

Building Regulations requirement M4 (3) and Wheelchair Housing Statement

Residential Accommodation and Commercial space,
1-9 Sandycombe Road, Kew TW9 2EP

Introduction:

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.

Of the 20 proposed residential units, a total of 2 (10%) are designed and fully fitted out with specific fixtures and fittings as noted in accordance with all space standards and other requirements of the Building Regulations M4(3) – Wheelchair User Dwellings. The rest of the scheme is designed to comply with Building Regulations Requirement M4 (2) – Accessible and adaptable dwellings which will be elaborated in the ‘Accessible Adaptable Dwelling Statement’.

Building Regulations M4 (3) 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. *Allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or*
 - b. *Meet the needs of occupants who use wheelchairs*

To ensure compliance with the above standards, the proposed development’s external environment, entrances, communal spaces and bedrooms have also been designed in accordance with the requirements and recommendations of Wheelchair Housing Design Guide (WHDG) by Habinteg Housing Association Ltd (Second Edition), which produces a comprehensive sets of requirements and recommendations to ensure new homes are designed to full wheelchair accessible and usable standards.

All mandatory requirements listed in the document have been followed and incorporated into the design, planning and organisation of the proposals at this stage, wherever possible additional items under recommendations have also been followed. The detailed specification and construction of fixtures, fittings and services elements post-planning stage is also to follow the relevant requirements.

The development includes an element of B1 commercial space which, whilst not a use covered in the above guidance document, is to be designed and implemented to achieve full compliance with part ‘M’ of the Building Regulations and other relevant applicable regulations.

The full set of application drawings and Design and Access statement should be read in conjunction with this statement, together with the dedicated larger scale plan (appended wheelchair flat layout: drawing number P03-106) which highlights specific areas particularly relevant to this statement.

Compliance with specific guidance:

The following headings are based on the topics and sub-headings listed in the WHDG document and a statement is made for each section below to explain how the design will comply.



1. Moving around outside

Requirements

1. Footpaths: *yes*
2. Footpath edges: *n/a*
3. Gradients: *yes*
4. Cross falls: *yes*
5. Crossings: *n/a*

Recommendations

1. Gradients: *yes*
2. Cross falls: *yes*
3. Routes: *yes*
4. Frontage: *yes*
5. Appearance: *yes*
6. Entrances: *yes*
7. Signing: *yes*

Comments:

All pavements and crossovers are to be constructed to have widths, cross-falls and dropped kerbs (if necessary) in line with the items listed under 'Requirements'. No ramps or conditions requiring protected edges or rails are currently proposed.

It is envisaged the all items listed under the 'Recommendations' will be also accommodated.

2. Using outdoor spaces

Requirements

1. Gardens: *n/a*
2. Balconies: *yes*
3. Garden: *n/a*
4. Refuse: *yes*

Recommendations

1. Gardens: *n/a*
2. Garden Layout: *n/a*

Comments:

Access to communal outdoor spaces including balconies/ terraces, refuse and cycle stores, has been designed to have clear opening doors and gates and accessible thresholds in line with the guidance. Communal refuse stores are provided within short travel distances to the lift cores.

3. Approaching the home

Requirements

1. Dwellings with a direct external entrance: *n/a*
2. Covered area: *n/a*
5. Dwellings with a communal external entrance: *yes*
3. Garage: *n/a*
4. Route to entrance: *yes*
5. Entrance landing: *yes*
6. Canopy at entrance: *yes*
7. Lighting: *yes*
8. Lifts: *yes*

Recommendations

1. Covered parking: *no*
2. Designated parking to flatted developments: *yes to 2 wheelchair units*
3. Landing: *yes*
4. Canopy: *yes*

Comments:

In line with the principles outlined in the associated specialist Transport and Highways report, a total number of 15 car parking spaces (including 2 disabled spaces designated to the 2 wheelchair flats) have been provided within the scheme.

Clear, well lit paved routes from the parking area to the building entrances are to be provided.

Canopies larger than 2450mm x 1200mm are provided over communal entrances.

All common corridors giving access to residential units are over 1200mm clear width and of minimal length.

Two wheelchair accessible lifts will provide access to the two wheelchair units.

4. Negotiating the entrance door, including communal doors**Requirements**

1. Door: *yes*
2. Approach space: *yes*
3. Threshold: *yes*
4. Lock: *yes*
5. Opener: *yes*
6. Lock, common external door: *yes*
7. Level, pull handle: *yes*
8. Entry phone: *yes*
9. Bell: *yes*
10. External light: *yes*
11. Lighting: *yes*
12. Pull: *yes*

Recommendations

1. Door: *yes*
2. Approach space: *yes*
3. Entry phone: *yes*
4. Number: *yes*
5. Lighting: *yes*

Comments:

The main external entrance doors and communal doors are all to be constructed in line with the guidance for the above.

All items listed in the 'Recommendations' are also to be met in addition to the required items.

5. Entering and leaving the home, dealing with callers**Requirements**

1. Transfer: *yes*
2. Turning Space: *yes*
3. Post: *yes*
4. Entry phone: *yes*
5. Lobby: *yes*

Recommendations

1. Enter and transfer: *yes*
2. Visitors: *yes*
3. Callers: *n/a*
4. Entry phone: *n/a*

Comments:

Space standards and fittings in line with the guidance for the above are to be provided within the WHEELCHAIR units, as indicated on the larger scale WHEELCHAIR flat layout. Allowance has been made for storage and charging of a motorised wheelchair within the entrance area.

6. Negotiating the secondary door

Requirements

1. Landing: *yes*
2. Door: *yes*
3. Approach space: *yes*
4. Threshold: *yes*
5. Lock: *yes*
6. Stays: *yes*
7. Pull: *yes*
8. Lighting: *yes*

Comments:

The above elements where applicable will be complied with in line with the specific guidance.

7. Moving around inside/storing things

Requirements

1. Straight passages: *yes*
2. Headon approach to doors in passages: *yes*
3. Turning 90 deg: *yes*
4. Turning 180 deg: *yes*
5. Right angles: *yes*
6. Effective clear widths of doors: *yes*
7. Space to approach doors: *yes*
8. Doors at angles: *yes*
9. Sliding doors: *n/a*
10. Storage: *yes*

Recommendations

1. Circulation: *yes*
2. Passages: *yes*
3. Angles: *n/a*
4. Clear door opening width: *no*
5. Space to approach doors: *no*
6. Doors at end of passage: *no*
7. Opposing doors: *no*

Comments:

The above elements under 'requirements' will all be met in line with the specific guidance. A number of 'recommended' elements are also provided. The larger scale plan (WHEELCHAIR flat layout) provides further details.

8. Moving between levels

Requirements

1. Lift: *yes*
2. Installation: *yes*
3. Circulation: *yes*

Comments:

The two wheelchair units will be served by two accessible lifts (including one Part M compliant platform lift) in line with the specific guidance.

9. Using living spaces

Requirements

1. Room layout: *yes*
2. Radiators: *yes*
3. Sockets: *yes*

Recommendations

1. Where possible avoid doors opening into corners of rooms: *no*

Comments:

The above 'required' elements will all be designed in line with the specific guidance. The larger scale plan drawing (wheelchair flat layout) provide further details.

10. Using the kitchen

Requirements

1. Layout: *yes*
2. Worktops: *yes*
3. Sink: *yes*
4. Storage: *yes*
5. Controls and lighting: *yes*
6. Appliances: *yes*
7. Refuse: *yes*

Recommendations

1. Worktops: *yes*
2. Taps: *yes*
3. Storage: *yes*
4. Appliances: *no*

Comments:

The above 'required' elements will all be installed in line with the specific guidance. The larger scale plan drawing (wheelchair flat layout) provide further details. In addition it is envisaged the first 3 elements listed under 'Recommendations' will also be implemented.

11. Using the bathroom

Requirements

1. Bathroom: *yes*
2. Access from bedroom: *yes*
3. Second WC: *n/a*
4. Layout: *yes*
5. WC: *yes*
6. Shower: *n/a*
7. Bath: *yes*
8. Basin: *yes*
9. Finishes: *yes*
10. Supports: *yes*

Recommendations

1. Second WC: *no*
2. Shower: *n/a*
3. Fittings: *yes*

Comments:

The above 'required' elements will all be designed in line with the specific guidance. The larger scale plan drawing (wheelchair flat layout) provide further details. Spatial and/or serviced provision for subsequent adaptations will be allowed for.



12. Using bedrooms

Requirements

1. *Layouts: yes*
2. *Controls: yes*
3. *Door: yes*
4. *Hoist: yes*

Recommendations

1. *Second or spare bedroom: yes*
2. *Hoist: no*

Comments:

The above space standards and items where applicable will be installed in line with the specific guidance.

13. Operating internal doors

Requirements

1. *Construction: yes*
2. *Handles: yes*
3. *Locking: yes*
4. *Emergency opening: yes*
5. *Self-closing doors: yes*

Recommendations

1. *Self-closing doors: yes*

Comments:

The above items where applicable will be installed in line with the specific guidance. Provision will be made for subsequent installation of assisted opening devices.

14. Operating windows

Requirements

1. *Approach: yes*
2. *Operate: yes*
3. *Gear: yes*
4. *Safety: n/a*
5. *Glazing: yes*
6. *Transoms: yes*

Comments:

The above items where applicable will be installed in line with the specific guidance. Full height windows are proposed generally to all bedrooms and living areas.

15. Controlling services

Requirements

1. *Switches and sockets: yes*
2. *Radiator controls: yes*
3. *Socket switching: yes*
4. *Lighting: yes*
5. *Radiators: yes*
6. *Future controls: yes*

Comments:

The above items where applicable will be installed in line with the specific guidance.

To be read in conjunction with appended drawings:

P01.106-Wheelchair Flat Layout Bedroom 1:50 scale at A3

Appendix A: Summary of requirements

Moving around outside

- 1.2.1 Footpaths: space and safety? *yes*
- 1.2.2 Footpath edges: protection? *n/a*
- 1.2.3 Gradients: lengths, landings, handrails? *yes*
- 1.2.4 Cross falls: minimum falls? *yes*
- 1.2.5 Crossings: barrier free? *yes*

Using outdoor spaces

- 2.2.1 Gardens: gates? *n/a*
- 2.2.2 Balconies: accessible and usable? *yes*
- 2.2.3 Garden: access? *n/a*
- 2.2.4 Refuse: manageable? *yes*

Approaching the home

- 3.2.1 Direct entrance parking: adjacent? *n/a*
- 3.2.2 Covered area: area and height? *n/a*
- 3.2.3 Communal entrance parking: designated? *yes*
- 3.2.4 Garage: area and height? *n/a*
- 3.2.5 Route to entrance: surface, gradients? *yes*
- 3.2.6 Entrance landing: level area, protection? *yes*
- 3.2.7 Canopy at entrance: extent and height? *yes*
- 3.2.8 Lighting: adequate, detection? *yes*
- 3.2.9 Lifts: provision, capacity? *yes*

Negotiating the entrance door

- 4.2.1 Door: effective clear width? *yes*
- 4.2.2 Approach space: provision? *yes*
- 4.2.3 Threshold: functional? *yes*
- 4.2.4 Lock: secure? *yes*
- 4.2.5 Opener: provision? *yes*
- 4.2.6 Lock, common external door: opener? *yes*
- 4.2.7 Lever, pull handles: grip, contrast? *yes*
- 4.2.8 Entry phone: siting? *yes*
- 4.2.9 Bell: siting? *yes*
- 4.2.10 External light: effective, detection? *yes*
- 4.2.11 Lighting: controls? *yes*
- 4.2.12 Pull: provision? *yes*

Entering and leaving; dealing with callers

- 5.2.1 Transfer: adequate space? *yes*
- 5.2.2 Turning space: adequate space? *yes*
- 5.2.3 Post: fitting? *yes*
- 5.2.4 Entry phone: provision? *yes*
- 5.2.5 Lobby: adequate space? *yes*

Negotiating the secondary door

- 6.2.1 Landing: level, adequate space? *yes*
- 6.2.2 Door: effective clear width? *yes*
- 6.2.3 Approach space: adequate space? *yes*
- 6.2.4 Threshold: functional? *yes*
- 6.2.5 Lock: security and operation? *yes*
- 6.2.6 Stays: provision? *yes*
- 6.2.7 Pull: provision? *yes*
- 6.2.8 Lighting: provision, detection? *Yes*



Moving around inside; storing things

- 7.2.1 Passages: adequate width? *yes*
- 7.2.2 Doors in passages: adequate space to approach? *yes*
- 7.2.3 Turning 90°: adequate space? *yes*
- 7.2.4 Turning 180°: adequate space? *yes*
- 7.2.5 Right angles: adequate space? *yes*
- 7.2.6 Effective clear door widths: opening width? *yes*
- 7.2.7 Space to approach doors: adequate space? *yes*
- 7.2.8 Doors at angles: adequate space to turn? *yes*
- 7.2.9 Sliding doors: adequate space? *n/a*
- 7.2.10 Storage: usable? *yes*

Moving between levels within the dwelling

- 8.2.1 Lift: provided? *yes*
- 8.2.2 Installation: secure and safe? *yes*
- 8.2.3 Circulation: adequate space? *yes*

Using living spaces

- 9.2.1 Room layout: adequate usable space, furniture? *yes*
- 9.2.2 Radiators: positioning? *yes*
- 9.2.3 Sockets: positioning? *yes*

Using the kitchen

- 10.2.1 Layout: practical for a wheelchair user? *yes*
- 10.2.2 Worktops: adequate provision? *yes*
- 10.2.3 Sink: suitable? *yes*
- 10.2.4 Storage: usable provision? *yes*
- 10.2.5 Controls: suitable provision? *yes*
- 10.2.6 Appliances: adequate provision? *yes*
- 10.2.7 Refuse: usable provision? *yes*

Using the bathroom

- 11.2.1 Bathroom: fully accessible, bath, shower provision? *yes*
- 11.2.2 Access from bedroom: provision? *yes*
- 11.2.3 Second WC: provided, handed? *n/a*
- 11.2.4 Layout: independent use? *yes*
- 11.2.5 WC: appropriate? *yes*
- 11.2.6 Shower: details, usable? *n/a*
- 11.2.7 Bath: details, usable, transfers? *yes*
- 11.2.8 Basin: approachable, usable? *yes*
- 11.2.9 Finishes: adequate provision? *yes*
- 11.2.10 Supports: adequate provision? *yes*

Using bedrooms

- 12.2.1 Layouts: accessible? *yes*
- 12.2.2 Controls: provision and positioning? *yes*
- 12.2.3 Door: en-suite provision? *yes*
- 12.2.4 Hoist: provision? *yes*

Operating internal doors

- 13.2.1 Construction: provision for fittings? *yes*
- 13.2.2 Handles: operation? *yes*
- 13.2.3 Locking: operation? *yes*
- 13.2.4 Emergency opening: provision, operation? *yes*
- 13.2.5 Self-closing doors: operation, pressure? *Yes*



Operating windows

- 14.2.1 Approach: approachable? *yes*
- 14.2.2 Operate: control of ventilation security? *yes*
- 14.2.3 Gear: provision where necessary? *yes*
- 14.2.4 Safety: window positioning? *yes*
- 14.2.5 Glazing: height? *yes*
- 14.2.6 Transoms: positioning? *yes*

Controlling services

- 15.2.1 Main services: controls, reading? *yes*
- 15.2.2 Plumbing: controls at fittings? *yes*
- 15.2.3 Flexible plumbing: provision? *yes*
- 15.2.4 Switches: specification and positioning? *yes*
- 15.2.5 Socket outlets: general: specification and positioning? *yes*
- 15.2.6 Socket outlets: appliances: positioning of switches, sockets? *yes*
- 15.2.7 Telephone: positioning? *yes*
- 15.2.8 Future controls: provision? *yes*
- 15.2.9 Heating: controls? *yes*
- 15.2.10 Radiators, heaters: controls? *yes*
- 15.2.11 Surface temperatures: vulnerability? *yes*
- 15.2.12 Water temperatures: controlled, maximum? *yes*
- 15.2.13 Security: provision? *yes*

END OF STATEMENT