

## ROYAL BOROUGH OF KENSINGTON AND CHELSEA

### Residential example – multiple units and mixed use schemes

Two sections, complete where relevant to meet Policy CH2, and the aims of the London Plan.

#### **Policy CH 2**

##### **Housing Diversity**

The Council will ensure new housing development is provided so as to further refine the grain of the mix of housing across the Borough.

To deliver this the Council will, in relation to:

##### ***Housing Mix and Type***

a. require new residential developments to include a mix of types, tenures and sizes of homes to reflect the varying needs of the Borough, taking into account the characteristics of the site, and current evidence in relation to housing need;

b. require new residential developments, including conversions, amalgamations and changes of use, to be designed to as a minimum achieve all the following standards:

i. lifetime homes;

ii. floorspace and floor to ceiling heights;

iii. wheelchair accessibility for a minimum of 10% of dwellings;

#### **Section 1 – Lifetime Homes Standards as stated in the Access Design Guide SPD (adopted December 2010):**

NB: If multiple units with different specifications, please complete appropriate multiple copies.

<b>Standard – unit number 1 – 11</b>	<b>Fully met</b>	<b>Not met</b>
1. Car parking width		√
2. Access from car parking	√	
3. Approach gradients	√	
4. Entrances	√	
5. Communal stairs and lifts	√	
6. Doors and hallways		√
7. Wheelchair turning circles	√	
8. Living room at entrance level	N/A	
9. Identified entrance level bedspace	N/A	
10. Entrance level WC and shower drainage		√
11. Bathroom and WC walls reinforced	√	
12. Stair lift and through floor lift	N/A	
13. Tracking hoist route	√	
14. Bathroom layout	√	
15. Window specification	N/A	
16. Controls, fixtures and fittings	√	

Floorspace standards	√	
Where 'not met' give explanation.....what compensatory measures: 1. Due to limited external space in rear yard of property only three parking spaces can be provided and they are standard size. One of these bays is designed as a disabled bay and includes appropriate size and markings. 6. Not all the door and corridor widths comply with current standards, however, where the alterations involve changes to the newer parts of the building (1950s) all the standards have been met. 10. All of the separate WCs are not large enough to install a shower drain as each cubicle size is dictated by original walls.		

**Section 2 – Wheelchair Accessible Standards (10% minimum of a development) as stated in Access Design Guide SPD (adopted December 2010):**

All private and affordable new housing development must meet the following floorspace and structural arrangements:

NB: If multiple units with different specifications, please complete appropriate multiple copies.

<b>Standard – Unit number 12</b>	<b>Fully met</b>	<b>Not met</b>
Level or gently sloped route to all entrances		√
If flat/s located above/below ground floor, two lifts should be provided.		√
If car parking space provided – 3.6m width	√	
Entrance covered and well lit	√	
Entrance - level threshold		√
All external doors – minimum 900mm width	√	
Minimum 300mm beside leading edge of door	√	
Appropriate corridor widths	√	
Appropriate internal doorwidths	√	
Wheelchair storage/charging space		√
Full height knockout panel from bathroom		√
Bathroom size at least 2.5m x 2.7m	√	
If relevant, provision for future through floor lift	N/A	
Floorspace standards		√
<u>Affordable only</u> – contact Housing Needs section: 020 7361 3008 who will require additional information.	N/A	
Where 'not met' give explanation.....what compensatory measures:		

Level or gently sloped route to all entrances: The main front entrance to the residential element of this scheme is stepped. However, a new platform lift at the rear of the property will provide step free access to the wheelchair standard flat on the first floor of the building.

If flat/s located above/below ground floor, two lifts should be provided: It is not possible to install an additional internal lift to the relevant part of this building. However, 24 hour maintenance will be available for the existing lift should it be out of order.

Entrance - level threshold: As mentioned above, the front entrance is stepped, but the rear yard entrance will have level thresholds from the platform lift to this flat.

Wheelchair storage/charging space: Lack of space – see floorspace standards below.

Full height knockout panel from bathroom: As the wall between the bedroom and bathroom is an original wall this cannot be achieved.

Floorspace standards: We have tried to meet the standards as outlined in the SPD Access Design Guide – 82m<sup>2</sup>), but due to the constraints of the existing building only 80m<sup>2</sup> can be achieved. We do, however, ensure that there is sufficient space in the living room or bedroom to store/charge a wheelchair.