



BUILDING REGULATIONS Part M4(2) COMPLIANCE STATEMENT

**Land at the rear of St. Ann's Mosque, 277 St Ann's Road, N15 5RG, London
November, 2021**

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1. INTRODUCTION

This document has been prepared in support of the application to demonstrate that the new proposal will meet the London Plan (2021) and Housing SPG (2016), which requires that 90% of all new homes meet Building Regulation M4 (2) - 'accessible and adaptable dwellings'.

M4(2): Category 2 – Accessible and adaptable dwellings. This requirement is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.

2. COMPLIANCE STATEMENT

External Compliance

- External doors will have a level threshold.
- Approach routes will have a minimum clear width of 1000mm or 850mm where there are obstructions, the gradient will be predominately level around the house entrance with the driveway access to be between 1:20 and 1:12.
- Every gateway will have an 850mm clear opening, with a 300mm nib on the leading edge to allow users to reach the handle.
- Parking spaces will include a standard parking bay with a width at a later date to 3.3m
- Every principal entrance must have a canopy covering a minimum width of 1200mm and depth of 900mm.
- External doors must have an openable width of 850mm and have a 300mm nib on the leading edge (Reference to Diagram 2.2 within M4 (2)).

Internal Compliance

- Internal stair has a width above the minimum 900mm to allow the future installation of a stair lift.
- All double bedrooms have at least 750mm clear access zone from the foot of the bed and on both sides. (Reference to Diagram 2.4 2 within M4 (2))
- Walls, ducts and boxings on all WC, bathroom and wet rooms will be strong enough to support grab rails, shower seats and other adaptations, which can take a load of 1.5kn/m3.
- A bathroom will be located on the first floor.
- Ground floor WC will have a hidden drainage connection and be large enough to accommodate a shower (Reference to Diagram 2.6 2 within M4 (2)).

- Consumer units will be mounted at a height between 1350mm and 1450mm above floor level.
- Handles for windows, unless on a remote opening system, will be located between 450mm and 1400mm above floor level.
- All sockets and switches are accessible.

3. CONCLUSION

As detailed above and with reference to the submitted drawings with the application, we conclude that the proposal demonstrate compliance with the Building Regulation M4 (2) - 'accessible and adaptable dwellings'.