

M4(3) Wheelchair user dwelling

Approach

- Step free
- Private parts of the approach route have a clear width of 1200mm
- Communal parts of the approach route have a clear width of 1200mm

Parking

- Clear access zone to one side and rear

-Private Entrances

- Level access

Circulation

- Minimum clear width of every hallway, approach or landing 1050mm.
- When approach is not head on the minimum clear hallway width must be 1200mm min.
- Every door has a clear opening of 850mm.

Wheelchair storage

- A 1100mm by 1700mm space is available on the entrance storey

Habitable Rooms

- A minimum 1500mm clear space is provided in front of and between all kitchen units and appliances.
- Glazing to the principal window of the principal living area starts at a max 850mm above floor level or at minimum height to comply with Part K.
- Minimum 4330mm kitchen worktop length

Bedrooms

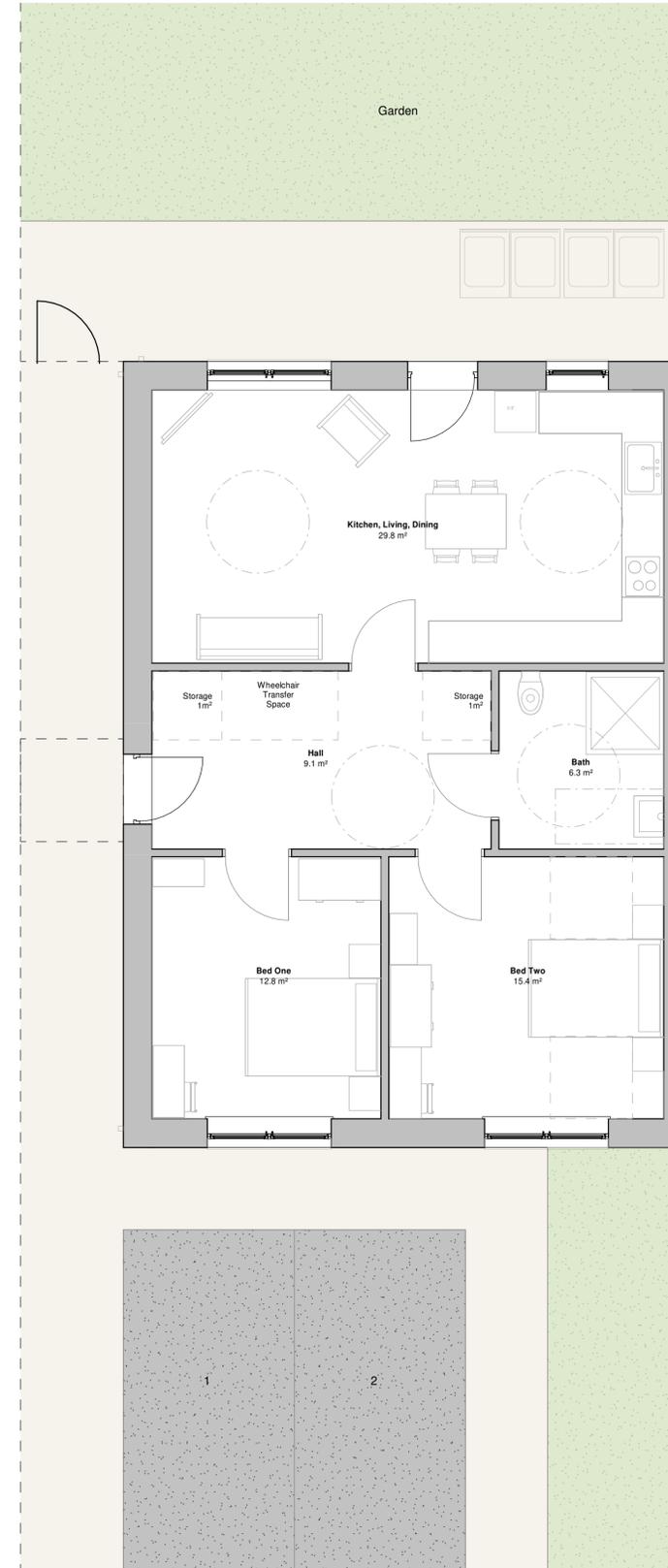
- Clear access route min 750mm from doorway to window
- At least one double bedroom can provide clear access zone min 100mm to both sides and foot of bed
- There is a 1200 x 12000mm manoeuvring space on both sides of the bed
- Set out furniture schedule

Sanitary Facilities

- Walls, ducts and boxing should be strong enough to support grab rails.
- Entrance storey WC and basin (cloakroom or bathroom)
- Door opens outwards on entrance storey sanitary facilities.
- Every dwelling has a bathroom (WC, basin, bath with clear access zones) that is located on the same floor as the double bedroom

Services and controls

- Consumer units are mounted 1350-1450 above FFL.
- Handles to windows are located between 450-1400mm above FFL. 450-1200mm in principal living area.
- Boiler timer controls are mounted 900mm and 1200mm above FFL.



DT7 Semi-Detached_ Ground Floor



Front Elevation.

DT7_Standards (sqm)_ 2B4P	
Bed One	12.8 sqm
Bed Two	15.4 sqm
Kitchen, Living, Dining	29.8 sqm
Storage	2.0 sqm
Technical Housing Standards	70.0 sqm
Proposed	79.5 sqm
Additional	9.5 sqm

Rev	Description	By	Date
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10 Hunters Walk, Canal Street, Chester, CH1 4EB		T: 01244 402 900	
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Client			
Blackpool Council			
Project			
Grange Park Proposed Housing			
Drawing Title			
Proposed Dwelling Type 7_2B4P			
Drawn by	PD	Checked by	LMB Date
Subsidiary	Planning	Scale @ A1	As indicated
10657	DT07		
C-A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.	