

Inclusive Access Statement to address Building Regulations Requirement M4(2)
- Accessible and adaptable homes

Performance

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following.

- a. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.

- Access to all facilities will be possible with the addition of the future installation of a stair lift to access first floor accommodation.

- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.

- Access to external courtyard will be on the ground floor level.

- c. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.

The dwellings will be suitable for visiting by wheelchair users and can be adapted further by the owner if required.

- d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.

The stair will have a width of 850mm to allow the installation of a stair-lift.

- e. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

This is a standard regulation in all new dwellings.

Habitable Rooms

2.24 – Living, kitchen and eating areas

- a. The living area is located on the entrance storey.
- b. 1200mm clear space is provided in front and between all kitchen units and appliances.
- c. Glazing to the principle window of the principle living area is below 850mm above ground floor.

2.25 - Bedrooms

- a. Every bedroom provides a clear access route 750mm wide to from the doorway to the window.
- b. The master bedroom provides a clear access zone minimum 750mm wide to both sides of the bed and the foot of the bed.
- c. Every other double bedroom provides a clear access zone a minimum 750mm wide to one side and the foot of the bed.
- d. If used as single bedroom the second bedroom provides a clear access zone a minimum 750mm wide to one side of the bed.
- e. The proposed floor plans show that the provisions above can be achieved.

2.26 – Sanitary facilities

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

2.27 – WC facilities on the entrance storey

Plot 1 could be more easily further adapted by a future owner to provide a shower/bath on the ground floor.

- a. Both houses feature under stairs WC/cloakroom which meet the requirements.
- b. The WC/cloakrooms provide the requirements set out by diagram 1.3 for oblique access. Wash basins will not impede access.
- c. The houses have two bedrooms so need not comply.
- d. The WC/cloakroom door is to open out.

2.28 The houses provide 2 bedrooms and therefor 2.27b applies. The WC/cloakroom meets the requirements of diagram 1.3

2.29 – Bathrooms

- a. The master bedroom and bathroom are located on the same floor.
- b. The bathrooms meet the requirements of diagram 2.5
- c. There is potential for the conversion from a bath to a level access shower if required by future owner.

2.30 - Services and controls

- a. Consumer units will be mounted so that the switches are between 1350mm and 1450mm above floor level
- b. all other switches sockets will be fitted between 450 and 1200mm from floor level and a minimum 300mm from internal corners.
- c. Window handle to at least one window in the principle living area will be between 450 and 1200mm from floor level.
- d. All other window handles will be between 450 and 1400mm from floor level.
- e. Boiler timer controls and thermostats will be located between 900 and 1200mm from floor level or will be wireless. This excludes radiator and cooker hood controls.