

Accessibility Statement

We can confirm that the dwelling as proposed is design in accordance with Building Regulations Approved Document M4(2) accessible and adaptable dwellings.

In accordance with this, we can provide the following M4(2) checklist for this development:

M4(2) Checklist

Yes/No

Access to:

At the point or points at which an occupant or visitor would expect to get in and out of a car:

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|--|-----|
| ● Level access to the principal entrance or suitable alternative entrance | Yes |
| ● 900mm wide approach route | Yes |
| ● Ramps between 1:12 and 1:20 | N/A |
| ● Landings 1,200mm long at the head, intermediate and base of ramps | N/A |
| All other external doors including to garden, garage, or parking area must have | |
| ● clear opening width of 850mm(one leaf on double leaf doors), 300mm nib and level threshold | Yes |

Parking:

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|---|-----|
| ● Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide | Yes |
| ● Communal parking to flats to have at least one bay (to above dimensions) provided close to the shared entrance. Minimum clear access zone of 900mm to one side and a dropped kerb | N/A |
| ● Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20) | Yes |
| ● Surface finishes to be firm and even with no loose laid materials | Yes |

Entrance:

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| ● Canopy at level entrance 900mm wide and 600mm deep | Yes |
| ● Dusk to dawn timer or motion detection lighting adjacent to entrance | Yes |
| ● Entrance door minimum 850mm clear opening | Yes |
| ● If a porch is included it must allow 1,500mm between the two door swings | N/A |

Circulation:

- | | |
|--|-----|
| ● Minimum nib of 300mm to the leading edge of doors (entrance storey only) | Yes |
| ● Step free to all rooms within entrance storey | Yes |
| ● 900mm unobstructed corridor widths. | Yes |
| ● Living area to be included on entrance storey (living room, dining room or kitchen/dining) | Yes |
| ● Stairs 850mm clear width | Yes |
| ● 1,200mm minimum clear space in front of kitchen units and appliances | No |
| ● 850mm maximum to glazing of principal window in living room | Yes |

Bedrooms:

- Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed) Yes
- Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.35m bed) Yes
- Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed) Yes
- All bedrooms to have clear access route 750mm from windows and doors. Yes

Sanitary Facilities:

- For 1 or 2 bedroom houses, WC within entrance storey 1,600mm x 850mm or 1,050mm x 1,500mm N/A
- For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size Yes
- WC doors to open outwards Yes

Bathrooms:

- Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom Yes
- 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath Yes
- Provision for future level access shower within the bathroom (1 or 2 bed houses) Yes