

M4(2) Category 2: Accessible and adaptable dwellings	
PRINCIPAL PRIVATE & ALTERNATIVE ENTRANCES	
2.20a	There is a level external landing with a minimum width and depth of 1200mm
2.20b	The landing is covered for a minimum width of 900mm and a minimum depth of 600mm
2.20c	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
2.20d	The door has a minimum clear opening of 850mm when measured in accordance with diagram 2.2
2.20e	If double doors can be opened simultaneously in one operation their combined opening applies
2.20f	A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum 1200mm beyond it
2.20h	The threshold is an accessible threshold
2.20i	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings
2.21	All other external doors - including 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.
CIRCULATION AREAS & INTERNAL DOORWAYS	
2.22a	The minimum clear width of every hall or landing is in accordance with Diagram 2.3 and is a minimum of 900mm
2.22b	Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below in a minimum of 750mm width at any point
2.22c	Every door has a minimum clear opening width as set out in table 2.1
2.22d	A minimum 300mm nib is provided to the leading edge of every door within the entrance storey
HABITABLE ROOMS	
2.24b	A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances
2.24c	Glazing to the principal window of the principal living area starts at a minimum of 850mm above floor level or at the minimum height necessary to comply with the requirements of part K for guarding windows
2.25a	Every bedroom can provide a clear access route a minimum of 750mm wide from the doorway to the window
2.25b	At least one double bedroom (the principle bedroom) can provide a clear access zone a minimum 750mm wide to both sides of the bed and to the foot of the bed

HABITABLE ROOMS CONT.	
2.25c	Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side of the bed and to the foot of the bed
2.25d	All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed
Note	For the purpose of demonstrating compliance with these provisions, beds should be of the size set out in the furniture schedule in Appendix D.
SANITARY FACILITIES	
2.26	All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m ²
2.27c	In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of diagram 2.5
2.29a	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 principal bedroom in paragraph 2.25b.
2.29b	The WC, basin and bath (together with their associated clear access zones) meet the provisions of diagram 2.5
SERVICES AND CONTROLS	
2.30a	Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level
2.30b	Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner
2.30c	The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range
2.30d	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.
2.30e	Either: - boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler <u>or</u> - separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range
Note	Controls that are part of a radiator or cooker hood are exempt from these provisions

After review, we can confirm that the following plots meet M42 requirements; 1, 4-7, 10-13, 16-18, 21, 24, 27, 32, 35-36, 39-47, 50-51, 54-57, 62-68, 71, 73-75, 78, 81-87, 90-92, 95, 99-99.

The above plots consist of the following types; Rowan, Oakmoor, Birchmoor, Rathlin, Hopton, Ashted, Wallasea, Haweswater.