

6.2 RESIDENTIAL LAYOUTS – LIFETIME HOMES AND WHEELCHAIR ACCESSIBLE DWELLINGS

Lifetime Homes standards ensure that homes can be easily adapted to suit the individual needs of the households that live in them, and the housing on this site will go some way to addressing London's shortfall of accessible housing.

All of the residential units provided by the scheme, including the approaches to the building and the common parts, will be designed to meet the Lifetime Homes standards as defined by the Code for Sustainable Homes Technical Guide (November 2010, Section HEA 4) and the London Housing Design Guide, (Interim Edition), the requirements of the Wheelchair Housing Design Guide (2006) and the Building Regulations Part M where applicable.

Where dwellings are provided over two or more levels, such as the maisonette accommodation or the duplex accommodation within the perimeter blocks, these have been designed to accommodate a through floor lift connecting either from circulation space or from the principal living space through to a bedroom or circulation space on the upper level.

Car parking is provided at a rate of less than one space per unit and Lifetime Homes Criterion 1 (parking width or widening capability), does not apply to developments that contain no or reduced levels of parking. As required in the guidance associated with Criterion 1, a number of disabled parking spaces are provided which offer wheelchair users additional space to manoeuvre.

Wheelchair accommodation is provided across the site, across tenure and across home type. Within the FDS Application, 96 dwellings will be wheelchair units (11.7%). This includes the 50 Extra Care Dwellings, including 9 built out to SELHP standards, 6 units within the LD Building, plus 17 homes within the Target Rent, 4 within the Shared Ownership and 19 homes within the private sale. Of the 40 standard homes designated as wheelchair units (i.e. not the flats for extra care or adults with learning disabilities), half will be adaptable.

The Extra Care and Learning Disabilities Housing is described in more detail within the following sections 6.2 and 6.4.

Blocks 1, 4, 5 and 6 provide adaptable and fully adapted wheelchair units. These are distributed as shown in the following table 6.2.1.

Each of these forty units is provided with an off street car parking space. 39 of the car parking spaces are provided within the two podium car parking boxes within Blocks 4 and 5. The ground floor maisonette within Block 6 is provided with an off street car parking space that is located to the rear of the garden space and is accessed via the small mews street that connects Bradenham Close and Westmoreland Park.

Floor plans of some of these units are shown on the following pages.

Table 6.2.1 Wheelchair Accommodation

Building Core	Unit Type	Floor	Type	Tenure
1D	1B	Second	Adaptable	Shared Ownership
	1B	Third	Adaptable	Shared Ownership
	1B	Fourth	Adaptable	Shared Ownership
4A	2B4P	First	Wheelchair	Private Sale
4B	2B3P	Second	Wheelchair	Market Rent
	2B3P	Third	Wheelchair	Market Rent
	2B3P	Fourth	Wheelchair	Market Rent
	2B3P	Fifth	Wheelchair	Market Rent
	2B3P	Sixth	Wheelchair	Market Rent
4C	1B	Second	Adaptable	Shared Ownership
	1B	Second	Adaptable	Shared Ownership
	1B	Third	Adaptable	Shared Ownership
	1B	Third	Adaptable	Shared Ownership
4D	2B3P	Second	Wheelchair	Target Rent
	2B4P	Second	Wheelchair	Target Rent
	2B4P	Third	Wheelchair	Target Rent
	2B3P	Third	Wheelchair	Target Rent
	2B4P	Third	Adaptable	Target Rent
	2B4P	Third	Adaptable	Target Rent
5C	2B3P	Second	Wheelchair	Private Sale
	2B3P	Third	Wheelchair	Private Sale
	2B3P	Fourth	Adaptable	Private Sale
	2B3P	Fifth	Adaptable	Private Sale
	2B3P	Sixth	Adaptable	Private Sale
5D	2B3P	Second	Wheelchair	Private Sale
	1B	Second	Wheelchair	Private Sale
	2B3P	Second	Adaptable	Private Sale
	1B	Second	Adaptable	Private Sale
	2B3P	Second	Adaptable	Private Sale
	1B	Second	Adaptable	Private Sale
5D	1B	Second	Wheelchair	Target Rent
	2B4P	Second	Wheelchair	Target Rent
	3B4P	Second	Wheelchair	Target Rent
	1B	Third	Wheelchair	Target Rent
	2B4P	Third	Wheelchair	Target Rent
	3B4P	Third	Wheelchair	Target Rent
	1B	Fourth	Adaptable	Target Rent
6B	3B5P	Ground	Wheelchair	Target Rent
	Maisonette			

