

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Design and Access Statement - residential template

Two sections to 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	Fully met	Not met
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		
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:		

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 flat/s located above/below ground level, 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		
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:		