

## **Building Regulations requirement M4 (2) (Accessible and Adaptable Dwellings) and Lifetime Homes Statement**

(Previously referred to in Richmond's validation checklist as Lifetime Homes Standards Statement)  
Residential Accommodation and Commercial space,  
1-9 Sandycombe Road, Kew TW9 2EP

This statement supports a planning application for a proposed mixed use development at the above site to provide a mixture of 20 residential units and commercial space, and has been prepared to demonstrate that the proposed development and residential units (including 2 wheelchair user dwellings) are designed to comply with Building Regulations Requirement M4 (2) – Accessible and adaptable dwellings. It should be read in conjunction with all planning drawings and Design and Access Statement.

Building Regulations M4 (2) requires that:

1. *Reasonable provision must be made for people to –*
  - a. *Gain access to, and*
  - b. *Use, the dwelling and its facilities.*
2. *The provision made must be sufficient to –*
  - a. *Meet the needs of occupants with differing needs, including some older or disabled people; and*
  - b. *To allow adaption of the dwelling to meet the changing needs of occupants over time.*

To ensure compliance with the above standards, the proposed development's external environment, entrances, communal spaces and bedrooms have been designed in accordance with all relevant parts of the Building Regulations in addition to the 16 points of revised 'Lifetime Homes Standard' by Habinteg (published 5 July 2010), as listed below:

### ▪ **Criterion 1 - Parking (width or widening capability)**

#### *1a – 'On plot' (non-communal) parking*

*Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.*

#### *1b – Communal or shared parking*

*Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** The two wheelchair flats within the scheme are provided with designated parking spaces with 1200mm wide transfer zone between them. (See planning drawing 100 ground floor GA and 051 site plan)

▪ **Criterion 2 - Approach to dwelling from parking (distance, gradients and widths)**

*The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** The two wheelchair spaces have been located within short travel distance to the lift cores serving the wheelchair flats. The approach is level or gently sloping in accordance with part M regulations. (See planning drawing 100 ground floor GA and 051 site plan)

▪ **Criterion 3 - Approach to all entrances**

*The approach to all entrances should preferably be level or gently sloping.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** The two entrances serving the residential units along Sandycombe Road provide level/ gently sloping access to the lift cores. (See planning drawing 100 ground floor GA and 051 site plan)

▪ **Criterion 4 - Entrances**

*All entrances should:*

- a) Be illuminated;*
- b) Have level access over the threshold; and*
- c) Have effective clear opening widths and nibs as specified in the main document.*

*In addition, main entrances should also:*

- d) Have adequate weather protection; and e) Have a level external landing.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** Entrances to communal areas are illuminated in accordance with Secured By Design guidance.

Minimum internal 1010mm doorsets are used for all flat entrances to provide a minimum clear opening width of 800mm when approached 'head on' with allowance for 300mm door nib to leading edge of doors throughout. Both communal entrances along Sandycombe Road are protected from the weather and substantially wider.

Level thresholds are provided to the two communal entrances and to all projecting balconies as well as terraces.

(see planning drawings: building floor plans)

▪ **Criterion 5 - Communal stairs and lifts**

*5a – Communal stairs*

*Principal access stairs should provide easy access regardless of whether or not a lift is provided.*

*5b – Communal lifts*

*Where a dwelling is reached by a lift, it should be fully accessible.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non- compliance.

**YES.** Communal stairs have a uniform rise not exceeding 170mm and uniform going of minimum 250mm; handrails extend 300mm beyond top and bottom riser; handrails at 900mm above each nosing; contrasting coloured nosings

Three accessible lifts in total are provided within the scheme. Two lifts (incl one Part M compliant platform lift) are provided for the core serving the wheelchair units to minimise disruption in the event one lift breaks down.

The proposals exceed the required specification by providing lift access to all dwellings above entrance level and access to two lifts within Core 2

NB Provision of a lift is not a Lifetime Home requirement but will add to the overall accessibility of the development for residents and visitors.

▪ **Criterion 6 - Internal doorways and hallways**

*Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.*

*As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification within the main document.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non- compliance.

**YES.** Corridors in communal areas are designed to a minimum width 1200mm throughout the building with 300mm door nib to leading edge of doors throughout (pull side only). In communal areas 1010mm doorsets are used throughout to provide a minimum clear opening width of 800mm when approached 'head on'.

Internal corridors are designed to a minimum of 1050mm with 910mm doorsets in order to provide a minimum clear opening of 775mm when approached at right angles. As above 300mm nibs to the leading edge of the door have been allowed for. (see planning drawings: building plans)

### ▪ Criterion 7 - Circulation space

*There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.**

WCs / Bathrooms: see response to criteria 10 and 14

Corridors / hallways: see response to criterion 6 above

Living room / dining areas: all proposed living room/ dining areas are designed to accommodate wheelchair circulation spaces in excess of 1400x1700mm turning ellipse or 1500x1500mm turning circles. (See planning drawings: building plans)

Bedrooms: 750mm zone allowed for to all sides of a standard sized double bed in the main bedroom. To all other bedrooms we are required to allow 750mm to one side of the bed however where possible we have provided this to all sides of the bed. This assists with achieving criterion 15 whereby a clear width of 750mm should be provided to pass the foot of the bed to access the window (See planning drawings: building plans)

Kitchens: in excess of 1200mm clear width between unit fronts has been allowed for in all kitchens. As good practice we have allowed continuous unbroken work surfaces and 1400x1700mm manoeuvring zones. (see planning drawings: building plans)

### ▪ Criterion 8 - Entrance level living space

*A living room / living space should be provided on the entrance level of every dwelling.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** All flats are arranged over a single storey therefore an entrance level living space is provided in accordance with the criterion

▪ **Criterion 9 - Potential for entrance level bed-space**

*In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** All flats are arranged over a single storey therefore an entrance level bed-space is provided in accordance with the criterion

▪ **Criterion 10 - Entrance level WC and shower drainage**

*Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** All flats are arranged over a single storey therefore the WC / bathroom is at entrance level in accordance with the criterion

▪ **Criterion 11 - WC and bathroom walls**

*Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** Bathroom / WC walls to be capable of taking weight-bearing fixings up to 150kg for fittings, support rails, shower seat, etc...

▪ **Criterion 12 - Stairs and potential through-floor lift in dwellings**

*The design within a dwelling of two or more storeys should incorporate both:*

*a) Potential for stair lift installation; and*

*b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

N/A all flats are arranged over a single storey therefore there is no requirement for future lift provision

▪ **Criterion 13 - Potential for future fitting of hoists and bedroom / bathroom relationship**

*Structure above a main bedroom and bathroom ceilings should be capable of*

*supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** It is possible to incorporate knock-out panels to certain units, and there are reasonable routes from main bedroom to bathroom in all flats (please note knock-out panels are a recommendation not a requirement)

(see planning drawings: building plans)

▪ **Criterion 14 - Bathrooms**

*An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** Bathrooms fully compliant with lifetime homes, and building regulations throughout (see planning drawings: building plans)



▪ **Criterion 15 - Glazing and window handle heights**

*Windows in the principal living space (typically the living room) should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** Full height windows are provided to principal living spaces throughout the scheme and to the majority of bedrooms exceeding the requirements. Height of window controls to be designed within 450mm and 1200mm from FFL.

(see planning drawings: building plans)

▪ **Criterion 16 - Location of service controls**

*Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.*

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**YES.** Whilst detailed building service design is yet to be finalised as this stage. Service controls will be required to be designed to comply with LTH standards and building regulations.

END OF STATEMENT