

Our Ref: SE0300 Abbeville Park  
PLANNING PORTAL REFERENCE **PP-15052594**

Date: 1 July 2026

Dear Sir/Madam,

**RE: Land at and adjacent to the former Sewage Treatment Works, Fairbridge Way, Burgess Hill, RH15 8AR.**

We write further to the submission by Places for People Developments Ltd ('the Applicant'), via the Planning Portal, of an application for the discharge of pre-commencement conditions associated with the reserved matters application DM/19/1895, in connection with the residential development of the site

### **Background**

The OPP was granted for the redevelopment of the site on 29 June 2021 (LPA ref. DM/19/1895) to provide: 'Outline application for the development of the former sewage treatment works to provide up to 325 dwellings (Use Class C3) with associated access, landscaping and associated infrastructure.'

Subsequent to the approval of the OPP, the RMA was approved on 31 March 2022 (DM/21/2627) for: 'Application for approval of reserved matters pursuant to the outline planning permission reference DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 sq.m) and associated boundary treatments.'<sup>2</sup> The RMA has been amended under a series of previously approved Section 96A (non-material) amendments and a Section 73 (minor material) amendment.

There were 22 conditions within the OPP of which 21 have been discharged, the final condition to be discharged is condition 19, regarding accessibility. A non-material amendment was made to this condition to was approved on 12 March 2025 (DM/26/0266). A further amendment has been submitted 16.04.2026 (PP-14928446) which seeks to amend the selected units by adjusting one further unit, this is currently still outstanding. These changes maintain the overall number of required units.

### **Condition 19: M4(2) Units**

*A minimum of 20 percent of the dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). These shall be identified in any subsequent reserved matters submissions and 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. Unless an exception is otherwise agreed in writing with the Local Planning Authority.*

The S106 agreement requires the wheelchair units to be meet the requirements of M4(2) within the Building Regulations.

In compliance with Condition 19, the Applicant is seeking to provide the requested details for the three M4(2) unit types. These are:

- Cardinham End with Bay – two-bedroom house
- Dallington – three-bedroom house
- Holt - two-bedroom house

We have appointed Proudlock Associates to undertake a full independent and specialist review of the submitted plans to verify compliance with part M4(2) of the Building Regulations. Proudlock Associates are a well-established access and inclusive design consultancy with extensive experience of assessing complex residential layouts against Part M requirements. The consultancy is led by NRAC-registered access consultants with a proven track record of providing technical advice to developers, architects and building control bodies. Their review has been carried out by suitably qualified professionals with detailed knowledge of Part M4(2) standards. Accordingly, the Council can be satisfied that the proposals have been subject to a rigorous and competent accessibility review.

Enclosed at Appendix 1 is the Document Register along with Appendix 2 setting out compliance with M4(2), and together with associated plans to demonstrate this.

The enclosed documents demonstrate that the proposed Cardinham End with Bay, Dallington and Holt house types comply with the requirements of Building Regulations Approved Document M, Category M4(2). The Applicant therefore respectfully requests that Condition 19 be discharged.

We would be grateful if you could confirm receipt of this application and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact me if you have any questions or require further information.

Yours faithfully

Dylan Posa

Assistant Development Manager

## APPENDIX 1: Document Register

| Type       | Name                             | Description                             | Revision |
|------------|----------------------------------|-----------------------------------------|----------|
| External   | 71978-SMP100-BM3-X-FD-DR-AR-0001 | TECHNICAL SITE PLAN LAYOUT              | C22      |
| External   | 71978 - PL100                    | Proposed Site Plan M4(2) Plot Locations | PL02     |
| External   | FBW-DCE-XX-XX-DR-C-7000          | External Works - sheet 1 of 4           | C14      |
| External   | FBW-DCE-XX-XX-DR-C-7001          | External Works - sheet 2 of 4           | C11      |
| External   | FBW-DCE-XX-XX-DR-C-7002          | External Works - sheet 3 of 4           | C11      |
| External   | FBW-DCE-XX-XX-DR-C-7003          | External Works - sheet 4 of 4           | C11      |
| Holt       | 71978-HOLT-800                   | HOLT-800 - TYPICAL SECTION              | P2       |
| Holt       | 71978-HOLT-101                   | GROUND AND FIRST FLOOR M&E LAYOUTS      | P7       |
| Holt       | 71978-HOLT-THET-ROCK-150         | CLOAKROOM LAYOUT                        | P2       |
| Holt       | 71978-HOLT-100                   | GROUND FIRST ROOF GA PLANS              | P8       |
| Holt       | 71978-HOLT-150                   | BATHROOM LAYOUT                         | P5       |
| Holt       | 71978-HOLT-120                   | GROUND FIRST M42 COMPLIANCE PLANS       | P1       |
| Holt       | 71978-HOLT-151                   | BATHROOM LAYOUT AFFORDABLE              | P3       |
| Dallington | 71978-DALLINGTON-800             | TYPICAL SECTION                         | P2       |
| Dallington | 71978-DALLINGTON-101.1           | GROUND AND FIRST FLOOR M&E LAYOUTS      | P8       |
| Dallington | 71978-DALLINGTON-150             | BATHROOM LAYOUT                         | P3       |
| Dallington | 71978-DALLINGTON-151             | CLOAKROOM LAYOUT                        | P2       |
| Dallington | 71978-DALLINGTON-100             | GROUND FIRST ROOF GA PLANS              | P9       |
| Dallington | 71978-DALLINGTON-100.1           | GROUND FIRST ROOF GA PLANS              | P9       |
| Dallington | 71978-DALLINGTON-120             | GROUND FIRST M42 COMPLIANCE PLANS       | P1       |
| Dallington | 71978-DALLINGTON-101             | GROUND AND FIRST FLOOR M&E LAYOUTS      | P9       |
| Cardinham  | 71978-CARDINHAM-151              | CLOAKROOM LAYOUT                        | P4       |
| Cardinham  | 71978-CARDINHAM-120              | GROUND FIRST M42 COMPLIANCE PLANS       | P4       |
| Cardinham  | 71978-CARDINHAM-100              | GROUND FIRST ROOF GA PLANS              | P11      |
| Cardinham  | 71978-CARDINHAM-101              | GROUND AND FIRST FLOOR M&E LAYOUTS      | P10      |
| Cardinham  | 71978-CARDINHAM-150              | BATHROOM LAYOUT                         | P4       |
| Cardinham  | 71978-CARDINHAM-800              | CARDINHAM-800 - TYPICAL SECTION         | P1       |

## **Appendix 2: Compliance schedule**

| <b>M4(2) Accessible and Adaptable Dwellings</b>                                                                                                                                                                                                                                                                                                                                                                                     | <b>Cardinham End with Bay</b>                                                                                                                                                                                                                                   | <b>Dallington</b>                                                                                                                                                                                                                                               | <b>Holt</b>                                                                                                                                                                                                                                                     |
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| <b>Approach Routes</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                 |
| 2.6 The approach route should be safe and convenient, adopt the shallowest gradient that can reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.                                                                                                                                                                                                                                  | n/a                                                                                                                                                                                                                                                             | n/a                                                                                                                                                                                                                                                             | n/a                                                                                                                                                                                                                                                             |
| 2.7 Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach route should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance. | The approach routes from the on-plot car parking are the private path without any change in level. This is deemed as safe and accessible. Refer to External Works Part Pan. FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14 (1 to 4) | The approach routes from the on-plot car parking are the private path without any change in level. This is deemed as safe and accessible. Refer to External Works Part Pan. FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14 (1 to 4) | The approach routes from the on-plot car parking are the private path without any change in level. This is deemed as safe and accessible. Refer to External Works Part Pan. FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14 (1 to 4) |
| 2.8 Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.                                                                                                                                                                                                                                    | Refer to External Works Plan FBW-DCE-XX-XX-DR-C-7001_External Works -sheet 1 of 4_PFP Technical Upload_C11 (1 to 4)                                                                                                                                             | Refer to External Works PlanFBW-DCE-XX-XX-DR-C-7001_External Works -sheet 1 of 4_PFP Technical Upload_C11 (1 to 4)                                                                                                                                              | Refer to External Works PlanFBW-DCE-XX-XX-DR-C-7001_External Works -sheet 1 of 4_PFP Technical Upload_C11 (1 to 4)                                                                                                                                              |
| 2.9 An approach route for a Category 2 dwelling should comply with all of the following.<br>a) The approach route is level, gently sloping or, where necessary, ramped.<br>b) Private parts of the approach route have a minimum clear width of 900mm                                                                                                                                                                               | a), b), c), d), f) can be demonstrated in drawing Refer to External Works Plan FBW-DCE-XX-XX-DR-C-7001_External Works -sheet 1 of 4_PFP Technical Upload_C11 (1 to 4)                                                                                           | a), b), c), d), f) can be demonstrated in drawing Refer to External Works Plan FBW-DCE-XX-XX-DR-C-7001_External Works -sheet 1 of 4_PFP Technical Upload_C11 (1 to 4)                                                                                           | a), b), c), d), f) can be demonstrated in drawing Refer to External Works Plan FBW-DCE-XX-XX-DR-C-7001_External Works -sheet 1 of 4_PFP Technical Upload_C11 (1 to 4)                                                                                           |

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| <p>or 750mm where there are localised obstructions.</p> <p>c) Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.</p> <p>d) Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.</p> <p>e) All external parts of the approach route have a suitable ground surface.</p> <p>f) Every gate (or gateway) along the approach route has both:</p> <ul style="list-style-type: none"> <li>- a minimum clear opening width of 850mm</li> <li>- a 300mm nib to the leading edge of the gate.</li> </ul> | <p>e) Can be demonstrated in document “external finishes schedule.pdf”</p>                                                                                                                                                                                                     | <p>e) Can be demonstrated in document “external finishes schedule.pdf”</p>                                                                                                                                                        | <p>e) Can be demonstrated in document “external finishes schedule.pdf”</p>                                                                                                                                                                                                     |
| <p><b>2.10 External and internal ramps</b> should comply with all the following:</p> <p>a) The gradient is between 1:20 and 1:12.</p> <p>b) The length of each flight at a given gradient meets the provisions of Diagram 2.1.</p> <p>c) Flights within a private approach route have a minimum clear width of 900mm.</p> <p>d) Flights within a communal approach route have a minimum clear width of 1200mm.</p> <p>e) Every flight has a top and bottom landing.</p>                                                                                                                                                                                                               | <p>A), to g) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7003_External Works - sheet 1 to 4_PFP Technical Upload_C11</p> <p>No steps or ramps are needed as gradients are gentle. See Landscape Masterplan and External Works Part plan (Applies all for all areas).</p> | <p>A), to g) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7003_External Works - sheet 1 to 4_PFP Technical Upload_C11</p> <p>No steps or ramps are needed as gradients are gentle. See Landscape Masterplan and External</p> | <p>A), to g) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7003_External Works - sheet 1 to 4_PFP Technical Upload_C11</p> <p>No steps or ramps are needed as gradients are gentle. See Landscape Masterplan and External Works Part plan (Applies all for all areas).</p> |

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| <p>f) An intermediate landing is provided between individual flights and at any change of direction.</p> <p>g) Every landing is a minimum 1200mm long, clear of any door (or gate) swing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                               | <p>Works Part plan (Applies all for all areas).</p>                                                                                                                           |                                                                                                                                                                               |
| <p><b>2.11 External steps</b> To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following.</p> <p>a) Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).</p> <p>b) Steps have suitable tread nosings.</p> <p>c) No individual flight has a rise between landings of more than 1800mm.</p> <p>d) Every flight has a minimum clear width of 900mm.</p> <p>e) Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm.</p> <p>f) Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.</p> | <p>a), to f) No steps or ramps are part of the access route to the dwelling units. See drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14</p> | <p>a), to f) No steps or ramps are part of the access route to the dwelling units. See drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14</p> | <p>a), to f) No steps or ramps are part of the access route to the dwelling units. See drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14</p> |

| Car parking and drop-off                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>2.12 Where a <b>parking space</b> is provided for the dwelling, it should comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.</li> <li>b) Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.</li> <li>c) Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.</li> <li>d) The parking space is level or, where unavoidable, gently sloping.</li> <li>e) The gradient is as shallow as the site permits.</li> <li>f) The parking space has a suitable ground surface.</li> </ul> | <p>2.12 a parking space is provided for each dwelling.<br/>For a), c), d) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14.<br/>b) n/a<br/>e) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14 (1 to 4)<br/>f) Can be demonstrated in document “external finishes schedule.pdf”</p> | <p>2.12 a parking space is provided for each dwelling.<br/>For a), c), d) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14.<br/>b) n/a<br/>e) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14 (1 to 4)<br/>f) Can be demonstrated in document “external finishes schedule.pdf”</p> | <p>2.12 a parking space is provided for each dwelling.<br/>For a), c), d) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14.<br/>b) n/a<br/>e) can be demonstrated in drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14 (1 to 4)<br/>f) Can be demonstrated in document “external finishes schedule.pdf”</p> |
| <p>2.13 Where a <b>drop-off point</b> is provided for the dwelling, it should comply with all of the following:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>a), to b) No designated drop-off point deemed necessary</p>                                                                                                                                                                                                                                                                                                                                        | <p>a), to b) No designated drop-off point deemed necessary</p>                                                                                                                                                                                                                                                                                                                                        | <p>a), to b) No designated drop-off point deemed necessary as</p>                                                                                                                                                                                                                                                                                                                                     |

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| <ul style="list-style-type: none"> <li>a) It is located close to the principal communal entrance of the building containing the dwelling.</li> <li>b) It is level or, where unavoidable, gently sloping.</li> <li>c) It has a suitable ground surface.</li> <li>d) Where a dropped kerb is provided, it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:12.</li> </ul>                                                                                         | <p>as the street is a quiet residential-use cul-de-sac.</p> <ul style="list-style-type: none"> <li>c) Can be demonstrated in document “external finishes schedule.pdf”</li> <li>d) Drop-kerbs are provided off the roadway to the drive (leading to the approach path to the dwelling entrance). See drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14</li> </ul> | <p>as the street is a quiet residential-use cul-de-sac.</p> <ul style="list-style-type: none"> <li>c) Can be demonstrated in document “external finishes schedule.pdf”</li> <li>d) Drop-kerbs are provided off the roadway to the drive (leading to the approach path to the dwelling entrance). See drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14</li> </ul> | <p>the street is a quiet residential-use cul-de-sac.</p> <ul style="list-style-type: none"> <li>c) Can be demonstrated in document “external finishes schedule.pdf”</li> <li>d) Drop-kerbs are provided off the roadway to the drive (leading to the approach path to the dwelling entrance). See drawing FBW-DCE-XX-XX-DR-C-7000_External Works - sheet 1 of 4_For Construction_C14</li> </ul> |
| <b>Communal entrances</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>2.14 The <b>principal communal entrance</b> should comply with all of the following.</p> <ul style="list-style-type: none"> <li>a) There is a level landing a minimum of 1500mm wide and 1500mm long directly outside the entrance and clear of the swing of any door.</li> <li>b) The landing is covered to a minimum width of 1200mm and depth of 900mm.</li> <li>c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.</li> </ul> | N/a                                                                                                                                                                                                                                                                                                                                                                                                | n/a                                                                                                                                                                                                                                                                                                                                                                                                | n/a                                                                                                                                                                                                                                                                                                                                                                                             |

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| <p>d) The entrance door (or gate) has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2.</p> <p>e) Where there are double doors (or gates), the main (or leading) leaf provides the required minimum clear opening width.</p> <p>f) A minimum 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.</p> <p>g) The reveal on the leading side of the door (usually the inside) has a maximum depth of 200mm.</p> <p>h) The threshold is an accessible threshold.</p> <p>i) Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.</p> <p>j) The ground surface (or entrance flooring) does not impede wheelchair movement.</p> <p>k) Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.</p> |  |  |  |
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| 2.15 Every communal door, or gate, along the approach route should comply with provisions d. to k. of paragraph 2.14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | n/a There are no gates or communal doors along the approach route to the principal private entrance to the individual dwelling. | n/a There are no gates or communal doors along the approach route to the principal private entrance to the individual dwelling. | n/a There are no gates or communal doors along the approach route to the principal private entrance to the individual dwelling. |
| <b>Communal lifts and stairs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                 |                                                                                                                                 |                                                                                                                                 |
| <p>2.16 A wide range of people, including accompanied wheelchair users, should be able to access and use the <b>lift</b>. Every passenger lift that gives access to the dwelling should comply with all of the following.</p> <ul style="list-style-type: none"> <li>a) There is a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door at every floor level.</li> <li>b) The lift is equivalent to or meets the requirements of <b>BS EN 81-70:2003</b> for a type 2 lift.</li> <li>c) The car is a minimum of 1100mm wide and 1400mm deep inside.</li> <li>d) Doors have a minimum clear opening width of 800mm.</li> <li>e) Landing and car controls are 900-1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall.</li> <li>f) The lift has an initial dwell time of five seconds before its doors begin to close after they are fully open.</li> </ul> | n/a                                                                                                                             | n/a                                                                                                                             | n/a                                                                                                                             |

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| 2.17 The principal <b>communal stair</b> that gives access to the dwelling should meet the requirements of Part K for a general access stair.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | n/a                                                                                                                                                                                                                                                                                        | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2B: Private Entrances and spaces within the dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>2. 20 The <b>principal private entrance</b>, or the alternative private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following.</p> <ul style="list-style-type: none"> <li>a) There is a level external landing with a minimum width and depth of 1200mm.</li> <li>b) The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.</li> <li>c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.</li> <li>d) The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.</li> <li>e) Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.</li> <li>f) A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.</li> </ul> | <p>2.20. can be demonstrated in drawing 71978-CARDINHAM-100 - _GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P11</p> <p>A) can be demonstrated in drawing 71978-CARDINHAM-120 - GROUND FIRST M42 COMPLIANCE PLANS P4</p> <p>B), d), f) g), h) can be demonstrated 71978-CARDINHAM-100 - _GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P11</p> <p>c) can be demonstrated that lighting is provided in 71978-CARDINHAM-101 - GROUND AND FIRST FLOOR M&amp;E LAYOUTS P10_</p> <p>e) n/a</p> <p>i) n/a</p> | <p>2.20, a), b), c), and h) 71978-DALLINGTON-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> <p>d) can be demonstrated on 71978-DALLINGTON-100.1 _GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P9</p> <p>e) n/a</p> <p>i) n/a</p> | <p>2.20, a), b), c), d), e), f), g), h), can be demonstrated on 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> <p>i) n/a</p> <p>h) cannot be demonstrated in plots 106 and 124.</p> <p>Approved Document M (Volume 1) requires step-free access from the point of arrival to the principal private entrance. A departure from this requirement is only acceptable where provision would be unreasonable given the specific site conditions. Step-free access is unreasonable at these plots because the front approach to</p> |

|                                                                                                                                                                                                                                                                                                       |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>g) The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm</p> <p>h) The threshold is an accessible threshold.</p> <p>i) Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.</p> |  |  | <p>both plots spans approximately 2.0 metres between the finished floor level and the public footpath, with a level difference of 150mm. A 1:20 ramp that meets Part M requirements requires a minimum run of 3.0 metres to address that rise. This cannot be achieved within the site boundary without extending onto the public footpath.</p> <p>An alternative approach via the rear of the dwellings has been assessed. Step-free access can be achieved via the rear entrance. The developer confirmed that this entrances meets the requirements for a front entrance. That can be seen in documents: PLOT 106 and PLOT 124.</p> <p>In conclusion, given that a ramp that meets Part M requirements cannot be accommodated within the site boundary at the front</p> |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                   |                                                                                                                                                                                                                                                                   | elevation, and that no alternative route meets the intent of step-free access to the principal entrance, it is the view of the access consultant that step-free access to the two units via the rear entrance is a reasonable provision under these circumstances, with a stepped main entrance of 150mm. |
| 2.21 All <b>other external doors</b> – including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling – should comply with provisions d. to i. of paragraph 2.20.                                                                                                                                                                                                             | 2.21 can be demonstrated in 71978-PL100 - PROPOSED SITE PLAN M42 LOCATIONS PL02                                                   | 2.21 can be demonstrated in 71978-PL100 - PROPOSED SITE PLAN M42 LOCATIONS PL02                                                                                                                                                                                   | 2.21 can be demonstrated in 71978-PL100 - PROPOSED SITE PLAN M42 LOCATIONS PL02                                                                                                                                                                                                                           |
| <b>Circulation areas and internal doorways</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                   |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                           |
| 2.22 To facilitate movement into, and between, rooms throughout the dwelling, <b>doors and corridors</b> should comply with all of the following (see Diagram 2.3).<br>a) The minimum clear width of every hall or landing is 900mm.<br>b) Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point. | a), b), c) and d) can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4 | a), b), c), d), can be demonstrated in drawing 71978-DALLINGTON-100.1_GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P9<br><br>The hall dimensions in relation to the living room/kitchen was revisited a second time after building control officer's feedback. | a), b), c), d) can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1<br><br>The hall dimensions in relation to the living room/kitchen was revisited a second time after building control officer's                 |

- c) Every door has a minimum clear opening width as set out in Table 2.1.
- d) A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

**Table 2.1 Minimum widths of corridors and passageways for a range of doorway widths**

| Doorway clear opening width (mm) | Corridor clear passageway width     |
|----------------------------------|-------------------------------------|
| 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)  |

NOTE 1: The provisions of paragraph 2.22 do not apply to:

- cupboards unless large enough to be entered, or
- en-suite bathrooms or showers that are additional to the provisions of paragraphs 2.26 to 2.29.

NOTE 2: Double doors effectively provide nibs where each leaf is at least 300mm wide.

NOTE 3: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

2.23 To allow people to move between storeys, and to allow a stair-lift to be fitted to the **stairs** from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following.

- a) Access to all rooms and facilities within the entrance storey is step-free.

Proudlock considers that the corridor width by the door in relation to the door to the kitchen allows enough space to do a right angle turn.

feedback. Proudlock considers that the corridor width by the door in relation to the door to the kitchen allows enough space to do a right angle turn.

a), b), and c) demonstrated in drawing 71978-CARDINHAM-100 - \_GROUND FIRST ROOF GA PLANS\_PFP Technical Upload\_P11

D) can be demonstrated in drawing (AD K Section 1) 71978-CARDINHAM-800 -

a), b), and c) Can be demonstrated in drawing 71978-DALLINGTON-100.1\_GROUND FIRST ROOF GA PLANS\_PFP Technical Upload\_P9

D), can be demonstrated in drawing 71978-

a), b), c), can be demonstrated in drawing 71978-HOLT-100 - \_GROUND FIRST ROOF GA PLANS\_PFP Technical Upload\_P8

d) can be demonstrated in drawing 71978-HOLT-800 - \_HOLT-800 - TYPICAL

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                      |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                           |
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| <ul style="list-style-type: none"> <li>b) Level changes within every other storey are avoided where possible.</li> <li>c) The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).</li> <li>d) All stairs meet the provisions of Part K for private stairs.</li> </ul>                                                                                                                                                                                                                                                                                                                                       | <p>_CARDINHAM-800 - TYPICAL SECTION_For Tender_P1 and 71978-CARDINHAM-100 - _GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P11</p> | <p>DALLINGTON-800_TYPICAL SECTION_PFP Technical Upload_P2</p>                                                                                                                                                                                                                        | <p>SECTION_PFP Technical Upload_P2</p>                                                                                                                                                                                                                                    |
| <b>Habitable Rooms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                           |
| <p>2.24 To provide usable <b>living spaces</b> and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following.</p> <ul style="list-style-type: none"> <li>a) Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).</li> <li>b) A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.</li> <li>c) Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.</li> </ul> | <p>a), b) and c) Can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p> | <p>a), b) Can be demonstrated in drawing 71978-DALLINGTON-100.1_GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P9</p> <p>c), can be demonstrated in drawing 71978-DALLINGTON-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1.</p> | <p>a), b), can be demonstrated in drawing 71978-HOLT-100 - _GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P8</p> <p>c), can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> |
| <p>2.25 To enable a wide range of people to access and use them, <b>bedrooms</b> should comply with all of the following.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>a), b), c), e) can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42</p>                                         | <p>a), b), c), d), and e) can be demonstrated in drawing 71978-DALLINGTON-100 - _GROUND FIRST ROOF GA</p>                                                                                                                                                                            | <p>a), b), c), and e) can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE</p>                                                                                                                                                                     |

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| <p>a) Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.</p> <p>b) At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.</p> <p>c) Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.</p> <p>d) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.</p> <p>e) It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.</p> <p>NOTE: For the purpose of demonstrating compliance with these provisions, beds should be of the size set out in the furniture schedule in Appendix D.</p> | <p>COMPLIANCE PLANS_PFP Technical Upload_P4</p> <p>d) n/a</p>                                                              | <p>PLANS_PFP Technical Upload_P9</p>                                                                                 | <p>PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> <p>d) n/a</p>                           |
| <b>Sanitary Facilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                            |                                                                                                                      |                                                                                                                |
| <p>2.26 All walls, ducts and boxings to the 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 with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>2.26 can be demonstrated in drawing 71978-CARDINHAM-120 -_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p> | <p>2.26 can be demonstrated in drawing 71978-DALLINGTON-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42</p> | <p>2.26 can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42</p> |

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| <p>this guidance need not have strengthened walls.</p> <p>NOTE: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose high point loads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                      | COMPLIANCE PLANS_PFP<br>Technical Upload_P1                                                                                         | COMPLIANCE PLANS_PFP<br>Technical Upload_P1                                                                                                                           |
| <p>2.27 To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following.</p> <p>a) Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).</p> <p>b) In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.</p> <p>c) In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5.</p> | <p>a), b), can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p> <p>c), N/a (located in the bathroom on the first floor)</p> <p>d) can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p> | <p>a), b), c), and d) can be demonstrated in drawing 71978-DALLINGTON-100 - _GROUND FIRST ROOF GA PLANS_PFP Technical Upload_P9</p> | <p>a), b), c), and d) can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> |

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| <p>Examples of compliant WC layouts are shown in Diagram 2.6.</p> <p>d) The door opens outwards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                        |                                                                                                                                                        |
| <p>2.28 Where the dwelling provides both an accessible <b>bathroom</b> with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>2.28 can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p>                                                                                                                                                                                                                                                                                                                                                                 | <p>2.28 can be demonstrated in drawing 71978-DALLINGTON-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p>          |                                                                                                                                                        |
| <p>2.29 To provide convenient access to a suitable <b>bathroom</b>, the dwelling should comply with all of the following.</p> <p>a) Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.</p> <p>b) The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.</p> <p>c) Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.</p> | <p>A), b), c) can be demonstrated in drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p> <p>Note on c): It is understood that the future installation of a level-access shower would only require removing the existing bath and carrying out carpentry works to lift the floorboards and access the joists. No new drainage routes would be necessary, as the existing bath waste can be adapted to serve the future shower waste connection.</p> | <p>a), b) and c) can be demonstrated in drawing 71978-DALLINGTON-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> | <p>a), can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                           |                                                                                                                                                                               |                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | On that basis, we understand that installing a capped-off shower gulley now is not essential, as the future shower could be accommodated using the current drainage arrangement once the bath is removed. |                                                                                                                                                                               |                                                                                                                                                                         |
| <b>Services and controls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                           |                                                                                                                                                                               |                                                                                                                                                                         |
| <p>2.30 To assist people who have reduced reach, services and controls should comply with all of the following.</p> <ul style="list-style-type: none"> <li>a) Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.</li> <li>b) Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.</li> <li>c) The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.</li> <li>d) Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a</li> </ul> | <p>a), b) , c), d), e), can be demonstrated oi drawing 71978-CARDINHAM-120 - _GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P4</p>                                                               | <p>a), b) , c), d), e), can be demonstrated in drawing 71978-DALLINGTON-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> | <p>a), b) , c), d), e), can be demonstrated in drawing 71978-HOLT-120 - GROUND FIRST M42 COMPLIANCE PLANS_GROUND FIRST M42 COMPLIANCE PLANS_PFP Technical Upload_P1</p> |

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| <p>remote opening device that is within this height range.</p> <p>e) Either:</p> <ul style="list-style-type: none"><li>• boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or</li><li>• separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.</li></ul> <p>NOTE: Controls that are part of a radiator or cooker hood are exempt from these provisions.</p> |  |  |  |
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