



## **INCLUSIVE ACCESS STATEMENT**

Project                    Proposed 4no new build apartments and associated landscaping to replace existing garages and flat

Client                     **Richmond Green Developments**

Ref                         IAS for Full Application / App 3

<b>Ver / Rev</b>	<b>Date Issued</b>	<b>Comments</b>	<b>Author</b>	<b>Checked</b>
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## **1.0 Introduction**

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This statement has been prepared in support of the application for Full Planning Permission Consent to LBRUT for the replacement of an existing garage and apartment building with a new build development of 4 apartments with associated landscaping and amenity space.

It has been written to address Building Regulations Requirement M4 (2) '**Accessible and adaptable dwellings**'.

The criteria assessment points are as follows:

- 1) Approach Routes – General
- 2) External and internal ramps
- 3) External steps
- 4) Car Parking - Parking spaces
- 5) Drop-off
- 6) Communal Entrances - Principle communal entrance
- 7) Communal lifts and stairs
- 8) Private Entrance – Principle private entrance
- 9) Circulation Areas - Door and hall widths
- 10) Private Stairs
- 11) Habitable Rooms - Living, kitchen and eating areas
- 12) Bedrooms
- 13) Sanitary Facilities – General provisions
- 14) WC facilities on the entrance storey
- 15) Bathrooms
- 16) Service and controls.

This document should be read in conjunction with all other submitted information.

## 2.0 Assessment

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### APPROACH ROUTE

#### 1. General

Path on all approach routes to the residential units will have a firm, smooth and non-slip surface, to be specified. The distance from the car parking spaces to the main entrance is kept to a minimum. An area outside of the building is allocated for the future instalment of step-free level access to the residential units on all sides. All of the stairs are to be compliant with Part M4(1) of the Approved Building Regulations (280mm goings and max rise of 150mm). The width of steps has a minimum clear width of 900mm. While no lift access is provided, the layout could be adjusted to facilitate one. This would require updates to the layout but if required would be possible to provide in the future.

**Criteria Partially Satisfied.**

#### 2. External and internal ramps

A single ramp may be required to entrances which will be between 1:20 and 1:12

**Criteria Satisfied.**

#### 3. External steps

Due to the levels across the site, with it being largely flat, there is a possibility to provide step-free level access to the units. All steps/stairs are to be compliant with Part M4(1) of the Approved Building Regulations

**Criteria Satisfied.**

### CAR PARKING

#### 4. Parking space

On-site car parking is not proposed as part of the scheme – the scheme has been agreed to be car free. Should drop-off provision be required, step free access can be attained from road areas to each entrance point.

**Criteria Satisfied.**

#### 5. Drop-off

The area of hardstanding indicated on the proposed drawings will be of a suitable material such as the existing pavers and be level. See proposed drawings for landscaping plan.

**Criteria Satisfied.**

## **COMMUNAL ENTRANCE**

### 6. Principle communal entrances

All features required namely:

- a) level landing with minimum depth and width of 1500mm
- b) weather protection
- c) illumination
- d) clear opening width 850mm
- e) clear opening width 850mm
- f) 300mm nib to leading edge of door
- g) 200mm reveal on leading side of door
- h) level threshold
- i) minimum of 1500mm between lobby and porch doors
- j) suitable ground surface, and
- k) location of door entry controls, are to be satisfied via technical design development and specification.

External illumination will be provided through switchable and PIR lighting. A level threshold could be proposed with ramped access. Threshold will be weather proofed, and the external landing will form a level platform.

**Criteria Partially Satisfied.**

### 7. Communal stairs & lifts

The proposal is for 2no ground floor private dwellings accessed via separate entrance doors, and two first floor units (set over 2 floors), sharing a stair access leading to their own entrance doors at first floor. The stairwell is single straight flight. No lift is required or proposed. Stairs and lobbies are designed to meet criteria.

**Criteria Satisfied**

## **PRIVATE ENTRANCE**

### 8. Principle private entrances

All features required namely:

- a) level external landing with minimum depth of 1200mm
- b) weather protection
- c) illumination
- d/e) clear opening width 850mm

- f) 300mm nib to leading edge of door
- g) 200mm maximum depth of reveal to leading size of door
- h) accessible threshold, and
- i) minimum of 1500mm between lobby and porch doors, are satisfied.

External illumination will be provided through switchable and PIR lighting. Threshold will be weather proofed, and the external landing will form a level platform.

**Criteria Satisfied.**

## **CIRCULATION AREAS AND INTERNAL DOORWAYS**

### 9. Door and hall widths

Hall and landings have a minimum clear width of 900mm. All minimum corridor and door requirements are satisfied, along with door openings.

**Criteria Satisfied.**

### 10. Private stairs

Stairs from the entrance storey to the storey below has a minimum clear width of 850mm. All of the stairs are to be compliant with Part M4(1) of the Approved Building Regulations (280mm goings and max rise of 150mm) The width of the steps also allows for installation of a stair lift should this be required in the future.

**Criteria Satisfied.**

## **HABITABLE ROOMS**

### 11. Living, kitchen, and eating areas

The proposed ground floor residential apartments are designed with bedrooms, kitchen and living space with facilities located at the entrance level which has entrance steps that can be altered to create a ramp access.

**Criteria Partially Satisfied.**

No high-level windows are included within the ground floor proposals, rooflights are proposed at second floor level. Glazing to the windows of the principal living areas are a maximum of 1100mm above floor area.

**Criteria Satisfied.**

### 12. Bedrooms

Clear access routed a minimum of 750mm wide will be provided within bedrooms.

**Criteria Satisfied.**

## **SANITARY FACILITIES**

### 13. General Provision

General construction will be of blockwork with plaster finish with patressing to all studwork where present. Suitable noggins would be incorporated to permit appropriate fixings for wall bars / grab rails.

**Criteria Satisfied.**

### 14. WC on the entrance storey

An entrance level WC / Bathroom will have clear access zones and will not impede access to the WC at the entrance level units. A suitable space has been considered in the design for a potential level access shower and could be incorporate into the existing bathroom. Doors can open outwards.

**Criteria Satisfied.**

### 15. Bathrooms

Bathrooms (and ensuites) are available for accessible use and comply with space / turning / ease of access requirements at GF level.

**Criteria Satisfied.**

### 16. Service and controls

Proposed general switching and power outlets will be located as required by Building Regulation standards and in compliance. Remaining fittings will be positioned in compliance. Due to the multi storey character of the building, separate controllers for the boiler and thermostats will be mounted in an accessible location.

**Criteria Satisfied.**