

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Residential example

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.

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

Floorspace standards	√	
Where 'not met' give explanation.....what compensatory measures: <u>Point 5</u> has also not been met because it only applies to flats. <u>Point 12</u> has not been completely met regarding access to the subterranean room. One access route is via a narrow spiral staircase, but the other stairway does comply with the standards for stairs/stairlifts. <u>Point 15</u> (window specification - the living room window height should begin no higher than 800mm) has only been partially met. Since the living room has dual aspect windows, the side window complies with this, however, as all the windows on the front aspect are to harmonise with the surrounding properties, the actual window height begins at 1000mm.		

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.

Standard – Unit number ____	Fully met	Not met
Level or gently sloped route to all entrances		
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		
Floorspace standards		
<u>Affordable only</u> – contact Housing Needs section: 020 7361 3008 who will require additional information.		

Where 'not met' give explanation.....what
compensatory measures:

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