

Appendix A1 – Borough Questionnaire

Lifetime Homes Research Project

Questionnaire for London Boroughs (February 2008)

Purpose of the Study

London Plan Policy 3A.5 (Housing Choice) requires all new homes to be built to LTH standards¹ and 10% of new homes to be designed to be wheelchair accessible², or easily adaptable³ for residents who are wheelchair users.

Savills have been commissioned by the Greater London Authority to:

- (a) Establish whether the London Plan's Lifetime Homes (LTH) policy is being implemented effectively;
- (b) Identify any examples of good practice or blockages in its implementation and make recommendations accordingly;
- (c) Recommend how to effectively monitor implementation of this policy in the future; and
- (d) Recommend whether there is a need to provide any further policy guidance

A comprehensive review of 'extended' Unitary Development Plan (UDP) policies and guidance and Local Development Documents is being undertaken to establish the current policy framework. This is being complemented by a review of a number of permitted and built schemes, interviews with a number of architects and this questionnaire.

Role of this Questionnaire

The role of this questionnaire is to obtain information from all London Boroughs on how it currently secures and monitors the provision of Lifetime Homes. The opportunity is also being taken to collect information about wheelchair accessible housing. Please note, the Mayor of London intends to collect information via the London Development Database on permitted LTH standard and wheelchair accessible homes contained within planning permissions from April 2008.

¹ As defined in Joseph Rowntree Foundation (JRF) 'Meeting Part M and Designing Lifetime Homes', JRF 1999.

² As defined in Habinteg Housing Association, Thorpe.S, 'Wheelchair Housing Design Guide', Habinteg, 2006.

³ See Mayor of London Best Practice Guide 'Wheelchair Accessible Housing', September 2007.

Please note that the report into the findings of this questionnaire will not refer to specific responses; rather it will draw on the overall findings.

Please respond to this questionnaire by the end of Friday 14 March 2008. Email responses should be sent to Sarah Houmoller at: sarah.houmoller@savills.com

Postal responses should be sent to:
Sarah Houmoller, Savills, Lansdowne House, 57 Berkeley Square, London
W1J 6ER.

Thank you for your help. Data gathering from London boroughs is an essential component of this project and your co-operation is very much appreciated.

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Securing LTH Standard Homes

1. Does your authority use planning conditions to secure LTH Standard homes. Yes/No.

(a) If yes to 1, please attach any standard conditions and reasons that your authority uses.

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(b) If yes to 1, how does your authority enforce conditions? Please give examples

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Appendix A2 – Borough Policy and Guidance Audit Findings

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| <p>London Borough of Barking and Dagenham</p> <p>UDP</p> <p>Policy H6 – Mobility Housing and Wheelchair Housing</p> <p>Expired – Mobility + Wheelchair Housing</p> <p>a) Mobility Housing</p> <p>The council will seek to ensure through negotiation that all new single storey houses, ground floor flats, including conversions, flats with lifts and sheltered units are built to mobility standards in accordance with the publication "mobility housing" (doe housing directorate occasional paper 2/74) and appendix 3.</p> <p>Note: The council will seek to ensure through negotiation that multi-storey houses and units created by conversion are designed to conform, as far as practicable, to mobility standards. In the case of multi-storey houses this can often be achieved by the provision of a straight run staircase which allows for the later installation of a stairlift. Satisfactory vehicular access should be provided.</p> <p>b) Wheelchair Housing</p> <p>The council will seek to ensure through negotiation that in developments of 20 or more housing units, which are sited within 400 metres of a local shopping centre, 1 or more housing units shall be specifically designed for, or capable of easy adaptation to, the guidelines set out in "wheelchair housing" (HDD Occasional paper 2/75 DOE 1975) and appendix 3. Satisfactory vehicular access should be provided.</p> |
| SPG |
| <p>DPD</p> <p>http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/local-dev-framework/plan-ldf-core-strategy.html</p> <p>Core Strategy Preferred Options (March 2007)</p> <p>CC1 – Mixed and Balanced Housing Markets</p> |

Accessibility/Adaptability of New Housing

In order to ensure that new housing is both accessible and adaptable to respond to the needs of our community:

- All new housing will be expected to meet Lifetime Homes Standards;
- 10% of housing in major development schemes (10 units or more) should be designed to be wheelchair accessible (as defined by the Wheelchair

Housing Design Standards referred to in the London Plan);

- The Council will encourage major housing schemes to incorporate a proportion of 'super-flexible housing'. Examples of components of super flexible housing include:

- open plan or flexible floor plates;
- foundations to attached garages to accommodate potential first floor extensions;
- garage space which can easily be converted into living space;
- open truss roof structures designed to facilitate future dormer/upwards extensions;
- dwellings to be built with basements which can be easily converted to living space;
- construction with integral wall lintels to allow, for example, two 3 bed units to be co-joined together to create one 6 bed unit;
- provision for interchange between employment and residential space (e.g. live-work units).

Borough Wide Primary Policies Preferred Options (March 2007)

BP6 – Internal Space Standards

The Council will seek to ensure that new dwellings (including converted flats) provide adequate internal space:

The following table sets out the minimum space standards for the aggregate of the cooking, eating and living areas (CEL areas):

Number of Bed Spaces CEL Minimum Floor Area (m²)

2 persons (bed space) 22

3 persons (bed space) 24

4 persons (bed space) 27

5 persons (bed space) 30

7 persons (bed space) 36

It is expected that each new dwelling will provide at least 1 double bedroom (2 bed spaces).

Cooking, eating and living (Kitchen / Dining / Living) *areas exclude any utility area or space taken up on plan by staircases or hallways/corridors connecting these areas.*

- The minimum floor area for bedrooms are based on:

- Aggregate bedroom areas to be no less than 7m² per single bedroom and 12m² per double/twin bedroom provided; and

- Each bedroom to have a minimum internal floor area of 6.5m² for a 1 person bedroom, and 10m² for a 2 person bedroom.

- Storage cupboards: 1m² floor area for 2 person dwelling plus 0.25m² per additional person.

All new housing will be expected to meet Lifetime Homes Standards (LTHS), and 10 per cent of housing in major development schemes should be designed to be wheelchair accessible (as defined by the Wheelchair Housing Design Standards referred to in the London Plan). Please refer to 'CC1: Mixed and Balanced Housing Markets' core strategy policy for further details.

(Policy BP6 should perhaps be more integrated into the Lifetime Home Standards as at present Life Time Standards just caveat the policy not outline how they can LTHS Can be met).

SDP

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| <p>London Borough of Barnet</p> <p>http://www.barnet.gov.uk/chapter-8-barnet-udp.pdf</p> <p>UDP May 2006</p> <p>Extended – LTH + Wheelchair Housing</p> <p>Policy H13 – Lifetime Homes</p> <p>When considering new housing development and conversion proposals, the council will seek to ensure it is built to Lifetime Homes Standards, providing homes which are accessible and capable of easy adaptation to meet the needs of people with disabilities.</p> <p>Policy H14 – Wheelchair Housing</p> <p>When considering new housing development proposals of ten units and over, the council will seek to negotiate with developers, where appropriate, to secure a minimum of 10% of new housing that is designed to wheelchair standards set out in the Housing Corporation's wheelchair design standards.</p> |
| SPG |
| <p>DPD</p> <p>Preferred Options</p> <p>Core Strategy estimated July 08 *</p> <p>Site Development Policies December 08 *</p> |
| <p>SPD – Sustainable Design and Construction</p> <p>Housing Quality Indicators</p> <p>6.17 The Housing Quality Indicators (HQI) system is a measurement and assessment tool designed to allow potential or existing housing schemes to be evaluated on the basis of quality, rather than simply in terms of cost.¹¹ The HQI allows an assessment of quality of key features of a housing project in three main categories:</p> <ul style="list-style-type: none"> • Location • Design |

- Performance.

6.18 The system comprises ten different indicators falling under the above headings. It is the profile of the ten different indicators that gives the most useful information about the strengths and weaknesses of a scheme. The overall figure is a convenient aggregate, which provides an overall indication of quality. For all new build residential developments which include any affordable housing, the council will require a minimum aggregate score of 60% and a minimum acceptable standard (as defined by the HQI system) should have been achieved for each of the ten indicators.

<http://www.devplanuk.net/search/downloadspgdocs.cfm?ID=%24%25%29O%3F%25%20%20%20%20%0A>

Indicators not listed, The Indicators are not a substitute for compliance with statutory requirements such as the Building Regulations. These regulations, as well as other mandatory or recommended standards (e.g. SAP, Design of Lifetime Homes. Secured by Design, BREEAM) are the basis for much of the material in the Indicators).

HQI

1. Location
2. Site – visual impact, layout and landscaping
3. Site – open space
4. Site – routes and movement
5. Unit – size
6. Unit – layout
7. Unit – noise, light and services
8. Unit – accessibility
9. Unit – energy, green and sustainability issues
10. Performance in use

http://www.newcastle.gov.uk/wwwfileroot/regen/ldf/Ouseburn_Central_Masterplan_Draft_SPD-Appendix_5.pdf

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| <p>London Borough of Bexley</p> <p>http://udp.bexley.gov.uk/bexleyudp.asp?mode=text&cid=6&page=chapter6</p> <p>UDP April 2004</p> <p>Extended - General</p> <p>Policy H13</p> <p>Residential developments of over 25 dwellings should, where appropriate: included</p> <ol style="list-style-type: none"> 1. incorporate a mix and balance of dwelling types and size to cater for a range of housing needs; 2. provide for the needs of disabled and less mobile people in the layout and, by negotiation, provide a suitable proportion of dwellings designed for people with special housing needs, including housing for people with disabilities, having regard to market and site conditions. <p>The Council will seek to secure these provisions through planning obligations, in accordance with Policy G3.</p> |
| <p>SPG</p> |
| <p>DPD</p> <p>Preferred Options</p> <p>Core Strategy estimated July 08 *</p> <p>Site Development Policies December 08 *</p> <p>*based on revised LDS Jun 07</p> |
| <p>http://www.bexley.gov.uk/service/planning/strategies/d4l_pdfs/designforliving_rdg_spd06.pdf</p> <p>Design for Living: Bexley's Residential Design Guide SPD (January 2006)</p> <p>Based on 16 LTH Standards?</p> |

Aim

Explanation of how developers can help to make Bexley a good place to live, with a distinctive character, resisting the tendency for everywhere increasingly to look much the same as everywhere else.

Following the principles of Lifetime Homes, which outlines 16 essential design features, will allow households to adapt the accommodation to their changing needs.

Bexley UDP 2004: G7, H3 & ENV39
London Plan: 4B.1 & 4B.2

LTH and Wheelchair – Yes

Consider how disabled users will enter the building and ensure all entrances are fully accessible. In the non-residential parts of mixed use developments, consider how both the ground floor and upper floors can be made accessible for employees and potential visitors.

Bexley UDP 2004: G5, G7, ENV39, ENV60 & H3

3 Consider how disabled users will enter the building and ensure all entrances are fully accessible. In the non-residential parts of mixed use developments, consider how both the ground floor and upper floors can be made accessible for employees and potential visitors.

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| <p>London Borough of Brent</p> <p>UDP http://www.brent.gov.uk/planning.nsf/013459d30f2ad00680256623005fcc0a/d8d8b8b3c427c98380256f4200693fe7/\$FILE/ATTJU51B/5%20Housing.pdf</p> <p>Expired – Accessible Housing</p> <p>H26 – Accessible Housing</p> <p>The site layout, accesses, and circulation around new and converted dwellings should facilitate their use by disabled and elderly people.</p> |
| <p>SPG</p> <p>SPG17 – Design Guide for New Development (March 2001)</p> <p>Aim: The challenge for Brent is to ensure that new development in the borough is comparable with the best that is taking place in the rest of London and the UK.</p> <p>4.1 Elevations and Access</p> <p>The elevation is the 'public face' of any new development. This has important implications for the perception and economic viability of both the development itself and the wider area. Given this importance it is essential that: include</p> <p>d) Normally, adequately designed access should be provided for all members of the community, including children and people with disabilities. Design will be expected to be consistent with Part M of the Building Regulations 1991. (Ed. 1999)</p> |

[http://www.brent.gov.uk/planning.nsf/c9d417187f8954f580256e6f00460800/dd4773bc0ea2586d80256e6a00564ce5/\\$FILE/SPG%2017%20VERY%20FINAL%20TEXT%20amended%2013jul06.pdf](http://www.brent.gov.uk/planning.nsf/c9d417187f8954f580256e6f00460800/dd4773bc0ea2586d80256e6a00564ce5/$FILE/SPG%2017%20VERY%20FINAL%20TEXT%20amended%2013jul06.pdf)

SPG12 access for disabled people: designing for accessibility supplementary planning guidance number 12 (April 2004)

D3. Wheelchair housing is designed for people who use a wheelchair in their own homes. It should generally be on one level, and it should offer sufficient space for wheelchair manoeuvre throughout the property, as well as easy access. The main features which are required at construction stage to permit full wheelchair adaptation at a later date are as follows.

- Level or slightly ramped approach and level main entrance threshold.
- Design provision for wheelchair manoeuvre in all main rooms. Passageways should be 1200mm wide and doorsets or sliding doors should be 900mm wide.
- A downstairs bedroom and bathroom. In the case of a two storey house, there should be a downstairs lavatory and a straight staircase where a stair or chairlift can be installed.
- Bathrooms and lavatories should be large enough to allow transfer from a wheelchair to a bath or toilet.

LTHS are mentioned as useful guidance.

[http://www.brent.gov.uk/Planning.nsf/1cfd2a88cc1a75ac80256e6300575bd6/f7b9bcc6bdfab7ac80256e690034ee98/\\$FILE/SPG12.pdf](http://www.brent.gov.uk/Planning.nsf/1cfd2a88cc1a75ac80256e6300575bd6/f7b9bcc6bdfab7ac80256e690034ee98/$FILE/SPG12.pdf)

DPD
Submission Core Strategy

[http://www.brent.gov.uk/planning.nsf/0/b2df69d9451a154b802573870051935c/\\$FILE/7_Meeting%20Housing%20Needs.pdf](http://www.brent.gov.uk/planning.nsf/0/b2df69d9451a154b802573870051935c/$FILE/7_Meeting%20Housing%20Needs.pdf)

CPH2 – Sustainable Housing Design

Sustainable Housing Development

The Plan seeks to ensure that all new housing is located, designed and constructed to lifetime homes standards so as to:

- a. Provide the number and types of homes most appropriate to the site's location and character, in accordance with the London Plan Density Matrix, in order to make the most efficient use of the site
- b. Complement and / or enhance the local environment / townscape.
- c. Promote travel efficiency so as to reduce the length of journeys between home, work, educational, shopping and leisure opportunities (Policy CP TRN 2 'Reducing the Need to Travel')
- d. Minimise the use of non-renewable resources and generation of waste (Policy CP SD 1 'Sustainable Design & Construction - Mitigation')
- e. Maximise energy and water conservation
- f. Provide a liveable, safe and attractive environment for both new and existing occupiers by 'designing out crime', providing a reasonable level of amenities and employing high quality materials and landscaping

CPH3 – Balanced Housing Stock

The Plan seeks to maintain and provide a balanced housing stock by protecting existing accommodation that meets known needs and ensuring that new housing appropriately contributes towards the wide range of Borough household needs including :

- a. An appropriate range and mix of self contained accommodation types and sizes, including family sized accommodation (capable of providing three or more bedrooms) .
- b. Housing designed and constructed to meet 'lifetime homes standards'; 10% of units should be designed and constructed to wheelchair accessible / adaptable standards.
- c. Non-self-contained accommodation to meet identified needs
- d. Care and support accommodation for those unable to live independently

SPD

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| London Borough of Bromley |
| <p>UDP July 2006 http://www.bromley.gov.uk/UDP/local_plan/written/cpt4.htm</p> <p>Extended – Wheelchair Housing</p> <p>ACCESSIBLE HOUSING POLICY H5</p> <p>In larger residential developments of 20 or more new units, 10% should be specifically designed to be capable, without further structural alteration, of adaptation for occupation for a wheelchair user. These units, dependent upon site suitability, should be well-distributed throughout the development and should cater for a varying number of occupants. Parking provision should be adjacent to these dwellings.</p> |
| SPG |
| DPD |
| SPD Residential Design Standards SPD On Hold until core strategy has been completed |

Sustainable Construction SPD

On Hold until core strategy has been completed

London Borough of Camden

UDP June 2006

http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=419608

Extended – LTH + Wheelchair Housing

H7 - Lifetime homes and wheelchair housing

The Council will encourage all new housing developments, including changes of use and conversions, to be accessible to all. All new housing should be built to 'Lifetime Homes' standards and ten per cent of new housing should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The Council will grant planning permission for proposals designed to improve existing properties to make them suitable for people with disabilities.

SPG

Camden Planning Guidance December 2006

Aim: Council seeks to ensure, through its planning policies, that new developments are accessible to all.

The purpose of this guidance is to supplement Replacement UDP Policy *H7 –*

Lifetime homes and wheelchair housing by providing advice on how proposals can be designed in an inclusive manner and be accessible to all by incorporating "lifetime home" standards and creating wheelchair accessible units. It should be noted that inclusion and accessibility is not specifically about addressing the needs of disabled people but should also ensure that, as examples, older people, families with small children, people with luggage, and carers, friends or relatives who accompany disabled people, benefit from improved accessibility.

Policy H7 expects that a minimum of 10% of new housing is designed to be wheelchair accessible. This does not mean that 10% of

the housing should be designed to full wheelchair/mobility standards, although this is encouraged, but rather 10% of the units are designed to be adaptable based on a specific need for wheelchair accessible housing in Camden and London. Planning applications will need to show which units are wheelchair accessible and how they are wheelchair accessible or how they can be adapted to be suitable for wheelchair users.

It is understood that some of the lifetime homes standards may not be able to be applied in all cases, particularly in some conversions and changes of use, but new build housing schemes should incorporate all 16 points to ensure a suitable level of access is provided.

Where conversions or changes of use cannot meet with the all of the standards then they should incorporate as many as possible to maximise accessibility and provide a full justification addressing the 16 standards to the satisfaction of the Council, including a detailed explanation as to why individual standards have not been achieved.

http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=563105

DPD

Preferred Options
Core Strategy estimated July 08 *

SPD

Affordable housing & housing in mixed use development (no dates available at time of print)_

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| <p>London Borough of City of London</p> |
| <p>UDP June 2003</p> <p>Expired - General</p> <p>http://213.86.34.248/NR/rdonlyres/A5438496-AA81-40CA-849E-B5105C9FE127/0/DP_PL_udp03.pdf</p> <p>POLICY HOUS 11 To require new housing, and where possible conversions, to be accessible to disabled people.</p> |
| <p>SPG</p> <p>http://213.86.34.248/NR/rdonlyres/C1969CD7-4BA8-4AE3-A426-4AB54B997B46/0/AX_DAAC_Web_Part1.pdf</p> <p>Designing an Accessible City Guidance (not formal SPG) 2006</p> <p>Aim: The City of London's policy is that new housing units should be built in accordance with Lifetime Home standards, in line with the Mayor's London Plan Policy 3A.4:</p> <p>Housing Choice. Conversions and extensions should also be designed as far as practicable to these standards, with car parking for disabled people, where possible. Any proposed development must comply with Part M of the Building Regulations, revised in 1999 which requires new dwellings to be accessible to people with disabilities. LTH and Wheelchair – yes</p> <p>The Lifetime Homes Standards and the standards in Part M will not necessarily produce a home suitable for wheelchair users. The City of London has therefore adopted additional standards for larger schemes. In developments of 20 or more housing units, 10% of units must be specifically designed to be wheelchair accessible, or capable of easy adaptation. The design standards required for homes accessible for wheelchair users are detailed in the National Wheelchair Housing Association Group's publication</p> |

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| “Wheelchair Housing Design Guide”. |
| DPD Preferred Options Core Strategy estimated July 08 * |
| SPD Sustainable Design & Construction June 08 |

London Borough of Croydon

UDP

UDP *Croydon Replacement Unitary Development Plan adopted 13th July 2006*

Extended – LTH + Wheelchair Housing

http://www.croydon.gov.uk/content/departments/570803/570946/Chapter_4_Urban_design.pdf

Inclusive Design

UD7 The Council will expect development proposals to be designed with ease of access for all users as a prime consideration, such as level or ramped access provision, and for internal space and layout to be designed to meet requirements relating to aspects of disability such as wheelchair use and sensory impairment.

http://www.croydon.gov.uk/content/departments/570803/570946/Chapter_11_Housing.pdf

Lifetime Homes

H14 New housing will only be permitted if it is designed and laid out so as to have an element of flexibility and adaptability to meet the changing lifestyle needs of potential residents. Planning permission will be granted for new housing if it is built to “Lifetime Homes” standard and if 10% is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users, unless:

- a) in the case of new housing from conversions of existing properties which are otherwise satisfactory in all aspects, it is not practicable to design for flexibility and adaptability;
- b) the new housing is designed to meet a specific and special housing need, including non-family and communal accommodation; or
- c) development to meeting these standards in full would have an unacceptable adverse impact on the amenity and privacy of

surrounding development and uses or other interests of acknowledged importance. Where a new housing development cannot achieve all the standards for the above reason(s), the Council will seek to maximise the potential for the inclusion of some “Lifetime Homes” and homes accessible to wheelchair users.

SPG

<http://www.croydon.gov.uk/content/departments/570803/570946/spg10.pdf>

SPG10 – Designing for Accessibility

Aim: Designing for Accessibility is a guide to designing public buildings to be accessible to a wide range of users including people with mobility or sensory impairments,

Based on 16 LTH Standards? No

LTH and Wheelchair – No

Based on Part M of the Building Regulations the guide also introduces the requirements of the Disability Discrimination Act 1995, with particular guidance and advice for commissioners, designers and managers of buildings.

DPD

Preferred Options

Core Strategy estimated Nov 08 *

SPD

Standards and Requirements for New Housing Development is currently being produced (March 08)

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| <p>London Borough of Ealing</p> <p>UDP</p> <p>UDP 2004</p> <p>Extended – LTH + Wheelchair Housing</p> <p>http://www.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/planning/planning_policy/new_plan_for_the_environment/volume1/docs/chapter5housinga.pdf</p> <p>5.3 Lifetime Homes and Wheelchair Housing</p> <ol style="list-style-type: none"> 1. All new residential units created through new development or conversion should be consistent with the Lifetime Homes standards. 2. In addition, the developer should include a proportion of dwellings (particularly ground floor flats but also those with lifts) to wheelchair standards. 3. On sites of 10 units or more, it is expected that 10% of the units should be to wheelchair standards. On smaller sites, one or more units may be negotiated, depending on local demand <p>TABLE 5B Lifetime Homes and Wheelchair Standards – sets out lifetime home standards</p> |
| <p>SPG</p> <p>http://www.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/planning/planning_policy/supplementary_planning_guidance/docs28.3.6/07accessibleealing.pdf</p> <p>SPG7 – Accessible Ealing (2004)</p> <p>Aim: to ensure that everyone in Ealing has full access to buildings and outdoor spaces.</p> |

Based on 16 LTH Standards

The Council will require all new housing to be built to Lifetime Home Standards and will seek to introduce its key concepts as part of all conversion schemes. The incorporation of these standards into the general housing stock will provide disabled people with a greater choice of housing.

LTH and Wheelchair

On the basis of need in the London Borough of Ealing, on sites of 10 units or more, it is expected that 10% of the units should be to wheelchair standards. On smaller sites, one or more units may be negotiated, depending on local demand. This negotiation should be informed by the London Plan Policy (3A.4), which seeks at least 10% of all new housing provision. To qualify as wheelchair housing, development should be constructed at Lifetime Homes Standards but with the following key features identified in 'The Wheelchair Housing Design Guide (1997)' and other sources.

DPD

Preferred Options

Core Strategy 2nd Attempt (no dates available at time of print)

SPD

(no dates available at time of print)

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| <p>London Borough of Enfield</p> <p>UDP Expired - General</p> <p>http://www.enfield.gov.uk/planning/UDP%20Main/Chapt9%20Housing.htm</p> <p>h17 – housing needs of people with disabilities</p> <p>policy (ii) h17: to encourage in all new residential developments and, where practicable and reasonable, in cases where single dwellings are converted into flats, the incorporation of suitable standards and facilities which would make each dwelling readily capable of adaptation to suit the needs of people with disabilities.</p> <p>policy (ii) h18: to give favourable consideration in specific cases to the relaxation of the council's planning standards, as appropriate, so as to permit the adaptation of a residential dwelling to suit the needs of a person or persons suffering from a disability or serious illness, such cases normally to be made the subject of a temporary or personal planning permission.</p> |
| <p>SPG http://www.enfield.gov.uk/494/Supplementary%20Planning%20Guidance.pdf</p> <p>SPG Compendium (1996) (Non-Statutory Guidance) Aim: The Council considers that new housing should take account of the needs of people with disabilities so that they may live as independently as possible within the community.</p> <p>Not on 16 LTH Standards It therefore encourages the incorporation of suitable standards and facilities in housing developments so that each dwelling is readily capable of adaptation to suit the needs of persons with disabilities</p> <p>These matters are dealt with in Policies (II) H17-H18 of the UDP</p> |

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| <p>DPD</p> <p>http://www.enfield.gov.uk/downloads/Core%20Strategy%20Preferred%20Options%20Report%20(Feb%202008).pdf</p> <p>Draft Core Strategy Preferred Options (Feb 2008)</p> <p>Core Policy 15 – Supporting People</p> <p>The Council, with its partners, will support the provision of housing and other facilities to meet the needs identified in its Supporting People Strategy and "Care Closer to Home". In particular, the Council will support the provision of lifetime homes, wheelchair accessible housing and a range of housing, care and support initiatives to provide choice to vulnerable members of the community. Such housing should be located in areas that have good access to shops, medical and health care facilities and public transport.</p> |
| <p>SPD</p> <p>(no dates available at time of print)</p> |

London Borough of Greenwich

UDP

UDP 2006

Extended – LTH + Wheelchair Housing

<http://www.greenwich.gov.uk/NR/rdonlyres/4D033098-50A6-43CD-BBD2-22B734BE0A44/0/5PT2Housing.pdf>

Housing Design

H7 New residential development, redevelopment or conversions will be expected to achieve a high quality of housing design and environment. In considering proposals the Council will take into account the key relationships between the character of the area, site location and public transport accessibility, car parking (Policies D5, M26 and M28) and housing densities (Policies H8 and H9) and give particular regard to: include

x. The provision of new housing to Lifetime Homes standards. (Policy H17).

Lifetime Homes

H17 New housing should be built to Lifetime Homes standards. Conversions should aim to incorporate as many of the standards as practicable.

Lifetime Home include the following access requirements:

- i. Level or gently sloping approach and flush thresholds.
- ii. Entrances illuminated. The main entrance should be covered.
- iii. Distance from the car-parking space to the home to be kept to a minimum.
- iv. Where car-parking is adjacent to the home, it should be capable of being enlarged to a width of 3.3 metres.
- v. Where homes are reached via a lift, this should be wheelchair accessible.

Wheelchair Standard Housing

H19 In residential developments of 25 or more units at suitable sites and locations, the Council will seek to negotiate 10% of

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| <p>dwellings to be built to full wheelchair standard. In the case of private housing, the requirement may be provided as units capable of adaptation to full wheelchair standard without further structural alterations.</p> |
| <p>SPG</p> |
| <p>DPD</p> <p>Preferred Options Issues and Options Sep 08</p> |
| <p>SPD</p> <p>(no dates available at time of print)</p> |

London Borough of Hackney

UDP

UDP 1995

Extended - General

<http://www.hackney.gov.uk/ep-udp.pdf>

ST6

The council will seek to ensure that the Built environment is fully accessible to All, including people with mobility Difficulties and wheelchair users.

HO9 New build housing schemes

The council will normally permit new Build housing schemes which provide:

(a) an appropriate mix of dwellings;

Subject to site characteristics one third should provide family Accommodation of three or more Bedrooms, suitable for use by four or More persons;

One third of the family Accommodation should be four Bedroom units, suitable for use by six Or more persons; Family accommodation should have

Direct access to a garden.

(b) dwellings suitable for occupation by People with disabilities; On sites with suitable access the Council will seek to ensure houses and ground floor units designed to mobility standard and on suitable sites greater than 0.1 hectare (0.25 Acre) 10% of such units designed to Wheelchair mobility standards;

(c) safe and convenient level access from the pavement to the front entrance of each dwelling wherever feasible;

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| <p>(d) an appropriate density of development; normally of approximately 250 habitable rooms per hectare (100 per acre);</p> <p>(e) dwellings so designed and Constructed as to minimise energy Consumption.</p> <p>ho16 housing for people with disabilities</p> <p>the council will seek to ensure that schemes for the conversion of houses with level ground floor access should be designed to mobility standards in so far as is practicable.</p> |
| <p>SPG</p> <p>http://www.hackney.gov.uk/spg11</p> <p>SPG11 Access for People with Disabilities (1988)</p> <p>Not based on 16 LTH Standards</p> |
| <p>DPD</p> <p>The Core Strategy Preferred Options has been published and is with GOL. It is yet to be available on the website.</p> |
| <p>SPD</p> <p>(no dates available at time of print)</p> |

London Borough of Hammersmith and Fulham

http://www.maps.lbhf.gov.uk/udp/text/udp_part2_chapter6.asp?section=6&policy=1&c=a&userExtent=520135:175000:527750:183500

Extended - General

Policy H06: Housing Mix and Special Needs

1. Change of use or conversion of existing buildings to residential use will not be permitted unless the ground floor units, and any on upper floors reached by lift, are accessible by wheelchair, or unless it would be impracticable to provide such access having regard to the characteristics and layout of the existing building and its immediate surroundings. 2. Development for 20 or more dwellings will only be permitted if (a) 10% of the units are designed to be suitable for occupation by wheelchair users; and (b) A mixture of units of different sizes is provided to meet the needs of family and non-family households. 3. The provision of housing for other groups in the community with special needs will also be welcomed in appropriate locations subject to provision of affordable housing in accordance with policy HO5 and satisfactory environmental and traffic conditions.

SPG

DPD

http://consultation.limehouse.co.uk/lbhf/drafts/9/section_231993110423.html

Core Spatial Strategy Preferred Options

Requiring new residential and mixed use developments to provide a mix of housing types and sizes, including family sized accommodation, dwellings designed and constructed to “lifetime home standards” and housing for disabled people; Contributing to the provision of other housing needs such as hostels, care and support accommodation and student housing.

The Core Strategy Preferred Options has been published and is with GOL. It is yet to be available on the website.

SPD

http://www.lbhf.gov.uk/Images/Access%20for%20all031006_tcm21-67773.pdf

Access for All (March 2006)

Aim: This Supplementary Planning Document (SPD) highlights important principles in designing inclusive buildings and open spaces. In addition, as recommended in 'Planning and Access for Disabled People – A Good Practice Guide' (ODPM 2003), it provides advice for developers in preparing access statements.

Based on 16 LTH Standards

Lifetime Home Standards – the 16 criteria

ACCESS TO FRONT DOOR

- Private car bay adaptable to be 3.3M wide
- Level or sloped path, or lift, from any car parking.
- Level or sloped path, or lift, to front door.
- Covered and illuminated external entrance.
- Full size lift to flats in multi-floor blocks (additional to LTHS)

OTHER ACCESS FEATURES

- Wide doors at front entrance and off any narrow corridors.
- Wheelchair turning in kitchen, dining and living room.
- Reinforced side walls in bathroom and WC.

- Wheelchair entry bathroom.
- 750mm-800mm high window cills.
- Reachable switches, sockets and controls in kitchen and bathroom.

OTHER ADAPTABILITY FEATURES

- Entry level living space.
 - Bedroom or living space at entry level that can convert to a bedroom with wheelchair turning.
 - Large or enlargeable downstairs WC/shower room
 - 900mm wide stair with landings and space for thru-floor lift.
 - Strengthened bedroom and bathroom ceilings
- lifetime home standards – (the 16 criteria)

Access to front door

- Private or Blue Badge holder parking is - or can be made - 3.3M wide (C1)
- Level or sloped path, or lift, from any car parking (C2)
- Level or sloped path to entrance (C3)
- Covered and illuminated external entrance (C4)
- Wheelchair accessible or full size lift to flats in multi-floor blocks (C5)

Other access features

- Wide door at end of any narrow corridor, and 300mm clearance to wall inside front door (C6)
- Wheelchair turning in kitchen, dining and living room (C7)
- Reinforced side walls in bathroom and WC (C11)
- Wheelchair entry bathroom (C14)

- 750mm-800mm high window cills (C15)
- Reachable switches, sockets and controls in all rooms (C16)

Other adaptability features

- Entry level living room (C8)
- Entry level bedroom, or space that can convert to bedroom (C9)
- Enlargeable downstairs WC with shower drain (C10)
- 900mm clear width stair with stairlift-length landings and space for thru-floor lift (C12)
- Strengthened bedroom and bathroom ceilings (C13)

Criteria highlighted are those critical to site and development planning

LTH and Wheelchair – Yes

The London Plan 2004 (Policy 3A.4) seeks to ensure that all new residential developments, including wherever possible units that result from conversions and refurbishments, are to be designed to 'Lifetime Home' standards. These standards, and the 'Mobility Housing' standard that we seek in the Unitary Development Plan (UDP) housing mix and special needs Policy H06 that requires lift access to flats, apply to both social housing and private sector housing, and cater for a varying number of occupants.

Unitary Development Plan Policy HO6(2) states that developments for 20 or more dwellings will only be permitted if 10% of the units are designed to be suitable for occupation by wheelchair users, and if a mixture of units of different sizes is provided to meet the needs of family and non-family households.

Detailed, guidance with specific reference to access

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| London Borough of Haringey |
| <p>UDP 2006 http://www.haringey.gov.uk/housing-3.pdf</p> <p>Extended - General</p> <p>HSG1: NEW HOUSING DEVELOPMENTS New housing developments, including conversions, will be permitted provided that include: b) they include a mix of house types, tenures and sizes (and where appropriate include affordable housing and special needs housing);</p> |
| <p>SPG</p> <p>http://www.haringey.gov.uk/spg_3a - density dwelling mix floorspace minima conversions extensions lifetime homes.pdf</p> <p>SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes (Adopted 2006)</p> <p>Based on 16 LTH Standards? Yes The design of lifetime homes incorporates improved accessibility and other features that enable changes to be made to the internal layout of the accommodation providing flexible, high quality accommodation. The criteria for lifetime homes are:</p> <ul style="list-style-type: none"> • Parking space capable of widening to 3.6 metres • Distance from car parking space kept to a minimum • Level of gently sloping approach to the lifetime home • Level area outside the front door and over the threshold covered and lit |

- Provision for future stair lift
- Widths of doors and hall to wheelchair access requirements
- Turning circles for wheelchairs in ground floor living rooms
- Living rooms at entrance level
- Ground floor future bedspace
- Downstairs toilet or bathroom
- Wheelchair accessible ground floor toilet
- Walls able to take future aids
- Provision for future house lift to bedroom
- Provision for future access from bedroom to bathroom
- Bathroom planned to give access to toilet and bath
- Low window sills
- Sockets and controls at low level

LTH and Wheelchair – Yes

The Council will seek to ensure that all new housing is built to 'Lifetime Homes' Standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. See also SPG4 Access for All - Mobility Standards.

DPD

The Core Strategy Preferred Options has been published and is with GOL. It is yet to be available on the website.

SPD

Sustainable Design and Construction (no dates available at time of print)

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| London Borough of Harrow |
| <p>UDP 2006 http://www.cartoplus.co.uk/harrow/text/06_haus.htm#h18</p> |
| <p>Expired - General</p> <p>H18 Accessible Homes The Council will encourage new housing development, including change of use and conversions of buildings into flat, to be accessible to all. In larger residential schemes, the Council will seek to ensure that a proportion of these are built as lifetime homes or capable of adaption to wheelchair housing, provided as part of a new residential development, should be in a suitable location in order to meet the needs of occupants.</p> |
| <p>SPG</p> |
| <p>DPD</p> <p>Early stages (no dates available at time of print)</p> |
| <p>SPD</p> <p>Mobility and Wheelchair Housing (no dates available at time of print)</p> <p>http://www.harrow.gov.uk/downloads/AccessforallSPD.pdf</p> <p><u>Accessible Homes</u> (April 2006)</p> <p>Access for All SPD (April 2006)</p> |

Access for All was the subject of a 6-week public consultation program and was formally adopted by Harrow Council on the 25th of April 2006 to form part of the Local Development Framework (which will eventually replace the Harrow Unitary Development Plan). Its guidance will be taken into account as a material consideration, when determining the outcome of Planning Applications. Planning applicants should also refer to the Greater London Authority's Supplementary Planning Guidance 'Accessible London: Achieving an Inclusive Environment', published in April 2004.

**Based on 16 LTH Standards
& Wheelchair standards**

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| London Borough of Havering |
| <p>UDP 2006 http://www.havering.gov.uk/index.aspx?articleid=2923#HSG6</p> <p>Expired – General/Mobility Housing</p> <p>HSG6 – Specialised Housing Needs The Council will also encourage private developers and housing associations to provide housing to meet these specialised needs, including bungalows which can be easily adapted.</p> <p>Provision of accommodation for people with disabilities should meet the standards in "Mobility Housing"</p> |
| SPG |
| <p>DPD</p> <p>Early stages (no dates available at time of print)</p> |
| <p>SPD</p> <p>London Borough of Havering Draft Interim Planning Guidance</p> <p>References made to LTHS as further reading.</p> |

| London Borough of Hillingdon |
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| <p>UDP 2006</p> <p>Expired - General</p> <p>H9 – Housing for Special Needs</p> <p>H9 new housing on appropriate sites should include units for people With disabilities. The local planning authority will seek to ensure That an adequate number of dwellings are built (or designed to be Capable of easy adaptation) to recognised standards for wheel-chairs, On sites which are well located in relation to local shops, services and Transport facilities. They will also seek to ensure that new single Storey dwellings, ground floor flats and flats accessible by lift are Built (or designed to be suitable for adaptation) to recognised Standards for mobility on suitable sites</p> |
| SPG |
| <p>DPD</p> <p>Revised Core Strategy Preferred Options (February 2007)</p> <p>Preferred Option DC2 – Accessible Buildings</p> <p>The local planning authority will only permit proposals for buildings intended for use by visiting members of the public if they include adequate provision for accessibility for all users particularly those with disabilities and are in compliance with the Disability</p> |

Discrimination Act. Appropriate accessibility measures will include the provision and encouragement of the use of:

- i. safe and convenient access by public and private transport, foot and cycle; and safe access for private transport.
- ii. safe and convenient means of physical access to all floors;
- iii. child and baby care facilities accessible to male and female carers; and
- iv. toilets accessible to people with disabilities.

SPD

Hillingdon Design and Accessibility Statement – Accessible Hillingdon SPD (July 2006)

<http://www.hillingdon.gov.uk/media/pdf/o/4/access.pdf>

Aim: Housing that is designed to Lifetime Homes standards provides accessible, flexible, and adaptable accommodation for all members of a family and visitors. Hillingdon is committed to the delivery of Lifetime Homes in the borough

Based on 16 LTH Standards? yes

All residential units in new housing developments should be built to Lifetime Homes standards. These standards should be applied to all new housing, including conversions and refurbishments, and including blocks of flats, for both social and private sector housing. In all housing developments, including conversions and changes of use, 10% of the units should be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users. This percentage should be applied to both social and private sector housing, should be evenly distributed throughout the development, and should cater for a varying number of occupants. The external environments of all new residential development, should be wheelchair accessible

The term 'Lifetime Homes' describes dwellings which incorporate basic design criteria to ensure that the properties are convenient, flexible and adaptable. Lifetime Homes are designed to be able to cope with families' changing needs, but are not intended to be fully wheelchair accessible.

Key features of Lifetime Homes, incorporating requirements of Part M of the Building Regulations

Approach

_The route to entrance should be as short as possible, at least 900mm wide and wheelchair accessible.

_The route should be level or gently sloping, and no steeper than 1:20. If the plot dictates, a ramped approach is required (with handrails and upstands)

_If stepped approach is unavoidable the risers should be between 75mm and 150mm high, suitable handrails to each side, min 900mm width and a maximum flight rise of 1.8m between landings. 5.5 Parking

_Where a parking space is provided it should be able to be enlarged to 3.6m wide, generally by having a 900mm wide path or garden strip adjacent to a 2.4m bay. 5.6 Entrance

_All entrances should be illuminated and have level access over the threshold (maximum 15mm upstand). Main entrance should be covered.

_For blocks of flats, reasonable provision for disabled people to visit occupants on

GREATER LONDON POLICY

The London Plan, Spatial

Development Strategy for Greater London GLA Feb 2004 One of the key objectives of the London Plan is to build a London that is more accessible to

disabled people. The plan sets out a framework and policies for achieving the highest standards of safe, easy and inclusive access for all people, regardless of disability, age or gender. The plan includes requirements for development proposals to include an Access Statement, for all new housing to be built to Lifetime Homes standards and for 10% of new housing to be wheelchair accessible.

LTH and Wheelchair –Yes

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| London Borough of Hounslow |
| <p>UDP http://www.hounslow.gov.uk/index/environment_and_planning/planning/planning_policy/udp/udp_download.htm</p> <p>Expired – Mobility + Wheelchair Housing</p> <p>H.5.1 Housing for people with disabilities New housing, provided by new build, change of use or conversion should normally be built to include housing for people with disabilities. The Council will seek through negotiation to secure on suitable sites units designed to the standards for mobility housing. Where there is an identified need, wheelchair housing should be provided in larger residential schemes, normally over 20 units. All residential schemes would be expected to provide parking suitable for people with disabilities (See Appendix 3 Parking Standards).</p> |
| SPG |
| <p>DPD Early Stage Core Strategy, the Preferred Options (June 2008).</p> |
| SPD |

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| <p>London Borough of Islington</p> |
| <p>UDP</p> <p>http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/udpplanningpolicies.pdf</p> <p>Extended – LTH + Wheelchair Housing</p> <p>Housing for Special Needs</p> <p>H20 The Council will require that in proposals for new housing development dwellings with ground floor access and all dwellings accessible by lift are built to lifetime homes standards. The Council will also encourage all other dwellings within new build schemes to be to lifetime homes standards.</p> <p>H21 Conversions should normally include dwellings to lifetime homes standards whenever these are physically achievable, particularly at ground floor level.</p> <p>H22 Where wheelchair housing is provided within private housing schemes, the Council will require such housing to meet the standards set out in the Housing Corporation's 'Wheelchair Housing Design Guide'. Within affordable housing schemes the Council will require that wheelchair housing is provided in suitable locations, sufficient to meet the needs of long term wheelchair users with very limited independent mobility.</p> |
| <p>SPG</p> <p>http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/udplifetimehomes.pdf</p> <p>Lifetime Homes and Wheelchair Users Housing</p> <p>Aim: This Supplementary Planning Guidance (SPG) sets out the Council's standards for lifetime homes, and the circumstances in</p> |

which it will seek to achieve these standards.

In order to reflect and properly underpin the above criteria, policies H20, H21 and H22 of Islington's Unitary Development Plan state:

Given that housing built to lifetime homes standards will be far more accessible to wheelchair users than conventional housing, the Council will not seek to require that houses built to full wheelchair mobility standards are provided as part of private housing developments.

However, it is recognised that housing association schemes often include units built to full wheelchair standard as set out in the Housing Corporation's 'Wheelchair Housing Design Guide' and the Council will continue to seek wheelchair housing as part of such schemes. Where wheelchair housing is proposed as part of a private housing scheme, the Council will encourage such housing to meet the same standards as in housing association schemes.

The research identified the actual costs of achieving all of the criteria and estimated that these will vary from £90 to £283 per property depending on dwelling size, nature of the site and specification

Incorporation of lifetime homes standards is possible as part of a modernisation programme. For example the Habinteg Housing Association has worked successfully with local authorities on such programmes and found that 75% of lifetime homes standards are readily achievable in improvement works.

Based on 16 LTH Standards and Wheelchair standards

DPD

Early Stage

No dates available when sent to print.

SPD

Lifetime Homes and Wheelchair Users Housing (no date available when sent to print)

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| London Borough of Kensington and Chelsea |
| <p>UDP http://www.rbkc.gov.uk/Planning/UnitaryDevelopmentPlan/default.asp</p> <p>Expired – Mobility Housing</p> <p>H28 To seek where practical that ground floor dwellings, or those reached by a lift, in housing developments are built to mobility standard and to encourage construction to wheelchair standard.</p> |
| <p>SPG http://www.devplanuk.net/search/downloadspgdocs.cfm?ID=%24%25%29%5B%3E%27%20%20%20%0A</p> <p>Based on 16 LTH Standards? No LTH and Wheelchair – No</p> |
| <p>DPD Early Stage No dates available when sent to print.</p> |
| <p>SPD Supplementary Planning Document (SPD). May progress during 2008. Timetable not detailed in current LDS but may still be produced. Consultations on SPDs scheduled to occur during April and October each year.</p> |

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| <p>London Borough of Kingston</p> |
| <p>UDP http://www.kingston.gov.uk/browse/environment/planning/planningpolicy/udp_review.htm</p> <p>Expired – Mobility + Wheelchair Housing</p> <p>Mobility Housing H11 The council will seek to negotiate, where it is appropriate, elements of mobility housing as part of new development on suitable sites.</p> <p>H12 Wheelchair housing In developments of 20 or more dwelling units on suitable sites, the council will seek to negotiate with the developer for an appropriate proportion of the units, consistent with the established need in the borough, to be constructed to wheelchair housing specifications.</p> |
| <p>SPG Aim: Based on 16 LTH Standards? No This supplementary planning guidance is intended to be complimentary to the adopted Unitary Development Plan and Approved Document M of the Building Regulations 2000, Access and Facilities for Disabled People. In designing new housing it is important that reasonable provision is made for a disabled person to approach and gain access into the housing from the point of alighting from a vehicle. The Council expects all new housing to be built to the standards set out in Part M of the Building Regulations, and will encourage housing to be built to standards exceeding Part M whenever possible.</p> <p>LTH and Wheelchair – No In developments which include self contained, ground floor dwellings, or those reached by lift, comprising 10 dwellings or more, 10% are to be constructed to wheelchair standards.</p> |
| <p>DPD</p> |

Early Stage

Development Plan Document (DPD). Questionnaire issued for initial comments, to be returned by 13 Jul 2007. Issues & Options expected spring 2008. Preferred options expected Jun 2008. Submission to Secretary of State expected Mar 2009. Pre-examination meeting expected Jun 2009. Examination expected Sept 2009. Estimated date of adoption Jun 2010.

SPD

Affordable Housing - Feb 2006

<http://www.devplanuk.net/search/downloadspgdocs.cfm?ID=%24%25YG9%270%20%20%0A>

The model planning obligation refers to Lifetime Homes Standards which is a policy requirement in the London Plan (Policy 3A.4 Housing Choice) and the Mayor's Supplementary Planning Guidance "Accessible London" for all new homes. Meeting 'Lifetime Homes' standards is a cost effective way of providing homes that are adaptable, flexible, convenient and appropriate to changing needs.

The Standards are based on 16 essential design features, or criteria, which go beyond the requirements of Part M of the Building Regulations

This SPD seeks to provide greater certainty and clarity for all parties involved in the delivery of affordable housing through the planning system.

However, it cannot replace the need for discussions between the Council and applicants before a planning application is submitted. Potential applicants are urged to provide as much information as possible on the following issues and agree them with the Council at an early stage:

vii. Compliance with Housing Corporation Scheme Development Standards, Lifetime Homes Standards and BREEAM Eco-Homes standards

Affordable Housing

1. To construct or procure the construction of the Affordable Housing Units

[specify number of flats/houses] (and the associated car parking) designed to the Housing Corporations Scheme Development

Standards Eco Homes Standard Lifetime Homes Standard ready for occupation as Affordable Housing for [Social Rented/Intermediate Housing] by persons nominated by the Council

Residential Design Guide SPD Supplementary Planning Document (SPD). Consultation expected Sept 2010 with adoption scheduled for Feb 2011.

London Borough of Lambeth

UDP

<http://www.lambeth.gov.uk/NR/rdonlyres/4594CF56-E9F7-4431-9854-2D37056B6E20/0/UDP2007.pdf>

Extended - General

Policy 33 Building Scale and Design11

All development should be of a high quality design and contribute positively to its surrounding area.

(a) Infill development – should be compatible with:

- (i) The site, context and historic development of the area;
- (ii) Existing topography, landscaping and boundary treatments;
- (iii) Prevailing building lines and plot sizes;
- (iv) The height, massing and scale of neighbouring buildings,
- (v) Roof profiles and silhouettes of adjoining buildings;
- (vi) Colour, type, source and texture of local materials;
- (vii) Architectural compositions including patterns and rhythms and set pieces of townscape; and
- (viii) Established gaps and open spaces, views and skylines.

(b) Major development should:

- Relate satisfactorily to adjacent townscape taking into account its scale, character, historic street layout and uses;
- Improve the sense of place and legibility, and define edges by retaining characterful buildings, appropriate building lines and extending frontages;
- Provide servicing and parking that is sensitively sited and designed,

(c) Residential Density and Scale - The primary consideration in determining the appropriate density and scale of new residential development will be achieving an appropriate urban design which makes efficient use of land and meets the amenity needs of existing and potential residents. Buildings should be of a scale,

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| <p>massing and height that are appropriate to their site characteristics, setting, civic function and/or importance and location in the townscape. Proposals for higher densities than that prevalent in the surrounding area will be encouraged in appropriate locations, which will include Central London,</p> <p>11 Lifetime Homes and Wheelchair Accessible Housing - Policy 3A.4 of the London Plan seeks to ensure that all new housing is built to 'Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. This policy will be applied to developments of any scale. The requirements for planning applications to be accompanied by design and access statements should ensure that these aspects are fully addressed.</p> |
| <p>SPG</p> <p>Aim:</p> <p>Based on 16 LTH Standards? No</p> <p>This supplementary planning guidance is intended to be complimentary to the adopted Unitary Development Plan and Approved Document M of the Building Regulations 2000, Access and Facilities for Disabled People. In designing new housing it is important that reasonable provision is made for a disabled person to approach and gain access into the housing from the point of alighting from a vehicle. The Council expects all new housing to be built to the standards set out in Part M of the Building Regulations, and will encourage housing to be built to standards exceeding Part M whenever possible.</p> <p>LTH and Wheelchair – No</p> <p>In developments which include self contained, ground floor dwellings, or those reached by lift, comprising 10 dwellings or more, 10% are to be constructed to wheelchair standards.</p> |
| <p>DPD</p> <p>Early Stage</p> <p>Development Plan Document (DPD). Questionnaire issued for initial comments, to be returned by 13 Jul 2007. Issues & Options expected spring 2008. Preferred options expected Jun 2008. Submission to Secretary of State expected Mar 2009. Pre-examination meeting expected Jun 2009. Examination expected Sept 2009. Estimated date of adoption Jun 2010.</p> |
| <p>SPD</p> |

Affordable Housing - Feb 2006

<http://www.devplanuk.net/search/downloadspgdocs.cfm?ID=%24%25YG9%270%20%20%0A>

The model planning obligation refers to Lifetime Homes Standards which is a policy requirement in the London Plan (Policy 3A.4 Housing Choice) and the Mayor's Supplementary Planning Guidance "Accessible London" for all new homes. Meeting 'Lifetime Homes' standards is a cost effective way of providing homes that are adaptable, flexible, convenient and appropriate to changing needs.

The Standards are based on 16 essential design features, or criteria, which go beyond the requirements of Part M of the Building Regulations

This SPD seeks to provide greater certainty and clarity for all parties involved in the delivery of affordable housing through the planning system.

However, it cannot replace the need for discussions between the Council and applicants before a planning application is submitted. Potential applicants are urged to provide as much information as possible on the following issues and agree them with the Council at an early stage:

vii. Compliance with Housing Corporation Scheme Development Standards, Lifetime Homes Standards and BREEAM Eco-Homes standards

Affordable Housing

1. To construct or procure the construction of the Affordable Housing Units [specify number of flats/houses] (and the associated car parking) designed to the Housing Corporations Scheme Development Standards Eco Homes Standard Lifetime Homes Standard ready for occupation as Affordable Housing for [Social Rented/Intermediate Housing] by persons nominated by the Council

Residential Design Guide SPD Supplementary Planning

Document (SPD). Consultation expected Sept 2010 with adoption scheduled for Feb 2011.

London Borough of Lewisham

UDP

<http://www.lambeth.gov.uk/NR/rdonlyres/4594CF56-E9F7-4431-9854-2D37056B6E20/0/UDP2007.pdf>

Extended - General

HSG 5 Layout and Design of New Residential Development

The Council expects all new residential development to be attractive, to be neighbourly and to meet the functional requirements of its future inhabitants. The Council will, therefore, only permit new residential development which:

- (a) provides a satisfactory level of privacy, outlook and natural lighting with appropriate provision of private amenity space;
- (b) complies with the urban design and conservation policies of this Plan;
- (c) provides parking in accordance with the Council's maximum parking standards (see Policy TRN 26);
- (d) in schemes of mixed tenure ensures through overall design quality that social and private housing cannot be distinguished from each other;
- (e) would encourage energy and natural resource efficiency and provides physical accessibility for all members of the community including people with disabilities.

Housing development must also have regard to the amenities, stability and security of any existing community in which it is built. Where appropriate the Council will seek the provision of new homes designed, or capable of adaptation to, housing for long term needs.

SPG

Aim:

Based on 16 LTH Standards? No

This supplementary planning guidance is intended to be complimentary to the adopted Unitary Development Plan and Approved Document M of the Building Regulations 2000, Access and Facilities for Disabled People. In designing new housing it is important that reasonable provision is made for a disabled person to approach and gain access into the housing from the point of alighting from a vehicle. The Council expects all new housing to be built to the standards set out in Part M of the Building Regulations, and will encourage housing to be built to standards exceeding Part M whenever possible.

LTH and Wheelchair – No

In developments which include self contained, ground floor dwellings, or those reached by lift, comprising 10 dwellings or more, 10% are to be constructed to wheelchair standards.

DPD

Preferred options Core Strategy

CP11a Meeting peoples' needs

The Council recognises that the needs people have from their built environment changes over time and we will promote development which recognises this, including that which meets the Lifetime Homes Standard

<http://www.lewisham.gov.uk/NR/rdonlyres/CDBC9C98-37DC-4477-86BF-EB6F61F03662/0/LewishamSpatialCoreStrategyReportFullCouncilfinal.pdf>

SPD**Residential Design Standards - 2006**

<http://www.devplanuk.net/search/downloadspgdocs.cfm?ID=%24%25%29%5F7%25%40%20%20%0A>

Aim: All schemes for residential development should focus on the importance of good architecture. One of the Government's key objectives in new urban residential developments and for existing urban areas is to create places where people positively choose to live. This means that an increased emphasis must be placed on high quality environments and good urban design. The shape, size, natural features and characteristics of a site and those of its surroundings will influence the quantity of development that can satisfactorily be accommodated on it.

Based on 16 LTH Standards? Yes

Central Government advice given in Planning Policy Statement 1: Delivering Sustainable Development states that 'development plans should contain clear and comprehensive inclusive access policies. Such policies should consider people's diverse needs and aim to break down the unnecessary barriers and exclusions in a manner that benefits the entire community. Although society and individuals have invested heavily in enabling people to manage their personal circumstances, many people are unnecessarily

affected by ill-conceived design, with the mobility needs of, for example disabled people, elderly people and others considered separately from others and only once designs area completed.'

LTH and Wheelchair – Yes

In the London Plan Policy 3A.4 Housing Choice requires that

- all new housing is built to 'Lifetime Homes' standards
- ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

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| London Borough of Merton |
| <p>UDP</p> <p>http://www.merton.gov.uk/udphousingneeds-2.pdf</p> <p>Extended - General</p> <p>Policy hs.2: sustainable housing The council will promote sustainable housing development within the Borough, and will require development to have regard to the principles of Sustainable development.</p> <p>policy hn.3: dwelling mix proposals for all residential development will be required to provide a mix of housing types and sizes in order to create mixed and inclusive communities, to provide a choice of housing and to meet a variety of housing needs.</p> |
| SPG |
| <p>DPD Preferred options Core Strategy</p> <p>CP11a Meeting peoples' needs The Council recognises that the needs people have from their built environment changes over time and we will promote development which recognises this, including that which meets the Lifetime Homes Standard</p> <p>http://www.lewisham.gov.uk/NR/rdonlyres/CDBC9C98-37DC-4477-86BF-EB6F61F03662/0/LewishamSpatialCoreStrategyReportFullCouncilfinal.pdf</p> |

SPD

Supplementary Planning Document (SPD). Consultation 16 July - 27 Aug 2007. Adoption expected Sept 2008.

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| <p>London Borough of Newham</p> <p>UDP http://www.newham.gov.uk/NR/rdonlyres/7202FD1A-3336-41BC-8F97-E12689E0EC12/0/UDP4Housing.pdf</p> <p>Extended – Mobility + Wheelchair Housing</p> <p>Mobility housing Policy h10: the council will negotiate with the intention of securing that new houses, Ground floor flats and flats with lift access are built as far as practical to mobility Housing standards</p> <p>Wheel chair users Policy h11: where the council considers residential land to be suited to accommodate Dwellings to wheelchair user housing standards, it will negotiate with the intention of Securing an element of the development to those standards.</p> |
| <p>SPG Houses in Multiple Occupation (SPG 4)</p> <p>Residential Planning Guidelines 1998 http://apps.newham.gov.uk/environment/udp/spgPdfs/Residential%20Guides.pdf#</p> <p>Supplementary Planning Guidance (SPG). Adopted April 2002. To be replaced by Residential Design Guidance SPD scheduled for adoption end March 2008.</p> <p>Based on 16 LTH Standards? No LTH and Wheelchair – No</p> |

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| <p>DPD Early Stage No dates available when sent to print.</p> |
| <p>SPD Housing Supplementary Planning Document (SPD). Consultation expected summer / autumn 2008. Adoption expected spring 2009</p> |

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| London Borough of Redbridge |
| <p>Adopted Core Strategy (March 2008) - LTH Borough Wide Primary Policies (May 2008) – LTH + Wheelchair Housing</p> <p>http://www.redbridge.gov.uk/cms/environment_planning/planning_and_regeneration/planning_publications.aspx</p> <p>Core Strategy Strategic Policy 7: Housing A minimum of 9050 quality dwellings shall be delivered to meet the varying requirements of all residents of the borough between 2007/08 and 2016/17 by (b) providing a mix of dwelling types (including lifetime homes) and sizes to provide real housing choice...</p> <p>Borough Wide Primary Policies Policy H2 – Housing Choice 3. Furthermore, all new housing shall be built to LTH standard and 10% should be wheelchair accessible.</p> |
| <p>SPG Sustainable Design and Construction SPG (May 2005)</p> |
| <p>DPD Core Strategy http://www.redbridge.gov.uk/cms/environment_planning/planning_and_regeneration/planningpolicy/ldfpage.aspx</p> <p>Strategic Policy 6: Housing A minimum of 8,000 quality dwellings shall be delivered to meet the varying requirements of all residents of the Borough between 2007/081997 and 2016/177 by:</p> <ul style="list-style-type: none"> • Providing a mix of dwelling types (including lifetime homes) and sizes to provide |

real housing choice, with an emphasis on provision of smaller dwellings. Innovative housing solutions are encouraged e.g. housing in conjunction with supermarkets and retail parks.

- Providing dwellings which are affordable and sustainably constructed.
- Promoting higher densities close to transport nodes and in town centres inappropriate locations.
- Bringing empty homes back into use and provision of new dwellings through the conversion of larger units in accessible locations where this will not detract from the amenity of the locality.
- Identifying (in further Development Plan Documents) appropriate sites for additional housing with particular emphasis on delivering housing in the areas of greatest need and on brownfield sites.
- Ensuring that new dwellings achieve a high level of amenity for their occupants, provide reasonable areas of private open space and are not subject to unacceptable levels of noise.

SPD

Sustainable Design and Construction SPD 2005

Aim: New buildings should be designed for flexibility, with the possibility for redesign or adaptation for a new use in the future, extending the building's lifetime.

Based on 16 LTH Standards? Yes

The UDP states in policy RA1948

that at least 25% of units should meet lifetime homes criteria in developments of 15 units or more or sites of 0.4 ha or more. The guidelines are:

1. Parking space capable of widening to 3300mm
2. Distance from the car parking space kept to a minimum
3. Level or gently sloping approach to the Lifetime Home
4. Accessible threshold covered and lit
5. Provision for a future stair lift
6. Width of doors and hall allow wheelchair access
7. Turning circles for wheelchair in ground-floor living rooms

8. Living (or family) room at entrance level
9. Identified space for temporary entrance level bed
10. Accessible entrance level WC plus opportunity for shower later
11. Walls able to take adaptations
12. Identified space for future house lift to bedroom
13. Easy route for a hoist from bedroom to bathroom
14. Bathroom planned to give side access to WC and bath
15. Low window sills
16. Sockets, controls, etc. at a convenient height.

LTH and Wheelchair – yes

6. Width of doors and hall allow wheelchair access
7. Turning circles for wheelchair in ground-floor

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| London Borough of Richmond Upon Thames |
| <p>UDP http://www.cartoplus.co.uk/richmond/text/08_hsg_housing.htm</p> <p>Extended – Wheelchair Housing</p> <p>HSG 8 - WHEELCHAIR STANDARDS</p> <p>On developments of ten or more housing units, 10% of housing units should be specifically designed for, or capable of easy adaptation to, wheelchair housing</p> |
| <p>SPG HSG 8 - WHEELCHAIR STANDARDS</p> <p>On developments of ten or more housing units, 10% of housing units should be specifically designed for, or capable of easy adaptation to, wheelchair housing</p> |
| <p>DPD Supporting statement 11.2 Housing</p> <p>The Borough of London Borough of Richmond upon Thames is currently on target to meet it's housing targets for 1996 - 2016, however housing capacity is currently under review. The provision of affordable housing remains a problem, although the raising of the percentage required in new developments to 40%, with a threshold of 10 units, together with the anticipated development of certain larger sites, is likely to bring about some improvement. The GLA have suggested that current mobility housing policy is replaced by a Lifetime Homes standards; that there should be a policy to encourage a mix of family homes; that there should be a reference to the London Plan density matrix and that affordable housing definitions should be aligned with those in the London Plan. These will be addressed in the review of housing policies.</p> <p>http://www.richmond.gov.uk/07revisedfinalbrldsfinalversion-2.pdf</p> |

SPD

Sustainable Design and Construction SPD 2005

Aim: New buildings should be designed for flexibility, with the possibility for redesign or adaptation for a new use in the future, extending the building's lifetime.

Based on 16 LTH Standards? Yes

The UDP states in policy RA1948

that at least 25% of units should meet lifetime homes criteria in developments of 15 units or more or sites of 0.4 ha or more. The guidelines are:

1. Parking space capable of widening to 3300mm
2. Distance from the car parking space kept to a minimum
3. Level or gently sloping approach to the Lifetime Home
4. Accessible threshold covered and lit
5. Provision for a future stair lift
6. Width of doors and hall allow wheelchair access
7. Turning circles for wheelchair in ground-floor living rooms
8. Living (or family) room at entrance level
9. Identified space for temporary entrance level bed
10. Accessible entrance level WC plus opportunity for shower later
11. Walls able to take adaptations
12. Identified space for future house lift to bedroom
13. Easy route for a hoist from bedroom to bathroom
14. Bathroom planned to give side access to WC and bath
15. Low window sills
16. Sockets, controls, etc. at a convenient height.

LTH and Wheelchair – yes

6. Width of doors and hall allow wheelchair access

7. Turning circles for wheelchair in ground-floor

London Borough of Southwark

UDP

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/southwarkplan.html>

Extended – LTH + Wheelchair Housing

Policy 4.2 - Quality of Residential Accommodation

Planning permission will be granted for residential **development**, including dwellings within mixed-use schemes, provided that they:

- i. Achieve good quality living conditions; and
- ii. Include high standards of:
 - Accessibility, including seeking to ensure that all new housing is built to **Lifetime Homes** standards;
 - Privacy and outlook;
 - Natural daylight and sunlight;
 - Ventilation;
 - Space including suitable outdoor/green space;
 - Safety and security; and
 - Protection from pollution, including noise and light pollution.

Policy 4.3 - Mix Of Dwellings

All major residential new-build **development** and conversions should provide a mix of dwelling sizes and types to cater for the range of housing needs of the area.

This will include the following:

iii. At least 10% of all major new residential **developments** should be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.

Policy 4.5 - Wheelchair Affordable Housing

For every **affordable housing** unit which complies with the wheelchair design standards, one less affordable **habitable room** will be required than otherwise stated in **Policy 4.4**.

SPG

Standards, Controls and Guidelines for Residential Development (SPG.5)

Based on 16 LTH Standards? No

LTH and Wheelchair – No

DPD

Supporting statement

11.2 Housing

The Borough of London Borough of Richmond upon Thames is currently on target to meet it's housing targets for 1996 - 2016, however housing capacity is currently under review. The provision of affordable housing remains a problem, although the raising of the percentage required in new developments to 40%, with a threshold of 10 units, together with the anticipated development of certain larger sites, is likely to bring about some improvement. The GLA have suggested that current mobility housing policy is replaced by a Lifetime Homes standards; that there should be a policy to encourage a mix of family homes; that there should be a reference to the London Plan density matrix and that affordable housing definitions should be aligned with those in the London Plan. These will be addressed in the review of housing policies.

<http://www.richmond.gov.uk/07revisedfinalbrldsfinalversion-2.pdf>

SPD

Supplementary Planning Document (SPD). Scoping report on consultation 25 Jun - 30 Jul 2007. Informal consultation 28 Sept - 21

Dec 2007. Formal consultation period 8 Jan - 19 Feb 2008.

5.6 Lifetime Homes And Wheelchair Housing

5.6.1 New housing developments should normally be built to life time home standards. Factors such as topography may influence which standards are applicable to individual developments. Conversions should also aim to adhere to as many standards as practicable.

5.6.2 Lifetime homes are ordinary homes designed to accommodate the changing needs of occupants throughout their lives. The Joseph Rowntree report

'Designing Lifetime Homes' suggests 16 standards that should be adhered to when designing Lifetime Homes. These have been adopted below to relate specifically to Southwark Borough. Reduced versions of the standards are required under Part M of the Building Regulations.

5.6.3 The following elements should be addressed when designing lifetime homes:

i. Where car parking is provided, the distance from the car parking space to the home should be kept to a minimum, should be level or gently sloping and parking should be capable of enlargement to attain a width of 3300mm;

ii. The approach to all dwellings (including lobbies, front doors and lifts) from surrounding public and private spaces (including the street and private/communal amenity space provided for the dwelling) should be level or gently sloping. A flush threshold at the main entrances to the dwelling should be provided;

iii. All entrances should be illuminated, have a level threshold and have a covered main entrance;

iv. Flats that are on the first storey or higher without lift access will generally not be considered capable of meeting lifetime home standards.

Where lift access is provided, it should be wheelchair accessible;

v. In two or more storey houses, the design of the dwelling should allow for the provision of a future stair lift and a suitably identified space for a through-the-floor lift from the ground to the first floor;

vi. The design of both flats and houses should provide a reasonable route for a potential hoist from a main bedroom to the bathroom;

vii. Doorways in all dwellings should have a minimum 800mm clear opening and corridors

should have a minimum width of 1200mm;

viii. There should be space for turning a wheelchair in living areas and adequate circulation space for wheelchair uses elsewhere (normally 900mm);

ix. Main living rooms should be at entrance level should be flexible enough to be used as living rooms or bedroom space if required;

x. There should be a wheelchair accessible bathroom and WC with the ability to install safety features such as handrails, if required;

xi. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin;

xii. Living room window glazing should begin at 800mm or lower and windows should be easily open/operate;

xiii. Switches, sockets, ventilation and service controls should be at a height useable by all.

5.6.4 Wheelchair housing is required to meet the needs of people permanently confined to wheelchairs. Wheelchair housing should conform to the above standards and the standards set out in the National Wheelchair Housing Group report Wheelchair Housing Design Guide 1997.

5.6.5 Reference should be made to 'Designing Lifetime Homes' by Julie Brewerton and David Darton and 'Meeting Part M and Designing Lifetime Homes' Edited by Caitriona Carroll, Julie Brewerton and David Darton.

5.6.6 For further information on access and facilities for people with disabilities please refer to Access and Facilities for People with Disabilities and Mobility Difficulties SPG.

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| London Borough of Sutton |
| <p>UDP</p> <p>http://www.sutton.gov.uk/environment/suttondevelopplan/udp.htm</p> <p>Extended – LTH standard</p> <p>policy hsg15 – dwellings particularly suitable for disabled people the council will encourage developers to provide, and will itself provide, dwellings which are suitable for use by disabled people, including the provision of suitable new ground floor flats and single storey dwellings designed to ‘lifetime homes’ standards.</p> |
| <p>SPG</p> <p>Based on 16 LTH Standards? No</p> <p>LTH and Wheelchair – No</p> |
| <p>DPD</p> <p>consultation on 'Preferred Options' between 2 January to 12 February 2008</p> |
| <p>SPD</p> <p>Not dates available at time of print</p> |

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| London Borough of Tower Hamlets |
| <p>Extended – General</p> <p>Chapter 5</p> <p>STRATEGIC PLANNING POLICIES</p> <p>st23 to ensure that the quality of new housing provided is to a high standard.</p> <p>st24 to use planning and housing powers to improve the quality of the residential environment.</p> <p>SPECIAL NEEDS ACCOMMODATION</p> <p>hsg14 the council will seek to encourage the provision of housing to meet the needs of residents with special housing needs. such housing should be appropriately designed and suitably located. groups with special needs include:</p> <ol style="list-style-type: none"> 1. frail and elderly people; 2. people with mental and or physical disabilities; |
| <p>SPG</p> <p>Based on 16 LTH Standards? No</p> <p>LTH and Wheelchair – No</p> |
| <p>DPD</p> <p>consultation for the LDF Core Strategy in Spring 2008. (Recent submissions have been withdrawn)</p> |
| <p>SPD</p> <p>Sustainable Design and construction (no date available at time of print).</p> |

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| London Borough of Waltham Forest |
| <p>UDP</p> <p>http://www.walthamforest.gov.uk/udp-chapter3-housing-feb07.pdf</p> <p>Extended – LTH + Wheelchair Housing</p> <p>The Council will seek to achieve inclusive design and accessibility in all new housing developments and to ensure that:</p> <p>A) all new housing is built to ‘lifetime homes’ standards, and</p> <p>B) 10% of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.</p> |
| <p>SPG</p> <p>SPGN1 – Residential Development Standards (June 1996)</p> <p>(unable to view, from website)</p> |
| <p>DPD</p> <p>http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/DevelopmentPlan/Core+Strategy.htm</p> <p>(preferred options)</p> <p>Core Policies for Issues: Policy IS 4 Achieving a mix of housing including affordable housing</p> <p>Preferred Option</p> <p>New housing developments should include a mix of types and sizes of dwellings to reflect the varying needs in the borough. Existing small family-sized houses and flats with gardens will be protected from conversion into non-family flats. The Council will seek the maximum provision of affordable housing with a target of 3,725 affordable homes to be provided in the borough between 2007/08 and 2016/17 from all sources. At least one in three homes in major developments should be affordable and a higher level will be encouraged where viable, taking into account individual site costs, the availability of public subsidy and other scheme requirements. A mix of intermediate (equity share) and social rented accommodation will be sought, particularly on larger sites.</p> |

Social rented dwellings will be sought in specific locations where this will facilitate local movement within the social rented sector and a reduction in the under-occupation of rented properties in the area. New dwellings should be built to Lifetime Homes standards. A proportion of wheelchair housing will be encouraged, particularly in major developments.

SPD

Sustainable Design and construction April 08

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| London Borough of Wandsworth |
| <p>UDP http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/DevelopmentPlan/udp.htm</p> <p>Extended – General</p> <p>Policy GEN13 The Council will promote a range of new housing development to meet different needs and demands, including that for affordable housing.</p> <p>Policy H11 New housing development will be permitted if it provides:</p> <ul style="list-style-type: none"> (a) adequate amenity space; (b) adequate floorspace for the accommodation proposed; (a) adequate daylight to habitable rooms and amenity space; (b) an adequate level of privacy; and (c) an appropriate level of parking (see Appendix 3). <p>Policy H15 The development of hostels, residential care homes and other types of accommodation for people with specialised housing needs will be permitted provided that:</p> <ul style="list-style-type: none"> (a) the scale and nature of the scheme would not harm the amenities or the character of the area; (b) it would not lead to an over concentration of similar uses; and (c) it is well located in relation to local shops, public transport and other services. |
| SPG |
| <p>DPD http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/DevelopmentPlan/Core+Strategy.htm</p> |

(preferred options)

Core Policies for Issues: Policy IS 4

Achieving a mix of housing including affordable housing

Preferred Option

New housing developments should include a mix of types and sizes of dwellings to reflect the varying needs in the borough. Existing small family-sized houses and flats with gardens will be protected from conversion into non-family flats. The Council will seek the maximum provision of affordable housing with a target of 3,725 affordable homes to be provided in the borough between 2007/08 and 2016/17 from all sources. At least one in three homes in major developments should be affordable and a higher level will be encouraged where viable, taking into account individual site costs, the availability of public subsidy and other scheme requirements. A mix of intermediate (equity share) and social rented accommodation will be sought, particularly on larger sites. Social rented dwellings will be sought in specific locations where this will facilitate local movement within the social rented sector and a reduction in the under-occupation of rented properties in the area. New dwellings should be built to Lifetime Homes standards. A proportion of wheelchair housing will be encouraged, particularly in major developments.

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| <p>London Borough of Westminster</p> <p>UDP</p> <p>http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/</p> <p>Extended – LTH + Wheelchair Housing</p> <p>POLICY H 8: PROVISION OF HOMES FOR LONG TERM NEEDS</p> <p>The City Council will expect all new housing units to meet the Lifetime Homes Standard. In all housing developments of 25 or more dwellings, the Council will require that 10% of the units should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.</p> |
| SPG |
| <p>DPD</p> <p>Preferred Options', will entail further consultation, and is expected to take place during Spring 2008</p> |
| <p>SPD</p> <p><u>Inclusive Design and Access - Feb 2007</u></p> <p>Aim: The Department of Planning and City Development has a key role to play in removing or reducing barriers to access in Westminster. This guidance document seeks to encourage best practice and promote a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment.</p> <p>Based on 16 LTH Standards? Yes</p> <p>LTH and Wheelchair – Yes</p> <p>Housing Policy H 8: PROVISION OF HOMES FOR LONG TERM NEEDS</p> |

“The City Council will expect all new housing units to meet the Lifetime Homes Standard. In all housing developments of 25 or more dwellings, the Council will require that 10% of the units should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.”

Where new residential developments are proposed housing policy H8 will be applied which states that the City Council will expect all new housing units to meet the Lifetime Homes Standard. In all housing developments of 25 or more dwellings, the Council will require that 10% of the units should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

In addition, quite apart from the Council's policies and the requirements under the DDA, the Approved Document M of the Building Regulations which came into effect on 1 May 2004 states that reasonable provision shall be made for people to gain access to; and use the building and its facilities. This will apply to both newly erected non-domestic buildings and to dwellings; in addition it will apply to extensions to non-domestic buildings and non-domestic buildings which undergo a material alteration⁵; or to an existing building or part of an existing building which undergoes a material change of use to a hotel or boarding house, institution, public building or shop.

Appendix A3: Summary of Borough Policies and Guidance

| BOROUGH | UDP POLICY | | Relevant SPG OR SPD | |
|--|------------------------------|-------------------------------|---|---|
| | Status of LTH Policy | Status of WAH Policy | LTH | WAH |
| London Borough of Barking and Dagenham | Expired – Mobility Housing | Expired | N / A | N / A |
| London Borough of Barnet | Extended - LTH | Extended– Wheelchair Housing | SPD – Sustainable Design and Construction | SPD – Sustainable Design and Construction |
| London Borough of Bexley | Extended - General | Extended - General | Design for Living: Bexley's Residential Design | Design for Living: Bexley's Residential Design |
| London Borough of Brent | Expired – Accessible Housing | Expired – Accessible Housing | N / A | N / A |
| London Borough of Bromley | Not covered | Extended – Wheelchair Hosuing | N / A | N / A |
| London Borough of Camden | Extended - LTH | Extended - Wheelchair Housing | SPG Camden Planning Guidance December 2006 | SPG Camden Planning Guidance December 2006 |
| London Borough of City of London | Expired - General | Expired - General | Designing an Accessible City Guidance (not formal SPG) 2006 | Designing an Accessible City Guidance (not formal SPG) 2006 |
| London Borough of Croydon | Extended - LTH | Extended – Wheelchair Housing | SPG10 – Designing for Accessibility | SPG10 – Designing for Accessibility |

| BOROUGH | UDP POLICY | | Relevant SPG OR SPD | |
|--|------------------------------------|-------------------------------|---|---|
| | Status of LTH Policy | Status of WAH Policy | LTH | WAH |
| London Borough of Ealing | Extended - LTH | Extended – Wheelchair Housing | SPG7 – Accessible Ealing (2004) | SPG7 – Accessible Ealing (2004) |
| London Borough of Enfield | Expired - General | Expired – General | N / A | N / A |
| London Borough of Greenwich | Extended - LTH | Extended – Wheelchair Housing | N / A | Greenwich Wheelchair Design Guide |
| London Borough of Hackney | Extended – Mobility Housing | Not covered | N / A | Access for People with Disabilities |
| London Borough of Hammersmith and Fulham | Extended – General | Extended – General | N / A | N / A |
| London Borough of Haringey | Extended - General | Extended - General | SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes | SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes |
| London Borough of Harrow | Expired - General | Expired - General | N / A | N / A |
| London Borough of Havering | Expired – General/Mobility Housing | Not covered | N / A | N / A |
| London Borough of Hillingdon | Expired - General | Expired - General | N / A | N / A |

| BOROUGH | UDP POLICY | | Relevant SPG OR SPD | |
|--|----------------------------|-------------------------------|---|---|
| | Status of LTH Policy | Status of WAH Policy | LTH | WAH |
| | | | | |
| London Borough of Hounslow | Expired – Mobility Housing | Expired – Wheelchair Housing | N / A | N / A |
| London Borough of Islington | Extended - LTH | Extended – Wheelchair Housing | Lifetime Homes and Wheelchair Users Housing | Lifetime Homes and Wheelchair Users Housing |
| London Borough of Kensington and Chelsea | Expired – Mobility Housing | Expired – Wheelchair Housing | N / A | Housing standards |
| London Borough of Kingston | Expired – Mobility Housing | Expired – Wheelchair Housing | N / A | N / A |
| London Borough of Lambeth | Extended - General | Extended - General | N / A | N / A |
| London Borough of Lewisham | Extended - General | Extended - General | N / A | Residential Space Standards SPD (June 2007) |
| London Borough of Merton | Extended - General | Extended - General | N / A | N / A |
| London Borough | Extended – Mobility | Extended – Wheelchair | N / A | N / A |

| BOROUGH | UDP POLICY | | Relevant SPG OR SPD | |
|--|--|---|---------------------|---|
| | Status of LTH Policy | Status of WAH Policy | LTH | WAH |
| of Newham | Housing | Housing | | |
| London Borough of Redbridge | Adopted Core Strategy + Borough Wide Primary Policies DPDs - LTH | Adopted Core Strategy + Borough Wide Primary Policies DPDs – Wheelchair Housing | N / A | N / A |
| London Borough of Richmond Upon Thames | Not covered | Extended – Wheelchair Housing | N / A | HSG 8 - WHEELCHAIR STANDARDS |
| London Borough of Southwark | Extended - LTH | Extended – Wheelchair Housing | N / A | Draft Residential Design Standards SPD (Jan 2008) |
| London Borough of Sutton | Extended - LTH | Not covered | N / A | N / A |
| London Borough of Tower Hamlets | Extended - General | Extended - General | N / A | N / A |
| London Borough of Waltham Forest | Extended - LTH | Extended – Wheelchair Housing | N / A | N / A |
| London Borough of Wandsworth | Extended - General | Extended - General | N / A | N / A |
| London Borough of Westminster | Extended - LTH | Extended – Wheelchair Housing | N / A | N / A |

Appendix A4 – Borough Annual Monitoring Report Audit Findings

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| London Borough of Barking & Dagenham |
| <p>AMR</p> <p>http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/local-dev-framework/pdf/monitoring-report-0607-main.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |
| London Borough of Barnet |
| <p>AMR</p> <p>http://www.barnet.gov.uk/barnet-planning-annual-monitoring-report-dec07.pdf</p> <p>5. Monitoring housing</p> |

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| <p>POLICY OBJECTIVE</p> <p>All new homes must be designed as 'Lifetime Homes' and at least 10% as wheelchair accessible respectively (policies H13 and H14).</p> |
| <p>MEASURE</p> <p>% of all completions that qualify as Lifetime Homes</p> |
| <p>OUTCOME</p> <p>The percentage of homes that qualify as Lifetime Homes is not currently monitored</p> |
| <p>SOURCE</p> |

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| London Borough of Bexley |
| <p>AMR</p> <p>http://www.bexley.gov.uk/service/planning/pdfs/ldf_bexleyannualmonitoringreport0607.pdf</p> <p>Not included</p> |
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|------------------|
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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|---|
| London Borough of Brent |
| <p>AMR</p> <p>http://www.brent.gov.uk/planning.nsf/013459d30f2ad00680256623005fcc0a/2219c74ce551d41780257225004aee35/\$FILE/AMR%20FINAL%20VERSION%2023rd%20Jan%2007%20V2.pdf</p> |
| <p>POLICY OBJECTIVE</p> <p>The Council considers that the only part of its UDP which is not in general conformity with a London Plan policy is the absence of any Housing Chapter policy to complement the 'life time homes' and wheelchair accessible housing requirements of London Plan Policy 3A.4 Housing Choice. This unfortunate situation was the outcome of the UDP Public Inquiry Inspector's recommendation. The Council has addressed this problem in the draft LDF Core Strategy Preferred Options Policy CP H3.</p> <p>Further Considerations for 2008</p> |

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| <p>As the UDP policies are not delivering a balanced housing stock, it is therefore strongly recommended that new policies (LDD) and supplementary guidance (SPD) be considered in respect of:</p> <ul style="list-style-type: none"> • Affordable housing thresholds, to be reduced, to a 10 unit capacity. • Larger family home requirements, through redefining a family home as capable of providing three bedrooms and requiring a specified proportion of three and four bedroom homes in suitable developments in appropriate locations. • Lifetime homes and wheelchair housing in conformity with the London Plan |
| MEASURE |
| <p>OUTCOME</p> <p>The percentage of homes that qualify as Lifetime Homes is not currently monitored</p> |
| SOURCE |

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| London Borough of Bromley |
| <p>AMR</p> <p>http://www.bromley.gov.uk/NR/rdonlyres/6DAF0EDB-7933-4780-A3A1-87E488305E8E/0/MicrosoftWordBromleyAMR2006.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |

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| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Camden |
| <p>AMR</p> <p>http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/development-plans-and-policies/local-development-framework.en</p> <p>Indicator: Lifetime homes and Wheelchair accessibility dwellings</p> |
| <p>POLICY OBJECTIVE</p> <p>Meeting the housing needs of Camden's population</p> |
| <p>MEASURE</p> <p>New housing to be 100% lifetime homes standard and 10% wheelchair housing</p> |

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| <p>OUTCOME</p> <p>In recognition of the importance of the information to be collected, some indicators have again been included where data has been unavailable in 2005/06, such as 'Lifetime Homes' and wheelchair dwellings, renewable energy installed by type, and dwelling mix. However, it is hoped that procedures will be in place for the data to be collected in 2007/08 and analysed for the 2008/09 AMR.</p> <p>Not monitored</p> |
| <p>SOURCE</p> |

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| City of London |
| <p>AMR</p> <p>http://213.86.34.248/NR/rdonlyres/5757E957-A187-47F9-B14E-E5EF71EF419B/0/DP_PL_UDP_AMR2007.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
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| London Borough of Croydon |
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| AMR http://www.croydon.gov.uk/content/departments/570803/570946/695971/695991 Indicator 23: Providing Affordable Homes and providing a range of homes to meet the needs of everyone in the borough |
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| POLICY OBJECTIVE To provide lifetime homes that can be adapted to change; |
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| MEASURE % of all completions that qualify as Lifetime Homes |
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| OUTCOME The percentage of homes that qualify as Lifetime Homes is not currently monitored but it is intended that it will be monitored in future AMRs. |
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| London Borough of Enfield |
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| AMR http://www.enfield.gov.uk/856/AMR%202006-07%20published%20version.pdf |
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| Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Greenwich |
| <p>AMR</p> <p>http://www.greenwich.gov.uk/NR/ronlyres/7AE935B9-9CB4-42EA-BE08-2D8FC608F18E/0/AnnualMonitoringReport200607Jan08.pdf</p> <p>To ensure 10 per cent of new build dwellings (including affordable housing) on developments of 25 units or more are at full wheelchair standard or capable of being so adapted (Policy H19).</p> |
| <p>POLICY OBJECTIVE</p> <p>Percentage of new build dwellings (including affordable housing) on developments of 25 units or more at full wheelchair standard or</p> |

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| capable of being so adapted. |
| MEASURE % of all completions that qualify as Lifetime Homes |
| OUTCOME 8.6% of units completed (89 units) |
| SOURCE Source: NHBC & Council records |

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| London Borough of Hackney |
| AMR http://www.hackney.gov.uk/ep-amr-2005-06.pdf Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |

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| SOURCE |
| London Borough of Hammersmith and Fulham AMR http://www.lbhf.gov.uk/Images/LDF%20ANNUAL%20MONITORING%20REPORT%202007_tcm21-93901.pdf <i>Number and percentage of special needs housing permitted, including wheelchair and mobility housing</i> Wheelchair Accessible Units in Schemes of Over 20 Units Permitted During 2006/7 |
| POLICY OBJECTIVE 10% of new units in developments of 20 or more dwellings suitable for occupation by wheelchair users |
| MEASURE 5% of housing in developments of 20 or more dwellings were suitable for occupation by wheelchair users |
| OUTCOME Not monitored |
| SOURCE |

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| London Borough of Haringey |
| <p>AMR</p> <p>http://www.haringey.gov.uk/haringey_annual_monitoring_report_2006.pdf</p> |
| <p>POLICY OBJECTIVE</p> <p>The proportion of new homes built to lifetime homes (wheelchair accessible) standards</p> |
| <p>MEASURE</p> <p>10% of new homes built to wheelchair accessible standards</p> |
| <p>OUTCOME Not monitored</p> |
| <p>SOURCE</p> |

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| London Borough of Harrow |
| <p>AMR</p> <p>http://www.harrow.gov.uk/downloads/AMR_2007_4_.pdf</p> |

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| Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Havering |
| <p>AMR</p> <p>http://www.havering.gov.uk/CHttpHandler.ashx?id=12240&p=0</p> |
| <p>POLICY OBJECTIVE</p> <p>The Council does not currently have a policy on Lifetime Homes. However Submission Development Control Policy DC7 – Lifetime Homes and Mobility Housing seeks all new homes to be built to Lifetime Homes standards as set in Implementation Point 12 of the GLA’s SPG on Accessible London.</p> |

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| MEASURE 100% of homes built to Lifetime Home standard |
| OUTCOME No Lifetime Homes were built in 2006/07. |
| SOURCE Sustainability Appraisal (SEI) |

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| London Borough of Hillingdon |
| AMR http://www.hillingdon.gov.uk/media/pdf/2/3/AMR_2006-2007.pdf |
| POLICY OBJECTIVE The London Borough of Hillingdon is committed to achieving the highest standards of access and inclusion. Hillingdon considers the Disability Discrimination Act 1995 as important in relation to new development and is committed to the delivery of Lifetime Homes in the borough. Existing Saved UDP Policies R16 and AM13 make reference to accessibility in all areas of development. Accessibility is also covered within the Hillingdon Design and Accessibility Statement SPD and the Core Strategy DPD in the emerging LDF. |

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| MEASURE |
| OUTCOME Not monitored |
| SOURCE |

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| London Borough of Hounslow |
| <p>AMR</p> <p>http://www.hounslow.gov.uk/ldf_amr_0607.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Islington |
| <p>AMR</p> <p>http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/ldf_pack/islington_amr_2007.pdf</p> <p>Not included</p> |
| <p>POLICY OBJECTIVE</p> <p>The main priorities are affordable housing, planning obligations, building heights, sustainable transport, green construction and lifetime homes and wheelchair housing and it is anticipated that these will be adopted shortly after the adoption of the Core Strategy (in 2010).</p> |
| MEASURE |
| <p>OUTCOME</p> <p>A further area where Islington has been a leader is in the provision of housing for people with disabilities</p> <ul style="list-style-type: none"> . About half of new housing units permitted are to life-time homes standard. However the figure was significantly higher - about 70% - in new developments (as opposed to changes of use etc). <p>A requirement to build to Lifetime Home standards has now been included within the London Plan, and this should give added weight to the policy.</p> |
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| London Borough of Kensington & Chelsea |
| AMR http://www.rbkc.gov.uk/Planning/localdevelopmentframework/annual_monitoring_report07.pdf Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Kingston upon Thames |
| AMR http://www.kingston.gov.uk/annual_monitoring_report_2007.pdf |

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| Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Lambeth |
| AMR http://www.lambeth.gov.uk/NR/rdonlyres/0F326622-33D5-47EC-9A85-A539074CB604/0/LambethAMR20062007.pdf |
| Not included |
| POLICY OBJECTIVE |
| MEASURE |
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| OUTCOME |
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| London Borough of Lewisham |
| <p>AMR</p> <p>http://www.lewisham.gov.uk/NR/rdonlyres/B357E2C8-71DC-4436-9E70-2A242896640F/0/AMR_2006_07_Final.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Merton |
| <p>AMR</p> <p>http://www.merton.gov.uk/merton_amr_06-07_ch7_housing.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |
| London Borough of Newham |
| <p>AMR</p> <p>http://www.newham.gov.uk/NR/rdonlyres/E240F49A-7882-4DF6-B564-E5A87A464490/0/AMR2007FINALIBWEB.pdf</p> |

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| Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Barking & Dagenham |
| <p>AMR</p> <p>http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/local-dev-framework/pdf/monitoring-report-0607-main.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |

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| OUTCOME |
| SOURCE |

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| London Borough of Redbridge |
| <p>AMR</p> <p>http://www.redbridge.gov.uk/cms/environment_planning/planning_and_regeneration/planningpolicy/ldfpage/ldfannualmonrep.aspx</p> <p>Looking at the use of UDP and LDF policies throughout this period shows some interesting results. A number of policies from the UDP (VS10, VS12, KR38) were seldom used to assess planning applications. Policy BF23 however relating to disabled access was used on 118 occasions, 73 of which were subject to planning approval. The remaining 45 were refused.</p> |
| <p>POLICY OBJECTIVE</p> <p>All new homes will meet the “Lifetime Homes” design standards. By 2016</p> <p>All new of homes built to lifetime homes standard. (2006/07)</p> <p>Policy Performance</p> <p>J4.1.1 Looking at the use of UDP and LDF policies throughout this period shows some interesting results. A number of policies from the UDP (VS10, VS12, KR38) were seldom used to assess planning applications. Policy BF23 however relating to disabled access was used on 118 occasions, 73 of which were subject to planning approval. The remaining 45 were refused.</p> |

Policy RA19 relating to 'Lifetime Homes' was used on 19 major planning applications determined during this period, 8 were approved and 9 refused. Of the refusals 8 were appealed

Of these, two were allowed, two dismissed, one withdrawn, and decisions were pending for the remaining three. However BF1A was only used on a handful of applications and this is consistent with the fact that the Council does not receive many planning applications for major non-residential or mixed-use development.

MEASURE

Lifetime Home requirements have not been applied to approved eligible applications in accordance with UDP Policy RA19.

This policy must be more rigorously applied in 2007/08, especially as LDF policy H2 seeks that "all new housing shall be built to lifetime homes standards".

OUTCOME (214 homes)

In relation to Lifetime homes, UDP Policy RA19 was applied to 10 major applications which were either approved or allowed on appeal. This is 52% of the applications

(15 units or 0.4 ha or more) that were eligible under Policy RA19. Based upon 25% this means that 169 units out of a total approval of 1281 will be to lifetime home standards. In terms of completions there has been a numerical improvement from 158 to 214 units. However, 214 is out of 1291 completions from major scheme for the period 2006/07. LDF policy requires that all new housing be constructed to lifetime homes standard; greater effort will therefore be required in this regard.

SOURCE

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| London Borough of Richmond |
| <p>AMR</p> <p>http://www.richmond.gov.uk/annual_monitoring_report_20006_2007.pdf</p> <p>Indicator 26: Homes (in schemes of 10 or more units) built to wheelchair housing standards</p> |
| <p>POLICY OBJECTIVE</p> <p>Sites of over ten units should have 10% housing to wheelchair standards</p> |
| <p>MEASURE</p> <p>There were six sites of ten or more units gross completed in 2006/07. Of these only four included housing to wheelchair standards. They were at Harvey Road, Heathfield; 92 Wensleydale Road, Hampton; Harlequins, Twickenham; and The Royal Oak, Teddington. Of the other two sites</p> |
| <p>OUTCOME</p> <p>Progress towards target: target not fully met</p> |
| <p>SOURCE</p> <p>data source: LBRuT Decisions Analysis system; completions for financial year 2006/7</p> |
| London Borough of Southwark |
| <p>AMR</p> |

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| http://www.southwark.gov.uk/Uploads/FILE_33556.pdf |
| POLICY OBJECTIVE |
| MEASURE |
| <p>OUTCOME</p> <p>Data on how much housing meet Lifetime Homes Standard and was wheelchair accessible is being collected and will be reported in next year's AMR.</p> |
| SOURCE |

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| London Borough of Sutton |
| <p>AMR</p> <p>http://www.sutton.gov.uk/NR/rdonlyres/489B6CE4-E7A4-4C08-B3E4-610E8B4D7478/0/AMR2007_Section_4_Housing_FINAL_Part1.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |

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| OUTCOME |
| SOURCE |

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| London Borough of Tower Hamlets |
| <p>AMR</p> <p>http://www.towerhamlets.gov.uk/data/planning/data/planning-policy/downloads/amr2007.pdf</p> |
| <p>POLICY OBJECTIVE</p> <p>Policy CP21 requires all new housing to contribute to creating mixed communities with housing choice, including a mix of dwelling sizes, family housing and accessible homes. The new 1APP form will allow us to monitor the delivery of wheelchair accessible homes in the future.</p> |
| MEASURE |
| <p>OUTCOME</p> <p>Not monitored</p> |
| SOURCE |

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| London Borough of Waltham Forest |
| <p>AMR http://www.walthamforest.gov.uk/annual-monitoring-rpt06-07-jan08.pdf</p> |
| <p>Indicator 14 i) Life-time homes standards. ii) Percentage of new housing developments over 10 units with wheelchair units.</p> |
| <p>POLICY OBJECTIVE All dwellings to meet life-time homes standards.</p> |
| <p>MEASURE 10% of dwellings in developments to be wheelchair units</p> |
| <p>OUTCOME In 2006/07, 75% of approved planning applications for developments over 10 units met the lifetime homes standards. 42% of approved housing developments over 10 units included the provision of wheelchair units (Local council consider Good Progress has been made)</p> |
| <p>SOURCE Source: LBWF Housing Pipeline Database</p> |

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| London Borough of Wandsworth |
| <p>AMR</p> <p>http://www.wandsworth.gov.uk/NR/rdonlyres/e4uzcxwl3zxudbewllqwqfdmcyonfflis64kpi54clnm4m2tc5pv2zlcikvxxskqp26qifikcvpnpnyoryzbntfmde/plldfAMR0607Final.pdf</p> <p>Not included</p> |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

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| London Borough of Westminster |
| <p>AMR</p> <p>http://www3.westminster.gov.uk/docstores/publications_store/Annual Monitoring Report 2006 2007.pdf</p> |

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| Not included |
| POLICY OBJECTIVE |
| MEASURE |
| OUTCOME |
| SOURCE |

Appendix A5 – Questionnaire Responses

Questions 1 and 5: The Use of Planning Conditions to Secure LTH Standards and wheelchair accessible housing.

The majority of Boroughs who responded use planning conditions to secure LTH, 13 out of 19. Of these, the type of condition used was split evenly between conditions simply requiring that 100% of the units permitted should be to LTH standards and those requiring that details of the 100% LTH requirement should be submitted to and approved in writing by the Local Authority (see below examples). Both types of condition referred to the relevant LTH policies in the UDP's and/ or relevant London Plan policies.

"No construction of any residential unit hereby permitted shall begin until the lifetime homes specification/ standards have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of people with mobility difficulties/ in accordance with Policies 3A.5 (Housing Choice), 3A.17 (Addressing the Needs of London's Diverse Populations) and 4B.5 (Creating an Inclusive Environment) of the London Plan 2004 (as amended)."

*"The proposed residential units hereby approved shall be constructed to comply with all Lifetime Homes standards, as defined on the Joseph Rowntree Foundation publication 'Achieving Part M and Lifetime Homes standards' and the joint collaboration of JRF, Mayor of London, GML Architects and Habinteg HA in the publication of 'Lifetime Homes' and as referred to in the GLA Accessible London SPG (Appendix 4). The development shall be implemented in accordance with the Lifetime Homes standards prior to the first occupation of the dwellings and retained permanently, to the satisfaction of the Local Authority. Reason: To ensure that accessible housing is provided in accordance with Policy * of UDP and Policies 3A.5 and 4B.5 of the London Plan."*

Generally, all the boroughs that replied require 100% units to be to LTH standards, although one of borough referred to seeking only 10%. Two boroughs referred specifically to the Joseph Rowntree Foundation standards and other guidance. One borough also included an informative which states:

"The lifetime homes specifications/ standards referred to in condition [] shall be in accordance with 'Meeting Part M and Design Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and incorporate the features listed in the Royal Borough of Kingston upon Thames Supplementary Planning Advice Note 'Lifetime Homes and Wheelchair Housing' dated December 2007 (or as modified or replaced)."

With regard to wheelchair accessible homes 14 of the boroughs that replied impose wheelchair accessible homes conditions, all of which require 10% of units to be to wheelchair accessibility standards. Again there is an even split between conditions requiring that the relevant number of units are built to wheelchair accessible standards, and those that require details to be submitted and approved by the local authority prior to the commencement of development. One borough provided informatives which are set out below:

In condition [] 'wheelchair housing' means the housing comprised within the development specifically designed to meet the needs of wheelchair users (being [IDENTIFIED UNITS])

*The wheelchair housing specifications/ standards referred to in condition [] shall be in accordance with the * Supplementary Planning Advice Note 'Lifetime Homes and Wheelchair Housing' dated December 2007 (or as modified or replaced) 'Wheelchair Housing Design Guide' (2nd edition, BRE Press 2006) and Best Practice Guidance: Wheelchair Accessible Housing (GLA 2007).*

It should be noted that many of the boroughs include both LTH and wheelchair accessible homes requirements within a single condition. Also, it was stated by some boroughs that if adequate details were shown on the drawings then they would not feel the need to impose a specific condition requiring compliance with the LTH standards.

One authority noted that for wheelchair accessible housing, conditions were not generally appropriate due to the extra space required, which may result in subsequent layout changes affecting the overall approved dwelling mix.

Questions 2, 3, 6 and 7: The use of planning obligations to secure LTH Standards and wheelchair accessible housing.

The use of planning obligations to secure LTHs is generally not considered necessary, 15 out of the 19 respondents never used planning obligations to secure the standard. Two authorities of those that replied stated that they sometimes did so and a further two stated that they did but only for affordable housing and stated that this was included as part of the affordable housing obligation.

The majority of boroughs did not consider it necessary to secure wheelchair accessible housing via planning obligation, 13 out of 19 that replied. Again, those that do use obligations do so as part of the specific affordable housing, health or parking obligation.

With regard to both LTH and wheelchair accessible housing, several authorities noted that planning conditions were appropriate as the proposed flats are part of the planning application, within the red boundary line and therefore the specific planning unit.

With regard to the use of both planning conditions and obligations to secure LTH and wheelchair accessible homes, the majority, 17 out of the 19 that replied, never use both planning conditions and obligations. The two authorities that do state that they use planning conditions for smaller schemes where it is not clear that details have been accommodated with the planning application details and where the affordable housing policy is not triggered. Planning obligations are used for larger schemes and where the affordable housing policy is triggered and the details for lifetime homes and/ or wheelchair accessible homes could be built into the affordable housing obligation.

Question 9: Refusal of planning applications that fail to deliver LTH and wheelchair accessible homes.

Only six authorities that replied have refused a planning application on the grounds that Lifetime Homes/ wheelchair accessible homes have not been provided, please see below example.

*“The proposal would not incorporate satisfactory measures to ensure that the development would be accessible to all users. The access statement does not address Lifetime Homes standards or Wheelchair Accessible Homes standards and would thereby conflict with Policies * and * of the UDP.”*

Questions 4 and 8: Measures that would help authorities deliver better LTH and wheelchair accessible home standards.

The boroughs that replied stated that more guidance, training and the involvement of an expert, such as an Access Officer, as measures that would help them deliver better standards - with more training and guidance listed as the most important.

Specifically, boroughs suggested the following measures:

- There is currently too much guidance;
- The Mayor’s Good Practice Guide does not give bottom line in terms of minimum requirements for wheelchair accessible homes;

- More training for DC officers specifically;
- Clarity/ consistency of advice given by the various organisations;
- Promotion of advice for developers/ applicants on lifetime homes standards and compliance;
- Training/ guidance on monitoring;
- On-line/ telephone advice for officers on 'vaguer points' of LTH;
- Encourage developers/ applicants to use BSI DD 266:2007;
- More resources needed for compliance checking; and
- Inclusion of LTH as a Building Regulation and use of occupational therapist in Housing Services to check compliance on site (major weakness of LTH is that it is only a planning requirement).

Question 10: Planning department actions resulting from 'Disability Equality Schemes'.

Only four of the boroughs that replied noted that their Council's Disability Equality Scheme contained actions for the planning departments. Of these, the action points included implementing relevant planning policy on LTH and wheelchair accessible homes, encouraging all new homes to be 100% LTH, and new residential developments to include 10% wheelchair accessible homes on site, and a requirement to monitor the percentage of new dwellings built to lifetime homes standard and wheelchair accessibility standard.

A further borough noted that although there were no requirements for the planning department from the Disability Equality Scheme, the Planning Authority's Action Plan included specific targets relating to policy, consultation, monitoring outcomes (including the use of Community Monitors) and Development Control (including standard Access Officer responses, regular surgery sessions for area teams and refresher seminars).

Questions 11 and 12: Monitoring permissions and built schemes that conform to LTH/ wheelchair accessible homes standards.

Of the 19 boroughs that responded, only one actively monitors permissions and schemes built out to LTH/ wheelchair accessible homes standards. This was done through a paper based system completed by development control officers. However, it was

acknowledged that this is now out of date and the borough is now relying on officers/ committee reports but note that the correct information may not be available at this stage in the process and if it is, it may be questionable due to the timing in the overall development process. The borough is currently piloting a scheme that involves collecting this information on wheelchair accessible homes only through the Street Naming and Numbering process. This is achieved by adding an informative to decision notices advising the developer to contact the Naming and Numbering Team. When this is done, the developer is issued with a pro-forma and each individual wheelchair accessible home is identified, with this information being shared with the borough's Access Officer.

The 18 remaining boroughs currently do not but all stated their awareness of the (then) impending GLA requirement to provide information on permitted and built LTH and wheelchair accessible homes as part of the boroughs' returns for the London Development Database. Three boroughs intended to begin monitoring in April 2008, with a further three intending to begin monitoring later in 2008.

In terms of how boroughs do or intend to monitor the implementation of LTH policy, there is no clear model for capturing the required data. Several boroughs stated that the new 1App planning application forms would allow for collection of data through the validations process. Other boroughs stated that they would use decisions, committee reports and Design and Access statements to monitor LTH/ wheelchair accessible homes.

In terms of physically checking on site whether homes were actually being built to LTH/wheelchair accessible homes standards, one borough noted that affordable housing was checked by the Council's Housing Officers. This borough stated that further, though limited, information was gained through Building Control but that once a scheme was completed, they were only able to assume that the requirement had been met.

Question 13: Use of Design + Access Statements to record the proposed number of homes that will be built to LTH/ wheelchair accessible homes.

Only five boroughs that replied required applicants to specify the number of LTH/ wheelchair accessible homes in Design and Access Statements. One borough requires the submission of scale drawings and adds conditions if the information contained within the Design and Access Statement is not sufficient.

12 boroughs stated that they sometimes require this and noted issues with and progress in making this a requirement:

- By possible use of pro-forma as part of the Design + Access statement;
- As the Government specifies what is required in a Design + Access Statement, it is questioned whether local planning authorities are able to require additional factors.
- LTH and wheelchair accessible homes should be assessed separately – rarely anything useful in Design and Access Statement.
- Could encourage but absence of relevant information would not invalidate application
- 1 App will tighten up
- If Design + Access Statement does not contain relevant information, then the application would be invalidated or would be asked to supply that information.
- More rigorous checking of Design + Access Statements have made the requirement clearer, also included in a new validation checklist
- Publication of new SPD will tighten up requirement

It should be noted that the new 1App planning application form which came into force on 6 April 2008 does not in fact ask applicants to specify the number of homes to be built to LTH and wheelchair accessible standards, so there was clearly a misunderstanding on this issue.

Question 14: Use of post completion checks of completed schemes to ensure they have complied with LTH/wheelchair accessible homes requirements and built to agreed specification.

The four boroughs that stated they had checked on-site were all as a result of a complaint they had received. The remaining boroughs appear not to check compliance on site.

Appendix A6: Details of reviewed permitted schemes

1.0 London Borough of Barnet

<http://194.75.183.100/planning-cases/acolnetcgi.exe?ACTION=UNWRAP&RIPSESSION=%7B%5B%2A%211D1A020B050304731D3C3D31617C041E28360020373B2D3A033A2131681B1102001216030D02040A06016F691120283F3A3606243629243A06176F777678727E6A611674681D243D3C3A3D2B0D0A7C7F7860647C7C7E757F%21%2A%5D%7D>

W01156AH/07 – ZENITH HOUSE Edgware Road London NW9 6EW

Relevant Policies:

National:

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

3A.1 (Increasing London's Supply of Housing)
3A.4 (Housing Choice)

Barnet UDP 2006 (Extended Policies)

H14 – Lifetime Homes
H15 – Wheelchair Accessible Homes

Site Specific Information: The site is within the Clapham Common Conservation Area and is identified as a Major Development Opportunity in the Revised UDP.

Scheme: Demolition of part of existing office/warehouse building including retention of front facade and partial rebuild, and erection of two to eleven storey buildings at podium level to comprise 215 residential units with 215 car parking spaces within basement, 4286sqm of Class D1 (Community Centre) on the ground and first floors with 225 associated parking spaces within the former warehouse building (at ground, mezzanine and first floor levels), 293sqm Class A3 (restaurant) on the ground floor with 5 associated car parking spaces within the basement, a landscaped courtyard at podium level with children's play area, pedestrian access from Colindale Avenue, and erection of single storey enclosures to accommodate refuse storage, cycle storage and plant machinery.

Dwelling Mix: 87 x 1 bed; 102 x 2 bed; 26 x 3 bed

Access Requirements: None

Decision: Granted with Legal Agreement

Applicant: Genesis Housing Group

Agent: Rolfe Judd Planning

Type: Full Planning Application

Received: 30th March 2007

Committee Report (5th October 2007)

Recommendation: Approve subject to S106

Consultations:

Access Officer consulted? No

Relevant comments in report:

None

Relevant Conditions:

None

Access Statement:**Policies/ Legislation**

Accessible Homes SPG, London Plan
Lifetime Homes Standards, Joseph Rowntree Foundation
Building Regulations Part M
BS8300:2001
'Designing an Accessible City'
DDA (1995)

Contextual information:

The site is fully accessible with gradient ramps, door openings and internal corridors to Part M standards.

Part M compliant lift access to all residential units.

100% Lifetime Homes

Wheelchair Housing:

No specific information but Access Statement provided and found acceptable by GLA.

Lifetime Homes Standards

Checklist of all 16 Lifetime Homes standards provided. Indicators 1 and 2 not met (Car Parking and Access from Car Parking)

GLA Comments:

Access and equal opportunities:

London Plan Policy 3A.4 states that all new housing should be built to 'Lifetime Homes' standards and that 10% should be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The proposals accord with these requirements. London Plan Policy 4B.5 states that *"Boroughs should require development proposals to include an Access Statement showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed"*. In accordance with the London Plan, the proposals include an access statement, which illustrates how the development will be accessible by all.

S106

No reference to LTH/ Wheelchair Accessible Homes

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Barnet – Zenith House – W01166AH/07

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | N/A |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | N/A |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | Approach to main entrance to upper storey units will be level or gently sloping |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | It is not clear from the Design and Access Statement how entrances are covered or lit. IT is noted however that it is expected that LTH standards will be meet. |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | It is noted in the Design and Access Statement that the easy access to the communal stairs are 'achievable'. |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | The main circulation corridors leading to individual flat entrances are 'likely' to meet LTH standards. There provision in place to allow 300mm clear space on leading edge of the entrance door or the bathroom door. |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This is achieved in all the units (as they are single storey) |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | N/A |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | In homes with 2 or less bedrooms LTH standards ask for Part M compliant WC as a minimum. With minor alterations it should be possible to make the layout shown in the drawings meet the Part M requirements. |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | It noted that it should be possible to reinforce the walls with plywood. |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A – All units are flats. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | There is no indication on plans or in this Access Statement that this is the case |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | The bathroom show wheelchair access yet are impended with inward opening doors. |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | It is noted in the design and access statements that this should be possible |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | It is noted in the design and access statements that this should be possible |

2.0 London Borough of Hackney

<http://www.hackney.gov.uk/servapps/MVM/Online/Generic/StdDetails.aspx?PT=Planning%20Applications%20OnLine&TYPE=PL/PlanningTechAppraisalPK.xml&PARAM0=24247&XSLT=/servapps/MVM/SiteFiles/Skins/hackney/xslt/PL/PLTechAppraisalDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/servapps/MVM/SiteFiles/Skins/hackney/Menus/PL.xml&DAURI=PLANNING>

2005/2135 – Adelaide Wharf and 118 - 120 Queensbridge Road London E2 8PD

Relevant Policies:

National:

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

- 3A.1 (Increasing London's Supply of Housing)
- 3A.4 (Housing Choice)
- 4B.5 (Creating an Inclusive Environment)

Hackney UDP 2004

- Policy E14 – Access and facilities for people with disabilities
- Policy TR8 – Parking for people with disabilities

SPG11 – Access for people with disabilities

Site Specific Information: N/a

Scheme: Erection of 3 x 6-storey plus basement level buildings to provide 690 sqm of class B1 (Office/ Light Industry) floor space and 147 residential units, comprising 52 x 1 bedroom; 53 x 2 bedroom; 38 x 3 bedroom and 4 x 4 bedroom units together with 33 car parking spaces and associated landscaping.

Dwelling Mix: 52 x 1 bed; 53 x 2 bed; 38 x 3 bed; 4 x 4 bed

Access Requirements: None

Decision: Granted with Legal Agreement

Applicant: English Partnership/First Base

Agent: N/a

Type: Full Planning Application

Received: 15th September 2005

Committee Report (14th December 2005)

Recommendation: Approve subject to S106

Consultations:

Access Officer consulted? No

Relevant comments in report:

2 x 4 bed wheelchair accessible units on ground floor; 1 x 2 bed wheelchair accessible unit on first floor and 1 x 1 bed wheelchair accessible unit on fifth floor.

Many units designed in accordance with the mobility standards set out in SPG11.

Lift to all upper floors is provided.

Access Statement:***Policies/ Legislation***

*Accessible Homes SPG, London Plan
Lifetime Homes Standards, Joseph Rowntree Foundation
Greenwich Wheelchair Design Standards*

Relevant conditions:

5. Notwithstanding the plans hereby approved, level access shall be provided to the entrances of all the ground floor maisonettes.

Reason: To ensure the development is accessible.

6. Plans detailing the location of potential through floor lifts for the residential flats shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the residential component of the buildings hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development shall be compliant with Lifetime Homes Standards.

The applicant has submitted revised plans which show the provision of a through floor lift to the basement and potential locations for the residential maisonettes. This addresses conditions 4 and 6 and they are deleted

Informative:

‘Access for Disabled People’:

General information re: CSDP Act 1970, Building Regulations and services of LA access officer.

Reference is made to British Standards, Lifetime Homes and the Council’s Planning Standards Guidelines.

Case officers report:
Evaluation:

Accessibility – “The scheme is considered to be generally Lifetime Homes compliant, however level access is not provided at the Cynthia Street frontage for the maisonette closest to Pentonville Road, this shall be required by condition.

“Level access is achieved to the retail units and all other residential flats. 10% of all dwellings created shall be designed to wheelchair standards,

“Subject to condition the proposal is considered to be acceptable in terms of its overall accessibility”

Access Statement:

Adopts the Disability Rights Commission framework. In fact it largely replicates that document, focusing on the theoretical principles and practice of inclusive design and the documentation thereof without providing any detail of the scheme in question.

'Legislation referred to' lists Building Regulations and British Standards, the Disability Discrimination Act, and advice provided by the DRC, DPTAC and the RIBA. No mention is made of Lifetime Homes or wheelchair accessible housing design guidance.

Nonetheless, some contextual information is provided about accessible public transport, parking and taxi drop off opportunities in the area.

A decision was taken at a preliminary stage to provide lift access to all floors of the residential development, which is welcome, as is the commitment to install an electronic security system

However, the proposal to install a spiral stair as a means of escape is questionable.

There is no mention of the 16 LTH standards or any indication that the associated objectives have been met although, somewhat prematurely, there is a detailed description of various surface treatments and finishes.

The complete disregard of any LTH guidance has one clear advantage in so far as the architects have designed the common parts of the residential scheme in line with the provisions set out in the Approved Document M for buildings other than dwellings.

Approved plans:

Whilst in theory 3 wheelchair accessible apartments have been provided there is no evidence that this has been achieved. In some of the flats corridor widths are shown at 1200mm but there is no storage/charging facility for a wheelchair and insufficient manoeuvring space in bedrooms and bathrooms.

S106 Agreement to include:

- 50% affordable homes; 60% social rented and 40% intermediate
- A contribution of £6000 towards the provision of disabled parking bays and accessible transport measures within the immediate vicinity of the site.

- Removal of rights of residents to apply for parking permits.
- A payment of £180/dwelling towards the provision of sustainable transport measures including, but not limited tointroductory concessions to car club usage..

**Lifetime Homes Checklist – Assessment of Approved Plans
London Borough of Hackney - Adelaide Wharf – 2005/2135**

| Checklist | | | |
|------------------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | <p>31 Spaces are provided for 158 flats with an additional designated spaces provided for the business unit making 32 spaces in Total.</p> <p>The Covered car parking area will have 26 basement spaces within the basement car park, all under cover 25 of these have potential as disabled bays with sufficient space alongside for transfer (mainly shared).</p> <p>3 designated but uncovered spaces to Part M/Wheelchair housing standards will be provided in the secure court yard for the wheelchair housing units. An additional space is provided for visitors who are wheelchairs users.</p> |

| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | <p>Access between covered parking and lifts to all units are within easy reach (max 50m) and gently graded.</p> <p>Approach route from open parking to entrance to ground floor units is approximately 50 metres distance.</p> <p>Ramped approached route from open parking to main entrance approx. 50 metres distance.</p> |

| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | <p>Approach to main entrance to upper storey units are level</p> <p>Approach routes to separate ground floor unit entrance on Queensbridge Road are stepped and do not meet LHS.</p> <p>Accessible rear entrance are approached via gated entrance and a short ramp provide as alternative to the stepped front entrance. With a gradient of less than 1:20 to the front door.</p> |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | <p>It is not clear from the drawings or how entrances are covered or lit.</p> <p>The Design and Access Statement state that the illumination of the entrances, a level access over the threshold and ability to provide a covered accesses are all 'achievable'.</p> |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | <p>It is noted in the Design and Access Statement that the easy access to the communal stairs are 'achievable'</p> <p>The lifts suggested exceed the requirements of Part M, providing lifts that are 1100mm x 2100mm x 2200mm in dimension.</p> |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | <p>The main circulation corridors leading to individual flat entrances are generally 1800mm wide (reducing to 1250) in short sections) allowing sufficient space adjacent to both circulation and entrance doors for a wheelchair user to open the doors easily.</p> <p>All internal unit corridors meet LHS including 300mm offset to leading edge of doors.</p> |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | <p>No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation.</p> <p>As noted above internal corridors and door widths are adequate.</p> |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This is achieved in all the units (as they are single storey) |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | N/A |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | <p>1& 2 Bed units have WC in bathrooms meeting part Me requirements.</p> <p>2 bed units have an additional en-suite WC/Shower.</p> <p>3 units have WC/Showers to LHS</p> <p>4 bed units have bathrooms with WC to LHS</p> <p>It is considered that the drainage provision is 'achievable'.</p> |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | It is noted in the Design and Access Statement that adaptations such as hand rails should support a loading of up to 153 kilos |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A – All units are flats. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | The Design and Access statement stats that this is Achievable for all units types |

| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | The effectiveness of the layout is achieved including outward opening doors. |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | There is no indication on plan, the Design and Access Statement states that window glazing is achieved and that all units have level thresholds (max. 15mm up stand) to balconies. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | There is no indication on plan, the Design and Access Statement states this standard is achievable over the full range of units. |

3.0 London Borough of Havering

http://lxop01.havering.gov.uk:7783/pls/portal/!PORTAL.www_app_module.accept

P1641.07 - Land at Marks Lodge Cottons Approach Romford

Relevant Policies:

National

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

3A.1 (Increasing London's Supply of Housing)

Havering Core Strategy and Development Control Policies DPD Submission Document

DC7 – Lifetime Homes and Mobility Housing

Scheme: Redevelopment to provide 99 residential units, including affordable housing, in 3 separate buildings extending to between 2 - 4 storeys in height, together with 101 car parking spaces and associated landscaping and associated infrastructure works.

Dwelling Mix: 19 x studios; 24 x 1 bed; 52 x 2 bed; 4 x 3 bed

Access Requirements: 10% of all units to meet Wheelchair Accessible Standards.

Decision: Granted with Legal Agreement

Applicant: Bellway Thames Gateway North

Agent: Savills Hephher Dixon

Type: Full Planning Application

Received: 21st August 2007

Committee Report:

Site Specific Information: N/a

Recommendation: Approve subject to S106

Consultations:

Access Officer consulted? No

Relevant comments in report:

No comments in report

Relevant Conditions:

25 Prior to the commencement of the development hereby approved, details of the proposed external access ramps shall be submitted to and approved in writing by the Local Planning Authority. The design of the access ramps shall ensure that the building is accessible to all users, including wheelchair users. Reason: In order to comply with the requirements of Policy DC7 of the Core Strategy and Development Control Submissions Development Plan Document.

26 The new residential units hereby approved shall all be built to Lifetime Homes standards. Reason: In order to comply with the requirements of Policy DC7 of the Core Strategy and Development Control Submissions Development Plan Document.

Access Statement:

Policies/ Legislation

Part M of the Building Regulations

Contextual information:

Information is provided on accessibility (public transport) of the site, routes through the site, car parking, entrances, and level access.

Wheelchair Housing:

The document states that 'disabled access for the whole development will meet Part M of the Building Regulations, which includes level access to all entrances of a suitable clear opening width.

Lifetime Homes Standards

No comments

S106

No reference to LTH/ Wheelchair Accessible Homes

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Havering - Marks Lodge – P1641.07

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | Parking is provided in the basement and is accessed via a lift. 6 of the 101 bays are shown as disabled bays which are situated at surface level. |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The accessible bays are located next to the lift cores minimising the travel distance. The gradients of the routes to the entrances are likely to meet LTH standards |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | Approach to main entrance to upper storey units are to be level or gently sloping |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | It is not clear from the Design and Access Statement how entrances are covered or lit. IT is noted however that it is 'likely' that LTH standards will be meet. |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | It is noted in the Design and Access Statement that the easy access to the communal stairs are 'achievable'. |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | The main circulation corridors leading to individual flat entrances are 'likely' to meet LTH standards. However there is no 300mm clear space on leading edge of the entrance door or the bathroom door. |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This is achieved in all the units (as they are single storey) |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | N/A |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | In homes with 2 or less bedrooms LTH standards ask for Part M compliant WC as a minimum. With minor alterations it should be possible to make the layout shown in the drawings meet the Part M requirements. |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | It noted that it should be possible to reinforce the walls with plywood. |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A – All units are flats. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | The bedroom area adjoins the bathroom. Therefore there should be a route for a ceiling hoist. |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | The bathroom is too small for wheelchair access. However, the bath could be replaced with a level floor shower and the storage cupboard could |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | It is noted in the design and access statements that this should be possible |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | It is noted in the design and access statements that this should be possible |

London Borough of Havering

http://lxop01.havering.gov.uk:7783/pls/portal/!PORTAL.www_app_module.accept

P2062.07 - Boundary Works Moss Lane Romford

Relevant Policies:

National

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

3A.1 (Increasing London's Supply of Housing)

Havering Core Strategy and Development Control Policies DPD Submission Document

DC7 – Lifetime Homes and Mobility Housing

Scheme: Demolition of existing buildings and erection of 4x 2 bed and 2x 3 bed 2 storey houses. 1x 2 storey block of 2x 2 bed maisonettes.

Dwelling Mix: 6 x 2 bed; 2 x 3 bed

Access Requirements: 100% Lifetime Homes and 10% of all units to meet Wheelchair Accessible Standards.

Decision: Granted with Conditions

Applicant: Site-Sales Marketing Ltd

Agent: JSP Chartered Town Planners & Design Consultants

Type: Full Planning Application

Received: 23rd October 2007

Committee Report: Delegated Decision

Site Specific Information: N/a

Recommendation: Approve subject to Conditions

Consultations:

Access Officer consulted? No

Relevant comments in report:

No comments in report

Relevant Conditions:

5. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason:- The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or

carried out differently in any degree from the details submitted. Also, in order that the development accords with Core Strategy and Development Control Submission Development Plan Document Policy DC61.

Access Statement:

Policies/ Legislation

Part M of the Building Regulations
Joseph Rowntree Foundation 16 Lifetime Homes Standards

Contextual information:

Information is provided on accessibility (public transport) of the site, access for cyclists and pedestrians, and lifetime homes standards.

Wheelchair Housing:

The document states that the proposal is beneath the 10 unit minimum threshold for requiring wheelchair accessible homes.

Lifetime Homes Standards

The proposal has been assessed against the 16 Lifetime Homes Standards as set out by the Joseph Rowntree Foundation:

1. 10 of the 12 car parking spaces are capable of enlargement to attain 3.3m width.
2. The parking spaces are located close to the dwellings they serve. The footpaths are delineated from the parking bays by change of texture or colour, but not by change in levels.
3. The approaches to the entrances of the buildings are level.
4. The entrances to the buildings are to be illuminated, covered and would have level access over the threshold.
5. No house lift is proposed. The development is below the size at which SCS Policy DC7 requires a development to be wheelchair accessible.

6. The width of doorways and hallways complies with Part M of the Building Regulations.
7. Ground floor unit 7 has a combined kitchen and living room area which is wheelchair accessible. The 3 bed houses (units 1 and 6) also have combined kitchen/ diner areas that allow for better wheelchair mobility. All the living rooms allow for good wheelchair access.
8. Ground floor living rooms are all at entrance level.
9. Toilets are designed to be ambient disabled standard in accordance with Part M of the Building Regulations.
10. The walls in the bathrooms and toilets are capable of adaptations such as handrails.
11. The design could be accommodated to take future stairlifts but house lifts would be impractical.
12. At Building Regulations stage, consideration could be given to strengthening the structures to accommodate a hoist and to enable bedrooms and bathrooms to be connected by hoist in some units.
13. The bathroom layouts have not yet been designed. This could be the subject of a condition if considered essential, although wheelchair accessibility is not a requirement of SCS Policy DC7 for schemes of less than 10 units.
14. The living rooms of the 6 houses and the ground floor living room in unit 7 have floor level windows.
15. Switches, sockets and service controls will be at low levels in accordance with Part M of the Building Regulations.

S106

No S106 Agreement

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Havering – Boundary Works, Moss Lane – P2062.07

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | 12 of the parking bays would be cap label of enlargement to attain 3300mm width. |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The accessible bays are located closes to minimising the travel distance. Footpaths would be lineated from parking bays by a change of texture or colour but not by level. The gradients of the routes to the entrances are likely to meet LTH standards. |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | Approach to main entrance to upper storey units are to be level |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | Entrances will be lit and are covered. |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | Communal stairs provide easy access however no lift is required because the development is below the size at which SCS policy DC7 requires a development to be wheelchair accessible of the size of the development |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | The main circulation corridors leading to individual flat entrances are 'likely' to meet LTH standards. However there is no 300mm clear space on leading edge of the entrance door or the bathroom door. |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | The ground floor living rooms are all at entrance level. |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | All ground floor lounges could be adapted for disabled use |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | The toilets are designed to ambient standard in accordance with Part M of Building regulations |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | Walls in bathrooms and toilets are capable of taking adaptations such as handrails |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | The design could be adapted to accommodate a future stair lift, but a house lift would be unpractical. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | The bedroom area adjoins the bathroom. Therefore there should be a route for a ceiling hoist. |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | This is not a requirement of SCS Policy DC7 for scheme of less than 10 units, but will be subject to consideration |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | The living rooms of the six houses and the ground floor living room in unit 7 have level windows |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | Switches, sockets and service controls will be at a low level in accordance with part M |

4.0 London Borough of Islington

P072813 – 122-128 Pentonville Road. London N1 9TT

Relevant policies:

National and Regional

PPG3 – Housing

London Plan

3A.1 (increasing supply of housing),
3A.2 (borough housing targets)
3A.4 (housing choice)
4B.5 (creating an inclusive environment)

UDP

Strategic Policy 4 (Easy access to buildings and facilities and enhanced mobility for all groups)

ENV 13 – People with Disabilities.

H7 – Standards and guidelines

T23 – Car-free housing

T49 – Meeting the needs of people with mobility problems

SPGs

- Car free housing
- Planning Standards Guidelines

Scheme: Demolition of existing building and erection of a part 4, part 6-storey building, plus basement, providing for 625m² of office/retail (B1/A1 use) at basement and ground floor levels and 30 residential flats and maisonettes at ground and upper levels.

Dwelling mix: 9x1, 14x2, 2x3 and 5x4 bedroom flats. (93 habitable rooms)

Access requirement: 10/% are required to meet to wheelchair housing design standards, the remainder to meet Lifetime Homes standards.

Decision: West Area Planning Committee – Agreed 24 January 2008 – subject to conditions, S106 and amendments noted within supplementary report.

Applicant: Noble House Group

Agent: GPAD architects

Type: Full Planning Application

Received: 16 Nov 2007.

Heritage information: Not in a conservation area and not listed.

Recommendation: Approve subject to S106

Relevant conditions:

7. Notwithstanding the plans hereby approved, level access shall be provided to the entrances of all the ground floor maisonettes.

Reason: To ensure the development is accessible.

8. Plans detailing the location of potential through floor lifts for the residential flats shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the residential component of the buildings hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development shall be compliant with Lifetime Homes Standards.

The applicant has submitted revised plans which show the provision of a through floor lift to the basement and potential locations for the residential maisonettes. This addresses conditions 4 and 6 and they are deleted

Informative:

‘Access for Disabled People’:

General information re: CSDP Act 1970, Building Regulations and services of LA access officer.

Reference is made to British Standards, Lifetime Homes and the Council’s Planning Standards Guidelines.

Case officers report:

S106 Agreement to include:

- 50% affordable homes; 60% social rented and 40% intermediate
- A contribution of £6000 towards the provision of disabled parking bays and accessible transport measures within the immediate vicinity of the site.
- Removal of rights of residents to apply for parking permits.
- A payment of £180/dwelling towards the provision of sustainable transport measures including, but not limited tointroductory concessions to car club usage..

Issues:

- Accessibility and sustainability

Consultation:

- No public objections received
- No objections from internal consultees (*no evidence of any access officer observations*)

Evaluation:

Accessibility – “The scheme is considered to be generally Lifetime Homes compliant, however level access is not provided at the Cynthia Street frontage for the maisonette closest to Pentonville Road, this shall be required by condition.

“Level access is achieved to the retail units and all other residential flats. 10% of all dwellings created shall be designed to wheelchair standards,

“Subject to condition the proposal is considered to be acceptable in terms of its overall accessibility”

Access Statement:

Adopts the Disability Rights Commission framework. In fact it largely replicates that document, focusing on the theoretical principles and practice of inclusive design and the documentation thereof without providing any detail of the scheme in question.

‘Legislation referred to’ lists Building Regulations and British Standards, the Disability Discrimination Act, and advice provided by the DRC, DPTAC and the RIBA. No mention is made of Lifetime Homes or wheelchair accessible housing design guidance.

Nonetheless, some contextual information is provided about accessible public transport, parking and taxi drop off opportunities in the area.

A decision was taken at a preliminary stage to provide lift access to all floors of the residential development, which is welcome, as is the commitment to install an electronic security system

However, the proposal to install a spiral stair as a means of escape is questionable.

There is no mention of the 16 LTH standards or any indication that the associated objectives have been met although, somewhat prematurely, there is a detailed description of various surface treatments and finishes.

The complete disregard of any LTH guidance has one clear advantage in so far as the architects have designed the common parts of the residential scheme in line with the provisions set out in the Approved Document M for buildings other than dwellings.

Approved plans:

Whilst in theory 3 wheelchair accessible apartments have been provided there is no evidence that this has been achieved. In some of the flats corridor widths are shown at 1200mm but there is no storage/charging facility for a wheelchair and insufficient manoeuvring space in bedrooms and bathrooms.

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Islington – Pentonville Road – P072813

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | <p>This is a car free development. However, S106 monies have been obtained to secure accessible on street bays as and when required. Money is also secured to subsidise Car Club membership. Work is underway to improve the accessibility of that facility in terms of the vehicle spec, bay locations and the terms and conditions of membership. The travel assessment and access statement also identify accessible public transport options and taxi drop off opportunities.</p> <p>Residents of car free developments are still eligible to apply for visitor parking permits.</p> |

| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | N/A |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | <p>One entrance was not level on the original submission but rectification has been demanded by condition.</p> <p>Two of the apartments on the first floor are accesses at street level but beyond that door a straight flight of steps rises to the first floor accommodation. There is no living room, WC or space to install a through floor lift from entrance level to the accommodation above.</p> |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | <p>It is not clear from the drawings or access statement whether or how entrances are covered or lit.</p> <p>All thresholds will be level but in two a full flight of steps exists immediately inside the entrance. See 3 above.</p> |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | <p>The lift and main access stairs proposed conform to the ADM provisions for buildings other than dwellings ie lift car size 1100x1400mm.</p> <p>However, one of the fire escape stairs is spiral ie has tapered treads and are therefore unlikely to satisfy Building Control.</p> |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | <p>However, at least 5 (out of 30) main entrance doors do not provide the required 300mm manoeuvring space beyond their leading edges.</p> <p>These dwellings all combine living/ dining and kitchen areas and so obviate the requirement for many corridors or doors.</p> <p>Where internal corridors exist they are shown at 900mm but flanking door openings appear to provide a clear opening width of less than 800mm.</p> |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation. As noted above internal corridors and door widths are inadequate. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This is achieved in all be the two first floor flats that are accessed via a single internal flight of steps. |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | Yes, in the maisonettes but the space would not be separated in any way from the kitchen/living/dining room. Again the two first floor step-accessed flats, fail on this count. |

| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the futur. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | <p>Accessible WCs are provided with 1100mm ahead of the toilet rim and 700mm to one side. In the maisonettes these are additional ground floor facilities. In the flats the main bathroom theoretically provides.</p> <p>However, the majority of bathrooms are shown with outward opening doors and so are not in fact effective.</p> <p>There is no indication on plan or in the Access Statement that provision for the future installation of a level entry shower will be made.</p> |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | There is no indication on plan or in the Access Statement that this is the case. |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | In the maisonettes some show provision for the future fitting of a stair lift, others show a location for possible through floor lift, none show both. The provision was required by condition and has been discharged. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | There is no indication on plan or in the Access Statement that this is the case. |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | The effectiveness of the layout is undermined by inward opening doors. |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | There is no indication on plan or in the Access Statement that this is the case. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | There is no indication on plan or in the Access Statement that this is the case. |

London Borough of Islington

P052625 – 431-433 Hornsey Road London N19 4DX

Relevant policies:

National and Regional

PPG3 – Housing

London Plan

3A.1 (increasing supply of housing)

3A.2 (borough housing targets)

3A.4 (housing choice)

4B.5 (creating an inclusive environment)

UDP

Strategic Policy 4 - Easy access to buildings and facilities and enhanced mobility for all groups

ENV 13 & 14 – People with Disabilities.

H20 Housing for Special Needs (lifetime homes)

H22 Housing for Special Needs (Wheelchair housing)

Scheme: Demolition of existing building, erection of four-storey building providing a day nursery and 15 flats.

Dwelling mix: 7x1-bed and 8x2-bed (38 habitable rooms) – 100% affordable (67% social rented, 33% intermediate). – RSL Mosaic.

Access requirement: 10/% of the affordable units (one in this case) are required to meet to wheelchair housing design standards, the remainder to meet Lifetime Homes standards.

Decision: North Area Planning Committee – Agreed 24 January 2006 – subject to conditions and prior implementation of S106 deed.

Applicant: Stephen Davy Peter Smith Architects

Agent: Type: Full Planning Application

Received: 1 November 2005

Heritage information: Not in a conservation area and not listed.

Recommendation: Approve subject to S106 Agreement.

Relevant conditions:

2. The development hereby approved shall be completed in all respects in accordance with the plans and details submitted and approved...
5. Full details of the ground floor including elevational and threshold treatments (to a scale of 1:50) shall be submitted and approved in writing...
10. All residential flats shall be laid out to comply with the Council's Lifetime Homes standard
Reason: In order to maximise the accommodation available to those with disabilities and in the interests of the creation of sustainable development.

Informative:

'Access for Disabled People':

General information re: CSDP Act 1970, Building Regulations and services of LA access officer.

Reference is made to British Standards, Lifetime Homes and the Council's Planning Standards Guidelines

‘Naming and numbering’

.. directions to contact the relevant team to register individual dwellings and obtain for each a postal code and address..

Case officers report:**S106 Agreement to include:**

- £180/unit to subsidise 12 months free membership of the car club and enabling facilities.
- Within 14 days of request by the Council the owner shall pay to the Council up to £3000 to provide a minimum of 1 disabled car parking bay in the vicinity of the site.
- Removal of residents’ parking permit eligibility from any resident, unless entitled to become a holder of a disabled person’s badge

Issues:

- Quality standard and mix of accommodation provided

Consultation:

- No public objections received
- No objections from internal consultees but conditions and obligations requested.

The Access Officer asked for confirmation that the homes would satisfy LTH standards. Later, it was requested that 1x2-bed wheelchair accessible unit be provided, rather than 2x1-bed units as originally proposed.

Evaluation:

Accessibility – “In line with the DDA it is the Council’s objective to enable people with a disability to lead as fully integrated lives in the community as possible.....Pursuant to policies H20, H22, Env13,Env 14 and Env 15, new domestic and non-domestic development should be readily accessible to people with special mobility, sensory or learning disabilities..... In this context policy 4B5 of the London Plan, PPS1 and PPG3 are relevant.

“The scheme proposes 1 flat to ‘wheelchair standard’ and all other units to meet the Housing Corporation’s Scheme Design Standards and Lifetime Homes standard.... A disabled parking bay shall be created for use by the occupant(s) of the new wheelchair standard flat. It shall be conditioned that all residential units meet Lifetime Homes standard The Council’s Access Officer has considered the scheme and raised no objection to the proposal”.

Access Statement:

The document starts well, describing the transport links and pedestrian environment, that contextualises the development.

Vertical circulation is via easy going steps (r=170 and t=250mm) and a single domestic scale lift (900x1250mm).

Within the dwellings a commitment is made to conform to the provisions set out in the Approved Document M re circulation. However, in addition a commitment is given that layouts will accord with JRF guidance on LTHs.

No further detail is provided in relation to elements of the design not evident on the approved plans.

Design statement:

Within the Design statement there is a section dedicated to ‘Access and accessibility’ which summarises and refers to the stand-alone Access Statement.

Approved plans:

Plans of the residential development were provided at 1:50.

1 (2-bed) wheelchair accessible unit is provided at first floor level served by 1 lift (car size 900x1250mm). The internal layout of the dwelling conforms to contemporary design standards, showing turning circles in all rooms, recharging/storage facility etc etc. This was requested by the access officer as preferable to 2x1-bed wheelchair accessible dwellings.

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Islington – Hornsey Road – P052625

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | The development is car free. Provision has been made via S106 for an on street bay only for the occupant of the wheelchair accessible unit. |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | N/A |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The pavement gradient does not exceed 1:20. Above ground access to individual flats is via an external walkway that is just 1100mm wide. |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | <p>All thresholds are level. The main entrance to the block and individual dwelling entrances all provide a clear opening width of 800mm.</p> <p>The Secured by Design officer requested the installation of a videophone entrance system at the main entrance to the block.</p> <p>The main entrance from the street is recessed and so weather protected. The high level walkways are similarly enclosed.</p> <p>There is now indication, on plan or in the Access Statement, whether the entrances are illuminated.</p> |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | <p>A single stair and lift core serves all 15 units. This exceeds the usual limit for 'Secured by Design' but was found acceptable in this case.</p> <p>The stair case (1000mm wide) and lift conform to the provisions set out in the Approved Document M (dwellings)</p> |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | <p>Corridors are all provided at 1150mm wide. Doors appear to provide a clear opening width of 750mm...In this situation the ADM recommends a minimum corridor width of 1200mm.</p> <p>All doors provide the 300mm clear manoeuvring space beyond their leading edges.</p> |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | Circulation areas conform to this provision except for one kitchen on the first floor (which is unusually separated from the living area where the distance from kitchen unit to wall is just 1000mm - 1200mm is the minimum recommended). |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | All dwellings single storey |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | All dwellings single storey |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | There is no indication on plan or in the Access Statement that provision has been made for the future installation of a shower. All dwellings are single storey; all WCs provide for lateral transfer; and 11/14 provide the 1100mm necessary for forward transfer. |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | There is no indication on plan or in the Access Statement that this is the case. |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | All dwellings single storey |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | There is no indication on plan or in the Access Statement that this is the case. |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | All bathrooms have outward opening doors and simple layouts. |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | Full height glazing and Juliette-Balconies are provided in all living rooms. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | A commitment to this provision is given in the scheme's Access Statement. |

London Borough of Islington

P050753 - (140 flats – no plans) P050754 (14 flats – plans assessed) all at 1 Gifford Street, London N1 (site of former William of York School)

Relevant policies:

London Plan:

Policy 3A.4 - housing choice.

UDP

ENV 14 –

H20

H22

D3 - iv) allow ease of access and use by all users.

SPGs

- Planning Standards Guidelines No 1 Residential Development

Scheme: Erection of 154 residential flats in courtyard scheme of 4-6 storeys, with 70 car parking spaces, commercial leisure space, storage and space for 120 bicycles in the basement via Freeling Street.

Dwelling mix: 25% affordable – 4X3-bed, 8x2-bed and 2x1-bed dwellings. Density 1200 hrh.

Access requirement: 100% Lifetime Homes.

Decision: West Area Planning Committee – Agreed 10 October 2005 – subject to conditions and S106 agreement.

Applicant: Harinbrook Properties Ltd

Agent: DGA Architects

Type: Full Planning Application (outline scheme allowed 2003)

Received: 31 March 2005

Heritage information: Not in conservation area, existing building not listed.

Recommendation: Approve subject to S106 agreement.

Relevant conditions:

2. The development hereby approved shall be completed in all respects in accordance with the plans and details submitted and approved...

Reason: to ensure the Authority may be fully satisfied that the detail of the proposal to which it gives permission is implemented exactly...

3. All of the residential units hereby approved shall be to Lifetime Homes' standards.

Reason: To meet Council's policies designed to provide accessible housing.

10. Noise from the use of the lift and associated machinery shall not exceed NR30 within bedrooms or NR40 within living rooms or residential accommodation.

Reason: In order to protect residential amenity.

14. 25% of the 411 habitable rooms of the combined scheme (P050753 & P050754) shall be for affordable housing. This means that flats 1&2 (P050754) shall be affordable houses.

Informative:

'Access for Disabled People':

General information re: CSDP Act 1970, Building Regulations and services of LA access officer.

Reference is made to British Standards, Lifetime Homes and the Council's Planning Standards Guidelines. However, the informative refers to BS5810 that is woefully out of date.

Case officers report:

S106 Agreement to include:

- Removal of residents' right to apply for CPZ permits
- The permission cannot be implemented without the development for P050753 being implemented.

Issues:

An earlier committee meeting deferred making a decision on these 2 applications to enable officers to negotiate a number of issues including:

- Increasing the number of wheelchair accessible units

Consultation:

- Nine letter of objection from the local community received – in relation to the combined development. Issues raised included:
 - § Scale and density
 - § Sustainability of single aspect flats.
- Officer observations: public protection concerns re contaminated land; transport planners require residents' rights to CPZ permits be removed and that a contribution be made towards membership of the local car club plus concerns re access to cycle storage facility.
- Conservation and Design Panel: recommendation that the scale and density be reduced to relieve impact on local adjoining public space. Concerns re the quality of the space around the ramp to the basement car park. No objection to the demolition of the existing building.

- No comment from environment Agency
- No comment from the Access Officer is recorded.

Evaluation:

“The proposal is considered to be consistent with the design policies of the UDP 2002.

“The plans have been amended to address the concerns raised by officers at pre-application meetings”

Access Statement:

A combined Design and Access Statement was submitted in relation to application P050753. Commitments made applied to both sites. Unfortunately that Statement is not available on line and the file misplaced.

Approved plans:

The application was considered alongside and P050753. The two schemes are inter-dependent and designed to the same standard and brief.

In the larger scheme 16 wheelchair accessible units were secured (by condition) of the combined total of 154 units. A basement car park providing 70 bays is also provided for the combined development.

GA plans were provided at 1:100 but one typical flat layout was provided (on request) at 1:50.

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Islington – 1 Gifford Street – P050753

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | The application is in effect a small part of a much larger development. 70 bays are available to the development overall. Residents have no right to CPZ permits other than for visitors. |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The scheme-dedicated bays are provided in the basement of the other part of the development and therefore not available for scrutiny. They are lift accessible and shared by this development. In the basement of this block there are bicycle racks and a communal storage/leisure space. |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The main entrance to the development slopes at 1:20. |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | The main entrance is covered and lit. All thresholds are level, including those to balconies. |

| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | <p>Lift access is provided to all floors of the development. The car measures 1100x1400mm internally. Controls are tactile and located within reach of wheelchair users. An unobstructed space of 1500x1500mm is provided before the lift doors.</p> <p>Step risers measure 178mm and treads 250mm. The tread width is 1050mm. Handrails extend by 300mm beyond the head and foot of the flight and are fixed at 900mm above the pitch line.</p> |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | Dwelling entrances provide a clear opening width of 856mm. Internally doors provide a clear opening width of 756mm. Circulation space is kept to a minimum and corridors provided at 1200mm. All doors are provided with 300mm manoeuvring space beyond their leading edges. |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | A wheelchair turning circle is shown in the hall, living/dining room, kitchen and one bedroom. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | All dwellings are single storey. |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | N/A |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | <p>In the smaller flats (regardless of the fact that they are on one level) the toilets do not provide the 1100mm ahead of the toilet bowl that would facilitate frontal transfer. As bathrooms, however, all provide for sideways manoeuvre.</p> <p>In the 3 bed dwellings the facilities meet the standard.</p> <p>There is no indication of any floor drainage that would facilitate the later installation of a shower/wet-room.</p> |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | This is indicated on plan. |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | This is shown on plan but strangely the provision does not serve the wheelchair accessible bedroom. |

| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | Layouts are conventional and doors outward opening. |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | This is indicated on plan. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | This is indicated on plan. |

5.0 London Borough of Lambeth

http://planning.lambeth.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IMGC6YBONP000

05/02754/FUL – 53 55 57 59 And 63 Old Town London

Relevant Policies:

National:

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

3A.1 (Increasing London's Supply of Housing)
3A.4 (Housing Choice)

Lambeth UDP 2004 - 2017 (Revised Replacement UDP – now adopted)

Policy 14 – Parking and Traffic Restraint
Policy 15 – Additional Housing
Policy 16 – Affordable Housing
Policy 33 – Building Scale and Design
MDO 43 – Old Town (now MDP 18)

Adopted Lambeth UDP 1998

H1 – Housing Provision

H6 – New Housing Development
H10 – Residential Development Standards
CD2 – Proposals for New Development
CD15 – Design of New Development

Grafton Square Development Brief, April 2004

Scheme: Redevelopment of the site including partial demolition and retention of the west facade and erection of a mansard roof at 53-59 Old Town, together with the erection of 7 new buildings with a maximum of 6 storeys to provide 170 residential accommodations including 68 affordable housing units and retail (Class A1), Restaurants and Cafes (Class A3) and offices (Class B1), plus provision of 76 parking spaces and 173 cycles stands at basement, amenity spaces and landscaping and boundary treatments.

Dwelling Mix: 77 x 1 bed; 78x 2 bed; 15 x 3 bed

Access Requirements: None

Decision: Granted with Legal Agreement

Applicant: Ipsus Development (Grafton) Ltd

Agent: Gerald Eve

Type: Full Planning Application

Received: 6th September 2005

Committee Report (13th June 2006)

Recommendation: Approve subject to S106

Site Specific Information: The site is within the Clapham Common Conservation Area and is identified as a Major Development Opportunity in the Revised UDP.

Consultations:

Access Officer consulted? No

Relevant comments in report:

None

Relevant Conditions:

None

Access Statement:

Lifetime Homes Audit submitted by Finlay Harper

Conditions:

None

S106:

No reference to LTH/ Wheelchair Accessible Homes

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Lambeth - 55 Old Town – 05/02754/FUL

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | N/A |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | Disabled spaces in the basement are contently located adjacent to lift cores |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | A level approach is provided throughout. |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | Entrances will be lit and are covered. |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | Communal stairs provide easy access however lift only compiles with Part M building standards. |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | The main circulation corridors leading to individual flat entrances are 'likely' to meet LTH standards. Including a 300mm clear space on leading edge of the entrance door or the bathroom door. |

| Checklist | | | |
|-----------|--|---|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | living rooms are all at entrance level. |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | All ground floor lounges could be adapted for disabled use |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | All apartments provide a wheelchair accessible WC at entrance level which will be installed with drainage provisions for a shower to be fitted in the future. |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | Walls in bathrooms and toilets are capable of taking adaptations such as handrails |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A due to the development are accessible via a lift. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | The bedroom area adjoins the bathroom. Therefore there should be a route for a ceiling hoist. |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | All bathrooms are designed to standard layout which incorporates ease of access to the bath, WC and wash basin. |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | Windows are provided with full height glazing, which will allow users to enjoy views while seated. Additionally, balcony balustrades are glazed. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | Switches, sockets and service controls will be located between 450mm and 1200mm from the floor. |

6.0 London Borough of Southwark

<http://planningonline.southwarksites.com/planningonline2/AcolNetCGI.exe?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=9522377>

06/AP/1481 - Bankside Industrial Estate, 118 – 122 Southwark Street, 44 Holland Street, 47 Hopton Street, SE1 0SW

Relevant Policies:

National

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

- 3A.1 (Increasing London's Supply of Housing
- 3A.4 (Housing Choice)

Southwark Plan 2006 (Modifications Version)

- 4.2 Quality of Residential Accommodation
- 4.3 Mix of Dwellings
- 4.4 Affordable Housing
- 4.5 Wheelchair housing
- 5.7 Parking Standards for disabled people and the Mobility Impaired

Southwark UDP 1995

H.1.3 New Housing

H.1.4 Affordable HousingH.1.8 Standards for new Housing

H.1.10 Provision of Housing to Mobility and Wheelchair standards

Site Specific Information: Proposal Site 76P: Uses required: Classes A (retail), D (non residential institutions, leisure and assembly) and C3 (residential); Central Activity Zone; Archaeological Priority Zone, Thames Special Policy Area, Bankside and The Borough Action Area; Preferred Office Location (South section only).

Scheme: Demolition of existing buildings and erection of five buildings, one 6 storey, two 12 storey, one 18 storey and one 24 storey, each with two basement levels, to provide 229 residential flats on the upper floors, with retail (Class A1, A2, & A3) use at ground and basement levels; works of hard and soft landscaping including alterations to highways and access, with the provision of servicing areas and ancillary vehicle parking (92 car parking spaces) at land at Bankside Industrial Estate, 118 to 122 Southwark Street. Laying out of an area of open space, including the option of construction of a small structure for community, cultural and/or recreational purposes (D1/D2) and/or any other purposes to facilitate and define use of the open space at the site of 44 Holland Street / 47 Hopton Street.

Dwelling Mix: 6 x studios; 46 x 1 bed; 88 x 2 bed; 82 x 3 bed; 7 x 4 bed

Access Requirements: 10% of all units to meet Wheelchair Accessible Standards.

Decision: Granted with Legal Agreement

Applicant: GC Bankside LLP

Agent: DP9

Type: Full Planning Application

Received: 28th July 2006

Committee Report

Recommendation: Approve subject to S106

Consultations:

Access Officer consulted? No

Relevant comments in report:

Para 87 – “10% will be wheelchair accessible units and there is a commitment to provide 100% of units to lifetime homes standards. This will be secured by condition. Most of the units have very large floor areas, well in excess of the Council's floorspace standards.”

Relevant Conditions:

20) The development hereby permitted shall provide a minimum of 10% of all residential flats as wheelchair accessible or capable to be easily adapted for wheelchair use. The development shall not be commenced until details of the facilities by which non-ambulant disabled persons may gain access to, and move within, the building have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until any such details approved have been provided and thereafter those facilities for disabled access shall be retained and shall not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Policy E.2.4 of the Southwark Unitary Development Plan and Policy 4.3 of the Southwark Plan 2006.

Access Statement:**Policies/ Legislation**

DDA 1995

Part M of the Building Regulations

BS8300:2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'

Inclusive Mobility, DfT (2002)

Accessible London: achieving an inclusive environment, London Plan, SPG (2004)

Lifetime Homes Standards, Joseph Rowntree Foundation

Southwark Plan (2006)

Policy 3.13c (Inclusive Design)

Policy 5.7 (Parking Standards for Disabled People and Mobility Impaired)

SPG 'Access and facilities for people with disabilities and people with mobility difficulties' (1997)

Contextual information:

Information is provided on routes through the site, car parking, entrances, sanitary accommodation, colour schemes, retail units and the residential apartments.

Wheelchair Housing:

The document states that 'the developer is committed to the adaption of up to 10% of the apartments to Wheelchair Housing standards on the request of the first purchaser.'

Lifetime Homes Standards

A review of the proposals against Lifetime Homes Standards is carried out as part of the report. It notes that at this stage in the design process all but two of the units layouts meet the standards or could be made to meet the standard with relatively

minor changes, amounting to 99.1% of all units. The report notes that there is a commitment to make the necessary changes in the detailed design stages of the design process to enable 100% of the units to meet Lifetime Homes Standards.

S106

No reference to LTH/ Wheelchair Accessible Homes

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Southwark – Southwark Bank Side – 06/AP/1481

| Checklist | | | |
|------------------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | Parking is provided in the basement and is accessed via a lift. 12 of the 112 bays are shown as accessible bays |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The accessible bays are located next to the lift cores minimising the travel distance. The gradients of the routes to the entrances are likely to meet LTH standards |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | Approach to main entrance to upper storey units are 'likely' to be level or gently sloping |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | It is not clear from the Design and Access Statement how entrances are covered or lit. IT is noted however that it is 'likely' that LTH standards will be meet. |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | It is noted in the Design and Access Statement that the easy access to the communal stairs are 'achievable'. |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | The main circulation corridors leading to individual flat entrances are 'likely' to meet LTH standards. However there is no 300mm clear space on leading edge of the entrance door or the bathroom door. |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | No turning circles are shown on plan but the open plan nature of the living space generally facilitates basic circulation. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This is achieved in all the units (as they are single storey) |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | N/A |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | In homes with 2 or less bedrooms LTH standards ask for Part M compliant WC as a minimum. With minor alterations it should be possible to make the layout shown in the drawings meet the Part M requirements. |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | It noted that it should be possible to reinforce the walls with plywood. |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A – All units are flats. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | The bedroom area adjoins the bathroom. Therefore there should be a route for a ceiling hoist. |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | The bathroom is too small for wheelchair access. However, the bath could be replaced with a level floor shower and the storage cupboard could |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | It is noted in the design and access statements that this should be possible |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | It is noted in the design and access statements that this should be possible |

London Borough of Southwark

<http://planningonline.southwarksites.com/planningonline2/AcoINetCGI.exe?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=9513174>

04/AP/0102 – Sites E, F, H, S & U Bermondsey Spa Regeneration area-land bounded by Jamaica Rd, Old Jamaica Rd, Thurland Rd, Spa Rd, & Abbey St, & adjacent to Lupin Point, SE16

Relevant Policies:

National:

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

- 3A.1 (Increasing London's Supply of Housing
- 3A.4 (Housing Choice)

Southwark Plan 2004 (Revised Deposit UDP)

- 4.2 Quality of Residential Accommodation
- 4.3 Mix of Dwellings
- 4.4 Affordable Housing
- 4.5 Wheelchair housing
- 5.7 Parking Standards for disabled people and the Mobility Impaired

Southwark UDP 1995

- H.1.3 New Housing
- H.1.4 Affordable Housing
- H.1.8 Standards for new Housing
- H.1.10 Provision of Housing to Mobility and Wheelchair standards

Site Specific Information: The site is within an Employment Area and is a designated Employment Site.

Scheme: Outline application for demolition of Carton, Giles & Darnay Houses & the redevelopment of all 5 sites to create a mixed-use development comprising a mix of 605 residential units, with commercial & community uses including a retail foodstore, health centre & associated uses & facilities & a fitness centre, in new buildings between 3 & 10 storeys high; total of 217 new off-street car parking spaces (182 for residents & 35 for non-residential accommodation) together with all associated landscaping, infrastructure & ancillary development works.

Dwelling Mix: 219 x 1 bed; 218 x 2 bed; 154 x 3 bed; 10 x 4 bed; 4 x 5 bed

Access Requirements: 10% Wheelchair Accessible and 100% Lifetime Homes

Decision: Granted with Legal Agreement

Applicant: Hyde Housing Association

Agent: Hephher Dixon

Type: Full Planning Application

Received: 20th January 2004

Committee Report: 6th July 2004 Approval granted 30th March 2005

Recommendation: Approve subject to S106

Consultations:

Access Officer consulted? No

Relevant comments in report:

Reply from Mayor of London

Appropriate conditions/S106 measures are required to secure the sustainable design, construction, wheelchair and Lifetime Homes commitments made by the applicant.

Equal Opportunities Implications

An Access Statement has been submitted confirming that all units will be designed to Lifetime Homes standards. In addition 10% of all residential units spread equally across the tenures will be designed to be wheelchair accessible or easily adaptable for residents that are wheelchair users. Of these, 5% of the total affordable housing units will be designed from the outset to meet the wheelchair standards set out in the Housing Corporation Scheme Development Standards and Wheelchair Housing Design Guide. Level access will also be provided for the commercial uses.

Relevant Conditions:

8) All new residential units hereby approved shall be constructed to comply with Lifetime Homes Standards to the satisfaction of the Council as Local Planning Authority, and a minimum of 10% of the total number of residential units (namely 61) will be designed to be wheelchair accessible/easily adaptable for wheelchair users, these units to be clearly identified on the detailed drawings submitted in accordance with Condition 1 above.

Reason

To ensure that the accommodation is provided in accordance with policy H.1.8 'Standards for New Housing', policy E.2.4 'Access and Facilities for People with Disabilities', policy C.7.1 'Accessibility' and policy H.1.10 'Provision of Housing to Mobility and Wheelchair Standards' of the Southwark Plan adopted July 1995.

Access Statement:

Policies/ Legislation

N/a

Contextual information:

No contextual information provided.

General Statement

These proposals aim to provide an environment for a truly inclusive society in which a diverse population can co-exist harmoniously. All affordable dwellings (and wherever possible, intermediate dwellings) will be designed to Lifetime Homes standards. It is recognised that when the principles of inclusive design are applied, buildings become more accessible for all users, irrespective of age and ability.

S106

No reference to LTH/ Wheelchair Accessible Homes

Amended Application

<http://planningonline.southwarksites.com/planningonline2/AcolNetCGI.exe?ACTION=UNWRAP&RIPSESSION=%7B%5B%2A%211D1A020B050304731D3C3D31617C041E28360020373B2D3A033A2131681B1102001216030D02040A06016F691120283F3A3606243629243A06176F71737D707C787660017562122B3C203B2A2A0705737E67627C717776787C61%21%2A%5D%7D>

06-AP-0323 - Description – 1. Proposed amendments during construction to the approved Phase 1 (Site E east) scheme, approved under refs. 04-AP-0102 (outline consent) & 04-AP-2190 (approval of reserved matters) to include removal of basement car parking and provision of undercroft parking; omitting car parking provision for phase 2 scheme; provision of communal raised courtyards above undercroft parking at first floor level; provision of 2 on-street car parking spaces in phase 1 instead of phase 2; amendments to design of maisonettes fronting onto south side of Old Jamaica Road, the north side of Spa Road and either side of Frean Street to accommodate proposed changes; various internal alterations to staircases and layout of basement; minor amendments to courtyard and flank elevations; removal of 3 units at ground floor level, increased number of units from 165 to 167, proposed changes to approved mix to provide 62 x 1 bed units, 65 x 2 bed units, 32 x 3 bed units, 4 x 4 bed units and 4 x 5 bed units, and minor amendments to housing entrances off Frean Street. 2) The incorporation into the development of the Rising Sun PH redevelopment scheme (approved under ref: 04-AP-2189) and subject to proposed amendments by way of application ref: 06-AP-0322. 3) Completion of a new Section 106 Agreement to supersede the earlier S.106 04-AP-0102.

Submitted – 20th February 2006

Committee Date – 21st March 2006

Decision Issued – 21st September 2006

Decision – Grant with Legal Agreement

Condition - 1) In accordance with the plans hereby approved 165 of the 167 new residential units hereby approved shall be constructed to comply with Lifetime Homes Standards to the satisfaction of the Council as Local Planning Authority, and a minimum of 10% of the total number of residential units will be designed to be wheelchair accessible/easily adaptable for wheelchair users.

Reason

To ensure that the accommodation is provided in accordance with policy H.1.8 'Standards for New Housing', policy E.2.4 'Access and Facilities for People with Disabilities', policy C.7.1 'Accessibility' and policy H.1.10 'Provision of Housing to Mobility and Wheelchair Standards' of the Southwark Plan adopted July 1995.

Bermondsey Spa (Affordable Housing Only)

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | A total of 264 Spaces are provided for 605 units. Parking space are not designed for outline planning |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | N/A |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | Approach to main entrance to upper storey units are level |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | It is not clear from the drawings or how entrances are covered or lit. |

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | Information not available in outline planning application |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | Information not available in outline planning application |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | Information not available in outline planning application |

| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This is achieved in all the units (as they are single storey) |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | N/A |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pa. | Information not available in outline planning application |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | Information not available in outline planning application |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | N/A – All units are flats. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | Information not available in outline planning application |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | Internal detailed design are not shown as part of the outline application. |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Our Comment |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | Internal detailed design are not shown as part of the outline application. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | Internal detailed design are not shown as part of the outline application. |

7.0 London Borough of Tower Hamlets

<http://194.201.98.213/WAM/showCaseFile.do;jsessionid=E4C202294AFA84EEDE4FEADFED339D32?action=show&appType=Planning&appNumber=PA/05/1782>

PA/05/01782 – 1 Millharbour, London, E14

Relevant Policies:

National:

- PPS1 Creating Sustainable Communities
- PPG3 Housing

London Plan (2004)

- 3A.1 (Increasing London's Supply of Housing)
- 3A.4 (Housing Choice)
- 4B.5 (Creating an Inclusive Environment)

Tower Hamlets Development Plan Document Submission Document (November 2006)

- Policy HSG2 – Lifetime Homes
- Policy HSG9 – Wheelchair Accessible Homes

Scheme: Erection of two buildings of 48 storeys and 39 storeys to provide 763 residential units, retail (Class A1), food and drink (Class A3, A4), business (B1) and leisure (D2) uses with new vehicular access, parking, open space and landscaping. The application is supported by an Environmental Impact Assessment.

Dwelling Mix: 253 x studios, 253 x 1 bed; 236 x 2 bed; 18 x 3 bed; 3 x 4 bed

Access Requirements: Condition

Decision: Granted with Legal Agreement

Applicant: Ballymore Millharbour Ltd

Agent: GVA Grimley

Type: Full Planning Application

Received: 15th September 2005

Committee Report (19th July 2006)

Recommendation: Approve subject to S106

Site Specific Information: N/a

Consultations:

Access Officer consulted?

Satisfied with the proposed layouts. A condition should be included to ensure the

development is designed to meet Lifetime Home Standards and 10% of units will be wheelchair adaptable.

Relevant comments in report:

No further comments provided in report

Relevant Conditions:

All units within the development must be designed and constructed to Lifetime Homes Standards, including at least 10% of all housing being wheelchair accessible or easily adaptable for residents who are wheelchair users.

Reason: To meet the requirements of the Accessible and Adaptable Homes policies in the London Plan and Policy HSG 9 of the Local Development Framework London Borough of Tower Hamlets DPD Submission Document (November 2006)

Access Statement:

Access Statement of Intent – David Bonnett Associates

Policies/ Legislation

Accessible Homes SPG, London Plan
Lifetime Homes Standards, Joseph Rowntree Foundation
Planning and Access for Disabled People, ODPM
Building Regulations, Part M
Wheelchair Housing Design Guidance
DDA

Contextual information:

Drawings indicating accessible routes on all levels

Each core is served by at least one lift.

Wheelchair Housing:

The scheme will provide 10% of units with the potential to meet wheelchair standards.

Lifetime Homes Standards

All residential units have the potential to meet Lifetime Homes internal design standards.

S106

No reference to LTH/ Wheelchair Accessible Home.

Lifetime Homes Checklist – Assessment of Approved Plans

London Borough of Tower Hamlets – 1 Millharbour – PA/05/01782

| Checklist | | | |
|-----------|--|--|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Access Statement Comment |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met. | All parking is provided by a valet service therefore specific disabled parking spaces are not required. |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | If the scheme meets Part M then this standard is met. | The driver leaves the car at a drop-off point near to the principle access. If the distance between the drop-off point and principle access meets Part M then this standard is met. |
| 3 | The approach to all entrances should be level or gently sloping. | If the scheme meets Part M then this standard is met. | If the scheme meets Part M then this standard is met. |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Access Statement Comment |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. | This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance. |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. | This standard goes beyond Part M because it requires a lift, which will hold eight people, not six. |
| 6 | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. | This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor. |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Access Statement Comment |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. | The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable. |
| 8 | The living room should be at entrance level. | In some town houses this is often shown as living/bedroom. | This standard is met in some units. |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. | The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room. |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pan. | For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pan. |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Access Statement Comment |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Walls should be reinforced. | Walls should be reinforced. |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. | There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists. |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. | The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks. |

| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | London Plan SPG (2004) Comment | Access Statement Comment |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. | While there is not a requirement for a turning circle, simple layout and ease of use are essential. |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Below 800mm, standard glazing is not acceptable under Building Regulations. | Below 800mm, standard glazing is not acceptable under Building Regulations. |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. | This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard. |

Appendix A7 – Summary of key issues observed during scheme visits



Bermondsey Spa

The developer is ROK

The client Hyde Housing

The architect Levitt Bernstein

The borough Southwark

General comment:

The development comprises 325 units; some affordable social-rented, some intermediate and shared ownership, and a proportion for sale on the open market.

LTH Standards are an employers' requirement set by Hyde. In addition the architects were required to satisfy Housing Corporation Scheme Design Standards.

The development takes the form of two 7/8 storey blocks; one affordable, the other shared ownership and private. These two blocks are linked (creating a central open space) by two 4 storey blocks of maisonettes that include 4 wheelchair accessible units and 8 older persons' dwellings.

The development also provides for a healthcare facility at ground floor level.

| Checklist | | | |
|-----------|--|---|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | <p>Information was provided that 72 parking bays will be provided beneath the central podium. These bays are for sale and include a number of accessible bays.</p> <p>In addition the development has been allocated 30 CPZ bays and a number of on street accessible bays.</p> | |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | Information was provided that the car park is served by the passenger lifts. It is estimated that travel distances between bays and dwellings would not exceed 100m. | |
| 3 | The approach to all entrances should be level or gently sloping. | Information was provided that all approaches would be level. | |


| Checklist | | | |
|-----------|---|--|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | <p>Entry phones are provided at all entrances and each dwelling is provided with a video link to it and remote latch release device.</p> <p>Common entrances will be weather protected, lit and lobbied. Double doors are of frameless glass but they are provided with surface manifestation and provide a clear opening width of at least 1000mm. However, their opening weight exceeds 20N and they are not powered.</p> <p>All entrance thresholds are level.</p> <p>Within the show home there is a 60mm threshold to the balcony/terrace. Assurance was provided that in every other dwelling that threshold is level.</p> | |

| Checklist | | | |
|-----------|--|---|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | <p>In the two 7-storey blocks there are 2 lifts serving all floors, one of which is a fire fighting lift.</p> <p>However, there are no lifts within the 4 storey link-blocks. As a consequence the maisonettes with entrances on the second floor are not visitable or readily adaptable.</p> <p>The architects report negotiations with Building Control, which concluded that where lifts are provided the steps need not be suitable for use by ambulant disabled people. In other words Building Control are applying only Part M of the building regulations not LTH or any associated planning condition.</p> | |

| Checklist | | | |
|-----------|---|---|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 6 | <p>The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.</p> | <p>The architects worked to Housing Corporation SDS guidance.</p> <p>Doors to bed and living room provide a clear opening width of 760mm. But to the bathroom the door provides a width of 800mm and opens outwards through a full 180⁰.</p> <p>The corridor is 1020mm wide but expands to 1340mm between the front door and bathroom.</p> | |


| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | |  |
| 8 | The living room should be at entrance level. | The majority of the development comprises single storey flats. In the ground floor maisonettes the kitchen diner is at entry level but living room at first floor level with a balcony. | |



| Checklist | | | |
|-----------|---|--|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | In the maisonettes the architects suggest a bed could be located within the kitchen diner. | |


| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | <p>In the show home (1 bed) the WC, within the bathroom, is provided with 1100mm clear space between the toilet rim and the wall opposite and also with 800mm between the side of the WC and the side of the bath.</p> <p>In the maisonettes there is an entrance level WC with drainage gulley for the future installation of a level entry shower.</p> <p>In the flats the architects have instructed the contractor to install a power supply to facilitate the future installation of a pumped drainage solution. No provision has been made for the simple installation of a level deck shower tray.</p> <p>Hyde is producing a Home Owners' Manual, bespoke for each dwelling. It will include details of LTH features that have been provided to simplify future adaptation</p> |  |

| Checklist | | | |
|-----------|---|---|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | The architect confirms that a zone 1200mm deep between 300 and 1500mm affl has been reinforced with plywood. | |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | <p>The architects confirm that in the maisonettes each has a 900mm wide stair that is capable of taking a stairlift. Floor openings have also been provided for the future installation of through floor home-lifts.</p> <p>Hyde is producing a Home Owners' Manual, bespoke for each dwelling. It will include details of LTH features that have been provided to simplify future adaptation</p> | |

| Checklist | | | |
|-----------|---|---|--------|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | <p>The rooms are no adjacent so routes cross general circulation space.</p> <p>Break out panels have been provided above the doors to bathrooms and bedrooms. However, in the show home there were still services passing through that zone.</p> <p>Problems have arisen providing sufficient strength in the ceiling of top floor flats to carry a hoist track. Assurance was provided that a solution would be found.</p> | |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | <p>The architects worked to Housing Corporation SDS guidance.</p> <p>Lever action taps have been provided.</p> <p>The layout is conventional and floor space optimised by the elimination of unnecessary pedestals and the use of an outward opening door.</p> |  |

| Checklist | | | |
|-----------|--|-------------------------------------|--|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | Cill levels designed at 750mm affl. |   |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | Bermondsey Spa | Photos |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | <p>Switches, sockets and thermostats are all located at 1150mm affl.</p> <p>The electricity meter and fuse box is also conveniently located in a utility cupboard. The door to this cupboard also opens outwards through a full 180⁰.</p> |  |



Savills
June 2008

Adelaide Wharf

The developer is First Base

The client English Partnerships

The borough Hackney

The planning consultants Savills.

General comment:

The development comprises 73 private and 41 key worker units for sale – plus 32 social housing units.

The private and social sectors are provided with separate entrances. Six of the social housing units have their own stepped entrances directly from the street. Incidentally it was noted that one of these was occupied by a wheelchair user, who presumably obtained access via the central courtyard and terrace doors where the threshold is level.

System built:

The development is system-built ie apartments are factory built as pods that are inserted (fully fitted) into a structural frame on site.

The construction method has been used to excuse the failure to provide wet rooms. However, in similar system built schemes, the void between frame and pod has positively facilitated the installation of floor drainage.

Entry phone systems:



The entry phone at both entrances links only to mobile telephones or landlines – there is no visual link and no means at any time to release the entrance remotely from the social housing units.

Concierge:



The entrance to the private/key worker part of the development is supervised by a concierge who obtains a direct visual and camera link with visitors and effects a lock release between 7am and 12midnight. Outside those hours residents must make their way to the entrance gate to personally admit a visitor.


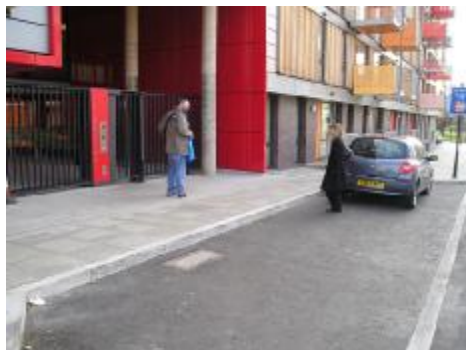
There is no equivalent service for the social rented sector.


Bins/storage:







A bin store is provided at the gate, accessed both from within and without the development. The approach and thresholds are level and the lock fob operated but the bins themselves quite inaccessible to many potential users.

Within the private/key worker part of the development extra storage cages line the internal corridors and are available for sale.


| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | <p>There are 25 parking bays in the basement to serve the private (inc key workers') units. These are for sale (around £2000/bay)..Two are designed and marked out for accessibility.</p> <p>There are also a number of bays in the courtyard (including 2 accessible bays) also designated to specific units.</p> <p>Access to the car park is via fob control that opens the gates without the need for the driver to leave the car or reach any external device.</p> <p>At the entrance to the private development is a two-bay drop off point. It is no clear how this is regulated but it is understood that exists only for loading purposes.</p> |   |


| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | <p>All external and internal circulation routes are level or gently sloping. There is lift access to all floors including the basement car park.</p> <p>Corridors in the common parts of the private development are a minimum of 1490mm wide.</p> | |
| 3 | The approach to all entrances should be level or gently sloping. | <p>Front doors to individual social rented units from the street are stepped (6 units). These flights are just 900mm wide. However, these units do enjoy level access from the internal courtyard terraces.</p> <p>All other approaches are level or gently sloping.</p> |  |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | <p>All entrances are covered and lit.</p> <p>All common and internal entrances have level thresholds.</p> <p>The common entrance provides a clear opening width of 1100mm. The door is powered but otherwise is extremely heavy.</p> <p>Inside the foyer is spacious. The desk is staffed between 7am and 12midnight. The lifts and common stairs are immediately evident.</p> <p>Access to clip-on balconies is level but to some terraces is stepped.</p> |   |


| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | <p>Step risers measure 70mm, treads measure 254mm and the flight is 1040mm wide. A continuous, circular section wooden handrail is provided on both sides of the flight. Step nosings are highlighted but the contrast is not bold.</p> <p>There are lifts serving all levels of the development. At this point there are two, which provide reassurance in case of mechanical breakdown.</p> <p>The lift cars measure 1100x2100mm and are provided with tactile controls within easy reach of wheelchair users plus visual and audible location announcements</p> |   |


| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 6 | <p>The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.</p> | <p>The door to the dwelling provides a clear opening width of 900mm.</p> <p>The entrance hall measures 1330x3200mm – not quite facilitating a wheelchair turning circle but easing direct access to each of the living spaces and main bathroom.</p> <p>The door to the balcony provides a clear opening width of 720mm.</p> <p>All internal doors provide a clear opening width of 770mm and have the required 300mm manoeuvring space beyond their leading edge.</p> <p>All are fitted with lever action handles.</p> |  |

| Checklist | | | |
|-----------|--|---|---|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | <p>The kitchen, living/dining space is open plan and allows for the manoeuvre of a wheelchair.</p> <p>The master bedroom is large, facilitates easy manoeuvre and a complete turning circle for a wheelchair.</p> <p>The door to the en suite bathroom opens through 180⁰ to provide a clear opening width of 830mm.</p> <p>Alternatively, there is a panel within the wall that can be removed to provide direct hoist access to the main bathroom.</p> <p>However, neither bathroom is provided with floor drainage.</p> <p>The second bedroom is much smaller, measuring just 2.6x3.7m.</p> |  |
| 8 | The living room should be at entrance level. | All units are single storey | |

| Checklist | | | |
|-----------|---|--|--|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | All units are single storey | |
| 10 | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future. | <p>Since all the units are single storey, a WC in each should be provided for frontal and lateral transfer ie there should be 1100mm between the front of the WC bowl and the wall ahead and 700mm from the side rim to the flanking wall/barrier.</p> <p>Here neither WC provides the necessary 1100mm. However, London Plan SPG deviates from JRF guidance to permit these smaller WCs in 1 and 2 bed units.</p> |  |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | It is possible to fix grab rails at any point since the construction is steel throughout. | |

| Checklist | | | |
|-----------|---|---|--------|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | All units are single storey | |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | The route is defined and a panel easily removed to provide a direct ceiling mounted hoist route between bedroom and bathroom. | |

| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | <p>The en suite shower room measures 1170x1350mm (plus raised shower tray). There is only 640mm between the front of the WC bowl and the wall ahead.</p> <p>The main bathroom measures 2100x1580mm inclusive and provides just 850mm between the front of the WC bowl and the wall ahead.</p> |  |

| Checklist | | | |
|-----------|---|--|---|
| | Lifetime Homes Standards | Adelaide Wharf | Photos |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | <p>In both bed room there is floor to ceiling glazing but with a glazing bar to 8200mm affl with frosted glass below.</p> <p>In the living room the end wall is glazed and adjacent balcony door fitted with full height vision panel.</p> |  |
| 16 | Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor). | All light switches are fitted at 1150mm affl. | |

Pan Peninsula – 1 Millharbour



The developer - Ballymore

The borough - Tower Hamlets

The architect – Skidmore, Owings and Merrill Inc

Interior architect – Johnson Naylor

Contractor – Canary Wharf Contractors

General comment:

The development comprises two towers, connected by a common reception at ground floor level. The west and east towers rise to 40 and 50 storeys respectively provide 765 units.


The affordable housing is provided off-site. There are however 27 shared ownership dwellings on site that are managed by Asset Housing Trust. One of the main reasons for the separation is the service charge that covers a 24 hour, 7 day a week, concierge that provides a service equivalent to that of a hotel, including valet parking.


There are no wheelchair accessible dwellings on the site. The intention was that all should conform at least to LTH standards but no mention is made of the standards in the sales literature.



It was possible only to visit the show homes; one 2-bed apartment and a studio, the latter black and or mirrored throughout and designed for 'yacht-living' ie the dining table converts to a bed and the kitchen collapses to be secreted behind dark wood panels.

A bathroom and kitchen, typical of the penthouse specification, were also available to view.


| Checklist | | | |
|-----------|--|---|--------|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. | <p>Parking is provided in the basement. It is a stacking system managed by a valet service. It is unclear how the service would cope with a disabled driver's adapted car.</p> <p>The facility is available, at a cost, only to owners of units of 2 beds or more. There are 240 spaces.</p> <p>The development benefits from close proximity to the DLR and Jubilee Lines that provide accessible routes to the City and West End.</p> | |
| 2 | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. | Parking and drop off facilities are provided at the entrance to reception. It is unclear at present whether there will be a security check at the edge of the site but in any event taxis will be permitted to drop at the entrance and private vehicles left for valet parking. | |
| 3 | The approach to all entrances should be level or gently sloping. | The approach to the main entrance will be level, the precise nature of the finish and detailing is unknown. | |

| Checklist | | | |
|-----------|--|---|---|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 4 | All entrances should be illuminated, have level access over the threshold and have a covered main entrance. | <p>It is assumed that the main entrance to the ground floor reception area will be level, illuminated, covered and automated.</p> <p>Doors to individual dwellings (whilst removed from show homes) do not appear to show the required 300mm manoeuvring space beyond their leading edge in the show flats – although detailed plans of flat layouts show this to be the case.</p> <p>Also, whilst the majority of units have access to a balcony, the threshold is not level (110mm internally and 80mm externally).</p> |  |
| 5 | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. | <p>Four passenger lifts in each tower serve every floor and every unit.</p> <p>The specification of the stair is unknown.</p> | |

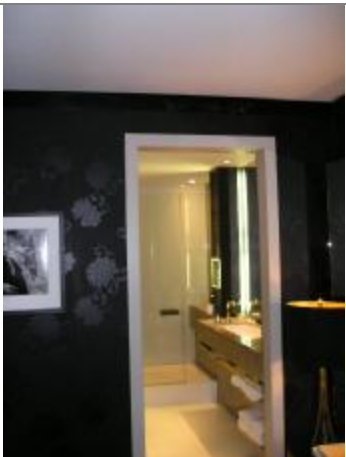
| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 6 | <p>The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.</p> | <p>In the show homes all doors had been removed. The necessary 300mm manoeuvring space has not been provided beyond the leading edge of all doors in the show flats - although detailed plans of flat layouts show this to be the case.</p> <p>In the 2 and 3 bed units, kitchen, living and dining spaces are open plan.</p> <p>Short stretches of corridor are 1100mm wide.</p> |  |


| Checklist | | | |
|-----------|--|---|--|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | <p>In the 2 and 3 bed units, kitchen, living and dining spaces are open plan.</p> <p>Short stretches of corridor are 1100mm wide.</p> <p>In the studios a single space transforms from dining to bedroom and is divided by a flexible partition wall from the living/kitchen space.</p> <p>In the penthouse, a galley kitchen is provided with just 1020mm between units (1200mm is the minimum suggested by LTH)</p> |   |


| Checklist | | | |
|-----------|---|--|--------|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 8 | The living room should be at entrance level. | All units are single storey, save eight premier duplexes. On plan the duplexes are shown as having a double height living space at entrance level. | |
| 9 | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space. | The duplex dwellings make suitable provision. | |


| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 10 | <p>There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future.</p> | <p>In the 2 and three bed units there are both family and en suite facilities at entry level</p> <p>Baths are set in marble and so appear difficult to remove or replace.</p> <p>The whole shower unit would need to be replaced to provide a level entry shower, which is apparently possible providing waste water is pumped.</p> <p>A shower is provided within the en suite facility but it is raised on an apparently solid plinth. Again, the whole shower unit would need to be replaced to provide a level entry shower.</p> |  |

| Checklist | | | |
|-----------|---|---|--------|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Bathroom walls are marble clad. The wall fitted with towel rails and the floor is heated. Both innovations would seem to militate against easy adaptation. | |
| 12 | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. | All units except the 8 duplexes are single storey. The double height living space allows for a lift to be installed from the ground floor living space to the first floor bedrooms. | |

| Checklist | | | |
|-----------|---|---|---|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | <p>The building is designed to accept a ceiling mounted hoist and possible routes from the bathrooms to a bedroom have been identified. However, the high specification of the building and amount of services (including recessed ceiling lights and heating vents) means that installing a hoist would not be straight forward. Indeed, heating vents are located at cornice level in the master bedroom and appear to complicate the installation of any such device.</p> <p>The en suite bathroom is provided only with a raised level shower and a WC fitted within a narrow recess.</p> <p>The family bathroom is reached via the central circulation route. However, there is a series of recessed spotlights within the ceiling along that route, which would complicate the installation of any hoist mechanism.</p> |  |

| Checklist | | | |
|-----------|---|---|--|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. | <p>Within the studios the bathroom comprises a cubicle with to one side a raised platform (200mm) shower, a basin and a WC set within a recess just 730mm wide, with 800mm between the front of the toilet bowl and the wall ahead.</p> <p>In the 2 and 3 bed units show flat the family bathroom provides a space 1200mm deep between the WC rim and the wall ahead. There is also 1420mm between the edge of the bath and the opposing wall. However, again the basin creates a sharp edged intrusion into the room, effectively confining the WC to a 820mm wide recess.</p> <p>In the en suite bathroom the WC is literally recessed between flanking walls 900mm apart. There is 970mm between the front of the WC rim and the solid basin construction ahead.</p> |  |

| Checklist | | | |
|-----------|--|--|--|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| | | In the penthouse show flat the en suite bathroom is divided into 3 parts; WC, bath and shower. The shower is in fact a wet room and so provides immediate level access but the WC is recessed between walls just 840mm apart and just 940mm from the wall ahead thus obstructing both frontal and lateral transfer. | |
| 15 | Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate. | <p>Full height glazing is provided in all units.</p> <p>The balustrades around balconies are of toughened glass and reach to a height of 1340mm affl. This has the effect not only of protecting users from the significant winds evident above 10 storeys but also providing an obstruction free view from a seated position.</p> |  |

| Checklist | | | |
|-----------|--|---|---|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| 16 | <p>Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor).</p> | <p>Switches are fitted at 1100mm affl and sockets at 450mm affl.</p> <p>In the 2 and 3 bed units the thermostat and stopcocks have been installed on the wall above the washing machine within the utility cupboard at 1300 and 1040mm affl respectively.</p> <p>In the show home the fuse box was located within a cupboard behind a large painting in the hall. It was impossible to gauge its height.</p> <p>Switches and sockets are either white on white or black on black.</p> <p>Kitchen storage solutions are accessible to many.</p> <p>In the studio show flat thermostatic and audio controls are located, above a shelf, at 1700mm affl.</p> |  |

| Checklist | | | |
|-----------|--------------------------|---|--------|
| | Lifetime Homes Standards | Pan Peninsula | Photos |
| | | Garbage is to be collected daily from the door to each unit; the service is non-negotiable and payment forms part of the considerable service charge. The rationale behind the service is not only to provide the luxury expected by residents but to keep all but essential staff out of the basement in the interests of national security. | |