



2-20 Winchester Road, 157^a Fellows Road, London NW3

Planning Condition 03 – Wheelchair Compliant Units

for London Merchant Securities

11 January 2007

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1.0 Condition 03 – Wheelchair Units

1.0.1 Introduction

This statement is submitted as a response to LBC application ref 2005/5580/P Condition no. 03, which requires that full particulars of wheelchair compliant units must be approved by the council prior to commencement of development.

- 1.0.2 London Plan Policy 3.A.4 requires that '10% of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. This report is to discharge Condition 03, and demonstrate that 10% of both private and affordable homes are able to comply or be adapted to meet current measures of suitable assessment.

The scheme currently consists of 77 units including a mix of 25 affordable and 52 private flats. We have been able to accommodate a total of 12 units (15%) to be wheelchair accessible (6 affordable and 6 private) and a further 6 units adaptable for future provision.

1.2 Policy Review

The measures of assessment used to evaluate the scheme are as follows:

- Approved Documents K and M
- London Plan, which makes reference to;
 - Joseph Rowntree Trust 'Lifetime Home' Standards
- Wheelchair Housing Design Guide
- Scheme Development Standards (SDS)

A detailed analysis of private and affordable flats have been undertaken, which demonstrates that the stated units comply with the relevant standards.

1.3 Application of Standards

1.3.1 Common Corridors / Lobbies / Approaches

- 1200 clear width
- 300 mm at leading edge of door swings
- 1500 x 1500 mm clear lift lobbies
- Part K ramps and stairs
- Level Approaches (any ramp less steep than 1:20 slope)

1.3.2 Corridors and lobbies within Flats

- Corridor widths to match door clear widths
- Minimum 1200 wide entrance halls
- 300 mm leading edge to door swings
- 800 mm clear entry door
- 1500 x 1500 entrance halls

1.3.3 Living Spaces

- adequate circulation space for a wheelchair user
- turning zone of 1800 x 1500 unobstructed space
- furnish as SDS requirements

1.3.4 Kitchens

- Adequate circulation space for a wheelchair user, either a 1500 x 1500 or 1400 x 1700 turning zone
- furnish as SDS requirements

1.3.5 Bedrooms

- adequate circulation space for a wheelchair user
- access to both sides of bed in double bedrooms
- hoist provision between main bedroom and bathroom

1.3.6 Bathrooms

- 1500 x 1500 turning zone
- 1000 clear width for transfer to WC basin
- provision for optional flush shower tray

1.3.7 Duplex Flats

- No duplex flats are designated as wheelchair compliant nor intended to be adaptable to wheelchair users

2-20 Winchester Road, Swiss Cottage, London NW3

01/08/2006

Total Residential	77	243	
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 Wheelchair Compliant Unit

 Adaptable for wheelchair users