Hotel guestroom *furniture clearances* and heights

Clearances and heights for hotel guestroom furniture, from an example plan with every size stated, with the Approved Document M volume 2 figures that bear on guestroom furniture.

Compliance guidance. Regulated figures are from Approved Document M volume 2 (2015 edition incorporating the 2020 and 2024 amendments; England): paragraphs 4.17 to 4.24 and 4.30, Table 2 and Diagram 17, read on 5 and 6 November 2026, with the paragraph named beside each figure. The room in the plan is an example, not an accessible room and not a compliance diagram. Every other dimension is plan geometry from the example sizes stated, or practice, and is to be confirmed with the partner workshop, the operator and the access consultant. Accessible bedroom layouts, controls and circulation are for the access consultant and building control. Wales, Scotland and Northern Ireland have their own rules. Guidance, not legal or accessibility advice.

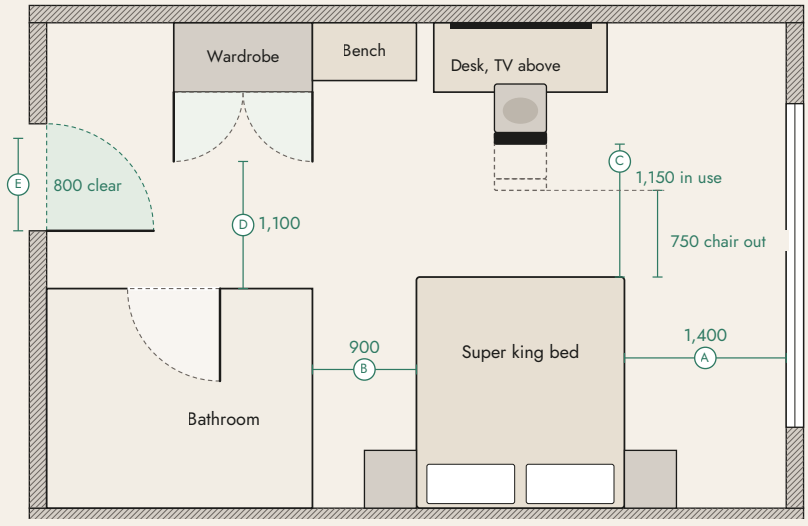
AT A GLANCE

Item	Example size, mm	Clear space in the example, mm	Basis
A Beside the bed, window side	Super king 1,800 x 2,000; bedside tables 450 x 500	1,400 from the bed edge to the wall; 950 beyond the bedside table	Plan geometry. Diagram 17 annotates 1,500 beside the bed in one accessible example.
B Beside the bed, lobby side	as above	900 from the bed edge to the bathroom wall; 450 beyond the bedside table	Plan geometry. Housekeeping access: operator to confirm.
C Desk chair to the foot of the bed	Desk 1,500 x 600; chair 450 wide, 520 deep, tucked 70; pull-out 400	1,150 behind the chair in use; 750 with it pulled out	Plan geometry; chair datums as the dining and boardroom sheets.
D Wardrobe in the lobby	1,200 long x 600 deep; two 600 leaves	1,100 from the leaves open 90 degrees to the bathroom wall; leaves must open through 180 degrees	Approved Document M vol 2, 4.24(b); plan geometry.
E Entrance door	Leaf sized for 800 clear	800 effective clear width, straight-on, new building; 300 beside the leading edge in an accessible room	Approved Document M vol 2, Table 2, 4.24(a) and (j).
F Luggage bench	900 long x 500 deep, seat about 450 high	At least 1,700 in front (to the bed foot) in the example	Practice and plan geometry. No standard read.
G TV centre	Screen centre 1,250 above the floor	Eye zone at the desk 1,135 to 1,310; sitting up in bed 1,285 to 1,460	Our arithmetic from the eye heights on the anthropometrics sheet.
Desk top; mattress top	740; 600	Seat 450; bed base 350 and mattress 250	Table heights, desk and bed sheets (examples).

Millimetres. The room is an example 6,400 x 4,200 mm. Only the Approved Document M rows (E, the 180 degree rule, and the figures on the Diagram 17 line) are regulatory; the rest is plan geometry from the example sizes, or practice. Letters match the plan.

EXAMPLE ROOM IN PLAN

Example room in plan, to scale, mm. Dashed chair: pulled out 400. Wardrobe leaves open 90 degrees.



Lettered clear spaces match the table. Sizes are examples; this is not an accessible room.

APPROVED DOCUMENT M VOLUME 2 (ENGLAND): THE FIGURES THAT BEAR ON FURNITURE

4.24(b): swing doors to built-in wardrobes and storage open through 180 degrees. 4.24(a), Table 2: effective clear width of the bedroom door 800 mm straight-on, new buildings. 4.24(j): 300 mm clear from the leading edge of an accessible bedroom door to the side wall. 4.24(l), Diagram 17 (one example, twin beds): 1,500 minimum at the side of a bed, 700 minimum between beds, 1,500 x 1,500 turning space. 4.30(a): sockets, phone and TV outlets 400 to 1,000 mm. 4.30(c): precise controls 750 to 1,200 mm. 4.24(d): window controls 800 to 1,000 mm. No desk, bench or TV height is given.

SPECIFICATION WORDING

ROOM FURNITURE SCHEDULE

Guestroom furniture set [ref], room type [standard / accessible], dimensions in millimetres from finished floor level and from [named wall]: bed [super king 1,800 x 2,000] with mattress top [600]; bedside tables [450 x 500], top [600]; desk [1,500 x 600], top [740], chair seat [450]; luggage bench [900 x 500], seat [450]; wardrobe [1,200 x 600], two leaves [600], interior as [drawing ref]; TV screen centre [1,250]. Clear spaces to be as drawing [ref]: beside the bed [900] minimum; desk chair to bed foot [750] minimum with the chair pulled out [400]; lobby clear of open wardrobe leaves [1,100] minimum. Every door swing and drawer pull-out drawn open. Dimensions to be confirmed on a sample room before production.

WARDROBE DOORS

Wardrobe swing doors to open through [180] degrees (Approved Document M volume 2, paragraph 4.24(b)), with the hinge and its offset stated on the shop drawing [hinge ref, offset, opening angle]. The space beside the wardrobe into which each leaf opens, in line with its front, to be free of mouldings, outlets, switches and adjoining furniture. Handles easy to grip and operate and visually contrasting with the door [handle ref]. Hinge opening angle and rated door weight to be confirmed by the partner workshop in writing.

ACCESSIBLE ROOMS AND REPEATS

Wheelchair-accessible bedrooms [number] as the access consultant's drawing [ref] and Approved Document M volume 2 (England); furniture, handles, controls and circulation as that drawing, not as the standard room. Entrance door effective clear width not less than [800] mm (Table 2). Outlets and controls in the bands in paragraph 4.30 [list]. Dimensional tolerance for repeat rooms [ ] mm as the project tolerance schedule [ref]; site dimensions of [sample room] to be surveyed and issued before production.

TERMS USED

Wheelchair-accessible bedroom

A hotel bedroom designed so a wheelchair user can transfer to the bed, move around and use the facilities independently. Approved Document M asks for one for every 20 bedrooms or part of that number.

Effective clear width

The width of a door opening measured at right angles to the wall, from the outside of the door stop on the closing side to any obstruction on the hinge side, including projecting door furniture. Approved Document M Table 2 sets the minimum.

STANDARDS AND SOURCES

- Approved Document M, Volume 2 (2015 edition incorporating 2020 and 2024 amendments; England): paragraphs 4.17 to 4.24, 4.30, Table 2 and Diagram 17 read on 5 and 6 November 2026.
- BS 8300-2:2018: named as the detailed accessibility code: not read, no figures quoted. Confirm against the current edition.
- Brand standards of the operator: client-specific; they set the bed size, the clearances and the TV position in most hotel projects.

Full guide: https://makebespoke.com/trade/technical/hotel-guestroom-furniture-clearances. Make Bespoke Studio coordinates manufacture through its partner workshops. Figures are guidance only and your specification governs; some may be superseded, so contact the studio to verify.