

Condition 10 (Accessible & wheelchair housing)

CONDITION

No development above ground level (excluding works of demolition) shall take place until a scheme setting out the arrangements for the delivery of accessible housing will be supplied to the council in accordance with the following requirements:

- a) A schedule of units, together with appropriate plans and drawings, must be submitted to and be approved by the local planning authority setting out details of the number, layout and location of all units that will comply with Part M4(2) of the Building Regulations 2010. At least 20% of all new dwellings must meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings.
- b) All units specified as M4(2) in the agreed schedule and plans must be implemented in accordance with that approval and in compliance with the corresponding part of the Building Regulations in that regard.
- c) The person carrying out the building work must inform the Building Control body which requirements apply; and
- d) Written verification of the completion of all dwellings in accordance with part (a) above will be supplied to the local planning authority within 30 days of the practical completion [of the block it forms part of].

REASON

To ensure that suitable housing is provided for households in need of accessible and wheelchair housing in accordance with Policies D1, and H10 of the Welwyn Hatfield District Plan 2005; Policy SP 7 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

RESPONSE

To ensure that suitable housing is provided for households in need of accessible and wheelchair housing we have provided at least 20% of new dwelling units highlighted in blue, which meets Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings located on the first floor.

Dwelling unit mix schedule, together with the first-floor plan highlights that the dwellings are in accordance with the M4(2) compliance.

Attached drawing under appendices demonstrate that condition has been complied with.

Dwelling Units (DU's)	No. of bedroom/s No. of persons	Floor Level							Total DU's Count
		Ground	First	Second	Third	Fourth	Fifth	Sixth	
O1	2b4p	0	2	2	2	2	2	0	10
O1a	2b4p	0	1	1	1	1	1	0	5
O2	1b2p	0	7	7	7	7	7	0	35
O3	1b2p	0	1	1	1	1	1	0	5
O4	2b4p	0	1	1	1	1	1	0	5
O5	2b4p	0	1	1	1	1	0	0	4
O6	2b4p	0	1	1	1	1	1	0	5
O7	2b4p	0	1	1	1	1	1	0	5
O8	1b2p	0	1	1	1	1	1	0	5
O9	2b4p	0	5	7	7	3	1	0	23
O9a	2b4p	0	1	1	1	0	0	0	3
O9b	2b4p	0	1	1	1	0	0	0	3
10	2b4p	0	0	0	0	0	0	1	1
11	1b2p	0	0	0	0	0	0	1	1
12	2b4p	0	0	0	0	0	0	1	1
13	2b4p	0	0	0	0	0	0	4	4
14	1b2p	0	0	0	0	0	0	1	1
15	2b4p	0	0	0	0	0	0	1	1
15a	2b4p	0	0	0	0	0	0	1	1
Total DU's per floor		0	23	25	25	19	16	10	118
Unit Mix			20%	80%					100.0%

Drawing	Title	Rev	Date
HAT-RDB-XX-01-DR-A-2011	Part M4(2) First Floor plan	R01	15 July 2022

Notes

Legend:

Principal entrance and Communal doors
The principal entrance and communal doors have a minimum clear opening width of 850mm with an accessible threshold. Where there are double doors, the main or leading leaf provides the required minimum clear opening width stated above.

Communal lifts
Communal lifts, there is a clear landing minimum 1500mm long and 1500mm wide, directly in front of the lift door at every floor level.

Communal lifts, the car
Communal lifts, the car is a minimum 1100mm wide and 1400mm deep inside. Doors have a minimum clear opening width of 800mm.

Communal stairs
The principal communal stairs comply with requirements of Part B for a firefighting stair for a minimum clear stair width of 1100mm with handrail on both sides having key dimension of 300mm minimum from the first or last tread. Not ambulant disabled, nor refugees but comply towards fire regulations. Handrails situated by a maximum of 100mm each side is ignored.

The principal communal stairs comply with requirements of Part K for a general access stair for a minimum clear stair width of 1000mm with handrail on both sides having key dimension of 300mm minimum from the first or last tread.

The communal stairs comply with requirements of Part K for a utility stair for a minimum clear stair width of 1100mm with handrail on both sides having key dimension of 300mm minimum from the first or last tread.

Private entrances
The private entrance doors have a minimum clear opening width of 850mm with an accessible threshold.

External doors
All external factory doors have a minimum clear opening width of 850mm with an accessible threshold.

Internal doors
To facilitate access into habitable rooms and to a WC, door widths have a minimum clear opening of 800mm.

Hall widths
To facilitate access into private dwellings the hall width complies with the minimum clear passageway width of 900mm with locked doors not permitted within 1500mm.

Kitchen areas
A minimum 1200mm clear space provided in front of and between all kitchen units and appliances.

Bedrooms
The principal bedroom has a clear access zone, a minimum 750mm wide to both sides and the foot of the bed. Every other double bedroom can provide a clear access zone, a minimum 750mm wide to both sides and the foot of the bed. 600mm bedside furniture permitted in zone. Can demonstrate that the provisions above can achieve in our flat layout plans.

WC access zone
Clear space to access the WC, minimum 900mm wide and 1100mm deep.

Wash hand basin access zone
Clear space to access wash hand basin, minimum 700mm wide and 1100mm deep with maximum encroachment 900mm. Basins do not project into access zones in such a way as to impede access.

Shower space access zone
Clear space to access the shower space, minimum 1100mm wide and 700mm deep.

Services and controls
To assist people who have reduced reach, services and controls serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level, as depicted. Door viewers supplied only as required at 1200mm.

Shower installation
Clear ability to install showers at level for the First Floor only.
Note: All first floor flats have the ability to incorporate a shower to be compliant towards future proofing by strategic location of structural walls, however these are not constructed in the first instance leaf.

Roof terrace
To enable use to roof terrace, access provided by a door that has a minimum clear opening width of 850mm, a minimum 300mm rib to the leading edge and a minimum 200mm rib to the following edge.

Parking space
Communal parking space provided, at least one standard parking bay provided close to the communal entrance of each core having a minimum clear access zone of 900mm to one side, it is step free, level or where unavoidable, gently sloping.



FOR APPROVAL

Rev	15.07.22	ISSUED FOR INFORMATION
Rev	Date	Description
Key Plan		
Project Status RIBA 4		
Client New Ways Modern, sustainable building Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN		
Project Name & Address VOLKSWAGEN HATFIELD COMET WAY, HATFIELD, AL10 9TF		
Building Type RESIDENTIAL DEVELOPMENT		
Drawing Title PART M- ACCESS STRATEGY- LEVEL 01 PLAN		
Drawn By	N.B	Date 06.07.2022
Checked By	F.P	Date 07.07.2022
Approved By	R.V	Date 07.07.2022
Drawing Number HAT-RDB-XX-01-DR-A-2011		
Sheet No.	Scale	Orig. Sheet Size
01 of 01	1:100	@A0
Rev.		
		R01