

All other external doors - including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling - should comply with provisions d-i of paragraph 2.20 Part M4(2)

To provide useable living spaces and easy, step free access between a living area, a WC and the principle private entrance, key accommodation should comply with the following.

Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).

A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.

Glazing to the principle window of the principle living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows

Where parking space is provided within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.

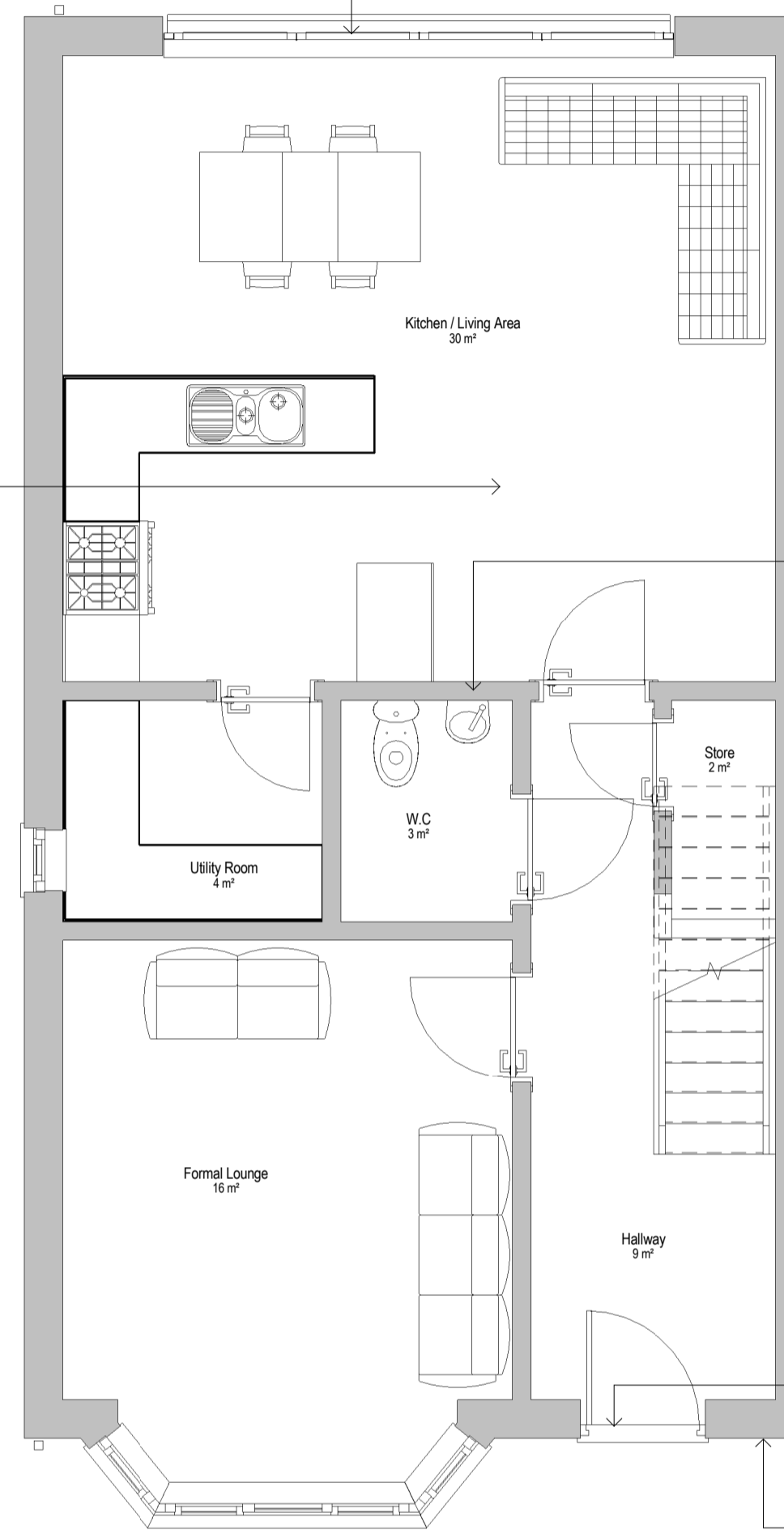
Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance to each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d Part M4(2)

Access between the parking bay and the principle private entrance or, where necessary, the alternative private entrance to the dwelling is step free.

The parking space is level or, where unavoidable, gently sloping

The parking space has a suitable ground surface.

1 Ground Floor - Proposed - Part M4(2) Compliant
1 : 50



To assist people who have reduced reach, services and controls should comply with the following.

Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level

Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.

The handle to at least one window in the principle leiving area is located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.

Either

Boiler timer controls and thermostates are mounted between 900mm and 1200mm above finished floor level on the boiler, or

Separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

Note: Controls that are part of a radiator or cooker hood are exempt from these provisions.

All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m²

Note: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose higher point loads.

To provide step free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provisions for showering, dwellings should comply with all of the following.

Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom)

In a two or three storey dwelling with one or two bedrooms the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 Part M4(2) and the basin does not impede access to the WC.

In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their clear access zones) meet the provisions of Diagram 2.5 and 2.6 Part M4(2)

The minimum clear width of every hall and landing is 900mm.

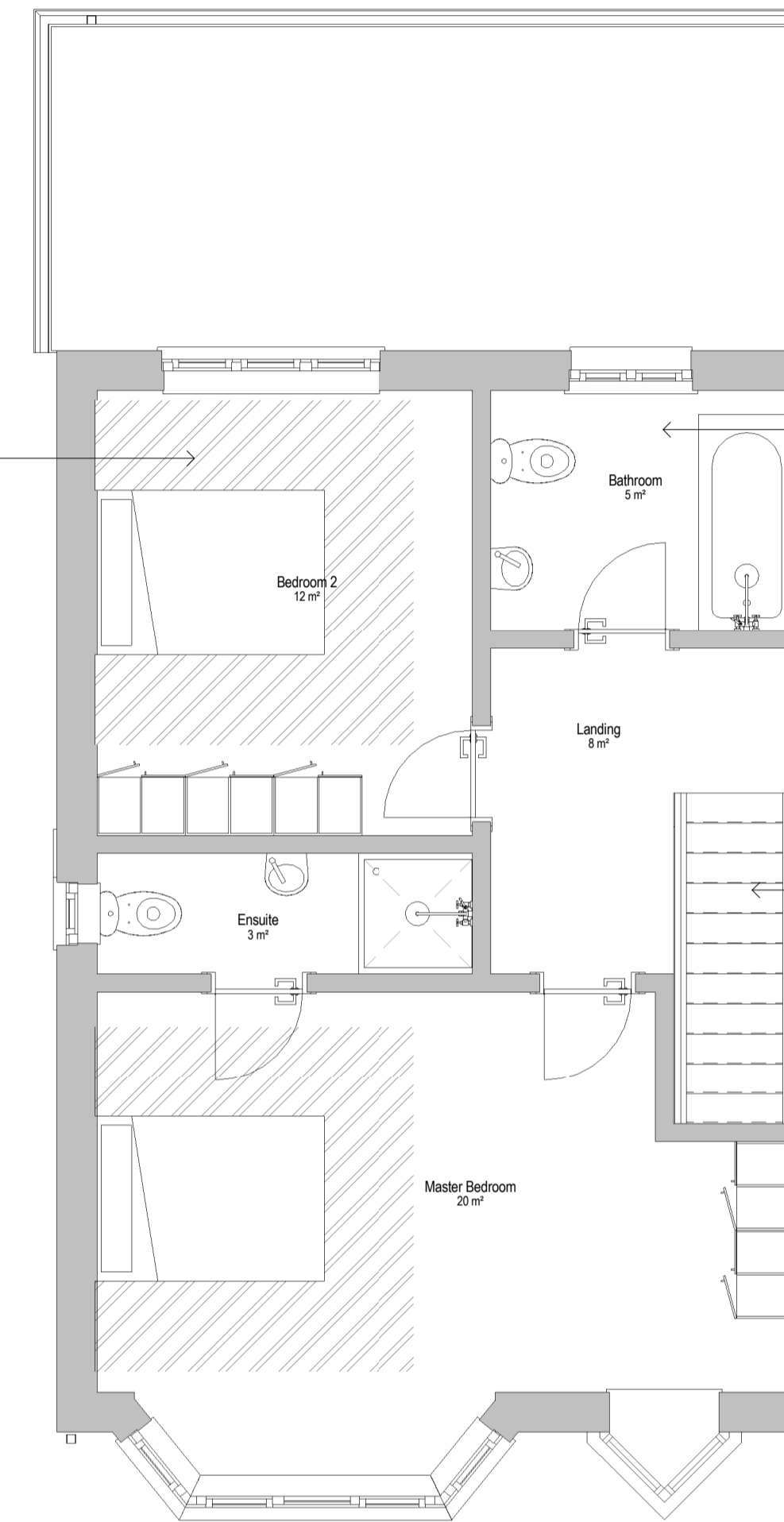
Any localised obstruction, such as a radiator does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point

Principle entrance to provide level access. The threshold is to be an accessible threshold.

the door is to provide a minimum clear opening of 850mm when measured in accordance with Diagram 2.2 of Part M4(2)

Lighting is to be provided which fully diffused luminaires activated automatically by a dusk to dawn timer or motion detector

2 First Floor - Proposed - Part M4(2) Compliant
1 : 50



To enable a wide range of people to access and use them, bedrooms should comply with all of the following.

Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.

At least one double bedroom (the principle bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.

All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.

To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following.

Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the principle double bedroom.

The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5 Part M4(2)

To allow people to move between storeys, and to allow a stair lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29 Part M4(2), stairs should comply with all of the following.

Access to all rooms and facilities within the entrance storey is step free.

Level changes within every other storey are avoided where possible.

The stairs from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post) .

All stairs meet the provisions of Part K for private stairs.

Rev	By/Chk	Date	Description
A	SK/PH	30/08/2016	Amended step layout for M4 Compliance

Contractors are to check dimensions of all issued drawings and to notify the Architect immediately of any discrepancy
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Project Description
**129 Leigh Hall Road
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Drawing Title
**Proposed Plans Demonstrating
Compliance with Part M4 (2)**

Project No: 15-184	Client No: 1-101
Date: 07/08/16	Drawn By: PH
Scale: 1 : 50	Chk By: RM
	Revision: A

TOWN PLANNING