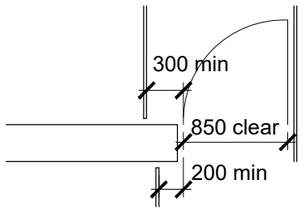
Approved site plan

Note: No area will have a fall greater than 1:20
No passageway 1200mm for not more than 2m

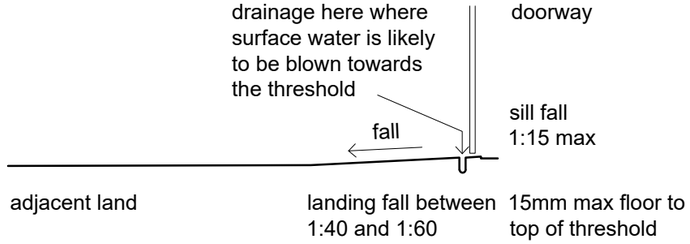


Gates to have 850mm clear opening

Gateways

The threshold design must also satisfy the provisions of, or be compatible with, other aspects of Building Reguslations, particularly in respect of:

- minimising the risk of water or damp entering the bulding (Part C);
- the provision of adequate sub-floor ventilation (Part C);
- requirements for the provision of soil gas membranes (Part C);
- thermal insulation requirements to ensure there is no thermal bridging (Part L).



accessible thresholds
Source: "Accessible thresholds in new housing" published by The Stationery Office

Access into the dwelling

GUIDANCE NOTES:

Legislative:

Building Regulations (2016) Approved Document Part M "Volume 1 dwellings".

Key points:

- For a level approach the gradient must not exceed 1:60.
- A step-free approach route should be provided to all private entrances, irrespective of the storey on which the dwelling is located.
- Where a communal ramped approach is provided and has an overall rise of 300mm or more, an additional stepped route should also be provided.
- The approach (whether private or communal) should have a minimum clear width of 1200mm.
- Reasonable provision should also be made to ensure that the approach route to any communal facilities, such as refuse and recycling areas, meets these provisions.
- An accessible threshold, that is level or has a total height of 15mm, must be provided at the entrance to the dwelling.

This drawing is for indicative representation only and should not be used for any purposes other than planning. Do not scale from, or use this drawing for construction.

The contractor is to complete the detailed design for the purpose of construction and building regulations approval.

The Structural Engineer to carry out full assessment of scheme and provide all calculations for building control approval prior to starting construction.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.

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Date	Comment	Revision
03/09/2024	First issue for planning	-

Project Title
Dickenson Road
Manchester

Drawing
Access Details

Purpose of Issue
Planning

Scale	Date	Drawing no.	Rev.
1:100@A3	03/09/2024	A2414_2001	-

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