



CHESTER ROAD – NMA DESIGN DOCUMENT

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1. Typical shower rooms layouts compliance.
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3. Proposed new roof maintenance access ladder.

1.

1. Typical shower rooms layouts compliance.

Condition 4: Accessibility states:

*The wheelchair accessible unit shown on the plan number 1931-RCK-ZZ-00-DR-A- 08101 Rev. P04 (Camden Road) and 0614-BPA-06161 Rev. P2 (Chester Road) hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3), **with all other units being designed and constructed in accordance with Building Regulations Part M4 (2).***

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

The units for both projects were not designed to satisfy the design criteria and compliance with the Approved Document Part M. They were designed in accordance with Camden Hostels Guidelines which recommend the minimum Bedroom, Kitchen and Shower Room minimum floor areas only.

There is no reference in the Hostel Design Guidelines to Approved Document Part M compliance.

The London Plan 2021 states that all residential developments should be designed to comply with Approved Document Part M4(2) Category 2 Accessible and adaptable dwellings.

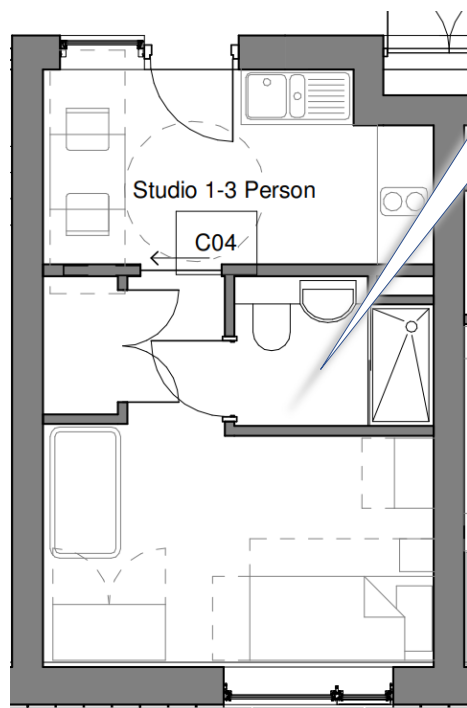
The Hostel accommodation is planning use class Sui Generis which is outside of Class C1-Hotels, C2-Residential institutions, Class C2a-Secure Residential institutions, Class C3-Dwelling Houses, Class C4-Houses in Multiple Occupation.

Sui Generis use class is not subject to compliance with AD Part M and it is evident that the unit layouts developed by the original architects working closely with the LBC Homeless Team were not designed to achieve AD Part M4(2) compliance. The shower tray arrangement was preferred by the client's Team as the most suitable for the units.

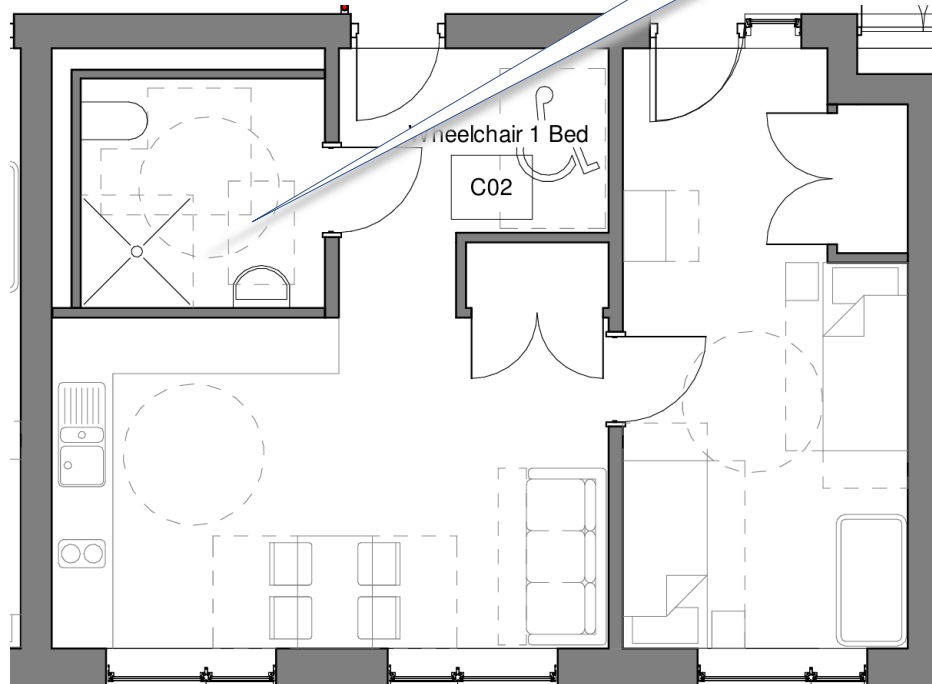
In order to achieve compliance with AD Part M4(2) a level access shower and a 300 mm unobstructed door nibs would need to be introduced which would have an impact of the internal circulation arrangements.

Based on the above comments we would apply to vary the wording of the Condition 4 pursuant to planning permission 2020/3461/P to replace AD Part M4(2) reference with M4(1) Visitable Dwellings. The M4(1) compliant shower room layouts will be larger compared to the shower rooms shown on the approved drawings which will allow greater flexibility for the users.

1.



Proposed AD Part M(4)1
Compliant shower room



Proposed AD Part M(4)3
Compliant shower room

Planning drawings reference:

- 123007-WGI-CH-ZZ-DR-A-1001 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1002 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1003 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1004 rev. P01

CHESTER ROAD – shower rooms

2.

2. Proposed reduced overall building height.

The original design, showed on the current planning application drawings was based on a Volumetric Modular Construction design.

The current design is based on a Light Gauge Steel construction system (LGS). It allowed to avoid the duplication of the floor/ceiling spaces of the individual volumetric units, hence allowed for the reduction of the storey height.

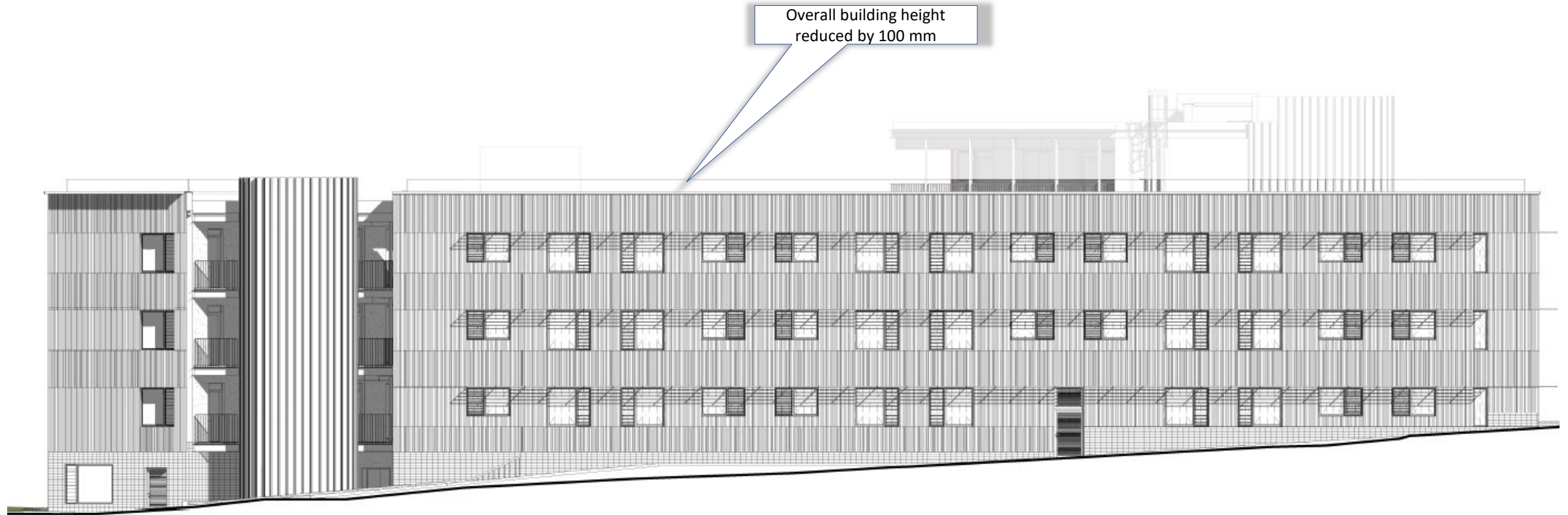
The overall floor to floor height reduction allowed to achieve the lower whole building heights by 100 mm.

The reduced height of the buildings will reduce building mass and the volume of air which will need to be heated or cooled. This will contribute to the improved Sustainability/Energy performance.

Planning drawings reference:

- 123007-WGI-CH-ZZ-DR-A-1050 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1051 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1052 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1056 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1057 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1058 rev. P01

2.



CHESTER ROAD – building height

3.

3. Proposed new roof maintenance access ladder.

Additional access ladder will be required to facilitate safe maintenance access to Block B roof.

The maintenance ladder will be constructed from galvanised mild steel flat sections to achieve a low maintenance finish.

Planning drawings reference:

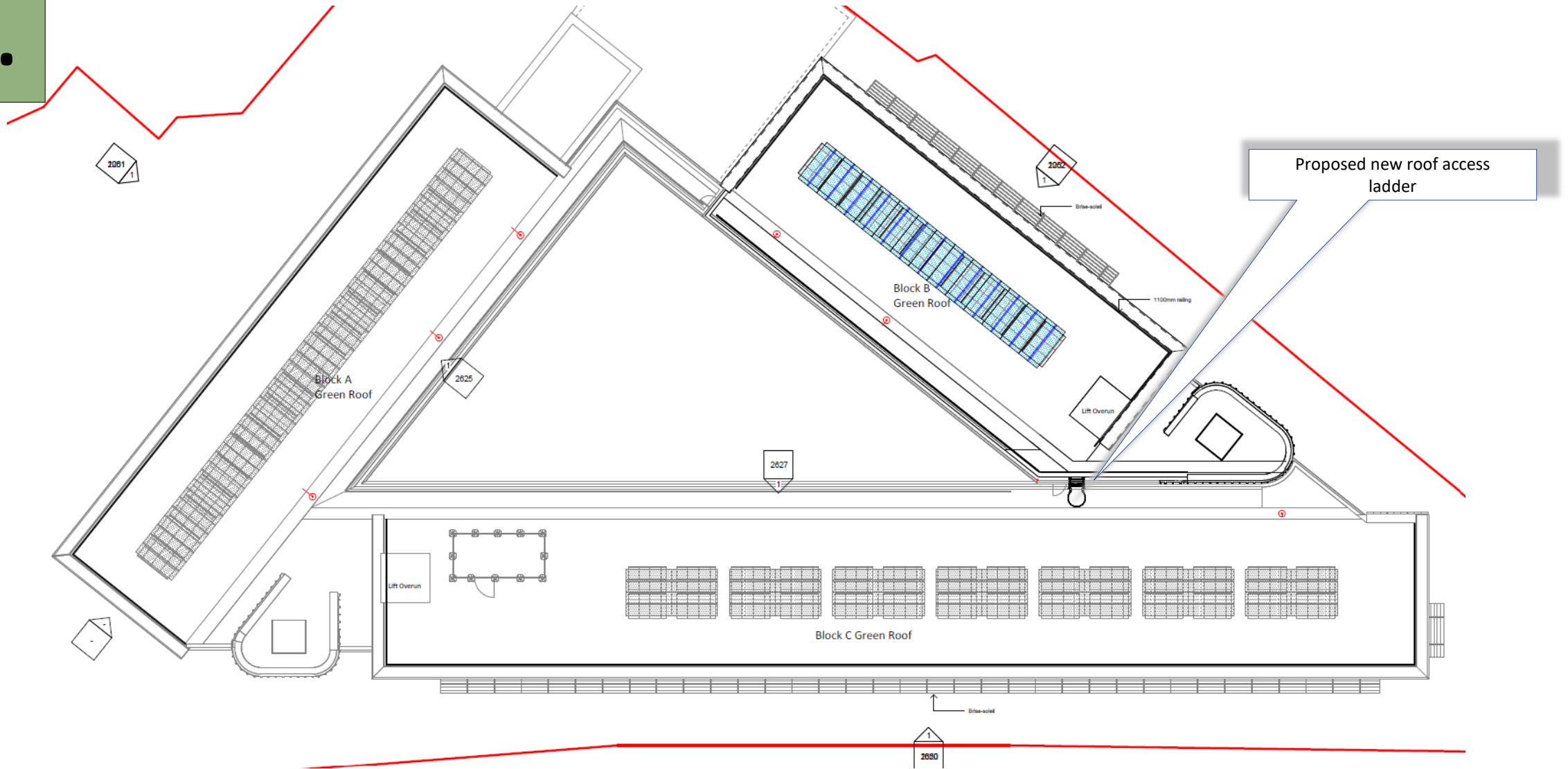
- 123007-WGI-CH-03-DR-A-1005 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1050 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1051 rev. P01
- 123007-WGI-CH-ZZ-DR-A-1052 rev. P01

3.



CHESTER ROAD – Block C: new roof access ladder

3.



CHESTER ROAD – Block C: new roof access ladder

3.



Fig. 1 CGI form original planning application

CHESTER ROAD – Block C: new roof access ladder