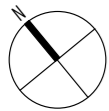
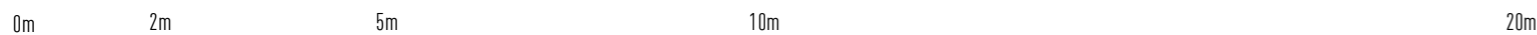


00 - Proposed Ground Floor Plan - Plot 4  
1:100@A3



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Revisions	Notes

**Part M Compliance**

All units are to be designed in accordance with approved document Part M4(2) Accessible and adaptable dwellings. Permeable road and driveway surfaces are proposed which will provide a suitable surface for access across the site.

Plot 4 will be designed to meet M4(3) adaptable wheelchair user dwellings. This will provide a 50% M4(3) and M4(2) compliance for the proposal.

**Part M4(3)**

**Section 3: Category 3 - Wheelchair user dwellings (see numbering on adjacent floor plans)**

**1A. Approach routes**

- level or gently sloping
- minimum clear width of 1200mm for communal and private parts
- minimum 1500mm x 1500mm level space for passing or turning at each end of the approach route and at maximum intervals of 10m

**2A. Car parking and drop-off**

- on-street standard parking bay/ drop off point located close to the communal entrance
- step free access between the parking bay and the principal private entrance

**3A. Private entrances**

- minimum 1500 x 1500mm level landing directly outside the entrance, clear of any door swing
- minimum 1200mm x 1200mm cover over the landing
- minimum 1500mm clear turning circle inside the entrance area, in front of the door when closed
- minimum clear opening width of 850mm for the entrance/ garden door
- minimum 300mm nib to the leading edge of the entrance/ garden door maintained for a minimum distance of 1800mm beyond it
- minimum 150mm nib to the hinge side of the entrance door for letter box cage - maximum depth of 200mm to the reveal on the leading side of the entrance/ garden door (usually the inside)

**4A. Private circulation areas and internal doorways**

- minimum clear width of 1050mm for hall or landing
- minimum clear width of 1200mm for hall or landing with not a head on approach
- maximum 900mm x 2000mm for hall at any localised obstruction not occurring opposite or close to a doorway or at a change of direction
- minimum clear opening width of 850mm for every door
- minimum 300mm nib to the leading edge of every door
- minimum 200mm nib to the following edge of every door
- the above provisions do not apply to cupboards unless large enough to be entered, or en-suite bathrooms or showers

**5A. Storage**

- minimum 1100mm x 1700mm wheelchair storage on the entrance storey close to the private entrance, accessible from a space with minimum clear width of 1200mm
- minimum 2sq.m of a built-in storage for a 2 bedroom unit

**6A. Through-floor lifting device Not Applicable**

- minimum 1100mm x 1650mm internally space for future provision for the liftway linking circulation areas at every floor level of the dwelling

**7A. Private stairs Not Applicable**

- step-free access to all rooms and facilities within the entrance storey
- no level changes within any other storey
- minimum clear width of 850mm when measured 450mm above the pitch line of the treads for the stair from the entrance storey to the storey above (or below)
- compliant with Part K for a private access stair

**8A. Living areas**

- step-free access between a living area, a WC and the principal private entrance
- principle living area within the entrance storey
- minimum 25sq.m combined internal floor area of living, dining and kitchen space for a 2 bedroom unit
- glazing to the principal window of the principal living area starting at maximum of 850mm above floor level or compliant with Part K for guarding to windows

**9A. Kitchen and eating areas**

- minimum 1500mm wide clear space in front of and between all kitchen units and appliances
- minimum 4330mm overall length of the worktop for a 2 bedroom unit
- kitchen easily adaptable to meet the provisions of wheelchair accessible kitchen at a future date: minimum 6130mm overall length of the worktop for a 2 bedroom unit

**10A. Bedrooms**

- minimum 750mm wide clear access route from the doorway to the window for every bedroom - minimum 1200mm x 1200mm manoeuvring space inside the doorway, clear of the bed and the door in the closed position for every bedroom - minimum 13.5sq.m / minimum of 3m wide clear of obstructions (e.g radiators) principal double bedroom located on the entrance storey
- minimum 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture for the principal bedroom
- minimum 1200mm x 1200mm manoeuvring space on both sides of the bed for the principal bedroom
- minimum 12.5sq.m / minimum of 3m wide every other double (or twin) bedroom - minimum 1000mm wide clear access zone to one side and the foot of the bed and in front of all furniture for every other double bedroom
- minimum 750mm wide clear access zone to one side of each bed for all single and twin bedrooms

**11A. Sanitary facilities**

- step-free access to WC within the entrance storey
- WC, basin and installed level access shower with clear access zones, within the entrance storey
- minimum 2200mm x 2600mm bathroom containing a WC, a basin and a bath fitted above installed level access shower, with clear access zones, located on the same floor as the double bedroom
- outward opening door

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Drawing Title  
Application 2  
General Arrangements  
Proposed Plans  
Part M Compliance

Status	Drawn	Checked
Planning	DL	DL
Scale	1:100@A3	Date
Drawing Number	134-6A22	Revision