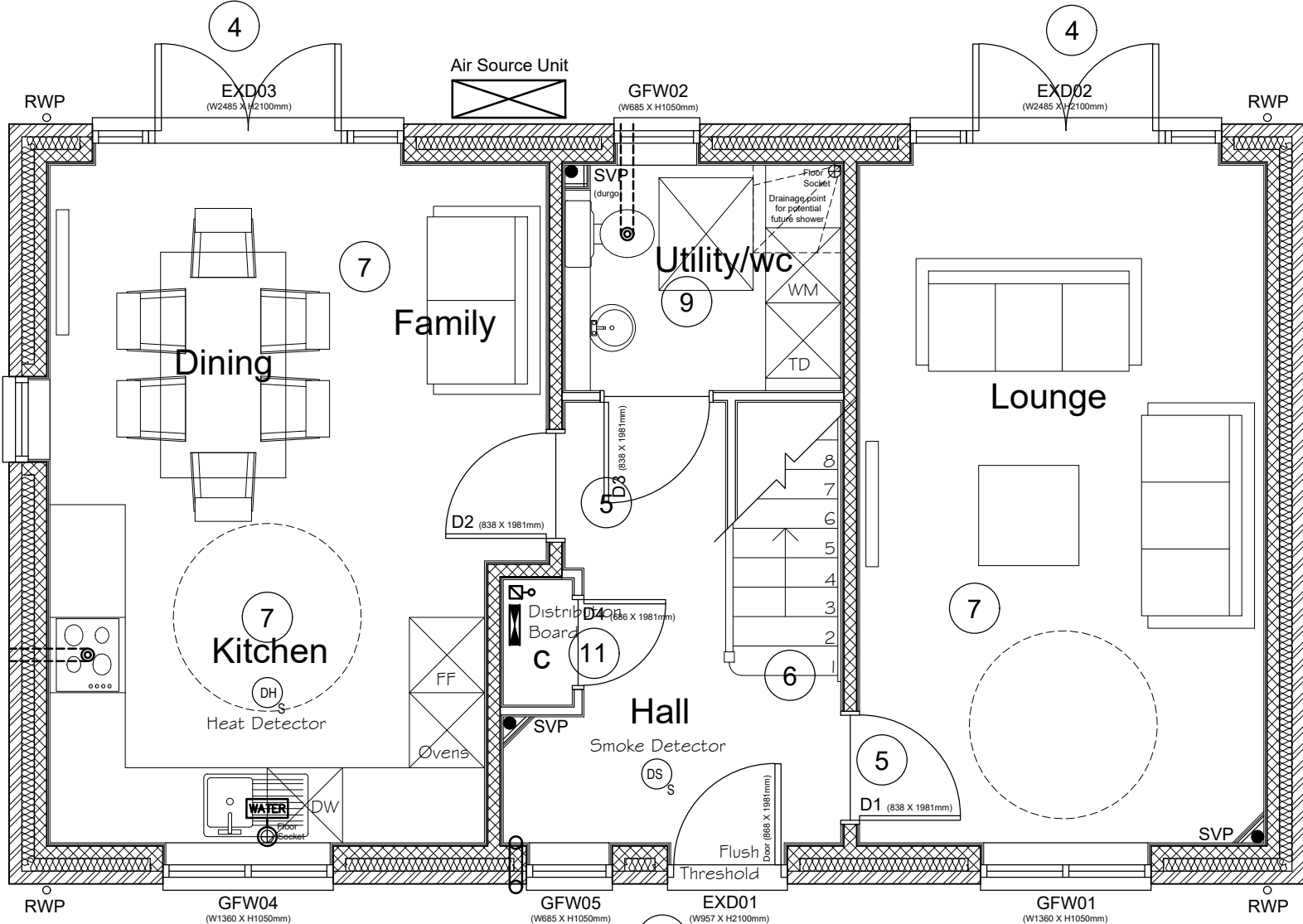


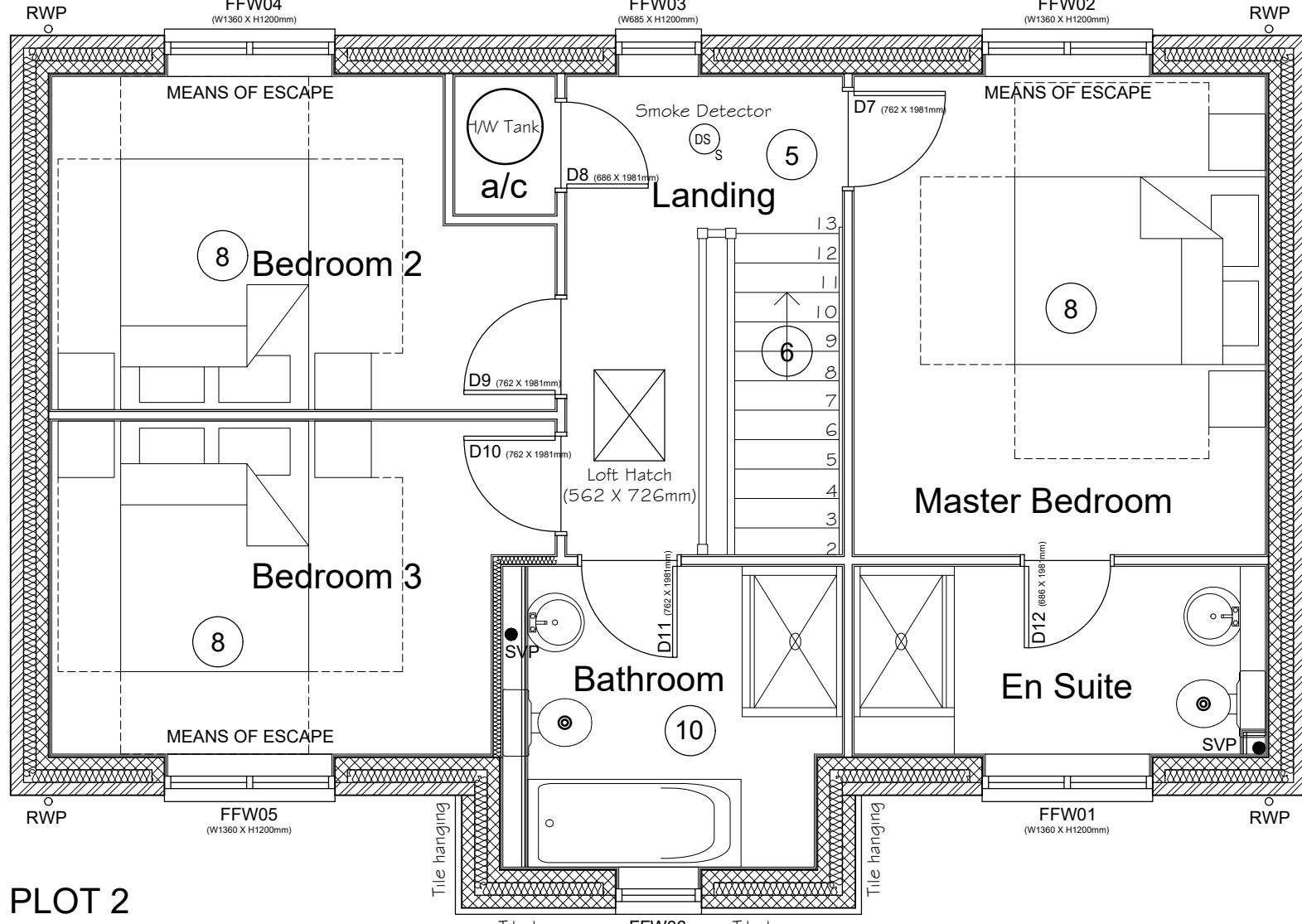


PLOT 2

Brickwork Pier and Steel Post

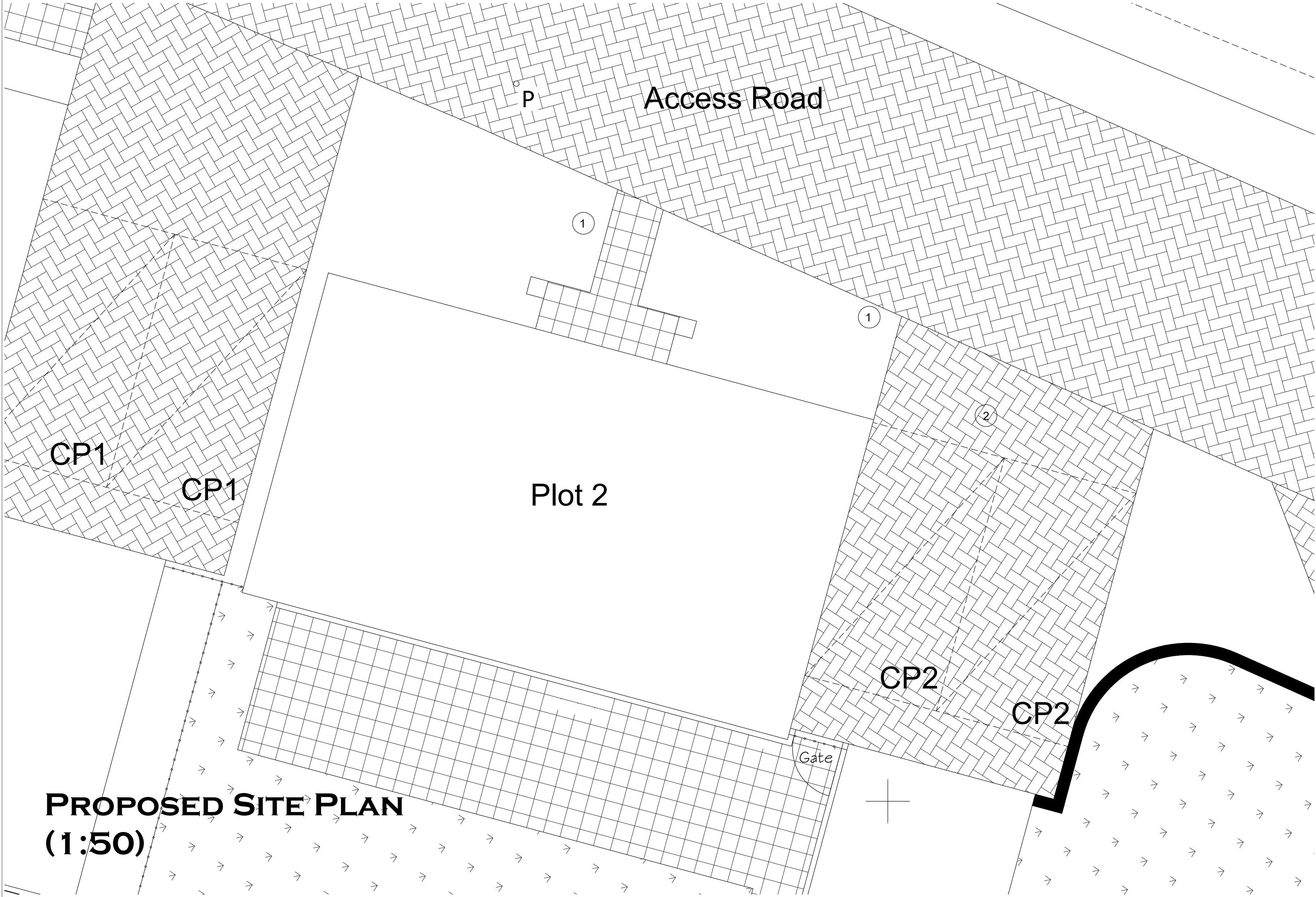
Brickwork Pier and Steel Post

GROUND FLOOR PLAN
(1:50)



PLOT 2

FIRST FLOOR PLAN
(1:50)



PROPOSED SITE PLAN
(1:50)

Building Regulation Part M
Optional Requirement M4(2)
Category 2 - Accessible and adaptable dwellings

Section 2A: Approach to the dwelling

General

The approach route is level with a minimum clear width of 900mm. The approach route is constructed with solid paving with no gates. The approach route is free from obstructions.

Car Parking

Car parking adjacent to the home is capable of enlargement to attain 3300mm width. The distance from the car parking space to the home should be kept to a minimum and is level and is constructed with solid paving.

Section 2B: Private entrances and spaces within the dwelling

Private Entrances

The approach to the principle entrance is level with a minimum landing of 1200mm wide and 1200mm long and clear of any door swing. The landing is covered to a minimum width of 900mm and depth of 600mm. Lighting is provided with motion sensors. The entrance door has a minimum clear width of 850mm. A minimum 300mm nib is provided to the leading edge of the door and the reveal on the leading side of the door has a maximum depth of 200mm. The threshold is an accessible threshold and the ground surface does not impeded wheelchair movement.

All other external doors have a minimum clear width of 850mm. A minimum 300mm nib is provided to the leading edge of the door and the reveal on the leading side of the door has a maximum depth of 200mm. The threshold is an accessible threshold and the ground surface does not impeded wheelchair movement.

Circulation Areas and Internal Doors

The minimum clear width of the hall and landing is 900mm. Every internal door has a minimum clear width of 750mm. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

Private Stairs

Access to all rooms and facilities within the entrance storey is step free. The stair from the entrance storey to the storey above has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads. The stairs meet the provision of Part K for private stairs.

Habitable Rooms

The living room is at entrance level. There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere with a minimum 1200mm clear space provided in front of and between all kitchen units. Glazing to the principal window of the principal living area starts a maximum of 850mm above FFL.

Bedrooms

All bedrooms have a clear access route of a minimum 750mm wide from the doorway to the window. At least one double bedroom is provided with a clear access zone a minimum 750mm wide to both sides and the foot of the bed. Every other double bedroom to provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.

WC Facilities

WC is provided at entrance storey of dwelling with WC and basin. In a two storey dwelling with three or more bedrooms the WC to provide a potential level access shower and the shower, WC and basin meet the provisions of Diagram 2.5. The door opens outwards.

Bathrooms

A bathroom containing a WC, a basin and a bath is provided on the same floor as the double bedroom described as the principal bedroom. The WC, basin and bath meet the provisions of Diagram 2.5. Provision is made for a potential level access shower within the bathroom.

Services and Controls

Consumer unit to be mounted so that switches are between 1350mm and 1450mm above FFL. Switches, sockets, stopcocks and controls to have their centre line between 450mm and 1200mm above FFL and minimum of 300mm from inside corner. The handle to at least one window in the principle living area is located between 450mm and 1200mm above FFL. Handles to all windows are located between 450mm and 1400mm above FFL. Boiler timer controls and thermostats are mounted between 900mm and 1200mm above FFL on the boiler or separate controllers are mounted elsewhere in an accessible location within the same height range.

Notes

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DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-
A	Added details to comply with Part M	20/01/21	



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Project:-			
Proposed Residential Development Land at East of North End Road & West of Church Lane Nursery Yapton			
Title:-			
Proposed Floor Plans (Plot 2)			
Client:-			
Southcott Homes (Fareham) Ltd			
Scale:-			
1:50 (@A1)			
Drawn By:-	PJD	Checked By:-	PJD
Date:-	30/10/20	Date:-	30/10/20
Job.No:-	200024	Drg.No:-	12
		Rev:-	A