

**Access Statement**

**Compliance with Approved Document**

**Part M - M4(2) Category 2: Accessible and  
adaptable dwellings**

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**Ashton Court (Mews Houses)  
Camden Mews  
London**

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**For and on behalf of  
Rydon Maintenance Ltd  
Rydon House  
Station Road  
Forest Row  
East Sussex  
RH18 5DW**

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**Date**

**March 2018**

St John's House 1a Knoll Rise Orpington Kent BR6 0JX  
01689 888 222 orpington@calfordseaden.com

**calfordseaden.com**

**Address of proposed works**

Ashton Court (Mews Houses)  
Camden Mews  
London

**Description of proposed works**

A new build development of 5 x 2 bedroom Mews Houses defined as Residential (dwellings) Purpose Group 1(b), under Table D1, appendix D of Approved Document B, volume 1 – dwellinghouses.

The houses consist of four levels, basement, ground, first and second.

The basement contains the kitchen and dining room, with Plots 3, 4 and 5 having private outdoor space accessed from this level to the rear. The ground floor includes the main living space & WC. The first floor includes 1 double bedroom, bathroom and office space. The second floor contains another double bedroom with an en-suite shower room.

**Purpose**

This access statement gives a walk through demonstration of compliance with the Approved Document Part M.

**Approach routes**

- 2.6** The approach route is safe and convenient; the shallowest gradient was achieved to provide step free access.
- 2.9** The approach route is level and gently slopped where necessary. The private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions. There are no localised obstructions opposite or close to doorways or at a change of direction and are not longer than 2000mm in length. All external approaches have a suitable ground surfaces. All openings along the approach have a clear minimum opening width of 850mm with a minimum 300mm nib to the leading edge. The threshold is an accessible threshold.

## **Private Entrance**

A level external landing with a minimum width and depth of 1200mm is provided to the principle private entrance. The landing is covered for a minimum of 900mm and a minimum depth of 600mm.

The door has a minimum clear width of 850mm when measured in accordance with diagram 2.2 and a minimum of 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it. The depth of the reveal on the leading side of the door is a maximum of 200mm. The threshold is an accessible threshold.

Within the lobby the doors are a minimum of 1500mm apart, and there is at least 1500mm between door swings.

All other external doors provide a minimum clear width of 850mm, have a minimum 300mm nib provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it. The depth of the reveal on the leading side of each door is a maximum of 200mm. The threshold is an accessible threshold.

## **Circulation Areas and Internal Doorway**

- 2.22** Halls and landings have a minimum clear width of 900mm. Localised obstructions do not occur opposite or close to doorways or at a change of direction and are no longer than 2m in length. Corridors are not reduced below a minimum 750mm width at any point.

All doors have a minimum clear opening width, relative to its location, as set out in table 2.1. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

## **Private Stairs**

- 2.23** Access to all rooms and facilities within the entrance storey is step free. Stairs from the entrance storey to the storey above (and below) have a minimum clear width of 850mm. Stairs meet the provisions of Part K for private stairs.

## **Habitable rooms**

### **Living, Kitchen & Eating Areas**

- 2.24** A suitable living space is provided with step free between the living area, WC & the principal private entrance. The living area is provided within the entrance storey. There is a minimum clear space of 1200mm in front of and between kitchen units and appliances.
- Glazing to the principle window of the principle living area starts a maximum 850mm above floor level.

## **Bedrooms**

- 2.25** Bedrooms provide a clear access route a minimum of 750mm wide from the doorways to the windows. Both double bedrooms provide 750mm clear access zones to both sides and the foot of the beds.

## **Sanitary Facilities**

### **General Provisions**

- 2.26** All walls, ducts and boxings to the WCs, cloakrooms, bathrooms and en-suites are to be constructed strong enough to support grab rails, seats and other adaptations that could impose a load of upto 1.5KN/m<sup>2</sup>.

### **WC facilities on the Entrance Storey**

- 2.27** Step free access is provided to a WC and basin within the entrance storey that is suitable and convenient for some wheelchair users.  
2.27(b) applies and therefore the WC (together with its associated clear access zone) meets the provision of Diagram 1.3 and the basin does not impede access to the WC. The WC door opens outwards.

## **Bathrooms**

- 2.29** Bathrooms are provided that contain a WC, basin and a bath located on the same floor as the double principal bedroom. The WC, basin & bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Provision for a potential level access showers are made within these bathrooms.

## **Services and Controls**

- 2.30** Consumer units will be wall mounted and switches are between 1350mm and 1450mm above floor level. Switches, Sockets, Stopcocks and Controls to have their centre line between 450mm and 1200mm above floor level and minimum of 300mm (measured horizontally) from an inside corner.  
Windows in the principal living area are to be fitted with remote opening devices, handles to all other windows are located between 450mm and 1400mm above floor level.  
Separate boiler timer controls and thermostats are mounted elsewhere in an accessible location between 900mm and 1200mm above finished floor level.