

Verification report

Description of works:	PROPOSED ERECTION OF A BLOCK OF 15 APARTMENTS WITH ASSOCIATED ACCESS, CAR PARKING, REFUSE AND CYCLE STORAGE IN PLACE OF THE HEALTH CENTRE APPROVED UNDER PLANNING PERMISSIONS 09/03697/OUT AND DM/16/2718. (AMENDED PLAN RECEIVED 25TH AUGUST 2023 SHOWING ELEVATIONAL/DESIGN CHANGES AND UPDATED DRAINAGE INFORMATION).
Address:	PHASE 2E ,KEYMER TILE WORKS, KILNWOOD AVENUE, BURGESS HILL, WEST SUSSEX
Document:	Verification reports to Discharge Condition 8 of approval reference DM/23/0941
Date:	10 th July 2025
Revision:	A
Doc reference:	24001-CON-8.pdf

Introduction

Planning condition 8 of approval **DM/23/0941** states that “The proposed 5 ground floor flats have been identified as being M4(2) (Adaptable and Accessible) compliant and shall be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority.”

M4(2) Checklist – Accessible and adaptable dwellings.

Access to:

At the point or points at which an occupant or visitor would expect to get in and out of a car:

Requirement	What has been done to meet the requirement?	Evidence supplied
Level access to the principal entrance or suitable alternative entrance	The doors specified as principal entrance doors have level thresholds.	Fig. 1 - DDA compliant door thresholds proposed to both ground floor principle entrance doors from outside into ground floor circulation areas.
900mm wide approach route	All approaches over 900mm	See Fig. 2 & Fig. 3
Ramps between 1:12 and 1:20	All ramps will be 1:12	Drawing reference 24001 - DET-004-B1 submitted that shows the ramp that is proposed to be constructed that shows all external ramps will be 1:12.
Landings 1,200mm long at the head, intermediate and base of ramps	1200mm intermediate landing and landings over 1200mm at base and top of ramp.	Drawing reference 24001 - DET-004-B1 submitted that shows 1950mm landing at top of ramps and over 2000mm at base of ramp footpath of Kilnwood Avenue as can be seen in Fig. 5.
All other external doors including to garden, garage, or parking area must have clear opening width of 850mm(one leaf on double leaf doors), 300mm nib and level threshold	Drawing 24001-CON-9.pdf, BIKE AND BIN STORE shows nibs over 300mm to doors.	Fig. 4 – Access from south (car park side) has level threshold and 300mm nib. Drawing 24001-CON-9.pdf, BIKE AND BIN STORE

Parking

Requirement	What has been done to meet the requirement?	Evidence supplied
Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide	Four parking bays are capable of being increased to become 3.3m wide.	See Fig. 5
Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20)	Parking is level see drawings that were approved for site levels.	See drawings 24001 - COND-001 & 24001 - COND-002 that were submitted and approved to discharge planning condition 3 – Existing and proposed Site levels
Surface finishes to be firm and even with no loose laid materials	See approved drawing that specifies firm and even materials to all hard landscaped external surfaces.	See drawings 24001 - LAN-001 - P1 that were submitted and approved to discharge planning condition 5 – Hand landscaping materials that show the approved material is firm and even.

Entrance

Requirement	What has been done to meet the requirement?	Evidence supplied
Canopy at level entrance minimum 900mm wide and 600mm deep	The canopy to the south facing level threshold door measures 1.5m deep and 2.7m wide so exceeds the requirements.	See Fig. 6
Entrance door minimum 850mm clear opening	The structural opening is 1010mm with a clear opening that exceeds the requirement.	See Fig. 4
Porch allows 1,500mm between the two door swings	Distance in excess of 1500mm and nibs of 300mm or over.	See Fig. 7

Circulation

Requirement	What has been done to meet the requirement?	Evidence supplied
Minimum nib of 300mm to the leading edge of doors into flats from circulation areas	All entrance door nibs are 300mm or more.	See Fig. 8
Step free to all rooms within entrance storey	The ground floor apartments are accessed via a ramp from the car parking area and a level threshold entrance door or from the north elevation footpath and in via the level threshold door. There are no steps within the ground floor flats.	See all approved planning drawings there are no internal steps at the entrance storey (ground floor).
900mm unobstructed corridor widths.	All corridors are above 900mm	See Fig. 8
Living area to be included on entrance storey (living room, dining room or kitchen/dining)	All ground floor flats are single storey	See all approved planning drawings.
1,200mm minimum clear space in front of kitchen units and appliances	All kitchen are within open Living, dining, kitchen area so have in excess of 1200mm in front of the kitchen units.	See Fig. 9

Bedrooms

Requirement	What has been done to meet the requirement?	Evidence supplied
Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)	See Fig. 10 as 750mm achieved as per guidance.	See Fig. 10
Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1350m bed)	See Fig. 10 as 750mm achieved as per guidance.	See Fig. 10
Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)	See Fig. 10 as 750mm achieved as per guidance.	See Fig. 10
All bedrooms to have clear access route 750mm from windows and doors.	See Fig. 10 as 750mm achieved as per guidance.	See Fig. 10

Sanitary facilities

Requirement	What has been done to meet the requirement?	Evidence supplied
For 1 or 2 bedroom apartments, WC within entrance storey 1,600mm x 850mm or 1,050mm x 1,500mm	Sizes are exceeded	See Fig. 11
WC doors to open outwards	All doors to bathrooms and en suites open outwards.	See Fig. 11

Bathrooms

Requirement	What has been done to meet the requirement?	Evidence supplied
Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom.	Ground floor flats are single level	See Fig. 11
1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath	All bathrooms meet the requirement.	See Fig. 12
Provision for future level access shower within the bathroom	All bathrooms meet the requirement.	See Fig. 11 & 12

Appendix 1

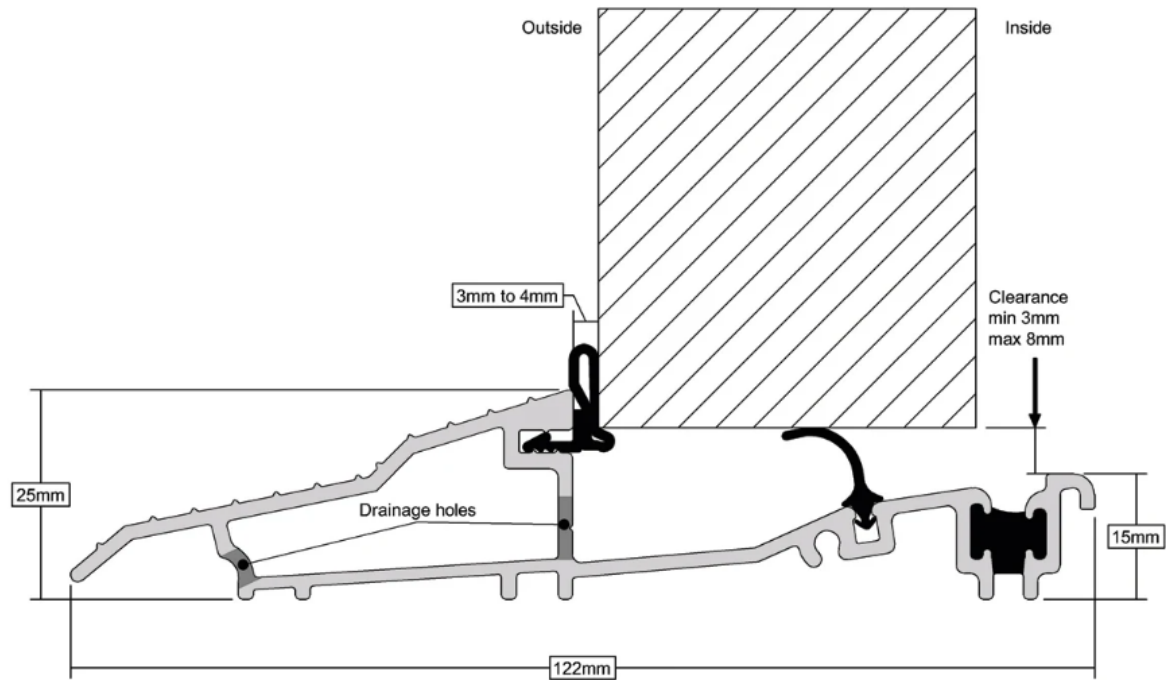


Fig. 1 - DDA compliant door thresholds proposed to both ground floor principle entrance doors from outside into ground floor circulation areas.

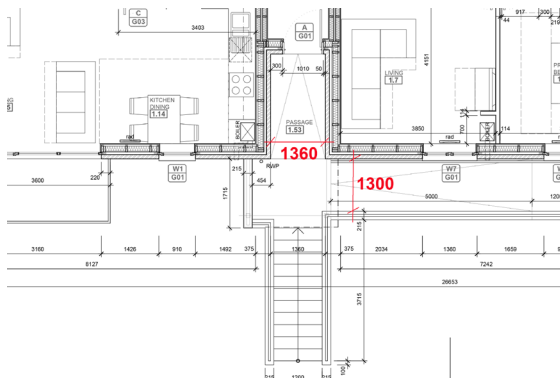


Fig. 2 – Access from south (car park side) all over 900mm

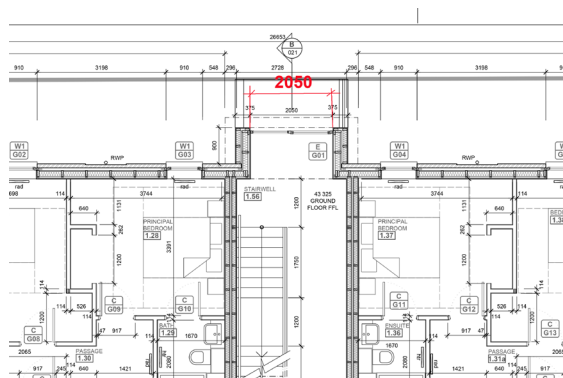


Fig. 3 – Access from north all over 900mm

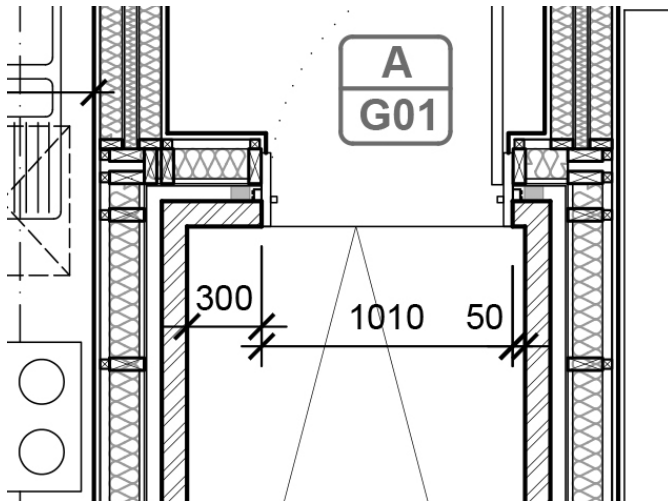


Fig. 4 – Access from south (car park side) has level threshold and 300mm nib

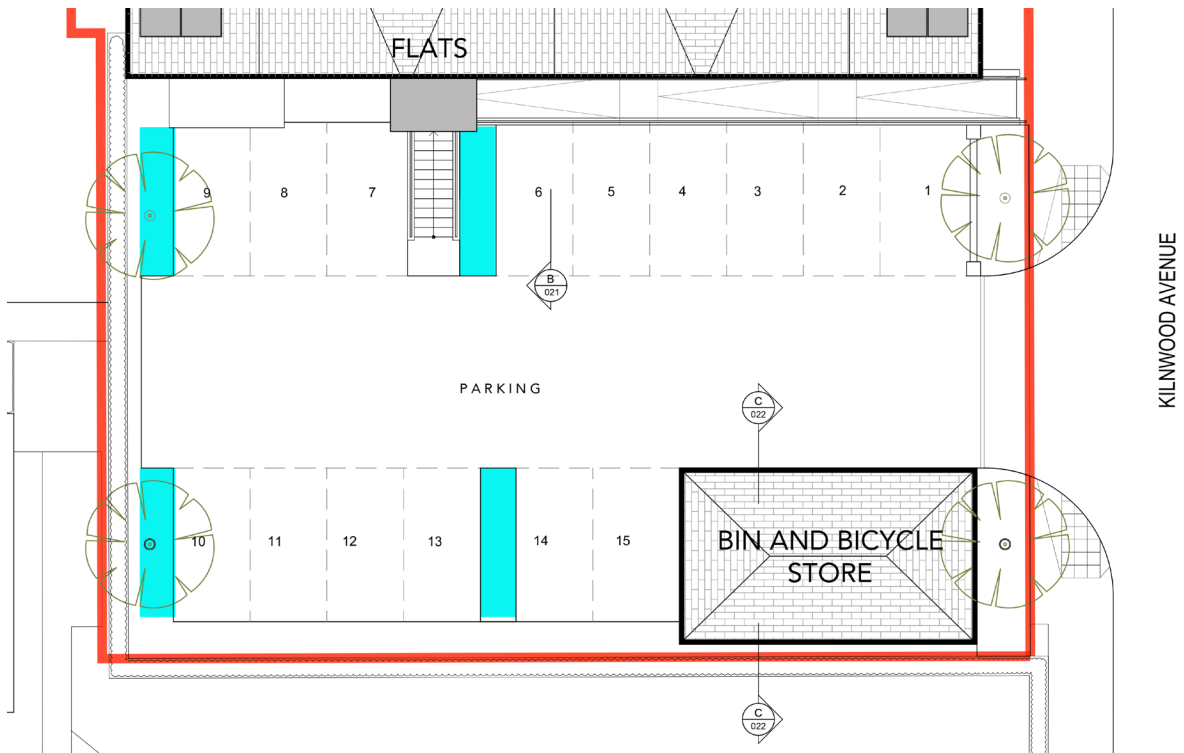


Fig. 5 – Four zones that allow for parking bays to be extended into soft planting areas to create large 3.3m wide parking bays.

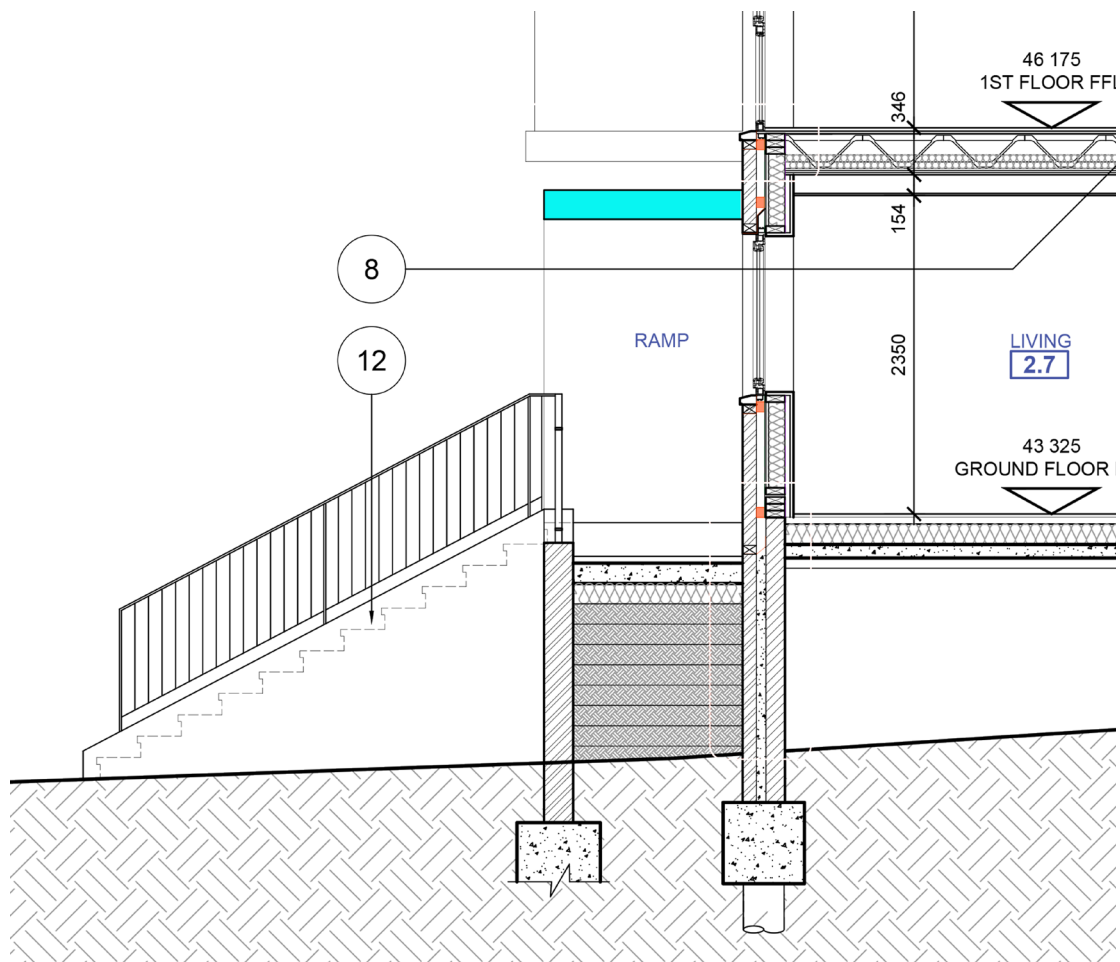


Fig. 6 – Canopy to the level threshold entrance on the southern façade facing the car parking area measures 1.5m deep and 2.7m wide.

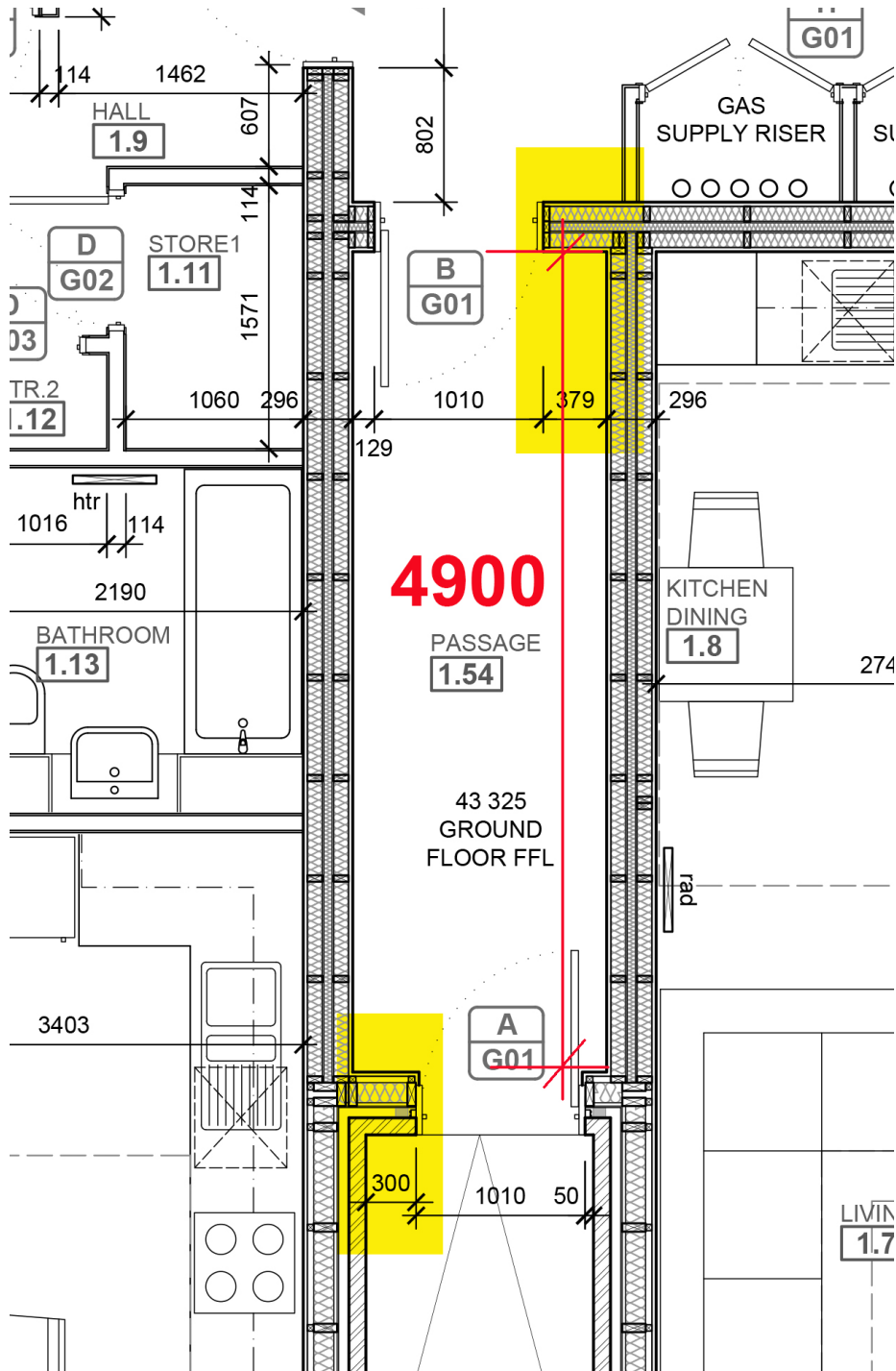


Fig. 7 – Distance in excess of 1500mm between door swings and nibs over 300mm

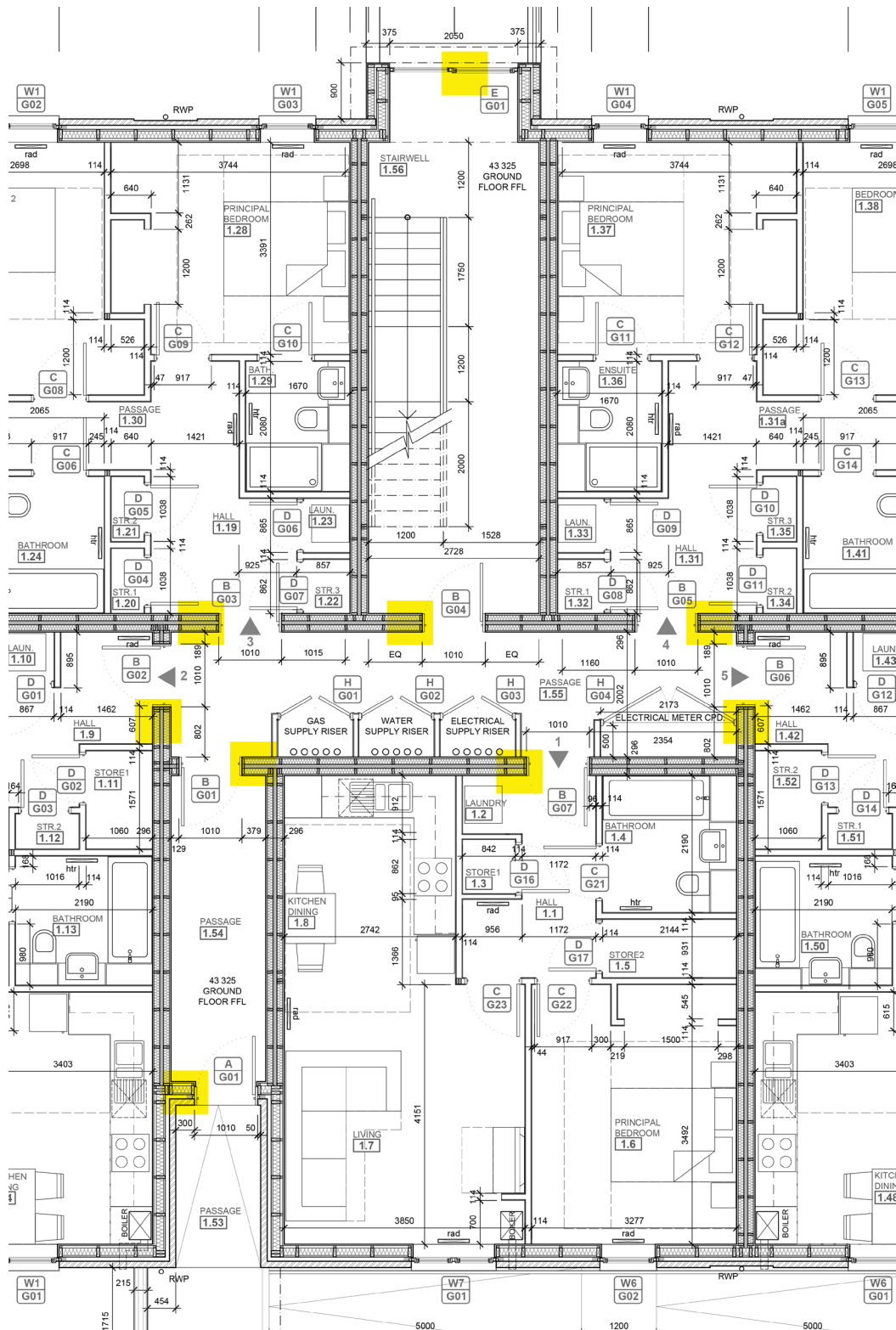


Fig. 8 – All nibs to leading door edges within circulation space and secure doors into apartments are 300mm or more.

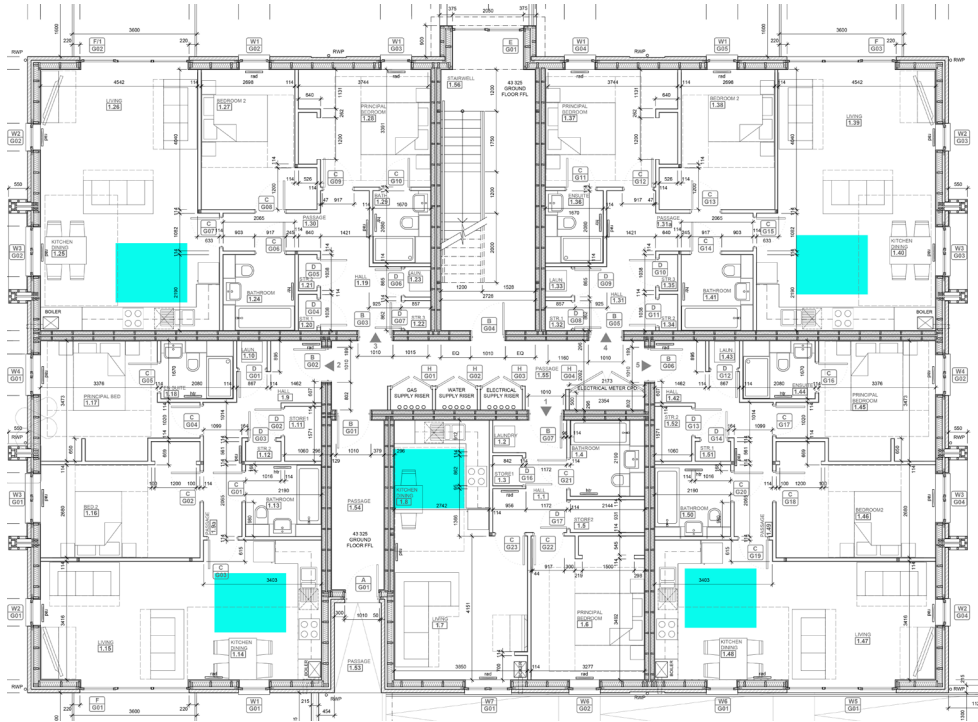


Fig. 9 – All kitchen are within open Living, dining, kitchen area so have in excess of 1200mm in front of the kitchen units.

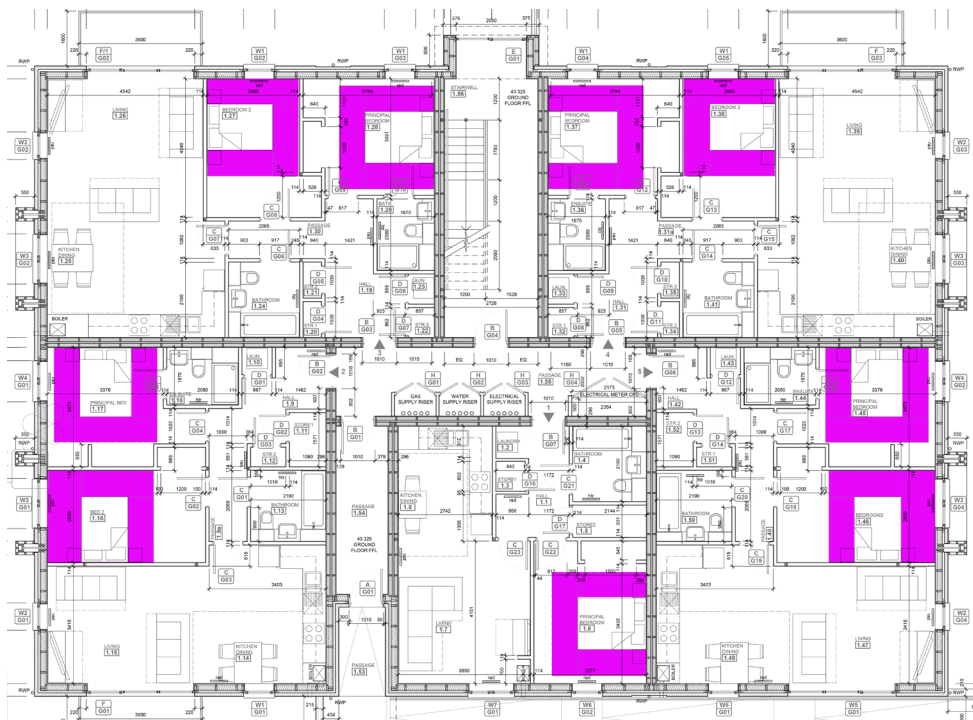


Fig. 10 – 750mm around beds and 750mm wide access route from doors to windows

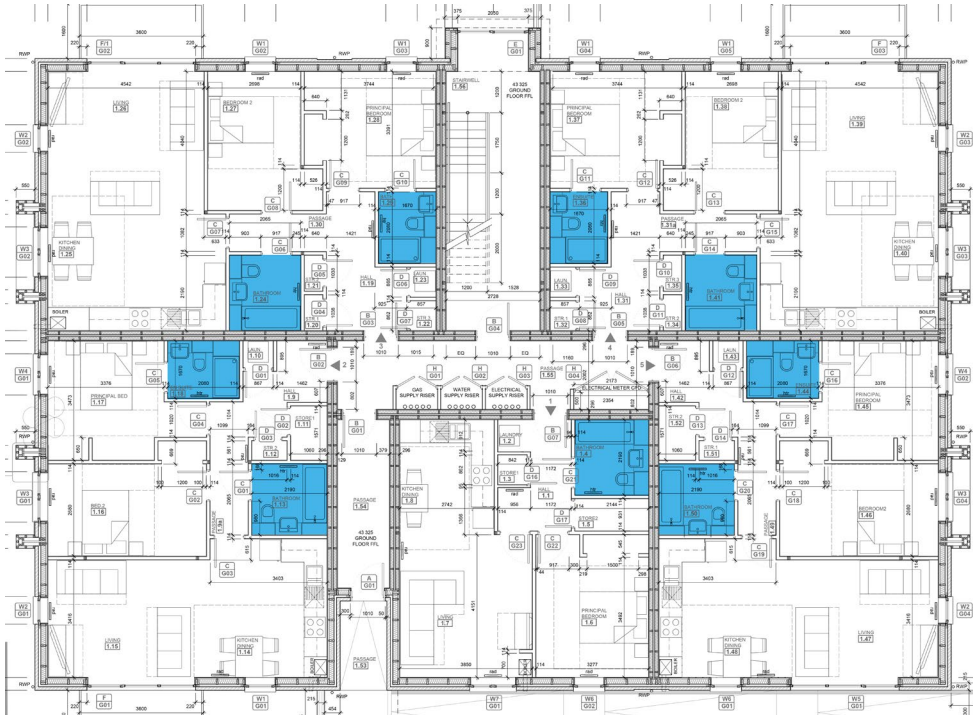


Fig. 11 – All en suites and bathrooms exceed the size recommendations and doors open outwards.

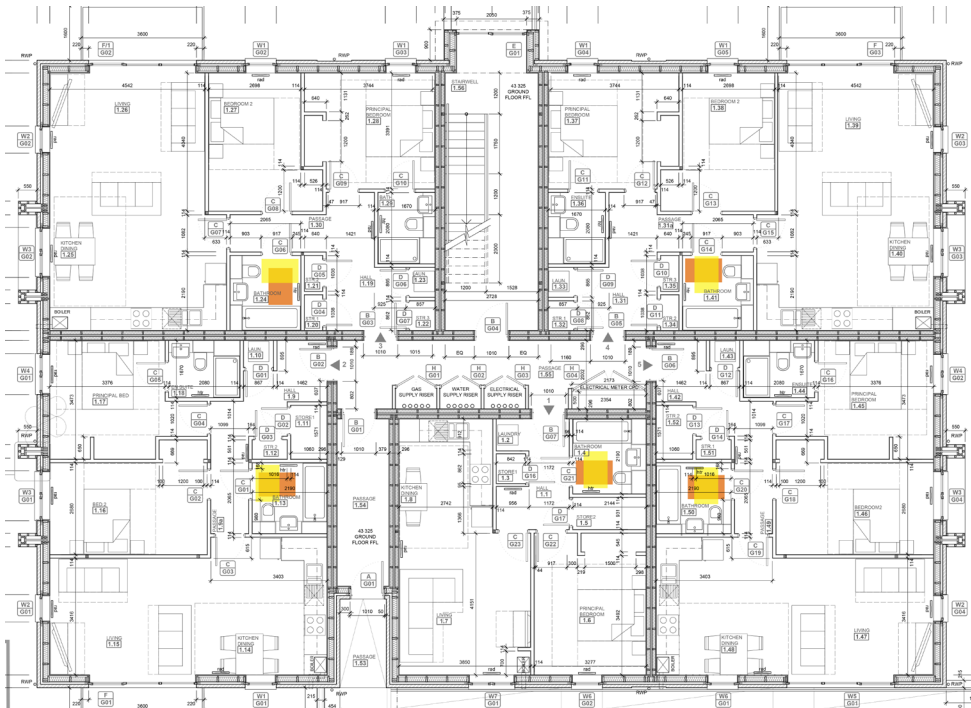


Fig. 12 – 1100 x 700mm clear access route In front of WC, basin and to the side of the bath in all bathrooms.