

Rangepay Ltd
70 Churchway

Discharge of Condition 12
Accessibility: M4(1)

Planning Permission 2016/3174/P

Condition 12:

Accessibility: M4(1): The residential units shall be designed and constructed in accordance with Building Regulations Part M4 (1), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 Camden Local Plan 2017.

The scheme is for the erection of 3-storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 3 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class).

Building Regulations

The Building Regulations 2010



Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need.

The planning permission requirements for the new residential units are to comply with the following:-

Category 1 - visitable dwelling

M4(1) - Access and use

Reasonable provision shall be made for people to -

- (a) gain access to; and
- (b) use the dwelling and its facilities.

Limits on application

The requirements of this Part do not apply to -

- (a) an extension to a dwelling; or
- (b) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Section 1A: Approach to the dwelling

In the Secretary of State's view, requirement M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. Reasonable provision is made if the dwelling complies with all of the following.

Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room). Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.

Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

Approach routes

The approach route should be safe and convenient for everyone, including older and disabled people and some wheelchair users. It should adopt the shallowest gradient that can reasonably be achieved and be step-free where possible.

The approach route is level, gently sloping, ramped or, where unavoidable, stepped.

All external parts of the approach route have a suitable ground surface.

The approach route is a minimum of 900mm wide with a maximum cross fall of 1 in 40.

Parking

No parking facilities are available on site.

Communal entrances

The principal communal entrance door of the building containing the dwelling complies with all of the following.

- The door has a minimum clear opening width of 775mm,
- Any threshold is an accessible threshold.
- The ground surface (or entrance flooring) does not impede wheelchairs

Communal stairs

The principal communal stairs that give access to the dwelling complies the following:

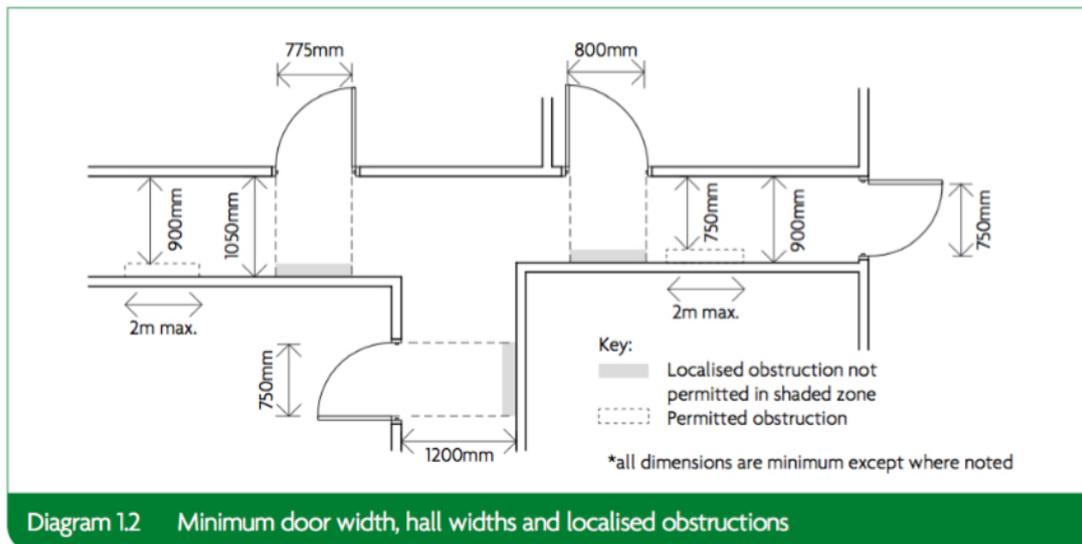
- Where the dwelling is on an upper floor and does not have lift access, the stair meets the requirements of Part K for a general access stair.

Section 1B: Private entrances and spaces within the dwelling

Private entrances

The principal private entrance to the dwelling complies with all of the following.

- The door has a minimum clear opening width of 775mm,
- Any threshold is an accessible threshold.
- Where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold.



Circulation areas and internal doorways

Door and hall widths

To facilitate access into habitable rooms and to a WC in the entrance storey, door and hall widths complies with all of the following (see Diagram 1.2).

- Every door to a habitable room and the room containing the WC has a minimum clear opening width
- Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.

Sanitary facilities

WC facilities

To enable easy access to a WC, a dwelling complies with all of the following.

- A room (which may be a WC/cloakroom or a bathroom) containing a WC is provided on the entrance storey or, where there are no habitable rooms on the entrance storey, on the principal storey or the entrance storey.
- There is clear space to access the WC in accordance with Diagram 1.3.
- Any basin is positioned to avoid impeding access.
- The door to the room opens outwards and has a clear opening width in accordance with Table 1.1.

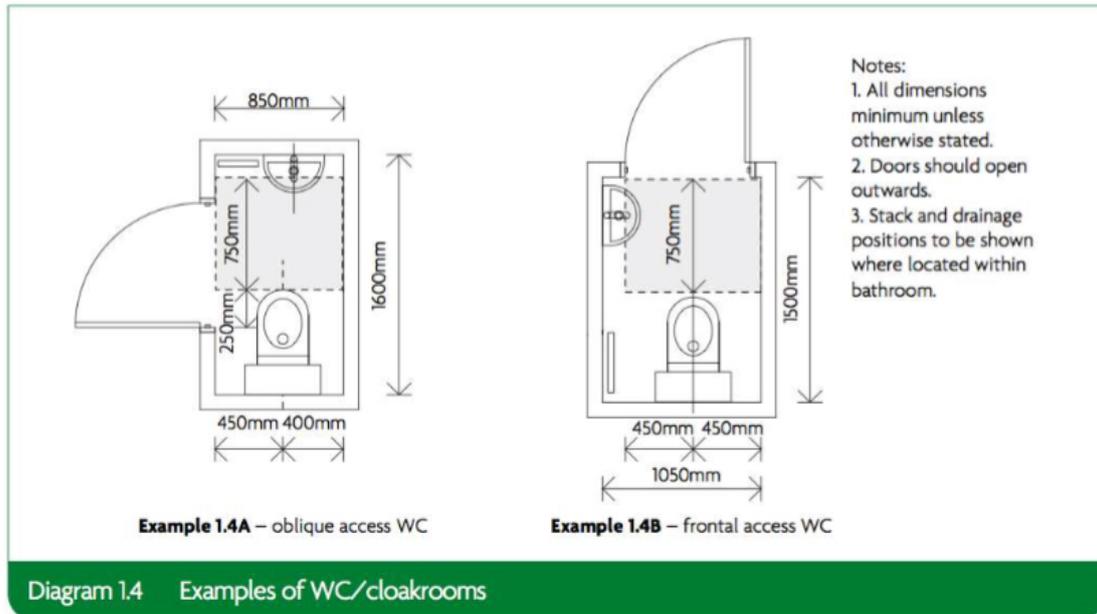


Table 1.1 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head on)

Services and controls

- To assist people who have reduced reach, services and controls all comply with the following.
- Switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level, as shown in Diagram 1.5.
 - Consumer units are mounted so that the switches are 1350-1450mm above floor level.

Plans and a checklist are attached in appendix a & b

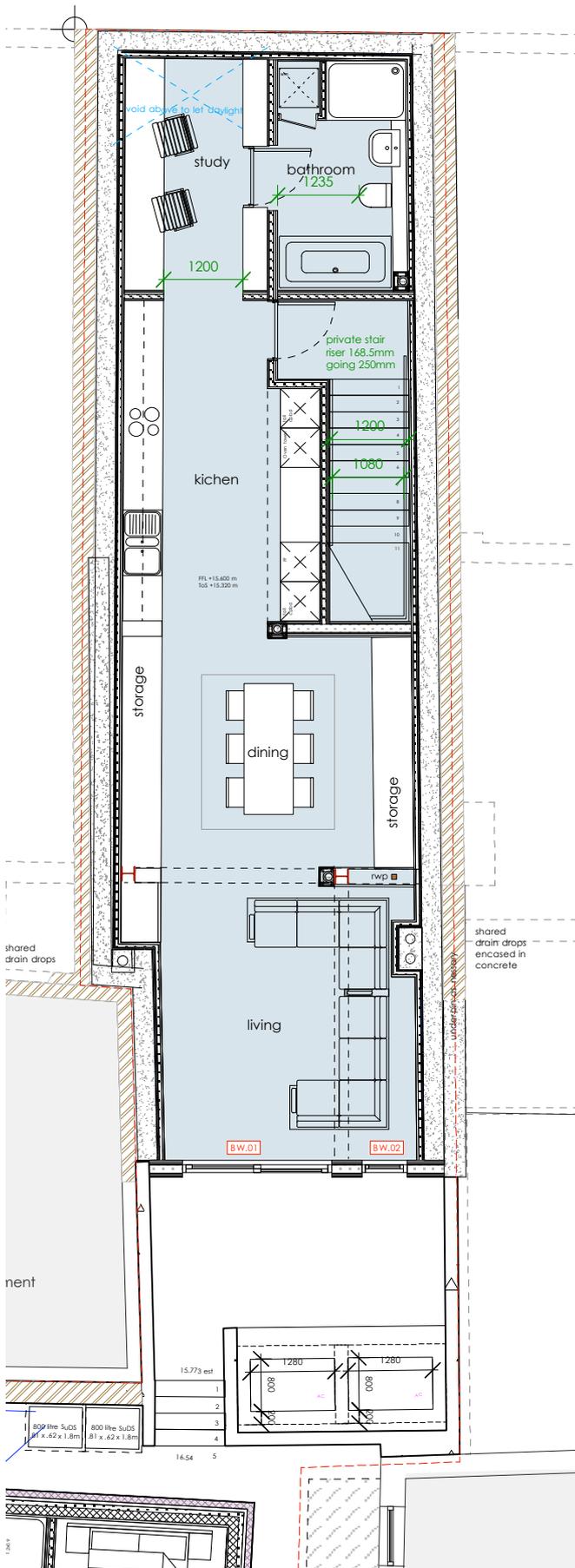
Conclusion

The proposals all comply with the part M4(1) and aim to create an accessible and welcoming approach to a dwelling, promoting inclusivity for individuals with disabilities.

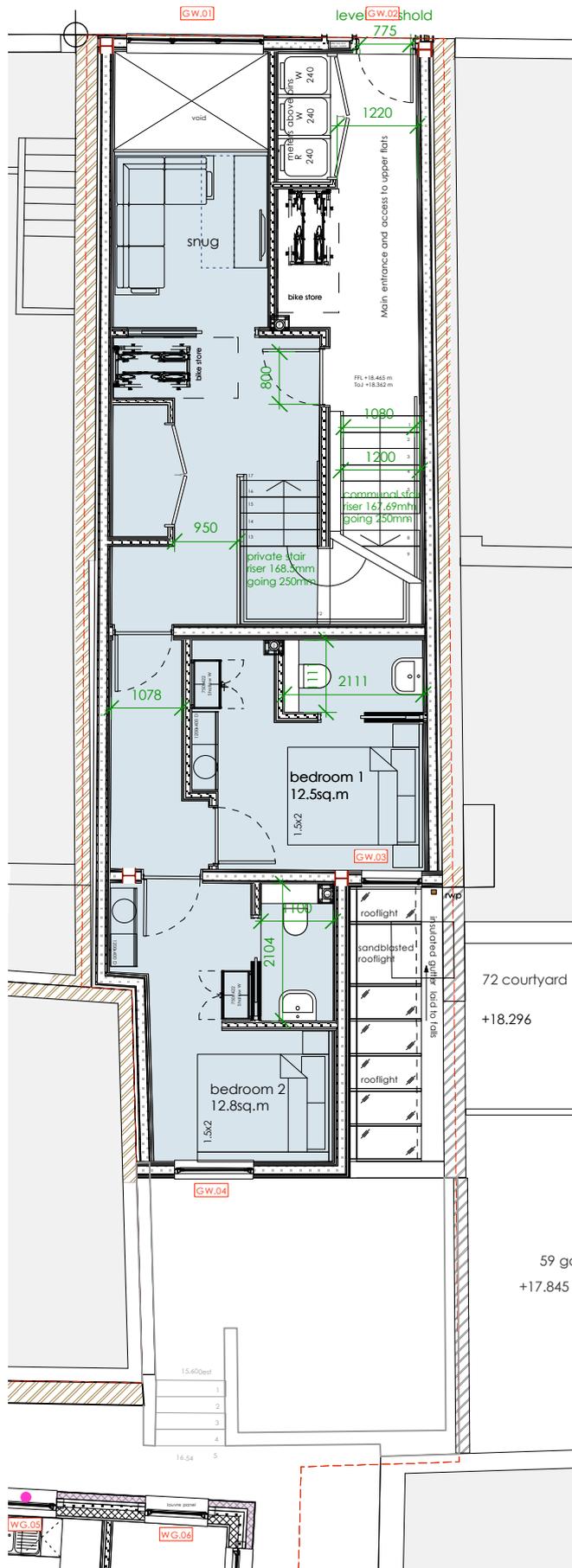
The scheme promotes accessibility and inclusivity within private entrances and spaces within the dwelling, ensuring that individuals with disabilities can navigate and use these areas comfortably and safely.

Appendix A

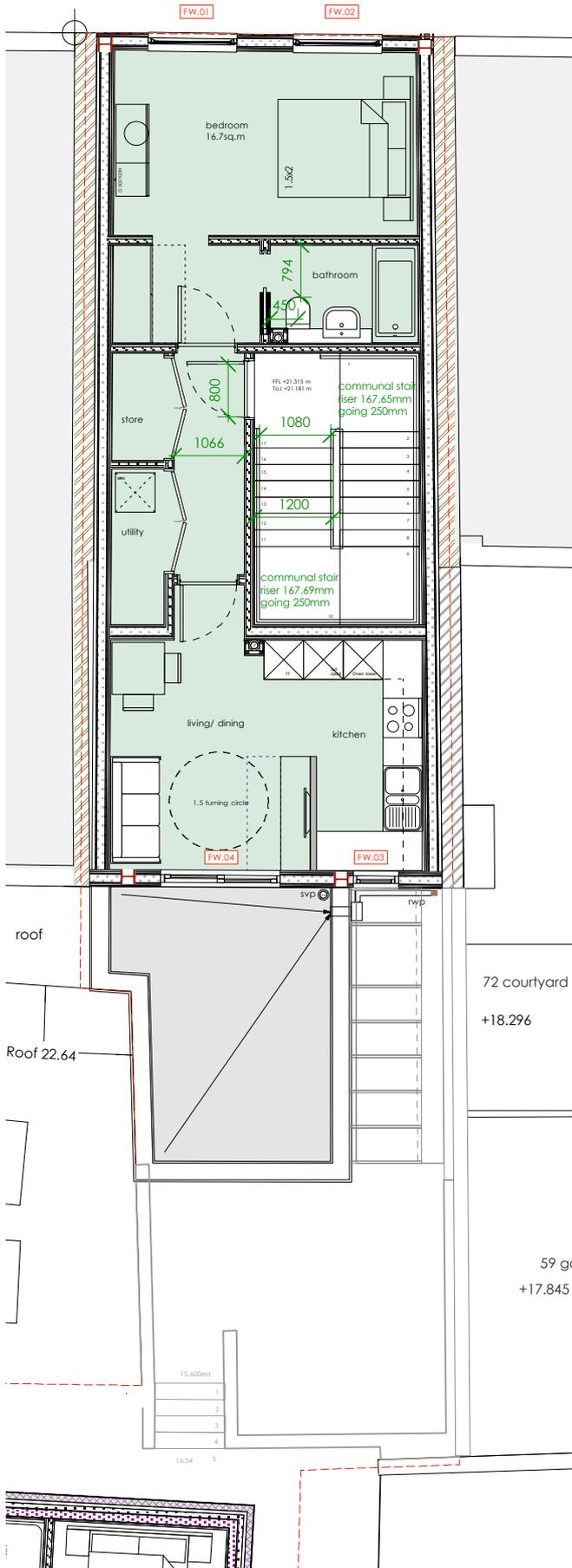
Floor Plans



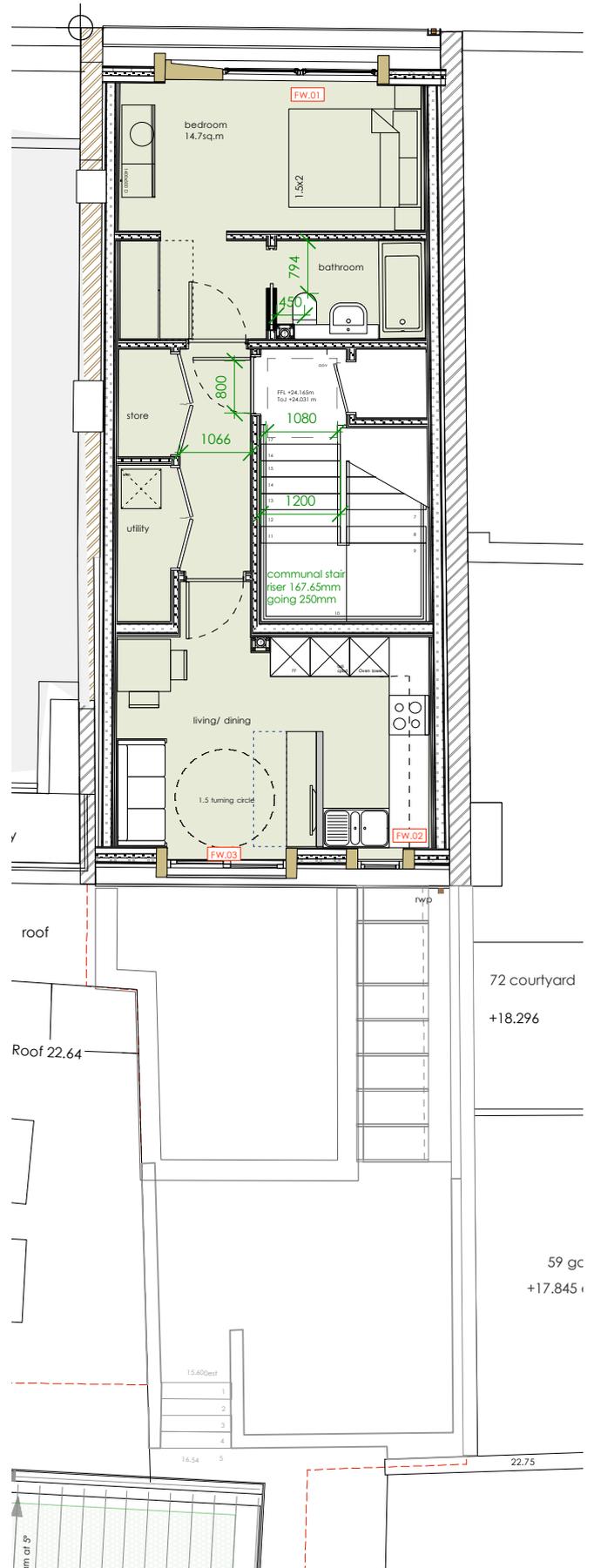
BASEMENT



GROUND



FIRST



SECOND

Appendix B

Checklist

M4(1) Checklist

The proposals have been screened against the following checklist to show the key requirements of the Building Regulations and how the proposals comply

REQUIREMENT	YES	NO	COMMENTS
ACCESS TO / APPROACH ROUTES			
At the point or points at which an occupant or visitor would expect to get in and out of a car:			
Level access to the principal entrance or suitable alternative entrance.	✓		
900mm wide approach route.	✓		
Ramps between 1:12 and 1:20.	✓		
Landings 1,200mm long at the head, intermediate and base of ramps.	✓		
			compliance achieved
PARKING			
Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide.			
Communal parking to flats to have at least one bay (to above dimensions) provided close to the shared entrance. Minimum clear access zone of 900mm to one side and a dropped kerb.		X	No parking on site
Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20).			
Surface finishes to be firm and even with no loose laid materials.			
COMMUNAL ENTRANCE			
Canopy at level entrance 900mm wide and 600mm deep.		X	insufficient space with narrow street
Dusk to dawn timer or motion detection lighting adjacent to entrance.	✓		
Entrance door minimum 850mm clear opening.	✓		compliance achieved
If a porch is included it must allow 1,500mm between the two door swings.		X	not applicable
CIRCULATION			
Minimum nib of 300mm to the leading edge of doors (entrance storey only).	✓		
Step free to all rooms within entrance storey.	✓		
900mm unobstructed corridor widths.	✓		
Living area to be included on entrance storey (living room, dining room or kitchen)	✓		
Stairs 850mm clear width.	✓		
1200mm minimum clear space in front of kitchen units and appliances.	✓		
850mm maximum to glazing of principal window in living room.	✓		
			compliance achieved
SANITARY FACILITIES			
For 1 or 2 bedroom houses, WC within entrance storey 1600mm x 850mm or 1050mm x 1,500mm.	✓		compliance achieved
For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size.		X	not applicable
WC doors to open outwards.	✓		compliance achieved