

AD PART M4(2) PLANNING & DESIGN CHECKLIST...

This document is intended as an abbreviated version of AD Part M4(2) of the Building Regulations, covering the key layout items which should be considered at planning stage to ensure that the allocated dwellings are compliant before the project proceeds to technical design.

AD Part M relates to the access to and use of buildings. Generally, M4(2) is an enhanced requirement for accessibility and adaptability which can be enforced by the LPA to include either all or a percentage of the units on the site.

Project:.....Kelvedon Road, Tiptree.....

Client:.....Marden Homes Limited.....

RIBA Stage of Work: 3.....

Job Number:.....1432.....

Applies to HT's 3.8, 3.9, 3.10,
3.12 and 4.11. Flat Block C Plots:
38, 40, 41, 43 and 44-52

Date:.....08/12/21.....

SECTION 2A: APPROACH TO THE DWELLING

1.0 APPROACH ROUTES

- | | | |
|-----|--|----------------------------------|
| 1.1 | Have we ensured all private parts of the approach route are 900mm wide, or at least 750mm where there are localised obstructions? | <input type="text" value="Yes"/> |
| 1.2 | Do all communal parts of the approach route (those serving more than one dwelling) have a width of at least 1200mm? | <input type="text" value="Yes"/> |
| 1.3 | When specifying materials, are we happy that the external ground surface is firm, even and smooth enough to be wheeled over, not loose laid gravel or shingle? | <input type="text" value="Yes"/> |
| 1.4 | Have we ensured any gates along the approach route have a minimum 850mm clear opening width and a 300mm leading edge? | <input type="text" value="N/A"/> |
| 1.5 | Is the approach route to the building step-free and do any ramps required comply with the detailed guidance in AD Part M4(2)? | <input type="text" value="Yes"/> |

2.0 CAR PARKING

- | | | |
|-----|---|----------------------------------|
| 2.1 | Where parking bays are within the private curtilage of the dwelling (but not within a carport or a garage) have we made provision for at least one standard size parking bay to have the ability to be widened to 3.3m? | <input type="text" value="Yes"/> |
| 2.2 | Where communal parking is provided to apartment blocks, have we allowed for one standard size parking bay close to the communal entrance to have a clear access zone of 900mm to one side? | <input type="text" value="Yes"/> |

3.0 PRINCIPAL COMMUNAL ENTRANCES

- | | | |
|-----|---|----------------------------------|
| 3.1 | Have we provided a 1500 x 1500mm landing outside the entrance, clear of every door swing? | <input type="text" value="Yes"/> |
| 3.2 | Is the entrance covered to a minimum width of 1200mm and depth of 900mm? | <input type="text" value="Yes"/> |
| 3.3 | Are entrance doors drawn minimum 1010mm wide to provide 850mm clear? | <input type="text" value="Yes"/> |
| 3.4 | Have we made provision for a 300mm leading edge to the door for a minimum distance of 1200mm back from the wall surrounding the door? | <input type="text" value="Yes"/> |

3.5 Where there is a lobby or a porch, are the doors 1500mm apart and is there a minimum 1500mm between door swings?

4.0 COMMUNAL LIFTS & STAIRS

4.1 Have we ensured all storeys can be accessed by a passenger lift?

4.2 Does the passenger lift have a minimum 1500 x 1500mm clear landing in front of the door at every level?

4.3 Is the lift shaft appropriately sized to accommodate a minimum 1100 x 1400mm car?

4.4 Are the stairs minimum 1m wide between handrails and does the number of steps allow for maximum 170mm high rise and minimum 250mm deep treads?

4.5 Has every effort been made to ensure maximum 12 treads in a single flight or, worst case, 16 if a restricted plan area can be argued?

SECTION 2B: PRIVATE ENTRANCES & SPACES WITHIN THE DWELLING

5.0 PRIVATE ENTRANCES

5.1 Is there a minimum 1200 x 1200mm level landing outside the door?

5.2 Is the entrance covered to a minimum width of 900mm and depth of 600mm?

5.3 Is the entrance door drawn minimum 1010mm wide to provide 850mm clear?

5.4 Where there are double doors, are they sized appropriately so that the 850mm clear is achievable without the need to open both leaves simultaneously?

5.5 Have we made provision for a 300mm leading edge to the door for a minimum distance of 1200mm back from the wall surrounding the door?

5.6 Where there is a lobby or a porch, are the doors 1500mm apart and is there a minimum 1500mm between door swings?

5.7 Have we ensured that all other external doors (including those to and from a private garden, balcony, terrace, garage, carport etc.) meet these same general provisions?

6.0 DOOR & HALLWAY WIDTHS

6.1 Whilst the minimum hallway and landing widths can be construed as 900mm (depending on door widths provided), have we ensured that they are 1050mm clear as a good practise measure?

6.2 Do all doors to habitable rooms and large storage cupboards have a minimum leaf width of 838mm?

6.3 Do all doors within the entrance storey have a 300mm leading edge?

7.0 PRIVATE STAIRS & CHANGES OF LEVEL WITHIN THE DWELLING

- 7.1 Is access to all rooms and facilities within the entrance storey step-free?
- 7.2 Does the staircase have a minimum clear width of 850mm?
- 7.3 Do the number treads allow for maximum 220mm high rise and minimum 220mm deep treads, whilst maintaining a maximum pitch of 42°?

8.0 LIVING, KITCHEN & EATING AREAS

- 8.1 Is there a living area within the entrance storey?
- 8.2 Has a 1200mm clear space been provided in front of and between all kitchen units?
- 8.3 Is there a window in the principle living area which has glazing less than 850mm from FFL?

9.0 BEDROOMS

- 9.1 Is there a 750mm clear access route from the doorway to the window?
- 9.2 Is there a 750mm clear zone to the foot and one side of the bed in at least one double bedroom (the principle bedroom)?
- 9.3 Does every other double bedroom have 750mm to one side of the bed?
- 9.4 Have we ensured that all single and twin bedrooms have a 750mm zone to one side of each bed?

10.0 WC FACILITIES ON THE ENTRANCE STOREY

- 10.1 Is there a WC compartment on the entrance storey?
- 10.2 In two and three storey dwellings with one or two bedrooms, does the WC compartment comply diagram 1.4 in AD Part M4(2)?
- 10.3 In two and three storey dwellings with three or more bedrooms, does the WC compartment comply diagram 2.6 in AD Part M4(2)?
- 10.4 Have we ensured the door into the WC opens outwards?

11.0 BATHROOMS

- 11.1 Does every dwelling have a bathroom on the same floor as the principle bedroom?
- 11.2 Has the bathroom been designed to meet the provisions of diagram 2.7 in AD Part M4(2)?