

M4(3) Key:

- 300mm wide x 1800mm long unobstructed area to the leading edge of private entrance doors
- 300mm wide x 1050mm long unobstructed area to the leading edge of internal doors
- 200mm wide x 1800mm long unobstructed area to following edge of main entrance doors
- 200mm wide x 1500mm long unobstructed area to following edge of private entrance doors
- 200mm wide x 1200mm long unobstructed area to following edge of internal doors
- Min. 1000mm wide clear access zone to sides and foot of beds as shown on plan, and in front of all furniture.
- Min. 1200mmx1200mm manoeuvring space
- Min. 1500mmx1200mm clear width
- Min. 1500mm clear access zone in front of and between all kitchen units and appliances.
- 1350x1100mm clear access zone and permitted encroachment to WHB and WC.
- 700x1100mm clear access zone to side of Bath.
- Min. 1500mm clear turning circle
- Min. 1200mm clear width of transfer space to front of wheelchair storage.
- 1100 x 1700 Wheelchair storage space
- 850mm Min clear opening width to doors

Structure:

- Ceiling structure in all WC/Cloakrooms, Bathrooms and Bedrooms to be strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg. To Structural Engineers designs.
- All walls, ducts and boxings to every WC/Cloakroom, Bathroom and Shower Room to be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². To Structural Engineers designs.

M&E:

- Principal Private Entrance (external): Lighting to be provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detection motion. To M&E Consultants designs.
- Consumer units should be mounted so that switches are between 1350-1450mm above FFL.
- Switches, sockets, stopcocks and controls are located with their centre line 700-1000mm above FFL and minimum 700mm horizontally from an inside corner, and not behind appliances.
- Light switches on individual plates unless wide rocker or full plate fittings are provided.
- Switches to double sockets to be located at the outer ends of plate.
- Radiator controls to be mounted 450-1000mm above FFL.

Windows:

- The handle to at least one window in the principal living area is 700-1000mm above FFL, unless fitted with a remote opening device that is within this height range.
- Handles to all other windows are 450-1200mm above FFL, unless fitted with a remote opening device that is within this height range.
- Glazing to the principal window of the Living area to start maximum 850mm above FFL or at minimum height reasonable in achieving compliance with the provisions of AD Part K for guarding to windows. Applicable windows identified with * on floor plans.

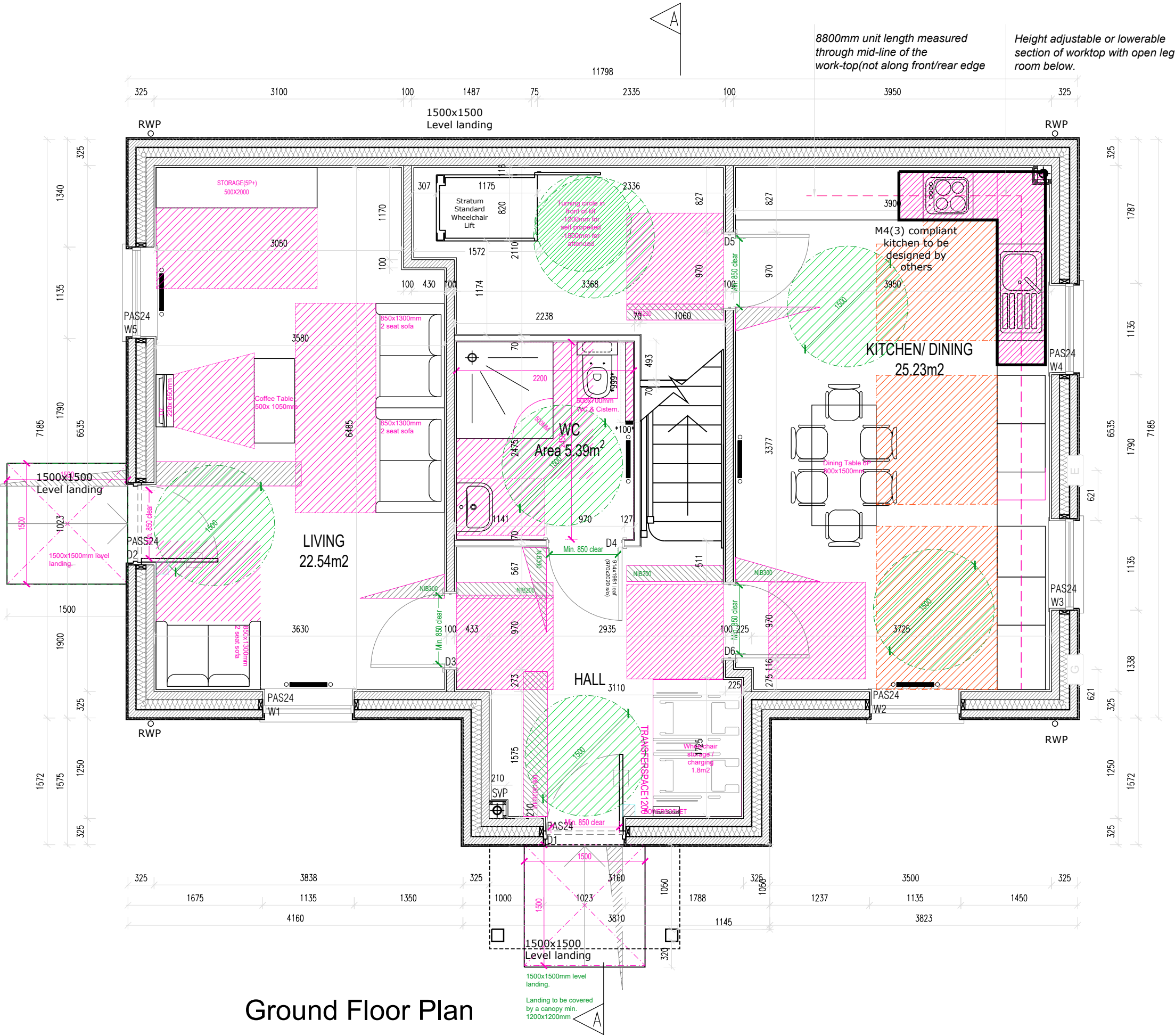
Doors:

- Communal and private entrance doors to be positioned centrally within the thickness of the wall while ensuring max. 200mm depth of reveal to the leading face of the door.
- All communal and private entrance doors to have an accessible threshold.
- Door handles, locks, latches and catches are both easy to grip and use, and fitted 850-1000mm above FFL.

Communal Passenger Lift:

Lift shaft and car to Specialist manufacturers details and design. For AD Part M4(3) compliance the communal passenger lift should comply with all of the following:

- Clear landing, min. 1500(L)x1500(W)mm, directly in front of lift doors at every floor level.
- Lift to be equivalent to or complies with requirements of BS EN 81-70:2003 for a type 2 lift.
- Lift car to be min. 1100(W)x1400(D)mm.
- Doors to have min. clear opening width of 800mm.
- Landing and car controls to be located 900-1200mm above car floor and min. of 400mm (measured horizontally) from the inside of the front wall.
- Lift to have an initial dwell time of five seconds before its doors begin to close after they are fully open.



Ground Floor Plan

8800mm unit length measured through mid-line of the work-top(not along front/rear edge)

Height adjustable or lowerable section of worktop with open leg room below.

- Notes
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First Issue	28.03.2022	HH	CF
P1		RH	CF
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PRELIMINARY

Client

ilke
HOMES

Project

BURGESS HILL
FAIRBRIDGE WAY

CiSfb Element

Drawing

PLOT 173 AS - DETACHED
4B6P M4(3)
GF M4(3) COMPLIANCE PLAN

Drawn by	Checked
SN	CF
Scale	Dated
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Birmingham Office

28 Pickford Street, Digbeth, Birmingham, B5 5QH

T. 0121 633 0000 F. 0121 633 0300 E. design@bm3.co.uk

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