



**Land To The North Of Lyndon
Reeds Lane
Sayers Common West Sussex**

M4(2) Compliance Verification Report

Project Information

Project Name: The Woodlands

Project Address: Land to the North of Lyndon, Reeds Lane, Sayers Common, West Sussex

Developer: Elivia Homes Southern

Architect: Thrive Architects

Civil Engineer: Charles & Associates

Assessment Date: 20th October 2025

Purpose of Report

The below report relates to Condition 34 of approved planning application reference DM/22/0640.

In response to Condition 34, Plots 3,4,5,16,17,18,19 & 20 are to be M4(2) compliant dwellings.

The below report demonstrates how these plots meet the standards.

Verification Methodology

- Review of Architectural Technical Drawings and provision of Compliance Plans
- Site review and photographic evidence
- Consultation with Construction Team

Introduction

The house types have been designed in accordance with M4(2) and have been reviewed by Building Control. Thrive Architects have produced compliance plans for each applicable house type – please refer to Appendix 2

Elivia Homes have confirmed that the dwellings have been constructed in accordance with the drawings.

Thrive Architects have visited site and reviewed the construction, where completed, against the drawings and M4(2) standards. The findings have been detailed below.

Summary of Findings/ Compliance

Approach to the dwelling

From the point at which an occupant or visitor would expect to get in and out of a car, all levels have been designed by the Civil Engineer to provide a level approach to the front entrance door including from any parking spaces. The roads and paths on site will be constructed in accordance with the Civil Engineer's design.

All plots have been provided with the following (Refer to Photo 1);

- Level access to the principal entrance.
- 900mm wide approach route.
- Suitable ground surface.

Parking meets the following (Refer to Photo 1);

- Parking bays 2.4m wide x 4.8m long. At least one is capable of being increased to 3.3m wide.
- Parking bays are gently sloping (1:60 to 1:20).
- Surface finishes are firm and even with no loose laid materials.
- Access between parking bay and principal private entrance is step free.

Private Entrances

Entrances have been provided with the following;

- A level landing 1200mm wide and 1200mm deep (Refer to Photo 2).
- A canopy of minimum 900mm wide and 600mm deep (Refer to Photo 2).
- An accessible threshold (max 15mm upstand) (Refer to Photo 2).
- Dusk to dawn timer or motion detection lighting adjacent to entrance (Refer to Photo 2).
- Entrance door with a minimum 850mm clear opening.
- Min 300mm nib to leading edge of door (maintained for 1200mm).
- A reveal to the leading edge of the door with a maximum depth of 200mm.

Other External Doors

All rear doors have been provided with the following;

- An accessible threshold (max 15mm upstand) (Refer to Photo 3).
- Dusk to dawn timer or motion detection lighting adjacent to entrance.
- Door with a minimum 850mm clear opening.
- Min 300mm nib to leading edge of door (maintained for 1200mm).
- A reveal to the leading edge of the door with a maximum depth of 200mm.

Circulation and internal doorways

All hallways/ landings are a minimum of 1050mm wide (Refer to Photo 4).

All internal doors, where necessary, provide a minimum clear with of 775mm.

A minimum nib of 300mm has been provided to the leading edge of all doors (entrance storey only).

The entrance storey is step free to all rooms.

The stairs provide 850mm clear width (measured 450mm above the pitch line).

Habitable Rooms

Living areas are all on the entrance storey.

A 1200mm minimum clear space is provided in front of all kitchen units and appliances.

There is a maximum height of 850mm to the glazing of the principal window in the Living Room (Refer to Photo 5).

Bedrooms are provided with the following access zones;

- Main double bedroom - 750mm clear zones to both sides and foot of bed.
- Single beds and twins - 750mm clear zone to one side of each bed.
- All bedrooms have a clear access route of 750mm from the doorway to the window.

WC facilities on the entrance storey

Every Dwelling has a room within the entrance storey that provides a WC and basin (Refer to Photo 6).

All walls/ boxings in cloakrooms have strengthened walls to support grab rails (Refer to Photo 7).

For 2 bed dwellings, the Cloakroom complies with Approved Document M diagram 1.3 and the basin does not impede access to the WC.

For 3 bed dwellings, the Cloakroom has provision for a potential level access shower. The shower, WC and basin (together with their associated clear access zones) meet the provisions of Approved Document M diagram 2.5.

The doors to cloakrooms open outwards (Refer to Photo 6).

Bathrooms

All dwellings have a bathroom containing a WC, basin and bath located on the same floor as the double bedroom.

All walls/ boxings in bathrooms have strengthened walls to support grab rails.

The WC, basin and bath (together with their associated clear access zones) meet the provisions of Approved Document M diagram 2.5.

Services and Controls

Services and Controls meet the following:

- Consumer units are mounted so switches are between 1350mm and 1450mm
- Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum 300mm from an internal corner (Refer to Photo 8).
- The handle to one window in the principle living area is between 450mm and 1200mm above FFL
- Handles to all other windows are between 450mm and 1400mm above FFL
- Boiler controls and thermostats are mounted between 900mm and 1200mm above FFL

Conclusion

Based on the evidence provided and site visit undertaken, to the best of our knowledge, we can verify that the assessed dwellings meet M4(2) standards.

This is further validated by the following;

- All Plans have been reviewed and passed by Building Control
- Regular Site Inspections have been carried out by Building Control with no issues raised
- Plots will not be occupied prior to receipt of the Building Control Completion Certificate

Appendices

Appendix 1 – Photographic Evidence

Appendix 2 – Compliance Plans

Appendix 1 – Photographic Evidence



Photo 1 - Example of compliant parking space and level approach



Photo 2 - Example of compliant entrance with level landing, level threshold, canopy and light

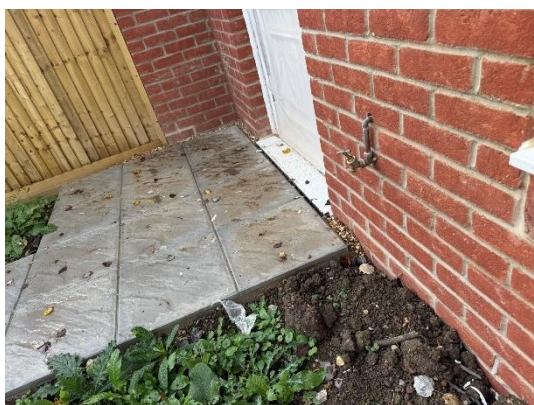


Photo 3 - Example of level threshold to rear door

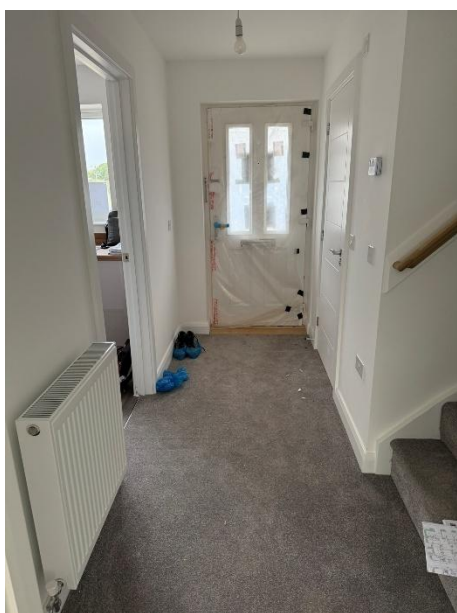


Photo 4 - Example of compliant hallway width and internal door sizes



Photo 5 - Example of compliant Living Room window depth and handle height



Photo 6 - Example of compliant Cloakroom

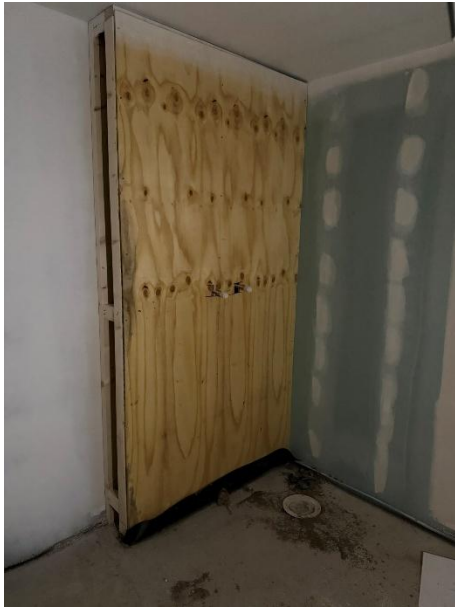
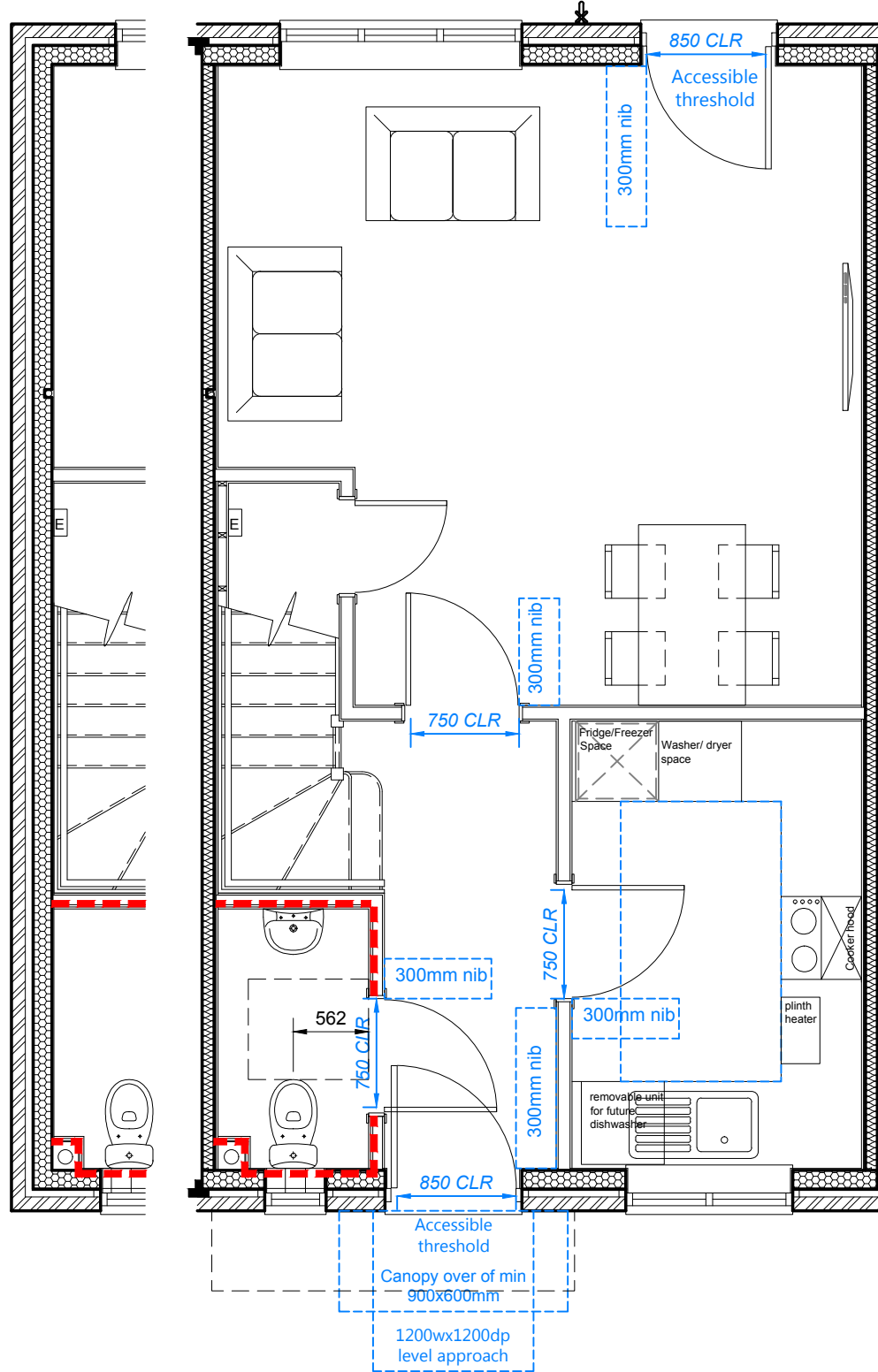


Photo 7 - Example of ply strengthening to cloakroom boxing

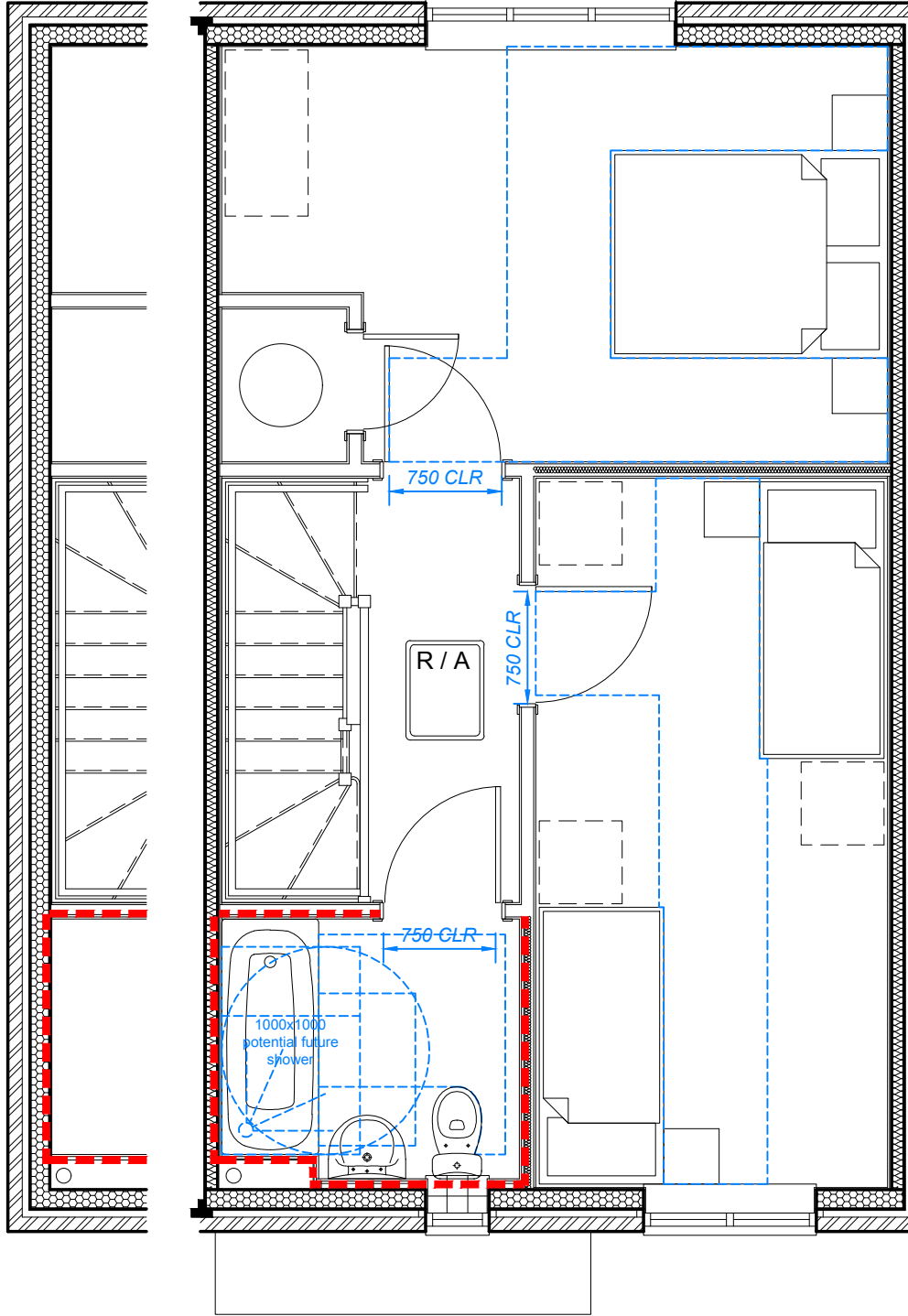


Photo 8 - Example of compliant socket and switch heights

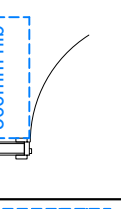
Appendix 2 – Compliance Plans



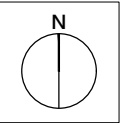
Ground Floor Plan



First Floor Plan

M4(2) compliance											
 The principal entrance or alternative entrance where a stepped free approach cannot be achieved to the principal entrance should - have a minimum landing of 1200x1200mm - have a canopy or covering providing a minimum of 900mm wide and 600mm deep. - lighting is provided which uses fully diffused luminaires, activated automatically by a dusk to dawn timer or my motion detection. - the door has a minimum clear opening width of 850mm. - where there are double doors, the main leaf provides the minimum required clear opening width. - a minimum 300mm nib is provided to the leading edge of the door with the extra width created by this nib is maintained for a minimum distance of 1200mm. - the depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm - the threshold is a accessible threshold i) where there is a lobby or porch, the doors are a minimum of 1500mm apart with at least 1500mm between door swings. All other external doors, including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connect to the dwelling should to comply with points d) to i) of the above.	 To enable a wide range of people to use them, bedrooms should comply with the following - Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window - All least one double bedroom can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed - Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed. - All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of the bed. - Bedside furniture is permitted in the zone 600mm from the head of the bed. --- -- All walls, ducts and boxings to be WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyond those required to comply need not have strengthened wall.										
The minimum clear width of every hall or landing is 900mm All doors should have clear openings as below <table border="1"> <thead> <tr> <th>Doorway width (mm)</th><th>Corridor clear width (mm)</th></tr> </thead> <tbody> <tr> <td>750 or wider</td><td>900 (When approached head on)</td></tr> <tr> <td>750</td><td>1200 (When approach is NOT head on)</td></tr> <tr> <td>775</td><td>1050 (When approach is NOT head on)</td></tr> <tr> <td>800</td><td>900 (When approach is NOT head on)</td></tr> </tbody> </table> A minimum 300mm nib is provided to the leading edge of every door within the entrance storey A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	Doorway width (mm)	Corridor clear width (mm)	750 or wider	900 (When approached head on)	750	1200 (When approach is NOT head on)	775	1050 (When approach is NOT head on)	800	900 (When approach is NOT head on)	Clear Access zones in Bathroom, 750x750mm min in front of WC 700x1100mm from front Basin 100x1100mm from one side Bath. 1500mm Ø turning circle within bathrooms for future wet room
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PLOT No.
As Drawn - 4, 5 & 20
Handed - 16 & 17



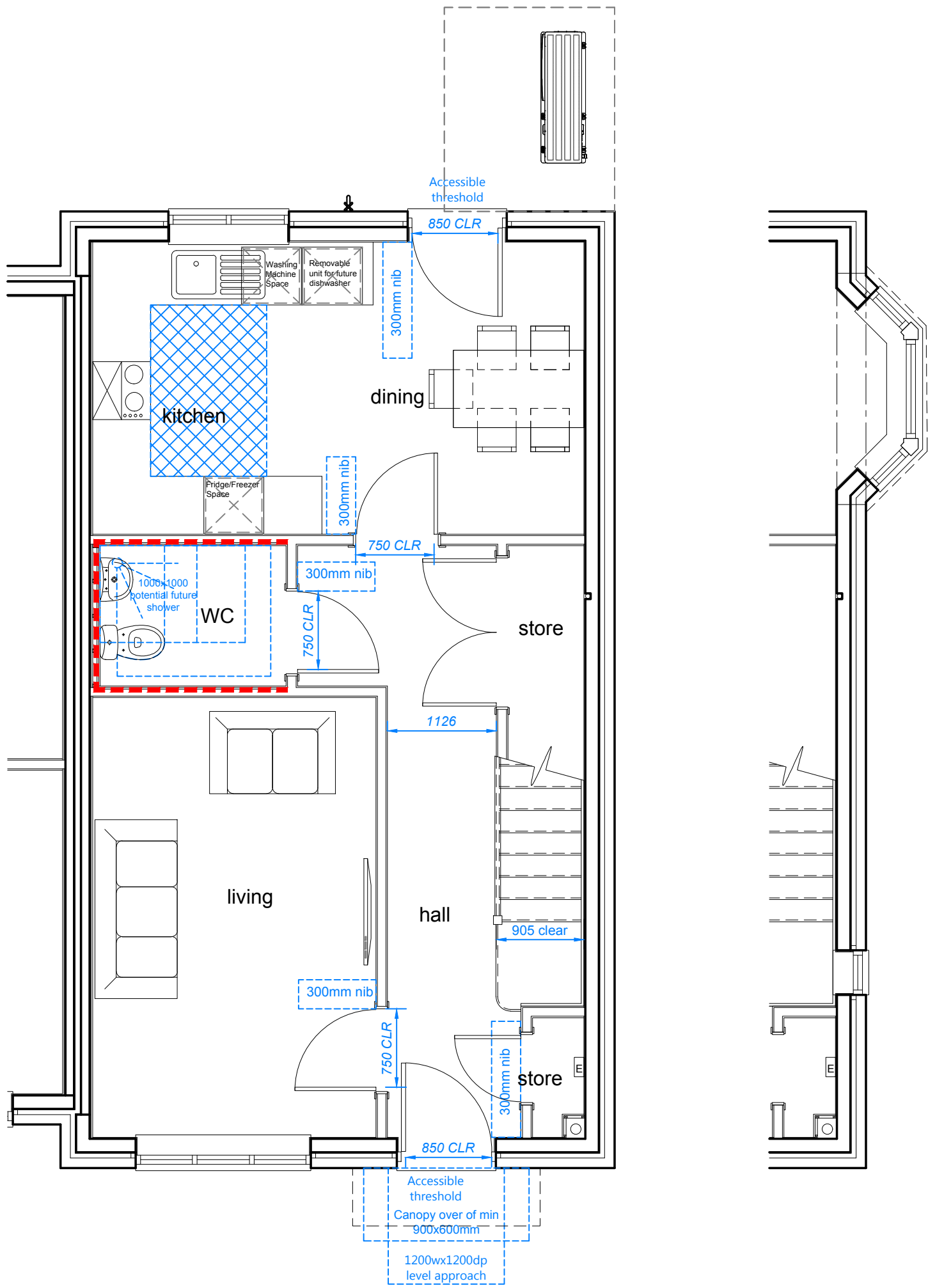
Romsey	T:01794 367703
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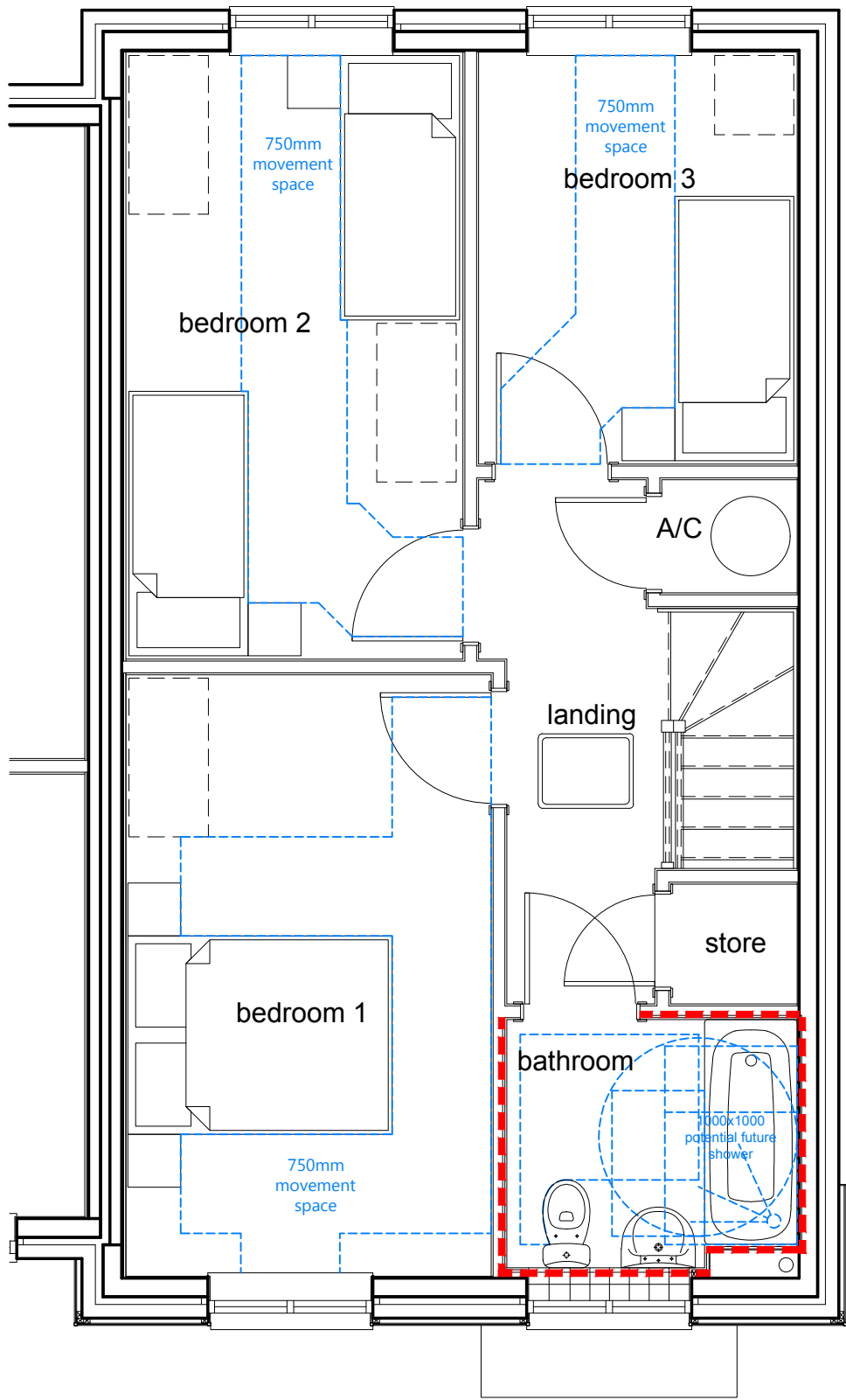
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T1	Tender Issue	23.02.24	KŠ	LD
T2	Client comments	10.04.24	ARŠ	LD
T3	Bath rotated.	28.06.24	CF	LD
T4	Plot note moved to right side of page	09.10.24	NS	LD
C1	Construction Issue	10.12.24	EH	LD

Project	Reeds Lane, Sayers Common				
Drawing	House Type AF3 Compliance Plans				
Client	Elivia Homes				
Job no.	ELI211117			Date	02.2024
Dwg no.	ARCHTAF3.105			Rev.	C1
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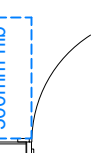




Ground Floor Plan

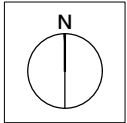


First Floor Plan

M4(2) compliance															
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PLOT No.
As Drawn - 19
Handed - 18



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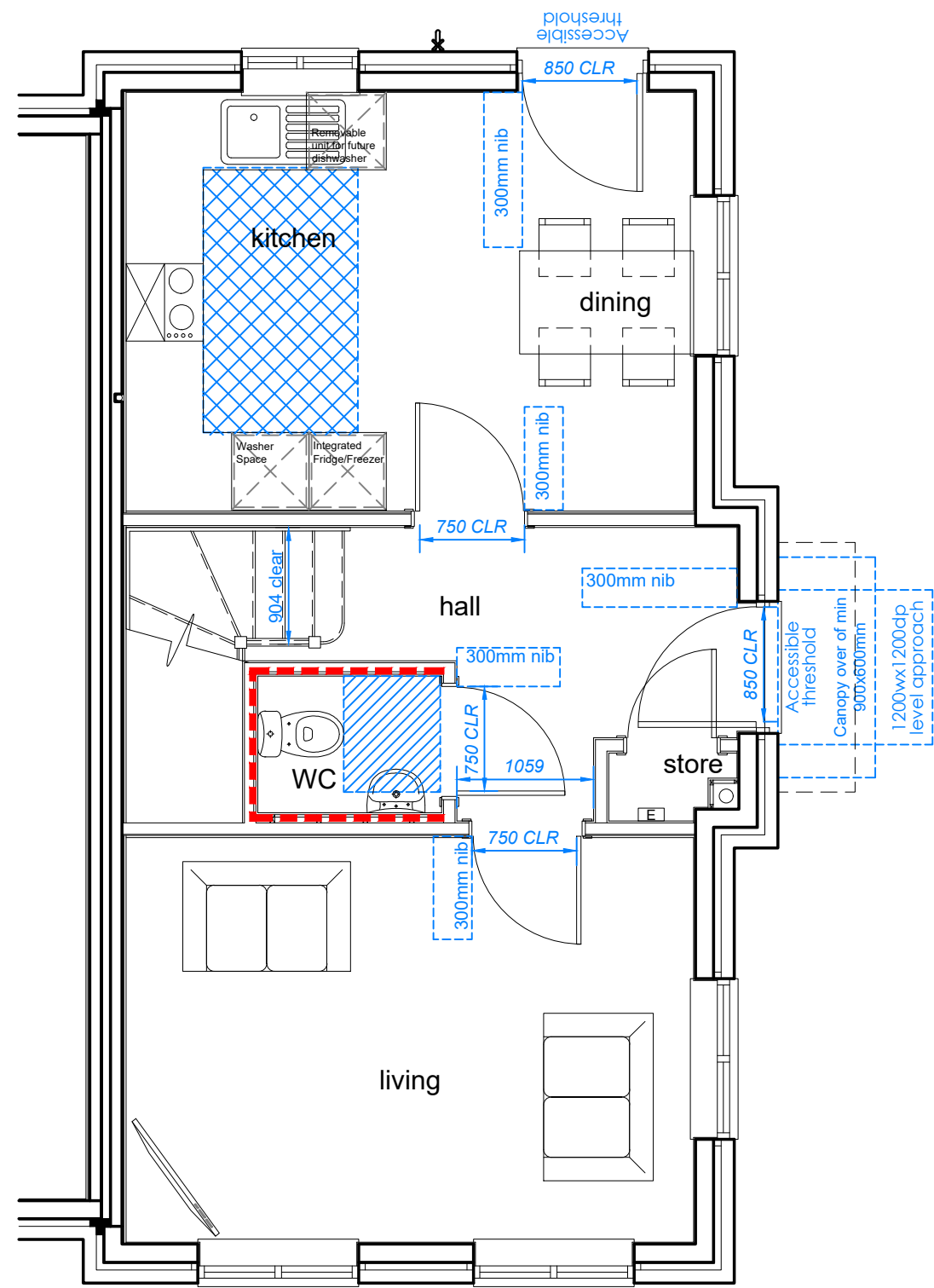
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Rev	Description
T1	Tender Issue
T2	Client comments
T3	Bath rotated.
T4	Plot note moved to right side of page
C1	Construction Issue

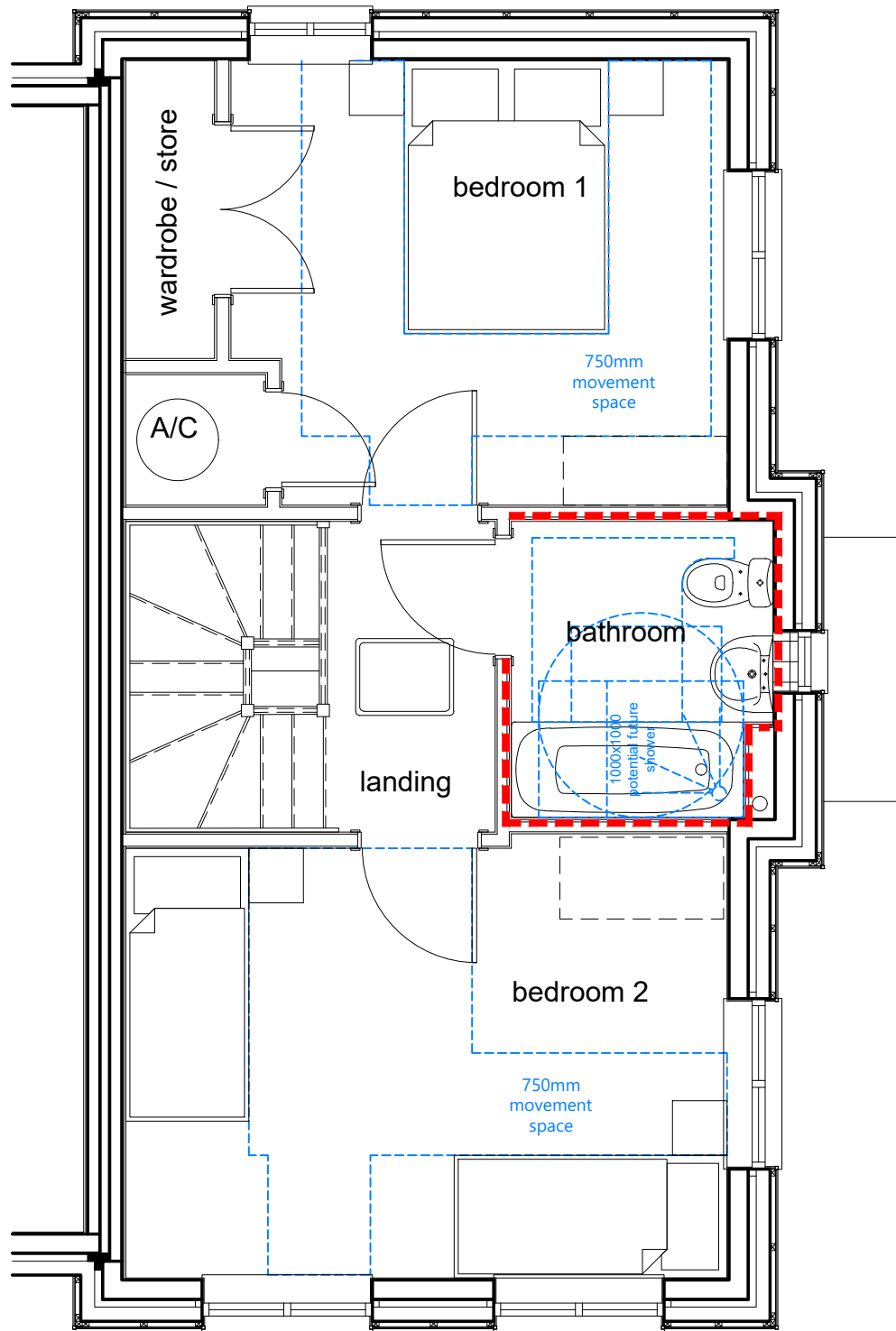
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10.04.24	ARS	LD
28.06.24	CF	
09.10.24	NS	LD
10.12.24	EH	LD

Project	Reeds Lane, Sayers Common		
Drawing	House Type AF4 Compliance Plans		
Client	Elivia Homes		
Job no.	ELI21117	Date	02.2024
Dwg no.	ARC.HTAF4.106	Rev.	C1
Author	EMS	Checked	LD
Status	CONSTRUCTION	Scale	1:50 at A1
Client ref.		Office	Romsey

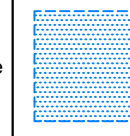
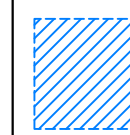
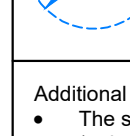
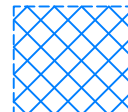




Ground Floor Plan

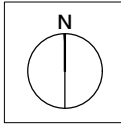


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PLOT No.
As Drawn - 3
Handed -



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Rev	Description
T1	Tender Issue
T2	Client comments
T3	Plot note moved to right side of page
C1	Construction Issue

Date	Au	Ch
23.02.24	ARS	LD
10.04.24	ARS	LD
09.10.24	NS	LD
10.12.24	EH	LD

Project Reeds Lane, Sayers Common
Drawing House Type AF5
Compliance Plans

Client	Elivia Homes	Date	02.2024
Job no.	ELI21117	Rev.	C1
Dwg no.	ARC.HTAF5.105	Scale	1:50 at A1
Author	ARS	Checked	LD
Status	CONSTRUCTION	Office	Romsey
Client ref.			

