

# **5-17 Haverstock Hill**

## **Access Statement**

**01**

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## Glossary

Term	Definition
AFFL	Above finish floor level
AD K	Approved Document K of the Building Regulations, Protection from fallings, collision and impact, 2013
AD M Vol 1	Approved Document M of the Building Regulations Volume 1: Dwellings, 2015 (incorporating 2016 amendments)
AD M Vol 2	Approved Document M of the Building Regulations Volume 2: Buildings other than dwellings, 2015
BS 8300-1	BS 8300-1:2018 Design of an accessible and inclusive built environment. Part 1: External environment - Code of practice
BS 8300-2	BS 8300-2:2018 Design of an accessible and inclusive built environment. Part 2: Buildings - Code of practice
ECW	Effective clear width





# 1 Inclusive Design

## 1.1 Introduction

Buro Happold Inclusive Design has assessed the proposals for 5-17 Haverstock Hill in the London Borough of Camden against planning policy, statute and good practice guidance. The scheme is being designed to take into consideration the requirements of the London Plan, the Intend to Publish London Plan and relevant LB Camden planning policies to create an accessible and inclusive environment.

The development responds to London Plan Policy 7.2 'An Inclusive Environment', to the Intend to Publish London Plan Policies D5 'Inclusive Design', D7 'Accessible Housing' and GG1 'Building Strong and Inclusive Communities' to achieve an accessible and inclusive environment that will meet the needs of all Londoners, by removing barriers that create undue effort, separation or special treatment, so that everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently and independently with choice and dignity.

The Haverstock Hill development consists of a mixed-use development providing a hotel, social rent and private residential units, a café and retail space.

## 1.2 Planning policy, Legislation and Standards

### 1.2.1 The National Planning Policy Framework (2019)

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a thread running through both plan-making and decision-taking. The NPPF sets out that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

### 1.2.2 The London Plan (2016)

London Plan Policies recognise that disabled people continue to be excluded from many mainstream activities which other people take for granted and are frequently denied the opportunity to participate fully as equal citizens. The proposals respond to:

- Policy 7.2 'An Inclusive Environment' meeting the requirements to achieve the highest standards of accessible and inclusive design principles.
- Policy 3.5 'Quality of Housing Developments', providing the highest quality internal and external residential environment
- Policy 3.8 'Housing Choice' in particular meeting the requirement of providing 90% of new housing to meet Building Regulations Requirement M4(2) 'accessible and adaptable dwellings' and 10% of new housing meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'
- Policy 4.5 'London visitors infrastructure', of which at least 10 per cent should be wheelchair accessible

### **1.2.3 GLA supplementary planning guidance: Accessible London (2014)**

Accessible London provides advice to boroughs, developers, designers and planning applicants on implementing inclusive design principles effectively and on creating an accessible environment in London, with particular emphasis on the access needs of disabled and older people.

### **1.2.4 The Intend to Publish London Plan (2019)**

Although not adopted, the Intended to Publish Plan has material weight in the planning decision process. The proposed development addresses Policies set out within the Intended to Publish London Plan (2019) including:

- Policy GG1 Building strong and inclusive communities: Good growth is inclusive growth. Ensure that new buildings and the spaces they create are designed to reinforce or enhance the identity, legibility, permeability, and inclusivity of neighbourhoods, and are resilient and adaptable to changing community requirements
- Policy D5 Inclusive Design: To deliver an inclusive environment and meet the needs of all Londoners, development proposals are required to achieve the highest standards of accessible and inclusive design.
- D12 Fire safety: In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety

- Policy D7 Accessible housing: To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:
  1. at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
  2. all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
- Policy E10 Visitor Infrastructure: To ensure sufficient choice for people who require an accessible bedroom, development proposals for serviced accommodation should provide either:
  1. 10 per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52125 incorporating either Figure 30126 or 33127 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice; or
  2. 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice

## **1.3 London Borough of Camden Planning Policy**

### **1.3.1 Local Plan (2017)**

#### **Policy C6: Access for all**

Developments will be accessible to everyone, including disabled people, older people and others who experience a barrier to the built environment. All buildings and spaces are expected to meet the highest practicable standards of accessible and inclusive design to be used safely, easily and with dignity by all, including facilities, spaces and routes between buildings and secure, accessible parking.

## **Policy D1: Design**

Good design of local areas is essential to creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. Good design is indivisible from good planning. It should be culturally appropriate, sustainable, inclusive and accessible, incorporating high quality landscape design and considering health and safety.

### **1.3.2 Camden Planning Guidance: Housing, Draft July 2020**

In accordance with Local Plan Policy H6 and accompanying paragraphs 3.154 - 3.155:

- at least 10% of affordable homes should be designed to comply with Building Regulation M4(3) for wheelchair user dwellings
- wheelchair user dwellings in the social-affordable rented sector should be designed, built and fitted-out to comply with Building Regulation M4(3)(2)(b) for wheelchair accessible dwellings.

### **1.3.3 Camden Planning Guidance: Access for all, March 2019**

Access should be considered at the beginning of the design process. Design and Access Statements for new developments and spaces should contain an inclusive design statement, ensuring the specific needs of disabled people have been integrated into the proposed development.

### **1.3.4 Camden Planning Guidance: Interim Housing, March 2019**

**Wheelchair and accessible and adaptable homes:** In accordance with London Housing SPG 2016 standard 11 and Local Plan Policy H6, new build homes will be required to comply with optional requirements under Building Regulations Approved Document M (Volume 1), as follows:

- 90% of new build homes will be required to comply with the requirements of category M4(2) for accessible and adaptable dwellings ; and
- 10% of new build homes will be required to comply with the requirements of category M4(3) wheelchair user dwellings

## 1.4 Inclusive design guidance and standards

Inclusive design issues have been reviewed in accordance with the objectives of the following:

- Building Regulations 2010 and associated Approved Documents
- Equality Act 2010
- LB Camden Planning Policy (2017)
- The London Plan 2016 and the Intend to Publish London Plan (2019)
- National Planning Policy Framework
- Planning and Compulsory Purchase Act

Reference has been made to the following documents during design development for this project:

- Accessible London, Supplementary Planning Guidance, GLA 2014
- BS 8300-1:2018 Design of accessible and inclusive built environment Part 1: External Environment
- BS 8300-1:2018 Design of accessible and inclusive built environment Part 2: Buildings
- Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- Building Regulation Approved Document M – Access to and use of Buildings Vol 1: Dwellings, 2015 (incorporating 2016 amendments)
- Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings Other Than Dwellings, 2015
- London Cycling Design Standards, TfL, 2014

## 2 Inclusive Design Provisions

### 2.1 Overview

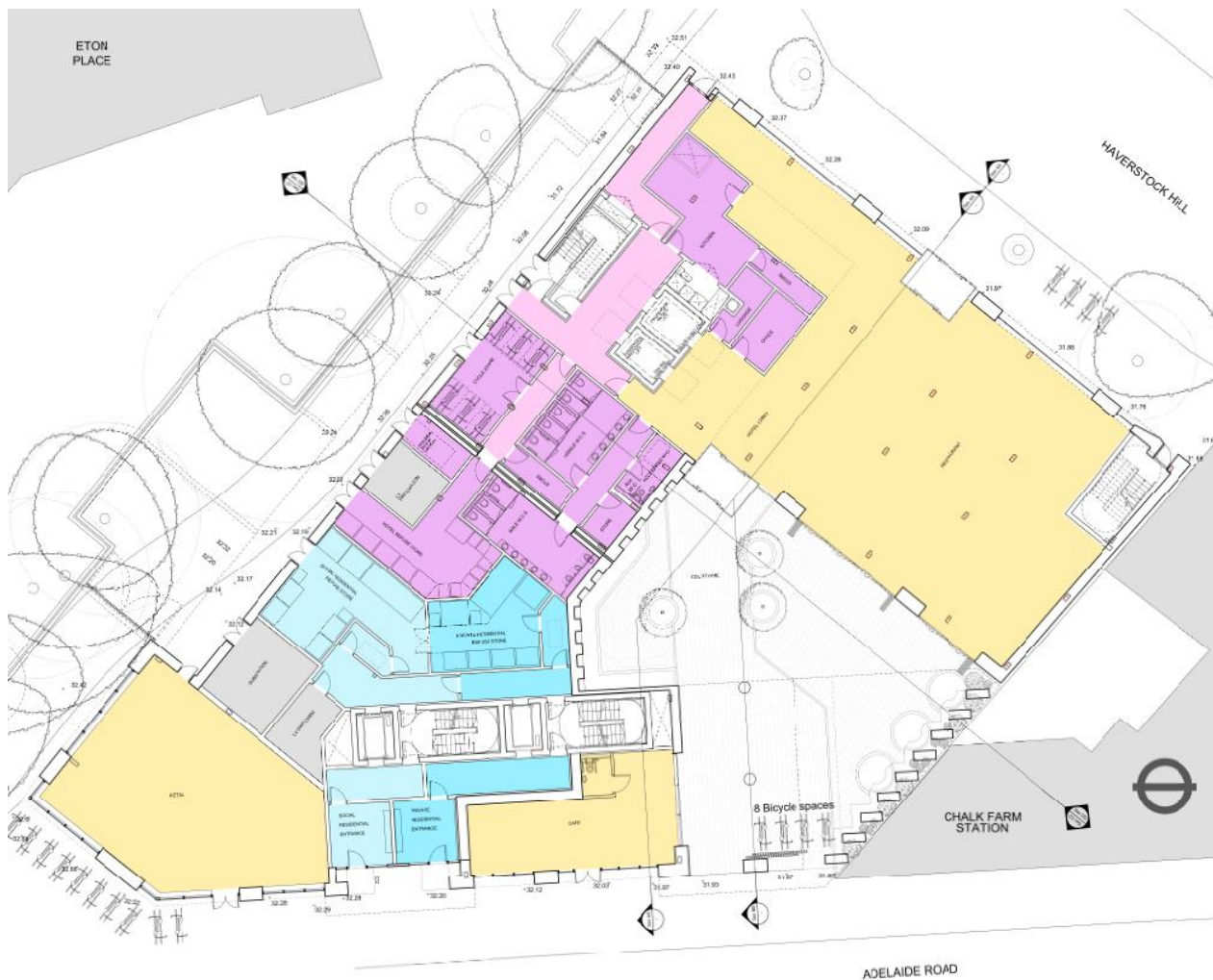
The Haverstock Hill development is a mixed-use development that consists of a 118-room hotel with guest and staff amenity areas, 35 new residential homes, café, retail spaces and cycle parking facilities. The development involves the demolition of existing building and construction of the new development, ranging from lower ground up to seven storeys.

### 2.2 Approach to the site

The site is well served by public transport with Chalk Farm underground station located immediately adjacent to the site; no step-free access is currently provided to platform level. There are a number of public bus routes with routes 31, 168, 393, N28, N31 and N5 stopping directly outside the Haverstock Hill development.

The site is bound by Haverstock Hill to the North East, Adelaide Road to the South, Chalk Farm station to the South East and existing built Eton Place to the North West. Direct step-free access will be provided to all parts of the site including to the commercial spaces, hotel foyer and direct step-free access into the residential lobbies.

The landscaping has been developed to ameliorate level changes across the site and provide safe and accessible routes to all parts of the development. Where gradients are used to accommodate level changes, these will be gently sloping. Paths are to be firm, slip-resistant and have reasonably smooth surface treatments. Where there are different materials along the access routes, these will have level and even surfaces.



**Figure 2-1 Site wide approach routes**

## 2.3 Parking

The scheme is to be car free and will not provide any wheelchair accessible parking spaces. Further detail of the car parking strategy and management can be found within a separate Transport Assessment prepared by WSP.

### 2.3.1 Cycle parking

Cycle parking is to be provided on the ground floor mezzanine level for the residential units and at ground floor level for the hotel. Cycle parking for hotel is accessed via an entrance to the north west of the site via the service road. Direct step-free access is provided into the hotel cycle parking area.

Residential cycle parking spaces are to be located at ground floor mezzanine level, with separate space provided for private and social rented residential units. The residential cycle parking is to be accessed directly from each of the residential entrance lobbies at ground floor level. Step-free access to the mezzanine level is to be provided in the form of passenger lifts that meet and exceed the minimum of AD M Vol1 and provide an approximate 1100mm width by 2100mm depth.

A total of 5% of the parking provided will be for non-standard cycles, in line with London Cycling Design Standards, allowing for larger cycles such as cargo cycles, tricycles and purpose-built cycles for disabled people.

## **2.4 Hotel**

The Haverstock Hill development provides a new 118-room hotel ranging from lower ground floor level to the sixth floor level. The hotel provides amenity and staff facilities, a ground floor bar and seating area and a variety of new hotel bedrooms.

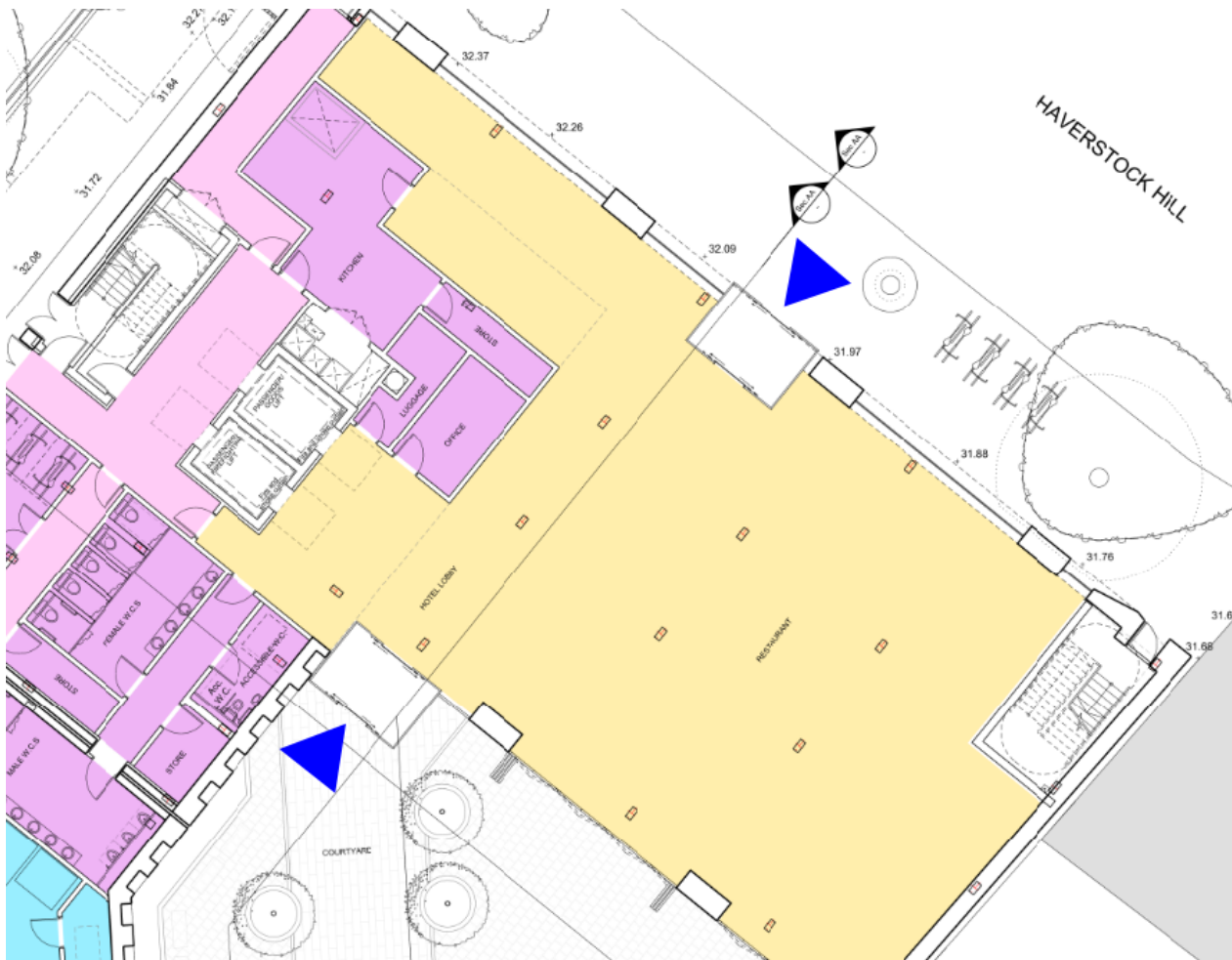
### **2.4.1 Accessing the buildings**

The hotel will be accessed via two main entrances, firstly from Haverstock Hill at the north east of the site, providing access to the reception and refreshment area and secondly via the southern edge of the site directly from Adelaide Road.

Entrances into the hotel accommodation are to be through a series of sliding door lobbies. Entrance lobby doors are to be clearly visible upon the facade and are to provide an effective clear opening width that meets and exceeds the minimum 1000mm required by AD M Vol 2 and BS 8300-2. A clear 1500mm by 1500mm landing is to be provided directly outside all entrances.

Where glazing is provided it will be suitably manifested as per AD K and BS 8300.





**Figure 2-2 Hotel entrances**

### 2.4.2 Reception area

A reception area is to be provided on ground floor level, which is proposed as the principle entrance area for hotel guests. On the ground floor level a variety of spaces are to be provided including BOH office space, luggage storage, sanitary facilities, a kitchen and refreshment facility, alongside an external courtyard space at the southern edge.

The proposed reception desk is to be easily identifiable from either principal entrance, with the approach route direct and free from obstructions. The design of the reception desk is to be addressed at detailed design; there is nothing to preclude it from meeting requirements within BS 8300-2.

### 2.4.3 Horizontal Circulation

Clear circulation routes are to be provided around the hotel, with corridor widths of 1500mm wide, meeting the requirements of AD M Vol 2 and BS 8300-2. Where circulation routes are less than 1800mm, suitable wheelchair passing and turning spaces of 1800x1800mm are to be provided at reasonable intervals.

All internal doors along approach circulation routes, will have doors with an 800mm minimum ECW, and a minimum 300mm unobstructed space on the pull side of the door meeting the requirements of AD M Vol 2 and BS 8300-2.

### 2.4.4 Vertical Circulation

Step-free access is to be provided to all levels of the hotel accommodation via two passenger lifts. Each lift proposed is to exceed the minimum requirement of AD M Vol 2 and BS8300 of 1100mm wide by 1400mm deep.

A clear 1500mm by 1500mm manoeuvring space will be provided directly outside all lifts, clear of obstructions and door swings.

### 2.4.5 Sanitary accommodation

Sanitary facilities are provided on the ground floor level for hotel public use, located in close proximity to the reception and seating area. Hotel sanitary accommodation is to be provided in the form of separate male and female sanitary facilities and a separate unisex wheelchair accessible toilet.

The separate-sex facilities are to provide WC cubicles with at least one cubicle suitable for ambulant disabled people. The ambulant cubicle is to be at least 800mm wide and with an outward opening door, as per BS 8300-2 Figure 46.

A separate unisex wheelchair accessible toilet is to be provided directly adjacent to the separate-sex sanitary facilities. The unisex wheelchair accessible WC is to meet the requirements of BS8300-2 Figure 40, providing a 1700mm wide facility. As the design progresses suitable access and circulation are to be provided to the facility.

Changing and shower facilities are to be provided at mezzanine level for staff use. Where changing and shower facilities are provided for staff an accessible facility is to be provided in the form of a unisex accessible shower and changing room as per BS 8300-2 Figure 30. The facility is a minimum of 2.4m by 2.5m.

Further detail of the sanitary facilities and shower/changing facilities layout of fittings and fixtures is to be addressed at detailed design.

## 2.5 Accessible Rooms

It is proposed that 118 new hotel rooms are to be provided, of which 12 are proposed as accessible rooms. The strategy for the accessible hotel rooms is to provide 10% of rooms as fully fitted out wheelchair accessible rooms, meeting current London Plan Policy 4.5 'London's visitor Infrastructure' and Intend to Publish London Plan Policy E10 'Visitor Infrastructure' whereby they are designed to BS 8300-2 Figure 52.

The 12 wheelchair accessible rooms are to provide a wheelchair accessible bathroom that is to meet BS 8300-2 Figure 30, providing a combined WC and shower that is a minimum of 2.4m by 2.5m.

Within all wheelchair accessible rooms, a minimum clear space of 1500mm by 1500mm will be provided to one side of the bed to allow wheelchair users to gain access to one side of the bed and to turn. An additional 700mm space is to be allowed for on the opposite side of the bed providing space for an assistant.

In addition to this, a total of 4 wheelchair accessible rooms are to provide an increased room size that allows for an approximate turning space of 1800mm by 2020mm to one side of the bed and a clear 1500mm to the opposite side. These rooms also provide a connecting door to the adjacent room. These rooms are to be spatially large enough to incorporate a hoist system and further detail of the provision of hoists is to be addressed as part of detailed design.

As per the London Plan SPGs a choice of handing for left-hand or right-hand transfer is to be provided for the wheelchair accessible en-suite facilities.

## 2.6 Retail

A retail space is proposed to the South of the site, at ground floor level with direct step-free access from Adelaide Road.

Two sets of double doors grant access to the unit, with each set providing an ECW of 1000mm through the leading door leaf, meeting the provisions of AD M Vol 2 and BS 8300-2.

Entrances are to be clearly visible within the building facade and there will be level landings outside the entrances doors that are a minimum 1500mm by 1500mm clear of door swings.

The retail area is subject to tenant fit out and further detail of its design is to be addressed at detailed design.

## **2.7 Café**

A single storey café will be located at ground floor level of the development, accessed directly from the surrounding public realm at the south side of the development from Adelaide Road.

Entrances are to be clearly visible within the building facade and will incorporate at least one door leaf with 1000mm ECW as per BS 8300-2 Table 2. There will be level landings outside entrances doors that are a minimum 1500mm by 1500mm clear of door swings. Where a sanitary facility is provided it is to be a unisex wheelchair accessible facility.

The café area is subject to tenant fit out and further detail is to be addressed as part of detailed design.

## 3 Residential

### 3.1 Overview

The Haverstock Hill development is to provide 35 new residential homes, of which 18 are to be social rent units and 17 private units. Of the 35 residential homes provided 4 (11.4%) are to be wheelchair units.

The development responds to London Plan Policy 3.8 'Housing Choice' and Intend to Publish London Plan Policy D7 'Accessible Housing' providing 90% of new housing to meet Building Regulations Requirement M4(2) 'accessible and adaptable dwellings' and 10% of new housing meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'.

Wheelchair user dwellings in the private homes are to be designed to comply with Building Regulation M4(3)(2)(a) for wheelchair adaptable dwellings and the social-affordable homes are to be designed to comply with Building Regulation M4(3)(2)(b) for wheelchair accessible dwellings.

All residential dwellings are proposed as single storey homes and provide a mix of two to five bed space units.

#### 3.1.1 Accessing the dwellings

Two residential entrances are to be provided with separate entrances for the social rent and private units. Step-free access will be provided into all residential building entrance lobbies through a single door leaf meeting M4(3) and providing a clear opening width of 850mm and a clear 300mm nib to the pull side of the door.

Entrances are to be designed to meet M4(3) providing a clear 1500 by 1500mm level landings outside the principal entrances and a minimum of 1200 by 1200mm covering for weather protection.

Where access is provided into units, all principal private entrance doors are to provide a clear opening width of 850mm and a minimum clear landing of 1500mm by 1500mm directly outside all doors.

### 3.1.2 Vertical circulation

Access to the social rent and private units is to be via a single passenger lift within each residential lobby. Passenger lifts are to be designed to accord with the requirements of M4(3) and BS EN 81:70 and provide a minimum car size of 1100mm wide by 1400mm deep with a clear minimum 1500mm by 1500mm space directly outside the lift door.

### 3.1.3 Horizontal circulation

All communal circulation routes are to provide a minimum clear 1500mm width with 1500mm by 1500mm minimum landings directly outside the private entrance doors to all M4(3) units.

All communal doors along approach routes are to provide a minimum clear opening width of 850mm and a minimum clear 300mm nib to the pull side of the door, with 200mm nibs to the push side of the door provided in addition on access routes to M4(3) units. There is nothing to preclude doors from meeting the requirements of AD M Vol 1 and further detail is to be addressed during detailed design.

#### 3.1.3.1 Play area

A roof top play area is proposed on the 5<sup>th</sup> floor level of the development. Direct step-free access is to be provided from all residential units to the play area. Due to the change in level between the floor plate of the 5<sup>th</sup> floor level and the play area a level change of approximately 300mm occurs. To overcome this change in level a graded route of 1:21 or less steep is to be provided meeting M4(3).

## 3.2 Unit layouts

The following conformance trackers detail the level of compliance for the residential aspect with key elements of Approved Document M of the Building Regulations Volume 1 'Dwellings', in particular the requirements of M4(2) Accessible and adaptable dwellings and M4(3) Wheelchair user dwellings.

The diagram key column provides reference to key provision of AD M Vol 1.

**Conformance tracker key**

	Status
Compliant	
To be addressed in detailed design	
Non-compliant	
Not Applicable	

**3.2.1 Requirements M4(2) Accessible and Adaptable**

The table below demonstrates the level of compliance with key elements of Building Regulation M4(2) provision.

**Table 3—1 Requirement M4 (2) Accessible and Adaptable conformance table**

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
<b>Section 2A Approach to Dwelling</b>					
2.6-2.9		Approach routes: general	The approach route should adopt the shallowest gradient and be step-free.		Approach route is safe, convenient and provides step free access.
2.10		External and internal ramps	Ramps should be between 1:12 and 1:20 and meet Diagram 2.1.		Access routes are level or gently sloping.
2.11		External steps forming part	Steps with rises between 150-170mm and goings 280-425mm, minimum		N/A

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
		of an additional route	width of 900mm with handrail		
2.12		Parking space	Where parking space is provided, it is close to the communal entrance of each core. Bay has a clear access zone of 900mm	n/a	No parking is provided.
2.13		Drop-off space	Drop-off close to the principal communal entrance	n/a	No dedicated drop-off is provided.
2.14		Principal communal entrance	The principal communal entrance is to be accessible		Communal entrances will meet the required criteria.
2.15		Other communal doors	Other communal entrance is to be accessible		Secondary communal doors will meet criteria.
2.16		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81-70.		Communal lifts meet the provisions of M4 (2) and BS EN 81-70 subject to specification.



M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
2.17		Communal stairs	Stairs should meet the requirement of Part K		Communal stairs provided will meet the requirement
2B: Private entrances and spaces within the dwelling					
2.20	A	Principal private entrance	The principal private entrance is to be accessible		An accessible private entrance will be provided.
2.21	B	Other external doors	Other external doors are to be accessible		Accessible doors will be provided.
2.22	C	Doors and hall widths	Doors and corridors should comply with Diagram 2.3 and Table 2.1		All doors and hall widths will meet the provisions.
2.23	D	Private stairs and changes of level	Stair should allow for installation of a stair-lift and meet Part K for private stairs.		A single duplex unit is provided on level 1; stairs are a minimum of 900mm wide.
2.24	E	Living, kitchen and eating areas	Within the entrance storey there is a living area and glazing starts a max of 850mm AFFL.		Meets required criteria. Window handle heights detailed at

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
					design development stages.
2.25	F	Bedrooms	Every bedroom provides a clear access route of 750mm to the window and 750mm zone around the beds		Accessible routes and access zones around the beds will be provided.
2.26		Sanitary facilities: general provisions	All walls, ducts and boxings to the sanitary facilities should be strong enough for future adaption		Nothing precludes this from being met and will be addressed at detailed design
2.27 - 2.28	G	WC facilities on the entrance level	Entrance storey WC and basin.		Entrance level WC will be provided.
2.29	H	Bathrooms	An accessible bathroom on the same storey as the principal bedroom.		An accessible bathroom will be provided.
2.30		Services and controls	Services and controls are accessible to people with reduced reach.		Nothing precludes this from being met and this will be addressed

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
					during detailed design.

### 3.2.2 Requirements M4 (3) Wheelchair user dwellings

The table below demonstrates the level of compliance with key elements of the Building Regulation M4 (3) provision.

**Table 3—2 Requirement M4 (3) Wheelchair user dwellings conformance table**

M4(3)	Diagram Key	Description	Summary of design provisions	Status	Comments
	3A Approach to Dwelling				
3.7-3.9		Approach routes: general	The approach route is accessible and step-free.		Approach route will meet requirement.
3.10		External and internal ramps	Ramps have a gradient between 1:15 and 1:20 and will comply with AD M Diagram 3.1.		No ramps are proposed
3.11		External steps forming part of	Step risers between 150-170mm and goings between 280-425mm, a		No external steps forming part of an

M4(3)	Diagram Key	Description	Summary of design provisions	Status	Comments
		an additional route	clear width of 900mm with handrail.		approach route.
3.12		Parking space	A standard parking bay with a minimum of 1200mm zone to one side and foot of the bay.	n/a	No parking is proposed.
3.13		Drop-off space	Where provided it is to be located close to the principal communal entrance	n/a	No dedicated drop-off will be provided.
3.14		Principal communal entrance	The principal communal entrance is to be accessible		Accessible communal entrances will be provided.
3.15		Other communal doors	Other communal entrance is to be accessible.		Other communal entrances will meet requirement
3.16		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81:70.		Communal lifts will meet the requirements.
3.17		Communal stairs	Stairs should meet the requirement of Part K		Communal stairs will meet the provisions of

M4(3)	Diagram Key	Description	Summary of design provisions	Status	Comments
			for general access stairs.		M4(3) and Part K.
	3B: Private entrances and spaces within, and connected to, the dwelling				
3.22	A	Principle private entrance	The principal private entrance is to be accessible		All principal private entrance doors will be accessible.
3.23	B	Other external doors	Other external doors are to be accessible.		Other external doors will meet the requirement.
3.24	C	Hall and door widths	Doors width and corridors comply with Diagrams 3.4 and 3.5.		All hall and doors will meet the provision.
3.25	D	Wheelchair storage and transfer space	A dwelling should have a storage and transfer space.		Wheelchair storage and transfer space will be provided.
3.26	E	General storage space	The dwelling built in storage space should comply with Table 3.1.		Storage will comply with Table 3.1.
3.28		Through-floor lifting device <b>(Adaptable)</b>	It should be easy to install a lift.	n/a	All wheelchair units are on a single level

M4(3)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.29		Through-floor lifting device <b>(Accessible)</b>	A suitable through floor lifting or lifting platform is provided.	n/a	All wheelchair units are on a single level
3.30		Private stairs and changes of level	Access to all rooms and facilities on the entrance storey are step-free.	n/a	All wheelchair units are on a single level
3.31	F	Living areas	Within the entrance storey there is a living area and space meets table 3.2.		Living areas will meet the required criteria.
3.32-3.34	G	Kitchen and eating areas. <b>(Adaptable)</b>	The kitchen should be located on the entry level and meet Table 3.3.		The kitchen will meet the required criteria.
3.32-3.34	H	Kitchen and eating areas. <b>(Accessible)</b>	The kitchen should meet M4 (3) <b>(Adaptable)</b> and meet Table 3.4.		The kitchen will meet the required criteria.
3.35	I	Bedrooms	One bedroom should be close to an accessible bathroom. All bedrooms should be accessible to wheelchair users		Clear access zones will be provided around all beds.
3.36		Sanitary facilities:	All walls, ducts and boxings to AL sanitary		Nothing precludes this

M4(3)	Diagram Key	Description	Summary of design provisions	Status	Comments
		general provisions	facilities must be strong enough for adaptations. Ceiling structure to accessible bathrooms and WC/cloakroom is strong enough to allow the fitting of hoist.		from being met and will be addressed during detailed design.
3.37 – 3.40	J	Entrance level WC <b>(Adaptable)</b>	Entrance level WC, basin and installed level access shower.		Entrance level WC facilities will meet criteria.
	K	Entrance level WC <b>(Accessible)</b>	Entrance level WC, basin and shower comply with the spatial provisions of diagram 3.11.		Entrance level facilities will meet Diagram 3.11.
3.41 - 3.43	L	Bathroom facilities <b>(Adaptable)</b>	Bathrooms should meet the spatial requirements of Diagram 3.10, and demonstrate they can meet Diagram 3.11		Bathroom facilities will meet the spatial requirements as per Diagram 3.10 and demonstrate they can meet 3.11.

M4(3)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.41 - 3.43	M	Bathroom facilities <b>(Accessible)</b>	Bathroom should comply with the spatial provisions of Diagram 3.11		Bathrooms facilities will meet the spatial requirements as per Diagram 3.11 and are to be easily adaptable.
3.44		Services and controls	Services and controls are accessible to people who have reduced reach.		Nothing precludes this from being met and will be addressed during detailed design.
3.45	N	Private outdoor space	Private outdoor space is to be accessible to a wheelchair user.		Balconies will meet the required criteria





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