

Approved Document M:
Part M Access to and use of buildings –
Volume 1 dwellings

Consultation draft

August 2014

Main changes in the 2014 edition

This approved document supports Requirements M4(1), M4(2) and M4(3) of Part M (Access to and use of buildings) of the Building Regulations. It takes effect on [add date] for use in England*.

The main changes in this approved document are that:

This new 2014 edition of Approved Document M 'Access to and use of Buildings' - dwellings' replaces the previous 2004 edition (incorporating 2010 and 2013 amendments). Approved Document M has been split into two parts; Volume 1: Dwellings, and Volume 2: Buildings other than dwellings.

The changes only affect those parts of the Regulations within Part M that apply to new dwellings. They are as follows:

- a. Regulation M4 'Sanitary conveniences in dwellings' has been replaced by a new Regulation M4 'Access to and use of dwellings'; and
- b. The following sections of guidance in Approved Document M 'Access to and use of buildings' have been deleted:
 - Section 6: Means of access to and into the dwelling
 - Section 7: Circulation within the entrance storey of the dwelling
 - Section 8: Accessible switches and sockets in the dwelling-10
 - Section 9: Passenger lifts and common stairs in blocks of flats
 - Section 10: WC provision in the entrance storey of the dwelling.

Regulation M4 now differs from other regulations by containing two sets of 'Optional Requirements', that are alternatives to a mandatory baseline. The three parts of Regulation M4 are now as follows:

- a. M4(1) Category 1 - Visitable dwellings
- b. M4(2) Category 2 - Accessible and adaptable dwellings
- c. M4(3) Category 3 - Wheelchair user dwellings

These define three different sets of provisions; each offering different levels of functionality. Only one Requirement will apply to any given dwelling. The aim for each Requirement is to make reasonable provision so that:

Category 1 – dwellings that can, as a minimum, be visited by a wide range of people, including some wheelchair users,

Category 2 - dwellings that provide a higher level of accessibility that is beneficial to a wide range of people who occupy or visit the dwelling, and provides particular benefit to older and disabled people, including some wheelchair users; and

Category 3 - dwellings that are suitable, or potentially suitable through adaptation, to be occupied by wheelchair users.

The Approved Documents

What is an Approved Document?

The Secretary of State has approved a series of documents that give practical guidance about how to meet the requirements of the Building Regulations 2010 for England. Approved Documents give guidance on each of the technical parts of the regulations and on Regulation 7 (see the back of this document).

Approved Documents set out what, in ordinary circumstances, may be accepted as reasonable provision for compliance with the relevant requirements of the Building Regulations to which they refer. If you follow the guidance in an Approved Document, there will be a presumption of compliance with the requirements covered by the guidance. However, compliance is not guaranteed; for example, 'normal' guidance may not apply if the particular case is unusual in some way.

Note that there may be other ways to comply with the requirements – *there is no obligation to adopt any particular solution contained in an Approved Document*. If you prefer to meet a relevant requirement in some other way than that described in an Approved Document, you should discuss this with the relevant building control body.

In addition to guidance, some Approved Documents include provisions that must be followed exactly, as required by regulations or where methods of testing, or calculation, have been prescribed by the Secretary of State.

Each Approved Document relates only to the particular requirements of the Building Regulations that the document addresses. However, building work must also comply with any other applicable requirements of the Building Regulations.

How to use this approved document

This document uses the following conventions.

- a. Text against a green background is an extract from the Building Regulations 2010 or the Building (Approved Inspectors etc.) Regulations 2010 (both as amended). These extracts set out the legal requirements of the regulations.
- b. Key terms, printed in green, are defined in Appendix A.
- c. When this approved document refers to a named standard or other document, the relevant version is listed in Appendix C (standards) or Appendix D (other documents). However, if the issuing body has revised or updated the listed version of the standard or document, you may use the new version as guidance if it continues to address the relevant requirements of the Building Regulations.

NOTE: Standards and technical approvals may also address aspects of performance or matters that are not covered by the Building Regulations, or they may recommend higher standards than required by the Building Regulations.

Where you can get further help

If you do not understand the technical guidance or other information in this Approved Document or the additional detailed technical references to which it directs you, you can seek further help through a number of routes, some of which are listed below.

- a. The Planning Portal website: www.planningportal.gov.uk
- b. *If you are the person undertaking the building work:* either from a local authority building control service or from an approved inspector
- c. *If you are registered with a competent person scheme:* from the scheme operator
- d. *If your query is highly technical:* from a specialist or an industry technical body for the relevant subject.

The Building Regulations

The following is a high level summary of the Building Regulations relevant to most types of building work. Where there is any doubt you should consult the full text of the regulations, available at www.legislation.gov.uk.

Building work

Regulation 3 of the Building Regulations defines 'building work'. Building work includes:

- a. the erection or extension of a building
- b. the provision or extension of a controlled service or fitting
- c. the material alteration of a building or a controlled service or fitting.

Regulation 4 states that building work should be carried out in such a way that, when work is complete:

- a. *For new buildings or work on a building that complied with the applicable requirements of the Building Regulations:* the building complies with the applicable requirements of the Building Regulations.
- b. *For work on an existing building that did not comply with the applicable requirements of the Building Regulations:*
 - i) the work itself must comply with the applicable requirements of the Building Regulations
 - ii) the building must be no less satisfactory in relation to the requirements than before the work was carried out.

Material change of use

Regulation 5 defines a 'material change of use' in which a building, or part of a building, that was previously used for one purpose will be used for another.

The Building Regulations set out requirements that must be met before a building can be used for a new purpose. To meet the requirements, the building may need to be upgraded in some way.

Materials and workmanship

In accordance with Regulation 7, building work must be carried out in a workmanlike manner using adequate and proper materials. Guidance on materials and workmanship is given in Approved Document 7.

Energy efficiency requirements

Part 6 of the Building Regulations imposes additional specific requirements for energy efficiency.

If a building is extended or renovated, the energy efficiency of the existing building or part of it may need to be upgraded.

Notification of work

Most building work and material changes of use must be notified to a building control body unless one of the following applies.

- a. It is work that will be self-certified by a registered competent person or certified by a registered third party.
- b. It is work exempted from the need to notify by regulation 12(6A) of, or Schedule 4 to, the Building Regulations.

Responsibility for compliance

People who are responsible for building work (e.g. agent, designer, builder or installer) must ensure that the work complies with all applicable requirements of the Building Regulations. The building owner may also be responsible for ensuring that work complies with the Building Regulations. If building work does not comply with the Building Regulations, the building owner may be served with an enforcement notice.

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Approved Document M: Volume 1, Access to and use of Dwellings

Summary

0.1 This Approved Document gives guidance about how to comply with Part M of the Building Regulations. It contains the following sections:

Section 1:	Category 1 - Visitable dwellings
Section 2:	Category 2 - Accessible and adaptable dwellings
Section 3	Category 3 - Wheelchair user dwellings
Appendix A:	Key terms

Application

0.2 The requirements of this Approved Document apply to new **dwellings** only. They do not apply to the material alteration or extension of a **dwelling**.

Optional Requirements

- 0.3 Requirements M4(2) and M4(3) are 'Optional Requirements' as defined in the Building Regulations [2014]. An 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 a planning permission. Where no condition is imposed, **dwellings** only need to meet the requirements of M4(1). Compliance should only be assessed against one of the Requirements 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 **dwellings** of different categories, Section A of the Optional Requirement for the highest 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 **dwellings** should be **wheelchair accessible** by including in the planning permission a condition stating that Regulation 4(3) 2 a applies. Where no such condition is applied, Regulation 4 (3) 2 b will apply by default requiring that properties should be **wheelchair adaptable**. Local authorities should only require properties to be wheelchair accessible where allocation policies apply, in accordance with guidance set out in national planning policy.
- 0.6 It is a legal requirement that the person carrying out building work informs the Building Control Body where any Optional Requirements apply.

Interaction with other legislation

The Workplace (Health, Safety and Welfare) Regulations

- 0.7 The [Workplace \(Health, Safety and Welfare\) Regulations](#) contains some requirements which affect building design. The main requirements are covered by the Building Regulations but for further information see;
- 0.8 The Workplace (Health, Safety and Welfare) Regulations apply to the common parts of flats and similar buildings if people such as cleaners and caretakers are employed to work in these common parts. Where the requirements of the Building Regulations that are covered by this part do not apply to **dwelling**s, the provisions of Part M for buildings other than **dwelling**s may still be required in the situations described above in order to satisfy the workplace regulations.

The Equality Act 2010 and Equality Act 2010 (Disability) Regulations

- 0.9 Those who dispose of, let or manage premises are subject to the provisions in Part 4 of the Equality Act 2010 that protect people who meet the Act's definition of a disabled person from disability discrimination, harassment and victimisation.

The provisions in Part 4 do not apply to the erection of new buildings.

Further information on the definition of disability can be found here:

<https://www.gov.uk/government/publications/disability-equality-act-2010-guidance-on-matters-to-be-taken-into-account-in-determining-questions-relating-to-the-definition-of-disability>

Relationship with guidance in Approved Document K (Protection from falling, collision and impact)

- 0.10 Where applicable, parts of this Approved Document state that the requirements of Part M will be satisfied by compliance with the applicable parts of the guidance within Approved Document K (Protection from falling, collision and impact). Compliance with these applicable requirements set out in Approved Document K in these circumstances will be regarded as compliance with a relevant design standard for the purposes of Regulation 9 and the schedule to the Regulations. In circumstances where the guidance in Approved Document K conflicts with the guidance in Approved Document M, the guidance in Approved Document M should take precedence.

Lift provision in blocks of flats

- 0.11 Requirement M4(1) – Visitable dwellings, does not require lift provision in blocks of flats, but specifies the nature of provision where lifts are provided.
- 0.12 Optional Requirements M4(2) – Accessible and adaptable dwellings, and M4 (3) – Wheelchair user dwellings, require that these **dwelling**s achieve step free access in order to demonstrate compliance, and specifies the nature of lift provision where this is provided. These Optional Requirements are therefore not suitable for dwellings on the upper floors of blocks of flats where lifts are not provided.

- 0.13 Lift provision remains a matter for general planning policy. The Planning Authority setting a condition requiring compliance with Optional Requirements M4(2) or M4(3) must take these matters into account in deciding whether to apply that Requirement on a site by site basis if the viability of lift provision is in doubt. Where this is the case, assessing compliance against Requirement M4(1) which allows for flats that are not lift-served is deemed reasonable.

Mixed use development

- 0.14 Common areas in mixed use development containing both domestic and non-domestic functions should meet the requirements for non-domestic buildings in Part M – Volume 2, Access to and use of buildings other than dwellings.

Historic buildings and conservation areas

- 0.15 Historic buildings include listed buildings, buildings in conservation areas, buildings of architectural merit referred to as a material consideration in a Local Plan, buildings of architectural and historic merit within national parks, areas of outstanding natural beauty and world heritage sites and vernacular buildings of traditional form and construction.
- 0.16 Improvements or requirements for accessibility should be balanced against the considerations of preserving historic buildings or environments. In arriving at an appropriate balance between historic building conservation and accessibility, it would be appropriate to take into account the advice of the local authority's conservation and access officers, English Heritage and the views of local access groups.

Requirement M4(1): Category 1 – Visitable dwellings

This section of the Approved Document deals with the following Requirement from Part M of Schedule 1 to the Building Regulations 2014.

<i>Requirement</i>	<i>Limits on application</i>
<p>Category 1 - Visitable dwellings</p> <p>M4(1) Reasonable provision should be made for people to :</p> <p>(a) gain access to; and (b) use</p> <p>The building and its facilities</p>	<p>Requirement M4(1) does not apply to:</p> <p>(a) an extension of or material alteration of a dwelling</p> <p>(b) any part of the building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p>

Performance

In the Secretary of State's view, Requirements M4(1) will be met when a new **dwelling** makes reasonable provision for most people, including wheelchair users, to approach and enter the **dwelling** and to gain access to **habitable rooms** and sanitary facilities on the **entrance storey**. The objective is to make reasonable provision to ensure that:

- a) Within the curtilage of the **dwelling** or the building containing the **dwelling**, it is possible to approach and gain access to the **dwelling**.
- b) It is possible to gain access to the **dwelling**, or the building containing the **dwelling**, from the most likely point of alighting from a car.
- c) Most people can enter the **principal private entrance** in blocks of flats where this is located on the same level as the entrance.
- d) An ambulant disabled person is able to visit the occupants of any **dwelling** in a building containing one or more **dwellings**.
- e) Visitors can access and use the **habitable rooms** and a WC within the **entrance storey of the dwelling** (or the **principal storey** where the **entrance storey** does not contain a **habitable room**).
- f) There is **step-free** access between the **habitable rooms** and the WC where these are located on the **entrance storey**.
- g) Wall-mounted switches and socket outlets in **habitable rooms** are reasonably accessible to people who have reduced reach.

Category 1 – Visitable dwellings

Section 1A: Approach to the dwelling

Scope

- 1.1 The provisions of **Section 1A** apply to specific external and internal areas and elements where these 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**. This is limited to the **approach route** between the public realm (typically 'the pavement') and the **principal private entrance** (the 'front door').
- 1.2 The provisions also apply to the **approach route** between the **dwelling** and the nearest point at which a visitor, including a disabled person, would expect to get in and out of a car. This **point of access** may be within or outside the plot of the **dwelling**, or the building containing the **dwelling** (typically a block of flats).

Provisions

Approach routes

General provisions

- 1.3 The **approach route** should be safe and convenient for everyone, including older and disabled people and some wheelchair users, adopt the shallowest gradient that can reasonably be achieved, and be **step-free** where possible.
- 1.4 The **approach route** should be **level, gently sloping**, or, where necessary, **ramped**. On **steeply sloping plots**, a **stepped approach** would be reasonable.
- 1.5 Where it is not reasonable to achieve a **step-free approach route** to the **principal private entrance**, **step-free** it would be reasonable to provide access to a suitable alternative **private** entrance instead.
- 1.6 To enable most people to approach the **dwelling**, ensure that:
 - a. the **approach route** is **level, gently sloping, ramped** or, where unavoidable, stepped;
 - b. all external parts of the **approach route** have a **suitable ground surface**; and
 - c. where a driveway forms all, or part of, the **approach route**, a wheelchair user, or stick and crutch user, is able to move past a parked car.

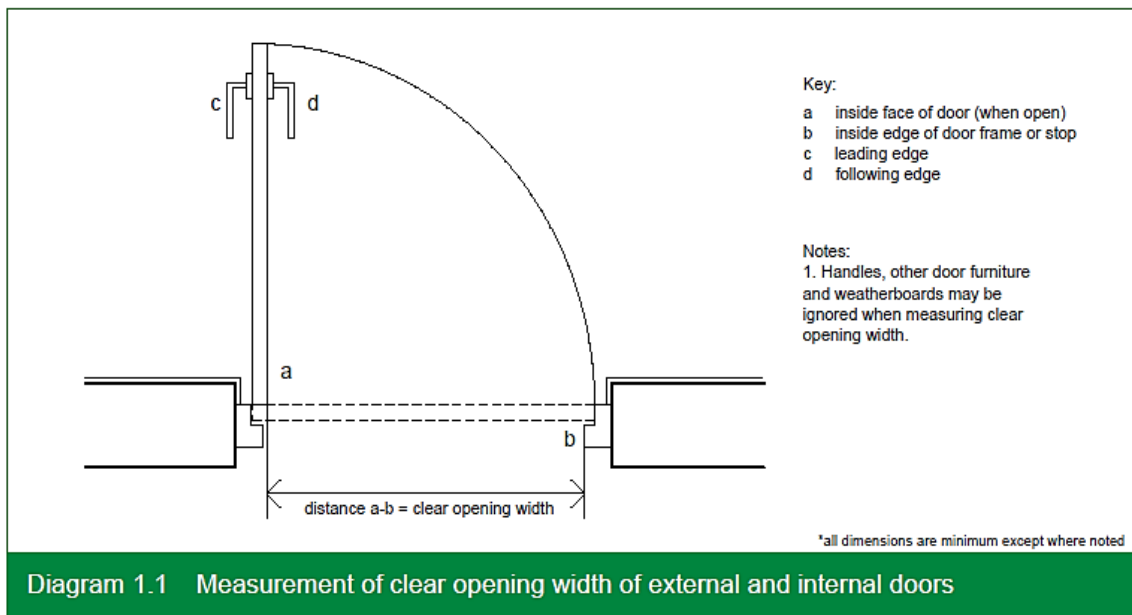
External ramps forming part of an approach route

- 1.7 To enable a ramp to be used safely, including by a wheelchair user, ensure that:
 - a. individual flights are not more than 18m long for gradients up to 1:20, 10m for gradients up to 1:15 or 5m for gradients up to 1:12;
 - b. every flight has a **clear width** of at least 900mm;
 - c. top and bottom landings are provided to every flight;
 - d. an intermediate landing is provided between individual flights and at any change of direction; and
 - f. every landing is at least 1200mm long, clear of any door (or gate) swing.

Stepped approach forming part of an approach route or an additional route

- 1.8 Where it is not reasonably possible to achieve **step-free** access to any **private** entrance (as may occur on a **steeply sloping plot** with a gradient that cannot be reduced to less than 1:15, or where the **dwelling** is located on an upper floor of a larger building without lift access) a stepped approach is acceptable. Ensure that:
- steps are uniform with a rise 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 **suitable tread nosings**;
 - no individual flight has a rise of more than 1800mm between landings;
 - every flight has a **clear width** of at least 900mm;
 - top and bottom and, where necessary, intermediate landings, are provided and every landing is at least 900mm long; and
 - every flight with three or more risers has a **suitable handrail** to one side, or to both sides where the flight is wider than 1000mm.

Communal entrances



- 1.9 For the **principal communal entrance** door of the building containing the **dwelling**, ensure that:
- the door has a **clear opening width** of at least 775mm, when measured in accordance with **Diagram 1.1**;
 - any threshold is an **accessible threshold**; and
 - the ground surface (or entrance flooring) does not impede wheelchair movement.

Communal lifts and stairs

General provisions

- 1.10 A passenger lift is the most convenient way for many people to move from one storey to another but is not always practical. Where a lift is provided, it should be suitable for a wheelchair user, but where lift access cannot reasonably be achieved, it is acceptable to provide a suitably designed stair.

- 1.11 Lifts and stairs should be designed to take account of the needs of people with sight loss and reduced mobility.

Communal passenger lifts

- 1.12 To enable most people, including wheelchair users, to access and use the lift, ensure that:
- a. the load capacity is at least 450kg;
 - b. there is a clear landing, at least 1500mm square, directly in front of the lift door at every floor level;
 - c. the doors have a **clear opening width** of at least 800mm;
 - d. the car is at least 1000mm wide and 1250mm deep inside;
 - e. landing and car controls are located between 900mm and 1200mm above the car floor and at least 400mm (measured horizontally) from the inside of the front wall;
 - f. tactile indication, to identify the storey in question, is provided on the landing and adjacent to the lift call button;
 - g. tactile indication, to confirm the floor selected, is provided on, or adjacent to, the lift buttons within the car;
 - h. the lift incorporates a signalling system that gives visual notification that the lift is answering a landing call and a dwell time of five seconds before its doors begin to close after they are fully open;
 - i. the system can be overridden by a door re-activating device which relies on appropriate electronic methods (but not a door edge pressure system); provided that the lift door remains fully open for at least three seconds; and,
 - j. when the lift serves more than three storeys, it provides visual and audible indication of the floor reached.

Communal stairs

- 1.13 For the principal **communal** stairs that give access to the **dwelling** ensure that:
- a. where the **dwelling** is located on an upper floor and does not have lift access, the stair meets the requirements of Part K (Protection from falling, collision and impact) for a **general access stair**;
 - b. where the **dwelling** is located on an upper floor and does have lift access, the stair meets the requirements of Part K for a **utility stair**.

Section 1B: Private entrances and spaces within the dwelling

Scope

1.14 Except where noted, the provisions of **Section 1B** apply to the **principal private entrance** and to key areas within the **entrance storey** (or the **principal storey** where there are no **habitable rooms** on the **entrance storey**) of the **dwelling**.

Provisions

Private entrances

- 1.15 For the **principal private entrance** to the **dwelling** (and the alternative **private entrance** where a **step-free approach route** cannot be achieved to the **principal private entrance**) ensure that:
- the door has a **clear opening width** of at least 775mm, when measured in accordance with **Diagram 1.1**;
 - where the approach is **level, gently sloping** or **ramped**, any threshold is an **accessible threshold**; and
 - where a step is unavoidable, the rise does not exceed 150mm and is either on the line of the door, or at least 1200mm outside of it.

Circulation areas and internal doorways

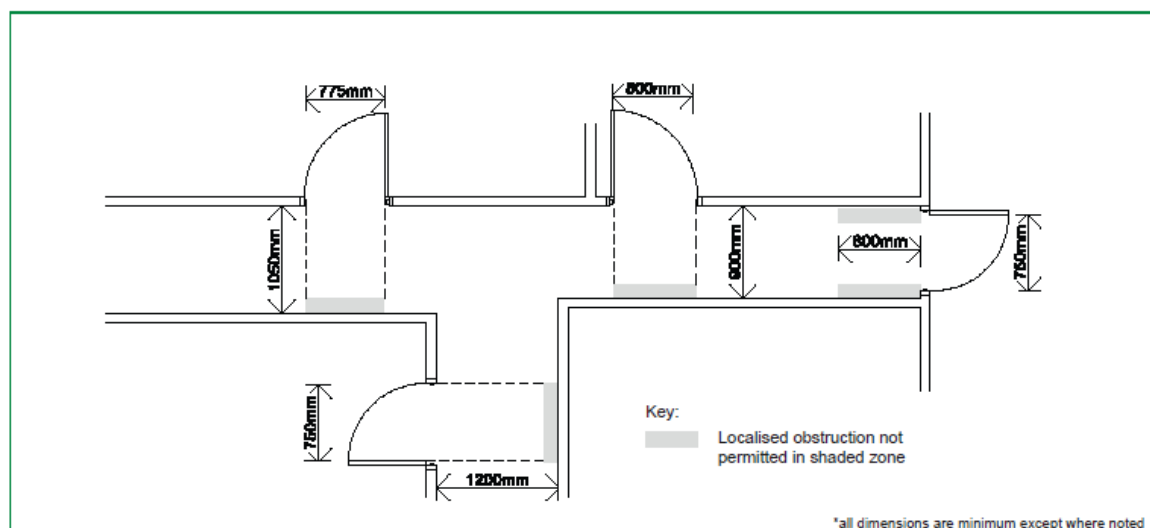


Diagram 1.2 Minimum door and hall widths and restrictions on localised obstructions

Door and hall widths

- 1.16 To facilitate access into **habitable rooms** and a WC in the **entrance storey**, ensure that:
- every door to a **habitable room** and the room containing the WC has a **clear opening width** of at least 750mm, when measured in accordance with **Diagram 1.2**; and

- b. when the approach to the door is not head-on, the **clear opening width** is increased to at least 775mm where the **clear width** of the hall is between 1050mm and 1200mm, and to at least 800mm where the **clear width** of the hall is between 900mm and 1050mm; and
- c. a **localised obstruction**, such as a radiator, occurs only where permitted by **Diagram 1.2**.

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

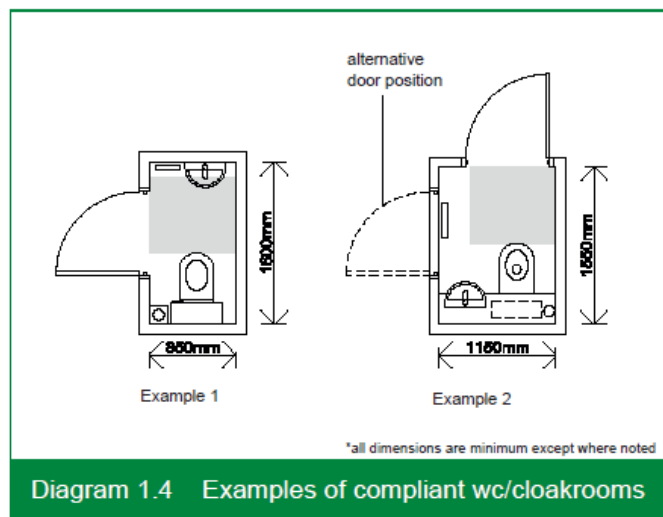
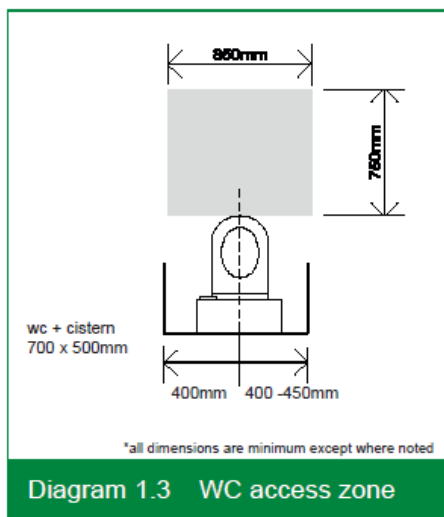
Private stairs and changes of level within the entrance storey

- 1.17** To provide a convenient relationship between rooms on the **entrance storey**, ensure that:
- a. a stepped change of level within the **entrance storey** is avoided where possible; and
 - b. where unavoidable, internal steps or stairs comply with the provisions of Part K (Protection from falling, impact and collision) for a **private stair**.

Sanitary facilities

WC facilities

- 1.18** To enable convenient access to a WC, ensure that:
- a. a room (which may be a WC/cloakroom or a bathroom) containing a WC is provided on the **entrance storey**;
 - b. there is clear space to access the WC in accordance with **Diagram 1.3**;
 - c. any basin is positioned to avoid impeding access; and
 - d. the door to the room opens outwards.



Services and controls

- 1.19** To assist people who have reduced reach, ensure that:
- a. switches and sockets to **habitable rooms** throughout the **dwelling** are located with their centre line between 450mm and 1200mm above floor level.

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

This section of the Approved Document deals with the following Optional Requirement from Part M of Schedule 1 to the Building Regulations 2014.

<i>Optional Requirement</i>	<i>Limits on application</i>
PART M ACCESS TO AND USE OF BUILDINGS Category 2 - Accessible and adaptable dwellings M4 (2) Optional requirement. (1) Reasonable provision must be made for people to— (a) gain access to, and (b) use, the dwelling and its facilities. (2) The provision made must be sufficient to allow adaptation of the dwelling— (a) to meet changing needs of the occupants over time, or (b) to meet the needs of occupants with differing needs.	Optional requirement M4(2)— (a) may apply only in relation to new dwellings; (b) will apply in substitution for requirement M4(1); (c) does not apply where optional requirement M4(3) applies; (d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Performance

In the Secretary of State's view, Optional Requirement M4(2) will be met where a new **dwelling** makes reasonable provision for access for most people and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. The objective is to make reasonable provision to ensure that:

- a) Within the curtilage of the **dwelling**, or the building containing the **dwelling**, it is possible to approach and gain **step-free** access to the **dwelling** and to any associated parking space and communal facilities that are intended for the use of the occupants.
- b) There is **step-free** access to the WC and other accommodation within the **entrance storey**, and to any associated **private** outdoor space directly connected to the **entrance storey**.
- c) A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation, including its sanitary facilities.
- d) Features are provided to enable common adaptations to be carried out at a future date to increase the accessibility and functionality of the **dwelling**.
- e) Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

Category 2 - Accessible and adaptable dwelling

Section 2A: Approach to the dwelling

Scope

- 2.1 The provisions of **Section 2A** apply to specific external and internal areas and elements where these form part of the **approach route** to the individual **dwelling** and fall within the plot (or curtilage) of the **dwelling**, or the building containing the **dwelling**. The area involved is usually between the public realm (typically 'the pavement') and the **principal private entrance** (the 'front door').
- 2.2 The provisions also apply to the **approach route** between the **dwelling** and the normal point, or points, at which an occupant or visitor, including a disabled person, 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** (typically a block of flats).
- 2.3 Reasonable provision should also be made to ensure that the **approach route** to any **communal** facilities intended to serve the **dwelling** meets these provisions. This includes storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access to equipment within these spaces, for example for meter reading.
- 2.4 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 a path, but for a **dwelling** within a larger building (typically a block of flats) it will usually involve one, or more, **communal** gates, paths, entrances, doors, lobbies, corridors and access decks, as well as **communal** lifts and stairs.

Provisions

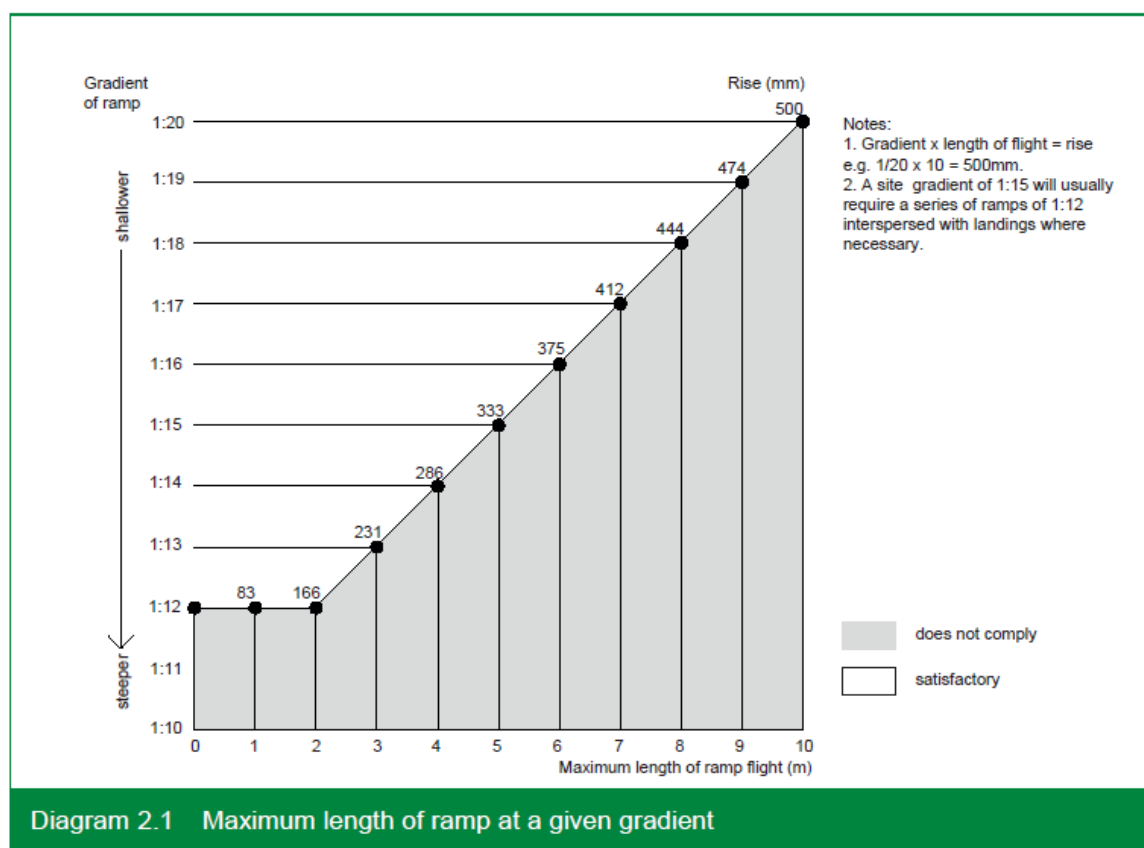
Approach routes

General provisions

- 2.5 The **approach route** should be safe and convenient, adopt the shallowest gradient that can reasonably be achieved, and be **step-free**, irrespective of the storey on which the **dwelling** is located. Where any part of the **approach route** cannot be **level**, it should be **gently sloping** or where necessary **ramped**.
- 2.6 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 **principal private entrance** and the route to the alternative **private** entrance.

- 2.7 Where a **ramped approach route** is needed, a stepped route is useful, but not essential, as an additional route.
- 2.8 To provide an appropriate **approach route** for a **Category 2 dwelling**, ensure that:
- it is **level, gently sloping**, or, where necessary, **ramped**;
 - private** parts of the **approach route** have a **clear width** of at least 900mm;
 - communal** parts of the **approach route** have a **clear width** of at least 1200mm (except **communal stairs**);
 - any **localised obstruction** does not occur opposite or close to a doorway, or at a change of direction;
 - all external parts of the **approach route** have a **suitable ground surface**; and
 - every gate (or gateway) along the **approach route** has a **clear opening width** of at least 850mm and a 300mm nib to the **leading edge**.

External and internal ramps forming part of an approach route



- 2.9 To enable a ramp to be used safely, including by a wheelchair user, ensure that:
- 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 **clear width** of at least 900mm;
 - flights within a **communal approach route** have a **clear width** of at least 1200mm;
 - top and bottom landings are provided to every flight;
 - intermediate landings are provided between individual flights and at any change of direction; and
 - every landing is at least 1200mm long, clear of any door (or gate) swing.

External steps forming part of an additional route

- 2.10** To enable steps to be safely used by a wide range of people, ensure that:
- steps are uniform with a rise 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 **suitable tread nosings**;
 - no individual flight has a rise of more than 1800mm between landings;
 - every flight has a **clear width** of at least 900mm;
 - top and bottom and, where necessary, intermediate landings, are provided and every landing is at least 900mm long; and
 - every flight with three or more risers has a **suitable handrail** to one side, or to both sides where the flight is wider than 1000mm.

Car parking and drop-off

Parking space

- 2.11** Where a parking space is provided for the **dwelling**, ensure that:
- where it is within the **private** curtilage of the **dwelling** (but not within a carport or garage) it is a **standard parking bay** that is capable of being widened to 3.3m;
 - where **communal** parking is provided to flatted development, at least one **standard parking bay** with a **clear access zone** of 900mm to one side and a dropped kerb, is provided close to the **communal** entrance of each core of the block (or to the lift core where the parking bay is internal);
 - there is **step-free** access between the parking bay and the **principal private entrance** or, where necessary, the alternative **private** entrance to the **dwelling**;
 - it is **level** or, where unavoidable, **gently sloping**;
 - the gradient is as shallow as the site permits; and
 - it has a **suitable ground surface**.

Drop-off point

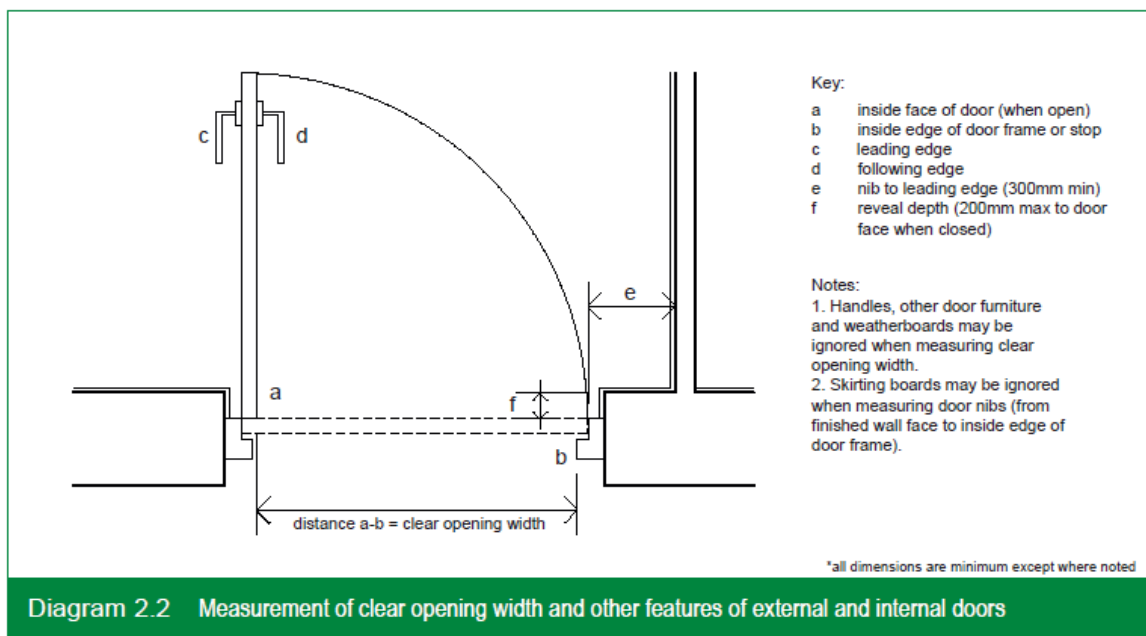
- 2.12** Where a drop-off (or setting down point) is provided for the **dwelling**, ensure that:
- it is located close to the **principal communal entrance** of the building containing the **dwelling**;
 - it is **level** or, where unavoidable, **gently sloping**;
 - it has a **suitable ground surface**; and
 - any kerb is reasonably flush with the adjoining ground.

Communal entrances

Principle communal entrance

- 2.13** To enable most people to use the **principal communal entrance**, ensure that:
- there is a **level** landing at least 1200mm wide and 1200mm long directly outside the entrance;
 - the landing is covered to a width and depth of 1200mm;
 - illumination is provided by lighting which is automatically activated on a dawn to dusk timer or by detecting motion;
 - the entrance door (or gate) has a **clear opening width** of at least 800mm, when measured in accordance with **Diagram 2.2**;

- e. where double doors (or gates) are provided, the main (or leading) leaf provides the required minimum **clear opening width**;
- f. a 300mm nib is provided to the **leading edge** of the door (or gate) and the extra width created by this nib is maintained for a distance of at least 1200mm beyond it;
- g. the depth of the reveal on the leading side of the door (usually the inside) does not exceed 200mm;
- h. the threshold is an **accessible threshold**;
- i. where there is a lobby or porch, the doors are at least 1500mm apart and there is at least 1500mm between door swings; and
- j. the ground surface (or entrance flooring) does not impede wheelchair movement.



Other communal doors

- 2.14** Provisions d.- j. of paragraph 2.13 above apply to every other **communal** door, or gate, along the **approach route**.

Communal lifts and stairs

General provisions

- 2.15** Lifts and stairs should be designed to take account of the needs of people with sight loss and reduced mobility.

Communal lifts

- 2.16** To enable a wide range of people, including an accompanied wheelchair user, to access and use the lift, for every passenger lift that gives access to the **dwelling**, ensure that:
- a. the load capacity is at least 630kg;
 - b. there is a clear landing, at least 1500mm square, directly in front of the lift door at every floor level;
 - c. doors have a **clear opening width** of at least 800mm;

- d. the car is at least 1100mm wide and 1400mm deep inside;
- e. landing and car controls are located between 900mm and 1200mm above the car floor and at least 400mm (measured horizontally) from the inside of the front wall;
- f. tactile indication, to identify the storey in question, is provided on the landing and adjacent to the lift call button;
- g. tactile indication, to confirm the floor selected, is provided on, or adjacent to, the lift buttons within the car;
- h. the lift incorporates a signalling system that gives visual notification that the lift is answering a landing call and a dwell time of five seconds before its doors begin to close after they are fully open;
- i. the system can be overridden by a door re-activating device which relies on appropriate electronic methods (but not a door edge pressure system), provided that the lift door remains fully open for at least three seconds; and,
- j. when the lift serves more than three storeys, it provides visual and audible indication of the floor reached.

Communal stairs

- 2.17** Ensure that the principal stair that give access to the **dwelling** meets the requirements of Part K for a **general access stair**.

Section 2B: Private entrances and spaces within the dwelling

Scope

2.18 The provisions of **Section 2B** apply to **private** entrances, other external doors and key elements within the **dwelling**.

Provisions

Private entrances

Principal private entrance and alternative entrance

2.19 The provisions of this paragraph apply to the **principal private entrance** to the individual **dwelling**. Where the use of an alternative **private** entrance is permitted because **step-free** access cannot be achieved to the **principal private entrance**, the provisions apply to both entrances. Ensure that:

- there is a **level** external landing at least 1200mm wide and 1200mm deep;
- the landing is covered for a width of at least 900mm and a depth of at least 750mm;
- illumination is provided by lighting capable of detecting movement;
- the door has a **clear opening width** of at least 800mm; when measured in accordance with **Diagram 2.2**;
- where double doors are provided, the main (or leading) leaf provides the required minimum **clear opening width**;
- a 300mm nib is provided to the **leading edge** of the door, and the extra width created by this nib is maintained for a distance of at least 1200mm beyond it;
- the depth of the reveal on the leading side of the door (usually the inside) does not exceed 200mm;
- the threshold is an **accessible threshold**; and
- where there is a lobby or porch, the doors are at least 1500mm apart and there is at least 1500mm between door swings.

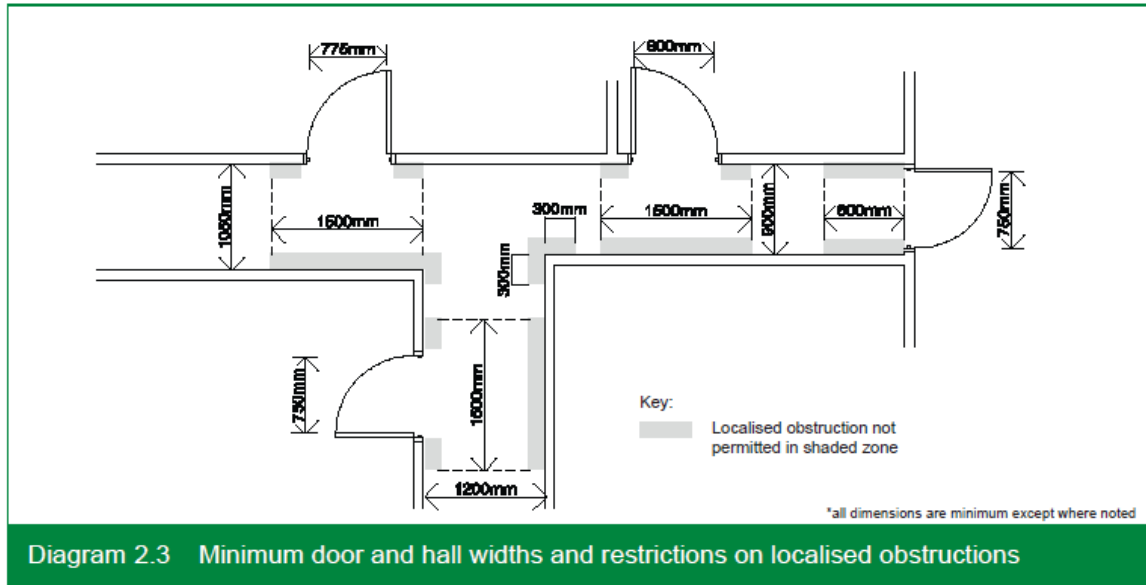
Other external doors

2.20 Provisions d.- i. of paragraph 2.19 above apply to 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**.

NOTE: Where an external door opens onto a balcony or roof terrace that is located above accommodation and where the necessary build-up of insulation and weather proofing makes an **accessible threshold** impractical, a single step up is acceptable provided that the rise does not exceed 220mm and the threshold is not more than 15mm above the external ground surface, and has a tapered profile.

Circulation areas and internal doorways

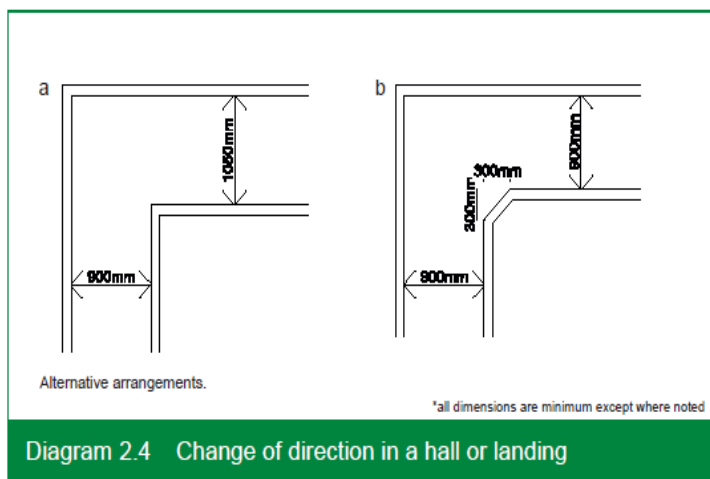
Door and hall widths



- 2.21** To facilitate movement into, and between, rooms throughout the **dwelling**, ensure that:
- the **clear width** of every hall or landing is at least 900mm;
 - at a 90 degree change of direction, either the combined **clear width** of the two sections of hallway is at least 1950mm, or, where the combined width is between 1800 and 1950mm, a 300mm splay is provided on the inside corner, as shown in **Diagram 2.4**;
 - a **localised obstruction** (such as a radiator) only occurs where permitted by **Diagram 2.3**;
 - every door has a minimum **clear opening width** of at least 750mm;
 - when the approach is not head-on, the **clear opening width** is increased to 775mm where the **clear width** of the hall is between 1050mm and 1200mm, and to 800mm where the **clear width** of the hall is less than 1050mm; and
 - a 300mm nib is provided to the **leading edge** of every door within the **entrance storey**.

NOTE 1: The provisions of paragraph 2.21 above do not apply to cupboards unless they are large enough to be entered, or to en-suite bathrooms or showers that are additional to the provisions of paragraphs 2.25 to 2.28. Double doors effectively provide nibs where each leaf is at least 300mm wide.

NOTE 2: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a **clear opening width** up to 775mm.



Private stairs and changes of level within the dwelling

- 2.22** To facilitate movement by ambulant disabled people within, and between, storeys, and to allow for the fitting of 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 2.28), ensure that:
- there is **step-free** access to all rooms and facilities within the **entrance storey**;
 - level changes within every other storey are avoided where possible;
 - the stair from the **entrance storey** to the storey above (or below) and any stair within the storey above (or below) has a **clear width** of at least 850mm when measured at a height of 450mm above the **pitch line** of the treads (ignoring any newel post); and
 - all stairs meet the provisions of Part K for **private stairs**.

Habitable Rooms

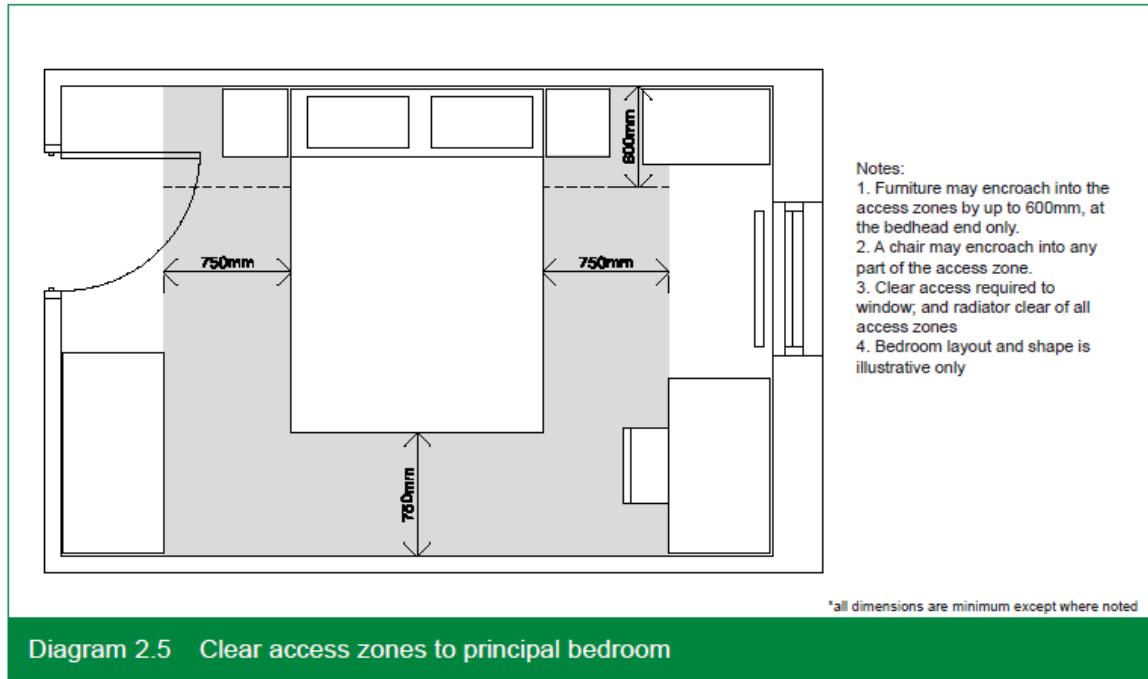
Living, kitchen and eating areas

- 2.23** To provide usable living spaces and a convenient, **step-free** relationship between a living area, a WC and the **principal private entrance**, ensure that:
- a living area (which may be a living room or a combined kitchen and dining room) is provided within the **entrance storey**;
 - at least 1200mm clear space is provided in front of, and between all kitchen units and appliances; and
 - glazing to the principal window to the principal living area starts no higher than 850mm above floor level.

Bedrooms

- 2.24** To enable a wide range of people to access and use bedrooms, ensure that:
- every bedroom can provide a **clear access route**, at least 750mm wide, from the doorway to the window;
 - at least one double (or twin) bedroom is located on the **entrance storey**, or the storey above (or below);
 - at least one double bedroom (the principal bedroom) can provide a 750mm wide **clear access zone** to both sides and the foot of the bed;
 - every other double bedroom can provide a 750mm wide **clear access zone** to one side and the foot of the bed;

- e. all single and twin bedrooms can provide a 750mm **clear access zone** to one side of each bed; and
- f. it can be demonstrated (for example by the provision of furnished and dimensioned bedroom layouts, similar to the example shown in **Diagram 2.5**) that the provisions above can be achieved.



Sanitary facilities

General provisions

- 2.25** To allow for the fitting of grab-rails and other equipment that may help older and disabled people, ensure that:
- a. all walls, ducts and boxings to every WC/cloakroom, bathroom and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m².

WC facilities on the entrance storey

- 2.26** To provide **step-free** access to a WC that is suitable and convenient for a wheelchair user, and, where possible, make provision for showering, ensure that:
- a. every **dwelling** has a room within the **entrance storey** that provides a WC and basin (which may be within a WC/cloakroom or a bathroom);
 - b. in a two or three storey **dwelling** with one or two bedrooms, the WC (together with its associated **clear access zone**) meets the provisions of **Diagram 1.3** and the basin does not impede 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 an **installed level access shower** or a **potential level access shower**, and the shower, WC and basin (together with their associated **clear access zones**), meet the provisions of **Diagrams 2.6** and **2.7**; and
 - d. the door opens outwards.

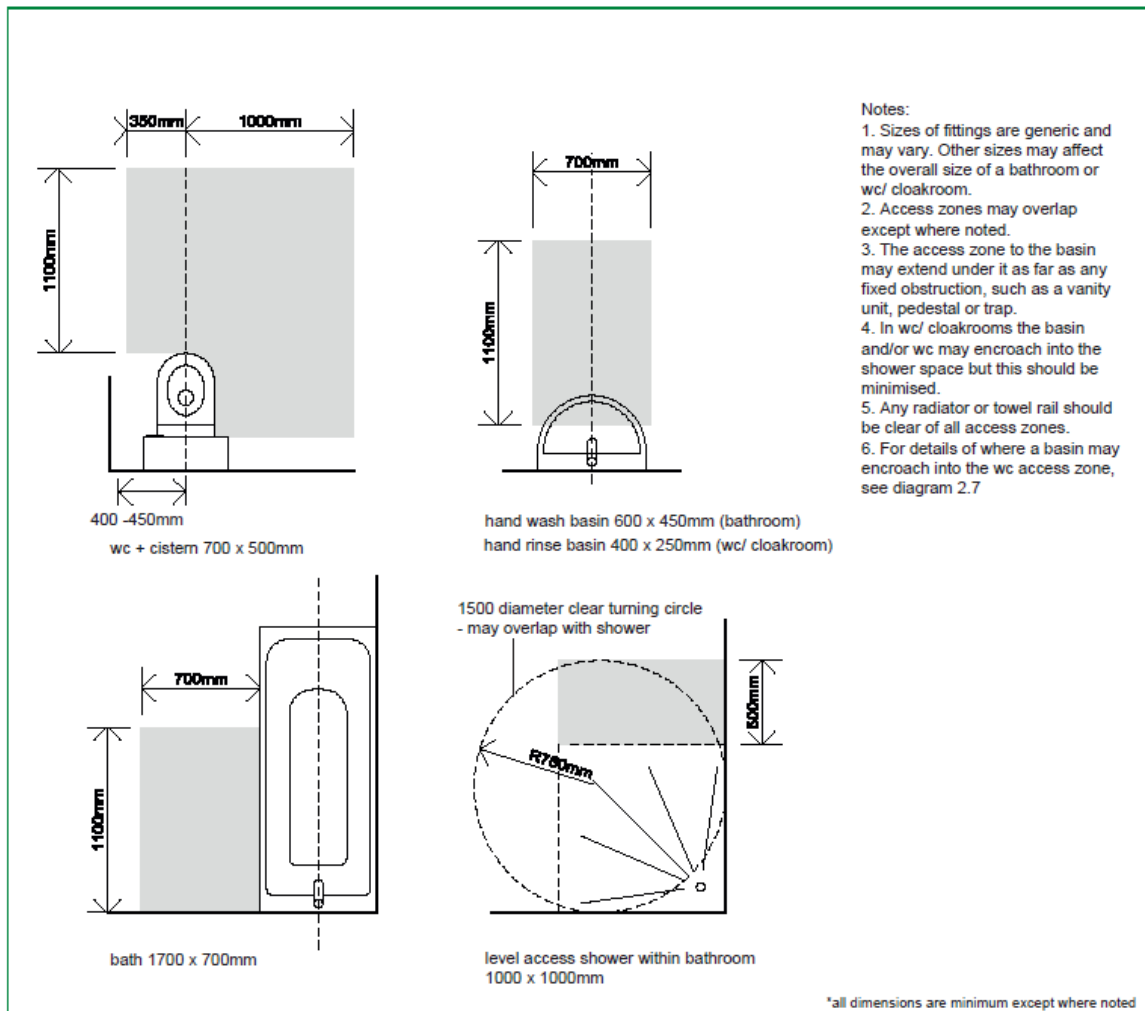


Diagram 2.6 Sanitary fittings and associated clear access zones

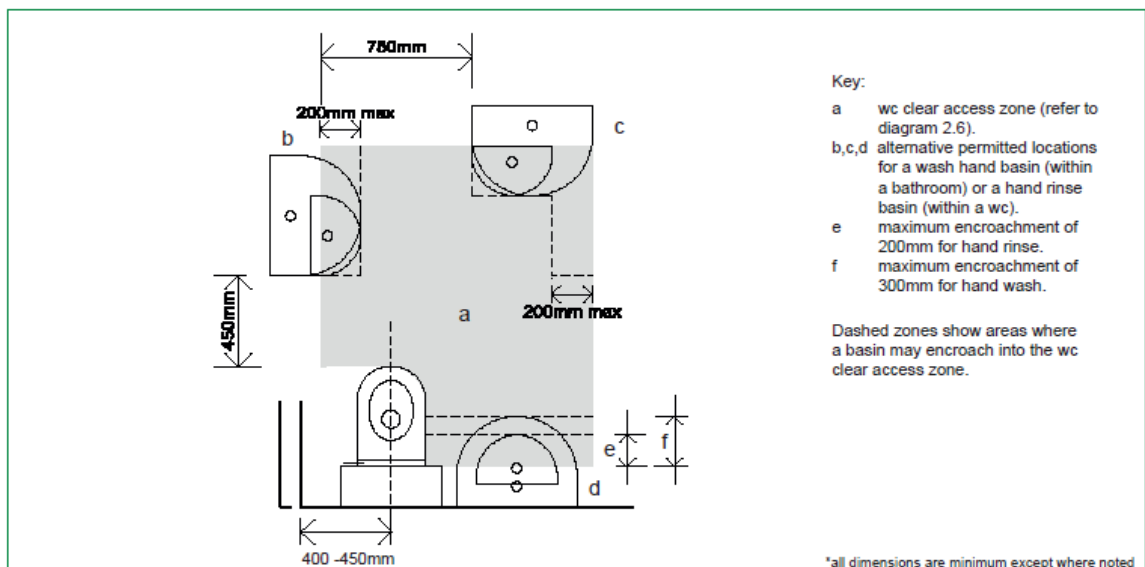


Diagram 2.7 Permitted encroachment of basin into wc clear access zone

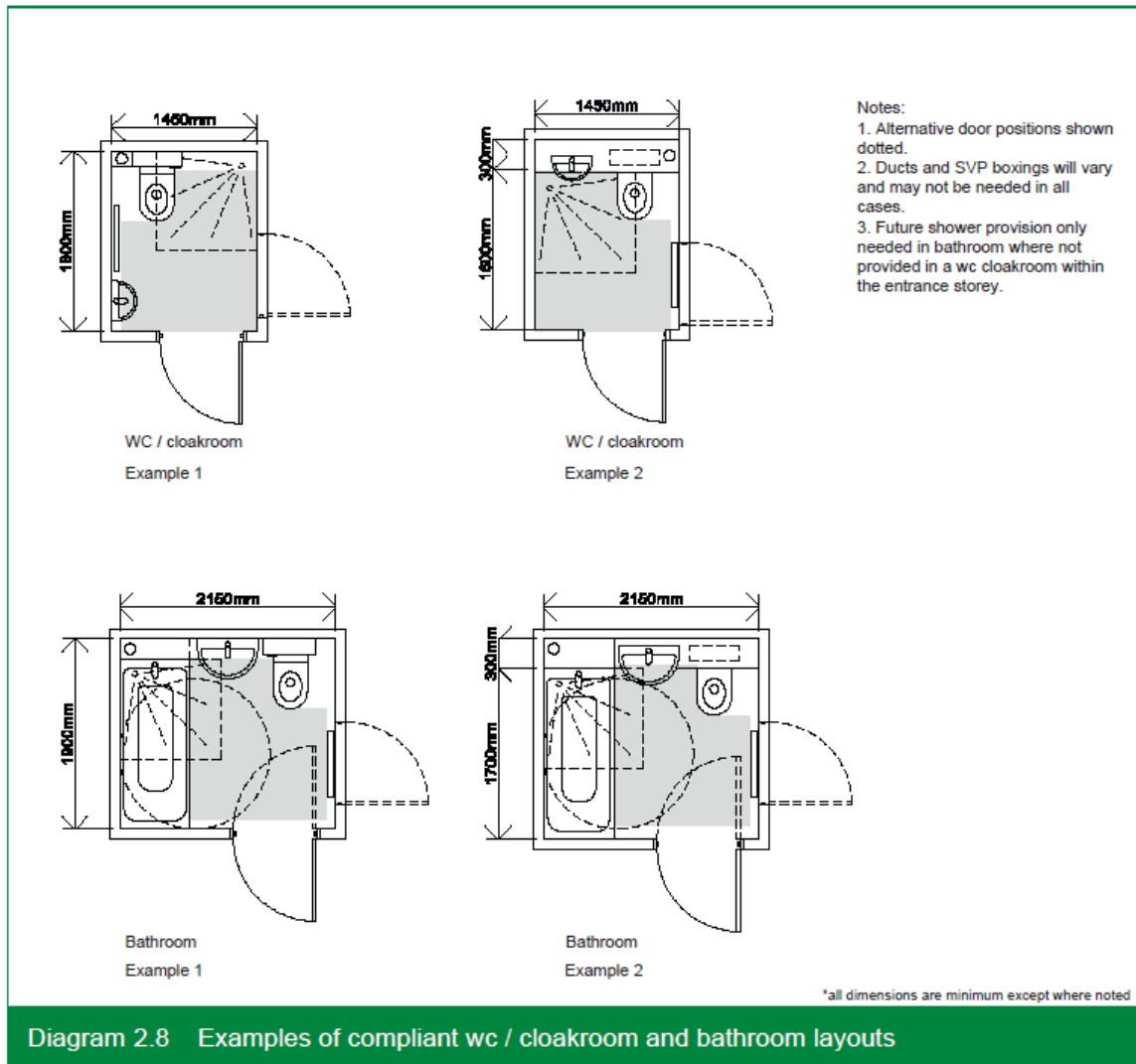


Diagram 2.8 Examples of compliant wc / cloakroom and bathroom layouts

2.27 Where a **dwelling** provides both a bathroom and a WC/cloakroom on the same storey, the WC/cloakroom should at least meet the provisions of **Diagram 1.3**.

Bathrooms

- 2.28 To provide convenient access to a suitable bathroom, ensure that:
- a. every **dwelling** has a bathroom that contains a WC, a basin and a bath, and is located on the same floor as a double (or twin) bedroom, as described in paragraph 2.24, and;
 - b. the WC, basin and bath (together with their associated **clear access zones**), meet the provisions of **Diagrams 2.6** and **2.7**.

Services and controls

- 2.29 To assist people who have reduced reach, ensure that:
- a. consumer units are located in accordance with Part P (Electrical Safety);
 - b. switches, sockets, stopcocks and controls generally are located with their centre line between 450mm and 1200mm above floor level and at least 300mm (measured horizontally) from an inside corner;

- c. the handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless fitted with a remote opening device that is within this height range; and
- 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.

NOTE: Controls that are part of a radiator, boiler or cooker hood are exempt from these provisions.

Optional Requirement M4(3): Category 3 - Wheelchair user dwellings

This Approved Document deals with the following Optional Requirement from Part M of Schedule 1 to the Building Regulations 2014.

<i>Optional Requirement</i>	<i>Limits on application</i>
<p>Category 3 - Wheelchair user dwellings</p> <p>M4(3) Optional Requirement</p> <p>(1) Reasonable provision must be made for people to—</p> <p>(a) gain access to, and</p> <p>(b) use, the dwelling and its facilities.</p> <p>(2) The provision made must be sufficient—</p> <p>(a) to meet the needs of occupants who use wheelchairs; or</p> <p>(b) to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs..</p>	<p>Optional requirement M4(3)—</p> <p>(a) may apply only in relation to a dwelling that is erected;</p> <p>(b) will apply in substitution for requirement M4(1);</p> <p>(c) does not apply where optional requirement M4(2) applies;</p> <p>(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p> <p>Optional requirement M4(3)(2)(a) applies only where the planning permission under which the building work is carried out specifies that it shall be complied with</p>

Performance

In the Secretary of State's view, Optional Requirement M4(3) will be met where a new **dwelling** makes reasonable provision, either at completion or in the future, for a wheelchair user, to live in the **dwelling** and use any associated private outdoor space, parking and **communal** facilities that may be provided for the use of the occupants. The objective is to make reasonable provision to ensure that:

- a) Within the curtilage of the **dwelling** or the building containing the **dwelling**, a wheelchair user can approach and gain **step-free** access to every private entrance to the **dwelling** and to every associated **private** outdoor space, parking space and **communal** facilities that are intended for the use of the occupants.
- b) There is **step-free** access to the WC and other accommodation within the **entrance storey** and the potential to achieve **step-free** access to all other parts of the **dwelling**.
- c) The dwelling is at least **wheelchair adaptable** such that key parts of the accommodation, including its sanitary facilities, could be easily altered to make the dwelling **wheelchair accessible** at a future date, or where required by a local planning authority, the dwelling is **wheelchair accessible** at completion.
- d) There is sufficient internal space, and other provisions as necessary, to make all of the accommodation within the **dwelling** suitable for a wheelchair user.
- e) Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach.

3 Section 3: Category 3 - Wheelchair user dwellings

Section 3A: Approach to the dwelling

Scope

- 3.1 The provisions of **Section 3A** apply to specific external and internal areas and elements where these 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 area involved is usually between the public realm (typically the pavement) and the **principal private entrance** (the 'front door').
- 3.2 The provisions also apply to the **approach route** between the **dwelling** and the normal point, or points, at which a wheelchair user, or other disabled occupant or visitor, could reasonably 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**.
- 3.3 Reasonable provision should also be made to ensure that the **approach route** to any **communal** facilities intended to serve the dwelling meets these provisions. This includes storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access to equipment within these spaces, for example for meter reading.
- 3.4 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 a path, but for a **dwelling** within a larger building (typically a block of flats) it will usually involve one, or more, **communal** gates, paths, entrances, doors, lobbies, corridors and access decks, as well as **communal** lifts and stairs.
- 3.5 All of the provisions of **Section 3A** are applicable to **wheelchair adaptable** and **wheelchair accessible dwellings**.

Provisions

Approach routes

General provisions

- 3.6** The **approach route** should be safe and convenient for everyone, adopt the shallowest gradient that can reasonably be achieved, and be **step-free**, irrespective of the storey on which the **dwelling** is located. Where any part of the **approach route** cannot be **level**, it should be **gently sloping**, or where necessary, **ramped**.
- 3.7** A **step-free approach route** should be provided to all **private** entrances. However, where a **ramped approach route** is needed, a stepped route is useful, but not essential, as an additional route.
- 3.8** To provide an accessible, **step-free approach route** that is specifically suitable for a wheelchair user, ensure that:
- the **approach route** is **level, gently sloping, or ramped**;
 - the **approach route** (whether **private** or **communal**) is at least 1200mm wide;
 - any **localised obstruction** does not occur opposite or close to a doorway or at a change of direction;
 - a 1500 x 1500mm space for passing or turning is provided at each end of the **approach route** and at intervals of 10m or less;
 - external parts of the **approach route** have a **suitable ground surface** and
 - external parts of the **approach route** are illuminated by lighting which is automatically activated by detecting motion; and
 - every gate (or gateway) between the pavement and the main communal or private entrance has a **clear opening width** of at least 850mm, a 300mm nib to the **leading edge** and a 200mm nib to the **following edge**.

External and internal ramps forming part of an approach route

- 3.9** To enable a ramp to be used safely by a wheelchair user, ensure that:
- the gradient is between 1:20 and 1:15;
 - the length of each flight at a given gradient meets the provisions of **Diagram 3.1**;
 - flights (whether within a **private or communal approach route**) have a **clear width** of at least 1200mm;
 - top and bottom landings are provided to every flight;
 - intermediate landings are provided between individual flights and at any change of direction; and
 - every landing is at least 1200mm long, clear of any door (or gate) swing.

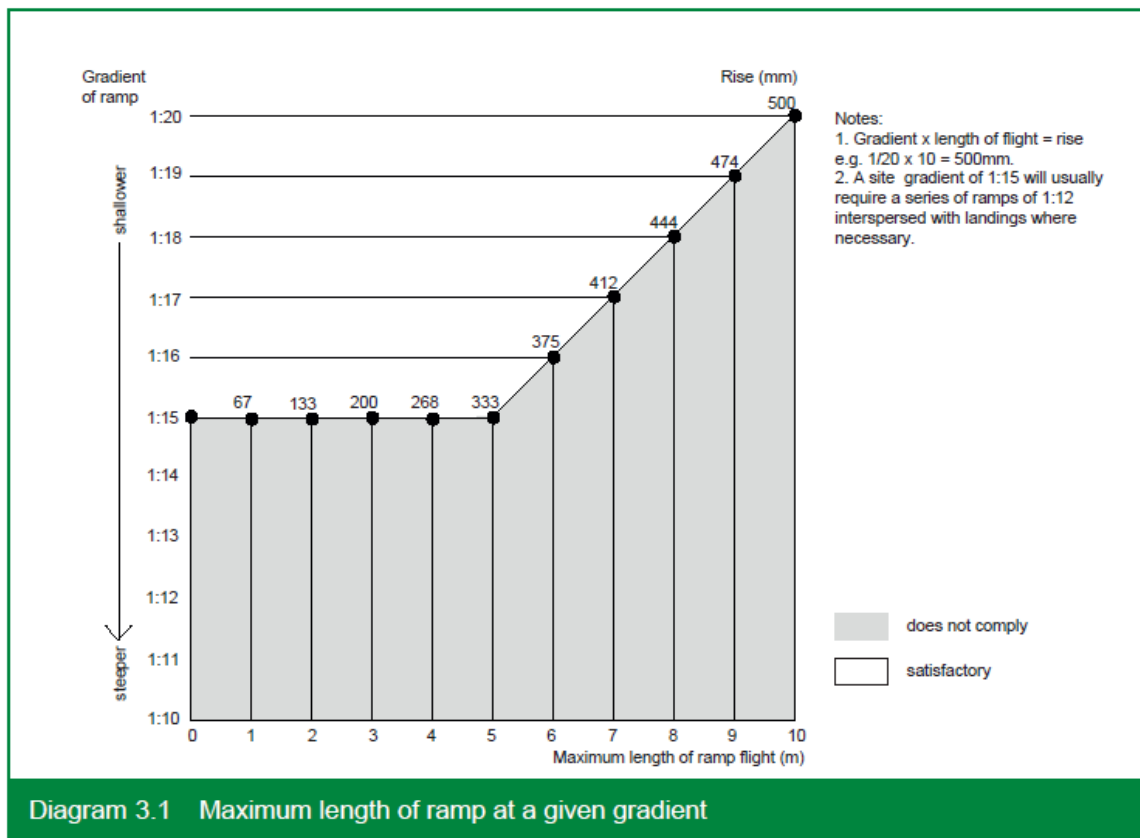


Diagram 3.1 Maximum length of ramp at a given gradient

External steps forming part of an additional route

- 3.10** To enable steps to be safely used by a wide range of people, ensure that:
- steps are uniform with a rise 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 **suitable tread nosings**;
 - no individual flight has a rise of more than 1800mm between landings;
 - every flight has a **clear width** of at least 900mm;
 - top and bottom and, where necessary, intermediate landings, are provided and every landing is at least 900mm long; and
 - every flight with three or more risers has a **suitable handrail** to one side, or to both sides where the flight is wider than 1000mm.

Car parking and drop-off

Parking space

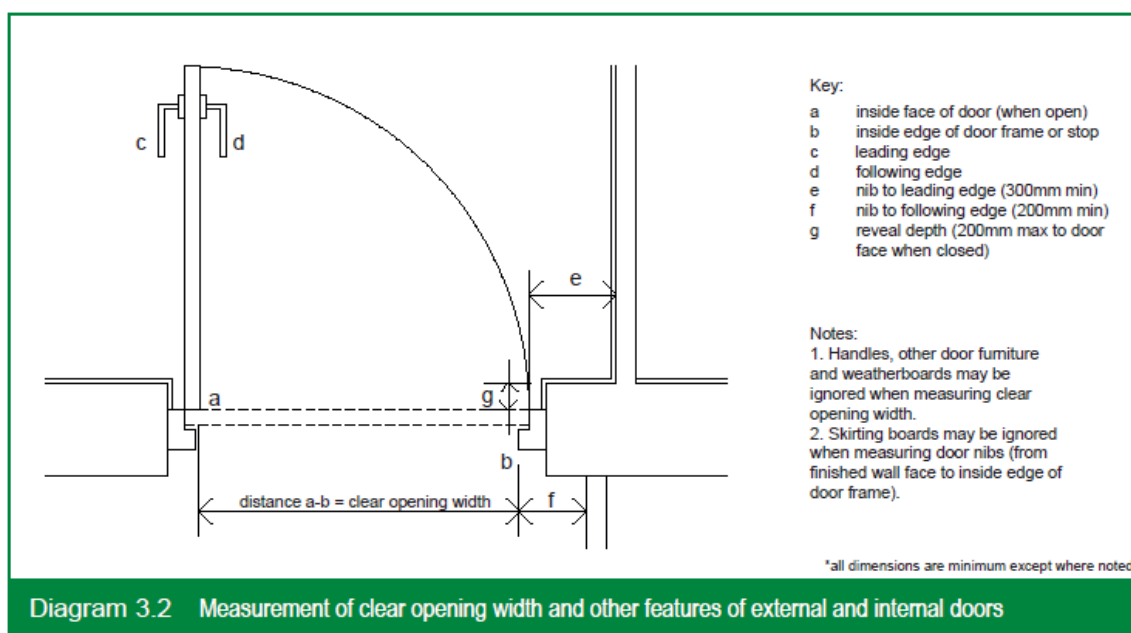
- 3.11** Where a parking space is provided for the **dwelling**, to enable a wheelchair user to get in and out of car from both sides, and access the boot space, ensure that:
- where it is within the **private** curtilage of a **dwelling** (including to a carport or a garage) it is a **standard parking bay** with a clear access zone of 1200mm to one side and to the rear;
 - where it is within a **communal** parking area, it is a **standard parking bay** with a **clear access zone** of 1200mm to both sides;
 - it is **level**;
 - it has clear headroom of at least 2200mm; and
 - it has a **suitable ground surface**.

NOTE: The side access zones in communal parking areas may be shared by two bays.

Drop-off point

- 3.12** Where a drop-off (or setting down point) is provided for the **dwelling**, ensure that:
- it is located close to the **principal communal entrance** of the core of the building that contains the **dwelling**;
 - it is **level**;
 - it has a **suitable ground surface**; and
 - any kerb is reasonably flush with the adjoining ground.

Communal entrances



Principal communal entrance

- 3.13** To enable a wheelchair user to enter the **principal communal entrance**, ensure that:
- there is a **level** landing at least 1500mm wide and 1500mm long outside the entrance;
 - the landing is covered to a width and depth of 1200mm;
 - illumination is provided by lighting which is automatically activated on a dawn to dusk setting or by detecting motion;
 - a 1500mm **clear turning circle** is provided inside the entrance area, behind the entrance door when closed;
 - the entrance door (or gate) has a **clear opening width** of at least 850mm; when measured in accordance with **Diagram 3.2**;
 - where double doors (or gates) are provided, the main leaf provides the required minimum **clear opening width**;
 - a 300mm nib is provided to the **leading edge** of the door (or gate) and the extra width created by this nib is maintained for at least 1800mm beyond it;
 - a 200mm nib is provided to the **following edge** of the door (or gate) and the extra width created by this nib is maintained for a distance of at least 1800m beyond it;

- i. the door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading side of the door (usually the inside) does not exceed 200mm;
- j. the threshold is an **accessible threshold**;
- k. where there is a lobby or porch, the doors are at least 1500mm apart and there is at least 1500mm clear space between door swings;
- l. power assisted opening is provided where the opening force of the door exceeds 20 Newtons, and;
- m. the ground surface (or entrance flooring) does not impede movement by wheelchair users.

Other communal doors

3.14 Provisions e.- m. of paragraph 3.13 above apply to every other **communal** door, or gate, along the **approach route**.

Communal lifts and stairs

General provisions

3.15 Lifts and stairs should be designed to take account of the needs of people with sight loss and reduced mobility.

Communal Lifts

3.16 To enable a wide range of people, including an accompanied wheelchair user to access and use the lift, for every passenger lift that gives access to the **dwelling**, ensure that:

- a. the load capacity is at least 630kg;
- b. there is a clear landing, at least 1500mm square, directly in front of the lift door at every floor level;
- c. doors have a **clear opening width** of at least 850mm;
- d. the car is at least 1100mm wide and 1400mm deep inside;
- e. landing and car controls are located between 900mm and 1200mm above the car floor and at least 400mm (measured horizontally) from the inside of the front wall;
- f. tactile indication, to identify the storey in question, is provided on the landing and adjacent to the lift call button;
- g. tactile indication, to confirm the floor selected, is provided on, or adjacent to, the lift buttons within the car;
- h. the lift incorporates a signalling system that gives visual notification that the lift is answering a landing call and a dwell time of five seconds before its doors begin to close after they are fully open;
- i. the system can be overridden by a door re-activating device which relies on appropriate electronic methods (but not a door edge pressure system), provided that the lift door remains fully open for at least three seconds; and
- j. when the lift serves more than three storeys, it provides visual and audible indication of the floor reached.

Communal stairs

3.17 Ensure that the principal stair that give access to the **dwelling** meets the provisions of Part K for a **general access stair**.

Section 3B: Private entrances and spaces within, and connected to the dwelling

Scope

- 3.18** The provisions of **Section 3B** apply to **private** entrances, other external doors and key elements within the **dwelling**. They also cover any associated **private** outdoor space, whether this is a garden, balcony or private roof terrace.
- 3.19** In order to demonstrate that the **dwelling** is capable of meeting the functional and spatial provisions for a **wheelchair adaptable** or **wheelchair accessible dwelling**, furnished plan layouts that show the access zones and other provisions of **Section 3B** and the furniture and activity zones of the Furniture Schedule included as **Appendix B** of this Approved Document, should be provided to at least a scale of 1:100.
- 3.20** All of the provisions of **Section 3B** are applicable to **wheelchair adaptable** and **wheelchair accessible dwellings**, except where noted.

Provisions

Private entrances

Principal private entrance

- 3.21** For the **principal private entrance** to the individual **dwelling**, ensure that:
- there is a **level** external landing at least 1500mm wide and 1500mm deep; as shown in **Diagram 3.3**;
 - the landing area is covered for a width and depth of 1200mm;
 - illumination is provided by lighting capable of detecting movement;
 - there is a 1500mm **clear turning circle** inside the entrance area, in front of the door when closed;
 - the door has a **clear opening width** of at least 850mm, when measured in accordance with **Diagram 3.2**;
 - where double doors are provided, the main (or leading) leaf provides the required minimum **clear opening width**;
 - a 300mm nib is provided to the **leading edge** of the door and a 150mm nib to the hinge side (to allow for the fitting of a cage to the inside face of the letter box) and the extra width created by these nibs is maintained for at least 1800mm beyond them;
 - a 200mm nib is provided to the **following edge** of the door and the extra width created by the nib is maintained for a distance at least 1500mm beyond it;
 - the door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading side of the door (usually the inside) does not exceed 200mm;
 - the threshold is an **accessible threshold**; and
 - where there is a lobby or porch, the doors are at least 1500mm apart and there is at least 1500mm between door swings.

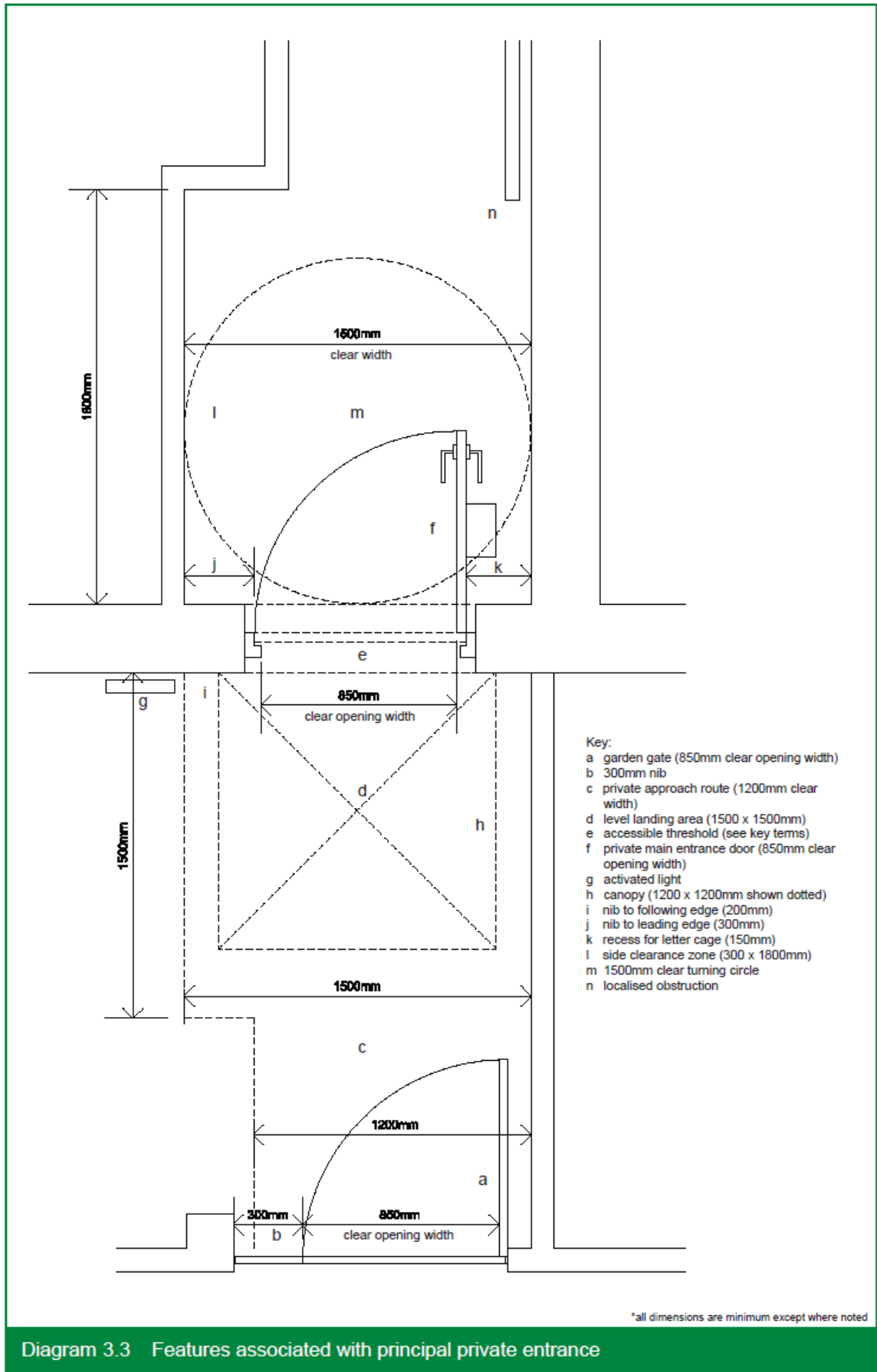


Diagram 3.3 Features associated with principal private entrance

Other external doors

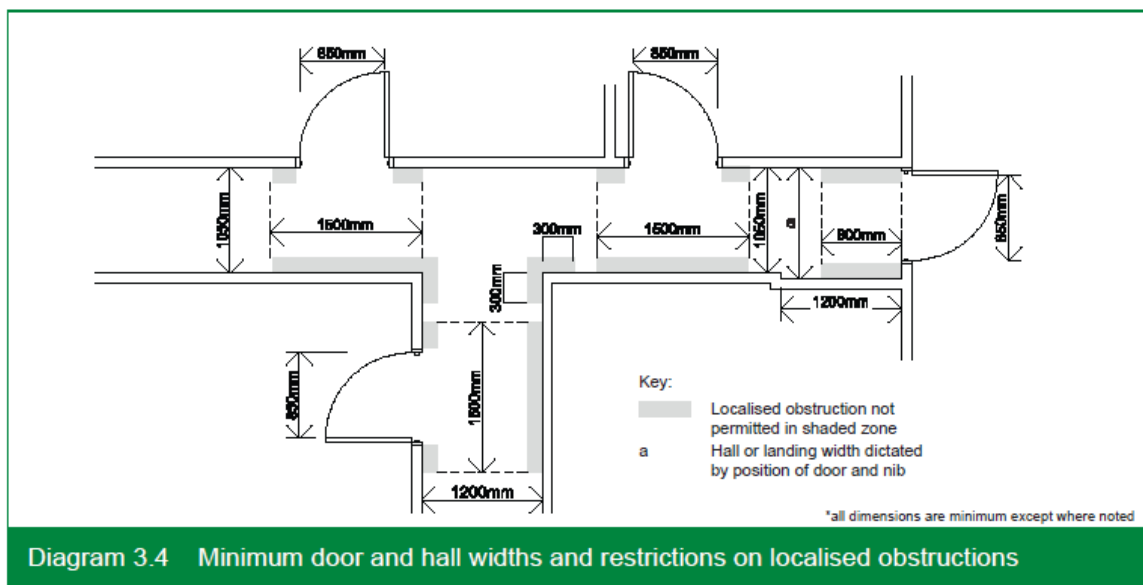
3.22 Provisions e.- k. of paragraph 3.21 above apply to all other external doors, including doors to and from a **private** garden, balcony, terrace, garage, carport or conservatory or storage area that is integral with, or connected to, the **dwelling**.

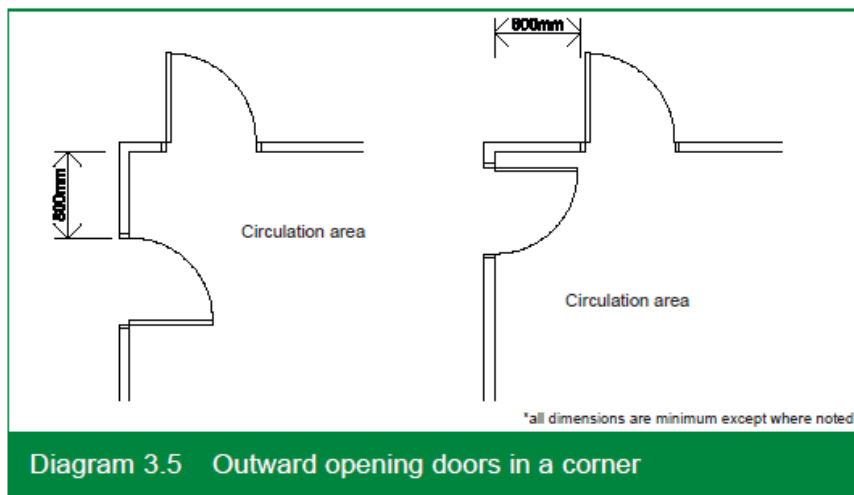
Circulation areas, internal doorways and storage

Hall and door widths

- 3.23 To facilitate wheelchair movement into, and between rooms, ensure that:
- the **clear width** of every hall or landing is at least 1050mm;
 - where the approach to a doorway is not head-on, the **clear width** of the hall, is increased to at least 1200mm;
 - a **localised obstruction** (such as a radiator) only occurs where permitted by **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, its **leading edge** is at least 800mm from the corner and the door does not open in front of another door on the return wall; as shown in **Diagram 3.5**;
 - a 300mm nib is provided to the **leading edge** of every door; and
 - a 200mm nib is provided to the **following edge** of every door.

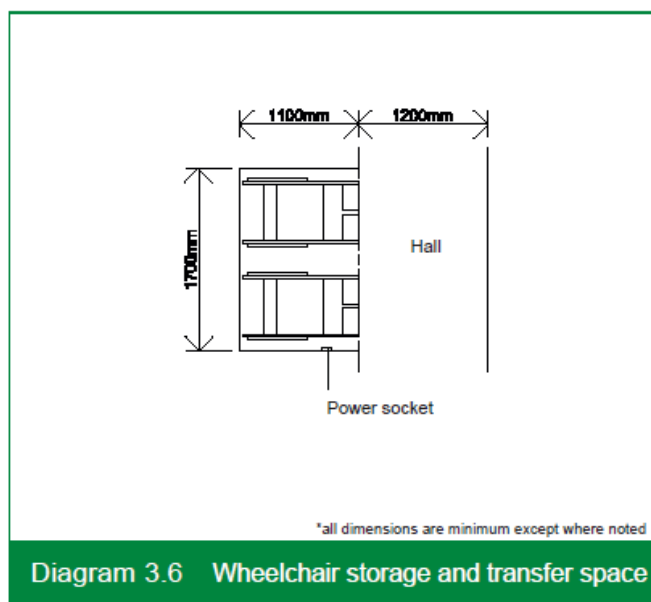
NOTE: The provisions of paragraph 3.23 above do not only apply to cupboards unless they are large enough to be entered, or to en-suite bathrooms or showers that are additional to the provisions of paragraphs 3.35 to 3.47. Double doors effectively provide nibs where each leaf is at least 300mm wide.





Wheelchair storage and transfer space

- 3.24** To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and an indoor wheelchair, ensure that:
- a space at least 1100mm deep and 1700mm wide is available close to the **principal private entrance**;
 - one of the 1700mm sides of the space is open and accessible from a hall that has a **clear width** of at least 1200mm as shown in **Diagram 3.6**; and
 - a power socket is provided within, or adjacent to, the space.



NOTE: The storage and transfer space may be used as general storage space (and doors fitted if required) provided that the provisions of paragraph 3.24 above can be met without alteration to structure or services and the space is additional to the minimum storage requirement of paragraph 3.25.

General storage space

- 3.25** To make adequate provision for the storage of household items, ensure that general built-in storage space meets the provisions of **Table 3.1**.

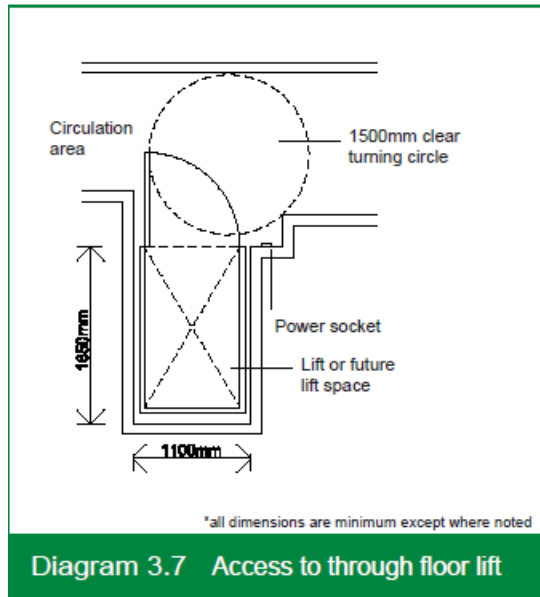
Table 3.1: Minimum area of general built-in storage

Number of bedrooms	2	3	4	5	6
Storage area (m ²)	2.0	2.5	3.0	3.5	4.0

NOTE: For the purposes of paragraph x above, a storage area with headroom between 900mm and 1500mm should be counted at 50% of its floor area, and an area lower than 900mm not counted at all. Where the area under a stair forms part of the storage provision it should be counted as 1m².

Through-floor lift provision

- 3.26** To enable a wheelchair user to gain access to all parts of a **dwelling** on more than one floor level, ensure that:
- there is a continuous lift shaft at least 1100mm wide x 1650mm long internally linking every floor level of the **dwelling**;
 - the shaft is clear of services and the lift could be installed without the need to alter any structural walls or elements;
 - the shaft could be entered from the same one of its short ends at every floor level;
 - a 1500mm **clear turning circle**, clear of the lift door when open at 90 degrees, could be provided in front of the shaft at every floor level, as shown in **Diagram 3.7**; and
 - a power socket, suitable for powering the lift, is provided close to the shaft.
- 3.27** Where the **dwelling** is defined as **wheelchair adaptable**, in addition to the provisions of paragraph 3.26 above, ensure that at the point of completion:
- any floors and doors that have been installed to allow the shaft to be used as storage, could be easily removed;
 - in a two storey **dwelling**, the shaft is positioned to allow the lift to run from either a circulation area, or a suitable living area in the **entrance storey**, to either a circulation area or the principal bedroom in the other storey, provided that it can be demonstrated that any rooms affected can still meet all other provisions of **Section 3B** that apply;
 - in a three storey **dwelling**, the shaft is positioned to allow the lift to run between the circulation areas in all storeys; and
 - it is clear how the provisions of paragraph 3.26 above could be achieved in order to allow a suitable lift to be fitted at a future date.



- 3.28** Where the **dwelling** is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.26 above, ensure that at the point of completion:
- 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); and
 - a suitable through floor lift or lifting platform is installed and commissioned.

NOTE: In a two storey **dwelling** the lift will usually be a through-floor lift to BS-EN 81-41, but in a three storey **dwelling**, a platform lift may be needed and a larger shaft and three-phase power supply may be required. It is desirable that any lift is positioned with the end opposite to the entry point located against a wall at every floor level.

Private stairs and changes of level within the dwelling

- 3.29** To facilitate movement by ambulant disabled people within, and between, storeys, and to allow for the fitting of 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 paragraphs 3.40 and 3.44) ensure that:
- there is **step-free** access to all rooms and facilities within the **entrance storey**;
 - there are no level changes 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 **clear width** of at least 850mm when measured at a height of 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 of head of any such stair; and
 - all stairs meet the Provisions of Part K for **private stairs**.

Habitable Rooms

Living areas

- 3.30** To provide usable living spaces with a convenient, **step-free** relationship between the living space, WC and **principal private entrance**, ensure that:
- the principal living area is located within the **entrance storey**;

- b. the combined internal floor area of living, dining and kitchen space meets the provisions of **Table 3.2** below; and
- c. glazing to the principal window of this living area starts no higher than 850mm above floor level.

Table 3.2: Minimum combined floor area for living/dining/kitchen space

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

Kitchen and eating areas

3.31 To provide a convenient **step-free** relationship between the kitchen, dining and living areas, and a kitchen that is suitable for a wheelchair user, ensure that:

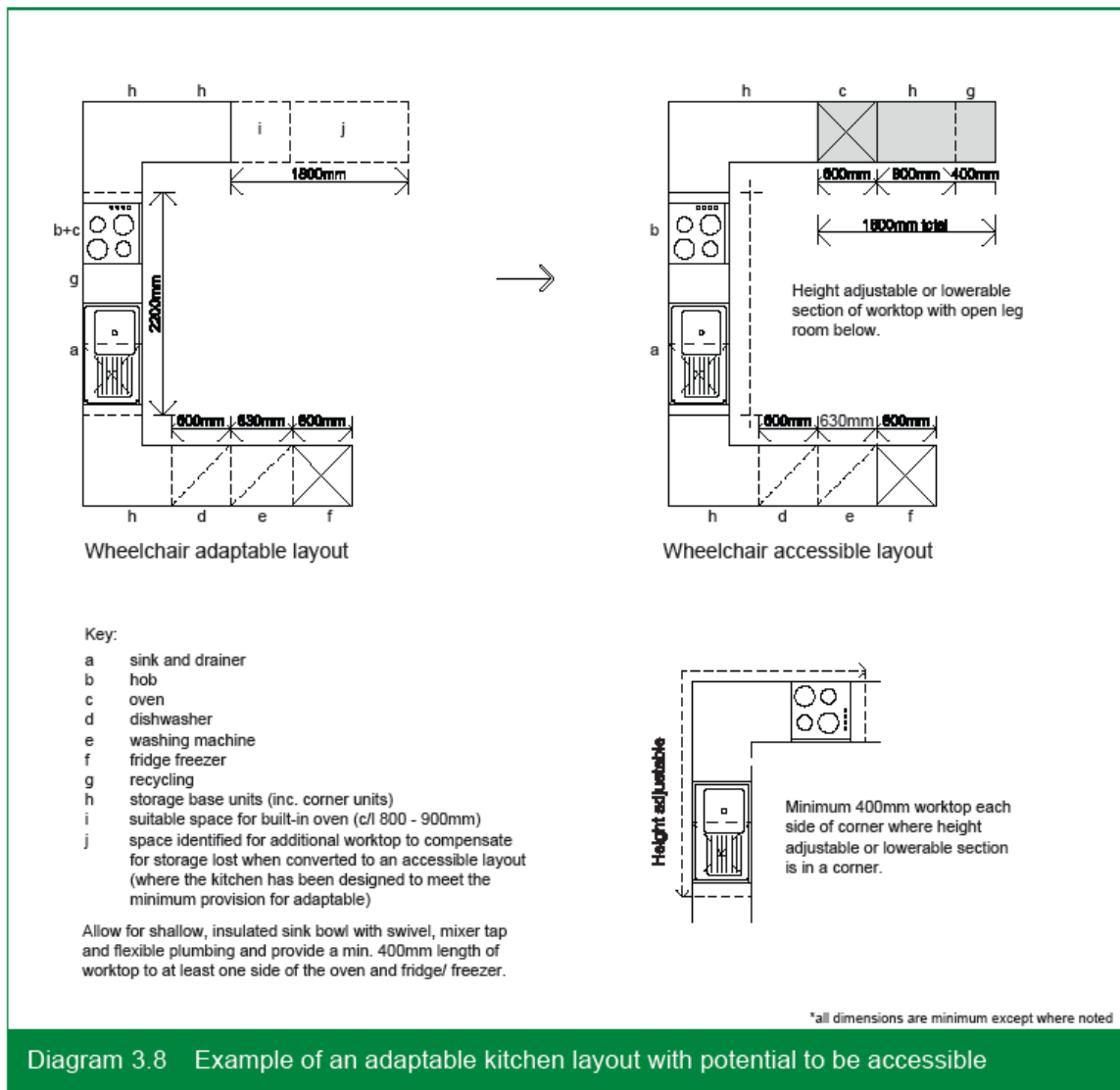
- a. the kitchen and principal eating area are within the same room, or connected to each other, and located within the **entrance storey**;
- b. there is a **clear access zone** of at least 1500mm in front of, and between, all kitchen units and appliances;
- c. the kitchen could accommodate the overall length of worktop set out in **Table 3.4**; and
- d. 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.

3.32 Where the **dwelling** is defined as **wheelchair adaptable**, in addition to the provisions of paragraph 3.31 above, ensure that at the point of completion:

- a. the overall length of kitchen worktop meets at least the provisions of **Table 3.3** below;
- b. the worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, is at least 2200mm long, is fixed separately from adjoining units and would be easy to replace at a later date; and
- c. it is clear how the kitchen could be easily adapted to meet the provisions of paragraph 3.33 at a future date without compromising the space in any other part of the **dwelling**, as shown in **Diagram 3.8**.

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
Worktop length (mm)	4330	4730	4730	5630	6730



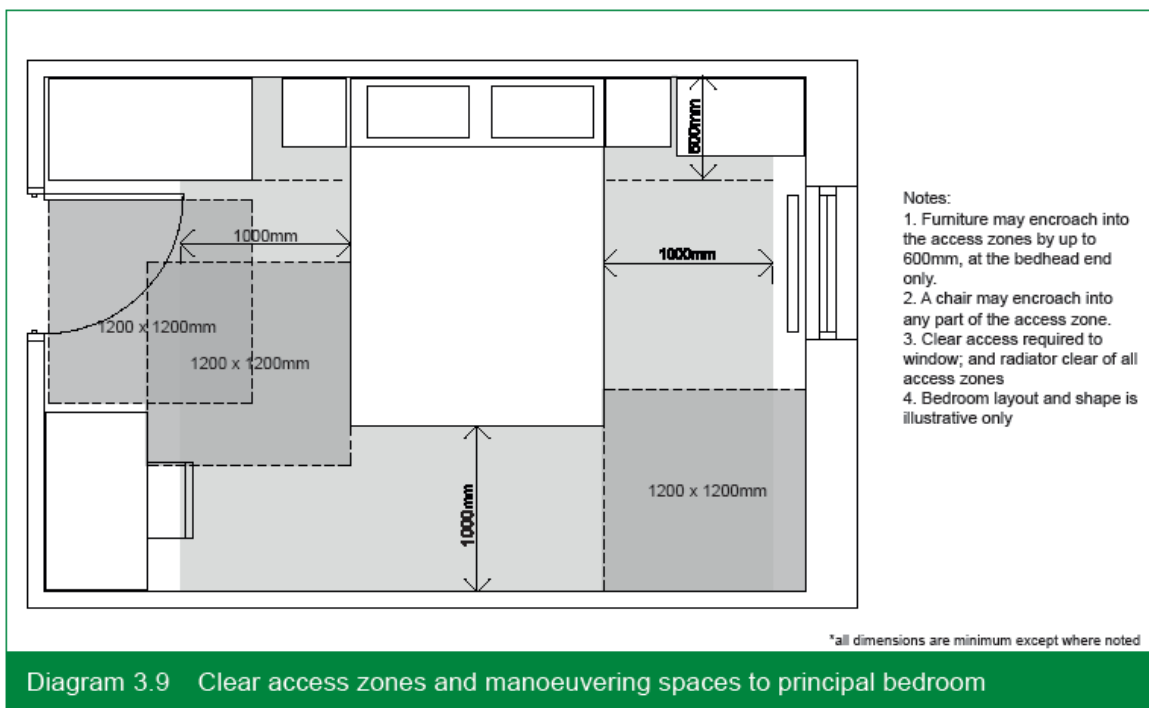
- 3.33 Where the **dwelling** is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.31 above, ensure that at the point of completion:
- a. the overall length of kitchen worktop meets the provisions of **Table 3.4** below;
 - b. the worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, is at least 2200mm long, and is either a height adjustable worktop, or, is fixed but could be easily removed; as shown in **Diagram 3.8**; and
 - c. this section of worktop could provide clear and continuous open leg space underneath (capable of achieving at least 700mm clearance above 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
Worktop length (mm)	6130	6530	6530	7430	8530

Bedrooms

- 3.34** To allow one bedroom to be close to an accessible bathroom and particularly suitable for a wheelchair user, and all other bedrooms to be accessible, ensure that:
- every bedroom can provide a **clear access route**, at least 750mm wide, from the doorway to the window;
 - every bedroom can provide a 1200 x 1200mm **manoeuvring space** inside the doorway, clear of the door when closed;
 - 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;
 - the principal double bedroom is located on the **entrance storey**, or the storey above (or below), has a floor area of at least 13.5m² and is at least 3m wide;
 - the principal double bedroom can provide a 1000mm wide **clear access zone** to both sides and the foot of the bed and in front of all furniture, and a 1200 x 1200mm **manoeuvring space** on both sides of the bed; as shown in **Diagram 3.9**;
 - every other double (or twin) bedroom has a floor area of at least 12.5m² and is at least 3m wide;
 - 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;
 - all single and twin bedrooms can provide a 1000mm **clear access zone** to one side of each bed; and in front of all furniture; and
 - every single bedroom has a floor area of at least 8.5m² and is at least 2.4m wide.



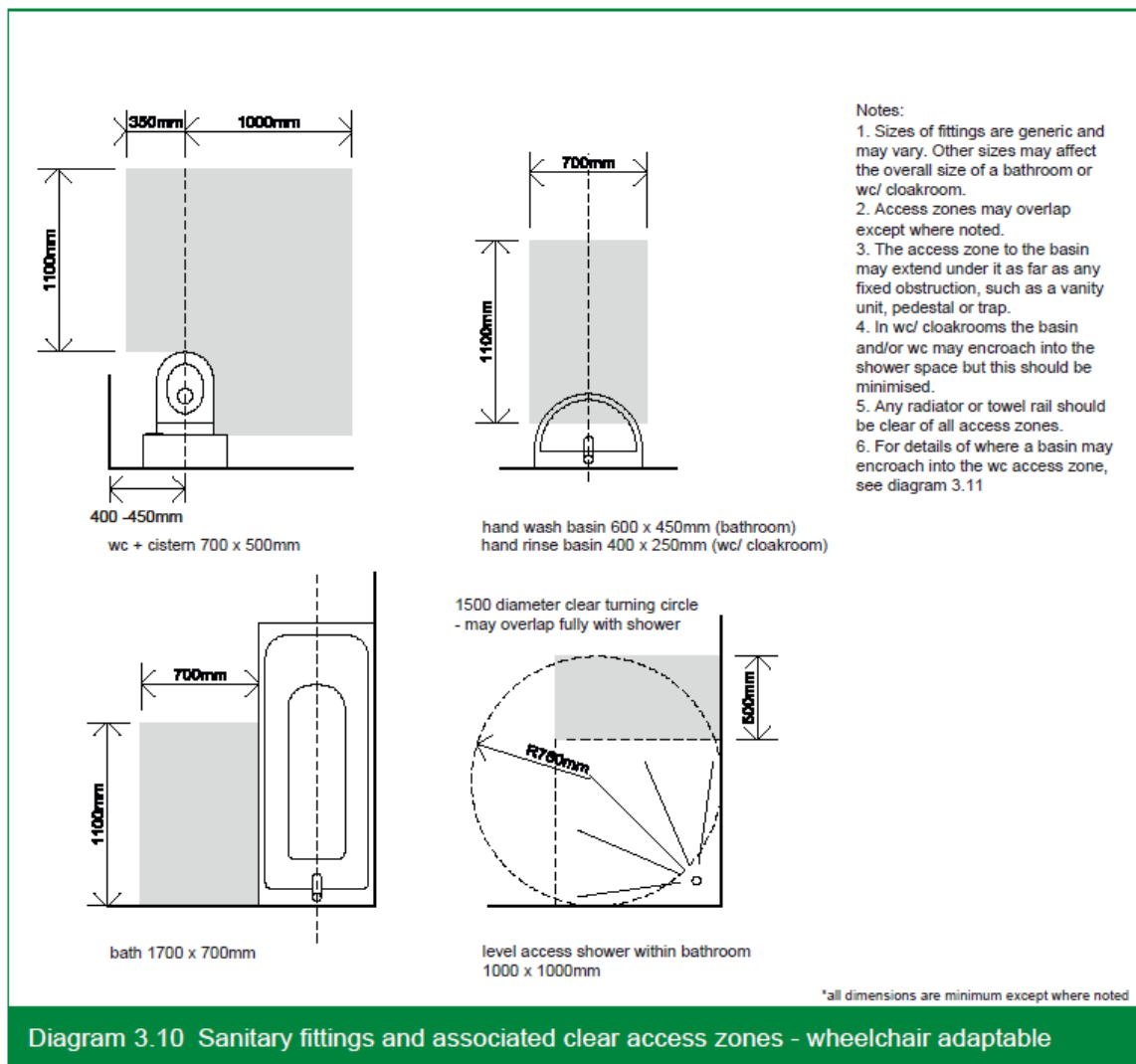
Sanitary facilities

General provisions

- 3.35** To make suitable and convenient provision for sanitary facilities, ensure that:
- every room that contains a WC also has a basin;

- b. every room that contains a bath or shower also has a WC and a basin;
- c. any **dwelling** with four or more **bedspaces** has at least two WCs;
- d. any **dwelling** with five or more **bedspaces** has a bath and an **installed level access shower**;
- e. every room that contains an **installed level access shower** is constructed as a **wet room**; and
- f. 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.

WC facilities on the entrance storey



- 3.36** To make suitable and convenient provision for a wheelchair user to use a WC and hand-washing facility, ensure that:
- a. every **dwelling** has a room (which may be a WC/cloakroom or a bathroom) that contains a WC, a basin and an **installed level access shower** on the **entrance storey**; and
 - b. the door opens outwards.
- 3.37** Where the **dwelling** is defined as **wheelchair adaptable**, in addition to the provisions of paragraph 3.36, ensure that at the point of completion:

- a. the WC, basin and shower (together with their **associated clear access zones**), meet at least the provisions of **Diagram 3.10** and **3.11**; and
- b. it is clear how the WC/cloakroom could be easily adapted at a future date to meet the provisions of paragraph 3.38, unless provided at completion.

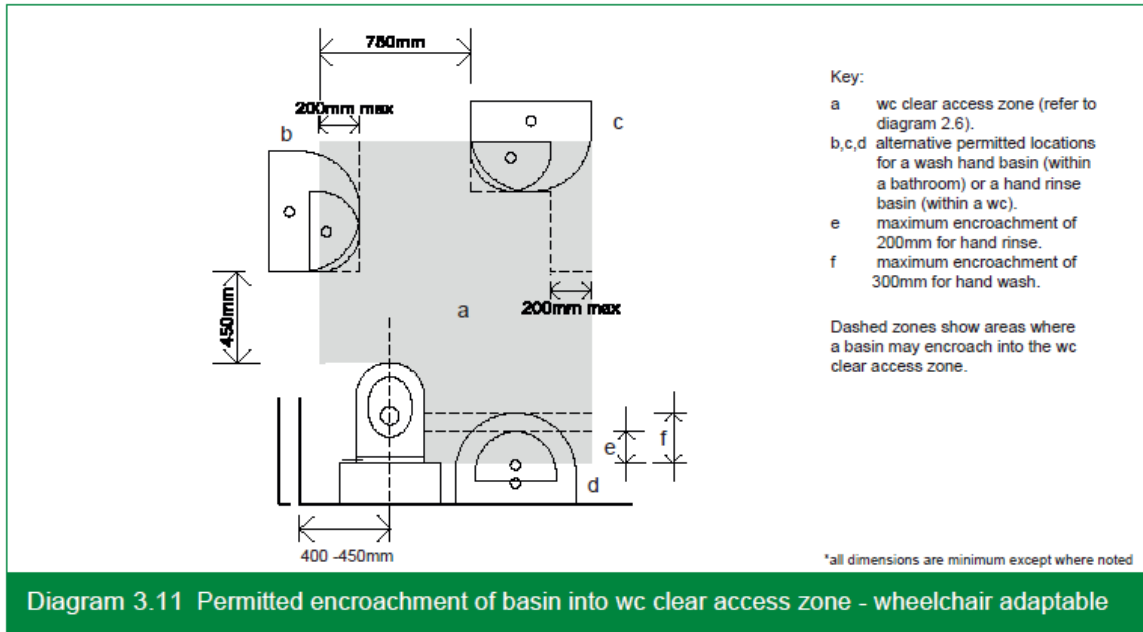


Diagram 3.11 Permitted encroachment of basin into wc clear access zone - wheelchair adaptable

- 3.38** Where the **dwelling** is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.36 ensure that, at the point of completion, the WC, basin and shower (together with their associated **clear access zones**), meet the provisions of **Diagram 3.12** and **3.13**.

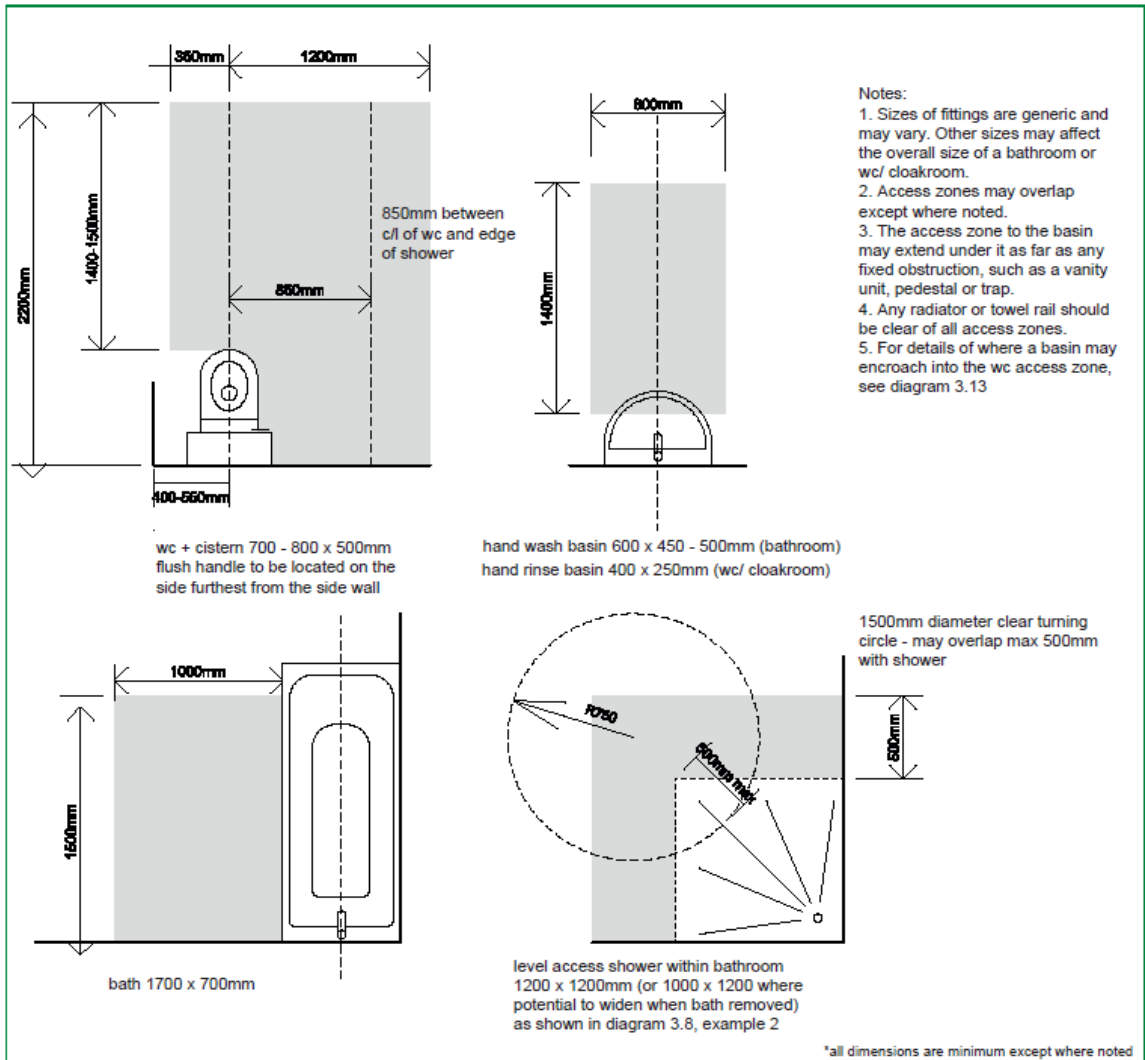


Diagram 3.12 Sanitary fittings and associated clear access zones - wheelchair accessible

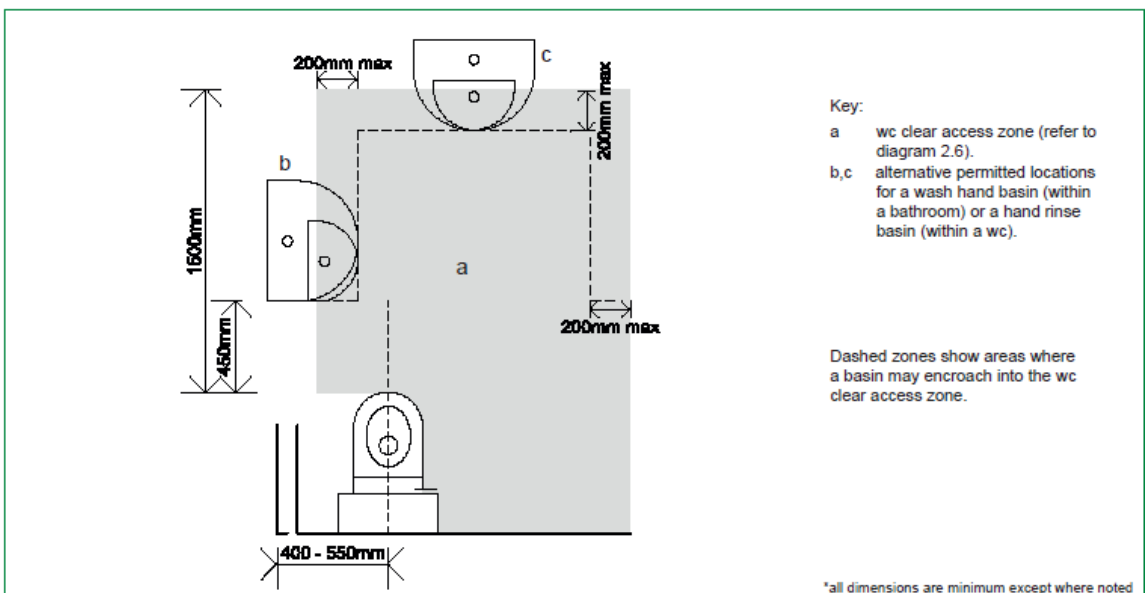
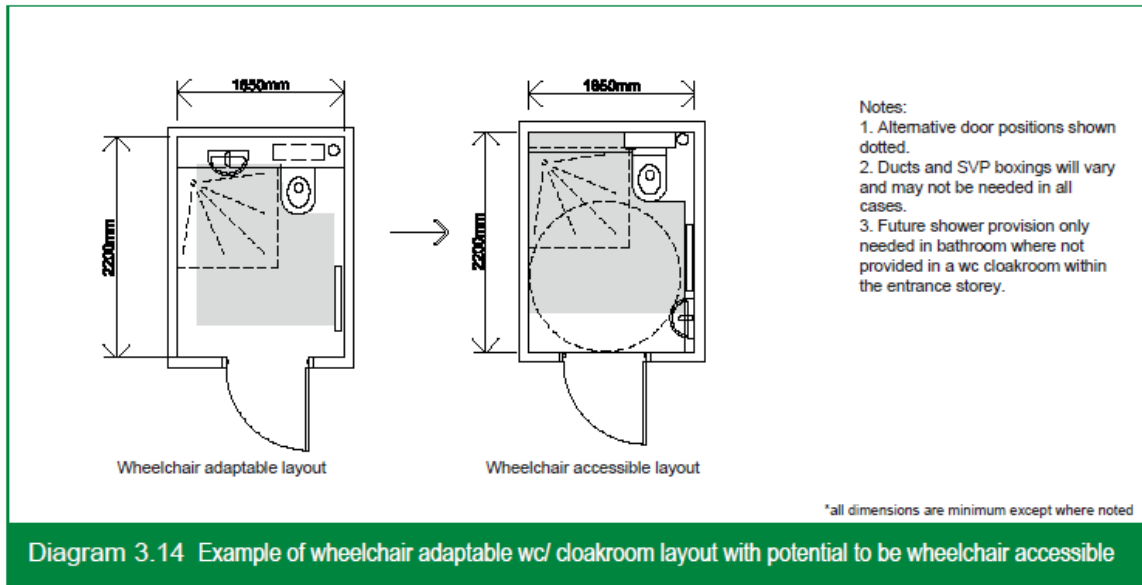
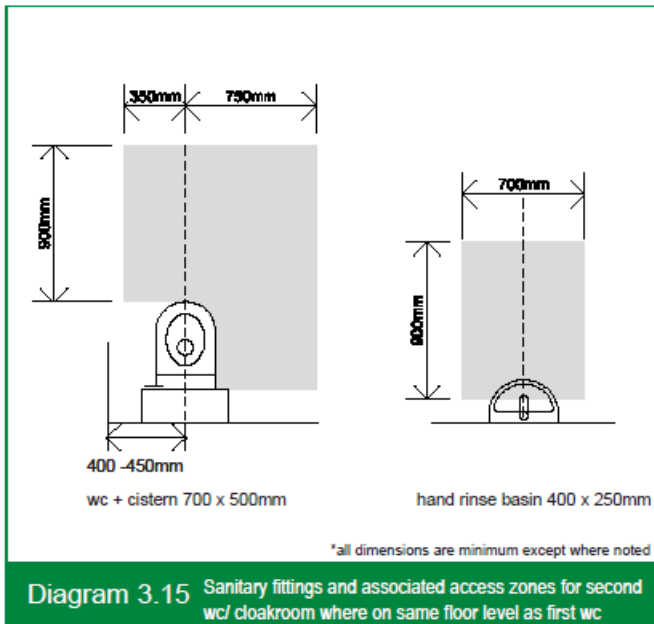
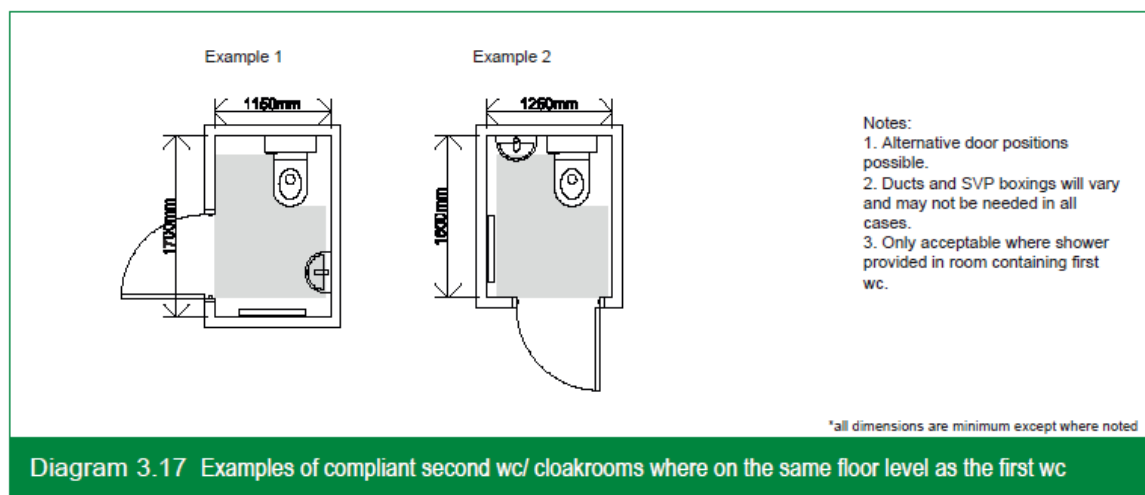
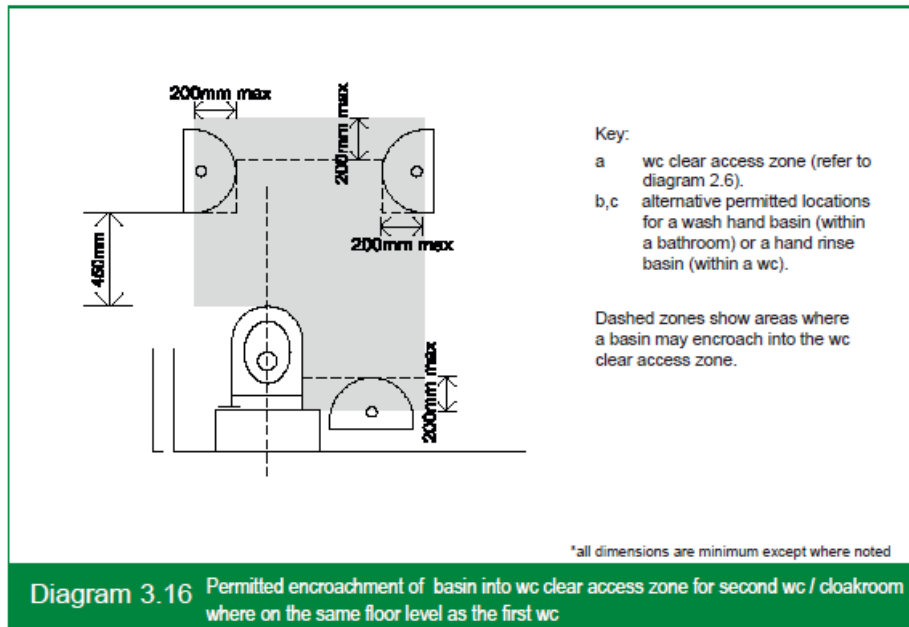


Diagram 3.13 Permitted encroachment of basin into wc clear access zone - wheelchair accessible



3.39 Where the **dwelling** provides both a bathroom and a WC/cloakroom on the same floor level, ensure that the WC and basin (together with their associated **clear access zones**) meet at least the provisions of **Diagrams 3.15** and **3.16**.





Bathroom facilities in dwellings with up to four bedspaces

- 3.40** To make suitable and convenient provision in a smaller **dwelling** for a wheelchair user to bath or shower, with assistance where necessary, ensure that:
- every **dwelling** with up to **four bedspaces** has 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 within this bathroom or elsewhere on the same floor; and
 - this bathroom is located on the same floor as the principal double bedroom described in paragraph 3.34.
- 3.41** Where the **dwelling** is defined as **wheelchair adaptable**, in addition to the provisions of paragraph 3.40 above, ensure that at the point of completion:
- the WC, basin, bath and shower (together with their associated **clear access zones**), meet at least the provisions of **Diagram 3.10** and **3.11**;
 - either the bath or the **installed level access shower** (or both) is usable at completion; and

- c. it is clear how the bathroom could be easily adapted at a future date to meet the provisions of paragraph 3.42, unless provided at completion.

- 3.42** Where the **dwelling** is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.40 above, ensure that at the point of completion:
- a. the WC, basin, bath and shower (together with their **associated clear access zones**), meet the provisions of **Diagrams 3.12** and **3.13** at completion;
 - b. the **installed level access shower**, is usable at completion; and
 - c. this bathroom (or bathrooms) provide a 1500mm **clear turning circle**.

Bathroom facilities in dwellings with five or more bedspaces

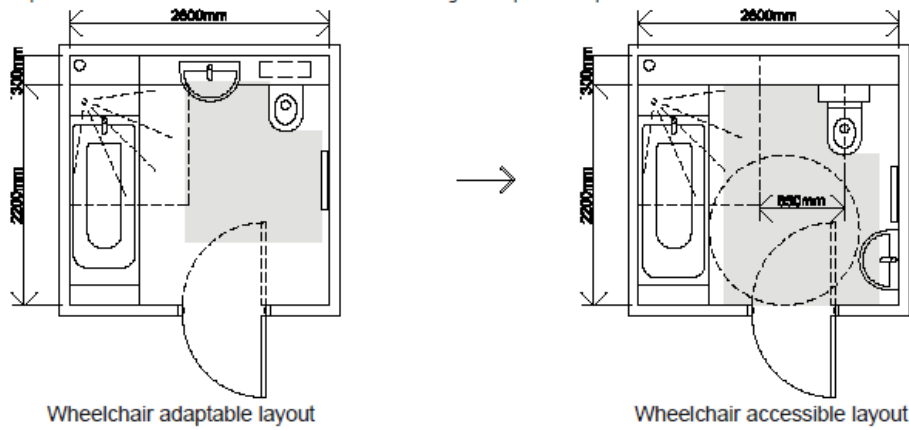
- 3.43** To make suitable and convenient provision in a larger **dwelling** for a wheelchair user to have access to a bath and a shower, with assistance where necessary, ensure that:
- a. every **dwelling** with five or more **bedspaces** has a bath and an **installed level access shower** (either in the same bathroom or in separate bathrooms); and
 - b. the bathroom with the **installed level access shower** is on the same floor as the principal bedroom referred to in paragraph 3.34.

- 3.44** Where the **dwelling** is defined as **wheelchair adaptable**, in addition to the provisions of paragraph 3.43 above, ensure that at the point of completion:
- a. the WC, basin, bath and shower (together with their **associated clear access zones**), meet at least the provisions of **Diagram 3.10** and **3.11**; and
 - b. it is clear how the bathroom could be easily adapted at a future date to meet the provisions of paragraph 3.45, unless provided at completion.

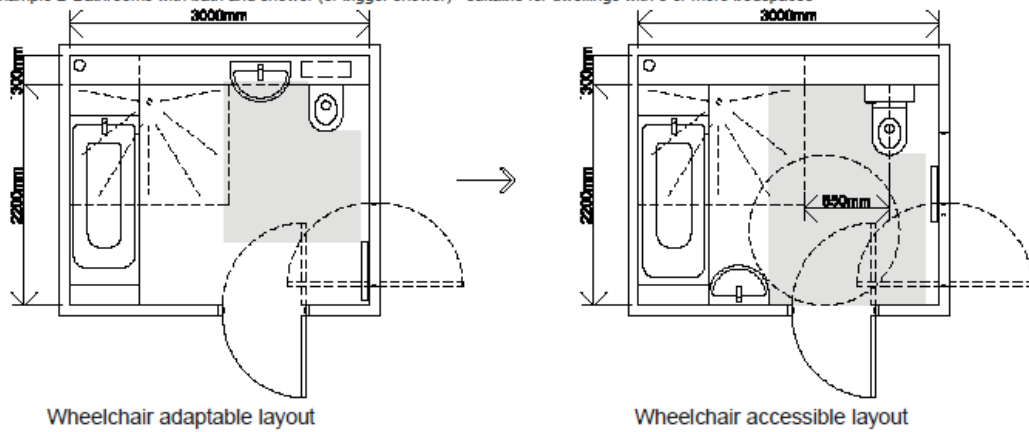
- 3.45** Where the **dwelling** is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.43 above, ensure that at the point of completion:
- a. the WC, basin, bath and shower (together with their **associated clear access zones**), meet the provisions of **Diagrams 3.12** and **3.13** ;
 - b. the bathroom (or bathrooms) provide a 1500mm **clear turning circle**.

- 3.46** Where the provisions of paragraphs 3.43 to 3.45 are satisfied by providing both a bathroom and a shower room, either room (but not both) may be an ensuite.

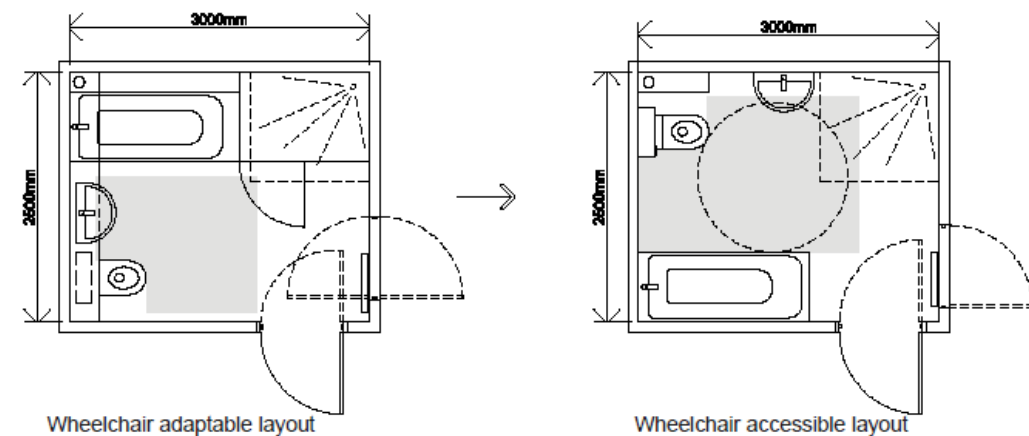
Example 1 Bathrooms with bath or shower - suitable for dwellings with up to 4 bedspaces



Example 2 Bathrooms with bath and shower (or bigger shower) - suitable for dwellings with 5 or more bedspaces



Example 3 Bathrooms with bath and shower (or bigger shower) - suitable for dwellings with 5 or more bedspaces



Notes:

1. Alternative door positions possible in some cases; radiator/towel positions to be adjusted accordingly.
2. Ducts and SVP boxings will vary and may not be necessary in all cases.
3. Where the WC is brought forward onto the face of a duct or boxing, the boxing should extend for at least 250mm beyond the edge of the cistern to allow for the fitting of drop-down rails.
4. The location of the bath should permit good access to the taps.

*all dimensions are minimum except where noted

Diagram 3.18 Examples of wheelchair adaptable bathroom layouts with potential to be wheelchair accessible

Services and controls

- 3.47** To assist wheelchair users with reduced reach, ensure that:
- a. consumer units are located in accordance with Part P (Electrical safety);
 - b. switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line between 700mm and 1000mm above floor level and at least 700mm (measured horizontally) from an inside corner;
 - c. kitchen appliances are provided with isolators located within the same height range;
 - d. the handle to at least one window in the principal living area is located between 700mm and 1000mm above floor level, unless fitted with a remote opening device that is within this height range;
 - e. handles to all other windows are located between 450mm and 1200mm above floor level, unless fitted with a remote opening device that is within this height range;
 - f. door handles, locks, latches and catches are easy to grip and use, and fitted between 850mm and 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 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 for the future installation of bedhead controls (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, are grouped adjacent to the head of the bed in the principal bedroom), for example, by providing blank sockets, conduit and draw wires;
 - k. a main electrical power socket and a telephone point are provided together within the main living space; and
 - l. taps and bathroom controls are suitable for operation by a person with limited grip and for single handed operation.

Private outdoor space

- 3.48** To enable a wheelchair user to use every **private** outdoor space that is provided, whether a **private** garden, balcony or roof terrace, ensure that:
- a. every outdoor space has a **clear width** of at least 1500mm, and provides a 1500mm **clear turning circle**, free of any door swing;
 - b. a **level** or **gently sloping** path with a **clear width** of at least 1050mm is provided to every **private** refuse, recycling, cycle or other external store;
 - c. every path terminates in a 1500mm **clear turning circle**;
 - d. every gate (or gateway) has a **clear opening width** of at least 900mm, a 300mm nib to the **leading edge** and a 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 **clear opening width** of at least 850mm, when measured in accordance with **Diagram 3.2**; and
 - f. all paved areas have a **suitable ground surface**.

Annex A: Key terms

The following are key terms used in this document:

General

Dwelling

A house or a flat ('flat' is defined in regulation 2(1)). Student accommodation is treated as hotel / motel accommodation.

Communal or common (area)

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

Private (area)

Area belonging to an individual dwelling.

Habitable room

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

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 of specified in the requirements for the relevant Category of dwelling).

Point of access

The point at which a person visiting a dwelling would normally alight from a car prior to approaching the dwelling. The point of access may be within or outside the plot,

Principal private entrance

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

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).

Plot gradient

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

Steeply sloping plot

One where the underlying gradient exceeds 1:15.

Entrance storey

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

Principal storey

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

Standard parking bay

2.4m wide x 4.8m long

Wheelchair accessible

Category 3 dwelling constructed to be suitable for immediate occupation by a wheelchair user and only where the planning authority specifies that Regulation 4 (3) 2 a applies.

Wheelchair adaptable

Category 3 dwelling constructed with the potential to be adapted for occupation by a wheelchair user where Regulation 4 (3) 2 b applies.

Approach routes and associated features

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).

Level

Gradient not exceeding 1:40

Gently sloping

Gradient between 1:40 and 1:20

Ramped

Gradient between 1:20 and 1:12.

Step-free

Route which does not involve any step or upstand of more than 15mm (but which may include a ramp or a lift suitable for a wheelchair user).

Suitable ground surface

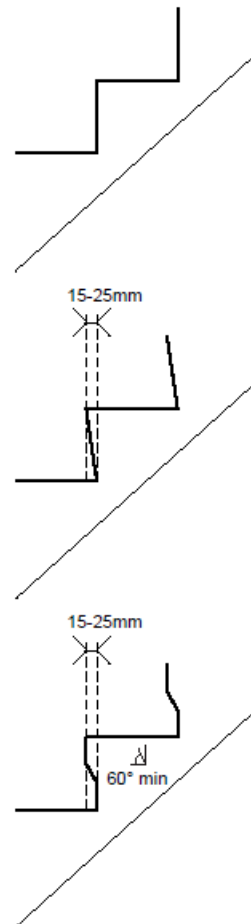
External ground surface that is reasonably firm, even, slip resistant, avoids the use of loose laid materials such as gravel and shingle, and has a maximum crossfall of 1:40.

Suitable handrail

Handrail which is continuous, fixed between 850mm and 1000mm above the pitch line, extends at least 300mm beyond the top and bottom nosings, and finishes in a horizontal section.

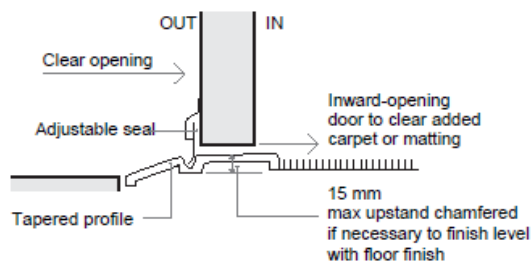
Suitable tread nosings

Nosings which conform to the diagram below.



Accessible threshold

Door sill (or cill) which is nominally level with the adjoining floor surface each side, has a maximum slope of 15 degrees and, where necessary to shed rainwater, a maximum crossfall of 1:40. An **accessible threshold** may encompass a rise of up to 15mm but this should be achieved in transition sections, rather than as a single vertical upstand.



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, where it does not unduly restrict the passage of a wheelchair user (as defined for each Category of dwelling).

Clear widths, access zones and turning circles and features associated with doorways

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**.

Clear opening width

Clear distance measured between the inside face of the doorframe (or doorstop) 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 flight width

Clear distance across a stair flight measured between wall faces or balustrading at 450mm above the pitch line of the stair. (The projection of a newel may be disregarded when measuring **clear flight width**).

Clear access zone

Clear, unobstructed space providing access or manoeuvring space; usually

around sanitary fittings or between walls or furniture. **Localised obstructions** are not permitted unless specifically stated.

Clear access route

Clear, unobstructed 'pathway' providing access to a window or other feature; usually between walls or furniture. **Localised obstructions** are not permitted unless specifically stated.

Clear turning circle

Clear floor space, represented by a circle of 1500mm diameter, or, where noted, an ellipse of 1400 x 1700mm, 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 manoeuvring space

Clear floor space, represented by a rectangle (usually 1200mm x 1200mm) 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

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'.

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'.

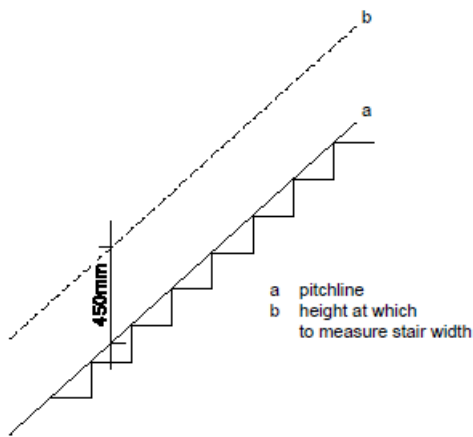
Other terms

Pitch Line

Sloping line that connects the nosing of the treads of a stair (usually drawn in section through a stair to represent the steepness of the flight).

Wet room WC or bathroom

Compartment with tanking and drainage laid to fall to a connected gulley capable



Installed level access shower

Step-free rectangular area with no lips or up-stands, suitable for showering, with a floor laid to shallow falls towards a floor gulley which is connected to the drainage system. (Usually provided within a wet room).

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 gulley, set at an appropriate level and connected to the drainage system. (Usually provided within a wet room).