

PROJECT	29 NEW END	REF.	NEN
SUBJECT	ACCESS COMMENTS REF: 2017/6306/P RESPONSE	DATE	13/03/2018
NAME	James Rosen - KSR		

The following notes are a response to the Access Comments received from Camden dated 7th March 2018 Ref 2017/6306/P.

The headline comments issued by David Fowler are listed below:

- Entrance to units
- Duplex Apartments
- External Ramp width
- External Handrails
 - o External Ramp Handrails
 - o External Stair Handrails
- External Stair lift
- Car parking spaces
- Wheelchair accessible units
- Internal Lift size

The permitted scheme was designed to be compliant with Lifetime Homes and Wheelchair Housing Design Guide. The current scheme is consistent with these requirements. The items below demonstrate the compliance.

Entrance to Units

All communal corridors/ lobbies have been designed with the minimum 1200mm access for Lifetime Homes, and internally are above the 1200mm width with the minimum 300mm nib. Apartment 5 & 6 are designed with the Wheelchair Housing Design Guide meeting the requirements and additional recommendations for “chapter 4. Negotiating the entrance door” and “5. Entering and leaving; dealing with callers” as the space is 1950mm by 2050mm.

Duplex Apartments

The duplex apartments are 1, 2, 8 & 9.

Apartment 1 & 2

The design at planning did not have a through floor lift and this principal has been maintained, as the main entry level (Ground floor) has a kitchen, living, dining space, master bedroom and en-suite and terrace area. The internal layout has been altered but the spaces on the proposed ground floor comply with the Lifetime Homes requirements.

The en-suite to the master bedroom design does not currently comply with the design requirements of Lifetime Homes, but the footprint space in Lifetime Homes of “2100mm x 2100mm increases the degree of choice and flexibility in respect of fittings”. The size of the en-suite is 3400mm x 3600mm internally and the layout can be altered in respect of requirements and fittings to meet the Lifetime Homes requirements.

Apartment 8 & 9

The design at planning had the kitchen, dining and living space as one room with the required through floor access lift in the corner next to the stairs. The proposed design gives the advantage to divide these spaces with pocket walls, and still has the through floor lift adjacent to the stairs to the washing room in the floor below. The washing machine and associated items would be relocated to the storage cupboards adjacent.

External Ramp width

The width of the pathway/ ramp to the front door and rear garden is 1200mm wide. This is in line with the [Wheelchair Housing Guide Footpaths Pg. 20](#) and [Lifetime Homes Accessible routes additional good practice guide Pg. 16](#).

[Part K 2013 edition- for use in England*](#) shows:

- [Clause 2.11 Pg.20](#).
"For buildings other than dwellings" under the heading handrails for ramps.
- [Clause 2.12 Pg.20](#).
"in dwellings and for common access areas in buildings that contain flats", under the heading handrails for ramps. Which stipulates the requirement for width of ramps less than 1000mm and above 1000mm.
- [Clause 2.9 Pg. 20](#)
"For buildings other than dwellings" 1500mm wide.

The design does not therefore require the 1500mm pathways/ ramps as [clause 2.9](#), does not include "for common access areas in buildings that contain flats".

[Part M 2015 edition incorporating 2016 amendments- for use in England*](#)

- [Clause 3.10 Pg. 25](#)
Stipulates external and internal ramps forming part of an approach "c. Flights (whether within a private or communal approach route) have a minimum clear width of 1200mm".

[Lifetime Homes](#)

- [Clause 3.5](#)
States the "external paths not covered by sections 3.3 and 3.4, are paths within dwelling gardens" "ie solely serving the private garden or communal semi-private area" "There are no specific Lifetime Homes requirements for these paths". The clause does go on to recommend that where practicable access could be provided. KSR at planning and with the proposed MMA design, have made sure all residents and visitors can access the rear garden.

External Handrails

External Ramp Handrails

[Part K 2013 edition- for use in England*](#)

- [Clause 2.11](#)
"For buildings other than dwellings" refers to "comply with paragraph 1.36" which does refer to 300mm.
- [Clause 2.12](#)
"in dwellings and for common access areas in buildings that contain flats". Does not require any extension to the handrail.

The design principle therefore does not require the 300mm handrail extensions, as the clause does not pertain to buildings that contain flats.

[Lifetime Homes](#) and the [Wheelchair Accessible Guide](#)

Here do not discuss in depth the requirements for Handrails.

- [Lifetime Homes](#) stipulates [Accessible routes additional good practice guide Pg. 16](#)
"Provide a raised Kerb and handrail or guarding for routes where the adjacent ground fall away".

[Part M4 \(1-3\)](#)

Only discusses the 300mm extensions to external stairs not to ramps.

In Accordance with the above the design for the ramp has a handrail on each side, but does not have the 300mm extension to the bottom and top of the ramp.

External Stair Handrails

The two external stairs from the front entrance and rear stair to the communal garden have handrails on both sides and they extend 300mm at the top and bottom.

The alternative stair adjacent to the ramp leading to the communal front door has 2 risers.

Lifetime Homes clause 3.3.8 Pg. 15 Refers to Part M.

- Part M4 (3) clause 3.11 Pg.26 item f.
States "Every flight with three or more risers has a suitable grippable handrail" and that "extends at least 300mm beyond the top and bottom nosings".

Part K 2013 edition- for use in England*

- Clause 1.37
States "if a flight comprises three or more risers, provide a suitable continuous handrail".

As the design only has 2 risers, the handrails shown are not required for building regulations, but the design has been produced with handrails on both sides and centrally in line with the width requirements in Part K. Also as the handrails are not required, the design requirements for the 300mm extensions is also omitted from the top and bottom.

External Stair lift

The external stair lift as stated in the attached email from Invalift can be used independently.

The system will have console panels at the top and bottom of each stair and a console on the lift itself for the user to be able to operate the lift from all locations.

With regards to a potential breakdown, the system has an alarm that the person can activate. It will also be equipped with either emergency radio communication or emergency GSM communication that can be relayed to the concierge.

The property will also have CCTV which will include viewing these locations by the concierge. The concierge is 24hours and assistance will therefore be available.

Car parking spaces

The 2 wheelchair accessible unit car spaces are to be designed with the Wheelchair Housing Design Guide as referred to in Lifetime Homes Clause 3.2.2. A car parking space is required at 3600mm x 5400mm as stated in clause 3.2.2. The MMA issued design has a width of 3600mm but only the length of 4900mm.

As the wheelchair accessible unit spaces are situated at the end of the car park the design is amended and shown with wheelchair access space shown extended into the car park, this will create the necessary space for access and maintain the movability within the car park.

Internal Lift size

The internal lift car size shown in Lifetime Homes and Part M4 (3) is 1100mm x 1400mm, the proposed design meets this requirement it is 1100mm x 2100mm.