

Durham County Council

Accessible and Adaptable Homes Statement

Introduction

This form is to be completed for applications for 5 or more dwellings and is used to assess a scheme's compliance with Policy 15 Addressing Housing Need of the County Durham Plan.


For proposals of 5 or more dwellings Questions 1 to 6 and the declaration are compulsory and must be completed to enable the application to be validated.

The use of the M4(2) checklist is recommended to assist applicants in screening their plans, and in understanding the policy requirements, but is not compulsory.

Details of Proposed Development	
1. Total number of new dwellings	71
2. Number of new dwellings that will meet the optional building regulations Accessible and adaptable M4(2) <i>Note: In order to meet the needs of older people and people with disabilities, Policy 15 requires that on sites of 5 units or more, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard.</i>	71
3. Please confirm you have submitted the following plans (this may not be applicable for some outline applications) Metric scaled site layout, levels and section plans 1:100 or 1:200.	Yes
Metric scaled elevation plans 1:50 or 1:100.	Yes
Metric scaled floor plans 1:50.	Yes
<i>Note: Metric scaled floor plans should demonstrate the internal designs are capable of meeting the required standards. The furniture arrangements should be clearly shown on the floor plans for the bedrooms.</i>	
4. Have you screened your site and house design plans against the checklists provided at Appendix 1 of this form? (Yes/No)	Yes
5. Are you satisfied that all plots and house types meet the key requirements in the checklist at Appendix 1 of this form (Yes/No)	Yes
6. If any of the proposed dwellings are not likely to meet the requirements of Policy 15, please summarise the reasons why in the space below and note which plots are affected. If you are seeking an exemption to the requirements of Policy 15 you must submit additional evidence explaining the site specific factors that you consider justify an exemption or viability evidence. This will then be considered by the Council.	
Response to question 6: N/A	
Declaration	

I understand that it is the responsibility of the applicant to notify building control that a planning condition has been applied requiring compliance with the optional building regulations M4(2).

I understand that this form and checklist are a screening tool to identify any key design issues at the planning stage that would make complying with Policy 15 difficult and that compliance with the full Building Regulations will be assessed by Building Control and does not fall within the planning process.

Name:	T S Palmer
Signed:	
Date:	28.02.2024

M4(2) Checklist

Please screen your proposals against the following checklist. This is to help you understand the key requirements of the Building Regulations that will be required at Building Control stage and to identify any design changes that may be required.

Requirement	Yes / No
<p>Access At the point or points at which an occupant or visitor would expect to get in and out of a car:</p> <ul style="list-style-type: none"> • 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. 	
<p>Parking</p> <ul style="list-style-type: none"> • 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. 	
<p>Entrance</p> <ul style="list-style-type: none"> • 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. 	
<p>Circulation</p> <ul style="list-style-type: none"> • 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. • Living area to be included on entrance storey (living room, dining room or kitchen/dining). • Stairs 850mm clear width. • 1200mm minimum clear space in front of kitchen units and appliances. • 850mm maximum to glazing of principal window in living room. 	
<p>Bedrooms</p> <ul style="list-style-type: none"> • 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. 	
<p>Sanitary facilities</p>	

<ul style="list-style-type: none"> • 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. 	
<p>Bathrooms</p> <ul style="list-style-type: none"> • 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. • Provision for future level access shower within the bathroom (1 or 2 bed houses). 	