

Mr Liam Proudlock comments

Page: [Policy D3 Inclusive design](#)

Section: [N/A](#)

The Accessible London SPG should be referenced, with a link, to make the best use of the inclusive design guidance of the London Plan that has been built up over the years.

Page: [Policy D5 Accessible housing](#)

Section: [N/A](#)

The draft states that **Local Plan policies for wheelchair accessible homes should only be applied to those homes where the local authority is responsible for allocating or nominating a person to live in that dwelling, otherwise M4(3) dwellings should be wheelchair adaptable.** However, the draft needs to be clear that this is in reference to the design at the point of delivery / handover, and that those dwellings which are not the responsibility of the local authority that only hence need to meet the M4(3) adaptable standard are still required to fully meet the adaptable standard including being easily adaptable to meet the M4(3) accessible standard if required by a resident / tenant in the future. Otherwise it could be assumed that those adaptable standard dwellings will never actually need to meet the accessible standard and hence would be acceptable at planning with (for example) the smaller bathroom spaces associated with adaptable. In such a situation, it is likely that the dwellings could not be adapted later to the accessible standard because there just isn't the space to do so, and the argument that the dwellings meet the requirements because they meet the 'adaptable' *layout / spatial* standards may be seen as adequate but this would clearly be a loss in terms of accessibility / inclusive design. It should be clear in the London Plan that to meet the 'adaptable' M4(3) standards the requirement is that they must be adaptable to meet the accessible standards post-planning, with the required spaces / layouts to facilitate this or to make it feasible.