



69 Highgate High Street, London N6

Access statement – Part M and Lifetime Homes standards

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1.0 Introduction

1.1 Scope

This access statement report has been prepared by Ann Sawyer, Access Consultant, working with Birds Portchmouth Russum Architects. The report comments on the proposals for 69 Highgate High Street, London N6 and details how the design responds to the requirements of Part M and Lifetime Homes standards are met.

The report covers entrance, horizontal and vertical circulation and facilities within the building. As the design proposals are currently at planning stage some issues of detailed design are not covered.

1.2 Design proposals

The new four storey building is located on a corner site between Highgate High Street and Snow Hill, a pedestrian route leading to Pond Square. The route adjacent to the proposed building along Highgate High Street is fairly level, but Snow Hill slopes steeply down to Pond Square. There is no car parking provided in the proposals.

At ground floor High Street level there is a retail unit. Below this at Pond Square level there is a commercial unit that is accessed at the lower level from Snow Hill. At first and second floor level there is a three bedroom flat which has its entrance at Pond Square level on Snow Hill.

1.3 Design approach

The design takes into account requirements of the brief, the implications and requirements of current legislation and good practice guidance set out below:

- London Borough of Camden LDF policy DP6 which notes that all housing developments should meet Lifetime Homes standards and Camden Planning Guidance 2 chapter 5
- Lifetime Homes standards (as revised July 2010)
- Approved Document M of the Building Regulations

2.0 Lifetime Homes Standards

The 16 criteria are listed below with commentary on how the proposals meet the standards.

Criterion 1– Parking (width or widening capability)

Parking is not provided.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Parking is not provided.

Criterion 3 – Approach to all entrances

This standard requires a level or gently sloping approach, however the guidance notes that on steeply sloping sites it is accepted that this requirement may not be practicable, or achievable, and should be discussed with the local planning authority to agree a workable solution.

It is noted that Snow Hill slopes at approximately 1 in 8 and so this criterion cannot be fully met for the entrance at Pond Square level. The residential unit is entered off the sloping street and has a level landing immediately outside the door.

The entrance to the lower commercial unit is accessed down two steps from Snow Hill. The retail unit, which is accessed off Highgate High Street, has level approach and access.

Criterion 4 – Entrances

Criterion states that that all entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have 800mm effective clear opening widths and 300mm nib to leading edge on pull side.

In addition, main entrances should also:

- d) Have adequate weather protection
- e) Have a level external landing.

Entrance to the residential unit meets the criteria, however the extent of the level landing is limited and is less than the 1200mm by 1200mm requirement due to the slope of the existing pedestrian route. See Criterion 3 above. The landing is 1244mm long by approximately 950mm wide, though the width reduces at the end furthest from the door because of the steep slope. Additionally the door is set in an angled wall and so the 300mm is available beside of the leading edge on the opening side, but is at an angle to door.

Criterion 5– Communal stairs and lifts

There are no communal stairs and lifts as the residential unit has its own street level entrance.

Criterion 6 – Internal doorways and hallways

Criterion states that movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. Subject to provision of adequate door opening widths the minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at ‘pinch points’ as long as the reduced width is not opposite, or adjacent to, a doorway.

The criterion also notes that all doors on the entrance level should have a 300mm nib beside the leading edge of the door on the pull side

Hallways

The corridor width at first floor level in the residential unit is 900mm along its full length and so meets the criteria above.

Doorways

The clear opening widths of doors at right angles to the corridor are 900mm in accordance with criterion 6. The clear opening width of the door with a head on approach is 760mm, also meeting the criterion.

The swing doors on the bedroom level – which is defined as the entrance level - have 300mm nibs as required. The door into the man bedroom has an angled wall to

one side and so the 300mm nib is also angled. The door has been located within the opening with the pull side as close to the bedroom as possible to allow the door handle to be within easy reach.

Criterion 7 – Circulation Space

Living room and dining area meet the requirement for 1500mm turning circle or 1700mm by 1400mm turning eclipse. There is in excess of 1200mm in front of kitchen units.

Main bedroom has in excess of 750mm to each side and end of bed. Secondary bedrooms have 750mm to one side and foot of bed.

Criterion 8 – Entrance level living space

The entrance level of a dwelling for the purposes of the Lifetime Home Criteria is generally deemed to be the storey containing the main entrance door as defined by Criterion 4. Where there are no rooms (habitable or non-habitable) on the storey containing the main entrance door, as is the case here, the first storey level containing a habitable or non-habitable room can be considered the 'entrance level' if this storey is reached by an 'easy going' stair with maximum risers 170mm, minimum goings 250mm, and a minimum width of 900mm measured 450mm above the pitch line. (See Lifetime Homes guidance revised 2010 - Appendix 1)

The residential accommodation is accessed by a stair which has 250mm goings and 170mm risers and stair is 900mm wide and therefore meets the requirements for 'easy going' stairs as noted above.

Criterion 9 – Potential for entrance level bed-space

The residential unit has bedrooms on the 'entrance level' as defined above.

Criterion 10 – Entrance level WC and shower drainage

This criterion states that where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

An accessible bathroom is provided, see notes under Criterion 14.

Criterion 11 - WC and bathroom walls

Walls in all bathrooms and WCs are capable of firm fixing and support for adaptations such as grab rails.

Criterion 12 – Stairs and potential through-floor lift in dwellings

In accordance with this criterion the residential unit has a potential for stair lift installation and space is shown on the plans for a through–floor lift between the two levels of the dwelling, satisfying Criterion 14.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom

In accordance with this criterion the structure above the main bedroom and bathroom ceiling is capable of supporting a ceiling hoist and the design provides a reasonable route between this bedroom and the bathroom.

The main bedroom has an en-suite bathroom and so the hoist route to the accessible bathroom is direct.

Criterion 14 – Bathrooms

This criterion states that an accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

The en-suite WC and shower room is designed to meet the criteria for an accessible bathroom, however the corner of the manoeuvring space is slightly rounded to fit with the form of the curved site boundary. An accessible floor level shower is provided and a 1500mm diameter turning circle is shown.

Criterion 15 – Glazing and window handle heights

Criterion states that windows in the principal living space should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

The principal window in the living space includes glazing that starts no higher than 800mm above floor level, and any full width transom or cill within the field of vision is at least 400mm in height away from any other transom.

There is the potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, these windows have handles/controls to an opening light no higher than 1200mm from the floor.

Criterion 16 – Location of service controls

Criterion 16 states that service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner. It is intended that the location of service controls in both units will comply with this requirement.

3.0 Approved Document M

The requirements for dwellings in Approved Document M cover approach and entrance, internal circulation, WC facilities and switches and socket outlets. Relevant requirements for the commercial and retail units are limited to approach and entrance as the units are not fitted out internally as part of this development.

The design meets all the relevant requirements and details are set out below.

3.1 Approach and entrance

3.1.1 Residential unit

The residential unit is entered from the steeply sloping Snow Hill, however there is a level landing immediately outside the entrance door. The landing is 1244mm long by approximately 950mm wide, though the width reduces at the end furthest from the door because of the steep slope.

3.1.2 Commercial units

Entrance to the lower level commercial unit has two steps down to a landing immediately outside the door. Snow Hill is steeply sloping and in order to achieve a level entry at the residential unit, and to meet requirements for storey heights and

floor levels, it is necessary to have a change of level at this entrance. The steps are designed with 170mm rise and 285mm going. The door clear opening width is 810mm.

Entrances to the retail unit are level. It is noted that the plinth marked on the drawings is not a step, but a feature below the window. There is level access at all three entrances and all three doors give 1000mm clear opening width.

All external doors in the commercial and retail units will meet AD M guidance on opening pressures.

3.2 Internal circulation and facilities

3.2.1 Residential unit

The corridor width at first floor level in the residential unit is 900mm along its full length.

The clear opening widths of doors at right angles to the corridor are 900mm. The clear opening width of the door with a head on approach is 760mm.

The accessible bathroom in the residential unit meets the requirements for an entrance level WC. The compartment has a sliding door and adequate space to approach and use the WC and wash basin.

Switches and sockets will be located at 450mm to 1200mm above ffl as required by guidance in Approved Document M.

3.2.2 Commercial units

The commercial and retail unit are not fitted out as part of the development. The units are level throughout. WC facilities are not provided.