

ACCESS APPRAISAL

SITE NAME	Grenfell Tower
PLANS APPRAISED	Proposed floor plans 1279 PL110 00 Proposed ground floor plan 1279 PL111 00 Proposed walkway plan 1279 PL113 00 Proposed walkway +1 (office) floor plan 1279 PL114 00 Proposed mezzanine floor plans 1279 PL112 00 Proposed 4 bed floor plan 1279 PL118 01
SUMMARY	Conversion of existing ground floor entrance, office space and boxing gym to improved entrance, nursery and gym facilities and residential units. Ground floor: Entrance with concierge and office space. Nursery. Mezzanine level: 2x four bed and 1x three bed residential units. Walkway level: Boxing gym. Office level: 4x four bed residential units.
DATE OF APPRAISAL	08/11/12 Claire Wise

	MINIMUM FOR LIFETIME HOMES	COMMENTS
Approach	The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no cross-fall exceeding 1:40) or gently sloping (1:12 for a distance of up to 2m and 1:20 for a distance of 10 metres). No slope should have a going of more than 10m long (3).	Entrance via ground floor communal entrance lobby. Level approach.
Car parking	Where a dwelling has car parking within its individual plot boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm (1a). Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided (1b).	None noted.
Communal entrance door width	Minimum 800mm (4).	Main entrance door to the communal lobby: adequate. Internal communal door to the central lobby and lift core: adequate.
Communal entrance door threshold	Maximum 15mm (4).	Flush thresholds required.
Communal circulation space	Minimum corridor width 1200mm (may reduce to 1050mm at pinch points).	Access to the dwelling front doors is reduced to 1000mm for some dwellings.
Communal stairs	S/a Part M (standard 5a).	
Lifts	S/a Part M except lift dimensions should be 1100x1400mm (standard 5b).	Internal dimensions not known.
Dwelling vertical circulation		N/A. All flats are single storey dwellings.
Dwelling entrance door	Minimum 800mm (4).	Appears to be slightly narrower than 800mm clear opening.

Internal corridors widths	<p>The minimum width of hallways and other circulation spaces inside the home should be 900mm. This may reduce to 750mm at ‘pinch points’ e.g. next to radiators, where doorway widths meet the following specification:</p> <table><tr><td>Minimum clear opening width of doorway (mm)</td><td>Minimum approach width (when approach is not head on) (mm)</td></tr><tr><td>750</td><td>1200</td></tr><tr><td>775</td><td>1050</td></tr><tr><td>900</td><td>900</td></tr></table> <p>(6).</p>	Minimum clear opening width of doorway (mm)	Minimum approach width (when approach is not head on) (mm)	750	1200	775	1050	900	900	<p>Corridor widths are mostly 900mm.</p> <p>Internal door widths are 750mm.</p> <p>Door widths are too narrow for the corridor widths where a turn approach is required (i.e. kitchens bathrooms and bedrooms 2 and 3).</p> <p>.</p>
Minimum clear opening width of doorway (mm)	Minimum approach width (when approach is not head on) (mm)									
750	1200									
775	1050									
900	900									
Living space	1500mm wheelchair turning diameter or 750mm space between furniture in transit spaces) (7).	Good size.								
Bedroom	Clear space, 750mm wide to both sides and the foot of a standard sized double bed (7).	Double bedrooms are a good size. Single bedrooms less than 8sqm are small.								
Kitchen	There should be space for turning a wheelchair of 1200mm between kitchen unit fronts and any fixed obstruction opposite (7).	Good size.								
Bathrooms	<p>A WC with:</p> <ul style="list-style-type: none">-a centre line between 400-500mm from the adjacent wall.-an approach zone extending at least 350mm from the WCs centre line towards the adjacent wall-at least 1000mm from the WC centre line on the other side. <p>A wash hand basin with:</p> <ul style="list-style-type: none">-a clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin’s bowl. <p>A bath or accessible shower:</p> <ul style="list-style-type: none">-where a bath is provided there should be a clear zone alongside the bath, at least 1100mm long and 700mm wide.-where an accessible floor level shower is provided there should be provision of a clear 1500mm diameter manoeuvring zone.	<p>Adequate for Lifetime Homes standards.</p> <p>Insufficient lateral transfer space for wheelchair use.</p>								
Outdoor space	Private outdoor spaces should have level access from the home [4]	N/A. No outdoor spaces.								
Storage	Built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5 sq m should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required (London Housing Design Guide 4.7.1).	No dedicated storage space in the dwellings.								
Refuse	Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface (London Housing Design Guide 3.5.1).	Refuse arrangements not known.								
Dwelling Space Standards	<p>RBKC Access SPD minimum for dwellings:</p> <p>3 bed :</p> <p>Lifetime Homes: : 96m² Wheelchair accessible home: 126m²</p> <p>4 bed :</p> <p>Lifetime Homes: : 107m² Wheelchair accessible home: 137m²</p>	<p>Total dwelling size not indicated.</p> <p>Rooms are generally a good size but corridor/door widths are narrow where a turn approach is required to enter the room.</p>								

GRENFELL TOWER

Overall comments / recommendations

1. Accessibility comments relate to the approach and communal entrances for the residential dwellings and the dwellings.
2. Lift details are insufficient. Each lift should meet Lifetime Homes Standards and have internal dimensions of 1100x1400mm.
3. Communal corridor areas are narrow at the approach immediately adjacent to the dwelling front doors. These should be 1200mm wide particularly as the doors have a turn approach.
4. Dwelling front doors should have a clear opening width of 800mm.
5. The dwelling on walkway +1 with the accessible WC would not be suitable for wheelchair users as it has insufficient circulation space next to the entrance door and no wheelchair storage/charging space. It also has insufficient corridor width for a wheelchair user to negotiate the 90° turn into the kitchen, bathroom, WC and bedrooms 2 and 3.
6. Internal door widths for kitchens bathrooms and some bedrooms are too narrow to comply with Lifetime Homes standards.
7. There is no storage space for the dwellings.
8. Refuse arrangements must be considered. Refuse areas must be accessible.

The dwellings do not meet wheelchair accessible housing design standards due to the limitations in corridor and door widths and lack of wheelchair and other storage space. These dwellings would be suitable for disabled residents, perhaps those who use a wheelchair outdoors only.

It is recommended that the following be reviewed to ensure that they comply with accessibility standards:

- **Lift dimensions**
- **Dwelling front door widths**
- **Internal door widths**
- **Corridor widths**
- **Storage**
- **Refuse arrangements**