

BUILDING REGULATION M4(3) - U0160164

ON BEHALF OF
THE RICHMOND CHARITIES

MITRE MEWS TO THE REAR OF 20-34 ST MARY'S GROVE,
RICHMOND

(22/2082/FUL)

SEPTEMBER 2024



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1.0 Requirements

1.1 Condition

U0160164 - Units 1-4 hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) and in accordance with details to be submitted to and approved in writing by the LPA prior to the occupation of the relevant units.

Reason: In the interest of inclusive access in accordance with Policy 35E to ensure homes to meet diverse and changing needs.

2.0 Development Description

The proposed Mitre Mews development is for 5 No. 1- bed single-storey dwellings (Use Class C3 (a)) with associated landscaped amenity, providing 100% affordable housing for the over 65s. All the units are designed to 'Passivhaus' standards, with four units to be M4(3) wheelchair user dwellings and one to M4(2) wheelchair accessible and adaptable standards.

3.0 Floor Plans

Refer to drawing: SMGG-111 C8 GA Ground Floor Plan.

3.1 Technical Specification

The four M4(3) dwellings have the following design criteria:

- Step-free approach routes through the site and to all private entrances.
- Any external gradient to be between 1:20 and 1:15, and in-line with flight length requirements.

- The parking space is to be level and be 2400mm wide with 1200mm access zones either side.
- All doors to have accessible thresholds.
- A wheelchair storage and transfer space is provided, close to entrance.
- The living, dining and kitchen to meet minimum floor areas.
- The principal double bedroom meets minimum area and to be no less than 3m wide, together with access zones and manoeuvring spaces.
- The units have wet-rooms (showers) meeting minimum access zones, dimensions of sanitary fittings and assisting devices, together with a door opening outwards.
- Kitchens and storage areas to meet minimum areas, and turning zones.
- Switches, sockets, handles and controls set at accessible heights.

Beyond the above Building Regulations requirements, further criteria has been incorporated in-line with the local policy, as set out in the 'Accessible and Inclusive Housing - London Boroughs of Richmond and Wandsworth Housing, Development and Regeneration – Part Three – M4(3) Wheelchair Housing Site Brief – Dated October 2022'.

- Increased space standards.
- Electric rise and fall 'Ropox' kitchen worktop installed, with built in sinks and hobs.
- Pocket doors between wetrooms and bedrooms.
- Light Reflectance Values (LRV) assessed for colour contrasts between surfaces.

As part of the design and construction process, the borough Occupational Therapist has been regularly consulted and had site visits to review progress.

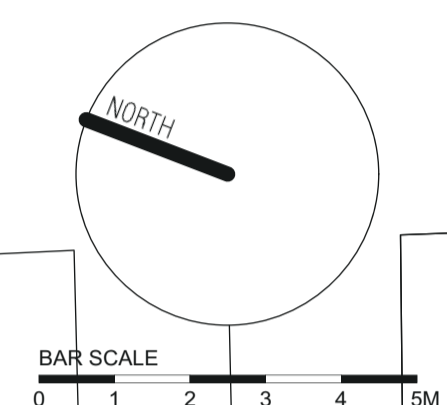
ACCOMMODATION SCHEDULE

SELF-CONTAINED DWELLINGS FOR THE OVER 65s

- 4 No. 1 BED / 2 PERSON WHEELCHAIR ACCESSIBLE M4(3) UNITS @ 60M²
1 No. 1 BED / 2 PERSON ACCESSIBLE & ADAPTABLE UNIT WITH WET ROOM M4(2) @ 50M²
5 No. UNITS TOTAL

PARKING:
1 No. BLUE BADGE DISABLED PARKING BAY (ELECTRIC CHARGING)
2 No. VISITOR BAYS

NOTE:
DRY RISER REQUIRED FOR FIRE BRIGADE ACCESS.
EXISTING NEIGHBOUR GATE AND GARAGE ACCESS RETAINED.
BOUNDARY FENCE REPLACEMENT SUBJECT TO CONSULTATION WITH NEIGHBOURS.



F1: GROUND FLOOR - THICKNESS 465MM
U-VALUE = 0.093 W/m²K

- 20MM FLOOR FINISHES
- 75MM SAND/CEMENT SCREED WITH POLYPIPE UNDERFLOOR HEATING SYSTEM
- POLYTHENE SHEET SEPARATING LAYER (NOT LESS THAN 125 MICRONS/500 GAUGE)

W1 - EXTERNAL WALL - THICKNESS 445MM
U-VALUE = 0.097 W/m²K

- 102.5MM DANELLHILL YELLOW BRICK, STRETCHER BOND, GEORGIAN LIME MIX MORTAR
- 50MM MINIMUM CAVITY, WITH TEPO-BFL-5-205 WALL TIES, BATTENS AT 600 CTRS

NOTE: W1A - EXTERNAL WALL TO WET ROOMS:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

NOTE: W1B - EXTERNAL WALL TO KITCHENS:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

NOTE: ALL ROOMS ADJACENT TO INTERNAL STEELS -
REFER TO DRAWING: SMGG-109 C2
- 12.5MM BRITISH GYPSUM FIRELINE PLASTERBOARD 30MINS FIRE RESISTANCE

W1C - EXTERNAL PARAPET WALL - THICKNESS 340MM

- 102.5MM DANELLHILL YELLOW BRICK, STRETCHER BOND, GEORGIAN LIME MIX MORTAR
- 50MM MINIMUM CAVITY, WITH TEPO-BFL-5-180 WALL TIES
- 80MM KINGSFAN THERMAWALL TW55 0.022 W/MK (OR SIMILAR APPROVED)

W1D - EXTERNAL RECESSED BRICK WALL - THICKNESS 386MM
U-VALUE = 0.112 W/m²K

- 73MM CUT DANELLHILL YELLOW BRICK, STRETCHER BOND, GEORGIAN LIME MIX MORTAR
- 50MM MINIMUM CAVITY, WITH TEPO-BFL-5-155 WALL TIES
- 50MM THERMAWALL TW55 ZERO ODP 0.022 W/MK (OR SIMILAR APPROVED)

W3 - INTERNAL LOAD-BEARING PARTITION WALL BETWEEN PLOT 3 & 4 - THICKNESS 333MM

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 19MM PLANK PLASTERBOARD
- 18MM OSB GRADE 3

NOTE: W3A - EXTERNAL WALL TO WET ROOMS, ADD:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

W2 - INTERNAL LOAD-BEARING PARTITION WALL TO PLOT 1 & 2, 2 & 3 AND 4 & 5 THICKNESS 322MM

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 19MM PLANK PLASTERBOARD
- 89 X 45 MM TIMBER STUDS WITH 90MM INSULATION (OR SIM. APPRV.) AT 600CTRS

NOTE: W2A - EXTERNAL WALL TO WET ROOMS, ADD:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

W4 - EXTERNAL LOAD-BEARING PARTITION PARAPET WALL - THICKNESS 264MM

- SINGLE-PLY MEMBRANE, ALWITRA EVALON ADHERED APPLICATION (OR SIMILAR APPROVED) TURNED OVER THE UPSTAND PARAPET AND OVER THE TOP OF IT
- KINGSFAN NILVENT BREATHER MEMBRANE (OR SIMILAR APPROVED), OVERLAP JOINTS BY 150MM

W5 - INTERNAL LOAD BEARING PARTITION - THICKNESS 129MM:

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 89 X 45 MM TIMBER STUDS WITH 89MM ISOVER PARTITION ROLL (OR SIM. APPRV.)

NOTE: W5A - WALL TO WET ROOMS, 136MM:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 9MM PLYWOOD TO BE ON THE SIDE OF WET ROOM, OVER POCKET SLIDING DOOR

NOTE: W5B - WALL TO KITCHENS, 129MM:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 9MM PLYWOOD TO BE ON THE SIDE OF KITCHEN, BEHIND CABINETS

NOTE: W5C - WALL TO WET ROOM AND KITCHEN, 145MM:
- 9MM PLYWOOD ON BOTH SIDES, FOLLOW W5A AND W5B

W6 - INTERNAL NON - LOAD BEARING PARTITION - THICKNESS 120MM:

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 89 X 45 MM TIMBER STUDS WITH 89MM ISOVER PARTITION ROLL (OR SIM. APPRV.)

NOTE: W6A - NON-LOAD BEARING WALL TO WETROOM, 127MM:
- 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

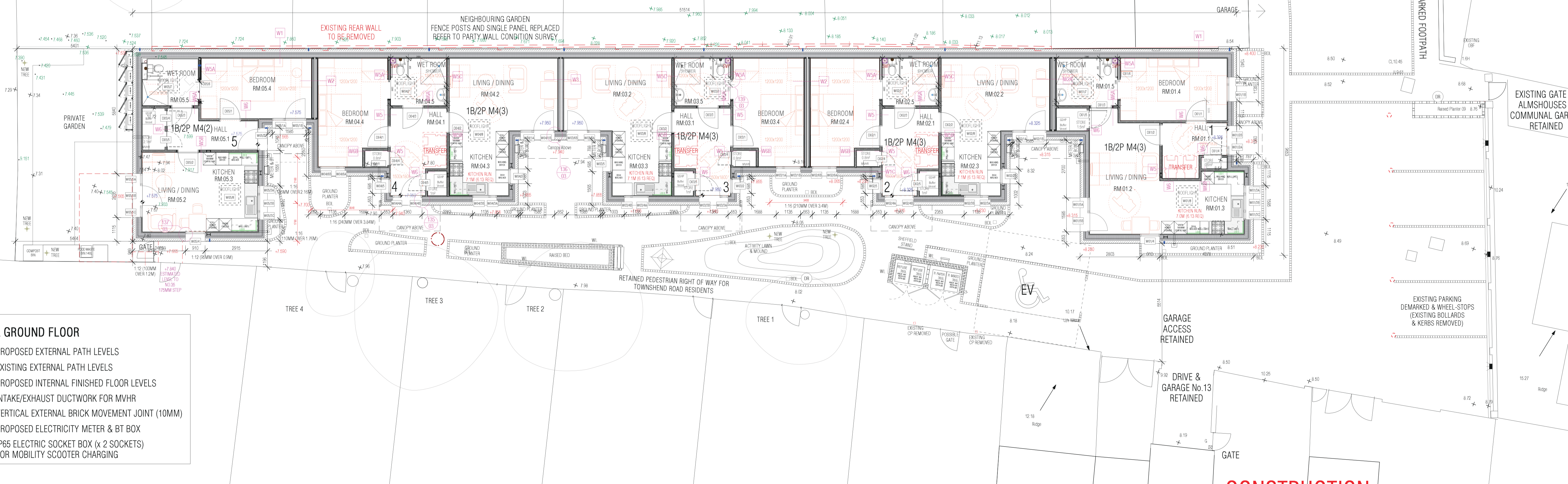
NOTE: W6B - WALL TO MVHR CUPBOARD, 133MM:
- ADD 12.5MM GYPROC SOUNDBLOC

R1: FLAT ROOF - THICKNESS 655MM (VARIES)
U-VALUE = 0.08W/m²K

- EVAGREEN ICB WATERPROOFING (OR SIMILAR APPROVED) GREEN ROOF SYSTEM:
- GROWING MEDIUM (WILD FLOWERS, GRASSES, AND BARE AREAS GRAVEL)
- 80MM BIODIVERSE SUBSTRATE
- FL200 FILTER FLEECE (OR SIMILAR APPROVED)

R2: LOWER ROOF - THICKNESS 550MM (VARIES)
U-VALUE = 0.08W/m²K

- SINGLE-PLY MEMBRANE, ALWITRA EVALON ADHERED APPLICATION (OR SIMILAR APPROVED)
- EVATHERM TISSUE-BACK TAPERED INSULATION, TO 1:40 FALLS (HEIGHT VARIES) (OR SIMILAR APPROVED)
- 210MM EVATHERM TISSUE-BACK INSULATION (100MM + 110MM), THERMAL CONDUCTIVITY 0.025 W/MK (OR SIMILAR APPROVED)



KEY - GA GROUND FLOOR
+8.000 PROPOSED EXTERNAL PATH LEVELS
+8.000 EXISTING EXTERNAL PATH LEVELS
+8.000 PROPOSED INTERNAL FINISHED FLOOR LEVELS
INTAKE/EXHAUST DUCTWORK FOR MVHR
VERTICAL EXTERNAL BRICK MOVEMENT JOINT (10MM)
PROPOSED ELECTRICITY METER & BT BOX
IP65 ELECTRIC SOCKET BOX (x 2 SOCKETS) FOR MOBILITY SCOOTER CHARGING