

M4(2) Checklist - Accessible and adaptable dwellings

April 2023



Introduction

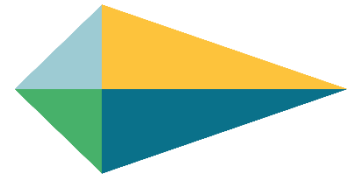
Policy [SCLP5.8](#) in the Suffolk Coastal Local Plan requires developments of 10 or more non-specialist dwellings to have 50% of all dwellings meet Requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. All specialist dwellings will be expected to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations.

Policy [WLP8.31](#) in the Waveney Local Plan requires developments of 10 or more dwellings to have 40% of all dwellings meet Requirement M4(2). Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above.

[Building Regulations Approved Document M: access to and use of buildings, volume 1: dwellings](#) contains details of M4(2) accessible and adoptable dwelling requirements. The Table below contains a summary of the key requirements to assist in the design of residential developments, submission of planning applications and submission of Building Regulation applications.

M4(2) Checklist	Yes/No
Access to:	
At the point or points at which an occupant or visitor would expect to get in and out of a car:	
<ul style="list-style-type: none"> ▪ Level access to the principal entrance or suitable alternative entrance 	
<ul style="list-style-type: none"> ▪ 900mm wide approach route 	
<ul style="list-style-type: none"> ▪ Ramps between 1:12 and 1:20 	
<ul style="list-style-type: none"> ▪ Landings 1,200mm long at the head, intermediate and base of ramps 	
<ul style="list-style-type: none"> ▪ All other external doors including to garden, garage, or parking area must have clear opening width of 850mm(one leaf on double leaf doors), 300mm nib and level threshold 	
Parking:	
<ul style="list-style-type: none"> ▪ Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide 	
<ul style="list-style-type: none"> ▪ Communal parking to flats to have at least one bay (to above dimensions) provided close to the shared entrance. Minimum clear access zone of 900mm to one side and a dropped kerb 	
<ul style="list-style-type: none"> ▪ Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20) 	
<ul style="list-style-type: none"> ▪ Surface finishes to be firm and even with no loose laid materials 	

<u>Entrance:</u>	
▪ Canopy at level entrance 900mm wide and 600mm deep	
▪ Dusk to dawn timer or motion detection lighting adjacent to entrance	
▪ Entrance door minimum 850mm clear opening	
▪ If a porch is included it must allow 1,500mm between the two door swings	
<u>Circulation:</u>	
▪ Minimum nib of 300mm to the leading edge of doors (entrance storey only)	
▪ Step free to all rooms within entrance storey	
▪ 900mm unobstructed corridor widths.	
▪ Living area to be included on entrance storey (living room, dining room or kitchen/dining)	
▪ Stairs 850mm clear width	
▪ 1,200mm minimum clear space in front of kitchen units and appliances	
▪ 850mm maximum to glazing of principal window in living room	
<u>Bedrooms:</u>	
▪ Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)	
▪ Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.35m bed)	
▪ Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)	
▪ All bedrooms to have clear access route 750mm from windows and doors.	
<u>Sanitary Facilities:</u>	
▪ For 1 or 2 bedroom houses, WC within entrance storey 1,600mm x 850mm or 1,050mm x 1,500mm	
▪ For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size	
▪ WC doors to open outwards	
<u>Bathrooms:</u>	
▪ Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom	
▪ 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath	
▪ Provision for future level access shower within the bathroom (1 or 2 bed houses)	



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