

3 January 2024

Sofie Fieldsend
Senior Planner
London Borough of Camden
Planning Department
Camden Town Hall
London
WC1H 8ND

By email only

Dear Sofie

PROPOSED MIXED USE DEVELOPMENT
AT: 104A FINCHLEY ROAD, LONDON NW3 5EY
LBC ref: 2022/3553/P

I refer to my email of 9 November 2023 responding *inter alia* to your query whether the corner wheelchair apartments would comply with building regulations given your concern about potential conflict between use of the kitchen and balcony.

Our comment at the time was as follows:

There are no specific requirements in Building Regulations Part M for circulation space within living / dining / kitchen areas for ADM4(3) dwellings, except for "There is a minimum clear access zone 1500mm wide in front of, and between, all kitchen units and appliances", which is provided (and illustrated). The closest alternative reference is the requirement within bedrooms for "a minimum clear access route, 750mm wide, from the doorway to the window". The gap shown on our proposed plans is 750mm, to match this requirement in the absence of other guidance. On this basis it is clear that Building Regulations approval is easily achievable. In any case, the internal layout shown is not a planning matter.

Your email of 21 December 2023 suggests this explanation is insufficient. We have therefore amended the relevant floorplans to show the route to the open-plan kitchen widened from a compliant 750mm to a more generous 900mm, the corner rounded

Direct Line 020 7208 2029
Mobile 07803 513759
Fax 020 7208 2024
E-mail mike.ibbott@tpbennett.com

tp bennett

off to assist manoeuvrability in a wheelchair, and a wheelchair user shown in plan comfortably navigating the route.

In this way we are confident that the relevant building regulation requirements are met. Furthermore, the revisions are fully-compliant with CLP Policy C6a in meeting "the highest practicable standards of accessible and inclusive design" and these four units consider "can be used safely, easily and with dignity" by the intended occupants.

I attach an updated drawing schedule accordingly.

I will reply under separate cover regarding affordable housing and viability matters.

Yours sincerely,

Mike Ibbott
Planning Consultant
for **tp bennett**