

ACCESSIBLE HOUSING STANDARDS

Accessibility has been discussed and comments received as part of the pre-application consultation process with LBC. Plans have been amended to respond to all comments accordingly.

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.

The provision of a dedicated parking space to each flat is subject to advisement from LB Camden according to specific need, as agreed during the pre-application process. If required, it is proposed that parking spaces be provided on Laxton Place, as an extension to an existing dedicated disabled parking bay. Laxton Place already benefits from a level access kerb.

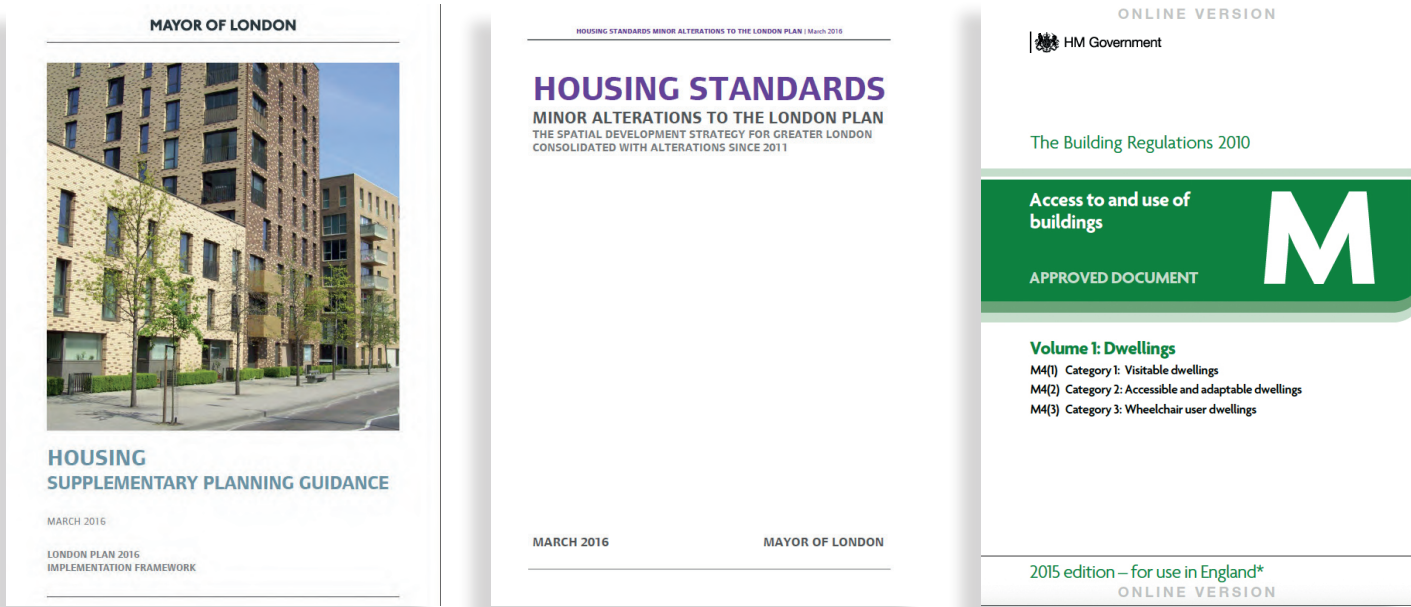


Figure No.1: Current London space standards

TYPICAL FLAT LAYOUTS

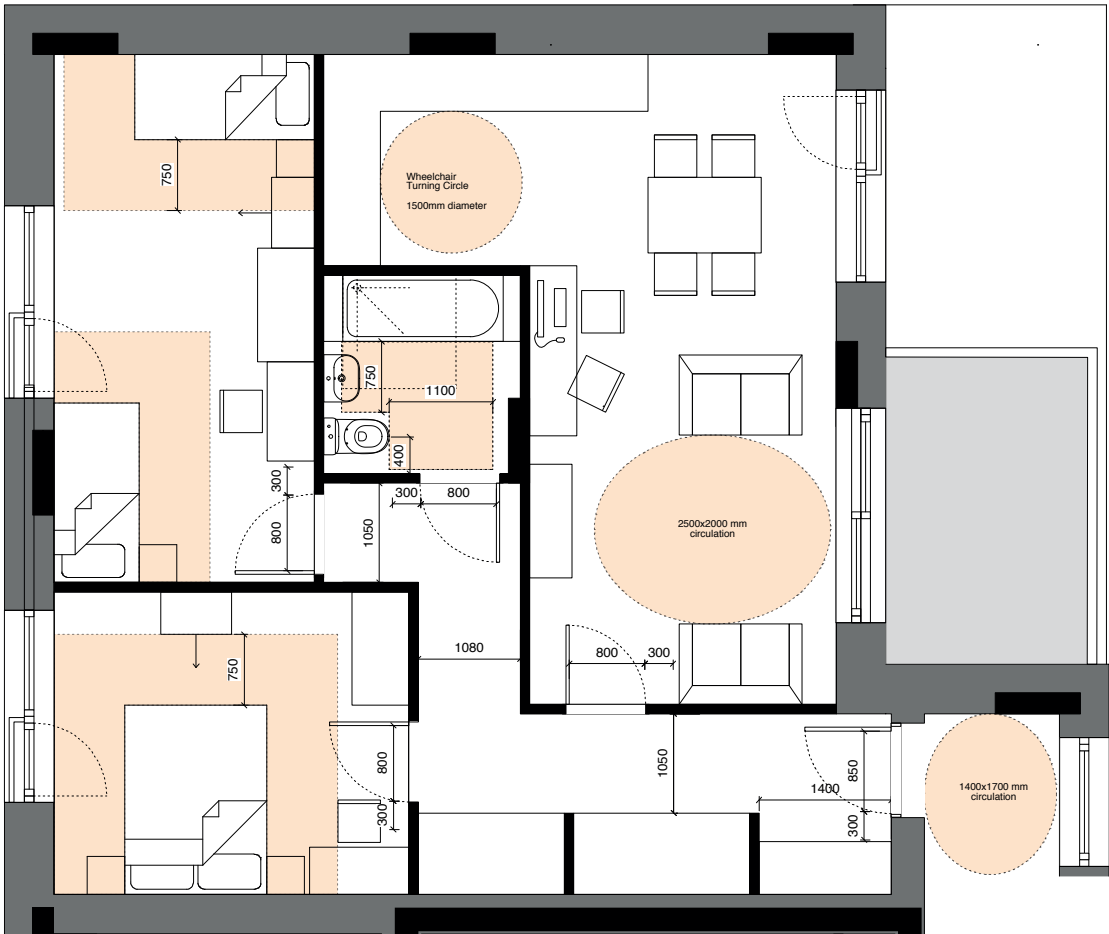


Figure No.2: A typical 2B/4P flat layout with access zones, corridor widths and furniture layouts indicated

WHEELCHAIR ACCESSIBLE FLAT LAYOUTS



Figure No 3: Ground Floor 2-bed 4-person wheelchair accessible flat

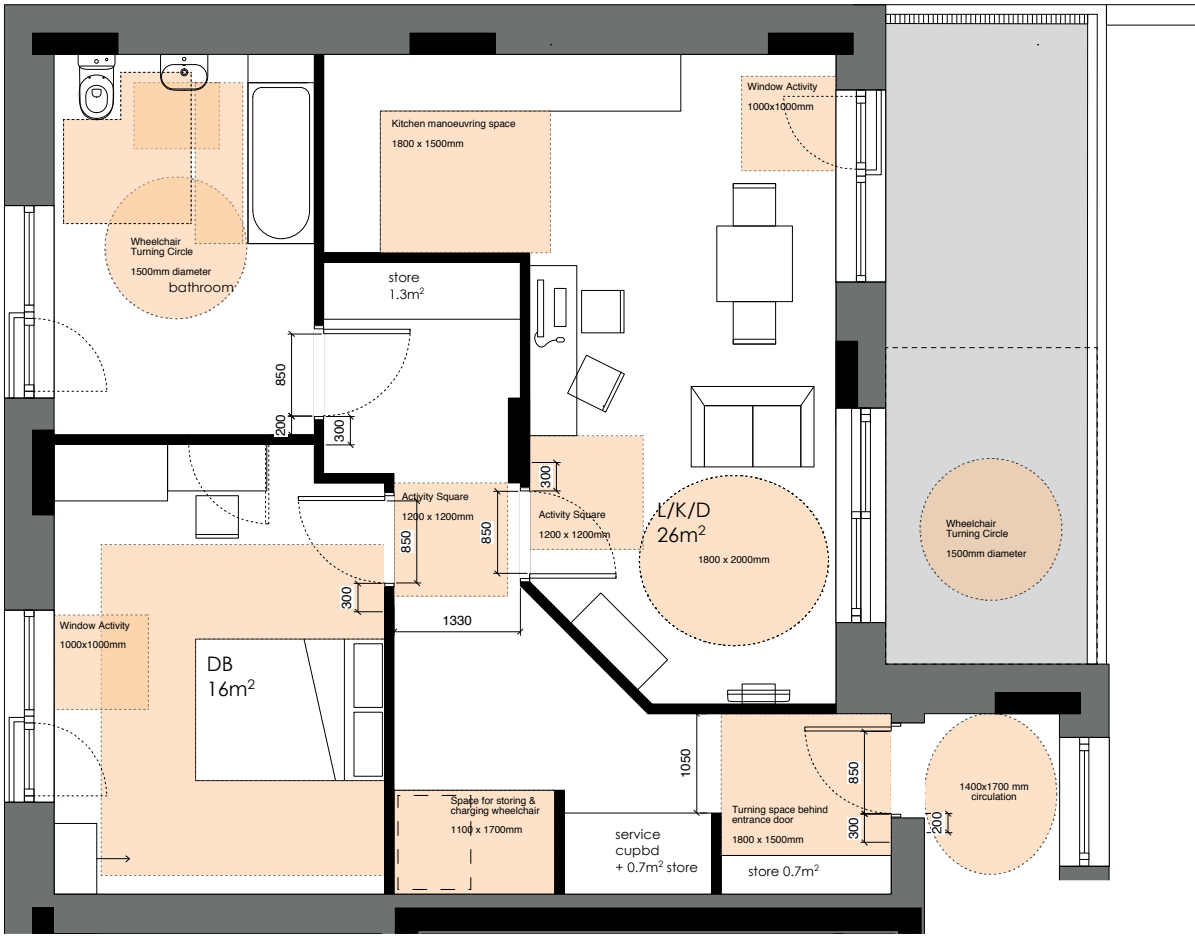
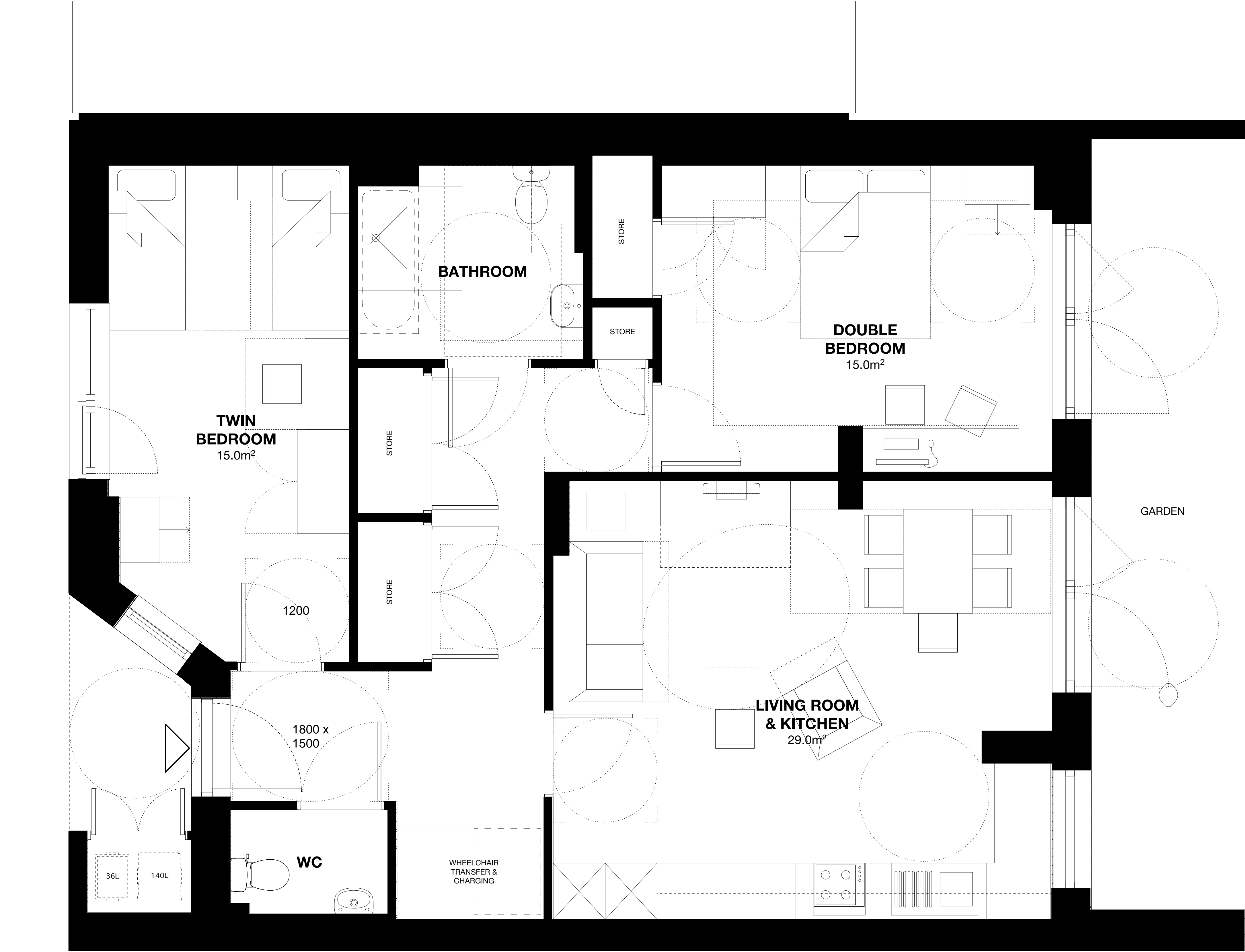


Figure No 4: First Floor 1-bed 2-person wheelchair accessible flat



PLOT NUMBERS: 0.1 GROUND FLOOR	UNIT AREA: 90m²	UNIT SIZE: 2B 4P
	TENURE: Social Rent	ACCESSIBILITY: M4(3) Fully-Adapted
	KITCHEN TYPE: Type K-1	BATHROOM/WC TYPE: Types A & Y
	UNIT TYPE: FT-01	

Notes:
1. Do not scale from this drawing. 2. All dimensions to be verified prior to the commencement of any work or the production of any shop drawings. 3. Matthew Lloyd Architects (MLA) shall be notified in writing of any discrepancies. 4. Survey and boundaries indicative only. 5. Proposals are subject to utilities surveys. 6. Any areas indicated are approximate and indicative only. 7. Where an item is covered by drawings in different scales the larger scale drawing is to be worked to. 8. Drawing to be read in conjunction with relevant consultant's drawings and specifications. 9. Where MLA services on a project do not include for site inspections and work surveys, MLA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been built.

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Rev	Status	Date	Description of Change
CD1	CR - As Constructed	09.10.2020	Issued for Construction Records.

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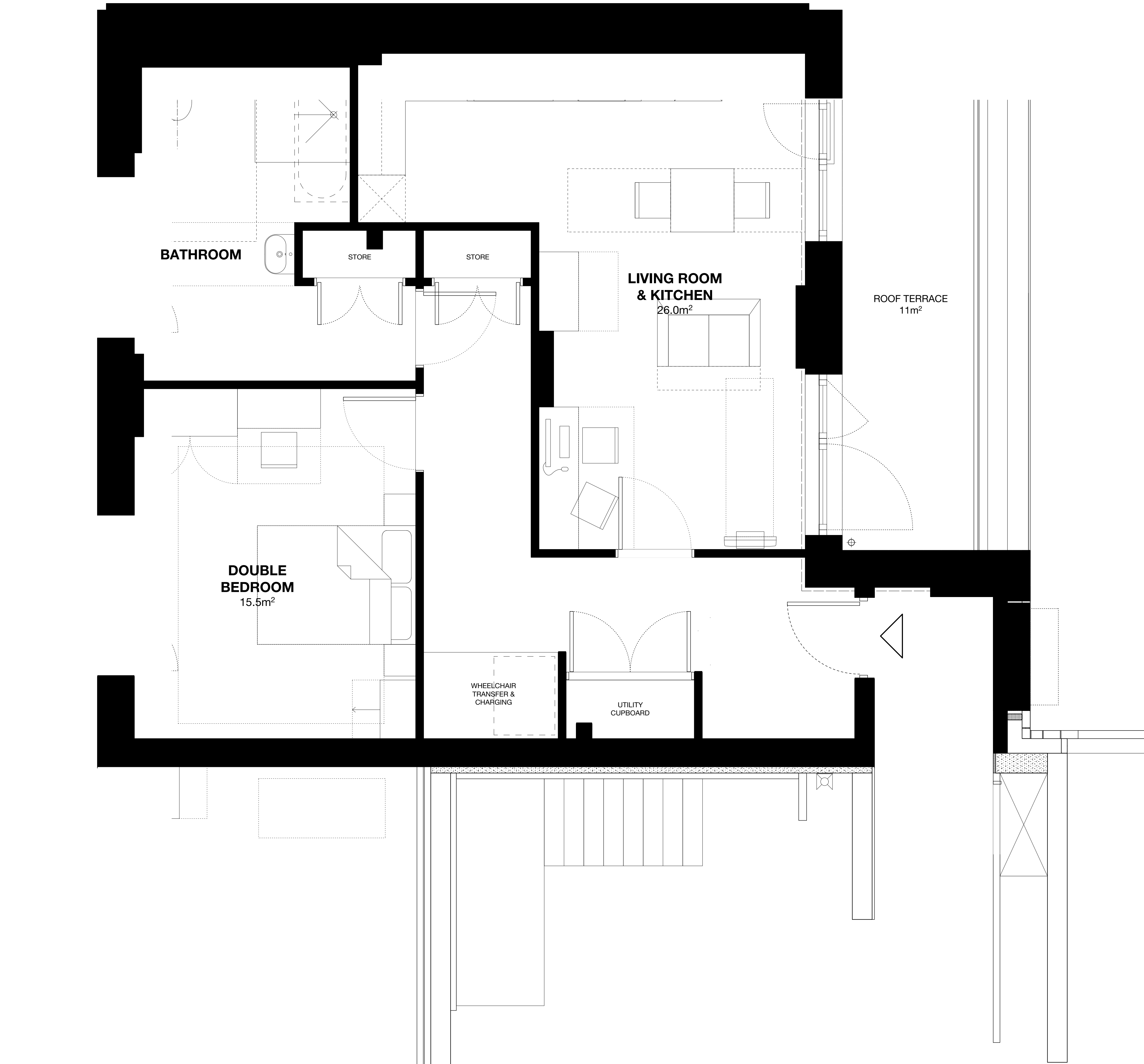
Project:
ST ANNE'S RESIDENTIAL
LAXTON PLACE, LONDON NW1

Drawing title:
FLAT TYPE 1 - LEASE PLAN

Reference:
STA

Dep. No:
201009-01

Rev:
C01



PLOT NUMBERS: 1.1 FIRST FLOOR	UNIT AREA: 75m²	UNIT SIZE: 1B 2P
	TENURE: Social Rent	ACCESSIBILITY: M4(3) Fully-Adapted
	KITCHEN TYPE: Type K-2	BATHROOM/WC TYPE: Type Z
	UNIT TYPE: FT-02	

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Drawing title: FLAT TYPE 2 - LEASE PLAN			
Reference: STA	Dep. No: .201009-02	Rev: C01	



PLOT NUMBERS: 2.1 2ND FLOOR 3.1 3RD FLOOR 4.1 4TH FLOOR 5.1 5TH FLOOR	UNIT AREA:	UNIT SIZE:
	75m ²	2B 4P
	TENURE:	ACCESSIBILITY:
	Social Rent	M4(2)
	KITCHEN TYPE:	BATHROOM/WC TYPE:
UNIT TYPE:		
FT-03		

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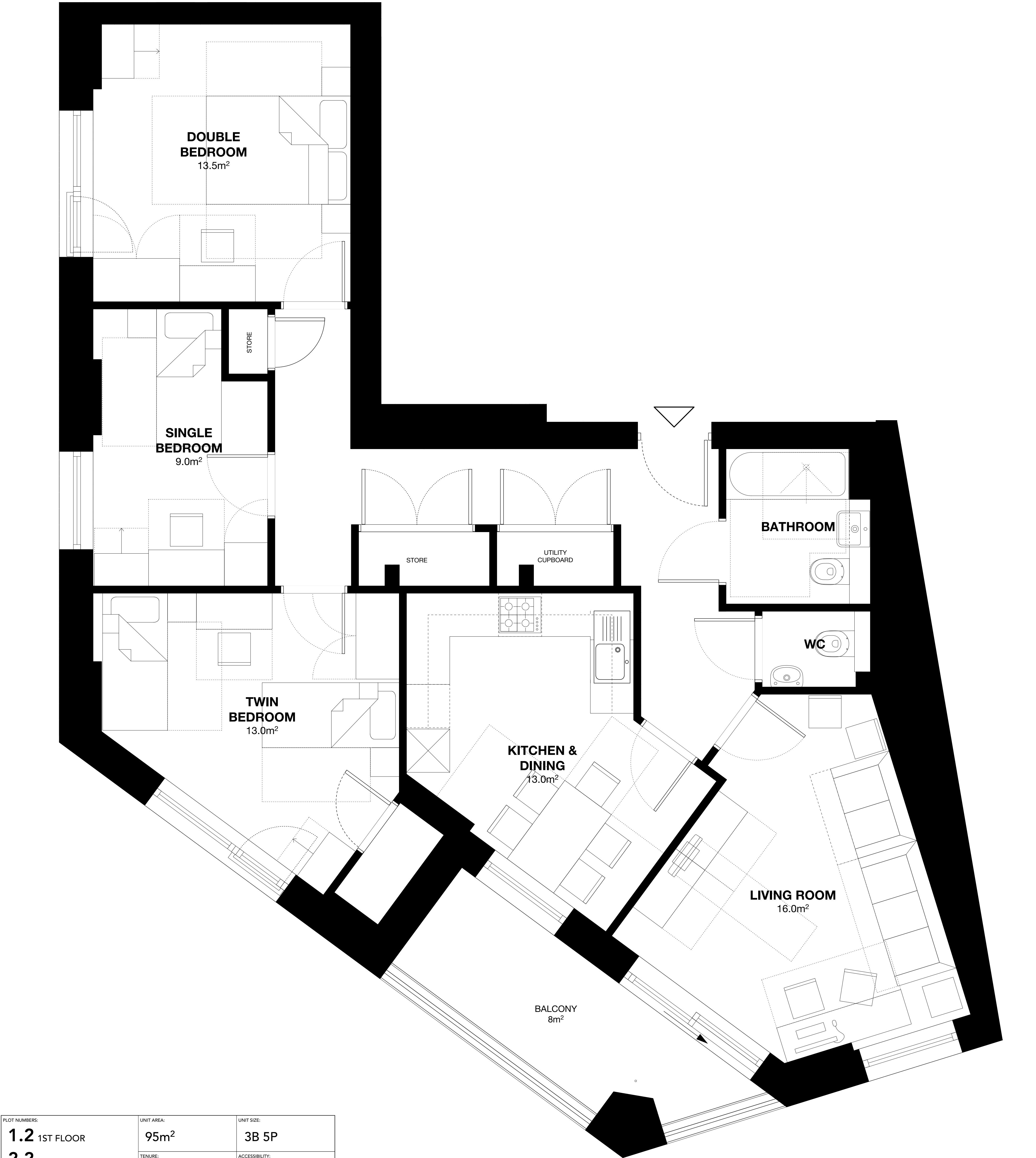
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Drawing title:
FLAT TYPE 3 - LEASE PLAN

Reference:	Orig. No:	Rev.
STA	201009-03	C01



PLOT NUMBERS: 1.2 1ST FLOOR 2.2 2ND FLOOR 3.2 3RD FLOOR 4.2 4TH FLOOR 5.2 5TH FLOOR	UNIT AREA:	UNIT SIZE:
	95m ²	3B 5P
	TENURE:	ACCESSIBILITY:
	Social Rent	M4(2)
	KITCHEN TYPE:	BATHROOM/WC TYPE:
UNIT TYPE:		
FT-04		

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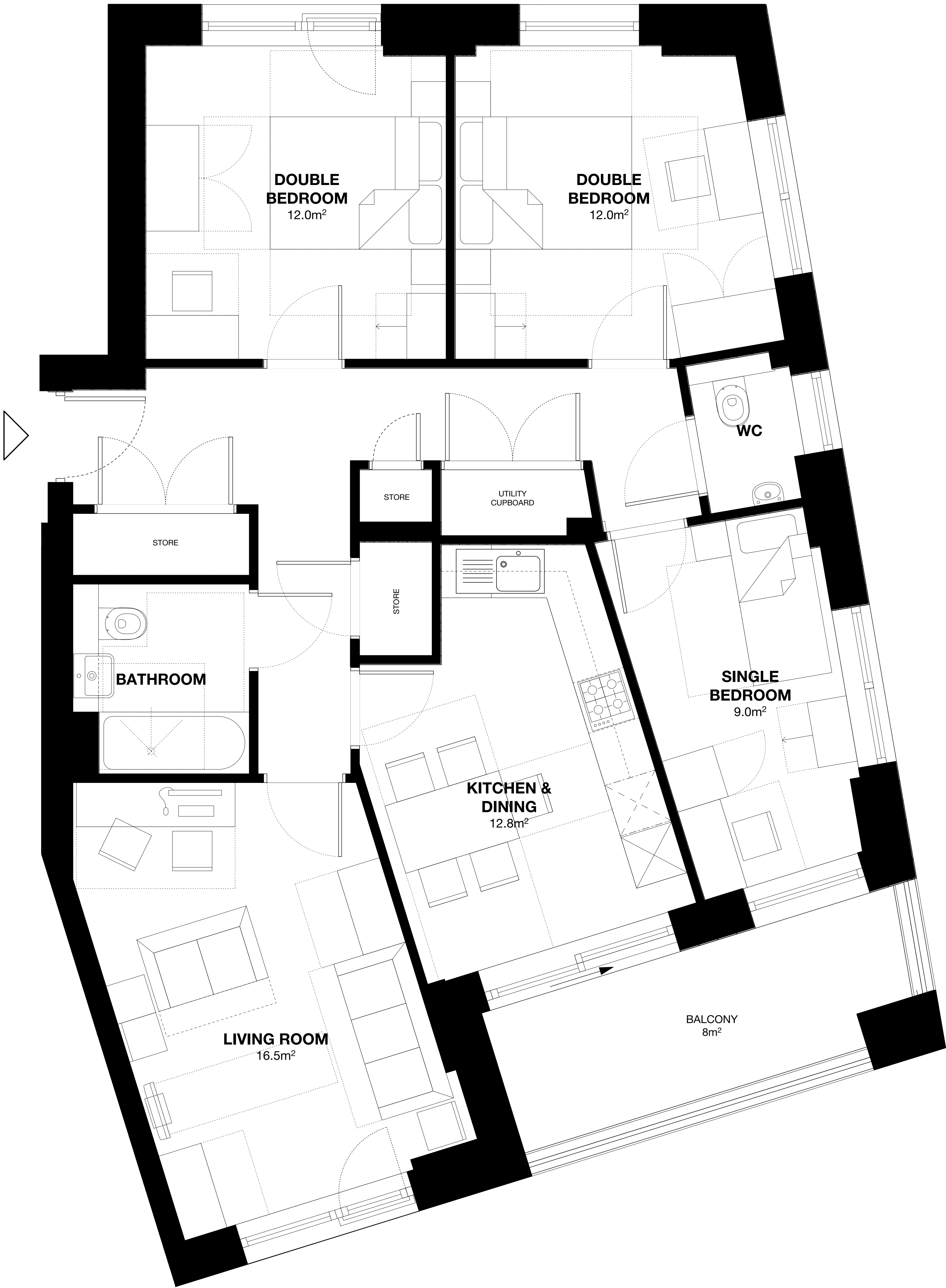
Project:

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Drawing title:

FLAT TYPE 4 - LEASE PLAN

Reference:	Dwg. No:	Rev.
STA	201009-04	C01



PLOT NUMBERS: 1.3 1ST FLOOR 2.3 2ND FLOOR 3.3 3RD FLOOR 4.3 4TH FLOOR 5.3 5TH FLOOR	UNIT AREA: 90m²	UNIT SIZE: 3B 5P
	TENURE: Social Rent	ACCESSIBILITY: M4(2)
	KITCHEN TYPE: Type K-5	BATHROOM/WC TYPE: Type X & C
	UNIT TYPE: FT-05	

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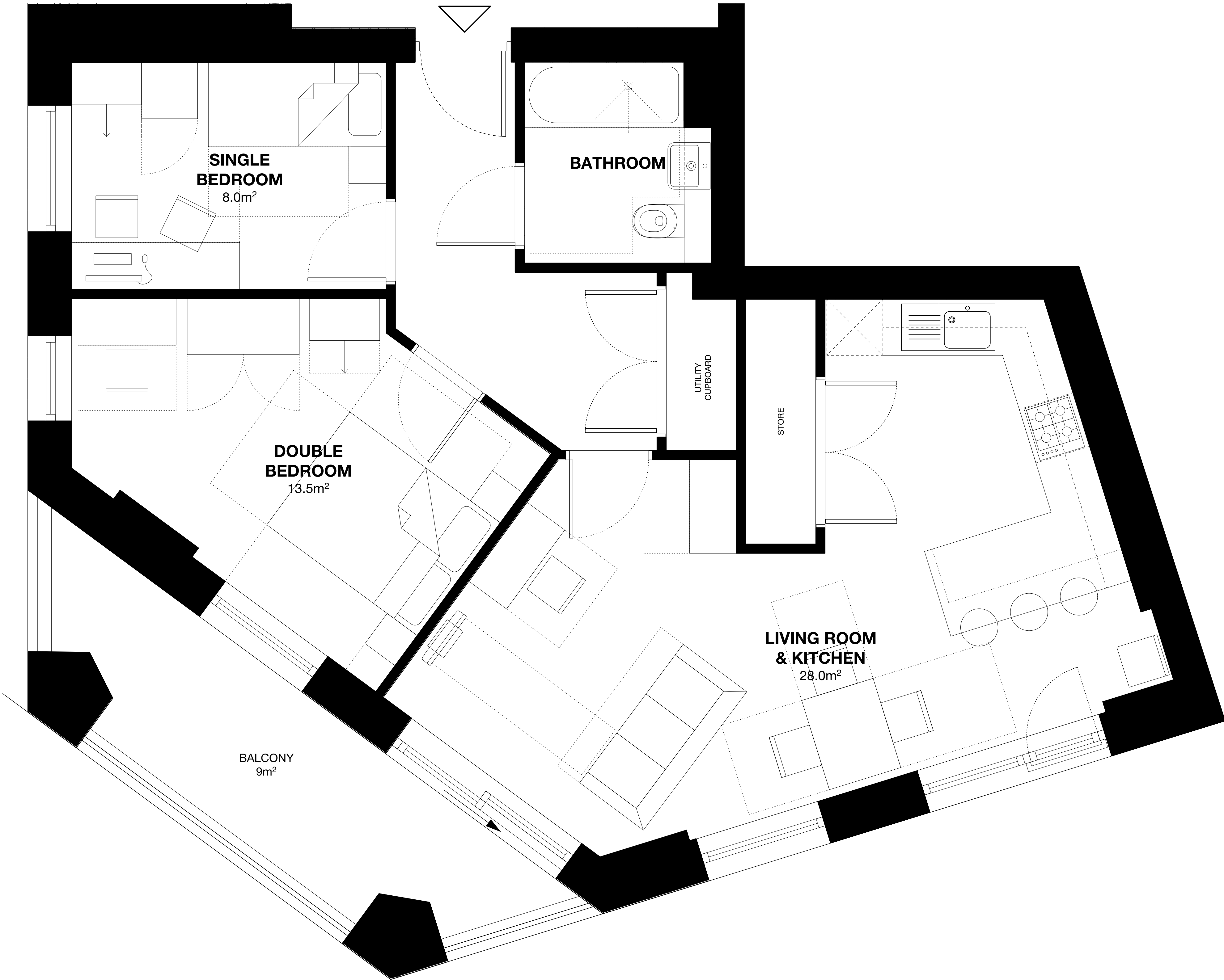
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Drawing title: FLAT TYPE 5 - LEASE PLAN			
Reference: STA	Orig. No.: 201009-05	Rev.: C01	



PLOT NUMBERS: 6.1 6TH FLOOR 7.1 7TH FLOOR 8.1 8TH FLOOR	UNIT AREA: 68m²	UNIT SIZE: 2B 3P
	TENURE: Intermediate	ACCESSIBILITY: M4(2)
	KITCHEN TYPE: Type K-6	BATHROOM/WC TYPE: Type X
	UNIT TYPE: FT-06	

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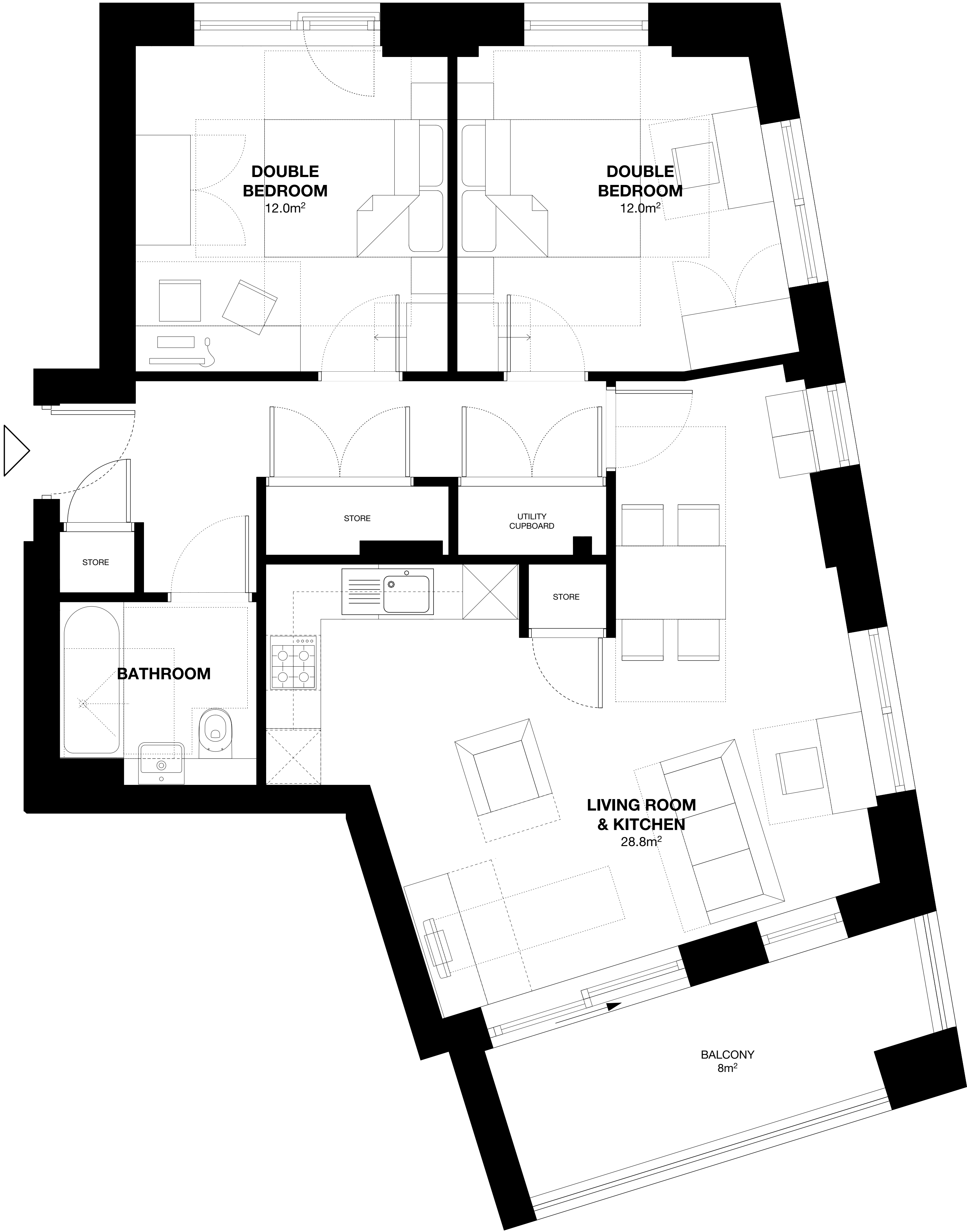
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Drawing title: FLAT TYPE 6 - LEASE PLAN			
Reference: STA	Orig. No: 201009-06	Rev: C01	



PLOT NUMBERS: 6.2 6TH FLOOR 7.2 7TH FLOOR 8.2 8TH FLOOR	UNIT AREA: 72m²	UNIT SIZE: 2B 4P
	TENURE: Intermediate	ACCESSIBILITY: M4(2)
	KITCHEN TYPE: Type K-7	BATHROOM/WC TYPE: Type X
	UNIT TYPE: FT-07	

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Drawing title: FLAT TYPE 7 - LEASE PLAN			
Reference: STA	Orig. No.: 201009-07	Rev.: C01	