



Internal provisions - M4(3) accessible and adaptable dwellings

- [3.8]** A step-free approach route should be provided to all private entrances.
- [3.9]** The approach route has a minimum clear width of 1200mm.
- [3.22]**
 - (d)** There is a minimum 1500mm clear turning circle inside the entrance area, in front of the door when closed.
 - (e)** 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 of 1800mm beyond it. A minimum 150mm nib is provided to the hinge side of the door (to allow for the fitting of a cage to the inside face of the letter box).
 - (f)** The front door has a minimum clear opening width of 850mm.
- [3.24]**
 - (a)** The minimum clear width of every hallway, approach or landing is 1050mm
 - (b)** Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach is 1200mm
 - (d)** Every door has a minimum clear opening width of 850mm, irrespective of the direction of travel
 - (f)** A minimum 300mm nib is provided to the leading edge of every door
 - (g)** A minimum 200mm nib is provided to the following edge of every door.
- [3.25]**
 - A wheelchair storage transfer space is available on the entrance storey which is:
 - (a)** A minimum 1100mm deep by 1700mm wide.
 - (b)** Accessible from a space with a clear width of 1200mm.
 - (c)** A power socket is provided.
- [3.30]** It should be possible to fit a stair-lift to the stairs from the entrance storey above (or below)
 - (c)** The stair from the entrance storey to the storey above (or below) and any stair within the storey above (or below) has a minimum clear width of 850mm.
- [3.31]**
 - (a)** The principal living area is within the entrance storey
 - (b)** The minimum combined internal floor area of living, dining and kitchen space meets the provisions of Table 3.2.
- [3.32]**
 - (a)** The kitchen and principal eating area are connected to each other, and located within the entrance storey.
 - (b)** There is a minimum clear access zone 1500mm wide in front of, and between, all kitchen units and appliances.
- [3.34]** The worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob that is height adjustable a minimum of 2200mm long.
- [3.35]**
 - (b)** Every bedroom can provide a minimum 1200mm by 1200mm manoeuvring space inside the doorway, clear of the bed and the door (when the door is in the closed position).
 - (g)** Every double bedroom can provide a minimum 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture.
 - (f)** All single and twin bedrooms provide a minimum 1000mm clear access zone to one side of each bed and in front of all furniture.
- [3.42] (diagram 3.15)**
 - (a)** The door to the WC facility opens outwards.
 - (b)** 1500mm diameter clear turning circle may overlap max 500mm with shower.
 - (c)** Optional level access shower within bathroom 1200 x 1200mm (or 1000 x 1200mm where potential to widen when bath removed).
 - (d)** 800mm between c/l of WC and edge of shower in bathrooms.
 - (e)** min 450mm between c/l of and WC and the adjacent wall.

0 50cm 1m 1.5m



copyright © Craftworks architects 2021

- 1 Use figured dimensions only
- 2 Do not scale from this drawing
- 3 All dimensions to be checked on site and the Architect to be informed of any discrepancies before construction commences
- 4 All references to drawings refer to current revisions of that drawing
- 5 Structural and services information shown is indicative only. Refer to consultants' drawings for details and setting out
- 6 All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant codes of practice and British and European standards

REVISION	DATE	CHK
REV C	19.05.21	SJ
REV B	30.01.19	JP
REV A	18.01.19	SK

PROJECT	161 DENMARK HILL
TITLE	WHEELCHAIR LAYOUTS UNIT 11 & 12, GROUND FLOOR
STATUS	P
SCALE	1:60
DATE	19.05.2021

Craftworks architects

Unit 52.11, Woolyard, 52 Bermondsey St
London SE1 3UD T: 0207 633055
W: www.craftworks.co.uk

PROJECT	DRAWING No.	REVISION
034	P507	C