

M4 Part 2 Key points checklist



The following list sets out the most impactful spatial design requirements for M42, and provides a helpful list of things to look out for in pre-application meetings and when assessing applications for residential projects. This is not a complete list of the requirements, but will allow EDC's planning team to check the most basic design requirements have been met.

Approach to front door	Yes	No
Is there a step-free approach from the public footpath within the street and a parking space (if one is provided), to the front door (or alternative entrance) that is at least 900mm along its entire length for private houses, and 1200mm for communal areas serving more than one home?		
Any approach ramp should have a gradient of between 1:12 and 1:20		
Private houses: Is there a parking space that can be widened to 3300mm in the future ?		
Apartments: Is there a parking space with a 900mm clear zone to the side, located close to the main entrance or lift core ?		
Main entrance		
Does the main entrance have a clear area directly in front of it that is 1200mm x 1200mm, of which a minimum of 900mm (width) x 600mm (depth) is covered ?		
Do all external doors have a level threshold and minimum clear opening of 850mm? (structural opening of plan should be approx. 1000mm)		
Is there a 300mm nib to leading edge of front door, extending back by 1200mm?		
Circulation		
Is the minimum width of all hallways 900mm or greater?		
Do all doorways have a minimum clear width of 800mm ? (This can be reduced to 750mm depending on corridor width and if approach to door is head-on or not)		
Are there 300mm nibs to leading edge of internal doors on entrance level ?		
Are there any steps in the entrance storey, and do any stairs have a clear width of 850mm?		
Kitchen : Is there 1200mm in front of / between all kitchen units ?		
Bedrooms : Can every bedroom provide a clear 750mm wide access route from the doorway to the window?		
Bedrooms : Is there at least one double bedroom (the principal bedroom) that provides 750mm access zone around both sides and the foot of the bed?		
Bedrooms : Do all other bedrooms provide a clear access zone of 750mm to one side of each bed?		
Bathrooms : For 1-2 bedroom dwellings : Does the dwelling have a WC on the entrance level with a basin (which may be within a WC/cloakroom or a bathroom) ?		
Bathrooms : For 3+ bedroom dwellings : Does the dwelling have a WC on the entrance level with a basin and an installed level access shower ?		
Bathrooms : Is there a bathroom on the same floor as master bedroom, with WC, basin and bath, and space for the future installation of a shower if not supplied elsewhere?		