

Remington Road

BC Part M Report

29.11.23



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0. Introduction

The following criteria has been incorporated into the design principles in order to achieve inclusive accessible design:

- Approved Documents B (2019 with 2020 and 2022 amendments) and K of Building Regulations (with 2013 amendments).
- Approved Document M Volumes 1 (2015)
- BS 8300: 2009 + A1:2010 (Design of Buildings and their approaches to meet the needs of disabled people).
- The London Plan (and London Plan SPG), Mayor of London, 2015.

Accommodation Provision

The new scheme will provide a total of **46** residential dwellings, being:

- 10% (5 units) Category M4(3) (for wheelchair users)
- 31 units designed to be Category M4(2)
- 10 units designed to be Category M4(1).

The residential units will be of varied typologies accommodating a maximum number of persons as follows:

1 bed unit	1 and 2 person
2 bed unit	3 and 4 person
3 bed unit	4 and 5 person
4 bed unit	6 person

Overview

The following narrative sets out the journey to The Remington Road Site, the approach routes to the building, vehicular parking provisions, entrances, circulation routes within the building, use of facilities within the building and means of escape.

The commentary highlights the key access issues and includes a review of various unit typologies, which addresses Building Regulation Requirements and Wheelchair Housing standards.

The inclusive access design principles are to be present across the development in order to achieve equal standards of accessibility and inclusivity.



1. M1 Site Access & Use

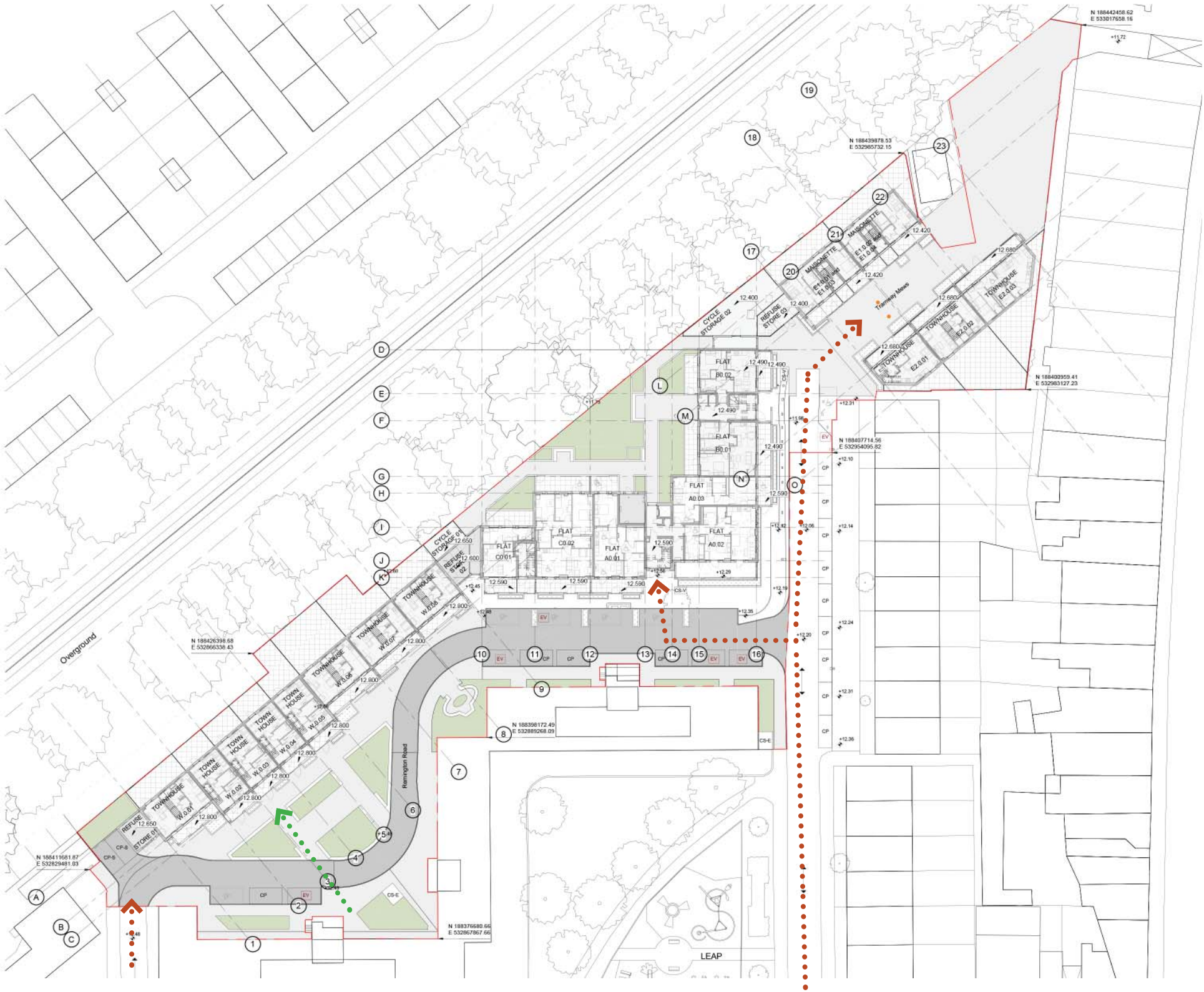
Points of Access

Remington Road is a residential development which includes a total of four new buildings. As part of it, the new development includes a new public realm which provides link between the Remington Road site and its adjacent residential complex. Access routes from east to west will be improved with increased permeability through the site.

The public realm for the site will include a range of landscaping features and provisions, including play areas and green walks. Planting will help to define routes and to provide cues for way-finding.

The three sections of the development are broken up into townhouses and maisonettes to the East and West, with a block of flats in the centre of the site with 3 cores, Blocks A,B, and C.

- Remington Road site boundary line
-> Public realm and site access
-> Residential access



2. Access - Circulation

Vertical and Horizontal Circulation

Block ABC is provided with three vertical cores containing a fire escape stairwell. Block A contains a Lift.

The cores provide vertical access from ground to all upper floors. The lifts meet the requirements of BR Approved Document Part M and Wheelchair Housing standards inclusive of lift landing circulation spaces.

The design of the stairs meet the requirements under Approved Document M and K, as the stairs are classified as residential common stairs and serve as mean of escape in the event of a fire. Appropriate way-finding and information signs to the lift lobbies and stairwell landings are detailed under Delta Architect’s fire strategy plans.

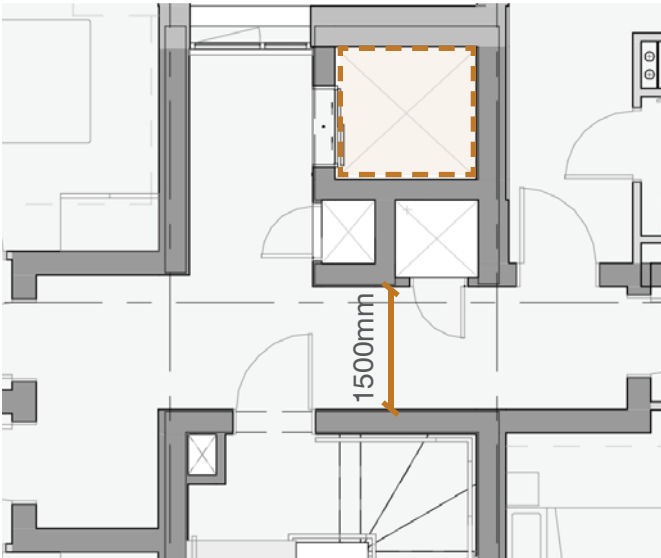
Communal circulation corridors are located directly off the vertical circulation cores and these corridors from the approach routes to all units. The corridors are repetitive in design across floor levels and individual unit entrance doors are located at either 90-degree turns or straight on approach.

All areas are fully accessible with good access in and around the floor plates. Structural columns have been designed to contrast visually with the surroundings. Corridors to public areas are suitably sized and any lobbies formed comply with Approved Document M. Floor and wall finishes in the corridors will visually contrast, as will door frames with the surrounding wall.

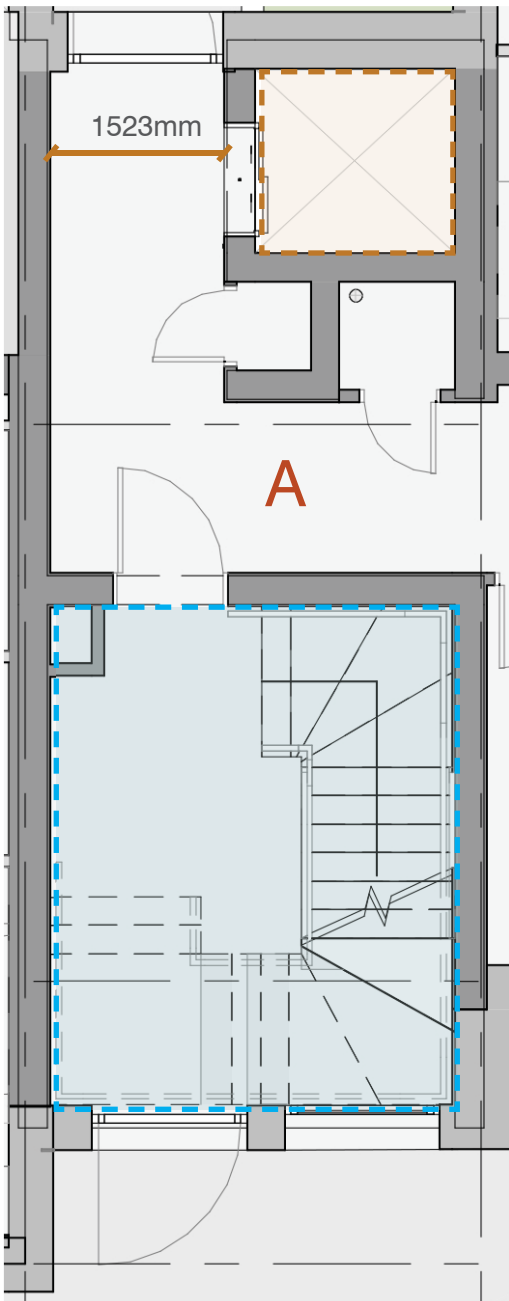
Doors to meet the guidance in AD M will be provided to include a 300mm space adjacent to the leading edge. Doors will be provided with appropriate vision panels where required. Ironmongery will be suitable for use with closed fit and will contrast visually to the door. Any push pad type controls will follow the guidance in AD M. Refer to Delta Architect’s door schedule and glossary for detailed information.

Please refer to Delta’s fire strategy plans for further information regarding access, refuge areas, etc.

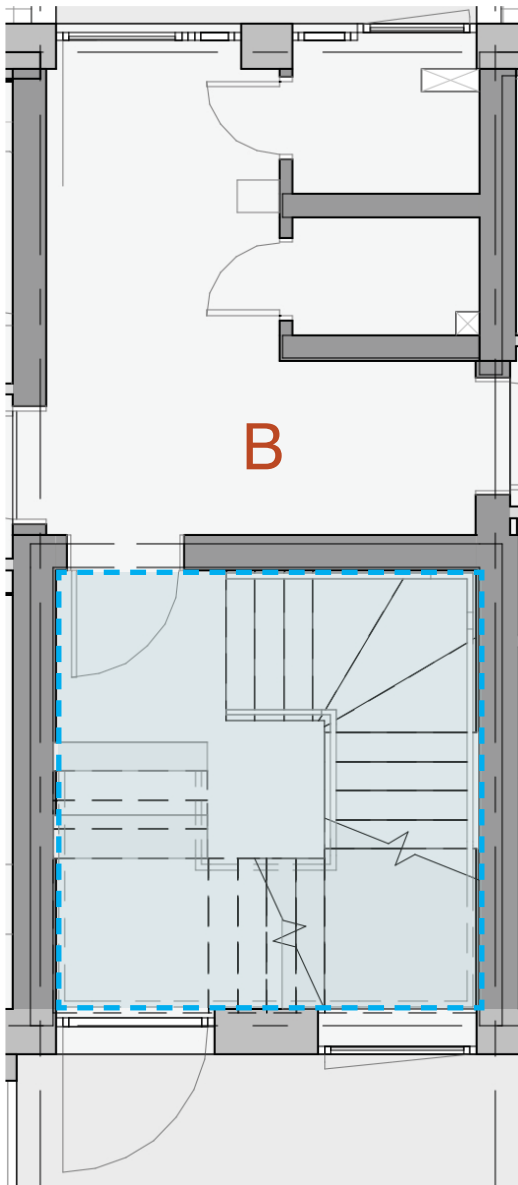
Typical Corridor Plan



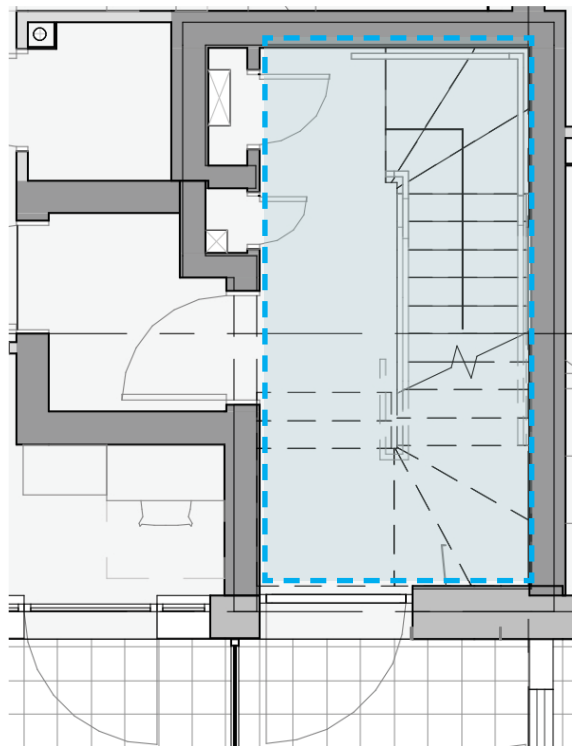
Core A



Core B



Core C



- Protected staircase
- Lift

2. Access - Communal Entrances, Cycle & Bin Stores

Communal Entrances

The building has separate clearly identifiable entrance around its perimeter for separate residential uses. Each entrance affords level access and is developed in accordance with the recommendations set out in Approved Document M and BS 8300.

For manually operated entrances, doors will:

- Provide a minimum clear opening width of 1000mm per leaf;
- Have opening forces not exceeding 30N for 0 to 30 degrees and 22.5N for 30 to 60 degrees of the opening cycle;
- Have a clear 300mm nib to the side of the leading edge, on the pull side of the door; and
- Be weather protected against the elements.

For automatic entrances doors will:

- Have accessible height enter controls, located at least 1.4m from the door open position to reduce risk of collision;
- Have barriers to prevent people from walking into the door opening zone, where doors open into the public realm; and
- All doors will be illuminated and provided with signage so that they are easy to locate.

Means of Escape & Fire Strategy

All dwellings function as safe refuges in the event of a fire where residents will stay within their accommodation in the event of emergency, and only residents within affected units will evacuate.

Accessible Parking Provision

The ground floor includes a car park and dedicated cycle parking for each core along with plant.

A total of 6 disabled spaces are provided on the street. The spaces will be for use of residents in all buildings. Accessible car parking bays are located within a maximum 50m travel distance from bay to circulation core.

Cycle Storage

A total of 96 cycle spaces are provided throughout the site. 57 cycle spaces are housed within secure indoor cycle parking rooms at ground level. The cycle stores are step free and accessible. There are two spaces in front of each maisonette or Townhouse equating to 26 spaces and there are 4 visitor spaces and 12 for existing residents, they are all external.

Cycle parking is provided as agreed with London Borough of Haringey. Each core has its respective cycle parking provision located in close proximity to their entrances. In addition to the secure indoor residents' cycle parking, additional cycle parking will be provided for with 'M shape Sheffield' style stands for use by visitors to residences as part of the new public realm design.

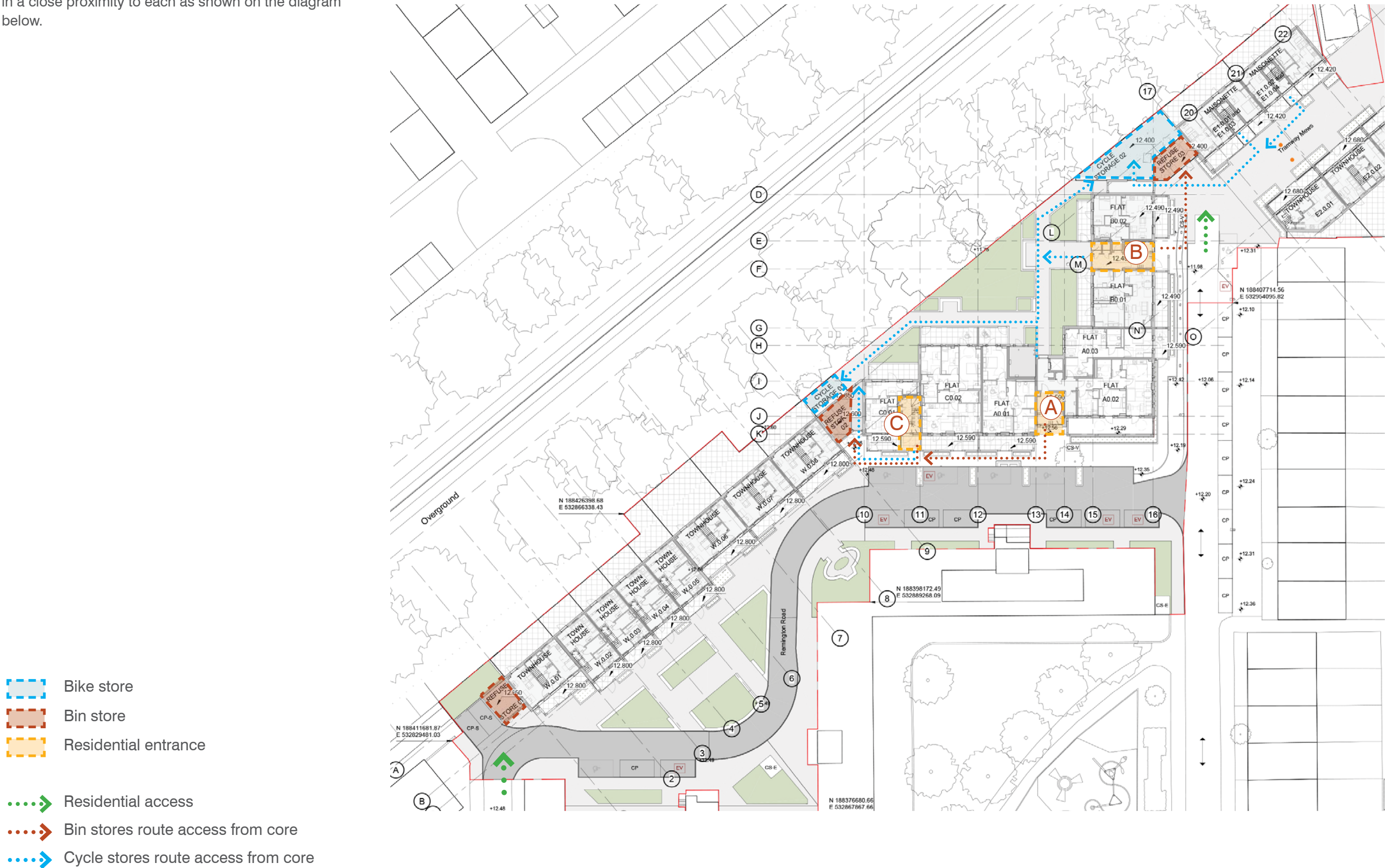
Refuse Provision

Bin stores are located adjacent to the vertical circulation cores at ground floor level to enable a short travel distance from the cores. Should a resident with disabilities have difficulty in accessing the refuse containers, suitable provisions will be implemented within the management strategy, to overcome the specific areas issue of the individual (such as the provision for low-sided bins or raised platforms adjacent to the bins).

Maisonettes and Townhouses have bins located in front patios to reduce the travel distances to the main stores.

2. Access - Communal Entrances, Cycle & Bin Stores

All cores have a dedicated bin and cycle store located in a close proximity to each as shown on the diagram below.



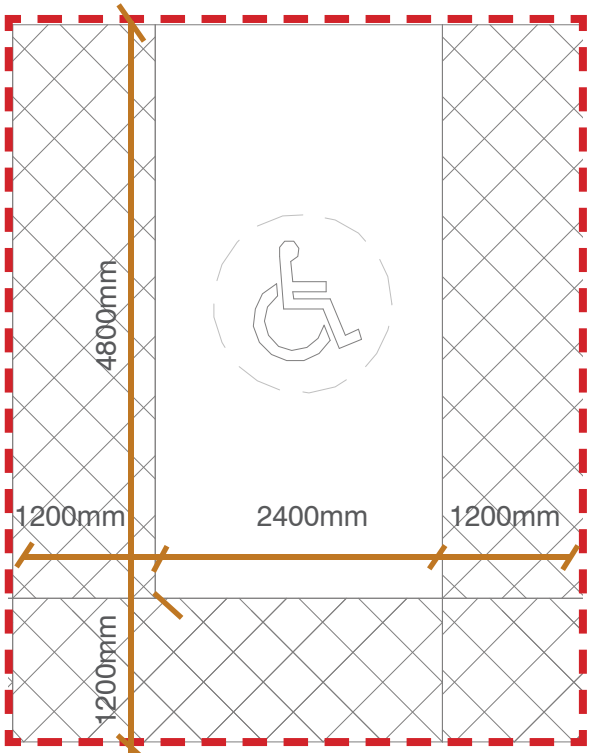
2. Access - Car Parking

The car parking at ground floor level is provided with level access and can be accessed from all cores.

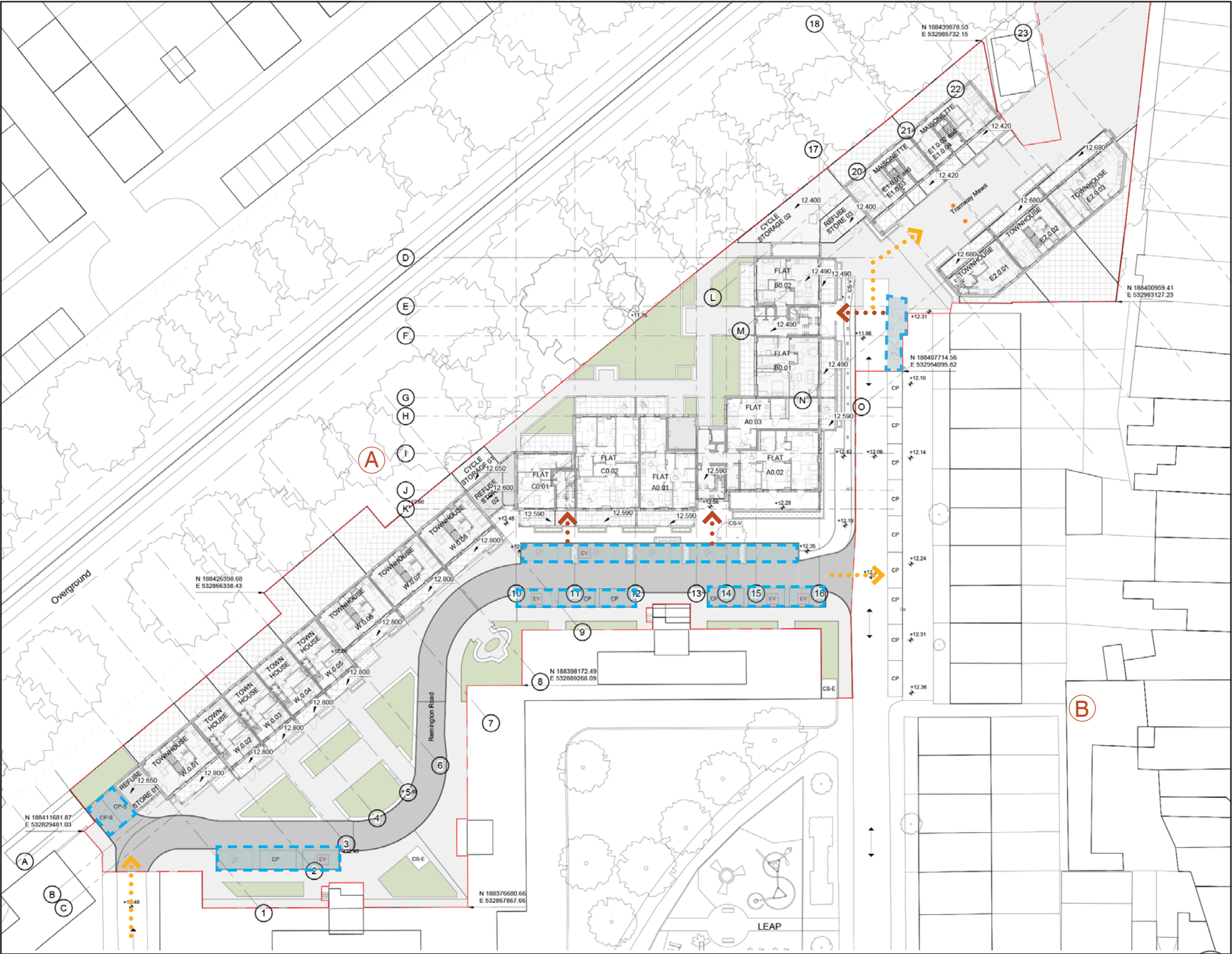
Remington Road will be a one way street, the entrance will be from Moreton Road. Vehicular entrance into the East Houses will be from Pulford Road. The road into the East Houses will have a controlled access system to ensure access to residents only.

There is a total number of 27 car parking spaces. 6 parking bays will be for wheelchair users and they will comply with Part M4(3) requirements. There are 21M4(2) parking bays. Refer to section 5 of this document for more information.

-  Car park
-  Route to car park from residential cores
-  Vehicular access from Moreton Road and Pulford Road



Typical Car Parking Bay



2. Access to Communal Amenity Space - Ground Floor Courtyard

The internal courtyard at ground floor level can be accessed from all cores. It is proposed to be used by residents only.

Refer to fire strategy plans for more information about access, evacuation, etc. of this area.



- GF internal courtyard
- Resident's access

2. Access to Public Amenity Space - Ground Floor

At Ground floor level, there is a public garden provided with level access.

These areas are to be used and accessed by the public.

Refer to fire strategy plans for more information about access, evacuation, etc. of these areas.

-  Public Garden
-  Resident's access



3. Residential Dwellings - Design Overview

Residential Layouts

Remington Road internal living spaces have been designed to provide high quality residential units across the scheme.

The units meet and typically exceed minimum space standards. Single aspect north facing units are minimised throughout the building.

Design Quality

A major factor in the development of the internal layouts was the aspiration to achieve a high proportion of dual aspect units. As noted in the Mayor’s London Housing Design Guide, dual aspect units offer many inherent benefits such as better daylight, a greater chance of direct sunlight for longer periods, cross ventilation and a choice of views.

Cores

Cores provide direct generous circulation with a minimum dimension of 1500mm for communal corridors of access to individual dwellings. These spaces are specified with robust finishes to maintain quality and cleanliness.

Stairs within each core provide easy alternative vertical access. Typically, residential units with party walls to lift shafts position bathrooms or corridors rather than habitable rooms along these walls to minimise the effects of noise transmission.

Accessibility

The new scheme will provide a total of **46** residential dwellings, being 10% (5 units) Category M4(3) (for wheelchair users). There are (31 units)designed to be Category M4(2). There are (10 units)designed to be Category M4(1).

Privacy

Balconies are positioned to maximise privacy between separate dwellings avoiding, where possible, direct views into habitable rooms from one unit to another.

Internal Height

Each habitable room achieves a minimum dimension of 2500mm between the finished level and the ceiling.

Natural daylight and opportunities for natural ventilation are introduced by openings within the façades. Typically windows are close to full height at 2400mm and 2600mm off the finished floor.

Amenity

In line with guidance, a minimum of 5m2 of private amenity space for every 1-2 person dwelling has been provided and, in some cases, exceeded. Two bedroom units are typically provided with a 7m2 balcony whilst three bedroom units typically have access to 8m2 or more. All balconies have a minimum width of 1500mm to comply with regulations.

A level threshold will be maintained between the internal space and the finished floor level of each balcony or terrace. In some instances, in order to achieve an adequate level of privacy between neighbouring dwellings, balconies are set within the facade to limit overlooking.

4. M4(1) Residential Dwellings

Residential Layouts

As previously mentioned, the new scheme will provide a total of **46** residential dwellings, being 10% (5 units) Category M4(3) (for wheelchair users). There are (31 units)designed to be Category M4(2). There are (10 units)designed to be Category M4(1).

Some typical units will be analysed to demonstrate to comply with all requirements stated on Building Regulations **Part M4(1)**.

Approach Routes

- Step-free approach route;
- Private parts of the approach route to have minimum clear of **900mm**;

Communal Entrances

- Entrance door / gate has a minimum clear opening width of **775mm**;
- Accessible threshold.

Private Entrances

- Entrance door / gate has a minimum clear opening width of **775mm**;
- Accessible threshold.
- Where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold.

Circulation Areas and Internal Doorways

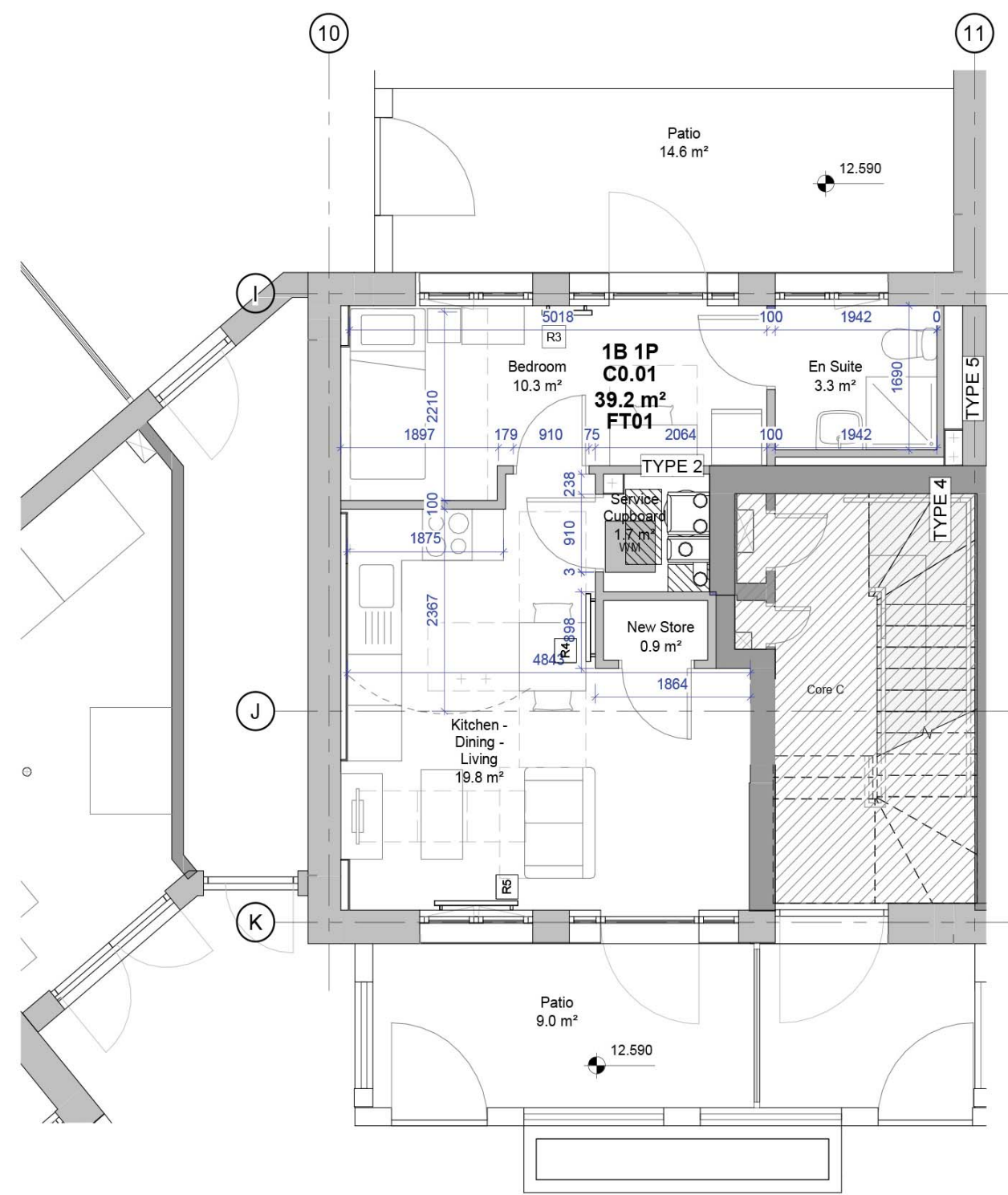
- Minimum clear width of every hall or landing is **900mm**;
- Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway / change of direction and no longer than **2m** in length, and the corridor is not reduced below a minimum **750mmW** at any point;
- Entrance door - Part M4(1) Table 1.1;

Habitable Rooms

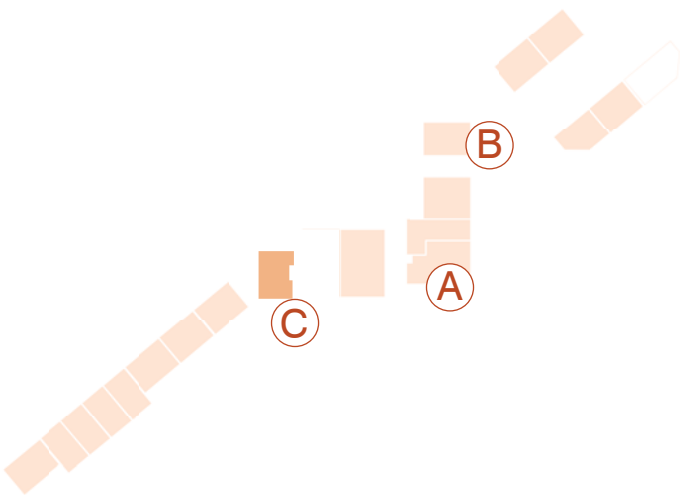
Sanitary Facilities

- Bathrooms:
 - Every dwelling has a bathroom that contains WC, a basing and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom;
 - The WC, basin and bath meet the provisions of Part M4(1) Diagram 1.3, 1.4;

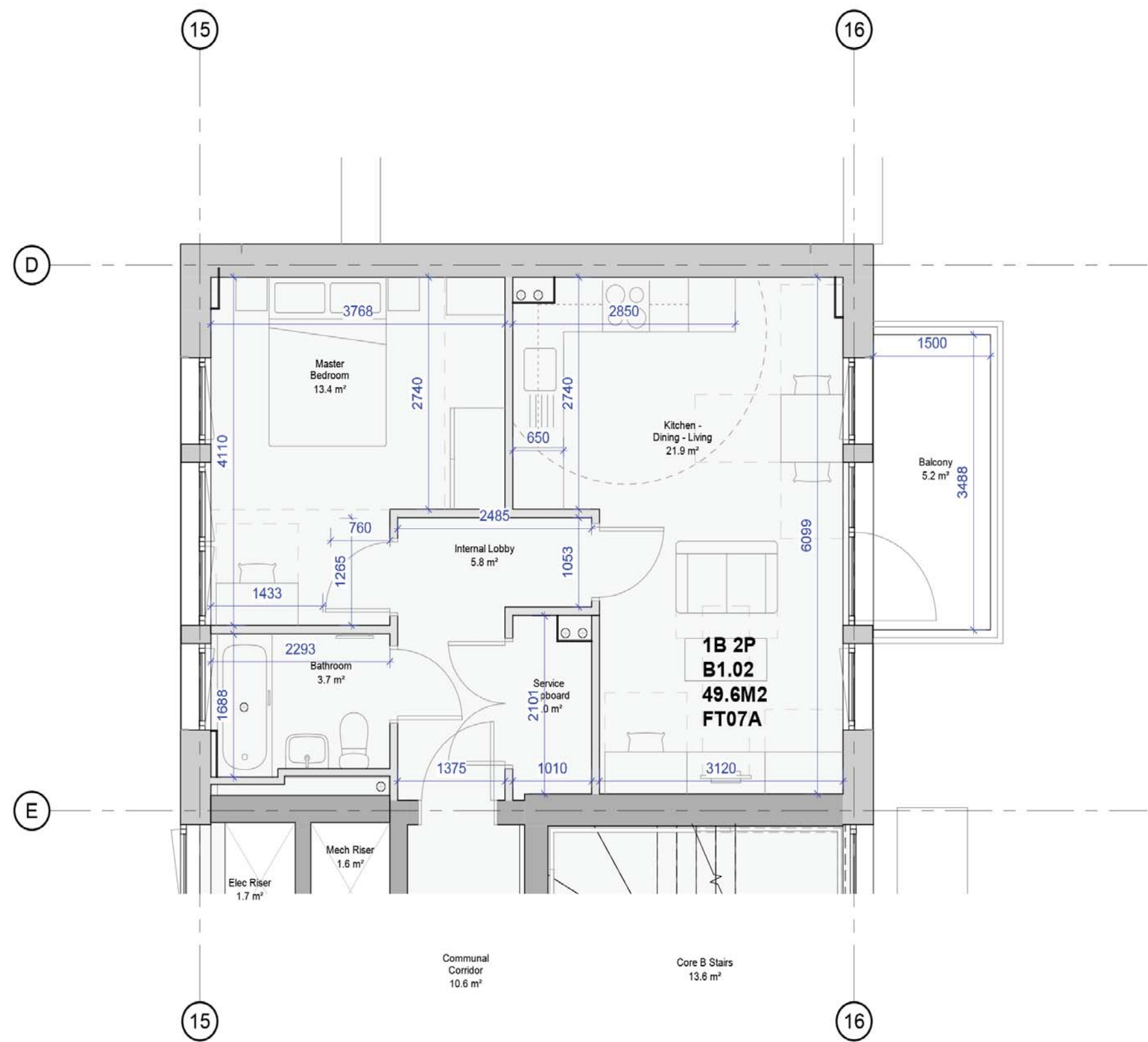
4. M4(1) Residential Dwellings - 1Bed Units-Flat Type 01



Key Plan - Ground floor level

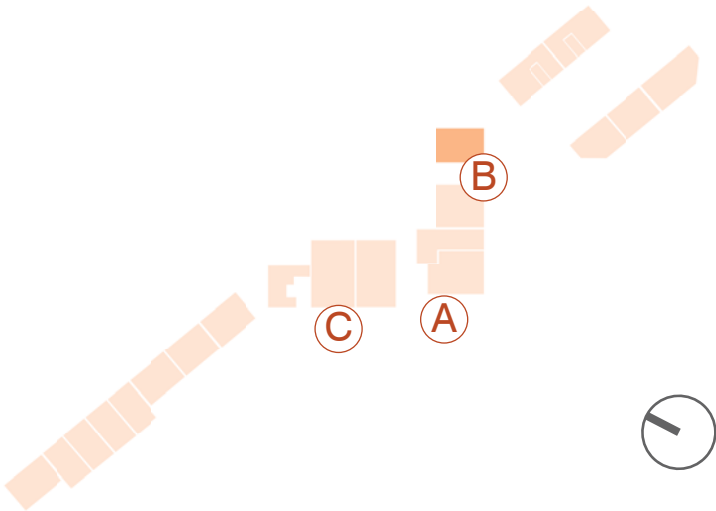


4. M4(1) Residential Dwellings - 1Bed Units-Flat Type 07A

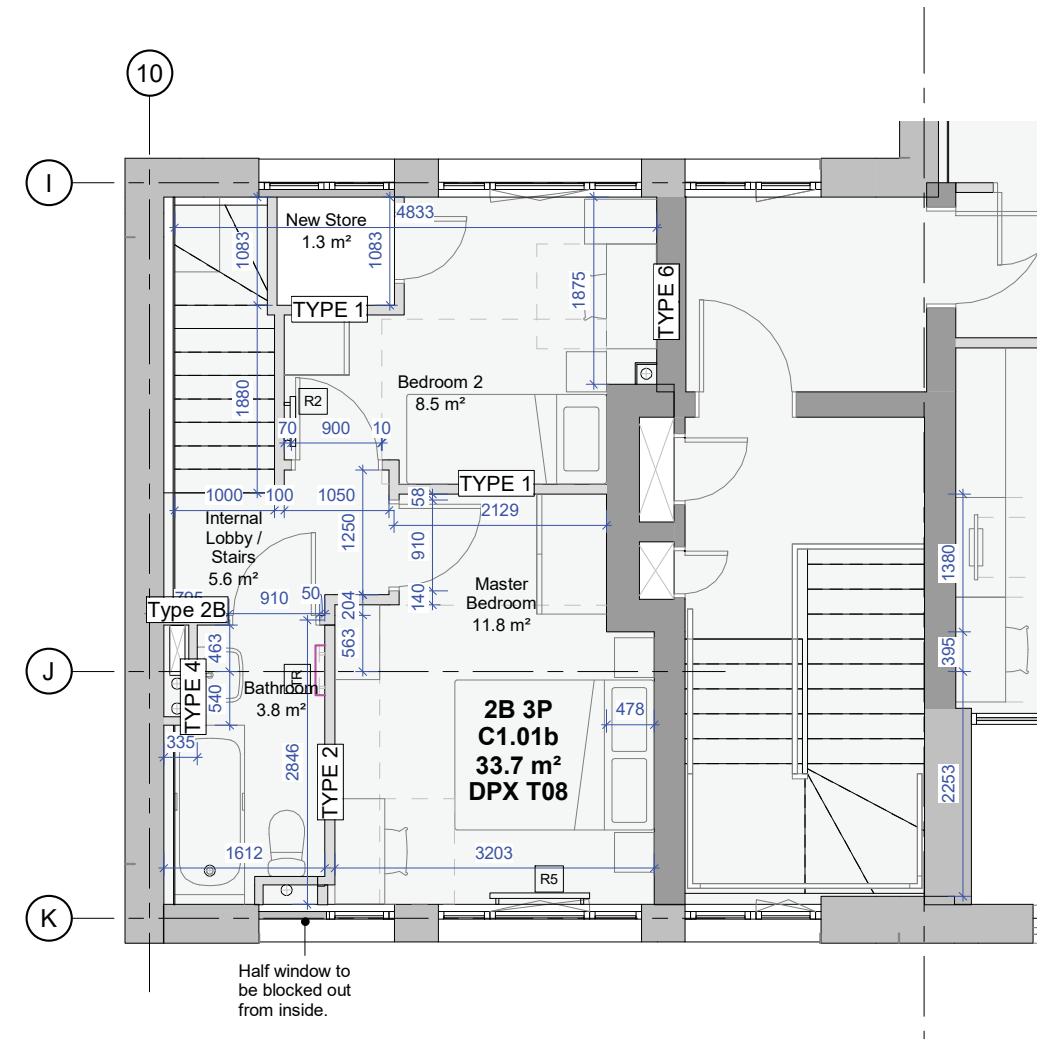
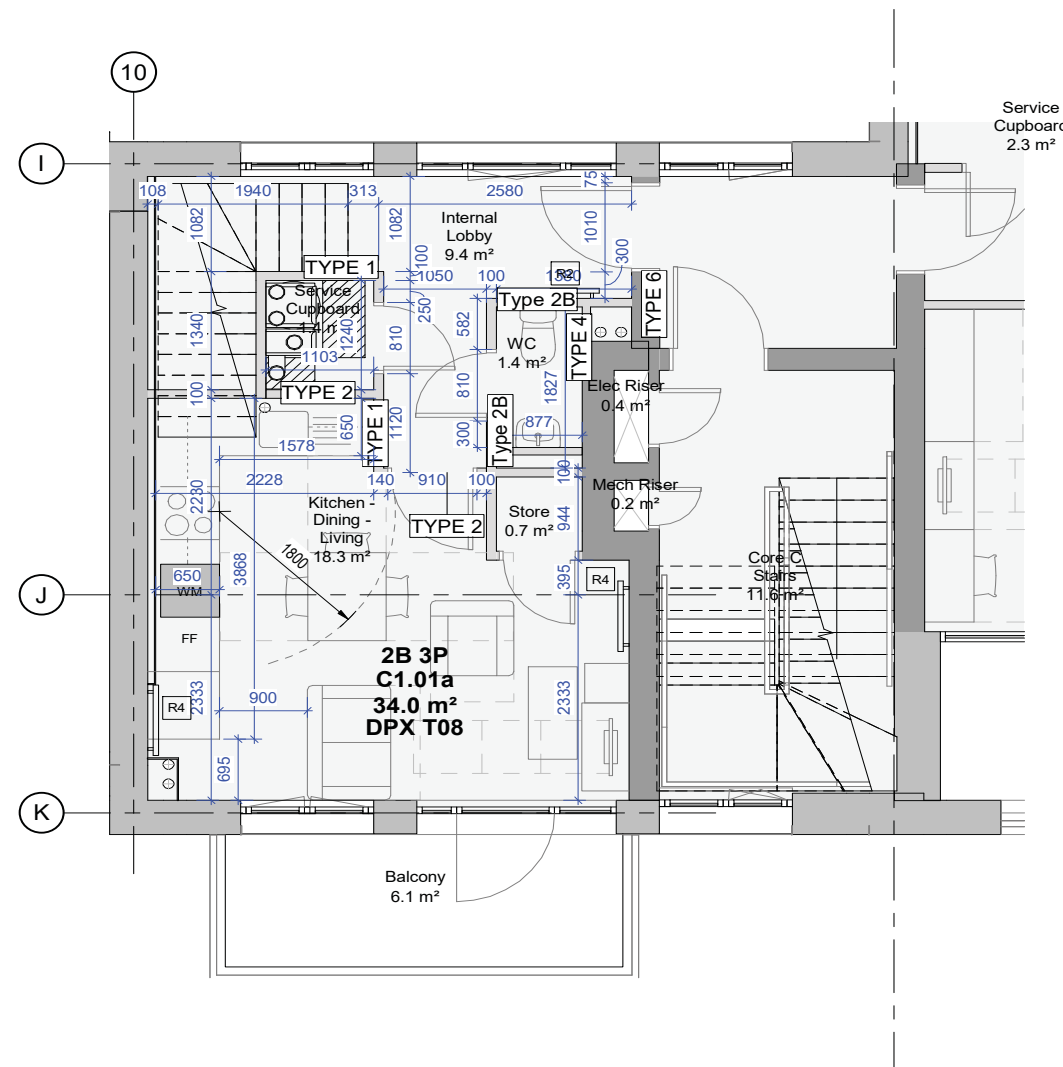


Note: Flat Type 7 has been designed to M4(2) standards on all floors, regardless of accessibility to a lift.

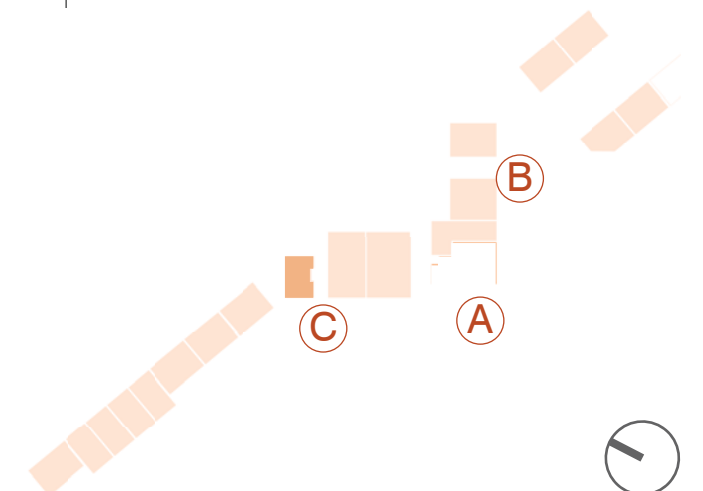
Key Plan - First floor level



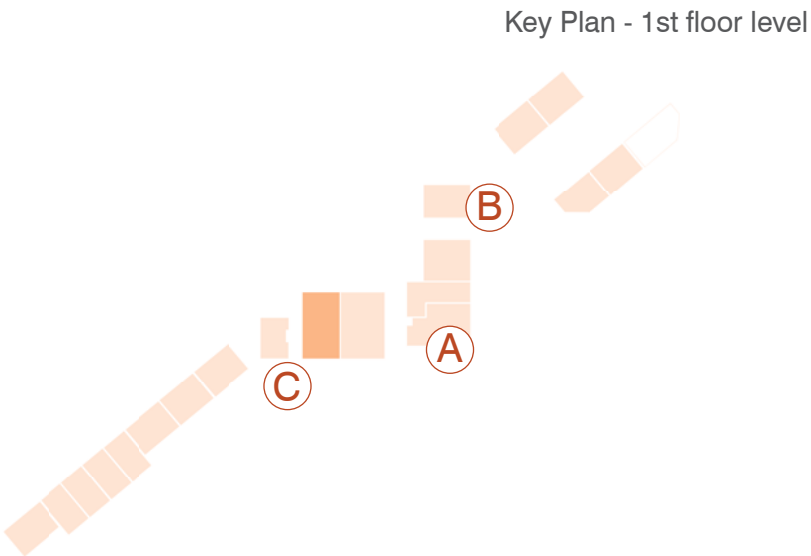
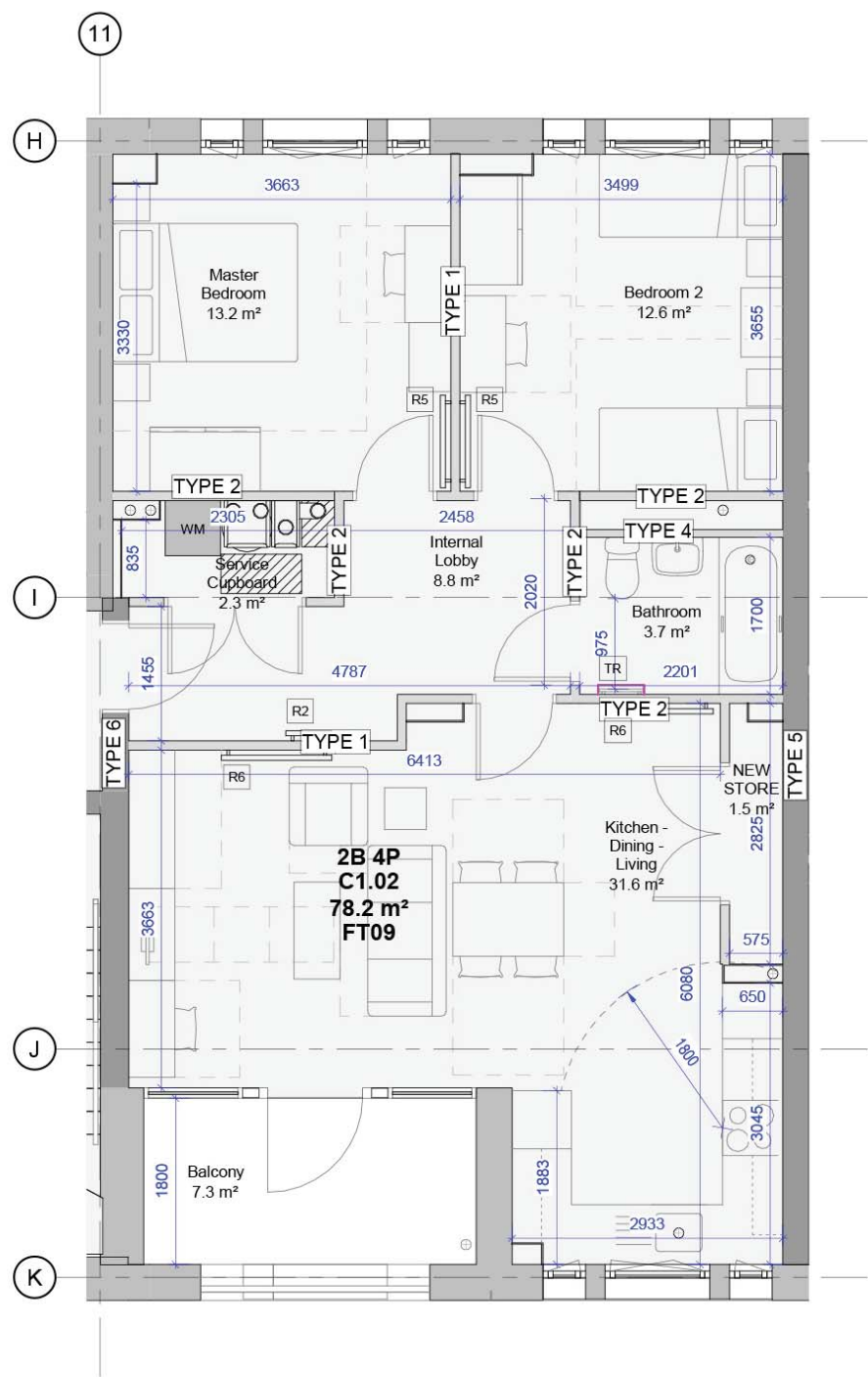
4. M4(1) Residential Dwellings - 2Bed Unit-Flat Type 08 Duplex



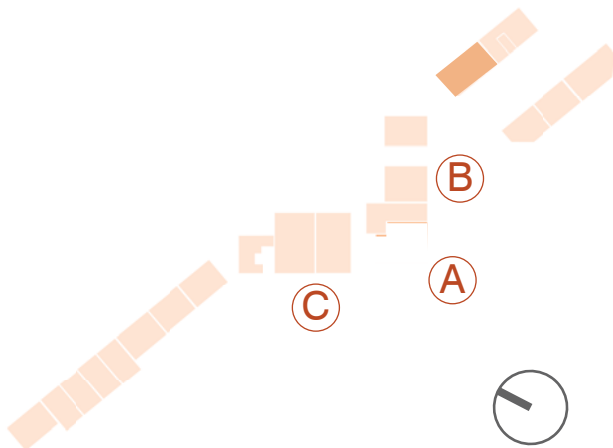
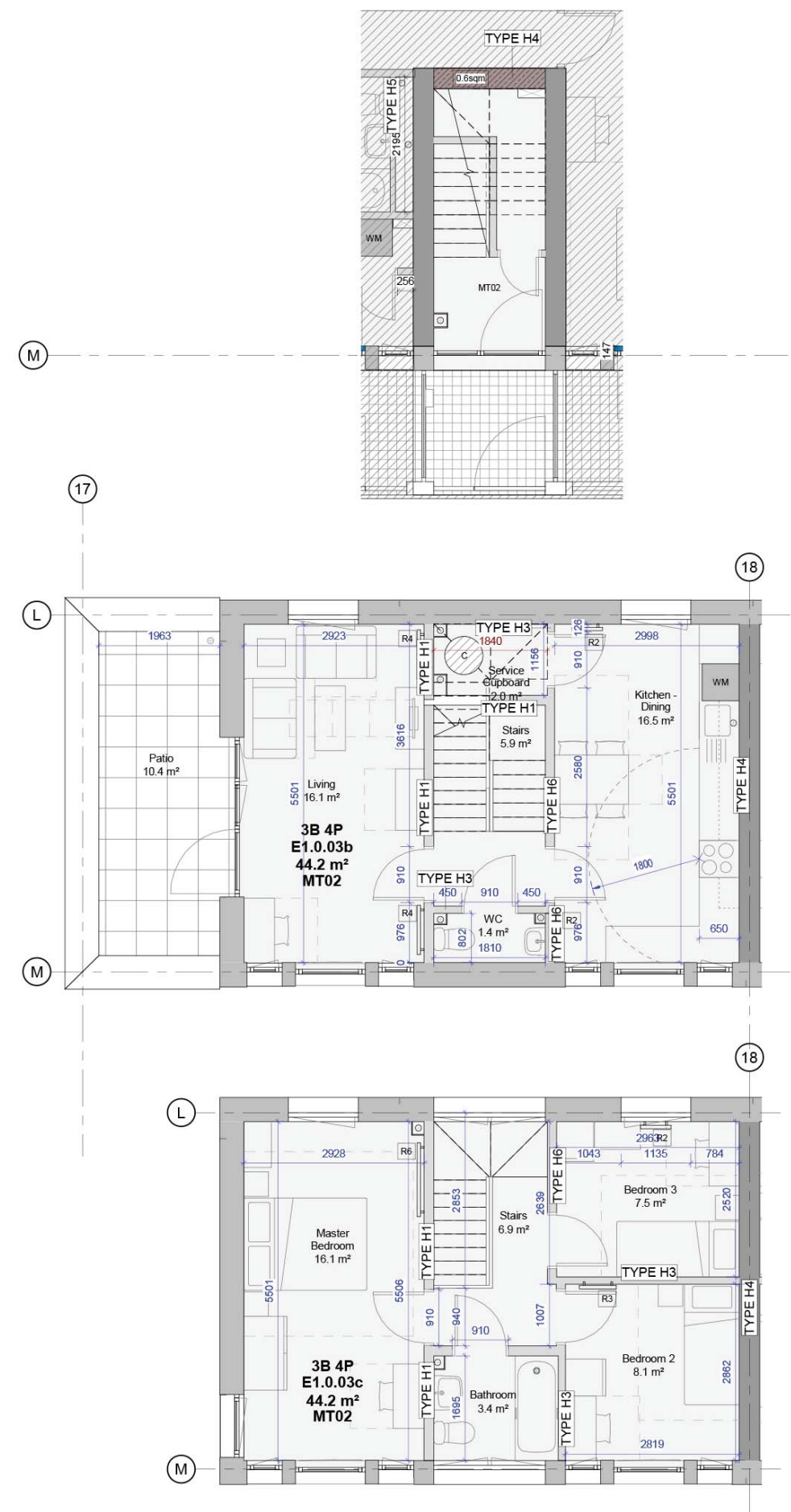
Key Plan - 1st floor level



4. M4(1) Residential Dwellings - 2Bed Units-Flat Type 09



4. M4(1) Residential Dwellings - 3Bed Units-Maisonette Type 02



5. M4(2) Residential Dwellings

Residential Layouts

A previously mentioned, The new scheme will provide a total of **46** residential dwellings, being 10% (5 units) Category M4(3) (for wheelchair users). There are (31 units)designed to be Category M4(2). There are (10 units)designed to be Category M4(1).

Some typical units will be analysed to demonstrate to comply with all requirements stated on Building Regulations **Part M4(2)**.

Approach Routes

- Step-free approach route;
- Private parts of the approach route to have minimum clear of **900mm**;
- Communal parts of the approach route to have minimum clear width of **1200mm** or **1050mm** if obstructions;
- Every gate along the approach route has minimum clear opening of **850mm** and **300mm** nib to the leading edge.

Communal Entrances

- Level landing of **1500mmW x 1500mmL** minimum directly outside the entrance and clear of the swing of any door;
- Covered landing with a minimum of **1200mmW x 900mmD**;
- Entrance door / gate has a minimum clear opening width of **850mm**;
- A minimum **300mm** nib to the door leading edge;
- Reveal of 200mm on the leading edge;
- Accessible threshold.
-

Private Entrances

- Level landing of **1200mmW x 1200mmD** minimum;
- Covered landing with a minimum of **900mmW x 600mmD**;
- Entrance door / gate has a minimum clear opening width of **850mm**;
- A minimum **300mm** nib to the door leading edge;
- Reveal of 200mm on the leading edge;
- Accessible threshold.

Circulation Areas and Internal Doorways

- Minimum clear width of every hall or landing is **900mm**;
- Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway / change of direction and no longer than **2m** in length, and the corridor is not reduced below a minimum **750mmW** at any point;
- Entrance door - Part M4(2) Table 2.1;
- A minimum **300mm** nib to the door leading edge.

Habitable Rooms

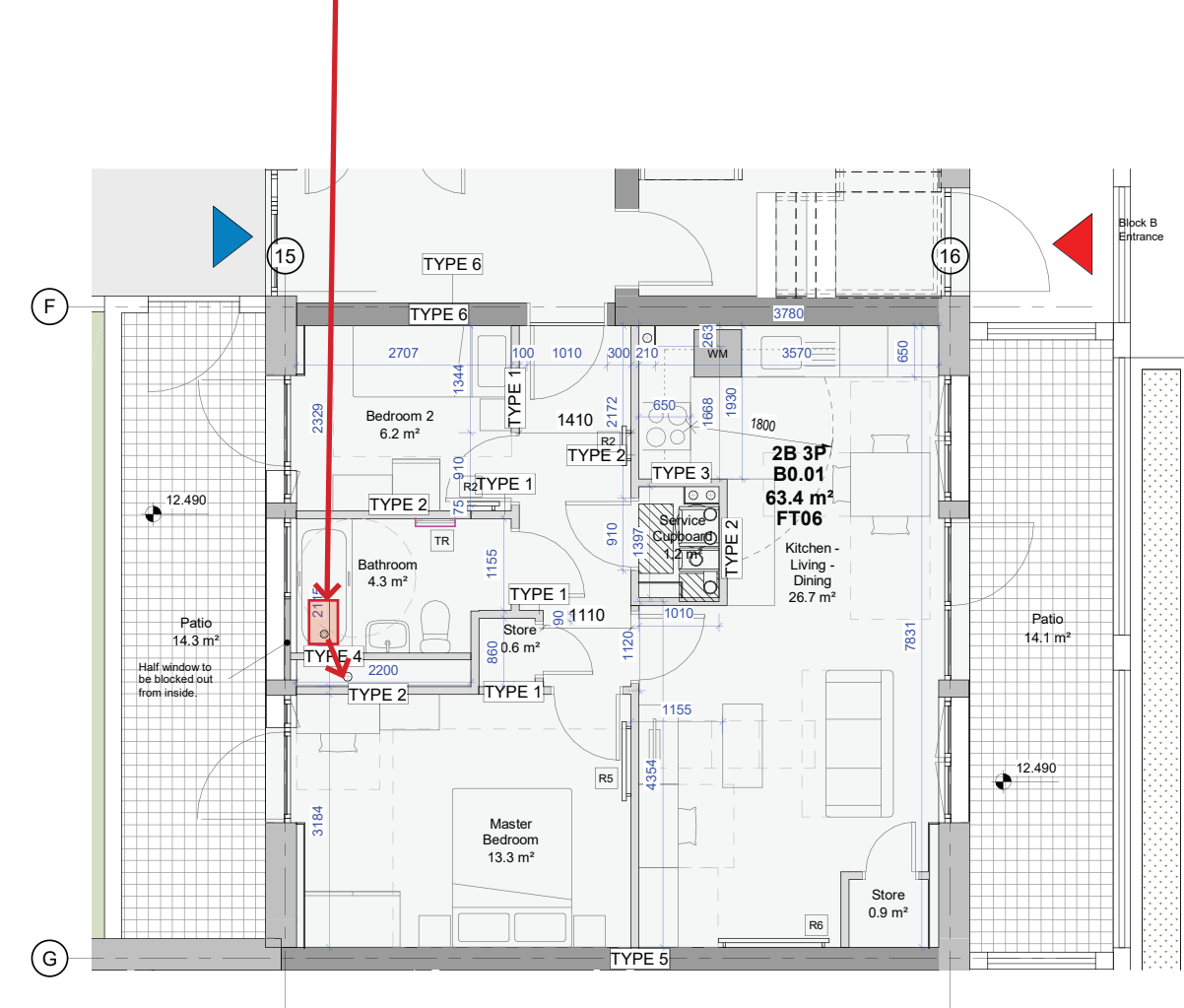
- Living, kitchen and eating areas:
 - Minimum **1200mm** clear space provided in front of and between all kitchen units / appliances;
 - Glazing of the principal window of the principal living area starts a maximum of **850mm** above floor level.
- Bedrooms:
 - Every bedroom can provide clear access route a minimum **750mm** wide from the doorway to the window;
 - At least one double bedroom can provide a clear access zone a minimum of **750mm** wide to one side and the foot of the bed;
 - All single and twin bedrooms can provide a clear access zone a minimum of **750mm** wide to one side and the foot of the bed.

Sanitary Facilities

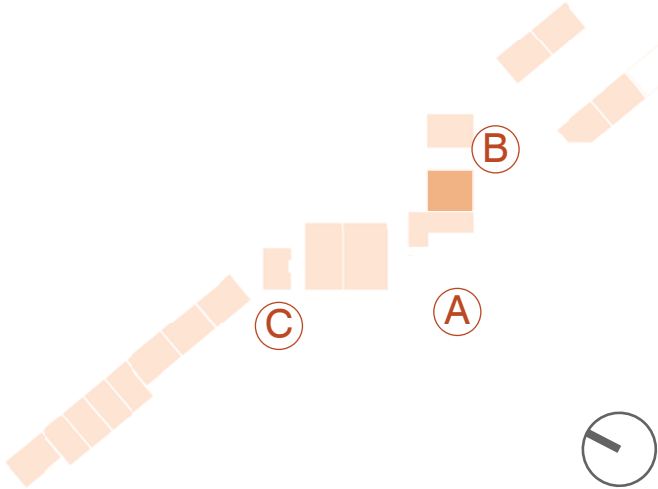
- Bathrooms:
 - Every dwelling has a bathroom that contains WC, a basing and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom;
 - The WC, basin and bath meet the provisions of Part M4(2) Diagram 2.5.;
 - Provision for a potential level access shower is made within the bathroom, if not provided elsewhere within the dwelling, connected to the SVP usually located within the boxing at the head of the bath.

5. M4(2) Residential Dwellings - 1Bed Units-Flat Type 06

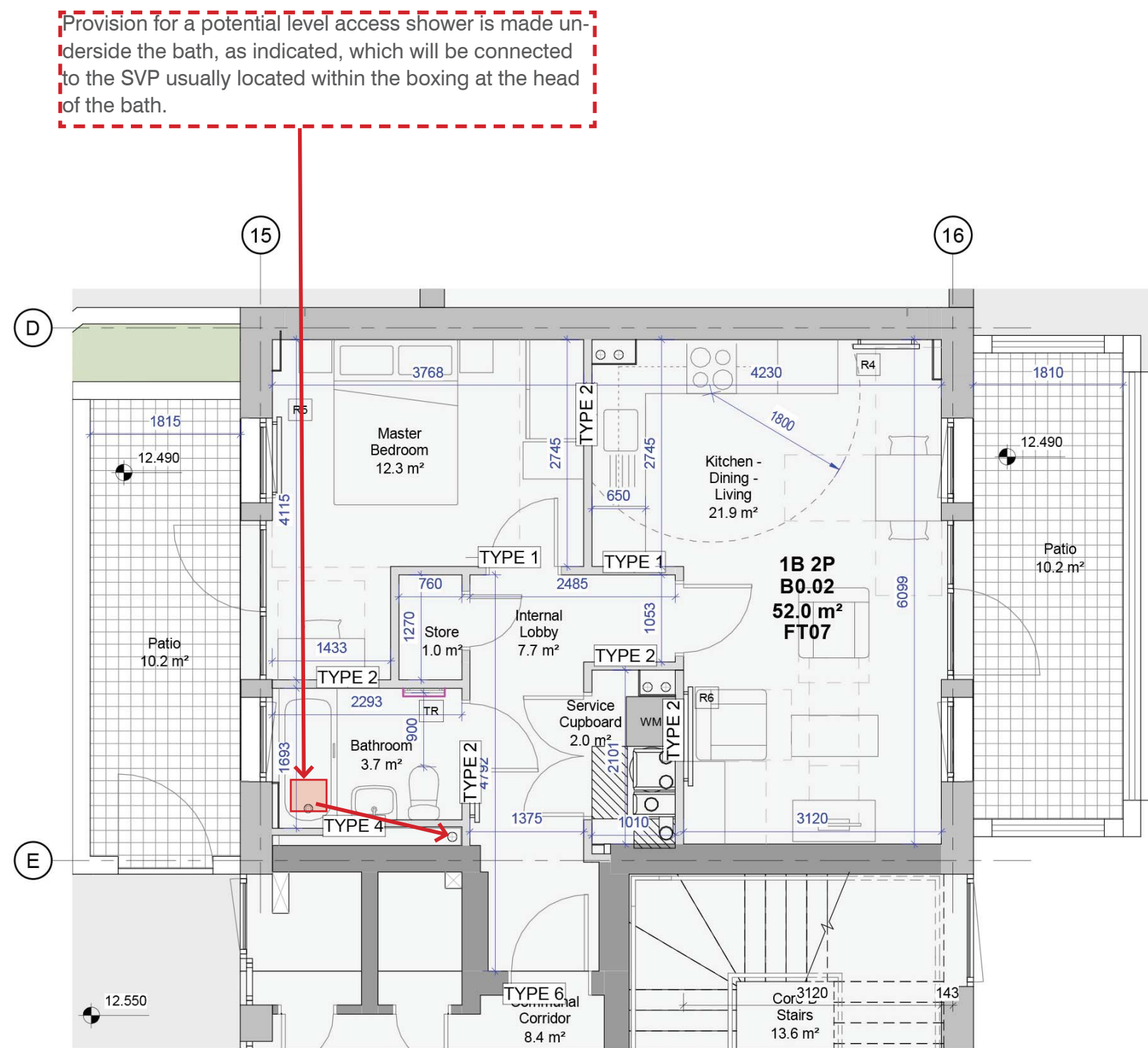
Provision for a potential level access shower is made underside the bath, as indicated, which will be connected to the SVP usually located within the boxing at the head of the bath.



Key Plan - Ground floor level

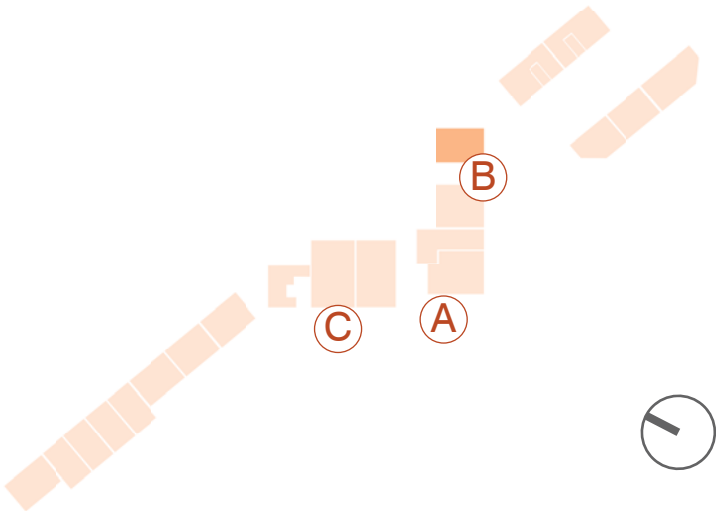


5. M4(2) Residential Dwellings - 1Bed Units-Flat Type 07

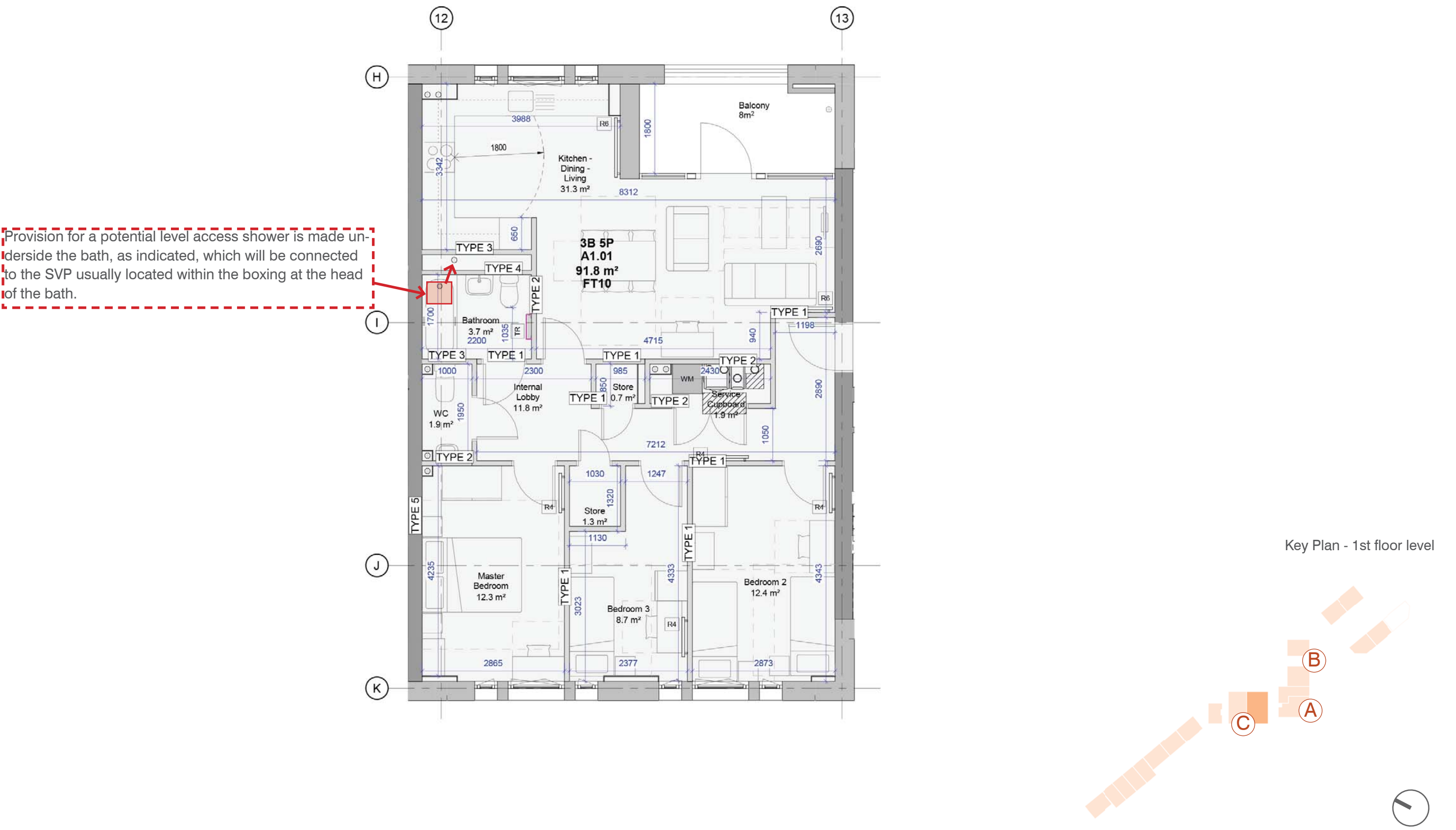


Note: Flat Type 7 has been designed to M4(2) standards on all floors, regardless of accessibility to a lift.

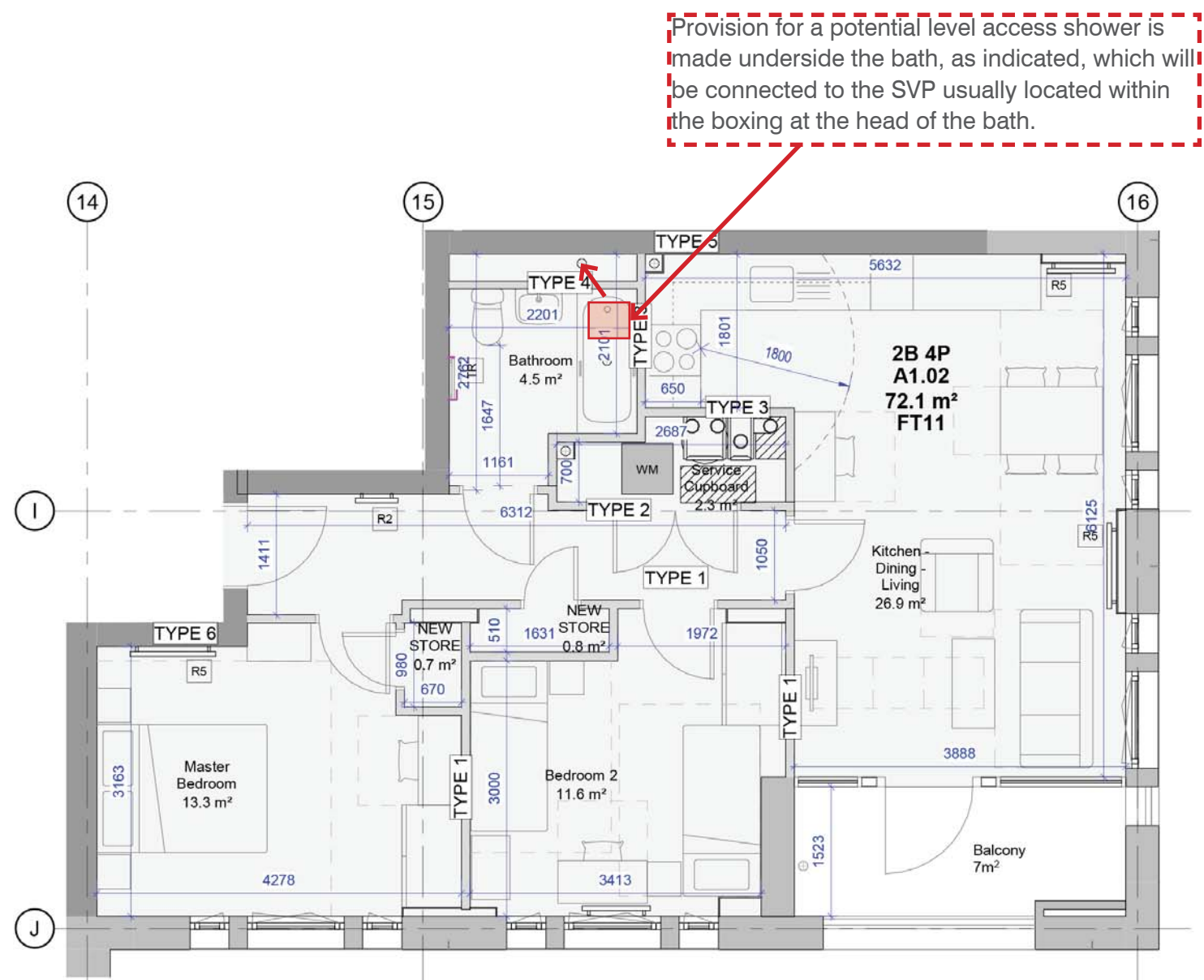
Key Plan - Ground floor level



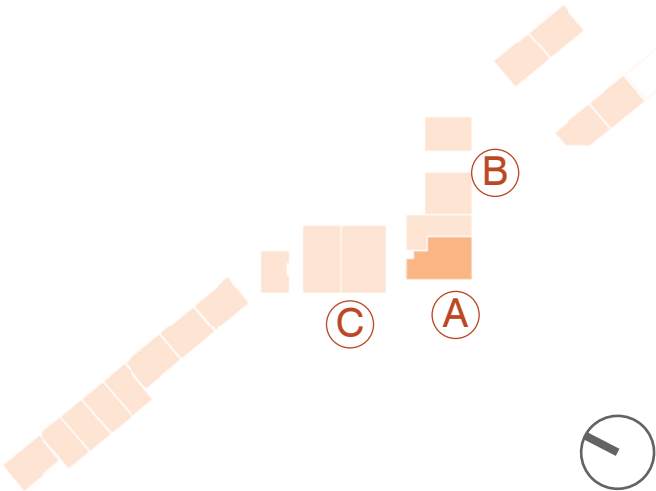
5. M4(2) Residential Dwellings - 3Bed Units-Flat Type 10



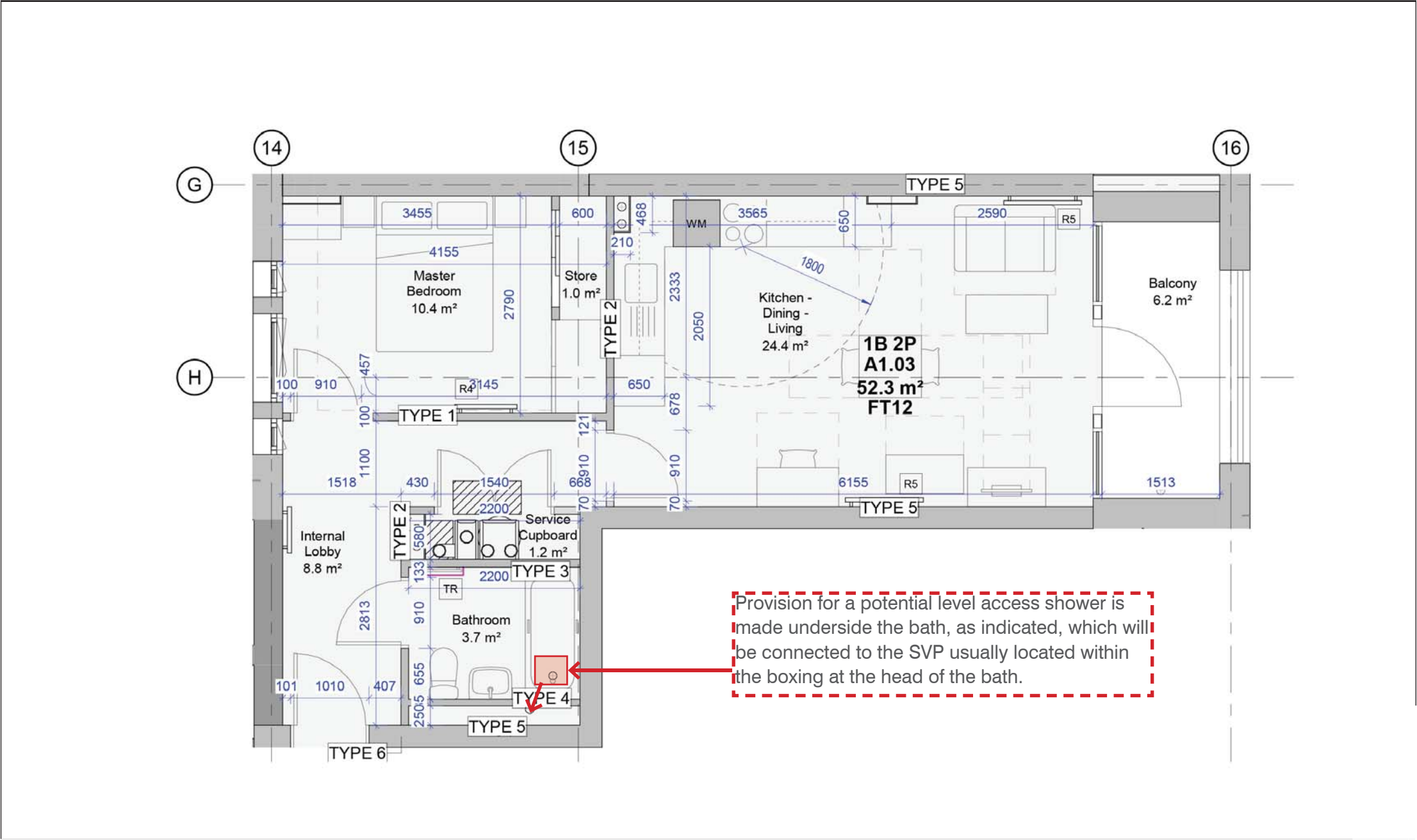
5. M4(2) Residential Dwellings - 2Bed Units-Flat Type 11



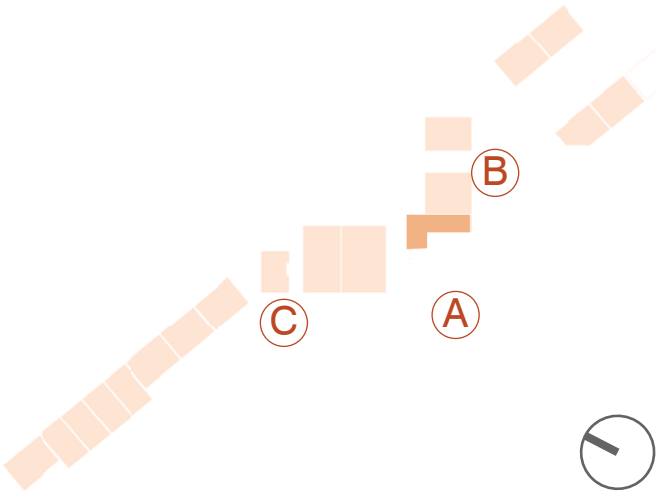
Key Plan - 1st floor level



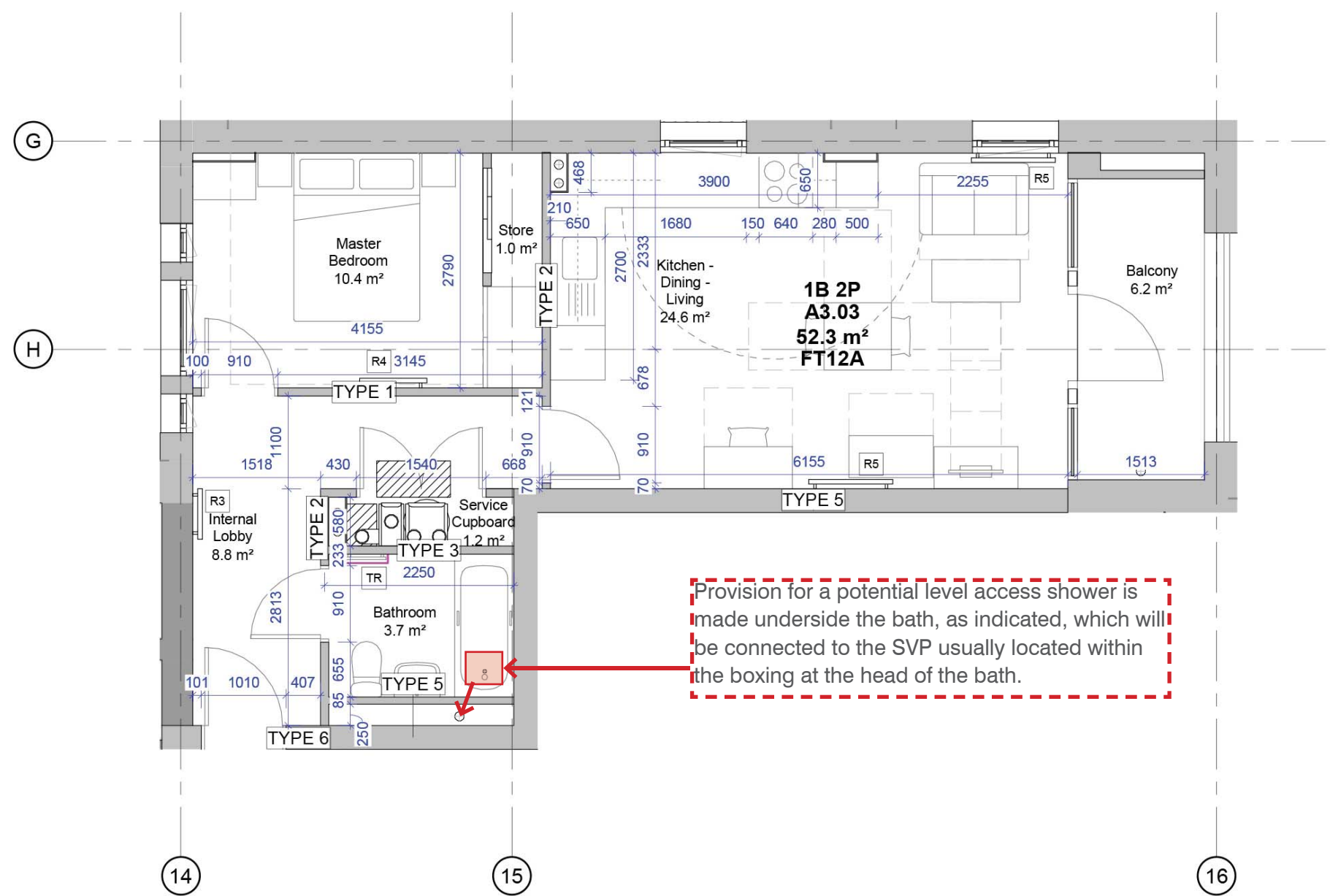
5. M4(2) Residential Dwellings - 1Bed Units-Flat Type 12



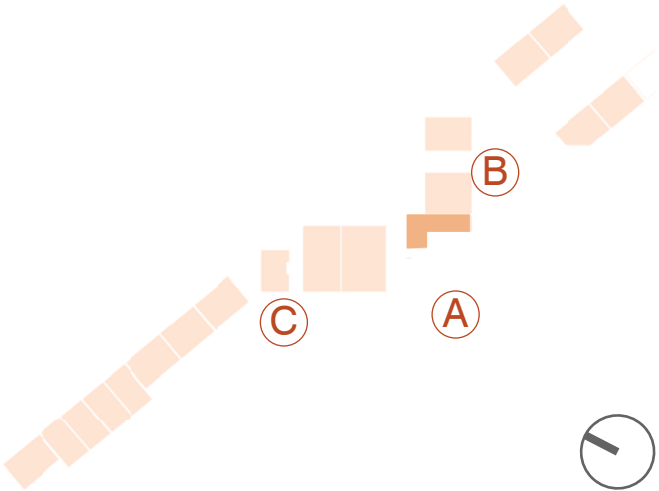
Key Plan - 1st floor level



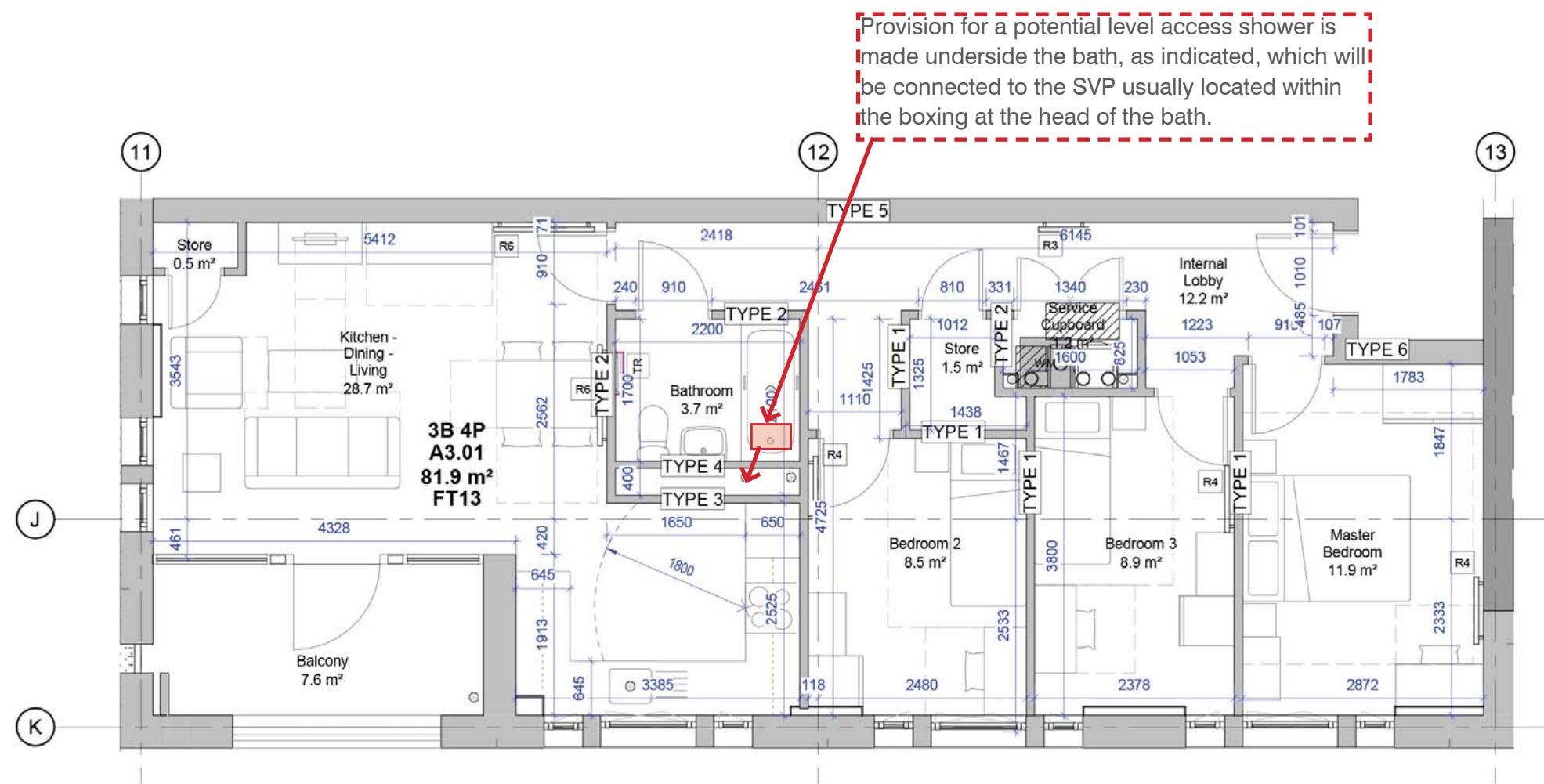
5. M4(2) Residential Dwellings - 1Bed Units-Flat Type 12A



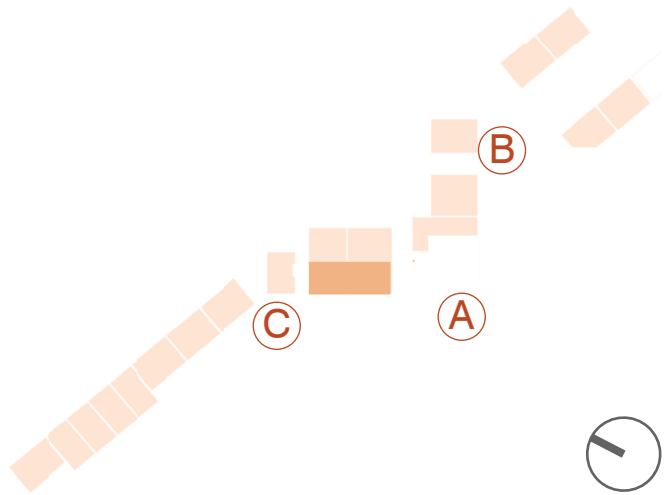
Key Plan - 3rd floor level



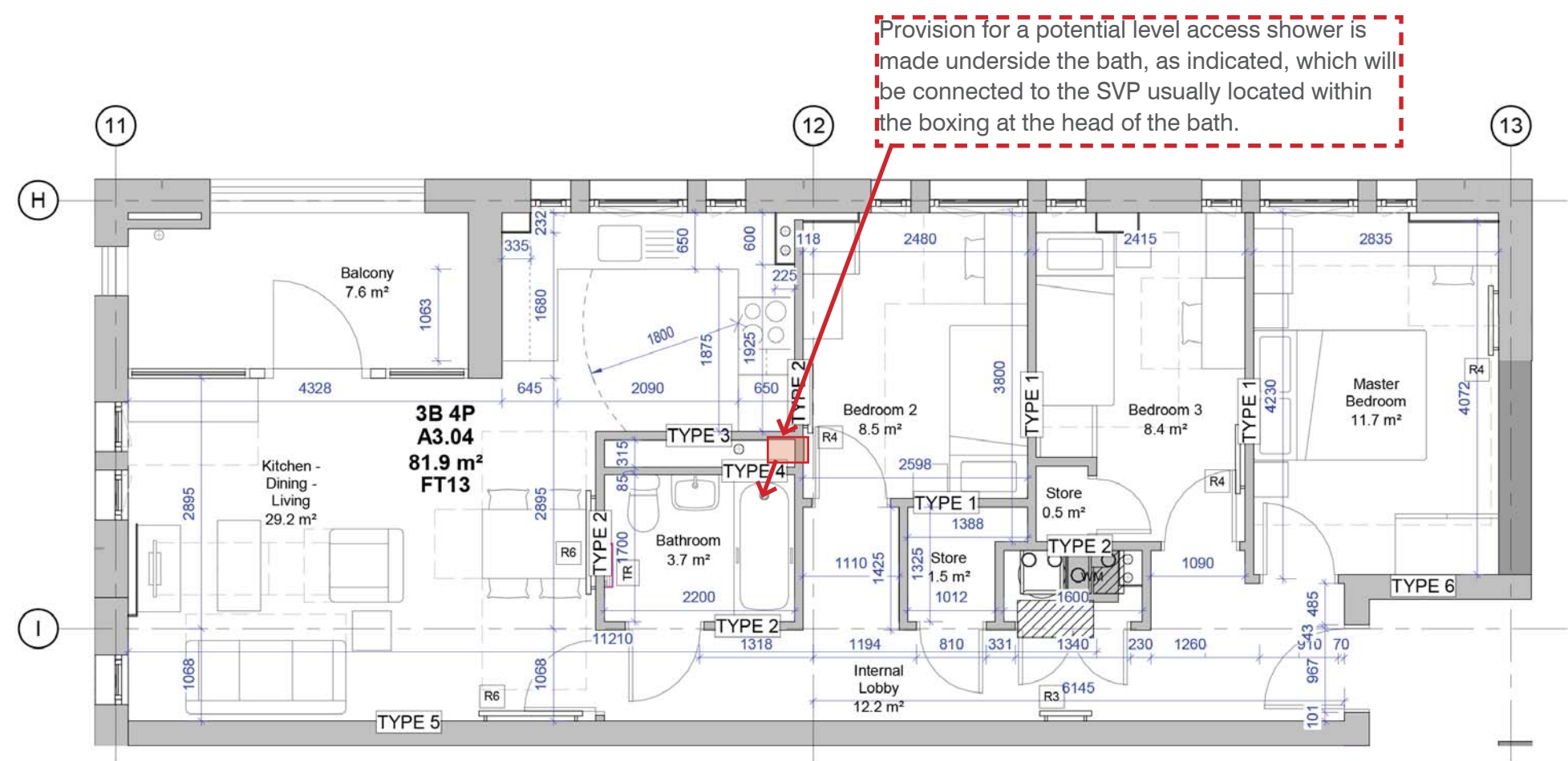
5. M4(2) Residential Dwellings - 3Bed Units-Flat Type 13



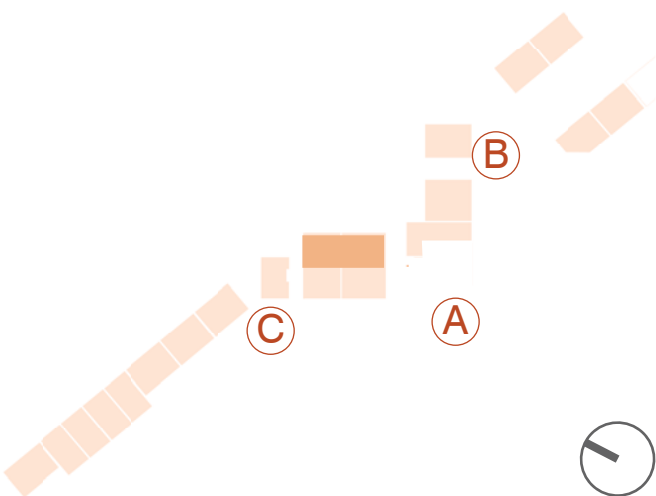
Key Plan - 3rd floor level



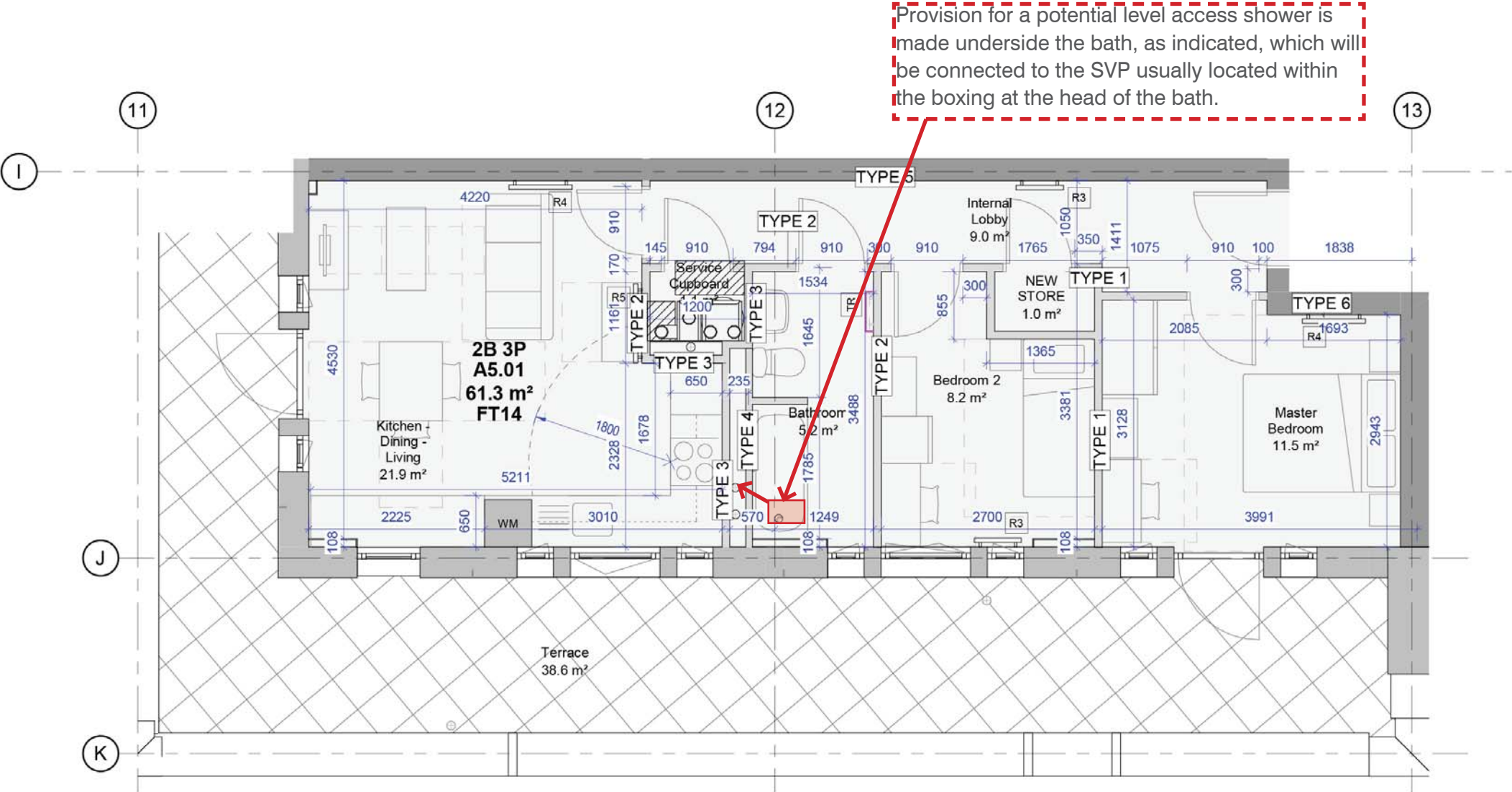
5. M4(2) Residential Dwellings - 3Bed Units-Flat Type 13A



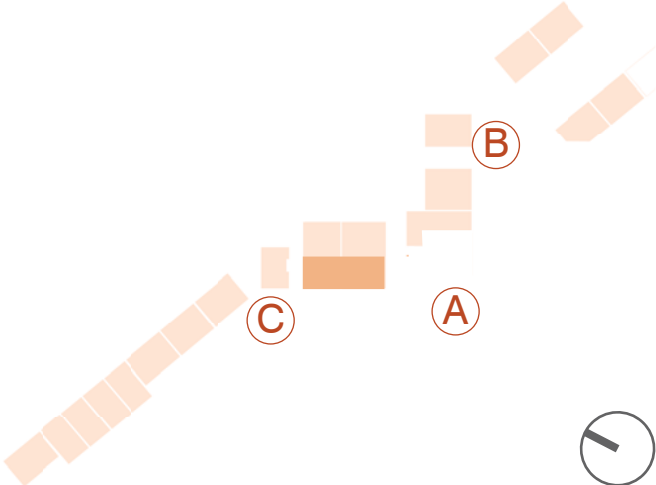
Key Plan - 3rd floor level



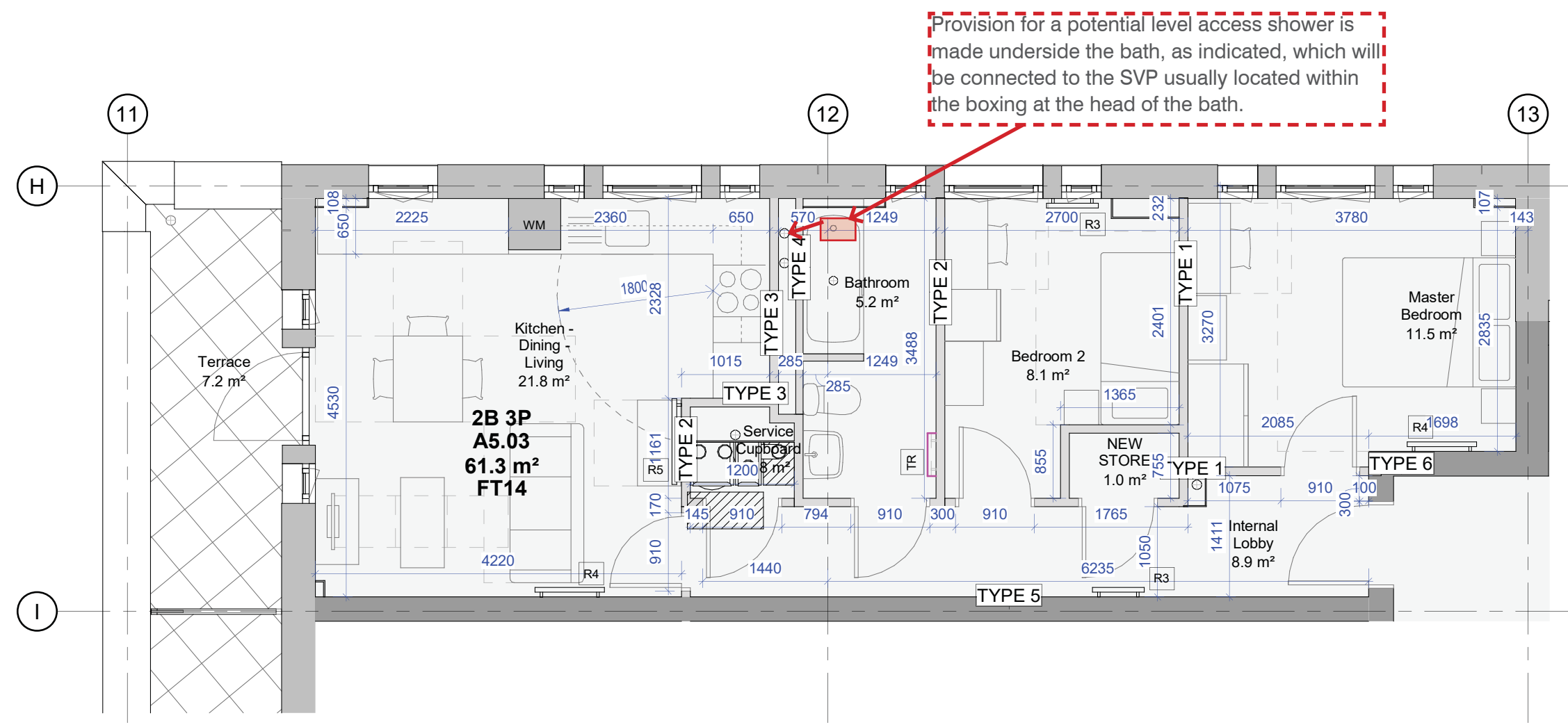
5. M4(2) Residential Dwellings - 2Bed Units-Flat Type 14



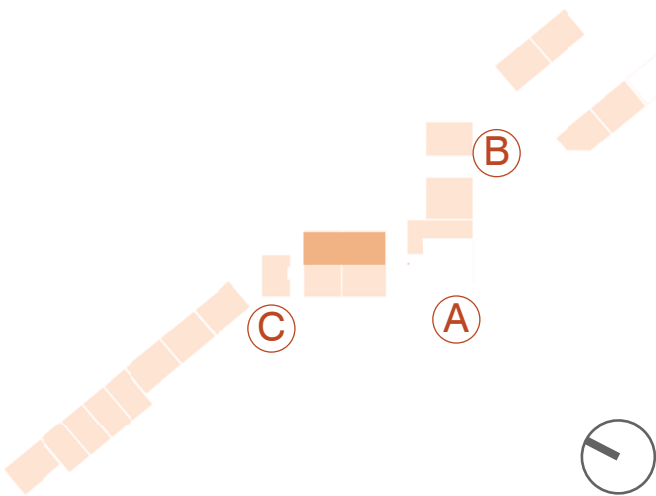
Key Plan - 4th floor level



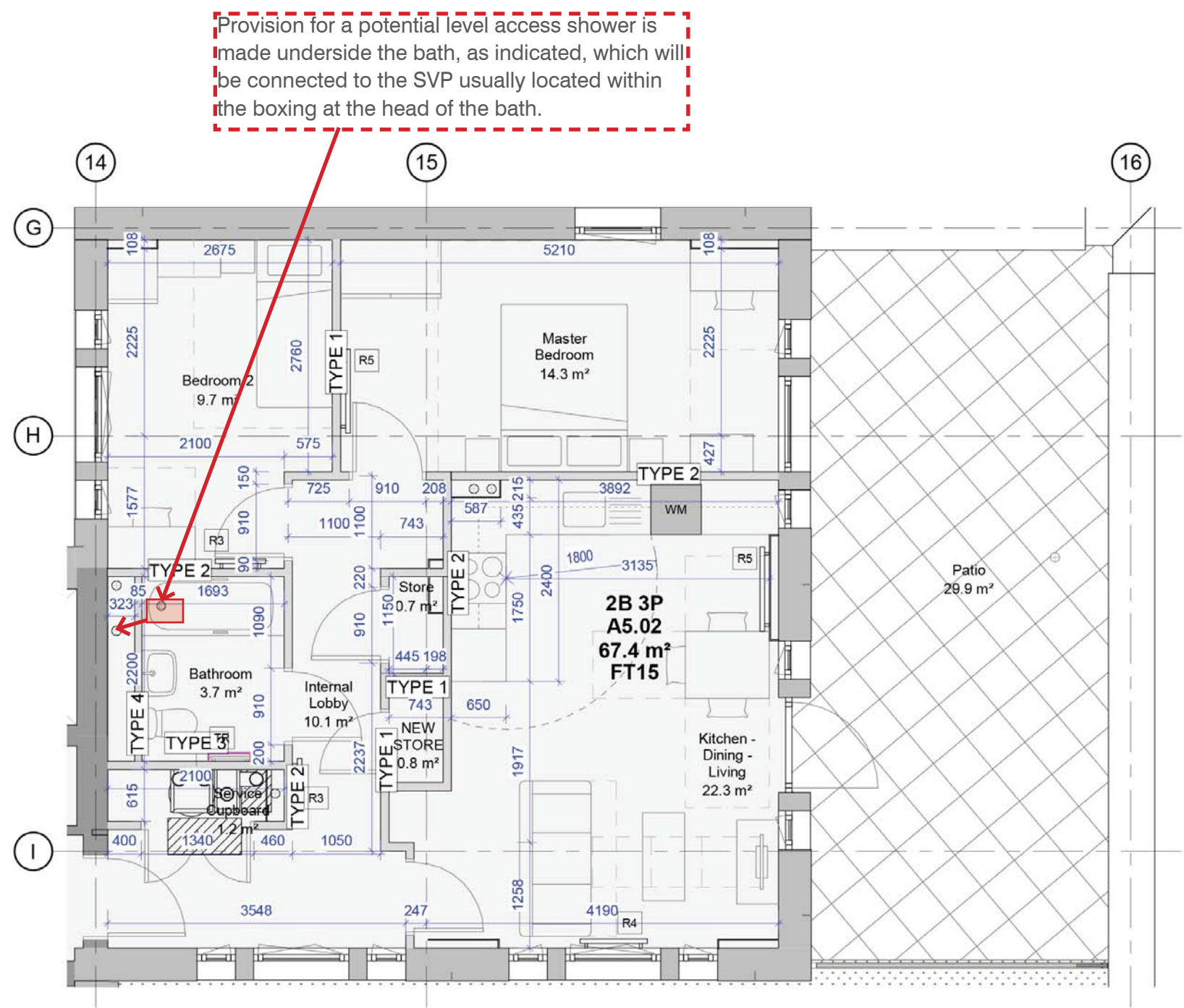
5. M4(2) Residential Dwellings - 2Bed Units-Flat Type 14A



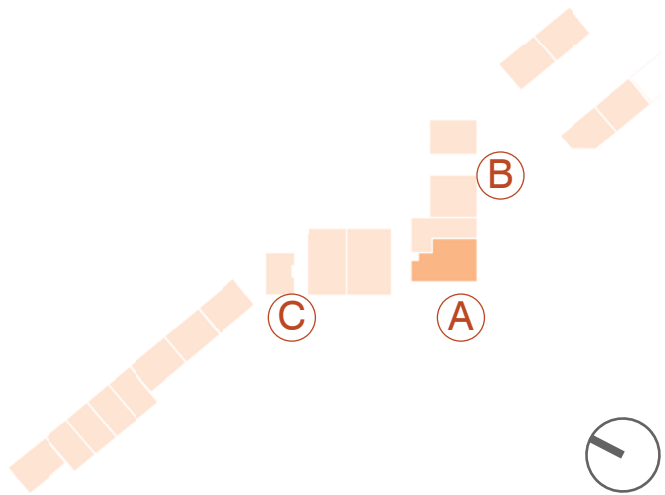
Key Plan - 4th floor level



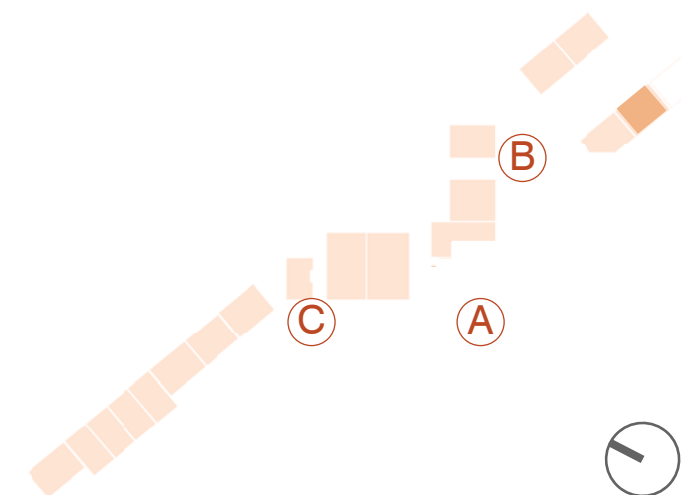
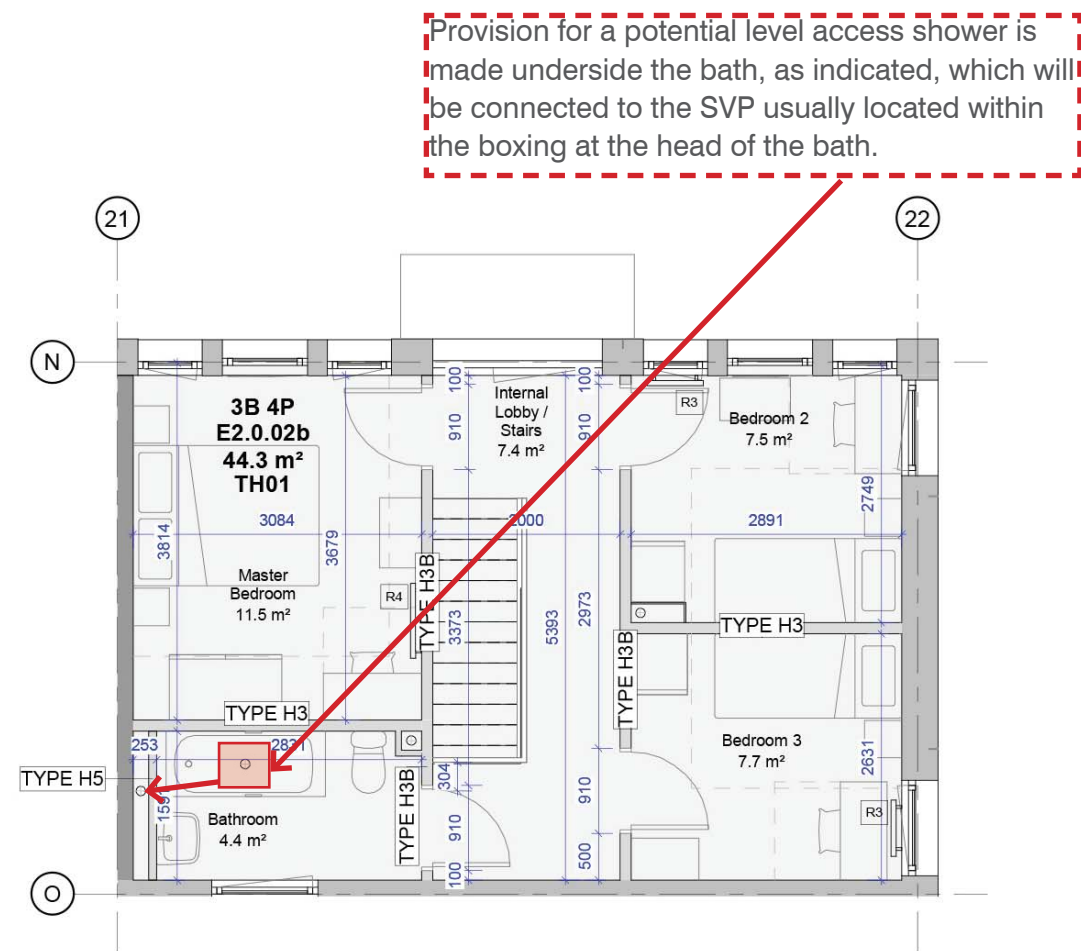
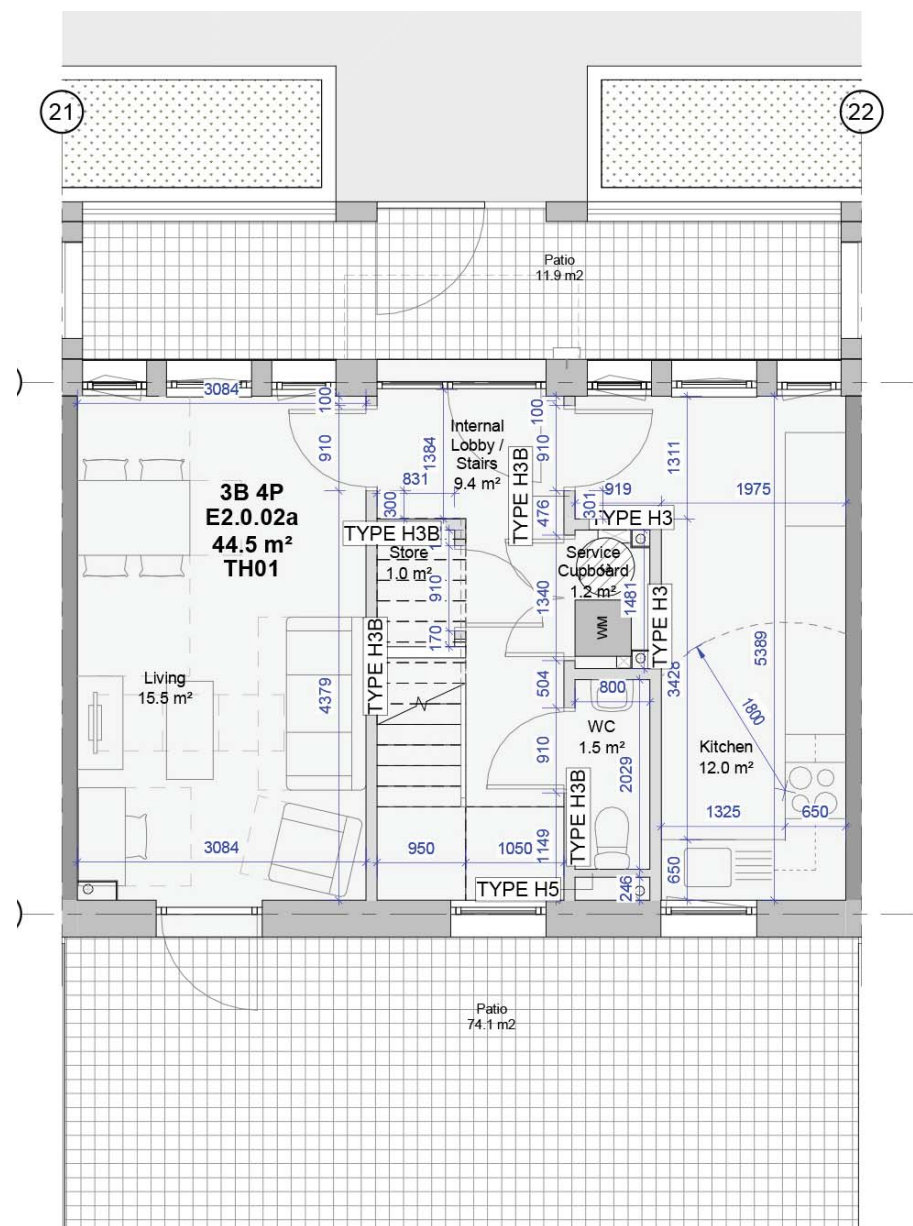
5. M4(2) Residential Dwellings - 2Bed Units-Flat Type 15



Key Plan - 5th floor level



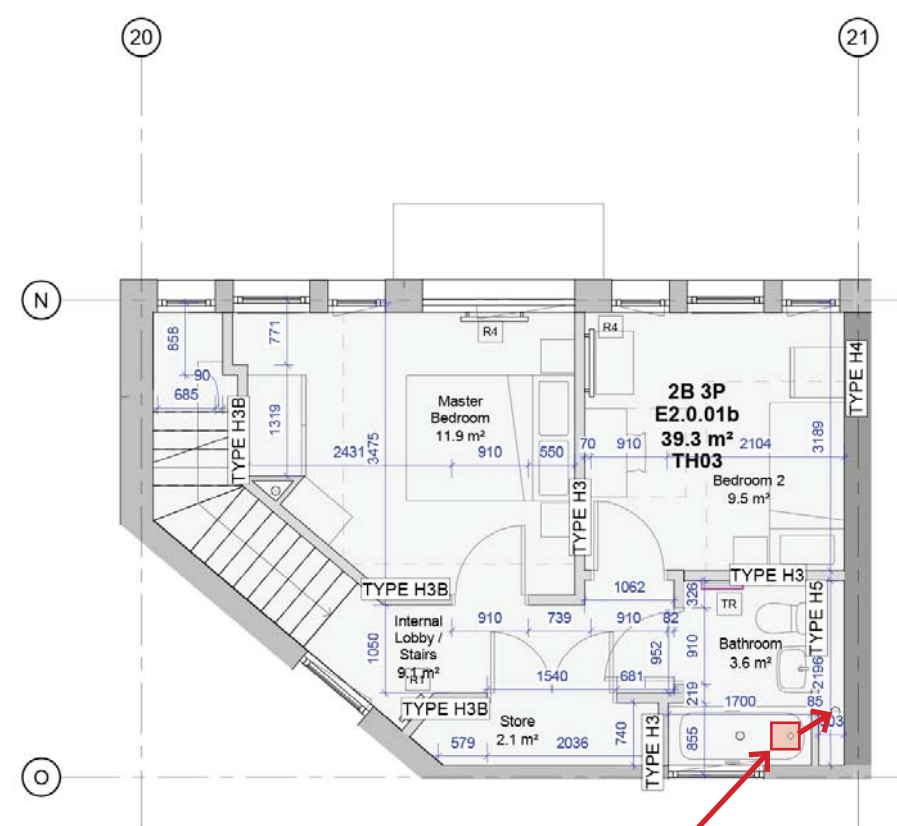
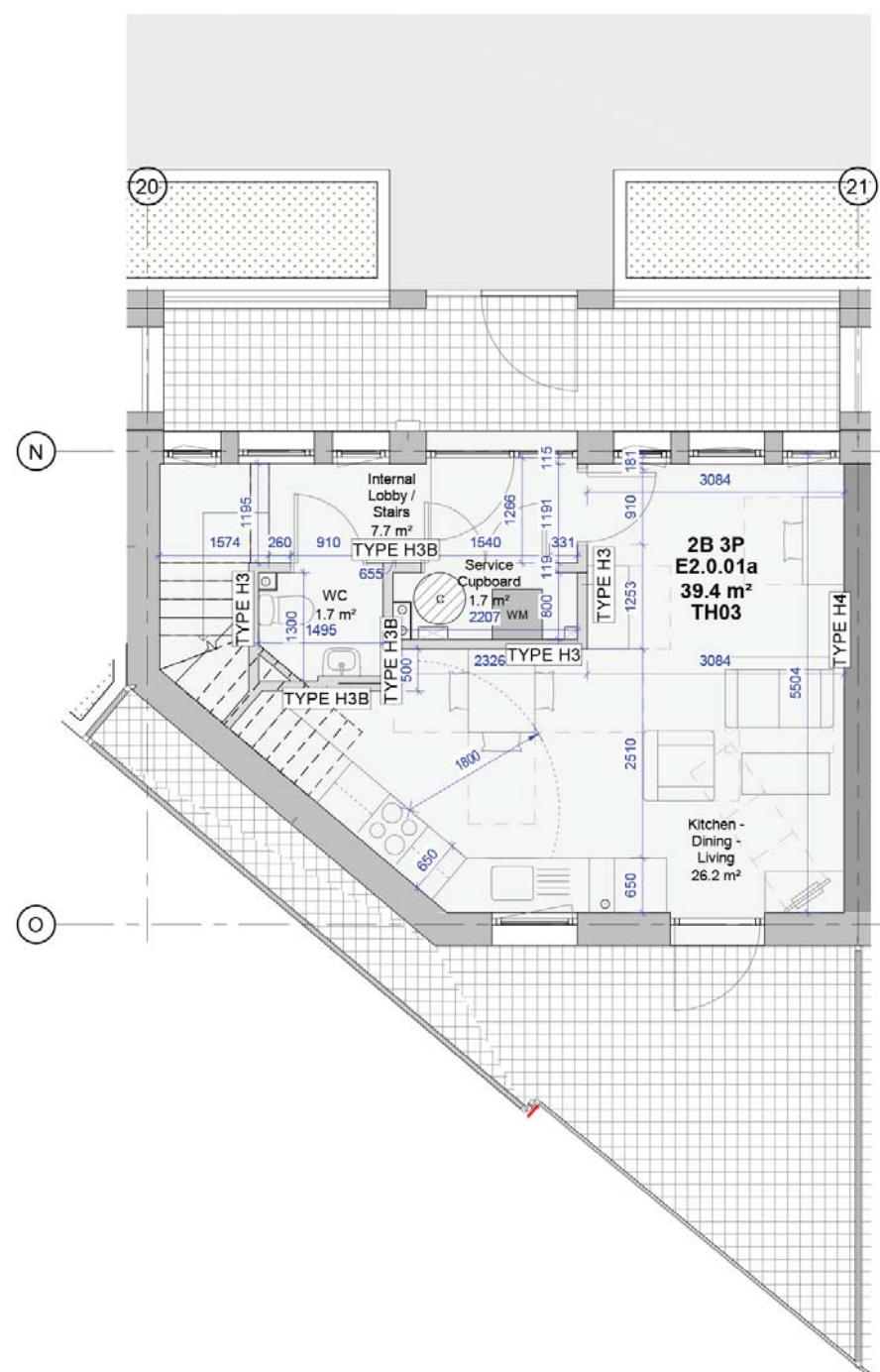
5. M4(2) Residential Dwellings - 3Bed Units-Townhouse Type 01



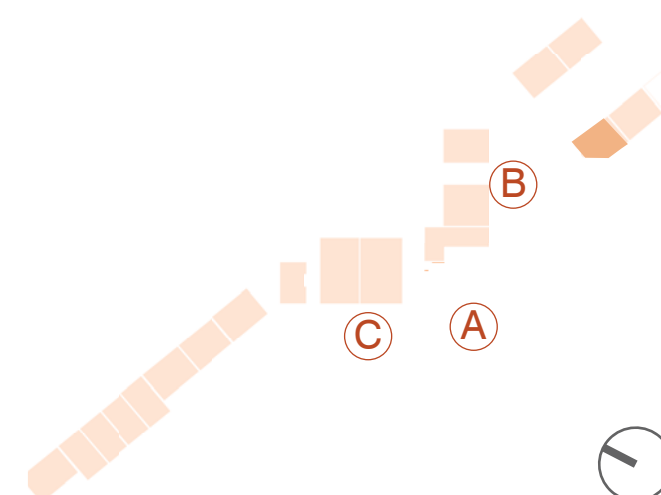
5. M4(2) Residential Dwellings - 4Bed Units-Townhouse Type 02



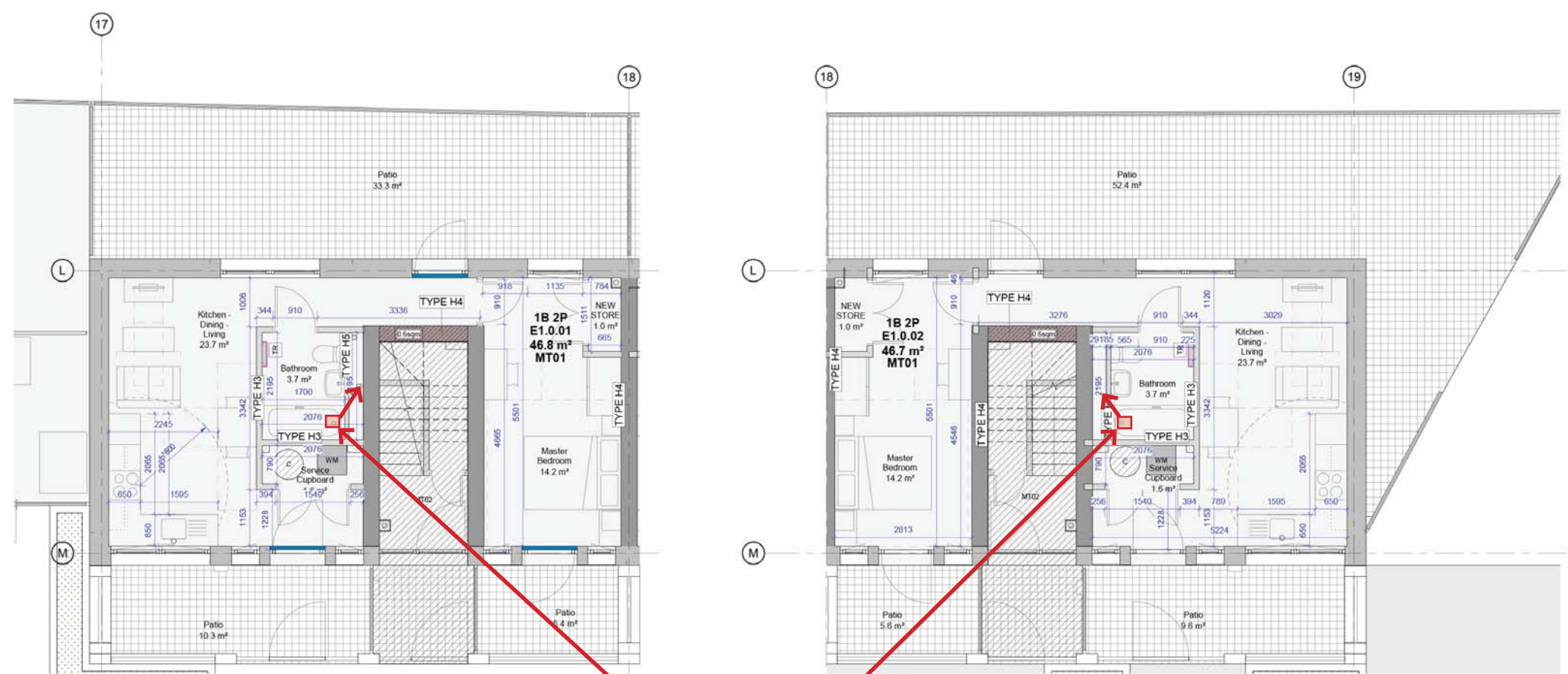
5. M4(2) Residential Dwellings - 2Bed Units-Townhouse Type 03



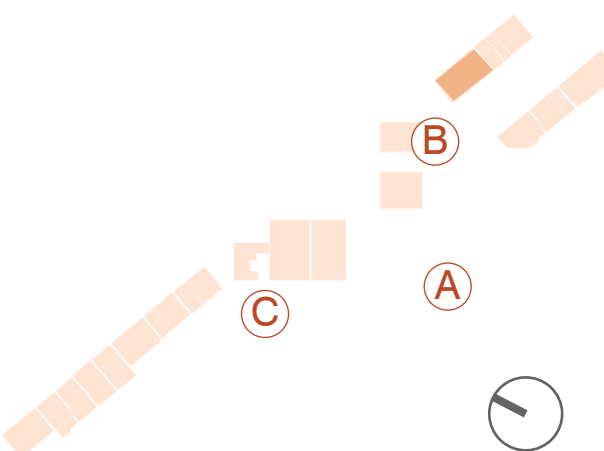
Provision for a potential level access shower is made underside the bath, as indicated, which will be connected to the SVP usually located within the boxing at the head of the bath.



5. M4(2) Residential Dwellings - 1Bed Units-Maisonette Type 01



Provision for a potential level access shower is made underside the bath, as indicated, which will be connected to the SVP usually located within the boxing at the head of the bath.



6. M4(3) Residential Dwellings

Residential Layouts

As previously mentioned, a minimum of 10% of the overall number of units are designed to M4(3) wheelchair accessible format.

All wheelchair units located within the scheme will be analysed to demonstrate to comply with all requirements stated on Building Regulations **Part M4(3)**.

Approach Routes

- Step-free approach route;
- Private or communal approach route to have minimum clear of **1200mm**;
- Communal parts of the approach route to have minimum clear width of **1200mm** or **1050mm** if obstructions;
- Every gate along the approach route has minimum clear opening of **850mm** and **300mm** nib to the leading edge and a minimum **200mm** nib to the following edge.

Car Parking & Drop Off

- Where the parking space is within the private curtilage of a dwelling, it is a standard parking bay with an additional minimum clear access zone of **1200mm** to one side and the rear;
- Where it is a communal parking area, it is a standard parking bay with an additional minimum clear access zone of **1200mm** to both sides;
- Parking space is level;
- Parking space has a minimum clear headroom of **2200mm**;
- Parking space has a suitable ground surface.
Note: the side access zones in communal parking areas may be shared by two bays.

Communal Entrances

- Level landing of **1500mm** minimum width and depth outside the entrance;
- Covered landing with a minimum of **1200mmW x 1200mmD**;
- A clear turning circle 1500mm in diameter is provided inside the entrance area, behind the entrance door when closed;
- Entrance door / gate has a minimum clear opening width of **850mm** as per Diagram 3.2.
- A minimum **300mm** nib to the door leading edge;

- A minimum 200mm nib is provided to the following edge of the door / gate;
- The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (usually the inside) is a maximum of **200mm**.
- Accessible threshold;
- Where there is a lobby / porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm clear space between door swings;

Private Entrances

- Level external landing of an approximate **1500mmW x 1500mmD** and clear from any door swing;
- Landing area is covered for a minimum width and depth of **1200mm**;
- There is a minimum **1500mm** clear turning circle inside the entrance area, in front of the door when closed;
- A minimum **300mm** nib is provided to the leading edge of the door. A minimum **150mm** nib is provided to the hinge side of the door;
- The door has a minimum clear opening width of **850mm** when measured in accordance with Part M4(2) Diagram 3.2.;
- Where there are double doors, a minimum **200mm** nib is provided to the following edge of the door;
- The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door is a maximum of **200mm**;
- Accessible threshold.

Circulation Areas, Internal Doorways and Storage

- Hall and Door Widths:
 - Minimum clear width of every hallway, approach or landing is **1050mm**;
 - Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach is **1200mm**;
 - For any localised obstruction refer to Diagram 3.4.;
 - Every door has a minimum clear opening width of **850mm**, irrespective of the direction of the entry, when measured in accordance with Diagram 3.2.;
 - Where an outward opening door is located close to a corner and another door is located on the return wall within **800mm** of that corner, the leading edge of the outward opening door is a minimum of **800mm** from the corner (Diagram 3.5.), Unless a **1500mm** turning circle is provided immediately outside the door;

- A minimum 300mm nib is provided to the leading edge of every door;
- A minimum 200mm nib is provided to the following edge of every door;
- Note: the above does not apply to cupboards unless they are large enough to be entered or en-suite / showers that are additional to the provisions of Part M paragraphs 3.41 to 3.43.

- Wheelchair Storage and Transfer Space:

- A minimum **1100mmD x 1700mmW** space is available on the entrance storey, preferably close to the principal private entrance;
- Is accessible from a space that has a minimum clear width of **1200mm**;
- A power socket is provided within the space;
- In **wheelchair accessible dwellings** the storage and transfer space may be used for another purpose such as general storage provided that the provisions of paragraph 3.25 can be met and the space is additional to the minimum requirements for storage living spaces and bedrooms.

- General Storage Space:

- General built-in storage space should comply with Table 3.1.:

No. Bedrooms	1bed	2bed	3bed
Minimum Storage Area (m2)	1.5	2.0	2.5

- Headroom between **900mm** and **1500mm**: at 50% of its area;
- Lower than **900mm**: do not count;
- The full area under a stair that forms part of the storage provision should be counted as **1m2**.

Habitable Rooms

- Living Areas:

- The principal living area is within the entrance storey;
- The minimum combined internal floor area of living, dining and kitchen space meets the provisions of Table 3.2.:

No. of bed spaces	2	3	4/5
Minimum Floor Area (m2)	25	27	29/31

6. M4(3) Residential Dwellings

- Kitchen and Eating Areas
 - All kitchen, dining and living areas to be convenient and step-free;
 - The kitchen and principal eating area are within the same room, or connected to each other, and located within the entrance storey;
 - There is a minimum clear access zone 1500mmW in front of, and between, all kitchen units and appliances.

Where the dwelling is defined as **wheelchair accessible**, in addition to the provisions of paragraph 3.32, the kitchen should comply with all the following:

- Overall length of kitchen worktop meets at least the provisions of Table 3.4:

No. of bed spaces	2	3&4	5
Minimum Worktop Length (m)	6130	6530	7430

- Bedrooms:
 - One bedroom should be close to an accessible bathroom suitable for wheelchair user.
 - Every bedroom can provide a minimum clear access route, 750mmW, from the doorway to the window;
 - Every bedroom can provide a minimum 1200mmx1200mm manoeuvring space inside the doorway, clear of the bed and the door;
 - A principle double bedroom is located on the entrance storey has a minimum area of 13.5m2 and is a minimum of 3mW clear of obstructions (i.e. radiators);
 - The principal double bedroom can provide a minimum of 1000mmW clear access zone to both sides and the foot of the bed and in front of all furniture, and a minimum 1200x1200mm manoeuvring space on both sides of the bed;
 - Every other double / twin bedroom has a minimum floor area of 12.5m2 and is a minimum of 3mW;
 - Every other double bedroom can provide a 1000mmW clear access zone to one side and the foot of the bed, and in front of all furniture;
 - All single and twin bedrooms provide a minimum 1000mm clear access zone to one side of each bed and in front of all furniture;
 - Every single bedroom has a minimum floor area of 8.5m2 and is at least 2.4mW.

- Sanitary Facilities:
 - WC Facilities are provided which comply with the relevant requirements of paragraphs 3.37 to 3.40;
 - Bathroom facilities are provided which comply with the relevant requirements of paragraph 3.41 to 3.43;

- Every room that contains an installed level access shower is constructed as a wet room.
- Bathroom Facilities:
 - Dwellings with up to four bed spaces should have as a minimum 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;
 - The bathroom containing the installed level access shower should be located on the same storey as the principal double bedroom.

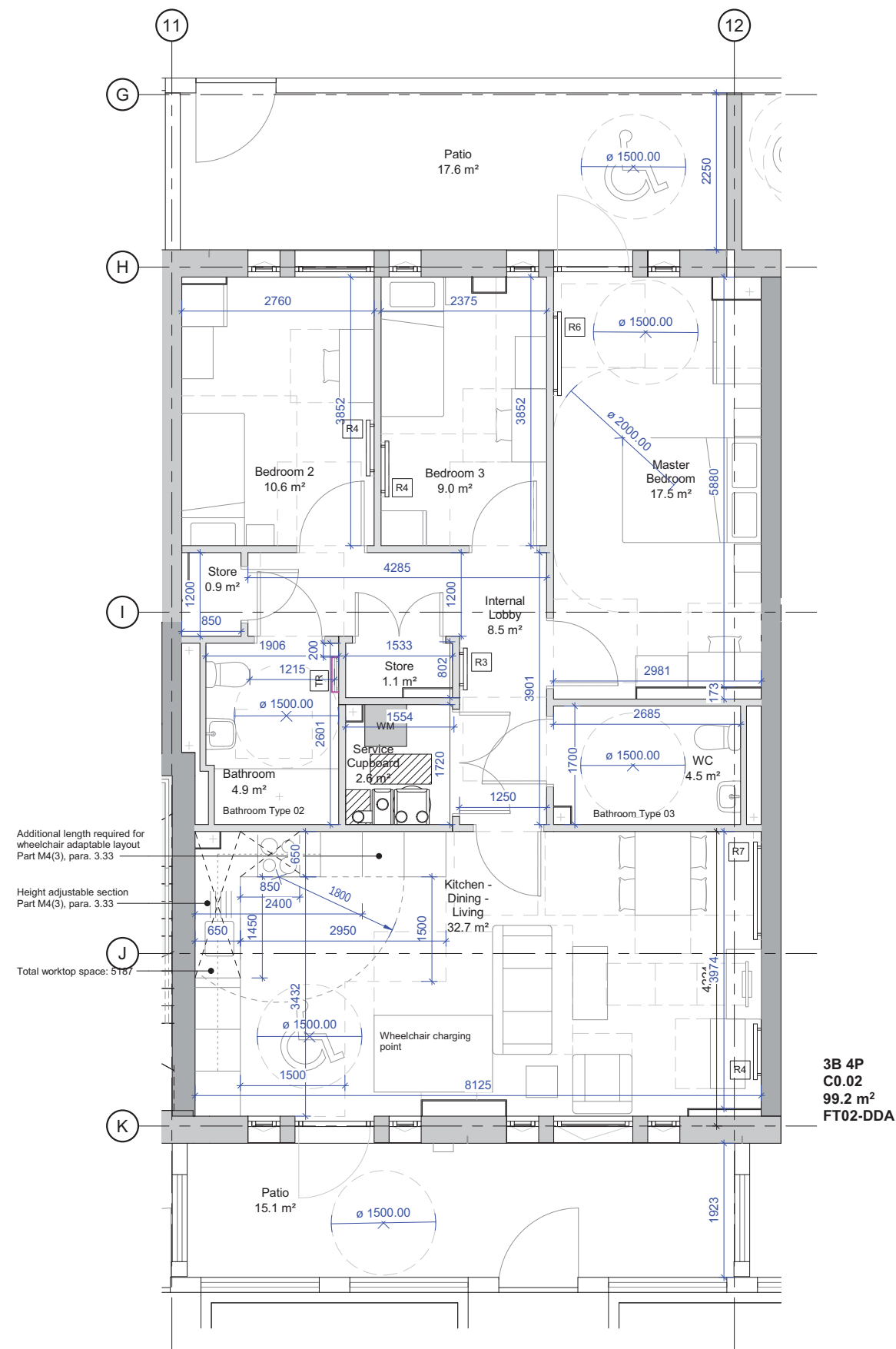
Where the dwelling is defined as **wheelchair accessible**, it is assumed that most commonly a bath will be installed over a usable level access shower, though this is not a requirement.

- The WC, basin, bath and shower (and associated clear zones) meet at least the provisions shown on Diagram 3.10;
- Drawings illustrate how the bathroom could be easily adapted in future to meet the provisions for a wheelchair accessible bathroom.

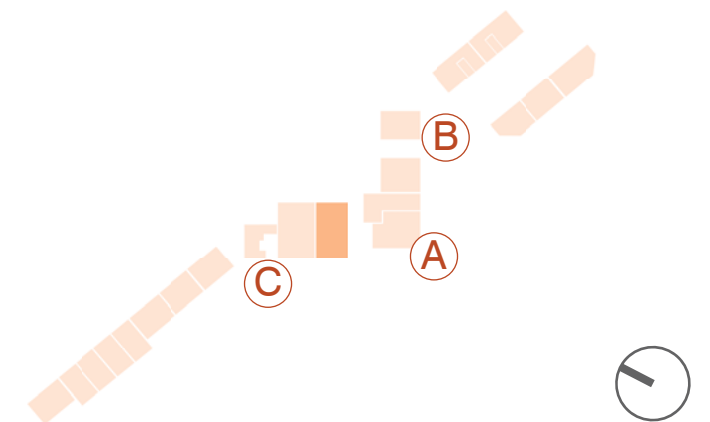
Private Outdoor Space

- Every outdoor space has a minimum clear width of 1500mm;
- Provides a minimum 1500mm level clear turning circle, free of any door swing;
- Every gate has a minimum clear opening width of 850mm, a minimum 300mm nib to the leading edge and a minimum 200mm nib to the following edge;
- The door to every private external store that is connected to the dwelling has a minimum clear opening width of 850mm;
- All paved areas have a suitable ground surface.

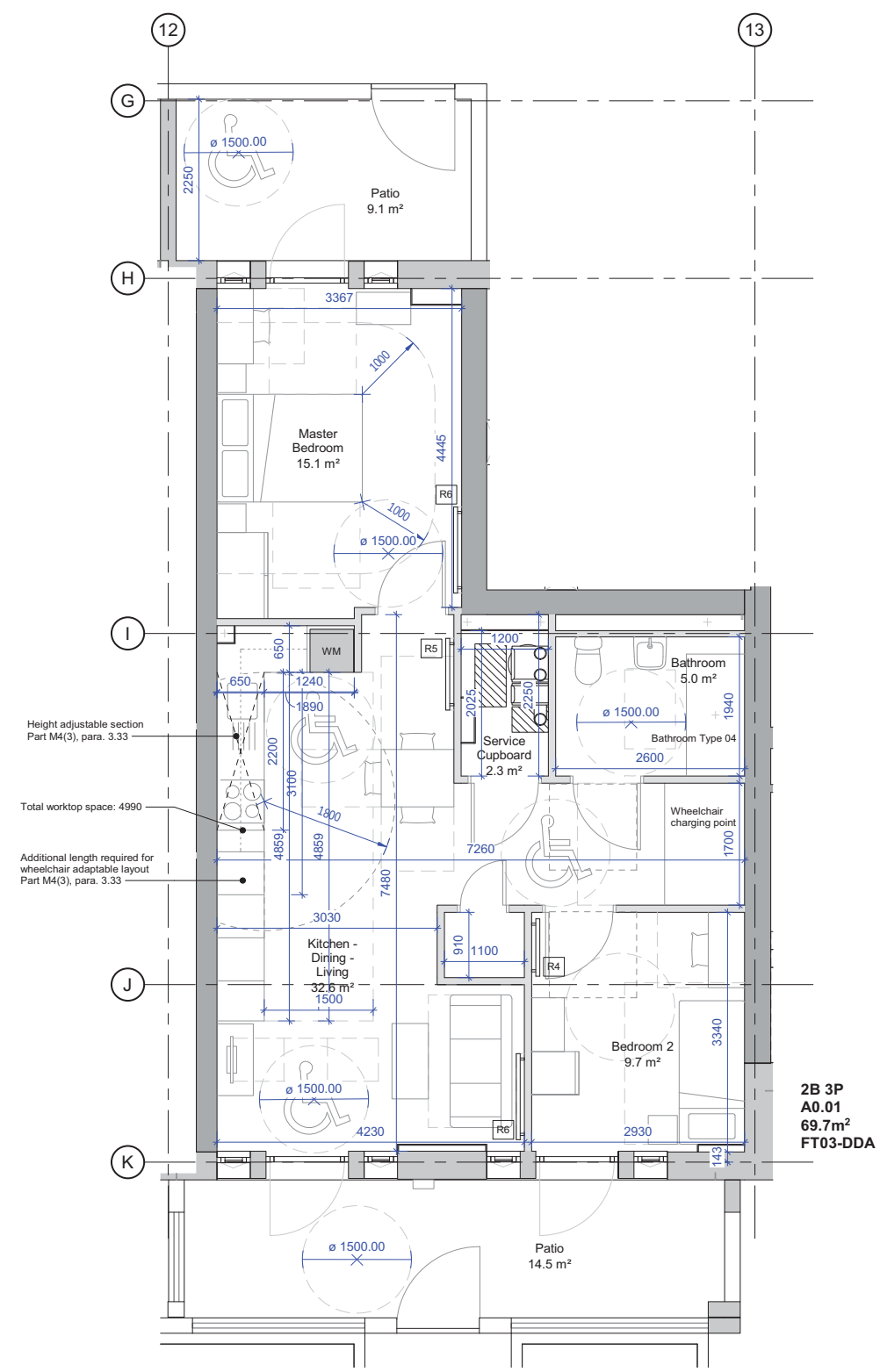
6. M4(3) Residential Dwellings - 3Bed Units - DDA Flat Type 02



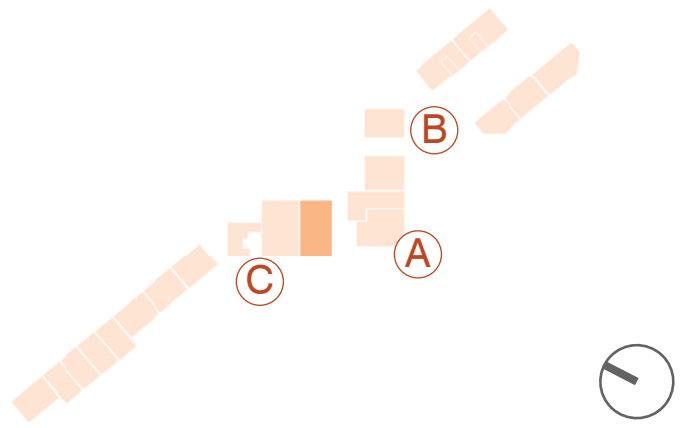
Key Plan - Ground floor level



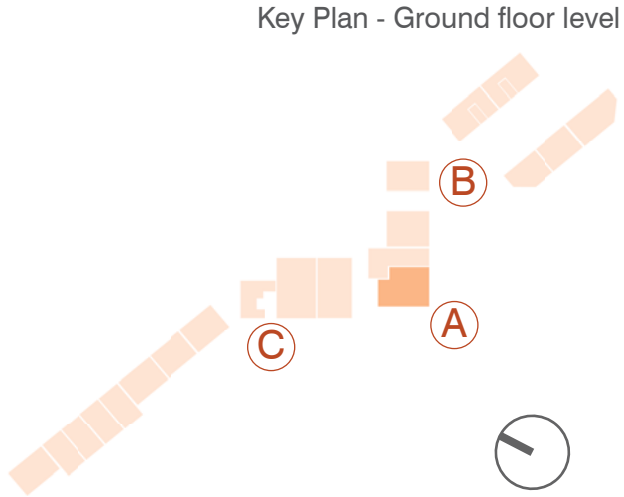
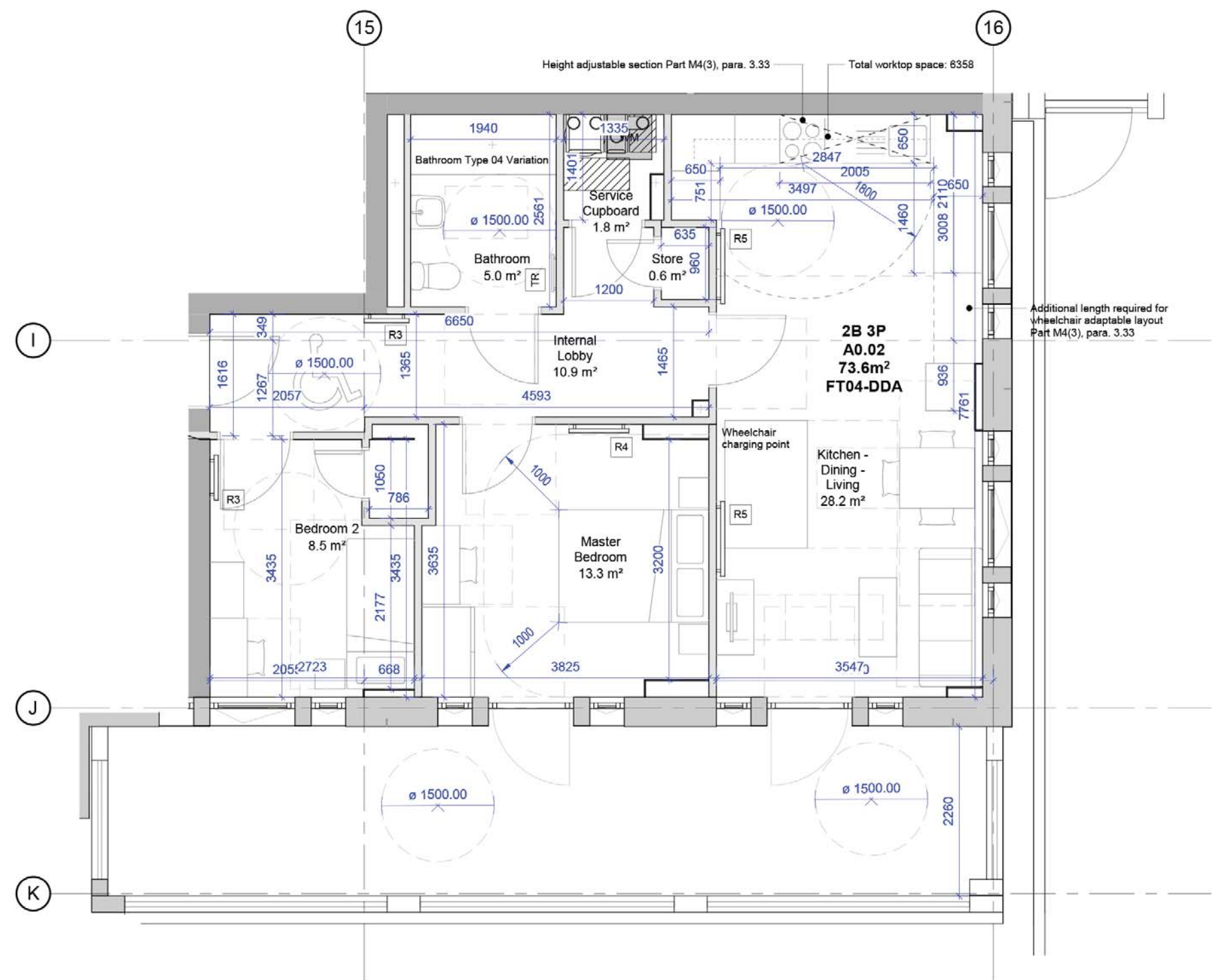
6. M4(3) Residential Dwellings - 2Bed Units - DDA Flat Type 03



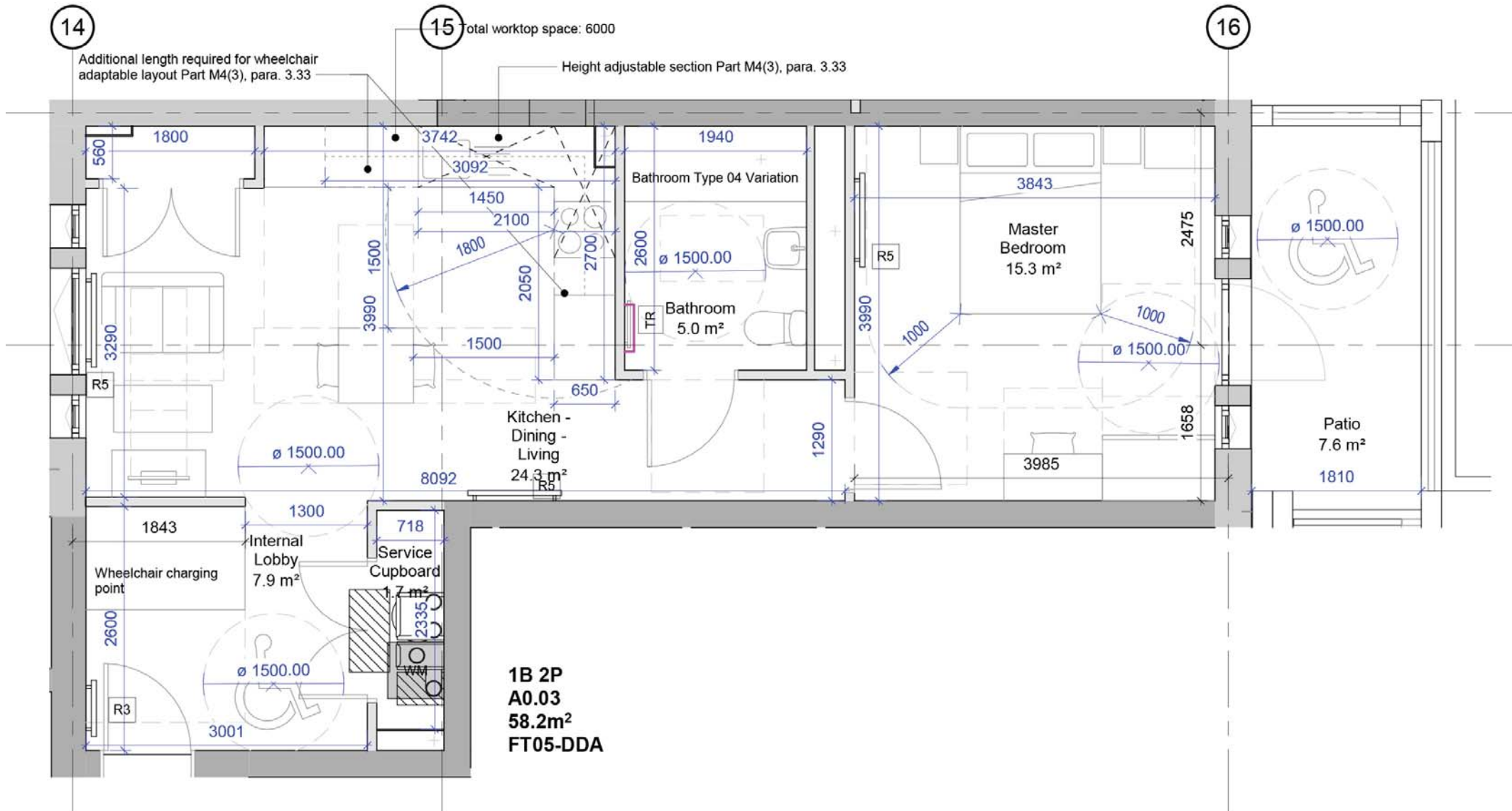
Key Plan - Ground floor level



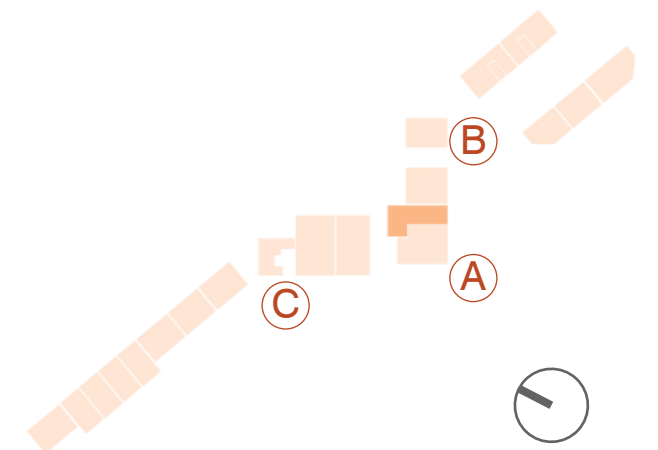
5. M4(3) Residential Dwellings - 2Bed Units - DDA Flat Type 04



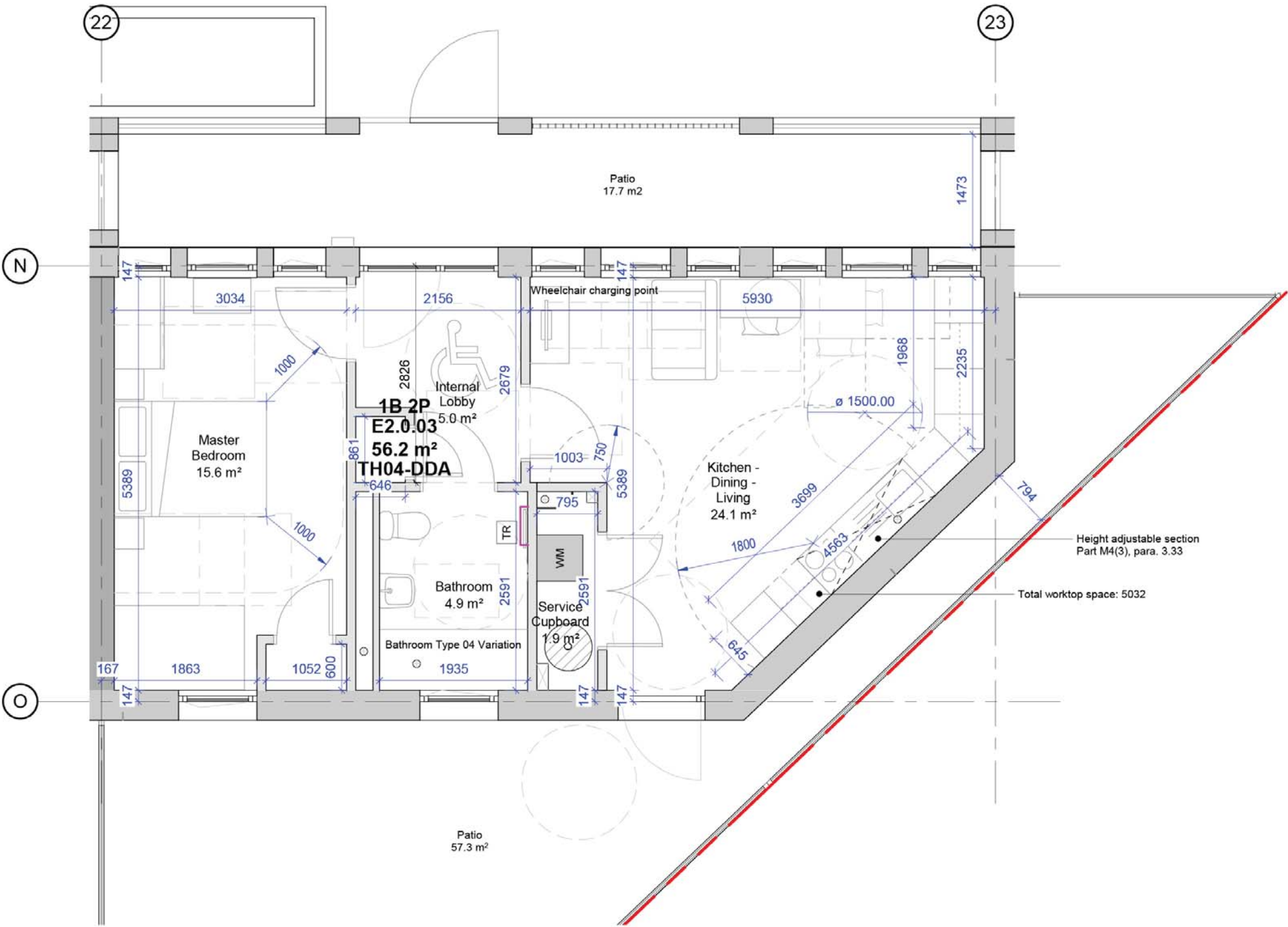
5. M4(3) Residential Dwellings - 1 Bed Units - DDA Flat Type 05



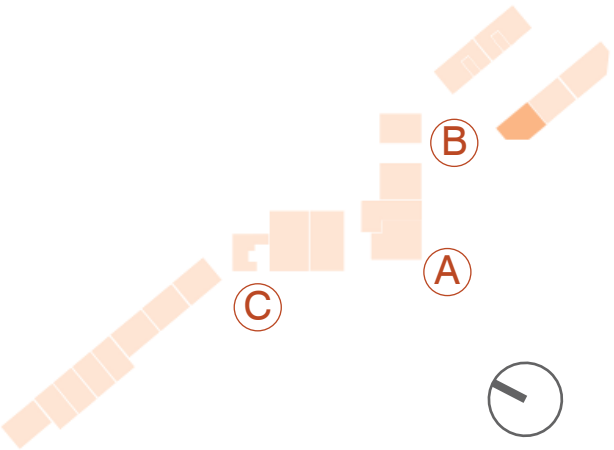
Key Plan - Ground floor level



6. M4(3) Residential Dwellings - 1Bed Units - DDA Townhouse Type 04



Key Plan - Ground floor level





DELTA ARCHITECTS