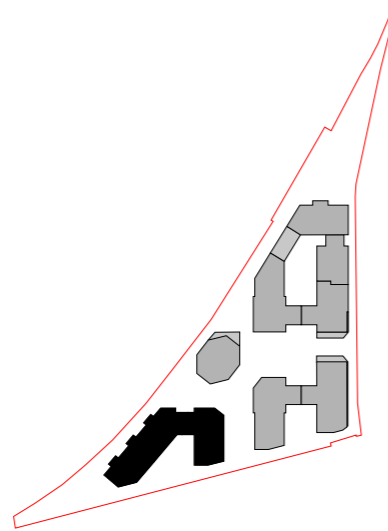


Part M4 (3) 'Wheelchair user dwellings'

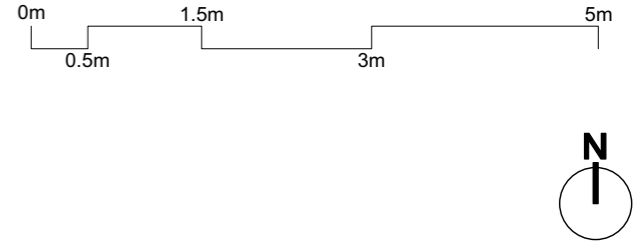
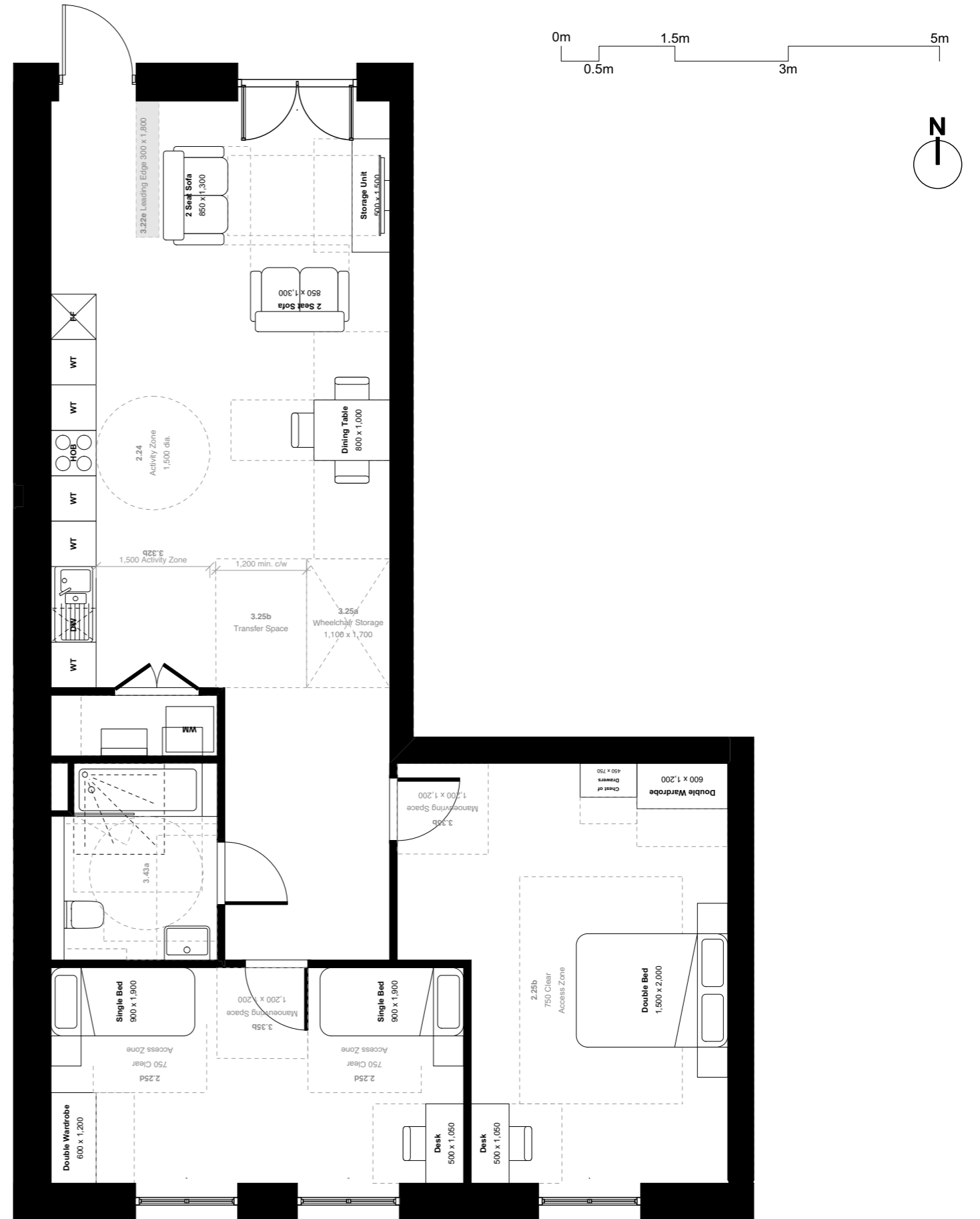
Type 1



Key:
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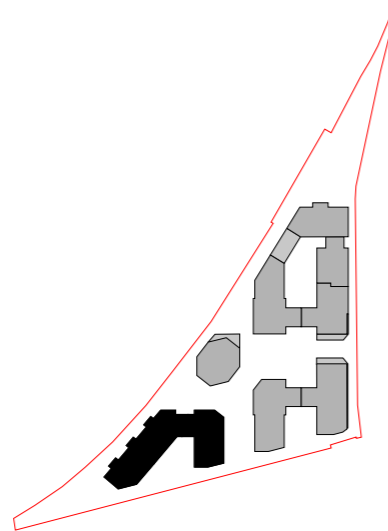
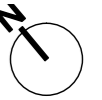


Ground floor of Building C



Part M4 (3) 'Wheelchair user dwellings'

Type 2

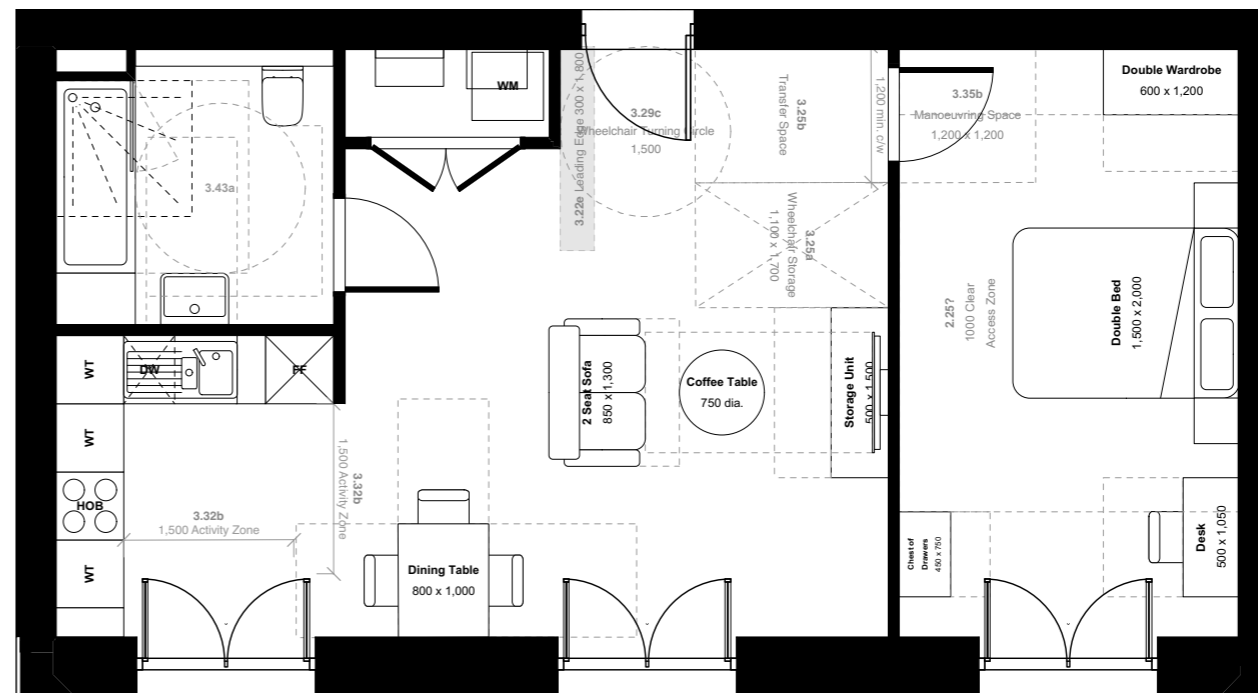


Key:

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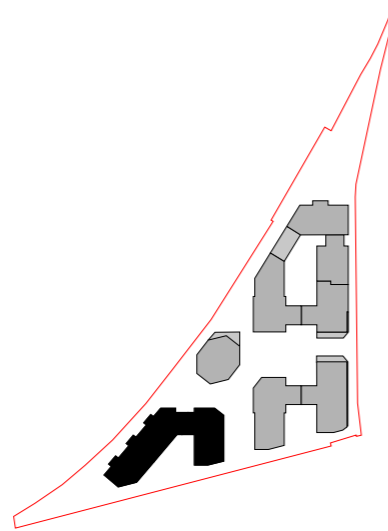
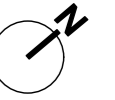


Ground floor of Building C



Part M4 (3) 'Wheelchair user dwellings'

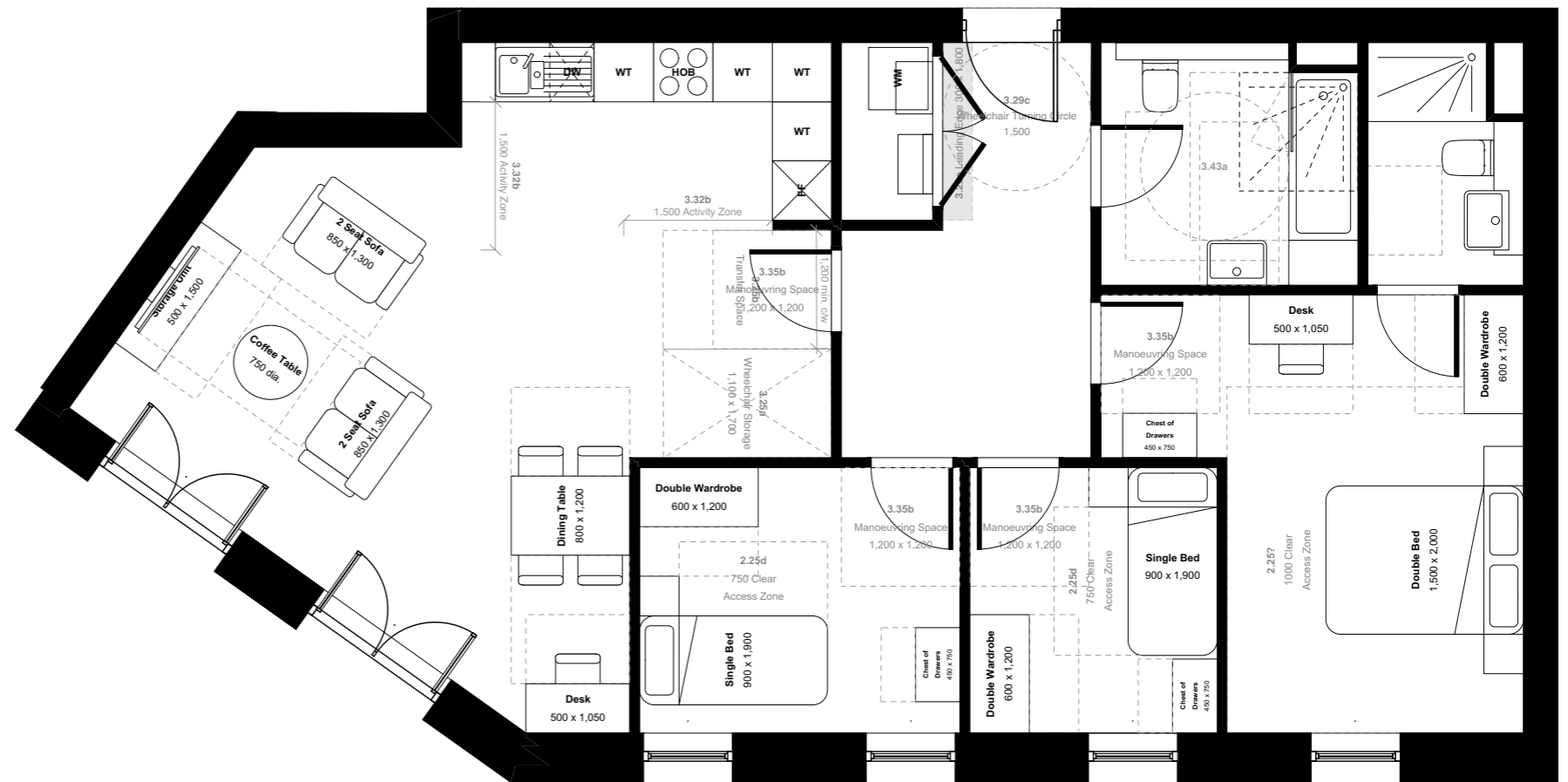
Type 3



Key:
● M4(3) accessible dwellings

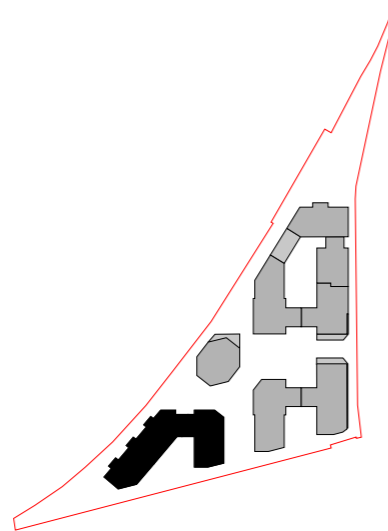
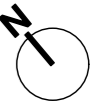


Ground floor of Building C



Part M4 (3) 'Wheelchair user dwellings'

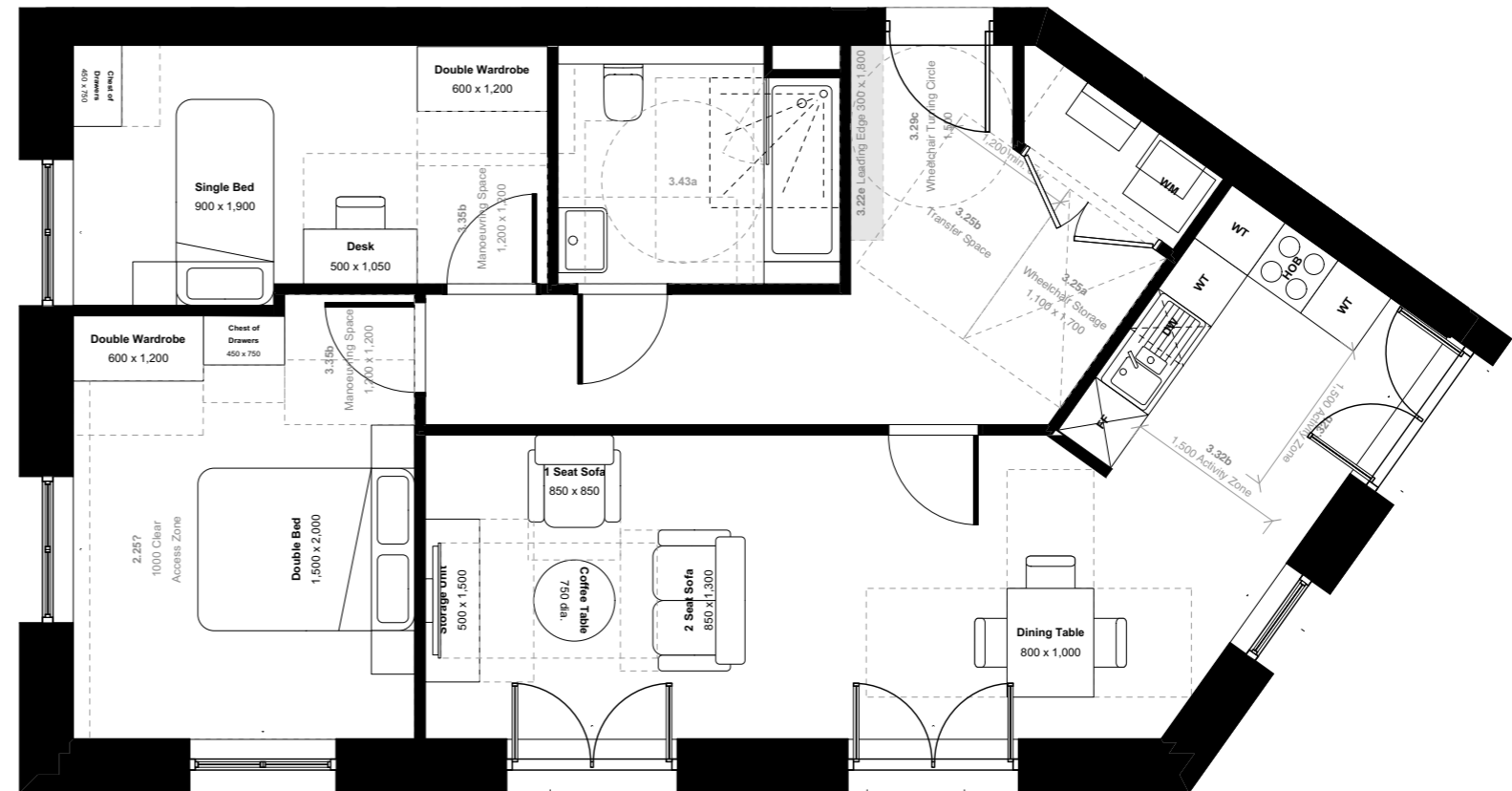
Type 4



Key:
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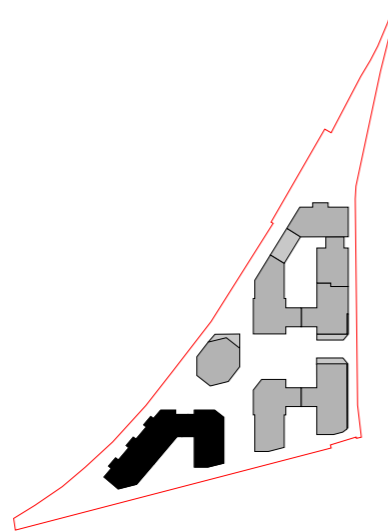
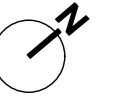


Ground floor of Building C



Part M4 (3) 'Wheelchair user dwellings'

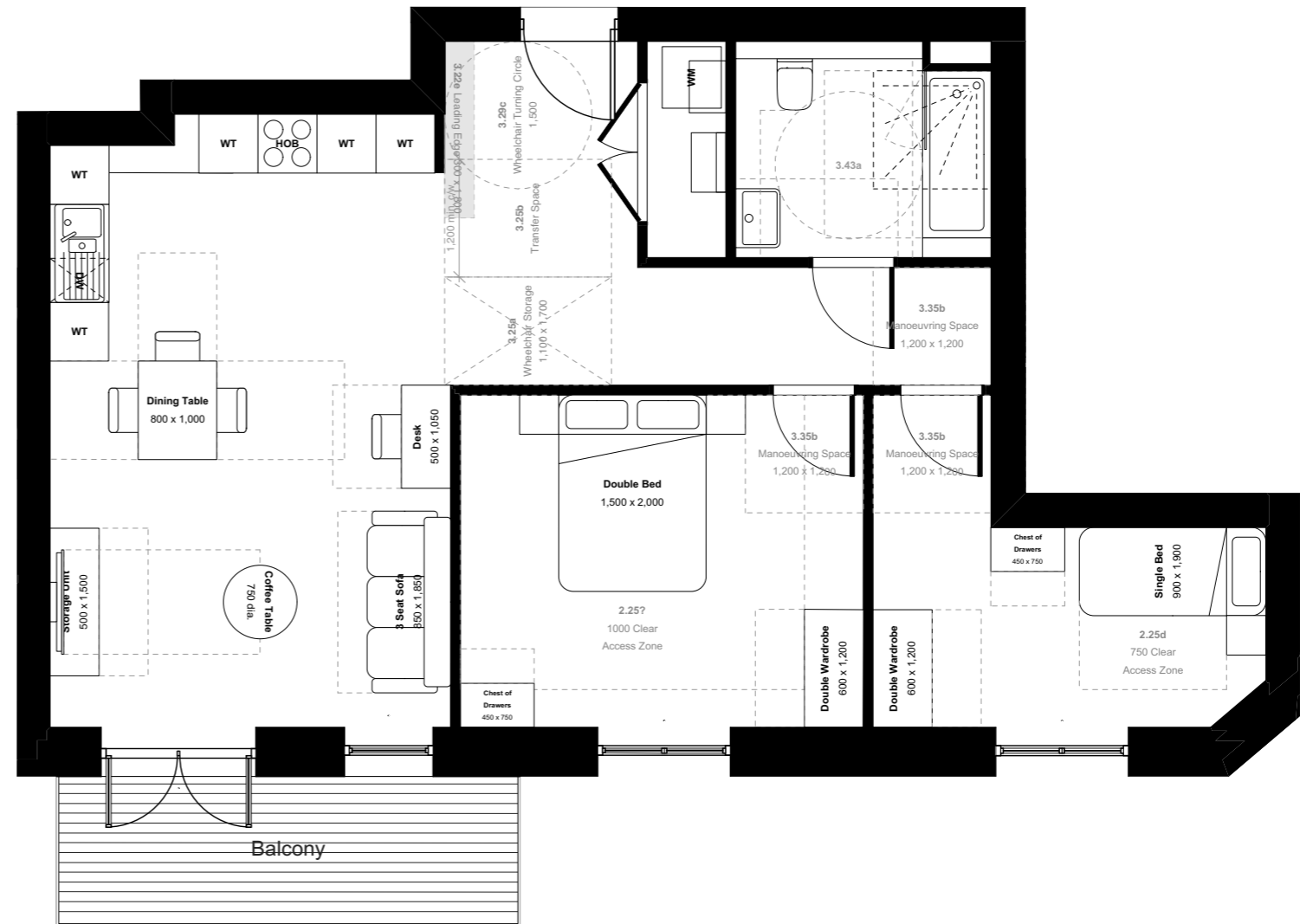
Type 5



Key:
● M4(3) accessible dwellings

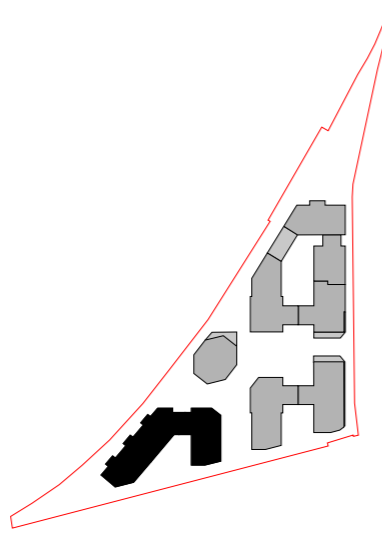


First floor of Building C



Part M4 (3) 'Wheelchair user dwellings'

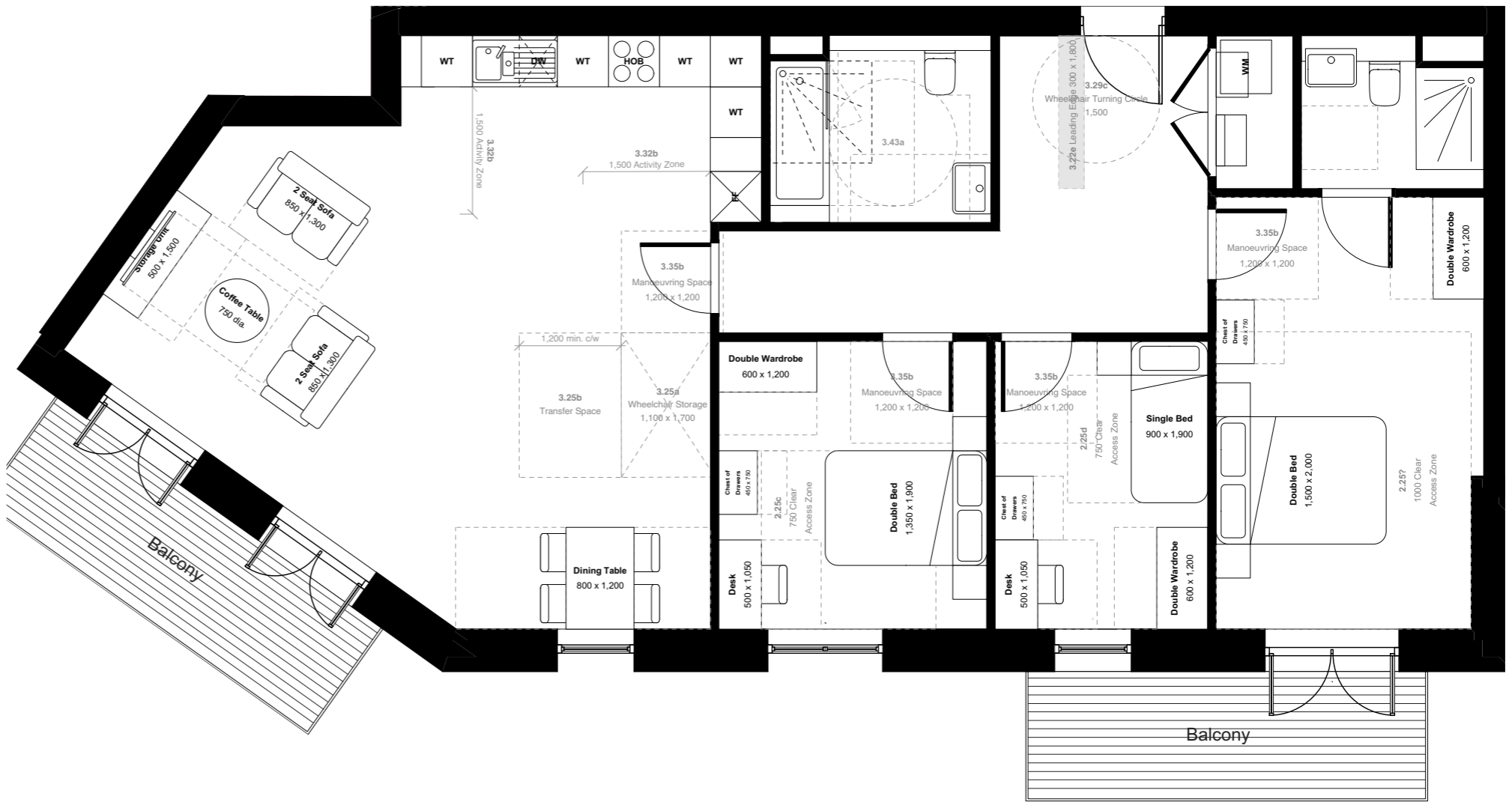
Type 6



Key:
● M4(3) accessible dwellings



First floor of Building C



4.3 Part M4 (3) Accessible & adaptable dwellings

The location of the wheelchair user dwellings have not yet been defined. However, the oversized dwellings on the scheme would typically be allocated as wheelchair user dwellings.

90% of the dwellings across the site will be M4(2) wheelchair accessible and adaptable dwellings the remaining 10% meet M4(3) criteria for wheelchair user dwellings. *Repeated from previous section?*

The dwellings highlighted in pink on the adjacent typical plan show the oversized dwellings and potential wheelchair adaptable and accessible dwellings.

Where?

4.4 Accessible & Adaptable Dwellings- Part M4(2) compliance

The following section demonstrates compliance with the criteria set out by M4(2). Listed below are the criteria for compliance with Part M4(2) which is followed by supporting annotated drawings.

M4 (2) Section 2A: Approach to the Dwelling

Approach routes

General

The approach route to all dwellings is level with some ground floor dwellings benefitting from an additional private entrance via a series of external steps. Communal parts of the approach route (except communal stairs) have a minimum clear width of 1,200mm. All parts of the external approach routes will have a suitable ground surface.

External and internal ramps forming part of an approach route

All ramps comply with diagram 2.1, have a top and bottom landing of the minimum width required and have a clear width of at least 1200mm.

Car parking and drop-off

Parking space

Parking spaces are located along the access road to the back (western edge) of the site. Each parking space has a clear access zone of 1,200mm to one side.

Drop-off point

The drop off point is close to the principle communal entrance in Building D and is level with a suitable ground surface.

Communal entrance

Principal communal entrances

The principle communal entrance has a level landing 1,500mm x 1,500mm directly outside and clear of any door swing. This will be covered to a minimum of 1,200mm width and 900mm depth. Lighting will use fully diffused luminaires that are activated automatically by a dusk to dawn timer or a motion detector. The entrance door (including double doors) has a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2. Door entry controls will be mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

Other communal doors

All other communal doors have a minimum clear opening width of 850mm, and a 300mm nib will be provided to the leading edge of the door, in accordance with diagram 2.2. Door entry controls will be mounted 900-1,000mm above finished ground level, and at least 300mm away from any projecting corner.

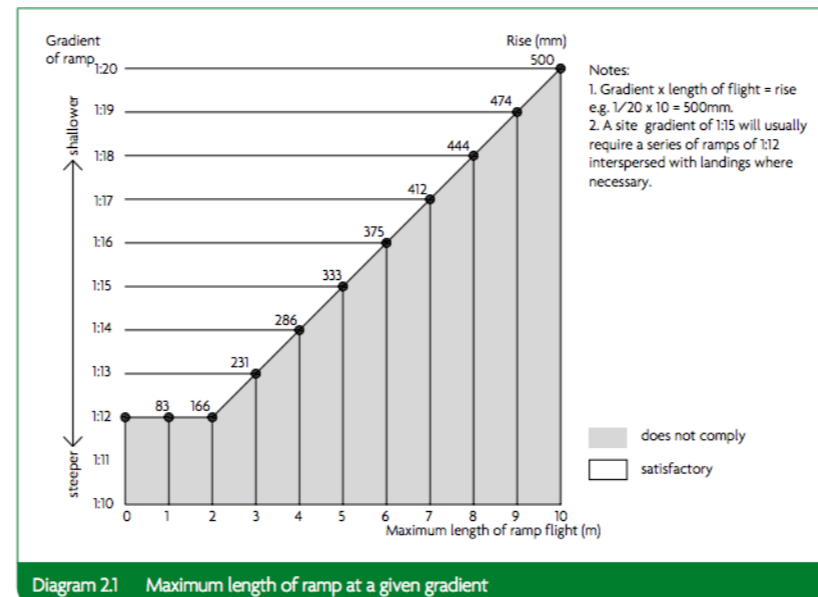


Diagram 2.1 Maximum length of ramp at a given gradient

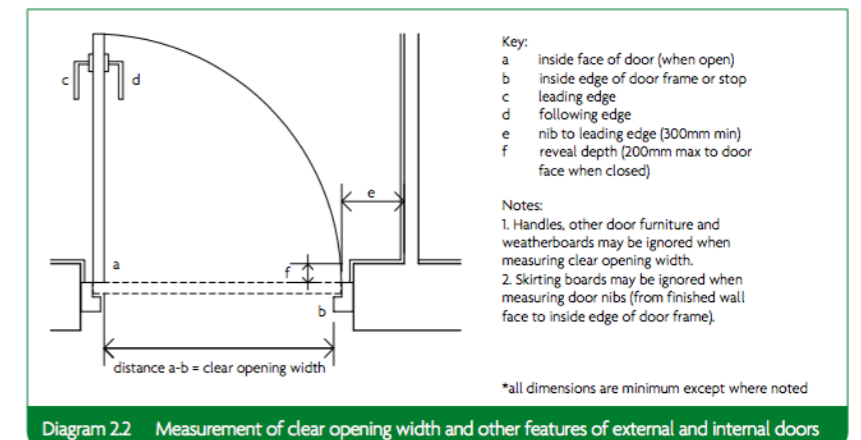


Diagram 2.2 Measurement of clear opening width and other features of external and internal doors

Communal lifts and stairs

Communal lifts

1 no. 13 person lift (fire fighting lift) with a car size of 1,600mm wide and 1,400mm deep inside are provided in each core. An additional 8 person lift is provided in Building A, cores A and D, Building B and Building C, cores A, B and C and Building D, core B. Each lift has a clear landing of 1,500mm x 1,500mm directly in front of the lift door at every floor level, a door clear opening width of at least 800mm and meet BS EN 81-70:2003. Landing and car controls will be 900-1,200mm above the car floor and a minimum of 400mm from the inside of the front wall.

Communal stairs

Each building is served by one communal stair core which meets the requirements of Approved Document Part K for a general access stair. Additional escape stairs are provided from the podium amenity levels, which will also meet the requirements of Approved Document Part K.

Private entrances

Principal private entrance and alternative entrance

The principle private entrance to each apartment will have a level landing 1,200mm x 1,200mm directly outside. This will be covered to a minimum of 900mm width and 600mm depth. Lighting will use fully diffused luminaires that are activated automatically by a dusk to dawn timer or a motion detector. The entrance door (including double doors) has a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2.

Other external doors

All other doors connected to the dwelling will have a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2.

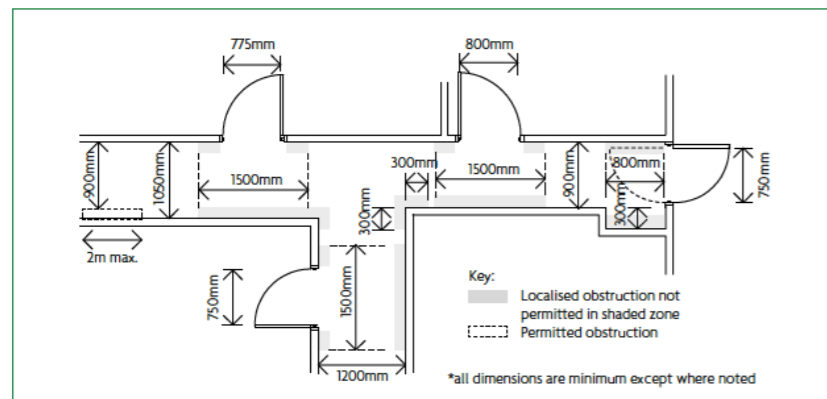


Diagram 23 Minimum door and hall widths and restrictions on localised obstructions

Circulation areas and doorways

Door and hall widths

The minimum clear width of every hall or landing is 900mm. Localised obstructions will not occur opposite or close to a doorway and the corridor will not be reduced below 750mm width at any point. The clear opening widths will conform to those set by Approved Document M and a 300mm nib will be provided to the leading edge of every door within the entrance storey.

Private stairs and changes of level within the dwelling

Access to all rooms and facilities within the entrance storey will be step-free, with no level changes. The stair from the entrance storey to the storey above will have a minimum clear width of 850mm when measured above the pitch line of the treads. All stairs meet the provisions of Part K for private stairs.

Habitable rooms

Living, kitchen and eating areas

Within the entrance storey of all dwellings there is a living area. A minimum of 1,200mm clear space is provided in front and between all kitchen units and appliances.

Bedrooms

Every bedroom has a clear access route, minimum of 750mm wide from the doorway to the window, and at least one double bedroom will provide a clear access zone a minimum of 750mm wide to both sides and the foot of the bed. Other double bedrooms have a clear access zone a minimum of 750mm wide to one side and the foot of the bed.

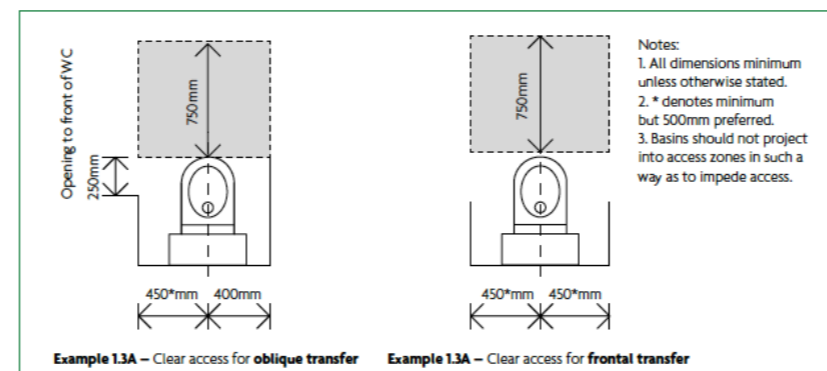


Diagram 1.3 WC access zones

Sanitary facilities

General provisions

All walls, ducts and boxing to the WC/Cloakroom, bathroom and shower rooms will be strong enough to support adaptations that could impose a load of up to 1.5N/m².

WC facilities on the entrance storey

Every dwelling will have a room that provides a WC and basin on the entrance storey. In two storey dwellings, with one or two bedrooms, the WC meets the provisions of diagram 1.3 and the basin does not impede access to the WC.

In two storey dwellings with three bedrooms, the room with the WC and basin provides a potential level access shower.

The door to the WC will open outwards.

Bathrooms

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

Services and controls

Consumer units will be mounted so that the switches are between 1,350mm and 1,450mm above floor level. Switches, sockets and controls will have their centre line between 450mm and 1,200mm above floor level and a minimum of 300mm from an inside corner.

The handle to at least one window in the principle living area is located between 450mm and 1,200mm, or a remote opening device will be fitted. Handles to other windows will be located between 450mm and 1,400mm above floor level, or a remote opening device will be fitted.

Boiler controller will be mounted in an accessible location between 900mm - 1,200mm above finished floor level.

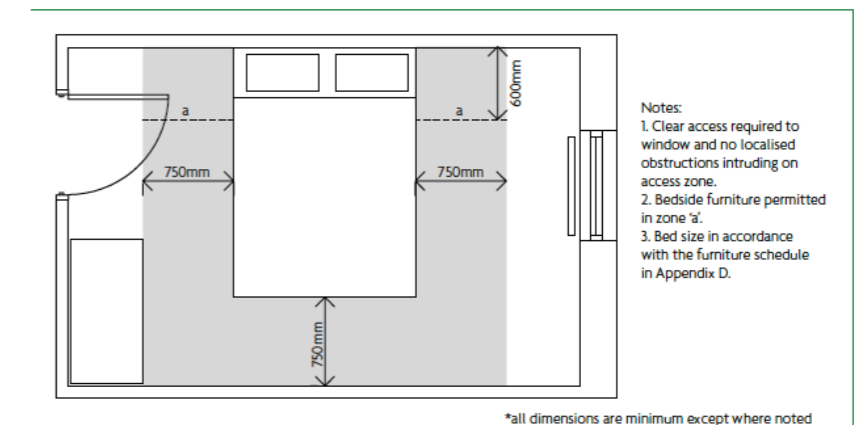
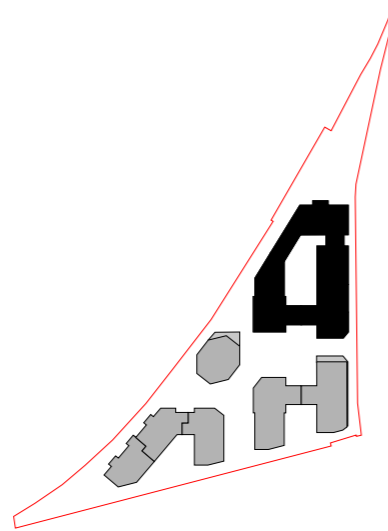
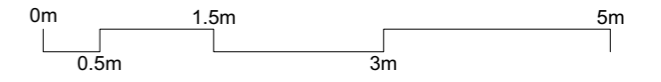


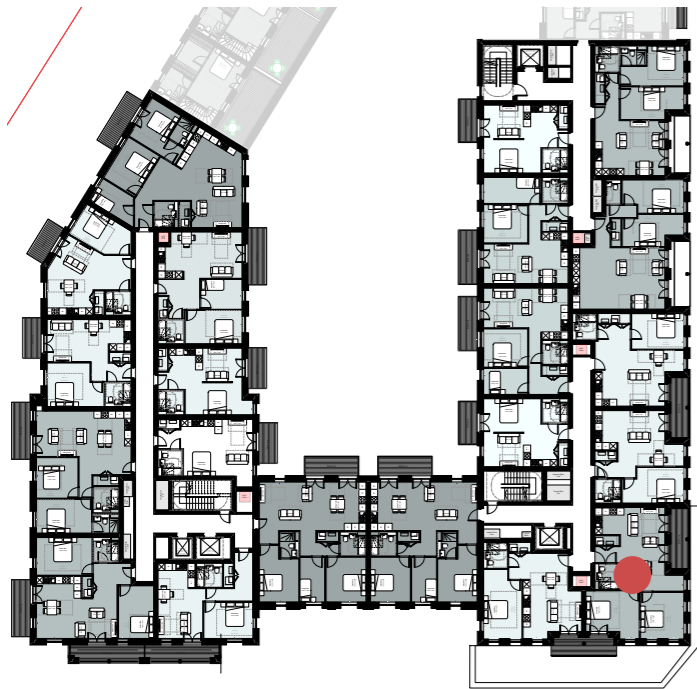
Diagram 2.4 Clear access zones to principal bedroom

Part M4 (3) 'Wheelchair adaptable dwellings'

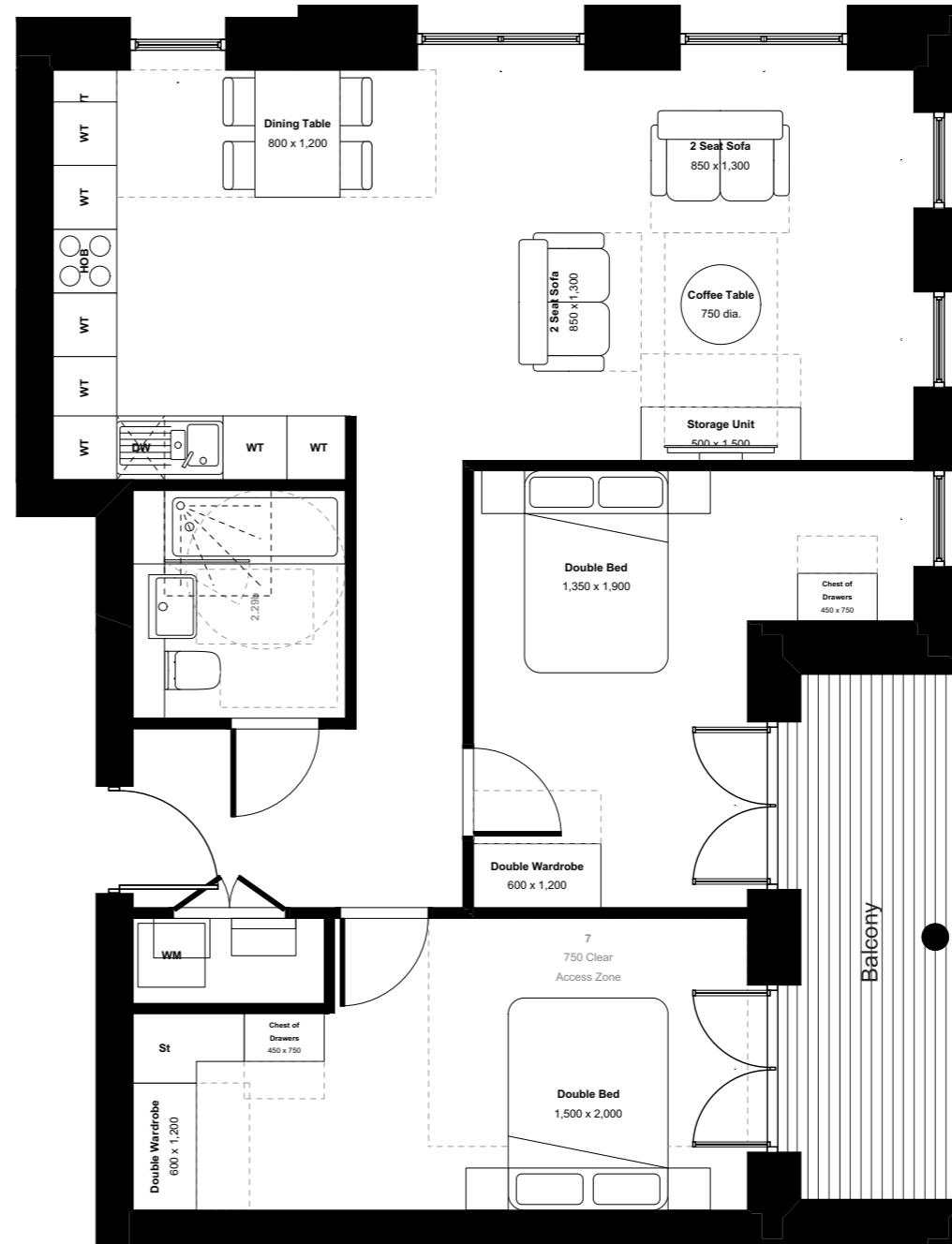
Type 1



Key:
● M4(3) adaptable dwellings

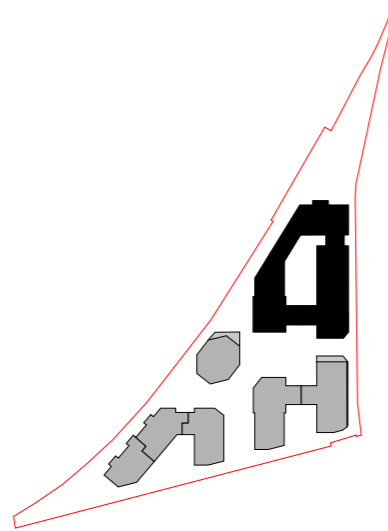
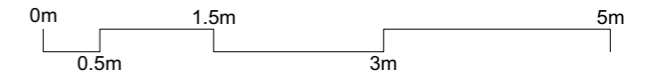


First floor of Building A

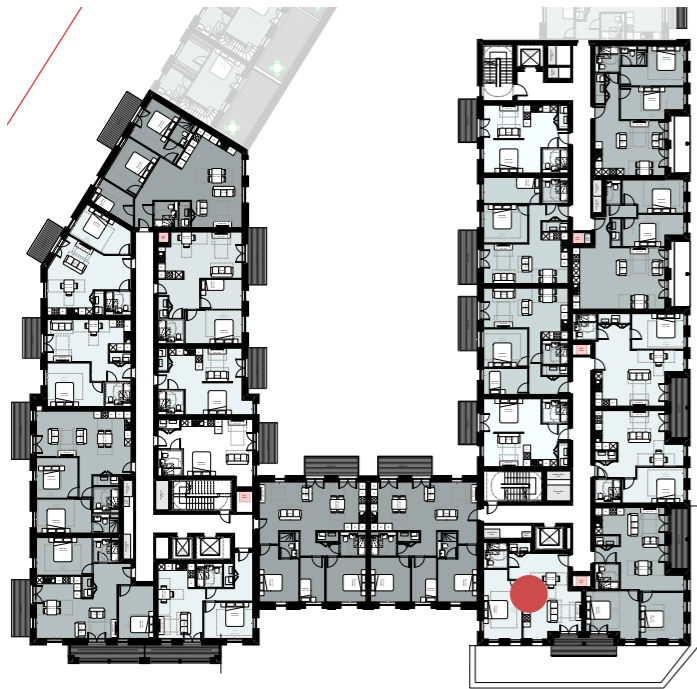


Part M4 (3) 'Wheelchair adaptable dwellings'

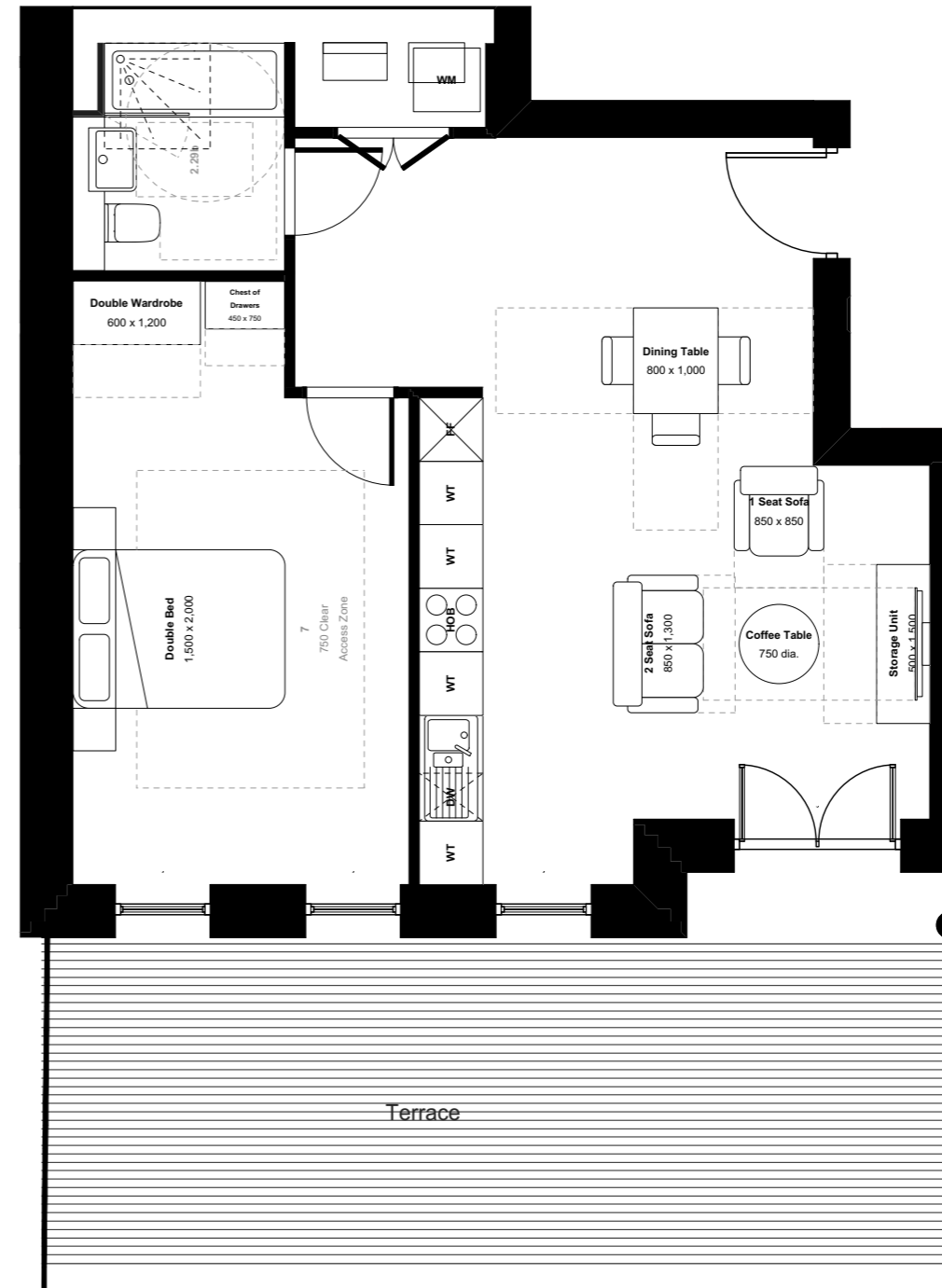
Type 2



Key:
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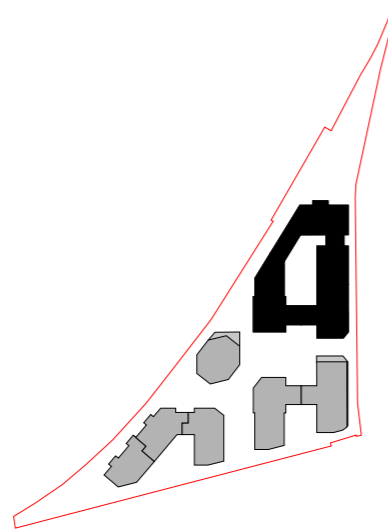
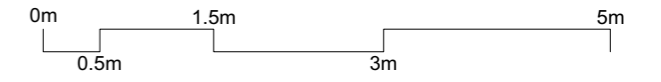


First floor of Building A



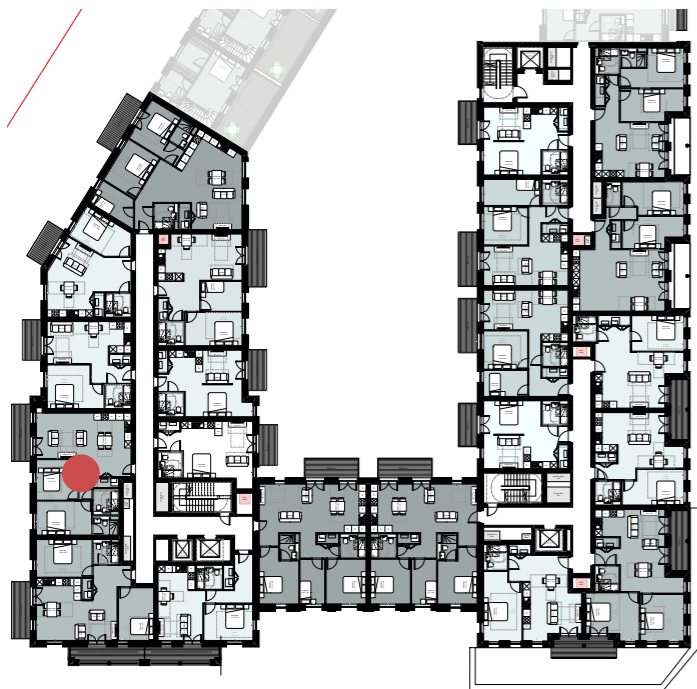
Part M4 (3) 'Wheelchair adaptable dwellings'

Type 3



Key:

● M4(3) adaptable dwellings



First floor of Building A

