



GROUND FLOOR



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

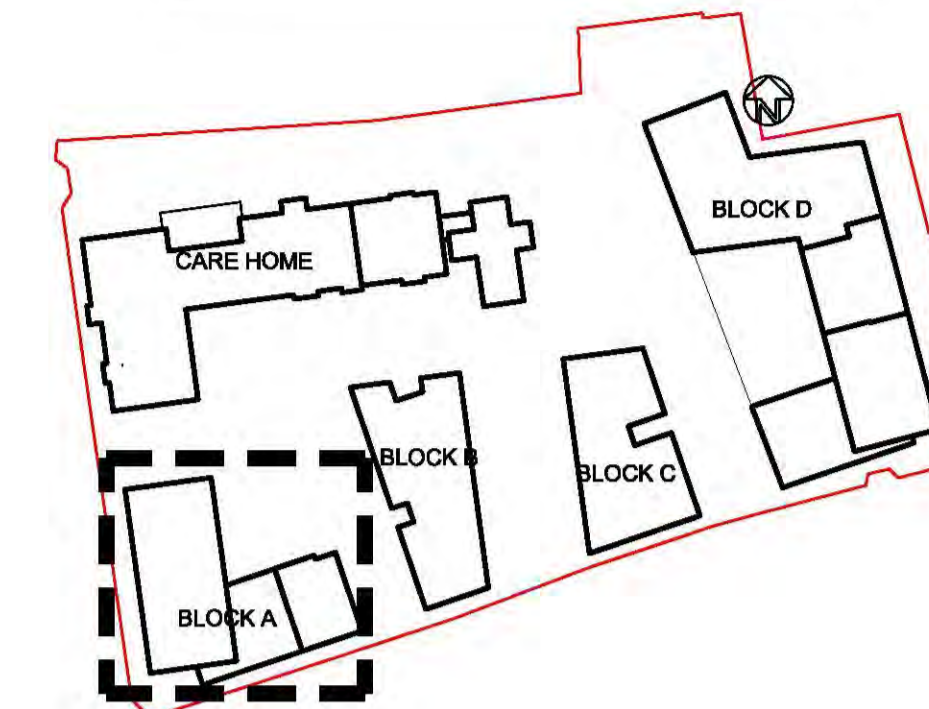


FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

general notes:  
 Do not scale from this drawing - use figured dimensions only. Unless otherwise noted all dimensions are given in millimetres.  
 All dimensions must be verified on site before the commencement of work or the fabrication of any item. Any discrepancies must be reported to the Architect.  
 All risks assessed to comply with the designers responsibility under the construction (design management) regulations 2015.  
 scale:  
  
 key plan:



**LEGEND**

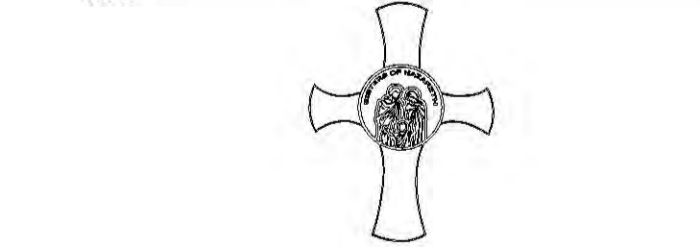
1500 mm clear turning circle

unstepped clear route for wheelchairs

rev: revision notes: by: date:

dwg status: **PLANNING**

client:



**M4(3) Category 3: Wheelchair use dwellings**  
**Principal requirements achieved**

**Approach routes, ramps and steps**

- the approach route is gently sloping (3.9a)
- every approach route has a width of more than 1200 mm (3.9b)
- a level space with a minimum width and depth of 1500mm for passing or turning is provided at each end of the approach route at maximum intervals of 10m (3.9d)
- every gate has a clear opening of more than 850mm (2.9g)
- the gradient of the ramps is between 1:20 and 1:15 (3.10a)
- the length of each flight at a given gradient meets the provisions of Diagram 3.1 (3.10b)
- flights have a minimum clear width of 1200 mm (3.10c)
- top and bottom landings are provided to every flight (3.10d)
- every landing is a minimum 1200 mm long, clear of any door (3.10f)
- steps are uniform, with a rise of between 150mm and 170mm and a going of 280mm and 425mm (3.11a)

**Car parking and drop-off**

- there is one standard bay with an additional 1200mm to both sides and rear for every wheelchair use apartment (3.12b)
- the drop-off point is located close to the principal communal entrance (3.13a)
- the drop-off point is at the same level of the communal entrance (3.13b)

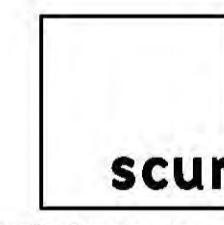
**Communal entrance**

- there is a level landing a minimum of 1500mm wide and 1500mm long directly outside the principal entrance, and clear of the swing of any door (3.14a)
- the entrance is covered to a minimum width and depth of 1200mm (3.14b)
- a clear turning of 1500mm of diameter is provided inside the entrance area, behind the entrance door when closed (3.14d)
- the entrance door has a minimum clear opening of 850mm (3.14f)
- the entrance and the lobby doors are a minimum 1500mm apart, and there is a minimum of 1500mm clear space between door swings (3.14k)

**Communal lifts and stairs**

- there is a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door at every floor level (3.16a)
- the lift is equivalent to or meets the requirements if BS EN 81-70:2003 for a type 2 lift (3.16b)
- the car is a minimum of 1100mm wide and 1400mm deep inside (3.16c)
- doors have a minimum opening width of 800mm (3.16d)
- the stairs that give access to the dwellings meet the requirements of part K for a general access stair (3.17)

Scurr Architects  
 85 Southdown Road  
 Harpenden  
 Hertfordshire  
 AL5 1PR  
 T: 01582 793999  
 email: scurrs@scurr.co.uk  
 www.scurr.co.uk



architects ■ designers ■ project managers

drawn by: MxA drawn date: MAR 18 checked/approved: scale: 1:200@A1

project title:  
**NAZARETH HOUSE  
 LONDON ROAD  
 SOUTHEM-ON-SEA**

dwg title:  
**BLOCK A  
 ACCESS PLAN**

dwg no: 7102-PL-022 rev:

© Copyright Scurr Architects