

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

Statement

for

**Discharge of Condition 13
Associated with Application- 2105/5847/P**

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.

See attached Access Statement

See attached email from approved Building Regulations Inspector (Thames Building Control) appointed to assess and sign-off the project.

66 Fitzjohns Avenue, London, NW3 5LT

Access Statement

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Access Statement

1. Ground Floor WCs-

There is a WC on the entrance level of both houses. The doors to both WCs will open outwards. There is 750mm clear space in front of the WC pans. The width of the WCs is 1050mm wide or 850mm minimum where the door is side on. The doors have a clear opening width of 750mm.

2. Level access to the principle entrance of the building.

The approach to the dwellings is level from public pavement at the end of the drive and in the front garden. However due to the levels of the site and adhering to the existing levels of the original houses it has not been possible to provide a step free approach to the front entrance. There are steps before the front door as the previous 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 1100mm wide to both properties with handrail to the side. 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 to avoid the steps, as space in the front garden is limited.

There is no alternative entrance and approach possible due to the restrictive nature of the site and access to only one side of the building. There is the possibility of a platform lift being provided if required in the future as an alternative to negotiating the steps. A power supply will be installed in place for this.

The entrance door has a clear width of 850mm. The door has a level threshold.

3. 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. Switches and sockets will be 300mm away from any corner.

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 due to the requirement of an internal glazed balustrade.

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


4. Stair widths-

All internal stair widths are 850mm wide. Stairs will have a handrail at 900mm high. Stairs are designed to comply with goings and risers for a private stair.

The stairs allow a lift to be provided in the future if required.

Access to all rooms on the entrance level are step free.

5. There is a bathroom accessible from the main bedrooms. The door is approached head on and has a clear opening width of 750mm. The bathrooms are of a generous size. There is a bath or shower, basin and WC. Shower will have level shower trays. There is a bathroom in both houses located on the first floor level. There are two double bedrooms to both houses on the first floor level.

From: Sunil Kapila sunil@thamesbuildingcontrol.co.uk 

Subject: Fw: 1169-66 Fitzjohns Avenue-M1.3 IN 14100

Date: 18 August 2020 at 08:57

To: Patrick Bonfield patrick@webb-architects.co.uk

Cc: WEBB ARCHITECTS LIMITED richard@webb-architects.co.uk, Jason Andrijasevic jason@thamesbuildingcontrol.co.uk, Thames Building Control admin@thamesbuildingcontrol.co.uk

SK

Good morning Patrick

Apologies for the late response on the attached.

Thank you for the submission & yes, it would be deemed reasonable to accept your proposals in this instance.

Kind Regards,

Sunil Kapila



Sunil Kapila MCABE

Thames Building Control Ltd Corporate Approved Inspectors

Britannia House, 11 Glenthorne Road, Hammersmith, London, W6 0LH

Tel: (0) 208 748 8900 Fax: (0) 203 318 5842 M: 07747 219 865 Web: thamesbuildingcontrol.co.uk

From: Patrick Bonfield <patrick@webb-architects.co.uk>

Sent: Thursday, July 23, 2020 11:54 AM

To: Sunil Kapila; Jason Andrijasevic

Cc: richardwebb Webb; Thames Building Control

Subject: Re: 1169-66 Fitzjohns Avenue-M1.3 IN 14100

Hi Sunil and Jason,

Please find attached the Access Statement for 66 Fitzjohns Avenue.

Please let us know if this is acceptable for approval of the part M aspects of the project?

Best regards

Patrick Bonfield

Architect RIBA

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