

Residential Standards Statement

In Respect of Proposal For Sevenoaks, 101A High Street, Hampton, London, TW12 2SX

The development comprises of demolition of existing house and 2 no. outbuildings and erection of new net zero family home, alongside associated works including driveway alterations and landscaping.

This brief report summarizes how the design meets the requirements of Part M(4)2 Category 2: Accessible and Adaptable Dwellings.

Performance

The design of the new dwelling complies with the requirements outlined in optional requirement M4(2) by ensuring accessibility and adaptability for a wide range of occupants. The property includes a step-free approach and entrance, allowing seamless access from any associated parking spaces and communal areas within the curtilage. Inside, step-free access continues throughout the entrance storey, providing unhindered movement to the WC, main living spaces, and directly connected private outdoor areas. The design accommodates older individuals and wheelchair users, with features that support easy navigation and use of sanitary facilities. Additionally, the layout allows for common adaptations to be easily implemented in the future, enhancing accessibility and functionality as needed. Wall-mounted switches and controls will be positioned at accessible heights for individuals with reduced reach, ensuring a comfortable and inclusive living environment for all residents and visitors.

Section 2A: Approach to the dwelling

The design aligns with the requirements of Section 2A by ensuring that both external and internal areas are fully accessible and adaptable, in compliance with optional requirement M4(2). The approach route from the car parking area to the dwelling is step-free, providing seamless access at the entrance and throughout the curtilage of the property. This design consideration extends to all pathways and access points within the plot, ensuring that they are wide and smooth enough to accommodate disabled occupants or visitors. Communal facilities like refuse and recycling storage are conveniently accessible without obstructions, ensuring practicality and ease of use. Thoughtful design ensures that the house meets accessibility standards while offering a comfortable living experience for a wide range of occupants.

The design complies with the specified approach route requirements by ensuring all exterior and interior paths are safe, convenient, and adopt the shallowest gradient available, remaining step-free throughout. The main and alternative entrances feature doors with a minimum clear width of 850mm, facilitating easy access. External approach routes are firm and durable with appropriate ground surfaces, ensuring accessibility in varying weather conditions.

The approach route complies with all of the following:

- a. The route is level, gently sloping or where necessary, ramped
- b. The approach route has a minimum clear width of 900mm
- c. No localised obstructions occur close to or opposite a doorway
- d. All external parts of the approach route have a suitable ground surface
- e. The front gate exceeds the minimum clear width of 850mm and has a 300mm nib to the leading edge

Car parking & drop off

Within the private curtilage of the proposed dwelling, the following will occur:

- a. At least one space is a standard car parking bay that can be widened to 3.3m wide
- b. Access between the parking area and the front entrance is step free
- c. The parking space is level
- d. The parking space has a suitable ground surface

Section 2B: Private entrances and spaces within the dwelling

The principle private entrance complies with the following:

- a. There is a level external landing with a minimum width and depth of 1200mm
- b. The landing is covered for a minimum width of 900mm and a minimum depth of 600mm
- c. Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detection motion
- d. The door exceeds the minimum clear opening width of 850mm
- e. A minimum 300mm nib is provided to the leading edge and is maintained for a minimum of 1200mm beyond it
- f. The depth of the reveal on the leading side of the door is a maximum of 200mm
- g. The threshold is an accessible threshold

All other doors comply with points d-g above

Circulation areas and internal doorways

To facilitate movement into and between, rooms throughout the dwelling, doors and corridors comply with all of the following:

- a. The minimum clear width of every hall or landing is a minimum of 900mm. In nearly all cases, all corridors exceed this minimum requirement.
- b. No localised obstructions occur opposite or close to a doorway, or at a change of direction, and no corridors will be reduced to below 750mm width at any point.
- c. Every door has a minimum clear opening width of 800mm
- d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Private stairs and changes of level within the dwelling

To allow people to move between storeys, and to allow a stairlift to be fitted to the stairs from the entrance storey, the stairs comply with the following:

- Access to all rooms and facilities within the entrance storey is step free
- Level changes within storeys have been avoided
- The stair to all storeys has a minimum clear width of 850mm
- The stair meets the provisions of Part K of the Building Regulations for private stairs

Habitable Rooms

The living, kitchen and eating areas comply with the following:

- The kitchen, living areas and dining areas are within the entrance storey
- 1200mm clear width is provided between all kitchen units and appliances
- No glazing to the principle windows in the principle living areas start above 850mm finish floor level#

Bedrooms

To enable a wide range of people to access and use the bedrooms, they comply with all of the following:

- Every bedroom provides a clear access route of minimum 750mm width from the doorway to the window
- All bedrooms provide a clear access zone of minimum 750mm to both sides and the foot of the bed
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Above: Bedrooms 1 & 2 on the entrance storey demonstrating clear access routes of 750mm from the door to the window and all sides of the bed

Sanitary Facilities

All walls, ducts and boxings to all WC/cloakrooms, bathrooms and shower rooms will be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m².

WC facilities to the entrance storey

To provide step free access for a range of people who may require use of the facilities, they will comply with the following:

- a. A WC with a basin is provided on the entrance storey and meets the requirements of diagrams 1.3 and 1.4 of Part M of the Building Regulations and the door opens outwards
- b. The bathroom meets the provisions of diagram 2.5 of Part M of the Building Regulations

Services and controls

To assist people who have reduced reach, services and controls will comply with the following:

- a. Consumer units will be mounted so that the switches are between 1350mm and 1450mm above floor level
- b. Switches, sockets, stopcocks and controls have their centre lines between 450mm and 1200mm above floor level and a minimum of 300mm measured horizontally from an inside corner
- c. The handle to at least one window to the principle living area will be located between 450mm and 1200mm above floor level
- d. Handles to all other windows will be located between 450mm and 1400mm above floor level
- e. Boiler timer controls and thermostats will be mounted between 900mm and 1200mm above floor level