

Part M4 - 152 Royal College Street

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Section 1: Category 1 - visitable dwelling		House 1	House 2	House 3
Section 1A: Approach to a dwelling				
1.3	The approach route should be safe & convenient for everyone	Yes	Yes	Yes
1.4	The approach route should be level	Yes	Yes	Yes
1.5	These provisions apply to the principle private entrance	Yes	Yes	Yes
1.6	Approach routes should comply with all of the following:			
a.	level or gently sloping	Yes	Yes	Yes
b.	have a suitable ground surface	Yes	Yes	Yes
c.	minimum of 900mm wide with a maximum fall of 1:40	Yes	Yes	Yes
d.	where a driveway forms the approach an additional allowance of 900mm	n.a	n.a	n.a
1.7	External ramps	n.a	n.a	n.a
1.8	External stepped approach	n.a	n.a	n.a
1.9	Communal entrance	n.a	n.a	n.a
1.10	Communal lifts and stairs	n.a	n.a	n.a
1.11	Communal passenger lift	n.a	n.a	n.a
1.12	Communal stairs	n.a	n.a	n.a
Section 1B: private entrances & spaces with the dwelling				
1.13	provisions apply to the principle private entrance & key area in the entrance storey or where there are no habitable rooms on the entrance storey the principle storey	Applies	Applies	Applies
1.14	The principal private entrance should comply with the following			
a.	the door has a minimum clear opening of 775mm	Yes	Yes	Yes

		House 1	House 2	House 3
b.	Any threshold is an accessible threshold	Yes	Yes	Yes
c.	Where a step is unavoidable, the rise is a max of 150mm & aligned with outside face	n.a	n.a	n.a
Circulation area & internal doorway - Door & hall widths				
1.15	to facilitate access in to habitable rooms and to a WC widths should comply with			
a.	Every door to a habitable room has a minimum clear opening on 775mm or 800mm if not head on	Yes	Yes	Yes
b.	Any localised obstruction does not occur opposite a doorway	Yes	Yes	Yes
Private stairs or changes of level within the entrance storey				
1.16	to provide easy access between rooms on the entrance level avoid stepped change	Yes	Yes	Yes
Sanitary facilities - WC facilities				
1.17	to enable easy access to a WC a dwelling should comply with the following			
a.	a room containing a WC is provided on the entrance storey or where there are no habitable rooms on the principle storey	No	Yes	Yes
b.	There is a clear space to access the WC in accordance with diagram 1.3.	Yes	Yes	Yes
c.	The basin is positioned to avoid impeding access	Yes	Yes	Yes
d.	the door to the room opens outwards & has a clear opening of 775mm or 800mm	Yes	Yes	Yes

Services and controls

1.18	to assist people who have reduced reach, service controls should comply with			
a.	switches & sockets throughout the dwelling should have their centre line 450-1200mm	Yes	Yes	Yes
b.	consumer units are mounted so that switches are 1350mm-1450mm above floor level	Yes	Yes	Yes

Optional requirement M4(2): Category 2 - accessible & adaptable dwellings

Performance

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling & incorporates features that make it potentially suitable for a wide range of occupants. Reasonable provision is made if the dwelling complies with the following:

a.	Within the curtilage, it is possible to approach & gain step free access	Yes	Yes	Yes
b.	There is step-free access to a WC & other accommodation within the entrance storey	No	Yes	Yes
c.	A wide range of people, including older & disabled are able to use the accommodation & its sanitary facilities	Shop	Yes	Yes
d.	Features are provided to enable common adaptations to be carried out in future	Yes	Yes	Yes
e.	wall - mounted switches & sockets are reasonably accessible	Yes	Yes	Yes

Section 2: Category 2 - accessible & 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 & adaptable dwellings	Partially	Partially	Yes
2.2	The provisions apply to all areas that form part of the approach and fall within the plot	Yes	Yes	Yes
2.3	The provisions also apply to the route between dwelling and the point at which a visitor would expect to get out of the car	Yes	Yes	Yes
2.4	Reasonable provision should be made to ensure that the approach to communal facilities including storage areas such as for depositing refuse comply	n.a	n.a	n.a
2.5	For a house the approach will often only involve a driveway or a gateway	n.a	Gate	Gate

Approach routes - general

2.6	The approach route should be safe & convenient, adopt shallower gradient & step free	Yes	Yes	Yes
2.7	Where not reasonable to achieve step free approach at step-free approach should be provided to a suitable alternative private entrance instead.	n.a	n.a	n.a
2.8	Where a communal ramped approach route is provided & has a rise of 300mm an additional stepped route meeting the requirements of paragr. 2.11 should be provided	n.a	n.a	n.a

		House 1	House 2	House 3
2.9	An approach route for a category 2 dwelling should comply with the following			
a.	The approach route is level, gently sloping or where necessary ramped	Level	Level	Level
b.	Private parts of the approach route have a min clear width of 900mm	Yes	Yes	Yes
c.	Communal parts of the approach route have a min width of 1200mm	n.a	n.a	n.a
d.	Localised obstructions do not occur opposite/close to a doorway or direction change	Yes	Yes	Yes
e.	All external parts of the approach route have a suitable ground surface	Yes	Yes	Yes
f.	Every gate along the approach route has both a min opening of 850mm and a 300mm nib to the leading edge of the gate	n.a	Yes	Yes
	External and Internal ramps forming part of the dwelling			
2.10	To enable people to use a ramp safely, the ramp should comply with the following...	n.a	n.a	n.a
	External steps forming part of the route			
2.11	To enable a wide range of people to use steps safely, stepped approach should comply...	n.a	n.a	n.a
	Car Parking and drop off			
2.12	Where parking is provided it should comply with the following	n.a	n.a	n.a
	Drop-off point			
2.13	where a drop-off point is provided it should comply with all of the following	n.a	n.a	n.a
	Communal entrances - principal communal entrance			
2.14	The principle communal entrance should comply with all of the following	n.a	n.a	n.a

		House 1	House 2	House 3
	Other communal doors			
2.15	Every communal door should comply with the provisions of paragraph 2.14	n.a	n.a	n.a
	Communal lifts and stairs			
2.16	A wide range of people including wheelchair users should be able to access and use	n.a	n.a	n.a
	Communal stairs			
2.17	the principle communal stair that gives access to the dwelling should meet Part K	n.a	n.a	n.a
	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			Yes
2.19	The provisions of section 2B apply to private entrances within the dwelling	Yes	Yes	Yes
	Private entrances			
2.20	The principle private entrance should comply with the following	n.a	n.a	n.a
	Other external doors			
2.21	All other external doors, including including doors to a balcony should comply with the provisions of paragraph 2.20			
	Circulation areas and internal doorways			
2.22	To facilitate movement into, & between rooms throughout the dwelling, doors should comply with all of the following (see diagram2.3)			

		House 1	House 2	House 3
a.	The minimum clear width of every hall or landing is 900mm	Yes	Yes	Yes
b.	Any localised obstruction doesn't occur opposite a door	Yes	Yes	Yes
c.	Every door has a minimum clear opening width as set out in Table 2.1.	Yes	Yes	Yes
d.	A minimum 300mm nib is provided to the leading edge of every door with the entrance level.	Yes	Yes	Yes
Private stairs and changes of level within the dwelling				
2.23	To allow people to move between storeys, & to allow a stair lift to be fitted to the stairs from the entrance storey to the storey above, stairs should comply with the following			
a.	Access to all rooms & facilities within the entrance storey is step-free	Yes	Yes	Yes
b.	Level changes within every other storey are avoided	Yes	Yes	Yes
c.	The stair from the entrance storey to the storey above has a minimum clear width of 850mm			
d.	All stairs meet the provisions of Part K for private stairs			
Habitable rooms, Living, kitchen & eating areas				
2.24	To provide living spaces & easy step free access between a living area, a WC & the principle entrance, key accommodation should comply with the following			
a.	Within the entrance storey there is a living area	No	No	Yes
b.	a minimum of 1200mm clear space is provided in front of & in between kitchen units	Yes	Yes	Yes
c.	Glazing to the principle window in the principle living area starts a maximum of 850mm to comply with part K for guarding windows	Yes	Yes	Yes
				Balconies with adequate balustrades

Bedrooms

2.25	To enable a wide range of people to access and use them, bedrooms should comply to all of the following			
a.	Every bedroom can provide a clear access route a min of 75mm wide door to window	Yes	Yes	Yes
b.	At least one double bedroom can provide a clear access zone a minimum 750mm wide	Yes	Yes	Yes
c.	Every other double bedroom can provide a clear access zone a mimum 750mm wide	Yes	Yes	Yes
d.	All single & twin bedrooms can provide a clear access zone of 750mm to one side of bed	Yes	Yes	Yes
e.	it can be demonstrated (e.g. dimensioned drawings) that the provisions can be met	Yes	Yes	Yes

Sanitary facilities - general provisions

2.26	Walls, ducts & boxings to WC, cloak-, bath-, & showerroom strong enough for grab rails & other adoptions that could impose load of 1.5kN/m ²	Yes	Yes	Yes
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WC facilities on the entrance storey

2.27	To provide step free access to a WC suitable & convenient for wheelchair users & where reasonable make provision for showering, dwelling should comply with			
a.	Every dwelling has a room within the entrance storey that provides a WC & basin	Shop house	Yes	Yes
b.	In a two or three story dwelling with one or two bathrooms the WC meet provisions of Diagram 1.3 & the basin does not impede access to the WC	Yes	Yes	Yes
c.	In a two or three story dwelling with more bedrooms, the room with WC also provides level access shower, WC & basin to meet provisions of diagram 2.5 & 2.6	Yes	Yes	Yes

		House 1	House 2	House 3
d.	The door opens outward	Yes	Yes	Yes
2.28	Where the dwelling provides both an accessible bathroom with WC and WC with the same floor the WC may comply with provisions of diagram 1.3	n.a	n.a	n.a
	Bathrooms			
2.29	To provide convenient access to a suitable bathroom, the dwelling should comply with			
a.	Every dwelling has a bathroom that contains a WC, a basin and a bath, located on same floor as the double bedroom, described as the principle bathroom in paragraph 2.25b	no	no	yes
b.	The WC, basin & bath meet the provisions of Diagram 2.5 or 2.7	no	no	yes
c.	Provision for a potential level access shower is made within the bathroom if not provided elsewhere in the building	Yes	Yes	Yes
	Services and controls			
2.30	to assist people who have reduced reach, services & controls should comply with all			
a.	Consumer units are mounted so that the switches are between 1350mm and 450mm	Yes	Yes	Yes
b.	Switches, sockets, stopcocks & controls have their centre line betw 450mm & 1200mm	Yes	Yes	Yes
c.	The handle to at least one window in the principal living area is located between 450mm and 1200mm unless the windows is fitted with a remote opening device	Yes	Yes	Yes
d.	handles to all other windows are located between 450mm and 1400mm	Yes	Yes	Yes
e.	Wall-mounted switches, controls & sockets are accessible to people with reduced reach	Yes	Yes	Yes