

M4(3) Clearance Zones



Clear Access Zone Requirements

- 1500 dia to front of door entrance area
- 1500 dia to bathroom (potential level access shower ONLY)
- 1200 x 1200 manoeuvring space to both sides of bed (principal double bedroom ONLY)



Sanitary Access Zone

- WC 1350 wide x (1100+WC depth)
- WHB 700 wide x 1100 deep
- Bath 1100 wide x 700 deep
- Shower 1200 wide x 500 deep (1000 wide when in WC/cloakroom)



General Access Zone

- Principal Entrance:
 - Leading edge nib 300 wide x 1800 deep
 - Hinge side nib 150 wide (future caged letter box provision)
 - Following edge nib 200 wide x 1800 deep
 - 200 maximum reveal depth to leading side
- Other External Doors:
 - Leading edge nib 300 wide x 1800 deep
 - Following edge nib 200 wide x 1800 deep
 - 200 maximum reveal depth to leading side
- Internal Doors:
 - Leading edge nib 300 wide
 - Following edge nib 200 wide
- Other
 - Kitchen units 1500 deep
 - Bedrooms 1000 wide to beds

Clear Opening Widths

- All external doors to have 850 minimum clear opening width and accessible threshold.
- External store door where integral with or connected to the dwelling to have 850mm minimum clear opening width.
- All internal doors to have 850 minimum clear opening width.
- Hallway, approach or landing to have 1050 minimum clear opening width (increased to 1200 when approach if not head-on)
- Local obstructions* (150 deep at 2000 max length) must not occur opposite or close (1500 as measured centrally from door) or change in direction (300 either side of corners)
- All bedrooms to provide a 750 minimum clear access route from the doorway to the window.

*Local obstructions e.g. radiator that reduce the minimum clear width.

Strengthened Walls

Denotes 1.5KN/m² min wall load requirement located between 300-1500mm above finished floor level in accordance with M4(3) paragraph 3.36d and AD(M) "Access to and use of Buildings" Frequently Asked Questions - Fixing WC Supports.

- Stud Walls*
 - 11mm OSB3 or 12.5mm Class 2 plywood panels fixed between 63x38 C24 studs via 25x38mm timber battens.
- Masonry Walls
 - 9mm OSB3 or 9mm Class 2 plywood panels fixed between blockwork and plasterboard.

*NOTE: Minimum 63x38mm C24 strength studs required to strengthened walls identified on GA and compliance plans.

Strengthened Ceiling

Ceiling structure to bathrooms and WC/cloakrooms strengthened to allow fitting of an overhead hoist capable of carrying 200Kg load.

Denotes location of future shower. Capped off gully at floor level.

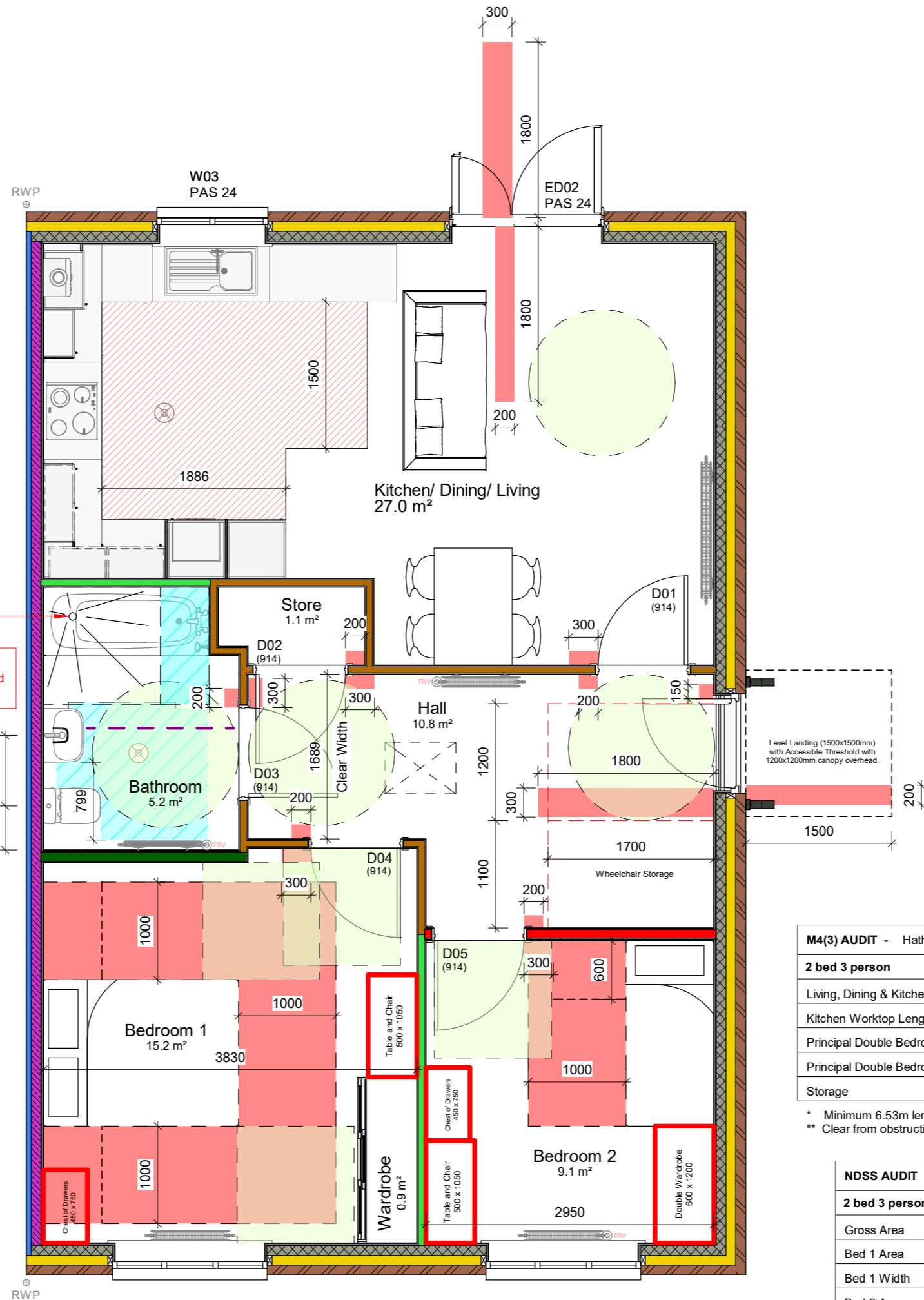
M4(3) Services & Controls

- Consumer units mounted to ensure switches are between 1350 and 1450mm above floor level.
- All switches, sockets, stopcocks and controls centre lines between 700 - 1000mm above floor level and 700mm min (horizontally) from inside corners and not positioned behind appliances.
- Handle to at least one window in the principal living area is located between 700 and 1000mm above floor level.
- Handles to all other windows to be located between 450 and 1200mm above floor level.
- Door handles, locks latches and catches are easy to grip to use and fitted between 850 - 1000mm above floor level.
- Light switches on individual plates unless wide rocker or full plate fittings provided.
- Switches to double socket outlets are located at the outer ends of the plate (rather than centre).
- Suitable provision is made to the principal bedroom to install future bedhead controls comprising 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, including door entry phone provision e.g. providing blank sockets, conduit and draw wires.
- Main electrical power socket and telephone point provided together in main living space.
- Taps and bathroom controls are suitable for a person with limited grip to operate for single handed operation.
- Boiler time controls and thermostats to be mounted between 900 - 1200mm above finished floor level on the boiler or as separate controls mounted in an accessible location at the same height range.

Note: Radiator controls are exempt.

Ground Floor Compliance Plan

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M4(3) Private Outdoor Spaces

Private / Alternative Entrance Approach Route

- 1500x1500mm step-free level (<1:60 gradient) external landing with accessible threshold clear of any door swing.
- 1200mm min wide step free approach route to external landing (reduced to 1050mm for local obstructions).
- Localised obstructions to be short fixed elements, not more than 150mm deep, max 2m in length and not permitted opposite or close to a doorway or at a change of direction.
- 1500x1500mm level (<1:60 gradient) passing/turning space provided at each end of the approach route and at 10m maximum intervals.
- Approach route to either be level (<1:60 gradient) gently sloping (between 1:60-1:20) or where necessary ramped (gradient between 1:20 - 1:15).
- Approach route to have max 1:40 crossfall.
- All external ramps have min 1200mm long landing to top and bottom of each flight with an intermediate landing provided to any change of direction and clear of any door/gate swing.
- Principal/alternative entrance covered by min 1200mm wide by 1200mm deep canopy.
- All paved areas to have suitable ground surface (e.g. firm, even smooth enough to be wheeled over).
- Fully diffused lighting with dusk to dawn or motion detector provided to private/alternative private entrance.
- External gates along the approach route to have 850mm minimum clear opening width with a 300mm minimum nib to the leading edge and 200mm minimum nib to the following edge.

External Doors to Outside Spaces (Garden, Balcony, Garage)

- 1200mm min wide step free approach route to external landing (reduced to 1050mm for local obstructions).
- Localised obstructions to be short fixed elements, not more than 150mm deep, max 2m in length and not permitted opposite or close to a doorway or at a change of direction.
- Approach route to either be level (<1:60 gradient) gently sloping (between 1:60-1:20) or where necessary ramped (gradient between 1:20 - 1:15).
- Approach route to have max 1:40 crossfall.
- All external ramps have min 1200mm long landing to top and bottom of each flight with an intermediate landing provided to any change of direction and clear of any door/gate swing.
- All paved areas to have suitable ground surface (e.g. firm, even smooth enough to be wheeled over).
- External gates along the approach route to have 850mm minimum clear opening width with a 300mm minimum nib to the leading edge and 200mm minimum nib to the following edge.

Car Parking Space

- Step free access between principal/alternative private entrance and associated parking spaces.
- Where driveway forms all, or part of the approach route, an additional 900mm min width is to be provided.
- Parking space min 2.4m wide x 4.8m long with 1200mm wide clear access zone to one side and to the rear.
- Parking space to be level (<1:60 gradient).
- Parking space to have suitable ground surface (e.g. firm, even smooth enough to be wheeled over).
- Parking space to have 2200mm min headroom.

Private Refuse, Recycling Store or Other External Store

- 1050mm min clear width level (<1:60 gradient) or gently sloping (between 1:60-1:20) path
- Every path terminates with a 1500mm \varnothing minimum clear turning circle free of any door swing.
- Every gate to have 850mm minimum clear opening width with a 300mm minimum nib to the leading edge and 200mm minimum nib to the following edge.
- All paved areas to have suitable ground surface (e.g. firm, even smooth enough to be wheeled over).

This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 3.

M4(3) AUDIT - Hathersage		
2 bed 3 person		Min.
Living, Dining & Kitchen Area	27 m ²	27 m ²
Kitchen Worktop Length*	6.82m	4.73m
Principal Double Bedroom Area	15.20 m ²	13.5 m ²
Principal Double Bedroom Width**	3.83m	3.0m
Storage	2 m ²	2 m ²

* Minimum 6.53m length required for accessible dwelling.
** Clear from obstructions (radiators etc).

NDSS AUDIT - Hathersage		
2 bed 3 person (1 storey)		Min.
Gross Area	70.43 m ²	61 m ²
Bed 1 Area	15.20 m ²	11.5 m ²
Bed 1 Width	3.83m	2.75m
Bed 2 Area	9.15 m ²	7.5 m ²
Bed 2 Width	2.95m	2.15m
Storage	2 m ²	2 m ²

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- 06/06/2025 JM First Issue	SCALE @ A3: 1 : 50	DRAWN BY: GROUP
<h1 style="margin: 0;">AVANT</h1> <p style="margin: 0;">homes</p>		
AV23 SPECIFICATION		
CONSTRUCTION		
DATE: 07/05/2025		
DWG TITLE: Ground Floor Compliance Plan - Wheelchair Adaptable		
HOUSE TYPE: Hathersage - End		
COINS REFERENCE:		
DRWG No: HAT/END/6-001	REV: -	