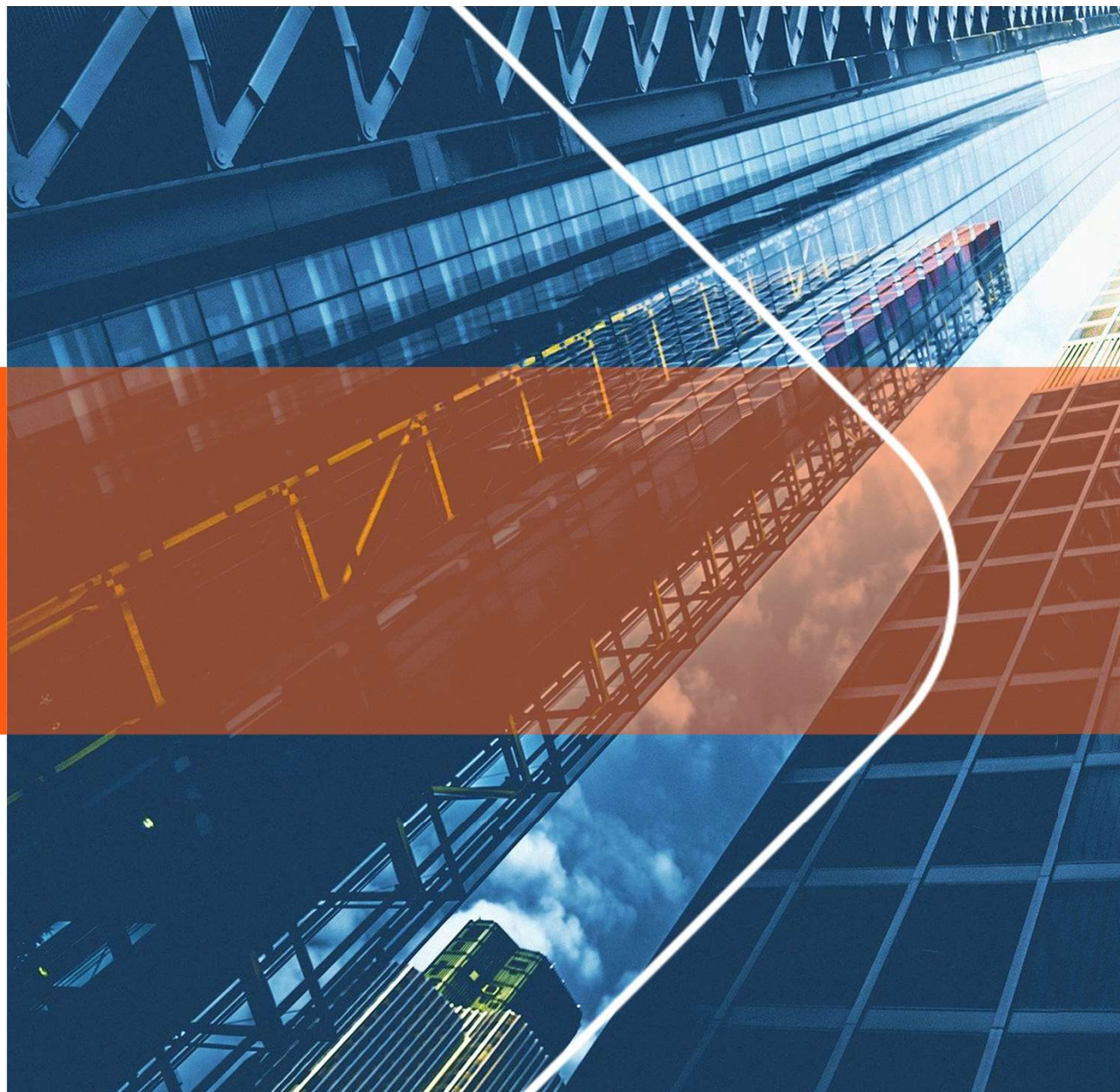


Accessibility & Facilities

The variable requirements in Part M vol 1

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The Building Regulations 2010

Access to and use of buildings



APPROVED DOCUMENT

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

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The requirements are supported by relevant guidance in **Approved Documents** that show how the requirements can be met.

There is no obligation to use this guidance if the applicant chooses to satisfy the requirement in some other way



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Part M

Note that the requirements are designed to provide reasonable standards for 'Access and Use of buildings'
They are not restricted to people with 'disabilities'

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Other guidance/legislation

BS 8300 Parts 1 & 2: 2018

The Equality Act 2010

Local Action Groups



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Optional requirements

- 0.3** Requirements M4(2) and M4(3) are 'optional requirements' as defined in the Building Regulations. An optional requirement only applies where a condition that one or more **dwelling**s 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, **dwelling**s only need to meet requirements M4(1). Compliance should be assessed against only one of requirements M4(1), M4(2) or M4(3) for any given **dwelling**.
- 0.4** Where any part of an **approach route**, including vertical circulation in the common parts of a block of **flats**, is shared between **dwelling**s of different categories, Section A of the optional requirement for the highest numbered category of **dwelling** served will apply to that part of the **approach route**.
- 0.5** Where a local planning authority sets a planning condition for Category 3 (wheelchair user) housing it can specify which **dwelling**s should be **wheelchair accessible** by including in the planning permission a condition stating that optional requirement M4(3)(2)(b) applies. Where no such condition is applied, optional requirement M4(3)(2)(a) will apply by default requiring that **dwelling**s should be **wheelchair adaptable**.
- 0.6** The person carrying out building work must inform the building control body where any optional requirements apply.

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Approved Document M Part M Access to and use of buildings

Volume 1: Dwellings

M4 has been replaced by a new requirement 'Access to and use of dwellings' which differs from other requirements by containing two sets of 'Optional Requirements' that are alternatives to a mandatory baseline;

Category 1 – Visitable dwellings

Minimum provision capable of being visited by a wide range of people including wheelchair users

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Category 2 - Accessible and adaptable dwellings

A higher level of accessibility that is beneficial to a wide range of people who occupy or visit the dwelling with particular benefit to older and disabled people including some wheelchair users. Features to enable common adaptations.

Category 3 - Wheelchair user dwellings

Suitable, or potentially suitable through adaptation, to be occupied by wheelchair users

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Who decides the level of access?

The above options will be decided by the Local Authority Planning Department dealing with the permission for a new dwelling or a housing site.

For example if there is a proposal for a new housing site, the planners will decide how many should be built under each of the above categories. These numbers will change on a site by site basis.

If the planning permission does not state a category, then it is assumed that there is no specific category for any of the dwellings and M4(1) should be followed for all.

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How do the planners determine level of access?

Can local planning authorities require accessibility, adaptability and wheelchair standards in new dwellings?

The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need.

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See related policy: **Promoting healthy communities**

How should local planning authorities assess the need for accessibility requirements?

The **National Planning Policy Framework** requires local planning authorities to have a clear understanding of housing needs in their area, including those for people with specific housing needs. The Framework provides guidance on the methodology that can be used to undertake the needs assessments.

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It will be duty of the client to inform building control as to how many of each category is required for their new site, and in turn building control bodies will be required to check each dwelling category with the proposed plans using the revised Approved Documents.

Revised Building Control application forms include a request for details of optional requirements made by the LPA

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M4(1) – Visitable dwellings

Generally, M4(1) remains the same as the Previous guidance in Approved Document M, for new dwellings.

Level access principal entrance
Switches & sockets
GF WC

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M4(2) – Accessible and Adaptable Dwellings

These must meet the requirements set out in M4(1) plus:

- All occupants of the housing development must be able to approach bin stores.
- Gateways 850mm and 300mm leading edge, canopies and lighting at principal entrance.
- Where there is a parking bay - allowance so that it can be future widened to 3.3m

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- Drainage for all paved areas must be installed with suitable falls to ensure there is no standing water etc.
- All flats are to be provided with a lift. (It may be agreed by planners that all Category M4(2) and (3) dwellings can be located on the ground floor of a block of flats to eradicate the installation of a lift).
- Principal living areas are to have low level windows no more than 850mm from the floor.

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- Dwelling must be provided with a provision for a future stair lift/lift. This will require a suitable power supply to the stairs etc. Stair width minimum 850mm
- Bedrooms must have minimum direct route to the window at least 750mm wide. This means that the rooms should be suitably sized to ensure that when a bed/wardrobe/drawers etc. are in place they will not be detriment to the width of the path to the window.
- Appendix D of the AD provides sizes of bedroom furniture that must be shown on the proposed plans when submitted for plan checking.

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- Walls must be adapted to allow for future grab rails in bathrooms/ around the stairs etc.
- There should be drainage provided for a future level access shower room on the ground floor.
- Window handle locks to the ground floor level must be between 850mm and 1200mm.
- Consumer units between 1350 and 1450mm

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Comparison Category 1 - Category 2

- What difference will this make to a flats design and cost implications to the client?
- Possible physical layout changes
- Flats sized to meet circulation requirements around furniture
- Flat future enabled facilitating provisions

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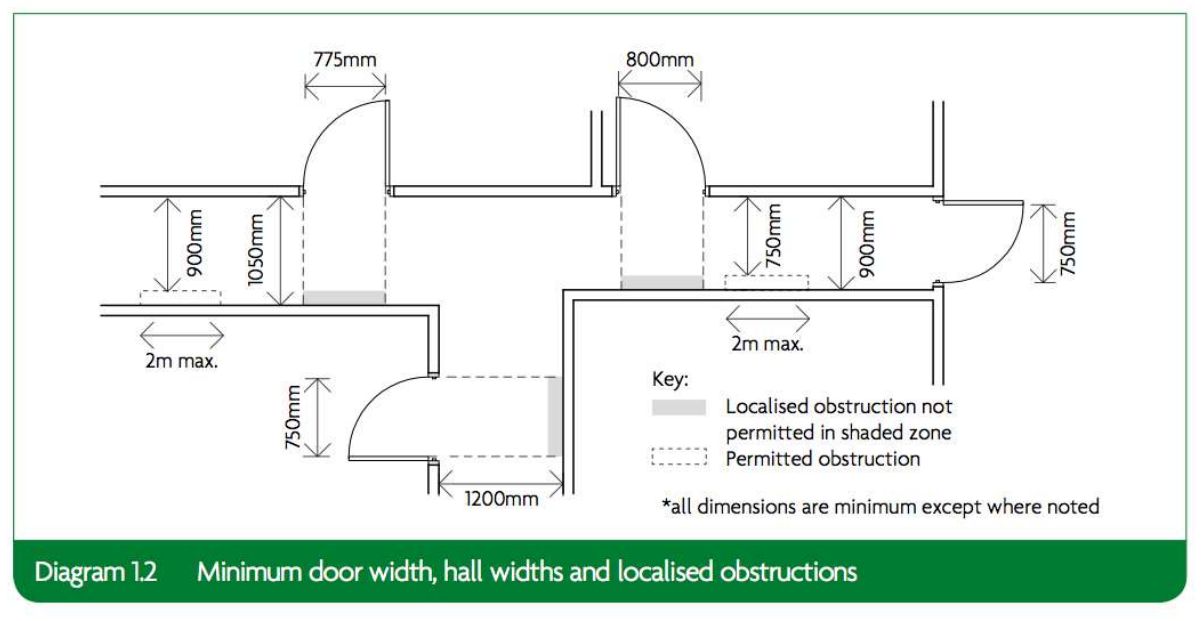


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Category 1 – Circulation layout



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Category 2 – Circulation layout

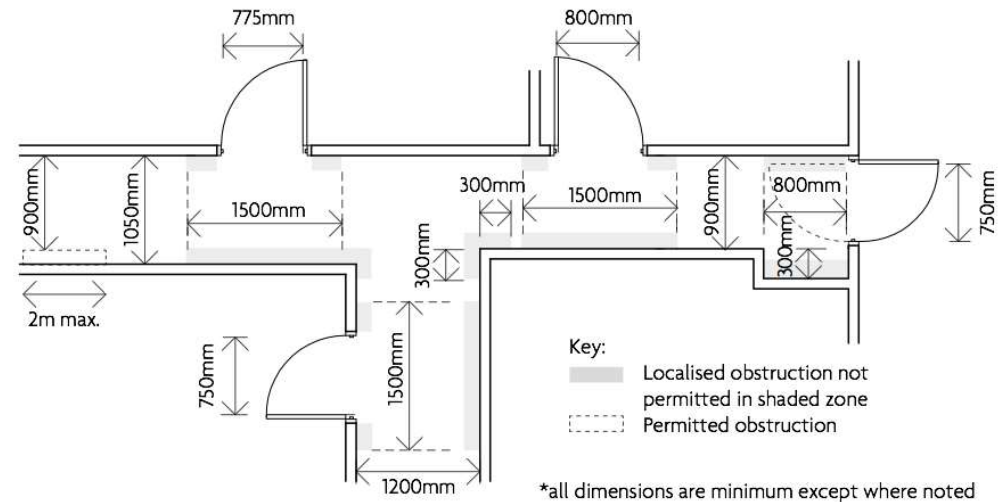


Diagram 2.3 Minimum door and hall widths and restrictions on localised obstructions

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Category 2 – Circulation layout



Private entrances

Principal private entrance and alternative entrance

2.20 The **principal private entrance**, or the alternative **private** entrance where **step-free** access cannot be achieved to the **principal private entrance**, should comply with all of the following.

- a. There is a **level** external landing with a minimum width and 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 2.2.
- e. Where there are double doors, the main (or leading) leaf provides the required minimum **clear opening width**.

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- 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 1200mm 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

2.21 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. of paragraph 2.20.

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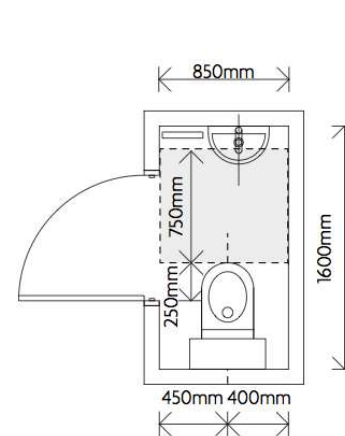
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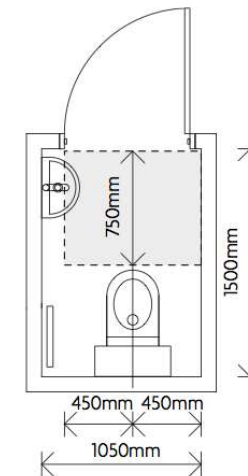


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Category 1 – WC/Cloakroom



Example 1.4A – oblique access WC



Example 1.4B – frontal access WC

- Notes:
1. All dimensions minimum unless otherwise stated.
 2. Doors should open outwards.
 3. Stack and drainage positions to be shown where located within bathroom.

Diagram 1.4 Examples of WC/cloakrooms

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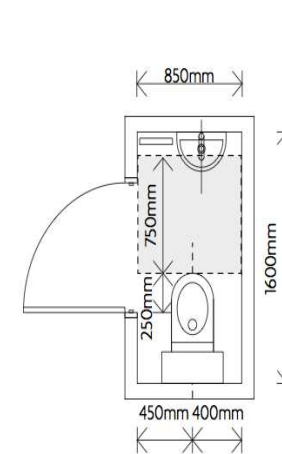
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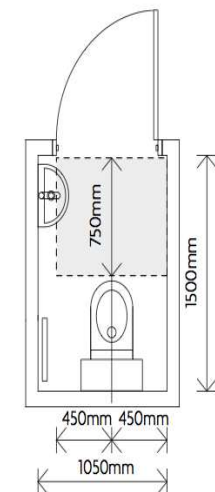
Category 2 Provisions (Up to 3 Bedrooms)

WC

Simple Cat 1 GF WC acceptable but only if the FF Bathroom has the level Access shower future facility. Otherwise, Diagram 2.6 applies at GF level



Example 1.4A – oblique access WC



Example 1.4B – frontal access WC

- Notes:
1. All dimensions minimum unless otherwise stated.
 2. Doors should open outwards.
 3. Stack and drainage positions to be shown where located within bathroom.

Diagram 1.4 Examples of WC/cloakrooms

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Category 2 Provisions (Up to 3 Bedrooms)

WC Diagram 2.6

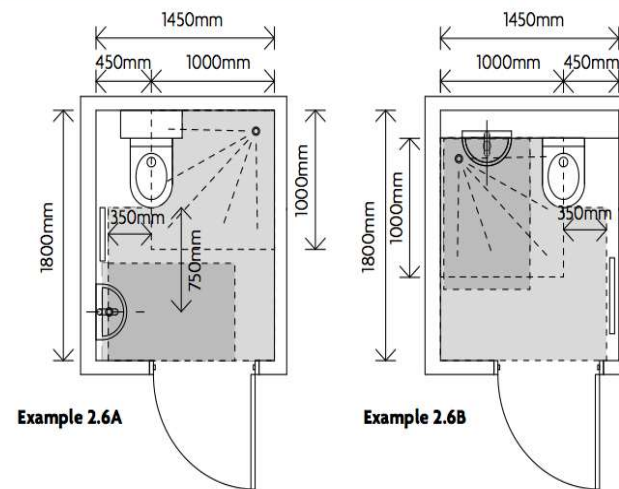


Diagram 2.6 Examples of WC/cloakroom layouts

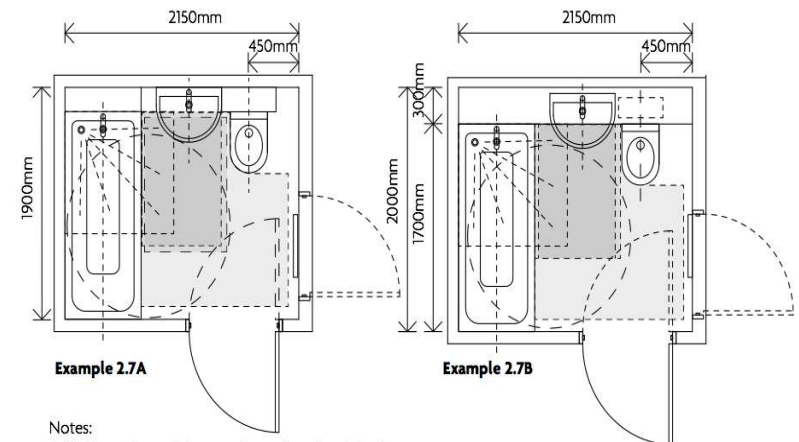
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Bathroom



Example 2.7A

Example 2.7B

Notes:

1. All dimensions minimum unless otherwise stated.
2. Stack and drainage positions to be shown clear of access zones where located within bathroom.

Diagram 2.7 Examples of Category 2 bathrooms

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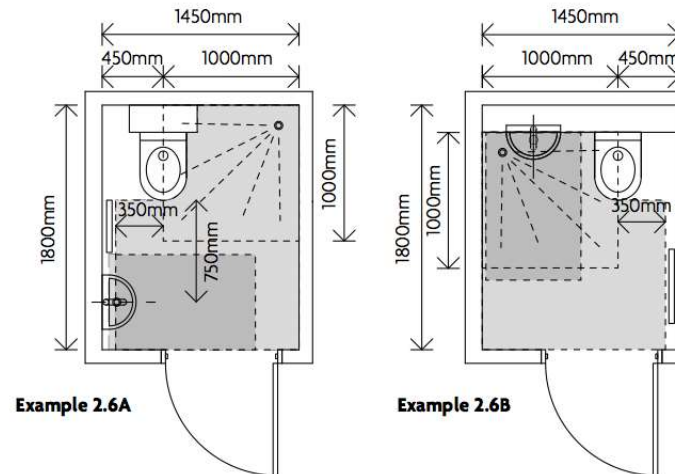
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Category 2 provisions

Multi storey dwelling with 3 bedrooms or more – WC/ Cloakrooms. To be enabled for potential future level access shower



Notes:
1. All dimensions minimum unless otherwise stated.
2. Doors should open outwards.
3. Stack and drainage positions to be shown clear of access zones where located within bathroom.

Diagram 2.6 Examples of WC/cloakroom layouts

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Category 2 - Bathrooms

Bathrooms

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

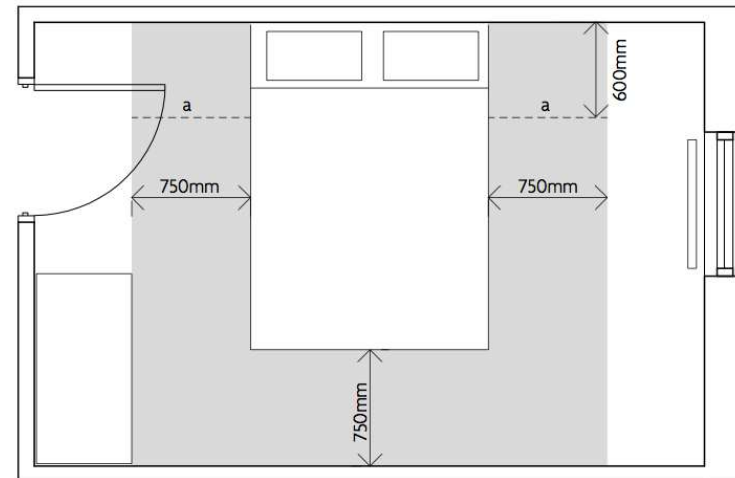
- a. Every **dwelling** has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.
- b. The WC, basin and bath (together with their associated **clear access zones**) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.

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Category 2 – Principal bedroom



Notes:

1. Clear access required to window and no localised obstructions intruding on access zone.
2. Bedside furniture permitted in zone 'a'.
3. Bed size in accordance with the furniture schedule in Appendix D.

*all dimensions are minimum except where noted

Diagram 2.4 Clear access zones to principal bedroom

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M4(3) – Wheelchair accessible dwellings

These must meet the requirements set out in M4(1), M4(2) plus:

- Scooter/wheelchair storage must be provided to all dwellings.
- Where there is a rise across the development over 300mm a stepped approach must also be provided along with a ramp. Ramps must have an incline of no more than 1:15.
- Communal entrances – if power assisted doors are not going to be provided initially, provisions for the future must be installed such as power etc. This will also be required to every flat door.

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- Bedrooms must have minimum direct route to the window at least 1000mm wide.
- This means that the rooms should be suitably sized to ensure that when a bed/wardrobe/drawers etc. are in place they will not be detriment to the width of the path to the window.
- Appendix D of the AD provides sizes of bedroom furniture that must be shown on the proposed plans when submitted for plan checking.

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- Depending on the number of bedrooms provided in the dwelling specified space/storage must be provided. For example a three bedroom house should be constructed with 2.5m of storage space not including wardrobes etc.
- Provisions for through floor lift must be provided with power supply.
- Stairs are to be installed in accordance with the guidance followed for ambulant person's stairs.

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- Living spaces including bedrooms will have a minimum size. The kitchen worktop length will vary depending on the number of persons in each dwelling.
- All bedroom ceilings must be capable of taking a load of 200kg for possible future hoist requirement.
- Door entry systems will be required at the front entrance with answering systems at the head of the bed in the main bedroom and in the lounge.

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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

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3.34 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.22, the kitchen should comply with all of the following (see in Diagram 3.8).

- a. The overall length of kitchen worktop meets the provisions of Table 3.4.
- b. 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).

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- c. The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs.
- d. Taps should be lever operated and capable of easy operation.
- e. 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.
- f. A pull out shelf is provided beneath the oven enclosure.
- g. 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).
- h. Water supply to sinks includes isolation valves and flexible tails.
- i. Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

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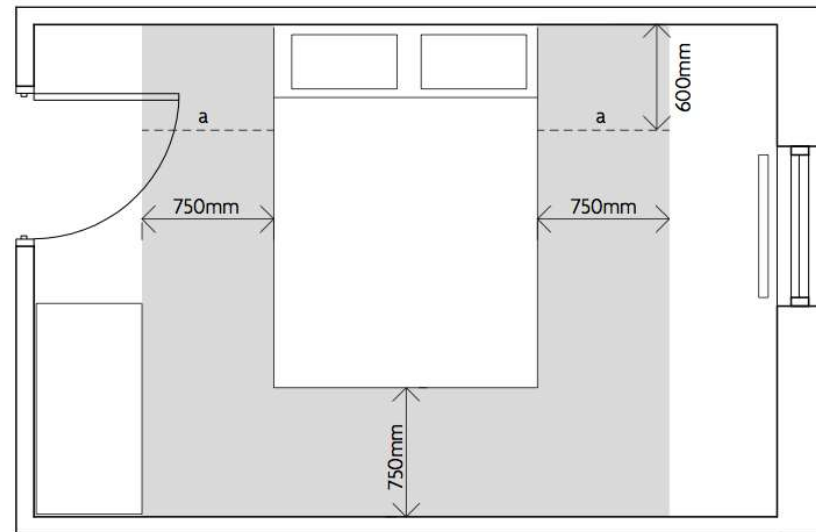
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Notes:

1. Clear access required to window and no localised obstructions intruding on access zone.
2. Bedside furniture permitted in zone 'a'.
3. Bed size in accordance with the furniture schedule in Appendix D.

*all dimensions are minimum except where noted

Diagram 2.4 Clear access zones to principal bedroom

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			Number bedspaces / number furniture items required						
Space	Furniture to be shown	Furniture size (mm)	2	3	4	5	6	7	8
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

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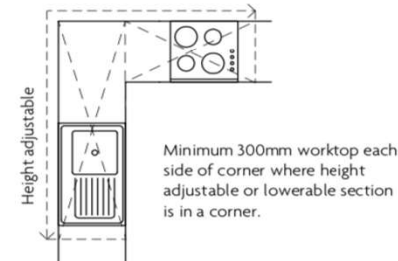
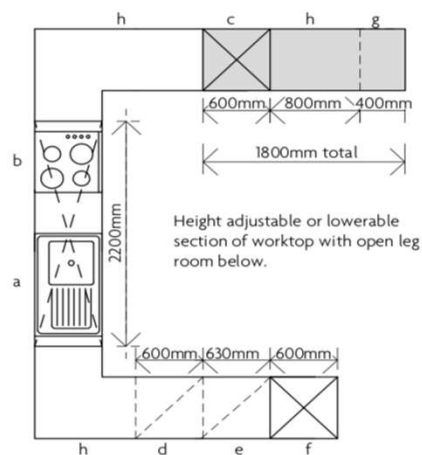


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Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling

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



Wheelchair accessible layout

Key:

- a sink and drainer
- b hob
- c suitable space for built-in oven (c/l 800-900mm)
- d dishwasher
- e washing machine
- f fridge freezer
- g recycling
- h storage base units (inc. corner units)

Allow for shallow, insulated sink bowl with swivel, mixer tap and flexible plumbing and provide a min. 400mm length of worktop to at least one side of the oven and fridge/freezer.

*all dimensions are minimum except where noted

Diagram 3.8 Example of a wheelchair accessible kitchen layout

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			Number bedspaces / number furniture items required						
Space	Furniture to be shown	Furniture size (mm)	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	

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What of the future for Part M Volume 1 ?

MHCLG consultation underway



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Option 1: Consider how recently **revised planning policy** on the use of optional technical standards **impacts on delivery of accessible housing**.

Option 2: **To mandate the current M4(2) requirement in Building Regulations as a minimum standard for all new homes**, with M4(1) applying by exception only where M4(2) is impractical and unachievable (e.g a new build flat above a garage). M4(3) would apply where there is a local planning policy in place in which a need has been identified and evidenced.

Option 3: **Remove M4(1) altogether, so that all new homes will have to at least have the accessible and adaptable features of an M4(2) home**. M4(3) would apply where there is a local planning policy in place in which a need has been identified and evidenced. This would mean that no new homes could be built as M4(1).

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Option 4: To mandate the current M4(2) requirement in Building Regulations as a minimum standard for all new homes with M4(1) applying by exception only, a set percentage of M4(3) homes would also need to be applied in all areas. So rather than local authorities setting a local planning policy for the provision of M4(3), a defined and constant percentage would apply to all new housing.

Option 5: Change the content of the mandatory technical standard. This could be done by upgrading the statutory guidance to create a revised M4(1) minimum standard. This revised standard could be pitched between the existing requirements of M4(1) and M4(2), adding more accessible features into the minimum standard.

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The Building Regulations 2010 (as amended)

New requirements either being currently consulted or due to be released. Details of our CPD programme can be found on our website under the **Learning Hub**

Part B
Part F
Part L
Part M

STATUTORY INSTRUMENTS		
2010 No. 2215		
BUILDING AND BUILDINGS, ENGLAND AND WALES		
The Building (Approved Inspectors etc.) Regulations 2010		
Made	- - -	6th September 2010
Laid before Parliament	- - -	9th September 2010
Coming into force	- - -	1st October 2010
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Thank you for listening.

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