

<b>BUSINESS UNIT</b>	<b>M5 – Construction and Property Division</b>
<b>PROJECT</b>	<b>St Anne's</b>
	<b>LBU0185</b>

**ST ANNE'S**  
**PLANNING CONDITION 21/22:**  
**WHEELCHAIR ACCESSIBLE/ ADAPTABLE UNITS**



MAIN AUTHOR	APPROVER	
<b>Sinead Brosnahan</b> Design Coordinator 28/11/2020	<b>Andrew Ziadi</b> Project Manager 28/11/2020	

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**REVISION HISTORY**

REVISION	STATUS CODE	DATE	REVISION DESCRIPTION
P01	S4	28/11/2020	Planning

## **1 Condition 21/22**

### **ACCESSIBLE HOUSING STANDARDS**

Accessibility was addressed as part of the planning application submitted to LBC. There has been no changes to the wheelchair accessible units on the approved plans.

### **HOUSING DESIGN**

All flats are designed to meet the GLA's Housing Supplementary Planning Guidance 2016 (SPG 2016) and the Minor Alterations to the London Plan March 2016 (MALP 2016) space standards. The plan diagrams adjacent indicate main access zones and corridor widths of a typical flat. All flats are single level. Level access is achieved from the street and communal stairs and lift achieves level access to all flats above ground. Access to balconies and the communal roof terrace is also level access.

### **WHEELCHAIR ACCESSIBLE FLATS**

Two of the 22 flats - a 2-bed 4-person and a 1-bed 2-person - are designed as Wheelchair Accessible - Category 3, in line with Part M Volume 1 of the building regulations.

- The plan diagram shows the flat plans indicating main access zones and corridor widths as set out in Part M.
- Level access directly from the street is achieved to the 2-bed flat on the ground floor of the development.
- Level access is achieved to the 1-bed flat at first floor via a single lift.
- All communal access areas, including communal entrance, corridors, bin store and cycle store, are designed to be accessible to wheelchair users.
- Laxton Place already benefits from a level access kerb.

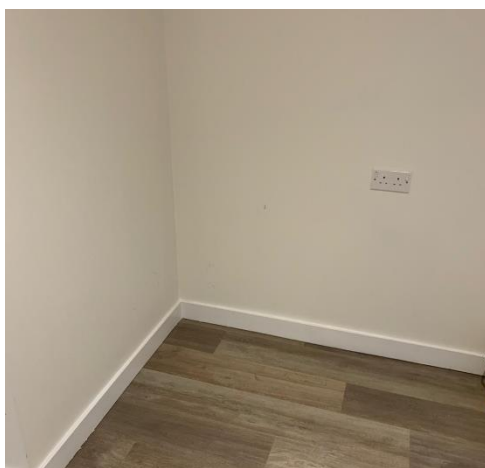
### **TYPICAL FLATS**

All other units are designed as Part M4(2) units with the following incorporated within the design.

- Future provision for shower wastes provided
- Complaint corridor widths
- Level access to balconies

## **2 Evidence/ Installation:**

1. Wheelchair charging space



2. Socket levels and additional intercom units



3. Shower installation



4. Adapted kitchen with adjustable worktops and low level side opening oven space



5. Low temperature radiators



6. Low level window handles



**3 General Layouts**

- Please refer to Appendix 2 for GA layouts of each flat type.
- Please refer to Appendix for accommodation schedule