### **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 Supplimentary 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. 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.

#### **TYPICAL FLAT LAYOUTS**



## WHEELCHAIR ACCESSIBLE FLATS

Two of the 22 flats - a 2-bed 4-person and a 1-bed 2-person - are designed



Figure No.1: Current London space standards

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

# WHEELCHAIR ACCESSIBLE FLAT LAYOUTS



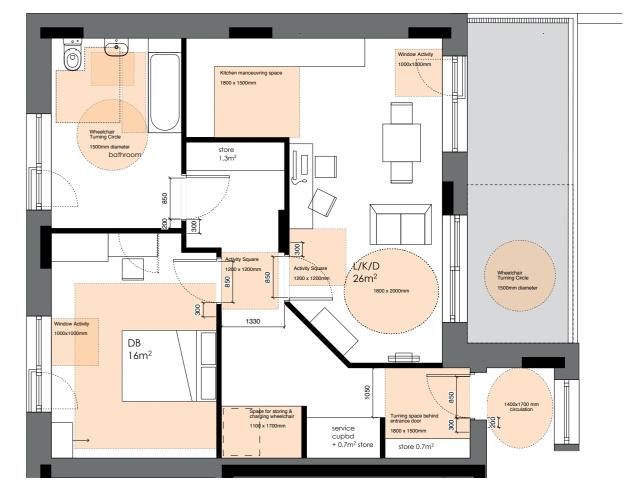
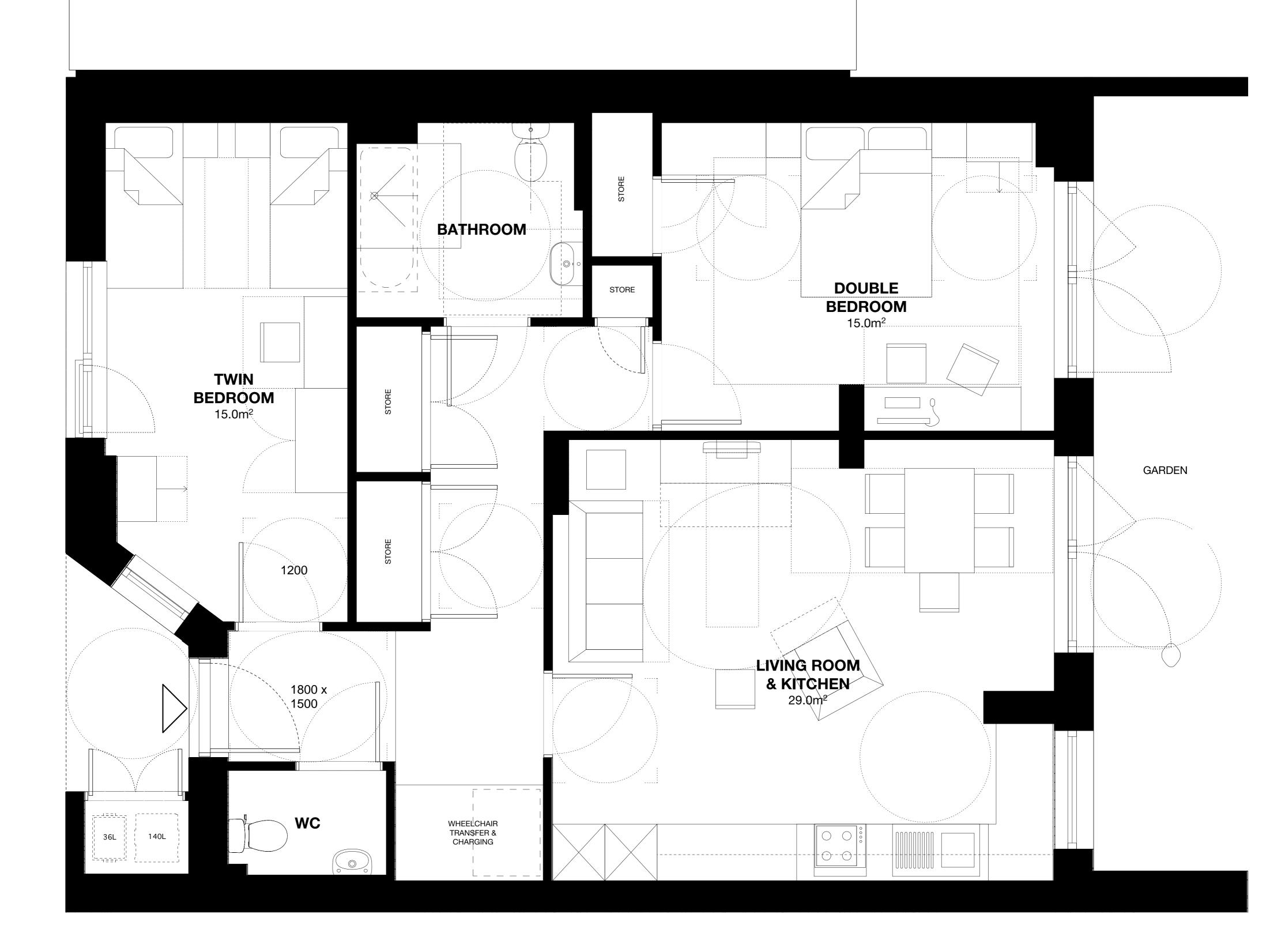


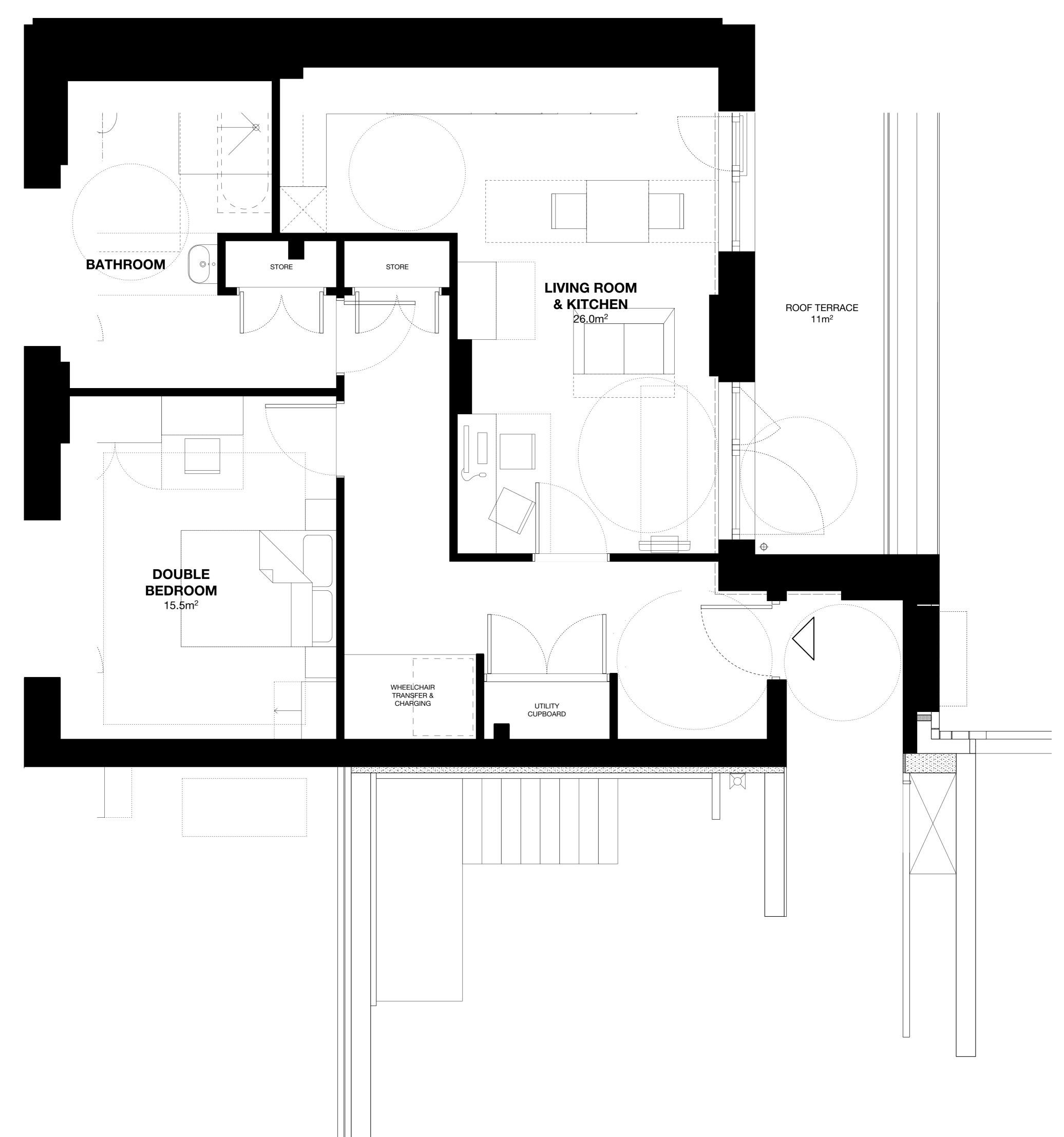
Figure No 4: First Floor 1-bed 2-person wheelchair accessible flat

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



PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:
<b>0.1</b> GROUND FLOOR	90m <sup>2</sup>	2B 4P
	TENURE:	ACCESSIBILITY:
	Social Rent	M4(3) Fully-Adapted
	KITCHEN TYPE:	BATHROOM/WC TYPE:
	Туре К-1	Types A & Y
		T-01

Notes:	Revision History:	Status: CR - AS CONSTRUCTED	NI	
<ol> <li>Do not scale from this drawing.</li> <li>All dimensions to be verified prior to the commencement of any work or the production of any shop drawings.</li> <li>Matthew Lloyd Architects (MLA) shall be notified in writing of any discrepancies.</li> </ol>	Rev     Status     Date     Description of Change       C01     CR - As Constructed     09.10.2020     Issued for Construction Records.	MURPHY		A Original Sheet Size
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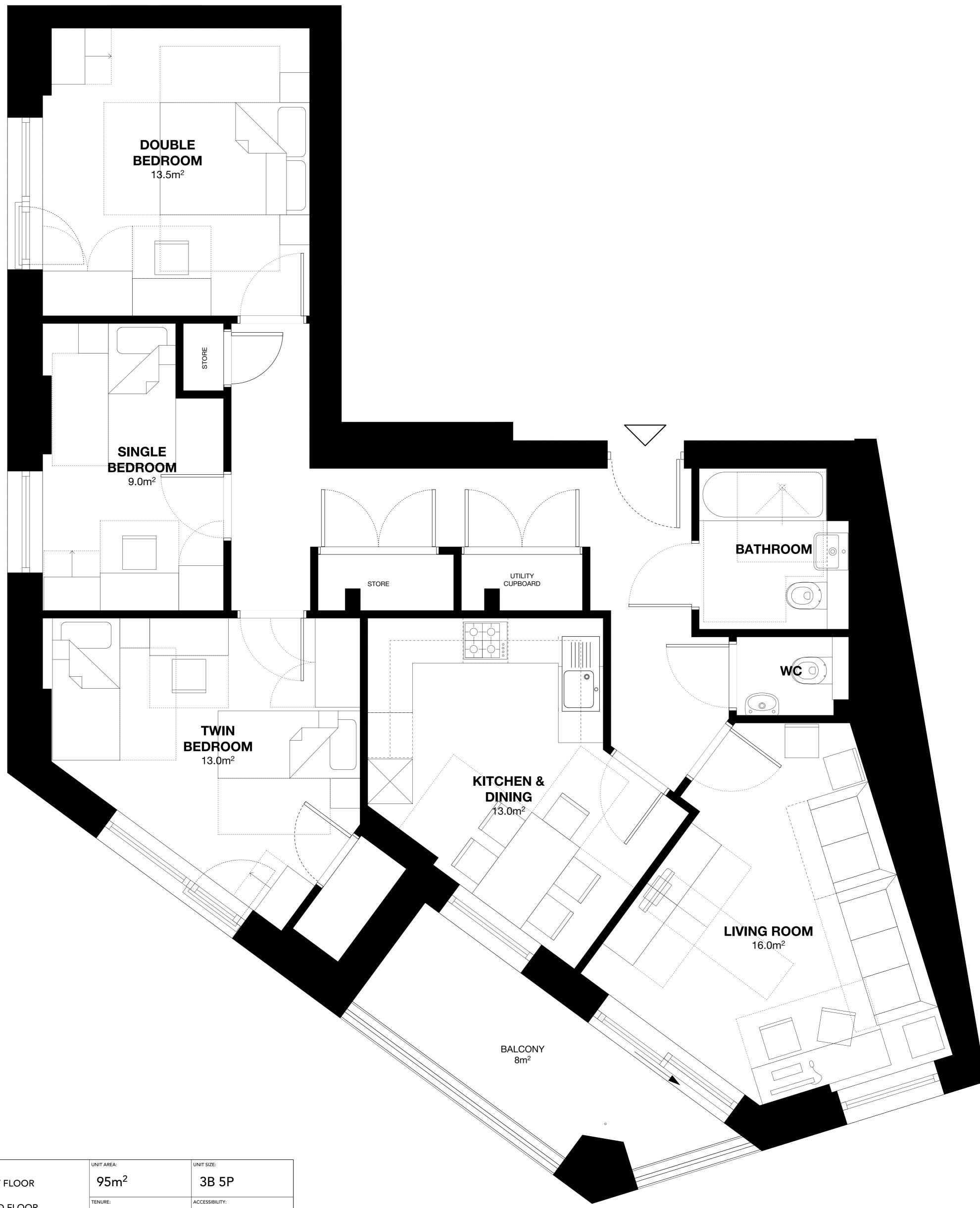
		T-02
		Туре Z
	KITCHEN TYPE:	BATHROOM/WC TYPE:
	Social Rent	M4(3) Fully-Adapted
	TENURE:	ACCESSIBILITY:
<b>1.1</b> FIRST FLOOR	75m <sup>2</sup>	1B 2P
PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:

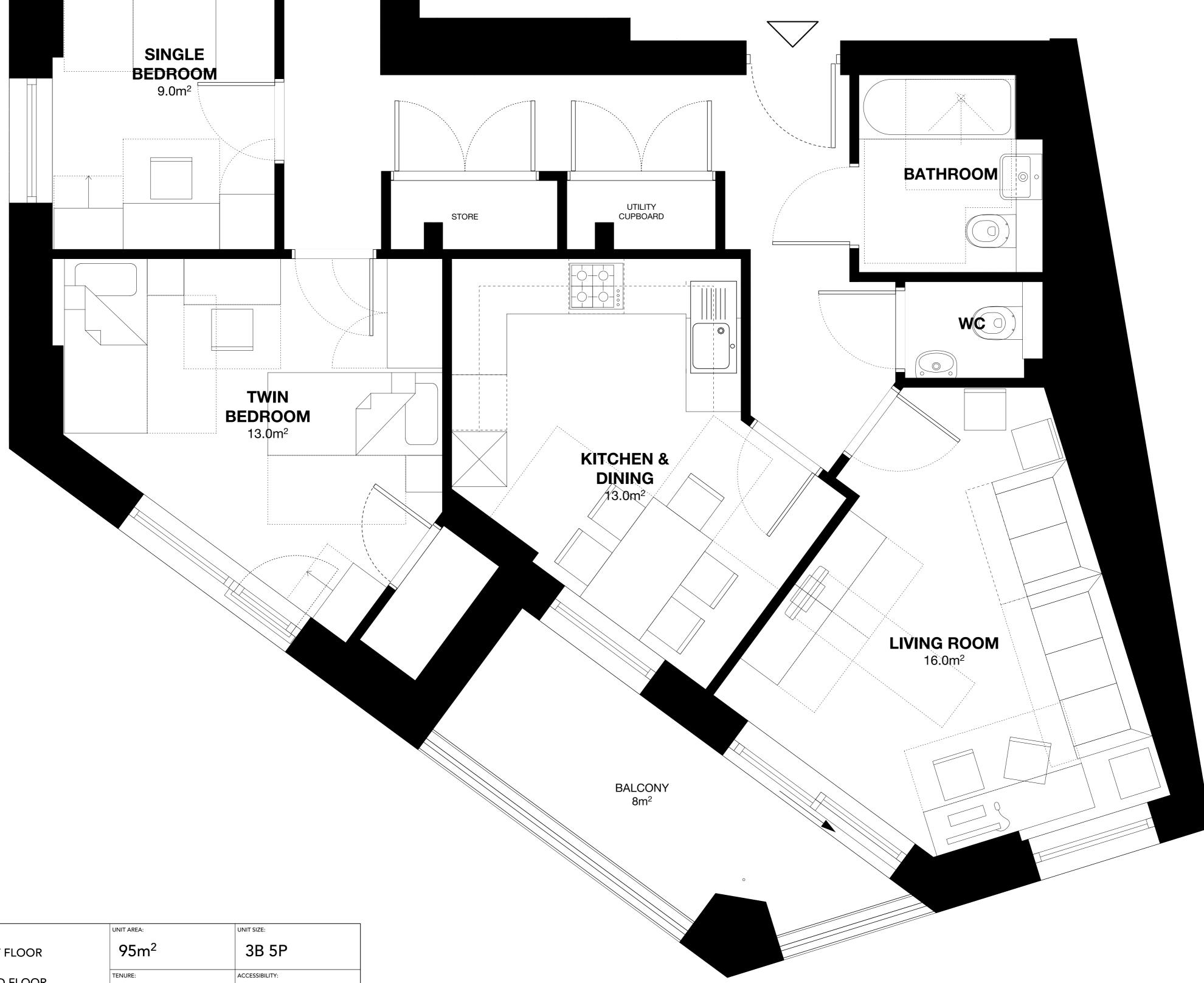
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production of any shop drawings.								Original Sheet Size
3. Matthew Lloyd Architects (MLA) shall be notified in writing of any discrepancies.								
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record of what has been built.					www.matthewlloyd.co.uk		.2010	



PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:				
<b>2.1</b> 2ND FLOOR	75m <sup>2</sup>	2B 4P				
3.1 3RD FLOOR	TENURE:	ACCESSIBILITY:				
<b>4.1</b> 4TH FLOOR	Social Rent	M4(2)				
<b>5.1</b> 5TH FLOOR	Туре К-З	Туре Х				
	UNIT TYPE: FT-03					

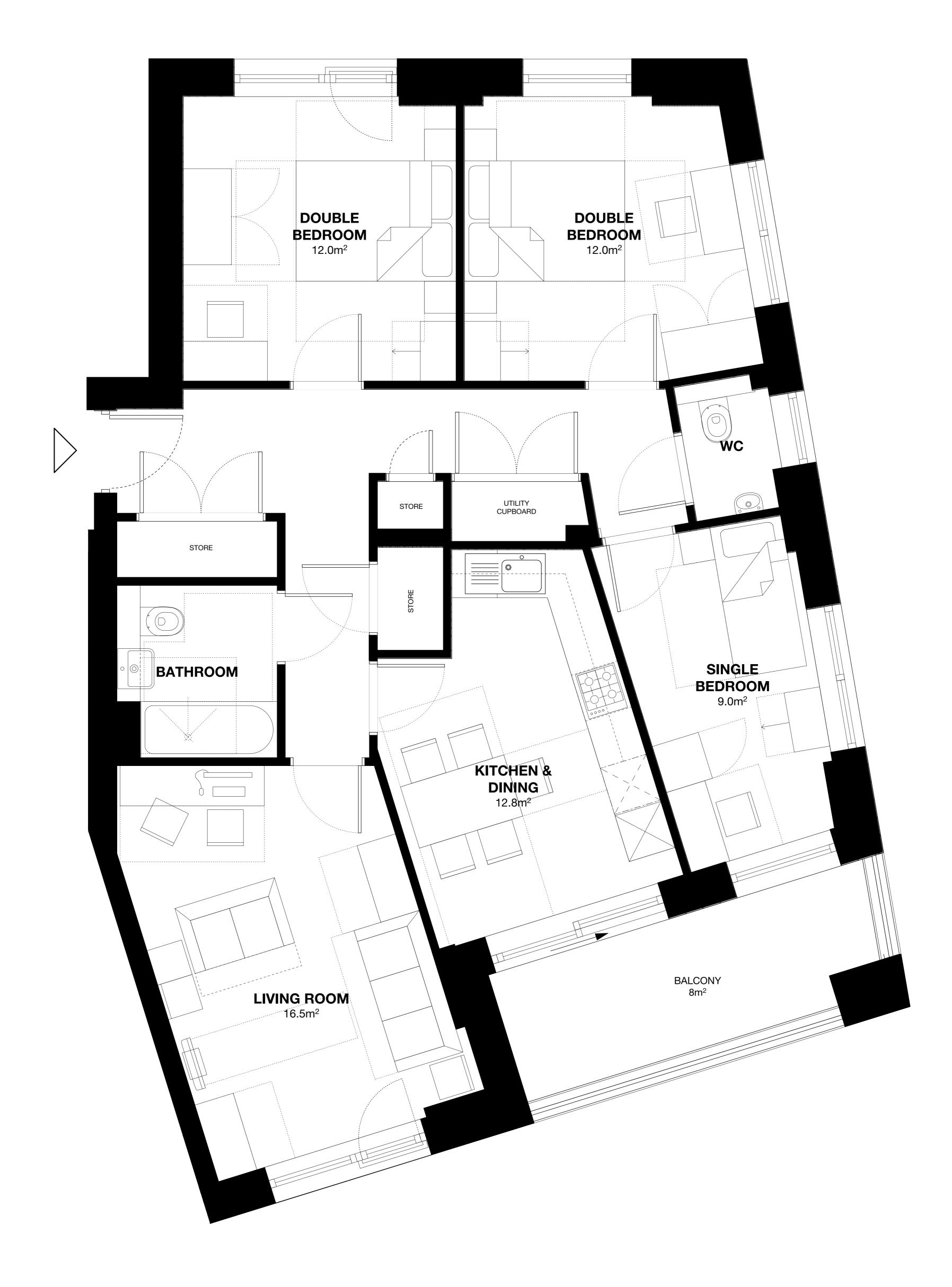
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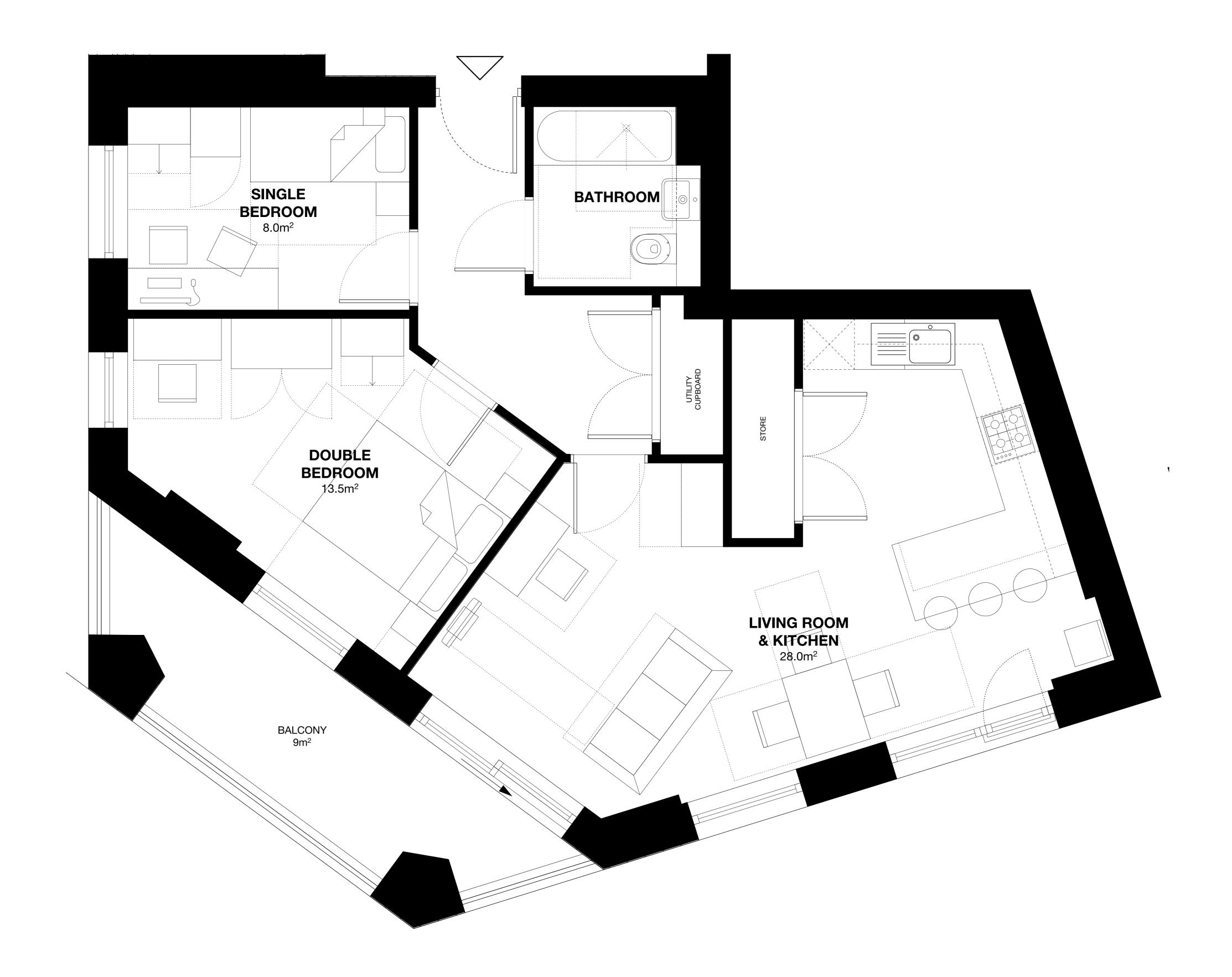
PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:
<b>1.2</b> 1ST FLOOR	95m <sup>2</sup>	3B 5P
2.2 2ND FLOOR	TENURE:	ACCESSIBILITY:
<b>3.2</b> 3RD FLOOR		М4(2)
<b>4.2</b> 4TH FLOOR	Туре К-4	Type X & B
5.2 5TH FLOOR		T-04

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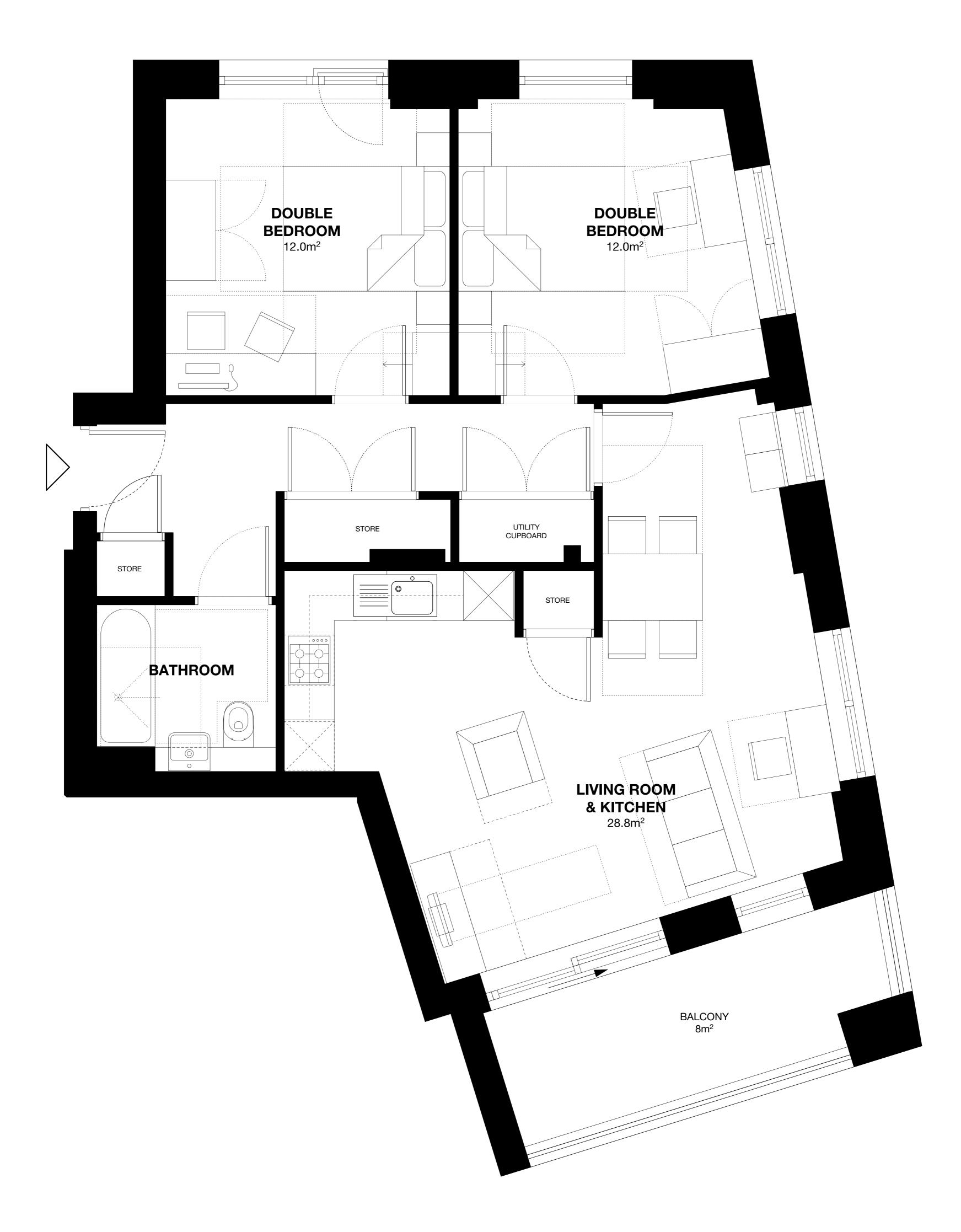
PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:
<b>1.3</b> 1ST FLOOR	90m <sup>2</sup>	3B 5P
2.3 2ND FLOOR	TENURE:	ACCESSIBILITY:
3.3 3RD FLOOR	Social Rent	M4(2) BATHROOM/WC TYPE:
4.3 4TH FLOOR	Туре К-5	Type X & C
5.3 5TH FLOOR		T-05

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record of what has been built.		www.matthewlloyd.co.uk ©2018	STA	201009-05	
					C01



PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:				
<b>6.1</b> 6TH FLOOR	68m <sup>2</sup>	2B 3P				
<b>7.1</b> 7TH FLOOR	TENURE:	ACCESSIBILITY:				
8.1 8TH FLOOR	Intermediate	M4(2)				
	KITCHEN TYPE:	BATHROOM/WC TYPE:				
	Туре К-6	Туре Х				
	UNIT TYPE: <b>FT-06</b>					

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PLOT NUMBERS:	UNIT AREA:	UNIT SIZE:
<b>6.2</b> 6TH FLOOR	72m <sup>2</sup>	2B 4P
<b>7.2</b> 7TH FLOOR	TENURE:	ACCESSIBILITY:
8.2 STH FLOOR	Intermediate	M4(2)
	KITCHEN TYPE:	BATHROOM/WC TYPE:
	Туре К-7	Туре Х
	UNIT TYPE: <b>FT-07</b>	

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issue drawings are a complete and accurate		email: mail@matthewlloyd.co.uk	Reference: Dwg. No:	Rev.
record of what has been built.		www.matthewlloyd.co.uk ©2018	STA 20100	<b>)9-07</b> C01