

M4(2) Building Regulations Checklist

Policy JP-H3.2 of [Places For Everyone](#) states that all new dwellings must be built to the 'accessible and adaptable' standard in [Part M4\(2\) of the Building Regulations](#) unless specific site conditions make this impracticable.

For each element below, please explain how the design complies with this point. If the design does not comply with this point, please explain how site-specific conditions make this impractical. It is helpful if compliant elements are marked in **green** and non-compliant elements are marked in **red**.

It is likely that a condition will be imposed, requiring that no above ground works shall take place until written confirmation from the appointed building control body has been submitted and approved.

Access to dwelling:	Comments from Designer
(At the point or points at which an occupant or visitor would expect to get in and out of a car):	
Level access to the principal entrance or suitable alternative entrance	
900mm wide approach route	
Ramps between 1:12 and 1:20	
Landings 1,200mm long at the head, intermediate and base of ramps	

Parking:	Comments from Designer
Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide	
Communal parking to flats to have at least one bay (to above dimensions) provided close to the shared entrance	
Minimum clear access zone of 900mm to one side and a dropped kerb	
Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20)	
Surface finishes to be firm and even with no loose laid materials	

Entrance:	Comments from Designer
Canopy at level entrance 900mm wide and 600mm deep	

Dusk to dawn timer or motion detection lighting adjacent to entrance	
Entrance door minimum 850mm clear opening	
If a porch is included it must allow 1,500mm between the two door swings	
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 distance of 1200mm beyond it	
The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm	
The threshold is an accessible threshold	

Circulation:	Comments from Designer
Minimum nib of 300mm to the leading edge of doors (entrance storey only)	
Step free to all rooms within entrance storey	
900mm unobstructed corridor widths	
Stairs 850mm clear width when measured 450mm above pitch line	
Clear door widths to comply with table 2.1 of ADM1	
Provision for future stair lift to be installed	
Provision for Lift and associated standards and space requirements	
Communal Stairs to meet recommendations in Part K of the building regulations for a general access stair where lift is not provided where lift is not provided	

Bedrooms:	Comments from Designer
Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)	
Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.350m bed)	
Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)	
All bedrooms to have clear access route 750mm from windows and doors	

Sanitary facilities:	Comments from Designer
For 1 or 2 bedroom houses, WC within entrance storey 1600mm x 850mm or 1050mm x 1,500mm	
For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size	
WC doors to open outwards	

Bathrooms:	Comments from Designer
Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom	
1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath as diagram 2.5 in ADM1	
Provision for potential level access shower within the bathroom	

Habitable rooms:	Comments from Designer
Living area to be included on entrance storey (living room, dining room or kitchen/dining)	
1200mm minimum clear space in front of kitchen units and appliances	
Maximum of 850mm above floor level for glazing to the principal window of the principal living area	
Step free	

Services and controls:	Comments from Designer
Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level	
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	
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	

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	
Boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or separate controller	