

Grosvenor Garages, Fitzgerald Avenue, SW14 8SZ

ACCESSIBLE AND ADAPTABLE DWELLINGS STATEMENT

April 2024

This document has been prepared to demonstrate compliance of the proposal with the key requirements of the Building Regulations that will be required at Building Control stage.

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Checklist Part M4(3)

M4(2) Checklist	Plots 1,2,3 Apartments 1,2,4,5		Plots 1,2,3 Apartments 1,2,4,5
<p>ACCESS TO At the point or points at which an occupant or visitor would expect to get in and out of a car:</p> <ul style="list-style-type: none"> • Level access to the principal entrance or suitable alternative entrance. • 900mm wide approach route. • Ramps between 1:12 and 1:20. • Landings 1,200mm long at the head, intermediate and base of ramps. 	Yes	<p>SANITARY FACILITIES</p> <ul style="list-style-type: none"> • For 1 or 2 bedroom houses, WC within entrance storey 1600mm x 850mm or 1050mm x 1,500mm. • For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size. • WC doors to open outwards. 	Yes
<p>PARKING</p> <ul style="list-style-type: none"> • Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide. • Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20). • Surface finishes to be firm and even with no loose laid materials. • Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to communal entrance of each core of the block. The parking bay should have a minimum clear zone of 90mm to one side and a dropped kerb. 	Yes	<p>BATHROOMS</p> <ul style="list-style-type: none"> • Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom. • 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath. • Provision for future level access shower within the bathroom (1 or 2 bed houses). 	Yes
<p>ENTRANCE</p> <ul style="list-style-type: none"> • Canopy at level entrance 900mm wide and 600mm deep. • Dusk to dawn timer or motion detection lighting adjacent to entrance. • Entrance door minimum 850mm clear opening. • If a porch is included it must allow 1,500mm between the two door swings. 	Yes		
<p>CIRCULATION</p> <ul style="list-style-type: none"> • Minimum nib of 300mm to the leading edge of doors (entrance storey only). • Step free to all rooms within entrance storey. • 900mm unobstructed corridor widths. • Living area to be included on entrance storey (living room, dining room or kitchen/dining). • Stairs 850mm clear width. • 1200mm minimum clear space in front of kitchen units and appliances. • 850mm maximum to glazing of principal window in living room. 	Yes		
<p>BEDROOMS</p> <ul style="list-style-type: none"> • Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed). • Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.350m bed). • Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed). • All bedrooms to have clear access route 750mm from windows and doors. 	Yes		

M4(3) Checklist	Apartment 3		Apartment 3
<p>ACCESS TO At the point or points at which an occupant or visitor would expect to get in and out of a car:</p> <ul style="list-style-type: none"> • Level access to all private entrances. • 1,200mm wide approach route. • Ramps between 1:15 and 1:20. • Landings 1,200mm long at the head, intermediate and base of ramps. • Gates to have a minimum clear opening width of 850mm and a nib to the leading edge no less than 300mm. • Dusk to dawn timer or motion detection lighting on the approach route (curtilage of the site to the entrance). 	Yes	<p>CIRCULATION</p> <ul style="list-style-type: none"> • Minimum nib of 300mm to the leading edge of all doors. • Minimum nib of 200mm to the following edge of all doors. • Step free to all rooms within entrance storey. • 1,050mm unobstructed corridor widths. • Where approach to a door is not head on the corridor extends to 1,200mm wide. • 850mm clear opening to doors throughout. • Stairs 850mm clear width. 	Yes
<p>PARKING</p> <ul style="list-style-type: none"> • Parking bay 2.4m wide x 4.8m long. Must have a minimum clear access zone 1,200mm to one side and the rear of the vehicle. • Parking space must have 2,200mm clear headroom. • Parking bay must be level (Not exceeding 1:60). • Surface finishes to be firm and even with no loose laid materials. 	Yes	<p>THROUGH FLOOR LIFT PROVISION</p> <ul style="list-style-type: none"> • Space for a future lift can be used for other things such as storage or part of a room (however it must not be included as part of the minimum floor area for living, dining and kitchen). • Creating the lift space should be possible without structural alteration. • 1,100mm wide and 1,650mm long linking circulation spaces of each floor level. 	Yes
<p>ENTRANCE</p> <ul style="list-style-type: none"> • Level landing area of 1,500mm wide and deep outside the entrance. • Canopy at level entrance 1,200mm wide and deep. • Dusk to dawn timer or motion detection lighting adjacent to entrance. • Level threshold. • Entrance door minimum 850mm clear opening. • Leading edge nib of 300mm minimum and extending 1,800mm beyond it. • Following edge nib of 200mm minimum and extending 1,800mm beyond it. • Clear turning circle of 1,500mm diameter when the door is closed. • Where there is a porch or lobby there must be 1,500mm between the doors and 1,500mm clear space between door swings. • 150mm nib to the hinge side of the door (letter cage). • Following edge nib of 200mm reduced to 1,500mm. 	Yes	<p>HABITABLE ROOMS</p> <p>Living area</p> <ul style="list-style-type: none"> • 850mm maximum height to glazing of principal window in living room. • Minimum living area (kitchen, dining and living combined) in relation to the number of bed-spaces: - 2 bed - 25m², 3 bed - 27m², 4 bed - 29m², 5 bed - 31m², 6 bed - 33m², 7 bed - 35m², 8 bed - 37m² <p>Kitchen</p> <ul style="list-style-type: none"> • Kitchen and principal eating area to be within the same or adjoining rooms and on the entrance storey. • 1,500mm minimum clear space in front of kitchen units and appliances. • Minimum overall worktop length including fittings and appliances in relation to the number of bed-spaces: - 2 bed - 4,330mm, 3&4 bed - 4,730mm, 5 bed - 5,630mm, 6-8 bed - 6,730mm • The kitchen must be capable of being altered easily without removal of structural walls, flues, drainage stacks, etc. This is to allow for: - Section of worktop including combined sink and drainer unit and a hob 2,200mm long. - Suitable space for built in oven (centre line of oven between 800-900mm above floor level). - Minimum overall worktop length including fittings and appliances: - 2 bed - 6,130mm, 3&4 bed - 6,530mm, 5 bed - 7,430mm, 6-8 bed - 8,530mm 	Yes
<p>OTHER EXTERNAL DOORS</p> <ul style="list-style-type: none"> • Doors leading to private garden, balcony, terrace, garage, carport, conservatory or storage area connected to the building shall allow for the clear width, level threshold and nibs noted above. <p>WHEELCHAIR STORAGE AND TRANSFER SPACE</p> <ul style="list-style-type: none"> • 1,100mm deep by 1,700mm wide space on the entrance storey as close to principal entrance as possible. • 1,200mm accessible space required beyond the storage area. • Power socket required in storage area. 	Yes		

M4(3) Checklist	Apartment 3		Apartment 3
<p>GENERAL STORAGE</p> <ul style="list-style-type: none"> • Minimum built in storage space required depending on number of bedrooms. • 1 bed - 1.5m², 2 bed - 2m², 3 bed - 2.5m², 4 bed - 3.0m², 5 bed - 3.5m², 6 bed - 4.0m² 	Yes	<p>SANITARY/BATHROOM FACILITIES</p> <ul style="list-style-type: none"> • Provide a wet room in the entrance storey containing level access shower, WC and wash basin (unless there is an accessible bathroom already on that floor). • For 2 or 3 bed-spaces – Bathroom with level access shower on same level as principal bedroom, also an entrance storey WC/cloakroom where the bathroom is not on the entrance storey. • 4 bed-spaces – Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom. • 5 bed-spaces 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). • Every room containing a level access shower is constructed as a wet room. • Bathroom and WC/cloakroom ceilings are to be strong enough to allow for an overhead hoist to carry 200kg (not including those beyond the minimum number of facilities). • WC doors to open outwards. • Bathroom doors preferably open outwards or could easily be rehung (door stops planted on). • Wheelchair adaptable WC/cloakroom to shower room to be 1,650mm x 2,200mm minimum. • 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath. 	Yes
<p>SERVICES AND CONTROLS</p> <ul style="list-style-type: none"> • A door entry phone with remote door release should be fitted in the living space and the principal bedroom. 	Yes		
<p>BEDROOMS</p> <ul style="list-style-type: none"> • One bedroom should be close to an accessible bathroom suitable for a wheelchair user. • All other bedrooms should be wheelchair accessible. • Every bedroom to have 1,200mm by 1,200mm manoeuvring space clear of the bed and door (when closed). • Every bedroom ceiling is strong enough to allow for an overhead hoist to carry 200kg. • Principle double bed preferably located on the entrance storey, but may be on upper or lower storey, with a minimum floor area of 13.5m² and at least 3m wide. • Principal bedroom to have 1,000mm clear access zone to both sides and foot of bed and in front of all furniture. Also 1,200mm by 1,200mm manoeuvring space both sides of the bed. • Every other double or twin beds to have 12.5m² floor area and at least 3m wide. • Every other double bed can provide 1,000mm clear access to one side and the foot of the bed and in front of furniture. • All single and twin bedrooms can provide 1,000mm clear access to one side of each bed and in front of furniture. • Every single bed to have 8.5m² floor area and at least 2.4m wide. • All bedrooms to have clear access route 1,000mm from windows and doors. 	Yes		