



Newcombe House and Kensington Church Street
Access Statement Addendum

Newcombe House and Kensington Church Street

Addenda to Planning Submission

July 2018

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1.0 Introduction

This addendum to the Access Statement has been prepared in support of amendments made to planning application PP/17/05782 (GLA ref: 3109a) for the mixed use redevelopment of the Newcombe House Site in the Royal Borough of Kensington and Chelsea. This report should be read in conjunction with the Access Statement dated September 2017.

The proposed amendments do not alter the description of development, which remains as follows:

'Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works.'

(the "Proposed Development")

The proposed amendments to the application can be summarised as:

- an increase to the number of homes (to a total of 55) and alterations to the housing mix;
- an increase in the proportion of affordable homes (to 35% by habitable room and 41.8% by unit);
- an increase to the office floorspace of c. 414 sqm GEA (to a total of c. 5,306 sqm);
- the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four storeys to five storeys);
- the addition of two storeys to West Perimeter Building 3 in B1 office use (from five to seven storeys);
- alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
- minor alterations to the façade of the Corner Building on levels 4, 5 and 6; and
- minor alterations to the services strategy for West Perimeter Building 2.

("the Proposed Amendments")

See Figure 1 for an illustration of the Proposed Development as amended by the Proposed Amendments.

Further details of the amendments are set out within the Design and Access Statement Addendum and Planning Statement Addendum.

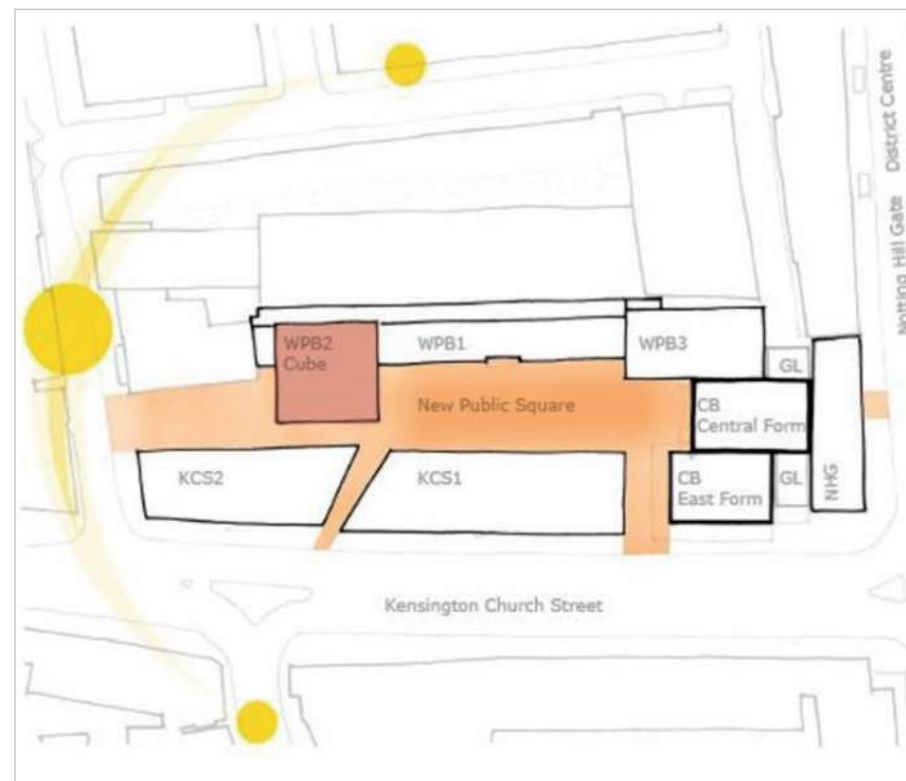
The purpose of this addendum is to assess the proposed changes to the Access Statement which are necessary as a result of the Proposed Amendments in relation to compliance with Part M of the Building Regulations 2010 and the intent of the Equality Act 2010, as well as identifying further work required by the project team in the next stages of the design.

The initial assessment as reported within the 2017 Access Statement was undertaken as a desktop study of the architectural general arrangement plans and elevations submitted as part of the September 2017 planning application (ref. PP/17/05782). Arup have worked with the design team during the design process for the Proposed Amendments to ensure that the Proposed Amendments meet inclusive design objectives. This has included working with the project team to conduct further desktop studies of the Proposed Amendments.

To be consistent with the 2017 Access Statement, throughout this document we will use the following terms:

- **'Will'**
Where items have been discussed, or where items have been included within the drawings as compliant, and will therefore be part of the inclusive design strategy.
- **'Should'**
Where items have not yet been developed and will be considered in later design stages, or where items fall outside of the remit of the design team. The text will then detail our advice, to document areas which should be considered subsequently. These items are summarised within Section 4 of this addendum.
- **'Has / Have', 'Is', 'Are'**
These terms will be used where describing existing elements, which are definite in relation to the site or scheme – e.g. items which have been provided, a street which is at a gradient, bus services that are currently running into the site.

The purpose of this addendum is to supplement the original document submitted with the 2017 planning application. It does not unnecessarily repeat information previously provided where it remains relevant, unless it assists the commentary within the report.



The location of the principal constituent parts of the proposal is shown on the key plan. For ease of reference, the buildings are given a key code, as follows:

Perimeter Buildings:
Kensington Church Street Buildings
 KCS1 Kensington Church Street Building 1.
 KCS2 Kensington Church Street Building 2.

West Perimeter Buildings
 WPB1 West Perimeter Building 1.
 WPB3 West Perimeter Building 3.

Cube Building
 WPB2 Cube West Perimeter Building 2 - Cube.

Notting Hill Gate Building
 NHG Notting Hill Gate Building with Glass Link (GL).

Corner Building
 CB Corner Building - Central Form & East Form.

New Public Square - New Publicly Accessible Open Space.

Collectively, the buildings would form a new urban quarter.

Figure 1: The Proposed Development

2.0 Proposed Development - Site Approach

This section outlines the changes to the approaches in the Proposed Development as amended by the Proposed Amendments. It also expands on the 2017 Access Statement with regards to the inclusive design features of the public realm following the meeting with the GLA's Inclusive Design and Access Panel on the 16th May 2018.

2.1 External Links

There are several challenges in relation to the existing site, as summarised below:

- Existing pedestrian pavements are generally very narrow, cluttered with street furniture and not user friendly, and there is dense and intensive movement towards Portobello Road. See Figure 2 below.
- The site has steep gradients to contend with along all elevations of the site.
- There are currently significant level changes to the north of the site, resulting in current ground floor access to be stepped and non-inclusive for many of the retail units, and also for the offices within the existing Newcombe House (via the podium level).

Despite this, it is proposed that level access will be achieved between the street and building entrances across the Proposed Development, and pavements surrounding the site will be improved by means of setting back the building line to provide generous pavement widths, and arrangement of necessary street furniture along the perimeter of these routes. This has always been a key objective of the development proposals.

Gently graded approaches will be provided to lead to the public square at the centre of the site, which will be level at the centre. Detailed coordination of the falls and gradients, with level access to the entrances, has taken place across the project stages to maximise easy access to the site. The gently graded approaches will be designed in accordance with BS 8300-1:2018. Crossfalls will be approximately 1:40.

A common grade level will be achieved at the ground floor, providing the optimum conditions to create a successful public realm environment in the context of substantial below ground infrastructure constraints. This provides a significant improvement to the level of site accessibility for all users. These areas will be pedestrianised, allowing vehicular access to emergency vehicles only. Refer to the Adams Habermehl landscape strategy (September 2017), drawings (the public space hard landscape (paving materials) ref: 0586SK12 and the landscape levels ref: 0586SK15) and addendum for more information.

Spaces will be linked both physically and visually, improving legibility and providing visual cues for wayfinding, with all buildings within the Proposed Development providing frontage out into the central public square.

Improvements to the surrounding public realm are proposed to transform the existing vehicle dominated environment into a pedestrian friendly environment - enhancing the sense of arrival to Notting Hill Gate and the setting to the proposal. The new public square will be pedestrianised, only allowing access by emergency vehicles. This will become more user-friendly, and allow all users to use the space independently, confidently and safely. This will be facilitated by the setting back of Kensington Church Street 1, Kensington Church Street 2, and the Corner Building (which function as key frontages within the Proposed Development) from

the boundary to provide more pavement space. This will address the congestion issues that exist at present, as well as improving accessibility within the area.

The public realm will utilise flush kerbs, with careful use of sawn limestone (for the general walking surface) and granite setts (to provide an accent along the perimeter and to mark entrances, highlighting key points for partially sighted people), and sawn yorkstone flag paving proposed to existing public street pavement areas. Flush / close jointing to paving intends to provide a slip free but easy running surface to all paved areas, whilst level transition between materials and shallow channel or slot drains. also avoids trip hazards.



Figure 2a: Narrow pavements along Kensington Place



Figure 2b: Narrow pavements along Kensington Church Street



Figure 2c: Cluttered pavements along Notting Hill Gate

Street and site pavement areas provide uncluttered routes, with necessary furniture zoned to avoid the creation of barriers. Public seating is proposed within the square and street areas, to provide resting points as well as general amenity provision. The design of these will be developed in the next stage of the project, but will include consideration of inclusive options for a wide range of people as discussed within the GLA's Built Environment Access Panel on the 16th May 2018 (including integrated areas for wheelchair users, back and arm rests for seating, and sufficient visual contrast for freestanding street furniture).

All building access areas provide a level threshold with contrasting materials to define the access zone. Wall shrub and climber planting proposals will frame many of the building entrances to enhance site and building legibility. Limited 'hedge' planting elements will be included locally to limit turbulence at the interface of Kensington Church Street 1 and the Corner Building. These will be in raised planters for both function and for visual legibility, avoiding trip hazards. Meanwhile, existing and proposed street trees will maintain definition of the street edge providing a visual and physical guide.

2.2 Car Parking and Setting Down

Car parking provision has not changed since the September 2017 application. However, to address drop-off provision for the surgery, it is proposed that the accessible surgery bay can also be used as part of a management strategy to allow drop-off for patients who require more direct access to the surgery, with minimised travel distances. This will be developed further with the surgery in subsequent stages of the project. This will be the only drop off area within the Proposed Development.

Additionally, there is an existing Blue Badge bay on Kensington Place in the immediate vicinity of the development, which can also be utilised.

See Figure 3 below for the location of the existing Blue Badge bay, and the Transport Planning Practice (TPP) Transport Addendum for more information on the car parking / cycle parking.

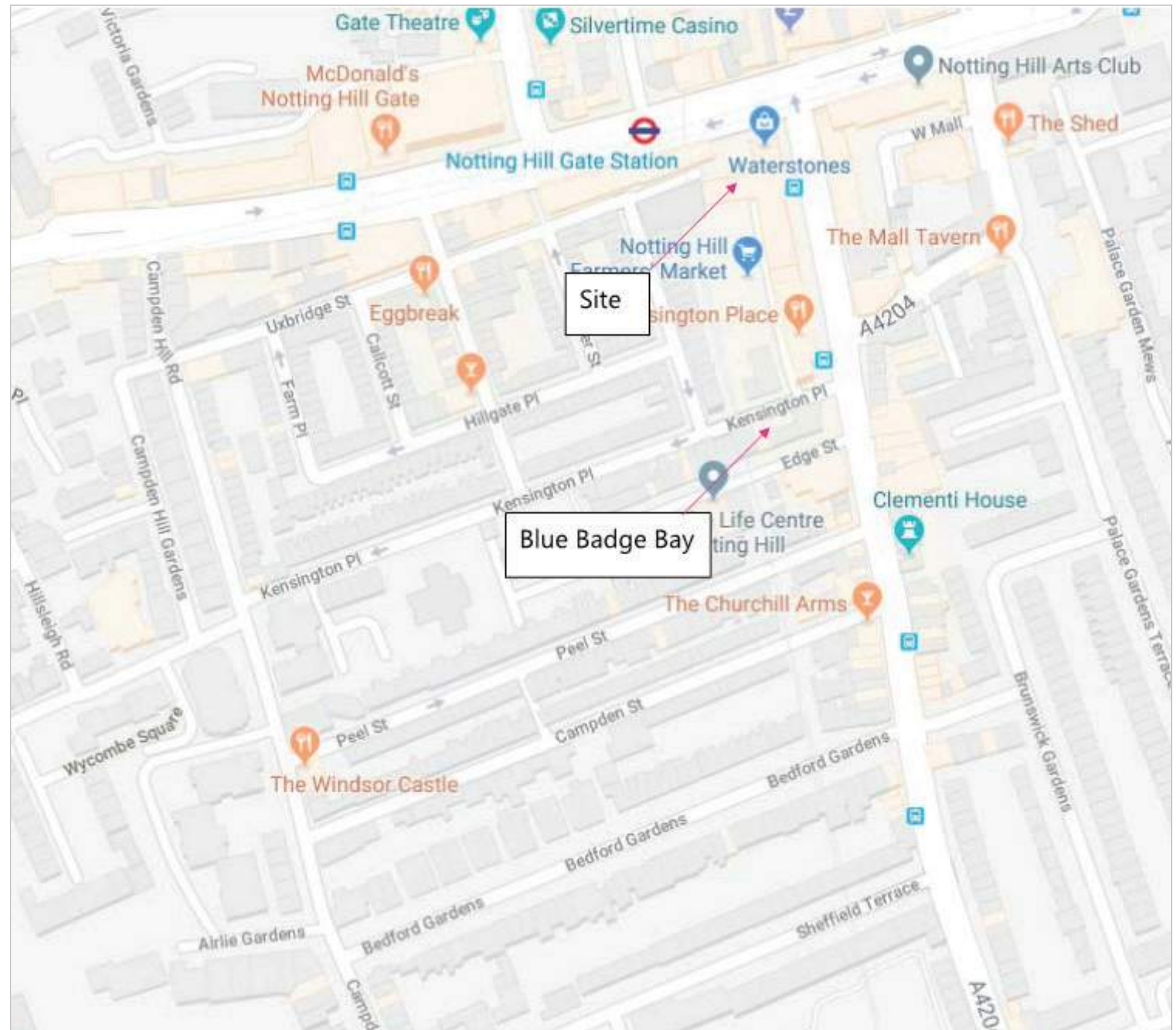


Figure 3: Existing Blue Badge Bay

3.0 Proposed Development - Buildings

This section outlines the changes and updates to the provisions within the buildings of the Proposed Development as required by the Proposed Amendments.

3.1 Overview

The Proposed Development as amended by the Proposed Amendments is as follows:

- **Basement -1**
Retail / Services
Extended and supporting retail
Residential amenity space
- **Basement -2**
Car Park
Cycle parking
Services / Plant
- **Ground floor public realm:**
A new public realm will be defined, providing level access from Notting Hill Gate and Kensington Church Street into a public square.
A varied mix of retail units at ground floor will activate the new public realm, combining to inform a diverse character to the setting, whilst providing natural surveillance and a sense of security across the day and night.
- **Corner Building, G + 17/13:**
Ground floor retail and residential lobby
Level 1-3 office accommodation
Level 4-17/13 private residential accommodation
- **Notting Hill Gate Building, G + 3:**
Ground floor retail and office lobby
Level 1-3 office accommodation
- **West Perimeter Building 1, G + 2:**
Ground floor retail and residential lobby
Level 1-2 affordable residential accommodation
- **West Perimeter Building 2, G + 2:**
Ground – Level 2 office accommodation
- **West Perimeter Building 3, G + 6:**
Ground floor retail and surgery / office lobbies
Level 1-3 office accommodation
Level 3-6 surgery

- **Kensington Church Street Building 1, G + 4:**
Ground floor retail and residential lobby
Level 1 affordable residential accommodation
Level 2-4 private residential accommodation
Residential amenity space
- **Kensington Church Street Building 2, G + 3:**
Ground floor retail and residential lobby
Level 1-3 affordable residential accommodation

3.2 Circulation in access and egress

All vertical and horizontal access throughout the buildings will be accessible and inclusive, with communal areas meeting Approved Document M Volume 2 and BS 8300 Part 2, and residential areas meeting Approved Document M Volume 1.

A circulation overview is shown in Figure 4.

Please see Appendix B for a full assessment of the residential apartments in relation to the requirements of Approved Document M4(2) and M4(3).

All circulation corridors will have a minimum clear width of 1200mm; where reductions have been necessary over short lengths and localised areas, this will not be less than 1000mm in width in accordance with the guidance documents.

Entrance doors to the apartments will have a clear opening of 800mm or wider, in accordance with the recommendations set out in Approved Document M Volume 1.

Access to and within the buildings will remain the same as per the 2017 application, with the exception of the following items, which have been incorporated as part of the design process for the Proposed Amendments to enhance the access and inclusion strategy for the site:

- Additional lift in West Perimeter Building 3, providing an alternative lift, should the primary lift be out of service;
- Provision of evacuation lifts within all buildings to allow step-free egress. This is in addition to one fire fighting lift in the Corner Building, provided as part of the 2017 application, and is a response to the London Plan draft for public consultation (December 2017);
- Additional toilets within the surgery, including wheelchair accessible toilets with left- and right-handed options;
- Provision of a drop-off for the surgery (as discussed in 'Car

Parking' earlier in this addendum).

All escape stairs within the development will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document K (utility stairs).

Access stairs within the retail units will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document M and BS 8300.

Risers will be set uniformly throughout each floor for both access and escape stairs.

The passenger lifts have been sized to allow use by wheelchair users, with a minimum internal lift car size of 1100mm by 1400mm.

3.3 Residential

As per the 2017 application, Category 2 (Accessible and Adaptable Dwellings) and Category 3 (Wheelchair User Dwellings – Adaptable) residential units will be provided throughout the site. Please see Appendix B for a full assessment of the residential apartments in relation to the requirements of Approved Document M4(2) and M4(3).

The Proposed Amendments introduce an external communal private roof terrace (residents) within Kensington Church Street 1, supplemented by a basement -1 indoor communal private amenity space (residents), both for use by residents within the site. This will be accessible throughout, accessed by means of the main circulation core for this building.

Toilets will be provided for these spaces on basement -1, which will include a wheelchair accessible toilet and two additional cubicles – one of which will be fitted out as a child's toilet. A fold down changing bench will be provided within the wheelchair accessible toilet to accommodate baby change requirements within this space. Given the restricted use of the space (for residents only) and low numbers of people using this space, this is considered to be an acceptable approach.

The escape stair within this building will be provided with a double height handrail – one handrail at standard height, and one at 500-600mm to accommodate the potential for larger numbers of children in this area, who may or may not be accompanied by adults.

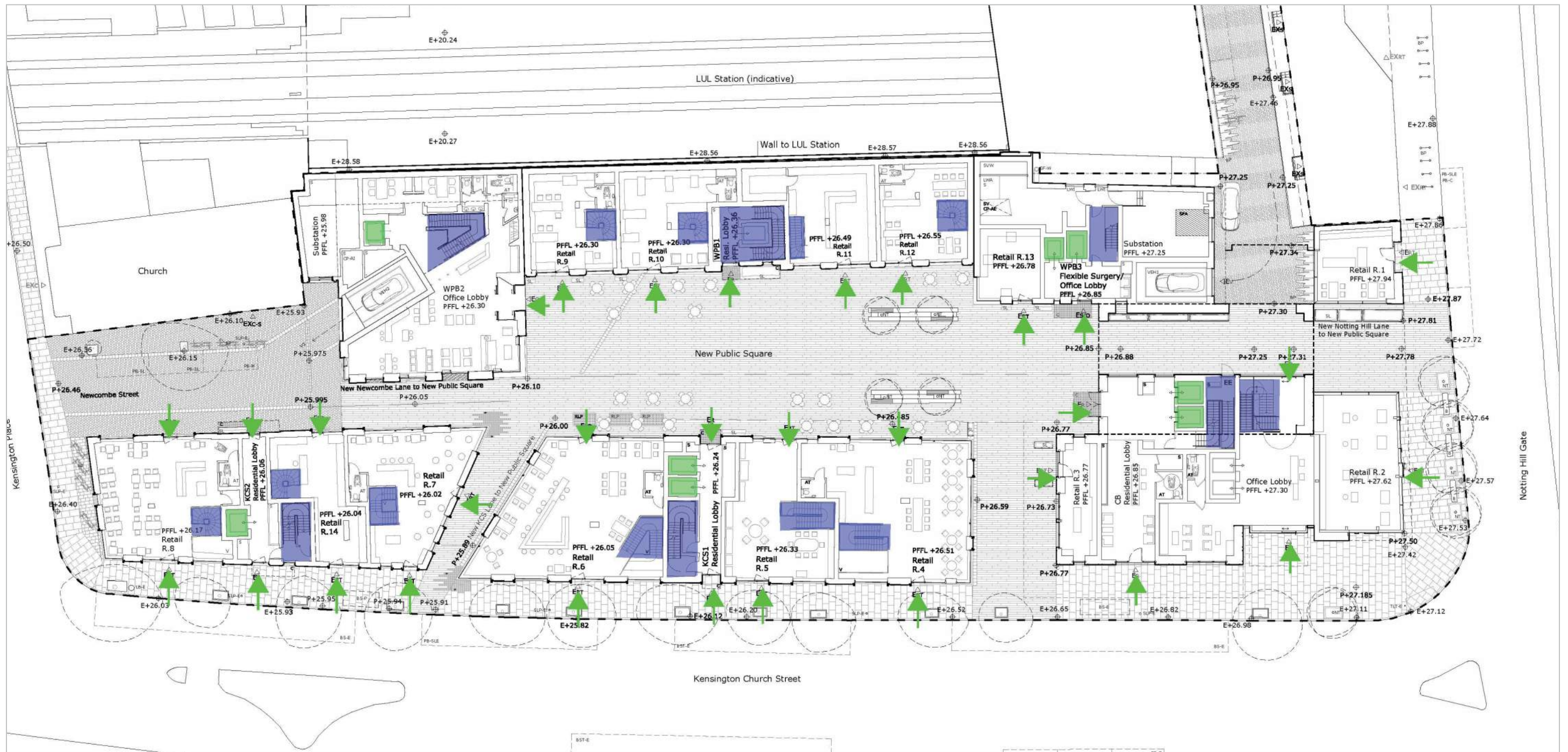


Figure 4: Circulation overview (green arrows show entrances, green squares show step-free circulation, blue shows stepped access)

3.4 Office

As per the September 2017 application inclusive design of the office areas has been integrated throughout the Proposed Development.

A mix of open plan office, as well as smaller / quieter rooms and spaces will be provided to offer a choice to those working within these buildings, to suit different requirements.

Where more than one toilet is provided, these will be handed to provide a choice of left- and right-handed use.

The proposed conditions will be a substantial improvement on the existing office accommodation, which has the main entrance stepped to reception at level 01. For step-free access in the existing office accommodation, individuals would need to use a service lift, accessed via a back of house area within the existing undercroft level.

3.5 Surgery

Two existing surgeries, Pembroke Villas Surgery and Westbourne Grove Medical Centre, will be combining their services in the new surgery within Newcombe House.

The new surgery will provide step-free access from street to West Perimeter Building 3, and within the surgery itself (including all consultation rooms and staff office areas).

Toilets will be provided for each level of the surgery which will include wheelchair accessible facilities. These will be handed to provide a choice of left- and right-handed use.

All accessible sanitary facilities will be designed to comply with the recommendations set out in Approved Document M and BS 8300. Sanitaryware will be located in prescribed positions for practical reasons and should not vary from the recommendations set out in Approved Document M and BS 8300.

The proposed conditions will be a substantial improvement on the existing surgeries at Pembridge Villas and Westbourne Grove, which have stepped access to consultation rooms and no lifts.

On the 16th May 2018, a pre-application meeting with the GLA's Inclusive Design and Access Panel (IDaAP) was held to discuss the proposals. In summary:

- It was highlighted that a drop off area for the surgery would be beneficial. It has been proposed therefore that the accessible bay within the basement be provided for the surgery / reserved for the surgery during surgery opening hours for this purpose (by prior arrangement with the surgery).
- It was highlighted that additional toilets in the surgery would be beneficial, and the team have now provided toilets on each level of the surgery to accommodate.

3.6 Retail

As per the September 2017 application inclusive design of the retail areas has been integrated throughout the Proposed Development.

The shell and core design for all retail areas will be designed to be accessible throughout to the recommendations set out in Approved Document M and BS 8300-2:2018.

Internal layouts of the retail units (including any provision for toilets and vertical movement between ground and basement -1) will be the responsibility of the tenant at fit out stage and should offer equal opportunities for both staff and the general public.

The proposed conditions will be a substantial improvement on the existing building accommodation, which is stepped across many of the retail unit thresholds and is largely inaccessible in relation to current codes and standards.

4 Conclusion

The Proposed Development has been designed to an acceptable level of detail regarding inclusive access and any further details regarding design development needed are those that would ordinarily be dealt with through the condition process.

In general, access provisions within the Proposed Development as amended by the Proposed Amendments have considered inclusive design principles in accordance with Approved Document M (ADM) and BS 8300 in accordance with best practice requirements.

The Proposed Amendments have enhanced the inclusive design provisions throughout the scheme, including general circulation throughout the site, an additional lift provided within West Perimeter Building 3, and provision of evacuation lifts within each building to facilitate step-free egress.

Items requiring further development by the design team, with Urban Sense Consultant Architects Ltd being the lead designer, during subsequent design stages are summarised as follows:

- Develop reception/assembly areas in order to be accessible, including access to reception desks, tables, seating etc. for all staff and visitors;
- Provide information for future tenants of the retail units, in order to inform them of their responsibilities for maintaining accessibility;
- Develop internal finishes including material selection, to achieve required visual contrast to enable use by partially sighted people;
- Provide hearing enhancement systems to enable use by hard of hearing people;
- Provide clear signage for wayfinding, to aid general access;
- Select products that will achieve compliance and maximise accessibility (e.g. doors, sanitaryware, furniture and fittings); and
- Prepare a strategy setting out how the site will be checked and maintained in order to provide accessible features.

APPENDIX A

Building Regulations and Planning Policy

In order to maximise access for disabled people the following guidance has been used:

- Approved Documents B and K of the Building Regulations (with 2013 amendments).
- Approved Document M Volume 1 and 2 (2015 with 2016 amendments).
- BS 8300 Parts 1 and 2: 2018 (Design of an accessible and inclusive built environment).
- Department for Transport (DfT), 2005, "Inclusive Mobility" (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- Department for Transport (DfT), June 2007, 'Guidance on the use of tactile paving surfaces'.
- BS 9999:2017 (Code of practice for fire safety in the design, management and use of buildings).
- BS EN 81-70, Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lift. Accessibility to lifts for persons including persons with disability, 2018.
- Royal Borough of Kensington and Chelsea relevant policies – including:
 - The Access Design Guide, Supplementary Planning Document (SPD), adopted December 2010.
 - Consolidated Local Plan.

These documents outline the Council's requirements in relation to achieving an inclusive and accessible environment, providing advice in relation to proposed developments.

- Housing Supplementary Planning Guidance (SPG), Mayor of London, March 2016.
- The London Plan, Mayor of London, 2015 incorporating 2016 amendments.
- London Plan draft for public consultation, Mayor of London, December 2017
- Accessible London: Achieving an Inclusive Environment, Supplementary Planning Guidance, 2014.
- Consideration of Equality Act issues.

The above documents have been considered in relation to the Proposed Development. These have been the main sources for guidance for accessibility through the project, setting up a good base level for accessibility for the next stages of the project. Compliance in relation to these requirements has been documented within this access statement.

APPENDIX B

Residential Layouts

Residential Units – Approved Document M Requirement M4(2): Category 2 – Accessible and adaptable dwellings

Requirement from Part M of Schedule 1 to the Building Regulations 2010:

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Part M access to and use of buildings	
Category 2 – accessible and adaptable dwellings	
M4(2) optional requirement	Optional requirement M4(2)—
(1) Reasonable provision must be made for people to— (a) gain access to; and (b) use, the dwelling and its facilities.	(a) may apply only in relation to a dwelling that is erected; (b) will apply in substitution for requirement M4(1);
(2) The provision made must be sufficient to— (a) meet the needs of occupants with differing needs, including some older or disabled people; and (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.	(c) does not apply where optional requirement M4(3) applies; (d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

M4(2) will be met when a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following:

- a. Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- c. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- e. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

Taking these recommendations into consideration, we have carried out a compliancy check for typical apartments in the Proposed Development. A table has been produced to indicate the level of compliancy with each of the Sections contained within Approved Document M Volume 1 Dwellings.

(1) Newcombe House Units –

- **Corner Building:**
Level 4-17/13 private residential accommodation
- **West Perimeter Building 1:**
Level 1-2 affordable residential accommodation
- **Kensington Church Street Building 1:**
Level 1 affordable residential accommodation
Level 2-4 private residential accommodation
- **Kensington Church Street Building 2:**
Level 1-3 affordable residential accommodation

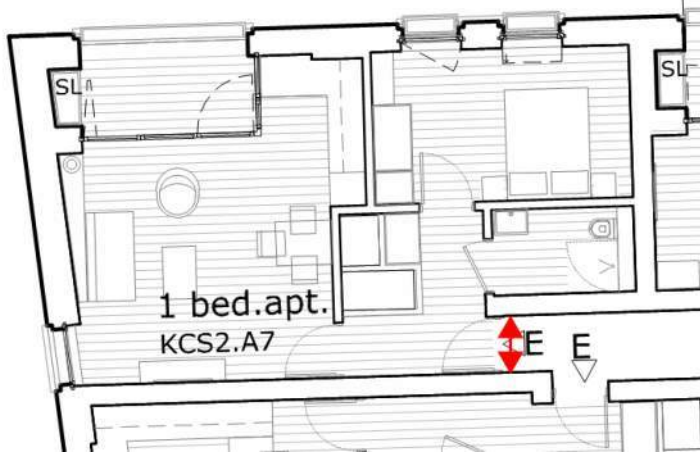
When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

Category 2 – Accessible and adaptable dwellings criteria Section 2A: Approach to the dwelling	Compliance	Notes
<p>1. Approach Routes General</p> <p>An approach route for a Category 2 dwelling should comply with all of the following:</p> <ol style="list-style-type: none"> a. The approach route is level, gently sloping or, where necessary ramped. b. Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions. c. Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions. d. Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length. e. All external parts of the approach route have a suitable ground surface. f. Every gate/gateway along the approach route has both: <ul style="list-style-type: none"> - A minimum clear opening width of 850mm - A 300mm nib to the leading edge of the gate. 	<p>Compliant</p>	<p>Gently graded approaches will be provided to lead to the public square at the centre of the site, which will be level at the centre. Detailed coordination of the falls and gradients, with level access to the entrances, has taken place across the project stages to maximise easy access to the site. The gently graded approaches will be designed in accordance with BS 8300-1:2018. Crossfalls will be approximately 1:40.</p> <p>A common grade level will be achieved at the ground floor, providing the optimum conditions to create a successful public realm environment in the context of substantial below ground infrastructure constraints. This provides a significant improvement to the level of site accessibility for all users. These areas will be pedestrianised, allowing vehicular access to emergency vehicles only. Refer to the Adams Habermehl landscape strategy (September 2017) and addendum for more information.</p> <p>Spaces will be linked both physically and visually, improving legibility and providing visual cues for wayfinding, with all buildings within the Proposed Development providing frontage out into the central public square.</p>
<p>2. Approach Routes External and internal ramps forming part of an approach route</p> <p>A ramped approach should comply with all of the following:</p> <ol style="list-style-type: none"> a. The gradient is between 1:20 and 1:12 b. The length of each flight at a given gradient meets the provisions of Diagram 2.1 of Approved Document M Volume 1. c. Flights within a private approach route have a minimum clear width of 900mm. d. Flights within a communal approach route have a minimum clear width of 1200mm. e. Every flight has a top and bottom landing. f. An intermediate landing is provided between individual flights and at any change of direction. g. Every landing is a minimum of 1200mm long, clear of any door/gate swings. 	<p>Not applicable</p>	<p>There are no ramped approaches.</p>

Category 2 – Accessible and adaptable dwellings criteria Section 2A: Approach to the dwelling	Compliance	Notes
<p>3. Approach Routes External steps forming part of an additional route To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:</p> <ul style="list-style-type: none"> a. Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step). b. Steps have suitable tread nosings. c. No individual flight has a rise of more than 1800mm between landings. d. Every flight has a minimum clear width of 900mm. e. Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm. f. Every flight with 3 or more risers has at least one grippable handrail (two where the flight is wider than 1000mm) 850-1000mm above pitchline, extending 300mm beyond top and bottom nosings. 	Not applicable	There are no stepped approaches.
<p>4. Parking Space Where a parking space is provided for the dwelling it should comply with all of the following:</p> <ul style="list-style-type: none"> a. Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m. b. Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where 900mm to one side and a dropped kerb in accordance with 5.d). c. Access between the parking bay and the principal or private entrance or, where necessary, the alternative private entrance to the dwelling is step free. d. The parking space is level or, where unavoidable, gently sloping. e. The gradient is as shallow as the site permits. f. The parking space has a suitable ground surface. 	Compliant	<p>It is proposed that car parking will be provided in a shared basement at Basement -2. Access to car lifts that serve the basement car park will be situated at the north and south ends of the site (in WPB2 and WPB3).</p> <p>The car parking provisions at Basement -2 will be for use by residents and surgery use only. It is proposed that 5 of the 25 residential bays (20%) and 1 of the 5 surgery bays (20%) will be allocated as 3.6m wide accessible bays capable of accommodating disabled drivers / passengers.</p> <p>Bays at the ends of rows will have capability of being increased to 3.3m wide, if required in the future.</p>
<p>5. Drop-off point Where a drop-off point is provided for the dwelling, it should comply with all of the following:</p> <ul style="list-style-type: none"> a. It is located close to the principal communal entrance of the building containing the dwelling. b. It is level or, where unavoidable, gently sloping. c. It has a suitable ground surface. d. Where a dropped kerb is provided it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:12. 	N/A	There is no drop-off point proposed for the residential aspects of the site.
<p>6. Communal entrances The principal communal entrance door of the building containing the dwelling, should comply with all of the following:</p> <ul style="list-style-type: none"> a. There is a level landing minimum of 1500mm wide by 1500mm long directly outside the entrance clear of any door swings. b. The landing is covered to a minimum width of 1200mm and depth of 900mm. c. Lighting is provided which uses fully diffused luminaires activated automatically by dusk to dawn timer or motion detector. d. The entrance door/gate has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2 of Approved Document M Volume 1. e. Where there are double doors/gates, the main (or leading) leaf provides the required minimum clear opening width. f. A minimum 300mm nib is provided to the leading edge of the door/gate and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it. g. The reveal on the leading side of the door (usually inside) has a maximum depth of 200mm. h. The threshold is an accessible threshold (maximum 15mm). i. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings. j. The ground surface (or entrance flooring) does not impede wheelchair movement. k. Door entry controls, where provided, are mounted 900mm-1000mm above finished ground level, and at least 300mm away from any projecting corner. <p>Note: Every communal door/gate along the approach route should comply with provisions d – k above.</p>	Compliant	<p>The residential entrances will be located to relate to the street and to the new public space. Entrances and vertical circulation for the residential aspect of the site will be positioned to align with routes into the new public space, enhancing legibility to the streetscape and providing natural surveillance. This extends the idea of a Lifetime Neighbourhood (a government initiative to encourage spaces to be designed to be inclusive regardless of age or disability, and to allow older people to live independently and access their local communities), allowing people to feel safe and secure in their homes.</p> <p>Entrances will be accessible and inclusive; revolving doors have been avoided as it is recognised that these are difficult to use for many people.</p> <p>Each communal entrance on ground floor will have a clear opening width no less than 1000mm, will be weather protected and provided with adequate signage and lighting. The entrances will afford level access and will be developed in accordance with the recommendations set out in Approved Document M and BS 8300 and to the parameters set out in Clause 6 for M4(2).</p>

Category 2 – Accessible and adaptable dwellings criteria Section 2A: Approach to the dwelling	Compliance	Notes
<p>7. Communal Lifts A wide range of people, including accompanied wheelchair users, should be able to access and use the lift. Every passenger lift that gives access to the dwelling should comply with all of the following:</p> <ol style="list-style-type: none"> Clear landing minimum 1500mm by 1500mm directly in front of the lift door at every floor level. The lift is equivalent to or meets the requirements of BS EN 81-70:2018 for a type 2 lift.. Minimum clear door opening width of 800mm. Minimum internal car dimensions of 1100mm wide by 1400 deep. Landing a car controls between 900mm and 1200mm above floor, and 400mm (measured horizontally) from inside wall. Dwell time of 5 seconds before doors begin to close after they are fully open. 	<p>Compliant</p>	<p>All horizontal and vertical access within the building will be designed to the recommendations set out in Approved Document M and BS 8300. Provision within the residential buildings for the site are as follows:</p> <ul style="list-style-type: none"> • Corner Building: <ul style="list-style-type: none"> ○ Two lifts for the residential. Each lift will have internal car dimensions of 1200mm by 1900mm, with a door opening width of 1100mm. One lift in this building will be an evacuation lift. • West Perimeter Building 1: <ul style="list-style-type: none"> ○ One lift, which will have internal car dimensions of 1200mm by 1900mm, with a door opening width of 1200mm, and will also be an evacuation lift. • Kensington Church Street Building 1: <ul style="list-style-type: none"> ○ Two lifts, which will both have internal car dimensions of 1100mm by 2100mm, with a door opening width of 1200mm; one lift within this building will also be an evacuation lift. • Kensington Church Street Building 2: <ul style="list-style-type: none"> ○ One lift, which will have internal car dimensions of 1600mm by 1400mm, with a door opening width of 1200mm, and will also be an evacuation lift. <p>All buildings, with the exception of West Perimeter Building 1 and Kensington Church Street Building 2, will have two lifts so that there is an alternative lift available should one lift be out of service. The wheelchair adaptable M4(3) units for the site will be allocated in the buildings with 2 lifts.</p> <p>All lift call buttons will be made distinct by illumination, which surrounds each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor. Car controls will be between 900mm and 1200mm above floor, and 400mm (measured horizontally) from inside wall.</p> <p>Lifts will have a dwell time of 5 seconds before doors begin to close after they are fully open.</p>

Category 2 – Accessible and adaptable dwellings criteria Section 2A: Approach to the dwelling	Compliance	Notes
<p>8. Communal stairs The principal communal stairs that give access to the dwelling should comply with the requirements of Part K for a general access stair.</p>	<p>Compliant</p>	<p>Stairs within the residential areas are escape stairs and these have been designed for easy access for ambulant disabled people.</p> <p>All escape stairs will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document K (utility stairs).</p> <p>Risers will be set uniformly throughout each floor. All treads will be 250mm and will have a rise of between 150mm and 190mm, and will have no more than 16 risers in each flight, as recommended in Approved Document K.</p> <p>Handrails will be placed along both sides of all stairs within the site and have a 300mm extension at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.</p> <p>A slip resistant, tactile nosing is proposed to the nose of each tread for all stairs within the site, which will also provide visual contrast.</p> <p>An external communal private roof terrace (residents) will be provided within KCS1 supplemented by a basement -1 indoor communal private amenity space (residents), both for use by residents within the site. The escape stair within KCS1 will be provided with a double height handrail – one handrail at standard height, and one at 500-600mm to accommodate the potential for larger numbers of children in these spaces, who may or may not be accompanied by adults.</p>

Category 2 – Accessible and adaptable dwellings criteria Section 2B: Private entrances and spaces within the dwelling	Compliance	Notes
<p>9. Private Entrances</p> <p>The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:</p> <ol style="list-style-type: none"> There is a level external landing with a minimum width and depth of 1200mm. The landing is covered for a minimum width of 900mm and a minimum depth of 600mm. Lighting is provided which uses fully diffused luminaires activated automatically by dusk to dawn timer or motion detector. The entrance door/gate has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2 of Approved Document M Volume 1. Where there are double doors/gates, the main (or leading) leaf provides the required minimum clear opening width. A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it. The reveal on the leading side of the door (usually inside) has a maximum depth of 200mm. The threshold is an accessible threshold (maximum 15mm). Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings. <p>Note: All other external doors – including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling should comply with provisions d – i above.</p>	<p>Compliant</p>	<p>All M4(2) units will have entrances adhering to the requirements of Clause 9.</p> <p>For KCS2, the M4(2) unit to the south end of the building will have a landing of 1200mm but will locally for a length of 900mm reduce to a width of 1020mm. However, the 1200mm landing space has still been provided as part of the adjacent corridor.</p>  <p>The lighting will be developed in subsequent stages of the project.</p> <p>Balcony doors will swing through 180 degrees, allowing full access and clear use of the turning spaces provided.</p>

Category 2 – Accessible and adaptable dwellings criteria Section 2B: Private entrances and spaces within the dwelling

10. Internal door and corridor widths
 To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following:

- a. The minimum clear width of every hall or landing is 900mm.
- b. Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or a change of direction, and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.
- c. Every door has a minimum clear opening width as set out in the Table below.
- d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

Note 1: The provisions above do not apply to

- Cupboards unless large enough to be entered
- En-suite bathrooms or showers that are additional to the provisions of 2.26 to 2.29.

Note 2: Double doors effectively provide nibs where each leaf is at least 300mm wide.

Note 3: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

INTERNAL DWELLING

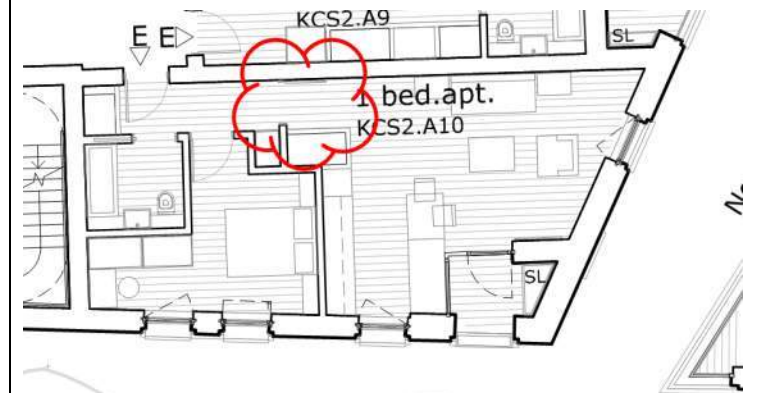
Minimum clear opening width	Corridor clear passageway width
750mm or wider	900mm (when approached head on)
750mm	1200mm (when approached is not head on)
775mm	1050mm (when approach is not head on)
800mm	900mm (when approach is not head on)

Compliance

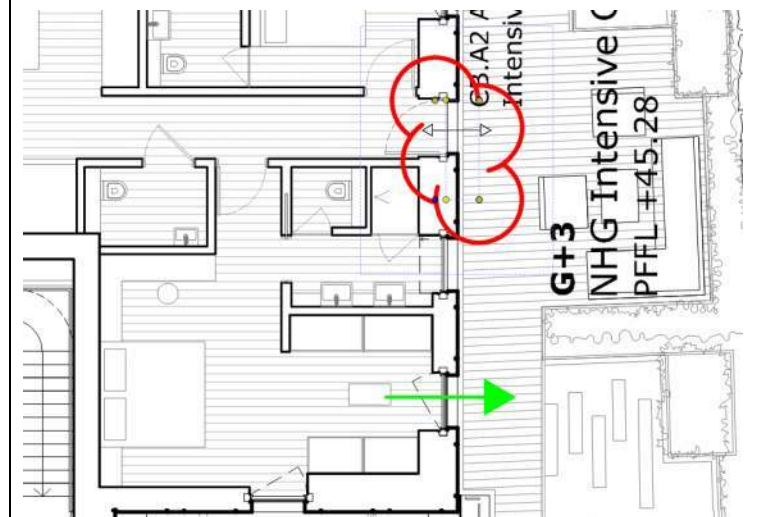
Compliant

Notes

All M4(2) units will have internal door and corridor widths adhering to the requirements of Clause 10. Nibs are provided for all doors, unless designed as hold-open doors for communal areas – this includes the KSC2.A5 and A10 units for the living room to corridor door.



The exception to this is for WPB3, 4th floor CB.A2 unit, where a 300mm nib is not possible to the door between the corridor and intensive garden. However, alternative doors from the bedrooms have been provided, which achieve the 300mm nib. Additionally, since this is a M4(2) unit, an alternative solution if required by the resident will be to automate this door, negating the need for the nib.



11. Private stairs and changes of level within the dwelling

To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of 15), stairs should comply with all of the following:

- a. Access to all rooms and facilities within the entrance storey is step-free.
- b. Level changes within every other storey are avoided where possible.
- c. The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).
- d. All stairs meet the provisions of Part K for private stairs.

Duplex – Compliant
 Single storey – N/A

Stairs have been designed as private stairs in Part K.

Category 2 – Accessible and adaptable dwellings criteria Section 2B: Private entrances and spaces within the dwelling	Compliance	Notes
<p>12. Living, kitchen and eating areas To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following:</p> <ul style="list-style-type: none"> a. Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room). b. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances. c. Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows. 	Compliant	All M4(2) units will have living, kitchen and eating areas adhering to the requirements of Clause 12.
<p>13. Bedrooms To enable a wide range of people to access and use them, bedrooms should comply with all of the following:</p> <ul style="list-style-type: none"> a. Every bedroom – clear access route minimum 750mm wide from doorway to window. b. At least one double bedroom (the principal bedroom) – clear access zone minimum 750mm wide to both sides and the foot of the bed. c. Every other double bedroom – clear access zone minimum 750mm wide to one side and the foot of the bed. d. All single and twin bedrooms – clear access zone minimum 750mm wide to one side of each bed. e. It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to example in the Diagram) that the provisions above can be achieved. <p>Note: For the purpose of demonstrating compliance with these provisions, beds should be of the size set out in the furniture schedule in the Appendix.</p>	Compliant	All M4(2) units will have bedrooms adhering to the requirements of Clause 13.
<p>14. WC facilities on the entrance storey To provide step-free access to a WC that is suitable and convenient for some wheelchair users, and, where reasonable, to make provision for showering, dwellings should comply with all of the following:</p> <ul style="list-style-type: none"> a. Every dwelling has a room within the entrance storey with a WC and basin (which may be a WC/cloakroom or a bathroom). b. In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 of Approved Document M Volume 1 and the basin does not impede access to the WC. c. In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5 of Approved Document M Volume 1. Examples of compliant WC layouts are shown in Diagram 2.6 of Approved Document M Volume 1. d. The door opens outwards. <p>Note: Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.</p>	Compliant	All M4(2) units will have WC facilities adhering to the requirements of Clause 14.

Category 2 – Accessible and adaptable dwellings criteria Section 2B: Private entrances and spaces within the dwelling	Compliance	Notes
<p>15. Bathrooms To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:</p> <ol style="list-style-type: none"> 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 (main bedroom described previously). The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5 of Approved Document M Volume 1. Examples of bathroom layouts are shown in Diagram 2.7 of Approved Document M Volume 1. 	<p>Alternative solution meeting the key space requirements</p>	<p>For the 1-bed apartments throughout the site, level access shower rooms will be provided instead of bathrooms. The decision to provide level access shower rooms for these apartments is as a result of limited space available within these units. The level access shower trays have been reviewed with the public health engineers (Hoare Lea) and have been shown to be technically acceptable.</p> <p>Key spaces provided that demonstrate Category 2 use of the toilet, shower and basin is achieved in accordance with Approved Document M Volume 1 M4(2) recommendations and as deemed acceptable by the GLA in the 2017 submission:</p> <ul style="list-style-type: none"> • Toilet – achieves the dimensions required for transfer and use of the toilet: <ul style="list-style-type: none"> ○ 1100mm minimum clear space in front of the toilet pan (this dimension is not specified in Approved Document M Volume 1, but is noted in Lifetime Homes Criterion 14) ○ 400mm minimum clear space from the centre of the toilet to the nearest wall (Approved Document M Volume 1 Diagram 2.5) ○ 1000mm minimum clear space from the centre of the toilet to the other wall (Approved Document M Volume 1 Diagram 2.6) • Wash hand basin – achieves the dimensions required for use of the basin and avoiding obstruction to other spaces within the level access shower room: <ul style="list-style-type: none"> ○ 300mm maximum protrusion into the space from the back wall (Approved Document M Volume 1 Diagram 2.5) ○ 1100mm by 700mm clear space in front of the wash hand basin to allow approach and use (Approved Document M Volume 1 Diagram 2.5) • Shower – achieves the dimensions required for use of the level access shower: <ul style="list-style-type: none"> ○ 1m square shower activity area (Approved Document M Volume 1 Diagram 2.5) ○ 900mm minimum straight approach width for access to the shower controls, over a limited length of 800mm (Approved Document M Volume 1 Table 2.1 notes 900mm is sufficient for access when approach is head on) • Turning space: <ul style="list-style-type: none"> ○ Clear 1500mm turning space within the level access shower room (Approved Document M Volume 1 Diagram 2.5) <p>For all 2 and 3 bed family-sized units, the bathrooms will be provided as per Approved Document M Volume 1 Diagram 2.7 with provision of a bath.</p>

Category 2 – Accessible and adaptable dwellings criteria Section 2B: Private entrances and spaces within the dwelling	Compliance	Notes
<p>16. Services and controls</p> <p>To assist people who have reduced reach, services and controls should comply with all of the following:</p> <ol style="list-style-type: none"> Consumer units are mounted so that the switches are 1350-1450mm above floor level. Switches, sockets, stopcocks and controls have their centre line 450-1200mm above floor level, unless the window fitted with a remote opening device that is within this height range. The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range. Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range. Either: <ul style="list-style-type: none"> - Boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler - Separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range. <p>Note: Controls that are part of a radiator or cooker hood are exempt from these provisions.</p>	Compliant	All M4(2) units will have services and controls adhering to the requirements of Clause 16, which will be developed in subsequent stages of the project.

Residential Units – Approved Document M Requirement M4(3): Category 3 – Wheelchair user dwellings

Requirement from Part M of Schedule 1 to the Building Regulations 2010:

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Category 3 – wheelchair user dwellings	
M4(3) optional requirement	Optional requirement M4(3)—
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to, and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(2) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or	
(b) meet the needs of occupants who use wheelchairs.	Optional requirement M4(3) (2)(b) applies only where the planning permission under which the building work is carried out specifies that it shall be complied with.

M4(3) will be met when a new dwelling makes reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants. Reasonable provision is made if the dwelling complies with all of the following:

- a. Within the curtilage of the dwelling or the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facility for occupants' use.
- b. Access to the WC and other accommodation within the entrance storey is step-free and the dwelling is designed to have the potential for step-free access to all other parts.
- c. There is sufficient internal space to make accommodation within the dwelling suitable for a wheelchair user.
- d. The dwelling is wheelchair adaptable such that key parts of the accommodation, including sanitary facilities and kitchens could be easily altered to meet the needs of a wheelchair user or, where required by a local planning authority, the dwelling is wheelchair accessible.
- e. Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach.

- **Newcombe House Units – in Kensington Church Street Building 1:**

When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

Category 3 – Wheelchair user dwellings criteria Section 3A: Approach to the dwelling	Arup Assessment of Compliance	Notes
<p>5. Drop-off point Where a drop-off point is provided for the dwelling, it should comply with all of the following:</p> <ul style="list-style-type: none"> a. It is located close to the principal communal entrance of the building containing the dwelling. b. The drop-off point is level with a suitable ground surface. c. Where a dropped kerb is provided it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:15. 	N/A	There is no drop-off point proposed for the residential aspects of the site.
<p>6. Communal entrances To enable a wheelchair user to enter the principal communal entrance it should comply with all of the following:</p> <ul style="list-style-type: none"> a. There is a level landing minimum of 1500mm wide by 1500mm long directly outside the entrance clear of any door swings. b. The landing is covered to a minimum width and depth of 1200mm. c. Lighting is provided which uses fully diffused luminaires activated automatically by dusk to dawn timer or motion detector. d. A clear turning circle 1500mm diameter is provided inside the entrance area, behind the entrance door when closed. e. The entrance door/gate has a minimum clear opening width of 850mm when measured in accordance with Diagram 3.2 of Approved Document M Volume 1. f. Where double doors/gates are provided, the main leaf provides the required minimum clear opening width. g. A minimum 300mm nib is provided to the leading edge and 200mm nib is provided to the following edge of the door/gate and the extra width created by these nibs is maintained for a minimum of 1800mm beyond them. h. The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (a maximum of 200mm). i. The threshold is an accessible threshold. j. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm clear space between door swings. k. Power assisted opening is provided where the opening force of the door exceeds 20 Newtons. l. The ground surface (or entrance flooring) does not impede movement by wheelchair users. m. Door entry controls, where provided, are mounted 900-1000mm above ground level a minimum of 300mm away from any projecting corner. <p>Note: Every communal door/gate, along the approach route should comply with provisions e – m above.</p>	Compliant	<p>The residential entrances will be located to relate to the street and to the new public space. Entrances and vertical circulation for the residential aspect of the site will be positioned to align with routes into the new public space, enhancing legibility to the streetscape and providing natural surveillance. This extends the idea of a Lifetime Neighbourhood (a government initiative to encourage spaces to be designed to be inclusive regardless of age or disability, and to allow older people to live independently and access their local communities), allowing people to feel safe and secure in their homes.</p> <p>Entrances will be accessible and inclusive; revolving doors have been avoided as it is recognised that these are difficult to use for many people.</p> <p>Each communal entrance on ground floor will have a clear opening width no less than 1000mm, will be weather protected and provided with adequate signage and lighting. The entrances will afford level access and will be developed in accordance with the recommendations set out in Approved Document M and BS 8300 and to the parameters set out in Clause 6 for M4(3).</p>

Category 3 – Wheelchair user dwellings criteria Section 3A: Approach to the dwelling	Arup Assessment of Compliance	Notes
<p>7. Communal Lifts To enable a wide range of people, including accompanied wheelchair users, to access and use the lift, every communal passenger lift that gives access to the dwelling should comply with all of the following:</p> <ul style="list-style-type: none"> a. A clear landing, a minimum 1500mm long and 1500mm wide, is directly in front of the lift door at every floor level. b. The lift is equivalent to or complies with requirements of BS EN 81-70:2018 for a type 2 lift – Entrance opening of 900mm clear, internal car dimensions of 1100mm by 1400, a mirror to manoeuvre backwards out of the lift. c. The lift car is a minimum of 1100mm wide and 1400mm deep. d. Doors have a minimum clear opening width of 800mm. e. Landing and car controls are located 900mm – 1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall. f. The lift has an initial dwell time of five seconds before its doors begin to close after they are fully open. 	<p style="text-align: center;">Compliant</p>	<p>All horizontal and vertical access within the building will be designed to the recommendations set out in Approved Document M and BS 8300. Provision within the residential buildings for the site are as follows:</p> <ul style="list-style-type: none"> • Corner Building: <ul style="list-style-type: none"> ○ Two lifts for the residential. Each lift will have internal car dimensions of 1200mm by 1900mm, with a door opening width of 1100mm. One lift within this building will be an evacuation lift. • West Perimeter Building 1: <ul style="list-style-type: none"> ○ One lift, which will have internal car dimensions of 1200mm by 1900mm, with a door opening width of 1200mm, and will also be an evacuation lift. • Kensington Church Street Building 1: <ul style="list-style-type: none"> ○ Two lifts, which will both have internal car dimensions of 1100mm by 2100mm, with a door opening width of 1200mm; one lift within this building will also be an evacuation lift. • Kensington Church Street Building 2: <ul style="list-style-type: none"> ○ One lift, which will have internal car dimensions of 1600mm by 1400mm, with a door opening width of 1200mm, and will also be an evacuation lift. <p>All buildings, with the exception of West Perimeter Building 1 and Kensington Church Street Building 2, will have two lifts so that there is an alternative lift available should one lift be out of service. The wheelchair adaptable M4(3) units for the site will be allocated in the buildings with 2 lifts.</p> <p>All lift call buttons will be made distinct by illumination, which surrounds each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor. Car controls will be between 900mm and 1200mm above floor, and 400mm (measured horizontally) from inside wall.</p> <p>Lifts will have a dwell time of 5 seconds before doors begin to close after they are fully open.</p>

Category 3 – Wheelchair user dwellings criteria Section 3A: Approach to the dwelling	Arup Assessment of Compliance	Notes
<p>8. Communal stairs The principal communal stairs that give access to the dwelling should comply with the requirements of Part K for a general access stair.</p>	<p>Compliant</p>	<p>Stairs within the residential areas are escape stairs and have been designed for easy access for ambulant disabled people.</p> <p>All escape stairs will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document K (utility stairs).</p> <p>Risers will be set uniformly throughout each flight. All treads will be 250mm and will have a rise of between 150mm and 190mm, and will have no more than 16 risers in each flight, as recommended in Approved Document K.</p> <p>Handrails will be placed along both sides of all stairs within the site and have a 300mm extension at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.</p> <p>A slip resistant, tactile nosing is proposed to the nose of each tread for all stairs within the site, which will also provide visual contrast.</p> <p>An external communal private roof terrace (residents) will be provided within KCS1 supplemented by a basement -1 indoor communal private amenity space (residents), both for use by residents within the site. The escape stair within KCS1 will be provided with a double height handrail – one handrail at standard height, and one at 500-600mm to accommodate the potential for larger numbers of children in these spaces, who may or may not be accompanied by adults.</p>

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes
<p>9. Private Entrances The principal private entrance to the individual dwelling should comply with all of the following (see Diagram 3.3 of Approved Document M Volume 1):</p> <ol style="list-style-type: none"> There is a level external landing with a minimum width and depth of 1500mm and clear of any door swing. The landing area is covered for a minimum width and depth of 1200mm. Lighting is provided which uses fully diffused luminaires activated automatically (dusk to dawn timer or motion detector). There is a minimum 1500mm clear turning circle inside the entrance area, in front of the door when closed. A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum of 1800mm beyond it. A minimum 150mm nib is provided to the hinge side of the door (to allow for the fitting of a cage to the inside face of the letter box). The door has a minimum clear opening width of 850mm, when measured in accordance with Diagram 3.2 of Approved Document M Volume 1. Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width. A minimum 200mm nib is provided to the following edge of the door and the extra width created by the nib is maintained for a minimum of 1500mm beyond it. The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (usually the inside) is a maximum of 200mm. There is an accessible threshold (maximum 15mm). Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings. Door entry controls, where provided, are mounted 900-1000mm above ground level a minimum of 300mm away from any external return corner. A fused spur, suitable for the fitting of a powered door opener, is provided on the hinge side of the door. <p>Note: All other external doors – including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to the dwelling comply with provisions f – k above and should have a minimum 300mm nib to the leading edge of the door with the extra width created by this nib extending for a minimum 1800mm beyond it.</p>	Compliant	<p>All M4(3) units will have entrances adhering to the requirements of Clause 9. The lighting and door controls / fused spur will be developed in subsequent stages of the project.</p> <p>Balcony doors will swing through 180 degrees, allowing full access and clear use of the turning spaces provided.</p>
<p>10. Internal door and corridor widths To facilitate wheelchair movement into and between rooms, internal halls and doors should comply with all of the following (see Diagram 3.4 of Approved Document M Volume 1):</p> <ol style="list-style-type: none"> The minimum clear width of every hallway, approach or landing is 1050mm. Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach is 1200mm. Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length, as shown in Diagram 3.4 of Approved Document M Volume 1. Every door has a minimum clear opening width of 850mm, irrespective of the direction of entry, when measured in accordance with Diagram 3.2 of Approved Document M Volume 1. Where an outward opening door is located close to a corner and another door is located on the return wall within 800mm of that corner, the leading edge of the outward opening door is a minimum of 800mm from the corner is shown in Diagram 3.5 of Approved Document M Volume 1, unless a 1500mm turning circle is provided immediately outside the door. A minimum 300mm nib is provided to the leading edge and a minimum 200mm nib is provided to the following edge of every door. <p>Note 1: The provision of the above do not apply to:</p> <ul style="list-style-type: none"> - Cupboards unless they are large enough to be entered - En-suite bathrooms or showers that are additional to the provisions of requirement 20 – Bathrooms. <p>Note 2: Double doors effectively provide nibs where each leaf is a minimum of 300mm wide.</p>	Compliant	<p>All M4(3) units will have internal door and corridor widths adhering to the requirements of Clause 10.</p>

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes														
<p>11. Wheelchair storage and transfer space To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and an indoor wheelchair, a dwelling should have a storage and transfer space which complies with all of the following:</p> <ul style="list-style-type: none"> a. A minimum 1100mm deep by 1700mm wide space is available on the entrance storey, preferably close to the principal private entrance. b. Is accessible from a space that has a minimum clear width of 1200mm, as shown in Diagram 3.6 of Approved Document M Volume 1. c. A power socket is provided within the space. d. In wheelchair adaptable dwellings the storage and transfer space may be used for another purpose such as general storage (and doors fitted if required) provided that: <ul style="list-style-type: none"> - The provisions above can be met without alteration to structure or services - The space is additional to the minimum requirements for storage, living spaces and bedrooms set out in section 12 – General storage space, 15 – Living areas and 17 - Bedrooms. 	Compliant	All M4(3) units will have wheelchair storage and transfer space adhering to the requirements of Clause 11. The power socket provision will be developed in subsequent stages of the project.														
<p>12. General storage space To make adequate provision for the storage of household items, general built-in storage space should comply with Table 3.1.</p> <p>Table 3.1 Minimum area of general built-in storage</p> <table border="1" data-bbox="115 758 825 884"> <thead> <tr> <th>Number of bedrooms</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> </tr> </thead> <tbody> <tr> <td>Minimum storage area (m²)</td> <td>1.5</td> <td>2.0</td> <td>2.5</td> <td>3.0</td> <td>3.5</td> <td>4.0</td> </tr> </tbody> </table> <p>Note: For the purposes of Table 3.1, include areas with reduced headroom as follows:</p> <ul style="list-style-type: none"> - Headroom between 900mm and 1500mm: at 50% of its area - Lower than 900mm: do not count <p>The full area under a stair that forms part of the storage provision should be counted as 1 m².</p>	Number of bedrooms	1	2	3	4	5	6	Minimum storage area (m ²)	1.5	2.0	2.5	3.0	3.5	4.0	Compliant	Storage according to apartment size provided.
Number of bedrooms	1	2	3	4	5	6										
Minimum storage area (m ²)	1.5	2.0	2.5	3.0	3.5	4.0										

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes
<p>13. Through-floor lifting device provision To ensure that provision can be made for a wheelchair user to access all parts of a dwelling on more than one floor level, the dwelling should comply with either the requirements below for a wheelchair adaptable dwelling or for a wheelchair accessible dwelling. Where the dwelling is defined as wheelchair adaptable, it should be easy to install a lift. The space for the liftway can, however, be used for another purpose (such as storage or part of a habitable room) providing it is demonstrated that the dwelling complies with the following:</p> <ul style="list-style-type: none"> a. Any floors, walls and doors that have been installed to allow the potential liftway to be used as storage or for other purposes could be easily removed without structural alteration. b. Future provision for the liftway is a minimum of 1100mm wide and 1650mm long internally linking circulation areas at every floor level of the dwelling. c. Where walls forming the liftway enclosure are not initially installed, they can be easily reinstated without the need for structural works and would not compromise compliance with this or any other part of the Building Regulations. d. Drawings demonstrate how all the provisions for a wheelchair accessible dwelling can be complied with if a suitable lifting device is fitted in the future. e. The space for the future lift installation is not used to meet other requirements and in particular is not included in the minimum living, kitchen and eating area set out in 15 – Living areas. <p>Where the dwelling is defined as wheelchair accessible, a suitable through-floor lift or lifting platform should be installed and commissioned and the dwelling should comply with all of the following:</p> <ul style="list-style-type: none"> a. There is a continuous liftway a minimum 1100mm wide and 1650mm long internally linking every floor level of the dwelling. b. The liftway can be entered from the same one of its narrower ends at every floor level. c. A minimum 1500mm clear turning circle, clear of the liftway door when open at 90 degrees could be provided in front of the liftway door at every floor level, as shown in Diagram 3.7 of Approved Document M Volume 1. d. A power socket, suitable for powering the lifting device, is provided close to the liftway. e. The shaft is positioned to allow the lift to run between the circulation areas in every storey of the dwelling (irrespective of the number of storeys). f. Lifting devices should be positioned with the end opposite to the entry point located against a wall at every floor level. g. Doors are power operated. <p>Note: In a two storey dwelling the requirement can typically be met by a home lift to BS 5900 or lifting platforms to BS EN 81-41. A lifting platform may require a larger liftway than stated above and may also require a three-phase power supply.</p>	N/A	N/A All M4(3) units are single level dwellings.
<p>14. Private stairs and changes of level within the dwelling An ambulant disabled person should be able to move within, and between storeys. It should also be possible to fit a stair-lift to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of 20 - Bathrooms). The dwelling should comply with all of the following:</p> <ul style="list-style-type: none"> a. Access to all rooms and facilities within the entrance storey is step-free. b. There are no changes of level within any other storey. c. The stair from the entrance storey to the storey above (or below) and any stair within the storey above (or below) has a minimum clear width of 850mm when measured at 450mm above the pitch line of the treads (ignoring any newel post). d. A power socket suitable for powering a stair-lift is provided close to the foot or head of any stair to which a stair lift may be fitted. e. All stairs meet the provisions of Part K for private stairs. 	N/A	N/A All M4(3) units are single level dwellings.

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes																
<p>15. Living areas To provide usable living spaces that have a convenient, step-free relationship between the living space, WC and principal private entrance, living areas should comply with all of the following:</p> <ul style="list-style-type: none"> a. The principal living area is within the entrance storey. b. The minimum combined internal floor area of living, dining and kitchen space meets the provisions of Table 3.2. c. Glazing to the principal window of this living area starts a maximum of 850mm above floor level or at the minimum height reasonable in achieving compliance with the provisions of Part K for guarding to windows. <p><i>Table 3.2 Minimum combined floor area for living, dining, and kitchen space</i></p> <table border="1" data-bbox="115 499 917 596"> <tr> <td>Number of bedspaces</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> </tr> <tr> <td>Minimum floor area m²</td> <td>25</td> <td>27</td> <td>29</td> <td>31</td> <td>33</td> <td>35</td> <td>37</td> </tr> </table>	Number of bedspaces	2	3	4	5	6	7	8	Minimum floor area m ²	25	27	29	31	33	35	37	Compliant	All M4(3) units will have living areas adhering to the requirements of Clause 15.
Number of bedspaces	2	3	4	5	6	7	8											
Minimum floor area m ²	25	27	29	31	33	35	37											

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes																				
<p>16. Kitchen and eating areas</p> <p>The relationship between the kitchen, dining and living areas should be convenient and step-free. Kitchen and eating areas should comply with all of the following:</p> <ul style="list-style-type: none"> a. The kitchen and principal eating area are within the same room, or connected to each other, and located within the entrance storey. b. There is a minimum clear access zone 1500mm wide in front of and between all kitchen units and appliances. <p>Where the dwelling is defined as wheelchair adaptable, in addition to the above, the kitchen should comply with all of the following:</p> <ul style="list-style-type: none"> a. The overall length of kitchen worktop meets at least the provisions of Table 3.3. b. Drawings demonstrate how the kitchen could be easily adapted to meet the provisions for a wheelchair accessible dwelling and Table 3.4 at a future date without compromising the space in any other part of the dwelling and without the need to move structural walls, stacks or concealed drainage. <p><i>Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling</i></p> <table border="1" data-bbox="115 821 949 940"> <tr> <td>Number of bedspaces</td> <td>2</td> <td>3 & 4</td> <td>5</td> <td>6-8</td> </tr> <tr> <td>Minimum worktop length (mm)</td> <td>4330</td> <td>4730</td> <td>5630</td> <td>6730</td> </tr> </table> <p>Where the dwelling is defined as wheelchair accessible, in addition to the above points, the kitchen should comply with all of the following (see Diagram 3.8 of Approved Document M Volume 1):</p> <ul style="list-style-type: none"> a. The overall length of kitchen worktop meets the provisions of Table 3.4. b. The worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following: <ul style="list-style-type: none"> - The section of worktop is a minimum 2200mm long. - The section of worktop is either a height adjustable worktop, or is a fixed section capable of being refixed at alternate heights. - There are no fixed white goods (appliances) placed beneath this section of worktop. - This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level). c. The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs. d. Taps should be lever operated and capable of easy operation. e. A suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed. f. A pull out shelf is provided beneath the oven enclosure. g. There is a minimum of 400mm of worktop to at least one side of the oven and fridge/fridge freezer where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run). h. Water supply to sinks includes isolation valves and flexible tails. i. Drainage is either flexible or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above floor level. <p><i>Table 3.4 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling</i></p> <table border="1" data-bbox="115 1776 949 1896"> <tr> <td>Number of bedspaces</td> <td>2</td> <td>3&4</td> <td>5</td> <td>6-8</td> </tr> <tr> <td>Minimum worktop length (mm)</td> <td>6130</td> <td>6530</td> <td>7430</td> <td>8530</td> </tr> </table>	Number of bedspaces	2	3 & 4	5	6-8	Minimum worktop length (mm)	4330	4730	5630	6730	Number of bedspaces	2	3&4	5	6-8	Minimum worktop length (mm)	6130	6530	7430	8530	<p>Compliant</p>	<p>All M4(3) units will have kitchen and eating areas adhering to the requirements of Clause 16.</p>
Number of bedspaces	2	3 & 4	5	6-8																		
Minimum worktop length (mm)	4330	4730	5630	6730																		
Number of bedspaces	2	3&4	5	6-8																		
Minimum worktop length (mm)	6130	6530	7430	8530																		

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes
<p>17. Bedrooms One bedroom should be close to an accessible bathroom suitable for a wheelchair user. All other bedrooms should be accessible to a wheelchair user. Bedrooms should comply with all of the following:</p> <ul style="list-style-type: none"> a. Every bedroom can provide a minimum clear access route, 750mm wide, from the doorway to the window. b. Every bedroom can provide a minimum 1200mm by 1200mm manoeuvring space inside the doorway, clear of the bed and the door (when the door is in the closed position). c. The ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg. d. A principal double bedroom is located on the entrance storey, or the storey above (or below) the entrance storey, has a minimum floor area of 13.5m² and is a minimum of 3m wide clear of obstructions (e.g. radiators). e. The principal double bedroom can provide a minimum 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture, and a minimum 1200mm by 1200mm manoeuvring space on both sides of the bed (see Diagram 3.9 of Approved Document M Volume 1). f. Every other double (or twin) bedroom has a minimum floor area of 12.5m² and is a minimum of 3m wide. g. Every other double bedroom can provide a 1000mm wide clear access zone to one side and the foot of the bed and in front of all furniture. h. All single and twin bedrooms provide a minimum 1000mm clear access zone to one side of each bed and in front of all furniture. i. Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide. <p>Note 1: When demonstrating compliance with these provisions, bed sizes and furniture should comply with the requirements of the furniture schedule in Appendix D of Approved Document M Volume 1.</p> <p>Note 2: The loading for strengthened ceilings is considered suitable for many types of adaptations but additional localised strengthening may be required to support high point loads at the time that adaptations are fitted.</p>	<p>Compliant</p>	<p>All M4(3) units will have bedrooms adhering to the requirements of Clause 17.</p>

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes																				
<p>18. Sanitary facilities – General provisions</p> <p>Dwellings should provide suitable toilet and washing facilities. Reasonable provision will vary depending on whether dwellings are wheelchair adaptable or wheelchair accessible. To provide suitable and convenient sanitary facilities, a dwelling should comply with all of the following:</p> <ol style="list-style-type: none"> WC facilities are provided which comply with the relevant requirements of 19 – WC facilities on the entrance storey, and bathroom facilities are provided which comply with the relevant requirements of 20 – Bathrooms. Any dwelling with four or more bedspaces provides access to a minimum of two WCs in separate bathrooms or WC/cloakrooms (see table 3.5). Every room that contains an installed level access shower is constructed as a wet room. All walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m². The ceiling structure to bathrooms and WC/cloakrooms required by 18 – Sanitary facilities – General provisions and 19 – WC facilities on the entrance storey, is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg. Where sanitary facilities are wheelchair accessible, WC flush controls are positioned on the front of the cistern of the transfer side and can be easily gripped, e.g. a lever flush handle. Where sanitary facilities are wheelchair accessible, WC pans should be a minimum of 400mm high. Where sanitary facilities are wheelchair accessible, basins and sinks should be wall hung (typically with their rim 779-850mm above floor level) and the clear zone beneath basins, services and pedestals is maximised to enable wheelchair users to approach. Ideally this clear zone should be in the range 400-600mm from floor level. Stacks or soil and vent pipes should only be positioned adjacent to WC where there is no practical alternative and should always be on the wall side of the WC. <p>Note 1: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose high point loads.</p> <p>Note 2: The provisions of the above do not apply to sanitary facilities that are additional to the provisions here and 19 – WC facilities on the entrance storey.</p> <p>Note 3: For the purposes of establishing number of bedspaces relevant to these requirements, a bedroom 8.5-12.5m² in size is counted as one bedspace, and equal to or greater than 12.5m² as two bedspaces.</p> <p><i>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 18 – Sanitary facilities – General provisions, 19 – WC facilities on the entrance storey and 20 – Bathrooms.</i></p> <table border="1" data-bbox="94 1186 1389 1858"> <thead> <tr> <th colspan="2">Single storey dwelling (typically a flat or bungalow)</th> </tr> <tr> <th>Occupancy</th> <th>Typical minimum sanitary provision</th> </tr> </thead> <tbody> <tr> <td>2 or 3 bedspaces</td> <td>Bathroom with level access shower</td> </tr> <tr> <td>4 bedspaces</td> <td>Bathroom with level access shower and separate WC/cloakroom</td> </tr> <tr> <td>5 bedspaces or more</td> <td>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</td> </tr> <tr> <th colspan="2">Two or three storey dwelling (typically a house or maisonette)</th> </tr> <tr> <th>Occupancy</th> <th>Typical minimum sanitary provision</th> </tr> <tr> <td>2 or 3 bedspaces</td> <td>Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom (where bathroom not on entrance storey)</td> </tr> <tr> <td>4 bedspaces</td> <td>Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom or second bathroom</td> </tr> <tr> <td>5 bedspaces or more</td> <td>Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom or second bathroom. Wheelchair accessible dwellings must also provide both a level access shower and a bath</td> </tr> </tbody> </table>	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 entrance storey)	4 bedspaces	Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom or second bathroom	5 bedspaces or more	Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom or second bathroom. Wheelchair accessible dwellings must also provide both a level access shower and a bath	<p>Compliant</p>	<p>All M4(3) units will have sanitary facilities adhering to the requirements of Clause 18.</p> <p>The sanitaryware and layout of the sanitary facilities will be developed in subsequent stages of the project.</p>
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																					
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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 entrance storey)																					
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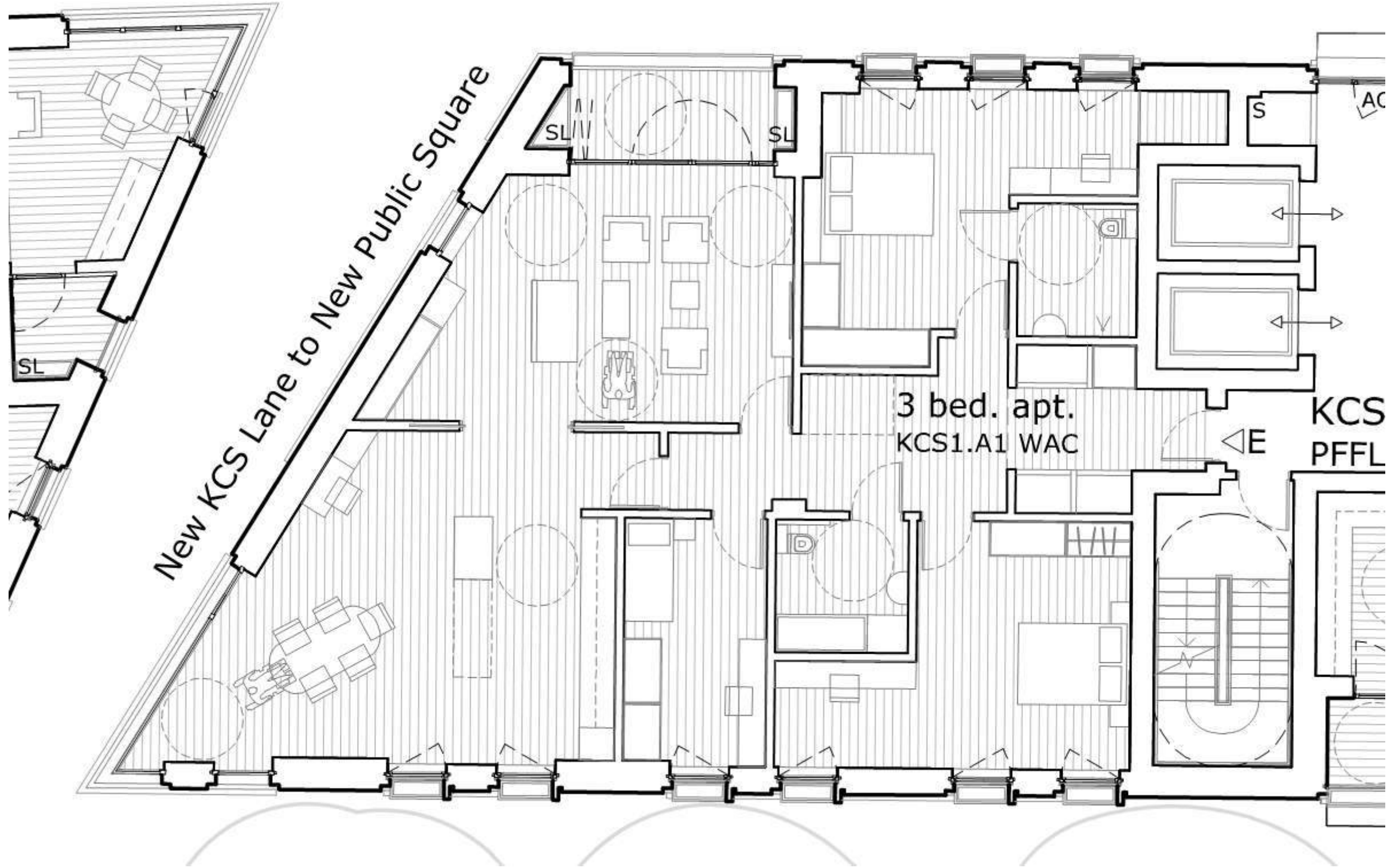
Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes
<p>19. WC facilities on the entrance storey</p> <p>To make suitable and convenient provision for a wheelchair user to use a WC, the dwelling should comply with all of the following:</p> <ul style="list-style-type: none"> a. Every dwelling has, on the entrance storey, a wet room (which may be a WC/cloakroom or a bathroom) that contains a WC, a basin and an installed level access shower and complies with the requirements of either wheelchair adaptable or wheelchair accessible. b. Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC facility need only comply with the requirements of Diagrams 3.13 or 3.14 of Approved Document M Volume 1 and the relevant text. c. The door to the WC facility opens outwards. <p>Where the dwelling is defined as wheelchair adaptable, WC facilities should also comply with all of the following:</p> <ul style="list-style-type: none"> a. The WC, basin and shower (and their associated clear access zones) meet the provisions in Diagram 3.10 of Approved Document M Volume 1. An example of a compliant design is shown in Diagram 3.12 of Approved Document M Volume 1. b. It is demonstrated how the WC/cloakroom could be easily adapted in future to meet the provisions for a wheelchair accessible dwelling. <p>Where the dwelling is defined as wheelchair accessible, WC facilities should also comply with all of the following:</p> <ul style="list-style-type: none"> a. The WC, basin and shower (and their associated clear access zones) meet the provision in Diagram 3.11 of Approved Document M Volume 1. Examples of compliant designs are shown in Diagram 3.12 of Approved Document M Volume 1. <p>Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC and basin in the WC/cloakroom (and their associated clear access zones) should as a minimum comply with the provision shown in Diagram 3.13 of Approved Document M Volume 1. Examples of compliant designs are shown in Diagram 3.14 of Approved Document M Volume 1.</p>	<p>Compliant</p>	<p>All M4(3) units will have WC facilities adhering to the requirements of Clause 19, with sufficient space to allow future alterations to make the units wheelchair accessible.</p> <p>The sanitaryware and layout of the WC facilities will be developed in subsequent stages of the project.</p>

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes
<p>20. Bathrooms To make suitable and convenient provision for a wheelchair user to bathe or use a wheelchair accessible shower, with assistance where necessary, the dwelling should comply with all of the following:</p> <ul style="list-style-type: none"> a. Dwellings with up to four bedspaces should have as a minimum a bathroom that contains a WC, a basin and an installed level access shower with the potential for a bath to be installed above it (unless a bath is provided in addition to the installed level access shower within this bathroom or elsewhere on the same storey). b. The bathroom containing the installed level access shower should be located on the same storey as the principal double bedroom and a shower room, either room (but not both) may be an en-suite bathroom. <p>Note 1: In dwellings with five bedspaces or more, here the provisions for wheelchair adaptable or wheelchair accessible are satisfied by providing both a bathroom and a shower room, either room (but not both) may be an en-suite bathroom.</p> <p>Note 2: Where there is a fully accessible shower room on the same storey as the principal bedroom, a separate room providing the bath need only comply with the requirements set out for a Category 2 bathroom.</p> <p>Note 3: In dwellings with up to four bedspaces it would be reasonable for a bath to be fitted above the installed level access shower at the point that the works are completed.</p> <p>Where the dwelling is defined as wheelchair adaptable, it is assumed that most commonly a bath will be installed over a useable level access shower, though this is not a requirement. Wheelchair adaptable bathrooms should also comply with all of the following:</p> <ul style="list-style-type: none"> a. The WC, basin, bath and shower (and their associated clear access zones) meet at least the provisions shown in Diagram 3.10. Examples of compliant designs are shown in Diagram 3.15 of Approved Document M Volume 1. b. Drawings illustrate how the bathroom could be easily adapted in future to meet the provisions for a wheelchair accessible bathroom set out as a wheelchair accessible bathroom (but need only show either a bath or level access shower, not both). <p>Where the dwelling is defined as wheelchair accessible, the bathroom should also comply with all of the following:</p> <ul style="list-style-type: none"> a. The WC, basin, bath (where provided) and shower (and their associated clear access zones), meet the provisions in Diagram 3.11. Examples of compliant designs are shown in Diagram 3.16 of Approved Document M Volume 1. b. In dwellings with up to four bedspaces, an installed level access shower is provided as the default but a bath can be accommodated as an alternative if required. c. In dwellings with five bedspaces or more, both a useable bath and an installed level access shower are provided (either in one bathroom or in more than one bathroom on the same storey as the principal bedroom). Examples of bathrooms with shower and bath are provided in Diagram 3.17 of Approved Document M Volume 1. d. The level access shower is positioned in a corner to enable a shower seat to be fitted on one wall, with shower controls fitted on the adjacent wall. e. The bathroom/s provides a minimum 1500mm clear turning circle. 	<p>Compliant</p>	<p>All M4(3) units will have bathrooms adhering to the requirements of Clause 20, with sufficient space allocated to allow future conversion of the adapted units to be wheelchair accessible.</p> <p>The sanitaryware and layout of the bathrooms will be developed in subsequent stages of the project.</p>

Category 3 – Wheelchair user dwellings criteria Section 3B: Private entrances and spaces within, and connected to, the dwelling	Compliance	Notes
<p>21. Services and controls</p> <p>To assist wheelchair users who have reduced reach, services and controls should comply with all of the following:</p> <ul style="list-style-type: none"> a. Consumer units should be mounted so that the switches are between 1350mm and 1450mm above floor level. b. Switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line 70-1000mm above floor level and a minimum of 700mm (measured horizontally) from an inside corner, and are not positioned behind appliances. c. Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range. d. The handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range. e. Handles to all other windows are 450mm-1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range. f. Door handles, locks, latches and catches are both: <ul style="list-style-type: none"> - Easy to grip and use - Fitted 850-1000mm above floor level g. Light switches are on individual places unless wide rocker or full plate fittings are provided. h. Switches to double socket outlets are located at the outer ends of the plate (rather than in the centre). i. A door entry phone with remote door release facility is provided in the main living space and the principal bedroom. j. Suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, grouped adjacent to the head of the bed), for example, by providing blank sockets, conduit and draw wires. k. A main electrical power socket and telephone point are provided together in the main living space. l. Taps and bathroom controls are suitable for a person with limited grip to operate and for single handed operation. m. Boiler timer controls and thermostats are either mounted 900-1200mm above floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range. n. In wheelchair accessible dwellings, radiator controls are mounted 450-1000mm above floor level. 	Compliant	All M4(3) units will have services and controls adhering to the requirements of Clause 21, which will be developed in subsequent stages of the project.
<p>22. Private outdoor space</p> <p>To enable a wheelchair user to use every private outdoor space that is provided, whether a private garden, balcony or roof terrace, outdoor space should comply with all of the following:</p> <ul style="list-style-type: none"> a. Every outdoor space both: <ul style="list-style-type: none"> - Has a minimum clear width of 1500mm - Provides a minimum 1500mm level clear turning circle, free of any door swing b. There is a level or gently sloping path with a minimum clear width of 1050mm to every private refuse, recycling, cycle or other external store. c. Every path terminates in a clear turning circle a minimum of 1500mm in diameter. d. Every gate/gateway has a minimum clear opening width of 850mm, a minimum 300mm nib to the leading edge and a minimum 200mm nib to the following edge. e. The door to every private external store that is integral with, or connected to, the dwelling has a minimum clear opening width of 850mm. f. All paved areas have a suitable ground surface. 	Compliant	<p>All M4(3) units will have balconies adhering to the requirements of Clause 22.</p> <p>The materials will be developed in subsequent stages of the project.</p> <p>Balcony doors will swing through 180 degrees, allowing full access and clear use of the turning spaces provided.</p>

Space	Furniture to be shown	Furniture Size	Number bedspaces / number furniture items required							
			2	3	4	5	6	7	8	
Living space	Arm chair (or number sofa seats in addition to minimum sofa provision)	850x850	2	3	1	2	3	4	1	
	2 seat settee (optional)	850x1300								
	3 seat settee	850x1850			1	1	1	1		
	TV	220x650	1	1	1	1	1	1	1	
	coffee table	500x1050 or 750 diameter								
	occasional table	450x450								
	storage units	500 x length shown (1 only required)	1000	1000	1500	2000	2000	2000		
	space for visitors chair	450x450	2	2	2	2	2	2	2	
Dining space	dining chair		2	3	4	5	6	7	+	
	dining table	800 x length shown (1 only required)	800	1000	1200	1350	1500	1650		
Bedrooms										
Double Bedroom	Principal bedroom double bed; or	2000x1500	1	1	1	1	1	1	1	
	Other double bedroom double bed; or	1900x1350	1	1	1	1	1	1	1	
	single bed (2 number in twin)	1900x900	2	2	2	2	2	2	2	
	bedside table	400x400	2	2	2	2	2	2	2	
	desk and chair	500x1050	1	1	1	1	1	1	1	
	chest of drawers	600x1200	1	1	1	1	1	1	1	
	double Wardrobe	600x1200	1	1	1	1	1	1	1	
Twin bedroom	single bed (2 number in twin)	1900x900			2	2	2	2	2	
	bedside table	400x400			2	2	2	2	2	
	chest of drawers	450x750			1	1	1	1	1	
	table and chair	500x1050			1	1	1	1	1	
	double wardrobe	600x1200			1	1	1	1	1	
Single Bedroom	single bed	1900x900		1	1	1	1	1	1	
	bedside table	400x400		1	1	1	1	1	1	
	chest of drawers	450x750		1	1	1	1	1	1	
	table and chair	500x1050		1	1	1	1	1	1	
	double wardrobe	600x1200		1	1	1	1	1	1	
Bathrooms	WC + cistern	500x700								
	Bath	700x1700								
	Wash hand basin	600x400								
Activity zone										
Bedrooms	Turning square as per requirements	1200x1200								
Living rooms	Turning circle; or	1500x1500								
	Turning ellipse	1400x1700								

Example layout 1:



Example layout 2:

