Stiff + Trevillion

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Re: Application Ref 2016/4885/P

02 August 2017

Address
26 Lyndhurst Road
London
NW3 5PB

Dear Sir/Madam

Re: Discharge of Condition 4: " The 3 x residential units as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation."

The proposal has taken into account Building Regulations Part M4(2) to allow for accessible and adaptable dwellings to the 3no. residential units at 26 Lyndhurst Road. Reasonable provisions have been made to meet the required criteria, as described below.

Access

Parking and drop-off points are available along Lyndhurst Road. Level access will be provided from pavement level into the front garden of 26 Lyndhurst Road.

The Main access to the house at 26 Lyndhurst Road is via the front of the property the front door measuring 1100mm wide. There is scope to introduce a ramp in future should it become required, as the entrance threshold is raised from the front garden level. A ramp can be easily retrofitted to the front path to achieve a gradient of between 1:20 and 1:12.

Access to the lower ground floor flats is via the front lightwells. The two sets of metal steps leading to the communal hall and two flats at lower ground level will be Part K compliant. There is however also scope to substitute one of the metal stairs for a platform lift in future, should this be required. Plant equipment for the retrofit can be easily routed into either the communal hall store or plant room at lower ground floor.

Level access will be provided between the lightwells and flats. Entrance doors into the communal hall and flats will measure over 850mm wide.

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Internal use of the facilities

The main house will include a lift with car size measuring 1100W x 1400D mm with 800mm wide door opening, and will be compliant with required building standards. This would allow a wheelchair user to easily access the lower ground, first and second floors of the property. A WC will be provided at ground floor and shower facilities at each level except third floor. The Master bathroom would be most feasible for a wheelchair user due to the generous circulation space and large walk-in shower.

The flats are on a split-level between front and rear, with few steps leading to the shower rooms and bedrooms. The steps will be Part K compliant, and a stair lift can easily become introduced in future if necessary. Alternatively, the living areas at the front of the flats could potentially be used as sleeping areas, and new WC and shower facilities can be installed in the generously spaced Dining/kitchen areas in both flats. Services can be easily routed from the kitchens and bathrooms.

All three residential units are generously proportioned with doorways measuring a minimum of 800mm wide. All spaces are flexible enough to allow alterations in future should the needs of the family or future owners change. Clear access zones in bedrooms will measure a minimum of 750mm wide.

There is also potential for fitting ceiling fixed hoists between bedrooms and bathrooms should this be necessary in future by fixing into the ceiling joists, which would be relatively easy to identify.

All areas will be well lit both internally and externally, and service controls will be located 1100mm high from finished floor level to be in easy reach for users of all abilities.

Yours sincerely,

Michelle Rowihab

Architect
Stiff + Trevillion