

## AD PART M4(3) PLANNING & DESIGN CHECKLIST...

This document is intended as an abbreviated version of AD Part M4(3) 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(3) is an enhanced requirement for wheelchair user dwellings which can be enforced by the LPA to include either all or a percentage of the units on the site.

It is important to establish whether the expectation is for **wheelchair adaptable** or **wheelchair accessible** dwellings as, in instances, there are separate requirements for each.

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

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

RIBA Stage of Work: 3.....

Job Number: 4.....

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

### SECTION 3A: APPROACH TO THE DWELLING

*N.B. All the provisions of the following section 3A apply to **wheelchair adaptable** and **wheelchair accessible** dwellings.*

#### 1.0 APPROACH ROUTES

- |     |  |            |
|-----|--|------------|
| 1.1 | Is the approach route to all private entrances <b>step-free</b> and do any ramps required comply with the detailed guidance in AD Part M4(3)?                  | <b>Yes</b> |
| 1.2 | Do all parts of the approach route (whether private or communal) have a width of at least 1200mm?  | <b>Yes</b> |
| 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? | <b>Yes</b> |
| 1.4 | Have we ensured any gates along the approach route have a minimum 850mm clear opening width, a 300mm leading edge and a 200mm following edge?                  | <b>N/A</b> |

#### 2.0 CAR PARKING

- |     |   |            |
|-----|---|------------|
| 2.1 | Where parking bays are within the private curtilage of the dwelling (including a carport or garage) have we made provision for at least one standard size parking bay with an additional clear access zone of 1200mm to one side and to the rear? | <b>N/A</b> |
| 2.2 | Where communal parking is provided to apartment blocks, have we allowed for one standard size parking bay with an additional clear access zone of 1200mm to both sides? These zones may be shared by two bays.                                    | <b>Yes</b> |

#### 3.0 PRINCIPAL COMMUNAL ENTRANCES

- |     |  |            |
|-----|--|------------|
| 3.1 | Have we provided a 1500 x 1500mm landing outside the entrance? | <b>Yes</b> |
| 3.2 | Is the landing covered to a minimum depth and width of 1200mm? | <b>Yes</b> |

- |     |  |                              |
|-----|--|------------------------------|
| 3.3 | Is there an allowance for a 1500mm turning circle inside the communal entrance area, behind the front door when closed?                        | <input type="checkbox"/> Yes |
| 3.4 | Are entrance doors drawn minimum 1010mm wide to provide 850mm clear?   | <input type="checkbox"/> Yes |
| 3.5 | Have we made provision for a 300mm leading edge to the door for a minimum distance of 1800mm back from the wall surrounding the door?          | <input type="checkbox"/> Yes |
| 3.6 | Have we made provision for a 200mm following edge to the door for a minimum distance of 1800mm back from the wall surrounding the door?        | <input type="checkbox"/> Yes |
| 3.7 | Where there is a lobby or a porch, are the doors 1500mm apart and is there a minimum 1500mm between door swings?                               | <input type="checkbox"/> Yes |
| 3.8 | Have we ensured that these requirements are applied to every communal door or gate along the approach route to the dwelling where appropriate? | <input type="checkbox"/> Yes |

#### 4.0 COMMUNAL LIFTS & STAIRS

- |     |  |                              |
|-----|--|------------------------------|
| 4.1 | Have we ensured all storeys can be accessed by a passenger lift?   | <input type="checkbox"/> Yes |
| 4.2 | Does the passenger lift have a minimum 1500 x 1500mm clear landing in front of the door at every level?  | <input type="checkbox"/> Yes |
| 4.3 | Is the lift shaft appropriately sized to accommodate a minimum 1100 x 1400mm car?  | <input type="checkbox"/> Yes |
| 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? | <input type="checkbox"/> Yes |
| 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?          | <input type="checkbox"/> Yes |

### SECTION 3B: PRIVATE ENTRANCES & SPACES WITHIN, & CONNECTED TO, THE DWELLING

*N.B. All the provisions of the following section 3A apply to **wheelchair adaptable** and **wheelchair accessible** dwellings, except where noted otherwise.*

#### 5.0 PRIVATE ENTRANCES

- |     |  |                              |
|-----|--|------------------------------|
| 5.1 | Has an external landing with a minimum width and depth of 1500mm, clear of any door swing, been provided?  | <input type="checkbox"/> Yes |
| 5.2 | Is the landing covered for a minimum width and depth of 1200mm?  | <input type="checkbox"/> Yes |
| 5.3 | Is there provision for a minimum 1500mm turning circle inside the entrance area, in front of the door when closed?   | <input type="checkbox"/> Yes |
| 5.4 | Have we made provision for a 300mm leading edge to the door for a minimum distance of 1800mm back from the wall surrounding the door?<br>Is there a 150mm nib to the hinge side of the door? | <input type="checkbox"/> Yes |
| 5.6 | Are entrance doors drawn minimum 1010mm wide to provide 850mm clear?   | <input type="checkbox"/> Yes |

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

## 6.0 HALLWAY & DOORS WIDTHS

6.1 Is the clear width of every hallway, approach or landing 1050mm? Yes

6.2 Where approach to a door is not head-on, has provision been made for the hallway to be minimum 1200mm wide? Yes

6.3 Is every door sized to accommodate a 926mm leaf and thus achieve a minimum clear width of 850mm? Yes

6.4 Does every door have a minimum 300mm leading edge? Yes

6.5 Does every door have a minimum 200mm following edge? Yes

## 7.0 WHEELCHAIR STORAGE & TRANSFER SPACE

7.1 Have we provided a minimum 1100mm deep by 1700mm wide space on the entrance storey for wheelchair storage and transfer? Yes

*N.B. This can be in the form of a cupboard, provided it is in addition to the minimum storage requirement.*

7.2 Ensure the same space is accessible from a space which has a minimum clear width of 1200mm. Yes

## 8.0 GENERAL STORAGE SPACE

8.1 Have we ensured that the general storage provision is in accordance with table 3.1 in AD Part M4(3)? Yes

## 9.0 THROUGH FLOOR LIFT

9.1 In multi-storey dwellings classified as **wheelchair adaptable**, have we made it easy to install a lift in the future? Is there a space 1100mm wide x 1650mm long linking circulation areas at every floor level of the dwelling? N/A

9.2 In multi-storey dwellings classified as **wheelchair accessible**, have we made provision for a through floor lift? Is there a space 1100mm wide x 1650mm long linking circulation areas at every floor level of the dwelling? Is there a minimum 1500mm turning circle in front of the lift at every level? N/A

## 10.0 PRIVATE STAIRS & CHANGE OF LEVEL WITH THE DWELLING

10.1 Is access to all rooms and facilities within the entrance **step-free**? N/A

10.2 Have we ensured there are no steps within any other storey? N/A

10.3 Are the stairs 850mm clear width? N/A

10.4 Does the number of treads allow for maximum 220mm high rise and minimum 220mm deep treads, whilst maintaining a maximum pitch of 42°? N/A

## 11.0 LIVING AREAS

11.1 Has the principal living area been designed to be on the entrance storey? Yes

- 11.2 Does the minimum combined floor area of the living, dining and kitchen space meet the provisions of table 3.2 in AD Part M4(3)?
- 11.3 Is there a window in the principle living area which has glazing less than 850mm from FFL?
- 11.4 Has furniture been shown in accordance with Appendix D in AD M4(3)?

## 12.0 KITCHEN & EATING AREAS

- 12.1 Have we ensured that the kitchen and principal eating area are within the same room, or connected to each other, and located on the entrance storey?
- 12.2 Has a 1500mm clear space been provided in front of and between all kitchen units?
- 12.3 Where the dwelling is defined as **wheelchair adaptable**, does the overall length of the kitchen worktop comply with table 3.3 in AD Part M4(3)?
- 12.4 Where the dwelling is defined as **wheelchair accessible**, does the overall length of the worktop comply with table 3.4 in AD Part M(4)3?
- 12.5 Has furniture been shown in accordance with Appendix D in AD M4(3)?

## 13.0 BEDROOMS

- 13.1 Does every bedroom have a minimum 750mm wide clear access route from the doorway to the window?
- 13.2 Can every bedroom provide a minimum 1200 x 1200mm manoeuvring space inside the doorway, clear of the bed and door?
- 13.3 Is the principal double bedroom located on the entrance storey (or the storey above or below) and does it have a minimum floor area of 13.5m<sup>2</sup> and a minimum width of 3m?
- 13.4 Does the principal double bedroom have a minimum 1000mm wide clear access zone to both sides and the foot of the bed? Is there also provision for a 1200 x 1200mm manoeuvring space on both sides of the bed?
- 13.5 Does every other twin or double bedroom have a minimum floor area of 12.5m<sup>2</sup> and a minimum width of 3m?
- 13.6 In all other double bedrooms have we provided a 1000mm wide clear access zone to one side of the bed, the foot of the bed and in front of all furniture?
- 13.7 In all other single and twin bedrooms have we provided a 1000mm wide clear access zone to one side of the bed, the foot of the bed and in front of all furniture?
- 13.8 Is every single bedroom a minimum of 8.5m<sup>2</sup> and at least 2.4m wide?
- 13.9 Has furniture been shown in accordance with Appendix D in AD M4(3)?

## 14.0 SANITARY FACILITIES GENERALLY

- 14.1 Have any dwellings with four or more bedspaces been provided with 2no. WC's in separate bathrooms or cloakrooms? N/A
- 14.2 Where the dwelling provides both a bathroom and a cloakroom on the same storey do the WHB, WC (and their associated clear access zones) comply with diagram 3.14 in AD M4(3)? Yes
- N.B. Where WC facilities are not on the same storey as a bathroom, they should meet the following requirements...*

## 15.0 WHEELCHAIR ADAPTABLE WC FACILITIES ON THE ENTRANCE STOREY

- 15.1 Have we ensured that the WC door opens outward? Yes
- 15.2 Does every dwelling have a cloakroom or bathroom on the entrance storey which contains a WHB, a WC and an installed level access shower? Yes
- 15.3 Do the WHB, the WC and the shower (and their associated clear access zones) meet the provisions in diagram 3.12 in AD M4(3)? Yes

## 16.0 WHEELCHAIR ACCESSIBLE WC FACILITIES ON THE ENTRANCE STOREY

- 16.1 Have we ensured that the WC door opens outward? Yes
- 16.2 Does every dwelling have a cloakroom or bathroom on the entrance storey which contains a WHB, a WC and an installed level access shower? Yes
- 16.3 Do the WHB, the WC and the shower (and their associated clear access zones) meet the provisions in diagram 3.12 in AD M4(3)? Yes

## 17.0 BATHROOM FACILITIES GENERALLY

- 17.1 Have we ensured that dwellings with up to 4no. bedspaces have as a minimum a bathroom that contains a WHB, a WC and an installed level access shower with potential for a bath to be installed above it (unless a bath is provided in addition to the installed level access shower within this bathroom or elsewhere on the same storey)? N/A
- 17.2 Has provision been made for the bathroom containing the installed level access shower to be located on the same storey as the principal double bedroom? Yes
- 17.3 As a good practise measure, have we made sure that the bathroom door opens outwards? Yes
- N.B. In dwellings with 5no. bedspaces or more where the provisions of wheelchair adaptable and wheelchair accessible dwellings are satisfied by providing both a bathroom and a shower room, either room (but not both) may be an en-suite.*
- N.B. Where there is a fully accessible shower room on the same storey as the principal bedroom, a separate room containing a bath need only comply with the requirements of AD Part M4(2).*

## 18.0 WHEELCHAIR ADAPTABLE BATHROOM FACILITIES

18.1 Does the WHB, WC and shower (and their associated clear access zones) meet at least the provisions shown in diagram 3.15 in M4(3)? Yes

## 19.0 WHEELCHAIR ACCESSIBLE BATHROOM FACILITIES

19.1 Does the WHB, WC and shower (and their associated clear access zones) meet at least the provisions shown in diagram 3.16 in M4(3)? Yes

19.2 In dwellings with up to 4no. bedrooms, have we ensured that an installed level access shower is shown as the default, but that a bath can be accommodated as an alternative if required? N/A

19.3 In dwellings with 5no. bedspaces or more, do we provide both a useable bath and an installed level access shower (either in one bathroom or in more than one bathroom on the same storey as the principal bedroom). If the bath and shower are provided in one room, does it comply with diagram 3.17 in AD Part M4(3)? N/A

## 20.0 PRIVATE OUTDOOR SPACE

20.1 Does every private outdoor space have a clear width of 1500mm? Yes

20.2 Have we ensured that every outdoor space has a minimum 1500mm clear turning circle, free of any door swing? Yes

20.3 Is there a path with minimum width 1050mm to every private refuse, recycling, cycle, or other external store? Yes

20.4 Does every path terminate with a clear 1500mm turning circle? Yes