

PSC/E2/AS/JCh260606

Access Statement

**Extension to 2 Connaught Mews
Pond Street London NW1**

Residential Standards:

Compliance with Part M of the Building regulations

Compliance with Part E of the Building regulations

- 9 FEB 2007

Introduction

The Philosophy and Approach to Inclusive Design

"Disability" can refer to a wide range of conditions from mobility issues to sensory conditions. To create an 'inclusive' environment, as wide a range of disabilities need to be considered in the design of the spaces and the connections between them. To maximize the accessibility of a space or collection of spaces the organisation of the activities requires consideration at the outset, resulting in all of the people using the space being able to do so in a very similar way, enabled by design features that utilize all users abilities - minimizing the effect of any disability

A well designed, 'inclusive' space should be able to maximize accessibility without compromising other design criteria.

1.0 Accessibility Standards Compliance

Overview:

- 1.1 This project involves the addition of a rear extension to square off the west facing splayed wall of the existing dwellinghouse.
- 1.2 The proposals have not affected the access standards of the existing house .

New residential housing is required to comply with **Part M** and 'Lifetime Homes' Standards.

This will mean that they will have to be fully accessible but not to 'Wheelchair' Standards. The 'Lifetime Homes' Standard generally exceed the requirements of Part M so that rather than being aimed to meet the requirements of a disabled visitor, they also seek to meet the possible needs of a resident who may become disabled.

New residential housing is required to comply with **Part E** of Building Regulations. This will mean that the proposal shall be designed and constructed in such a way that they provide reasonable resistance to sound from other parts of the same building and from adjoining buildings.

Summary:

The new build parts of this project are not essential to habitable accommodation. In fact the increase to the already existing room sizes will enhance mobility and access for the disabled.

The sound resistance is not affected by the extension of existing walls and floors in the new build parts.