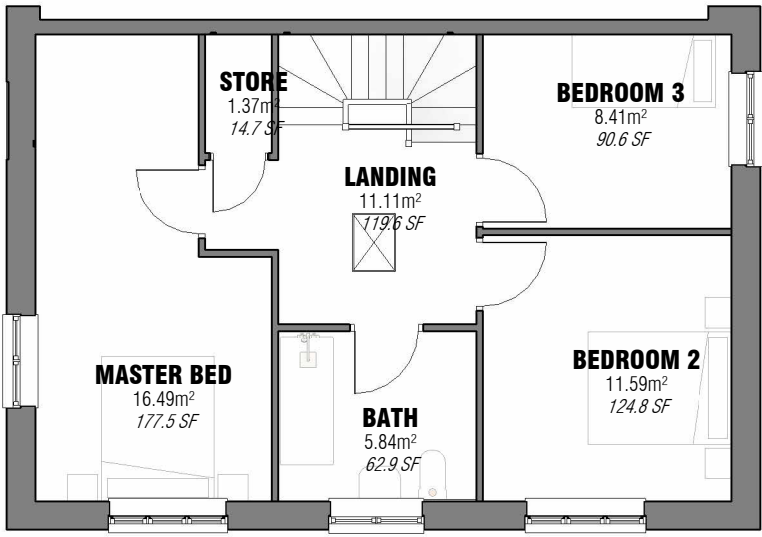


Ground Floor Plan



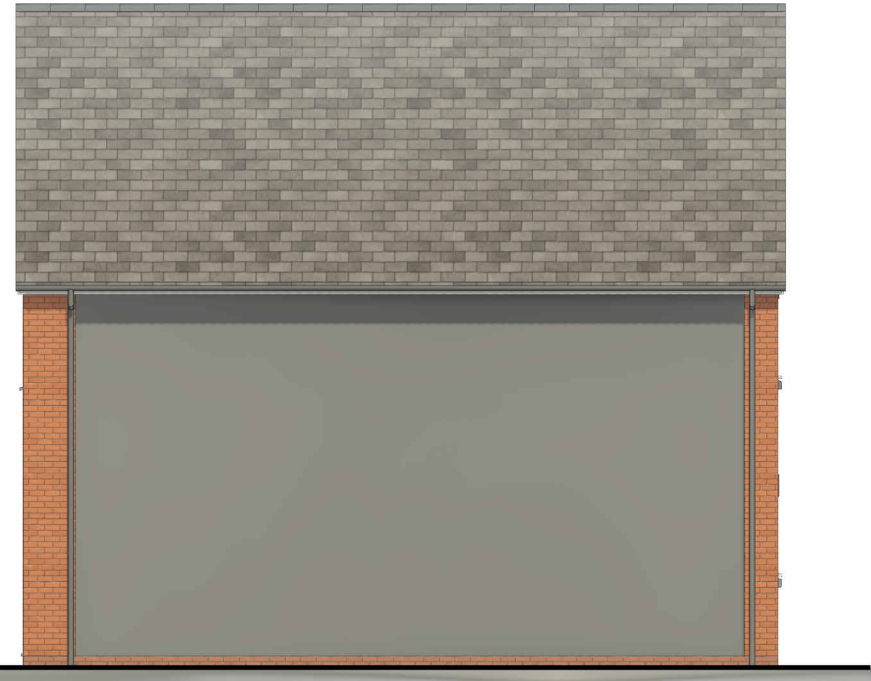
First Floor Plan



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