

**1 and 2, 66 Fitzjohns Avenue
London
NW3 5LT**

**Statement Related to Approval of Conditions Associated with Application-
2105/5847/P**

Condition 13

Condition 13 Associated with Application- 2015/5847/P -

"Both new dwellings 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."

Proposals in Relation to Condition 13-

This statement is accompanied with drawings showing the proposal for compliance with Building Regulations Part M4 (2), Access to and Use of Buildings.

The approach to the dwellings is level from public pavement at the end of the drive. There are steps before the front door as the situation with the existing houses. The ground floor is set down from the approach to achieve the internal headroom that was limited by the planning approval. The steps are 925mm wide with handrail. The treads are 300mm with the risers at 170mm. There is a 900mm high handrail to the side of the steps. There is a landing at the top and bottom of the steps that is in excess of 1200mm in length. The external area in front of the property is too restrictive for a ramp as space in the front garden is limited.

The front entrance door has a clear opening width of 850mm wide. There is a nib to the leading edge of the door in excess of 300mm. The depth of the reveal on leading side of the door is a maximum of 200mm.

The corridor to the ground floor is 900mm wide.

The door off the corridor to the bedroom is not approached head on and has a clear opening width of 800mm.

The door to the WC is approached head on and is a sliding door with a clear opening width of 750mm.

The WC is 2050mm X 1400mm wide. There is the provision for a 1000mm x 1000mm shower. There is a clear 750mm in front of the WC.

The stair is 850mm clear width and complies with Part K of the Building Regulations. The step is 245mm and the riser is 210mm high. There is a handrail at 900mm high to the wall above the stair.

To the bedroom spaces there are double beds of 2000mm x 1800mm. There is a clear space around the beds of 750mm.

To the first floor there is a corridor of 900mm wide.

There is a bathroom accessible from the main bedroom. The door is approached head on and has a clear opening width of 750mm. The bathroom is a generous size of 2300mm x 2300mm. There is a bath, basin and WC. There is the provision of a level shower to the second bathroom at first floor.

Services and controls are designed to comply as the following:

Consumer units are located at 1350mm above floor level.

Switches, sockets, stopcocks and controls have their centerline between 450mm and 1200mm above floor level.

The full height opening doors to the front elevation have the handle at 900mm high.

Handles to all other windows are located at 1200mm high above floor level to the first floor.

The boiler timer controls are mounted at 1200mm above floor level and are also controlled by app.