

RR/E2/AS/CK170806

Access Statement

**Extension to Hill House
87 Redington Road
London NW1**

Residential Standards:

Compliance with Part M of the Building regulations

Compliance with Lifetime Homes Standards

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.

Site Constraints

The site level varies considerably.

1.0 Accessibility Standards Compliance

Overview:

- 1.1 This project involves the retention of the existing house which is on a very steeply sloped site and the addition of ancillary accommodation, including a pool, sauna, private theatre and dining-entertaining area.
- 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.

The new build parts of this project are not essential to the habitable accommodation, however, areas on the ground floor that might possibly be used by a disabled person have been made fully compliant where possible, (see checklist).

1.3 **Pool/ Sauna complex:**

This is proposed to be underground, and has significant changes in level between it, the car park and the lift due to the terrain.

The circulation space and stairs are generous however which should make ambulant disabled access easier.

1.4 **Car parking:**

The scheme indicates new underground car parking spaces at the opposite end of the site to the existing house. It will still be possible to use the current parking arrangement on the driveway which will mean that the current accessibility to the house will not be adversely affected.

Lifetime Homes compliance:

Camden Lifetime Homes requirements list

	Standard	Comments	Compliance
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	The general provision for a car parking is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e. g. a grass verge) for enlarging the overall width to 3300mm at a later date.	Compliant: Cars can still be parked in the driveway directly outside house
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1: 12 is permissible on an individual slope of less than 5 metres or 1: 15 if it is between 5 and 10m, and 1: 20 where it is more than 10m* Paths should be a minimum of 900mm width	Compliant: - within constraints of steeply sloping site
3	The approach to all entrances should be level or gently sloping	See standard 2 above for the definition of gently sloping	Compliant:
4	All entrances should: a) be illuminated b) have level access over the threshold and c) have a covered main entrance	This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. The threshold upstand should not exceed 15mm	Compliant:
5	a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair accessible	<i>Minimum dimensions for communal stairs</i> Uniform rise not more than 170mm. Uniform going not less than 250mm. Handrails extend 300mm beyond top and bottom step Handrail height 900mm from each nosing <i>Minimum dimensions for lifts</i> Clear landing entrances 1500x1500mm Min. internal dimensions 1100x1400mm Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall	N/A: single house

6	The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.	This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor.	Compliant: proposed ground floor space is open-plan
7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	A turning circle of 1500mm diameter or a 1700x1400mm ellipse is required	Compliant:
8	The living room should be at entrance level	In some town houses this is often shown as living/bedroom.	N/A: Existing house unaffected
9	In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bedspace	The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room.	N/A: Existing house unaffected
10	There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	For properties 2 bed and below a Part M toilet is acceptable where the design has failed to achieve a fully accessible WC,, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer from a wheelchair to at least one side of the WC.. Minimum requirement is 1100mm in front of the WC pan. The drainage provision for a future shower should be provided in all dwellings The shower provision must be within the closet or adjacent to the closet (the WC could be an integral part of the bathroom in a flat or bungalow)**	N/A: The new build area is ancilliary to domestic accommodation and not the entrance level as described in part M. Due to Planning constraints, a WC cannot be provided in this space.
11	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Wall reinforcements should be located between 300 and 1500mm from the floor	Compliant: New WC will be provided with walls capable of taking the load from handrails.

12	The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/ balustrade. Unobstructed 'landings' are needed at top and bottom of stairs There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists.	N/A: Proposed habitable space is entertainment space on ground floor and this is not associated with any bedrooms or bathrooms. - stair from basement parking area is, however, suitable for retro-fit stairlift as are stairs leading to lower ground AV room
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks.	N/A: Existing bathroom and bedroom unaffected by application – no new ones proposed
14	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	While there is not a requirement for a turning circle, simple layout and ease of use are essential.	N/A: Existing bathroom remaining –no new bathroom proposed
15	Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room Below 800mm, standard glazing is not acceptable under Building Regulations.	Compliant- Full height glazing
16	Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)	This applies to all rooms including the kitchen and bathroom	Compliant in new build parts