

154 Royal College Street, London NW1 0TA  
ACCESSIBILITY STATEMENT

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Client – SITIO Ltd.

Application for the demolition of an existing building and its replacement with 3, one bedroom flats and 1, two bedroom flats.

## 1 THE PROPOSALS

The proposals are to demolish the existing building and replace it with a new build block of flats on a basement and four upper floors. The accommodation comprises: 3 no. one bedroom flats and 1 no. two bedroom maisonette on the top floors.

## 2 ACCESSIBILITY

Part M4(1) of the Building Regulations:

### 1.9 Communal Entrances

*The principal communal entrance door of the building containing the dwelling should comply with all of the following.*

- a. *The door has a minimum clear opening width of 775mm.*

The entrance door will have an 925mm wide, 44mm thick door leaf and 20mm stops giving a clear opening of 851mm.

- b. *Any threshold is an accessible threshold.*

There will be a level threshold.

- c. *The ground surface (or entrance flooring) does not impede wheelchairs*

The internal flooring will be tiled.

*1.10 A passenger lift is the most convenient way for many people to move from one storey to another.*

*Where a lift is provided, it should be suitable for a wheelchair user. Where lift access cannot reasonably be achieved it is acceptable to provide a suitable stair.*

Because of the size of the building a lift is not possible.

*1.12 The principal communal stairs that give access to the dwelling should comply with one of the following:*

*Where the dwelling is on an upper floor and does not have lift access, the stair meets the requirements of Part K for a general access stair.*

The stair meets these criteria.

*1.14 The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following.*

- a. *The door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1.*

The doors will be an 838mm wide, 44mm thick door leaf and 12mm stops giving a clear opening of 782mm.

*b. Any threshold is an accessible threshold.*

All thresholds will be level.

*1.15 To facilitate access into habitable rooms and to a WC in the entrance storey, door and hall widths should comply with all of the following (see Diagram 1.2).*

*Every door to a habitable room and the room containing the WC has a minimum clear opening width as set out in Table 1.1, when measured in accordance with Diagram 1.1.*

*Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.*

All internal doors will have 838mm leafs and 12mm stops giving a clear opening on 782mm. Doors to bathrooms accessed from the side of 900mm wide corridors will have sliding doors with a clear width of 800mm.

Internal corridors will have a clear width of at least 900mm.

*1.17 To enable easy access to a WC, a dwelling should comply with all of the following.*

*A room (which may be a WC/cloakroom or a bathroom) containing a WC is provided on the entrance storey or, where there are no habitable rooms on the entrance storey, on the principal storey or the entrance storey.*

Complied with.

*There is clear space to access the WC in accordance with Diagram 1.3.*

Complied with.

*Any basin is positioned to avoid impeding access.*

The basins are to the side of and away from the WC.

*The door to the room opens outwards and has a clear opening width in accordance with Table 1.1.*

The doors to the bathrooms are sliding to facilitate circulation in the space outside.

*1.18 To assist people who have reduced reach, services and controls should comply with all of the following.*

*a. Switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level, as shown in Diagram 1.5.*

This will be complied with.

*b. Consumer units are mounted so that the switches are 1350-1450mm above floor level.*

This will be complied with.

Part M4(2) of the Building Regulations:

2.6 – 2.9 The approach route to the entrance to the building is direct from the pavement via a level threshold.

*The principal communal entrance should comply with all of the following.*

1. *There is a level landing a minimum of 1500mm wide and 1500mm long directly outside the entrance and clear of the swing of any door.*

Will be complied with.

2. *The landing is covered to a minimum width of 1200mm and depth of 900mm.*

Will be complied with.

3. *Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.*

Will be complied with.

4. *The entrance door (or gate) has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2.*

Will be complied with.

5. *Where there are double doors (or gates), the main (or leading) leaf provides the required minimum clear opening width.*

Not applicable.

6. *A minimum 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.*

Will be complied with.

7. *The reveal on the leading side of the door (usually the inside) has a maximum depth of 200mm.*

/the door will be set in the wall so that the reveal is approximately 150mm.

8. *The threshold is an accessible threshold.*

There will be a level threshold.

9. *Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.*

Not applicable

10. *The ground surface (or entrance flooring) does not impede wheelchair movement.*

The internal flooring will have smooth tiles.

*1.1. Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.*

Will be complied with.

*Communal stairs*

*2.17 The principal communal stair that gives access to the dwelling should meet the requirements of Part K for a general access stair.*

Will be complied with.

2.22 See 1.15 above.

*2.23 To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following.*

*a. Access to all rooms and facilities within the entrance storey is step-free.*

Will be complied with.

*b. Level changes within every other storey are avoided where possible.*

There are no level changes within a storey.

*c. The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).*

Will be complied with.

*d. All stairs meet the provisions of Part K for private stairs.*

Will be complied with.

*2.24 To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following.*

*a. Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).*

The flats have the living area on the same floor as the principal entrance.

*b. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.*

Will be complied with.

*c. Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.*

Windows to living areas will have floor level glazing.

*2.25 To enable a wide range of people to access and use them, bedrooms should comply with all of the following.*

- a. Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.*

Will be complied with.

- b. At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.*

Will be complied with.

- c. Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.*

Will be complied with.

- d. All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.*

Not applicable.

- e. It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.*

Will be demonstrated.

*2.26 All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m<sup>2</sup>. Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.*

This provision will be made.

*2.27 To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following.*

- a. Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).*

The bathrooms are on the entrance level.

- b. In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.*

The basins are to the side of and away from the WC.

- c. *In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.*

Not applicable.

- d. *The door opens outwards.*

To facilitate circulation in the access corridors the doors are sliding.

*2.29 To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following.*

- a. *Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.*

This is the case.

- b. *The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.*

The bathrooms are in excess of the diagrams.

- c. *Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.*

This will be provided.

*2.30 To assist people who have reduced reach, services and controls should comply with all of the following.*

- a. *Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.*

Will be complied with.

- b. *Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.*

Will be complied with.

- c. *The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.*

Will be complied with.

- d. *Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.*

Will be complied with.

*Either:*

- *boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or*

*Not applicable.*

- *separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.*

*Will be complied with.*

*End*