



Approved Document M Compliance Report

M4(2) Category 2: Accessible and adaptable dwellings

Proposed Residential Development: -

Demolition of Buildings & Erection of 13no. Dwellings along with Parking & Landscaping at Court Meadow School, Cuckfield, Haywards Heath.

January 2024. Issue 1

Introduction

The proposed development consisted of the demolition of existing building and the provision of 13no. new dwellings comprising of semi-detached, terraces and maisonette buildings. The development includes roads, drainage and landscaping infrastructure. The proposed residential development has Detailed planning permission under ref: DM/21/3755 (Mid Sussex).

In line with condition 20 of the approved planning permission (DM/21/3755), at least 20% of the development has been proposed as M4(2) Category 2: Accessible and adaptable dwellings (3no. dwellings).

The provisions of Section 2A and 2B of AD M4(2) apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings. Condition 20 of the planning approval ref: DM/21/3755 states that:

A minimum of 20% of the units hereby permitted shall be part 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.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.

Therefore, the provisions of sections 1, 2A and 2B apply to external and internal areas of the individual dwellings. The development complies with the items identified with AD M4(1) approach routes and access from the site boundary.

This document has been produced to verify compliance with Part M4(2) to satisfy Condition 20 of Planning Permission DM/21/3755.

Compliance Table

		LRA-Retinue architecture and development	
2027 - FORMER COURT MEADOW SCHOOL, CUCKFIELD			
Part M4(2) CHECKLIST			
		Doc Ref 2027-M4(2) Checklist Revision Last Updated 31/08/2023	
PLOTS - 11, 12, 13			
Access to: At the point or points at which an occupant or visitor would expect to get in and out of a car Level access to the principal entrance or suitable alternative entrance 900mm wide approach route Ramps between 1:12 and 1:20 Landings 1200mm long at the head, intermediate and base of ramps 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			
Parking Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide 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 Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20) Surface finishes to be firm and even with no loose laid materials			
Entrance: Canopy at level entrance 900mm wide and 600mm deep Dusk to dawn timer or motion detection lighting adjacent to entrance Entrance door minimum 850mm clear opening If a porch is included it must allow 1500mm between the two door swings		N/A	
Circulation: Minimum nib of 300mm to the leading edge of doors (entrance storey only) Step free to all rooms within entrance storey 900mm unobstructed corridor widths. Living area to be included on entrance storey (living room, dining room or kitchen/dining) Stairs 850mm clear width. 1200mm minimum clear space in front of kitchen units and appliances 850mm maximum to glazing of principal window in living room			
Bedrooms: Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed) Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1350m bed) Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed) All bedrooms to have clear access route 750mm from windows and doors.			
Sanitary Facilities: For 1 or 2 bedroom houses, WC within entrance storey 1600mm x 850mm or 1050mm x 1,500mm For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1450mm x 1800mm room size WC doors to open outwards		N/A	
Bathrooms: Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom 1100mm x 700mm clear access zones in front of WC and basin and to the side of a bath Provision for future level access shower within the bathroom (1 or 2 bed houses)			

Building Control Approval Certificates

Final Certificate

Section 51 of the Building Act 1984
The Building (Approved Inspectors etc.) Regulations 2024

Independent Building Control Consultancy (RBCA)

MC_2023_31826

1	This Certificate relates to the following work: Description of works: Construction of 13 residential dwellings and associated infrastructure. Address: Former Court Meadow School Hanlye Lane Cuckfield West Sussex RH17 5HN. (This certificate is applicable to Plot 11, 10 Turners View, Cuckfield, Haywards Heath, RH17 5SW only.)
2	MC Plan and Site Services Ltd hereby confirms— (a) It is a registered building control approver for the purpose of Part 2 of the Building Act 1984; (b) the work described above in this certificate is within the scope of its registration; and (c) the above work is the whole of the work described in an Initial Notice given by it and dated 12th January 2023.
3	The work does concern a new dwelling.
4	No optional requirement in the Building Regulations 2010 applies to the work.
5	One or more of the following optional requirements in the Building Regulations 2010 applies, namely, (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010, (b) requirement M4(2) (category 2 — accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010, (a) requirement M4(2) (category 3 — accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010
6	MC Plan and Site Services Ltd hereby confirms— (a) The work described above has been completed, and (b) It has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
7	MC Plan and Site Services Ltd hereby confirms the person carrying out the work has notified it to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010, as modified by regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
8	A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
9	MC Plan and Site Services Ltd hereby declares it has had no professional or financial interest in the work described since giving the initial notice referred to in paragraph 2.
10	MC Plan and Site Services Ltd hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
11	MC Plan and Site Services Ltd hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

Registered Office: Unit J3, The Fulcrum, 6 Vantage Way,
Poole, Dorset, BH12 4NU
Registered in England and Wales - 8619282



12 **MC Plan and Site Services Ltd** hereby confirms it has consulted the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

13 **MC Plan and Site Services Ltd** hereby confirms that none of the work to which this certificate relates is higher-risk building work.

14 **MC Plan and Site Services Ltd** hereby confirms it has obtained advice from **Jack French**, a registered building inspector, before submitting this notice.

15 This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

16 Signed

A handwritten signature in black ink, appearing to be 'A. French', is written over a light blue grid background.

MC Plan and Site Services Ltd.
Corporate Approved Inspector

Date: 6 November 2024

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Conclusion

As verified within this report, in accordance with Condition 20 of the Planning Permission, ref: DM/21/3755, 20% of the units have been verified to have achieved M4(2) compliance.