

BUILDING REGULATIONS PART M4(2) ASSESSMENT



PROPOSED ALTERATIONS TO  
23 AND 24 MONTAGUE STREET, WC1

LISTED BUILDING CONSENT REF 2017/0044/L

## **Building Regulations Part M4(2) Assessment**

The following Method Statement refers to and forms part of the application reference number 2017/0044/L for Listed Building Consent for the proposed works at 23 and 24 Montague Street, London, WC1.

### **Approach Route to Dwelling**

- The entrance from the street into the building will remain as existing.
- External, timer controlled local lighting will be provided at the entrance. The existing entrance has stepped access from the street level.
- The stepped entrance into each of the properties has a landing which exceed the minimum of 1200mm required by Part M4(2)
- The flight of steps has a clear width of 900mm, with a suitable 'grippable' handrail to both sides.

### **Car Parking & Drop Off**

Not Applicable

### **Communal Entrances**

- The entrance door will be approached 'head on' and will provide a clear opening width of 850mm.
- The ground surface will not impede wheelchair movement in line with the requirements of Part M2(4).
- Door entry controls will be mounted 900-1000mm above finish ground level and will be position at a minimum of 300mm away from projecting corners.
- A minimum of 300mm to either side of the entrance door can be maintained for a distance of 1200mm from the doorway.

### **Communal Lifts and Stairs**

- The staircases within the property are existing, however there is sufficient space to accommodate a future stair-lift.

### **Private Entrances**

- The entrances to the private dwellings will have a level landing
- The landings will be covered for a minimum width of 900mm and minimum depth of 600mm
- Where new doors are proposed there will be clear opening width of 850mm.

## **Circulation Areas and Internal Doorways**

- A minimum clear width of 900mm will be provided to landings and halls where the existing fabric of the historic building permits.
- The kitchens will have a clear distance of 1200mm between parallel runs of units.
- The principal bedrooms are each sufficiently sized to accommodate a double bed with 750mm clear space on either side.
- Double bedrooms and single bedrooms will be able to accommodate a minimum clear width of 750mm to one side and the foot of the bed.
- The bedrooms are only accessible via the staircase, but the staircase is sufficiently wide to allow a chair lift to be installed if required at a future date.

## **Sanitary Facilities**

- All bathroom spaces are located on the upper floors, although access could be provided for wheelchair users by installing a chair lift. The bathrooms will all be capable of adaptation to fully compliant wheelchair accessible shower rooms and toilets.
- Walls in the bathrooms will be capable of taking future adaptations such as handrails.
- All dwellings will have a WC/bathroom on the entrance storey and a bathroom that contains a basin, bath and WC on the same floor as the principal bedroom.

## **Services and Controls**

- The existing windows will be retained. Potential wheelchair users will have good views and levels of natural daylight. The controls will be positioned in no higher than 1200mm from floor level.
- Switches, sockets, ventilation and service controls will be located between 450mm and 1200mm from finished floor level.
- Boiler controls and thermostats will be mounted between 900-1200mm from finish floor level.