Ian Keith

Oliul Hussain < Oliul. Hussain@cookbrown.co.uk > From:

23 June 2023 16:20 Sent: To: Harry Crosland

Cc: Mark Lucas; Robert Harper; tom.popham@avisonyoung.com

RE: 1878 - The Studio, Field & Leeke Street, WC1X - M4(2) requirements for Subject:

planning

Hi Harry,

Thanks for your call and email.

As discussed the layouts are satisfactory in principle, I take note you've provided and this can be reviewed when we obtain the M&E details when they are ready. Thanks.

Oliul Hussain, MCIOB, ACABE Senior Building Control Surveyor

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From: Harry Crosland harry.crosland@orbitarchitects.com

Sent: Friday, June 23, 2023 2:18 PM

To: Oliul Hussain < Oliul. Hussain@cookbrown.co.uk>

Cc: Mark Lucas < Mark.Lucas@orbitarchitects.com>; Robert Harper (Robert.Harper@avisonyoung.com)

<Robert.Harper@avisonyoung.com>; tom.popham@avisonyoung.com

Subject: 1878 - The Studio, Field & Leeke Street, WC1X - M4(2) requirements for planning

Hi Oliul,

See attached general arrangement showing architectural layouts for Flats 23 and 24. The placement of controls and services in flats 23 and 24 will be installed to satisfy conditions set out in Part M4(2), as per the extract below.

Can you confirm therefore that the design satisfies Part M4(2)?

Services and controls

- 2.30 To assist people who have reduced reach, services and controls should comply with all of the following.
 - Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.
 - Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.
 - c. The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.
 - d. Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.
 - e. Either:
 - boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or
 - separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

NOTE: Controls that are part of a radiator or cooker hood are exempt from these provisions.

Thanks, Harry

Harry Crosland

Architect

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