

7.9 Accessible & adaptable dwellings

In accordance with the Draft London Plan (2017), 90% of the new dwellings proposed are M4(2) compliant. The remaining 10% will be M4(3) compliant. The following section demonstrates compliance with the criteria set out by M4(2).

7.10 Part M4(2) compliance

M4(2) Section 2A: Approach to the Dwelling

7.10.1 Approach routes

General

The approach route to all dwellings is level, gently sloping or ramped where necessary. Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm. All parts of the external approach routes will have a suitable ground surface.

External and internal ramps forming part of an approach route

All ramps comply with diagram 2.1, have a top and bottom landing of the minimum width required and have a clear width of at least 1200mm.

7.10.2 External steps forming part of an escape route

All external steps will be uniform with a rise of between 150mm and 170mm, a going of between 280mm and 425mm, and a minimum clear width of 900mm. Landings are provided where required and are of the size required. Graspable handrails are provided to every flight of three or more risers and these extend beyond the top and bottom nosing of the steps.

7.10.3 Car parking and drop-off

Parking space

Accessible parking bays are located close to the entrance to the lift cores and the M4(3) dwelling buildings and have a minimum clear access zone of 1200mm to one side. The access to the lift is step free and the parking spaces are level with a suitable ground surface.

Drop-off point

Drop off points are located close to the principle communal entrance in building F and E, are level and have a suitable ground surface.

7.10.4 Communal entrance

Principal communal entrances

The principle communal entrance has a level landing 1500mm x 1500mm directly outside and clear of any door swing. This will be covered to a minimum of 1200mm width and 900mm depth. Lighting will use fully diffused luminaires that are activated automatically by a dusk to dawn timer or a motion detector. The entrance door (including double doors) has a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2. Door entry controls will be mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

Other communal doors

All other communal doors have a minimum clear opening width of 850mm, and a 300mm nib will be provided to the leading edge of the door, in accordance with diagram 2.2. Door entry controls will be mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

7.10.5 Communal lifts and stairs

Communal lifts

Lifts are provided to all apartment buildings with a minimum car size of 1100mm wide and 1400mm deep. Each lift has a clear landing of at least 1,500mm x 1,500mm directly in front of the lift door at every floor level, a door clear opening width of at least 800mm and meet BS EN 81-70:2018. Landing and car controls will be 900-1200mm above the car floor and a minimum of 400mm from the inside of the front wall.

Communal stairs

Each apartment building is served by 1 communal stair core which meets the requirements of Approved Document K for a general access stair.

7.10.6 Private entrances

Principal private entrance and alternative entrance

The principle private entrance to each apartment will have a level landing 1200mm x 1200mm directly outside. This will be covered to a minimum of 900mm width and 600mm depth. Lighting will use fully diffused luminaires that are activated automatically by a dusk to dawn timer or a motion detector. The entrance door (including double doors) has a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2.

Other external doors

All other doors connected to the dwelling will have a minimum clear opening width of 850mm and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2.

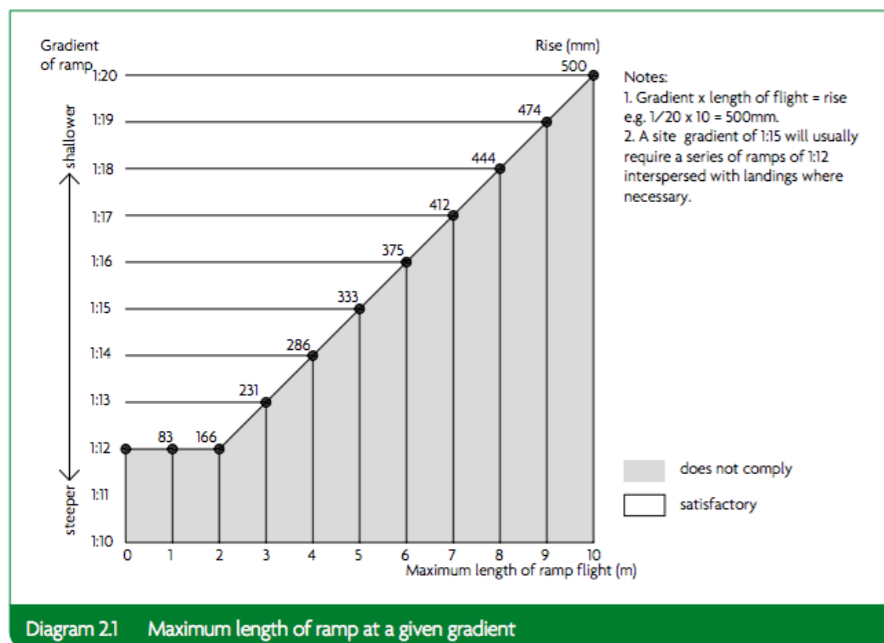


Diagram 21 Maximum length of ramp at a given gradient

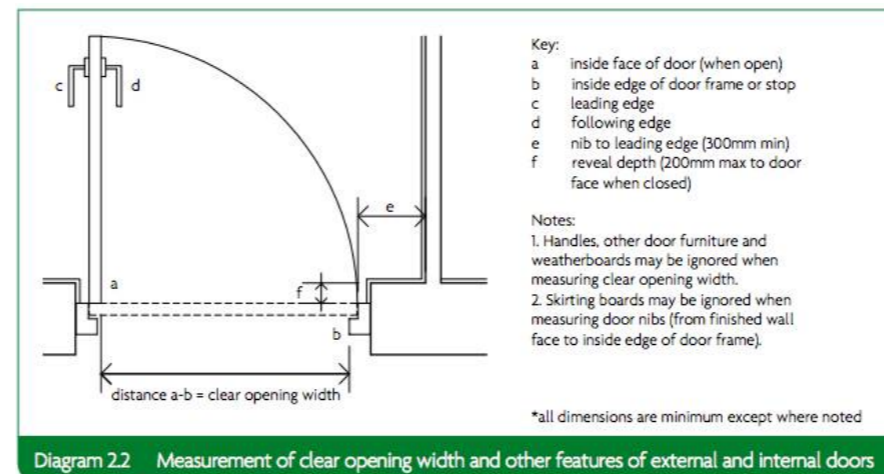


Diagram 2.2 Measurement of clear opening width and other features of external and internal doors

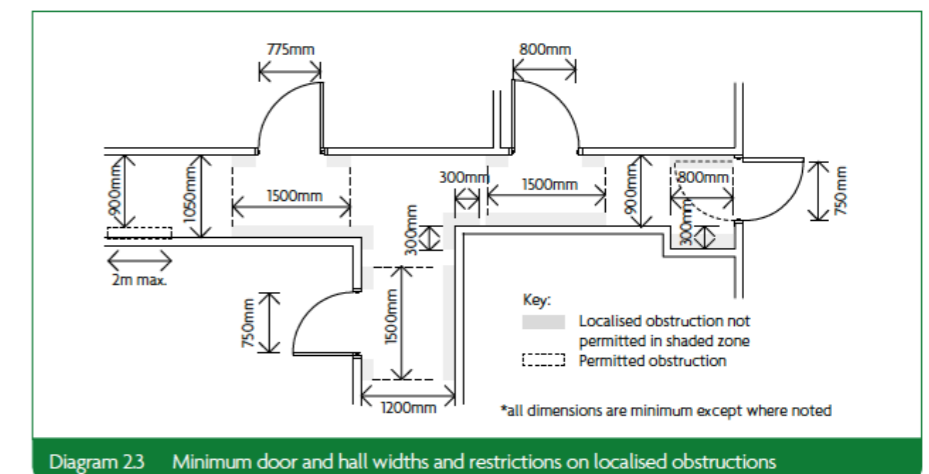


Diagram 23 Minimum door and hall widths and restrictions on localised obstructions

7.10.7 Circulation areas and doorways

Door and hall widths

The minimum clear width of every hall or landing is 900mm. Localised obstructions will not occur opposite or close to a doorway and the corridor will not be reduced below 750mm width at any point. The clear opening widths will conform to those set by Approved Document M and a 300mm nib will be provided to the leading edge of every door within the entrance storey.

Private stairs and changes of level within the dwelling

Access to all rooms and facilities within the entrance storey will be step-free, with no level changes. The stair from the entrance storey to the storey above will have a minimum clear width of 850mm when measured above the pitch line of the treads. All stairs meet the provisions of Approved Document K for private stairs.

7.10.8 Habitable rooms

Living, kitchen and dining areas

There is a living area within the entrance storey of all units (which maybe a living room, dining room or a combined kitchen dining room). A minimum of 1200mm clear space is provided in front and between all kitchen units and appliances.

Bedrooms

Every bedroom has a clear access route, minimum of 750mm wide from the doorway to the window, and at least one double bedroom will provide a clear access zone a minimum of 750mm wide to both sides and the foot of the bed. Other double bedrooms have a clear access zone a minimum of 750mm wide to one side and the foot of the bed.

7.10.9 Sanitary facilities

General provisions

All walls, ducts and boxing to the WC/Cloakroom, bathroom and shower rooms will be strong enough to support adaptations that could impose a load of up to 1.5N/m².

WC facilities on the entrance storey

Every dwelling will have a room that provides a WC and basin on the entrance storey. In two storey dwellings, with one or two bedrooms, the WC meets the provisions of diagram 1.3 and the basin does not impede access to the WC.

In two storey dwellings with three bedrooms, the room with the WC and basin provides a potential level access shower.

The door to the WC will open outwards.

Bathrooms

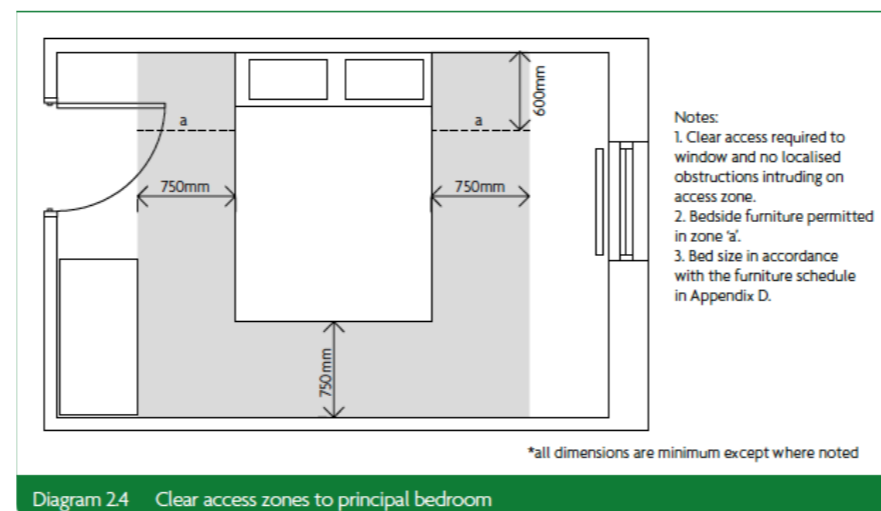
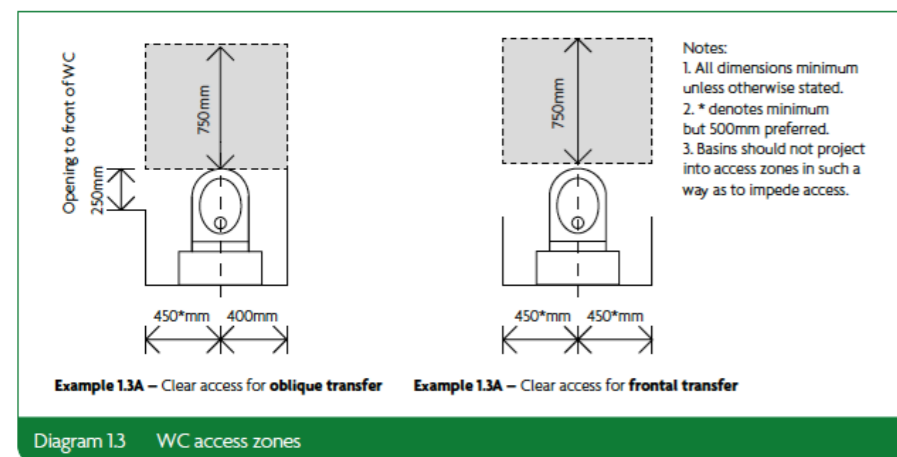
Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom described as the principle bedroom above.

7.10.10 Services and controls

Consumer units will be mounted so that the switches are between 1350mm and 1450mm above floor level. Switches, sockets and controls will have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm from an inside corner.

The handle to at least one window in the principle living area is located between 450mm and 1200mm, or a remote opening device will be fitted. Handles to other windows will be located between 450mm and 1400mm above floor level or a remote opening device will be fitted.

Boiler controller will be mounted in an accessible location between 900mm - 1200mm above finished floor level.



7.11 Part M4(3) compliance

M4(3) Wheelchair User Dwellings

10% of the residential dwellings will comply with the requirements of Approved Document Part M4(3) of the Building Regulations.

The following section covers the specific requirements of M4(3).

Storage

Each wheelchair user dwelling layout provides a wheelchair storage (1,100mm x 1,700mm) and transfer space with a clear width of at least 1,200mm. Storage is provided in accordance with the minimum areas given. Those M4(3)b units that are multi-story dwellings are designed to allow for a provisional through floor lifting devices.

Living, kitchen and dining area

All apartments are single storey therefore the principal living area is on the entrance storey. The minimum internal floor area of the living room, dining room and kitchen meets the figures in table 3.2. The glazing system features a transom that is no higher than 850mm above floor level.

Each wheelchair user dwelling features an open plan living, dining and kitchen arrangement and the kitchen has a clear access zone of 1,500mm in front and between all unit and appliances.

The (adaptable) dwellings have worktop runs in accordance with table 3.3 and the layouts demonstrate how the kitchen could be easily adapted to meet the provisions of wheelchair user accessible requirements at a future date without significant structural alterations or impact upon the rest of the dwelling.

The accessible dwellings have the full run of worktops required, as stated in table 3.4. The worktop incorporates a 2200mm minimum continuous section which includes a combined sink, drainer unit and hob. This section is either a height adjustable worktop or a fixed section capable of being fixed at various heights as required.

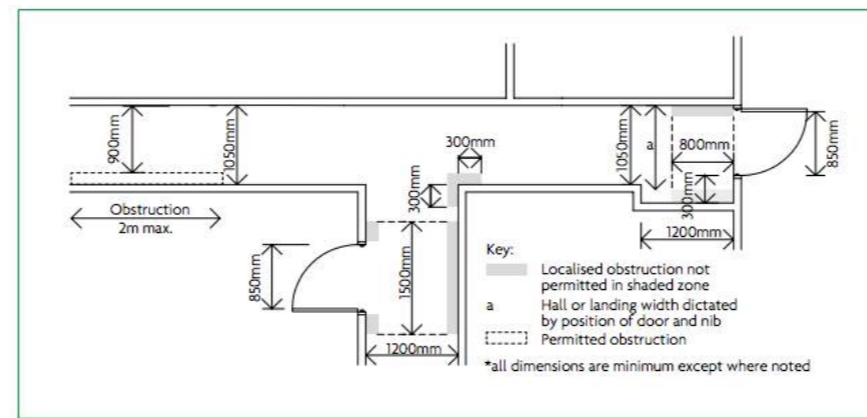


Diagram 3.4 Minimum door and hall widths and restrictions on localised obstructions

Table 3.2 Minimum combined floor area for living, dining, and kitchen space

Number of bedspaces	2	3	4	5	6	7	8
Minimum floor area m ²	25	27	29	31	33	35	37

Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	4330	4730	5630	6730

Table 3.4 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	6130	6530	7430	8530

Bedrooms

Every bedroom provides a 1000mm wide clear access route from the doorway to the window. Every bedroom has a 1,200mm x 1,200mm manoeuvring space inside the doorway, clear of the bed and closed door. The principal double bedroom has a minimum floor area of at least 13.5 sq m and a minimum width of at least 3m. The principal bedroom also has a clear access zone 1,000mm wide to both sides and the foot of the bed and 1,200mm x 1,200mm manoeuvring spaces on both sides of the bed.

Every other double bedroom has a minimum floor area of at least 12.5 sq m, a minimum width of 3m and a 1,000mm clearance zone to one side of the bed and in front of all furniture. Every other single bedroom has a minimum floor area of at least 8.5 sq m, a minimum width of 2.4m and a 1,000mm clearance zone to one side of the bed and in front of all furniture.

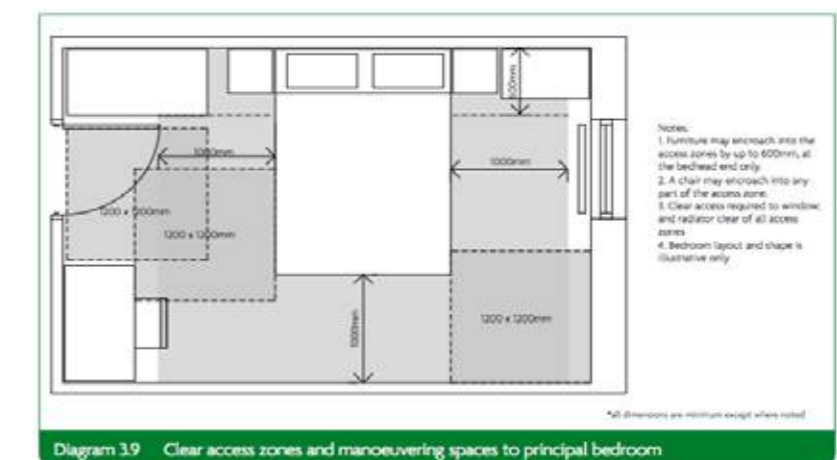


Diagram 3.9 Clear access zones and manoeuvring spaces to principal bedroom

Sanitary facilities

All wheelchair user dwellings meet the requirements of table 3.5.

Every wheelchair user dwellings provides a wet room on the entrance storey which contains a WC, wash hand basin and installed level access shower and features an outward opening door.

The (adaptable) dwellings have bathrooms which comply with diagram 3.10 and can be easily adapted in future to become wheelchair user accessible.

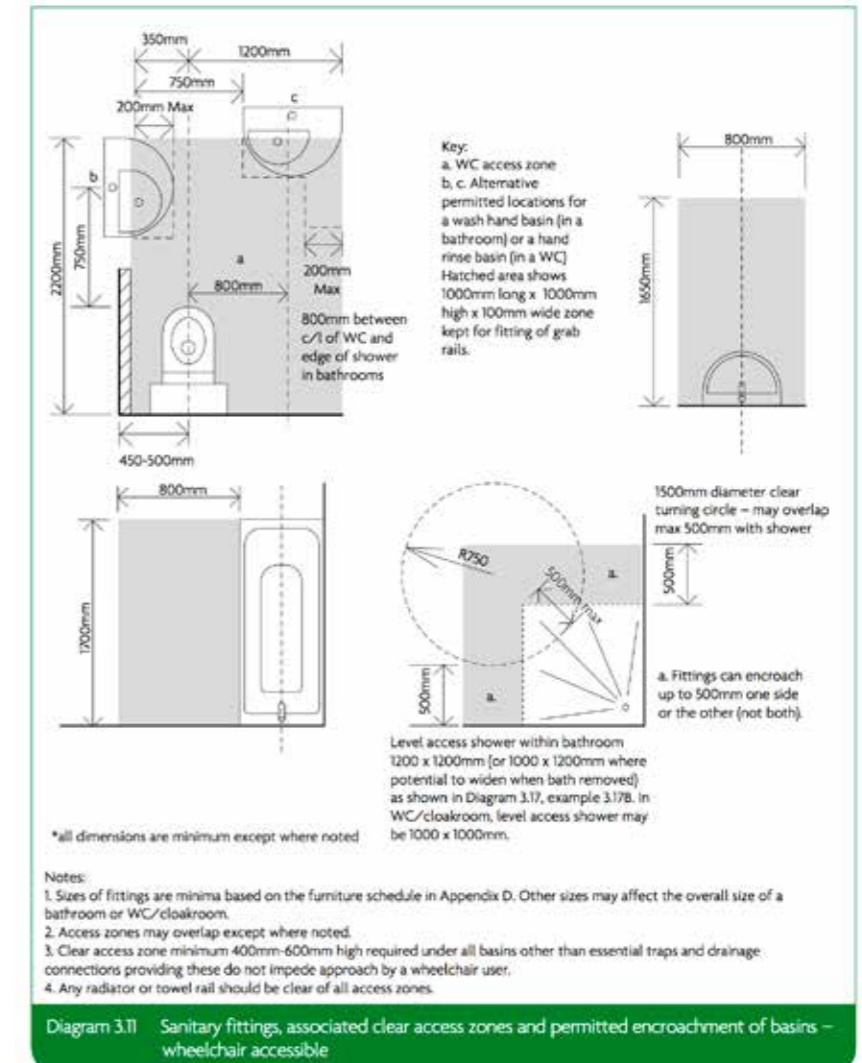
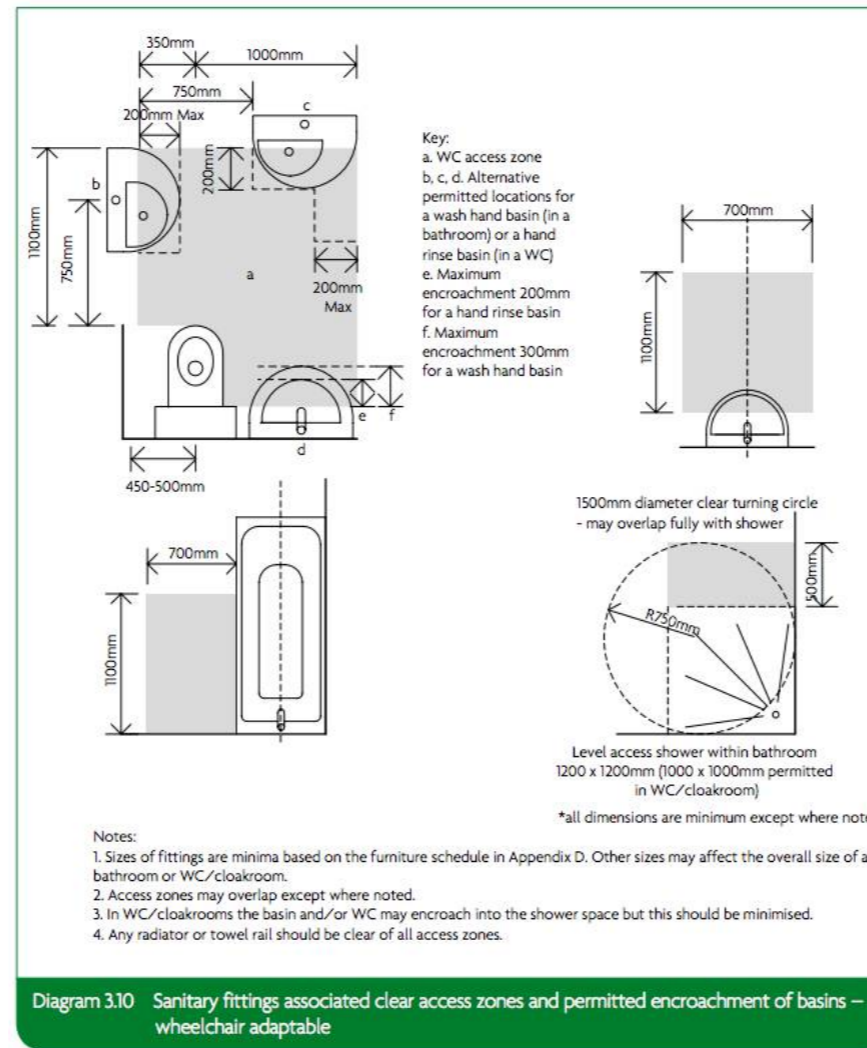
The (accessible) dwellings have bathrooms which comply with diagram 3.11.

All 2 and 3 bedroom apartments have a compliant bathroom and a separate compliant en-suite for the master bedroom, with outward opening doors.

All principle bathrooms and en-suites provide a minimum 1500mm clear wheelchair turning circle. This applies to both adaptable and accessible units.

Table 3.5 Summary of minimum requirements for sanitary provision in typical dwelling types (dwellings should also comply with relevant detailed requirements set out in paragraphs 3.36-3.43)

Single storey dwelling (typically a flat or bungalow)	
Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower
4 bedspaces	Bathroom with level access shower and separate WC/cloakroom
5 bedspaces or more	Bathroom with level access shower and separate WC/cloakroom (or second bathroom). Wheelchair accessible dwellings must also provide both a level access shower and a bath
Two or three storey dwelling (typically a house or maisonette)	
Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom (where bathroom not on the entrance storey)
4 bedspaces	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom
5 bedspaces or more	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom. Wheelchair accessible dwellings must also provide both a level access shower and a bath



7.12 Part M4(3) compliance layouts

In accordance with the Draft London Plan 2017, 90% of the new dwellings are M4(2) compliant and 10% are M4(3) compliant.

The proposed locations, layouts and mix of the M4(2) and M4(3) compliant wheelchair user dwellings are detailed in the following table, diagrams and plans.

DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	C-3	HT 4" 3 Bed	130	1,399	20	215							1		1	4	5
	C-4	HT 4** 3 Bed	130	1,399	19	205							1		1	4	5
G	E0-1"	1 Bed	55	592	12	129					1				1	2	2
G	E0-2"	1 Bed	55	592	9	97					1				1	2	2
G	F0-5"	3 Bed	100	1,076	25	269							1		1	4	4
G	F0-8"	1 Bed	61	657	26	280					1				1	2	3
1	F1-8"	1 Bed	55	592	14	151					1	1			1	2	2
2	F2-8"	1 Bed	55	592	5	54					1				1	2	2
3	F3-7"	1 Bed	55	592	5	54					1				1	2	2
4	F4-1"	1 Bed	55	592	5	54					1				1	2	2
4	F4-4"	2 Bed	80	861	12	129						1			1	3	4
Building G Total			831	8,945	152	1,636	-	-	-	-	7	1	3	-	11	29	33
											64%	9%	27%	0%			



Ground floor plan



First floor plan

Key
 Accessible units



Second floor plan



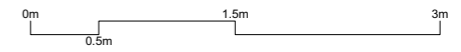
Third floor plan



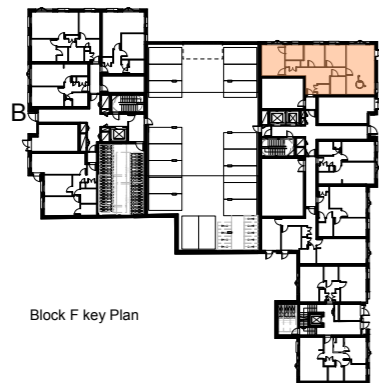
Fourth floor plan

Part M(4)3 Adaptable - 3 Bedroom apartment (ground floor)

Occurs within Building F



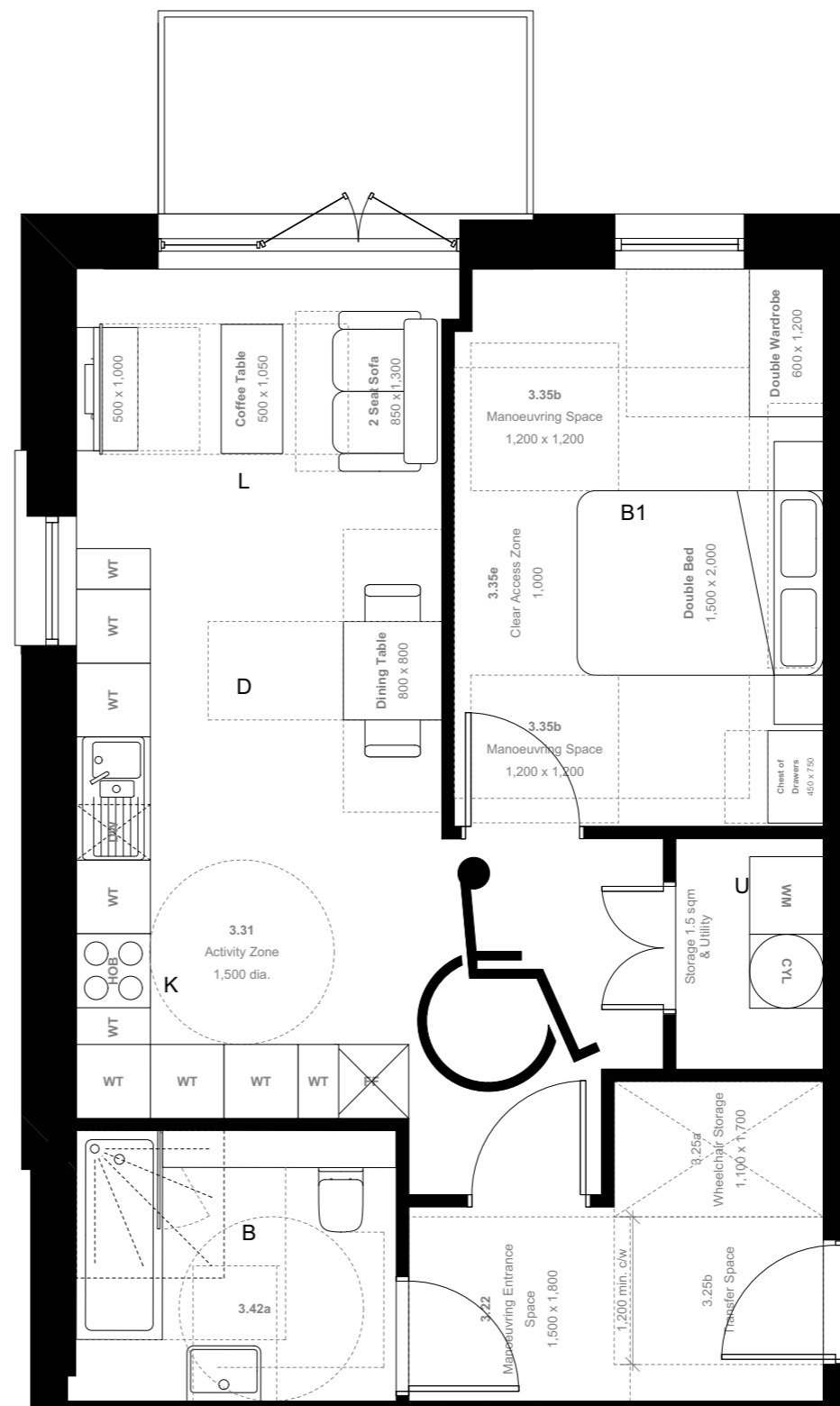
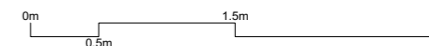
Typical M4(3) Adaptable 3 Bed Apartment
Total Area: 100 sqm / 1076 sqft



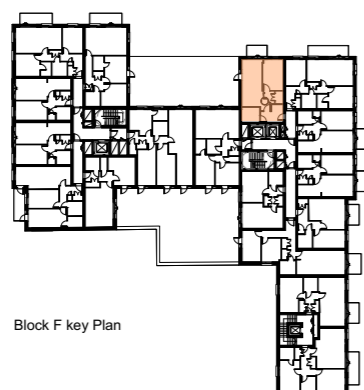
Block F key Plan

Part M(4)3 Adaptable - 1 bedroom apartment (multiple floors)

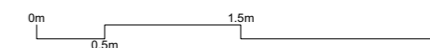
Occurs within Building F



Typical M4(3) Adaptable 1 Bed Apartment
Total Area: 55 sqm / 592 sqft

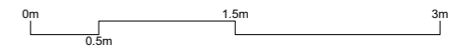


Block F key Plan



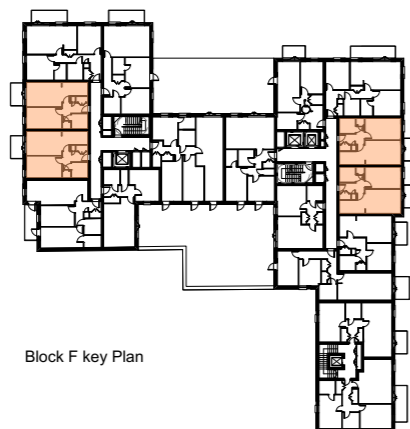
7.13 Part M4(2) compliance - 1 bedroom apartment

Occurs within Building F



Typical M4(2) Accessible and Adaptable 1 Bed Apartments

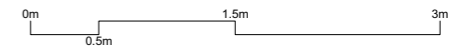
Total Area: 50 sqm / 538 sqft



Block F key Plan

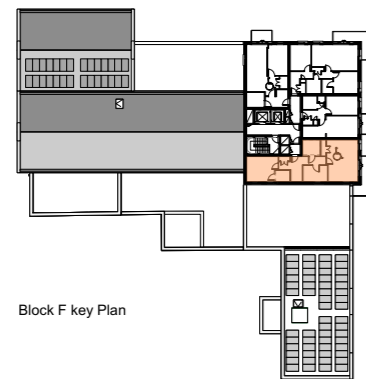
Part M(4)3 Adaptable - 2 bedroom apartment (fourth floor)

Occurs within Building F



Typical M4(3) Adaptable 2 Bed Apartment

Total Area: 80 sqm / 861 sqft



Block F key Plan