

Access Audit

**61-63 Holmes Road,
London,
NW5 3AN**

Accessibility

- Wheelchair accessibility; Camden's policy is that developments of 10 units and more need to have 10% of the units wheelchair accessible. As this development is 8no. residential units, no units need to be wheelchair accessible.
- Lifetime Homes; the development needs to meet the Lifetime Homes standards.

Lifetime Homes Standards

The proposed development adheres to the required Lifetime Homes standards in the following ways.

Standard 1: There is no adjacent car-parking to the building.

Standard 2: There is no adjacent car-parking to the building.

Standard 3: Approach and access into the building is level.

Standard 4:

- (a) Illumination is provided via existing street lights as the entrance is directly from the street. An external light will be incorporated in the canopy to provide illumination to the communal residential entrance.
- (b) The entrance threshold to the building is level.
- (c) A canopy will be provided over the residential entrance door to provide adequate weather protection.

Standard 5:

- (a) The communal stairs providing general access and fire escape routes to the flats are designed for easy access and have a uniform rise of less than 170mm and a uniform going of 250mm. Handrails extend 300mm beyond each top and bottom step and the height is 900mm from each nosing.
- (b) N/A

Standard 6: The width of the internal doorways and hallways conform to Part M standards and Lifetime Homes standard 6. The front door of the building and to each flat has the required 800mm clear opening. Please refer to drawing 1214-PL-120; 1214-PL-121; 1214-PL-122; 1214-PL-123 and 1214-PL-124.

Standard 7: There is sufficient space for turning a wheelchair within the kitchen/dining/living room of each flat, and there is adequate circulation space for wheelchair users elsewhere. Please refer to drawings 1214-PL-121; 1214-PL-122; 1214-PL-123 and 1214-PL-124.

Standard 8: The living room to each flat is at entrance level. In the duplex apartment on 4th-5th floors, an entrance-level living room is proposed as an alternative use to Bedroom 2.

Standard 9: Each flat is single storey except the duplex unit, in which the temporary bed space could be accommodated within the alternative entrance-level living room.

Standard 10:

- (a) The flats are one or two bedroom dwellings, and the entrance level WCs therefore meet the Part M standard and Lifetime Homes standard 10.
- (b) Drainage provision has been made for future installation of a shower in place of the bath.

Standard 11: Walls in bathrooms and WCs will be capable of taking adaptations such as handrails. Reinforcements will be located between 300 and 1500mm from the floor.

Standard 12:

- (a) The duplex flat private stair is capable of accommodating a stair lift and has a clear width of over 900mm.
- (b) A through-floor lift of 1000x1500mm could be accommodated within the duplex unit. Please refer to plan layout in drawings 1214-PL-123 and 1214-PL-124.

Standard 13: The plans provide a reasonable route for a potential hoist from a bedroom to the bathroom. Please refer to drawings 1214-PL-121; 1214-PL-122; 1214-PL-123 and 1214-PL-124.

Standard 14: The bathrooms have been designed to incorporate ease of access to the bath, WC and wash basins. Please refer to the plan layout in drawings 1214-PL-121; 1214-PL-122 and 1214-PL-123.

Standard 15: Living room glazing to all flats begins at 800mm or lower and all windows are easy to open/operate. Please refer to drawing 1214-PL-320.

Standard 16: All switches, sockets, ventilation and service controls will be at a height usable by all. Please refer to the dimensions noted on drawing 1214-PL-320.

Non-residential elements

The entrance door to the commercial space is to have a level threshold, with a minimum upstand of 15mm. The entrance to the commercial space will comply with Part M of the Building Regulations.

The ceiling height is 3300mm in the commercial space.

Deliveries and servicing vehicles to the commercial space are to be via the street frontage, as no alternative access route is available. Any delivery and servicing vehicles must maintain a free flow of traffic to Holmes Road.