

1827- Jackson's Corner, Reading

Part M4 category 2 Schedule – Condition 27

1827-A-M4(2) SCHEDULE REV A 09/02/2021

M+E details confirmed by Anchor Construction

Part M4(2) Category 2 – accessible and adaptable dwellings
Optional requirements required under planning condition 27.

	7	14	15	16	17	24	25	26	27	28	29	30	31	32	33	Notes
General Performance																
a. Step free access to flat and parking and communal facilities intended for occupants use.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	a.Confirmed by Anchor Construction 09/02/2021.
b. Step-free access to the WC and other accommodation within the entrance storey and to any associated outdoor private space directly connected to the entrance storey.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
c. A wide range of people, including older and disabled people and some wheelchair users, area able to use the accommodation and its sanitary facilities.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the flat.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
e. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	e.Confirmed by Anchor Construction 09/02/2021.
Section 2A: Approach to the flat																
Approach route for a Category 2 flat,																
a. should be level, or gently sloping.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
b. private parts of approach route should have min clear 900mm or 750mm width where there are localised obstructions.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
c. communal parts (except communal stairs) have a minimum clear width of 1200mm or 1050mm where localized obstructions.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
d. any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
e. should have a suitable ground surface.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Parking (NA)																
a. Parking space allocated to the flat should be 3.3m wide.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
b. Communal parking should be close to the communal entrance.																
c. Parking bay should have a min clear access zone of 900mm.																
d. step free access to parking bay																No Parking provision required or provided.

e. suitable ground surface.																
	7	14	15	16	17	24	25	26	27	28	29	30	31	32	33	Notes
Communal entrances																
a. a level landing min 1500mm wide and 1500mm long directly outside the entrance and clear of the swing of any door.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	c. Confirmed by Anchor Construction 09/02/2021
b. covered landing min 1200mm width 900mm depth.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
c. lighting activated automatically or by timer.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
d. the entrance door has a clear opening width of 850mm.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
f. a minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
g. the reveal of the leading edge of the door has a maximum depth of 200mm.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
h. accessible threshold.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
j. the entrance does not impede wheelchair movement.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
k. door entry controls where provided, are mounted 900-1000mm above finished ground level and at least 300mm away from any projecting corner.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
																k. Confirmed by Anchor Construction 09/02/2021
Communal lifts and stairs																
a. lift has a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door.	*	√	√	√	√	√	√	√	√	√	√	√	√	√	√	*Flat 7 stair lift provided due to site levels. Confirmed Anchor Construction 09/02/2121
b. lift meets requirements of BD EN 81-70:2003 for a type 2 lift.	NA	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
c. car is min 1100mm wide 1400mm deep inside.	NA	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
d. doors have min clear opening 800mm.	NA	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
e. landing and car controls are 900-1200mm above car floor and min 400mm (horizontally from inside of front wall.	NA	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
f. dwell time of 5 secs before doors close	NA	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Stairs to meet Part K general access.																
Section 2B: Private entrances and spaces within the flat																
Principal private entrance -																
a. has a level external landing with min width and depth 1200mm.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Confirmed Anchor Construction 09/02/2121
b. covered landing width 900mm and depth 1200mm.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
c. lighting provided activated automatically.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
d. door min clear opening width 850mm (Diagram 2.2).	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
f. min 300mm nib provided to leading edge of door.	√	√	√	√*	√	√	√	√*	√	√	√	√*	√	√	√*	
g. depth of reveal on leading side 200mm.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
h. accessible threshold.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
i. where a lobby the doors are a min 1500mm apart and at least 1500mm between door swings.	NA	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
																f.* Flat 16, 26, 30 entrance nib slightly undersized due to timber frame design on external face only, door ok 1010mm door set f.*Flat 33 entrance nib slightly undersized due to timber frame design on external face only.

[illegible]

[illegible]

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Services and controls																
To assist people with reduced reach,																
a. consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Confirmed Anchor Construction 09/02/2121
b. switches, sockets, stopcocks and controls have their centre line 450 to 1200mm above floor level and a min 300mm (horizontally) from an inside corner.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Confirmed Anchor Construction 09/02/2121
c. the handle to at least one window in the principal living area is located 450-1400mm above floor level, unless remote opening device is fitted within this height range.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
d. handles to all other windows are between 450mm to 1400mm above floor level, unless remote opening device fitted within this range.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
e. either -boiler timer controls and thermostats are mounted 900mm to 1200mm above finished floor level on the boiler, or -separate controllers (wired and wireless) are mounted elsewhere in an accessible location within the same height range. Controls as part of radiator or cooker hoods exempt.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Confirmed Anchor Construction 09/02/2121