

Disability measures report to ensure compliance
With M4(3): Category 3 – Wheelchair
User dwellings of Building Regulations

Siting of 12 Holiday lodges and erection of a reception Building and a store building, together with formation of a Fishing lake, a car parking area, tennis courts, a children's Play area, and a putting green, to create a tourism site at

Little Densole Farm, Canterbury Road, Densole, Kent

BR1409

INTRODUCTION

This document has been prepared in order to satisfy condition 16 of the planning decision notice carrying application reference number Y16/0623/SH which was granted on the 2nd July 2018.

Condition 16 states the following:

Prior to the commencement of the development hereby permitted details of measures to ensure the holiday park will be fully accessible and inclusive and suitable for all members of the community, including disabled visitors, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include provision to meet M4(3): Category 3 - Wheelchair user dwellings of building regulations. Thereafter the measures shall be provided in accordance with the approved details prior to the first use of the site, and shall be maintained in a useable state at all times the site is operational as a holiday park.

Approved document M section M4(3): Category 3 has been used for the basis of this report in order to demonstrate that measures have been adopted in order to show compliance with the disabled approach and use of the proposed buildings.

~~Red strikethrough~~ text is not relevant with this development.

Section 3A: Approach to the dwelling.

3.1 The provisions of Section 3A apply to specific external and internal areas and elements where these form part of the approach route to the dwelling and fall within the plot (or curtilage) of the individual dwelling, or the building containing the dwelling. The area involved is usually between the public realm (typically the pavement) and the principal private entrance (the 'front door').

3.2 The provisions also apply to the approach route between the dwelling and the normal point, or points, at which a wheelchair user, or other disabled occupant or visitor, could reasonably expect to get in and out of a car. This point, or points, of access, may be within or outside the plot of the dwelling, or the building containing the dwelling.

3.3 Reasonable provision should also be made to ensure that the approach route to any communal facilities intended to serve the dwelling meets these provisions. This includes storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access to equipment within these spaces, for example for meter reading.

3.4 For a house (or other dwelling that sits within its own plot) the approach route will often only involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) it will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks, as well as communal lifts and stairs.

3.5 All of the provisions of Section 3A are applicable to wheelchair adaptable and wheelchair accessible dwellings.

Approach routes General provisions

3.6 The approach route should be safe and convenient for everyone, adopt the shallowest gradient that can reasonably be achieved, and be step-free, irrespective of the storey on which the dwelling is located. Where any part of the approach route cannot be level, it should be gently sloping, or where necessary, ramped.

3.7 A step-free approach route should be provided to all private entrances. However, where a ramped approach route is needed, a stepped route is useful, but not essential, as an additional route.

3.8 To provide an accessible, step-free approach route that is specifically suitable for a wheelchair user, ensure that:

- a. the approach route is level, gently sloping, or ramped;
- b. the approach route (whether private or communal) is at least 1200mm wide;
- c. any localised obstruction does not occur opposite or close to a doorway or at a change of direction;
- d. a 1500 x 1500mm space for passing or turning is provided at each end of the approach route and at intervals of 10m or less;
- e. external parts of the approach route have a suitable ground surface.
- f. external parts of the approach route are illuminated by lighting which is automatically activated by detecting motion;

g. every gate (or gateway) between the pavement and the main communal or private entrance has a clear opening width of at least 850mm, a 300mm nib to the leading edge and a 200mm nib to the following edge.
External and internal ramps forming part of an approach route

3.9 To enable a ramp to be used safely by a wheelchair user, ensure that:

- a. the gradient is between 1:20 and 1:15;
- b. the length of each flight at a given gradient meets the provisions of Diagram 3.1;
- c. flights (whether within a private or communal approach route) have a clear width of at least 1200mm;
- d. top and bottom landings are provided to every flight;
- e. intermediate landings are provided between individual flights and at any change of direction;
- f. every landing is at least 1200mm long, clear of any door (or gate) swing.

External steps forming part of an additional route

3.10 To enable steps to be safely used by a wide range of people, ensure that:

- a. steps are uniform with a rise 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);
- b. steps have suitable tread nosings;
- c. no individual flight has a rise of more than 1800mm between landings;
- d. every flight has a clear width of at least 900mm;
- e. top and bottom and, where necessary, intermediate landings, are provided and every landing is at least 900mm long;
- f. every flight with three or more risers has a suitable handrail to one side, or to both sides where the flight is wider than 1000mm.

Car parking and drop-off Parking space

3.11 Where a parking space is provided for the dwelling, to enable a wheelchair user to get in and out of car from both sides, and access the boot space, ensure that:

- ~~a. where it is within the private curtilage of a dwelling (including to a carport or a garage) it is a standard parking bay with a clear access zone of 1200mm to one side and to the rear;~~
- b. where it is within a communal parking area, it is a standard parking bay with a clear access zone of 1200mm to both sides;
- c. it is level;
- d. it has clear headroom of at least 2200mm;
- e. it has a suitable ground surface.

NOTE: The side access zones in communal parking areas may be shared by two bays.

~~Drop-off point~~

~~3.12 Where a drop-off (or setting down point) is provided for the dwelling, ensure that:~~

~~a. it is located close to the principal communal entrance of the core of the building that contains the dwelling;~~

~~b. it is level;~~

~~c. it has a suitable ground surface;~~

~~d. any kerb is reasonably flush with the adjoining ground.~~

Communal entrances

3.13 To enable a wheelchair user to enter the principal communal entrance, ensure that:

a. there is a level landing at least 1500mm wide and 1500mm long outside the entrance;

b. the landing is covered to a width and depth of 1200mm;

c. illumination is provided by lighting which is automatically activated on a dawn to dusk setting or by detecting motion;

d. a 1500mm clear turning circle is provided inside the entrance area, behind the entrance door when closed;

e. the entrance door (or gate) has a clear opening width of at least 850mm; when measured in accordance with Diagram 3.2;

f. where double doors (or gates) are provided, the main leaf provides the required minimum clear opening width;

g. a 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for at least 1800mm beyond it;

h. a 200mm nib is provided to the following edge of the door (or gate) and the extra width created by this nib is maintained for a distance of at least 1800mm beyond it;

i. the door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading side of the door (usually the inside) does not exceed 200mm;

j. the threshold is an accessible threshold;

k. where there is a lobby or porch, the doors are at least 1500mm apart and there is at least 1500mm clear space between door swings;

l. power assisted opening is provided where the opening force of the door exceeds 20 Newtons,

m. the ground surface (or entrance flooring) does not impede movement by wheelchair users.

Other communal doors

3.14 Provisions e.- m. of paragraph 3.13 above apply to every other communal door, or gate, along the approach route.

~~Communal lifts and stairs General provisions~~

~~3.15 Lifts and stairs should be designed to take account of the needs of people with sight loss and reduced mobility.~~

~~Communal Lifts~~

~~3.16 To enable a wide range of people, including an accompanied wheelchair user to access and use the lift, for every passenger lift that gives access to the dwelling, ensure that:~~

- ~~a. the load capacity is at least 630kg;~~
- ~~b. there is a clear landing, at least 1500mm square, directly in front of the lift door at every floor level;~~
- ~~c. doors have a clear opening width of at least 850mm;~~
- ~~d. the car is at least 1100mm wide and 1400mm deep inside;~~
- ~~e. landing and car controls are located between 900mm and 1200mm above the car floor and at least 400mm (measured horizontally) from the inside of the front wall;~~
- ~~f. tactile indication, to identify the storey in question, is provided on the landing and adjacent to the lift call button;~~
- ~~g. tactile indication, to confirm the floor selected, is provided on, or adjacent to, the lift buttons within the car;~~
- ~~h. the lift incorporates a signalling system that gives visual notification that the lift is answering a landing call and a dwell time of five seconds before its doors begin to close after they are fully open;~~
- ~~i. the system can be overridden by a door re-activating device which relies on appropriate electronic methods (but not a door edge pressure system), provided that the lift door remains fully open for at least three seconds;~~
- ~~j. when the lift serves more than three storeys, it provides visual and audible indication of the floor reached.~~

~~Communal stairs~~

~~3.17 Ensure that the principal stair that give access to the dwelling meets the provisions of Part K for a general access stair.~~

Section 3B: Private entrances and spaces within, and connected to the dwelling

3.18 The provisions of Section 3B apply to private entrances, other external doors and key elements within the dwelling. They also cover any associated private outdoor space, whether this is a garden, balcony or private roof terrace.

3.19 In order to demonstrate that the dwelling is capable of meeting the functional and spatial provisions for a wheelchair adaptable or wheelchair accessible dwelling, furnished plan layouts that show the access zones and other provisions of Section 3B and the furniture and activity zones of the Furniture Schedule, should be provided to at least a scale of 1:100.

3.20 All of the provisions of Section 3B are applicable to wheelchair adaptable and wheelchair accessible dwellings, except where noted.

Private entrances Principal private entrance

3.21 For the principal private entrance to the individual dwelling, ensure that:

- a. there is a level external landing at least 1500mm wide and 1500mm deep;
- b. the landing area is covered for a width and depth of 1200mm;
- c. illumination is provided by lighting capable of detecting movement;
- d. there is a 1500mm clear turning circle inside the entrance area, in front of the door when closed;
- e. the door has a clear opening width of at least 850mm, when measured in accordance with Diagram 3.2;
- f. where double doors are provided, the main (or leading) leaf provides the required minimum clear opening width;
- g. a 300mm nib is provided to the leading edge of the door and a 150mm nib to the hinge side (to allow for the fitting of a cage to the inside face of the letter box) and the extra width created by these nibs is maintained for at least 1800mm beyond them;
- h. a 200mm nib is provided to the following edge of the door and the extra width created by the nib is maintained for a distance at least 1500mm beyond it;
- i. the door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading side of the door (usually the inside) does not exceed 200mm;
- j. the threshold is an accessible threshold;
- k. where there is a lobby or porch, the doors are at least 1500mm apart and there is at least 1500mm between door swings.

Other external doors

3.22 Provisions e. - k. of paragraph 3.21 above apply to all other external doors, including doors to and from a private garden, balcony, terrace, garage, carport or conservatory or storage area that is integral with, or connected to, the dwelling.

Circulation areas, internal doorways and storage

Hall and door widths

3.23 To facilitate wheelchair movement into, and between rooms, ensure that:

- a. the clear width of every hall or landing is at least 1050mm;
- b. where the approach to a doorway is not head-on, the clear width of the hall, is increased to at least 1200mm;
- c. a localised obstruction (such as a radiator) only occurs where permitted by Diagram 3.4;
- d. every door has a minimum clear opening width of 850mm, irrespective of the direction of entry, when measured.
- e. where an outward opening door is located close to a corner, its leading edge is at least 800mm from the corner and the door does not open in front of another door on the return wall;
- f. a 300mm nib is provided to the leading edge of every door;
- g. a 200mm nib is provided to the following edge of every door.

NOTE: The provisions of paragraph 3.23 above do not only apply to cupboards unless they are large enough to be entered, or to en-suite bathrooms or showers that are additional to the provisions of paragraphs 3.35 to 3.47. Double doors effectively provide nibs where each leaf is at least 300mm wide.

Wheelchair storage and transfer space

3.24 To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and an indoor wheelchair, ensure that:

- a. a space at least 1100mm deep and 1700mm wide is available close to the principal private entrance;
- b. one of the 1700mm sides of the space is open and accessible from a hall that has a clear width of at least 1200mm.
- c. a power socket is provided within, or adjacent to, the space.

NOTE: The storage and transfer space may be used as general storage space (and doors fitted if required) provided that the provisions of paragraph 3.24 above can be met without alteration to structure or services and the space is additional to the minimum storage requirement of paragraph 3.25.

General storage space

3.25 To make adequate provision for the storage of household items, ensure that general built-in storage space meets the provisions of Table 3.1.

Table 3.1: Minimum area of general built-in storage

Number of bedrooms	2	3	4	5	6
Storage area (m ²)	2.0	2.5	3.0	3.5	4.0

~~NOTE: For the purposes of paragraph x above, a storage area with headroom between 900mm and 1500mm should be counted at 50% of its floor area, and an area lower than 900mm not counted at all. Where the area under a stair forms part of the storage provision it should be counted as 1m².~~

Through floor lift provision

~~3.26 To enable a wheelchair user to gain access to all parts of a dwelling on more than one floor level, ensure that:~~

- ~~a. there is a continuous lift shaft at least 1100mm wide x 1650mm long internally linking every floor level of the dwelling;~~
- ~~b. the shaft is clear of services and the lift could be installed without the need to alter any structural walls or elements;~~
- ~~c. the shaft could be entered from the same one of its short ends at every floor level;~~
- ~~d. a 1500mm clear turning circle, clear of the lift door when open at 90 degrees, could be provided in front of the shaft at every floor level;~~
- ~~e. a power socket, suitable for powering the lift, is provided close to the shaft.~~

~~3.27 Where the dwelling is defined as wheelchair adaptable, in addition to the provisions of paragraph 3.26 above, ensure that at the point of completion:~~

- ~~a. any floors and doors that have been installed to allow the shaft to be used as storage, could be easily removed;~~
- ~~b. in a two storey dwelling, the shaft is positioned to allow the lift to run from either a circulation area, or a suitable living area in the entrance storey, to either a circulation area or the principal bedroom in the other storey, provided that it can be demonstrated that any rooms affected can still meet all other provisions of Section 3B that apply;~~
- ~~c. in a three storey dwelling, the shaft is positioned to allow the lift to run between the circulation areas in all storeys;~~
- ~~d. it is clear how the provisions of paragraph 3.26 above could be achieved in order to allow a suitable lift to be fitted at a future date.~~

~~3.28 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.26 above, ensure that at the point of completion:~~

- ~~a. the shaft is positioned to allow the lift to run between the circulation areas in every storey of the dwelling (irrespective of the number of storeys);~~
- ~~b. a suitable through floor lift or lifting platform is installed and commissioned.~~

~~NOTE: In a two storey dwelling the lift will usually be a through floor lift to BS-EN 81-41, but in a three storey dwelling, a platform lift may be needed and a larger shaft and three phase power supply may be required. It is desirable that any lift is positioned with the end opposite to the entry point located against a wall at every floor level.~~

Private stairs and changes of level within the dwelling

~~3.29 To facilitate movement by ambulant disabled people within, and between, storeys, and to allow for the fitting of a stair lift 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 paragraphs 3.40 and 3.44) ensure that:~~

- ~~a. there is step free access to all rooms and facilities within the entrance storey;~~

- ~~b. there are no level changes within any other storey;~~
- ~~c. the stair from the entrance storey to the storey above (or below) and any stair within the storey above (or below), has a clear width of at least 850mm when measured at a height of 450mm above the pitch line of the treads (ignoring any newel post);~~
- ~~d. a power socket, suitable for powering a stair lift is provided close to the foot of head of any such stair;~~
- ~~e. all stairs meet the Provisions of Part K for private stairs.~~

Habitable Rooms Living areas

3.30 To provide usable living spaces with a convenient, step-free relationship between the living space, WC and principal private entrance, ensure that:

- a. the principal living area is located within the entrance storey;
- b. the combined internal floor area of living, dining and kitchen space meets the provisions of Table 3.2 below;
- c. glazing to the principal window of this living area starts no higher than 850mm above floor level

Table 3.2: Minimum combined floor area for living/dining/kitchen space

Number of bedspaces	2	3	4	5	6	7	8
Floor area m	25	27	29	31	33	35	37

Kitchen and eating areas

3.31 To provide a convenient step-free relationship between the kitchen, dining and living areas, and a kitchen that is suitable for a wheelchair user, ensure that:

- a. the kitchen and principal eating area are within the same room, or connected to each other, and located within the entrance storey;
- b. there is a clear access zone of at least 1500mm in front of, and between, all kitchen units and appliances;
- c. the kitchen could accommodate the overall length of worktop set out in Table 3.4;
- d. a suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed.

~~3.32 Where the dwelling is defined as wheelchair adaptable, in addition to the provisions of paragraph 3.31 above, ensure that at the point of completion:~~

- ~~a. the overall length of kitchen worktop meets at least the provisions of Table 3.3 below;~~
- ~~b. the worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, is at least 2200mm long, is fixed separately from adjoining units and would be easy to replace at a later date;~~

~~c. it is clear how the kitchen could be easily adapted to meet the provisions of paragraph 3.33 at a future date without compromising the space in any other part of the dwelling;~~

~~**Table 3.3: Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling.**~~

Number of bedspaces	2	3	4	5	6-8
Worktop length (mm)	4330	4730	4730	5630	6730

3.33 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.31 above, ensure that at the point of completion:

- the overall length of kitchen worktop meets the provisions of Table 3.4 below;
- the worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, is at least 2200mm long, and is either a height adjustable worktop, or, is fixed but could be easily removed; as shown in Diagram 3.8;
- this section of worktop could provide clear and continuous open leg space underneath (capable of achieving at least 700mm clearance above floor level).

Table 3.4: Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling.

Number of bedspaces	2	3	4	5	6-8
Worktop length (mm)	6130	6530	6530	7430	8530

Bedrooms

3.34 To allow one bedroom to be close to an accessible bathroom and particularly suitable for a wheelchair user, and all other bedrooms to be accessible, ensure that:

- every bedroom can provide a clear access route, at least 750mm wide, from the doorway to the window;
- every bedroom can provide a 1200 x 1200mm manoeuvring space inside the doorway, clear of the door when closed;
- the ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg;
- the principal double bedroom is located on the entrance storey, or the storey above (or below), has a floor area of at least 13.5m² and is at least 3m wide;
- the principal double bedroom can provide a 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture, and a 1200 x 1200mm manoeuvring space on both sides of the bed.
- every other double (or twin) bedroom has a floor area of at least 12.5m² and is at least 3m wide;
- every other double bedroom can provide a 1000mm wide clear access zone to one side and the foot of the bed, and in front of all furniture;

- h. all single and twin bedrooms can provide a 1000mm clear access zone to one side of each bed; and in front of all furniture;
- i. every single bedroom has a floor area of at least 8.5m² and is at least 2.4m wide.

Sanitary facilities General provisions

3.35 To make suitable and convenient provision for sanitary facilities, ensure that:

- a. every room that contains a WC also has a basin;
- b. every room that contains a bath or shower also has a WC and a basin;
- ~~c. any dwelling with four or more bedspaces has at least two WCs;~~
- ~~d. any dwelling with five or more bedspaces has a bath and an installed level access shower;~~
- e. every room that contains an installed level access shower is constructed as a wet room;
- f. all walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m².

WC facilities on the entrance storey

3.36 To make suitable and convenient provision for a wheelchair user to use a WC and hand-washing facility, ensure that:

- a. every dwelling has a room (which may be a WC/cloakroom or a bathroom) that contains a WC, a basin and an installed level access shower on the entrance storey;
- b. the door opens outwards

3.37 Where the dwelling is defined as wheelchair adaptable, in addition to the provisions of paragraph 3.36, ensure that at the point of completion:

- a. the WC, basin and shower (together with their associated clear access zones), meet at least the provisions of Diagram 3.10 and 3.11;
- b. it is clear how the WC/cloakroom could be easily adapted at a future date to meet the provisions of paragraph 3.38, unless provided at completion.

3.38 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.36 ensure that, at the point of completion, the WC, basin and shower (together with their associated clear access zones), meet the provisions of Diagram 3.12 and 3.13.

3.39 Where the dwelling provides both a bathroom and a WC/cloakroom on the same floor level, ensure that the WC and basin (together with their associated clear access zones) meet at least the provisions of Diagrams 3.15 and 3.16.

Bathroom facilities in dwellings with up to four bedspaces

3.40 To make suitable and convenient provision in a smaller dwelling for a wheelchair user to bath or shower, with assistance where necessary, ensure that:

- a. every dwelling with up to four bedspaces has a bathroom that contains a WC, a basin and an installed level access shower with the potential for a bath to be installed above it, unless a bath is provided within this bathroom or elsewhere on the same floor;
- b. this bathroom is located on the same floor as the principal double bedroom described in paragraph 3.34.

3.41 Where the dwelling is defined as wheelchair adaptable, in addition to the provisions of paragraph 3.40 above, ensure that at the point of completion:

- a. the WC, basin, bath and shower (together with their associated clear access zones), meet at least the provisions of Diagram 3.10 and 3.11;
- b. either the bath or the installed level access shower (or both) is usable at completion;
- c. it is clear how the bathroom could be easily adapted at a future date to meet the provisions of paragraph 3.42, unless provided at completion.

3.42 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.40 above, ensure that at the point of completion:

- a. the WC, basin, bath and shower (together with their associated clear access zones), meet the provisions of Diagrams 3.12 and 3.13 at completion;
- b. the installed level access shower, is usable at completion;
- c. this bathroom (or bathrooms) provide a 1500mm clear turning circle.

~~Bathroom facilities in dwellings with five or more bedspaces~~

~~3.43 To make suitable and convenient provision in a larger dwelling for a wheelchair user to have access to a bath and a shower, with assistance where necessary, ensure that:~~

- ~~a. every dwelling with five or more bedspaces has a bath and an installed level access shower (either in the same bathroom or in separate bathrooms);~~
- ~~b. the bathroom with the installed level access shower is on the same floor as the principal bedroom referred to in paragraph 3.34.~~

~~3.44 Where the dwelling is defined as wheelchair adaptable, in addition to the provisions of paragraph 3.43 above, ensure that at the point of completion:~~

- ~~a. the WC, basin, bath and shower (together with their associated clear access zones), meet at least the provisions of Diagram 3.10 and 3.11;~~
- ~~b. it is clear how the bathroom could be easily adapted at a future date to meet the provisions of paragraph 3.45, unless provided at completion.~~

~~3.45 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.43 above, ensure that at the point of completion:~~

~~a. the WC, basin, bath and shower (together with their associated clear access zones), meet the provisions of Diagrams 3.12 and 3.13;~~

~~b. the bathroom (or bathrooms) provide a 1500mm clear turning circle.~~

~~3.46 Where the provisions of paragraphs 3.43 to 3.45 are satisfied by providing both a bathroom and a shower room, either room (but not both) may be an ensuite.~~

Services and controls

3.47 To assist wheelchair users with reduced reach, ensure that:

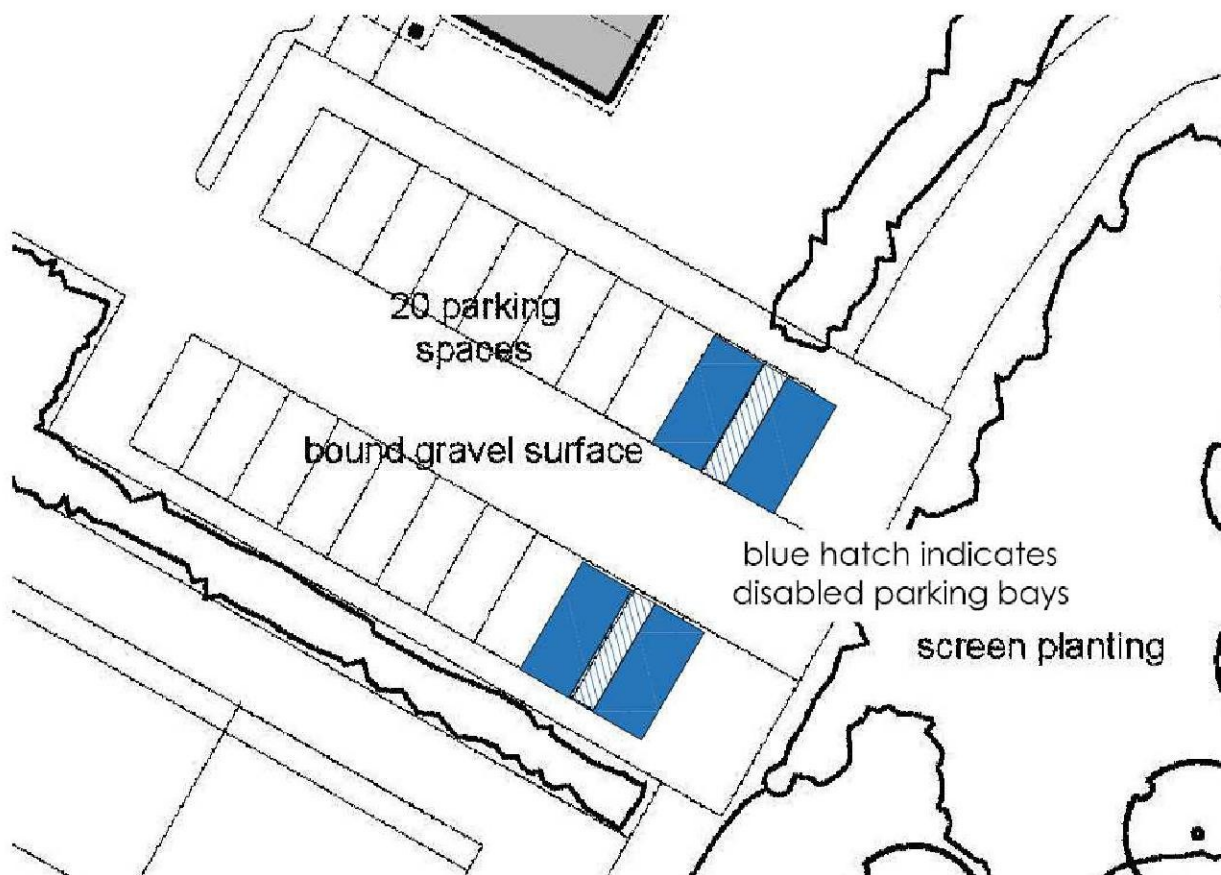
- a. consumer units are located in accordance with Part P (Electrical safety);
- b. switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line between 700mm and 1000mm above floor level and at least 700mm (measured horizontally) from an inside corner;
- c. kitchen appliances are provided with isolators located within the same height range;
- d. the handle to at least one window in the principal living area is located between 700mm and 1000mm above floor level, unless fitted with a remote opening device that is within this height range;
- e. handles to all other windows are located between 450mm and 1200mm above floor level, unless fitted with a remote opening device that is within this height range;
- f. door handles, locks, latches and catches are easy to grip and use, and fitted between 850mm and 1000mm above floor level;
- g. light switches are on individual plates unless wide rocker or full plate fittings are provided;
- h. switches to double socket outlets are located at outer ends of the plate (rather than in the centre);
- i. a door entry phone with remote door release facility is provided in the main living space and the principal bedroom;
- j. suitable provision is made for the future installation of bedhead controls (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, are grouped adjacent to the head of the bed in the principal bedroom), for example, by providing blank sockets, conduit and draw wires;
- k. a main electrical power socket and a telephone point are provided together within the main living space;
- l. taps and bathroom controls are suitable for operation by a person with limited grip and for single handed operation.

Private outdoor space

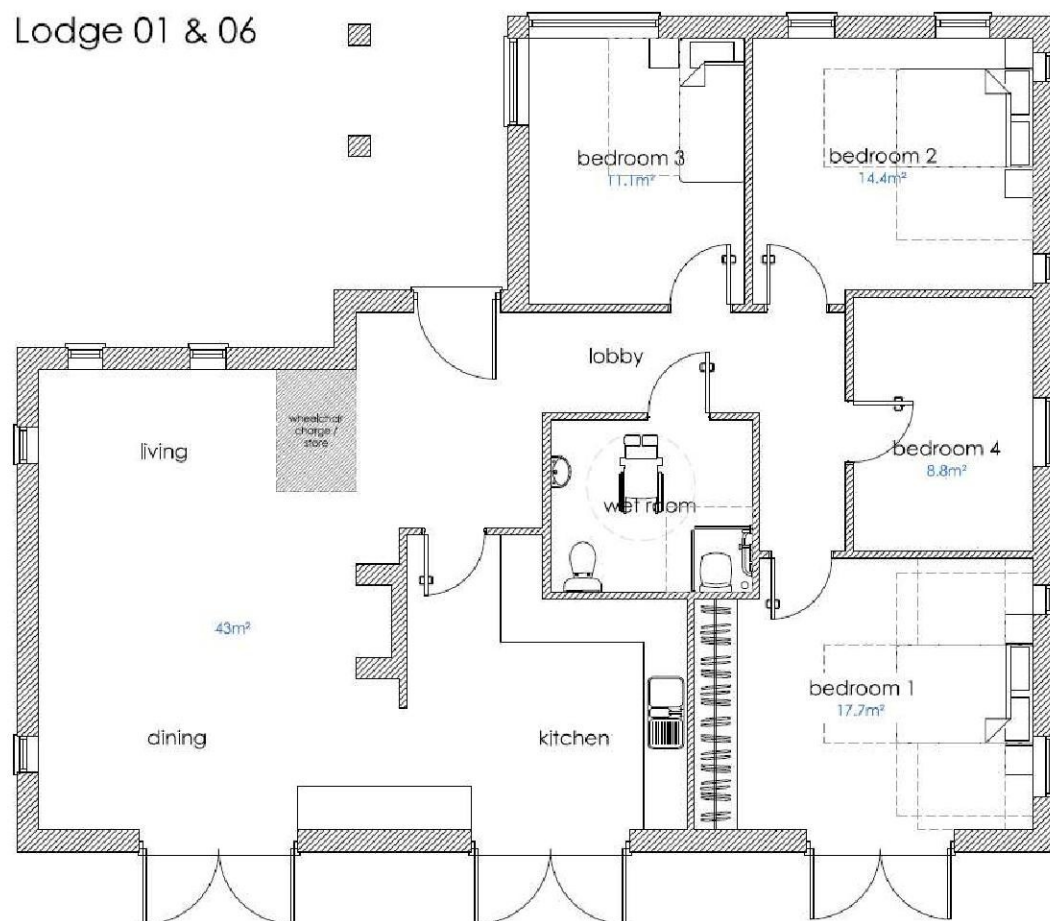
~~3.48 To enable a wheelchair user to use every private outdoor space that is provided, whether a private garden, balcony or roof terrace, ensure that:~~

- ~~a. every outdoor space has a clear width of at least 1500mm, and provides a 1500mm clear turning circle, free of any door swing;~~
- ~~b. a level or gently sloping path with a clear width of at least 1050mm is provided to every private refuse, recycling, cycle or other external store;~~
- ~~c. every path terminates in a 1500mm clear turning circle;~~
- ~~d. every gate (or gateway) has a clear opening width of at least 900mm, a 300mm nib to the leading edge and a 200mm nib to the following edge;~~
- ~~e. the door to every private external store that is integral with, or connected to, the dwelling has a clear opening width of at least 850mm, when measured in accordance with Diagram 3.2;~~
- ~~f. all paved areas have a suitable ground surface.~~

APPENDIX ONE: Proposed block and floor plans showing compliance with the above criteria provided on the following pages.



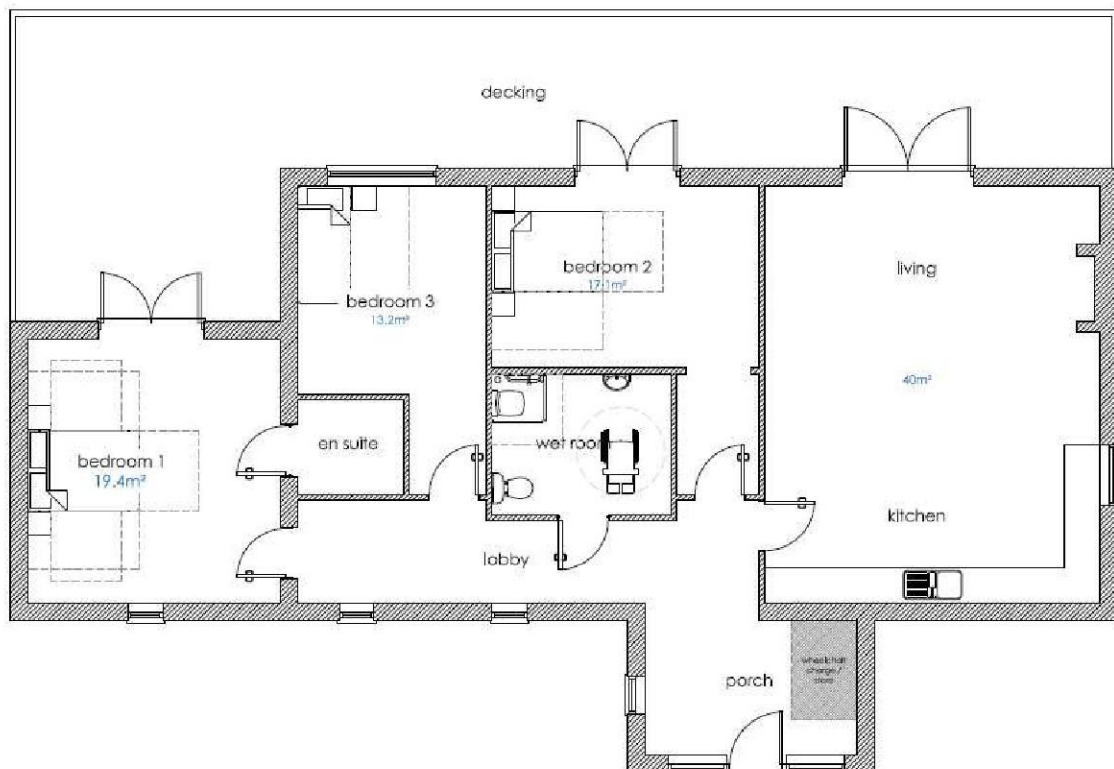
Lodge 01 & 06



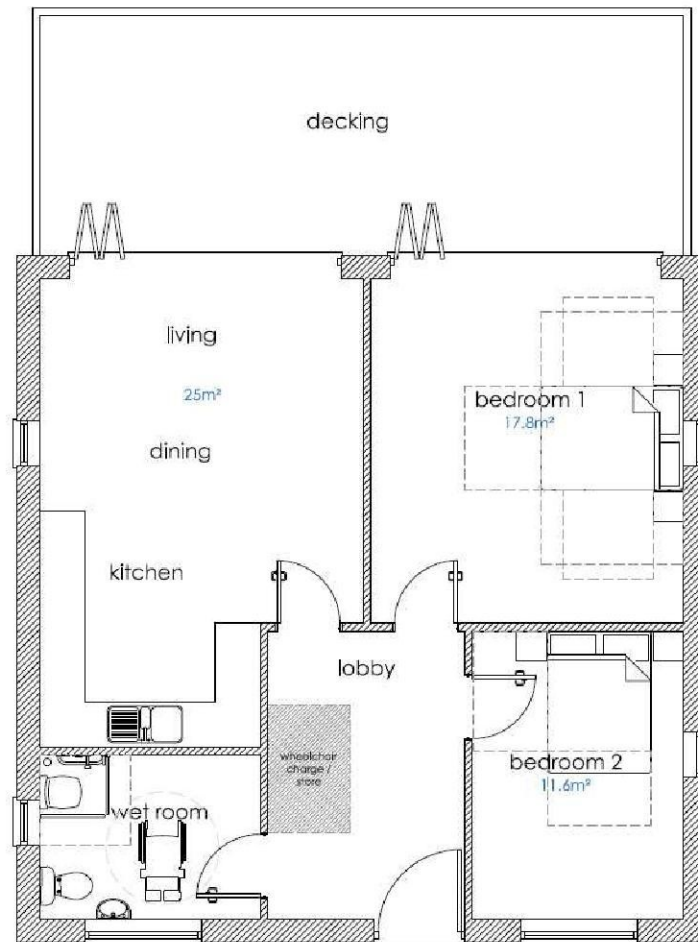
Lodges 02, 03 & 08



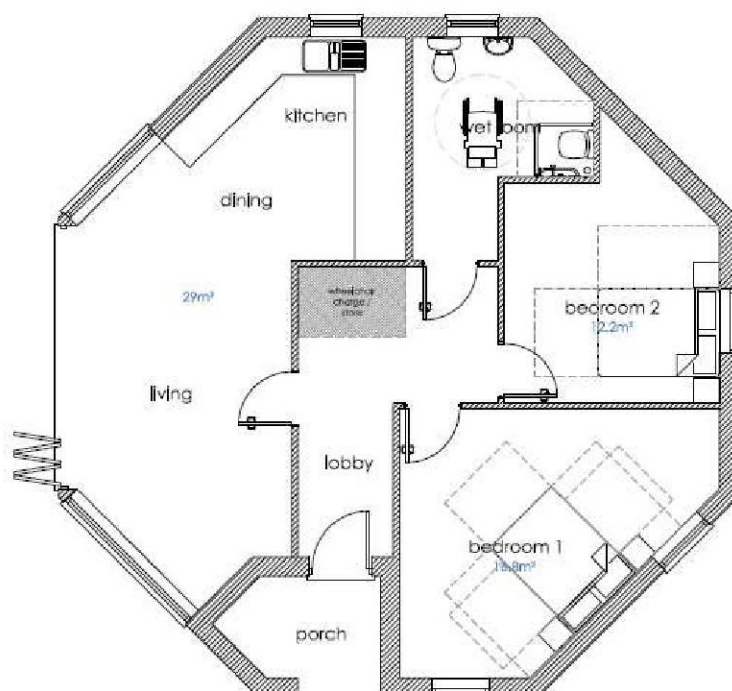
Lodge 04



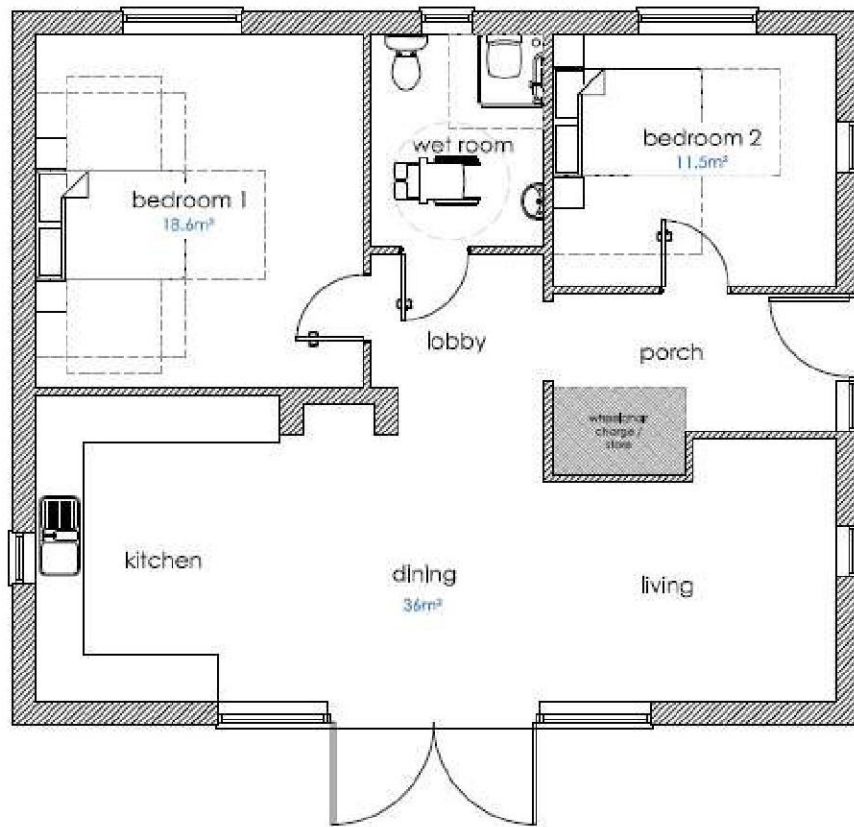
Lodges 05, 10 & 11



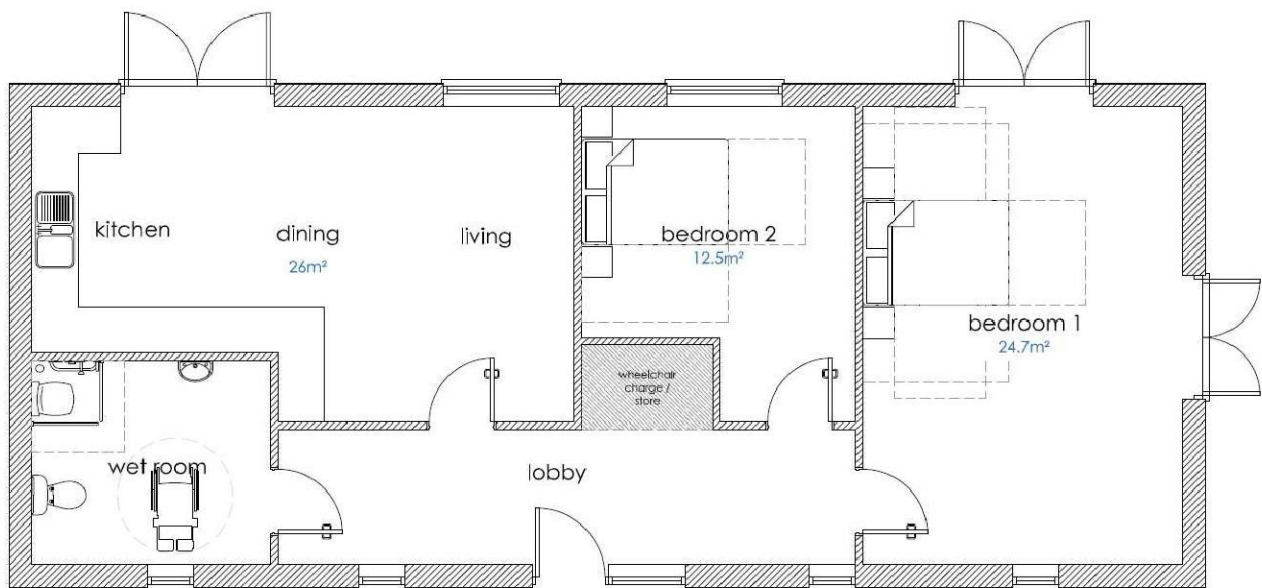
Lodge 07



Lodge 09



Lodge 12



Reception

