

2-20 Winchester Road, 157a 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

SQUIRE AND PARTNERS

2-20 Winchester Road, Swiss Cottage, London NW3

Net Internal Area Schedule

01/08/2006

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Wheelchair Compliant Unit

Adaptable for wheelchair users