



6.2 Mayor of London Standards Appendix

The scheme has been designed to meet Mayor of London Housing SPG dwelling space standards as outlined below.

Internal floor area

All units meet the essential GIA standards with the relevant areas as follows:

1b2p	50sqm
2b4p	70sqm
2b4p (two storey)	83sqm
3b5p	86sqm
3b6p	95sqm

The plans identify locations of furniture, access and activity space requirements to ensure the space can be used adequately.

Flexibility and adaptability

All the units have at least one bedroom capable of being furnished with a double bed or two single beds.

Living/Dining/Kitchen

All units achieve a combined floor area for living/kitchen/dining space as follows:

2 person	23sqm
4 person	25sqm
5 person	29sqm
6 person	31sqm

The minimum width of the main sitting area in a 2-3 person dwelling is 2.8m and 3.2m within a dwelling for 4 or more people.

The three dwellings designed for 5 or more people have large living spaces which can either be separated into a separate living space and kitchen space or provided as a large open plan space.

Bedrooms

All single bedrooms are at least 8sqm and all double bedrooms at least 12sqm.

The minimum width of all the bedrooms are 2.75sqm in most of the length of the room.

Bathrooms and WCs

Dwellings designed for a potential occupancy of five or more people provide a bathroom and at least one other WC within an ensuite.

Storage and utility

All dwellings have a storage space of at least 1.5sqm for 1 and 2 bedroom units and an additional 0.5sqm of storage for every additional occupant.

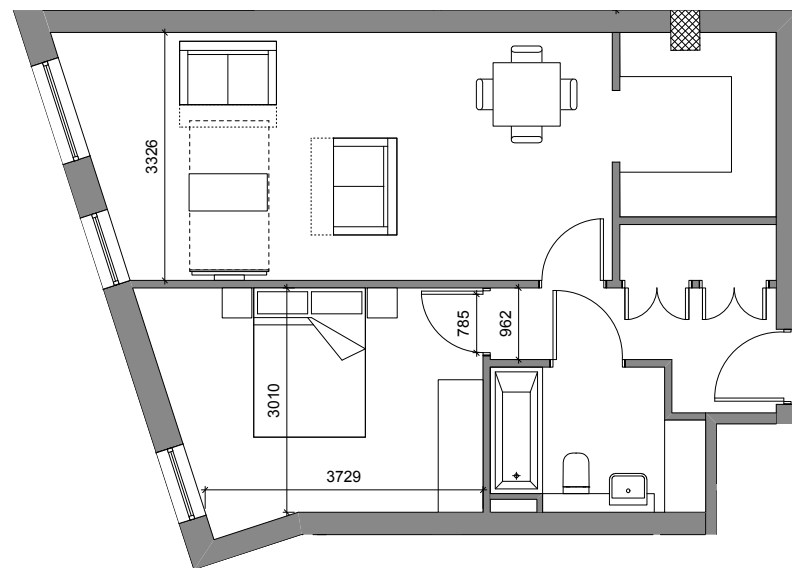
Wheelchair accessible dwellings

4 of the units have been designed as wheelchair adaptable in accordance with London Plan policy. Please refer to the Wheelchair Housing Appendix for further information regarding the layout of these units.

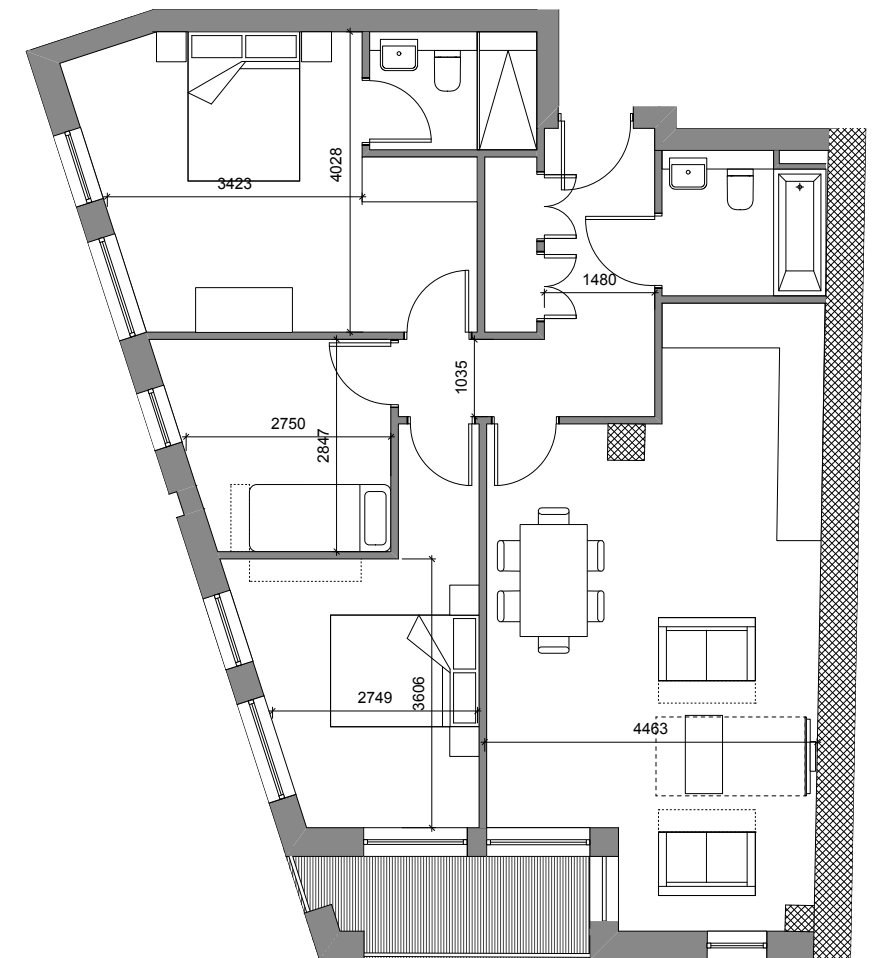
Private open space

Due to the restrictions of the existing building it has not been possible to provide all the units with private amenity spaces however the site is 200m from Regents Park which provides 395 acres of shared amenity space. We have provided 12 of the 16 units with private amenity space. 11 of these units amenity provided through either a balcony or a winter garden, all achieve London Plan standards of 5sqm per 2 person unit with an additional 1sqm per additional person except for two units which each provide 5sqm only due to restrictions within the existing building. The remaining unit has a 10sqm roof terrace.

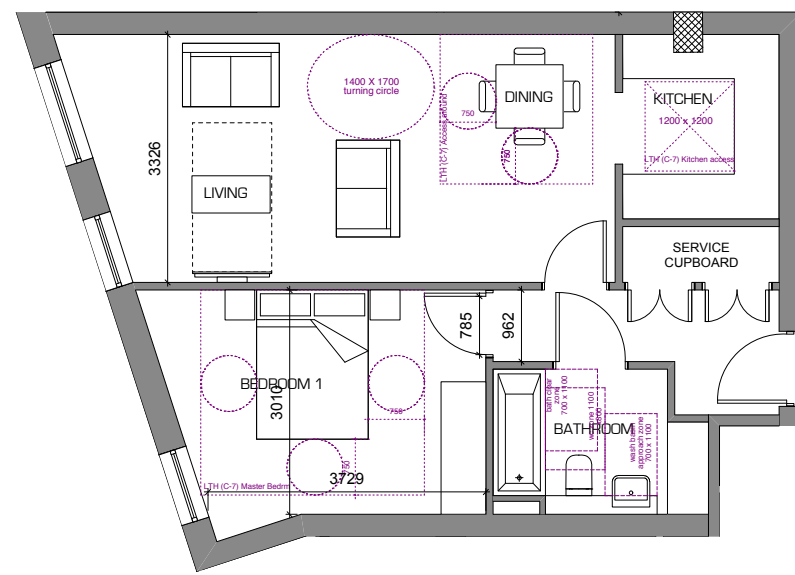
All the balconies and winter gardens have a minimum depth and width of 1500mm in accordance with HCA Housing Quality Indicator standards.



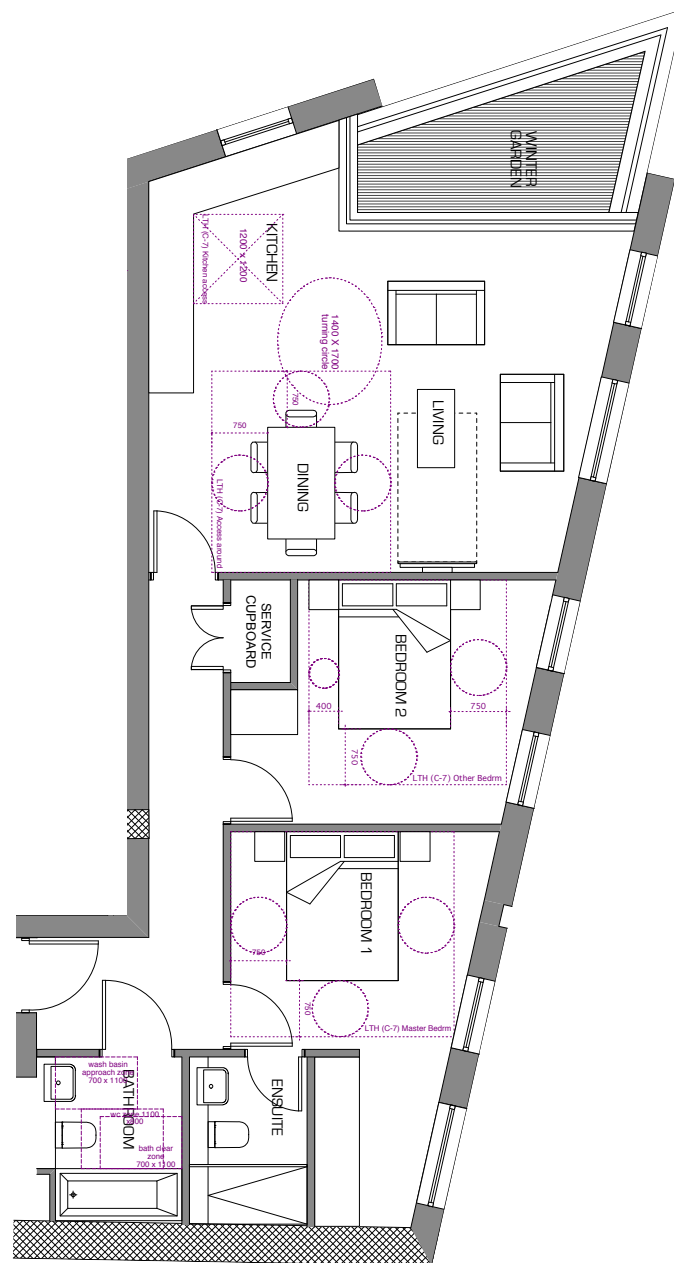
One bedroom unit



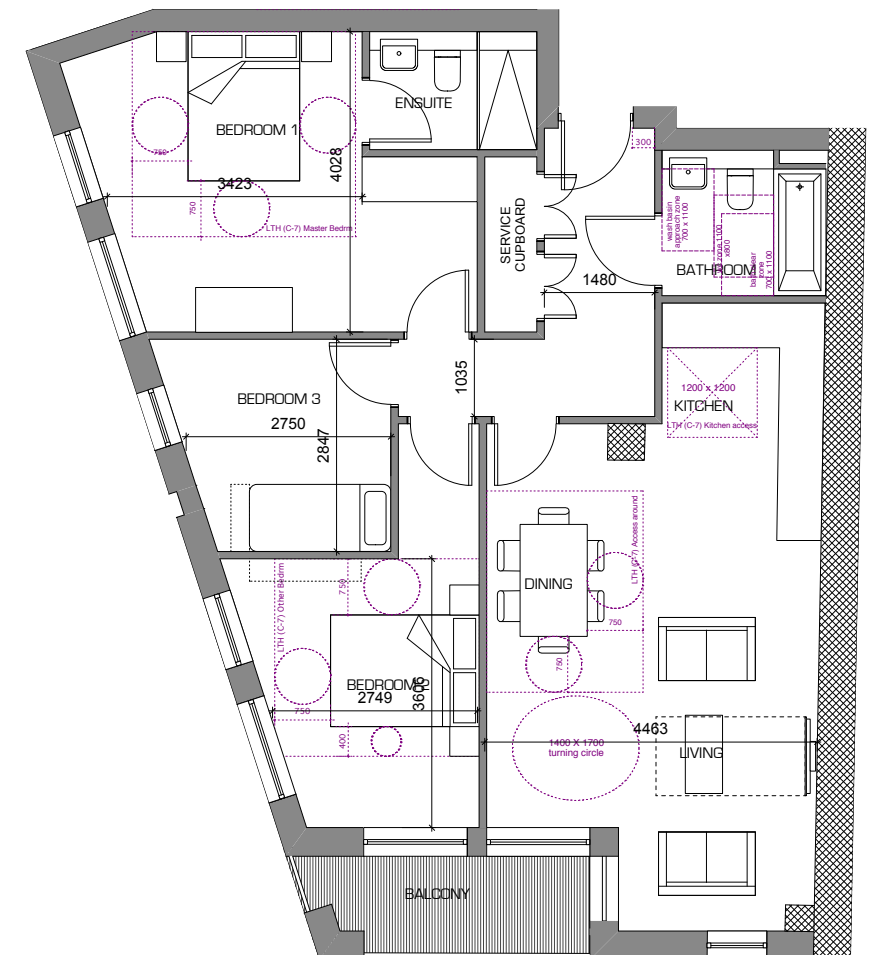
Three bedroom unit



One bedroom unit



Two bedroom unit



Three bedroom unit

6.3 Lifetime Homes Appendix

The plans below detail the Lifetime Homes criteria being achieved across typical units for the scheme as per the following criteria:

Lifetime Homes 1: Car Parking

Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block's entrance or lift core.

The development is car free in accordance with local planning policy.

Lifetime Homes 2: Access from the Car Parking

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

The development is car free in accordance with local planning policy.

Lifetime Homes 3: Approach

The approach to all entrances should be level or gently sloping.

All approaches to the building are level.

Lifetime Homes 4: External Entrances

All entrances should: a) be illuminated; b) have level access; c) have effective clear opening widths and nibs; d) have adequate weather protection; e) have a level external landing.

All entrances are illuminated to conform with British Standards. Entrances are detailed to have a threshold no greater than 15mm. Entrances at podium level are covered with a canopy to provide protection from the weather.

Lifetime Homes 5: Communal Stairs

- a) Communal stairs should provide easy access*
- b) where homes are reached by a lift, it should be fully accessible.*

All stairs within the development are designed to be ambulant disabled stairs and all lifts, are as a minimum, 8 person lift cars with internal dimensions no less than 1100X1400.

Lifetime Homes 6: Doorways & Hallways

The width of the doorways and hallways should conform to the specified measurements to enable wheelchair user access.

All corridors within the apartments are at least 900mm wide minimum (although reduced minimally at radiators) and doorways within apartments provide a clear opening in excess of 775mm. Entrance doors to all the apartments and apartment blocks provide a clear opening of at least 800mm, with a 300mm to the side of the leading edge of the doors on the entrance level.

Lifetime Homes 7: Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Turning circles in the kitchens and dining areas of 1500mm diameter is provided. A 1700x1400mm ellipse is provided within the reception rooms.

Lifetime Homes 8: Living Room

The Living Room should be at entrance level

The walls within the bathrooms will be provided with plywood reinforcement on noggins at a suitable spacing to allow for support

Lifetime Homes 9: Entrance Level Bedspace

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

The majority of the units are across a single floor and therefore have an entrance level bedspace. Duplex apartment 5.1 has a bedroom at entrance level while the remaining duplex apartment 5.2, has a large living space in which it would be possible to redesign to provide an entrance level bedspace if required in the future.

Lifetime Homes 10: Entrance Level WC and Shower Drainage

There should be:

- a) A wheelchair accessible entrance level WC, with*
- b) Drainage provision enabling a shower to be fitted to be fitted in the future.*

The drainage provision for a future shower should be provided in all dwellings.

Dwellings of three or more bedrooms:

For dwellings with three or more bedrooms, or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet.

All units have a wheelchair accessible bathroom at entrance level.

Lifetime Homes 11: Bathroom & WC Walls

Walls in bathrooms and WC's should be capable of taking adaptations such as handrails.

The walls within the bathrooms will be provided with plywood reinforcement on noggins at a suitable spacing to allow for support rails to be installed in the future. The additional plywood reinforcement will be placed between 300mm and 1500mm from the floor.

Lifetime Homes 12: Stair Lift/Through-Floor Lift

The design should incorporate:

12a) provision of a stair lift

12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. Stated specifications and dimensions required to meet criterion.

There must be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be located) and the edge of the opposite handrail/ balustrade. Unobstructed 'landings' are needed at top and bottom of the stairs

This is not required for the single level units. For the duplex units it would be achievable within the large living spaces.

Lifetime Homes 13: Bedroom to Bathroom Hoist

The design should provide for a reasonable route for a potential hoist from the main bedroom to the bathroom.

Construction would allow for easy fixing and flexibility of the hoist route within all apartments. As the walls are constructed of metal stud partitions the panel between the main bathroom and the bedroom are designed to be removed easily to provide for the hoist route to the bathroom.

Lifetime Homes 14: Access to Sanitary Fittings

The bathroom should be designed for ease of access to the bath, WC and wash basin.

There is no requirement for a turning circle in the bathroom, but the sanitary ware is laid out so as to provide easy access and side oblique to the bath and WC. The wash hand basin is semi-recessed into a boxing out, concealing the cistern and providing more space for access onto the WC pan and to the bath.

Lifetime Homes 15: Window Height to Living Room

Living Room window glazing should begin at 800mm or lower and windows should be easy to open/operate.

All units have glazing which starts at 800mm or lower. All units have windows which should be easy to operate for all users.

Lifetime Homes 16: Window Height to Living Room

Switches, sockets ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

All sockets ventilation and service controls are located between 450 and 1200mm from the floor.

6.4 Wheelchair Housing Appendix

10% of the units will be allocated as wheelchair adaptable units in accordance with the London Borough of Camden policy and the London Plan. A mix of units and unit sizes could be adaptable depending on demand.

The apartments have been designed to allow for ease of adaptability and could meet the criteria of the Wheelchair Housing Design Guide published by Habinteg.

One apartment type (equating to four apartments, numbers 1-1, 2-1, 3-1 and 4-1) are adaptable and are shown on the adjacent diagram.

Key issues in planning sites and layouts for wheelchair user homes are identified below.

1. Moving around outside

The site is restricted primarily to the extent of the building and therefore this is not relevant.

2. Using outdoor spaces

All units have level access to balconies and usable space clear of any door swings. All balcony doors are sliding doors.

Refuse and recycling storage is provided in the bin store at ground floor accessed directly from the entrance lobby.

3 Approaching the home

A smooth, slip resistant route is provided from the ground floor communal entrance to the individual dwelling entrance. A level threshold will be provided throughout from street level to individual dwellings and onto balconies.

The entrance landing, is a level landing of 1500mm x 1500mm, with 1200mm depth clear of any door swing.

As the wheelchair dwellings are above the ground floor, a lift is provided in accordance with BS8300:2010

4 Negotiating the entrance door

Easy to use doors are provided with, effective clear opening width of at least 800mm. A minimum 200mm space is provided beside the leading edge of the entrance door for a door opening away from the wheelchair user and 300mm for a door opening towards a wheelchair user, extending 1800mm from face of door.

5 Entering and leaving; dealing with callers

There is adequate space to manoeuvre between doors in the entrance lobby. A turning space of 1800mm deep x 1500mm wide is provided behind the closed door, clear of fittings and obstructions, and a 300mm clear space to the side of the leading edge of the door 1100mm deep x 1700mm wide space to transfer to a second wheelchair is provided, to store the first clear of circulation routes and to approach furniture and doors. The space will include an electrical socket to allow batteries to be recharged.

6 Negotiating the secondary door

The balconies are provided with sliding doors and a turning circle in front to allow easy access. The sliding door allows for an effective clear width of 800mm to single or main leaf. There is adequate space to approach, manoeuvre and pass through the door on line and a weather-tight, accessible detail is provided to the threshold.

7 Moving around inside; storing things

Passage widths or approaches, where no turning or door approach is required, are no less than 900mm wide clear of all obstructions except skirtings. Head-on approach to doors in passages allow for space beside latch edge of door, minimum 200mm on push side and minimum 300mm on pull side. When the corridor turns 90° the passage width is clear of all obstructions (except skirting) for the extent the turn is no less than 1200mm width in one direction, and 900mm in the other; or 900mm in each direction in combination with an angle splayed by 300mm. All doors have a minimum effective clear width of 775mm.

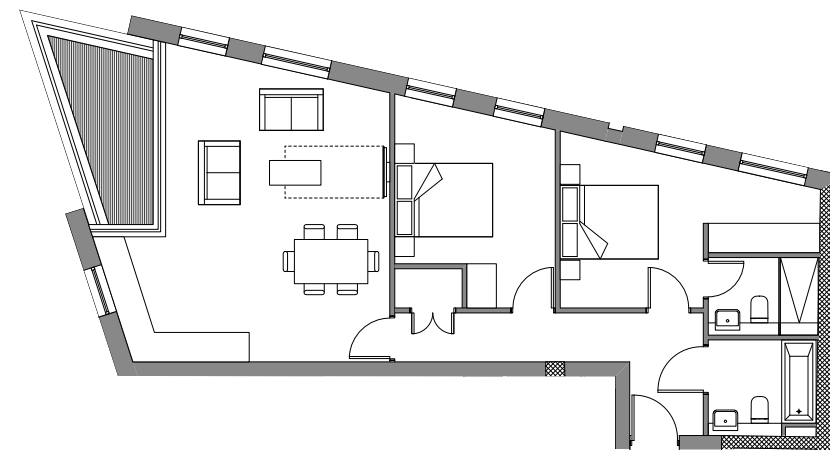
Storage space has been reviewed to ensure depth and width of the cupboard, in combination with any shelving layout, provides optimum access to space and other stored items.

8 Moving between levels within the dwelling

There is only one level within the dwelling.

9 Using living spaces

An allowance for a wheelchair turning circle has been provided in order to allow approach to furniture.



Wheelchair adaptable unit (UNADAPTED): Plots 1.1, 2.1, 3.1 and 4.1

10 Using the kitchen

A clear manoeuvring space not less than 1800mm x 1500mm is provided within the kitchen area.

11 Using the bathroom

The bathroom has been designed to enable approach and safe transfer to and use of all fittings including manoeuvring space clear of fittings and door swings. Adequate space is provided to approach the WC head-on. Bath and tap positions will be detailed to allow a range of transfers, access to and operation of taps.

A full height knock out panel allows for direct access from main bedroom to the bathroom or to the en-suite bathroom and the installation of a ceiling mounted hoist.

12 Using bedrooms

Access to both sides of the bed in double rooms is possible and the main bedroom can be connected to the bathroom at a future date by means of a full-height knock out panel. In addition provision has been allowed within the ceiling for a future ceiling track hoist.

13 Internal doors

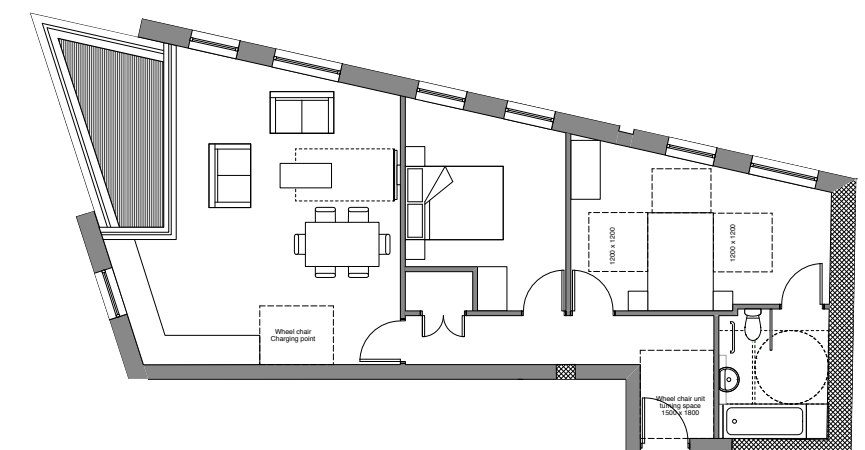
All internal doors have been designed to allow for easy operation.

14 Windows

A wheelchair user can approach each window to operate controls for purge ventilation purposes. There are no full-width transoms between 800mm and 1500mm.

15 Service controls

A power supply to locations of potential future adaptations will be allowed including potential future showers, entry phones and at communal and dwelling entrances.



Wheelchair adaptable unit (ADAPTED): Plots 1.1, 2.1, 3.1 and 4.1



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