**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.

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| **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.

|  |  |  |
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| **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 |  |  |
| Affordable only – contact Housing Needs section: 020 7361 3008 who will require additional information. |  |  |
| Where ‘not met’ give explanation……what compensatory measures: |  |  |