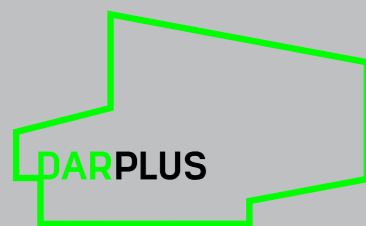


# 150 HOLBORN

Z2\_RESIDENTIAL BUILDING

DISCHARGE OF CONDITION 19 - M4(2)/M4(3) ADAPTABILITY

SEPTEMBER 2018



PERKINS + WILL

# 150H RESIDENTIAL DEVELOPMENT.

## 1.1 ADAPTABLE UNITS - INTRODUCTION

**1.1 ADAPTABLE UNITS**  
RESIDENTIAL DEVELOPMENT ELEVATIONS



*East Elevation*

## 1.1 ADAPTABLE UNITS

### OPENING STATEMENT

The purpose of this document is to provide evidence that the design of the apartments for the 150 Holborn residential building comply with the M4(2) and M4(3) and therefore enabling accessibility for the future occupiers and their changing needs over time.

The planning application commits the provision of 10% wheelchair adaptable M4(3) i.e 1 unit and a provision of 90% for the 12 remaining units to follow the principles of M4(2) for easy adaptation to meet the wheelchair user's needs.

All units follow the easily adaptable provisions as follows:

#### M4 (2)/(3) – Communal Space Design

##### 1. Main Entry Level Entrance

- Level landing width with a minimum width and depth of 1500mm outside the entrance is provided.
- Clear landing with a minimum of 1500mm x 1500mm wide in front of the lift is provided.
- Canopy of 1200mm deep can be provided with an additional side entrance door if required.
- Clear turning circle of 1500mm clear behind the entrance door when closed is provided.
- Entrance door has a minimum of 850mm clear opening width with a 300mm leading edge and 200mm following edge.
- Power assisted door can be provided if required.
- Door entry controls are mounted 900-1000mm above FFL.

##### 2. Communal Lifts and Stairs

- A Clear landing with a minimum of 1500mm x 150mm wide in front of the lift at every floor level is provided.
- Lift car is 1200mm x 2400mm and exceeds the minimum 1000mm x 1400mm required.
- All Doors have a minimum clear opening width of 800mm.
- Landing control levels are located 900-1200mm above the floor and 400mm from inside the of the front of the wall
- Lifts are to be supplied with a dwell time of five seconds before its doors begin to close after they are fully open.
- Stairs meet the provisions of Part K.

#### M4 (3) Apartment Design – Key

10% of apartments are to be provided as M4/3.

##### 1. Principle Private entrance

- Clear 1500 x 1500mm Space outside main entrance of apartment is provided.
- Main Entrance Door has a clear 850mm Clear opening width with a 300mm nib to leading edge and 200mm to following edge.
- Depth of the reveal on the leading edge side does not exceed 200mm in depth.
- A level threshold to apartment is provided.
- A Fused spur switch to be provided suitable for the fitting of a powered door opener if required on the hinge side of the door.

##### 2. Circulation areas, Internal doorways and Storage

- Minimum clear width of corridor is 1200mm is provided.
- Every Door has a clear opening width of 850mm.
- Minimum of 300mm nib is provided to the leading edge of every door.
- Minimum of 200mm nib is provided to the following edge of every door.
- o Minimum 300mm + 200mm leading and following edge not required on cupboard and shower rooms additional to the minimum required.

##### 3. Wheelchair and Transfer Space

- Clear width of 1100mm x 1700mm provided close to the principal entrance is provided.

##### 4. General storage

- 2sqm of built in storage is provided.

##### 5. Habitable Rooms

###### Living and Kitchen

- 2 bedroom apartment provides a living space of 36.9sqm, exceeding the minimum of 25sqm of living space.
- A minimum of 1500mm access zone is provided in front of and between all kitchen units and appliances.
- The Kitchen worktop overall length is 6385mm, exceeding the 6130mm required.
- Kitchen can be adapted to be wheelchair accessible.

###### Principle bedroom

- Principle Bedroom provides a clear 1000mm access zone to both sides of the bed and foot of the bed and in-front of all furniture.
- A minimum of 1200x1200mm manoeuvring space is provided to both sides of the bed.
- Principle bedroom, 17sqm, exceeds the minimum requirement of 13.5sqm
- Bedroom to have adaptability for localised strengthening to support high load points at the time of adaptations to be fitted.

###### Other Double bedrooms

- Bedroom provides 1000mm to one side and foot of the bed and in-front of all furniture.
- The second double bedroom, 12.9sqm, exceeds the minimum requirement of 12.5sqm.

Bedroom furniture sizes are in accordance with the Appendix D: Furniture Schedule.

###### Bathrooms

- 1500 x 1500mm clear manoeuvring space is provided.
- 1100mm min clearance in front of the WC pan is provided.
- 1700 x 800mm min transfer space next to the bath is provided.
- 1000 x 1000mm Door Swing level shower area is provided.
- 300mm clearance either side is provided for access to the taps.
- Walls and ceilings are to be provided with sufficient strength to support potential Grab rails and hoists of loads up to 1.5Kn/m2.

#### M4 (2) Apartment Design – Key

90% of apartments are to be provided as M4/2.

##### 1. Principle Private entrance

- Clear 1500 x 1500mm Space outside main entrance of apartment is provided and exceeds the minimum 1200 x 1200mm required.
- Main Entrance Door has a clear 850mm Clear opening width with a 300mm nib to leading edge.
- Depth of the reveal on the leading edge side does not exceed 200mm in depth.
- A level threshold to apartment is provided.

##### 2. Circulation areas and Internal doorways

- All Corridors provide a clear width of 1050mm or wider.
- Every door has a clear width of 775mm (standard 826mm door leaf up to 44mm is deemed to be satisfactory for 775mm clear width)
- Every door on the entrance storey have a leading edge of 300mm
- Penthouses only - Private stair has a minimum width of 1000mm

##### 3. Habitable Rooms

###### Living and Kitchen

- A minimum of 1200mm clear space in-front of and between kitchen cupboards are provided.

###### Bedrooms

- Every bedroom has a clear access route of 750mm from the doorway to the window.
- Principle bedroom provides a minimum 750mm clear access zone to one side and foot of the bed.
- Single and other double rooms to provide a minimum 750mm clear access zone to one side of each bed.

Bedroom furniture sizes are in accordance with the Appendix D: Furniture Schedule.

###### Bathrooms

- 1500 x 1500mm clear manoeuvring space is provided in
- 1100mm min clearance in front of the WC pan is provided.
- 1100 x 700mm min transfer space next to the bath is provided.
- 1000 x 1000mm Door Swing level shower area is provided.
- 300mm clearance either side is provided for access to the taps.