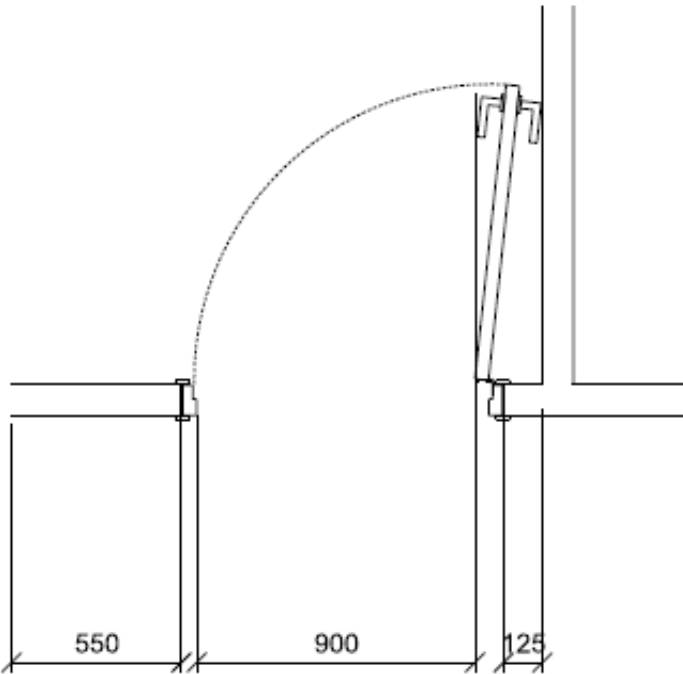
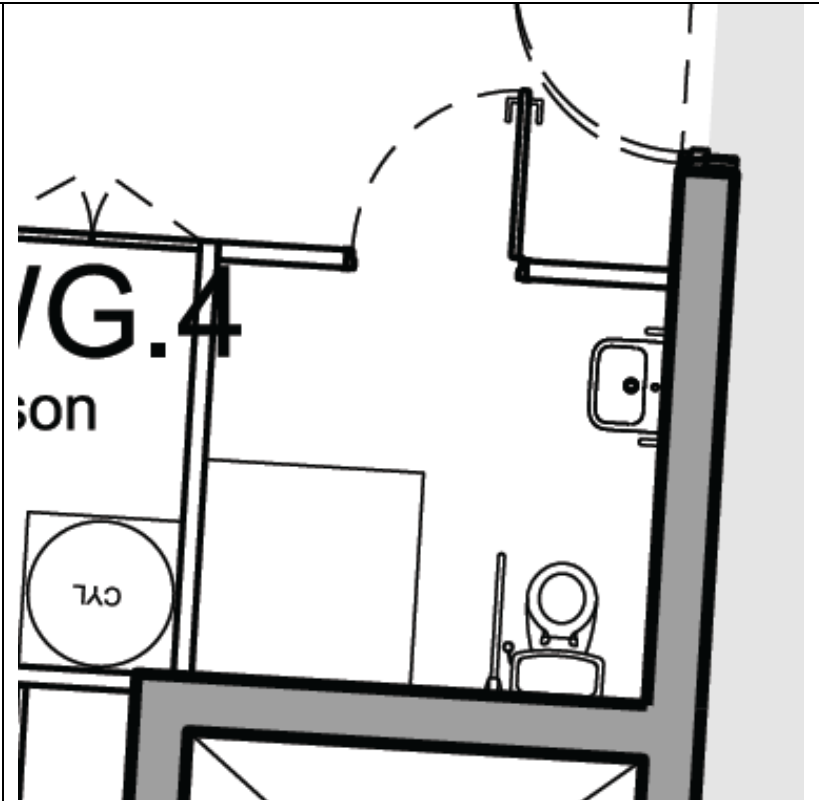
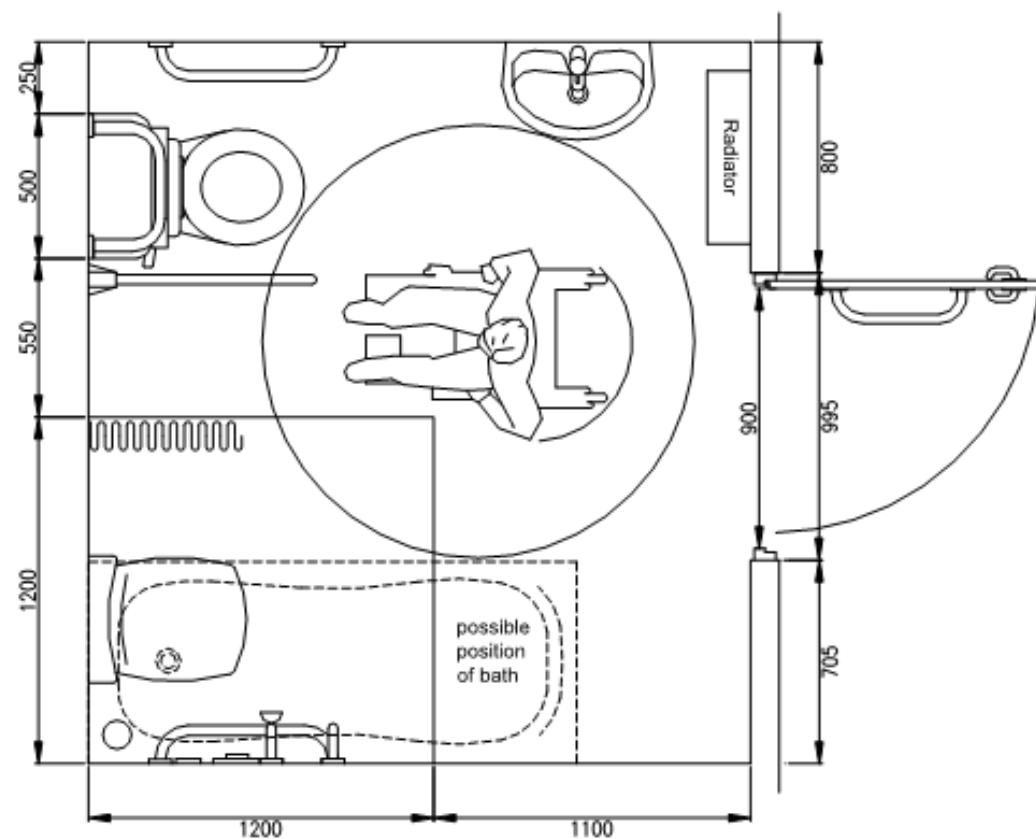


<p>Space to manoeuvre and turn, 1500mm by 1800mm clear of fittings and obstacles on a closed door.</p> <p>A post box should be provided on the entrance door, 700mm from the floor, which should not reduce the clear opening widths.</p>		<p>provided within the hallway for storage of the secondary chair when not in use.</p> <p>The post boxes will be developed further in subsequent stages, in accordance with the Greenwich Housing requirements.</p>
<p>6. Negotiating The Secondary Door:</p> <p>This applies to doors to gardens, balconies and other external spaces.</p> <p>Secondary doors should have a minimum clear opening width of 900mm. For a door opening towards a wheelchair user the following should be provided:</p> <ul style="list-style-type: none"> • 550mm to both sides of the door • A landing 1500mm by 1500mm, and extend in length by 900mm if the door swings outwards. <p>The threshold should be accessible and watertight.</p> <p>French windows – 900mm minimum clear opening on at least one of double doors. If used, opening and locking to be possible one-handed from a wheelchair. Sliding doors shall not be used, as these rarely provide a negotiable threshold.</p>	Compliant	<p>Doors to the wheelchair accessible apartments will be designed as per the guidance.</p>
<p>7. Moving Around Inside; Storing Things:</p> <p>The width of the doorways and hallways should conform to the following*:</p> <p>Internal doors should have a minimum clear opening width of 900mm (840mm only where unavoidable), with space to both sides of 550mm.</p> <p>Hallways or circulation routes should have minimum clear width of 1200mm.</p> <p>Where doors are at angles to one another, ensure that at least 400mm by 400mm has been provided between them.</p> <p>These requirements are also applicable to storage doors and approaches.</p> <p>Floor covering to be a material with low friction and low glare – avoid slippery and polished surfaces.</p>	Compliant	<p>All internal doors and corridors are compliant with the Greenwich Housing requirements described.</p> <p>All doors will be provided with a 550mm nib to the leading edge (on both sides), as well as with a 125mm space to the hinge-side of the door. This will allow doors to swing past 90 degrees, thus providing the required clear opening widths clear of the door handles (see below).</p>

		 <p>TYPICAL DOOR FOR WHEELCHAIR ACCESSIBLE UNITS</p> <p>The floor finishes will be developed further in subsequent stages, in accordance with the Greenwich Housing requirements.</p>
<p>8. Moving Between Levels Within The Dwelling:</p> <p>Where a dwelling is on more than one level, a lift for independent use should be provided, compliant with BS 5900:1999. 1500mm turning circles are essential on the landings on all levels.</p> <p>Minimum lift dimension is 790mm wide by 1120mm long. Powered lift doors are required. External lift controls are to be accessible for a wheelchair user.</p>	Not applicable	<p>The designation of wheelchair accessible apartments will be confined to apartments which are located on a single level only, as split level and duplex apartments are not user-friendly. This is in consultation and agreement with the London Borough of Camden Access Officer (Michelle Horne, 17th November 2010).</p>
<p>9. Using Living Spaces:</p> <p>Ensure that radiators do not obstruct access, and that sockets are not sited within 750mm of an internal room angle and at a height of 800mm to the top of the socket plate. Full plate or large rocker light switches must be specified, with a height of 900mm to the top of the switch plate.</p> <p>Ceilings should be horizontal and have structural capacity for future possible hoist installation. Ceiling height should be between 2000mm – 3650mm, and maximum weight load including equipment should be 250kg.</p>	Compliant	<p>Turning and transfer spaces have been provided within the wheelchair accessible apartments, in accordance with the Greenwich standards, pending furniture layout and type.</p> <p>All other details will be developed further in subsequent design stages, in accordance with the standards.</p>

<p>There should be adequate circulation space for wheelchair users, as detailed below*:</p> <p>All rooms should have a 1500mm turning circle clear of (but close to) the door. 1400mm transfer space is required in front of any furniture. Operable fitting reaching heights should be between 800-1000mm.</p>		
<p>10. Using The Kitchen:</p> <p>There should be adequate circulation space for wheelchair users, as detailed below*:</p> <ul style="list-style-type: none"> • Kitchens should have a clear manoeuvring space not less than 1800 x 1500mm. • Windows should be positioned for ease of control and cleaning. • Worktops should be 600mm deep with a clear knee space below, 600mm high; the work surface should be adjustable, tiled behind, for heights from 700-900mm. An 800mm wide section of height adjustable worktop with knee recess alongside the hob / sink section can act as a work station. Fascia boards and vertical supports are to be avoided. • An adjustable height (between 700-900mm) shallow sink should be provided with clear knee space below, and should have a mixer tap with swivel arm. • Accessible storage should be provided. • Controls and lighting should be located at 600mm – 1000mm from the floor. Switches shall be 150mm above maximum worktop level to the top of the socket plate. • A built-in hob should be provided with adjustable height (700-900mm) and knee space below the hob at an accessible height. Minimum 300mm to each side of the hob for pan handles, to be adjustable with the hob. Spaces should also be provided for appliances / white goods with electrical and water services. • A built in oven should be provided, accessible for a wheelchair user. Heat resistant pull out shelf below the oven. 300mm worktop space to the side of the oven on the opening side of the oven door. • 300mm worktop space on the opening side of the fridge door. 	<p>Compliant</p>	<p>Turning and transfer spaces have been provided within the kitchens, in accordance with the Greenwich standards. The kitchen worktop has a depth of 600mm.</p> <p>All other details will be developed further in subsequent design stages, in accordance with the standards.</p>
<p>11.Using The Bathroom:</p> <p>Bathroom and shower room not to be en suite unless there is secondary access from the main corridor.</p> <ul style="list-style-type: none"> • Usable shower area – 1200mm square, 1:40 drainage • 1500mm turning circle required in all bath / shower rooms. • Transfer space to side of WC – 850mm from side edge, 800mm from WC pan front to rear wall. • Transfer space clear in front of WC and shower seat – 1100mm • Rail fitting space – to wall side edge of WC pan and shower seat, 250-350mm. • Hoist transfer space – between edge of WC pan and edge of bath, 850mm required. • Fixings – structural capacity for ceiling track hoists, rails by WC, shower seat and rails, floor fixed equipment, over bath rails. • WC height – 400mm • Cistern – splayed lever handle on the outer / transfer side. • Level access shower – controls large and easy to see with anti—scald thermostatic control preset at 43°C, 750mm from corner to edge of controls, height 1000mm; slider bar 1000mm long, 600mm from corner, lower height 1000mm on same walls as 	<p>Compliant</p>	<p>Wheelchair accessible units within Site B are 1 or 2 bed. The mix was discussed with the London Borough of Camden Access Officer (Michelle Horne, 17th November 2010).</p> <p>Each 1 and 2 bed apartment is provided with a fully operational level access shower and will include all fittings.</p> <p>Turning and transfer spaces have been provided within the wheelchair accessible apartments, in accordance with the Greenwich standards.</p> <p>All other details will be developed further in subsequent design stages, in accordance with the standards.</p> <p><u>Example of typical bathroom layout for Site B:</u></p>

<p>controls; hose 1500mm long.</p> <ul style="list-style-type: none"> • Rail with weighted shower curtain, fall 15mm from the floor, enclose 1200mm square, height to allow use by ambulant disabled people. • Bath – height 520mm, width 700mm, length 1700mm (standard dimensions); short lever taps fitted on long outer or non-wall side; bath rails to not protrude above the rim of the bath. • Over bath shower – controls large and easy to see with anti—scald thermostatic control preset at 43°C, 750mm along length of the bath from the tap end, height 1000mm from floor; slider bar 1000mm long, 900mm along the length of the bath from tap end, lower height 1000mm from floor; hose 1500mm long. • Wash hand basin – non-pedestal, cantilever, adjustable height with splash back tiles, 700-1000mm height range. Taps short-lever, basin to be suitable for family use (i.e. no hand rinse type). Position to allow forward transfer onto WC and not reachable from the WC. • Rails – 2x 750mm drop down rails, 2x 600mm and 2x 450mm pressalit type grabrails with slip resistant surface – available but not fitted until tenant identified and assessed. • Floor – waterproof and slip resistant, sheet material (i.e. not tiles) extending up wall by 150mm. • Pull switches – large pull cord, 800mm height • Shaving point – height 800-1000mm • Over basin light – pull cord long enough to reach from wheelchair. <p>1-2 BED UNITS: Shall be provided with fully operational level access shower including all fittings. Bath will be available on site and installed over the gully when necessary for individual tenants (decision made at viewing). Where dwelling has both shower room and bathroom, side transfer to WC to be on left for one and right for the other.</p> <p>3+ BED UNITS: Shall have a fully operational bathroom and a fully operational shower room, each with WC and side transfer to WC to be left on one and right for the other.</p> <p>Shower room:</p>		 <p>An exception to the above - bathroom layout for Flat X.3.1:</p>
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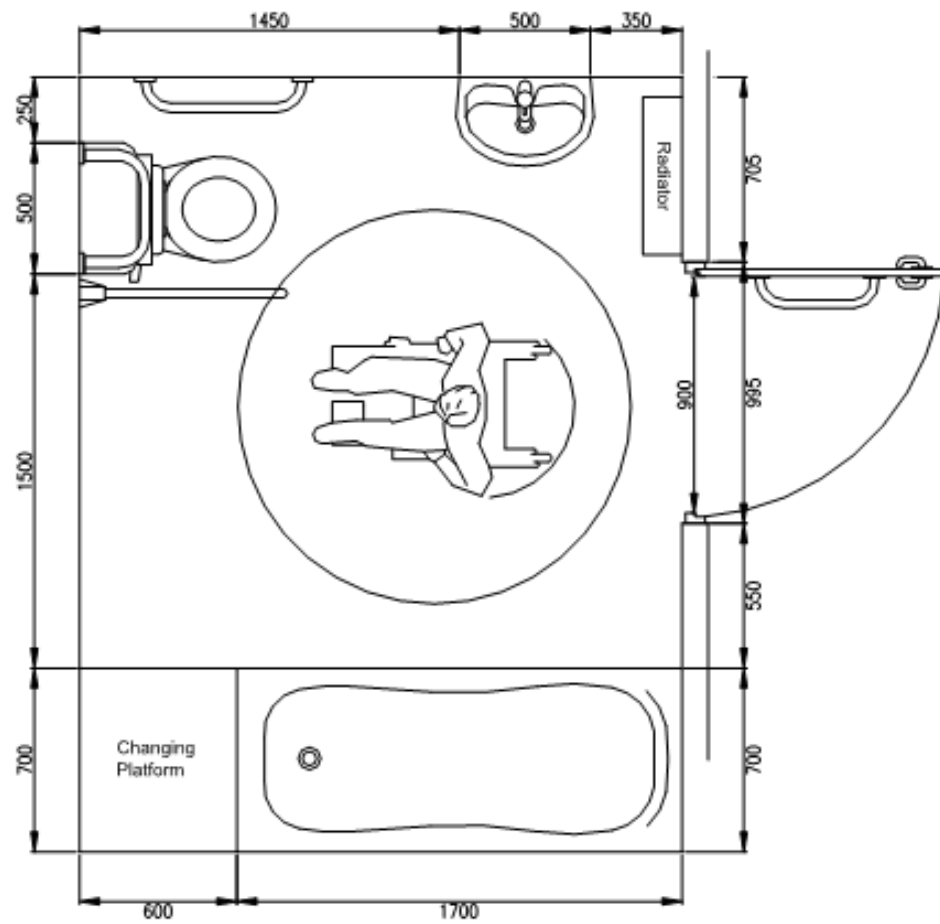


Shower Room:
W.C/Shower/W.H.B/Radiator
2300mm x 2500mm
5.75 Meters Squared
Ceiling Height 2000mm (min)

Bathroom:

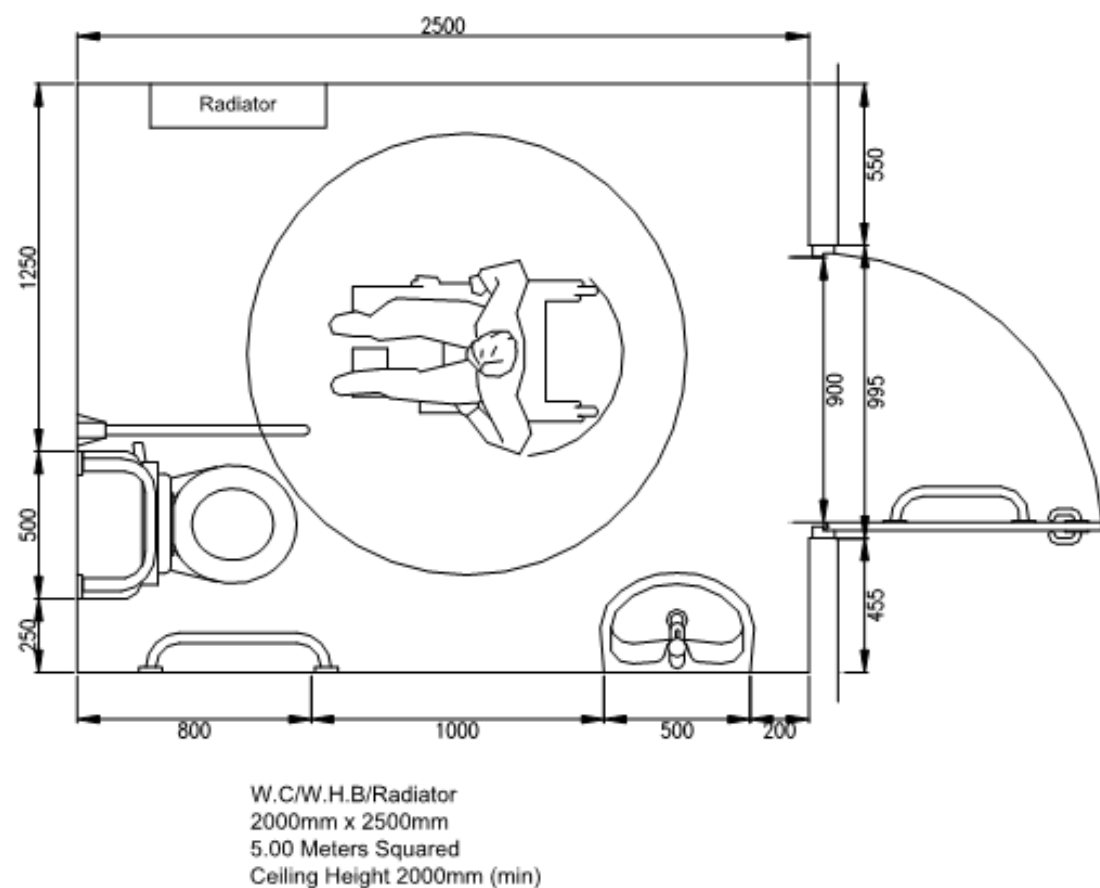


Whilst this deviates from the layout example within the Greenwich document, the above layout for Flat X.3.1 still achieves the required transfer / manoeuvring spaces. This therefore poses no detriment to wheelchair users within this property.



Bathroom:
W.C/Bath/W.H.B/Radiator
2300mm x 2950mm
6.78 Meters Squared
Ceiling Height 2000mm (min)

Lavatory:



12. Using Bedrooms:

1500mm turning circle required clear of door swing, in all bedrooms.

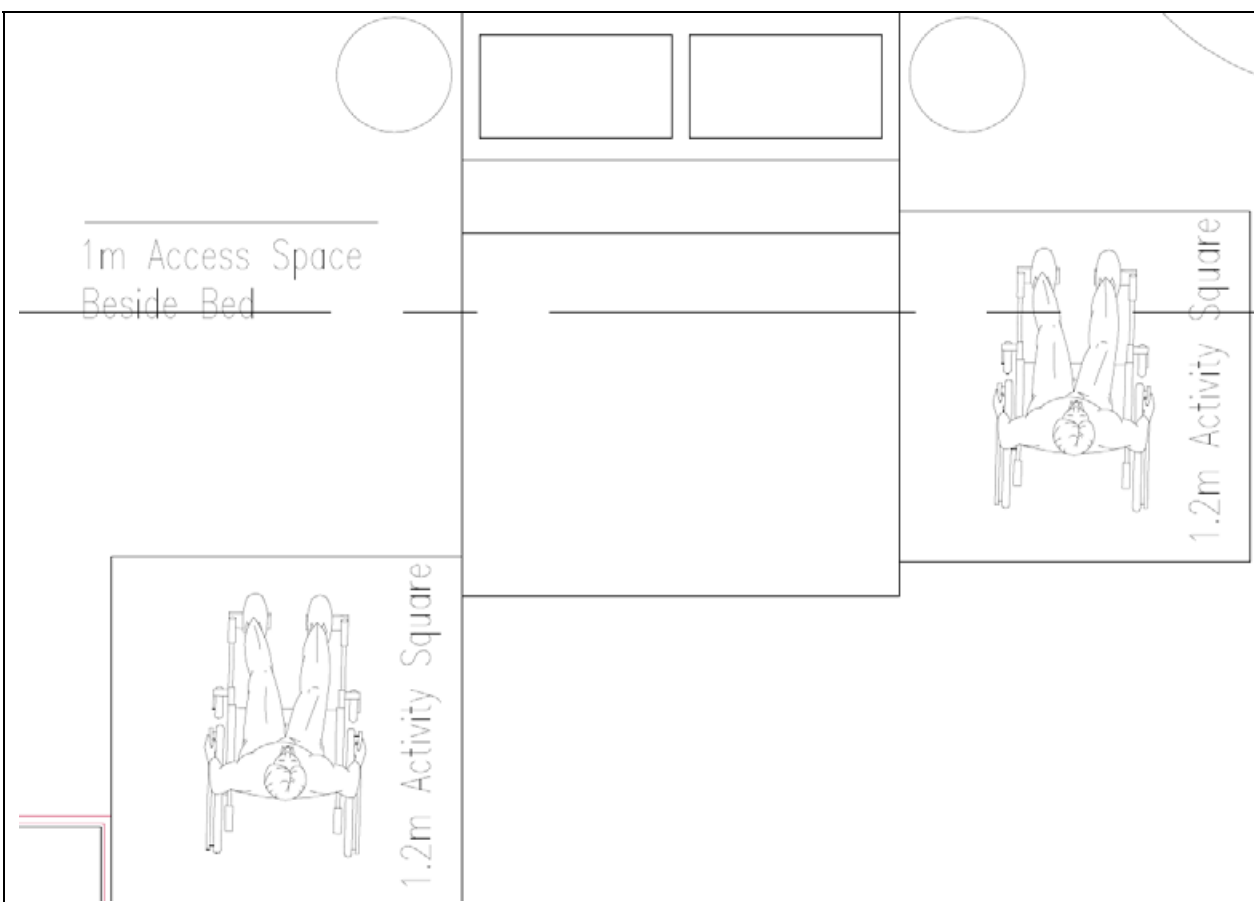
Double bedrooms should have two 1100mm activity squares (beside each side of the bed,) clear of the bed, door swing and other fittings, 1000mm approach to end of bed (or 1400mm between bed and furniture). Single bedrooms or further bedrooms should follow a similar pattern but access to one side of the bed is acceptable.

Compliant

The required turning and transfer spaces, as described within the Greenwich standards, have been achieved within the typical apartment layouts for Camden Lock Village.

A connection between the main bedroom and bathroom has not been provided, but they are located adjacent to one another and the route between the two will easily accommodate a future hoist, if required.

Details regarding sockets, phone points, ceiling structure and wiring will be developed further in subsequent design stages, in accordance with the standards.

 <p>Single bedrooms: Require 3 double socket outlets. Twin and double rooms: Require 4 double socket outlets. Sockets to be at least 750mm from a corner, height 800mm to the top of the socket plate.</p> <p>Adjacent to the bedhead, provide the following:</p> <ul style="list-style-type: none"> • TV / FM aerial and power socket outlets • Room light switch, two-way with door switch • Entry phone point • Telephone point <p>Make provision for connection between main bedroom and bathroom (full height knock out panel) and future hoist installation (strengthen ceiling and provide wiring).</p>		
<p>13. Operating Internal Doors:</p> <p>Door construction should be capable of taking adaptations such as pulls and fittings between 800-1000mm height.</p> <p>Handles should be easily operable, located at a height of 800-1000mm (800mm preferred) from the floor, and have a 20-25mm diameter.</p> <p>Locks should be easily manipulated inside and outside in an emergency. Doors should be capable of being easily opened outwards in an emergency and by a wheelchair user.</p> <p>Where self closing doors are provided, ensure that the opening pressure does not exceed 15N.</p>	Compliant	Details will be developed further in subsequent design stages, in accordance with the standards.

<p>14. Operating Windows:</p> <p>Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. Controls for windows should be no higher than 1000mm.</p> <p>Where window handle cannot be reached, install manual or powered window opening and locking gear within reach for wheelchair users.</p>	Compliant	Details will be developed further in subsequent design stages, in accordance with the standards.
<p>15. Controlling Services:</p> <p>Switches, sockets, ventilation and service controls should be at a useable height (i.e. 800mm from the floor and 750mm from a corner, or 150mm above maximum worktop level – unless otherwise stated below). Set sockets served by remove switches at 600mm minimum, where below worktops.</p> <p>Ensure the water clock, gas and electricity meters and consumer units are accessible to control and read. (750mm from a corner, control height between 800-1100mm (800mm for water and central heating controls), seeing height 1200mm)</p> <p>Ensure that essential isolating stop taps to sink, washing machine, WC and shower are accessible.</p> <p>Light switches should be full plate or large rocket light switches, height 900mm to top of switch plate. Pull light switches shall have large pull cords, at height of 800mm.</p> <p>Telephone outlet sockets should be at 800mm from the floor in living rooms, kitchens and bedrooms.</p> <p>Install low-surface-temperature radiators in bathrooms, WCs and restricted circulation areas. Ensure thermostatic valves are outside casing. Ensure that hot water temperatures do not exceed 43°C at any fitting.</p> <p>Radiator valves and should be a minimum of 800mm from the floor, and should have 35mm clearance at the wall.</p> <p>Provide personal, fire and intruder alarms.</p>	Compliant	Details will be developed further in subsequent design stages, in accordance with the standards.

The design of the residential units has taken into consideration various recommendations including the following:

- Approved Document Part M
- BS 8300: 2009+A1: 2010
- The London Plan and London Plan Supplementary Planning Guidance (SPG)
- Lifetime Homes

The London Plan SPG requires 100% of all new residential accommodation to be designed spatially as Lifetime Homes.

Lifetime Homes are not designed specifically for wheelchair users and are in addition to the 10% wheelchair accessible housing requirement. For certain people a Lifetime Home may require adaptation. They are designed to accommodate the majority of adaptations with maximum ease, at minimum cost. Generally, maximum ease and minimum cost adaptations consist of alterations that do not include moving walls and / or fixed furniture

Taking these recommendations into consideration, we have carried out a compliancy check for typical apartments in the Camden Lock Village development (typical layouts taken from Site B). A table has been produced to indicate the level of compliancy with each of the 16 Lifetime Homes Standards.

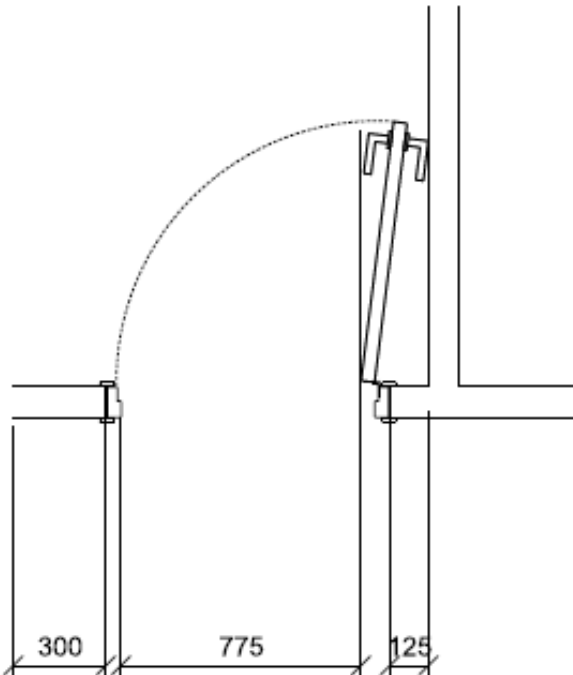
NOTE: By meeting the Lifetime Homes standards, it follows that the space requirements of the Interim London Housing Design Guide have also been achieved.



*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

Lifetime Homes Requirement	Compliance	Notes
<p>1. Car parking provision (not applicable for car-free schemes):</p> <p>ON PLOT: Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).</p> <p>COMMUNAL/SHARED: Where communal / shared parking is provided, at least one (or as specified by the local authority) bay with dimensions 3300mm by 4800mm (3600mm by 6000mm preferred) should be provided close to the core or entrance.</p>	Not Applicable	Limited-Car Scheme
<p>2. The distance from the car parking space to the entrance or lift core should be kept to a minimum (within 50m) and should be level (no steeper than 1:60, crossfall no greater than 1:40) or gently sloping.</p> <p>Paths should be minimum 1200mm wide (communal, although 1800mm is preferred) or 900mm (within cartilage of individual dwelling, although 1200mm is preferred) and should be firm, smooth and non-slip.</p>	Not Applicable	Limited-Car Scheme
<p>3. The approach to all entrances should be level or gently sloping. Ramp parameters within Part M are the same as ‘gently sloping’ within the Lifetime Homes standards, including the requirement for 1.2m clear at the top and bottom of all slopes.</p>	Compliant with exceptions to units W.G.1 and W.G.2 (detailed within the notes)	<p>Most approaches to entrances within the Camden Lock Village development will be gently sloping, in accordance with BS 8300 Section 5.4:</p> <p><i>“It is assumed that a gradient of 1:60 or less steep is level; steeper than 1:60 (but less steep than 1:20) is gently sloping and 1:20 or steeper is a ramp. Where an access route has a gradient steeper than 1:60, not as steep as 1:20, it should have a level landing for each 500mm rise of the access route.”</i></p> <p>This is with the exception of units W.G.1 and W.G.2. These units were changed, following request from LBC, to 3-bed maisonette family units. It was requested that the internal entrances (off the communal corridor for Building W) be removed, and that entrance to these units be from the external walkway only.</p> <p>The external entrance previously had a stepped approach. The steps have now been replaced with a ramp to each respective entrance.</p> <p>The gradient of each ramp is 1:12, which lies within the parameters of Approved Document M and BS 8300. However, it is necessary to extend the length of this ramp to 4.8m without a level landing.</p>

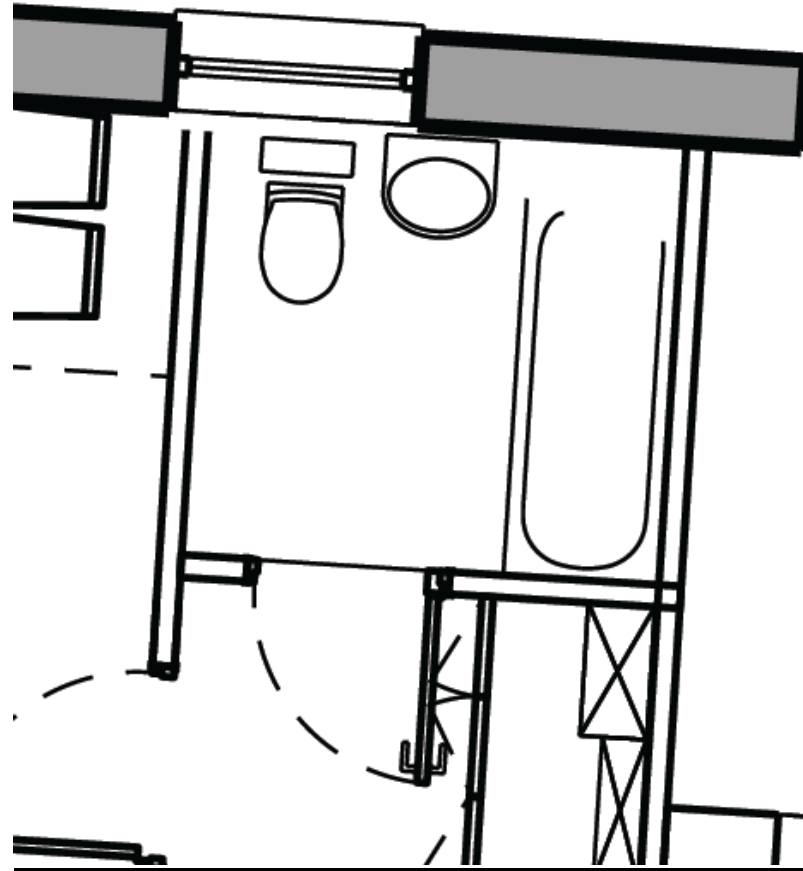
		<p>This is due to the level difference between the street level and the building level, and also due to space constraints within the entrance area (to avoid obstructing other access routes or access to facilities adjacent to these units).</p> <p>The height of the ground floor of Building W has been reduced from 450mm to 400mm above pavement to reduce the gradient of this ramp to 1:12. It has not been possible to reduce this height any further as it would result in an unacceptable reduction in privacy for the two units that address the pedestrian route</p> <p>It is felt that this ramped solution is a more suitable arrangement to the previous stepped approach, as the ramps allow step free access for visitors (albeit, some assistance may be required) from the outset, with possibility for alteration (installation of lifting devices) in the future for the residents, if required.</p> <p>This has been discussed and agreed in principle with Sara Whelan (Planning Officer, LBC), at a meeting with LBC on Tuesday 31st January 2012.</p>												
<p>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).</p> <p>The main entrance should be covered. Minimum depth of weather protection at an individual dwelling should be 600mm (900mm typical); at a communal door should be 900mm (1200mm typical).</p> <p>A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.</p> <p>Entrance clear opening widths should be as follows:</p> <p>DWELLING ENTRANCE DOORS</p> <table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>All</td><td>800</td></tr></table> <p>COMMUNAL ENTRANCE DOORS</p> <table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to an access route at least 1500mm wide</td><td>800</td></tr><tr><td>At right angles to an access route at least 1200mm wide</td><td>825</td></tr></table>	Direction and width of approach	Minimum effective clear width (mm)	All	800	Direction and width of approach	Minimum effective clear width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to an access route at least 1500mm wide	800	At right angles to an access route at least 1200mm wide	825	Compliant	<p>All external entrances will be illuminated, weather protected and will have a level threshold and landing.</p> <p>Communal entrance doors will provide a minimum clear width of 1000mm and will have a 300mm clear nib to the side of the doors. A level landing is provided, as required by Lifetime Homes standards.</p> <p>Dwelling doors will have a clear opening width of 800mm with a 300mm nib and a level landing, as required by Lifetime Homes.</p> <p>The entrance doors will be developed further in subsequent stages, in accordance with Lifetime Homes requirements.</p>
Direction and width of approach	Minimum effective clear width (mm)													
All	800													
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All doors should have a 300mm nib or clear space to the leading edge on the pull side.																				
<p>5. Communal stairs should provide easy access, and where homes are reached by a lift it should be fully wheelchair accessible*</p> <p>Stairs: 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers.</p> <p>Lifts: minimum dimensions of 1.1m by 1.4m, 1.5m square clear landings, lift controls at 900-1200mm and 400mm from the lift’s internal front wall.</p>	Compliant	<p>All stairs within the residential aspects of the Camden Lock Village development are for escape purposes only. These stairs will be designed to Approved Document Parts B and K, although will include Part M features such as nosings and handrails, to assist people (e.g. ambulant disabled people and blind / partially sighted people) in an evacuation.</p> <p>All lifts within the development provide at least the minimum car dimensions and the level landing areas, as required by Lifetime Homes standards.</p> <p>The lift controls will be developed further in subsequent stages, in accordance with Lifetime Homes requirements.</p>																		
<p>6. The width of the doorways and hallways should conform to the following*:</p> <p>INTERNAL DWELLING</p> <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>775</td></tr><tr><td>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)</td><td>900</td></tr></table> <p>These do not apply to storage unless intended as ‘walk-in’.</p> <p>There should be 300mm to the side of the leading edge of doors on the entrance level.</p> <p>Minimum width of corridors 900mm, although can be reduced to 750mm at pinch-points (e.g. radiators) as long as it is not opposite or adjacent to a door.</p> <p>COMMUNAL</p> <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>825</td></tr></table> <p>There should be 300mm to the side of the leading edge of doors.</p>	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	750	At right angles to a corridor / landing at least 1200mm wide	750	At right angles to a corridor / landing at least 1050mm wide	775	At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)	900	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to a corridor / landing at least 1200mm wide	800	At right angles to a corridor / landing at least 1050mm wide	825	Compliant	<p>All internal doors and corridors are compliant with the Lifetime Homes requirements described.</p> <p>All doors will be provided with a 300mm nib to the leading edge, as well as with a 125mm space to the hinge-side of the door. This will allow doors to swing past 90 degrees, thus providing the required clear opening widths clear of the door handles (see below).</p>
Direction and width of approach	Minimum clear opening width (mm)																			
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		 <p>TYPICAL DOOR FOR LIFETIME HOMES</p>
<p>7. There should be space for turning a wheelchair in dining areas and living rooms (1500mm turning circle, or 1400mm by 1700mm ellipse). Where movement between furniture is necessary, 750mm clear width is required between items.</p> <p>Kitchens should have a clear width of 1200mm between units.</p> <p>Main bedrooms should have a clear space 750mm wide to both sides and to the foot of the bed; secondary bedrooms should have 750mm to one side and to the foot of the bed.</p>	Compliant	<p>The required turning and transfer spaces, as described within Lifetime Homes, have been achieved within the typical apartment layouts for Camden Lock Village.</p>
<p>8. The living room should be at entrance level. (It is also preferable if the kitchen is on the entrance level)</p>	Compliant with exceptions to units W.G.1 and W.G.2 (detailed within the notes)	<p>The living room and kitchen, within duplex apartments, is located on the entrance level.</p> <p>This is with the exception of WG1 and WG2, where the living room is located on the first floor. However, the kitchen is located on the ground floor for both these units, and incorporates a sizeable dining room. This space can therefore be utilised for visitors to the unit.</p> <p><u>Example of entry level visitor dining area:</u></p>

		
<p>9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.</p>	Compliant	<p>The living room, within duplex apartments, is capable of being used as a bed space.</p> <p>Additionally, Units WG1 and WG2 have a double bedroom at ground floor level.</p>
<p>10. There should be</p> <p>a) a wheelchair accessible entrance level WC*, with</p> <p>b) drainage provision enabling a shower to be fitted in the future.</p> <p>WC should have overall footprint of 1450mm by 1900mm, which will accommodate:</p> <ul style="list-style-type: none"> • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall 	Compliant	<p>On the entrance level to all duplex apartments, a wheelchair accessible WC has been provided with drainage provision to allow future installation of a shower.</p> <p>The WCs have been designed in accordance with the Lifetime Homes standards.</p> <p><u>Example of entry level WC / shower:</u></p> 

		For single-level apartments, the wheelchair accessible WC has been provided within the main bathroom. See Clause 14 below.
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Compliant	This will be developed further in subsequent stages, in accordance with Lifetime Homes requirements.
12. The design should incorporate*: a) provision for a future stair lift (minimum clear width 900mm, measured from pitch line, preferably straight with no winders) b) a suitably identified space for a through-the-floor lift (minimum 1000mm by 1500mm) from the ground to the first floor, for example to a bedroom next to a bathroom (unless entrance level contains living room, kitchen, main bedroom and a bathroom).	Compliant	For duplex apartments, a stair has been provided as well as a soft spot (for future installation of a lift), in accordance with the Lifetime Homes requirements. For units W.G.1 and W.G.2, the stairs wind due to space constraints. However, there are many products on the market now which are able to accommodate winding stairs, so this is not deemed to be an issue.
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.	Compliant	A suitable route for a hoist route has been provided for all apartments.
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin on the same storey as the main bedroom. WC should have: <ul style="list-style-type: none"> • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall The bathroom should also have: <ul style="list-style-type: none"> • Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm • Where a level shower is provided instead of a bath, a clear 1500mm turning circle or 1400mm by 1700mm ellipse is provided (this can be achieved by removal of a bath, provided that a drainage gully and 750mm clear to the side of the WC has been provided from the outset). (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)	Compliant	The main bathrooms within all apartments have been designed to the requirements of Lifetime Homes. <u>Example of main bathroom:</u>

		
<p>15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.</p> <p>Any full width transom or cill within the field of vision should be at least 400mm in height away from any other transom or balcony balustrade.</p> <p>There should be an approach route of 750mm wide to allow access to windows in each habitable room. Window controls should be no higher than 1200mm from the floor. This is not applicable to kitchen windows where situated behind kitchen units.</p>	Compliant	This will be developed further in subsequent stages, in accordance with Lifetime Homes requirements.
<p>16. Switches, sockets, ventilation and service controls should be at a height useable by all (i.e. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner).</p>	Compliant	This will be developed further in subsequent stages, in accordance with Lifetime Homes requirements.
16 Out Of 16 Compliant Subject To Future Adaptations		

LBC Correspondence

The following pages contain correspondence with the LBC, which have been referred to in the above schedules.

Mei-Yee Man

From: Whelan, Sara [Sara.WheLAN@Camden.gov.uk]
Sent: 02 February 2012 12:37
To: Gemma Saffhill; Cox, Michael
Cc: Mark@stanleysidings.com; Matthew Murphy; Claire Dickinson; ndavies@geraldev.com; YGinor@chelsfield.com
Subject: RE: Hawley Wharf - Potential AH revisions

Dear all,

Thank you for the attached plans, we have considered the options and would recommend that a hybrid of options three and four should be taken forward.

To clarify this would mean that option four would provide a new 4 bedroom social rent unit (by combining two existing units and losing a wheelchair parking bay) and option 3 would provide x2 3b 5p maisonettes at ground and first floor of w block (likely to have living room etc on upper levels). This would result in the loss of four intermediate units which will then be provided as a new floor of intermediate in the w block.

Could you please confirm what the overall mix of the units would be please when the above hybrid of options are taken forward?

The above would increase the overall amount of affordable housing and the amount of social rent within this would increase, which is welcomed by the Council. However the issue of affordability for the social rent units (in particular the larger units which will be paying for the lift as part of the service charge) does not improve. Are there any suggestions which could seek to address this situation please? For example could the management (security, landscaping, rubbish collection, etc) charges, combined with sharing expenses of the lifts in the combined block be considered? This may make the lift related charges more affordable.

I hope this information is of assistance to you.

I or Mike Cox (0207 974 5564) would be happy to discuss any of the above issues further.

Regards

Sara Whelan
Senior Planning Officer

Telephone: 5142

From: Gemma Saffhill [mailto:Gemma.Saffhill@quod.com]
Sent: 01 February 2012 11:57
To: Whelan, Sara; Cox, Michael
Cc: Mark@stanleysidings.com; mmurphy@ahmm.co.uk; Claire Dickinson; Natalie Davies (ndavies@geraldev.com); YGinor@chelsfield.com
Subject: Hawley Wharf - Potential AH revisions

Sara/Mike,

Please find attached a copy of the information discussed in yesterday's meeting. Plans and schedule. Option 1 does not have any plans associated, although some minor internal configuration changes may take place with removal of en-suite bathrooms.

Also as discussed, if you are beginning to formulate opinions on any options that are definite plus points for the Council, or require us to comment on the feasibility of any hybrid options, please do let us know asap so that we can start work.

Kind regards,

Gemma



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DDI 020 3597 1013
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email gemma.saffhill@quod.com

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ACCESS COMMENTS

From: Michelle Horn
Tel. number: 020 7974 5124
Ref: 2011/4932/P & 2011/4935/L
Date: 20/2/12

To: Sara Whelan

Re: Site at Hawley Wharf

As new build Approved Document M of the Building Regulations (ADM) will apply – both non-dwellings and dwellings sections. In addition planning policy DP6 will require all the dwellings be designed to fully comply with Lifetime homes standards and 10% to be suitable for or easily adaptable for wheelchair users.

Residential:

The information provided indicate that a total of 183 dwellings will be provided throughout the scheme and of these 13 appear to be affordable (not clear on the final numbers). In total 18 of these dwellings will therefore need to be suitable for or easily adaptable for wheelchair users. These should be split among the tenures – only those in blocks X & W have been identified.

MYM comments 01-03-2012:

The wheelchair accessible units will be distributed across Sites B, C and D, across the different types (1, 2 and 3 bed). These units offer a range of different views across the master plan. The proposed wheelchair units are:

Area	Proposed unit number
Area B	X.G.1 , W.G.3, X.3.1 =1 Bed W.G.4= 2 bed
Area C	C1-302/C1-402 / C2-405/C2-505/C2-506 / C2-602 = 1 Bed C1-211/C1-311/C1-411 / C2-403/ C2-503 = 2 Bed
Area D	D-109/D-209: 1 Bed D-108: 2 Bed D-107: 3 Bed

For the purpose of the Access Statement and the planning submission, the wheelchair accessible units and typical units within Site B were assessed. However, it is proposed that the same principles will apply throughout the Camden Lock development.

All units will meet Lifetime Homes standards, and 10% are designated as wheelchair accessible.

Lifetime homes:

A detailed lifetime homes statement has been submitted indicating general compliance with Lifetime homes however there are no drawings provided indicating compliance within the individual flats.



Director Rachel Stopard

The schedule highlights the flats that have been assessed in relation to Lifetime Homes standards. These layouts have been assessed in full, and the results have been summarised within the schedule.

For more detail, please see the submitted planning drawings.

The statement has indicated that all stairs within the residential aspect are for escape purposes only and have therefore not be designed to provide 'easy access'. It is likely that these will be used by residents on a day to day basis and so should therefore be correctly designed from the outset.

The access strategy for the Camden Lock development in general is to utilise step-free means of access to ensure a more inclusive approach – i.e. through the use of lifts. Within the residential buildings, the lifts are the primary means of access to all floors, and will be indicated as such through signage.

Whilst some residents may choose to use the stairs, the predominant use of these stairs should be for escape purposes. Again, this will be indicated as such through signage. However, 'easy to use' features from Approved Document M will be incorporated to ease use for ambulant disabled people and blind/partially sighted people, when using this stair to escape. This includes:

- Handrails will be placed along both sides of all stairs and will have a 300mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.
- A slip resistant, tactile nosing is proposed to the nose of each stair to the recommendations set out in Approved Document M, which will also provide colour contrast. The landings will have a slip resistant, tactile finish to denote the bottom of flights.
- Stair landings will have visual and tactile level indicators (in the form of an embossed or sunken sign on the wall adjacent to the stair) and circulation route signage in accordance with the recommendations set out in Approved Document M and BS 8300.

Could a condition be provided requiring the applicant to demonstrate compliance with Lifetime homes in all dwellings?

For the purpose of the Access Statement and the planning submission, the wheelchair accessible units and typical units within Site B were assessed. However, it is proposed that the same principles will apply throughout the Camden Lock development.

All units will meet Lifetime Homes standards, and 10% are designated as wheelchair accessible. Assessments will continue throughout the design process.

Wheelchair accessible dwellings:

3 dwellings within the affordable block are indicated as being wheelchair accessible and these will be required to be designed and fitted out to meet the wheelchair housing design standard. In addition they should comply with the Camden Wheelchair Housing Design Brief (these should be checked in detail by Michael Cox to ensure they satisfy housings requirements)



Director Rachel Stopard

Wheelchair housing design within London should adhere to the London Plan requirements. This references the Habinteg 'Wheelchair Housing Design Guide'. This is also in line with the Camden Planning Guidance 2011, in particular CPG 2 – Housing (Section 5.24):

“All wheelchair housing should be designed in accordance with the standards set out in the nationally recognised Habinteg Wheelchair Housing Design Guide (WHDG).”

For the Camden Lock project, the team liaised with the London Borough of Camden's Access Officer, Michelle Horne, in November 2010. From this discussion, we understood that Camden were looking to adopt new guidance on wheelchair housing which would be based on the Greenwich standards for all affordable housing.

It was therefore agreed that the Greenwich “Guidelines to achieve the necessary standards for wheelchair user's dwellings” (June 2010) would be adopted for this project, taking precedence over and above the Habinteg document as well as the Camden “Wheelchair Housing Design Brief” (2010). This was also agreed in discussions with the GLA.

In relation to our general standards it is not clear if the following have been achieved:

The entrance hallway requires a manoeuvring space 1500 x 1800mm
This has been achieved

A space to store and charge an electric wheelchair should be provided as an extension to the circulation space of the dwelling. A space of 1100 x 1700mm should be provided.
This has been achieved

A further 15 dwellings within the development will need to be easily adaptable to meet policy DP6.

The wheelchair accessible units will be distributed across Sites B, C and D, across the different types (1, 2 and 3 bed). These units offer a range of different views across the master plan. The proposed wheelchair units are:

As above could a condition be provided requiring the applicant to demonstrate compliance with the wheelchair housing standards?

For the purpose of the Access Statement and the planning submission, the wheelchair accessible units and typical units within Site B were assessed. However, it is proposed that the same principles will apply throughout the Camden Lock development.

All units will meet Lifetime Homes standards, and 10% are designated as wheelchair accessible. Assessments will continue throughout the design process.

Retail:

The majority of the small retail/employment units within areas A, C, D and the railway arches are located on 2 levels. The details indicate that a staircase and platform lift can be accommodated within each unit however the lift is labelled as optional on the drawings. The lift provision should not be optional as full access should be provided to all elements of the building. Can we require lifts through the planning permission?

The lifts depend on the future tenant of the unit and how the individual unit will be split up.

The provision of a changing places WC within the basement of the development is welcomed – are we able to condition this provision to ensure it is provided and maintained?

Changing places facility is in the S106 agreement and is open until midnight as per the other public toilets.

Area C:

In level -01 is there a change in height? It is unclear on the drawings and it appears that there is only escalator access down to the lower level.

Level -01 contains the cinema screens. The core for the cinema building consists of two passenger lifts and two escalators. This has been detailed in Section 7.2 of the Access Statement.

The basement in area c (level -02) contains parking which incorporates spaces identified for blue badge holders. It is not clear how pedestrians access or leave this space as there is no clearly identified route to a lift core.

See above regarding this core.

External works:

Generally access appears to be acceptable with gently graded routes providing access throughout the development.

There are numerous paving types proposed which may not all be suitable or accessible. Can a condition be included regarding the paving proposed to ensure that they are suitable for all pedestrians – in particular the granite setts and cobble stones proposed. Can we require sample boards for testing?

We have worked collaboratively with Karen Ross, the GLA and Mik Scarlett regarding suitable materials. The Fabrik hard and soft landscaping plans show the actual materials proposed. The principles have been outlined in Section 11.2 of the Access Statement.

Area B:

Adjacent to building X and the pedestrian route there appears to be tapered treads. These should be redesigned as they are a trip hazard and suitable stairs and handrails provided instead.

The landscape design is illustrative only at this stage. The details for the stairs will be developed in subsequent design stages, and will take into account the comments above.

Application 2011/4935/L

The new steps should be designed to be easy going to enable ease of access. No dimensional details are provided so I am unable to confirm if their design is suitable. The provision of handrails is welcomed however tactile paving at the top and bottom and contrasting nosings should also be included to improve access for all.

Handrails, nosings and tactile paving will be provided, and will be developed in subsequent design stages.

Mei-Yee Man

From: Horn, Michelle [Michelle.Horn@camden.gov.uk]
Sent: 12 June 2012 12:56
To: Mei-Yee Man
Subject: RE: Camden Lock - Site B

Sorry not to get back to you yesterday Sara Whelan who was the planning case officer was on leave until today. I have spoken to her and she thinks that it would be unreasonable to expect you to change the design when this was thoroughly reviewed before/during planning and agreed.

Kind Regards

Michelle Horn
Access Officer (Mon - Wed)

Telephone: 020 7974 5124

From: Mei-Yee Man [mailto:Mei-Yee.Man@arup.com]
Sent: 12 June 2012 09:24
To: Horn, Michelle
Subject: RE: Camden Lock - Site B

Hi Michelle

Hope you have had a good weekend
Just wondering if there was any further news on the below?

Kind regards

Mei

Mei-Yee Man MA (Cantab) NRAC (Consultant) APMP
Accessible Environments | Senior Accessible Environments Consultant

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From: Horn, Michelle [mailto:Michelle.Horn@camden.gov.uk]
Sent: 06 June 2012 16:37
To: Mei-Yee Man
Subject: RE: Camden Lock - Site B

Mei

I will need to check this out further with Housing and the planning case officer as I understand if policy has changed before a resubmission then the later guidance applies.

I will probably not be able to get back to you on this until Monday

Regards

Michelle Horn
Access Officer (Mon - Wed)

Telephone: 020 7974 5124

From: Mei-Yee Man [mailto:Mei-Yee.Man@arup.com]
Sent: 06 June 2012 16:24
To: Horn, Michelle
Subject: RE: Camden Lock - Site B

Hi Michelle

Thanks for the response
Is there any flexibility in relation to the affordable housing for Camden Lock in Site B, given that this is a resubmission based on the existing proposals, rather than a redesign? And given that the only area of non-compliance is the 1800mm turning spaces required?

Thanks in advance for your time,

Kind regards

Mei

Mei-Yee Man MA (Cantab) NRAC (Consultant) APMP
Accessible Environments | Senior Accessible Environments Consultant

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From: Horn, Michelle [mailto:Michelle.Horn@camden.gov.uk]
Sent: 06 June 2012 16:19
To: Mei-Yee Man
Subject: RE: Camden Lock - Site B

Hi Mei

For the private housing the wheelchair accessible units can be easily adaptable and to the space standards within the Habinteg guide – as detailed below.

Our planning policy now requires that the wheelchair housing within the affordable element is designed, built and fitted out to meet wheelchair housing standards in full. These should comply with the Camden wheelchair housing design brief 2010. So these would need to be altered in line with our guidance.

I understand that the Camden guide is causing some issues and I am hoping to meet the OT in housing next week to discuss these further so if anything is likely to change I will let you know

Kind Regards

Michelle Horn
Access Officer (Mon - Wed)

Telephone: 020 7974 5124

From: Mei-Yee Man [<mailto:Mei-Yee.Man@arup.com>]
Sent: 05 June 2012 21:15
To: Horn, Michelle
Subject: Camden Lock - Site B
Importance: High

Hi Michelle

Hope you are well and hope you have had a good Jubilee weekend

As I am sure you are aware, a resubmission of Camden Lock is due later this summer.

As per previous discussions in relation to housing:
Wheelchair housing design within London should adhere to the London Plan requirements. This references the Habinteg 'Wheelchair Housing Design Guide'. This is also in line with the Camden Planning Guidance 2011, in particular CPG 2 – Housing (Section 5.24): *“All wheelchair housing should be designed in accordance with the standards set out in the nationally recognised Habinteg Wheelchair Housing Design Guide (WHDG).”*

For the Camden Lock project, the team liaised with the GLA (Julie Fleck) and London Borough of Camden (Access Officer, Karen Ross / Michelle Horn), in November 2010. From this discussion, we understood that Camden were looking to adopt new guidance on wheelchair housing which would be based on the Greenwich standards for all affordable housing.

It was therefore agreed that the Greenwich “Guidelines to achieve the necessary standards for wheelchair user’s dwellings” (June 2010) would be adopted for this project, taking precedence over and above the Habinteg document as well as the Camden “Wheelchair Housing Design Brief” (2010).

This strategy was agreed for the development, as submitted in February 2012.
Subsequent to the submission, the planners have commented on the scheme and a resubmission is being made to address these changes. The changes have been summarised below:

- Viaduct routes – widened from 3m to c.4.5m to accommodate HS2 walkway (on south side) and reduce ‘canyon’ feel. Exact width tbc
- A – remove arch design, keep flat slab, narrower building due to wider viaduct routes and widened canal route
- C – C1 reduced from 6 levels to 5; C2 western mass reduced to levels to 9, with viaduct route widened
- D – Narrower building due to wider viaduct route

All other aspects of the scheme will remain as per the initial submission.

This includes the design of Site B. It is proposed therefore, that the wheelchair accessible units will continue to meet the Greenwich standards, and not the Camden Wheelchair Housing Design Brief.

It should be noted that an audit has been conducted of the units, and the majority of the differences (between the Greenwich and Camden documents) are already accommodated within the designated units. The main non-compliance with the Camden document is in relation to the 1800mm turning spaces within rooms, which if adopted would impact beyond the individual unit and result in larger redesign of the proposals for Area B. However, 1.5m turning spaces, as per the Greenwich guidance, have been provided in all instances.

Please can you confirm if you concur with this strategy.

Kind regards

Mei

Mei-Yee Man MA (Cantab) NRAC (Consultant) APMP
Accessible Environments | Senior Accessible Environments Consultant

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Residential Units – Lifetime Homes

The design of the residential units has taken into consideration various recommendations including the following:

- Approved Document M
- BS 8300: 2009+A1: 2010
- The London Plan and London Plan Supplementary Planning Guidance (SPG)
- Lifetime Homes

The London Plan SPG and the London Borough of Camden requires 100% of all new residential accommodation to be designed spatially as Lifetime Homes.

Lifetime Homes are not designed specifically for wheelchair users and are in addition to the 10% wheelchair accessible housing requirement. For certain people a Lifetime Home may require adaptation. They are designed to accommodate the majority of adaptations with maximum ease, at minimum cost. Generally, maximum ease and minimum cost adaptations consist of alterations that do not include moving walls and / or fixed furniture.

Taking these recommendations into consideration, we have carried out a compliancy check for typical apartments in the Camden Lock Scheme. A table has been produced to indicate the level of compliancy with each of the 16 Lifetime Homes Standards.

(1) Site C1

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

Lifetime Homes Requirement	Compliance	Notes												
<p>1. Car parking provision (not applicable for car-free schemes):</p> <p>ON PLOT: Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).</p> <p>COMMUNAL/SHARED: Where communal / shared parking is provided, at least one (or as specified by the local authority) bay with dimensions 3300mm by 4800mm (3600mm by 6000mm preferred) should be provided close to the core or entrance.</p>	Sufficient provisions, given the site constraints and that this is a limited car scheme	<p>This is a limited car scheme</p> <p>Residents’ car parking bays have been provided in Site C on Basement Level 2. Access to this underground car park is by means of a car lift located off Castlehaven Road. This will include 7 accessible bays.</p>												
<p>2. The distance from the car parking space to the entrance or lift core should be kept to a minimum (within 50m) and should be level (no steeper than 1:60, crossfall no greater than 1:40) or gently sloping.</p> <p>Paths should be minimum 1200mm wide (communal, although 1800mm is preferred) or 900mm (within cartilage of individual dwelling, although 1200mm is preferred) and should be firm, smooth and non-slip.</p>	Compliant	Direct access will be provided from Blocks C1 and C2 to the car park, via the internal circulation cores.												
<p>3. The approach to all entrances should be level or gently sloping. Ramp parameters within Part M are the same as ‘gently sloping’ within the Lifetime Homes standards, including the requirement for 1.2m clear at the top and bottom of all slopes.</p>	Compliant	Compliant – see Access Statement for more information on site gradients												
<p>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).</p> <p>The main entrance should be covered. Minimum depth of weather protection at an individual dwelling should be 600mm (900mm typical); at a communal door should be 900mm (1200mm typical).</p> <p>A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.</p> <p>Entrance clear opening widths should be as follows:</p> <p>DWELLING ENTRANCE DOORS</p> <table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>All</td><td>800</td></tr></table> <p>COMMUNAL ENTRANCE DOORS</p> <table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to an access route at least 1500mm wide</td><td>800</td></tr><tr><td>At right angles to an access route at least 1200mm wide</td><td>825</td></tr></table>	Direction and width of approach	Minimum effective clear width (mm)	All	800	Direction and width of approach	Minimum effective clear width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to an access route at least 1500mm wide	800	At right angles to an access route at least 1200mm wide	825	Compliant	<p>All entrance doors will be weather protected, unless otherwise stated (and discussed / agreed with the London Borough of Camden) within the Access Statement, for Secure by Design issues.</p>
Direction and width of approach	Minimum effective clear width (mm)													
All	800													
Direction and width of approach	Minimum effective clear width (mm)													
Straight on (without a turn or oblique approach)	800													
At right angles to an access route at least 1500mm wide	800													
At right angles to an access route at least 1200mm wide	825													

All doors should have a 300mm nib or clear space to the leading edge on the pull side.																				
<p>5. Communal stairs should provide easy access, and where homes are reached by a lift it should be fully wheelchair accessible*</p> <p>Stairs: 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers.</p> <p>Lifts: minimum dimensions of 1.1m by 1.4m, 1.5m square clear landings, lift controls at 900-1200mm and 400mm from the lift’s internal front wall.</p>	Compliant	Compliant lifts; stairs to be used for escape only, designed to fire regulations.																		
<p>6. The width of the doorways and hallways should conform to the following*:</p> <p>INTERNAL DWELLING</p> <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>775</td></tr><tr><td>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)</td><td>900</td></tr></table> <p>These do not apply to storage unless intended as ‘walk-in’. There should be 300mm to the side of the leading edge of doors on the entrance level. Minimum width of corridors 900mm, although can be reduced to 750mm at pinch-points (e.g. radiators) as long as it is not opposite or adjacent to a door.</p> <p>COMMUNAL</p> <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>825</td></tr></table> <p>There should be 300mm to the side of the leading edge of doors.</p>	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	750	At right angles to a corridor / landing at least 1200mm wide	750	At right angles to a corridor / landing at least 1050mm wide	775	At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)	900	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to a corridor / landing at least 1200mm wide	800	At right angles to a corridor / landing at least 1050mm wide	825	Compliant	All clear opening widths achieved – doors swing past 90 degrees; nibs achieved either from the outset, or through future adaptation by reswinging the door (as previously agreed for Area B Lifetime Homes).
Direction and width of approach	Minimum clear opening width (mm)																			
Straight on (without a turn or oblique approach)	750																			
At right angles to a corridor / landing at least 1200mm wide	750																			
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Straight on (without a turn or oblique approach)	800																			
At right angles to a corridor / landing at least 1200mm wide	800																			
At right angles to a corridor / landing at least 1050mm wide	825																			
<p>7. There should be space for turning a wheelchair in dining areas and living rooms (1500mm turning circle, or 1400mm by 1700mm ellipse). Where movement between furniture is necessary, 750mm clear width is required between items.</p> <p>Kitchens should have a clear width of 1200mm between units.</p> <p>Main bedrooms should have a clear space 750mm wide to both sides and to the foot of the bed; secondary bedrooms should have 750mm to one side and to the foot of the bed.</p>	Compliant	Compliant																		

8. The living room should be at entrance level. (It is also preferable if the kitchen is on the entrance level)	Compliant	Compliant
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	Not Applicable	Single level apartments within C1
10. There should be a) a wheelchair accessible entrance level WC*, with b) drainage provision enabling a shower to be fitted in the future. WC should have overall footprint of 1450mm by 1900mm, which will accommodate: <ul style="list-style-type: none"> • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall 	Compliant	Compliant
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Compliant	Will be developed in subsequent design stages
12. The design should incorporate*: a) provision for a future stair lift (minimum clear width 900mm, measured from pitch line, preferably straight with no winders) b) a suitably identified space for a through-the-floor lift (minimum 1000mm by 1500mm) from the ground to the first floor, for example to a bedroom next to a bathroom (unless entrance level contains living room, kitchen, main bedroom and a bathroom).	Not Applicable	Single level apartments within C1
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)	Compliant	Bathrooms located within close proximity of the bedrooms, allowing for a reasonable route for a hoist
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin on the same storey as the main bedroom. WC should have: <ul style="list-style-type: none"> • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall The bathroom should also have: <ul style="list-style-type: none"> • Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm • Where a level shower is provided instead of a bath, a clear 1500mm turning circle or 	Compliant	Compliant

<p>1400mm by 1700mm ellipse is provided (this can be achieved by removal of a bath, provided that a drainage gulley and 750mm clear to the side of the WC has been provided from the outset).</p> <p>(It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)</p>		
<p>15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.</p> <p>Any full width transom or cill within the field of vision should be at least 400mm in height away from any other transom or balcony balustrade.</p> <p>There should be an approach route of 750mm wide to allow access to windows in each habitable room. Window controls should be no higher than 1200mm from the floor. This is not applicable to kitchen windows where situated behind kitchen units.</p>	Compliant	Window controls and window heights will be developed in subsequent design stages
<p>16. Switches, sockets, ventilation and service controls should be at a height useable by all (ie. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner).</p>	Compliant	Will be developed in subsequent design stages
0 Non-Compliant and 16 Out Of 16 Compliant Subject To Future Adaptations		

(2) Site C2

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

Lifetime Homes Requirement	Compliance	Notes												
<p>1. Car parking provision (not applicable for car-free schemes):</p> <p>ON PLOT: Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).</p> <p>COMMUNAL/SHARED: Where communal / shared parking is provided, at least one (or as specified by the local authority) bay with dimensions 3300mm by 4800mm (3600mm by 6000mm preferred) should be provided close to the core or entrance.</p>	Sufficient provisions, given the site constraints and that this is a limited car scheme	<p>This is a limited car scheme</p> <p>Residents’ car parking bays have been provided in Site C on Basement Level 2. Access to this underground car park is by means of a car lift located off Castlehaven Road. This will include 7 accessible bays.</p>												
<p>2. The distance from the car parking space to the entrance or lift core should be kept to a minimum (within 50m) and should be level (no steeper than 1:60, crossfall no greater than 1:40) or gently sloping.</p> <p>Paths should be minimum 1200mm wide (communal, although 1800mm is preferred) or 900mm (within cartilage of individual dwelling, although 1200mm is preferred) and should be firm, smooth and non-slip.</p>	Compliant	Direct access will be provided from Blocks C1 and C2 to the car park, via the internal circulation cores												
<p>3. The approach to all entrances should be level or gently sloping. Ramp parameters within Part M are the same as ‘gently sloping’ within the Lifetime Homes standards, including the requirement for 1.2m clear at the top and bottom of all slopes.</p>	Compliant	Compliant – see Access Statement for more information on site gradients												
<p>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).</p> <p>The main entrance should be covered. Minimum depth of weather protection at an individual dwelling should be 600mm (900mm typical); at a communal door should be 900mm (1200mm typical).</p> <p>A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.</p> <p>Entrance clear opening widths should be as follows:</p> <p>DWELLING ENTRANCE DOORS</p> <table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>All</td><td>800</td></tr></table> <p>COMMUNAL ENTRANCE DOORS</p> <table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to an access route at least 1500mm wide</td><td>800</td></tr><tr><td>At right angles to an access route at least 1200mm wide</td><td>825</td></tr></table>	Direction and width of approach	Minimum effective clear width (mm)	All	800	Direction and width of approach	Minimum effective clear width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to an access route at least 1500mm wide	800	At right angles to an access route at least 1200mm wide	825	Compliant	<p>All entrance doors will be weather protected, unless otherwise stated (and discussed / agreed with the London Borough of Camden) within the Access Statement, for Secure by Design issues.</p>
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All	800													
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At right angles to an access route at least 1500mm wide	800													
At right angles to an access route at least 1200mm wide	825													

All doors should have a 300mm nib or clear space to the leading edge on the pull side.																				
<p>5. Communal stairs should provide easy access, and where homes are reached by a lift it should be fully wheelchair accessible*</p> <p>Stairs: 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers.</p> <p>Lifts: minimum dimensions of 1.1m by 1.4m, 1.5m square clear landings, lift controls at 900-1200mm and 400mm from the lift’s internal front wall.</p>	Compliant	Compliant lifts; stairs to be used for escape only, designed to fire regulations.																		
<p>6. The width of the doorways and hallways should conform to the following*:</p> <p>INTERNAL DWELLING</p> <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>775</td></tr><tr><td>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)</td><td>900</td></tr></table> <p>These do not apply to storage unless intended as ‘walk-in’. There should be 300mm to the side of the leading edge of doors on the entrance level. Minimum width of corridors 900mm, although can be reduced to 750mm at pinch-points (e.g. radiators) as long as it is not opposite or adjacent to a door.</p> <p>COMMUNAL</p> <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>825</td></tr></table> <p>There should be 300mm to the side of the leading edge of doors.</p>	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	750	At right angles to a corridor / landing at least 1200mm wide	750	At right angles to a corridor / landing at least 1050mm wide	775	At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)	900	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to a corridor / landing at least 1200mm wide	800	At right angles to a corridor / landing at least 1050mm wide	825	Compliant	All clear opening widths achieved – doors swing past 90 degrees; nibs achieved either from the outset, or through future adaptation by reswinging the door (as previously agreed for Area B Lifetime Homes).
Direction and width of approach	Minimum clear opening width (mm)																			
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8. The living room should be at entrance level. (It is also preferable if the kitchen is on the entrance level)	Compliant	Compliant
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	Compliant	Compliant
10. There should be a) a wheelchair accessible entrance level WC*, with b) drainage provision enabling a shower to be fitted in the future. WC should have overall footprint of 1450mm by 1900mm, which will accommodate: <ul style="list-style-type: none"> • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall 	Compliant	Compliant
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Compliant	Will be developed in subsequent design stages
12. The design should incorporate*: a) provision for a future stair lift (minimum clear width 900mm, measured from pitch line, preferably straight with no winders) b) a suitably identified space for a through-the-floor lift (minimum 1000mm by 1500mm) from the ground to the first floor, for example to a bedroom next to a bathroom (unless entrance level contains living room, kitchen, main bedroom and a bathroom).	Compliant	Duplexes to be developed in subsequent stages of the design – intention is to comply with the Lifetime Homes standards
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)	Compliant	Bedrooms located within close proximity of bathrooms, allowing a reasonable route to be provided. Door positioned to avoid obstruction of hoist route by doors.
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin on the same storey as the main bedroom. WC should have: <ul style="list-style-type: none"> • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall The bathroom should also have: <ul style="list-style-type: none"> • Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm 	Compliant	Compliant

<ul style="list-style-type: none"> Where a level shower is provided instead of a bath, a clear 1500mm turning circle or 1400mm by 1700mm ellipse is provided (this can be achieved by removal of a bath, provided that a drainage gulley and 750mm clear to the side of the WC has been provided from the outset). <p>(It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)</p>		
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<p>16. Switches, sockets, ventilation and service controls should be at a height useable by all (ie. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner).</p>	Compliant	Will be developed in subsequent design stages
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