

M4 - Section 2: Category 2 – Accessible and adaptable dwellings

Section 2A: Approach to the dwelling Application

- 2.1 The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).
- 2.2 The provisions of Section 2A apply to external and internal areas and elements that form part of the approach route to the individual dwelling and fall within the plot (or curtilage) of the dwelling or the building containing the dwelling.
- 2.3 The provisions also apply to the approach route between the dwelling and the point, or points, at which an occupant or visitor, including a disabled person, would expect to get in and out of a car. This point, or points, of access may be within or outside the plot of the dwelling or the building containing the dwelling (typically a block of flats). These provisions do not apply beyond the curtilage of the development.
- 2.4 Reasonable provision should be made to ensure that the approach route to any communal facilities that serve the dwelling meets these provisions. Communal facilities include storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access, for example for meter reading.
- 2.5 For a house (or other dwelling that sits within its own plot) the approach route will often only involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) the approach route will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks, as well as communal lifts and stairs.

Part M(2) - Access to and use of Buildings

The proposed scheme aims to achieve the compliance with Category 2 - Building Regulations Part M for Accessible and Adaptable Dwellings, subject to successful completion of structural, mechanical and detail design.

Current proposals have allowed for creation of fully permeable "step free accessible" principal floor at ground floor level with sufficient amount "built-in" provisions on upper floors to be able to accommodate the partial conversion of dwelling(s) for future needs of occupants, visitors, including a disabled person.

Particular attention has been given to ensure that surrounding areas of the site are also fully accessible via step free zone in order to provide uninterrupted approach routes within the entire site plot demise.

Please see relevant extracts from the Building Regulations Part M Category 2 used to try to achieve inclusive design principle on submitted proposals.

Services and controls

- 2.30 To assist people who have reduced reach, services and controls should comply with all of the following:
 - a. Consumer units are mounted so that switches are between 1350mm and 1450mm above floor level.
 - b. Switches, sockets, stop cocks and controls have their centre line between 450mm and 1200mm above the floor level and a minimum of 300mm (measured horizontally) from an inside corner.
 - c. The handle to at least one window in 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.
 - d. 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.
 - e. Either:
 - *Boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or
 - *Separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height

NOTE: The loading for strengthened walls is considered suitable for many types of adaptations but additional localized strengthening may be required if adaptations are fitted that impose high point loads.

Habitable Rooms - Living, kitchen and eating areas

- 2.24 To provide usable living spaces and easy, step free access between living area, a WC and the principal private entrance, key accommodation should comply with all of the following:
 - 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.

Bedrooms

- 2.25 To enable a wide range of people to access and use them, bedrooms should comply with all of the following:
 - a. Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.
 - b. At least one bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.
 - c. Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed, above the pitch line of the treads (ignoring any newel post)
 - d. All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.
 - e. It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

Sanitary Facilities

general provisions

- 2.26 All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m2. Additional sanitary facilities beyond required to comply with this guidance need not have strengthened walls.

NOTE: The loading for strengthened walls is considered suitable for many types of adaptations but additional localized strengthening may be required if adaptations are fitted that impose high point loads.

Circulation Areas and internal Doorways

Door and Hall Widths

- 2.22 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 localized 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; and the corridor is not reduced below minimum 750mm width at any point
 - c. Every door has a minimum clear opening with as set out in Table 2.1
 - d. A minimum 300mm nib is provided to the leading edge of every door within the entrance storey

Private Stairs and Changes of Level within the dwelling

- 2.23 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 paragraph 2.29), 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 entrance storey to the storey above (and 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.

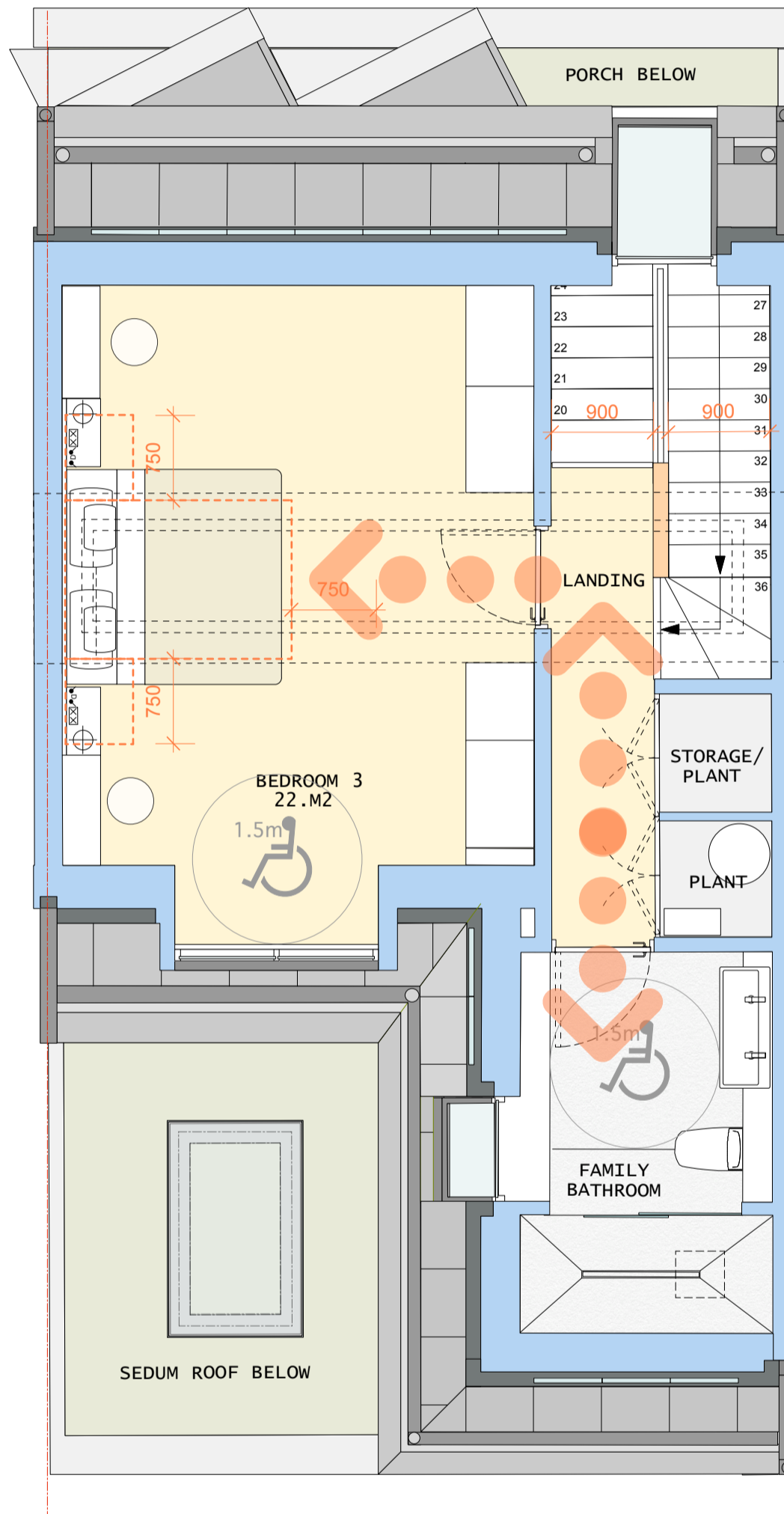
WC Facilities on the Entrance Storey

- 2.27 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:
 - a. Every dwelling has a room within the entrance storey that provides a WC and basic (which may be within a WC/cloakroom or a bathroom).
 - b. In two or three storey dwelling with one or more bedrooms the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 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. Examples of compliant WC layouts are shown in diagram 2.6.
 - d. The door opens outwards.

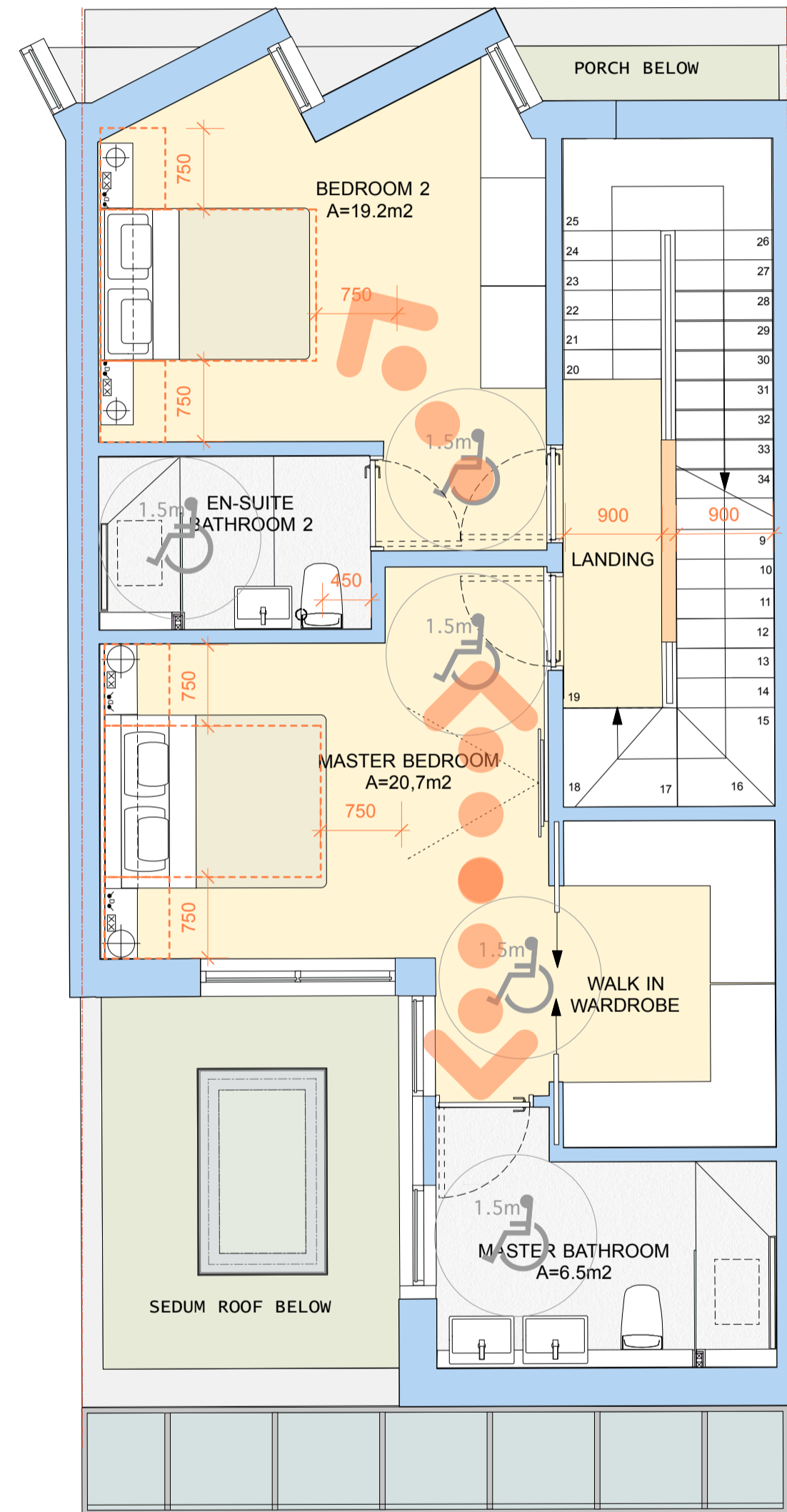
- 2.28 Where the dwelling provides both an accessible bathroom with a WC and WC/cloakroom within the same storey, the WC may comply with provisions of Diagram 1.3.

Bathrooms

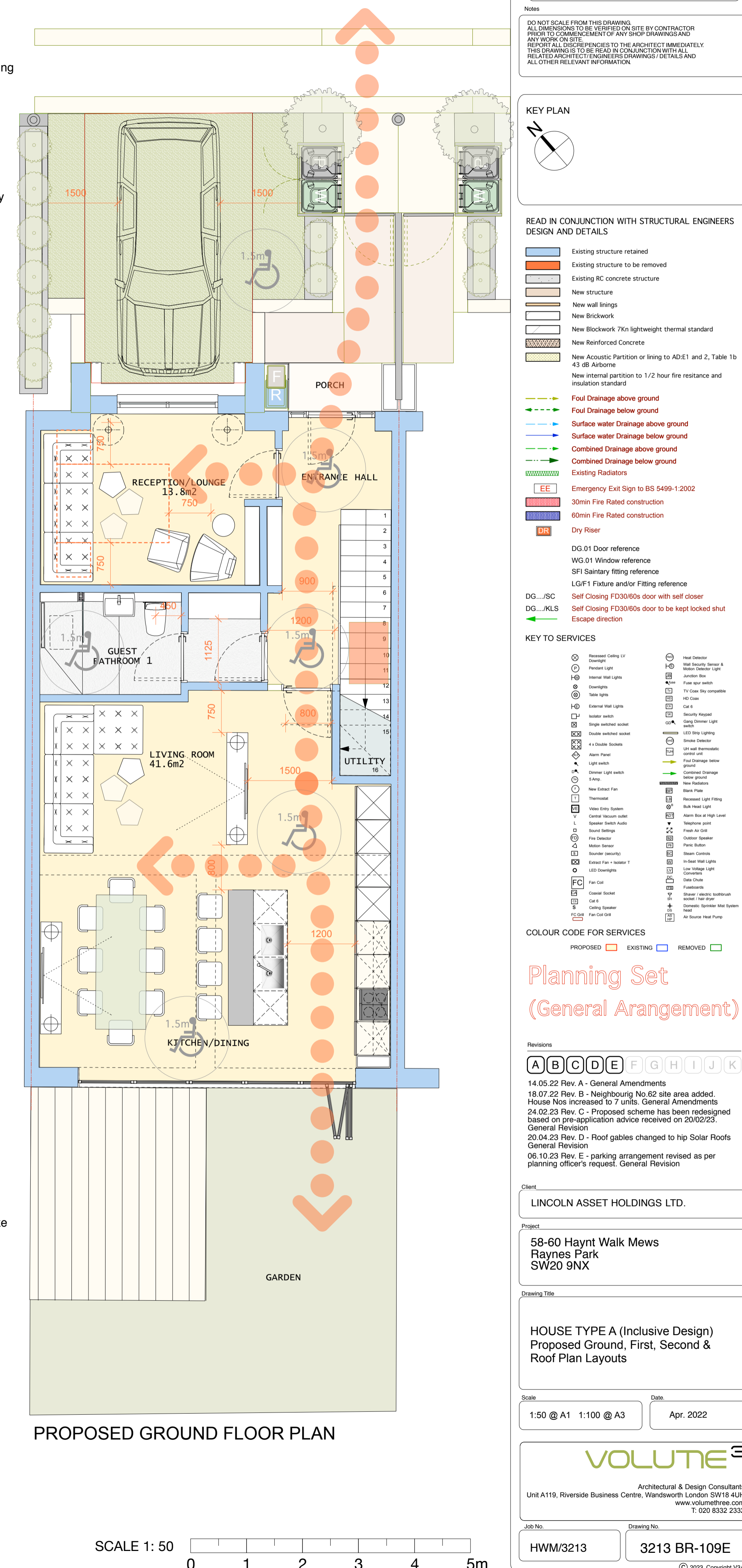
- 2.29 To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:
 - a. Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.
 - b. The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.
 - c. Provisions for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

SCALE 1: 50

Notes: DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SHOP DRAWINGS AND ANY WORK ON SITE. REVISIONS TO THIS ARCHITECT INFORMATION DRAWING ARE TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECT/ENGINEER DRAWINGS/DETAILS AND ALL OTHER RELEVANT INFORMATION.

KEY PLAN

READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS

- Existing structure retained
- Existing structure to be removed
- Existing RC concrete structure
- New structure
- New wall linings
- New Brickwork
- New Blockwork 7kn lightweight thermal standard
- New Reinforced Concrete
- New Acoustic Partition or lining to AD-E1 and 2, Table 1b 43 dB Airborne
- New internal partition to 1/2 hour fire resistance and insulation standard
- Foul Drainage above ground
- Foul Drainage below ground
- Surface water Drainage above ground
- Surface water Drainage below ground
- Combined Drainage above ground
- Combined Drainage below ground
- Existing Radiators
- Emergency Exit Sign to BS 5499-1:2002
- 30min Fire Rated construction
- 60min Fire Rated construction
- Dry Riser
- DG 01 Door reference
- WG 01 Window reference
- SFI Sainitary fitting reference
- LCF1 Fixture and/or Fitting reference
- DG.../SC Self Closing FD30/60s door with self closer
- DG.../XLS Self Closing FD30/60s door to be kept locked shut
- Escape direction

KEY TO SERVICES

COLOUR CODE FOR SERVICES

PROPOSED EXISTING REMOVED

Revisions: A B C D E F G H I J K

14.05.22 Rev. A - General Amendments
18.07.22 Rev. B - Neighbouring No.62 site area added, House Nos increased to 7 units. General Amendments
24.02.23 Rev. C - Proposed scheme has been redesigned based on pre-application advice received on 20/02/23. General Revision
20.04.23 Rev. D - Roof gables changed to hip Solar Roofs General Revision
06.10.23 Rev. E - parking arrangement revised as per planning officer's request. General Revision

Client: LINCOLN ASSET HOLDINGS LTD.

Project: 58-60 Haynt Walk Mews, Raynes Park, SW20 9NX

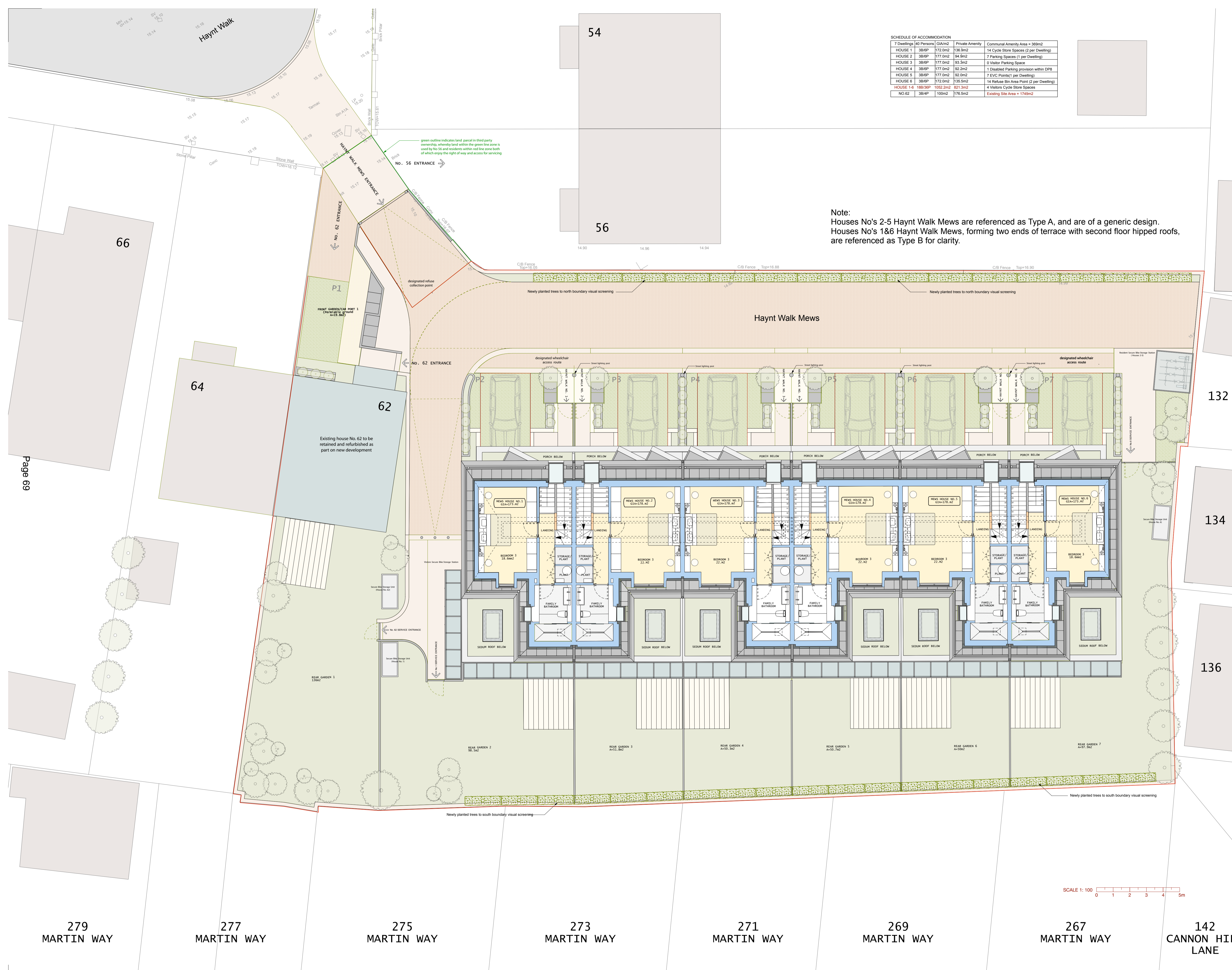
Drawing Title: HOUSE TYPE A (Inclusive Design) Proposed Ground, First, Second & Roof Plan Layouts

Scale: 1:50 @ A1, 1:100 @ A3, Date: Apr. 2022

VOLUTE³ Architectural & Design Consultants
Unit A119, Riverside Business Centre, Wandsworth London SW18 4UH
www.volute3.com T. 020 8332 2332

Job No. HWM/3213 Drawing No. 3213 BR-109E

© 2023 Copyright VSA



SCHEDULE OF ACCOMMODATION

Dwellings	40 Persons	GIA/m ²	Private Amenity	Communal Amenity Area = 369m ²
HOUSE 1	3B/6P	172.0m ²	136.9m ²	14 Cycle Store Spaces (2 per Dwelling)
HOUSE 2	3B/6P	177.0m ²	94.9m ²	7 Parking Spaces (1 per Dwelling)
HOUSE 3	3B/6P	177.0m ²	93.3m ²	0 Visitor Parking Space
HOUSE 4	3B/6P	177.0m ²	92.2m ²	1 Disabled Parking provision within DP8
HOUSE 5	3B/6P	177.0m ²	92.0m ²	7 EVIC Postbox (per Dwelling)
HOUSE 6	3B/6P	172.0m ²	135.5m ²	14 Refuse Bin Area Point (2 per Dwelling)
HOUSE 1-6	18B/36P	1052.2m ²	821.3m ²	4 Visitors Cycle Store Spaces
NO.62	3B/4P	100m ²	176.5m ²	Existing Site Area = 1746m ²

Note:
Houses No's 2-5 Haynt Walk Mews are referenced as Type A, and are of a generic design.
Houses No's 1&6 Haynt Walk Mews, forming two ends of terrace with second floor hipped roofs, are referenced as Type B for clarity.

Notes
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SHOP DRAWINGS AND ANY WORK ON SITE. THE ARCHITECT ACCEPTS NO LIABILITY FOR THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL DRAWINGS, DETAILS AND ALL OTHER RELEVANT INFORMATION.

KEY PLAN
[North Arrow]

DESIGN IN CONJUNCTION WITH STRUCTURAL ENGINEERS READ AND DETAILS

- Existing structure retained
- Existing structure to be removed
- Existing RC concrete structure
- New structure
- New wall linings
- New Brickwork
- New Blockwork 7kn lightweight thermal standard
- New Reinforced Concrete
- New Acoustic Partition or lining to AD-E1 and 2, Table 1b 43 dB Airborne
- New internal partition to 1/2 hour fire resistance and insulation standard
- Foul Drainage above ground
- Foul Drainage below ground
- Surface water Drainage above ground
- Surface water Drainage below ground
- Combined Drainage above ground
- Combined Drainage below ground
- Existing Radiators
- Emergency Exit Sign to BS 5499-1:2002
- 30min Fire Rated construction
- 60min Fire Rated construction
- Dry Riser

Legend:
DG 01 Door reference
WG 01 Window reference
SF1 Sainitary fitting reference
LQF1 Fixture and/or Fitting reference
DG.../SC Self Closing FD30/60s door with self closer
DG.../KLS Self Closing FD30/60s door to be kept locked shut
Escape direction

KEY TO SERVICES
[Icons for various services: Electrical, Plumbing, Heating, etc.]

COLOUR CODE FOR SERVICES
PROPOSED [Red] EXISTING [Blue] REMOVED [Green]

Revisions
A B C D E F G H I J K
14.05.22 Rev. A - General Amendments
18.07.22 Rev. B - Neighbouring No.62 site area added. House Nos increased to 7 units. General Amendments
24.02.23 Rev. C - Proposed scheme has been redesigned based on pre-application advice received on 20/02/23. General Revision
20.04.23 Rev. D - Roof gables changed to hip Solar Roofs General Revision
06.10.23 Rev. E - parking arrangement revised as per planning officer's request. General Revision

EXISTING SITE AREA = 1786m²

Client
LINCOLN ASSET HOLDINGS LTD.

Project
58-62 Haynt Walk Mews
Raynes Park
SW20 9NX

Drawing Title
Proposed Second Floor Plan Layout

Scale
1:100 @ A1 1:200 @ A3

Date
Apr. 2022

VOLUTE
Architectural & Design Consultants
Studio A, 32 Murray Road, Richmond, Surrey TW10 7GG
admin@volute.co.uk
T: 020 8 332 2332

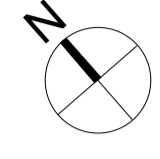
Job No.
HWM/3213

Drawing No.
3213 BR-105E

© 2023 Copyright VSA

Notes
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR
PRIOR TO COMMENCEMENT OF ANY SHOP DRAWINGS AND
ANY WORK ON SITE.
REFER TO ALL DIMENSIONS TO THE ARCHITECT IMMEDIATELY.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
RELATED ARCHITECT/ENGINEERS DRAWINGS/DETAILS AND
ALL OTHER RELEVANT INFORMATION.

KEY PLAN



READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS

- Existing structure retained
- Existing structure to be removed
- Existing RC concrete structure
- New structure
- New wall linings
- New Brickwork
- New Blockwork 7kn lightweight thermal standard
- New Reinforced Concrete
- New Acoustic Partition or lining to AD-E1 and 2, Table 1b 43 dB Airborne
- New internal partition to 1/2 hour fire resistance and insulation standard
- Foul Drainage above ground
- Foul Drainage below ground
- Surface water Drainage above ground
- Surface water Drainage below ground
- Combined Drainage above ground
- Combined Drainage below ground
- Existing Radiators
- Emergency Exit Sign to BS 5499-1:2002
- 30min Fire Rated construction
- 60min Fire Rated construction
- Dry Riser
- DG 01 Door reference
- WG 01 Window reference
- SF1 Sainitary fitting reference
- LC/F1 Fixture and/or Fitting reference
- DG.../SC Self Closing FD30R60s door with self closer
- DG.../XLS Self Closing FD30R60s door to be kept locked shut
- Escape direction

- KEY TO SERVICES
- | | |
|------------------------|---------------------------------------|
| Recessed Ceiling LV | Heat Detector |
| Recessed Light | Water Security Sensor & Alarm |
| Internal Wall Light | Just-in-Time Light |
| Downlight | Face Air Switch |
| Wall Light | TV Case Sky remote |
| External Wall Light | RF Gate |
| Switch | Car 4 |
| Single switched socket | Security Alarm |
| 4 Double Sockets | Single Alarm Light |
| Alarm Panel | LED Strip Lighting |
| Light switch | Smoke Detector |
| Control Light switch | Light Alarm/Smoke Alarm Unit |
| New Ceiling Fan | Fuel Change Station |
| Recessed | Combined Drainage below ground |
| Video Entry System | New Radiator |
| Central Vacuum Audio | Blank Pipe |
| Sound Bellows | Recessed Light Fitting |
| Fire Detector | Alarm Box at High Level |
| Water Sensor | Recessed panel |
| Shower (sanitary) | Push Air Coil |
| Control Fan - remote T | Control Switch |
| LED Downlight | Shower Controls |
| Fan Coil | In-Room Wall Light |
| Control Socket | Low Voltage Light Control |
| Call Bell | Fire Alarm |
| Call Bell | Shower controls switch/switch control |
| Call Bell | Domestic Sprinkler M&S System |
| Call Bell | Fan Coil Unit |
| Call Bell | Air Source Heat Pump |

COLOUR CODE FOR SERVICES

PROPOSED [red box] EXISTING [blue box] REMOVED [green box]

Planning Set (General Arrangement)

Revisions

A	B	C	D	E	F	G	H	I	J	K
---	---	---	---	---	---	---	---	---	---	---

14.05.22 Rev. A - General Amendments
18.07.22 Rev. B - Neighbouring No.62 site area added. House Nos increased to 7 units. General Amendments
24.02.23 Rev. C - Proposed scheme has been redesigned based on pre-application advice received on 20/02/23. General Revision
20.04.23 Rev. D - Roof gables changed to hip Solar Roots General Revision

EXISTING SITE AREA = 1786m²

Client
LINCOLN ASSET HOLDINGS LTD.

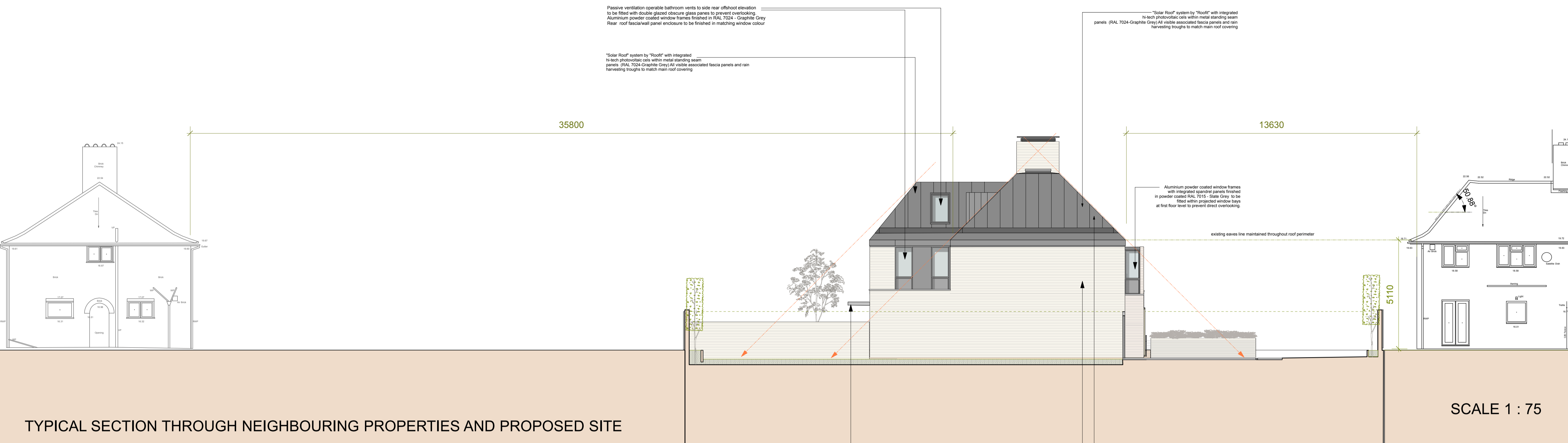
Project
58-62 Haynt Walk Mews
Raynes Park
SW20 9NX

Drawing Title
Proposed Sectional Side Elevations and Typical House Cross Section Detail

Scale
1:75 @ A1 1:150 @ A3
Date
Apr. 2022

VOLUTE³
Architectural & Design Consultants
Studio A, 32 Murray Road, Richmond, Surrey TW10 7GG
admin@volute3.com
T: 020 8 332 2332

Job No.
HWM/3213
Drawing No.
3213 BR-107D
© 2023 Copyright VSA



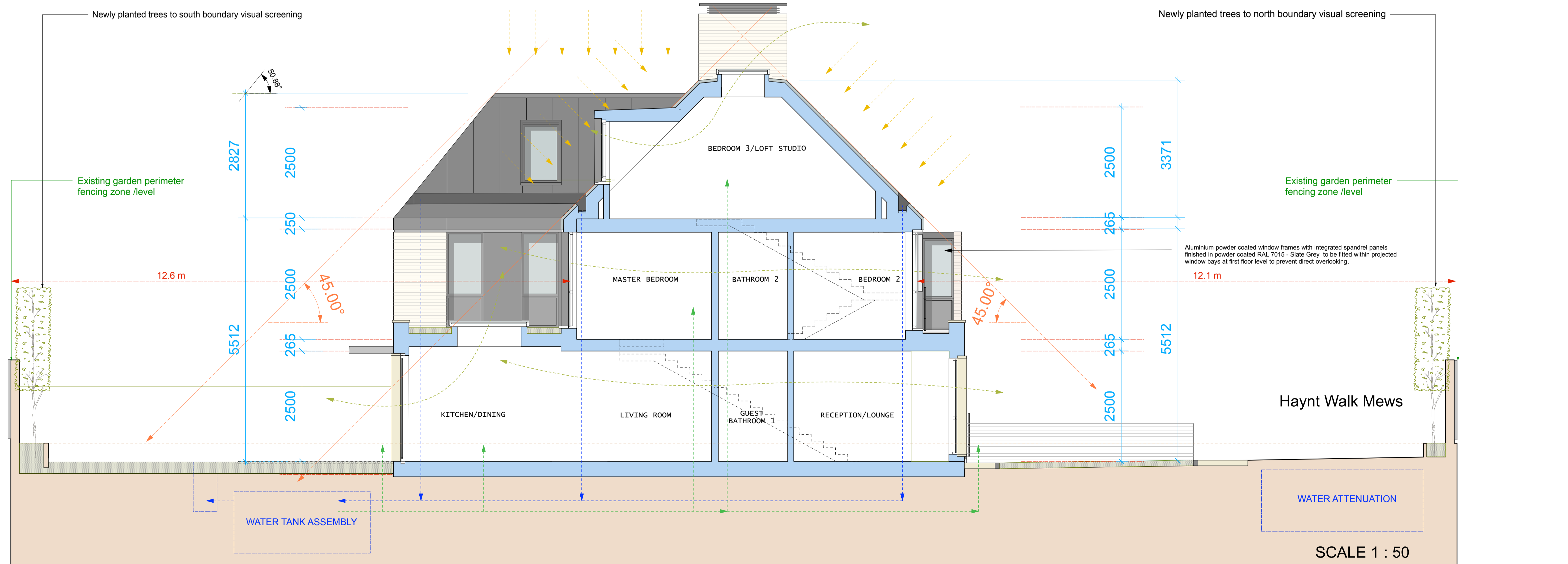
MARTIN WAY NO.273

HAYNT WALK MEWS NO.58-62

HAYNT WALK NO.56

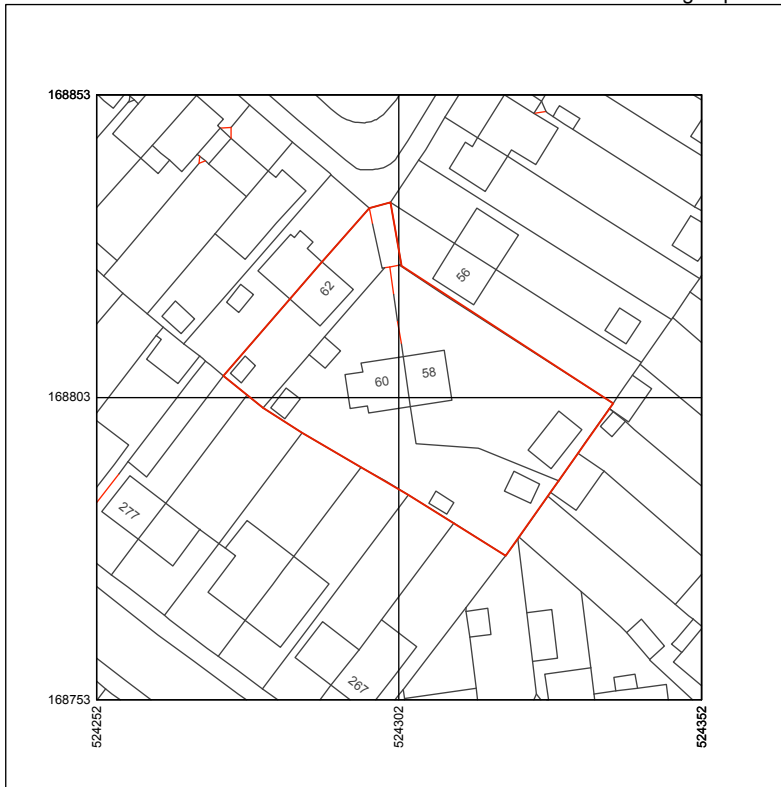
SCALE 1 : 75
0 1 2 3 4 5m

Page 70



TYPICAL CROSS SECTION (HOUSE NOS.1-6) - PROPOSED SUSTAINABILTY CONCEPT DIAGRAM

SCALE 1 : 50
0 1 2 3 4 5m



Produced on 08 April 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 524252 168753, 524352 168753, 524352 168853, 524252 168853, 524252 168753
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
Crown copyright 2022. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
Data licence expires 08 April 2023. Unique plan reference: v1c/780744/1056012



SITE LOCATION PLAN

58-62 HAYNT WALK - RAYNES PARK SW20 9NX

DWG NO. 3213-100 SCALE 1:1250

© Crown Copyright and database rights 2022 OS 100019980

This page is intentionally left blank