

Land at Junction of Blackwell Farm Road and Holtye Road Condition 19 - Part M4(2) Verification Report – Plots 7 & 10	01.07.2026
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The Part M4(2) verification report has been produced by Selsdon Building Contractors for planning condition 19 (S73 planning reference DM/25/1612).
The planning condition states:

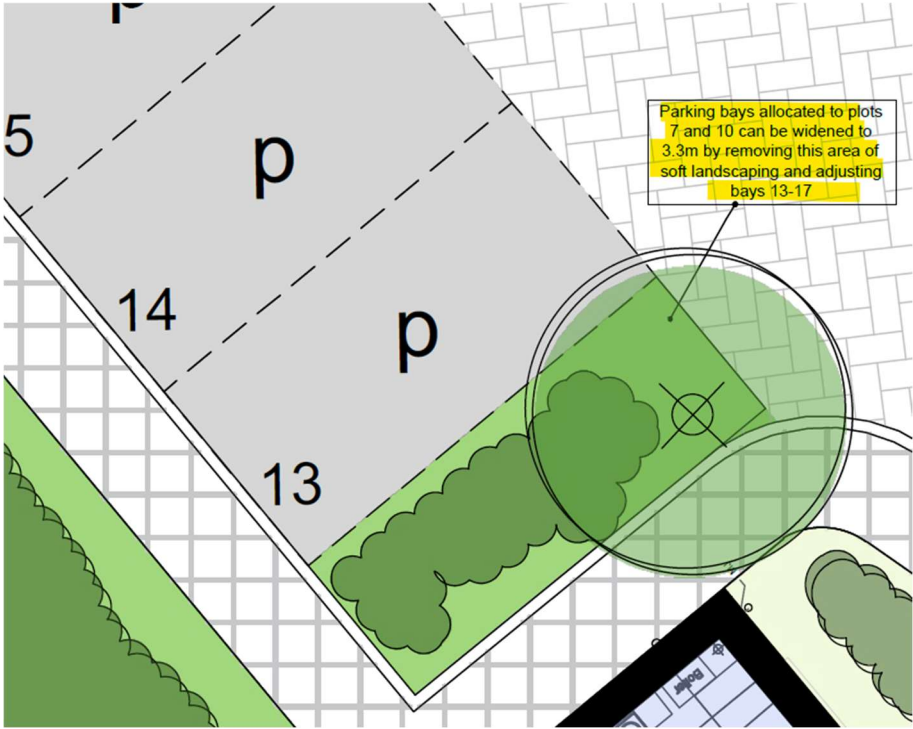
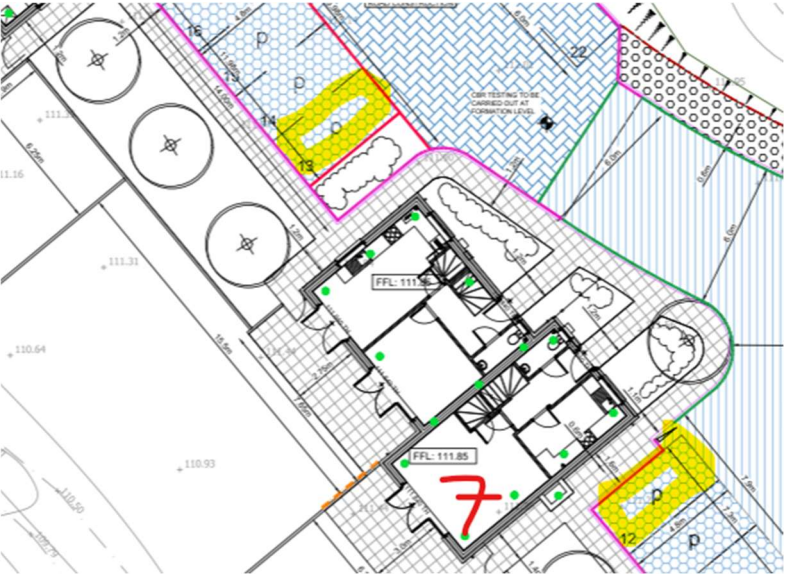
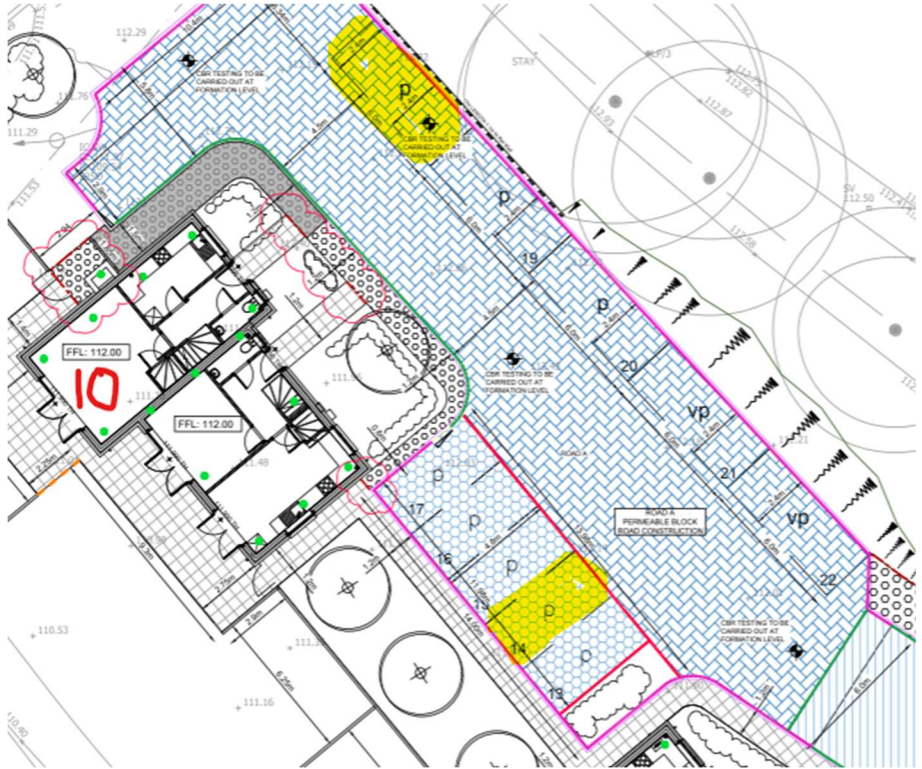
Two (2) units hereby permitted shall be part M4(2) (Adaptable and Accessible) compliant, and shall be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) 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.

The report covers the following points outlined in Approved Document M Volume 1:Dwellings:

- Approach to the dwelling
- Parking spaces
- Private entrances
- Circulation and internal doorways
- Stairs
- Living, kitchen and eating areas
- Bedrooms
- WC facilities
- Bathrooms
- Services and controls

Plots 7 & 10 are M4(2) units; all other plots are M4(1).

Parking Spaces	Plot 7	Plot 10
Private parking allows one space that can be widened to 3.3m	Parking space numbers 13 & 14 can be widened to 3.3m by removing the soft landscaping. These spaces will be allocated to plots 7 & 10. 	
Step free access between space and dwelling	 FULL HEIGHT KERB TYPE HB2 (100mm UPSTAND)  DROP KERB TYPE BN - (25mm UPSTAND)  DROP KERB TYPE BN - (6mm UPSTAND) There is a drop kerb (green line) to the front of plot 7 creating step free access from both car parking spaces (highlighted yellow). 	There is a drop kerb (green line) to the front of plot 10 creating step free access from both car parking spaces (highlighted yellow). 

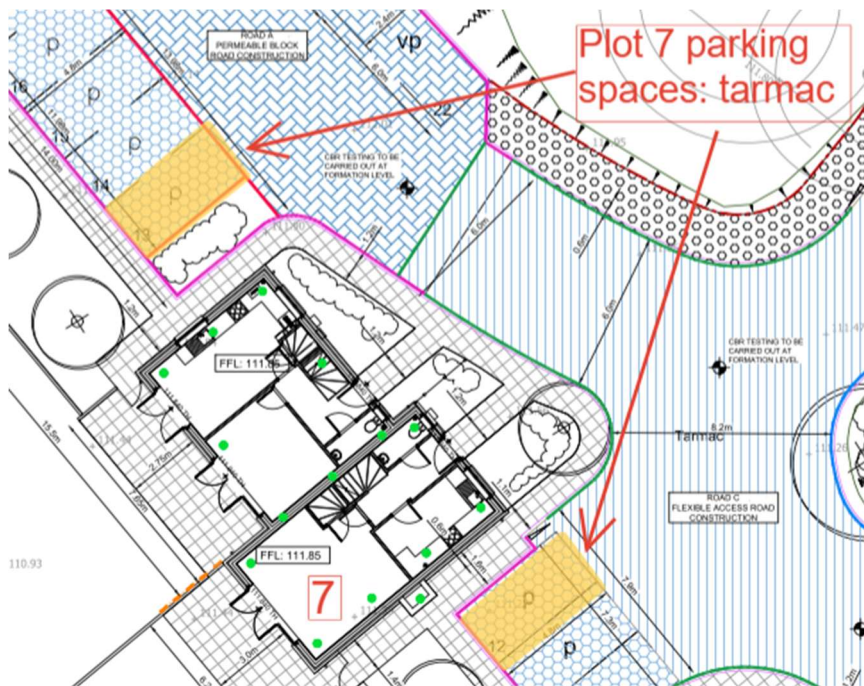
Gradient is as shallow as site permits

[illegible]

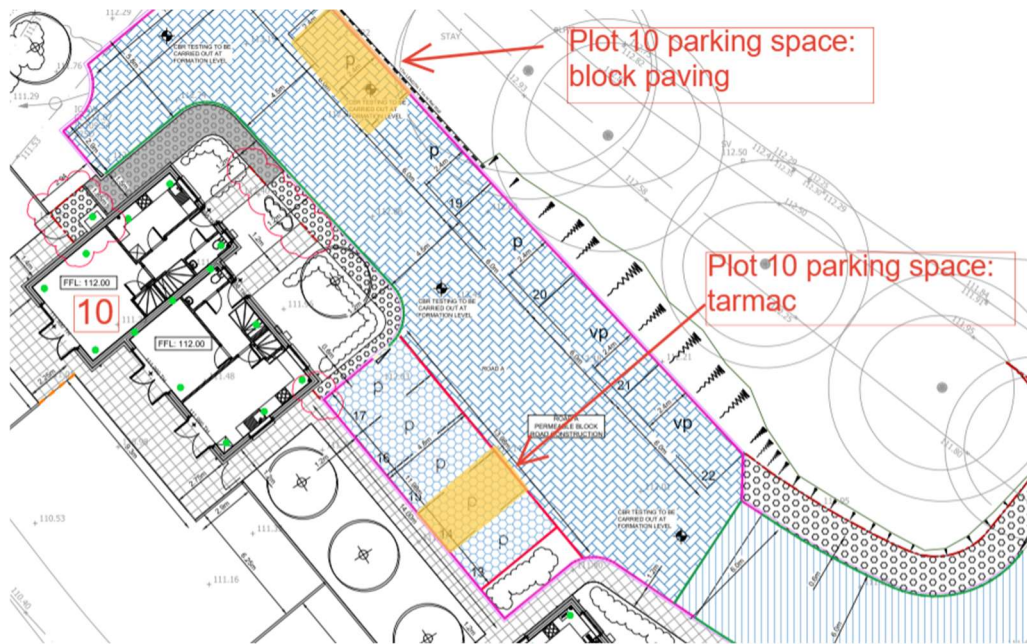
FFL: 112.00

Parking space has a suitable ground surface

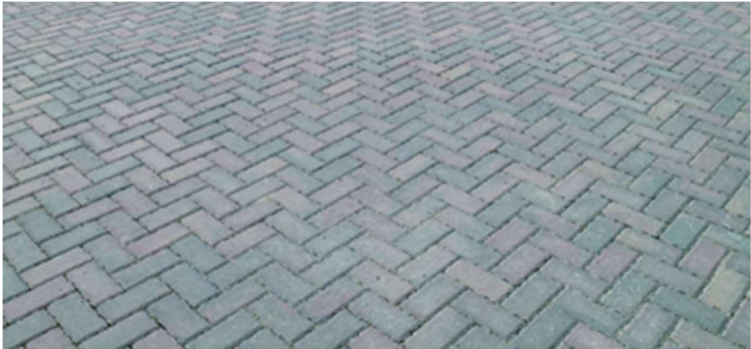
Both parking spaces to plot 7 will be tarmac.

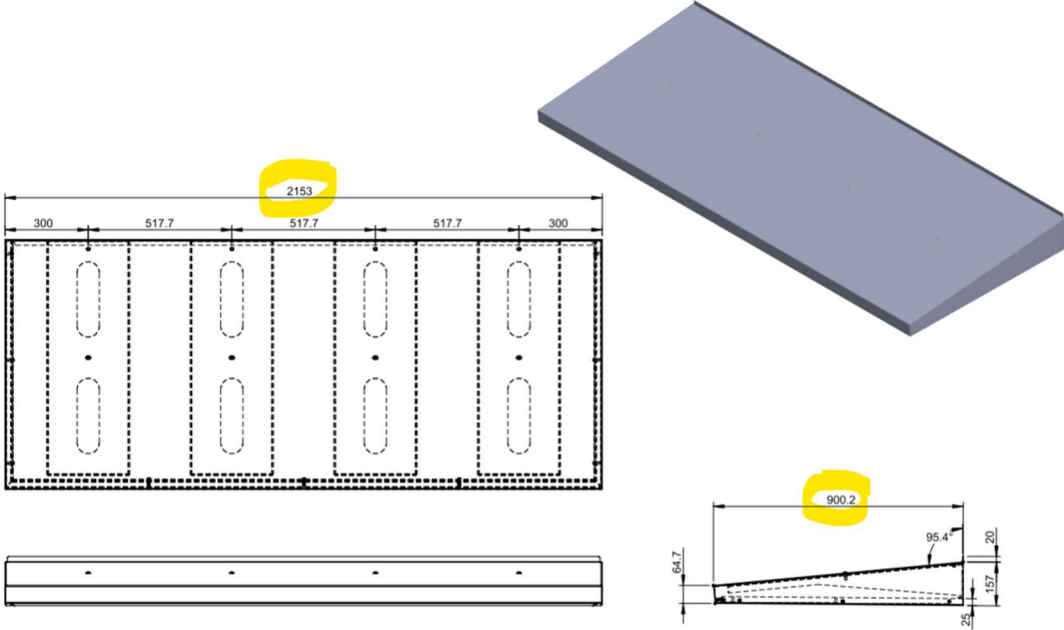


For plot 10, one parking space will be Marshalls Piora blocks, and the other will be tarmac



Marshalls Piora blocks:



Private Entrance	Plot 7	Plot 10
Level external landing min. 1200 x 1200mm	N/A – there are no external landings to either plot 7 or 10.	
Landing covered min. 900mm width x 600mm depth	Canopy dimension is 900 x 2153mm to both plots 7 & 10. 	
Diffused lighting with motion sensor between dusk and dawn	IP65-rated wall-mounted LED GU10 downlight with integral manual override PIR sensor and stainless steel finish to both plots 7 & 10. 	

Door has min. clear opening width of 850mm

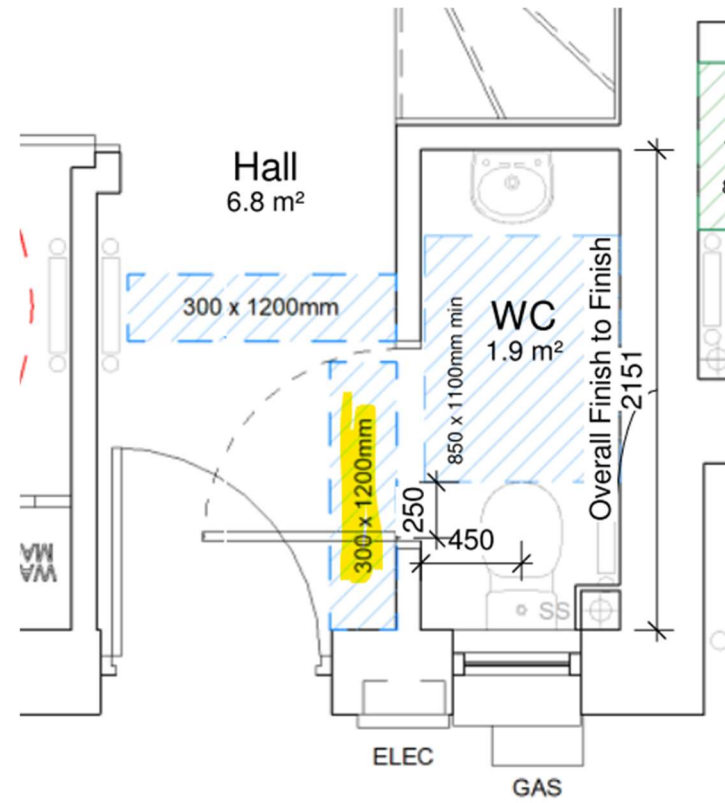
There is a clear opening of 880mm to the front door for plot 7.



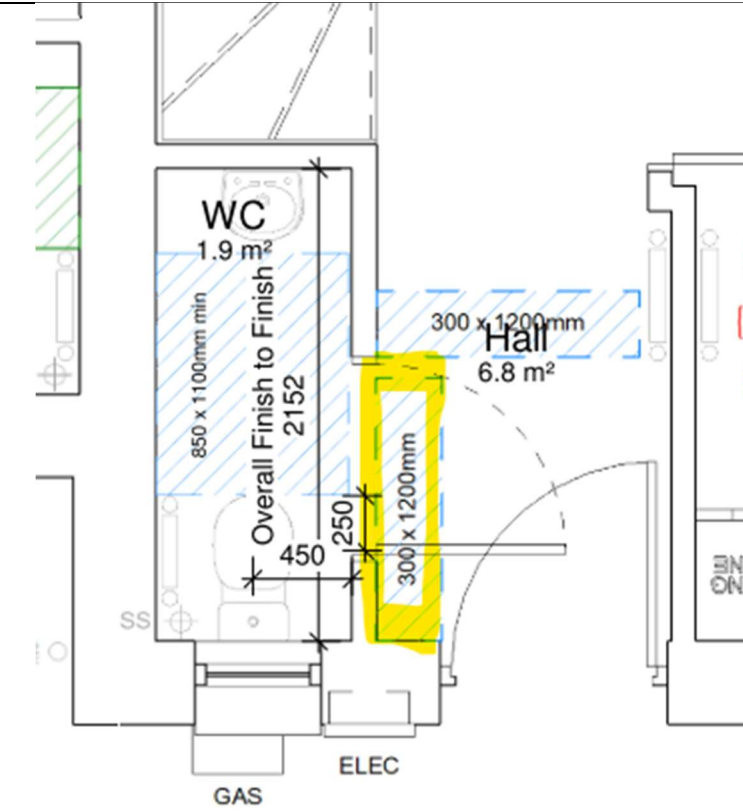
There is a clear opening of 880mm to the front door for plot 10.



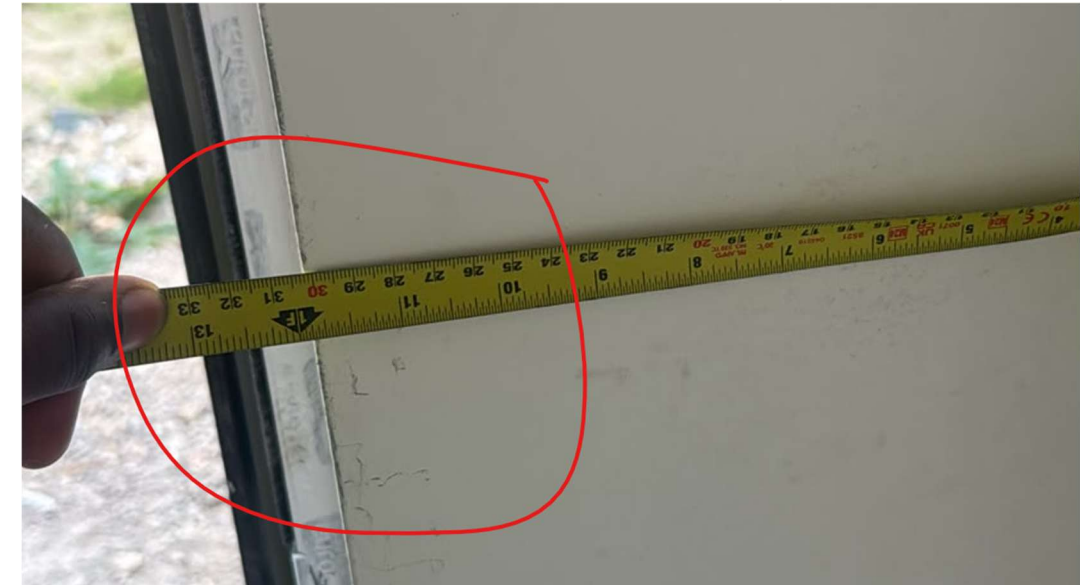
Min. 300mm nib on leading edge of door and extra width maintained for 1200mm beyond



The nib to the front door is 300mm, and this width is maintained beyond 1200mm.

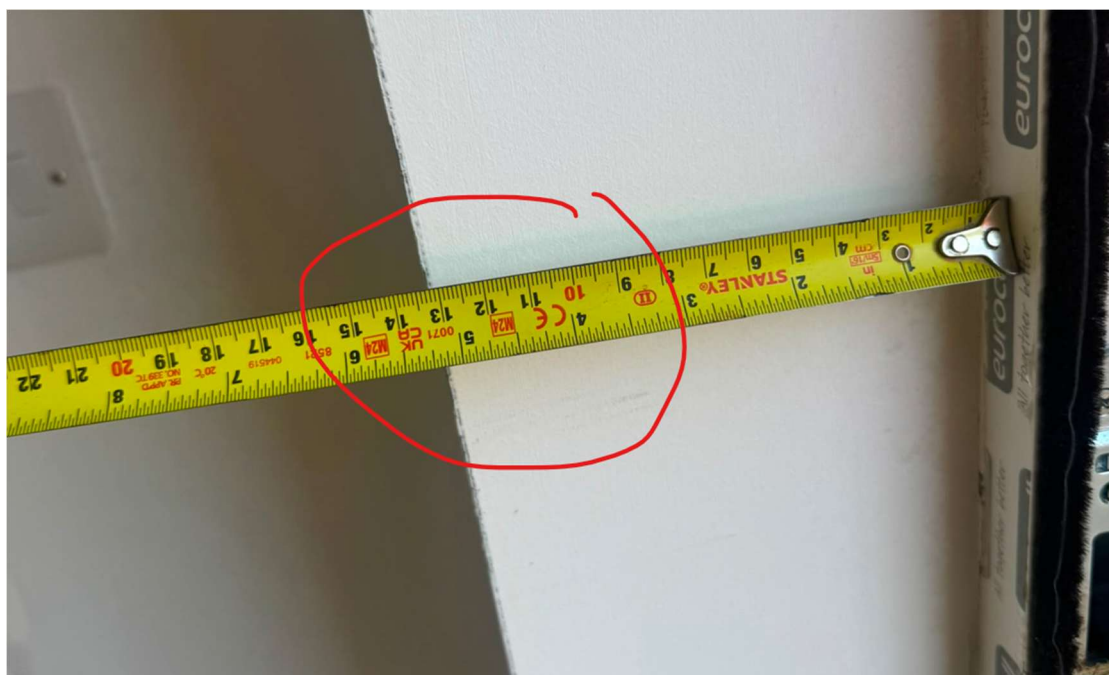


The nib to the front door is 300mm, and this width is maintained beyond 1200mm.



Max. 200mm reveal
depth on leading side of
door

Plot 7 reveal to front door is 130mm.

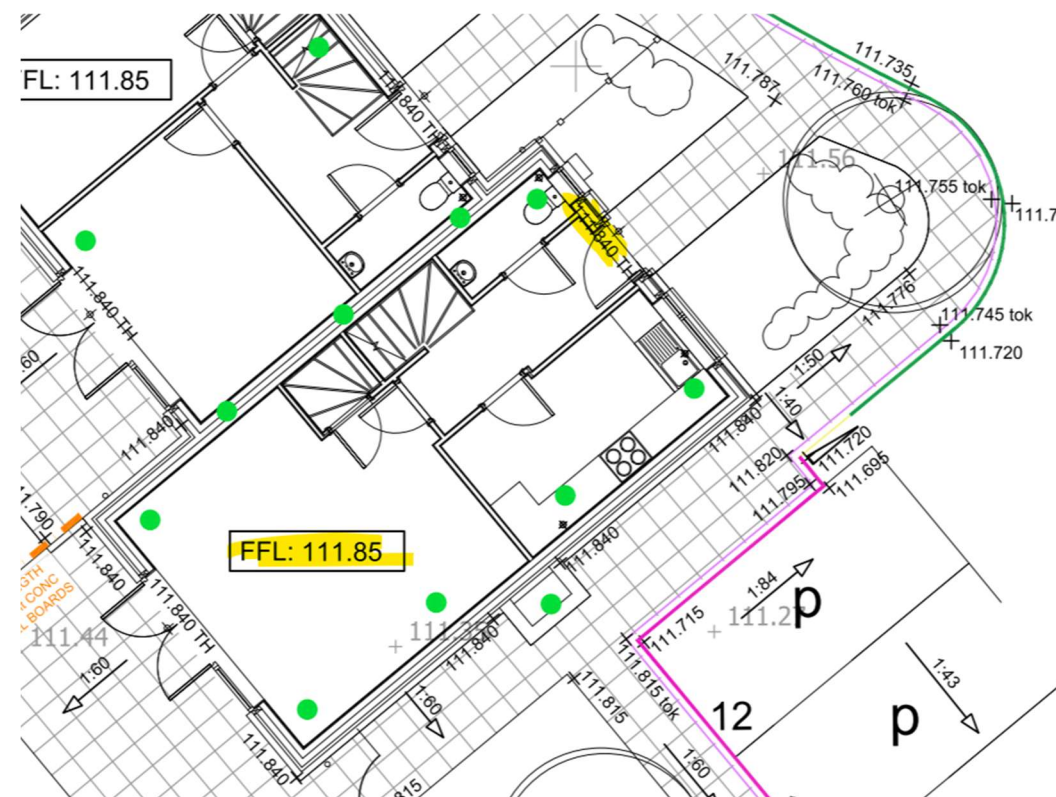


Plot 10 reveal to front door is 120mm.
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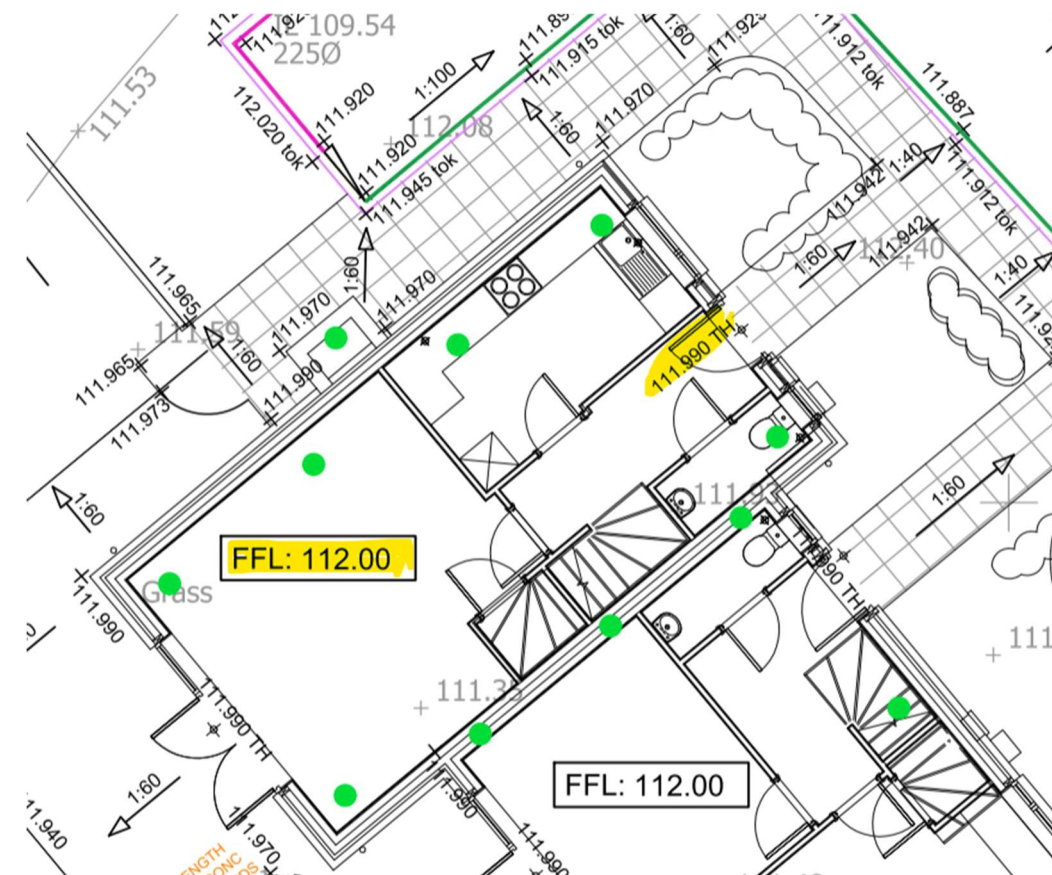


Accessible threshold

The threshold has a total height of no more than 15mm.
For plot 7, the finished floor level is 111.85, and the threshold level is 111.840.



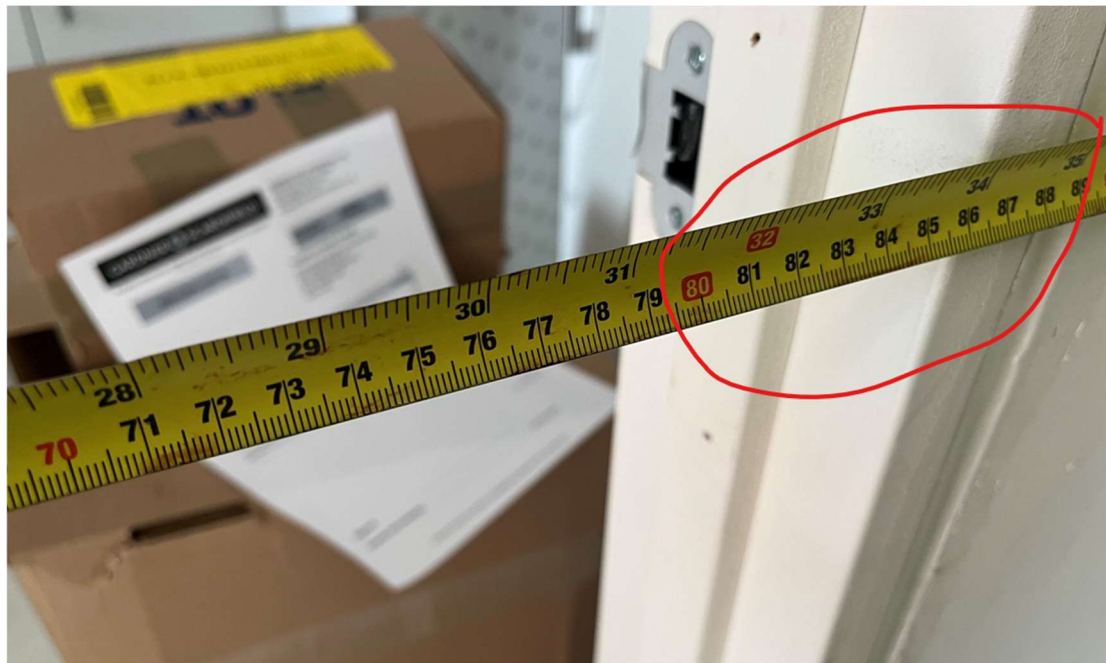
The threshold has a total height of no more than 15mm.
For plot 10, the finished floor level is 112.00, and the threshold level is 111.990.



Circulation and Internal Doorways	Plot 7	Plot 10
Min. 900mm clear width of halls and landings Localised obstructions same as M4(1) requirement, plus not close to change of direction	For plot 7, there is a clear width of 1130mm in the hallway.  	For plot 7, there is a clear width of 1120mm in the hallway.  

Doorway clear openings
same as M4(1)
requirement

All door openings are 860mm for Plot 7.

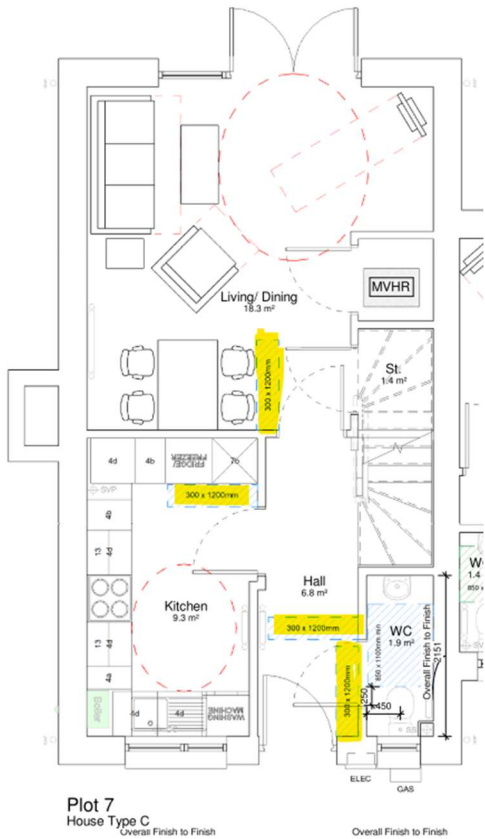


All door openings are 860mm for Plot 10.

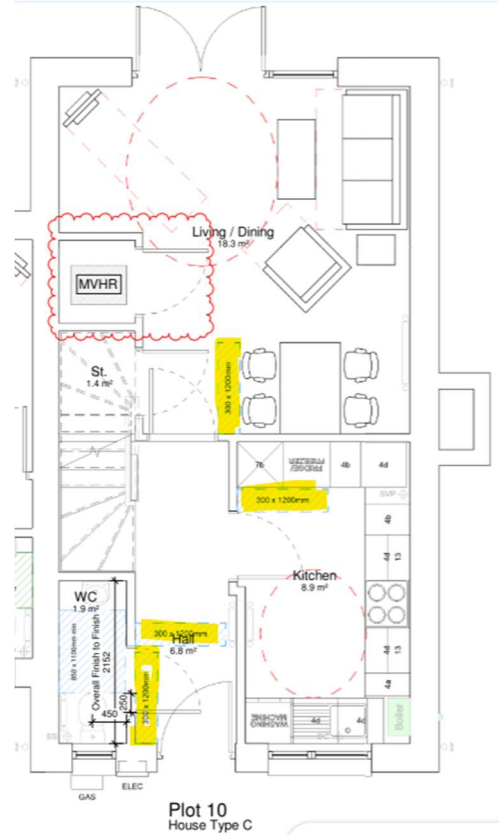


Min. 300mm nib
provided to leading edge
of every door within
entrance storey

For plot 7, there is a 300mm nib provided to leading edge to all doors on ground floor – front door, WC, kitchen and living/dining.



For plot 10, there is a 300mm nib provided to leading edge to all doors on ground floor – front door, WC, kitchen and living/dining:

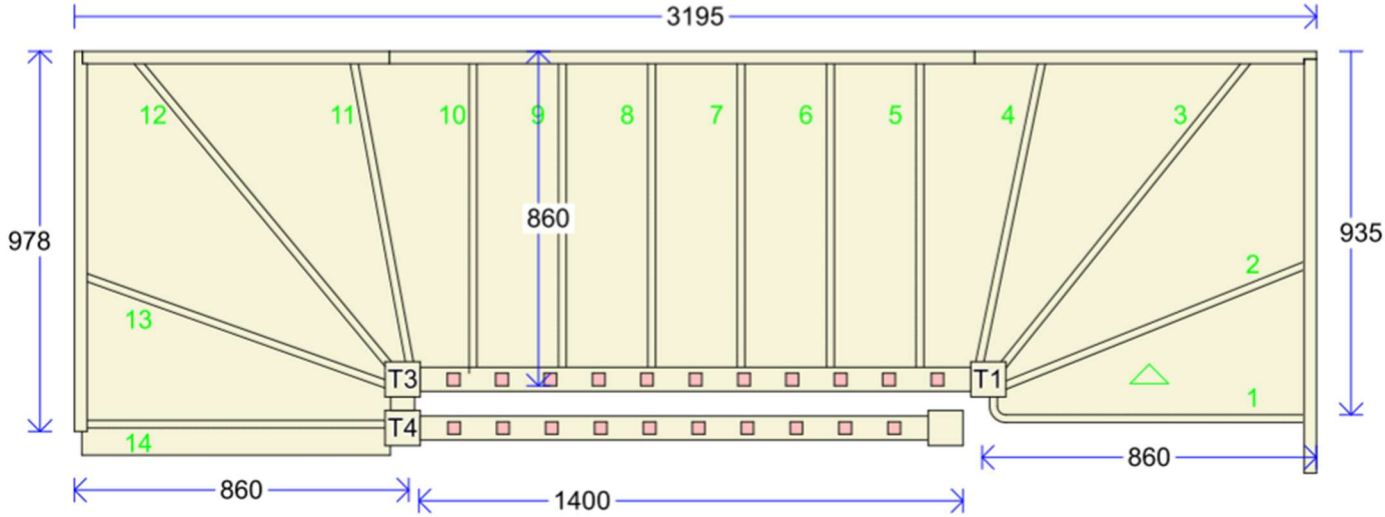


Stairs	Plot 7	Plot 10
Step-free access to all rooms and facilities on entrance storey.	There are no steps on the ground floor.	There are no steps on the ground floor.
Stairs to and from entrance storey min.850mm clear width	There is an 850mm clear width on the stairs from ground to first floor for plot 7.  	There is an 850mm clear width on the stairs from ground to first floor for plot 10.  

Meet provision of Part K for private stairs

The stairs have been designed to Part K:

- Individual risers are 195mm (Part K requirement is 150-220mm)
- Going risers are 230mm (Part K requirement is 220 – 300mm)
- Pitch is 40.4 ° (Part K max pitch for private stairs is 42 °)
- Headroom of 2000mm is maintained (Part K requirement is 2000mm)
- The handrail is 950mm above the pitch line (Part K requirement is 900-1000mm)



Living, Kitchen and Eating Areas

Within entrance storey there is a living area, which can be living room, dining room or combined kitchen/dining area

Plot 7

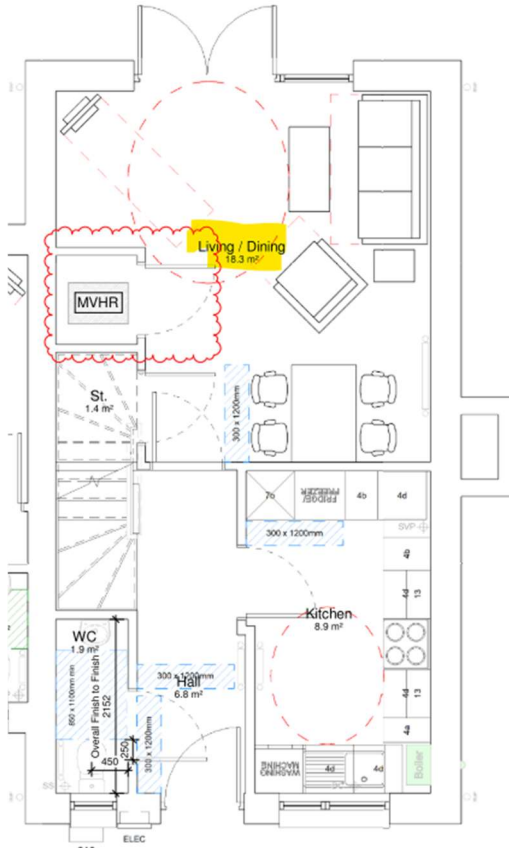
The living/dining room is located on the ground floor.



Plot 7
House Type C
Overall Finish to Finish

Plot 10

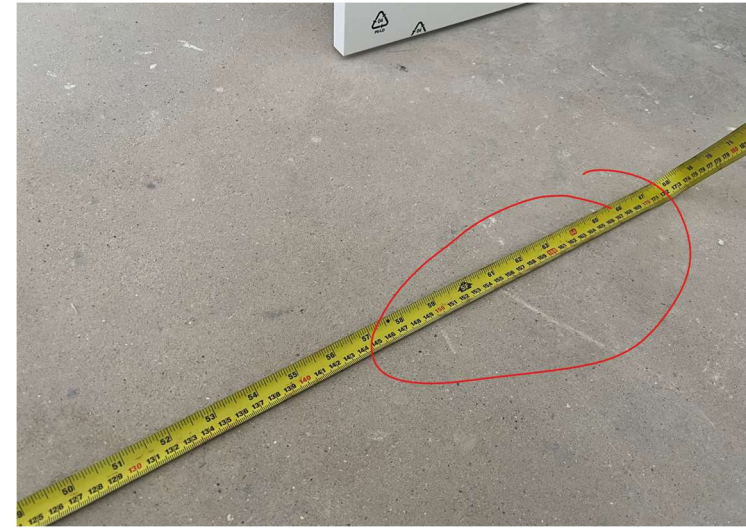
The living/dining room is located on the ground floor.



Plot 10
House Type C

[illegible]

A person wearing dark pants and work boots is standing on a concrete floor, holding a yellow tape measure that extends across the floor. To the left of the person is a yellow bucket. To the right is a spool of white cable. Several white cables are scattered on the floor to the left of the tape measure.



Glazing to principal window of principal living area starts max. 850mm from FFL

Glazing to living area to plot 7 is full height.



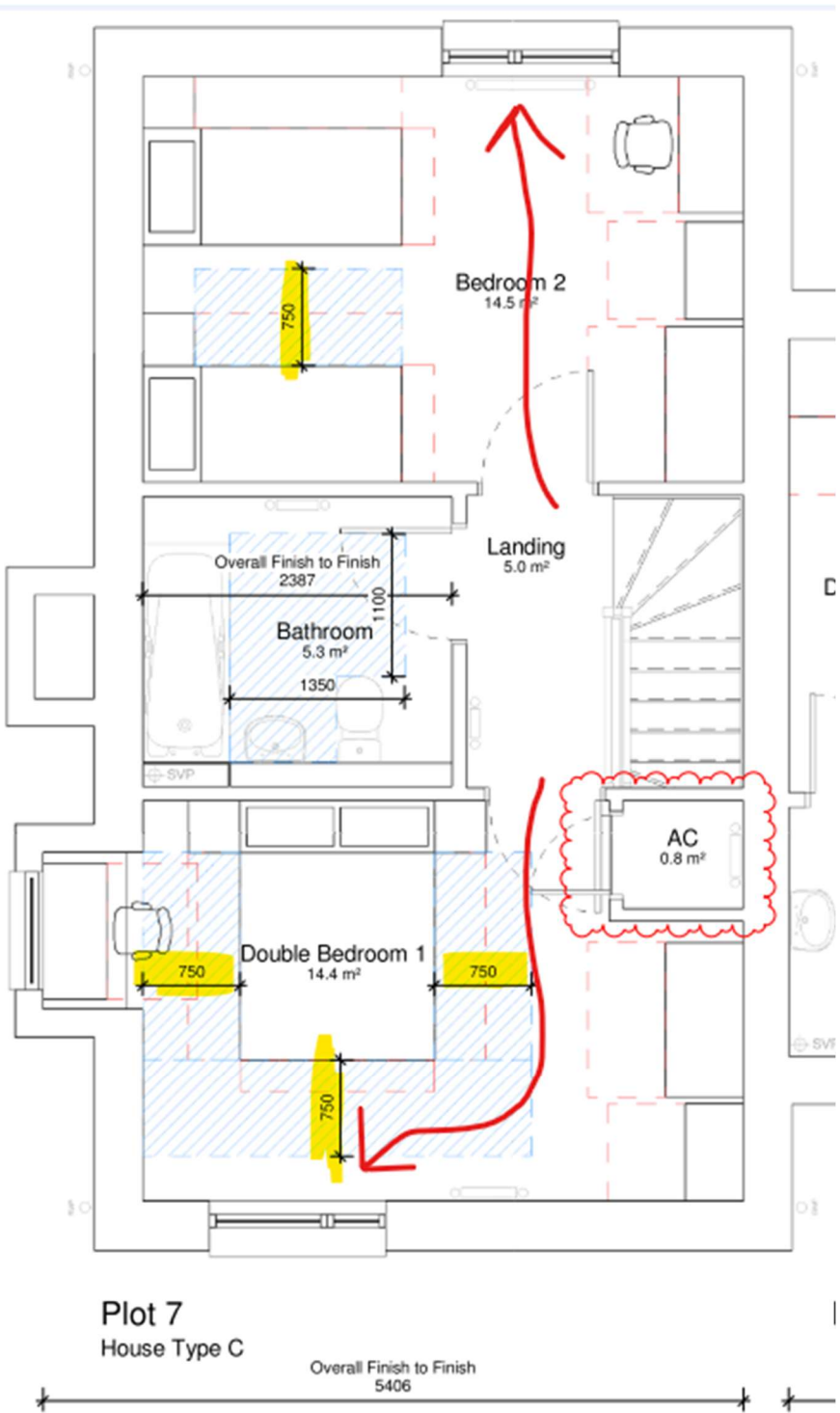
Glazing to living area to plot 10 is full height.



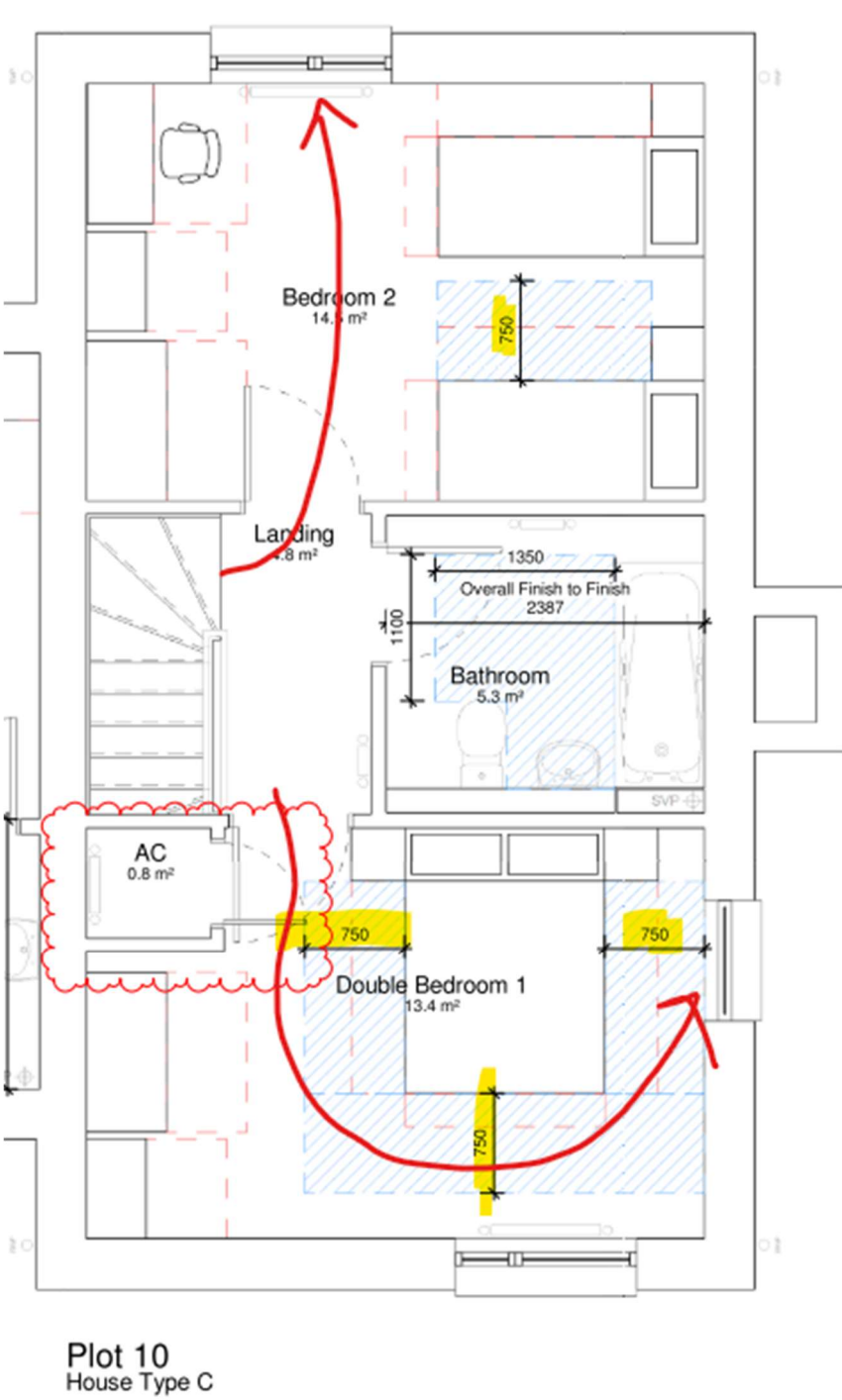
Bedrooms

Min. 750mm wide clear access from door to window in all bedrooms

Plot 7

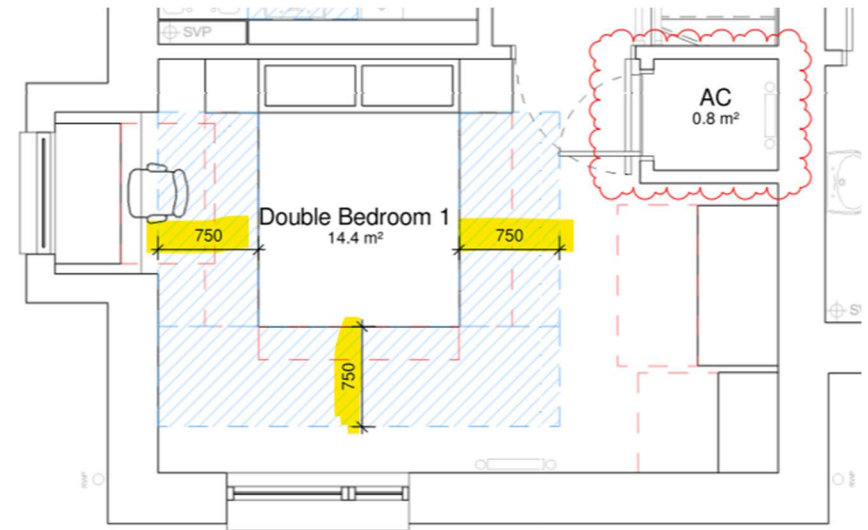


Plot 10



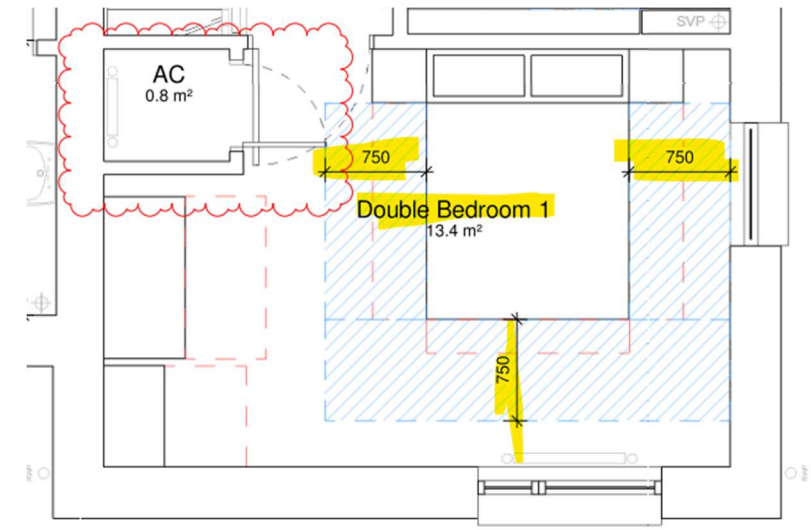
Min. 750mm clear access to both sides and foot of bed in at least one double room

There is only one double bedroom in Plot 7.



Plot 7
House Type C

There is only one double bedroom in Plot 10.



Plot 10
House Type C

Overall Finish to Finish
3094

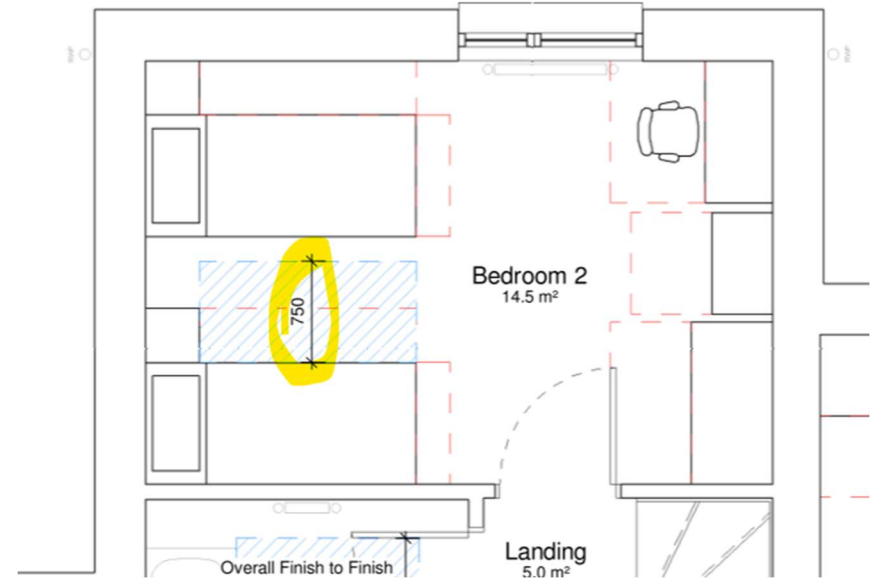
Min. 750mm clear access to one side and foot in all other doubles

See above for Bedroom 1 – there is only one double bedroom in Plot 7.

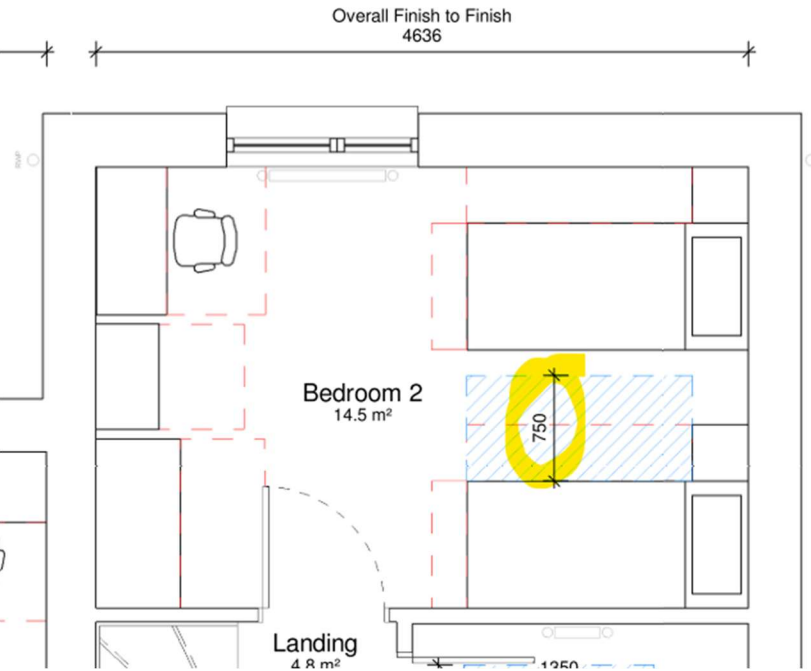
See above for Bedroom 1 – there is only one double bedroom in Plot 10.

Min. 750mm clear access to one side of each single or twin bed

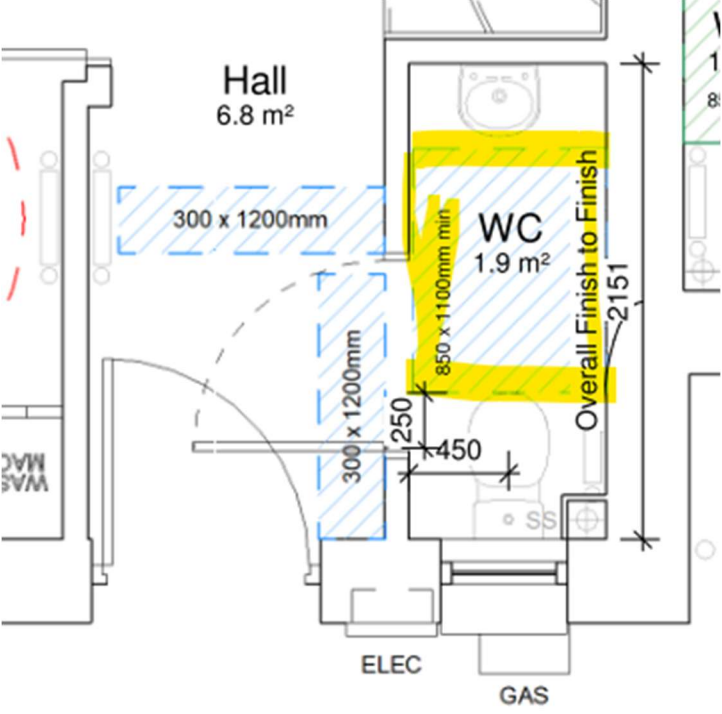
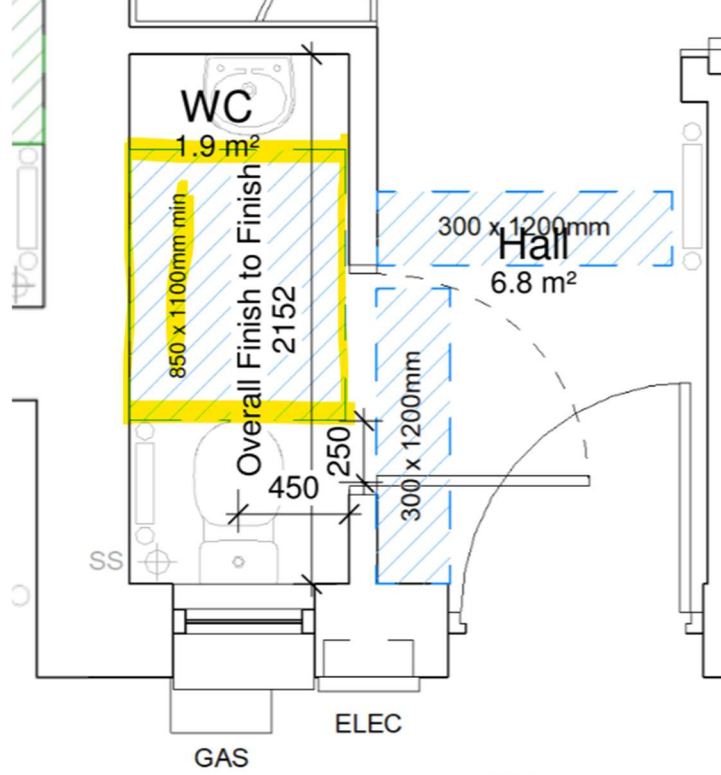
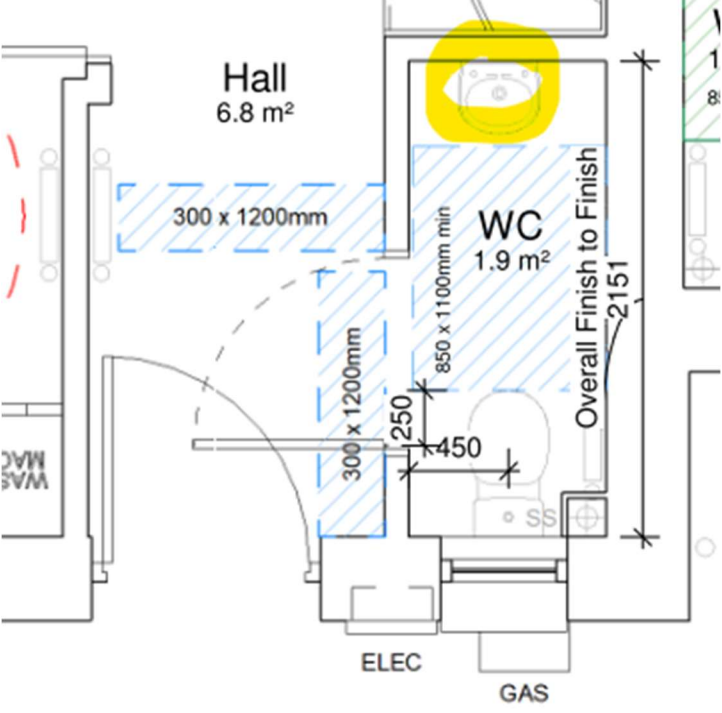
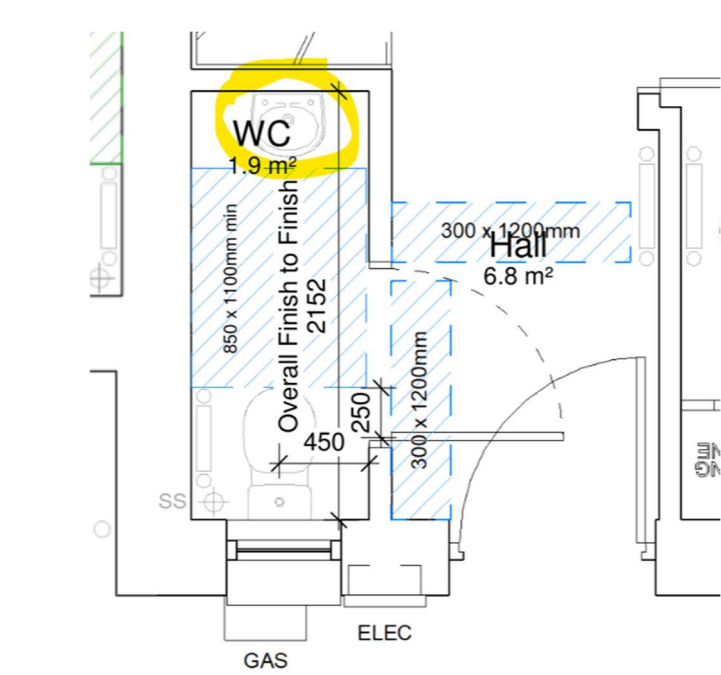
There is over 750mm between the twin beds in Bedroom 2:



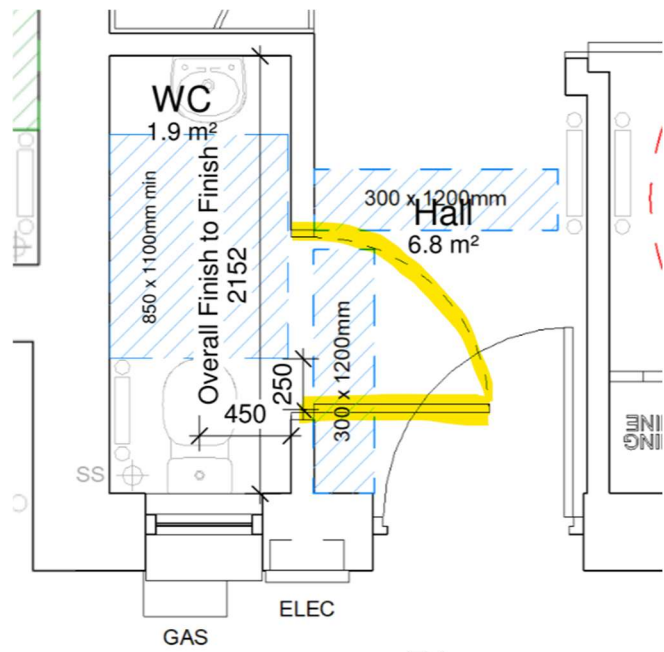
There is over 750mm between the twin beds in Bedroom 2:



Overall Finish to Finish
3132

WC Facilities	Plot 7	Plot 10
WC and basin, which may be WC / Cloakroom or Bathroom, provided on entrance storey	The WC is located on ground floor close to the front door in both plots 7 & 10.	
Min. 850 x 1100mm clear access for oblique transfer OR min. 900 x 1100mm clear for frontal transfer	850x1100mm clear access for oblique transfer to plot 7's WC. 	850x1100mm clear access for oblique transfer to plot 10's WC. 
Basin to avoid impeding access	Basin is located on end wall out of the access zone in plot 7. 	Basin is located on end wall out of the access zone in plot 10. 

Door opens outwards and clear access conforms with internal doorway mentioned previously



Min. 250mm opening overlap with WC for oblique transfer WC

Min 250mm opening overlap.

Hall
6.8 m²

WC
1.9 m²

300 x 1200mm

850 x 1100mm min

2151

Overall Finish to Finish

250

450

WAS MAC

ELEC

GAS

Min 250mm opening overlap.

WC 1.9 m²

850 x 1100mm min

2152

Overall Finish to Finish

250

450

300 x 1200mm

300 x 1200mm

6.8 m²

SS

GAS

ELEC

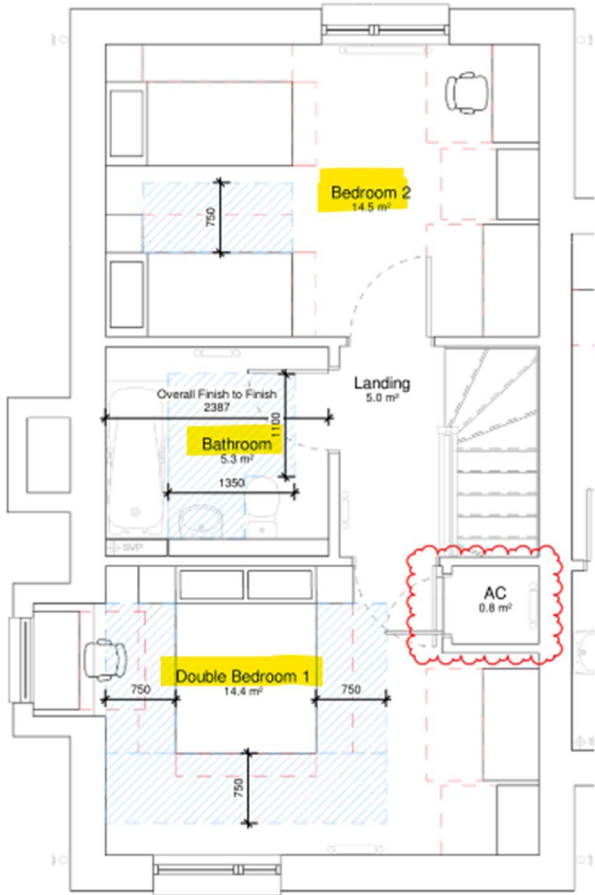
NG

Bathrooms

Every dwelling has bathroom containing WC, basin, bath on same floor as principal bedroom

Plot 7

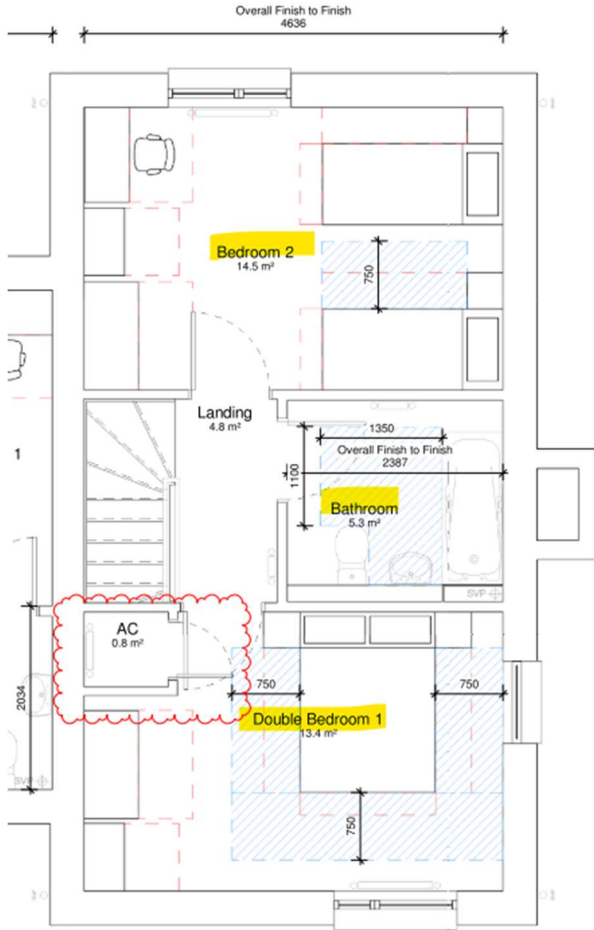
Bathroom located on the first floor – the same level as both Bedrooms 1 (principle) and 2:



Plot 7

Plot 10

Bathroom located on the first floor – the same level as both Bedrooms 1 (principle) and 2:



Plot 10
House Type C

Provision for potential level access shower made within bathroom if not provided elsewhere

Future drainage connection has been installed to allow for future installation of level access shower.

Future drainage connection has been installed to allow for future installation of level access shower.

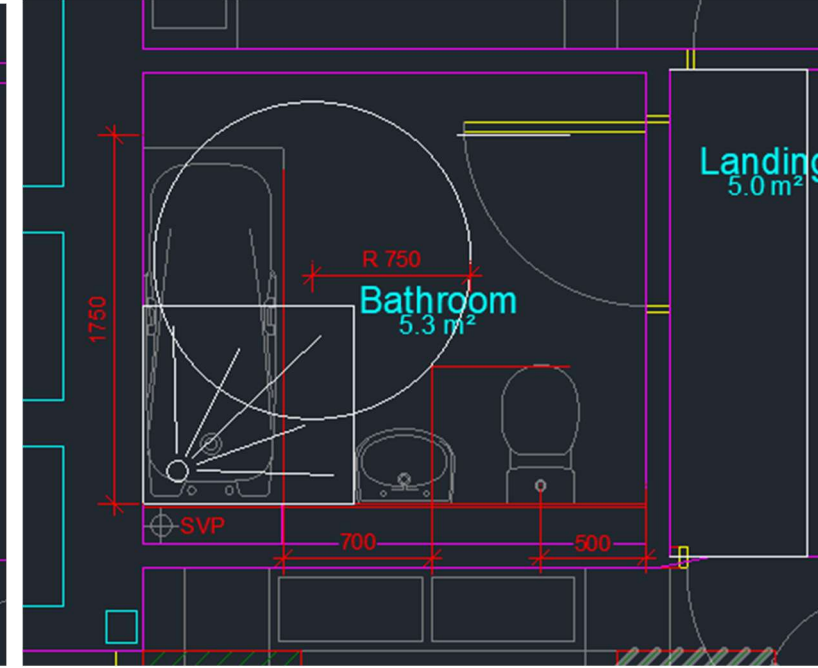
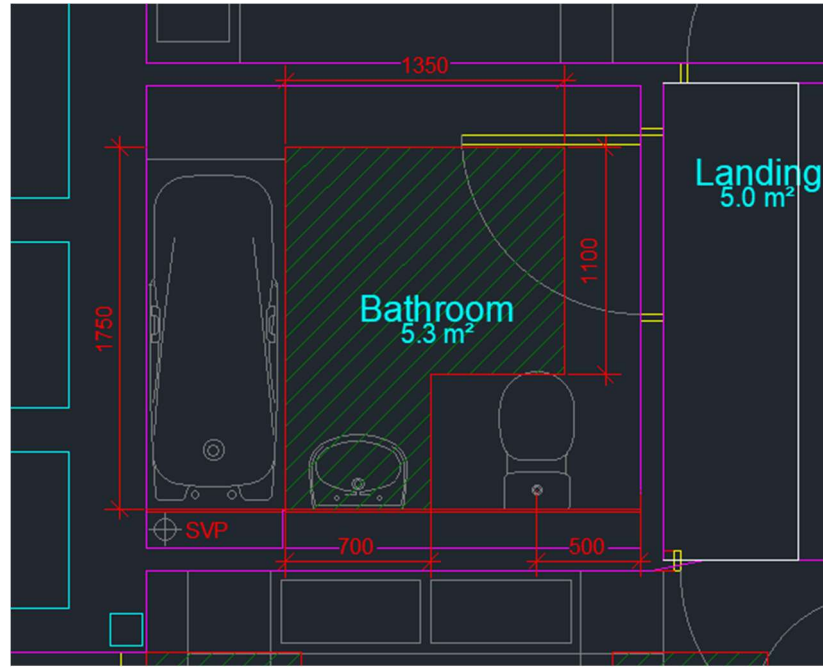
Access zones to be provided as follows, with allowance for overlaps:

- 1100 x 700mm by side of bath
- 1100 x 700mm in front of basin
- WC centre 400-500mm from wall
- 1350 x 1100mm WC access with max. 200mm basin overlap

1500mm diameter clear turning circle for a shower

Plot 7 and Plot 10

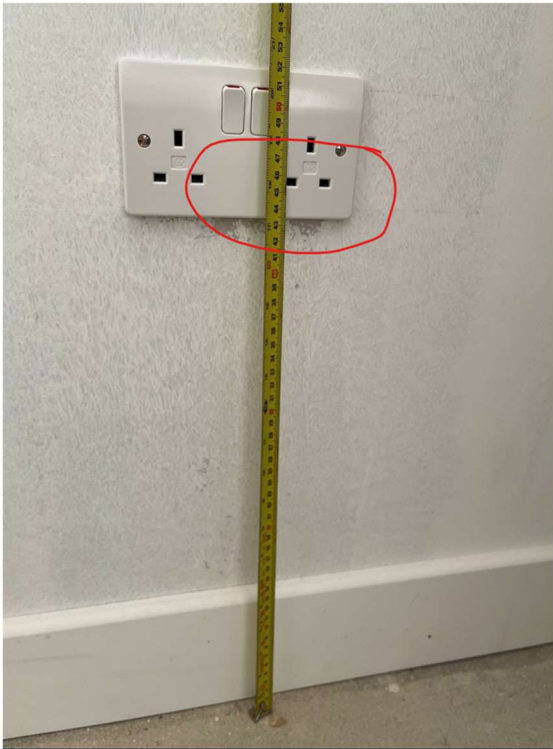
- 1100x700mm by side of bath
- 1100x700 in front of basin
- 500mm from centre of WC to wall
- 1350x1100mm WC access
- 1500mm diameter turning circle for a shower



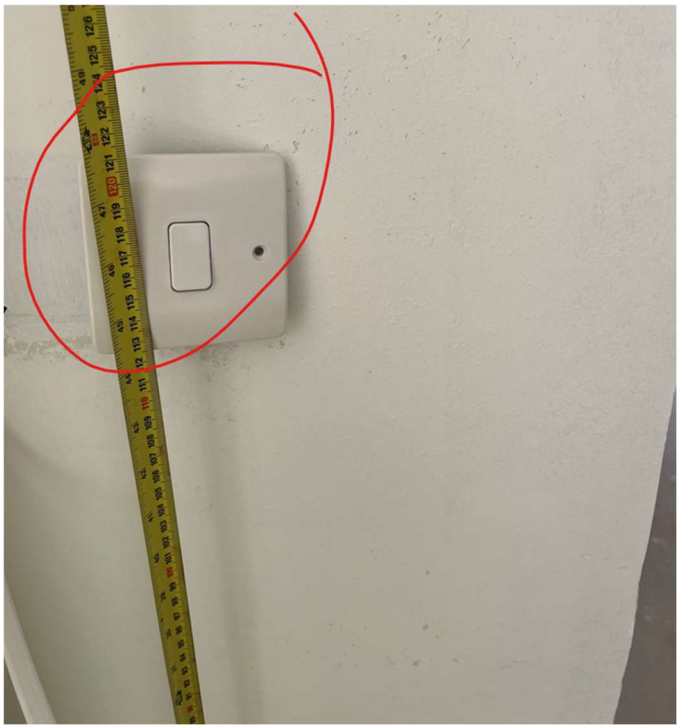
Services and Controls

All switches and sockets serving habitable rooms have centre line between 450-1200mm above FFL AND Min. 300mm horizontally from an inside corner

Plot 7



Plot 10



Consumer units mounted so switches are 1350-1450mm above FFL

Plot 7's consumer unit is at 1400mm high.

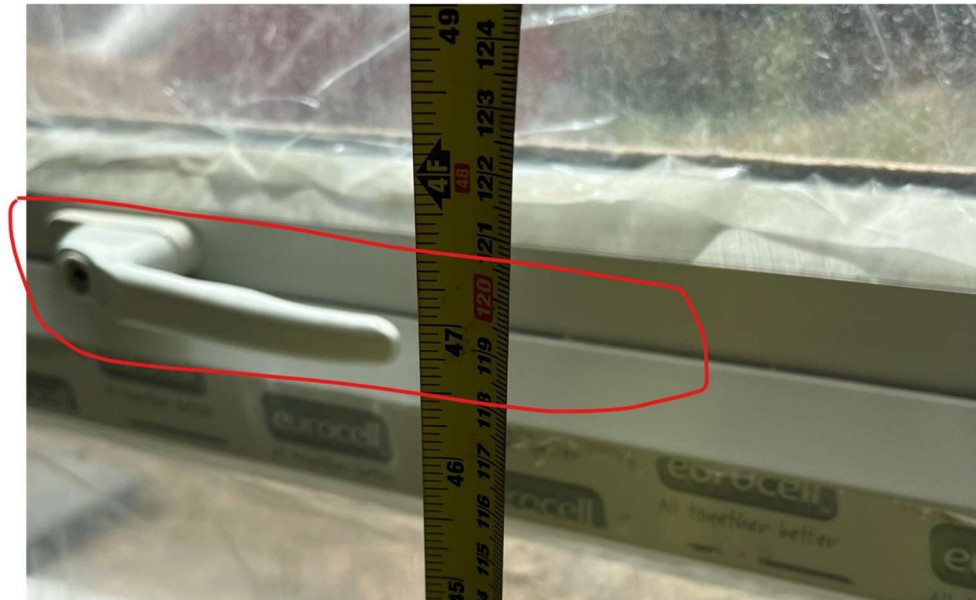


Plot 10's consumer unit is at 1300mm high.



Handle for at least one window in principal living area between 450 and 1200mm from FFL or with remote opening device within this range

Plot 7's handle at 1190mm high to the window in the living/dining room.



Plot 10's handle at 1190mm high to the window in the living/dining room.

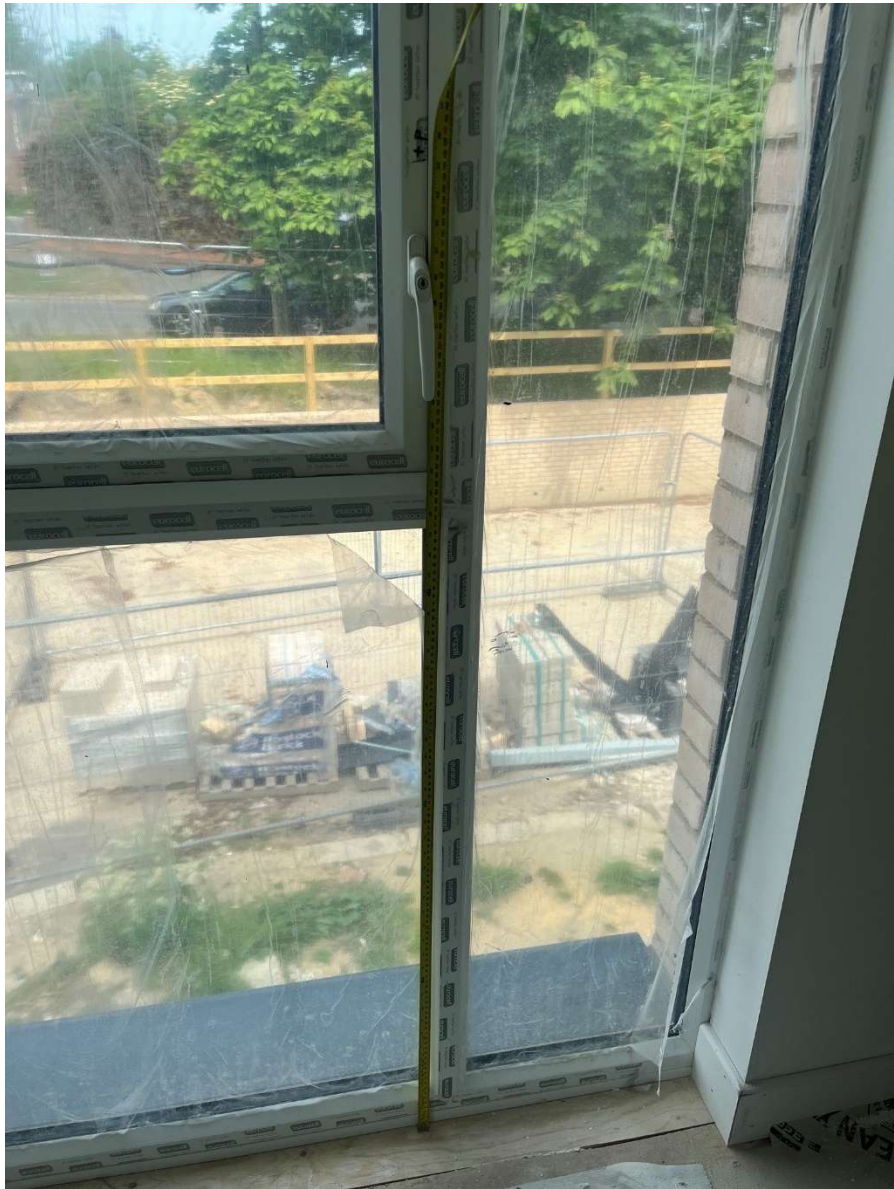


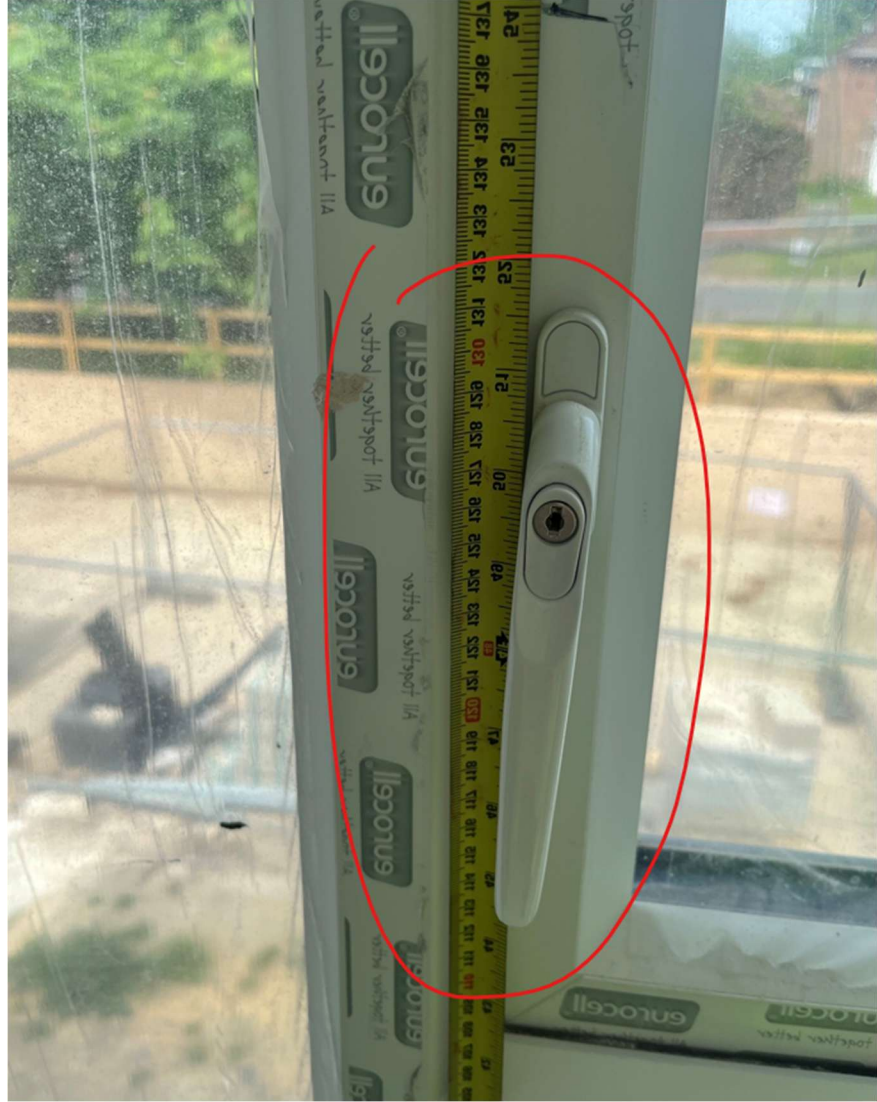
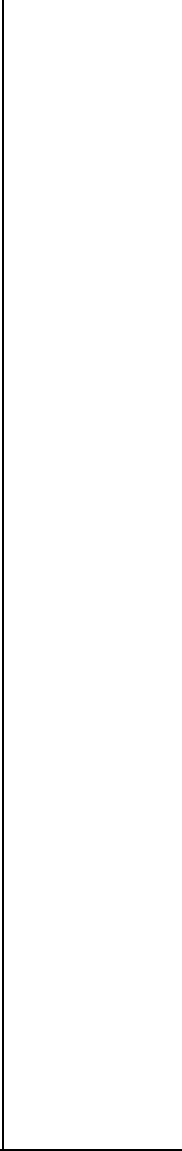
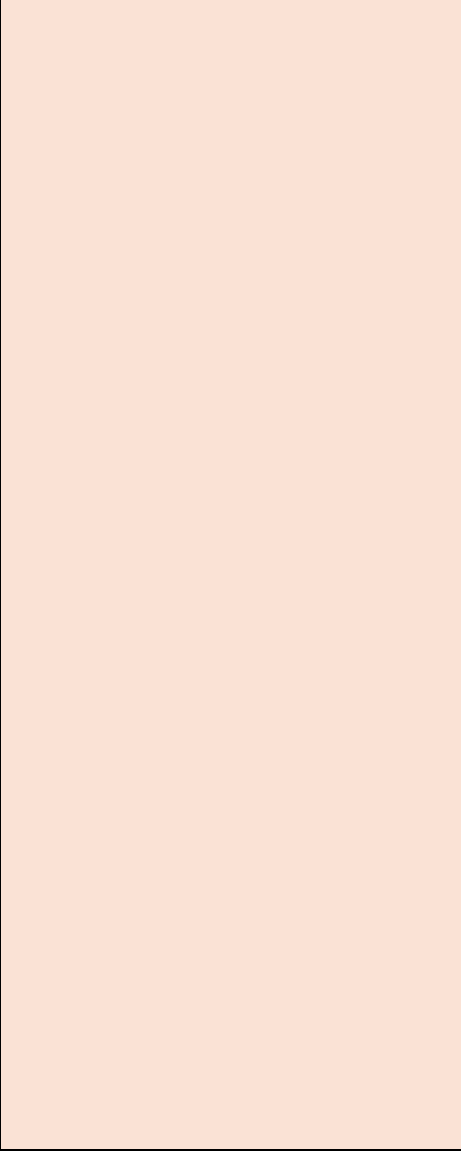
Handles to all other windows located between 450 and 1400mm from FFL or with remote opening device within this range

Plot 7's top of handles are 1300mm from FFL.



Plot 10's top of handles are 1300mm from FFL.





Boiler timer & thermostats
mounted between 900 and 1200m
from FFL

Plot 7:



Plot 10:

