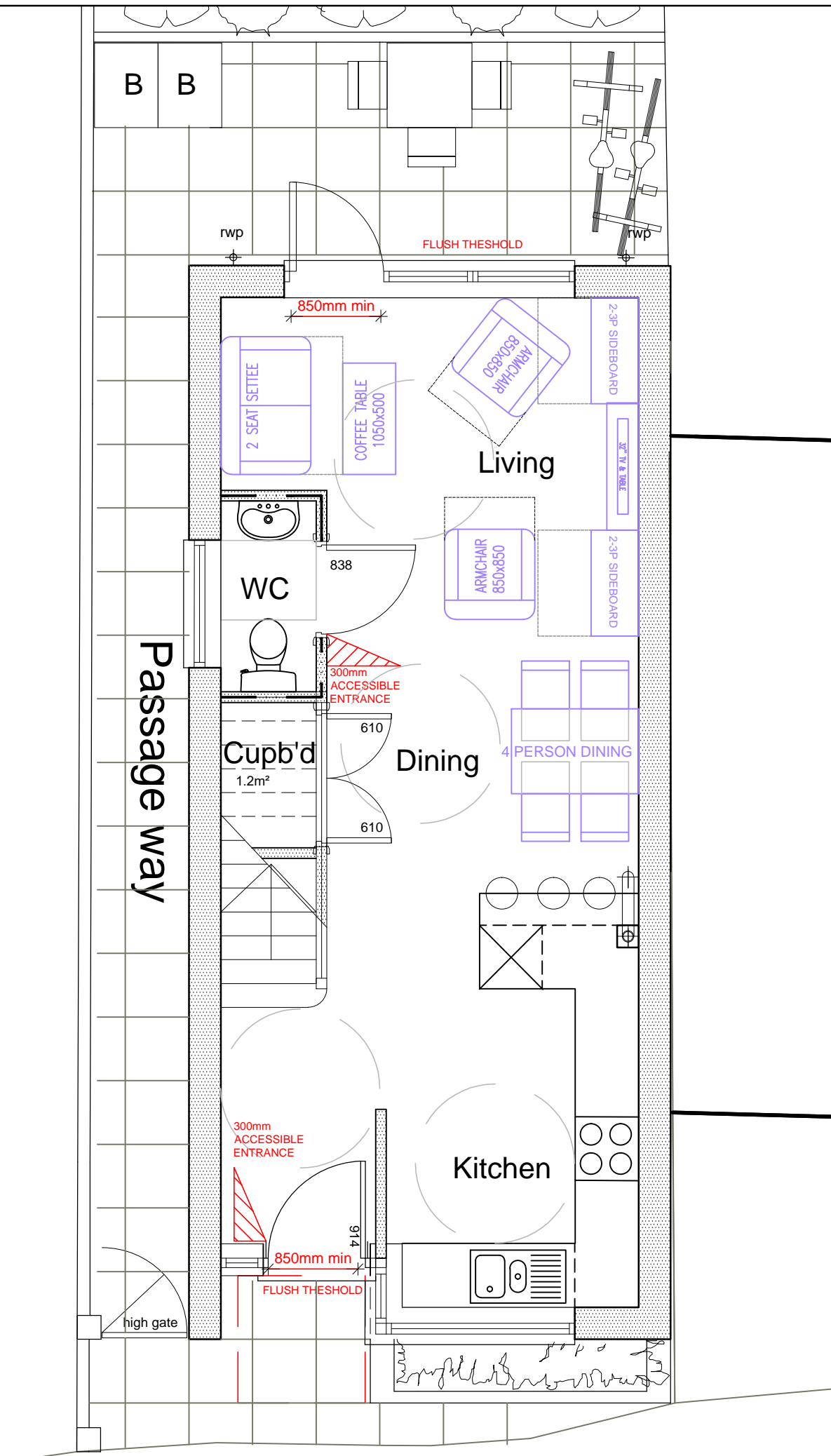
Para. 2.30 - SERVICES CONTROL

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:

F. Adjusted boundary, steps &
retaining wall LNW 15-3-21

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

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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	F