

Statement requirements for M4(1),(2) and (3)

Optional requirement only applies where a condition that one or more dwellings should meet the relevant optional requirement is imposed on new development as part of the process of granting planning permission. Where no condition is imposed, dwellings only need to meet requirements M4(1). Compliance should be assessed against only one of the requirements M4(1), M4(2) or M4(3) for any given dwelling.

Section 1: Category 1 – Visitable dwellings

Section 1A

Approach routes

The approach route is to be safe for everyone, including older and disabled people and some wheelchair users. The route to the front entrance is to slope up to the entrance threshold to form a step free access.

- The approach route is to be level, gently sloping, ramped or where unavoidable stepped.
- All external parts of the approach route have a suitable ground surface.
- The approach route is to be a minimum of 900mm wide with a maximum cross fall of 1 in 40.
- Where a driveway forms all, or part of the approach route, an additional allowance of at least 900mm wide should be provided so that a wheelchair user can pass a parked car.

External ramps forming part of an approach route

A ramped approach should comply with all the following:-

Individual flights are:

- a. For gradients up to 1:15 – not more than 10m long
- b. For gradients up to 1:12 – not more than 5m long
- c. Every flight has a minimum clear width of 900mm
- d. Every flight has a top and bottom landing.
- e. An intermediate landing is provided between individual flights and at any change of direction.
- f. Every landing is a minimum of 200mm long, clear of the swing of any door (or gate).

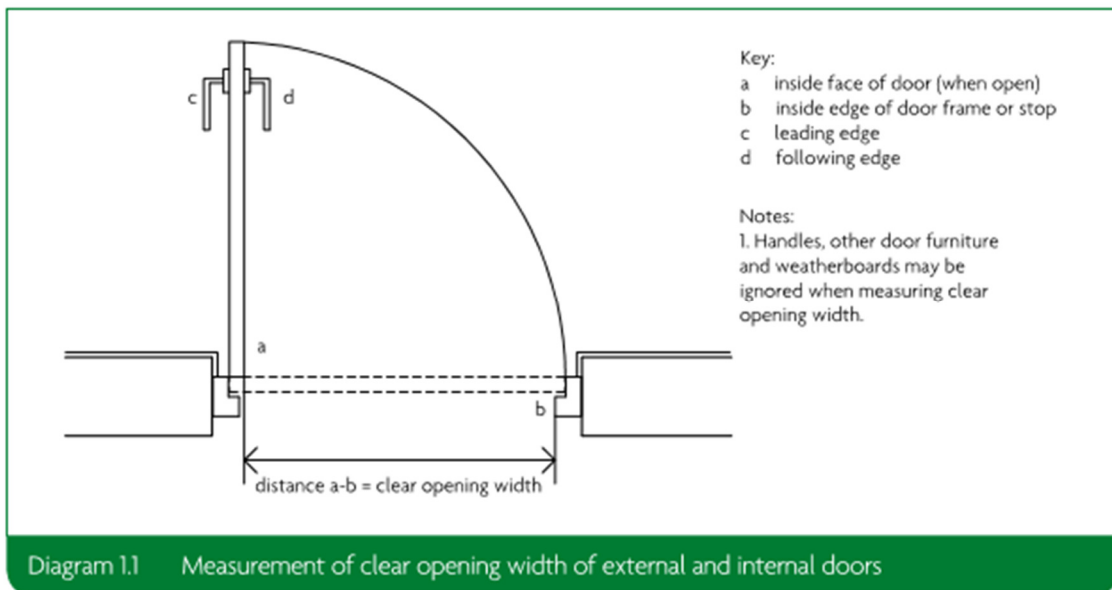
Section 1B

Private entrances

The principle private entrance to the dwelling should comply with all the following:

- a. The door has a minimum clear opening of 775mm, when measured in accordance with Diagram 1.1

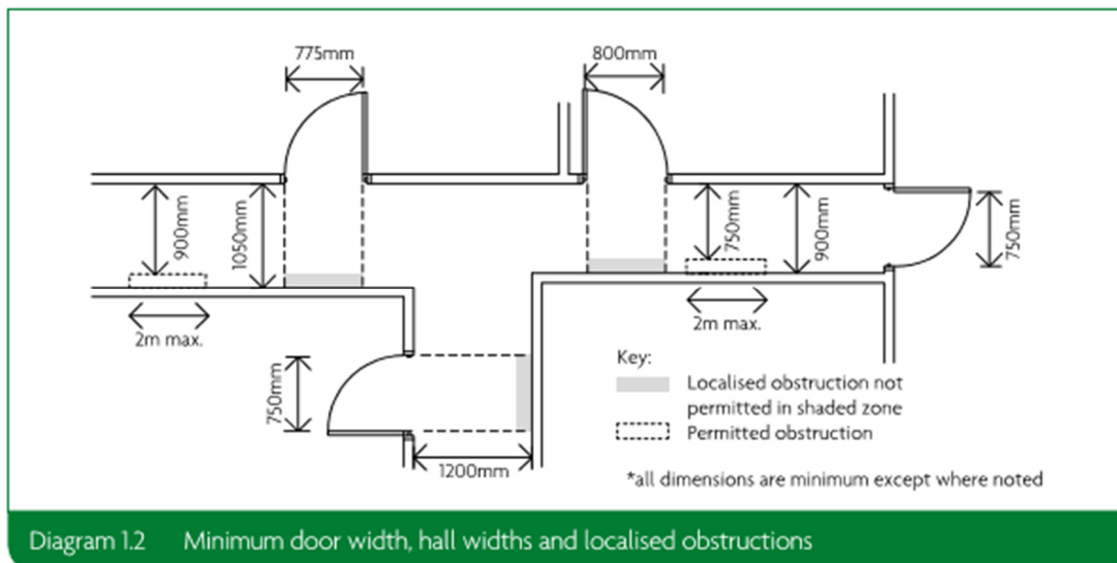
- b. Any threshold is an accessible threshold.
- c. Where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold.



Circulation areas and internal doorways

Door and hall widths

To facilitate access into habitable rooms and to a WC in the entrance storey, door and hall widths should comply with all of the following (Diagram 1.2)



- a. Every door to a habitable room and the room containing the WC has a minimum clear opening width as set out in Table 1.1 when measured in accordance with diagram 1.1.

- b. Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length and the corridor is not reduced below a minimum 750mm width at any point.

Table 1.1 Minimum widths of corridors and passageways for a range of doorway widths	
Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head on)

Note: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

Private stairs and changes of level within the entrance storey

To provide easy access between rooms on the entrance storey, a stepped change of level within the entrance should be avoided where possible. If internal steps or stairs on the entrance level are unavoidable, they should comply with the provisions of Part K.

Optional Requirement M4(2): Category 2 – Accessible and adaptable dwellings

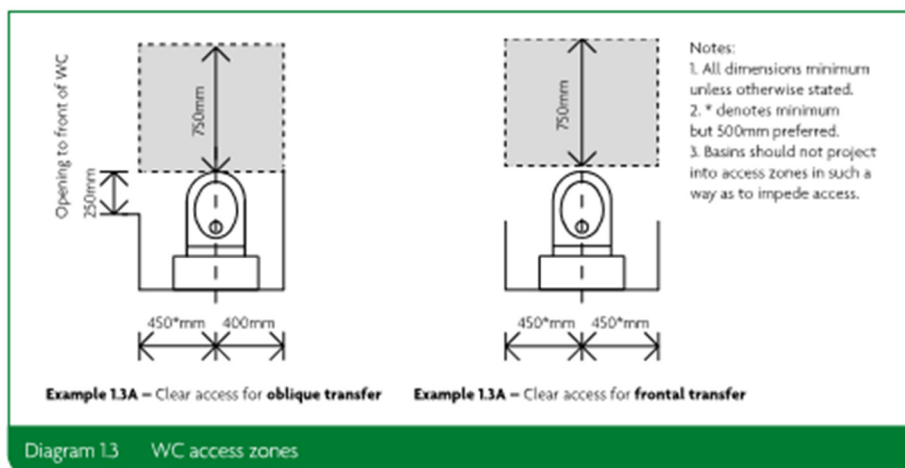
The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings.

Sanitary facilities

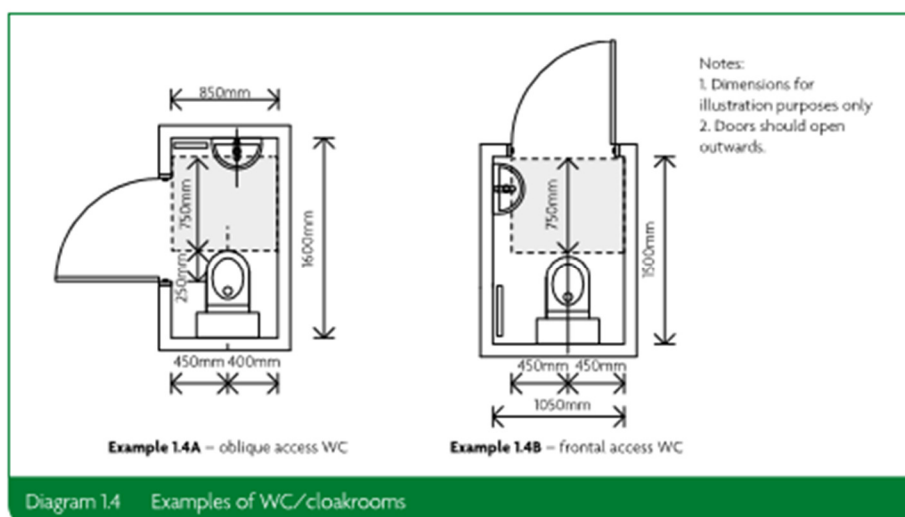
WC facilities

To enable easy access to a WC, a dwelling should comply with all the following.

- a. A room (which may be a WC / cloakroom or a bathroom) containing a C is provided on the entrance storey or, where there are no habitable rooms on the entrance storey, on the principal storey or the entrance storey.
- b. There is clear space to access the WC in accordance with Diagram 1.3.
- c. The door to the room opens outwards and has a clear opening width in accordance with Table 1.1.



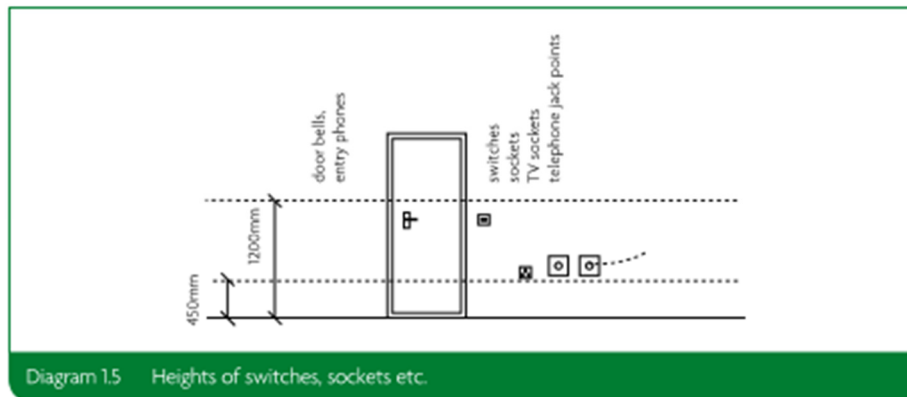
NOTE: Examples of compliant WC/cloakrooms are shown in Diagram 1.4.



Services and controls

To assist people who have reduced reach, services and controls should comply with all of the following.

- Switches and sockets, including doorbells, entry phones, light switches, power sockets, tv aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centreline 450-1200mm above floor level, as shown in Diagram 1.5.
- Consumer units are mounted so that the switches are 1350-1450mm above floor level.



M4(2)

Optional requirements M4(2): Category 2 – Accessible and adaptable dwellings

Section 2A

Approach routes

The approach route is to be safe and convenient for everyone, adopt the shallowest gradient that can be reasonably achieved and be step-free, irrespective of the storey on which the dwelling is located.

Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step free approach route should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step free access) should still apply to both the route to the principle private entrance and the route to the alternative private entrance.

An approach for a Category 2 dwelling should comply with all the following.

- a. The approach route is level, gently sloping or where necessary, ramped.
- b. Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.
- c. Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.
- d. Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.
- e. All external parts of the approach route have a suitable ground surface.
- f. Every gate (or gateway) along the approach route has both:
 - A minimum clear opening width of 850mm
 - A 300mm nib to the leading edge of the gate.

External and internal ramps forming part of an approach route.

To enable people to use a ramp safely, the ramp should comply with the following.

- The gradient is between 1:20 and 1:12
- The length of each flight at a given gradient meets the provisions of Diagram 2.1.
- Flights within a private approach route have a minimum clear width of 900mm.
- Flights within a communal approach route have a minimum clear width of 1200mm.
- Every flight has a top and bottom landing.
- An intermediate landing is provided between individual flights and at any change of direction.
- Every landing is a minimum of 1200mm long, clear of any door (or gate) swing.

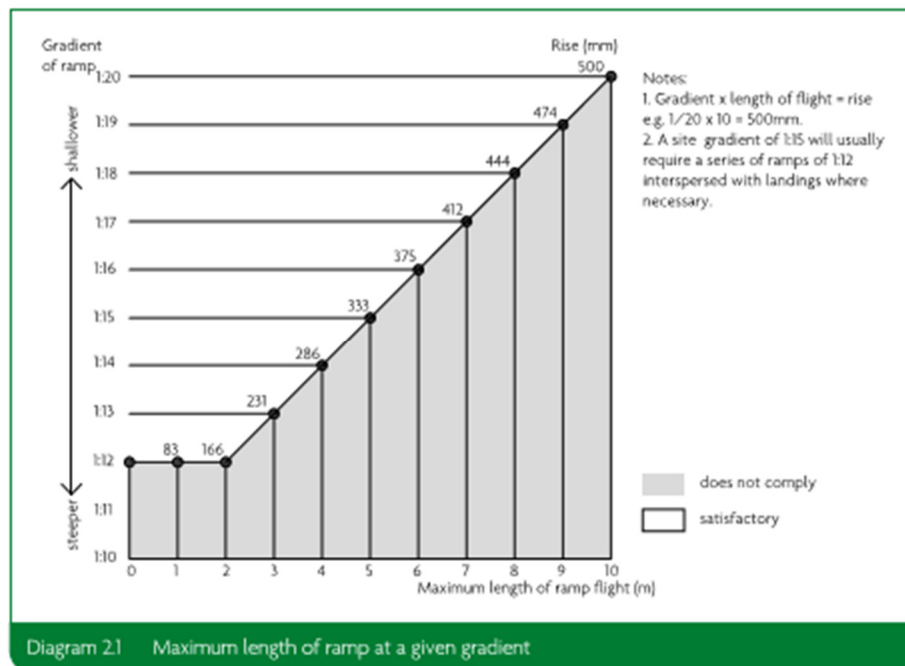


Diagram 2.1 Maximum length of ramp at a given gradient

External steps forming part of an additional route.

To enable a wide range of people to use steps safely, a stepped approach should comply with all the following.

- Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the inside (narrow) end of the step).
- Steps have a suitable tread nosing.
- No individual flight has a rise between landings of more than 1800mm.
- Every flight has a minimum clear width of 900mm.
- Top and bottom and, where necessary, intermediate landings are provided, and every landing has a minimum length of 900mm.
- Every flight with three or more risers has a suitable greppable handrail to one side, (or to both sides where the flight is wider than 1000mm). This greppable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosing's.

Car parking

Where a parking space is provided for the dwelling, it should comply with all the following.

- a. Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.
- b. Access between the parking bay and the principle private entrance or, where necessary, the alternative entrance to the dwelling is step free.
- c. The parking space is level, or where unavoidable gently sloping.
- d. The gradient is as shallow as the site permits.
- e. The parking space has a suitable ground surface.

Section 2B

Private entrances

Principal private entrances and alternative entrance.

The principle private entrance, or the alternative private entrance where step free access cannot be achieved to the principle private entrance, should comply with all the following.

- a. There is a level external landing with a minimum depth of 1200mm.
- b. The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.
- c. Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
- d. The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.22.
- e. Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.
- f. 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 120mm beyond it.
- g. The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.
- h. The threshold is an accessible threshold.
- i. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.

Other external doors

All other external doors – including doors 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. above.

Circulation areas and internal doorways

Door and hall widths

To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all the following (see Diagram 2.3).

- a. The minimum clear width of every hall or landing is 900mm.

- b. Any localised obstruction, such as 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 a minimum 750mm width at any point.
- c. Every door has a minimum clear opening as set out in Table 2.1
- d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

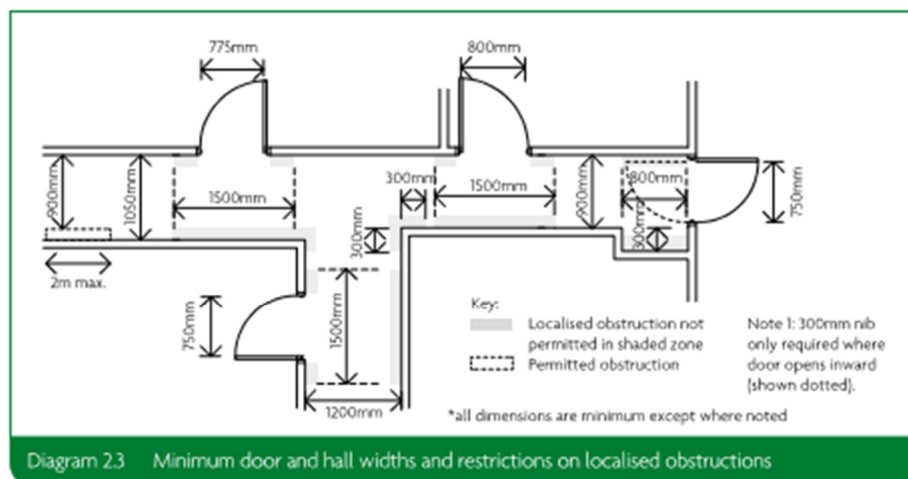


Table 2.1 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor clear passageway width
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head-on)

NOTE 1: The provisions of paragraph 2.22 do not apply to:

- cupboards unless large enough to be entered, or
- en-suite bathrooms or showers that are additional to the provisions of paragraphs 2.26 to 2.29.

NOTE 2: Double doors effectively provide nibs where each leaf is at least 300mm wide.

NOTE 3: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

Private stairs and changes of level within the dwelling

To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below), stairs should comply with all the following.

- a. Access to all rooms and facilities within the entrance storeys step free.
- b. Level changes within every other storey are avoided where possible.
- c. The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).
- d. All stairs meet the provisions of Part K for private stairs.

Habitable rooms

Living, kitchen and eating areas.

To provide usable living spaces and easy, step free access between a living area, WC and the principal private entrance, key accommodation should comply with all the following.

- a. Within the entrance storey there is a living area (which may be a living room, dining room, or a combined kitchen and dining room).
- b. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.
- c. Glazing to the principal window of the principle living area starts a maximum 850mm above floor level or at the minimum height necessary to comply with requirements of Part K for guarding windows.

Bedrooms

To enable a wide range of people to access and use them, bedrooms should comply with all of the following.

Every bedroom can provide a clear access route a minimum 750mm wide to one side and the foot of the bed.

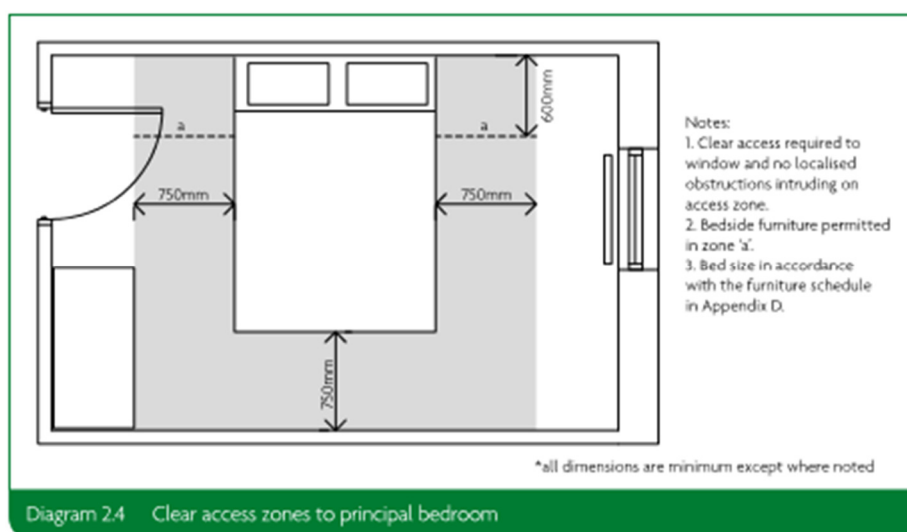
At least on double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

Every other double bedroom can provide a clear access a minimum 750mm wide to one side and the foot of the bed.

All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.

It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

NOTE: For the purposes of demonstrating compliance with these provisions, beds should be of the size set out in the furniture schedule in Appendix D).



Sanitary facilities

General provisions.

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/sq.m. Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.

NOTE: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose high point loads.

WC facilities on the entrance storey

To provide step free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all the following.

- a. Every dwelling has a room within the entrance storey that provide a WC and basin (which may be within a C/cloakroom or a bathroom).
- b. In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated access clear access zones) meets the provisions of Diagram 1.3 and the basin does not impede the access to the WC.
- c. In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides and installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.
- d. The door opens outwards.

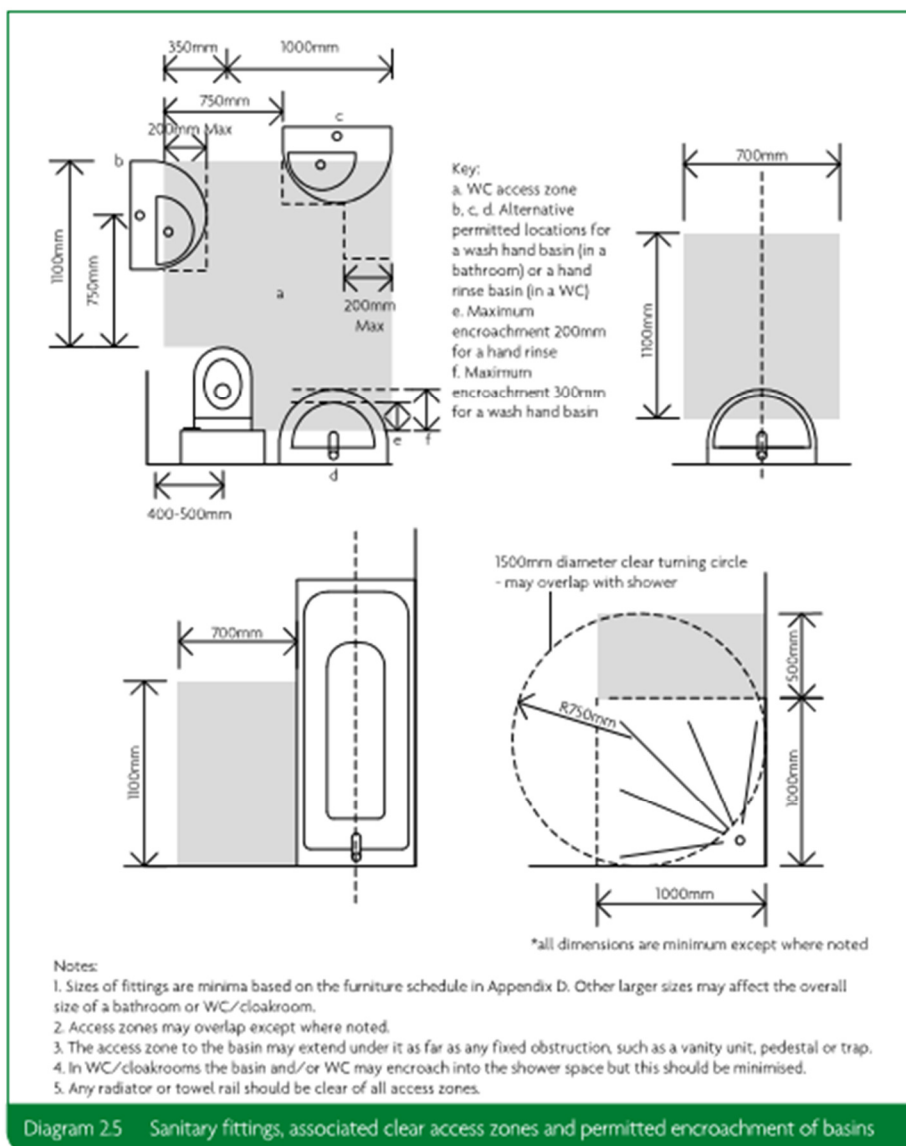


Diagram 25 Sanitary fittings, associated clear access zones and permitted encroachment of basins

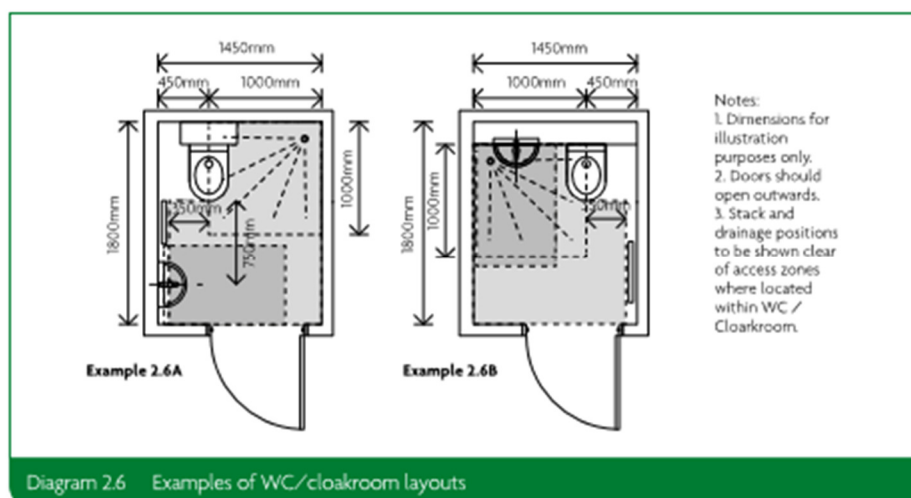


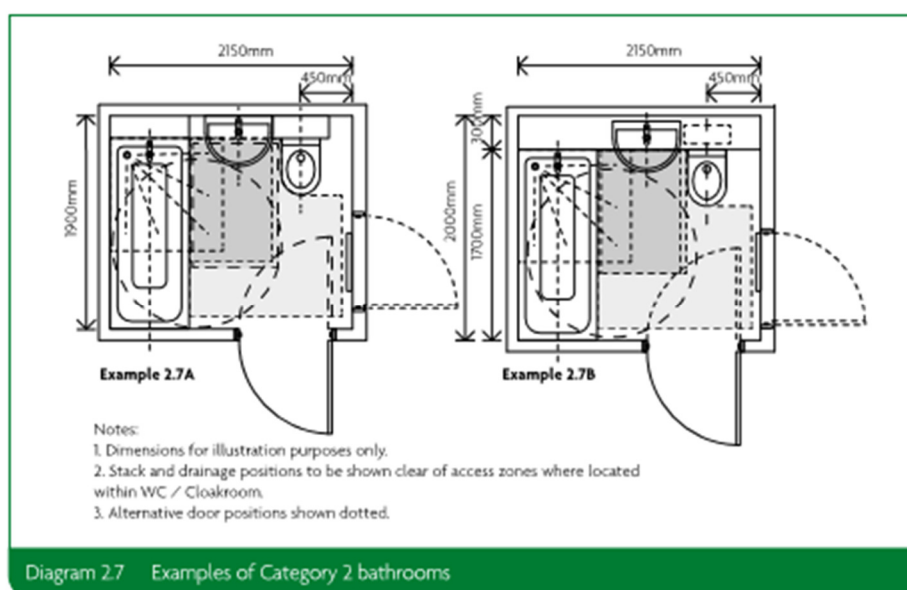
Diagram 2.6 Examples of WC/cloakroom layouts

Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.

Bathrooms

To provide convenient access to a suitable bathroom, the dwelling should comply with all the following.

- a. 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.
- b. The WC, basin and bath (together with associated clear access zones) meet the provisions of Diagram 2.5. Examples of the bathroom layouts are shown in Diagram 2.7.
- c. Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.



To assist people who have reduced reach, services and controls should comply with all of the following.

- a. Consumer units mounted so that the switches are between 1350mm and 1450mm above floor level.
- b. 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.
- c. The handle to at least one window in the principle living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening devise that is within this height range.
- d. 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.
- e. Either
 - Boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or

- Separate controllers and the thermostats 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/.

Optional requirement M4(3) Wheelchair user dwellings

Section 3: Approach to the dwelling

The provisions of Section 3A apply only where a planning condition requires compliance with the optional requirement M4(3).

The provisions of Section 3A apply to specific external and internal areas and elements that form part of the approach route to the dwelling and fall within the plot (or curtilage) of the individual dwelling, or the building containing the dwelling.

The provisions of Section 3A also apply to the approach route between the dwelling and the point, or points at which a wheelchair user, or other disabled occupant or visitor, would expect to get in and out of a car. This point, or points of access may be within or outside the plot of the dwelling or the building containing the dwelling. These provisions do not apply beyond the curtilage of the development.

For a house (or other dwelling that sits within its own plot) the approach route will often only involve a driveway, or a gate and path.

All provisions of Section 3A apply to wheelchair adaptable and wheelchair accessible dwellings.

Approach routes

General provisions

The approach route should be safe and convenient for everyone, be at the shallowest gradient that can be reasonably achieved and be step free, irrespective of the storey on which the dwelling is located. Approach routes dedicated storage for mobility scooters (where provided) should also be step free.

A step free approach route should be provided to all private entrances. Where a communal ramped approach is provided and has an overall rise of 300mm or more, an additional stepped access route should also be provided.

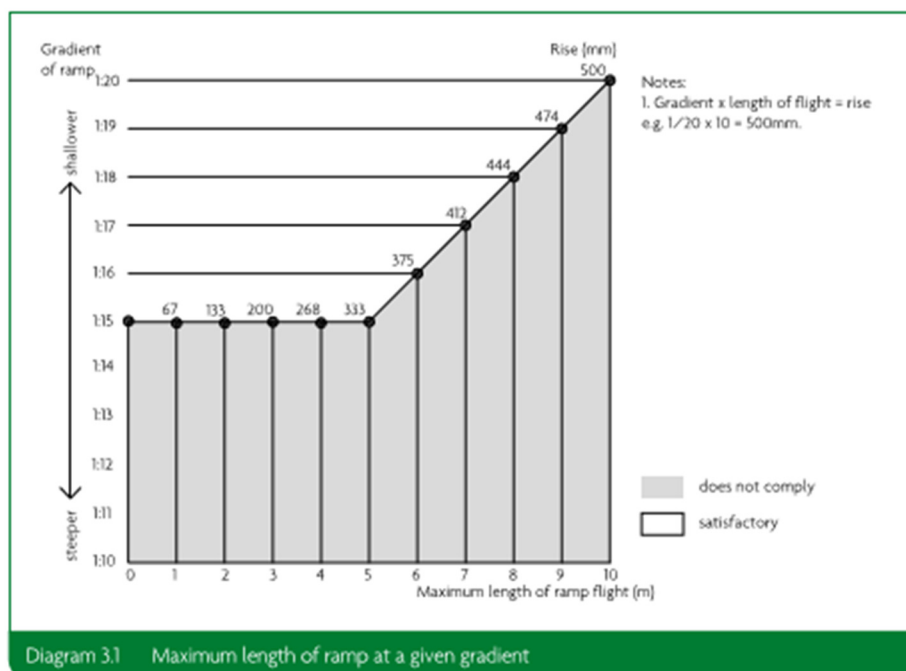
An accessible step free approach route that is specifically suitable for a wheelchair user should comply with all the following.

- a. The approach route is level, gently sloping or ramped.
- b. The approach route (whether private or communal) has a minimum clear width of 1200mm.
- c. Any localised obstruction does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length.
- d. A level space with a minimum width and depth of 1500mm for passing or turning is provided at each end of the approach route and at maximum intervals of 10m.
- e. External parts of the approach route have a suitable ground surface.
- f. External parts of the approach route are illuminated by fully diffused lighting activated automatically by dusk to dawn timer or by detecting motion.

- g. Every gate (or gateway) between the footway and the main communal or private entrance has all of the following.
- A minimum clear opening width of 850mm.
 - A minimum 300mm nib to the leading edge.
 - A minimum 200mm nib to the following edge.

External and internal ramps forming part of an approach.

- a. The gradient is between 1:20 and 1:15
- b. The length of each flight at a given gradient meets the provisions of Diagram 3.1.
- c. Flights (whether within a private approach route) have a minimum clear width of 1200mm.
- d. Every flight has a top and bottom landing.
- e. An intermediate landing is provided between individual flights and at any change of direction.
- f. Every landing is level and a minimum of 1200mm long, clear of any door (or gate) swing.



External steps forming part of an additional route.

To enable a wide range of people to use them safely, external steps should comply with all the following.

- a. Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the inside (narrow) end of the step).
- b. Steps have a suitable tread nosing.

- c. No individual flight has a rise between landings of more than 1800mm.
- d. Every flight has a minimum clear width of 900mm.
- e. Top and bottom and, where necessary, intermediate landings are provided, and every landing has a minimum length of 900mm.
- f. Every flight with three or more risers has a suitable greppable handrail to one side, (or to both sides where the flight is wider than 1000mm). This greppable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosing's.
- g. Singel steps are avoided.

Car parking

Where a parking space is provided for the dwelling, to enable a wheelchair user to get into and out of a car from both sides and access the boot space, the parking space should comply with all the following. Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.

- a. Where the parking space is within the private curtilage of a dwelling (including carport or garage) it is a standard parking bay with an additional minimum clear access zone of 1200mm to one side and the rear of the car.
- b. The parking space is level.
- c. The parking space has a minimum clear headroom of 2200mm.
- d. The parking space has a suitable ground surface.

Section 3B

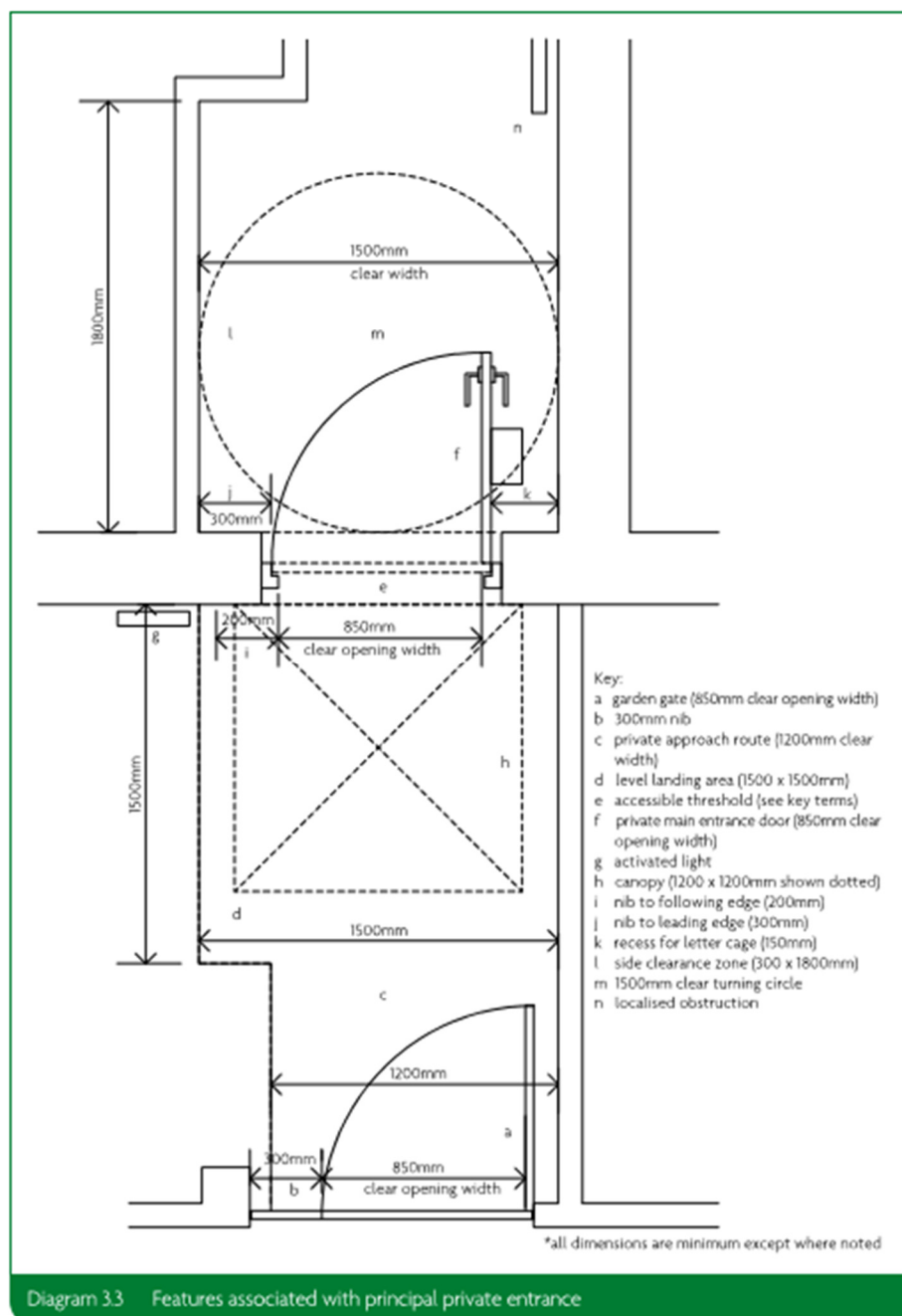
Private entrances

Principal private entrances and alternative entrance.

The principle private entrance, to the individual dwelling should comply with all the following.

- a. There is a level external landing with a minimum width and depth of 1500mm clear of any door swing.
- b. The landing is covered for a minimum width and depth of 1200mm.
- c. Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
- d. The door has a minimum 1500mm clear turning circle inside the entrance area, in the front 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 distance 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 door has a minimum clear opening of 850mm, when measured in accordance with diagram 3.2.
- g. Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width,. A minimum 200mm nib is provided to the following edge of the door and the extra width created by the nib is maintained for a minimum 1500mm beyond it.

- h.
- i. The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (usually the inside) is a maximum of 200mm.
- j. The threshold is an accessible threshold.
- k. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a least 1500mm between door swings.
- l. Door entry controls, where provided, are mounted 900-1000mm above finished ground level a minimum of 300mm away from any external return corner.
- m. A fused spur, suitable for the fitting of a powered door opener, is provided on the hinge side of the door.



Other external doors.

All other external doors – including doors 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 f. to k. above. And should have a minimum 300mm nib to the leading edge of the door with the extra width created by this nib extending for a minimum 1800mm beyond it.

Circulation areas, internal doorways, and storage

To facilitate wheelchair movement into and between rooms, internal halls and doors should comply with all of the following.

Circulation areas, internal doorways, and storage

To facilitate wheelchair movement into and between rooms, internal halls and doors should comply with all of the following (see Diagram 3.4)

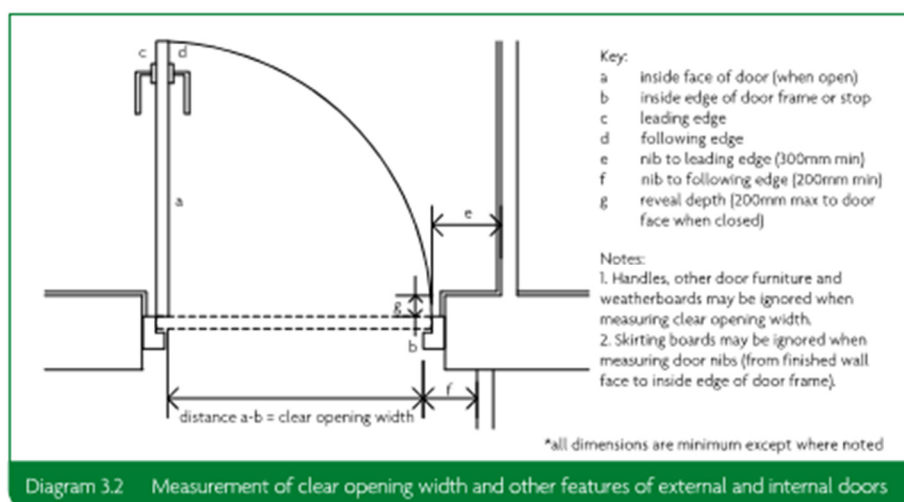
- The minimum clear width of every hallway, approach or landing is 1050mm.
- Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach is 1200mm.
- Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length, as shown in Diagram 3.4.
- Every door has a minimum clear opening width of 850mm, irrespective of the direction of entry, when measured in accordance with Diagram 3.2.
- Where an outward opening door is located close to a corner and another door is located on the return wall within 800mm of that corner, the leading edge of the outward opening door is a minimum of 800mm from the corner, as shown in Diagram 3.5, unless a 1500mm turning circle is provided immediately outside the door.
- A minimum 300mm nib is provided to the leading edge of every door.
- A minimum 200mm nib is provided to the following edge of every door.

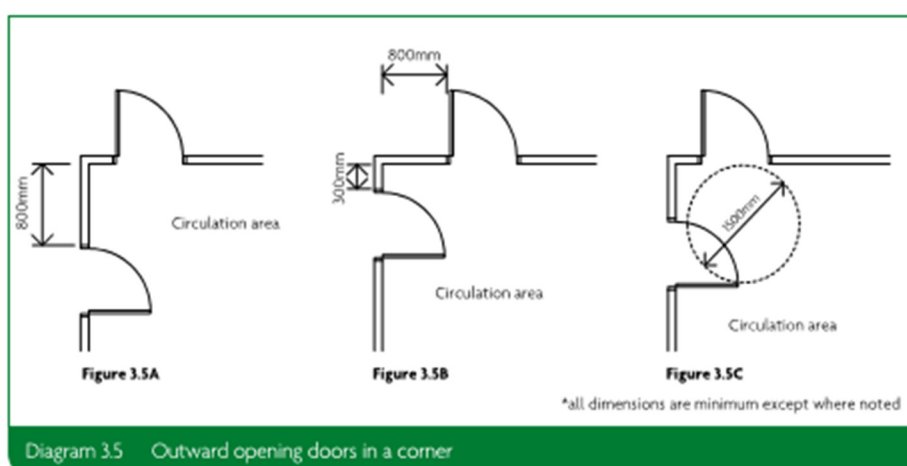
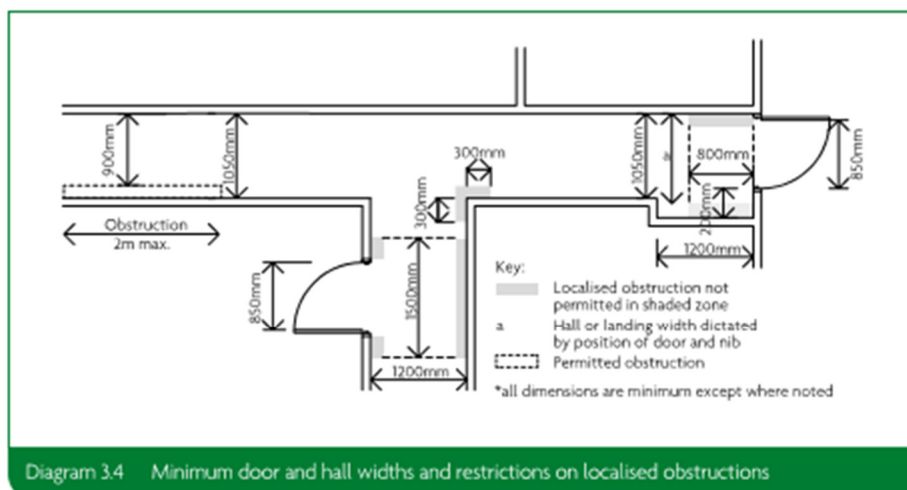
NOTE 1: The provisions above do not apply to:

Cupboards unless they are large enough to entered, or

En-suite bathrooms or showers that are additional to the provisions below.

NOTE 2: Double doors effectively provide nibs where each leaf is a minimum of 300mm wide.

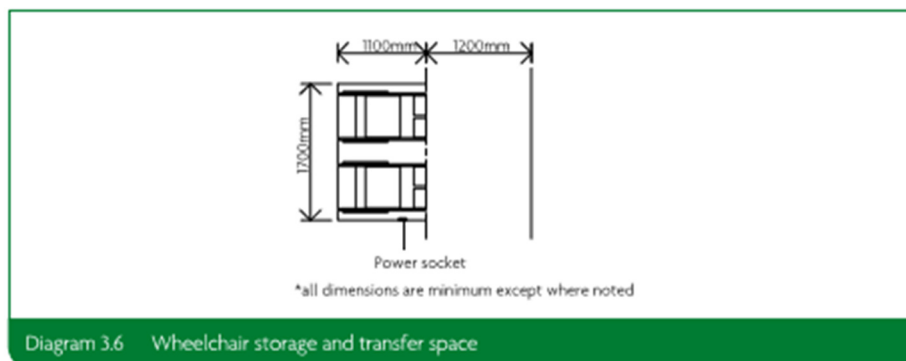




Wheelchair storage and transfer space

To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and indoor wheelchair, a dwelling should have storage and transfer space which complies with all the following.

- a. A minimum 1100mm deep by 1700mm wide space is available on the entrance storey, preferably close to the principal private entrance.
- b. Is accessible from a space that has a minimum clear width of 1200mm, as shown in Diagram 3.6.
- c. A power socket is provided within the space.
- d. In wheelchair adaptable dwellings the storage and transfer space may be used for another purpose such as general storage (doors fitted if required) provided that:
 - The provisions of the above can be met without alteration to structure or services, and
 - The space is additional to the minimum requirements for storage, living spaces and bedrooms set out below.



General storage space

To make adequate provision for the storage of household items, general built in storage space should comply with Table 3.1

Number of bedrooms	1	2	3	4	5	6
Minimum storage area (m ²)	1.5	2.0	2.5	3.0	3.5	4.0

NOTE: For the purposes of Table 3.1, include areas with reduced headroom as follows:

- headroom between 900mm and 1500mm: at 50% of its area
- lower than 900mm: do not count.

The full area under a stair that forms part of the storage provision should be counted as 1m².

Through-floor lifting device provision

3.27 To ensure that provision can be made for a wheelchair user to access to all parts of a dwelling on more than one floor level, the dwelling should comply with either the requirements of paragraph 3.28 for a wheelchair adaptable dwelling or 3.29 for a wheelchair accessible dwelling.

3.28 Where the dwelling is defined as wheelchair adaptable, it should be easy to install a lift. The space for the liftway can, however, be used for another purpose (such as storage or part of a habitable room) providing it is demonstrated that the dwelling complies with all of the following.

- Any floors, walls and doors that have been installed to allow the potential liftway to be used as storage or for other purposes could be easily removed without structural alteration.

- b. Future provision for the **liftway** is a minimum of 1100mm wide and 1650mm long internally linking circulation areas at every floor level of the **dwelling**.
 - c. Where walls forming the **liftway** enclosure are not initially installed, they can be easily reinstated without the need for structural works and would not compromise compliance with this or any other part of the Building Regulations.
 - d. Drawings demonstrate how all the provisions of paragraph 3.29 can be complied with if a suitable lifting device is fitted in the future.
 - e. The space for the future lift installation is not used to meet other requirements and in particular is not included in the minimum living, kitchen and eating area set out in paragraph 3.31.
- 3.29** Where the **dwelling** is defined as **wheelchair accessible**, a suitable through-floor lift or lifting platform should be installed and commissioned and the dwelling should comply with all of the following.
- a. There is a continuous **liftway** a minimum 1100mm wide and 1650mm long internally linking every floor level of the dwelling.
 - b. The **liftway** can be entered from the same one of its narrower ends at every floor level.
 - c. A minimum 1500mm **clear turning circle**, clear of the **liftway** door when open at 90 degrees, could be provided in front of the **liftway** door at every floor level, as shown in Diagram 3.7.
 - d. A power socket, suitable for powering the lifting device, is provided close to the **liftway**.
 - e. The shaft is positioned to allow the lift to run between the circulation areas in every storey of the **dwelling** (irrespective of the number of storeys).
 - f. Lifting devices should be positioned with the end opposite to the entry point located against a wall at every floor level.
 - g. Doors are power operated.

NOTE: In a two storey **dwelling** the requirement can typically be met by a home lift to **BS 5900** or lifting platforms to **BS EN 81-41**. A lifting platform may require a larger **liftway** than stated in paragraph 3.29 and may also require a three-phase power supply.

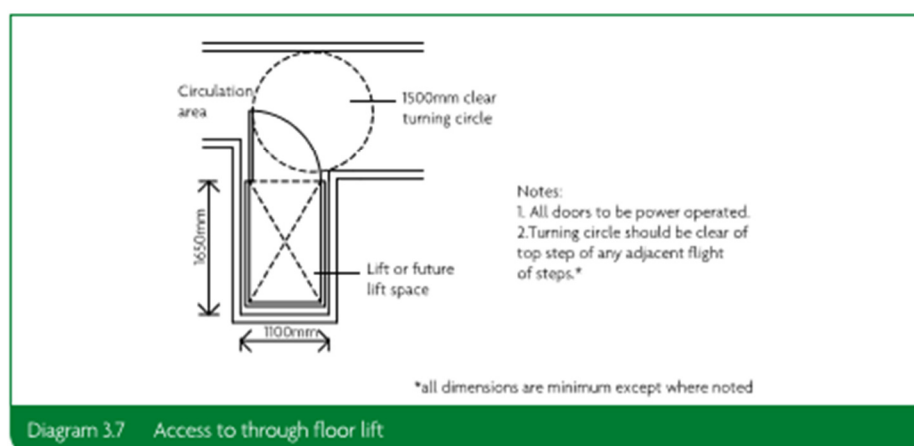


Diagram 3.7 Access to through floor lift

Private stairs and changes of level within the dwelling

- 3.30 An ambulant disabled person should be able to move within, and between, storeys. It should also be possible to fit a stair-lift to the stairs from the **entrance storey** to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 3.41). The **dwelling** should comply with all of the following.
- Access to all rooms and facilities within the **entrance storey** is **step-free**.
 - There are no changes of level within any other storey.
 - 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 when measured at 450mm above the **pitch line** of the treads (ignoring any newel post).
 - A power socket suitable for powering a stair-lift is provided close to the foot or head of any stair to which a stair lift may be fitted.
 - All stairs meet the provisions of Part K for **private stairs**.

Habitable rooms

Living areas

- 3.31 To provide usable living spaces that have a convenient, **step-free** relationship between the living space, WC and **principal private entrance**, living areas should comply with all of the following.
- The principal living area is within the **entrance storey**.
 - The minimum combined internal floor area of living, dining and kitchen space meets the provisions of Table 3.2.
 - Glazing to the principal window of this living area starts a maximum of 850mm above floor level or at the minimum height reasonable in achieving compliance with the provisions of Part K for guarding to windows.

Table 3.2 Minimum combined floor area for living, dining, and kitchen space

Number of bedspaces	2	3	4	5	6	7	8
Minimum floor area m ²	25	27	29	31	33	35	37

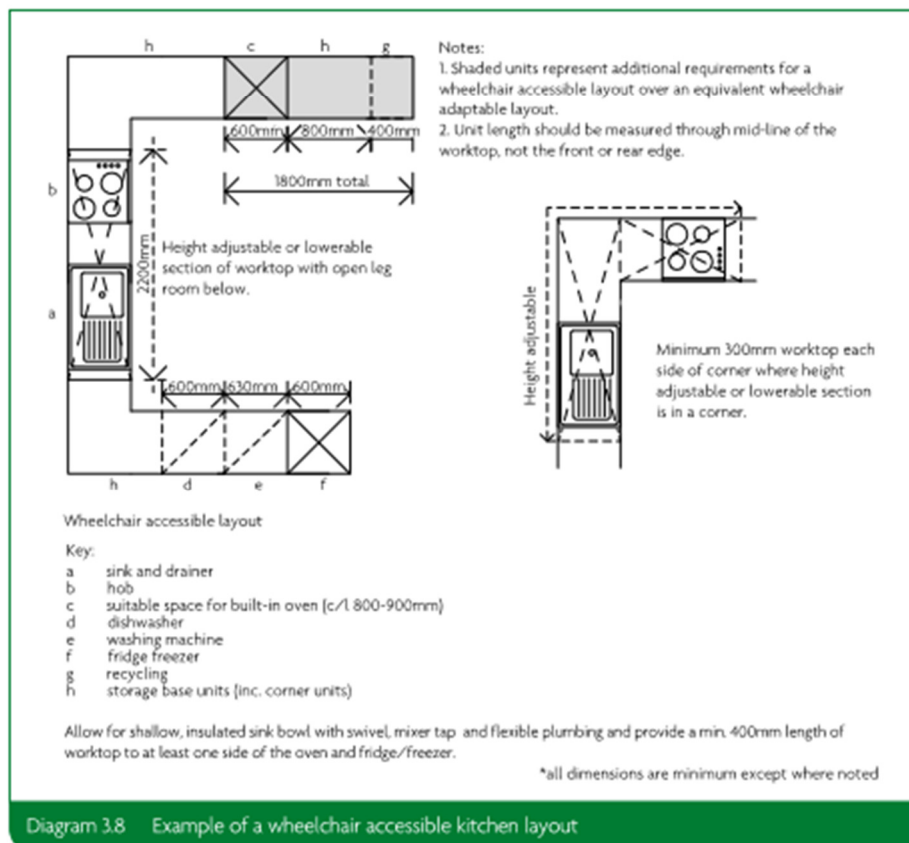
Kitchen and eating areas

- 3.32 The relationship between the kitchen, dining and living areas should be convenient and **step-free**. Kitchen and eating areas should comply with all of the following.
- The kitchen and principal eating area are within the same room, or connected to each other, and located within the **entrance storey**.
 - There is a minimum **clear access zone** 1500mm wide in front of, and between, all kitchen units and appliances.
- 3.33 Where the **dwelling** is defined as **wheelchair adaptable**, in addition to the provisions of paragraph 3.32, the kitchen should comply with all of the following.
- The overall length of kitchen worktop meets at least the provisions of Table 3.3.

- b. Drawings demonstrate how the kitchen could be easily adapted to meet the provisions of paragraph 3.34 and Table 3.4 at a future date without compromising the space in any other part of the dwelling and without the need to move structural walls, stacks or concealed drainage.

Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	4330	4730	5630	6730



- 3.34** Where the dwelling is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.32, the kitchen should comply with all of the following (see in Diagram 3.8).
- The overall length of kitchen worktop meets the provisions of Table 3.4.
 - The worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following.
 - The section of worktop is a minimum 2200mm long.
 - The section of worktop is either a height adjustable worktop, or is a fixed section capable of being refixed at alternate heights.
 - There are no fixed white goods (appliances) placed beneath this section of worktop.
 - This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level).
 - The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs.
 - Taps should be lever operated and capable of easy operation.
 - A suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed.
 - A pull out shelf is provided beneath the oven enclosure.
 - There is a minimum of 400mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run).
 - Water supply to sinks includes isolation valves and flexible tails.
 - Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

Table 3.4 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	6130	6530	7430	8530

Bedrooms

- 3.35** One bedroom should be close to an accessible bathroom suitable for a wheelchair user. All other bedrooms should be accessible to a wheelchair user. Bedrooms should comply with all of the following.
- Every bedroom can provide a minimum **clear access route**, 750mm wide, from the doorway to the window.
 - 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).
 - The ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.

- d. A principal double bedroom is located on the entrance storey, or the storey above (or below) the entrance storey, has a minimum floor area of 13.5m² and is a minimum of 3m wide clear of obstructions (e.g. radiators).
- e. The principal 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, and a minimum 1200mm by 1200mm manoeuvring space on both sides of the bed (see Diagram 3.9).
- f. Every other double (or twin) bedroom has a minimum floor area of 12.5m² and is a minimum of 3m wide.
- g. Every other double bedroom can provide a 1000mm wide clear access zone to one side and the foot of the bed, and in front of all furniture.
- h. All single and twin bedrooms provide a minimum 1000mm clear access zone to one side of each bed and in front of all furniture.
- i. Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide.

NOTE 1: When demonstrating compliance with these provisions, bed sizes and furniture should comply with the requirements of the furniture schedule in Appendix D.

NOTE 2: The loading for strengthened ceilings is considered suitable for many types of adaptations but additional localised strengthening may be required to support high point loads at the time that adaptations are fitted.

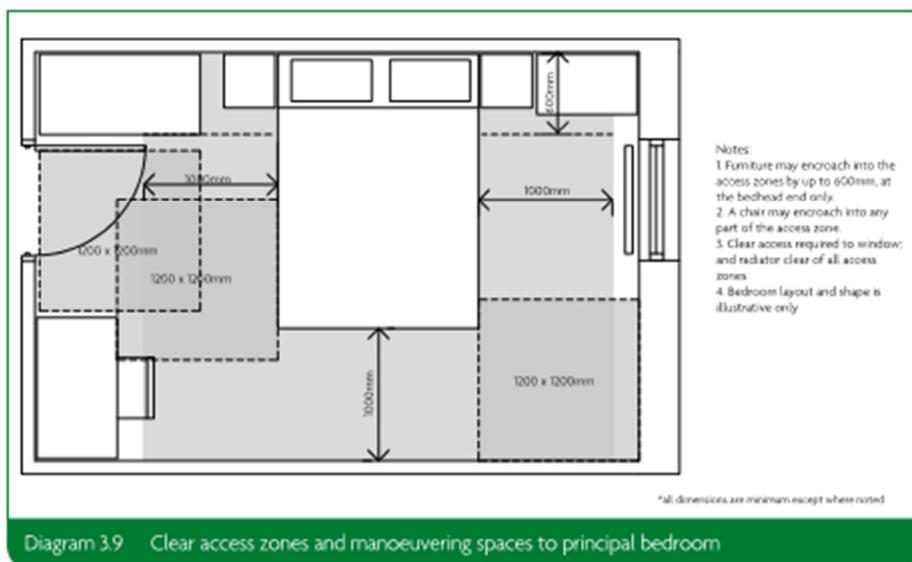


Diagram 3.9 Clear access zones and manoeuvring spaces to principal bedroom

Sanitary facilities

General provisions

- 3.36** Dwellings should provide suitable WC and washing facilities. Reasonable provision will vary depending on whether dwellings are **wheelchair adaptable** or **wheelchair accessible**. To provide suitable and convenient sanitary facilities, a **dwelling** should comply with all of the following.
- WC facilities are provided which comply with the relevant requirements of paragraphs 3.37 to 3.40, and bathroom facilities are provided which comply with the relevant requirements of paragraphs 3.41 to 3.43.
 - Any **dwelling** with four or more **bedspaces** provides access to a minimum of two WCs in separate bathrooms or WC/cloakrooms (see Table 3.5).
 - Every room that contains an **installed level access shower** is constructed as a **wet room**.
 - All walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m².
 - The ceiling structure to bathrooms and WC/cloakrooms required by paragraphs 3.36 to 3.40 is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.
 - Where sanitary facilities are **wheelchair accessible**, WC flush controls are positioned on the front of the cistern on the transfer side and can be easily gripped, e.g. a lever flush handle.
 - Where sanitary facilities are **wheelchair accessible**, WC pans should be a minimum of 400mm high.
 - Where sanitary facilities are **wheelchair accessible**, basins and sinks should be wall hung (typically with their rim 770-850mm above finished floor level) and the clear zone beneath basins, services and pedestals is maximised to enable wheelchair users to approach. Ideally this clear zone should be in the range 400-600mm from finished floor level.
 - Stacks or soil and vent pipes should only be positioned adjacent to WC where there is no practical alternative and should always be on the wall side of the WC.

NOTE 1: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose high point loads.

NOTE 2: The provisions of paragraph 3.36 do not apply to sanitary facilities that are additional to the provisions of paragraphs 3.36 to 3.40.

NOTE 3: For the purposes of establishing number of **bedspaces** relevant to these requirements, a bedroom at or above 8.5m² and below 12.5m² in size is counted as one **bedspaces**, and equal to or greater than 12.5m² as two **bedspaces**.

Table 3.5 Summary of minimum requirements for sanitary provision in typical dwelling types (dwellings should also comply with relevant detailed requirements set out in paragraphs 3.36-3.43)

Single storey dwelling (typically a flat or bungalow)	
Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower
4 bedspaces	Bathroom with level access shower and separate WC/cloakroom
5 bedspaces or more	Bathroom with level access shower and separate WC/cloakroom (or second bathroom). Wheelchair accessible dwellings must also provide both a level access shower and a bath
Two or three storey dwelling (typically a house or maisonette)	
Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom (where bathroom not on the entrance storey)
4 bedspaces	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom
5 bedspaces or more	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom. Wheelchair accessible dwellings must also provide both a level access shower and a bath

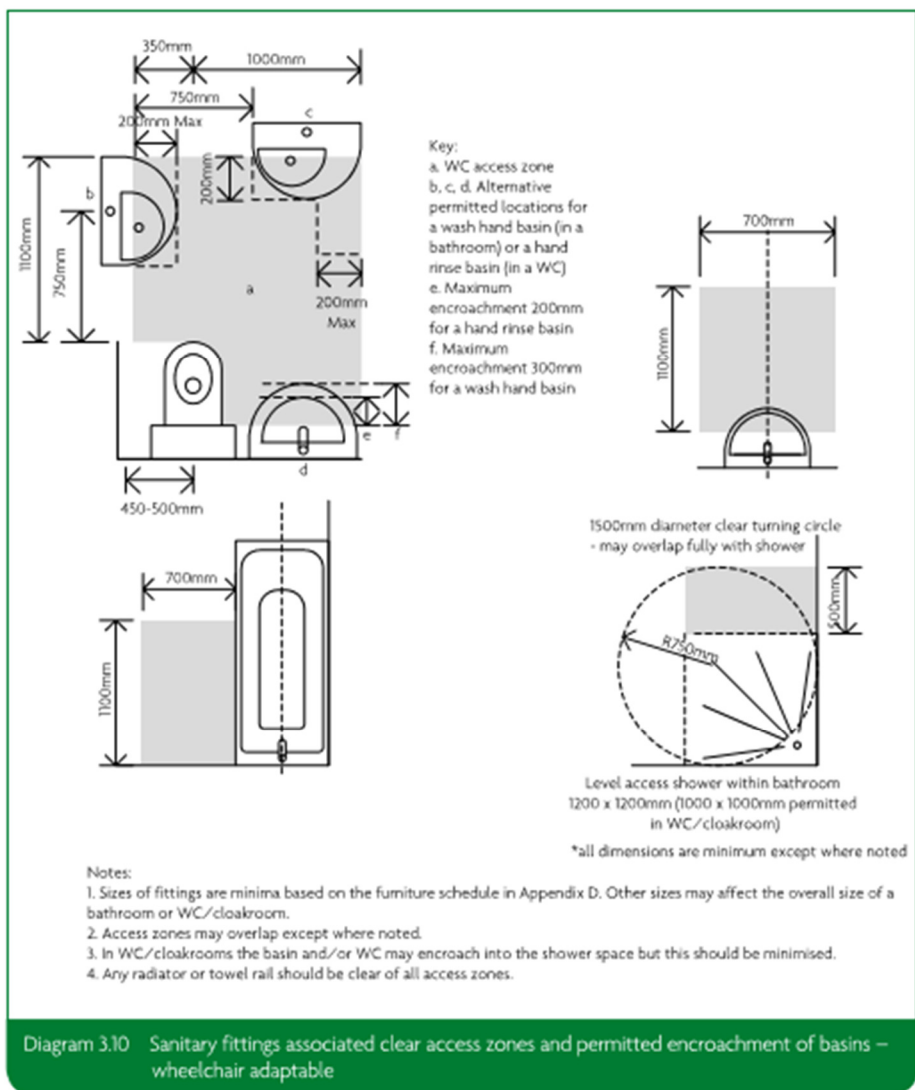
WC facilities on the entrance storey

3.37 To make suitable and convenient provision for a wheelchair user to use a WC, the dwelling should comply with all of the following.

- Every dwelling has, on the entrance storey, a wet room (which may be a WC/cloakroom or a bathroom) that contains a WC, a basin and an installed level access shower and complies with the requirements of either paragraph 3.38 or 3.39.
- Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC facility need only comply with the requirements of paragraph 3.40.
- The door to the WC facility opens outwards.

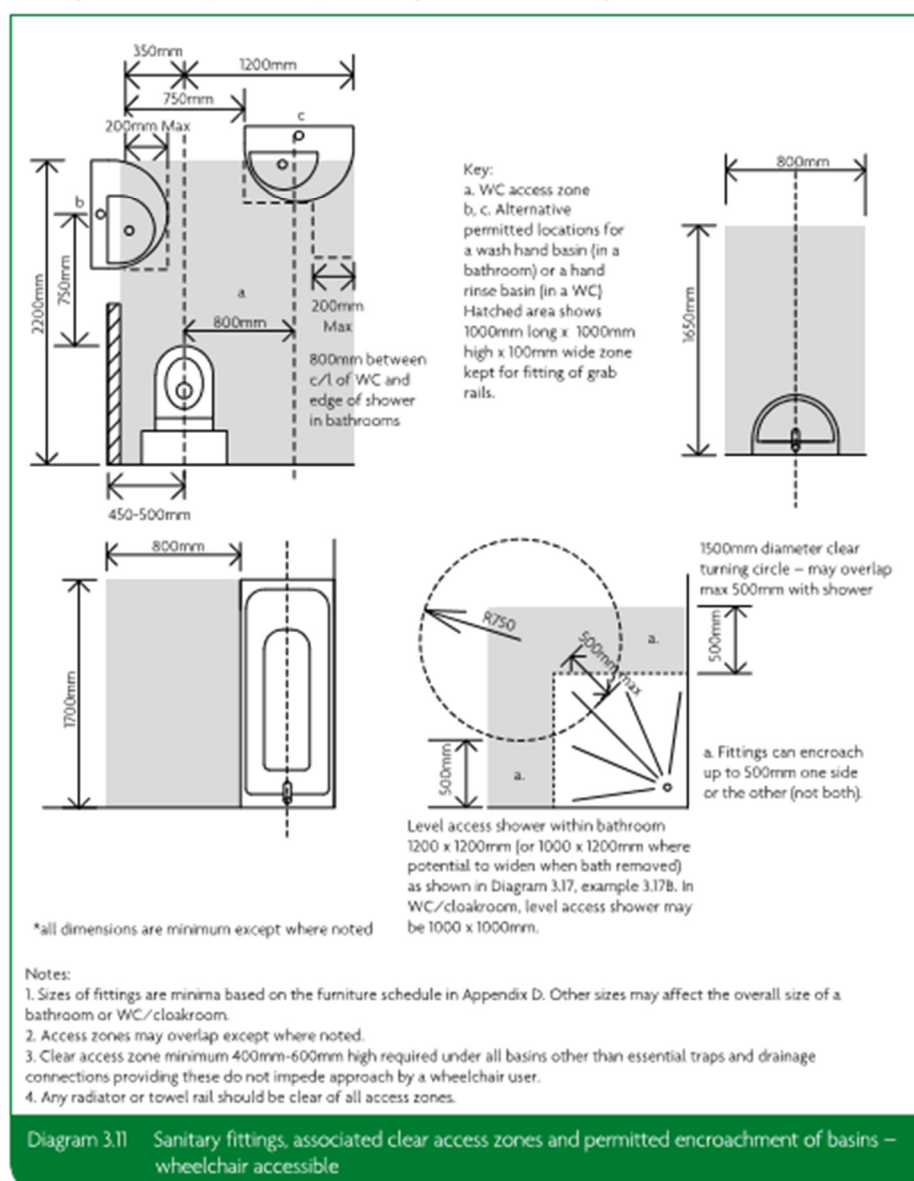
3.38 Where the dwelling is defined as wheelchair adaptable, WC facilities should also comply with all of the following.

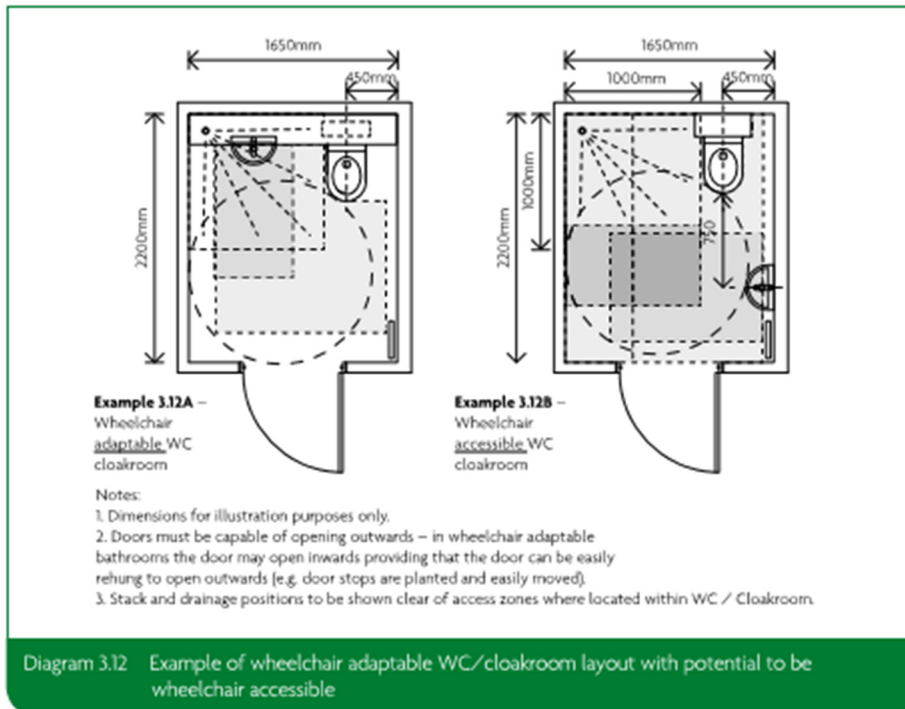
- The WC, basin and shower (and their associated clear access zones) meet the provisions in Diagram 3.10. An example of a compliant design is shown in Diagram 3.12.
- It is demonstrated how the WC/cloakroom could be easily adapted in future to meet the provisions of paragraph 3.39.



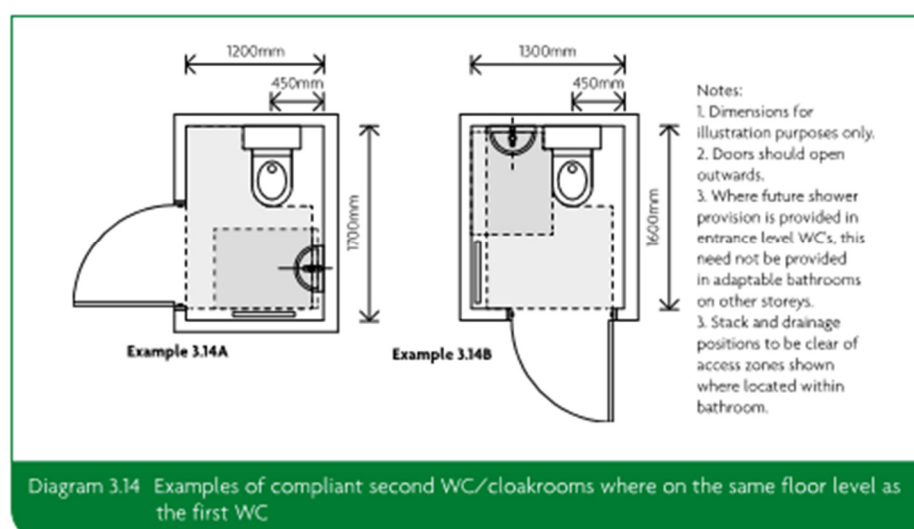
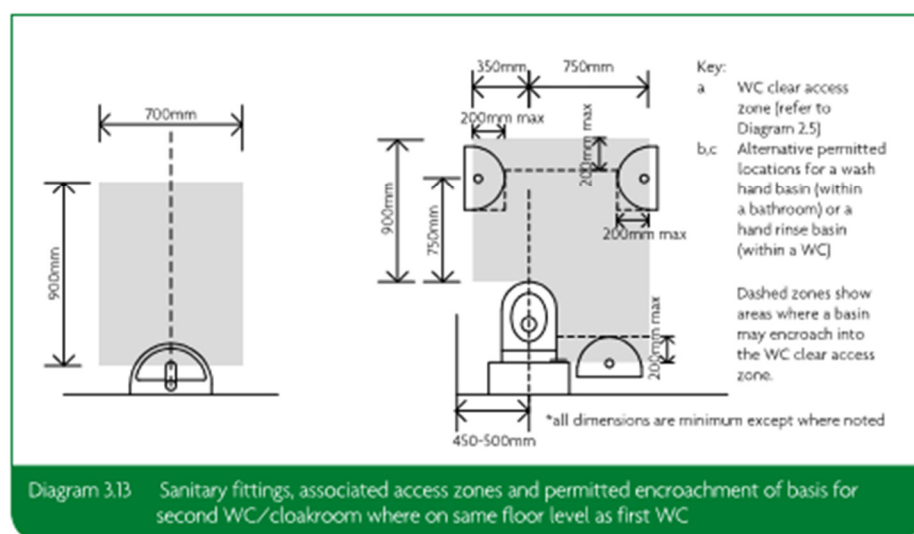
3.39 Where the dwelling is defined as wheelchair accessible, WC facilities should also comply with all of the following.

- a. The WC, basin and shower (and their associated clear access zones) meet the provisions in Diagram 3.11. Examples of compliant designs are shown in Diagram 3.12.





3.40 Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC and basin in the WC/cloakroom (and their associated clear access zones) should as a minimum comply with the provisions shown in Diagram 3.13. Examples of compliant designs are shown in Diagram 3.14.



Bathroom facilities

3.41 To make suitable and convenient provision for a wheelchair user to bathe or use a wheelchair accessible shower, with assistance where necessary, the dwelling should comply with all of the following.

- a. Dwellings with up to four bedspaces should have as a minimum a bathroom that contains a WC, a basin and an installed level access shower with the potential for a bath to be installed above it (unless a bath is provided in addition to the installed level access shower within this bathroom or elsewhere on the same storey).
- b. The bathroom containing the installed level access shower should be located on the same storey as the principal double bedroom described in paragraph 3.35.

NOTE 1: In dwellings with five bedspaces or more, where the provisions of paragraphs 3.42 or 3.43 are satisfied by providing both a bathroom and a shower room, either room (but not both) may be an en-suite bathroom.

NOTE 2: Where there is a fully accessible shower room on the same storey as the principal bedroom, a separate room providing the bath need only comply with the requirements set out in paragraph 2.29 for a Category 2 bathroom.

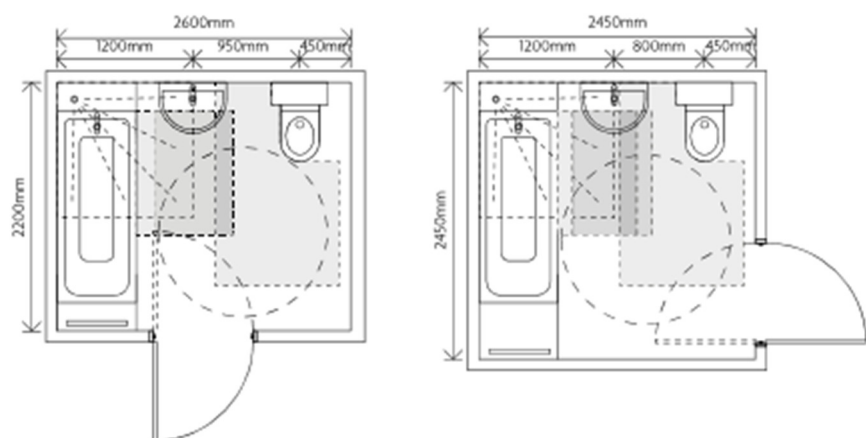
NOTE 3: In dwellings with up to four bedspaces it would be reasonable for a bath to be fitted above the installed level access shower at the point that the works are completed.

3.42 Where the dwelling is defined as wheelchair adaptable, it is assumed that most commonly a bath will be installed over a useable level access shower, though this is not a requirement. Wheelchair adaptable bathrooms should also comply with all of the following.

- a. The WC, basin, bath and shower (and their associated clear access zones) meet at least the provisions shown in Diagram 3.10. Examples of compliant designs are shown in Diagram 3.15.
- b. Drawings illustrate how the bathroom could be easily adapted in future to meet the provisions for a wheelchair accessible bathroom set out in paragraph 3.43 (but need only show either a bath or level access shower, not both).

3.43 Where the dwelling is defined as wheelchair accessible, the bathroom should also comply with all of the following.

- a. The WC, basin, bath (where provided) and shower (and their associated clear access zones), meet the provisions in Diagram 3.11. Examples of compliant designs are shown in Diagram 3.16.
- b. In dwellings with up to four bedspaces, an installed level access shower is provided as the default but a bath can be accommodated as an alternative if required.
- c. In dwellings with five bedspaces or more, both a useable bath and an installed level access shower are provided (either in one bathroom or in more than one bathroom on the same storey as the principal bedroom). Examples of bathrooms with shower and bath are provided in Diagram 3.17.
- d. The level access shower is positioned in a corner to enable a shower seat to be fitted on one wall, with shower controls fitted on the adjacent wall.
- e. The bathroom (or bathrooms) provides a minimum 1500mm clear turning circle.



Example 3.15A – wheelchair adaptable bathroom (based on wheelchair accessible layout 3.16A)

Example 3.15B – wheelchair adaptable bathroom (based on wheelchair accessible layout 3.16B)

Notes:

1. Dimensions for illustration purposes only.
2. Doors must be capable of opening outwards – in wheelchair adaptable bathrooms the door may open inwards providing that the door can be easily rehung to open outwards (e.g. door stops are planted and easily moved).
3. Stack and drainage positions to be shown clear of access zones where located within bathroom.

Diagram 3.15 Examples of wheelchair adaptable bathroom layouts with potential to be wheelchair accessible

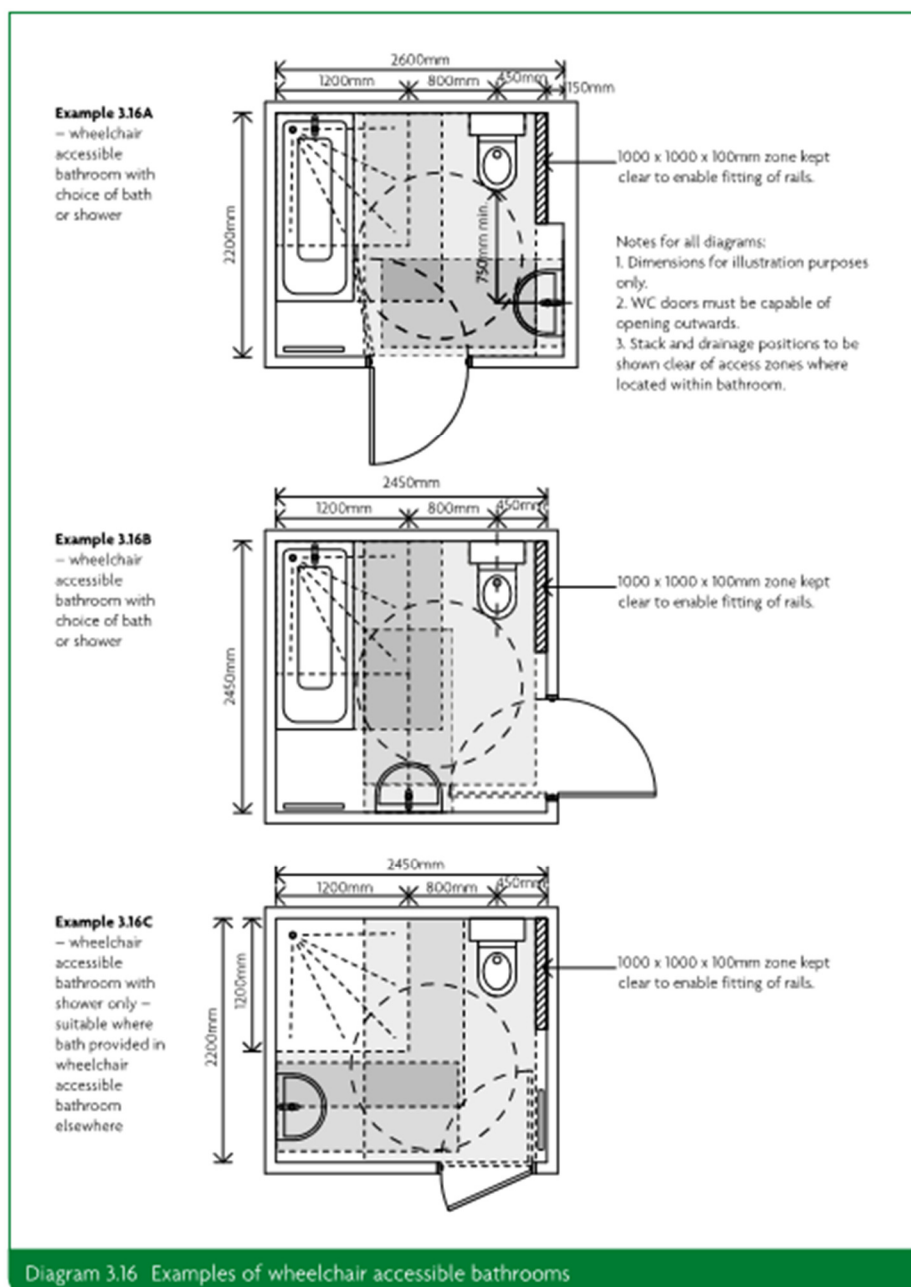
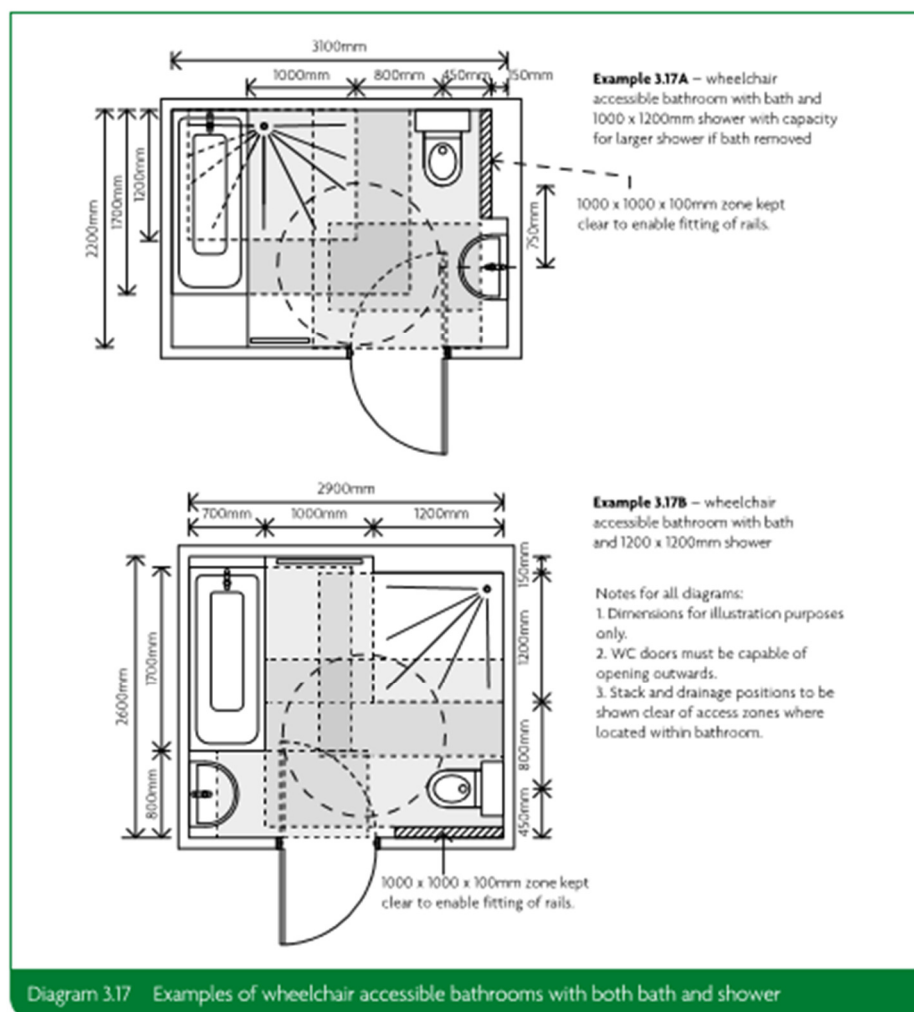


Diagram 3.16 Examples of wheelchair accessible bathrooms



Services and controls

3.44 To assist wheelchair users who have reduced reach, services and controls should comply with all of the following.

- Consumer units should be mounted so that the switches are between 1350mm and 1450mm above floor level.
- Switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line 700-1000mm above floor level and a minimum of 700mm (measured horizontally) from an inside corner, and are not positioned behind appliances.

- c. Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range.
- d. The handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range.
- e. Handles to all other windows are 450-1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.
- f. Door handles, locks, latches and catches are both:
 - easy to grip and use, and
 - fitted 850-1000mm above floor level.
- g. Light switches are on individual plates unless wide rocker or full plate fittings are provided.
- h. Switches to double socket outlets are located at the outer ends of the plate (rather than in the centre).
- i. A door entry phone with remote door release facility is provided in the main living space and the principal bedroom.
- j. Suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, grouped adjacent to the head of the bed), for example, by providing blank sockets, conduit and draw wires.
- k. A main electrical power socket and a telephone point are provided together in the main living space.
- l. Taps and bathroom controls are suitable for a person with limited grip to operate and for single handed operation.
- m. Boiler timer controls and thermostats are either mounted 900-1200mm above finished floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.
- n. In wheelchair accessible dwellings, radiator controls are mounted 450-1000mm above floor level.

Private outdoor space

- 3.45** To enable a wheelchair user to use every private outdoor space that is provided, whether a private garden, balcony or roof terrace, outdoor space should comply with all of the following.
- a. Every outdoor space both:
 - has a minimum clear width of 1500mm, and
 - provides a minimum 1500mm level clear turning circle, free of any door swing.
 - b. There is a level or gently sloping path with a minimum clear width of 1050mm to every private refuse, recycling, cycle or other external store.
 - c. Every path terminates in a clear turning circle a minimum of 1500mm in diameter.
 - d. Every gate (or gateway) has a minimum clear opening width of 850mm, a minimum 300mm nib to the leading edge and a minimum 200mm nib to the following edge.
 - e. The door to every private external store that is integral with, or connected to, the dwelling has a minimum clear opening width of 850mm.
 - f. All paved areas have a suitable ground surface.

Appendix A: Key terms

The following are key terms used in this document:

Note: Terms shown with * are defined in legislation, either in the Building Act 1984 or the Building Regulations 2010, where the definition may be fuller than the definition given here.

Accessible threshold

A threshold that is level or, if raised, has a total height of not more than 15mm, a minimum number of upstands and slopes and with any upstands higher than 5mm chamfered. Other acceptable solutions are described in *Accessible thresholds in new housing – Guidance for house builders and developers*, The Stationery Office Ltd. ISBN 0 11 702333 3, 1999.

Approach route

Internal or external path or corridor usually leading to the principal private entrance of a dwelling from a defined starting point (typically the pavement immediately outside of the curtilage or plot boundary).

Bedspace

A suitable sleeping area for one person. (A single bedroom provides one bedspace and a double or twin bedroom provides two bedspaces where these rooms also meet any other requirements for the relevant category of dwelling).

Clear access route

Clear, unobstructed 'pathway' to access a window or other feature. Localised obstructions are not permitted unless specifically stated.

Clear access zone

Clear, unobstructed space for access or manoeuvring. Localised obstructions are not permitted unless specifically stated.

Clear opening width

Clear distance measured between the inside face of the doorframe (or door stop) and the face of the door when open at 90 degrees. Door furniture and ironmongery may be disregarded when measuring the clear opening width.

Clear turning circle

Clear floor space, represented by a circle, or an ellipse, that allows a wheelchair user to turn independently in a single movement. A door swing is permitted within a clear turning space unless stated otherwise.

Clear width

Clear distance measured between walls or other fixed obstructions (except permitted localised obstructions) or across a path. Skirtings totalling up to 50mm total thickness and shallow projecting ducts or casings above 1800mm may be discounted when measuring clear width.

Communal or common (area, facilities or entrances)

Shared area accessed by, or intended for the use of, more than one dwelling.

Dwelling*

A house or flat. Student accommodation is treated as hotel/motel accommodation.

Entrance storey

The floor level (of the dwelling) on which the principal private entrance is located.

Flat*

Separate and self-contained premises constructed or adapted for residential purposes and forming part of a building from which it is divided horizontally.

Following edge (of door)

The surface of a door which follows into (or faces away from) the room or space into which the door is being opened – sometimes referred to as 'the push side'.

Gently sloping

Gradient between 1:60 and 1:20

Habitable room

A room used, or intended to be used, for dwelling purposes, including a kitchen but not a bathroom or utility room.

Installed level access shower

Step-free area with no lips or upstands, suitable for showering, with a floor laid to shallow falls towards a floor gully connected to the drainage system.

Leading edge (of door)

The surface of a door which leads into (or faces) the room or space into which the door is being opened – sometimes referred to as 'the pull side'.

Level

Gradient not exceeding 1:60

Liftway

Vertical route linking all floors of a dwelling accommodating (or capable of accommodating) a lift or lifting platform.

Localised obstruction

Short, fixed element, such as a bollard lighting column or radiator, not more than 150mm deep that may intrude into a path, route, or corridor, that does not unduly restrict the passage of a wheelchair user.

Manoeuvring space

Clear floor space, represented by a rectangle which allows a wheelchair user to turn independently in a series of manoeuvres. A door swing is permitted within a clear manoeuvring space unless stated otherwise

Pitch Line

A line that connects the nosing of the treads of a stair.

Plot gradient

The gradient measured between the entrance storey finished floor level of the dwelling and the point of access.

Point of access

The point at which a person visiting a dwelling would normally get out of a car before approaching the dwelling. The point of access may be within or outside the plot.

Potential level access shower

Space capable of providing a level access shower without the need to move walls, remove screed or other solid flooring. It should include a capped-off floor gully, set at an appropriate level and connected to the drainage system. (Usually provided within a wet room).

Principal communal entrance

The communal entrance (to the core of the building containing the dwelling) which a visitor not familiar with the building would normally expect to approach (usually the common entrance to the core of a block of flats).

Principal private entrance

The entrance to the individual dwelling that a visitor not familiar with the dwelling would normally approach (usually the 'front door' to a house or ground floor flat).

Principal storey

The floor level (of the dwelling) on which the main living space is located, where this is not the entrance storey.

Private (area, facilities or entrances)

Area belonging to an individual dwelling.

Ramped

Gradient between 1:20 and 1:12

Standard parking bay

A parking bay 2.4m wide x 4.8m long

Steeply sloping plot

A plot where the gradient exceeds 1:15.

Step-free

Route without steps but that may include a ramp or a lift suitable for a wheelchair user.

Suitable ground surface

External ground surface that is firm, even, smooth enough to be wheeled over, is not covered with loose laid materials such as gravel and shingle, and has a maximum crossfall of 1:40.

Suitable tread nosings

Nosings that conform with one of the options shown in Diagram 1.2 of Approved Document K.

Wheelchair accessible

Category 3 dwelling constructed to be suitable for immediate occupation by a wheelchair user where the planning authority specifies that optional requirement M4(3)(2)(b) applies.

Wheelchair adaptable

Category 3 dwelling constructed with the potential to be adapted for occupation by a wheelchair user where optional requirement M4(3)(2)(a) applies.

Wet room

WC or bathroom compartment with tanking and drainage laid to fall to a connected gulley capable of draining the floor area when used as a shower.

Appendix B: Standards referred to

BS EN 81-70

Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Accessibility to lifts for persons including persons with disability [2003]

BS 5900

Powered home-lifts with partially enclosed carriers and no liftway enclosures. Specification [2012]

Appendix C: Other documents referred to

Legislation

Building Regulations 2010 (SI 2010/2214)(as amended)

Equality Act 2010 (2010 c.15)

Equality Act 2010 (Disability) Regulations (SI 2010/2128)

The Workplace (Health, Safety and Welfare) Regulations (SI 1992/3004)(as amended).

Other documents

Accessible thresholds in new housing – Guidance for house builders and developers, The Stationery Office Ltd. ISBN 0 11 702333 3. 1999.

Appendix D: Furniture schedule

Space	Furniture to be shown	Furniture size (mm)	Number bedspaces / number furniture items required							
			2	3	4	5	6	7	8	
Living space	Arm chair (or number sofa seats in addition to minimum sofa provision)	850x850	2	3	1	2	3	4	1	
	2 seat settee (optional)	850x1300								
	3 seat settee	850x1850			1	1	1	1		
	TV	220x650	1	1	1	1	1	1	1	
	coffee table	500x1050 or 750 diameter								
	occasional table	450x450								
	storage units	500 x length shown (1 only required)	1000	1000	1500	2000	2000	2000		
Dining space	dining chair		2	3	4	5	6	7	*	
	dining table	800 x length shown (1 only required)	800	1000	1200	1350	1500	1650		
Bedrooms										
Double Bedroom	Principal bedroom double bed; or	2000x1500	1	1	1	1	1	1	1	
	Other double bedroom double bed; or	1900x1350	1	1	1	1	1	1	1	
	single bed (2 number in twin)	1900x900	2	2	2	2	2	2	2	
	bedside table	400x400	2	2	2	2	2	2	2	
	desk and chair	500x1050	1	1	1	1	1	1	1	
	chest of drawers	450x750	1	1	1	1	1	1	1	
	double Wardrobe	600x1200	1	1	1	1	1	1	1	
Twin bedroom	single bed (2 number in twin)	1900x900			2	2	2	2	2	
	bedside table	400x400			2	2	2	2	2	
	chest of drawers	450x750			1	1	1	1	1	
	table and chair	500x1050			1	1	1	1	1	
	double wardrobe	600x1200			1	1	1	1	1	
Single Bedroom	single bed	1900x900		1	1	1	1	1	1	
	bedside table	400x400		1	1	1	1	1	1	
	chest of drawers	450x750		1	1	1	1	1	1	
	table and chair	500x1050		1	1	1	1	1	1	
	double wardrobe	600x1200		1	1	1	1	1	1	
Bathrooms	WC + cistern	500x700								
	Bath	700x1700								
	Wash hand basin	600x450								
	Hand rinse basin	350x200								
Manoeuvring zone										
Bedrooms	Manoeuvring square as per requirements	1200x1200								
Living rooms	Turning circle; or	1500x1500								
	Turning ellipse	1400x1700								