



Fig 20 Block A Third Floor - Residential



Fig 21 Block B SThird Floor - Residential

6.5.2 Dwelling Layouts

Accessible housing

Residential accommodation is divided between blocks A and B, providing a mix of 1-bed, 2-bed and 3-bed apartments. A total of 70 units will be provided across both blocks, with 32 apartments in Block A and 38 in Block B.

The routes from the dwellings to the refuse store will be step-free and will be accessible to all residents including wheelchair users.

In line with the London Plan 2016, ninety per cent of the dwellings (63 out of 70) will be designed to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'; and ten per cent of the dwellings (Seven out of 70) will be designed to meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.

Wheelchair user dwellings will be distributed between Blocks A and B and allow for choice of type. However in DBAs opinion that the need for a second lift has been negated by the height of the proposed blocks - both are only four storeys high - and by locating all category M4(3) wheelchair accessible/adaptable units at ground floor level.

- All Cat 3 dwellings are situated on the ground floor in accordance with the London Plan as each residential core is four storeys only, single lift provision is acceptable as This proposal is subject to Building Control approval.

- They have the additional advantage of larger private external amenity in the forms of gardens.
- The provision of Building Regulation M4(3) units can be of two types:
- (2)(a): To allow a simple adaptation of the dwelling to meet the requirements of occupants who use wheelchairs. Dwellings will be defined as Wheelchair adaptable.
- (2)(b): To meet the requirements of occupants who use wheelchairs. Dwellings will be defined as Wheelchair accessible.

Wheelchair adaptable dwellings are intended to be capable of becoming wheelchair accessible through easy adaptations that do not require structural or service modifications, or moving walls. They have greater flexibility in their internal layout, such as bathroom or kitchen layouts.

Wheelchair accessible dwellings are intended to be readily usable by wheelchair users at the point of completion.

Wheelchair user dwellings will normally be designed as wheelchair accessible only where the local authority is responsible for allocating or nominating a person to live in that dwelling.

The wheelchair user dwellings in both Block A and Block B have been distributed as follows:

BEDS	CAT 2	CAT 3	TOTALS
1B	28	3	31
2B	30	4	34
3B	5	0	5
Totals	63	7	70

Cat 2 = Category 2 unit according to Building Regulations M4(2);

Cat 3 = Category 3 unit according to Building Regulations M4(3).

A selection of units have been reviewed. These are taken to be representative of all units in the scheme, samples of which are included in this Access Statement.

Internal provisions - Category M4(2)

The following features are the minimum access provisions required by AD-M Vol.1, category 2 units, which have been reviewed against the proposed design. Further details will be detailed at the appropriate stage of design development.

1. Entrance doors have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1200 mm beyond the door.

2. Doors to balconies have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1200 mm beyond the door.
3. Corridors are minimum 900mm wide.
4. Internal doors have a clear opening width of 750/775/800mm depending on their approach, with a 300mm nib on the leading edge.
5. Kitchens have a 1200mm clear space in front of all kitchen units.
6. Main double bedroom have a clear access zone of 750mm on both sides and the foot of the bed. Other double bedrooms have a clear access zone of 750mm on one side and the foot of the bed. Single bedrooms have a clear access zone of 750mm on one side of the bed. All bedrooms have a clear access route of 750mm from the doorway to the window.
7. Accessible and adaptable bathroom with an opening outward door.

Internal provisions - Category M4(3)

The following features are the minimum access provisions required by AD-M Vol.1, category 3 units, which have been reviewed against the proposed design. Further details will be detailed at the appropriate stage of design development.

8. Entrance doors have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1800 mm beyond the door.

9. Entrance area has a 1500mm turning circle.
10. Doors to balconies have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1800 mm beyond the door.
11. Corridors are minimum 1050mm wide, and 1200mm where the approach to a doorway is not head-on.
12. Internal doors have a clear opening width of 850mm, with a 300mm nib on the leading edge and a 200mm nib on the following edge.
13. Wheelchair storage and transfer space of 1100mm deep by 1700mm wide, accessed from a space 1200mm wide.
14. General storage built-in is in accordance to Table 3.1 of AD-M, Vol.1.
15. Minimum combined floor area for living, dining and kitchen space is in accordance to Table 3.2 of AD-M, Vol.1.
16. Kitchens have a 1500mm clear space in front of all kitchen units. The kitchen worktop length, including fittings and appliances, is in accordance to Table 3.3 of AD-M, Vol.1. The layout demonstrates how the kitchen worktop can be enlarged by 1800mm to meet Table 3.4 of AD-M, Vol.1 without moving structural walls, stacks or drainage, and without compromising the space in any other part of the dwelling.
17. Main double bedroom have a clear access zone of 1000mm on both sides and the foot of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200x1200mm manoeuvring space inside the doorway and on both sides of the bed. Minimum floor area is 13.5m² and have a width of at least 3m.
18. Other double bedroom have a clear access zone of 1000mm on one side and the foot of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200x1200mm manoeuvring space inside the doorway. Minimum floor area is 12.5m² and have a width of at least 3m.
19. Single bedrooms have a clear access zone of 1000mm on one side of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200x1200mm manoeuvring space inside the doorway. Minimum floor area is 8.5m² and have a width of at least 2.4m.
20. Wheelchair adaptable bathroom with an opening outward door. The layout demonstrates how the bathroom can be easily adapted in future to become wheelchair accessible.
21. Second WC with an opening outward door.
22. Second bathroom including a bath.
23. Private outdoor spaces have a minimum width of 1500mm.

