## 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	No. of bedroom/s	Floor Level					Total		
Units (DU's)	No. of persons	Ground	First	Second	Third	Fourth	Fifth	Sixth	DU's Count
01	2b4p	0	2	2	2	2	2	0	10
Ola	2b4p	0	1	1	1	1	1	0	5
02	1b2p	0	7	7	7	7	7	0	35
03	1b2p	0	1	1	1	1	1	0	5
04	2b4p	0	1	1	1	1	1	0	5
05	2b4p	0	1	1	1	1	0	0	4
06	2b4p	0	1	1	1	1	1	0	5
07	2b4p	0	1	1	1	1	1	0	5
08	1b2p	0	1	1	1	1	1	0	5
09	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
U	Jnit Mix		20% 80%			100.0%			

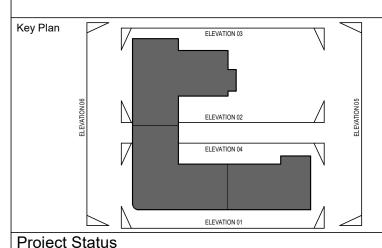
Drawing	Title	Rev	Date
HAT-RDB-XX-01-DR-A-2011	Part M4(2) First Floor plan	R01	15 July 2022

30 September 2022





R01 15.07.22 ISSUED FOR INFORMATION







Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN

Project Name & Address

**VOLKSWAGEN HATFIELD** COMET WAY, HATFIELD, AL10 9TF

RESIDENTIAL DEVELOPMENT Drawing Title

01 of 01 1:100

PART M- ACCESS STRATEGY- LEVEL 01 PLAN

Date 07.07.2022 Checked By F.P Approved By R.V Drawing Number HAT-RDB-XX-01-DR-A-2011 Sheet No. Scale Orig. Sheet Size Rev.