

PART M4(2) / M4(3) COMPLIANCE STATEMENT

Application PP-12699131 for 6 New Flats at

23 RAVENSHAW STREET, LONDON, NW6 1NP

LONDON BOROUGH OF CAMDEN

11/01/24

1. SUMMARY

- 1.1. Camden LPA and London Plan policy requirements are for 90% of additional new dwellings to be M4(2) accessible and adaptable dwellings and 10% easily adaptable to M4(3) wheelchair user easily adaptable dwellings.
- 1.2. The proposal meets or exceeds these requirements in every respect; bar one. That being that the very last two steps (of 125mm each) to the entrance of private entrance of Flat F cannot be traversed, step free, from the landing that serves Flat E – which itself could be accessed by a Part M complaint Wheelchair platform lift, should one be fitted. That platform lift would alternatively have to traverse the doorway of Flat F, which is not possible.
- 1.3. While a solution may be able to be found in future (possibly an additional custom step lift), this feature currently renders Flat F Part M4(1) complainant but not M4(2). This anomaly is due to the levels of each floor being dictated by a number of factors such as: floor to ceiling heights, Part K stair provisions, fenestration requirements to the front having to marry up with bulk and massing constraints to the rear, accommodating the slope of the site as well as the site's shape being high constrained to the front while still achieving dual aspect to each flat.
- 1.4. **However;** NPPF, London Plan and Camden LPA policy guidance requires flexibility on the rigid imposition of these requirements.
- 1.5. **Camden Policy H6: 3.152** [Planning conditions] cannot be applied to a dwelling where step-free access cannot be achieved... planning condition may be inappropriate include [where] flats above or below the entry level in a building where incorporation of a lift would not be viable...'

1.6. London Plan Policy D7:

3.7.6 In exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In the following circumstances – and only in blocks of four storeys or less – it may be necessary to apply some flexibility in the application of this policy [such as] 'small-scale infill developments' and 'Stacked maisonettes'. Affected dwellings... to satisfy the mandatory building regulations requirements of M4(1).

3.7.7 If it is agreed at the planning stage (for one of the reasons listed above) that a specific development warrants flexibility... affected dwellings [should meet] building regulations requirements of M4(1).

1.7. NPPF Guidance 56-008-20160519 and 56-010-20150327:

'Local Plan policies should also take into account site specific factors...' 'Where step-free access is not viable, neither of the Optional Requirements in Part M should be applied.

1.8. Extant vs Proposed wheelchair provision:

Both of the extant flats have stepped access; in particular Flat B has multiple flights of stairs. Since the proposed development, as a whole, would provide orders of magnitude superior access for people with disabilities, the minor shortcoming presented by entrance to Flat F should, in the applicants view, and particularly in light of policy guidance to the contrary, not constitute and reason for a refusal.

2. INTRODUCTION

2.1. This Part M4(2) and Part M4(3) compliance statement is intended to be read in conjunction with and forms part of the outline planning application for the demolition of existing house of 2 flats and car park and the construction of a block of 6 new flats at 23 Ravenshaw Street, London NW6 1NP, in line with the requirements of Camden Council, the relevant planning authority. It should also be read in conjunction with submitted planning drawings and other application documents.

2.2. Part M of the building regulations covers access to and use of buildings and is in two parts Part 1 covers dwellings and Part 2 buildings other than dwellings. Requirement M4 (Sanitary conveniences in dwellings) has been replaced by new requirements:-

2.3. **M4(1)** Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

- 2.1. Generally, dwellings only need to meet the requirements of Part M4(1) visitable dwellings standard. Parts M4(2) and M4(3) are optional requirements under the building regulations and are only applicable where a planning condition is imposed.

3. POLICY NOTE

3.1. London Plan Policy D7 Accessible housing

To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'

2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'

3.2. London Plan Policy D7 guidance on exceptions:

- 3.3. **3.7.6** In exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In the following circumstances – and only in blocks of four storeys or less – **it may be necessary to apply some flexibility in the application of this policy:**

- Specific **small-scale infill developments** (see Policy H2 Small sites)
- Flats above existing shops or garages
- **Stacked maisonettes** where the potential for decked access to lifts is restricted

- 3.4. **3.7.7** If it is agreed at the planning stage (for one of the reasons listed above) that a specific development warrants flexibility in the application of the accessible housing standards M4(2) and M4(3), **affected dwellings above or below ground floor would be required to satisfy the mandatory building regulations requirements of M4(1)** via the Building Control process. M4(2) and

M4(3) dwellings should still be required for ground floor units.

- 3.1. Camden Policy H6 Guidance: Accessible and adaptable dwellings (Lifetime Homes) and wheelchair user dwellings
- 3.2. **3.152** Compliance with Optional Building Regulations can only be required by planning condition where Part M of the Building Regulations applies. Part M applies to new-build dwellings, but does not apply to dwellings created by changes of use or conversions of an existing building. **Planning conditions can also only be used where all elements of the relevant Regulation can be achieved. They cannot be applied to a dwelling where step-free access cannot be achieved. Circumstances where a planning condition may be inappropriate include flats above or below the entry level in a building where incorporation of a lift would not be viable...**
- 3.3. **3.153** In applying the requirement for 90% M4(2) accessible and adaptable dwellings and 10% M4(3) wheelchair user dwellings, the Council will round the number of homes required in each category to the nearest whole number such that the total requirement for M4(2) and M4(3) dwellings adds up to 100%. The Council will not require M4(3) wheelchair user dwellings as part of developments that provide **five additional*** dwellings or fewer.

***Note:** The proposed development, in line with the criteria applied by CIL regulations and requirements for affordable housing contributions (which acknowledge circumstances where extant dwellings are replaced as part of a large proposal) constitutes only **four additional** dwellings; if the word 'additional' is interpreted in manner contestant with other policies. However, since the guidance wording lack a degree of specificity; i.e. does it mean '*dwellings in addition to extant dwellings, that rear to be added to*' or '*extant dwellings to be replaced in addition to new dwellings*'? The meaning could be said to be ambiguous. So, in the expectation that offices will argue whichever case they deem the most extractive, **the development includes 1 fully very easily adaptable to M4(3) ground floor dwelling anyway (Flat C). This constituents 17% by unit numbers and 12% by floor area, of the proposed development.**

3.4. NPPF Guidance: Accessibility and wheelchair housing standards.

3.5. **What accessibility standards can local planning authorities require from new development?**

Extract: Local Plan policies should also take into account site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. **Where step-free access is not viable, neither of the Optional Requirements in Part M should be applied.**

Paragraph: 008 Reference ID: 56-008-20160519. Revision date: 19 05 2016

3.6. **What issues should local planning authorities consider in determining whether dwellings should be fully wheelchair accessible or adaptable?**

Extract: Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

Paragraph: 009 Reference ID: 56-009-20150327. Revision date: 27 03 2015

3.7. **How should authorities determine whether accessible and adaptable or wheelchair user dwellings (M4(2) or M4(3)) should be required in non-lift serviced flats?**

The Building Regulations for accessible and adaptable or wheelchair user dwellings require that these types of dwelling should achieve step-free access. In setting policies requiring M4(2) and M4(3) compliant dwellings, local planning authorities will need to assess whether this has an impact on non-lift serviced multi-storey development in their local housing mix. Where step-free access in this type of development is not viable, neither of the Optional Requirements in Part M should be applied. *Paragraph: 010 Reference ID: 56-010-20150327. Revision date: 27 03 2015*

4. SITE DESCRIPTION

- 4.1. The application site is currently a two-storey house that has been extended and converted into 2 self-contained flats. The flats are adjacent to a car park within the site, which was formally a builder's yard. The site is located on the south western side of Ravenshaw Street, where the road bends and the site backs onto a railway cutting.
- 4.2. The area between the railway lines and the site is a green private open space designated a borough Site of Nature Conservation Importance (West Hampstead Railside's & Westbere Copse). Ravenshaw Street, and the surrounding area, is predominantly residential, comprising mainly two storey dwellings. The site is not located within a conservation area, and it is not listed. The site is located within the Fortune Green and West Hampstead Neighbourhood Area.

5. REQUIREMENTS

5.1. Requirement of Part M4(2) Accessible and adaptable Dwellings

This category requires that **reasonable** provision be made for people to gain access to and use the dwelling and its facilities. Provision must be sufficient to meet the needs of occupants with differing needs, including older people and the less able. Provisions should also allow for adaptation of the dwelling to meet changing needs of occupants over time; for example, the ability to fit a stair lift or hoist to enable movement to an upper level in the case of mobility becoming impaired.

5.2. The statement will consider each relevant requirement in turn and illustrate how these will be met.

5.3. Section 2A: Approach to the dwelling

i) The requirement is that all new dwellings in the London area have external and internal areas of the approach route to the dwelling that are within the curtilage of the site including the area between a car space and the dwelling or block entrance.

ii) Reasonable provision should be made to meet the requirements of the approach route to communal facilities.

iii) The approach route to single dwellings is likely to be reasonably simple but the route(s) to blocks of flats are likely to be more complicated.

Approach routes should be:

Safe and convenient with low gradients and preferably step free.

Step free to principal entrance or alternative ramped approach

Where there is a rise of over 300mm a stepped route should comply with diagram 2.1 (page 12 of the approved document M)

5.4. 2A.1 Approach routes

a. Be level, gently sloping or ramped

b. Have minimum clear width of 900mm (750mm in localised conditions)

c. Communal parts (other than stairs) have minimum clear width of 1200mm (1050mm where localised)

d. Localised obstructions are no longer than 2000mm and not opposite or close to doors or changes in direction.

- e. Have suitable ground surface
- f. Gates have clear width of 850mm with min 300mm to leading edge

Response: The approach to the main entrance of the apartment block from Ravenshaw Street is step free. Special attention has been paid to the transition from the pavement to the level main entrance way, which presents a particular difficulty; being at the apex of a corner and on a slope. The problem has been solved with bespoke threshold stone ramps two ways to transition smoothly from the street's gradient to the level path, avoiding the need for a step.

5.5. 2A.2 Ramps on approach routes

- a. Have gradient between 1 in 12 and 1 in 20
- b. Length of flights meet diagram 2.1 (page 12 of approved document)
- c. Private approaches have minimum clear width of 900mm
- d. Communal approach has 1200mm clear width
- e. Every flight has top and bottom landing with intermediate landings at changes of direction
- f. Landings are minimum 1200mm long clear of door/gate swings

Response: The entrance way's tiled section between the threshold stone and the level glass 'bridge' is a single 960mm 1:12 slope.

5.6. 2A.3 External steps where part of additional route

- a. Steps are uniform with a rise between 150 to 170mm and goings of between 280 and 425mm
- b. Treads have suitable nosings
- c. Flights have max rise of 1800mm and clear width of 900mm
- d. Every landing has min length of 900mm
- e. Every flight has handrail to one side or both sides if width over 1000mm and set 850 to 1000mm above pitch line with 300mm overrun

Response: Access to the rear garden is via a 3.4m wide flight of 4 steps with 135 risers and 750mm goings. Hand rails will be fitted to either side. A ramp to the rear garden would be ideal, but in order to satisfy all the Part M requirements it would have to extend right to the back wall. Alternatively, a platform to a steplift could be very easily fitted in future (such as a Pollock Lifts Classic 800 x 1400, Standard 1m Step-lift) as indicated on the drawings on Sheet 2. A blanked

off power outlet will be provide for this eventuality.

5.7. 2A.4 Car parking and drop off

Response: not applicable to this application

5.8. 2A.5 Communal entrances

- a. Have level landing access a minimum 1500×1500mm clear of door swings outside the entrance.
- b. Landing should be covered to 900mm depth and 1200mm wide:
- c. Automatic activated and/or timed lighting is provided
- d. Entrance door or gate has clear opening of 850mm
- e. Double doors leading leaf to provide the minimum opening width
- f. 300mm nib to leading edge and width maintained for 1200mm beyond
- g. The reveal on leading side has maximum depth of 200mm
- h. The entrance has accessible threshold
- i. Doors to lobbies or porches are minimum of 1500mm apart clear of door swings
- j. Ground surfaces to be suitable for wheelchairs
- k. Entry controls mounted 900 to 1000mm above ground level and 300mm clear of projections
- l. All communal doors on approach to comply to the above

Response:

- a. Entrances to both the Main Entrance door and the Recycling store have a 1.5m turning circles in front of them. The Recycling store itself has door that will swings back and can be held open temporarily a catch and is wide enough for 8 x 240L Euro Bins and a 1400 x 1700 wheelchair turning ellipse.
- b. Not applicable
- c. Entrance will have automatic activated and timed lighting.
- d. 2 x Front Entrances have a clear opening of 950mm Rear Garden Door 1m
- e. Not applicable
- f. g, h, i, j, k, l – all yes

5.9. 2A.6 Communal lifts and stairs

- a. Every landing to have 1500×1500mm clear space in front of lift
- b. Any lift meets BS EN 81-70:2003
- c. Lift car is 1400mm deep and 1100mm wide

- d. Doors to have clear opening of 800mm
- e. Controls are mounted 900mm to 1200mm above floor level and 400mm from inside of front wall
- f. Minimum dwell time of 5 seconds
- g. Stairs to meet requirements of Approved document K

Response: a, b, c and d not applicable.

e. Platform lift controls mounted 900mm to 1200mm above floor level and 400mm from inside of front wall and in accordance with manufacturers instructions.

f. Communal stairs/landings all meet requirements of Approved Document K.

i. Ground Floor to Lower Ground Floor flight has 172mm risers and 280mm goings. Riser 9 is a 900mm half landing. No single flight is greater than 1800mm.

ii. Ground Floor to First Floor flight has 172mm risers and 280mm goings. Riser 6 is a 900mm half landing. No single flight is greater than 1800mm.

Staircase widths: Staircase widths are all 1200mm; ample of the fitting of Platform Lifts.

Handrails: Both sides of the stairs and any landings will have handrails.

Headroom: A minimum headroom of 2m (6.6 feet) is maintained above all parts of the staircase, including landings.

Nosings: Any nosings that will be no more than 25mm.

5.10. **Section 2B: Private entrances and spaces within the dwelling**

2.18 The provisions of Section 2B apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings.

2.19 The provisions of Section 2B apply to private entrances, other external doors and key elements within the dwelling.

5.11. **Private entrances**

2.20 The principal private entrance, or the alternative private entrance where **step-free access cannot be achieved to the principal private entrance, should comply with all of the following.**

- a. There is a level external landing with a minimum width and depth of 1200mm.

- b.** The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.
- c.** Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
- d.** The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.
- e.** Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.
- f.** A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.
- g.** The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm
- h.** The threshold is an accessible threshold.
- i.** Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.

Response:

- a.** Every flat has a 1200mm x 1200mm external level landing in front of its private entrance.
- b.** Not applicable since all private entrances are all internal anyway.
- c.** Entrance hallways will have automatic activated and timed lighting.
- d.** All private entrances will have a minimum clear opening width of 850mm.
- e.** Not applicable
- f.** All doors can/will comply
- g.** All doors can/will comply
- h.** All entrances can/will comply
- i.** Not applicable. Main entrance door is a swing door into the entrance lobby (>1500 clear width), the next door is a sliding door.

5.12. Other external doors

2.21 All other external doors – including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling – should comply with provisions d. to i. of paragraph 2.20.

Response: They do.

5.13. **22.2 Circulation areas and internal doors**

Door and hall widths Purpose to facilitate movement throughout the dwelling between rooms

- a. Halls and landings to have minimum clear width of 900mm localised obstructions should not occur opposite or close to doors; are no longer than 2000mm and allow clear width of 750mm
- b. Door widths are in accordance with table 2.1 (page 17 approved Document M)
- c. A 300mm nib is provided to leading edge of doors within the entrance storey
- d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

Response:

- a. They do.
- b. They are. All internal doors to flats A, B, D, E & F will be 800mm minimum clear width; aside from Flat D Bed 2 which will be 750mm or greater. M2(3) adaptable Flat C will be fitted doors of 850 minimum clear width.
- c. It is.
- d. It is

- 5.14. **Note:** The above do not apply to cupboards unless they are walk in En suite bathrooms or showers that are additional to requirement Double doors provide nibs where each leaf is a minimum 300mm wide. A standard 826 wide 44mm thick door is deemed to provide the minimum 775mm clear opening width

5.15. **2.23 Private stairs and changes in level**

- d. Access to all rooms and facilities within the entrance storey is step free
- e. Level changes in other storeys are avoided where possible
- f. The staircase has minimum clear width of 850mm
- g. Staircase meets requirements of approved document K

Response:

- d. Entrance storey is step free. Aside from the communal garden (which will be equipped with power for future step lift).
- e. Level changes in other storeys are avoided where possible; however 2 final steps to Flat E will not be accessible by Stairlift.
- f. Communal stairs are all 1200mm. Flats E & F Internal private staircases have minimum clear width of 900mm.

g. Staircase meet requirements of approved document K in all other respects.

5.16. Habitable rooms

2.24 Living, kitchen and eating areas

To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following.

- a. Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).
- b. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.
- c. Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

Response:

- a.** There are living areas within the entrance storey of each flat with level access to a WC.
- b.** A minimum clear space of 1200mm is provided between and in front of kitchen units
- c.** Glazing to principal living areas all starts at min 850mm from floor; aside from patio doors to Balconies.

5.17.2.25 Bedrooms

To enable a wide range of people to access and use them, bedrooms should comply with all of the following:

- a.** Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.
- b.** At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.
- c.** Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.
- d.** All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.
- e.** It can be demonstrated (for example by providing dimensioned bedroom

layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

Response:

- a. All bedrooms have min. 750mm wide access from the doorway to the window; subject to choice of furniture layout.
- b. All principal bedrooms can provide a clear access zone a min. 750mm to the sides and foot of the bed. Flat C M4(3) Conversion layout provides 1000mm.
- c. Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.
- d. Single bedrooms have min, 750mm wide to one side of each bed. Flat C M4(3) Conversion layout provide 1000mm. Flat C M4(3) Conversion layout provides 1000mm.
- e. All bedrooms have dims. on the plans.

Note: For above purposes bed sizes are based on:

- a) For principal double bedroom 1500mm wide x 2000mm long
- b) Other double bedrooms 1350mm wide x 1900mm long
- c) Twin and single bedrooms 900mm wide x 1900mm long

5.18.2B.4 Sanitary facilities

5.19.WC to entrance storey

- a. Walls, ducts, boxing's to WC's, bath/shower rooms to allow loading of 1.5kN/sqm to support grab rails, seats and other adaptations
- b. Every dwelling contains a room with step free access to a WC, and wash hand basin; WC's to have 750mm deep x 900mm wide clear access zone in front of it.
- c. In two or three storey dwellings with three or more bedrooms, the room with the WC and basin provides a level access shower or potential level access shower and meets provisions of diagrams 2.5 and 2.6 on pages 20 & 21 of approved document M.
- d. Door to open out

Response:

- a. Walls, ducts, boxing's to WC's, bath/shower rooms will comply.
- b. Every dwelling contains a room with step free access to a compliant WC basin.
- c. All flats will provides for potential level access shower to main bathrooms that would meet the provisions of diagrams 2.5 and 2.6 on pages 20 & 21 of

approved document M. Bathroom to Flat C with be M4(3) bathroom layout 3.15b complaint (with 850mm door).

d. All main bathroom doors will be fitted to be easily re-hung to open out or in. All plans show doors opening out.

5.20. Bathrooms

- a.** Every dwelling has a bathroom with WC, basin and bath on the same floor as the principal bedroom with suitable access zones
- b.** The WC, basin and bath (together with their associated access zones) meet the provisions of diagram 2.5.
- c.** Provision should be made for level access shower

Response:

- a.** All flats Principal bedroom/Bathrooms can comply*
- b.** All flats Bathrooms can comply
- c.** Provision should be made for level access shower

***Note:** Flats E and F have 2 principal double bedrooms; Flat F 'Bed 1' has access to the main bathroom. Flat E's first floor bedroom is marked with an 'Other double bed' – but could, with built in cupboard space, accommodate a principal double bed. Flat C with be M4(3) bathroom layout 3.15b complaint (with 850mm door).

5.21.2B.5 Services and controls

- a.** Consumer unit switches should be mounted between 1350mm and 1450mm from floor level
- b.** Switches, sockets, stopcocks and controls to be mounted between 450mm and 1200mm above floor level and a minimum of 300mm from corner
- c.** At least one handle or remote opening device to one window in the principal living area is located between 450mm and 1200mm above floor level
- d.** Handles or remote opening devices are located between 450mm and 1400mm above floor level
- e.** Boiler, timer controls and thermostats are mounted between 900mm and 1200mm from floor level either on the boiler or other accessible location.

Response:

- a.** Consumer unit switches will be mounted accordingly
- b.** Switches, sockets, stopcocks and controls will be mounted accordingly
- c.** At least one handle or remote opening device will be mounted accordingly

- d.** Handles or remote opening devices will be mounted accordingly.
- e.** Boiler, timer controls and thermostats will be mounted accordingly.

6. FLAT C ALTERNATIVE M4(3) CONVERSION

6.1. In addition to Part M4 (2) requirements, Flat C is designed to be easily convertible to a fully M4(3) compliant wheelchair user dwelling. Other than the removal of the on-site, no other walls will need to be moved/replaced. See Plans Sheet 17.

- a.** Principal bedroom's en-suite can be removed and services capped off to provide a generous master bedroom compliant with Part M4(3) 3.35, Diagram 3.9 Page 39.
- b.** Bedroom 2 is large enough to be compliant with 3.35 h. and i.
 - h.** All single and twin bedrooms provide a minimum 1000mm clear access zone to one side of each bed and in front of all furniture.
 - i.** Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide.
- c.** Bathroom to Flat C will be M4(3) bathroom layout 3.15b compliant (with a 850mm door opening outwards).
- d.** Main access door and all other interior doors will be fitted with 850mm access widths.
- e.** Kitchen area (with 6,530mm work top length) and living area is as open as possible.
- f.** Space to store 2 x Wheelchairs is right by the entrance and as the closet to the main entrance of all the flats.

7. CONCLUSION

- 7.1. The above assessment is measured against the minimum requirements of the building regulations approved document M and it can be seen that the design accommodates all the relevant requirements and generally exceeds them. Space standards are equal to or greater than those required as are bathrooms and sanitary provisions. Whilst general provisions can be illustrated by diagrams and drawings others are dependent on final specification.

The proposals result in comfortable, spacious and accessible dwellings compliant to Part M4(2) and 10% (Flat C) easily convertible to M4(3). Access to the dwellings is safe, and will be well lit. Entrances are spacious enough to give easy access to main living areas and WC. The main family and sitting areas are provided with wide patio doors giving level access onto 1.5m deep balconies to each flat plus the communal garden.

The staircases allow for the fitting of platform stair lift should this be required in the case of any occupant becoming infirm (aside from the provisos given about Flat E).

In conclusion the proposal results in dwellings which meet or exceed minimum requirements and provide flexible and spacious living accommodation suitable for occupants with varying and differing requirements and abilities both in the present and future.