



DESIGN STATEMENT

4 Nutbeem Road, Eastleigh, SO50 5JQ

Prepared by Kiyani Architecture and Developments Ltd
For the Proposed conversion of dwellinghouse to 2.no 1-bedroom flats



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1.0 Introduction

Upon request by Eastleigh Borough Council, in order to validate the proposed application a statement illustrating how the design will meet access requirements set out in DM29 must be submitted. Therefore this design statement has been produced in response.

Policy DM29 refers to building regulations part M4(1) & M4(2). Therefore the proposed development has been assessed based on these parameters and extracts from the building regulations have been used within this design statement.

2.0 Existing Site

The application site is located on 4 Nutbeem Road, SO50 5JQ. The site currently consists of 1 dwelling house.

Site Area: 169 sq.m approx.



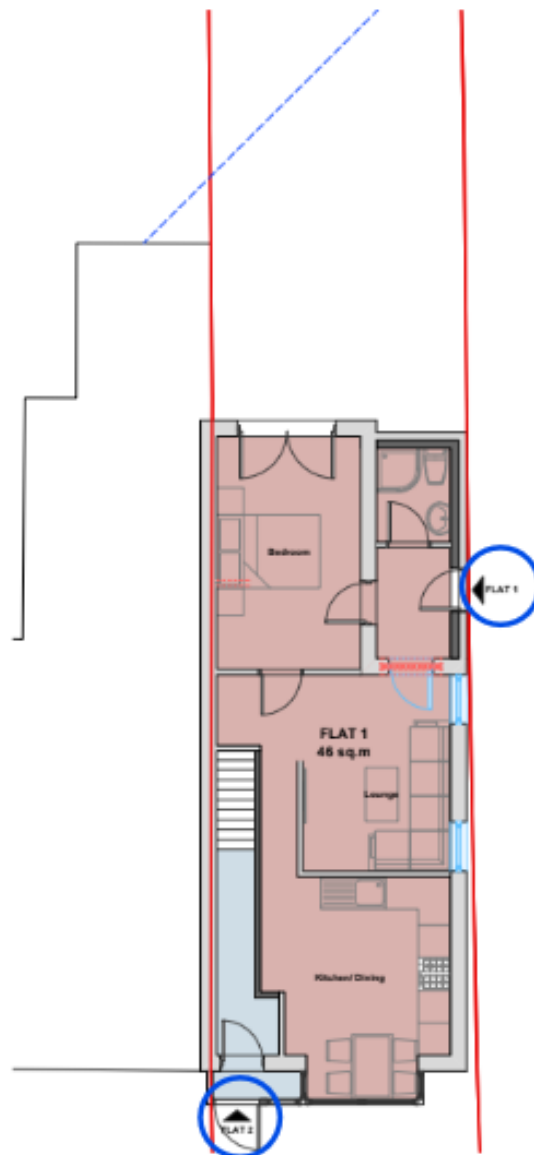
3.0 Proposed Development

The proposed development consists of converting a single dwellinghouse into 2no. flats.

Flat 1 will be situated on the ground floor with level access.

Flat 2 will be situated on the first floor with access from the ground floor and then stairs leading up to the flat.

The flat entrances are highlighted in blue below.



Proposed Ground Floor Plan

4.0 Building Regulations Part M4(1)

Performance

In the Secretary of State's view, requirement M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. Reasonable provision is made if the dwelling complies with all of the following.

- a. Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling.
- b. It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car.
- c. A disabled person who is able to walk is able to visit any dwelling in a building containing one or more dwellings.
- d. Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).
- e. Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.
- f. Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

This is an extract from Building Regulations Part M4(1). All of these points are addressed in detail below:

A – Access to both flats is unrestricted and therefore it is possible to approach and gain access to the flats.

B – Car parking is situated on both sides of entrance for Flat 1 which is at the side of the property and for Flat 2 which is at the front of the property.

C – Level access is provided for both flats, therefore a disabled person who is able to walk can visit any of the dwellings in the building.

D – The habitable rooms and WC can be accessed by visitors, the width of the corridors and halls are designed based on the technical housing standards.

E – Access to the habitable rooms and WC are step free in both flats.

F – All wall-mounted switches and socket outlets in habitable rooms are reasonably accessible in both flats.

Table 1.1 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head on)

NOTE: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

All of these minimum dimensions have been adhered to within the property.

5.0 Building Regulations Part M4(2)

Performance

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

This is an extract from Building Regulations Part M4(1). All of these points are addressed in detail below:

A – Step free access to the dwelling has been provided and also to the communal facilities. There is no designated associated parking for the property, however there on road can be easily accessed to and from the property.

B – Step free access to the WC and other rooms has been provided for both flats.

C – A wide range of people, including older and disabled people and some wheelchair users are able to use the accommodation and its sanitary facilities in both flats.

D – One feature used is the open plan dining and kitchen areas. This enables there to be a spacious and usable space around all the worktops.

E - All wall-mounted switches and socket outlets in habitable rooms are reasonably accessible in both flats.

6.0 Conclusion

All of the relevant requirements have been met by the proposed development. The scaled drawings which have been submitted in support of this application clearly illustrate the functionality and ease of access the property provides.