Rev P2 - Updated to reflect stage 4 information

PART M1 - Dwellings - Category 2: Accesible and adaptable dwellings

4355 Lyndon Walk **House Type BU4 Assessment**

Point		Criteria	*Current Layout* Complies	Comments
SECTION 2A - Approach to the dwelling				
2.1-2.5		Application of regulations only - not applicable to assessment	n/a	
2.6		The approach route should be safe and convenient, adopt the shallowest gradient that can reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.	yes	
2.7		Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach route should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to the principal private entrance and the route to the alternative private entrance.	yes	
2.8		Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.	n/a	
2.9		An approach route for a Category 2 dwelling should comply with all of the following:		
	a	The approach route is level, gently sloping or where necessary, ramped.	yes	
	b	Private parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.	n/a	
	c	Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.	n/a	
	d	Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.	n/a	
	e	All external parts of the approach route have a suitable ground surface.	yes	
	f	Every gate (or gateway) along the approach route has both: - a minimum clear opening width of 850mm. - a 300mm nib to the leading edge of the gate.	n/a	
2.10		**External and internal ramps forming part of an approach route**		
	a	The gradient is between 1:20 and 1:12.	tbc	to be confirmed in detail design.
	b	The length of each flight at a given gradient meets the provisions of Diagram 2.1.	tbc	to be confirmed in detail design.
	c	Flights within a private approach route have a minimum clear width of 900mm.	yes	
	d	Flights within a communal approach route have a minimum clear width of 1200mm.	n/a	
	e	Every flight has a top and bottom landing.	yes	
	f	An intermediate landing is provided between individual flights and at any change of direction.	n/a	
	g	Every landing is a minimum 1200mm long, clear of any door (or gate) swing.	yes	
2.11		**External steps forming part of an additional route**		
	a	Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).	n/a	
	b	Steps have suitable tread nosings.	n/a	
	c	No individual flight has a rise between landings of more than 1800mm.	n/a	
	d	Every flight has a minimum clear width of 900mm.	n/a	
	e	Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm.	n/a	
	f	Every flight with three or more risers has a suitable handrail to one side, or to both sides where the flight is wider than 1000mm. This grippable handrail is 850-1000mm above the pitch line of the flight and extends beyond the top and bottom nosings.	n/a	
2.12		**Parking space**		
	a	Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.	yes	

	b	Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.	n/a	
	c	Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.	tbc	to be confirmed in detail design.
	d	The parking space is level or, where unavoidable, gently sloping.	tbc	to be confirmed in detail design.
	e	The gradient is as shallow as the site permits.	yes	
	f	The parking space has a suitable ground surface.	yes	
2.13		**Drop-off point**		
	a	It is located close to the principal communal entrance of the building containing the dwelling.	n/a	
	b	It is level or, where unavoidable, gently sloping.	n/a	
	c	It has a suitable ground surface.	n/a	
	d	Where a dropped kerb is provided, it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:12.	n/a	
2.14		**Principal communal entrance**		
	a	There is a level landing a minimum of 1500mm wide and 1500mm long directly outside the entrance and clear of the swing of any door.	n/a	
	b	The landing is covered to a minimum width of 1200mm and depth of 900mm.	n/a	
	c	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	n/a	
	d	The entrance door (or gate) has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2.	n/a	
	e	Where there are double doors (or gates), the main (or leading) leaf provides the required minimum clear opening width.	n/a	
	f	A minimum 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	n/a	
	g	The reveal on the leading side of the door (usually the inside) has a maximum depth of 200mm.	n/a	
	h	The threshold is an accessible threshold.	n/a	
	i	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.	n/a	
	j	The ground surface (or entrance flooring) does not impede wheelchair movement.	n/a	
	k	Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.	n/a	
2.15		**Other communal doors**		
		Every communal door, or gate, along the approach route should comply with provisions d. to k. of paragraph 2.14.	n/a	
2.16		**Communal lifts**		
	a	There is a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door at every floor level.	n/a	
	b	The lift is equivalent to or meets the requirements of BS EN 81-70:2003 for a type 2 lift.	n/a	
	c	The car is a minimum of 1100mm wide and 1400mm deep inside.	n/a	
	d	Doors have a minimum clear opening width of 800mm.	n/a	
	e	Landing and car controls are 900-1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall.	n/a	
	f	The lift has an initial dwell time of five seconds before its doors begin to close after they are fully open.	n/a	
2.17		**Communal stairs**		
		The principal communal stair that gives access to the dwelling should meet the requirements of Part K for a general access stair.	n/a	
SECTION 2B - Private entraces and spaces within the dwelling				
2.18-2.19		Note that section 2B applies to private entrances, external door and key elements within the dwelling	n/a	
2.20		**Principal private entrance**		
	a	level external landing with width and depth of min 1200mm	yes	
	b	landing covered width min 900mm and depth min 600mm	yes	
	c	Lighting which uses full diffused luminaires activated automatically	tbc	M&E design.
	d	Door clear opening width min 850mm	Yes	
	e	double doors, main leaf requires the min clear width	n/a	
	f	Min 300mm nib to the leading edge with extra width for nib is maintained for a distance of min 1200mm	yes	
	g	depth of reveal on the leading side of door is max 200mm	yes	
	h	threshold is accessible threshold	yes	
	i	where there is lobby/porch, the doors min 1500mm apart and >1500mm between door swings	n/a	
2.21		**Other extenal doors**		

	d - e	All other external doors - including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling - should comply with provisions d. to i. of paragraph 2.20.	yes	
2.22		**Circulation areas and internal doorways**		
	a	Min clear width of every hall or landing is 900mm	yes	
	b	localised obstructions does not occur , not longer than 2m and not reducing width below min 750mm	yes	
	c	Every door with min clear opening width see Table 2.1 pg 17	yes	
	d	300mm nib to the leading edge	yes	
2.23		**Private Stairs**		
	a	Access to all rooms on entrance storey is step free	n/a	
	b	Level changes in other storeys avoided where possible	n/a	
	c	Stair from entrance storey to storey above has min clear width of 850mm	n/a	
	d	stairs meet requirements of part K	n/a	
2.24		**Habitable rooms - Living, Kitchen, eating areas**		
	a	Living area within the entrance storey	yes	
	b	Min 1200mm clear space provided in front of and between all kitchen units, appliances	yes	
	c	Glazing to the principal window of the principal living area max 850mm above floor level	yes	
2.25		**Bedrooms**		
	a	clear access route - min 750mm wide from doorway to window	yes	
	b	at least 1 principal bedroom - min 750mm to one side and foot of bed	yes	
	c	Every other double bedroom - min 750mm to one side	n/a	
	d	All single/twin room - min 750mm to one side	yes	
	e	Dimensioned bedroom layout as in Appendix D pg 19	n/a	
2.26		**Sanitary facilities - General Provision**		
	a	All walls, ducts and boxing - WC/cloakroom, bathroom, shower room - strong enough to support grab rails, seats and other adaptation that could impose a load of up to 1.5kN/m^2	yes	
2.27		**WC facilities on the entrance storey**		
	a	Room within entrance storey that provides WC and basin	yes	
	b	In a two or three storey with one or two bedrooms, the WC to meet provision Diagram 1.3 pg 8, and basin does not impede access to WC	n/a	
	c	In a two or three storey with three or more bedrooms, the room with WC and basin to provide level accessed shower	n/a	
	d	the door opens outwards	yes	
2.28		Where dwellings provide both an accessible bathroom with a WC and a WC/cloakroom within the same story, the WC/Cloakroom may comply with the provisions of Diagram 1.3	n/a	
2.29		**Bathrooms**		
	a	bathroom that contains a WC, basin, bath - same floor as the double bedroom	yes	
	b	WC, basin and bath clear access zones that meet the provision of Diagram 2.5 pg 20/ 2.7 pg 22	yes	
2.30		**Services and Controls**		
	a	Consumer units are mounted so that switches are between 1350mm and 1450mm above floor level	tbc	to be confirmed by M&E design
	b	Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum 300mm (measured horizontally from an inside corner	tbc	to be confirmed by M&E design
	c	The handles to at least one window in the principal area is located between 450mm and 1200mm above floor area, unless the window is fitted with a remote opening device that is within this heaight range	tbc	to be confirmed by M&E design
	d	Handles to all other windows are located between 450mm and 1400mm above floor level unless fitted with a remote opening device that is within this height range	tbc	to be confirmed by M&E design
	e	Either o boiler timer controls and thermostates are mounted between 900mm and 1200mm above finished floor level on the boiler, or o separate controllers (wired/wireless) are mounted elsewhere in an accessible location within the same height range	tbc tbc	to be confirmed by M&E design to be confirmed by M&E design