



### **Proposed Redevelopment of 97 Camden Mews, London, NW1**

Report Summarising Access to and Use of Buildings.

October 2016.

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## 1.0 Access and Inclusive Design Statement

(To be read in conjunction with proposed plans PP\_10 - 12A)

### 1.1 Description of the Proposed Development;

The proposal seeks to demolish the existing former garage building and to create a pair of high-quality family sized homes. Each house will accommodate 3 bedrooms with an overall floorspace and suitably sized bedrooms in accordance with CPG2 Housing. The size of each dwelling and the bedrooms complies with both the London Plan and Camden's own residential development standards. All rooms are regularly shaped with good access to natural light and ventilation. Outdoor space is provided in the form of ground, first and second floor terraces for each dwelling.

### 1.2 Design Guidance and its Application;

The following documents have been consulted in the design and access proposal for the scheme: *Approved Document Part M4(2) (2015 edition): Access to and use of buildings, and Lifetime Homes Guidance.*

### 1.4 Key Access Issues;

- 1.4.1 Approach; The path to the Mews will be restored and levelled, and level access will be provided through the entrance area.
- 1.4.2 Entrances; Both houses will have a metal gate providing improved security, between the entrance gate and the front door. The door and gate will both have clear opening widths exceeding the required 850mm. The gate leads into a covered and lit external area containing a secure bike and refuse store.
- 1.4.3 Horizontal Circulation; The entrance halls on both houses exceed the minimum space required by Part M4 (2), allowing generous space within the house. Clear opening widths of doors will follow the required minimum widths as described in the current Approved Documents M4 (2). The doors to the entrance storey and any external doors will have a minimum 300mm nib to their leading edges.
- 1.4.4 Vertical Circulation; Stairs within the residential units will conform to the requirements of the current Approved Document M4 (2). The stairs have a clear width of 850mm, and also meet the provisions of Part K for private stairs.
- 1.4.5 Access to WCs and baths; A WC will be provided in each house at the entrance level. The entrance levels of the houses have a cloakroom containing a toilet and level access shower, as well as an additional accessible bathroom with a level access shower and toilet. The accessible bathroom has an outward opening door and a clear space in excess of 750mm for wheelchair access in front of the WC.

The ensuite bathroom to the primary bedroom at the 2nd floor will be a Part M(4) Category 2 bathroom and will be equipped with a bath, and a clear zone of 700 x 1100mm will be provided to allow access.

- 1.4.6 Unobstructed turning spaces as shown on the plans will be provided in accordance with Part M4 (2).
- 1.4.7 The ground floor plan is designed for flexible use so that both the bedrooms could be used as living areas, as a study, or as bedrooms allowing the house to be adapted to suit the varying requirements of the occupiers at different times over the life of the building.
- 1.4.8 Each bedroom in both houses will provide a clear access zone of 750mm around the appropriate sides of the bed, as hatched on the plans, allowing easy access from door to window.
- 1.4.9 Switches, sockets and controls will be located at heights of between 450mm and 1200mm above FFL and a minimum of 300mm from any inside corner. Consumer units will be mounted so that the switches are between 1350mm and 1450mm above floor level.
- 1.4.10 Glazing is generally full height to provide views and will be safety glass in accordance with building regulations. The handles will be positioned in accordance with Part M4 (2).

### Conclusion:

- 1.4.11 The new Mews building will contain two dwellings, both of which are compliant with Part M4(2). Please refer to submitted plans PP\_10-12 A.