

M4(3) Wheelchair user dwelling

Approach

- Step free
- Private parts of the approach route have a clear width of 1200mm
- Communal parts of the approach route have a clear width of 1200mm

Parking

- Clear access zone to one side and rear

Private Entrances

- Level access

Circulation

- Minimum clear width of every hallway, approach or landing 1050mm.
- When approach is not head on the minimum clear hallway width must be 1200mm min.
- Every door has a clear opening of 850mm.

Wheelchair storage

- A 1100mm by 1700mm space is available on the entrance storey

Habitable Rooms

- A minimum 1500mm clear space is provided in front of and between all kitchen units and appliances.
- Glazing to the principal window of the principal living area starts at a max 850mm above floor level or at minimum height to comply with Part K.
- Minimum 4330mm kitchen worktop length

Bedrooms

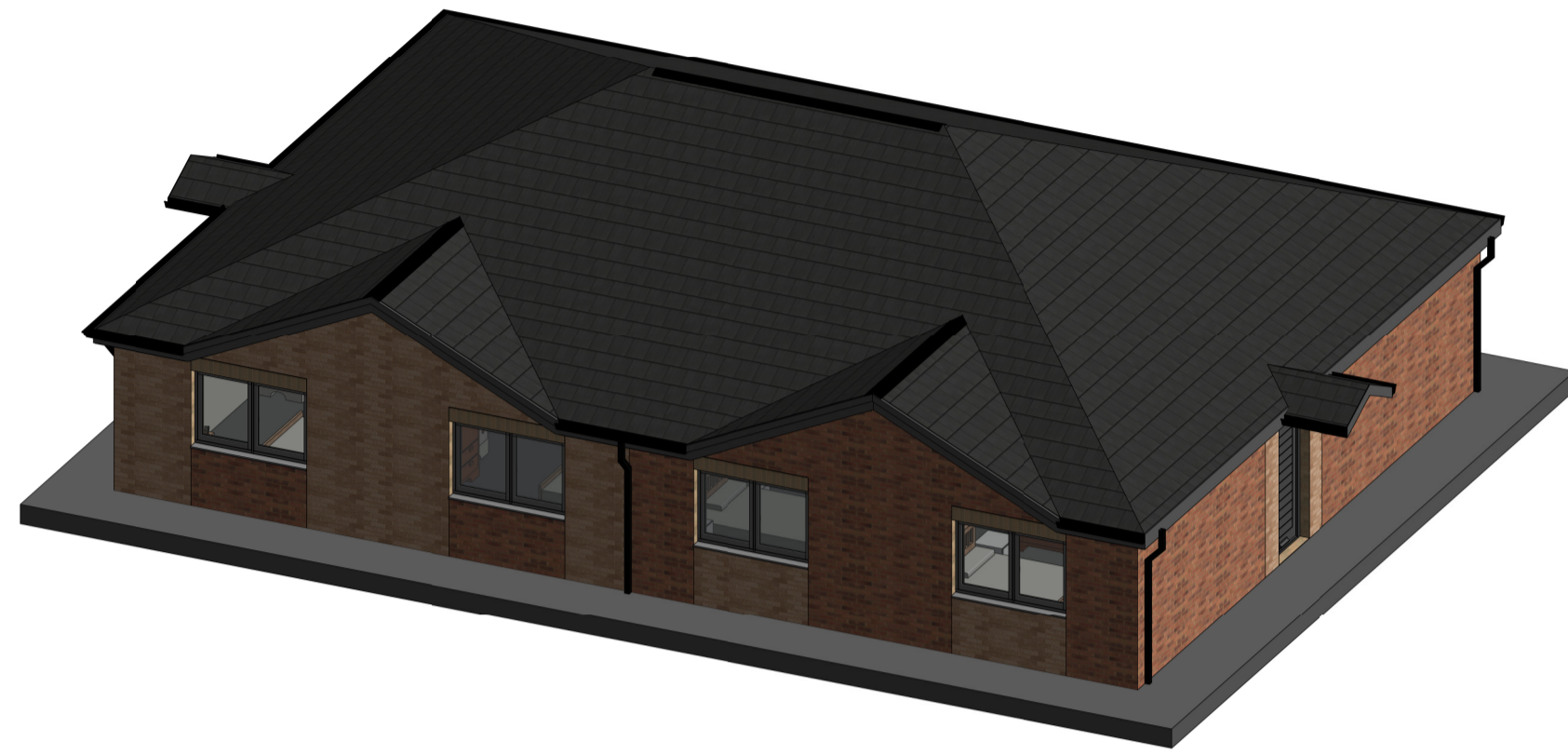
- Clear access route min 750mm from doorway to window
- At least one double bedroom can provide clear access zone min 100mm to both sides and foot of bed
- There is a 1200 x 12000mm manoeuvring space on both sides of the bed
- Set out furniture schedule

Sanitary Facilities

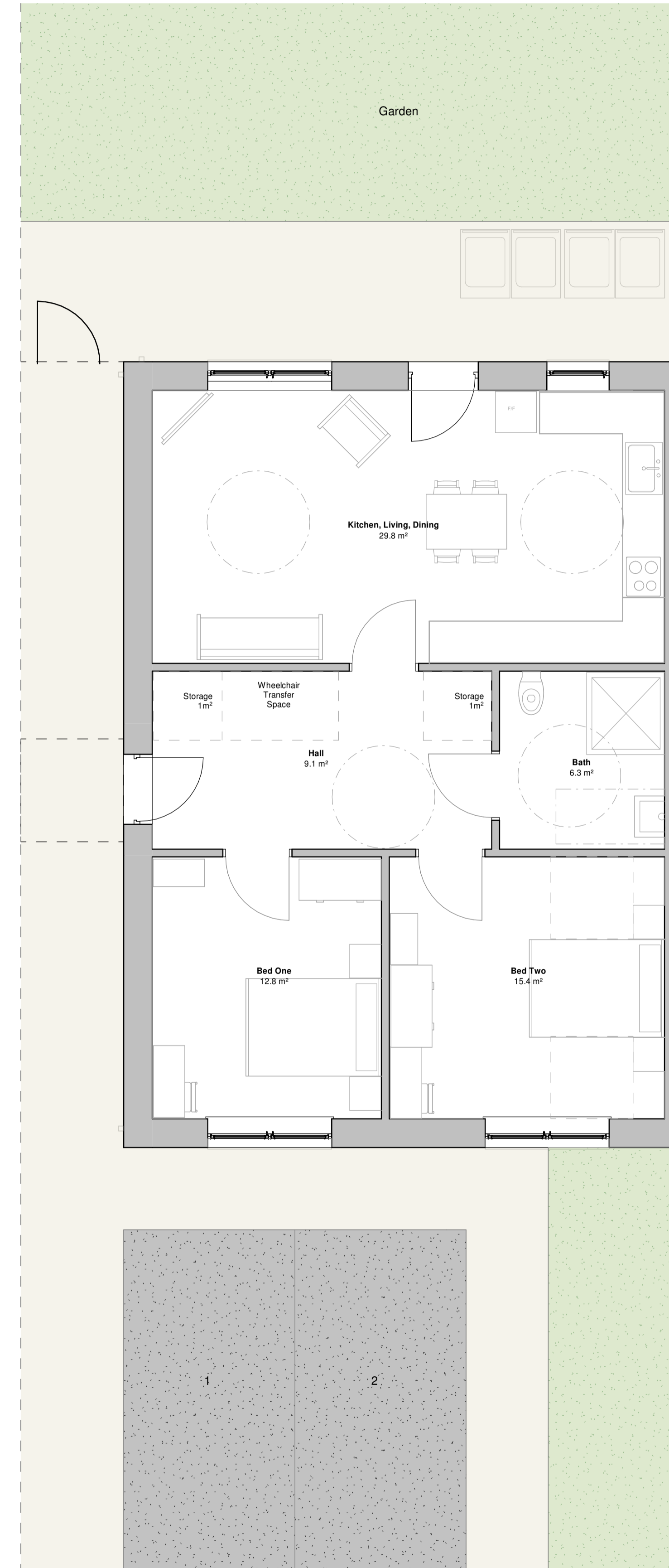
- Walls, ducts and boxing should be strong enough to support grab rails.
- Entrance storey WC and basin (cloakroom or bathroom)
- Door opens outwards on entrance storey sanitary facilities.
- Every dwelling has a bathroom (WC, basin, bath with clear access zones) that is located on the same floor as the double bedroom

Services and controls

- Consumer units are mounted 1350-1450 above FFL.
- Handles to windows are located between 450-1400mm above FFL. 450-1200mm in principal living area.
- Boiler timer controls are mounted 900mm and 1200mm above FFL.



DT7_Standards (sqm)_ 2B4P	
Bed One	12.8 sqm
Bed Two	15.4 sqm
Kitchen, Living, Dining	29.8 sqm
Storage	2.0 sqm
Technical Housing Standards	70.0 sqm
Proposed	79.5 sqm
Additional	9.5 sqm



DT7 Semi-Detached_ Ground Floor



Front Elevation.



Side Elevation One.



Rear Elevation.



Side Elevation Two.

Rev	Description	By	Date
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Client			
Blackpool Council/BHC/ BCH			
Project			
Grange Park Proposed Housing			
Drawing Title			
Proposed Dwelling Type 7_2B4P			
Drawn by	PD	Checked by	LMB
Subsidiary	Planning	Date	Apr'21
10657		DT07	
C-A JOB NO.		PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	