M4 - Section 2: Category 2 – Accessible and adaptable dwellings

1 - Accessible Approach and Entrances: ***Step-free and level access routes not less than 900mm wide from the boundary and parking to principal entrances.***

Section 2A: Approach to the dwelling Application
2.1 The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).
2.2 The provisions of Section 2A apply to external and internal areas and elements that form part of the approach route to the individual dwelling and fall within the plot (or curtilage) of the dwelling or the building containing the dwelling.
2.3 The provisions also apply to the approach route between the dwelling and the point, or points, at which an occupant or visitor, including a disabled person, would expect to get in and out of a car. This point, or points, of access may be within or outside the plot of the dwelling or the building containing the dwelling (typically a block of flats). These provisions do not apply beyond the curtilage of the development.
2.5 For a house (or other dwelling that sits within its own plot) the approach route will often only involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) the approach route will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks, as well as communal lifts and stairs.

2) Parking: **Compliant bays which provide future widening to 3.3m and include a 900mm transfer zone. -**



Proposed Site Plan
1 : 200

0 1 2 3 4 5 10 15 20m
1:200

All dimensions to be checked on site.
Written dimensions to be followed in preference to scaled dimensions.
All errors and emissions to be reported to Architect.

PAVING MATERIAL

Key	Description	Icon
R1	Tegula Priora Stretcher Bond 160x120x80 - Pennant Grey	
R2	Tegula Priora Herringbone 240x160x80 - Burnt Ochre	
R3	Tegula Priora Stretcher Bond 160x120x80 - Burnt Ochre	
P1	Buff Saxon Paving Flags 450x450x70	
P3	Natural Saxon Paving Flags 600x450x50	

Refer to Landscaping drawing by Clewsla for full landscaping plan and finishes: DWG no. 24_285_D01a

Electric Car Charging Point E

Current Parking provision - 4.8 x 2.4

Future adaption

Rev.	Date	Description	Issued by
01	25.08.25	PLANNING DISCHARGE	OK

PLANNING DISCHARGE

M3H DEVELOPMENTS

15 Bentinck Road,
West Drayton,
UB7 7RQ

Project Title
8 NEW BUILD HOUSES
9 Morton Road
East Grinstead
RH19 4AF

Drawing Title
Proposed Site Plan

Project No.	Scale @A1	Drawn	Checked
24 740	1 : 200	OK	DC

Drawing No. — Stage Rev.
MOR-TW2-S1-DR-A-0120 **S5-03**