



# Cumberland Council

## Accessible and Adaptable Homes Statement

### Introduction

The form below is used to assess a scheme's compliance with Policy DM11 of the **Development Management Policies Development Plan Document (DPD)**, which requires higher Building Regulations standards on accessibility for new build homes. Questions 1 to 7 and the declaration are compulsory and must be completed to enable the application to be validated. The use of the checklist is recommended to assist applicants in screening their plans, and in understanding the policy requirements, but is not compulsory.

### Details of proposed development

1. Total number of new dwellings
2. Number of new dwellings that will meet the optional building regulations:
- Accessible and adaptable dwellings M4(2)
- Wheelchair user dwellings M4(3a)

*Note: Policy DM11 requires all new dwellings to be M4(2) compliant and 5% of dwellings on sites over 40 units to be M4(3) compliant. Further information on the standards can be found in the Building Regulations **Approved Document M – Volume 1: Dwellings** (2015 edition incorporating 2016 amendments)'.*

**For developments less than 40 units, progress to question 4, for 40 or more units, progress to question 3.**

3. For developments of over 40 units only, please indicate which plots will be wheelchair adaptable units.

4. Please confirm that you have submitted the following plans (note this may not be applicable for some outline applications):

Metric scaled site layout, levels and section plans 1:100 or 1:200.

Metric scaled elevation plans 1:50 or 1:100.

Metric scaled floor plans 1:50. These should demonstrate the internal designs are capable of meeting the required standards. The furniture arrangements should be clearly shown on the floor plans for the bedrooms

5. Have you screened your site and house design plans against the checklists provided at the end of this form?      yes       no

*Note: For sites under 40 units use the M4(2) checklist, and for sites over 40 units use the M4(2) checklist for 95% of the dwellings and the M4(3) checklist for 5% of the dwellings.*

6. Are you satisfied that all plots and house types meet the key requirements in the checklist?      yes       no       n/a  checklist not used

## Details of proposed development (cont.)

7. If any of the proposed dwellings are not likely to meet the requirements of Policy DM11, please summarise the reasons why below and note which plots are affected. If you are seeking an exemption to the requirements of Policy DM11 **you must submit additional evidence** explaining the site specific factors that you consider justify an exemption. This will then be considered by a Planning Officer.

## Declaration

I understand that it is the responsibility of the applicant to notify building control that a planning condition has been applied requiring compliance with the optional building regulations M4(2) and M4(3).

I understand that this form and checklist are a screening tool to identify any key design issues at the planning stage that would make complying with Policy DM11 difficult and that **compliance with the full Building Regulations will be assessed by Building Control** and does not fall within the planning process.

Signed:

Date:

## M4(2) Checklist

Please screen your proposals against the following checklist. This is to help you understand the key requirements of the Building Regulations that will be required at Building Control stage, and to identify any design changes that may be required.

Requirement	yes/no
<p><b>ACCESS TO</b></p> <p>At the point or points at which an occupant or visitor would expect to get in and out of a car:</p> <ul style="list-style-type: none"> <li>• Level access to the principal entrance or suitable alternative entrance.</li> <li>• 900mm wide approach route.</li> <li>• Ramps between 1:12 and 1:20.</li> <li>• Landings 1,200mm long at the head, intermediate and base of ramps.</li> </ul>	
<p><b>PARKING</b></p> <ul style="list-style-type: none"> <li>• Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide.</li> <li>• 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.</li> <li>• Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20).</li> <li>• Surface finishes to be firm and even with no loose laid materials.</li> </ul>	
<p><b>ENTRANCE</b></p> <ul style="list-style-type: none"> <li>• Canopy at level entrance 900mm wide and 600mm deep.</li> <li>• Dusk to dawn timer or motion detection lighting adjacent to entrance.</li> <li>• Entrance door minimum 850mm clear opening.</li> <li>• If a porch is included it must allow 1,500mm between the two door swings.</li> </ul>	
<p><b>CIRCULATION</b></p> <ul style="list-style-type: none"> <li>• Minimum nib of 300mm to the leading edge of doors (entrance storey only).</li> <li>• Step free to all rooms within entrance storey.</li> <li>• 900mm unobstructed corridor widths.</li> <li>• Living area to be included on entrance storey (living room, dining room or kitchen/dining).</li> <li>• Stairs 850mm clear width.</li> <li>• 1200mm minimum clear space in front of kitchen units and appliances.</li> <li>• 850mm maximum to glazing of principal window in living room.</li> </ul>	
<p><b>BEDROOMS</b></p> <ul style="list-style-type: none"> <li>• Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed).</li> <li>• Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.350m bed).</li> <li>• Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed).</li> <li>• All bedrooms to have clear access route 750mm from windows and doors.</li> </ul>	
<p><b>SANITARY FACILITIES</b></p> <ul style="list-style-type: none"> <li>• For 1 or 2 bedroom houses, WC within entrance storey 1600mm x 850mm or 1050mm x 1,500mm.</li> <li>• For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size.</li> <li>• WC doors to open outwards.</li> </ul>	
<p><b>BATHROOMS</b></p> <ul style="list-style-type: none"> <li>• Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom.</li> <li>• 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath.</li> <li>• Provision for future level access shower within the bathroom (1 or 2 bed houses).</li> </ul>	

## M4(3) Checklist

This checklist is for 5% of units on sites of 40+ dwellings – the items below are in addition to the M4(2) requirements which should also be met.

Requirement	yes/no
<p><b>ACCESS TO</b></p> <p>At the point or points at which an occupant or visitor would expect to get in and out of a car:</p> <ul style="list-style-type: none"> <li>• Level access to all private entrances.</li> <li>• Communal ramp access with a rise over 300mm must also have ambulant steps provided.</li> <li>• 1,200mm wide approach route.</li> <li>• Ramps between 1:15 and 1:20.</li> <li>• Landings 1,200mm long at the head, intermediate and base of ramps.</li> <li>• Gates to have a minimum clear opening width of 850mm and a nib to the leading edge no less than 300mm.</li> <li>• Dusk to dawn timer or motion detection lighting on the approach route (curtilage of the site to the entrance).</li> </ul>	
<p><b>PARKING</b></p> <ul style="list-style-type: none"> <li>• Parking bay 2.4m wide x 4.8m long. Must have a minimum clear access zone 1,200mm to one side and the rear of the vehicle.</li> <li>• Parking space must have 2,200mm clear headroom.</li> <li>• Communal parking areas must have a clear access zone of 1,200mm to both sides.</li> <li>• Parking bay must be level (Not exceeding 1:60).</li> <li>• Surface finishes to be firm and even with no loose laid materials.</li> </ul>	
<p><b>PRINCIPAL COMMUNAL ENTRANCE</b></p> <ul style="list-style-type: none"> <li>• Level landing area of 1,500mm wide and deep outside the entrance.</li> <li>• Canopy at level entrance 1,200mm wide and deep.</li> <li>• Dusk to dawn timer or motion detection lighting adjacent to entrance.</li> <li>• Level threshold.</li> <li>• Entrance door minimum 850mm clear opening.</li> <li>• Leading edge nib of 300mm minimum and extending 1,800mm beyond it.</li> <li>• Following edge nib of 200mm minimum and extending 1,800mm beyond it.</li> <li>• Clear turning circle of 1,500mm diameter when the door is closed.</li> <li>• Where there is a porch or lobby there must be 1,500mm between the doors and 1,500mm clear space between door swings</li> </ul>	
<p><b>PRIVATE ENTRANCE</b></p> <p>As above with the addition of:</p> <ul style="list-style-type: none"> <li>• 150mm nib to the hinge side of the door (letter cage).</li> <li>• Following edge nib of 200mm reduced to 1,500mm.</li> </ul>	
<p><b>OTHER EXTERNAL DOORS</b></p> <ul style="list-style-type: none"> <li>• Doors leading to private garden, balcony, terrace, garage, carport, conservatory or storage area connected to the building shall allow for the clear width, level threshold and nibs noted above.</li> </ul>	
<p><b>WHEELCHAIR STORAGE AND TRANSFER SPACE</b></p> <ul style="list-style-type: none"> <li>• 1,100mm deep by 1,700mm wide space on the entrance storey as close to principal entrance as possible.</li> <li>• 1,200mm accessible space required beyond the storage area.</li> <li>• Power socket required in storage area.</li> </ul>	

cont.

## M4(3) Checklist (cont.)

Requirement	yes/no
<p><b>GENERAL STORAGE</b></p> <ul style="list-style-type: none"> <li>• Minimum built in storage space required depending on number of bedrooms.</li> <li>• 1 bed - 1.5m<sup>2</sup>, 2 bed - 2m<sup>2</sup>, 3 bed - 2.5m<sup>2</sup>, 4 bed - 3.0m<sup>2</sup>, 5 bed - 3.5m<sup>2</sup>, 6 bed - 4.0m<sup>2</sup></li> </ul>	
<p><b>CIRCULATION</b></p> <ul style="list-style-type: none"> <li>• Minimum nib of 300mm to the leading edge of all doors.</li> <li>• Minimum nib of 200mm to the following edge of all doors.</li> <li>• Step free to all rooms within entrance storey.</li> <li>• 1,050mm unobstructed corridor widths.</li> <li>• Where approach to a door is not head on the corridor extends to 1,200mm wide.</li> <li>• 850mm clear opening to doors throughout.</li> <li>• Stairs 850mm clear width.</li> </ul>	
<p><b>THROUGH FLOOR LIFT PROVISION</b></p> <ul style="list-style-type: none"> <li>• Space for a future lift can be used for other things such as storage or part of a room (however it must not be included as part of the minimum floor area for living, dining and kitchen).</li> <li>• Creating the lift space should be possible without structural alteration.</li> <li>• 1,100mm wide and 1,650mm long linking circulation spaces of each floor level.</li> </ul>	
<p><b>HABITABLE ROOMS</b></p> <p><b>Living area</b></p> <ul style="list-style-type: none"> <li>• 850mm maximum height to glazing of principal window in living room.</li> <li>• Minimum living area (kitchen, dining and living combined) in relation to the number of <b>bed-spaces</b>: <ul style="list-style-type: none"> <li>- 2 bed - 25m<sup>2</sup>, 3 bed - 27m<sup>2</sup>, 4 bed - 29m<sup>2</sup>, 5 bed - 31m<sup>2</sup>, 6 bed - 33m<sup>2</sup>, 7 bed - 35m<sup>2</sup>, 8 bed - 37m<sup>2</sup></li> </ul> </li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>• Kitchen and principal eating area to be within the same or adjoining rooms and on the entrance storey.</li> <li>• 1,500mm minimum clear space in front of kitchen units and appliances.</li> <li>• Minimum overall worktop length including fittings and appliances in relation to the number of <b>bed-spaces</b>: <ul style="list-style-type: none"> <li>- 2 bed - 4,330mm, 3&amp;4 bed - 4,730mm, 5 bed - 5,630mm, 6-8 bed - 6,730mm</li> </ul> </li> <li>• The kitchen must be capable of being altered easily without removal of structural walls, flues, drainage stacks, etc. This is to allow for: <ul style="list-style-type: none"> <li>- Section of worktop including combined sink and drainer unit and a hob 2,200mm long.</li> <li>- Suitable space for built in oven (centre line of oven between 800-900mm above floor level).</li> <li>- Minimum overall worktop length including fittings and appliances: <ul style="list-style-type: none"> <li>- 2 bed - 6,130mm, 3&amp;4 bed - 6,530mm, 5 bed - 7,430mm, 6-8 bed - 8,530mm</li> </ul> </li> </ul> </li> </ul>	
<p><b>BEDROOMS</b></p> <ul style="list-style-type: none"> <li>• One bedroom should be close to an accessible bathroom suitable for a wheelchair user.</li> <li>• All other bedrooms should be wheelchair accessible.</li> <li>• Every bedroom to have 1,200mm by 1,200mm manoeuvring space clear of the bed and door (when closed).</li> <li>• Every bedroom ceiling is strong enough to allow for an overhead hoist to carry 200kg.</li> <li>• Principle double bed preferably located on the entrance storey, but may be on upper or lower storey, with a minimum floor area of 13.5m<sup>2</sup> and at least 3m wide.</li> <li>• Principal bedroom to have 1,000mm clear access zone to both sides and foot of bed and in front of all furniture. Also 1,200mm by 1,200mm manoeuvring space both sides of the bed.</li> </ul>	

## M4(3) Checklist (cont.)

Requirement	yes/no
<p><b>BEDROOMS (cont.)</b></p> <ul style="list-style-type: none"> <li>• Every other double or twin beds to have 12.5m<sup>2</sup> floor area and at least 3m wide.</li> <li>• Every other double bed can provide 1,000mm clear access to one side and the foot of the bed and in front of furniture.</li> <li>• All single and twin bedrooms can provide 1,000mm clear access to one side of each bed and in front of furniture.</li> <li>• Every single bed to have 8.5m<sup>2</sup> floor area and at least 2.4m wide.</li> <li>• All bedrooms to have clear access route 1,000mm from windows and doors.</li> </ul>	
<p><b>SANITARY/BATHROOM FACILITIES</b></p> <ul style="list-style-type: none"> <li>• Provide a wet room in the entrance storey containing level access shower, WC and wash basin (unless there is an accessible bathroom already on that floor).</li> <li>• For 2 or 3 <b>bed-spaces</b> – Bathroom with level access shower on same level as principal bedroom, also an entrance storey WC/cloakroom where the bathroom is not on the entrance storey.</li> <li>• 4 <b>bed-spaces</b> – Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom.</li> <li>• 5 <b>bed-spaces</b> or more – Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom (wheelchair accessible dwellings must also provide both a level access shower and a bath).</li> <li>• Every room containing a level access shower is constructed as a wet room.</li> <li>• Bathroom and WC/cloakroom ceilings are to be strong enough to allow for an overhead hoist to carry 200kg (not including those beyond the minimum number of facilities).</li> <li>• WC doors to open outwards.</li> <li>• Bathroom doors preferably open outwards or could easily be rehung (door stops planted on).</li> <li>• Wheelchair adaptable WC/cloakroom to shower room to be 1,650mm x 2,200mm minimum.</li> <li>• 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath.</li> <li>• Bathroom with a choice of bath or shower can be 2,600mm x 2,200mm or 2,450mm x 2,450mm depending on door position.</li> <li>• Up to 4 <b>bed-spaces</b> it would be reasonable for a bath to be fitted over the accessible shower for future adaptation.</li> </ul>	
<p><b>SERVICES AND CONTROLS</b></p> <ul style="list-style-type: none"> <li>• A door entry phone with remote door release should be fitted in the living space and the principal bedroom.</li> </ul>	