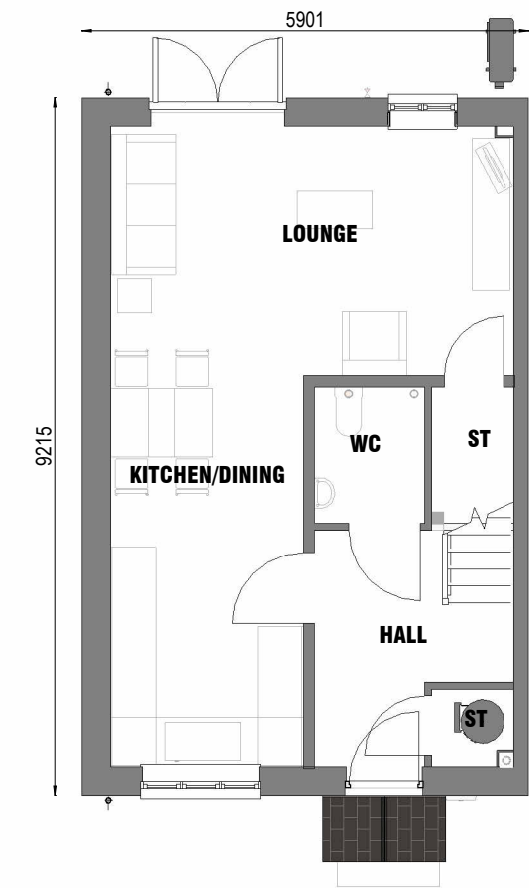
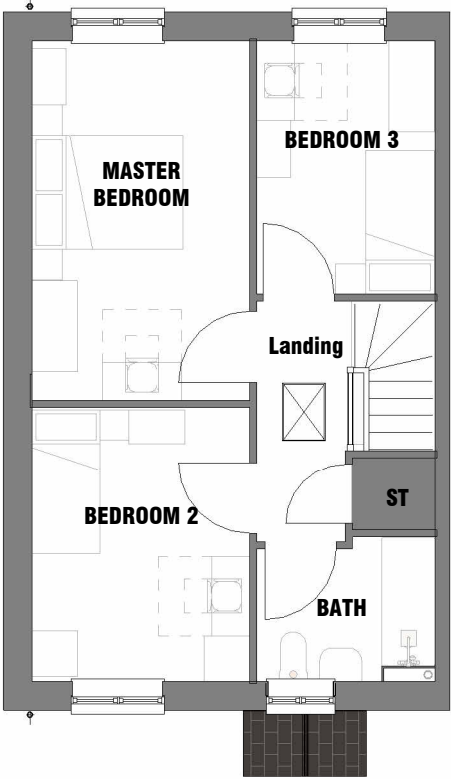


Category M4(2) Checklist



Ground Floor Plan



First Floor Plan



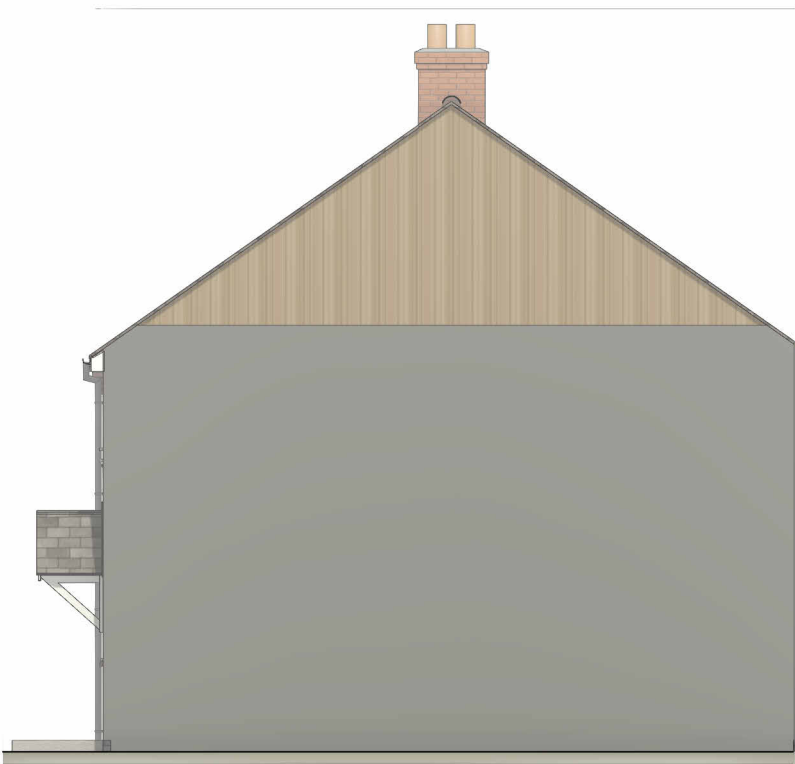
Front Elevation



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