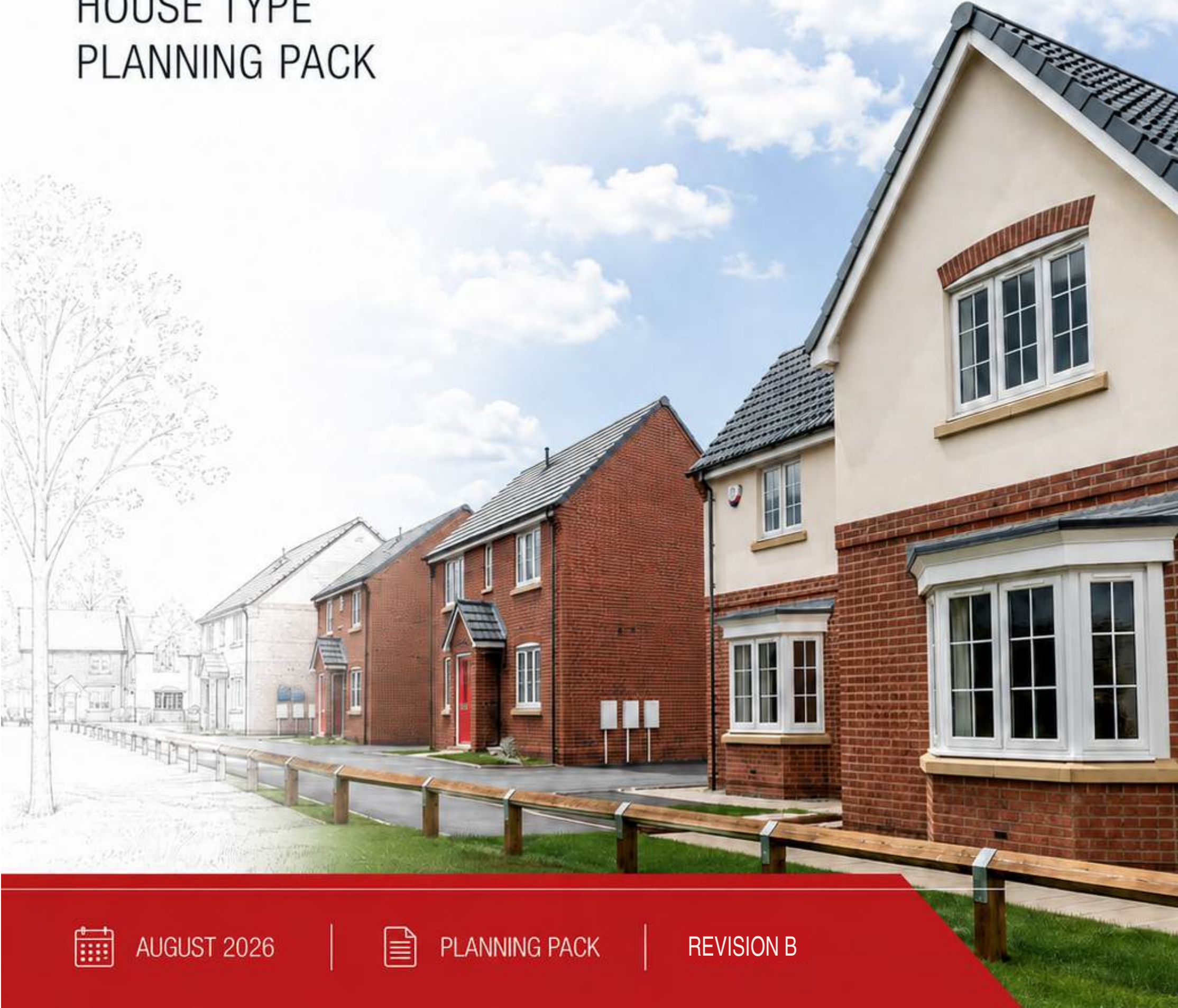


PROPOSED RESIDENTIAL DEVELOPMENT
LAND SOUTH OF SAPCOTE ROAD

BURBAGE

HOUSE TYPE
PLANNING PACK



AUGUST 2026



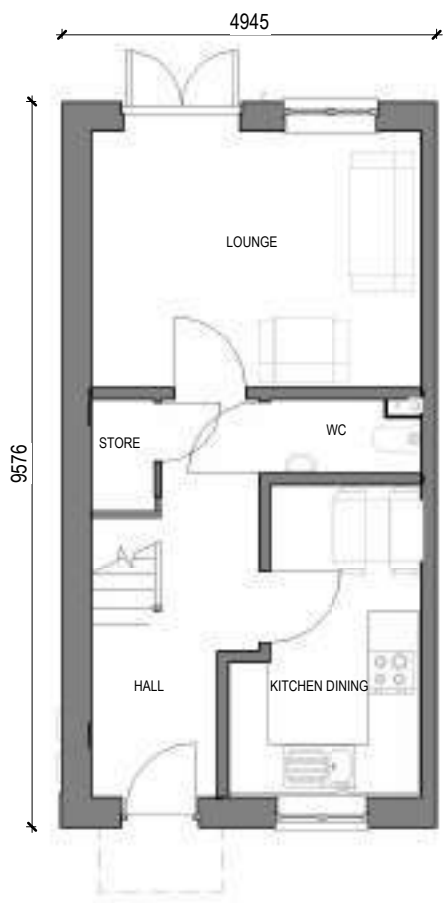
PLANNING PACK

REVISION B

MARKET PROPERTIES

SCHEDULE OF ACCOMMODATION

House Type	No. of Beds	No. of Units
JS/203L	2	25
JT/203L	2	4
JS/204X	2	2
JS/205N	2	20
JS/210L	2	2
JS/304L	3	8
JT/304L	3	1
JD/315L	3	1
JS/318L	3	10
JT/318L	3	0
JS/319L	3	8
JD/319L	3	3
JS/322L	3	18
JS/326L	3	15
JD/313L	3	4
JD/322L	3	2
JD/329L	3	5
JD/331L	3	3
JD/332L	3	10
JD/326L	3	6
JD/401L	4	8
JD/410L	4	0
JD/412L	4	9
JD/417L	4	8
JD/421L	4	11
JD/425L	4	3
JD/503L	5	5
SUBTOTAL		191 UNITS



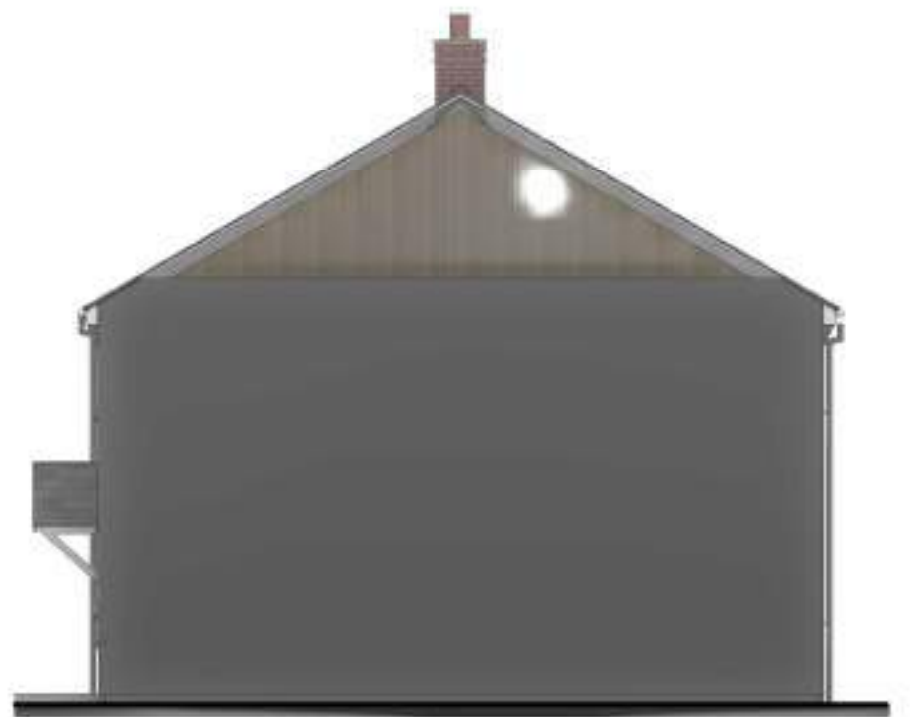
Ground Floor Planning



First Floor Planning



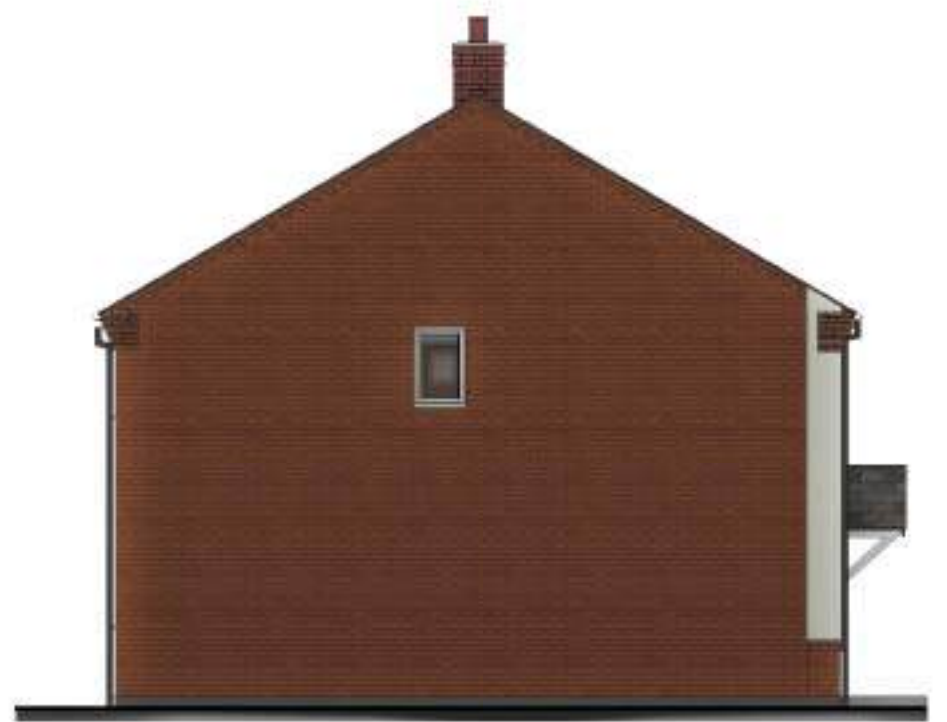
Front Elevation Planning



Side 1 Elevation Planning



Rear Elevation Presentation



Side 2 Elevation Planning



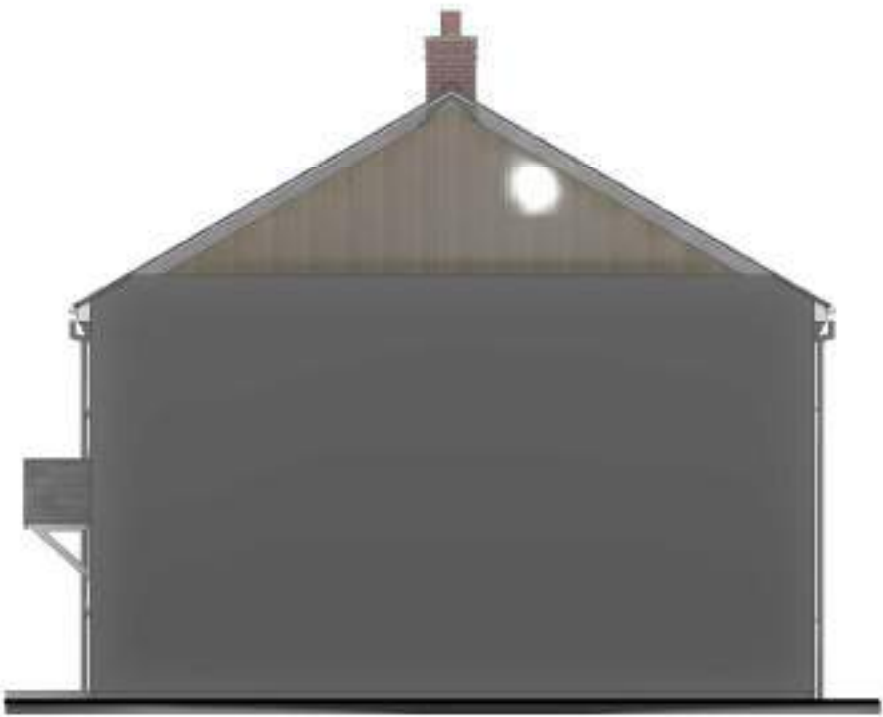
Ground Floor Planning



First Floor Planning



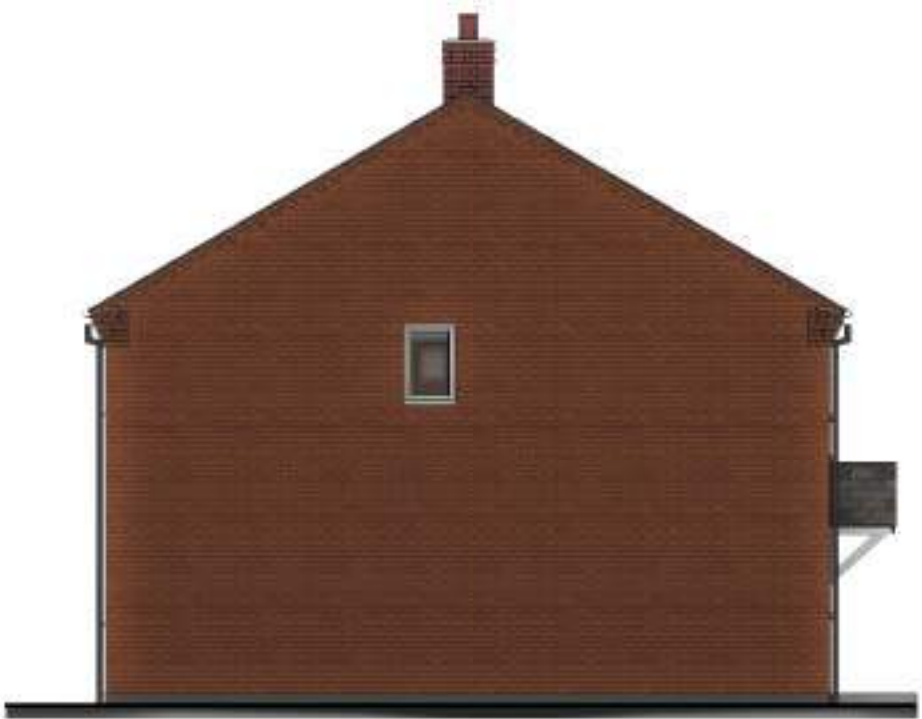
Front Elevation Planning



Side 1 Elevation Planning



Rear Elevation Presentation



Side 2 Elevation Planning



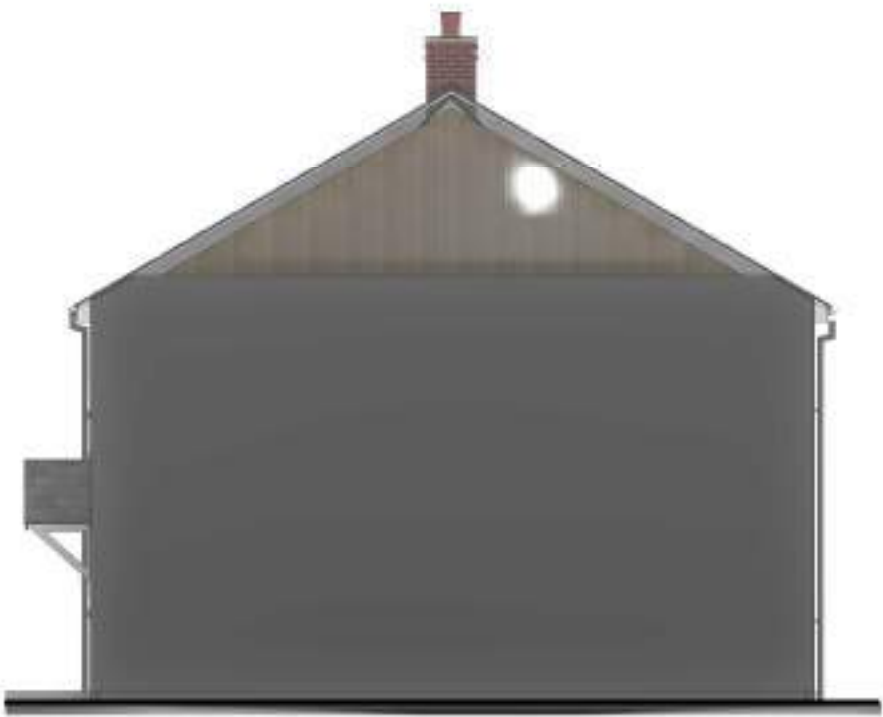
Ground Floor Planning



First Floor Planning



Front Elevation Planning



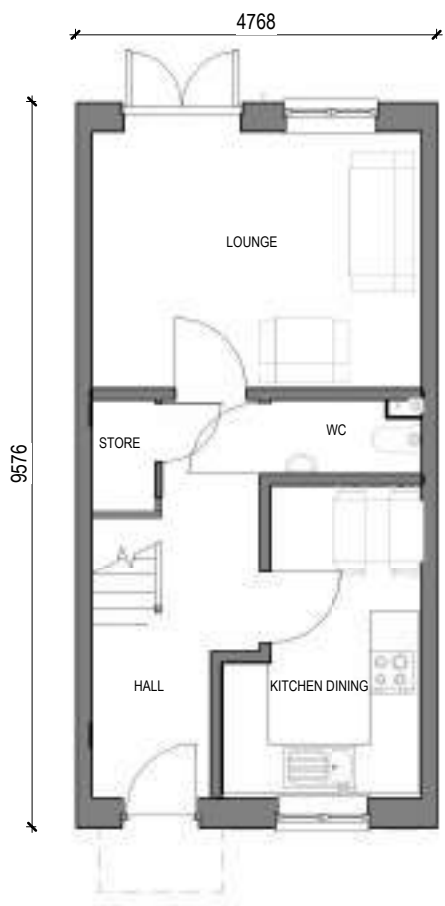
Side 1 Elevation Planning



Rear Elevation Presentation



Side 2 Elevation Planning



Ground Floor Planning



First Floor Planning



Front Elevation Planning



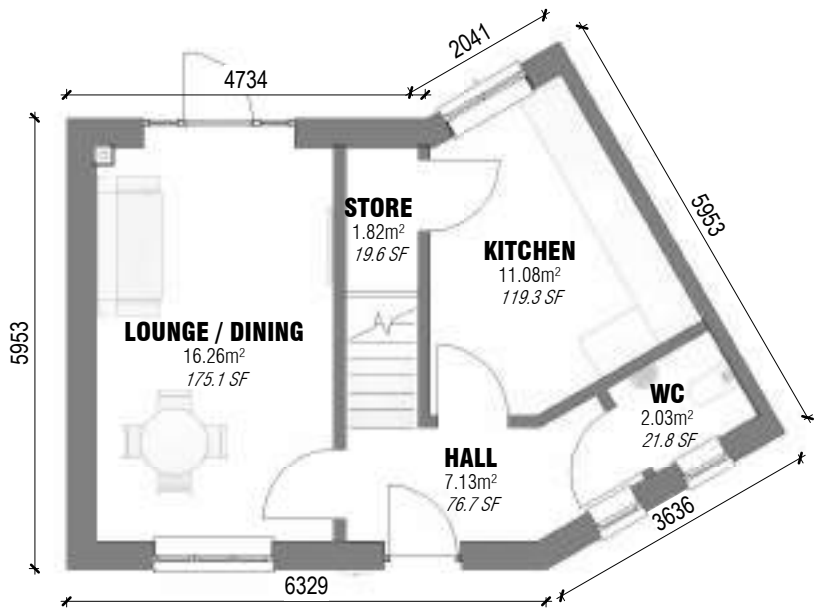
Side 1 Elevation Planning



Rear Elevation Presentation



Side 2 Elevation Planning



Ground Floor Planning



First Floor Planning



Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

Category M4(2) Checklist

Principal (Main) Entrance Doors

- Level 1200 x 1200mm landing
- Level threshold to current Part M standards
- Landing covered by 900 x 600mm porch cover
- 'Dusk til dawn' or motion sensor lighting
- Minimum clear opening width of 850mm
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- 1500mm clear space, internally, of door swing

Other Entrance Doors (other than main)

- Minimum clear opening width of 850mm (single leaf)
- For double (french) doors, the main/leading leaf should provide a minimum clear opening width of 850mm
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- Level threshold to current Part M standards

Circulation Areas and Internal Doorways

- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY

900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of 750mm
- 800mm deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- 300mm clear 'nib' space to leading edge of each doorway on entrance story ONLY
- Minimum clear door opening width of 750mm
- 800mm deep obstruction free space in front of doort (hallway side)

900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of 800mm
- 1500mm wide obstruction free space in front of doort (hallway side)

1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of 775mm
- 1500mm wide obstruction free space in front of door (hallway side)

1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of 750mm
- 1500mm wide obstruction free space in front of door (hallway side)

Private Stairs and Changes of Level Within the Dwelling

- Step free access to all rooms and facilities on entrance story
- Level cahnges on all other stories avoided wherever possible
- Minimum of 850mm clear width on stairs
- measured 450mm above pitch line)

Habitable Rooms

Kitchen and Eating Areas

- Entrance storey should conatin a 'living area', which should consist of one of the following;
- Living Room
- Dining Room
- Combined Kitchen/Dining Room
- 1200mm minimum clear space infront of all kitchen units and appliances
- Glazing to principal living area to start 850mm above FFL

Bedrooms

- Every bedroom needs a clear access route of 750mm from the door to a window
- Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
- All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
- All singel and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

Sanitary Facilities

General Provisions

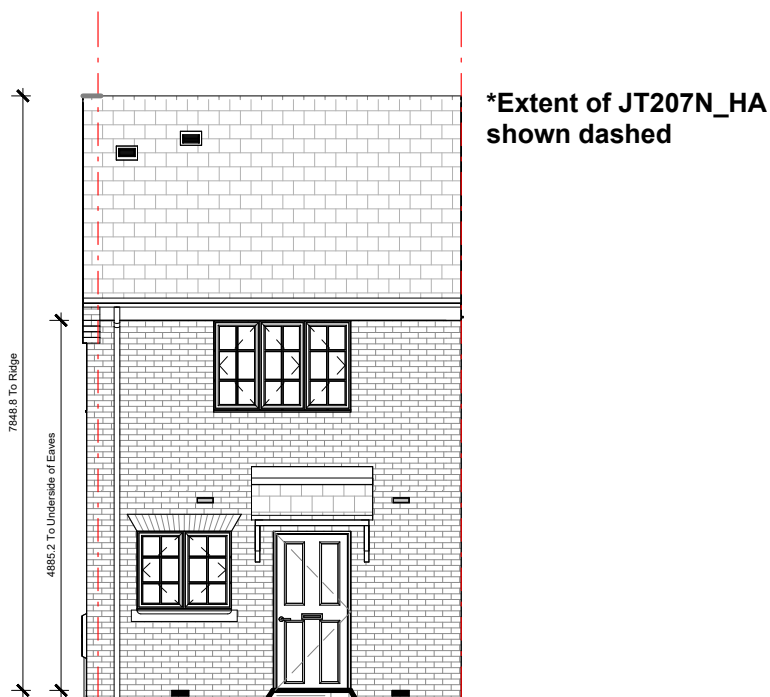
- All walls, ducts and boxings to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)

WC Facilities on the Entrance Story

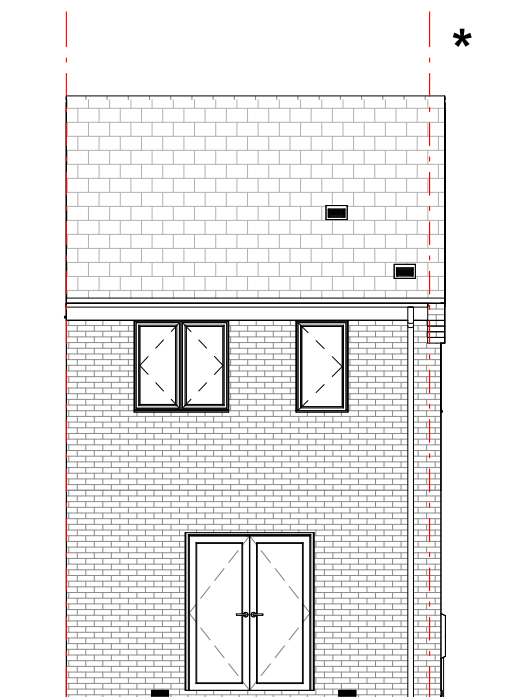
- All doors to entrance story sanitary facilities must open outwards into circulation space
- Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
- 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
- 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

Bathrooms

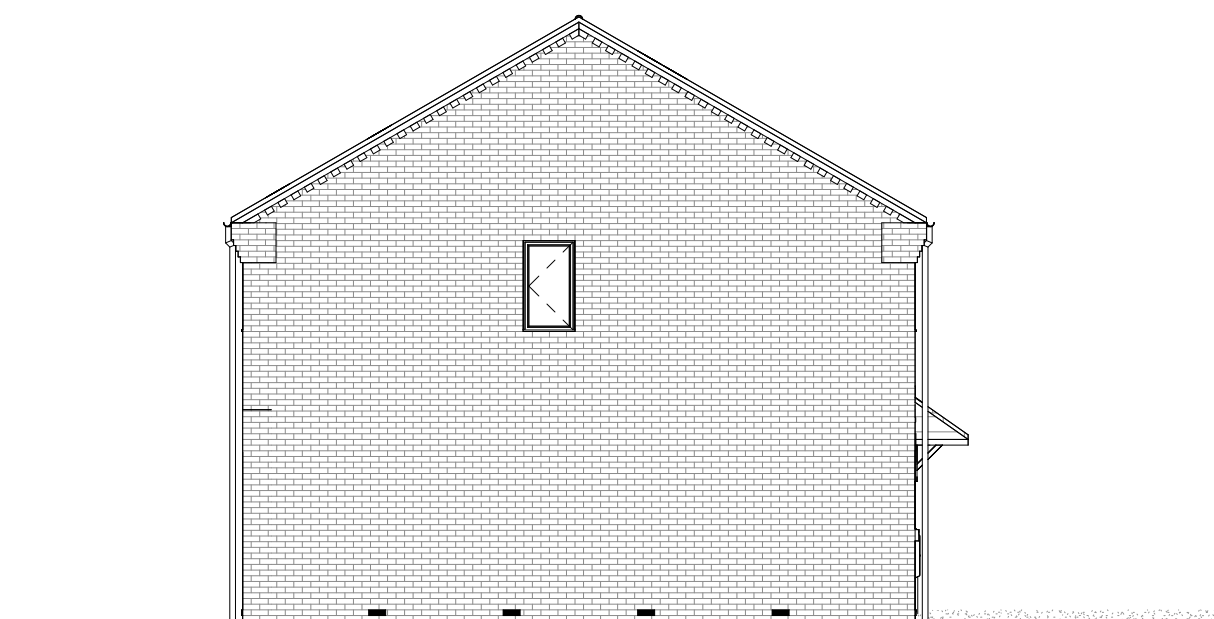
- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
- The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
- Only need to provide provision for a level access shower in Bathrooms where theres no other provision within the dwelling



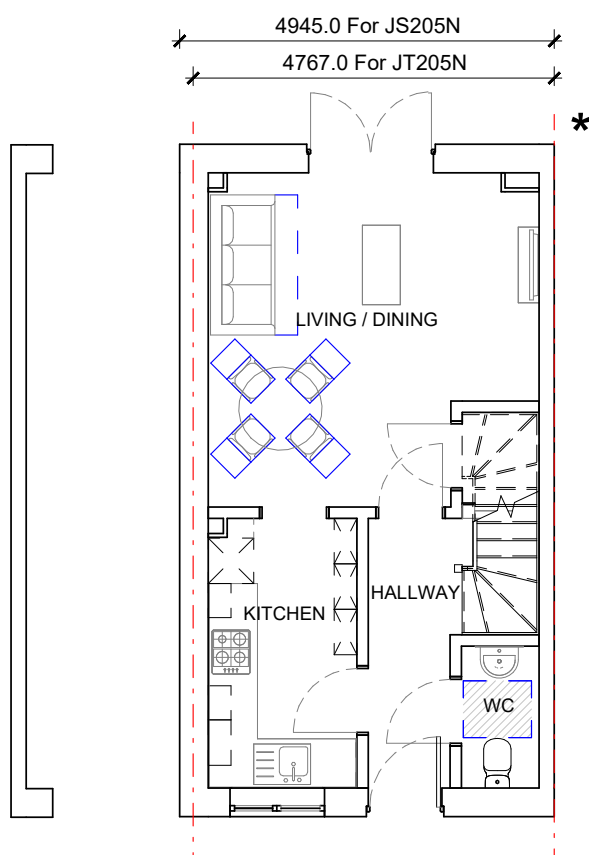
Front Elevation



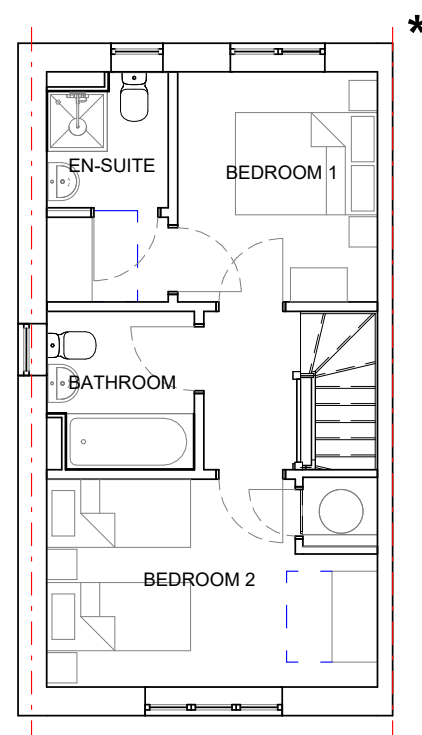
Rear Elevation



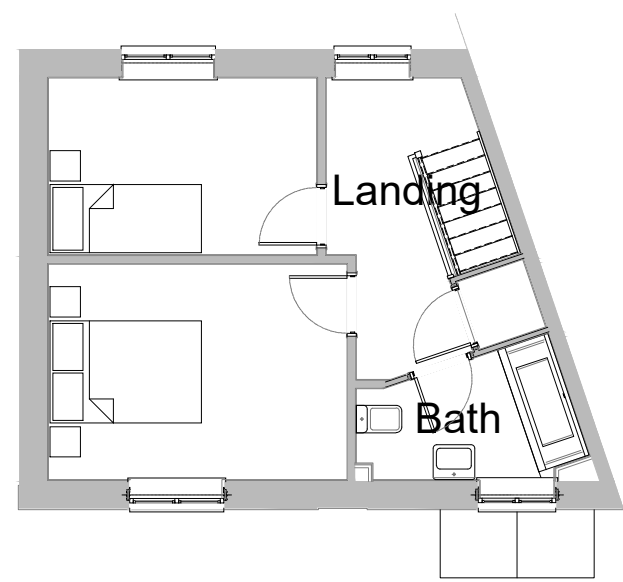
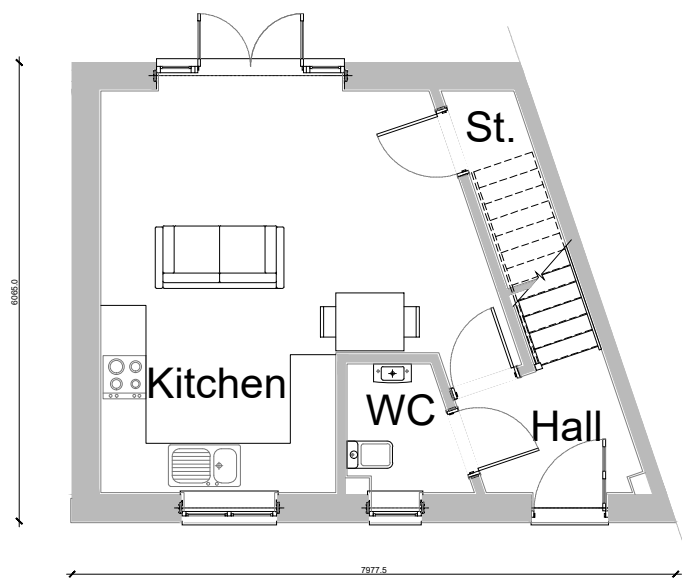
Side Elevation (JS205N ONLY)

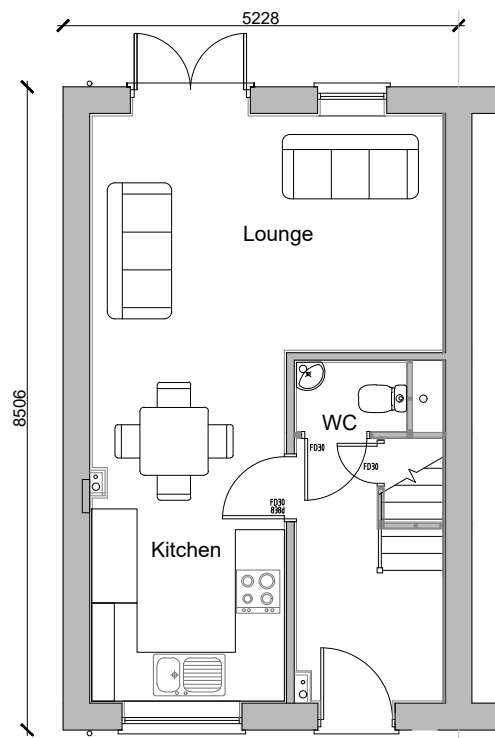


Ground Floor Plan

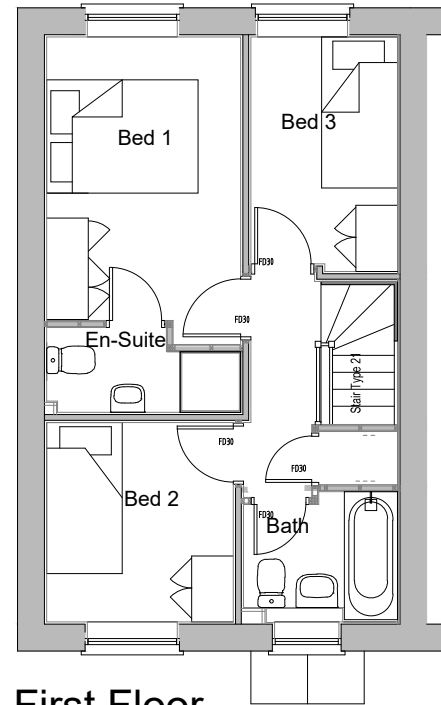


First Floor Plan

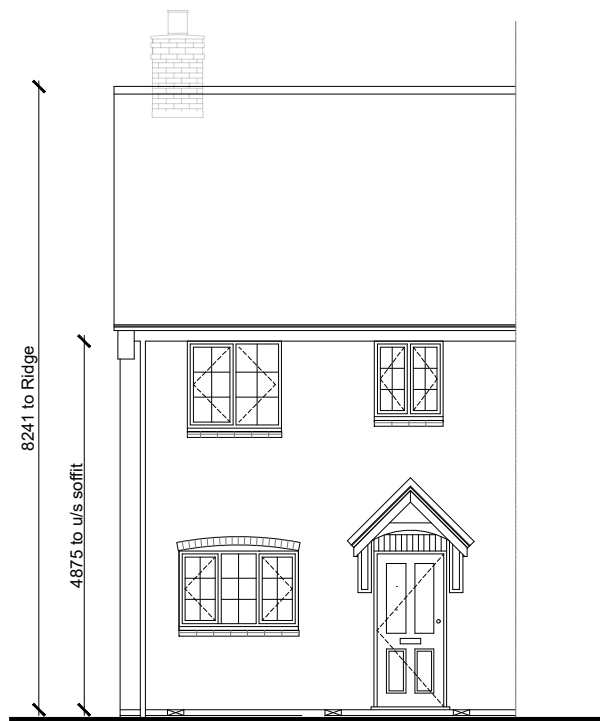




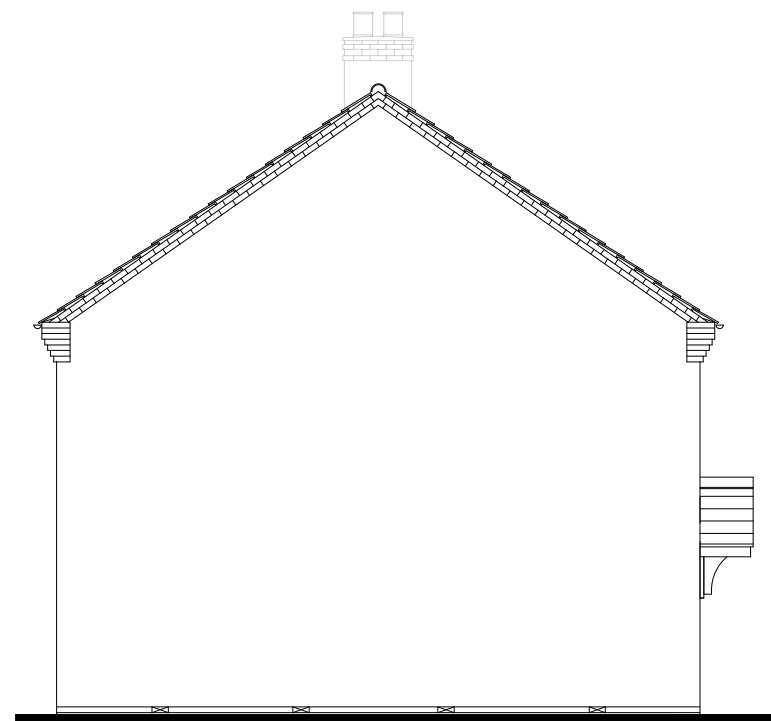
Ground Floor Plan



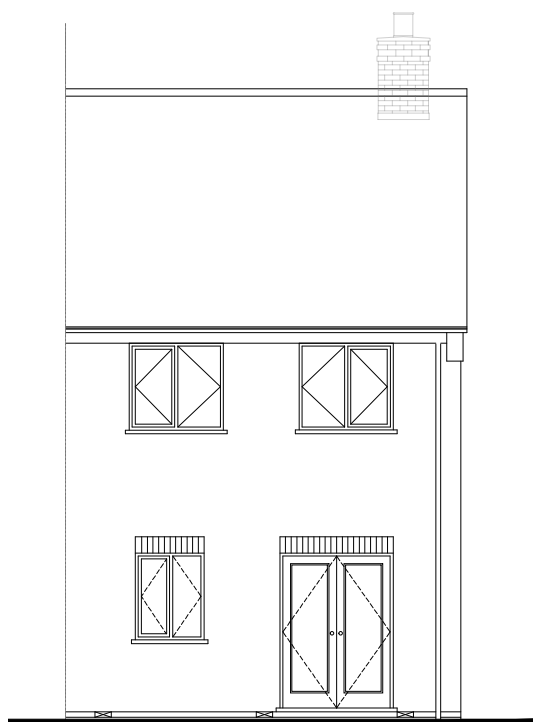
First Floor Plan



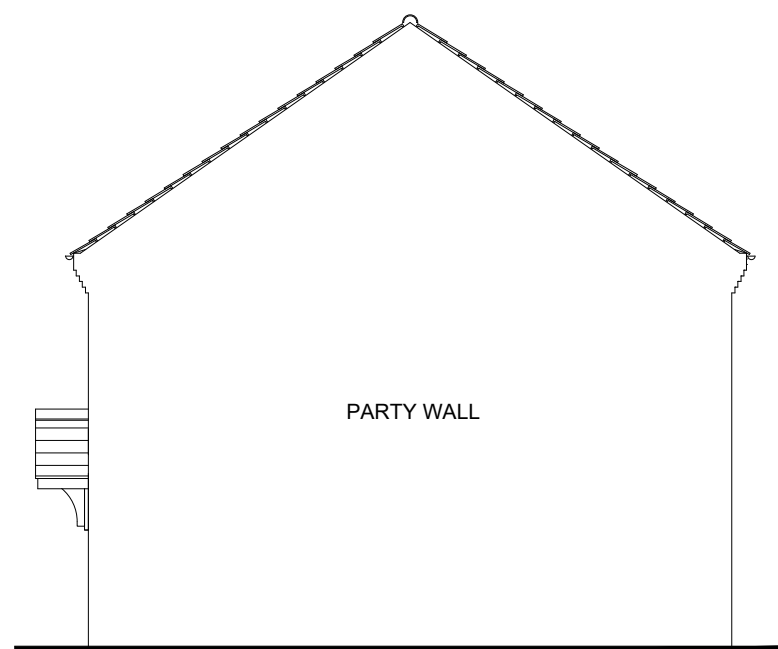
Front Elevation



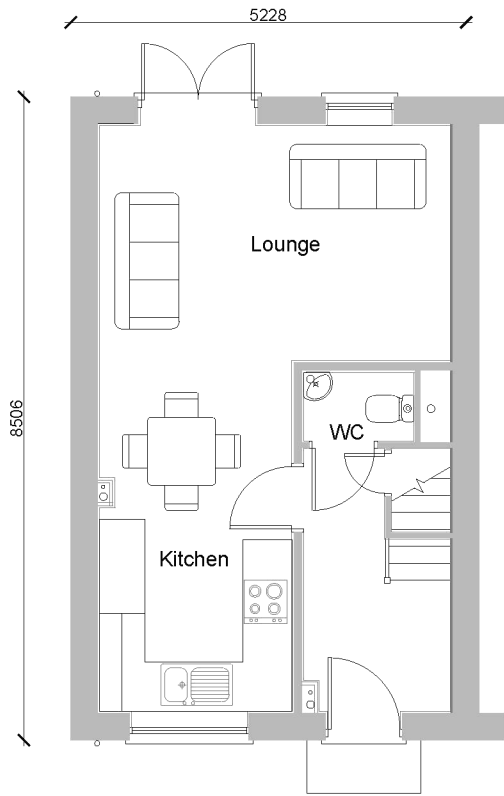
Side Elevation



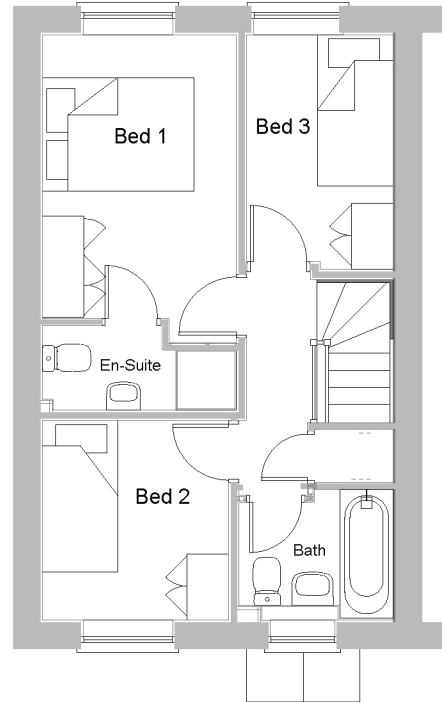
Rear Elevation



Side Elevation



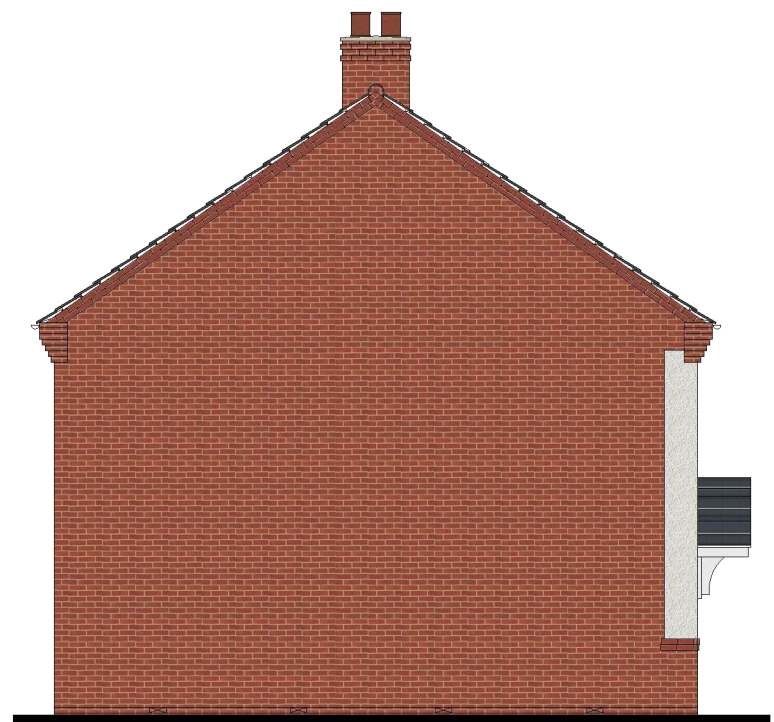
Ground Floor Plan



First Floor Plan



Front Elevation



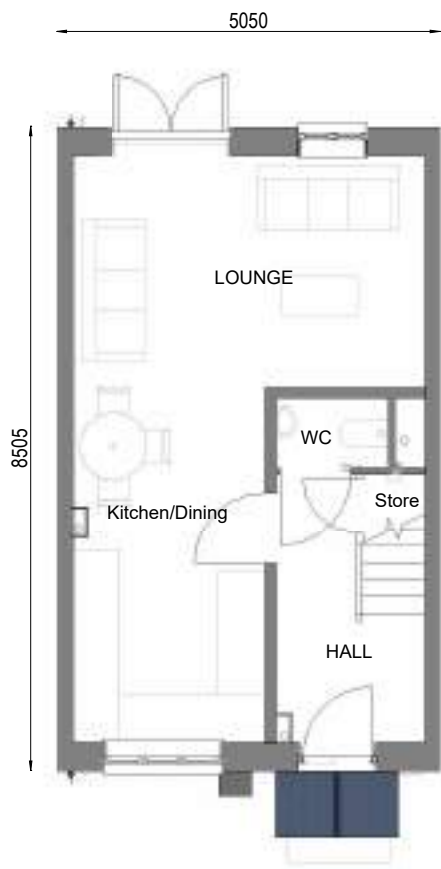
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



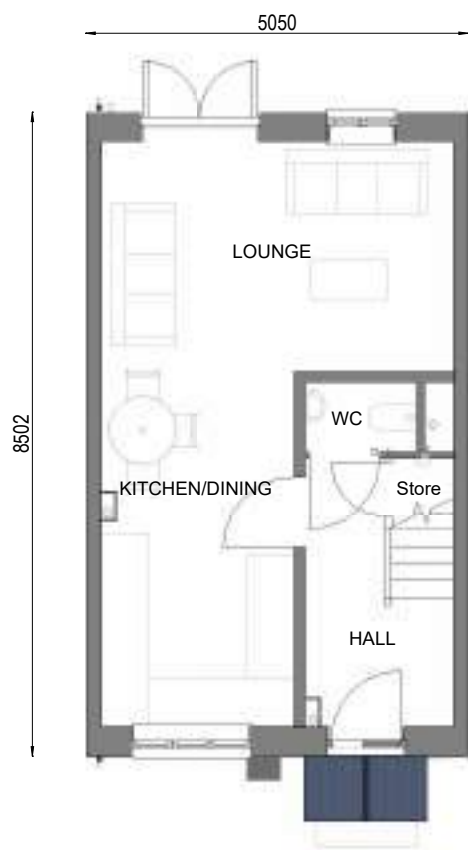
Left Elevation



Rear Elevation



Right Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



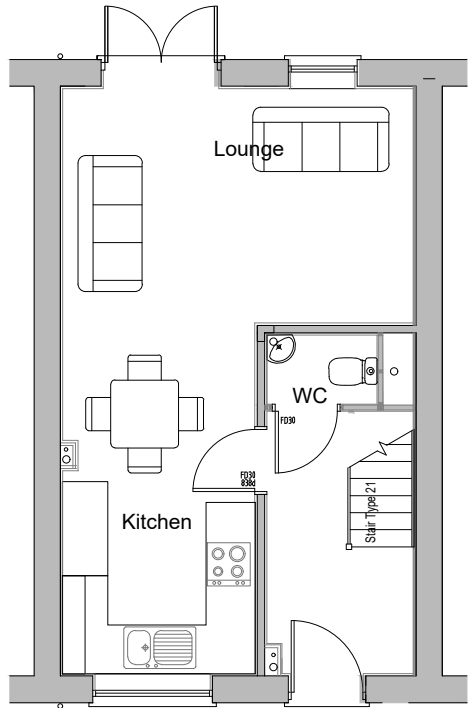
Left Elevation



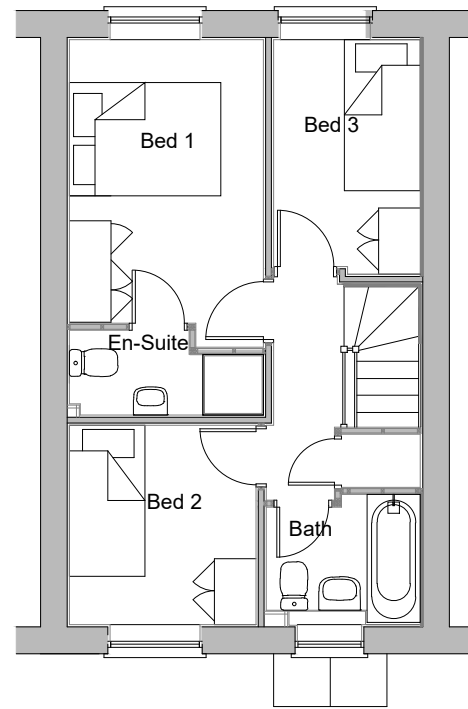
Rear Elevation



Right Elevation



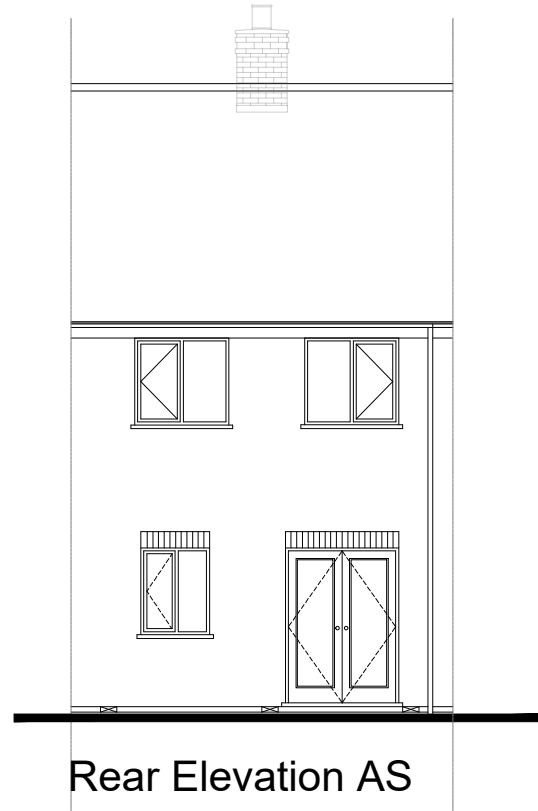
Ground Floor
Plan [AS]



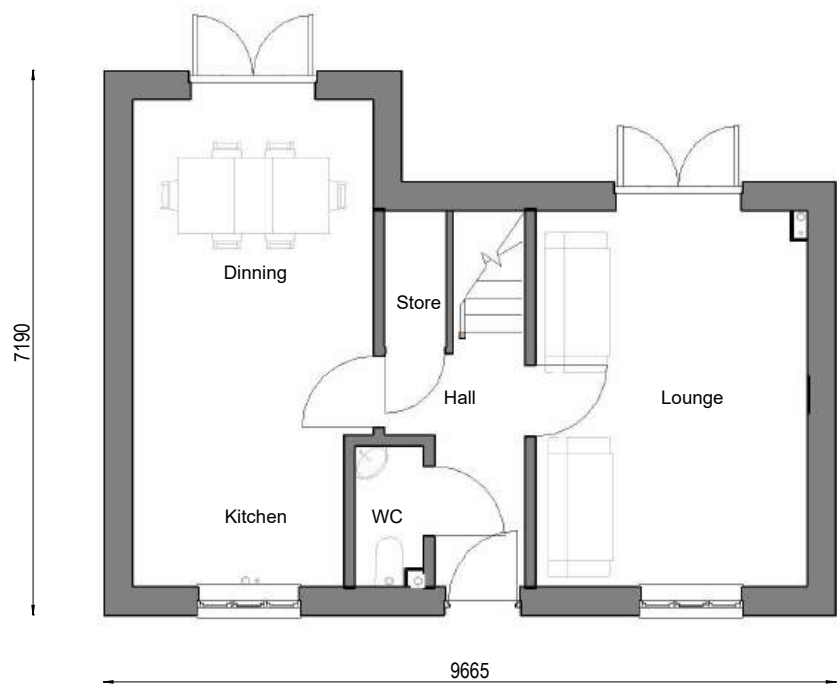
First Floor
Plan [AS]



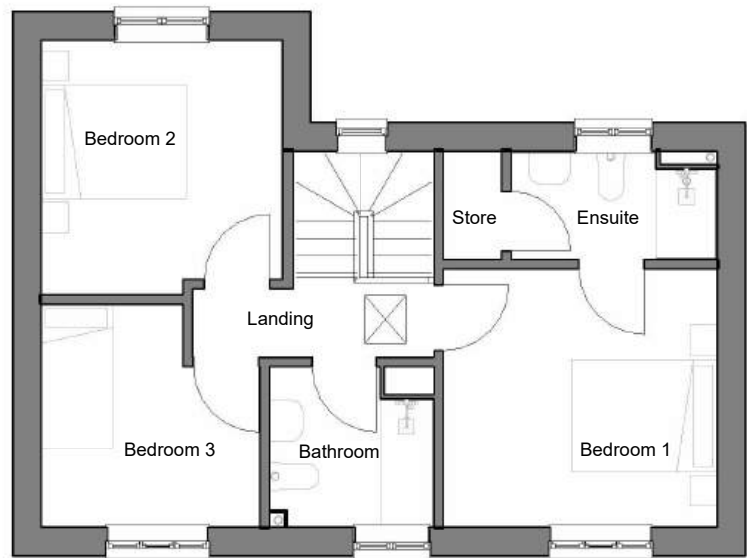
Front Elevation AS



Rear Elevation AS



Ground Floor Plan



First Floor Plan



Front Elevation



Rear Elevation



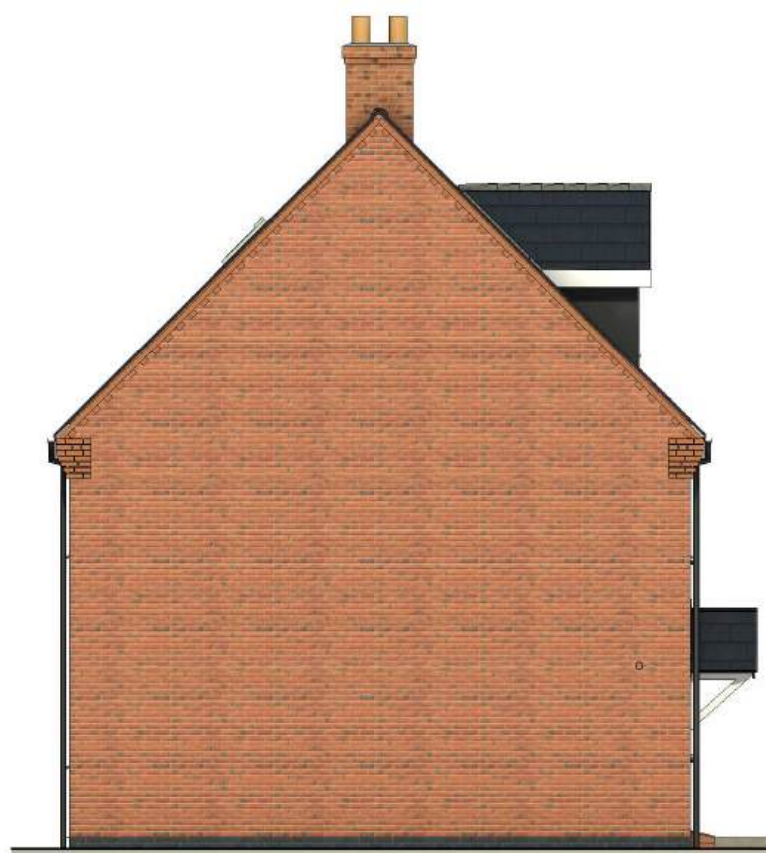
Side 1 Elevation



Side 2 Elevation



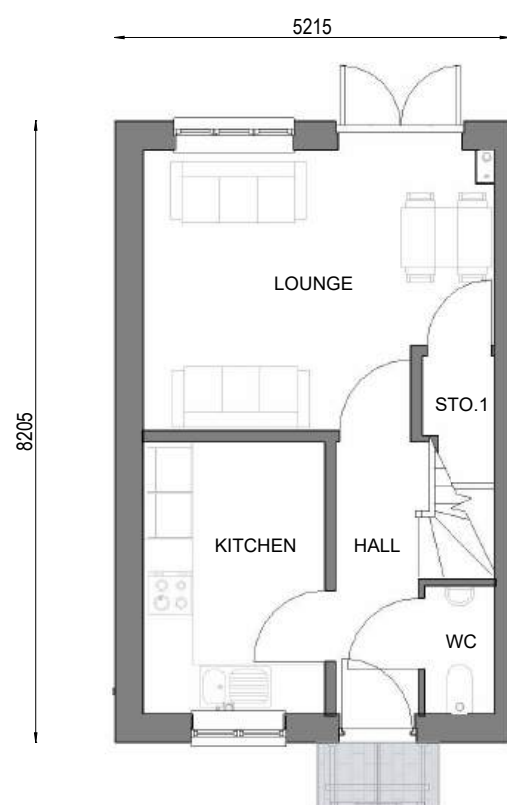
Front Elevation
1 : 100



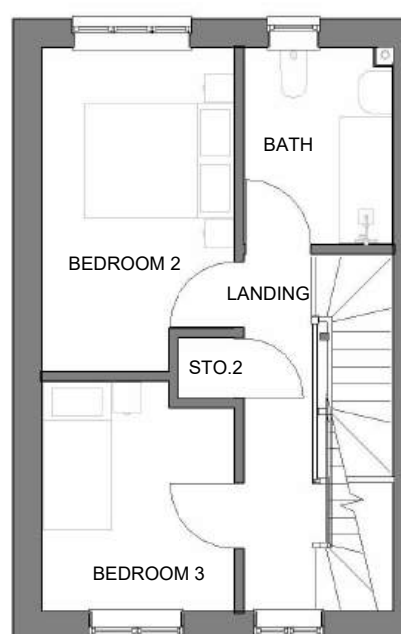
Side Elevation
1 : 100



Rear Elevation
1 : 100



Ground Floor Plan
1 : 100



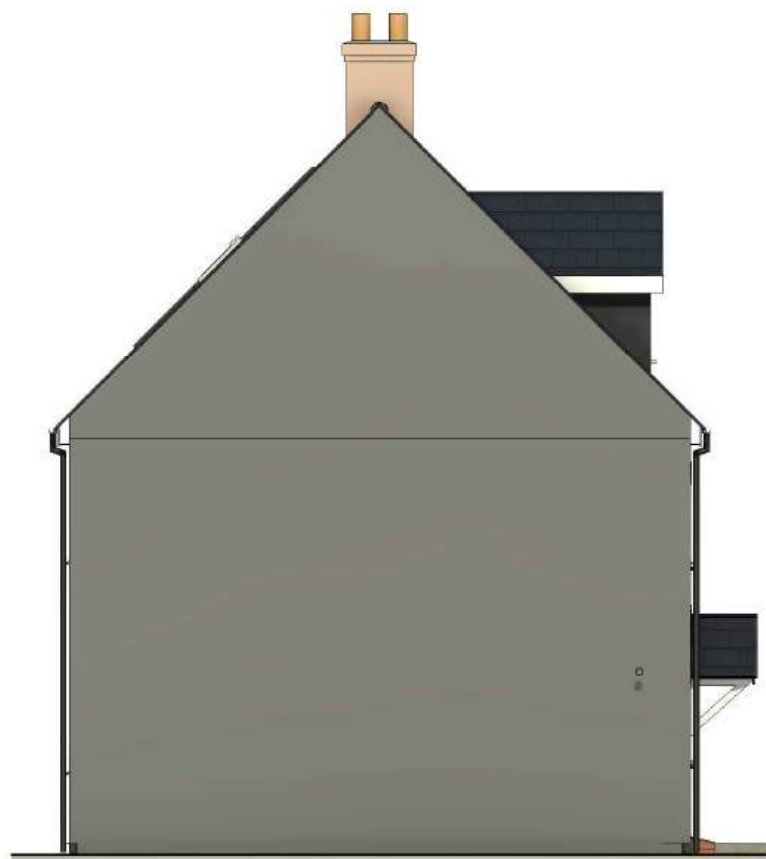
First Floor Plan
1 : 100



Second Floor Plan
1 : 100



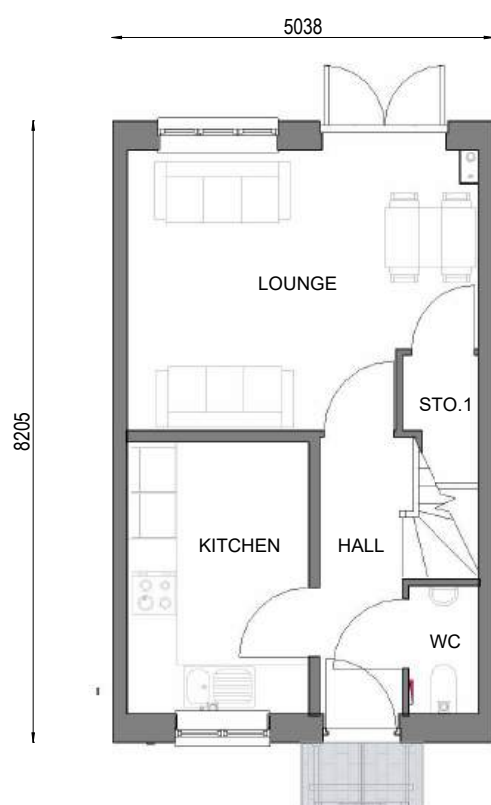
Front Elevation
1 : 100



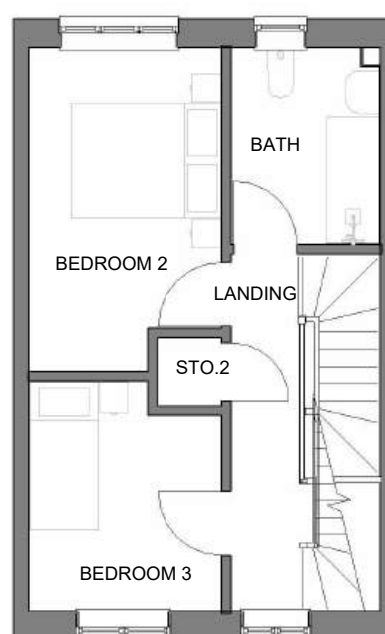
Side Elevation
1 : 100



Rear Elevation
1 : 100



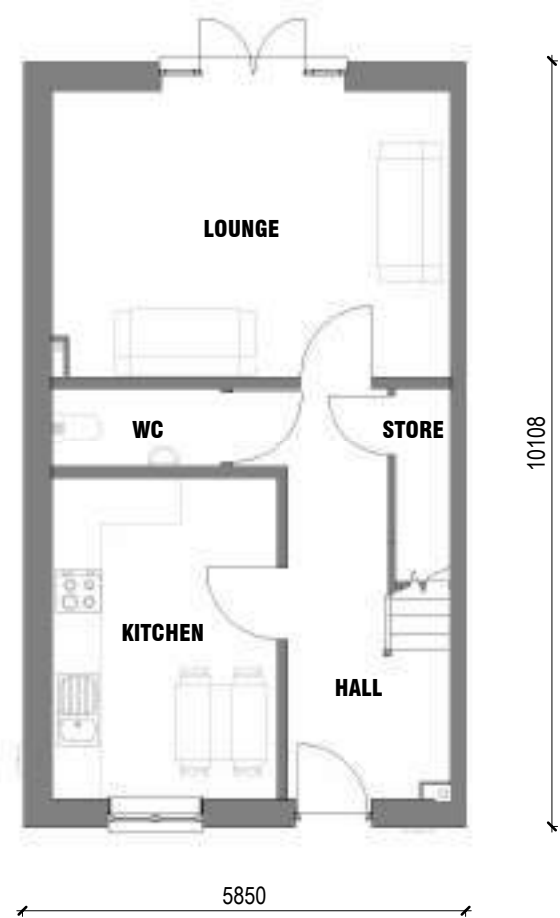
Ground Floor Plan
1 : 100



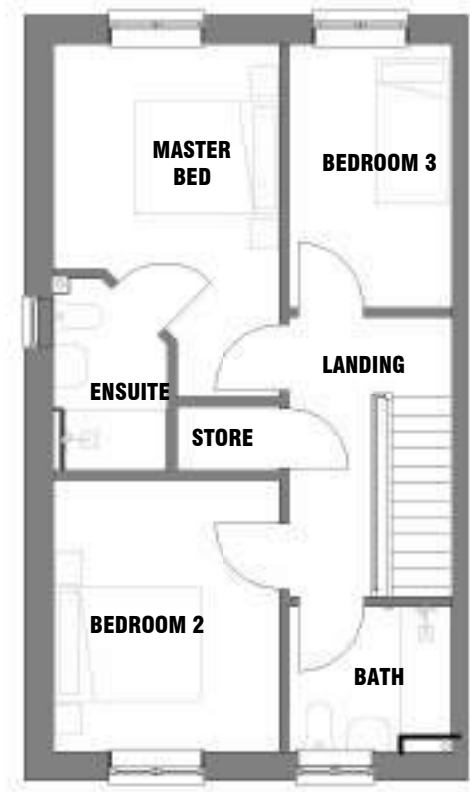
First Floor Plan
1 : 100



Second Floor Plan
1 : 100



Ground Floor



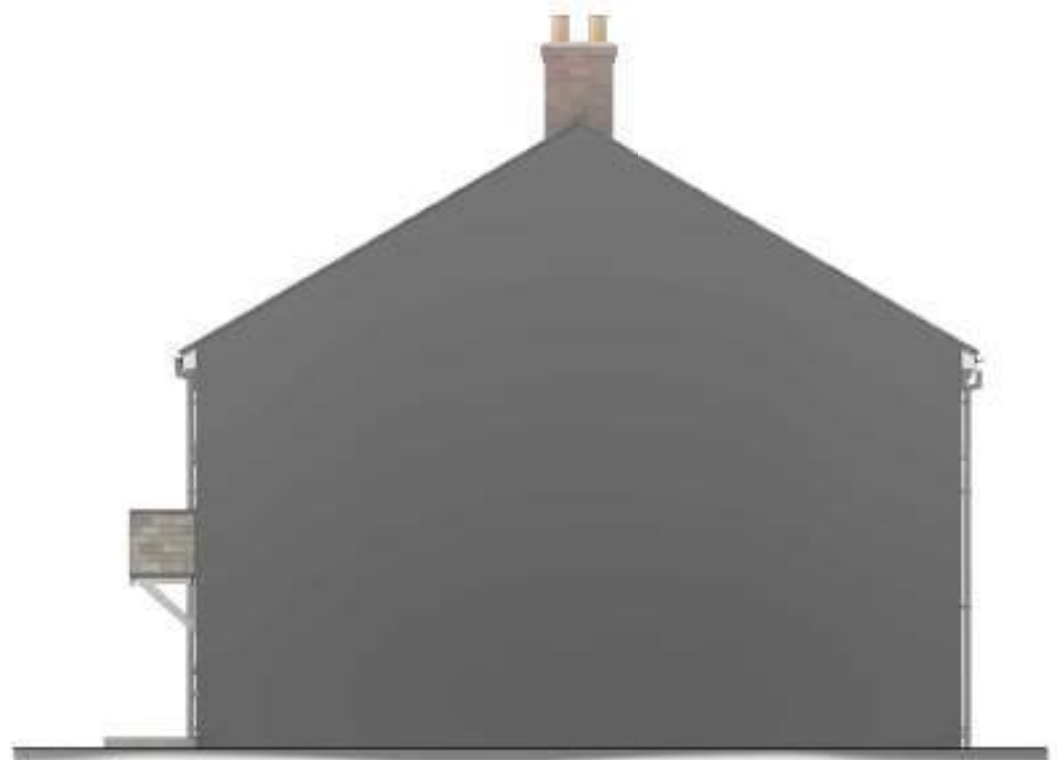
First Floor



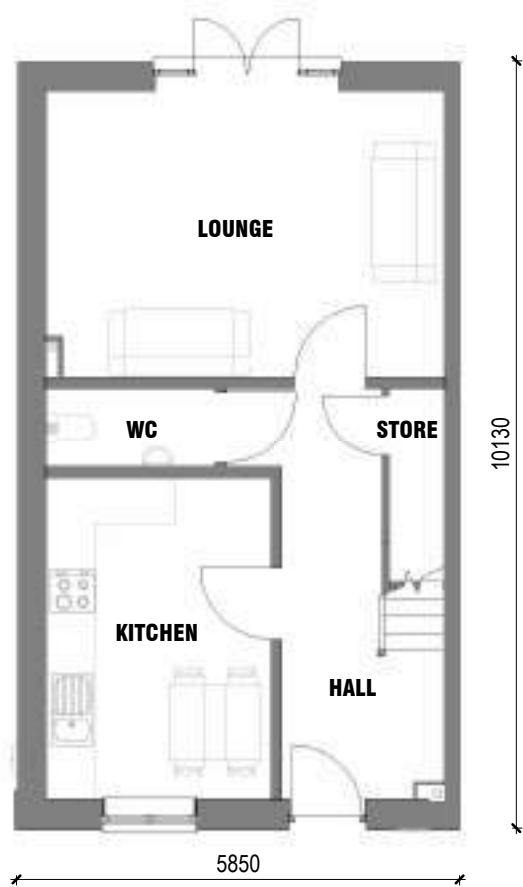
Front Elevation



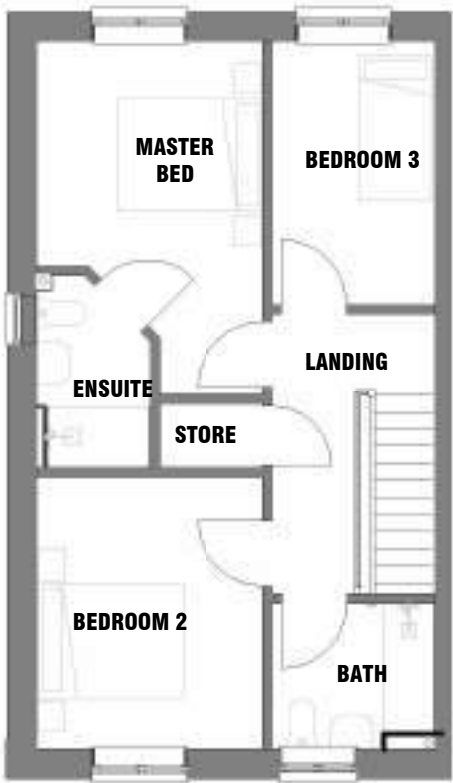
Rear Elevation



Side 2 Elevation



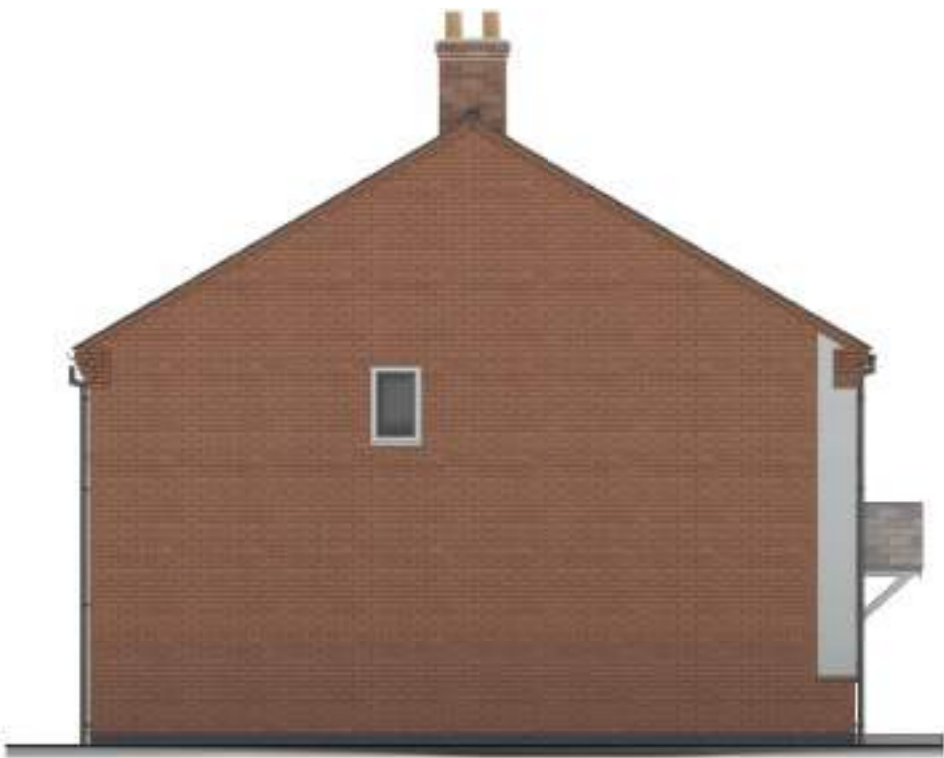
Ground Floor



First Floor



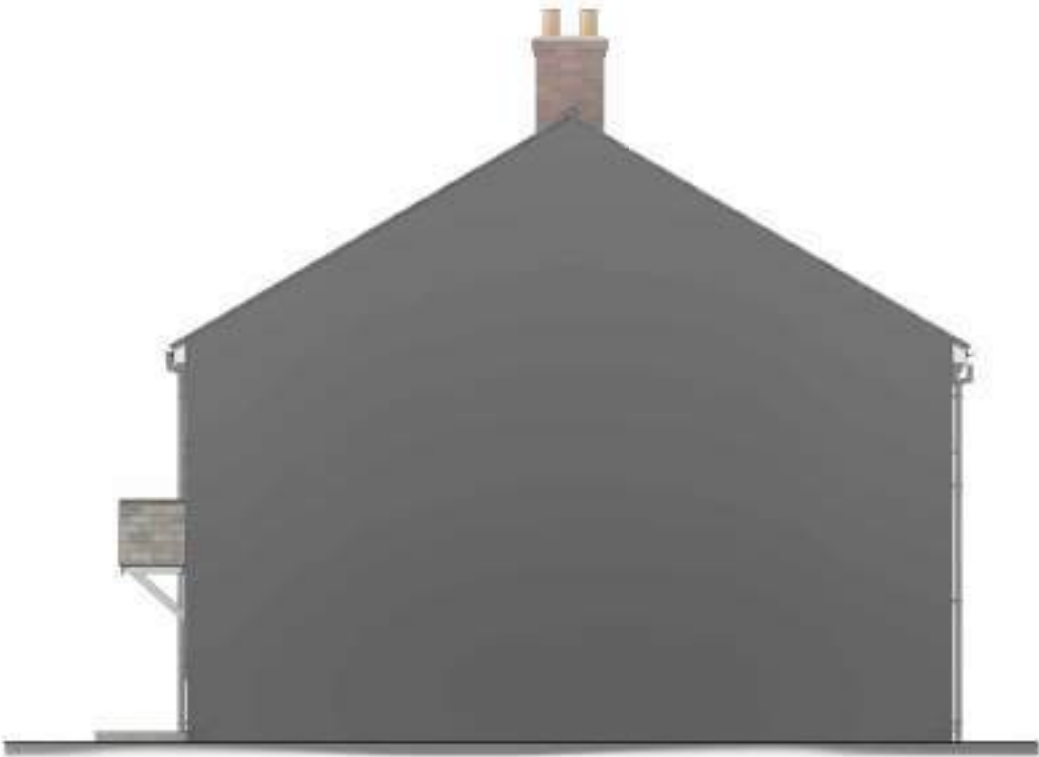
Front Elevation



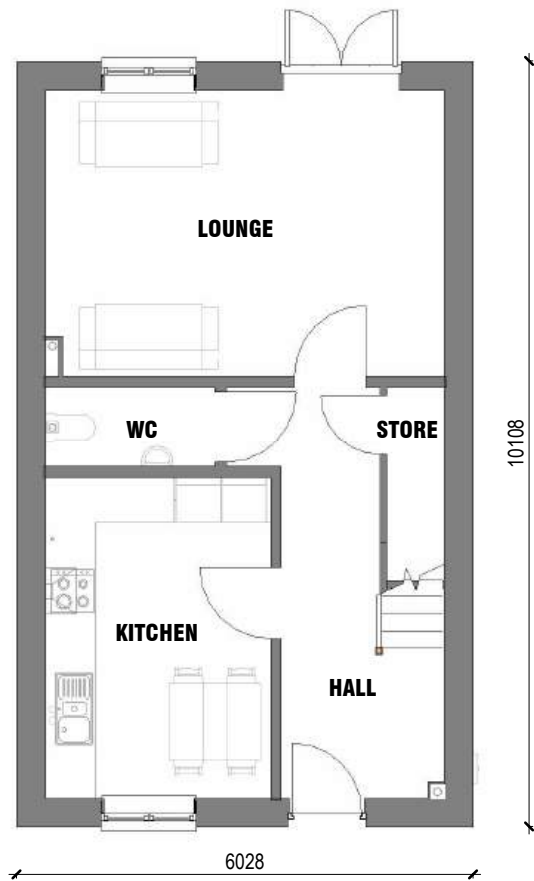
Side 1 Elevation



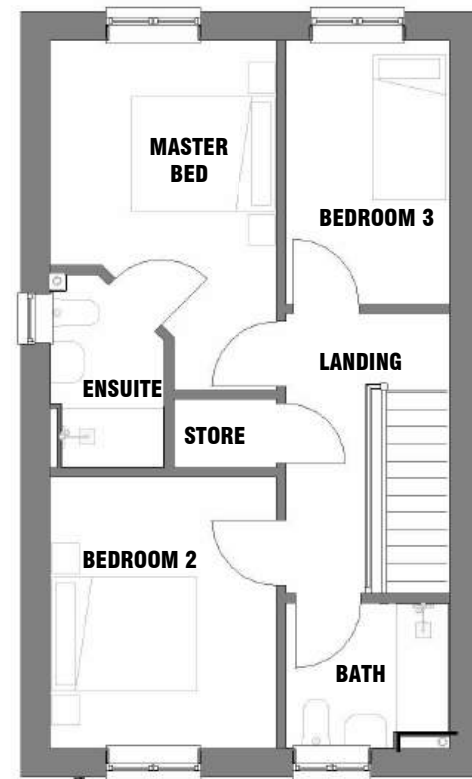
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



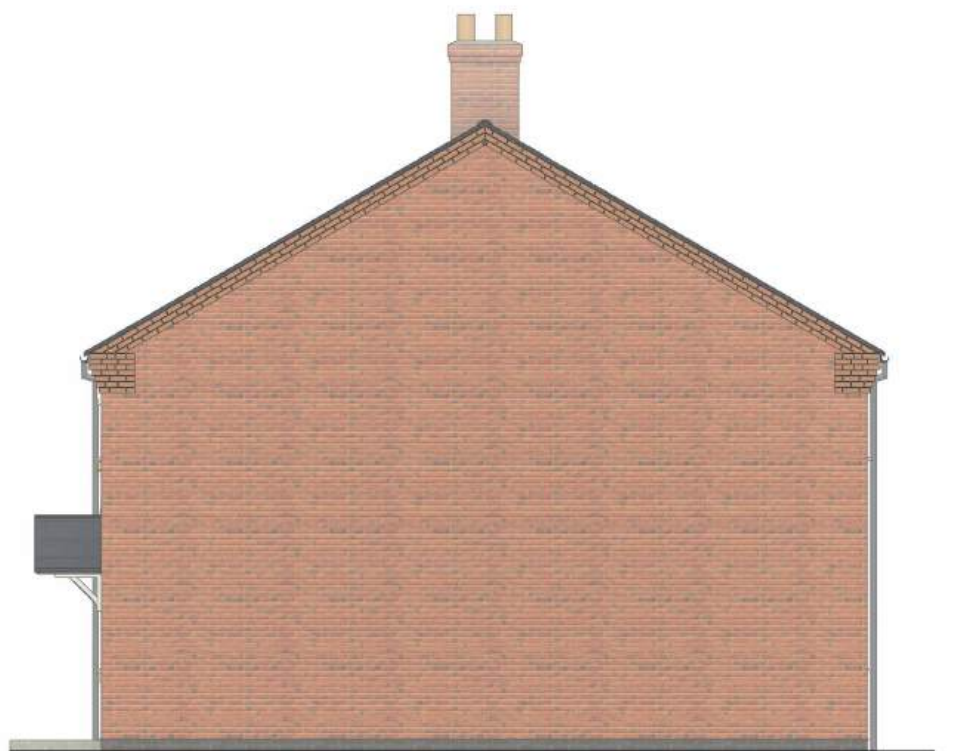
Front Elevation



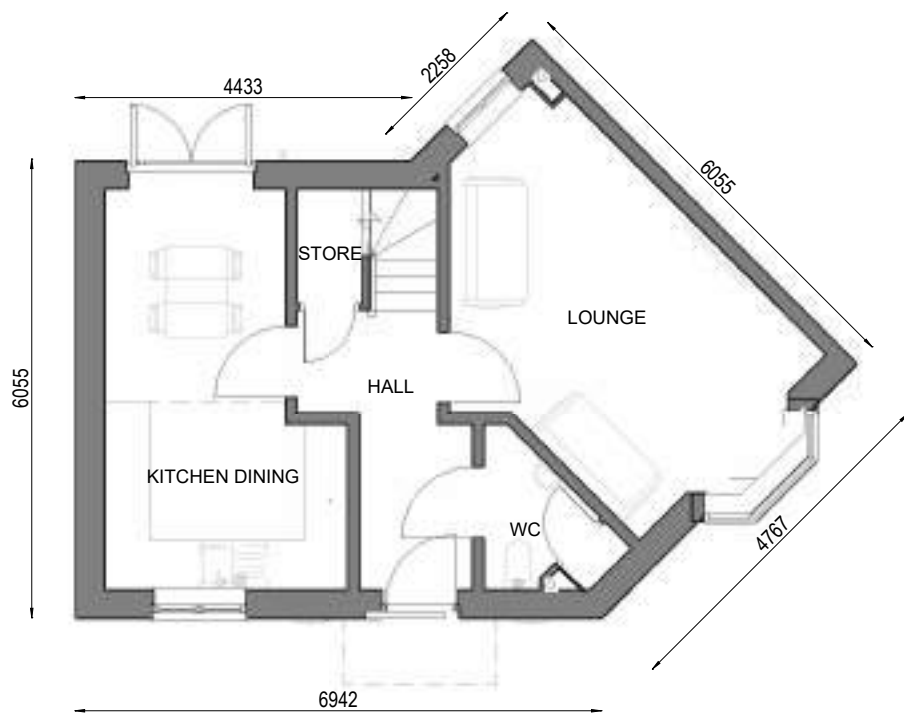
Side 1 Elevation



Rear Elevation



Side 2 Elevation



Ground Floor Plan



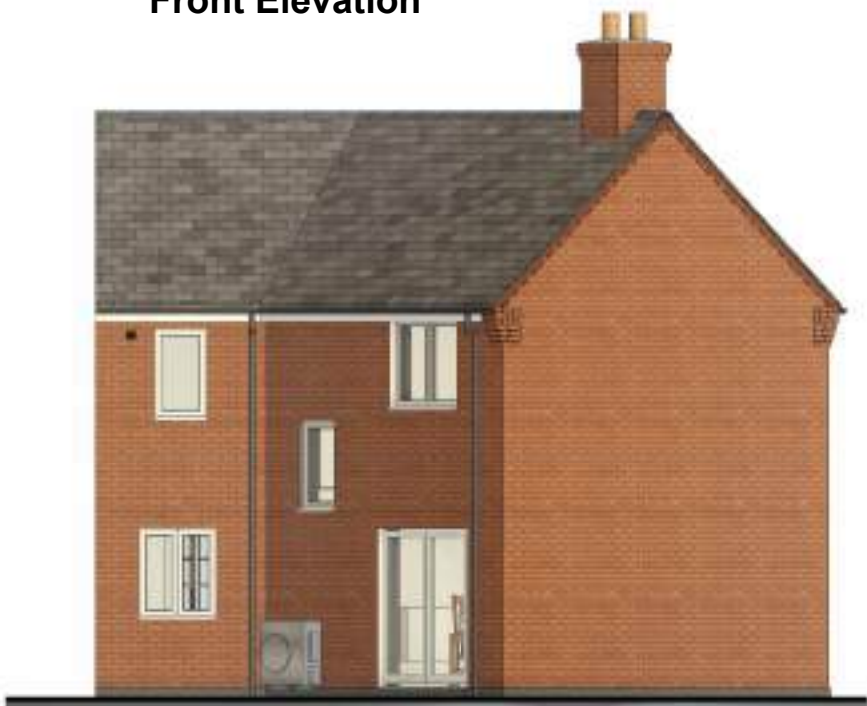
First Floor Plan



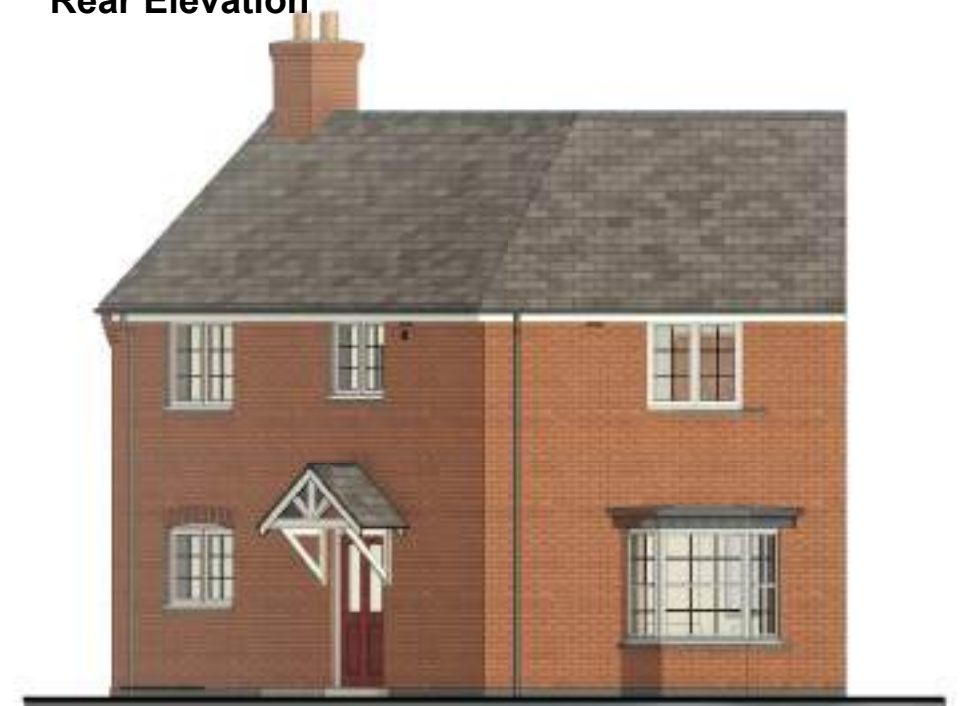
Front Elevation



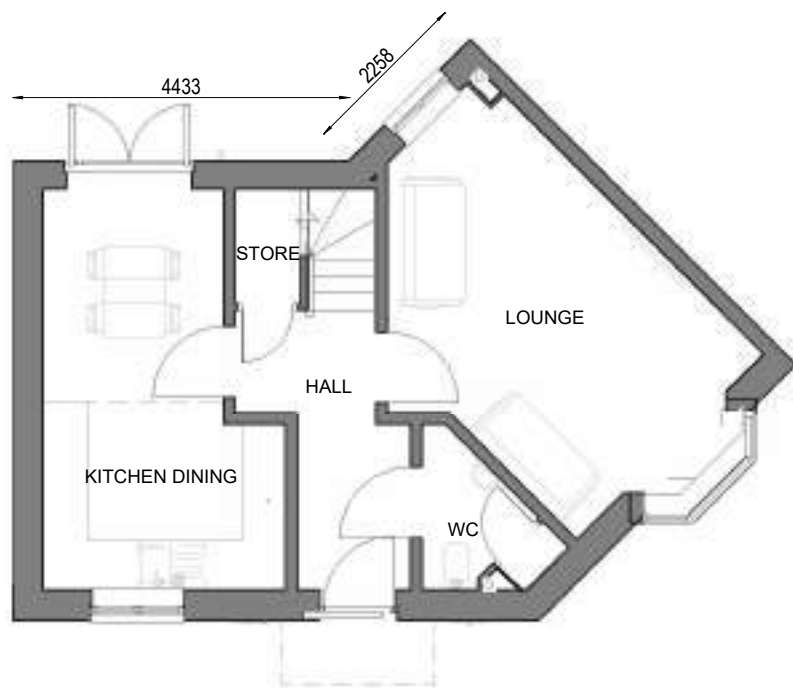
Rear Elevation



Side Elevation



Front Elevation - B



Ground Floor Plan



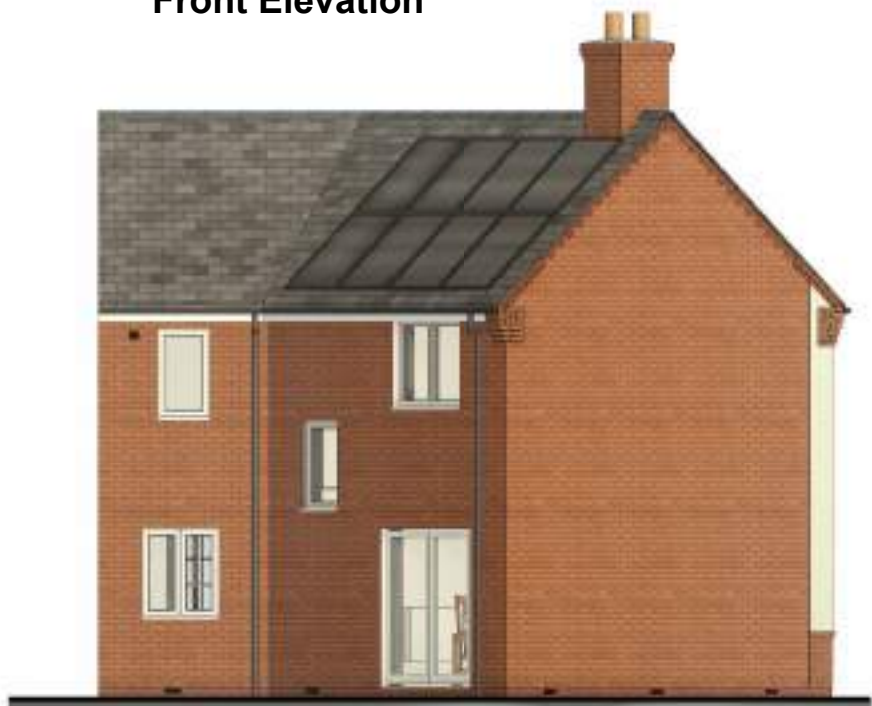
First Floor Plan



Front Elevation



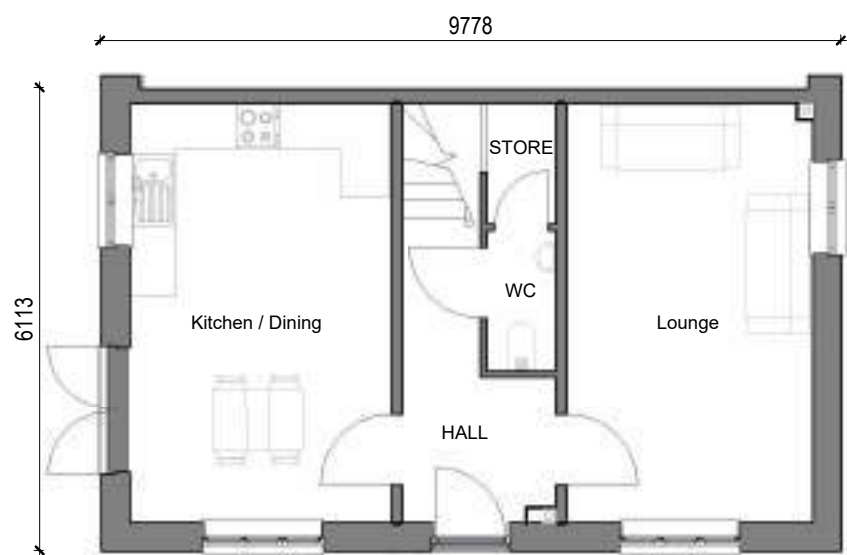
Rear Elevation



Side Elevation



Front Elevation - B



Ground Floor Planning



First Floor Planning



Front Elevation Planning



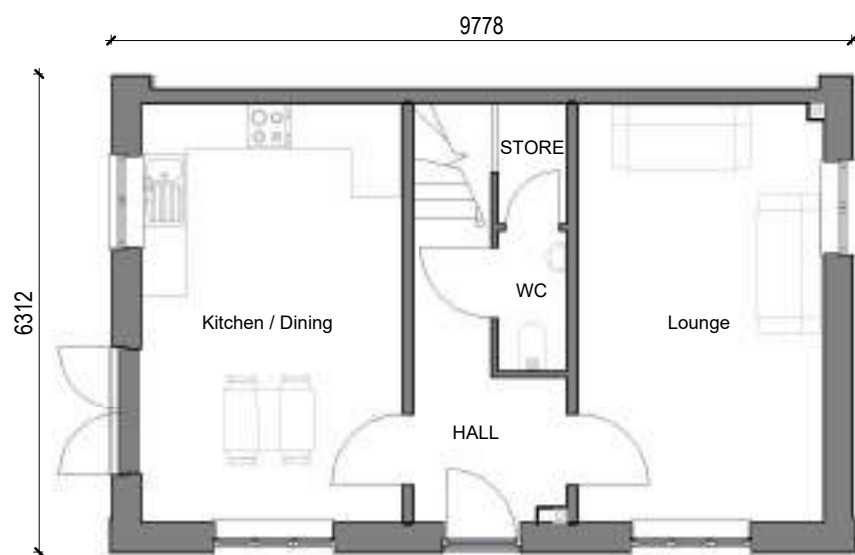
Side 1 Elevation Planning



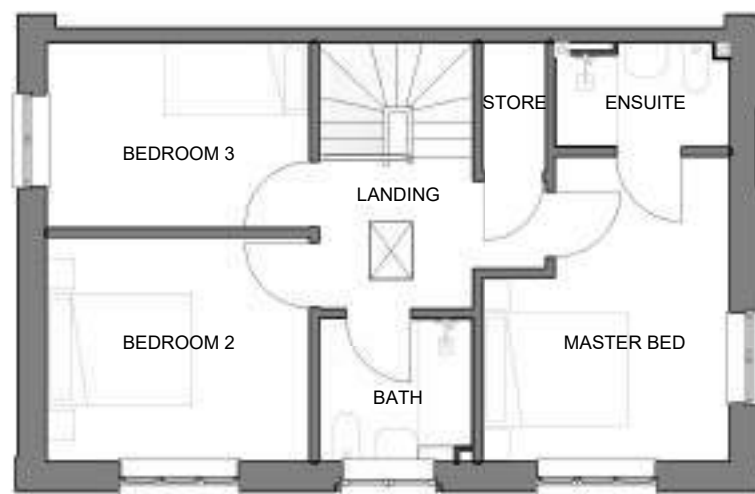
Rear Elevation Planning



Side 2 Elevation Planning



Ground Floor



First Floor



Front Elevation



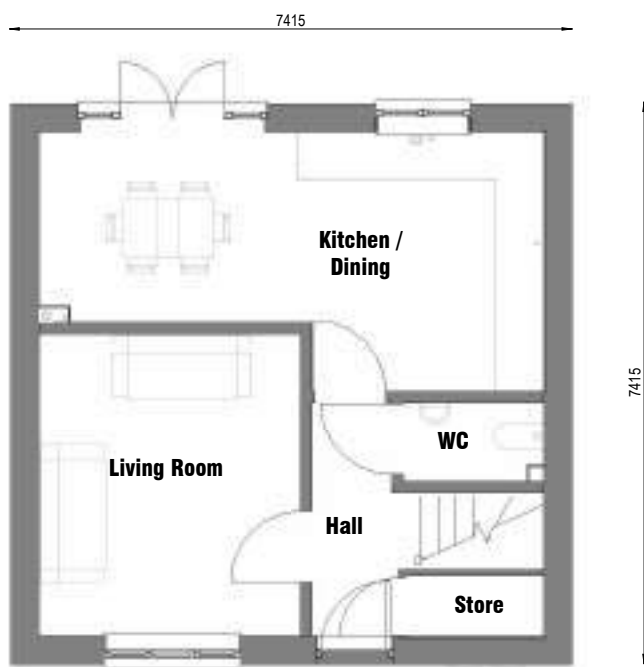
Side 1 Elevation



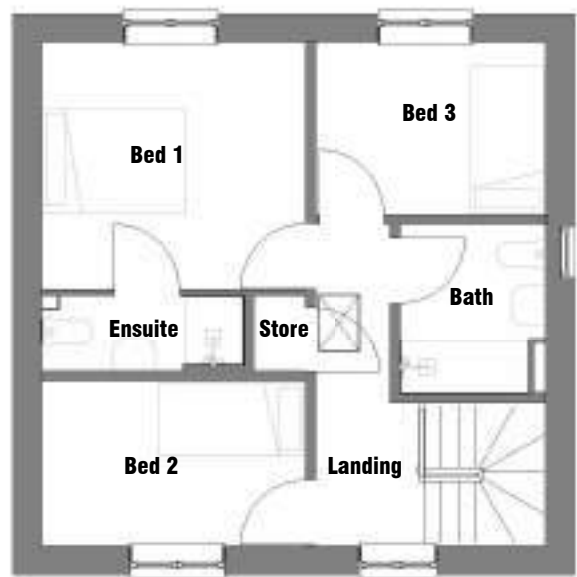
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



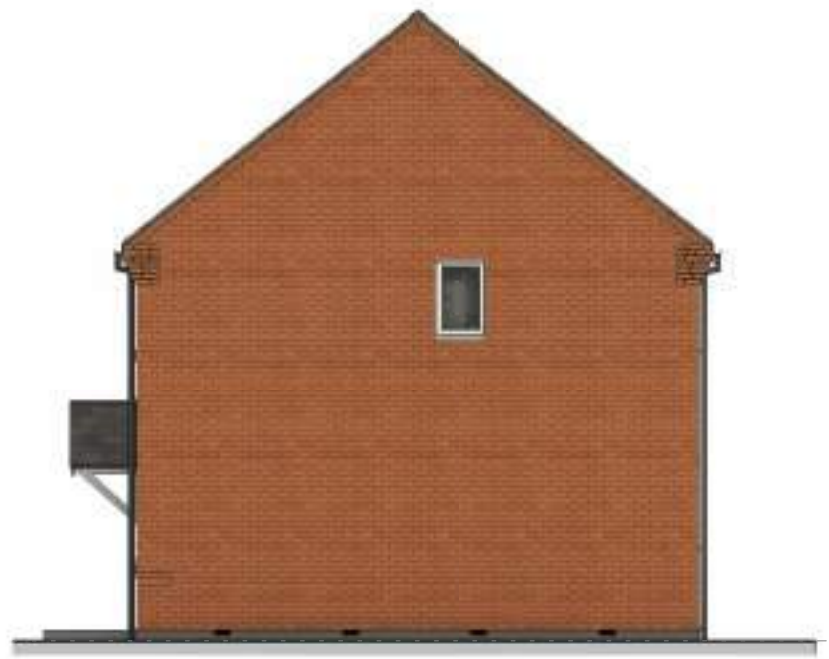
Front Elevation



Side 1 Elevation



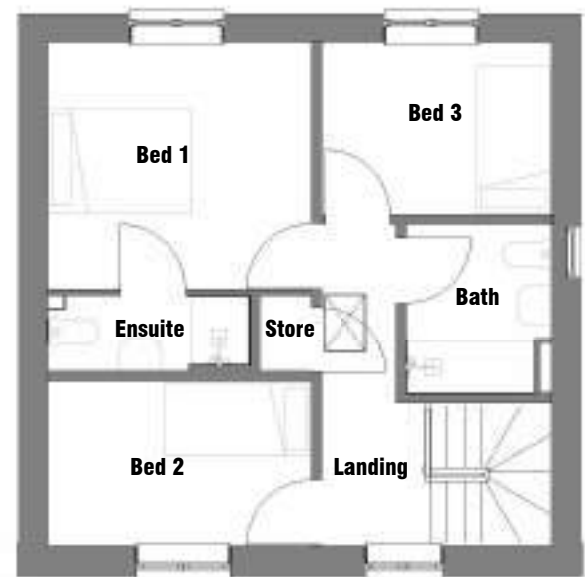
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



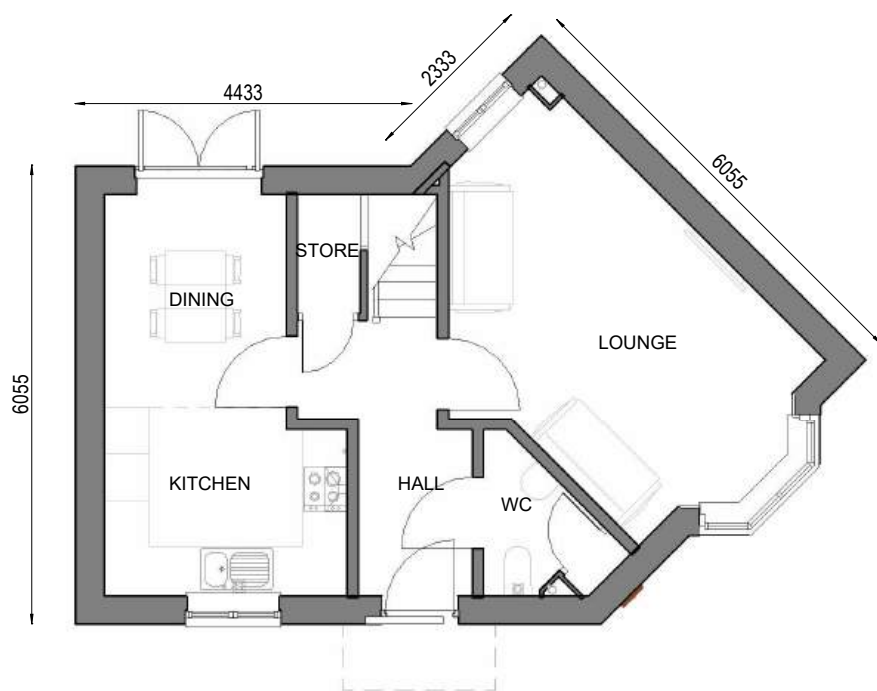
Side 1 Elevation



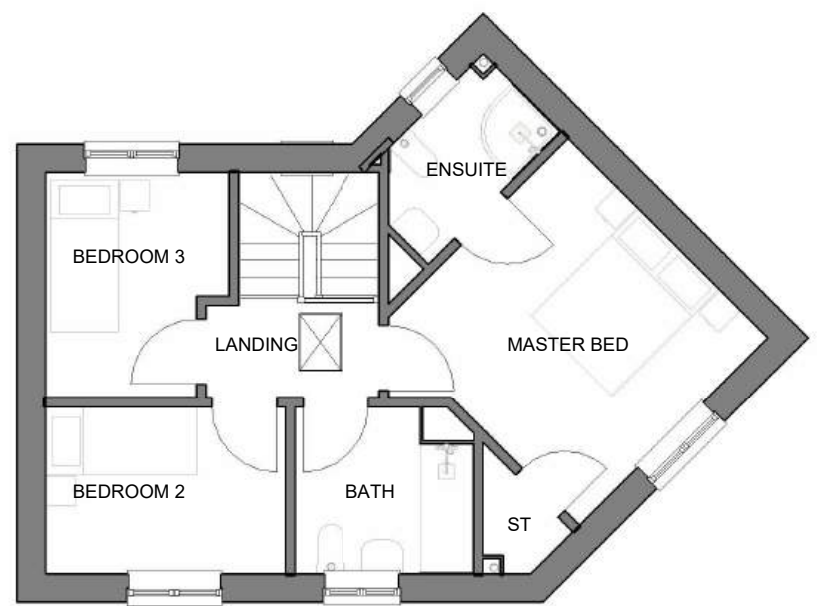
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



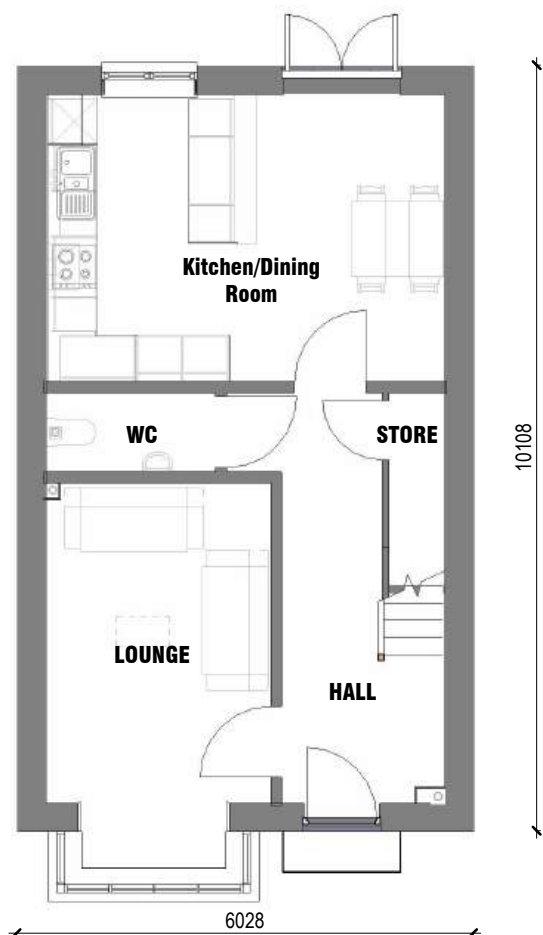
Rear Elevation



Side Elevation



Front Elevation - B



Ground Floor



First Floor



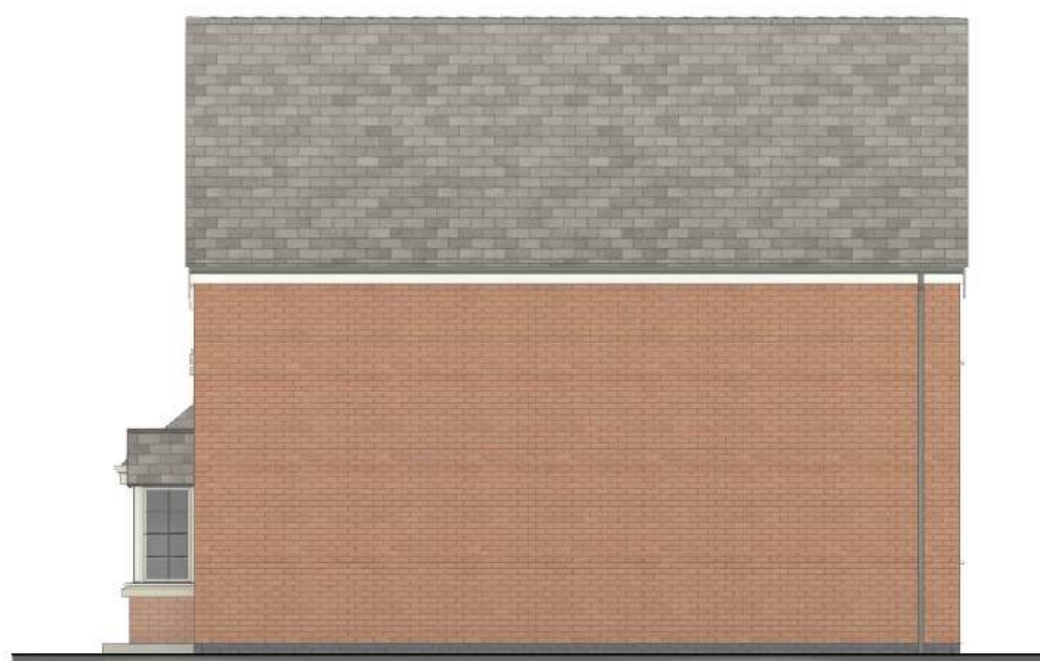
Front Elevation



Side 1 Elevation



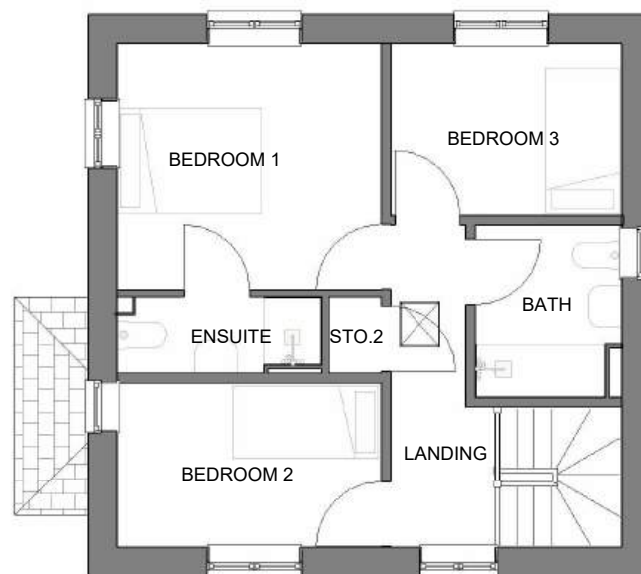
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



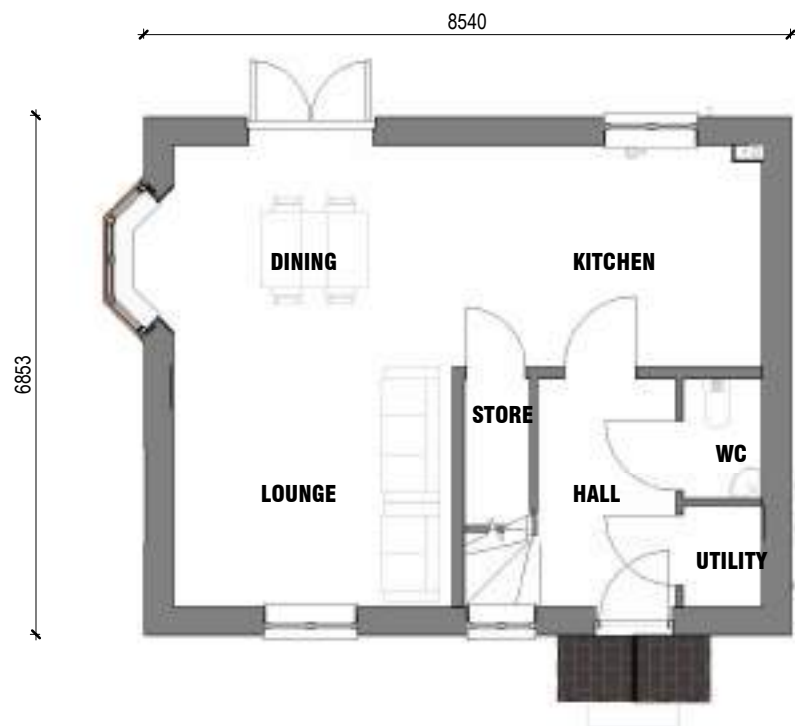
Left Elevation



Rear Elevation



Right Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



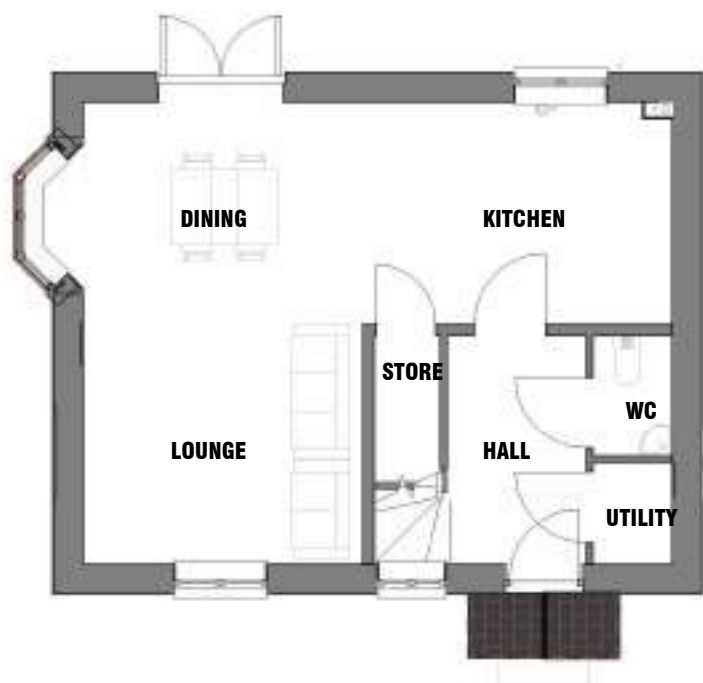
Side 1 Elevation



Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



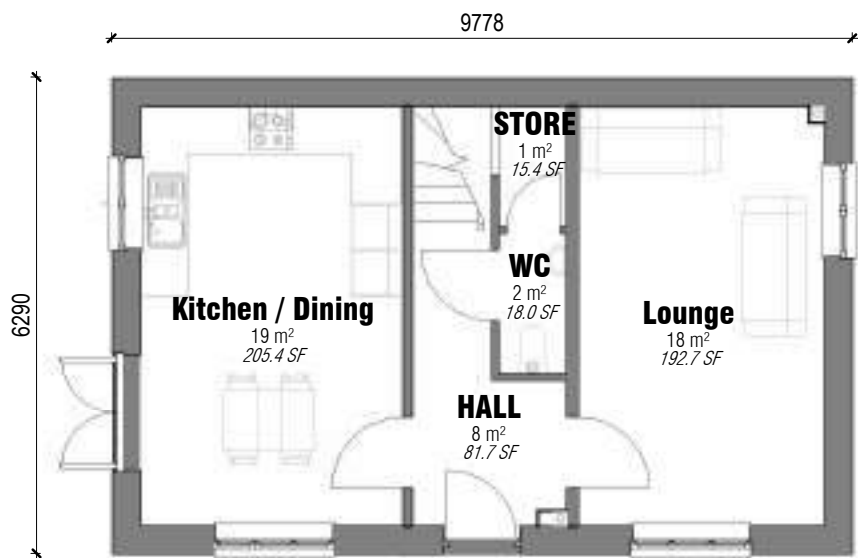
Side 1 Elevation



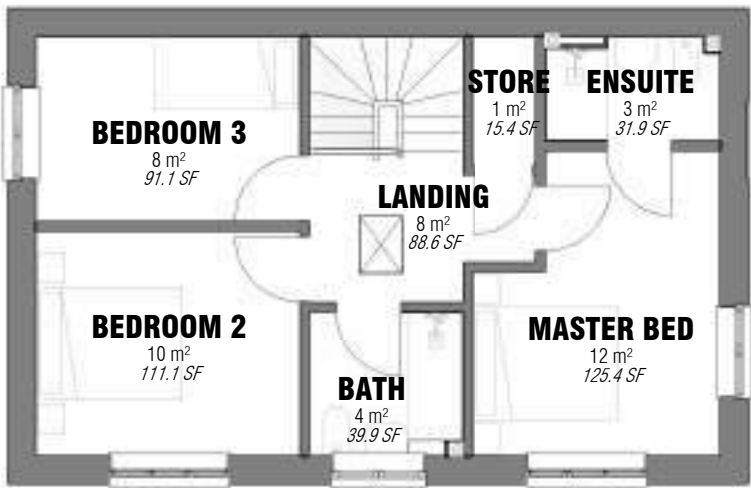
Rear Elevation



Side 2 Elevation



Ground Floor Plan



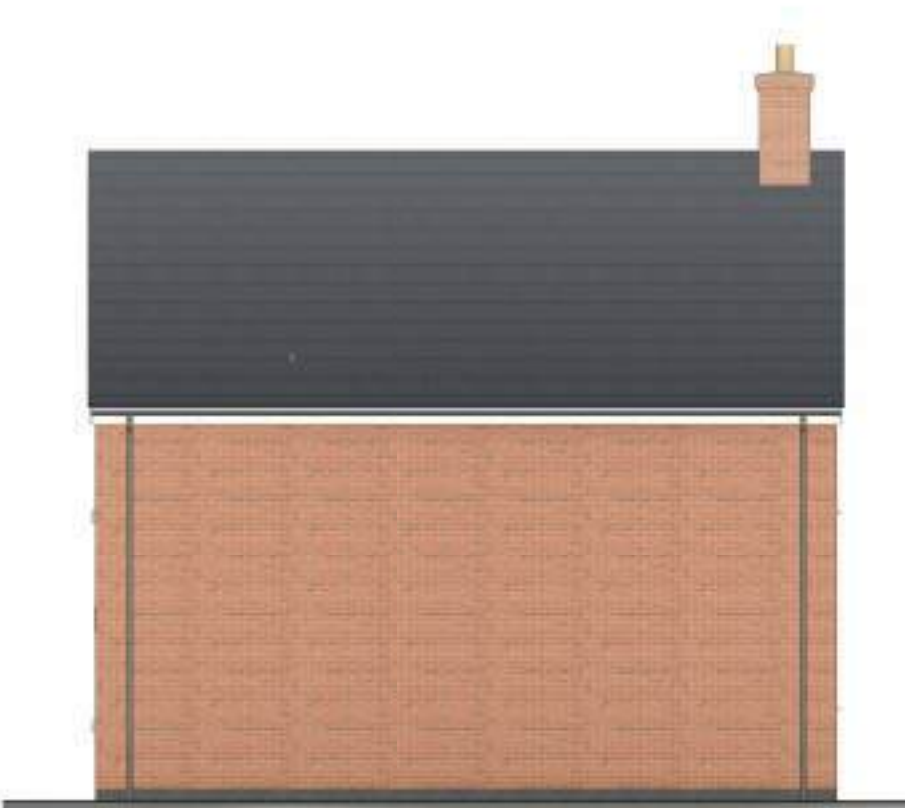
First Floor Plan



Front Elevation Plan



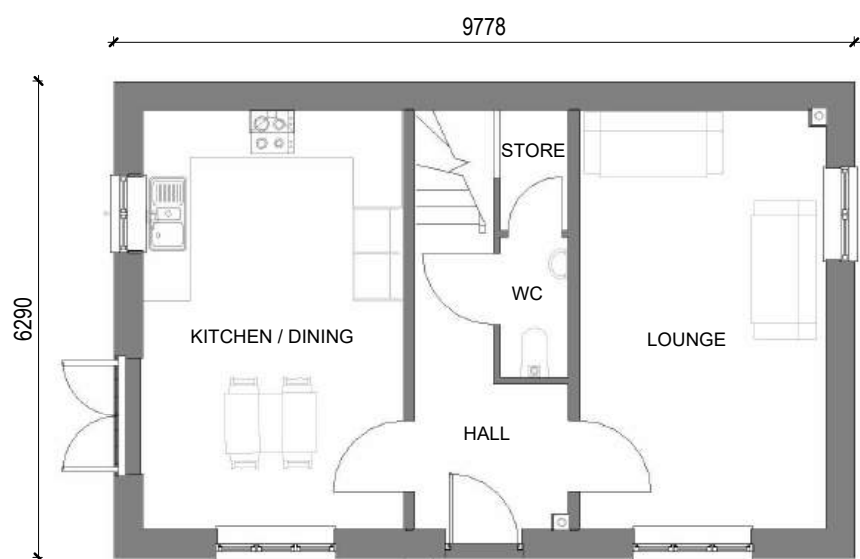
Side 1 Elevation Plan



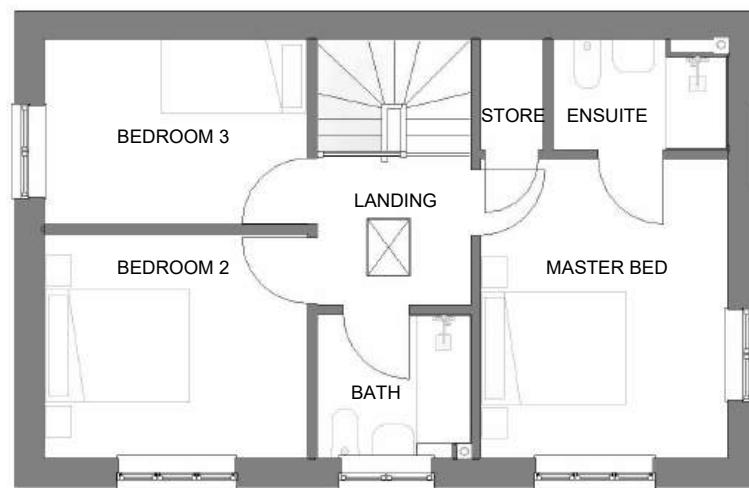
Rear Elevation Plan



Side 2 Elevation Plan



Ground Floor Plan



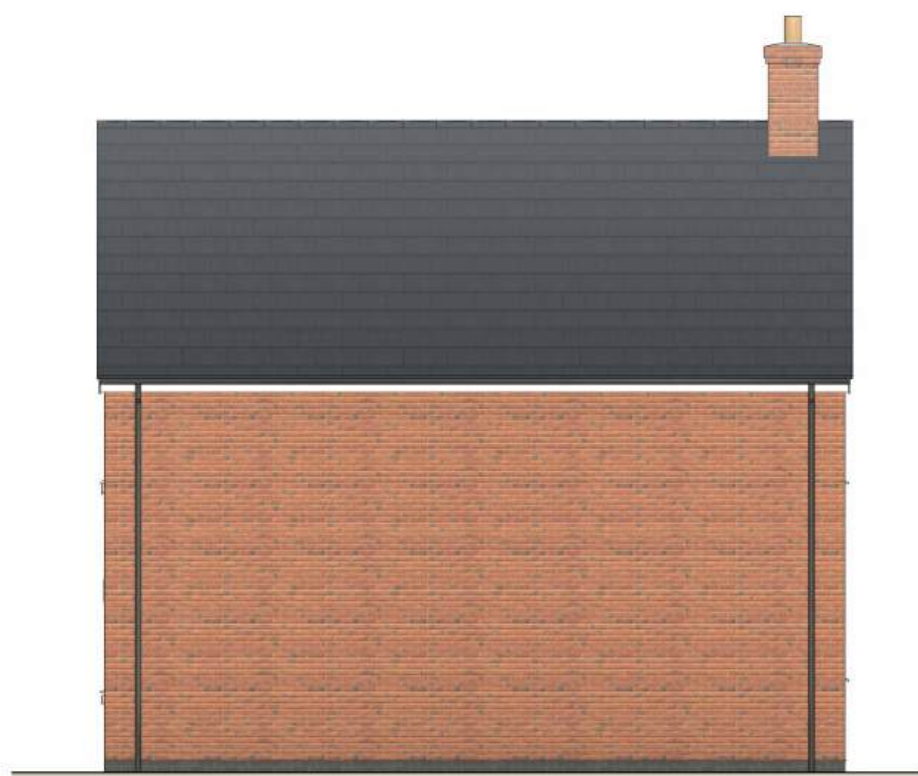
First Floor Plan



Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation



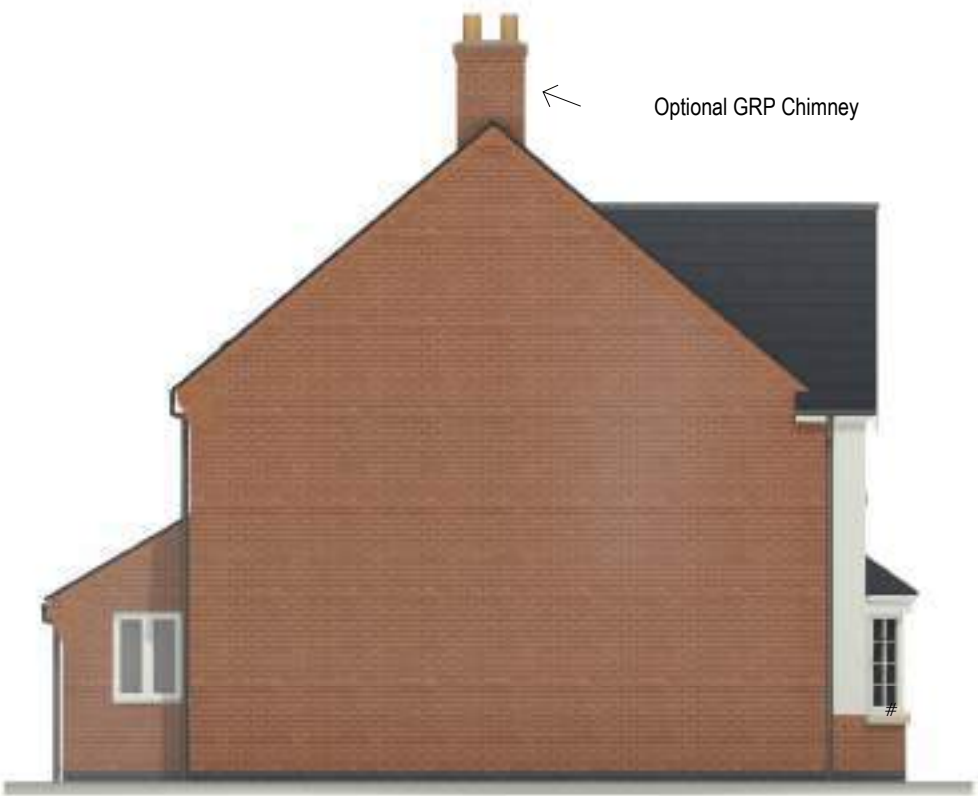
Ground Floor Plan



First Floor Plan



Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



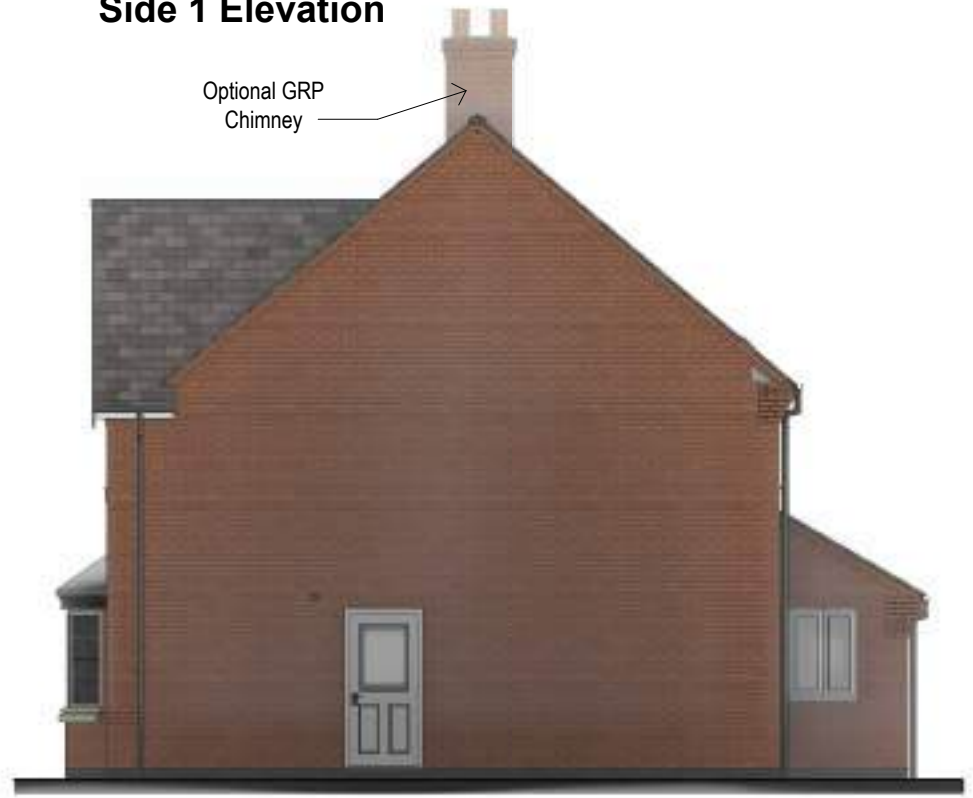
Front Elevation



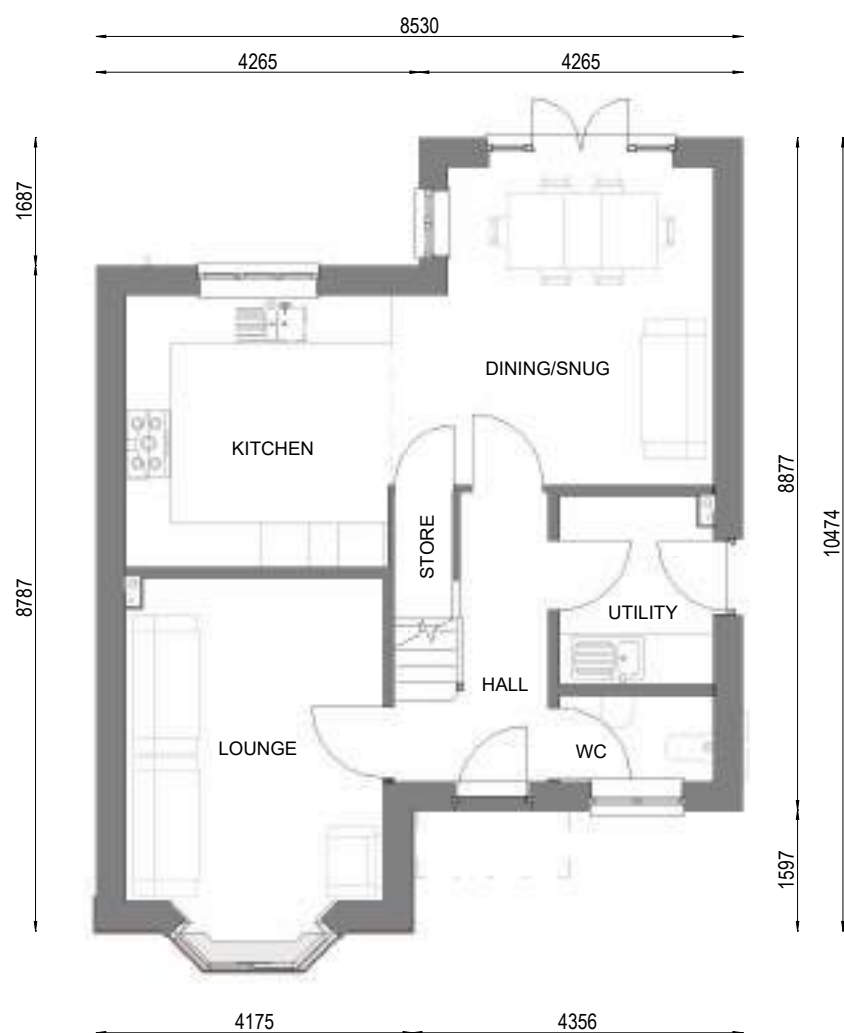
Side 1 Elevation



Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



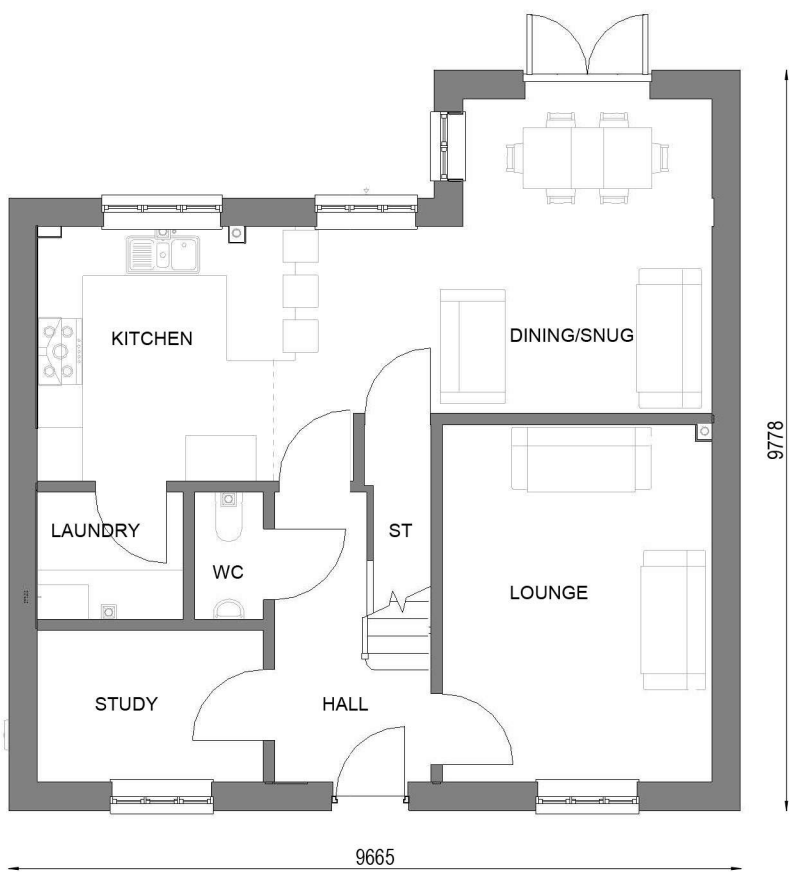
Side 1 Elevation



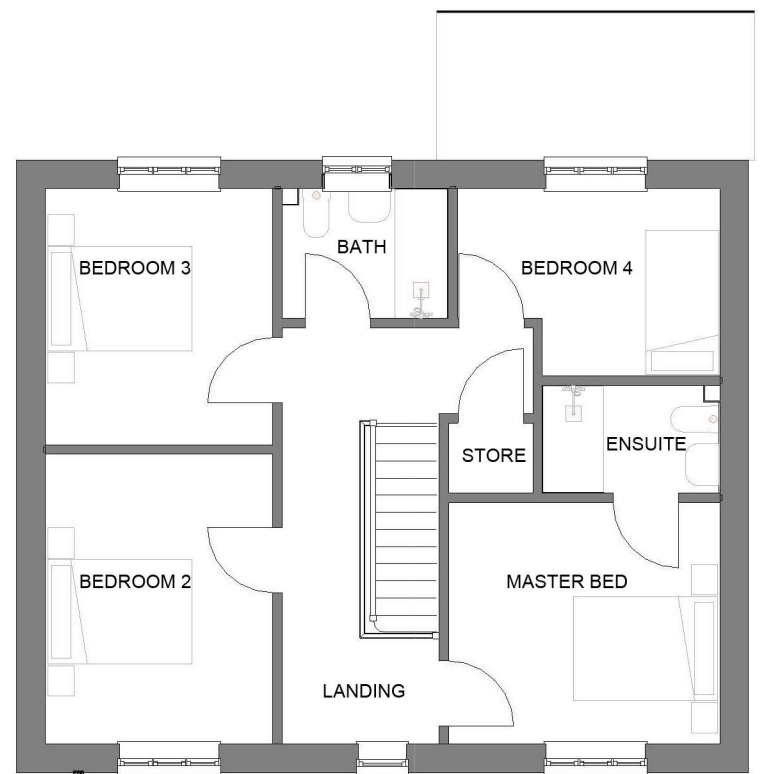
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



Right Elevation



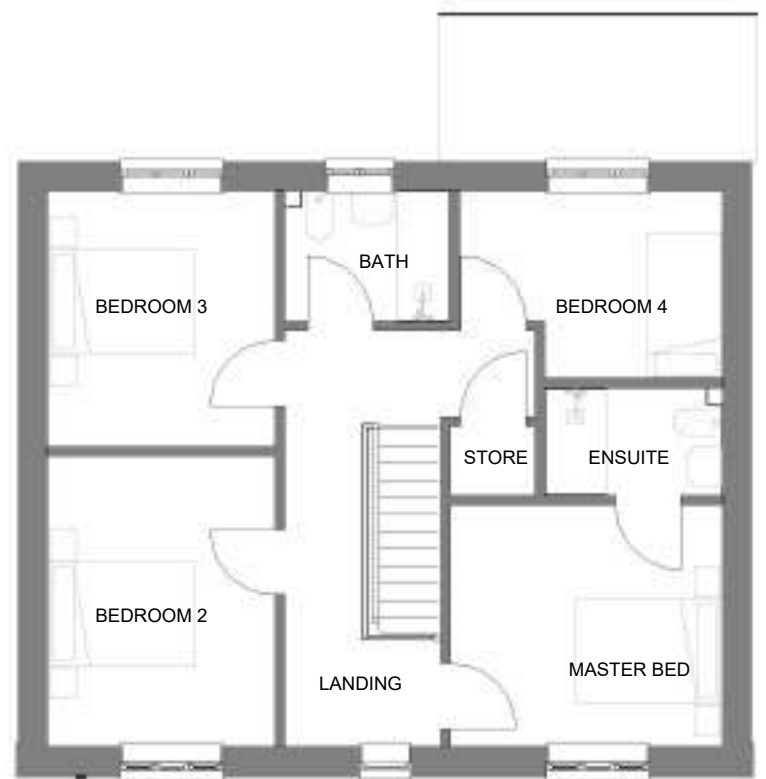
Rear Elevation



Left Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



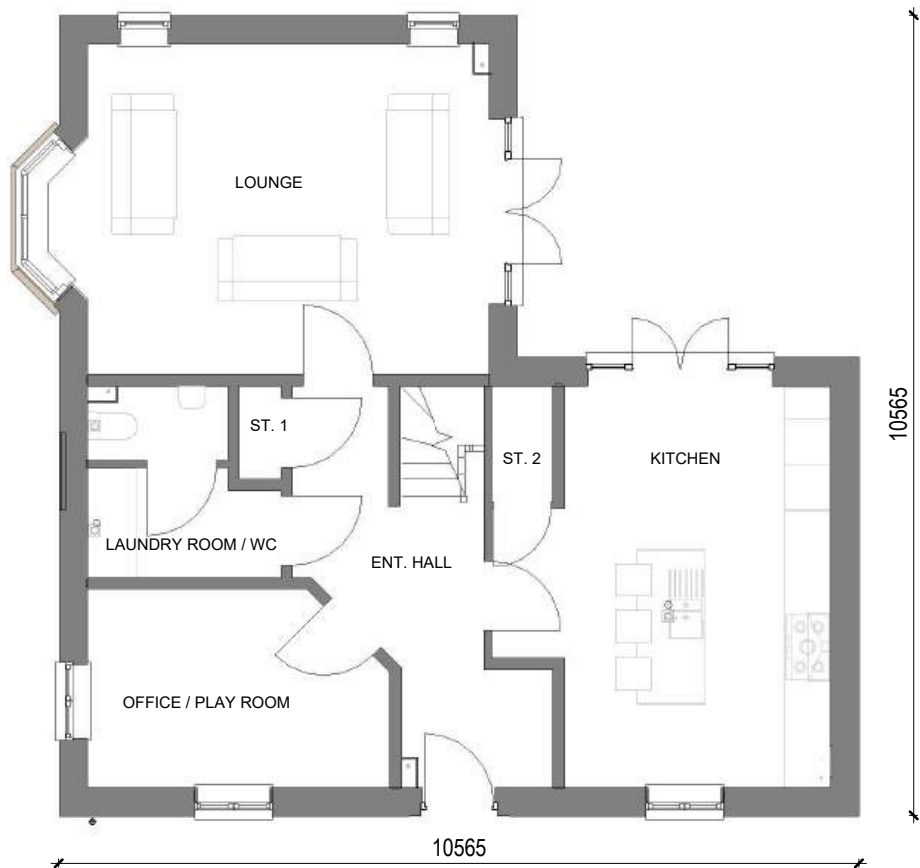
Right Elevation



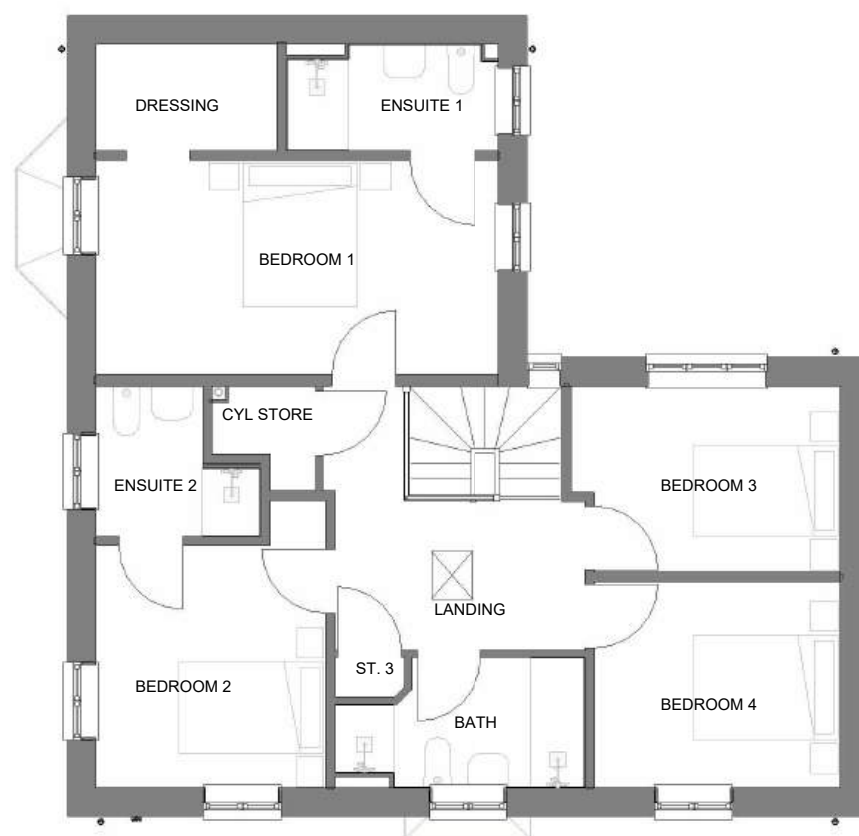
Rear Elevation



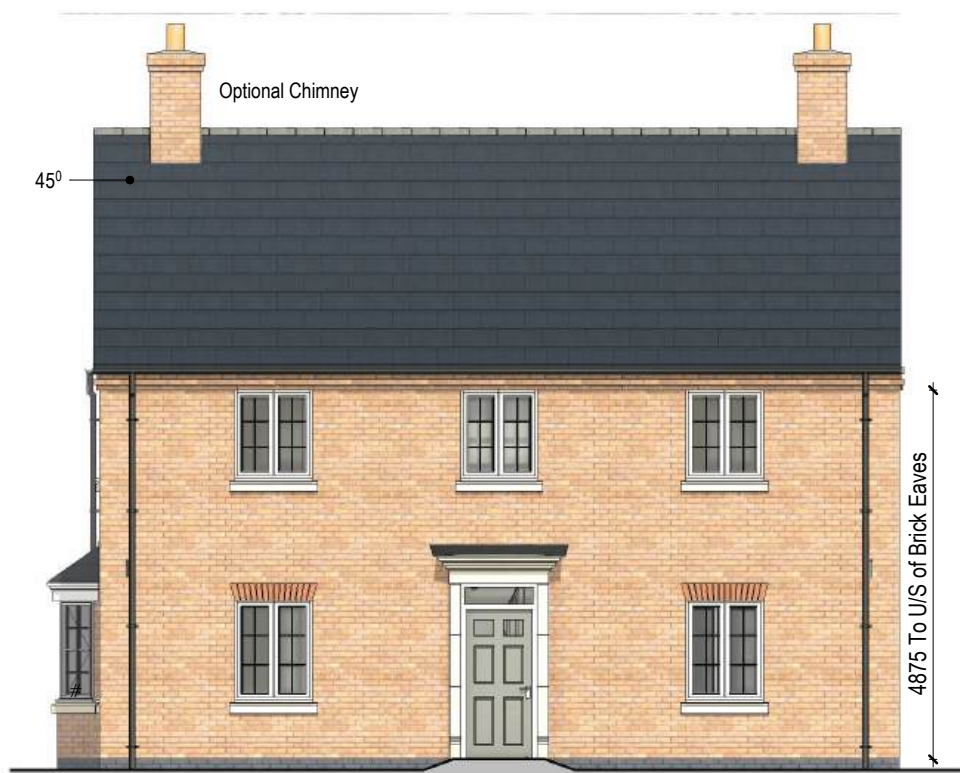
Left Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



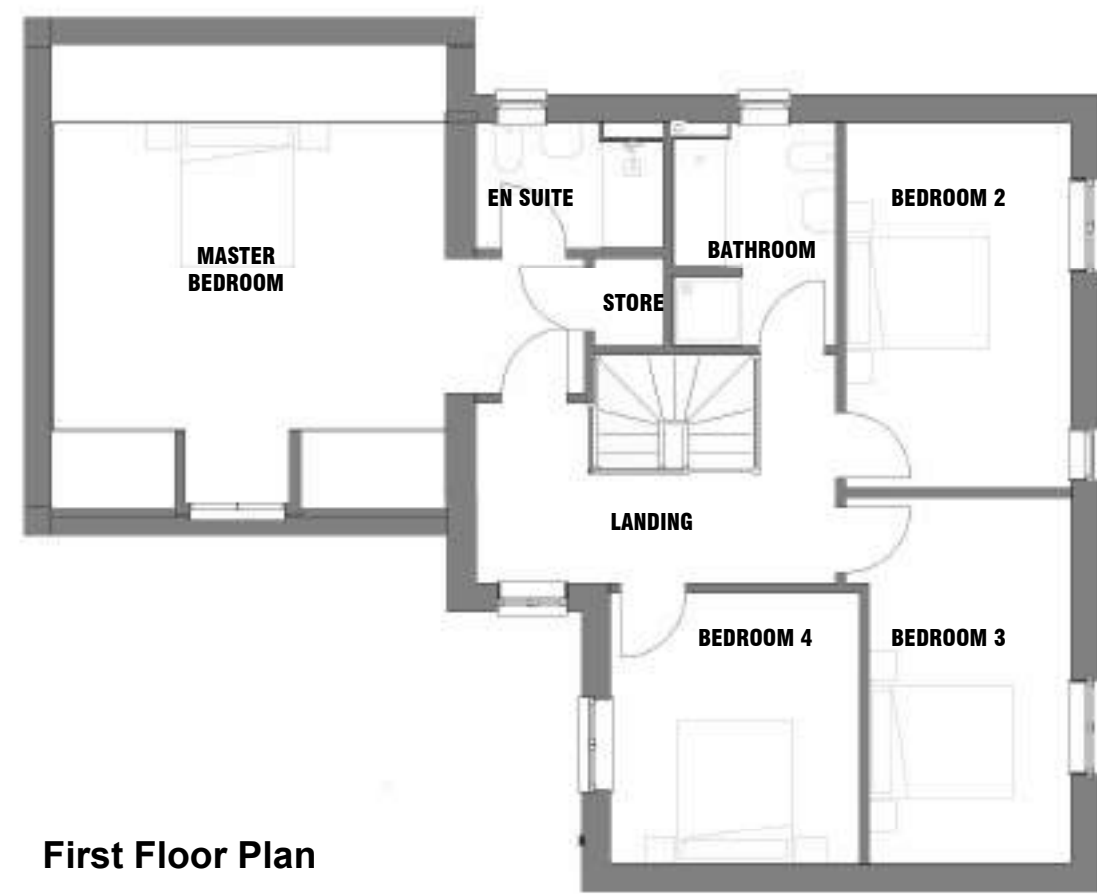
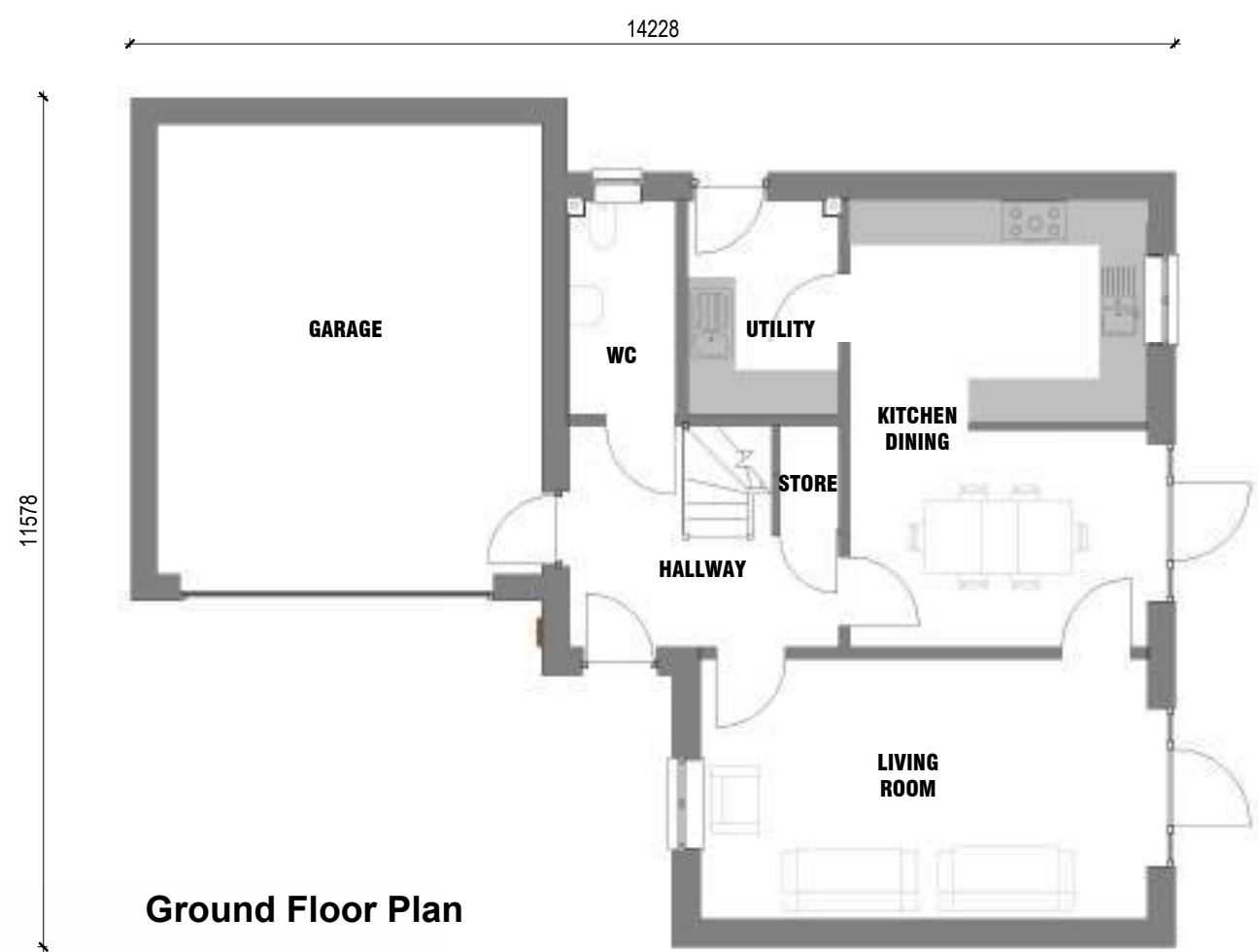
Right Elevation

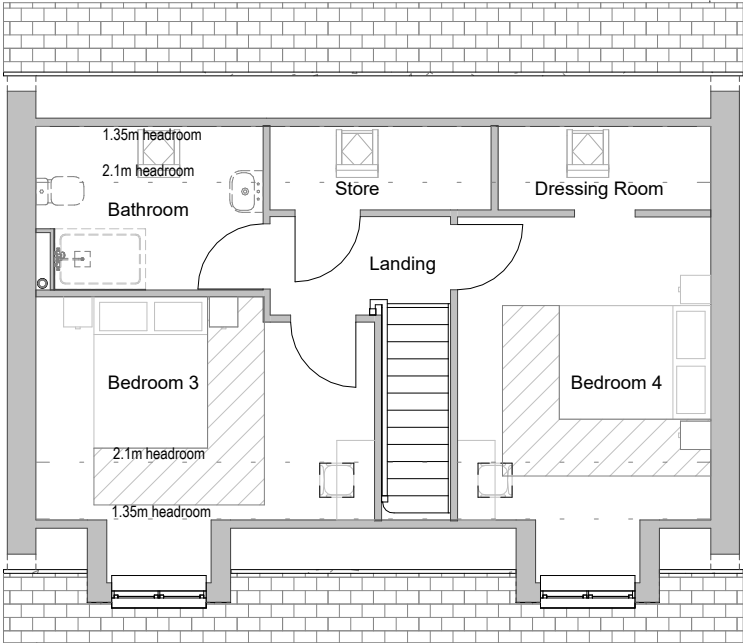


Rear Elevation

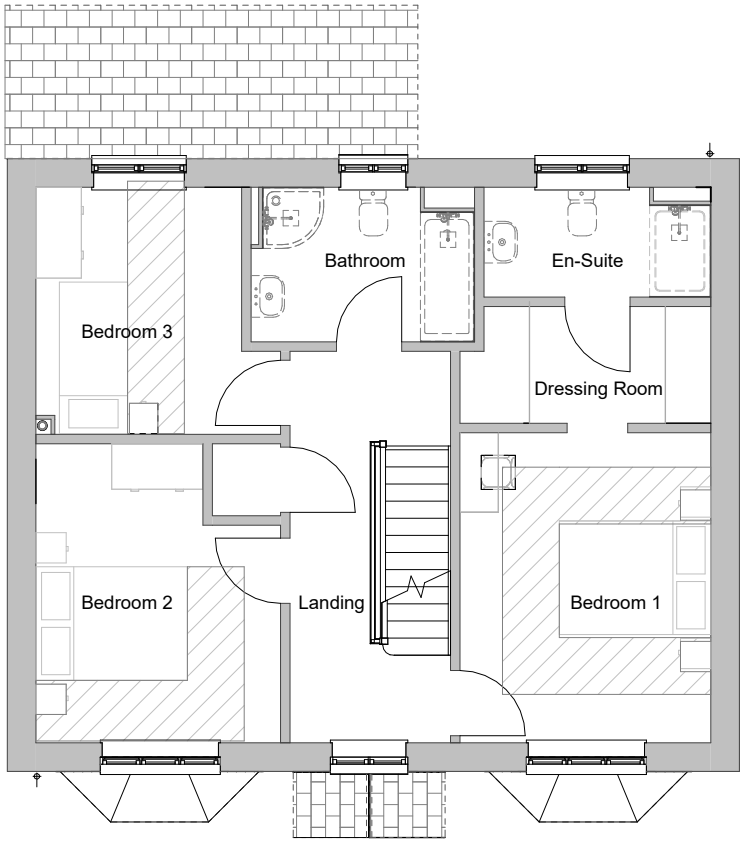


Left Elevation

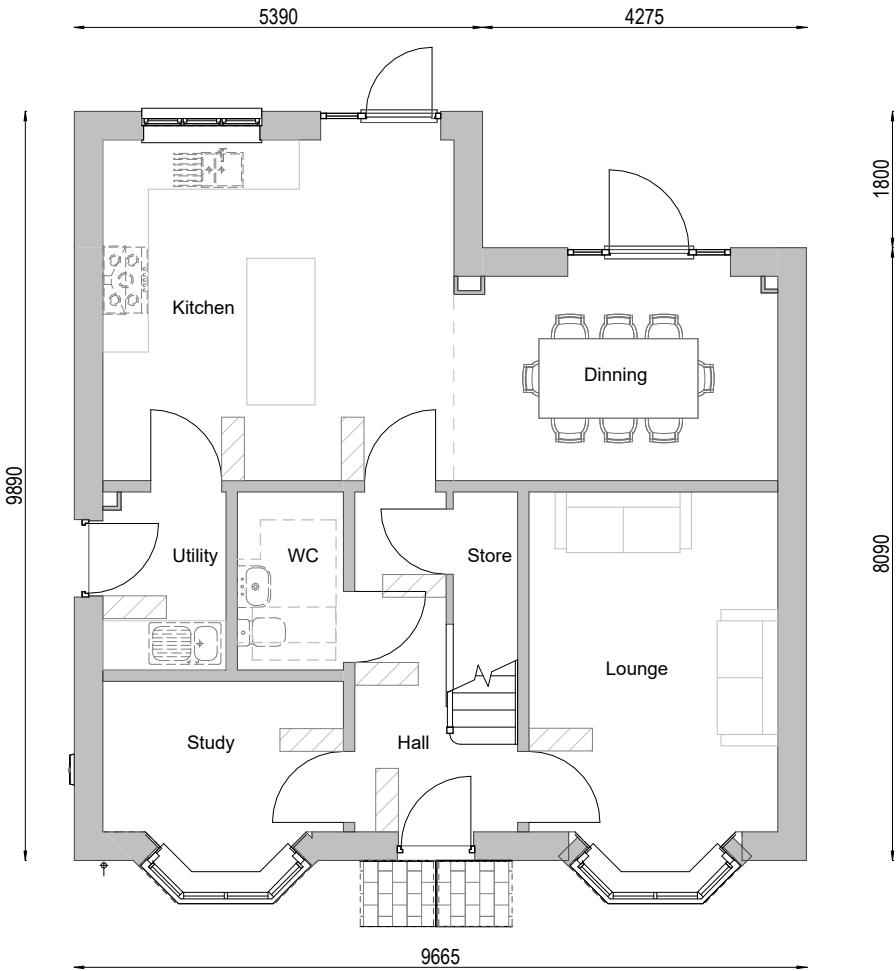




Second Floor GA



First Floor GA



Ground Floor GA



Front Elevation



Side Elevation



Side Elevation

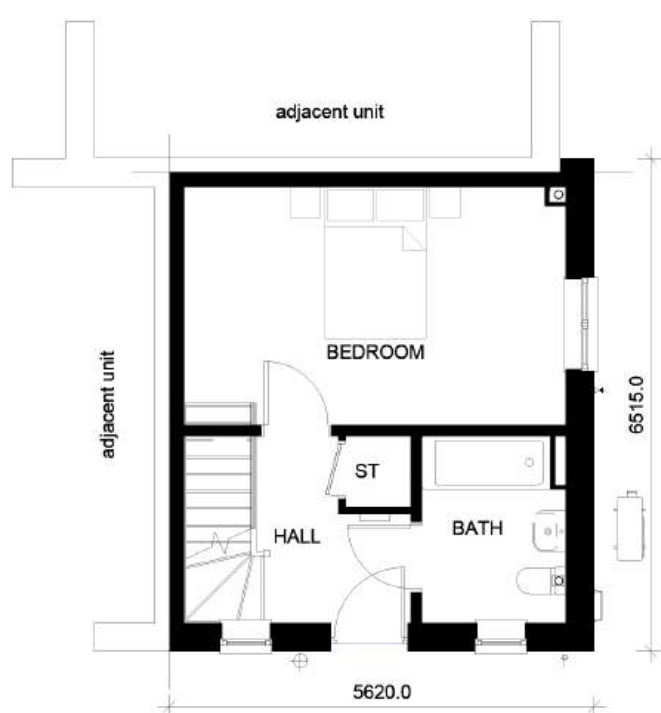
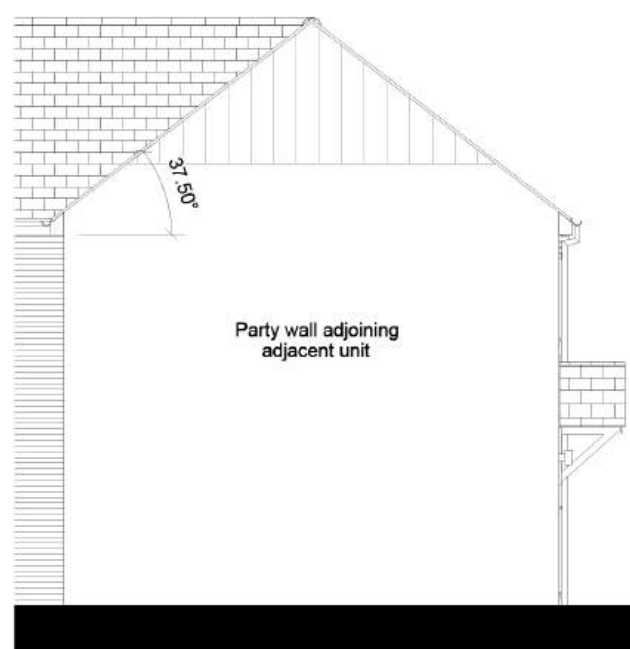
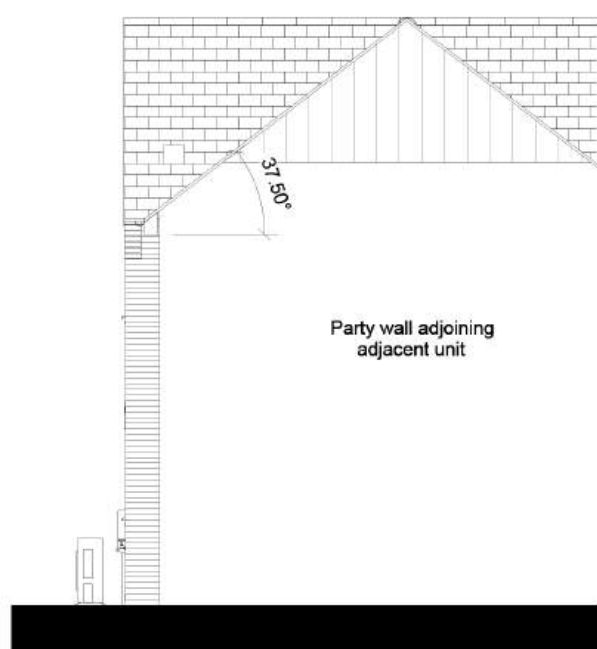


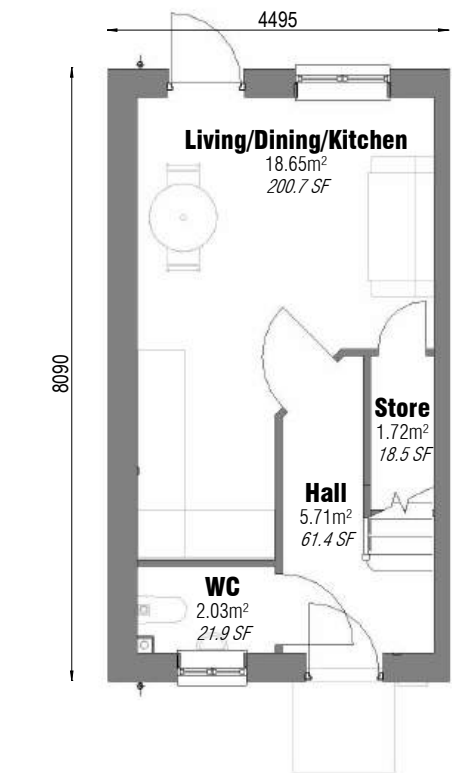
Rear Elevation

HOUSING ASSOCIATION PROPERTIES

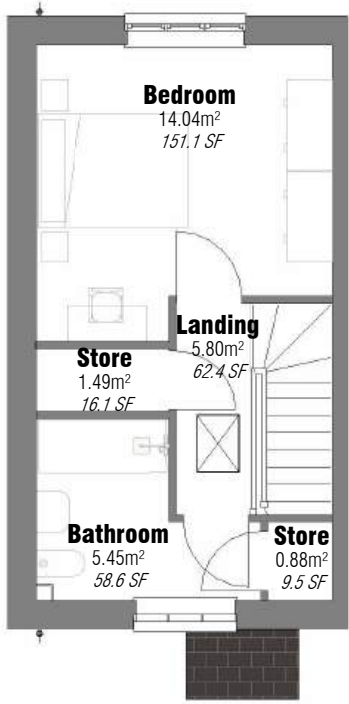
SCHEDULE OF ACCOMMODATION

House Type	No. of Beds	No. of Units
JS/1B2P/HA	1	4
JS/110/HA	1	4
JT/110/HA	1	1
JS/207/HA	2	6
JT/207/HA	2	2
JS/203/HA	2	13
JT/203/HA	2	1
JS/304/HA	3	2
JT/304/HA	3	1
JS/319/HA	3	10
JS/326/HA	3	1
JS/450/HA	4	2
SUBTOTAL		47 UNITS
PHASE TOTAL		238 UNITS





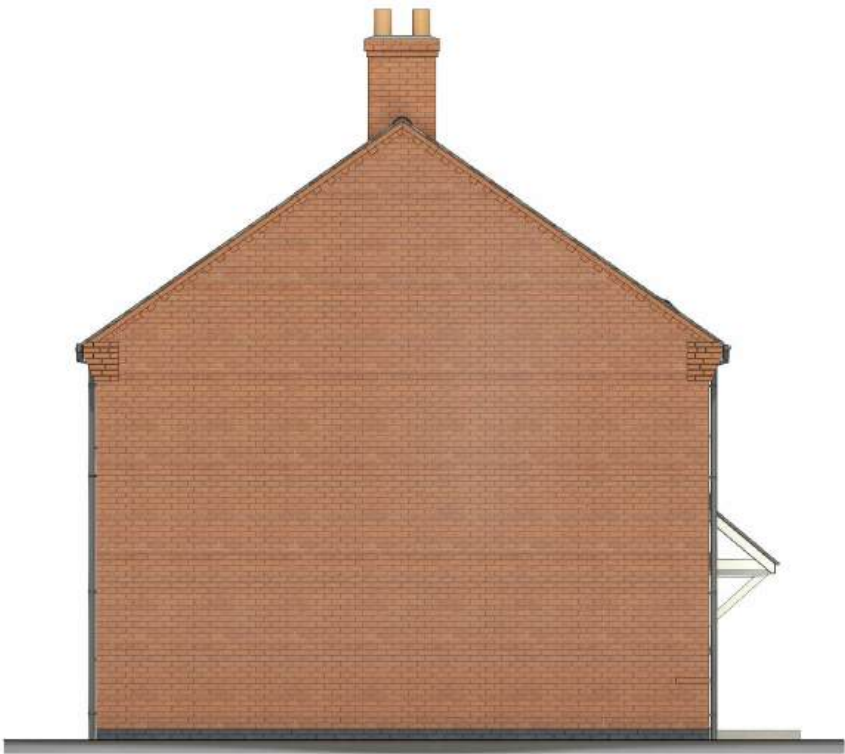
Ground Floor Plan



First Floor Plan



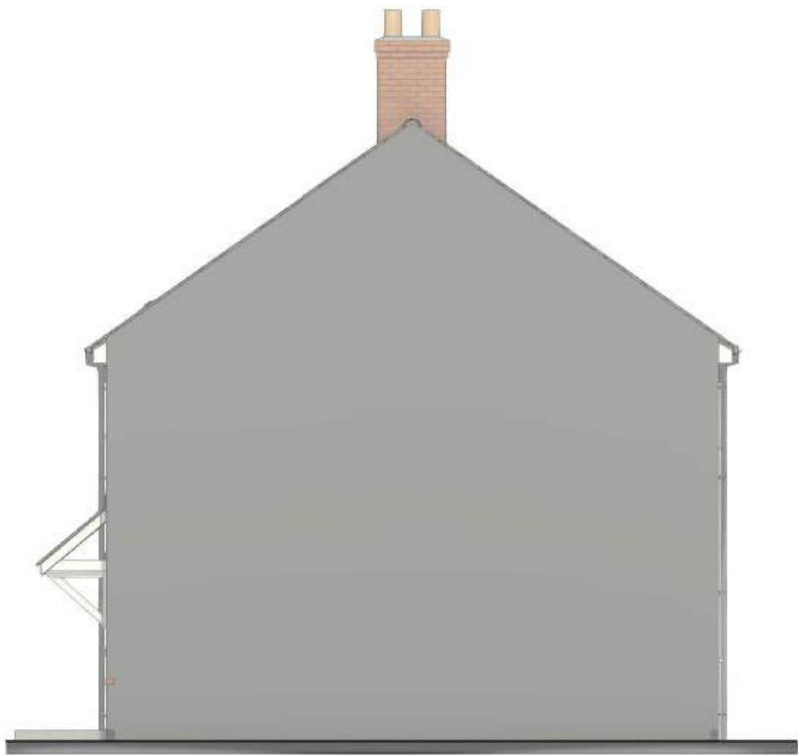
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Category M4(2) Checklist

Principal (Main) Entrance Doors

- Level 1200 x 1200mm landing
- Level threshold to current Part M standards
- Landing covered by 900 x 600mm porch cover
- 'Dusk til dawn' or motion sensor lighting
- Minimum clear opening width of 850mm
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- 1500mm clear space, internally, of door swing

Other Entrance Doors (other than main)

- Minimum clear opening width of 850mm (single leaf)
- For double (french) doors, the main/leading leaf should provide a minimum clear opening width of 850mm
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- Level threshold to current Part M standards

Circulation Areas and Internal Doorways

- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY

900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of 750mm
- 800mm deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- 300mm clear 'nib' space to leading edge of each doorway on entrance story ONLY
- Minimum clear door opening width of 750mm
- 800mm deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of 800mm
- 1500mm wide obstruction free space in front of door (hallway side)

1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of 775mm
- 1500mm wide obstruction free space in front of door (hallway side)

1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of 750mm
- 1500mm wide obstruction free space in front of door (hallway side)

Private Stairs and Changes of Level Within the Dwelling

- Step free access to all rooms and facilities on entrance story
- Level cahnges on all other stories avoided wherever possible
- Minimum of 850mm clear width on stairs
- measured 450mm above pitch line)

Habitable Rooms

Kitchen and Eating Areas

- Entrance storey should conatin a 'living area', which should consist of one of the following:
- Living Room
- Dining Room
- Combined Kitchen/Dining Room
- 1200mm minimum clear space infront of all kitchen units and appliances
- Glazing to principal living area to start 850mm above FFL

Bedrooms

- Every bedroom needs a clear access route of 750mm from the door to a window
- Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
- All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
- All singel and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

Sanitary Facilities

General Provisions

- All walls, ducts and boxings to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)

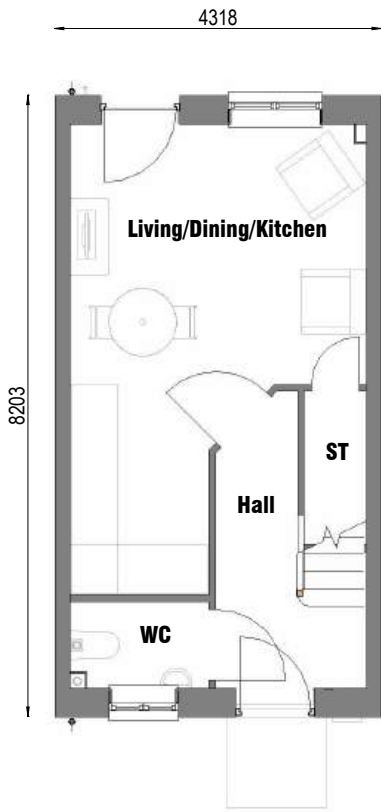
WC Facilites on the Entrance Story

- All doors to entrance story sanitary facilites must open outwards into circulation space
- Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
- 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
- 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

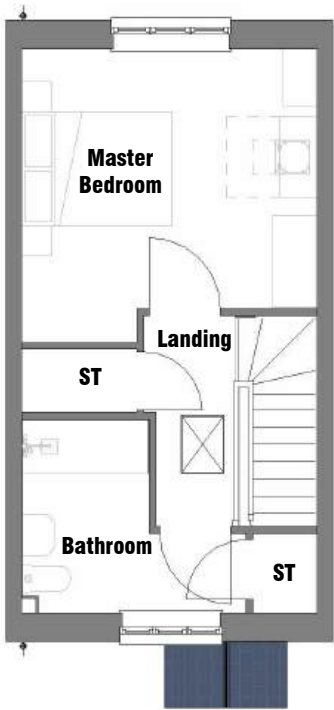
Bathrooms

- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
- The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
- Only need to provide provision for a level access shower in Bathrooms where theres no other provision within the dwelling

Category M4(2) Checklist



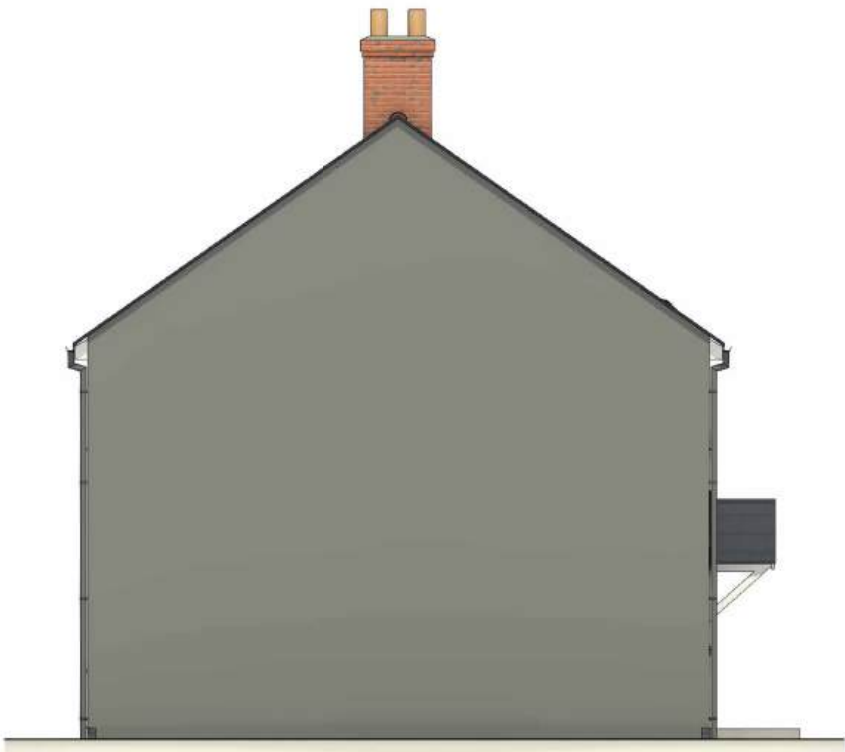
Ground Floor Plan



First Floor Plan



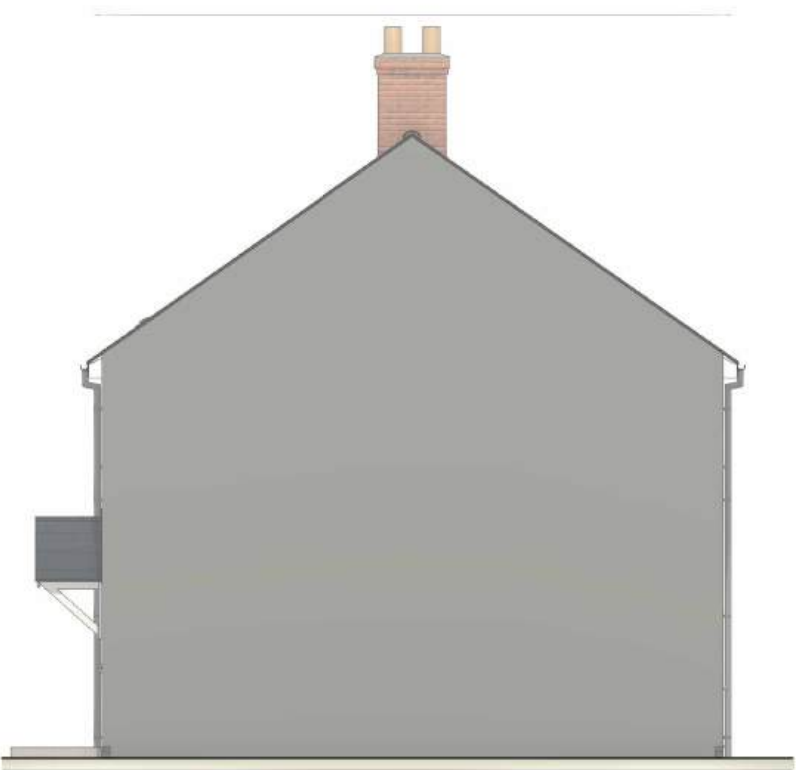
Front Elevation



Left Elevation

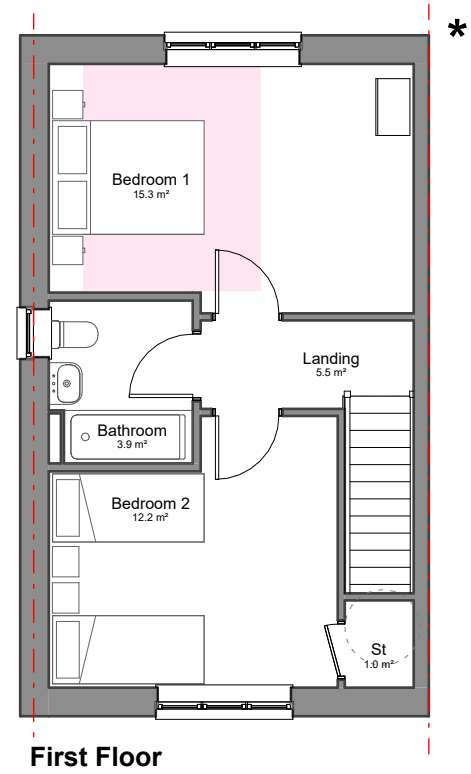
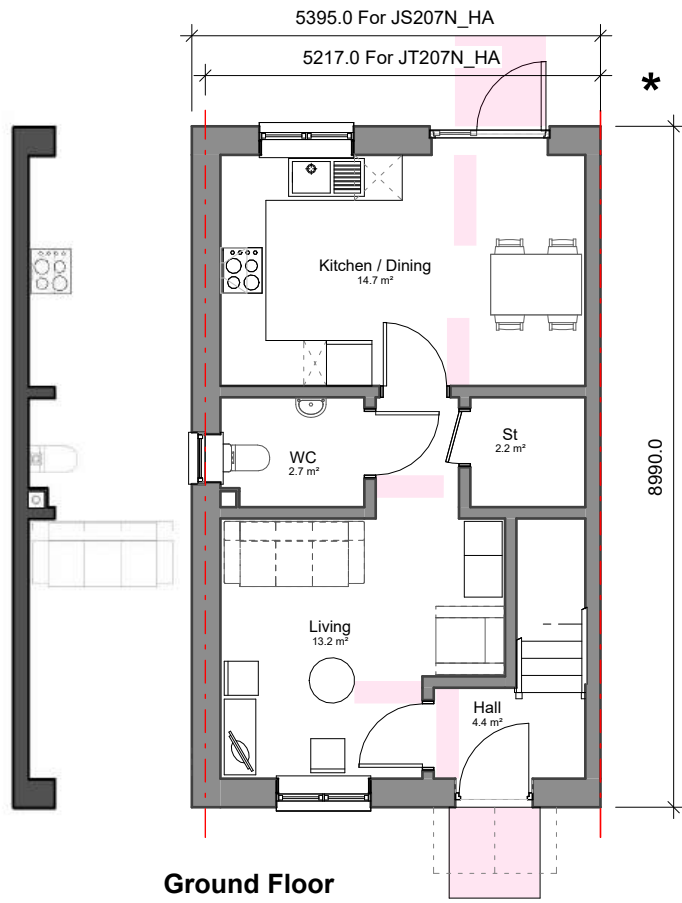


Rear Elevation

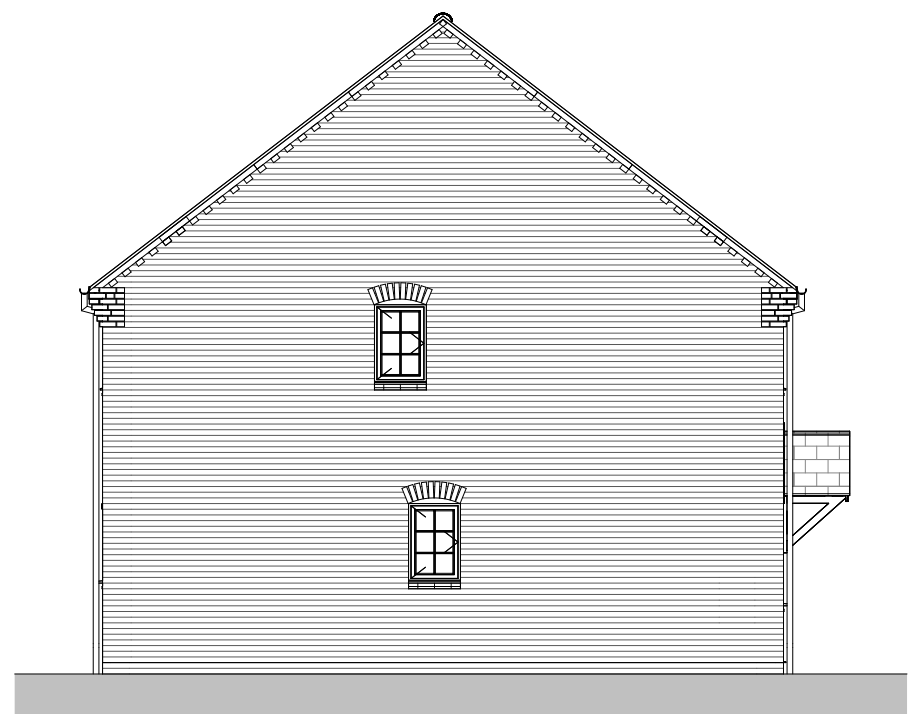
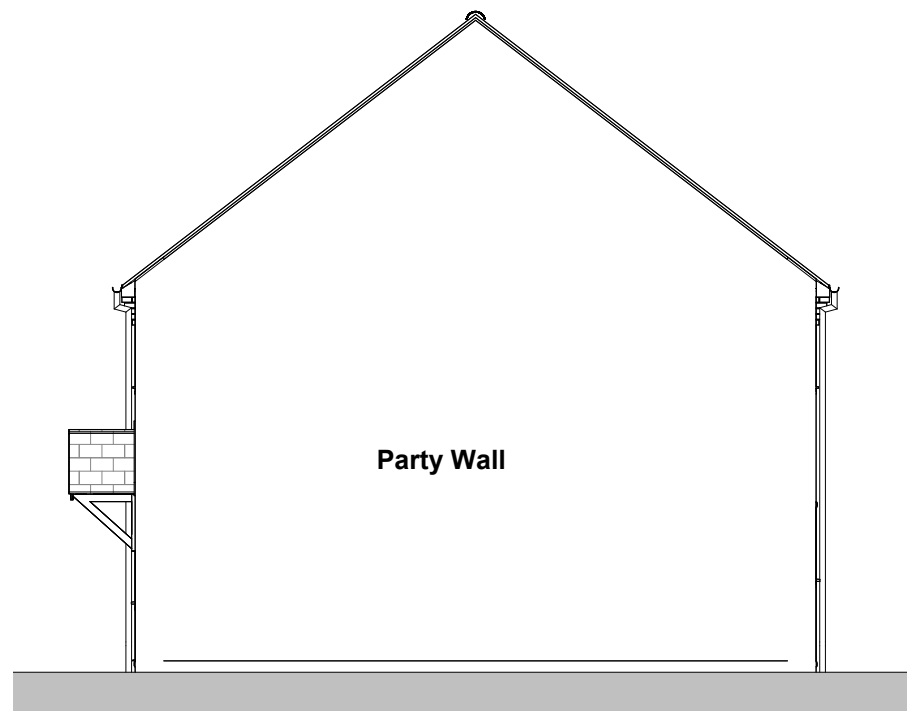


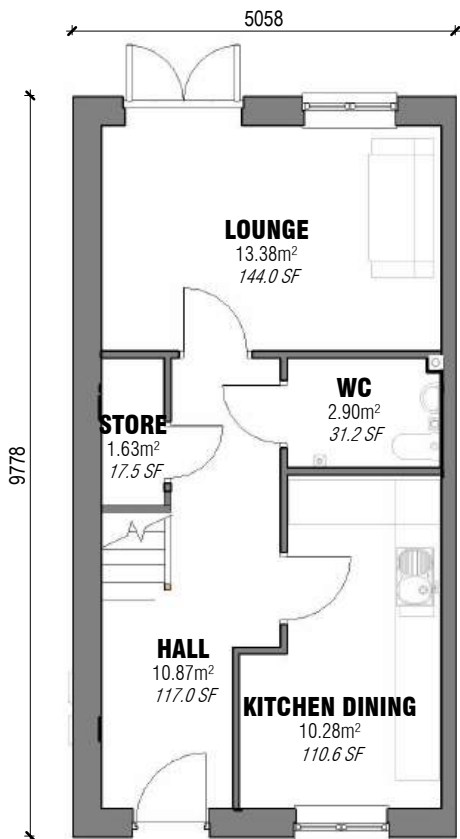
Right Elevation

- Principal (Main) Entrance Doors
- Level 1200 x 1200mm landing
 - Level threshold to current Part M standards
 - Landing covered by 900 x 600mm porch cover
 - 'Dusk til dawn' or motion sensor lighting
 - Minimum clear opening width of **850mm**
 - 300mm x 1200mm deep clear 'nib' space (internally)
 - Maximum reveal depth of 200mm (internally)
 - **1500mm** clear space, internally, of door swing
- Other Entrance Doors (other than main)
- Minimum clear opening width of **850mm** (single leaf)
 - For double (french) doors, the main/leading leaf should provide a minimum clear opening width of **850mm**
 - 300mm x 1200mm deep clear 'nib' space (internally)
 - Maximum reveal depth of 200mm (internally)
 - Level threshold to current Part M standards
- Circulation Areas and Internal Doorways
- 300mm clear 'nib' on each corner within the circulation space on entrance story **ONLY**
- 900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)**
- Minimum clear width of **900mm**
 - Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
 - Minimum clear door opening width of **750mm**
 - **800mm** deep obstruction free space in front of door (hallway side)
- 900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)**
- Minimum clear width of **900mm**
 - Can reduce down to **750mm** if an obstruction (e.g. radiator) is present.
 - 300mm clear 'nib' space to leading edge of each doorway on entrance story **ONLY**
 - Minimum clear door opening width of **750mm**
 - **800mm** deep obstruction free space in front of door (hallway side)
- 900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)**
- Minimum clear width of **900mm**
 - Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
 - Minimum clear door opening width of **800mm**
 - **1500mm wide** obstruction free space in front of door (hallway side)
- 1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)**
- Minimum clear door opening width of **775mm**
 - **1500mm wide** obstruction free space in front of door (hallway side)
- 1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)**
- Minimum clear door opening width of **750mm**
 - **1500mm wide** obstruction free space in front of door (hallway side)
- Private Stairs and Changes of Level Within the Dwelling
- Step free access to all rooms and facilities on entrance story
 - Level changes on all other stories avoided wherever possible
 - Minimum of 850mm clear width on stairs
 - measured 450mm above pitch line)
- Habitable Rooms
- Kitchen and Eating Areas
- Entrance storey should contain a 'living area', which should consist of one of the following;
 - Living Room
 - Dining Room
 - Combined Kitchen/Dining Room
 - **1200mm** minimum clear space in front of all kitchen units and appliances
 - Glazing to principal living area to start **850mm** above FFL
- Bedrooms
- Every bedroom needs a clear access route of 750mm from the door to a window
 - Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
 - All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
 - All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed
- Sanitary Facilities
- General Provisions
- All walls, ducts and boxings to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)
- WC Facilities on the Entrance Story
- All doors to entrance story sanitary facilities must open outwards into circulation space
 - Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
 - 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
 - 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)
- Bathrooms
- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
 - The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
 - Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling

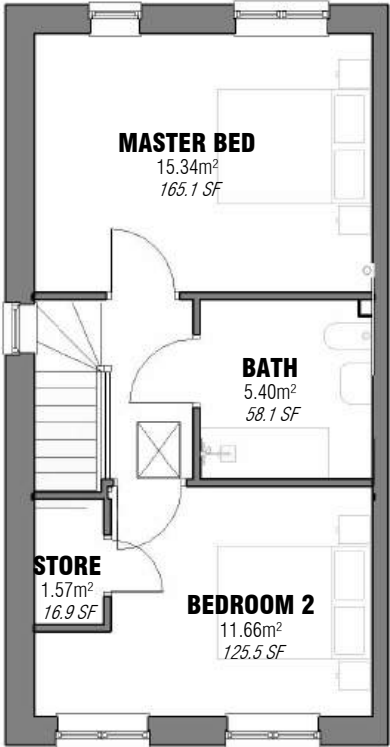


*Extent of JT207N_HA
shown dashed





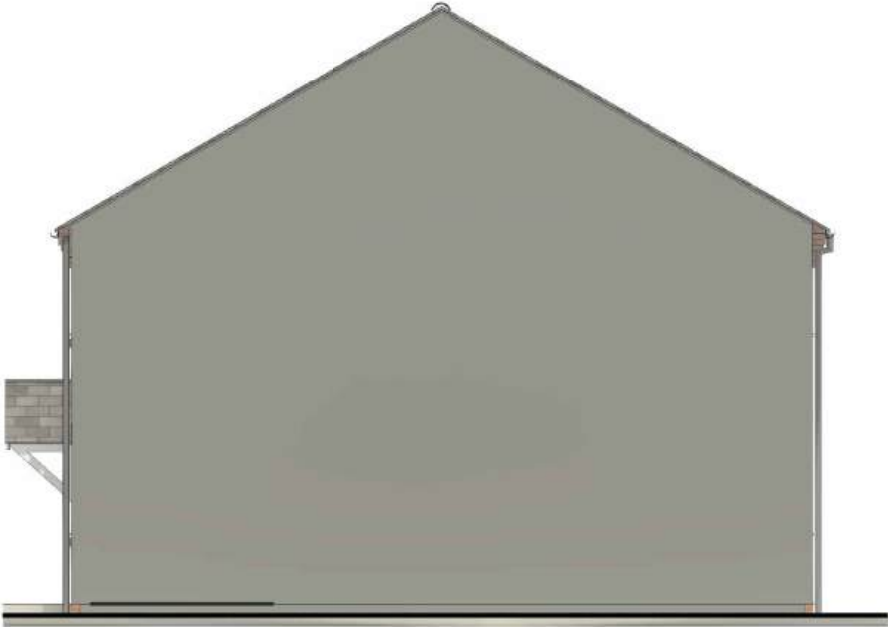
Ground Floor Plan



First Floor Plan



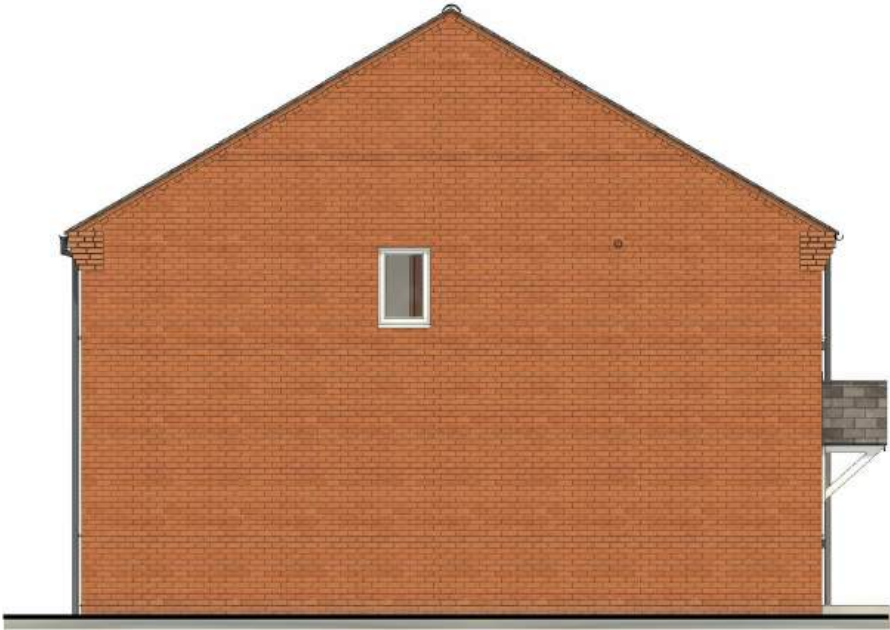
Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

Category M4(2) Checklist

Principal (Main) Entrance Doors

- Level 1200 x 1200mm landing
- Level threshold to current Part M standards
- Landing covered by 900 x 600mm porch cover
- 'Dusk till dawn' or motion sensor lighting
- Minimum clear opening width of 850mm
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- 1500mm clear space, internally, of door swing

Other Entrance Doors (other than main)

- Minimum clear opening width of 850mm (single leaf)
- For double (french) doors, the main/leading leaf should provide a minimum clear opening width of 850mm
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- Level threshold to current Part M standards

Circulation Areas and Internal Doorways

- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY

900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of 750mm
- 800mm deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- 300mm clear 'nib' space to leading edge of each doorway on entrance story ONLY
- Minimum clear door opening width of 750mm
- 800mm deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear width of 900mm
- Can reduce down to 750mm if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of 800mm
- 1500mm wide obstruction free space in front of door (hallway side)

1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of 775mm
- 1500mm wide obstruction free space in front of door (hallway side)

1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of 750mm
- 1500mm wide obstruction free space in front of door (hallway side)

Private Stairs and Changes of Level Within the Dwelling

- Step free access to all rooms and facilities on entrance story
- Level changes on all other stories avoided wherever possible
- Minimum of 850mm clear width on stairs
- measured 450mm above pitch line)

Habitable Rooms

Kitchen and Eating Areas

- Entrance storey should contain a 'living area', which should consist of one of the following:
 - Living Room
 - Dining Room
 - Combined Kitchen/Dining Room
- 1200mm minimum clear space in front of all kitchen units and appliances
- Glazing to principal living area to start 850mm above FFL

Bedrooms

- Every bedroom needs a clear access route of 750mm from the door to a window
- Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
- All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
- All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

Sanitary Facilities

General Provisions

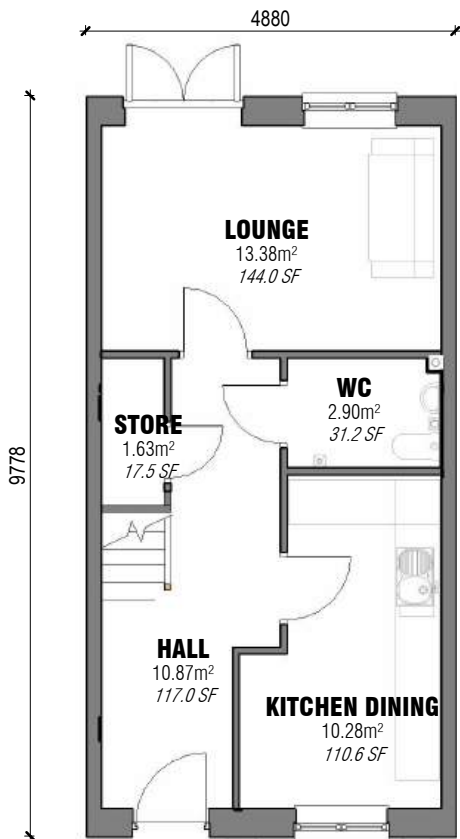
- All walls, ducts and boxing to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)

WC Facilities on the Entrance Story

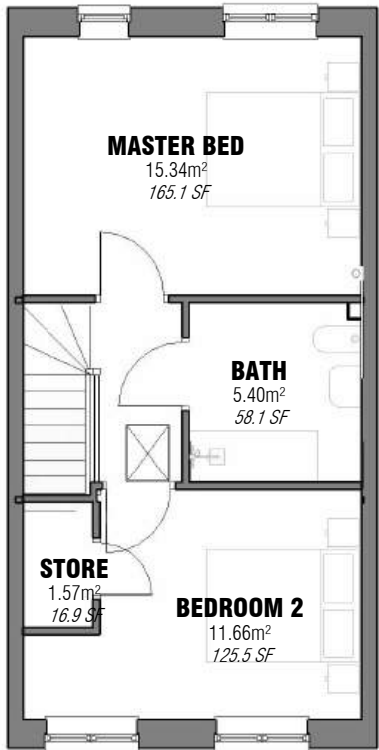
- All doors to entrance story sanitary facilities must open outwards into circulation space
- Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
- 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
- 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

Bathrooms

- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
- The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
- Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling



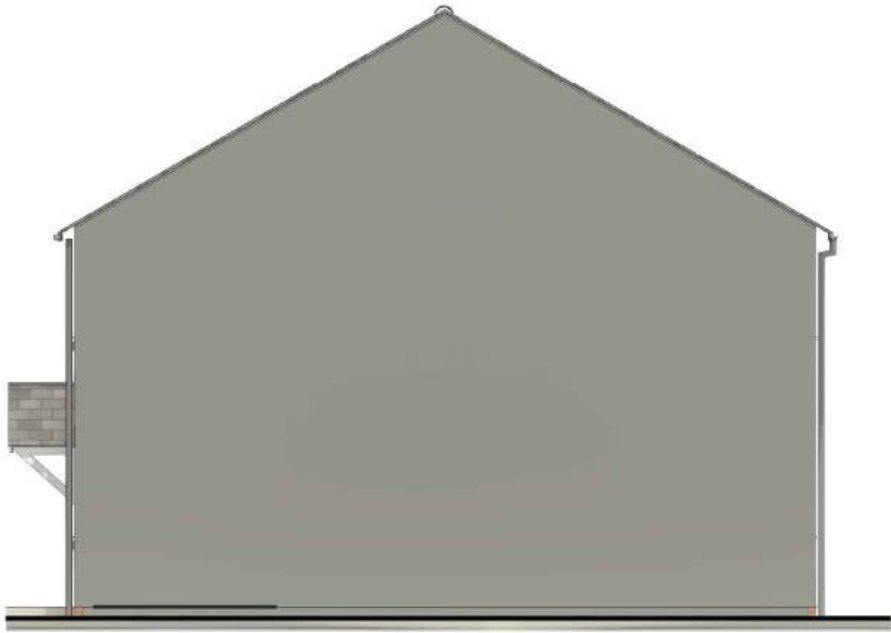
Ground Floor Plan



First Floor Plan



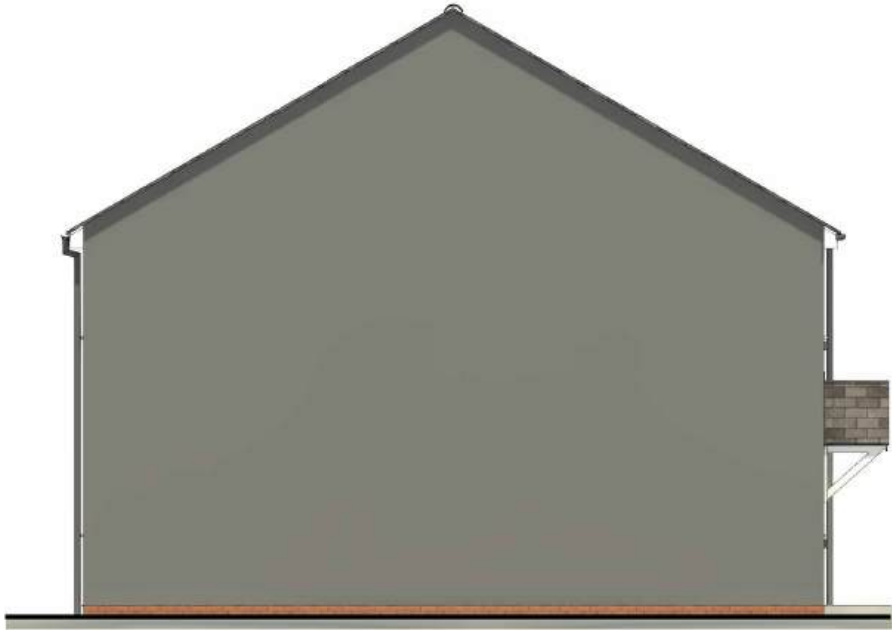
Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

Category M4(2) Checklist

Principal (Main) Entrance Doors

- Level 1200 x 1200mm landing
- Level threshold to current Part M standards
- Landing covered by 900 x 600mm porch cover
- 'Dusk till dawn' or motion sensor lighting
- Minimum clear opening width of **850mm**
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- **1500mm** clear space, internally, of door swing

Other Entrance Doors (other than main)

- Minimum clear opening width of **850mm** (single leaf)
- For double (french) doors, the main/leading leaf should provide a minimum clear opening width of **850mm**
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- Level threshold to current Part M standards

Circulation Areas and Internal Doorways

- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY

900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of **750mm**
- **800mm** deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- 300mm clear 'nib' space to leading edge of each doorway on entrance story ONLY
- Minimum clear door opening width of **750mm**
- **800mm** deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of **800mm**
- **1500mm wide** obstruction free space in front of door (hallway side)

1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of **775mm**
- **1500mm wide** obstruction free space in front of door (hallway side)

1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of **750mm**
- **1500mm wide** obstruction free space in front of door (hallway side)

Private Stairs and Changes of Level Within the Dwelling

- Step free access to all rooms and facilities on entrance story
- Level changes on all other stories avoided wherever possible
- Minimum of 850mm clear width on stairs
- measured 450mm above pitch line)

Habitable Rooms

Kitchen and Eating Areas

- Entrance storey should contain a 'living area', which should consist of one of the following:
 - Living Room
 - Dining Room
 - Combined Kitchen/Dining Room
- **1200mm** minimum clear space in front of all kitchen units and appliances
- Glazing to principal living area to start **850mm** above FFL

Bedrooms

- Every bedroom needs a clear access route of 750mm from the door to a window
- Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
- All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
- All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

Sanitary Facilities

General Provisions

- All walls, ducts and boxing to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)

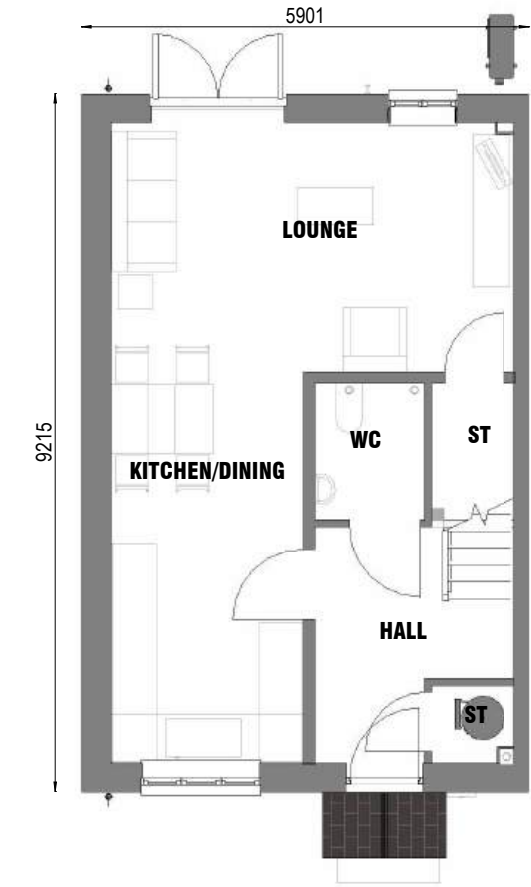
WC Facilities on the Entrance Story

- All doors to entrance story sanitary facilities must open outwards into circulation space
- Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
- 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
- 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

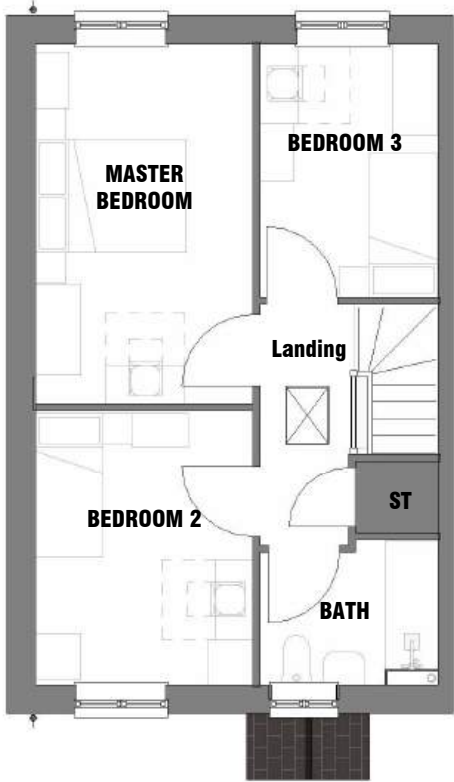
Bathrooms

- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
- The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
- Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling

Category M4(2) Checklist



Ground Floor Plan



First Floor Plan



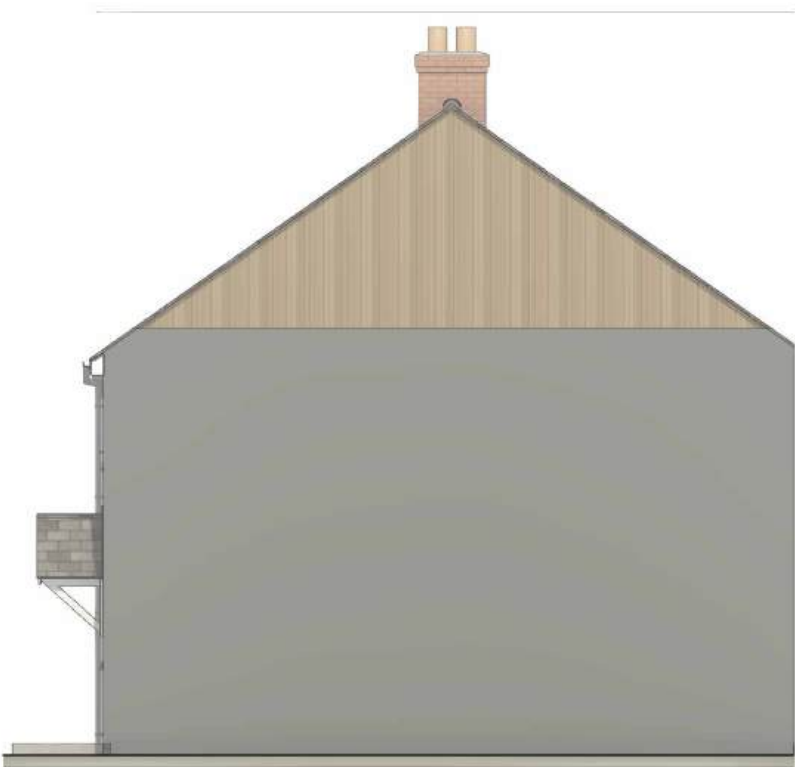
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

- Principal (Main) Entrance Doors
- Level 1200 x 1200mm landing
 - Level threshold to current Part M standards
 - Landing covered by 900 x 600mm porch cover
 - 'Dusk til dawn' or motion sensor lighting
 - Minimum clear opening width of **850mm**
 - 300mm x 1200mm deep clear 'nib' space (internally)
 - Maximum reveal depth of 200mm (internally)
 - **1500mm** clear space, internally, of door swing
- Other Entrance Doors (other than main)
- Minimum clear opening width of **850mm** (single leaf)
 - For double (french) doors, the main/leading leaf should provide a minimum clear opening width of **850mm**
 - 300mm x 1200mm deep clear 'nib' space (internally)
 - Maximum reveal depth of 200mm (internally)
 - Level threshold to current Part M standards

- Circulation Areas and Internal Doorways
- 300mm clear 'nib' on each corner within the circulation space on entrance story **ONLY**

- 900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)**
- Minimum clear width of **900mm**
 - Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
 - Minimum clear door opening width of **750mm**
 - **800mm** deep obstruction free space in front of door (hallway side)

- 900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)**
- Minimum clear width of **900mm**
 - Can reduce down to **750mm** if an obstruction (e.g. radiator) is present.
 - 300mm clear 'nib' space to leading edge of each doorway on entrance story **ONLY**
 - Minimum clear door opening width of **750mm**
 - **800mm** deep obstruction free space in front of door (hallway side)

- 900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)**
- Minimum clear width of **900mm**
 - Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
 - Minimum clear door opening width of **800mm**
 - **1500mm wide** obstruction free space in front of door (hallway side)

- 1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)**
- Minimum clear door opening width of **775mm**
 - **1500mm wide** obstruction free space in front of door (hallway side)

- 1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)**
- Minimum clear door opening width of **750mm**
 - **1500mm wide** obstruction free space in front of door (hallway side)

- Private Stairs and Changes of Level Within the Dwelling
- Step free access to all rooms and facilities on entrance story
 - Level changes on all other stories avoided wherever possible
 - Minimum of 850mm clear width on stairs
 - measured 450mm above pitch line)

- Habitable Rooms
- Kitchen and Eating Areas
- Entrance storey should contain a 'living area', which should consist of one of the following;
 - Living Room
 - Dining Room
 - Combined Kitchen/Dining Room
 - **1200mm** minimum clear space in front of all kitchen units and appliances
 - Glazing to principal living area to start **850mm** above FFL

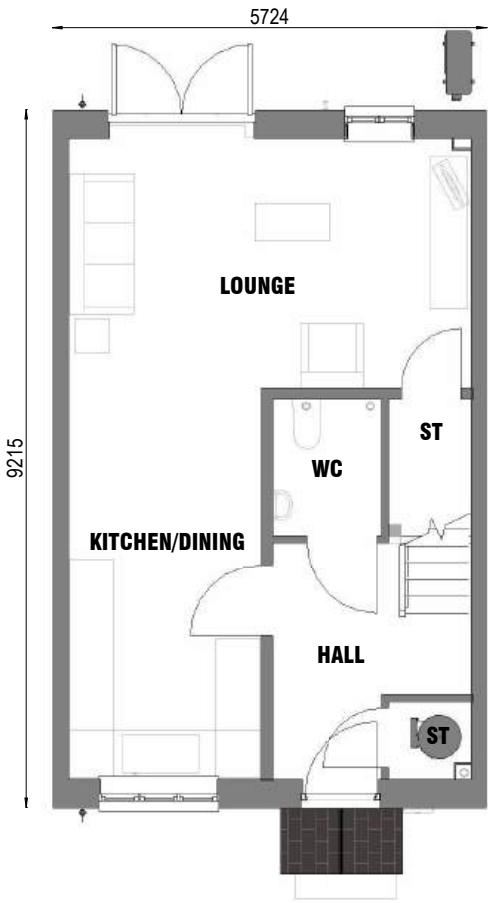
- Bedrooms
- Every bedroom needs a clear access route of 750mm from the door to a window
 - Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
 - All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
 - All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

- Sanitary Facilities
- General Provisions
- All walls, ducts and boxings to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)

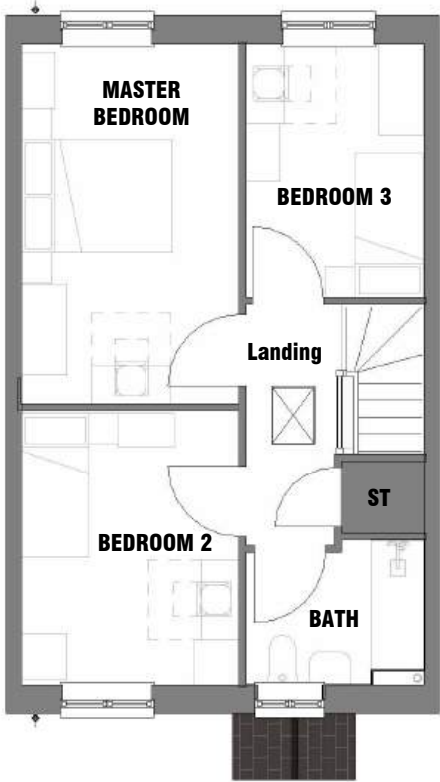
- WC Facilities on the Entrance Story
- All doors to entrance story sanitary facilities must open outwards into circulation space
 - Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
 - 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
 - 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

- Bathrooms
- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
 - The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
 - Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling

Category M4(2) Checklist



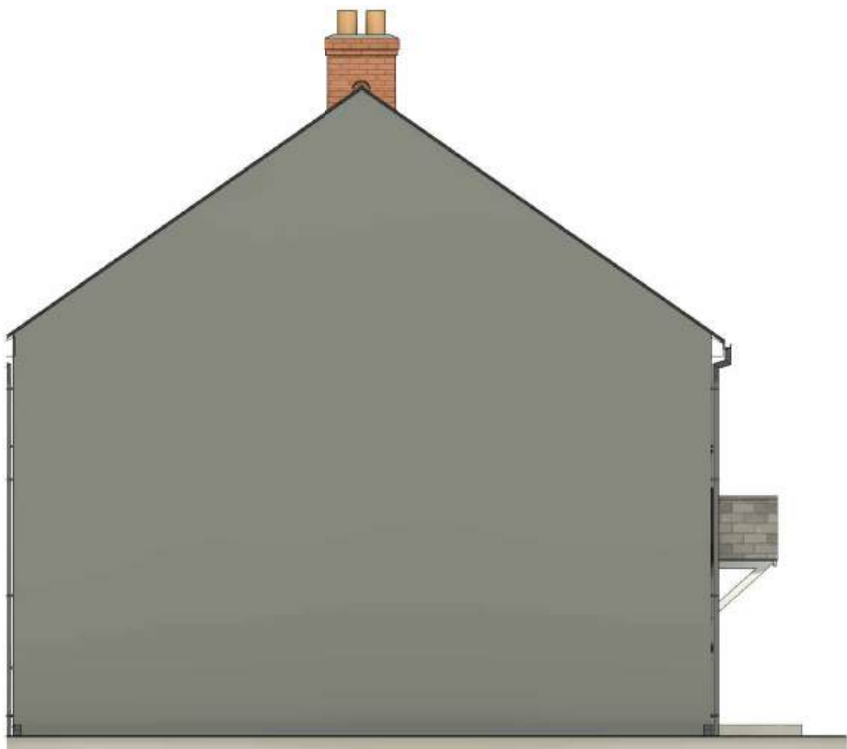
Ground Floor Plan



First Floor Plan



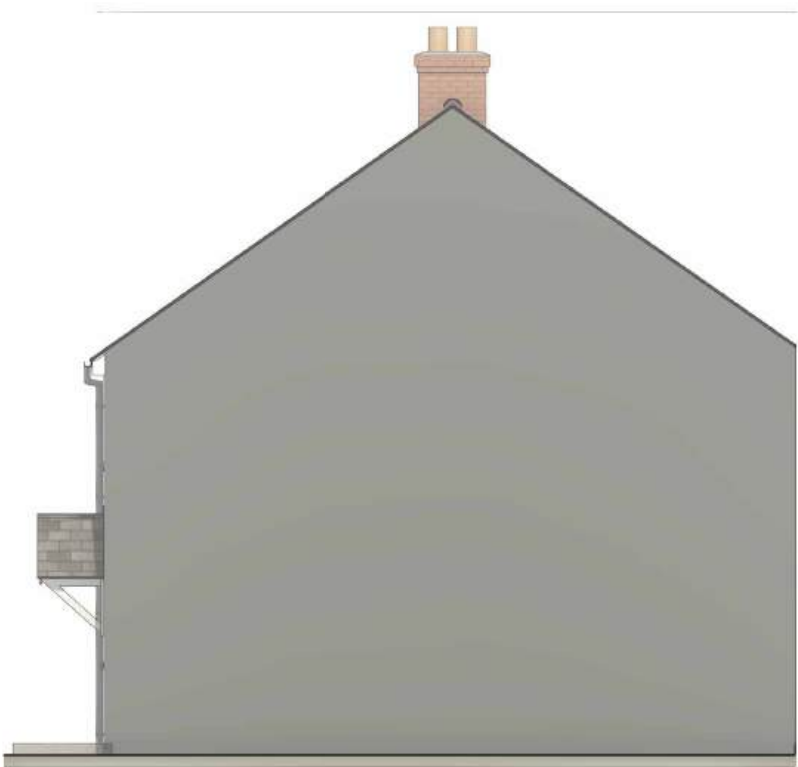
Front Elevation



Left Elevation

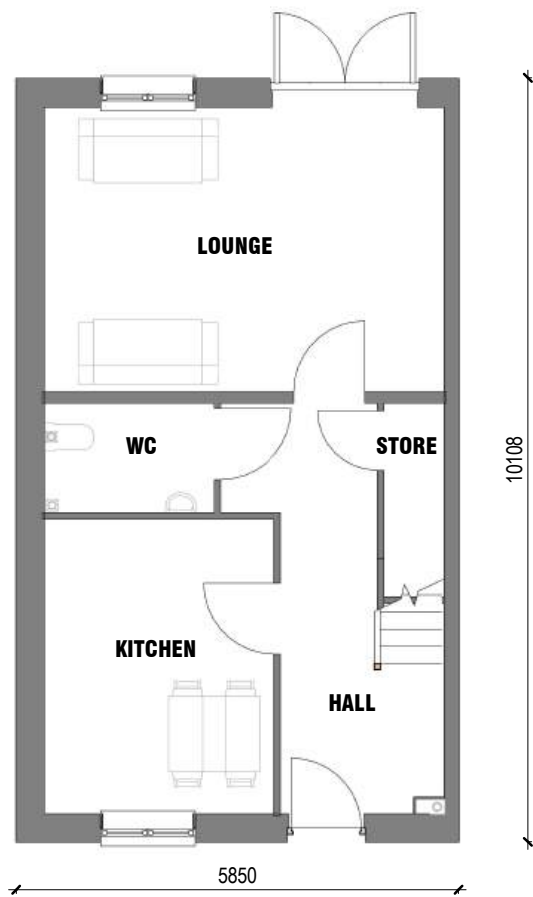


Rear Elevation



Right Elevation

- Principal (Main) Entrance Doors
- Level 1200 x 1200mm landing
 - Level threshold to current Part M standards
 - Landing covered by 900 x 600mm porch cover
 - 'Dusk til dawn' or motion sensor lighting
 - Minimum clear opening width of 850mm
 - 300mm x 1200mm deep clear 'nib' space (internally)
 - Maximum reveal depth of 200mm (internally)
 - 1500mm clear space, internally, of door swing
- Other Entrance Doors (other than main)
- Minimum clear opening width of 850mm (single leaf)
 - For double (french) doors, the main/leading leaf should provide a minimum clear opening width of 850mm
 - 300mm x 1200mm deep clear 'nib' space (internally)
 - Maximum reveal depth of 200mm (internally)
 - Level threshold to current Part M standards
- Circulation Areas and Internal Doorways
- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY
- 900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)
- Minimum clear width of 900mm
 - Can reduce down to 750mm if an obstruction (e.g. radiator) is present
 - Minimum clear door opening width of 750mm
 - 800mm deep obstruction free space in front of door (hallway side)
- 900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)
- Minimum clear width of 900mm
 - Can reduce down to 750mm if an obstruction (e.g. radiator) is present.
 - 300mm clear 'nib' space to leading edge of each doorway on entrance story ONLY
 - Minimum clear door opening width of 750mm
 - 800mm deep obstruction free space in front of door (hallway side)
- 900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)
- Minimum clear width of 900mm
 - Can reduce down to 750mm if an obstruction (e.g. radiator) is present
 - Minimum clear door opening width of 800mm
 - 1500mm wide obstruction free space in front of door (hallway side)
- 1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)
- Minimum clear door opening width of 775mm
 - 1500mm wide obstruction free space in front of door (hallway side)
- 1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)
- Minimum clear door opening width of 750mm
 - 1500mm wide obstruction free space in front of door (hallway side)
- Private Stairs and Changes of Level Within the Dwelling
- Step free access to all rooms and facilities on entrance story
 - Level changes on all other stories avoided wherever possible
 - Minimum of 850mm clear width on stairs
 - measured 450mm above pitch line)
- Habitable Rooms
- Kitchen and Eating Areas
- Entrance storey should contain a 'living area', which should consist of one of the following;
 - Living Room
 - Dining Room
 - Combined Kitchen/Dining Room
 - 1200mm minimum clear space in front of all kitchen units and appliances
 - Glazing to principal living area to start 850mm above FFL
- Bedrooms
- Every bedroom needs a clear access route of 750mm from the door to a window
 - Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
 - All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
 - All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed
- Sanitary Facilities
- General Provisions
- All walls, ducts and boxings to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)
- WC Facilities on the Entrance Story
- All doors to entrance story sanitary facilities must open outwards into circulation space
 - Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
 - 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
 - 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)
- Bathrooms
- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
 - The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
 - Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling



Ground Floor Plan



First Floor Plan



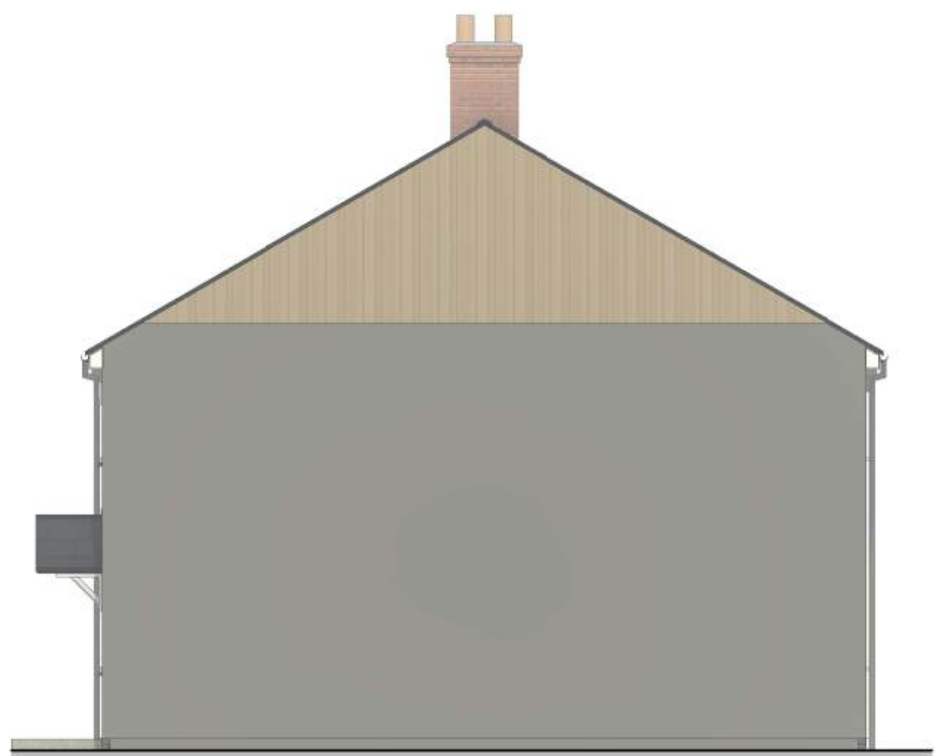
Front Elevation



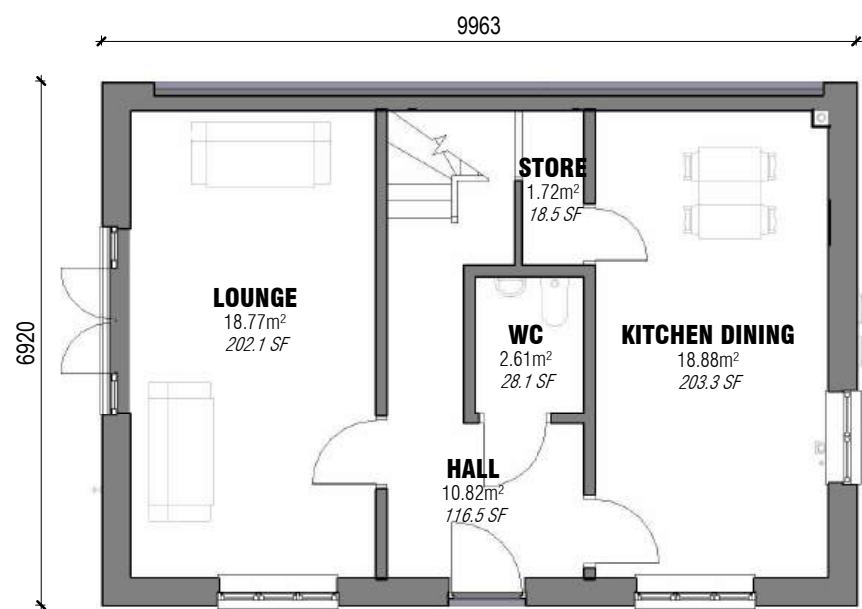
Side 1 Elevation



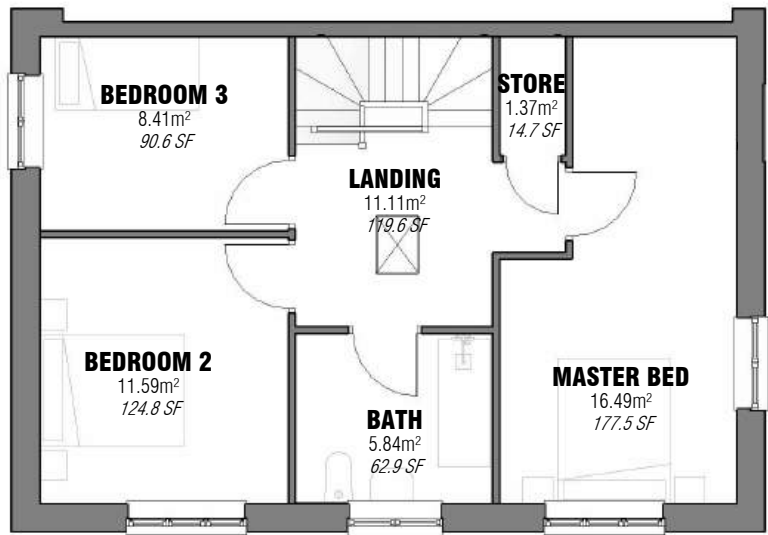
Rear Elevation



Side 2 Elevation



Ground Floor Plan



First Floor Plan



Front Elevation Planning



Side 1 Elevation Planning



Rear Elevation Planning



Side 2 Elevation Planning

Category M4(2) Checklist

Principal (Main) Entrance Doors

- Level 1200 x 1200mm landing
- Level threshold to current Part M standards
- Landing covered by 900 x 600mm porch cover
- 'Dusk till dawn' or motion sensor lighting
- Minimum clear opening width of **850mm**
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- **1500mm** clear space, internally, of door swing

Other Entrance Doors (other than main)

- Minimum clear opening width of **850mm** (single leaf)
- For double (french) doors, the main/leading leaf should provide a minimum clear opening width of **850mm**
- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- Level threshold to current Part M standards

Circulation Areas and Internal Doorways

- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY

900mm Wide Hall (Door Opening Into Habitable Room From Hallway - Head On Approach Only)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of **750mm**
- **800mm** deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - Head On Approach Only)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- 300mm clear 'nib' space to leading edge of each doorway on entrance story ONLY
- Minimum clear door opening width of **750mm**
- **800mm** deep obstruction free space in front of door (hallway side)

900mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of **800mm**
- **1500mm** wide obstruction free space in front of door (hallway side)

1050mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of **775mm**
- **1500mm** wide obstruction free space in front of door (hallway side)

1200mm Wide Hall (Door Opening Into Hallway - NOT Head On Approach)

- Minimum clear door opening width of **750mm**
- **1500mm** wide obstruction free space in front of door (hallway side)

Private Stairs and Changes of Level Within the Dwelling

- Step free access to all rooms and facilities on entrance story
- Level changes on all other stories avoided wherever possible
- Minimum of 850mm clear width on stairs
- measured 450mm above pitch line)

Habitable Rooms

Kitchen and Eating Areas

- Entrance storey should contain a 'living area', which should consist of one of the following:
- Living Room
- Dining Room
- Combined Kitchen/Dining Room
- **1200mm** minimum clear space in front of all kitchen units and appliances
- Glazing to principal living area to start **850mm** above FFL

Bedrooms

- Every bedroom needs a clear access route of 750mm from the door to a window
- Main double bedroom to have 750mm clear space to 2 sides and the foot of the bed
- All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
- All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

Sanitary Facilities

General Provisions

- All walls, ducts and boxing to be strong enough to support a load of up to 1.5kN/m² (for the addition of grab rails, seats etc)

WC Facilities on the Entrance Story

- All doors to entrance story sanitary facilities must open outwards into circulation space
- Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
- 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
- 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

Bathrooms

- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
- The WC, bath and basin clear zones must comply with diagram 2.7 (example 2.7a and 2.7b) in Approved Document Part M4(2)
- Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling

Principal (Main) Entrance Doors

- Level 1200 x 1200mm landing
- Level threshold to current Part M standards
- Landing covered by 900 x 600mm porch cover
- 'Dusk til dawn' or motion sensor lighting
- Minimum clear opening width of **850mm**
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- Minimum clear opening width of **850mm** (single leaf)
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- 300mm x 1200mm deep clear 'nib' space (internally)
- Maximum reveal depth of 200mm (internally)
- Level threshold to current Part M standards

- 300mm clear 'nib' on each corner within the circulation space on entrance story ONLY

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of **750mm**
- **800mm** deep obstruction free space in front of door (hallway side)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present.
- 300mm clear 'nib' space to leading edge of each doorway on entrance story **ONLY**
- Minimum clear door opening width of **750mm**
- **800mm** deep obstruction free space in front of door (hallway side)

- Minimum clear width of **900mm**
- Can reduce down to **750mm** if an obstruction (e.g. radiator) is present
- Minimum clear door opening width of **800mm**
- **1500mm wide** obstruction free space in front of door (hallway side)

- Minimum clear door opening width of 775mm
- 1500mm wide obstruction free space in front of door (hallway side)

- Minimum clear door opening width of 750mm
- 1500mm wide obstruction free space in front of door (hallway side)

- Step free access to all rooms and facilities on entrance story
- Level changes on all other stories avoided wherever possible
- Minimum of 850mm clear width on stairs
- measured 450mm above pitch line)

- Entrance storey should contain a 'living area', which should consist of one of the following;
- Living Room
- Dining Room
- Combined Kitchen/Dining Room
- **1200mm** minimum clear space in front of all kitchen units and appliances
- Glazing to principal living area to start **850mm** above FFL

- Every bedroom needs a clear access route of 750mm from the door to a window
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- All other double bedrooms to have 750mm clear space to 1 side and the foot of the bed
- All single and twin bedrooms to have 750mm clear space to 1 side and the foot of the bed

General Provisions

- All walls, ducts and boxings to be strong enough to support a load of up to 1.5kN/m^2 (for the addition of grab rails, seats etc)

- All doors to entrance story sanitary facilities must open outwards into circulation space
- Every dwelling has a room within the entrance story that provides a WC and basin (could be within a WC/Cloakroom or Bathroom)
- 2 or 3 story buildings with 1 or 2 bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 1.3 (example 1.3a and 1.3b) in Approved Document Part M4(2)
- 2 or 3 story buildings with 3 or more bedrooms must have a room on the entrance story with a WC and Basin in accordance with diagram 2.5 (example 2.6a and 2.6b) in Approved Document Part M4(2)

- Every dwelling must contain a bathroom with a WC, bath and basin, and it must be on the same floor as the main double bedroom
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- Only need to provide provision for a level access shower in Bathrooms where there's no other provision within the dwelling

