

Parkhurst Gardens | Access Statement

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1.0 Introduction

1.1 The scheme

- The scheme proposed at Parkhurst Gardens is a new build development of 150 mixed tenure dwellings on Parkhurst Road, Islington.
- Associated accommodation and facilities on the site will include below ground accessible parking (14 spaces), accessible parking at grade (2 spaces), a range of secure cycle parking facilities, play space for 0-5 year-olds, bin stores, a building manager's office, a re-located electrical sub-station and various spaces for central services plant.
- The scheme is comprised of three principle blocks, the first facing the Street and being attached to a linear Mews block extending into the site. This connects visually with the Horseshoe shaped block in the centre of the site. Each block is then cleaved at strategic points by cores extending through the depth of the block. All homes offer dual aspect.
- Careful consideration has been given to the nature of spaces created between buildings as well as access route into the site, to ensure high quality landscaped spaces and a clearly legible arrangement of buildings relating to the street and the immediate context.
- The design aims to be fully compliant with Islington's planning policies, including the Inclusive Design draft SPD, whilst also responding to the requirements of the GLA. The scheme is able to achieve Code for Sustainable Homes Level 4.

1.2 Purpose of the report

This Access Statement has been prepared to support the Planning Application for the proposed Parkhurst Gardens in Islington, and is based on a DBA review of proposals by Allford Hall Monaghan Morris.

The drawings reviewed by DBA and marked up in Appendix 2 are the Landscape and Basement GAs as well as 3 Lifetime Home Units and 3 Wheelchair Accessible Units.

This Access Statement describes how the scheme incorporates the principles of Inclusive design. Parkhurst Gardens has been designed to be as inclusive as possible in design, and to be used by everyone, including residents and visitors.

The meaning of 'disabled' in this Access Statement is the definition stated in the Equality Act.

1.3 Method of review

The Access Statement describes the access provisions of Parkhurst Gardens using a journey as follows:

- Arrival;
- Approaches to the building;
- Circulation;
- Residential layouts; and
- The emergency evacuation strategy.

The access provisions are reviewed against the access regulations and standards that apply, which are identified in Section 1.4.

The report considers the requirements of all users, including:

- People with mobility impairments;
- People with visual impairments;
- Deaf people;
- Older people; and
- Small children.

Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on access overlays in Appendix 2.

1.4 The standards

The main access standards and regulations referred to in the Access Statement are:

- *The London Plan Spatial Development Strategy for Greater London*, Mayor of London, July 2011;
- *Inclusive Design draft SPD, London Borough Islington, September 2013*
- *Housing Supplementary Planning Guidance, London Plan 2011 Implementation Framework*, Mayor of London, November 2012;
- *The Building Regulations 2010, Access to and Use of Buildings, Approved Document M (2004 edition incorporating 2010 and 2013 amendments)*, HMSO, 2013;
- *The Building Regulations 2010, Fire safety, Volume 1 - Dwellings, Approved Document B (2006 edition incorporating 2010 and 2013 amendments)*, HMSO, 2013;
- *British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice*, British Standards Institution, 2010; and
- *British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings*, British Standards Institution, 2008.

A full list of references and a description of relevant legislation, regulations, standards and guidance are detailed in Appendix 1 | Criteria for inclusive design.

1.5 Interpretation of the standards

Approved Document M and *BS 8300:2009* provide general access advice, but they both refer to other standards and regulations about specific aspects of buildings and their surroundings.

Access standards are in a continuing state of development because of changing needs, expectations and legislation. Therefore, several separately authored documents are referred to, including good practice guidance books Refer to Appendices 1 for further details.

The nature of these changing needs and standards can result in anomalies and contradictions. Therefore it is important that access and inclusivity are considered and refined throughout the design process so that Parkhurst Gardens is as accessible as possible. The design of the scheme should seek to interpret these standards to provide the best possible level of inclusive design and this Access Statement describes situations and solutions where interpretation may be necessary.

2.0 Overview of proposals

2.1 Access aims

The Development has been designed to incorporate the following access principles:

- To maximise access for all future residents and visitors;
- To meet local, regional and national access and inclusive design policies;
- To ensure that appropriate access standards are met at the outset and as part of mainstream, inclusive design wherever possible;
- To design inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment;
- To address the anticipated, substantial increase of older people in proportion to the working-age population in the near future and their needs;
- To meet the aims of the Equality Act, where applicable; and
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people.

The Lifetime Homes Design Guide, supplemented by Islington's Inclusive Design draft SPD, is a key reference for the project, ensuring that physical barriers to access for all people, including older and disabled people and children are avoided, providing a welcoming and comfortable environment that serves its users rather than hindering them.

2.2 Summary of access provisions

The proposals for Parkhurst Gardens at this stage demonstrate that a high level of inclusive design will be achieved by the finished scheme.

Details of the access provisions are described in the following sections of this Access Statement. The key access provisions for Parkhurst Gardens include:

- Dwellings designed to meet the standards outlined in the Lifetime Homes Design Guide and Islington's Inclusive Design draft SPD;
- Ten per cent of the dwellings designed to be easily adaptable to meet the needs of a wheelchair user, as required by local authority and London-wide policy 3.8, *Housing Choice*;
- Access to a second lift, for the wheelchair unit on the second floor, in the case of lift breakdown or emergency.
- Access to all areas of shared landscape.

3.0 Levels and constraints

3.1 Levels

The Parkhurst Gardens site is almost level, with a height difference of less than half a metre from west to east.

3.2 Flood strategy

Not applicable

3.3 Access provisions affected by levels or flood strategy

Not applicable

4.0 Transport connections

4.1 Public transport emphasis

Accessible transport facilities are key elements of urban developments, such as Parkhurst Gardens. Reliance on cars is discouraged in areas with good public transport connections.

4.2 Buses

Parkhurst Gardens is conveniently situated for buses travelling north-south along Holloway Road and east-west along Camden/Seven Sisters Road.

All London buses (except two 'heritage' routes) are accessible buses that 'kneel' to minimise height differences between the bus floor and pavement, and have ramps and space inside for wheelchair and pushchair users.

4.3 London Underground

Holloway Road is the nearest tube station. Although it has a lift it is not accessible for wheelchair users.

4.4 Car parking

Accessible parking for 14 vehicles will be provided in the basement car park, which is 3m high. Two accessible bays will be provided at grade.

Bollards limiting vehicle access into the heart of the site will be controlled by an electronic device. Disabled drivers will thus have vehicle access to within 50m of their entrance or to the basement carpark.

On-street parking will be used by visitors to residents. Parkhurst Gardens is in a Controlled Parking Zone. Disabled and elderly people who may rely on home-help and care staff will need to provide them with visitor permits.

4.5 Parking bay geometry

Accessible car parking spaces will meet dimensional and other specifications as set out in Approved Document Part M, BS 8300 and Islington requirements.

4.6 Bicycles, motorcycles and mobility scooters

A total of 285 bicycle parking spaces will be provided in the basement and at street level. 11 of these, located at grade, will be suitable for the parking of accessible bicycles. Space has also been allocated in the basement for 15 family cycle spaces.

Storage and charging for 5 mobility scooters will be located in the basement, in close proximity to the lift cores

4.7 Taxi and community bus drop off

A raised kerb within 50m of entrances, that will allow easy access to taxis etc will be identified during the detailed design stage.

5.0 Pedestrian routes, approaches and entrances

5.1 Pedestrian network

The Parkhurst Gardens site is level and accessed from Parkhurst Road. The route toward the main entrances is a shared pedestrian/vehicle route detailed with a sloped level change, bollards and lights.

Bollards limiting vehicle access into the heart of the site will be controlled by an electronic device.

The location for a taxi drop off point will be identified during the detailed design stage.

Any street furniture, paving and landscape features such as trees and seating will not create barriers or hazards for disabled people with impaired vision.

5.2 Pedestrian access routes

Pedestrian access routes (PARs) are defined as the most direct and convenient pedestrian routes linking key parts of the development. They are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points. PARs are indicated in yellow on the plans on the Access Overlays of this Access Statement.

The PAR for Parkhurst Gardens links Parkhurst Road, the on site car parking bays and the taxi drop off point with each main entrance.

5.3 Approaches to main entrances

Appropriately detailed design will ensure that surfaces are slip resistant and paths are well-lit.

5.4 Access provisions for entrances

All communal doors will be maintained and available for people to use at all times without requiring assistance.

Each principal entrance will be designed to meet the Building Regulations Part M (Section 2) standards and include:

- Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width;
- Intercom located to suit all users (including wheelchair users) and have a speech reinforcement system;
- Transitional lighting between the exterior and interior of the building; and
- A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies.

Highly reflective internal finishes will not be specified.

6.0 Public realm

6.1 Access provisions in the public realm

The scheme is comprised of three principle blocks, the first facing the Street and being attached to a linear Mews block extending into the site. This connects visually with the block in the centre of the site. Each block is then cleaved at strategic points by cores extending through the depth of the block. This provides a legible arrangement of buildings relating to the street and the immediate context.

Recycling and general bin stores, located in the basement and at grade, will be wheelchair accessible and no more than 50m (measured horizontally) from any dwelling. Detailed design will ensure that the bins and boxes themselves will be accessible.

The play space for 0-5 year-olds and the building manager's office will all be designed to be fully inclusive.

7.0 Dwellings

7.1 Accessible housing

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 Parkhurst Gardens 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), the requirements of the Wheelchair Housing Design Guide (2006) and the Building Regulations Part M where applicable. In addition, they aim to meet the requirements set out in Islington's Inclusive design draft SPD.

At least ten per cent of the total number of residential units and habitable rooms will be designed to be capable of easy adaptation to meet the needs of a wheelchair user, in line with London-wide accessible housing policy 3A.5. Most of these units are on the ground floor, as preferred by Islington. The one dwelling above street level will be served by two lifts.

7.2 Entrances

Where individual dwellings are accessed directly from outside, the entrances will be sheltered by a fixed canopy and the thresholds will be nominally level with a maximum upstand of 15mm, meeting the Lifetime Homes standards and Wheelchair Housing standards as applicable. Lighting and further details will be designed at a later stage.

Lifetime Homes standard 4 requires entrances to be illuminated, covered and to have level access over the threshold. Entry systems such as video or audio entry systems, pass card systems and similar will be designed and located to be used by visitors and residents. As a rule of thumb, people should be able to activate such a system with a closed fist and with minimal force.

7.3 Horizontal circulation

The common residential corridors will be a minimum of 1200mm wide with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

7.4 Lifts

The one dwelling above street level will be served by a second lift in the case of lift breakdown or emergency. All dwellings will benefit from a high spec lift maintenance and repair contract.

Lifts will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm (the minimum dimensions for Lifetime Homes standards). They will serve all floors including the basement.

7.5 Stairs

All common stairs will have dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Stairs will have a clear width of 1200mm, have risers not exceeding 170mm and treads no less than 250mm. Handrails on each side will be at 900mm above nosings and will extend 300mm beyond the top and bottom step.

7.6 Communal open space

Access to communal open space from any dwelling will be designed to be step-free and will meet the requirements of the Wheelchair Housing Design Guide (2006), including the requirement to have a 200mm clear space to the side of the push side of doors so that access in communal parts of the building is consistent with access within 15 wheelchair accessible cycle parking at grade and 11 family accessible cycle parking spaces in the basement. 15 wheelchair accessible cycle parking at grade and 11 family accessible cycle parking spaces in the basement. accessible / adaptable dwellings, and more convenient for all users.

All dwellings that have secondary doors to gardens (whether communal or private) will have nominally level thresholds (a maximum upstand of 15mm). Paths within communal gardens will be designed to meet the Wheelchair Housing standards.

Any play areas will be designed with reference to accessible play guidance, such as *Developing Accessible Play Space: A Good Practice Guide*, published by the Department for Communities and Local Government.

7.7 Refuse stores

The refuse stores will be in the basement and at grade. The horizontal distance between any dwelling and its refuse collection point will be less than fifty metres (measured horizontally).

Dwellings with their own refuse storage area will have step-free, level or gently sloping access along the route from the front door to the refuse collection point.

7.8 Emergency escape

Normal provisions for residential buildings will apply to the development whereby only the residents of an affected unit will evacuate. Others are protected as the dwellings themselves function as safe refuges.

A refuge is located in the basement stair core. Links to the refuge communication device will be organised by the building's managers.

8.0 Dwelling layouts

8.1 Accessible/flexible homes

This section of the report outlines the approach to inclusive design for the residential units and how they have been designed to meet the relevant standards and regulations.

8.2 Lifetime Home standards

The residential units proposed for Parkhurst Gardens have been designed to meet the Lifetime Homes Standards 2010, supplemented by the standards outlined in Islington's Inclusive design draft SPD.

Lifetime Homes standards 1 to 5 are concerned with car parking, approaches to dwellings and common parts of residential buildings, which are described in earlier sections of this Access Statement.

8.3 Wheelchair Housing standards

Ten per cent of the total units and habitable rooms in Parkhurst Gardens are designed to be capable of easy adaptation to meet the needs of a wheelchair user, according to the GLA's Wheelchair Accessible Housing Best Practice Guidance. All but one of these dwellings are located at ground floor level and represent all sizes and types of unit in the development as far as possible.

8.4 Internal provisions in all dwellings

- All entrance doors to have a minimum clear opening width of 800mm;
- All internal corridors and clear opening widths of doors that meet Lifetime Homes standard 6. In addition they incorporate 200mm space on the 'push' side of doors as required by the SPD;
- Adequate circulation space for wheelchair users is provided, including space in bedrooms and space to access windows in habitable rooms as required by Lifetime Homes and Islington's SPD;
- WCs and bathrooms are designed to meet Lifetime Homes standards 10,11 and 14, including the provision for a level access shower where required;
- Reasonable routes for hoists, designed so that they need not pass the entrance or living room, are provided between bedrooms and bathrooms;
- The detailed design of switches, sockets, window controls and services (Lifetime Homes standards 15 and 16) will be finalised at a later stage of the design process but is expected to meet these standards;
- All balconies and terraces will have a level threshold, i.e. maximum upstand of 15mm, enabling easy access for wheelchair users; and
- The minimum clear opening width required for a balcony door is the same as for an entrance door, i.e. 800mm.

8.5 Adaptable wheelchair accessible dwellings

The scheme provides 15 wheelchair accessible dwellings

Adaptations will be made by the housing provider or private residents according to a household's requirements. These adaptations could include:

- Removal of cabinetry in the main bathrooms of easily adaptable units to provide enough space for a full-sized (1700mm long) bath and transfer space, should they be required by a resident;
- Reduction in occupancy of one bed space to achieve full wheelchair accessibility is reasonable in private, adaptable units. For example, a second, double bedroom becomes a single bedroom so that the required circulation space is achieved;
- This reduction of occupancy could also provide additional storage space, should it be required;
- The provision of accessible WCs according to the Wheelchair Housing Design Guide, ie, a second WC for units for four people or more, but also in line with the above statement about reduced occupancy;
- Installation of a fully equipped accessible kitchen, space for which has been considered and provided;
- Removal of a store to provide the required space for storage, charging and transferring between wheelchairs. (This is only acceptable if the store is additional to the household's likely requirements);
- Rearrangement of an ensuite bathroom to create a second fully accessible WC; and
- Raised planting beds for wheelchair accessible units with gardens will be considered during the detailed design phase of the project.

8.6 Bathrooms in wheelchair accessible dwellings

The bathrooms have been designed to be easily adaptable to meet the needs of wheelchair users, as described by the Requirements of the Wheelchair Housing Design Guide (Section 11.2) and the Mayor of London's Best Practice Guidance on Wheelchair Accessible Housing.

Doors to all bathrooms (including Lifetime Homes standard bathrooms) will open outwards, ensuring ease of access inside the room.

9.0 Conclusion

9.1 Key access provisions

The proposed Development offers a level of inclusive design that exceeds the minimum access requirements of the Building Regulations and fully meets the majority of Islington's latest standards.

Each aspect of arriving, entering and using Parkhurst Gardens has been carefully considered during the design process, including activities within individual homes.

Appendix 1 | Criteria for inclusive design

A1.1 Principles of inclusive design

The following key points about inclusive design are from CABE's 2006 publication *The Principles of Inclusive Design - They Include You*, which also gives more detailed explanations of each point

1. Inclusive design places people at the heart of the design process.
2. Inclusive design acknowledges diversity and difference.
3. Inclusive design offers choice where a single design solution cannot accommodate all users.
4. Inclusive design provides for flexibility in use.
5. Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

A1.2 Legislation

Equality Act 2010

The majority of the Equality Act (the Act) came into force on October 1, 2010. The Act replaces various, separate anti-discrimination laws, including most of the Disability Discrimination Act 2005 (DDA) and subsequent amendments, with further sections replaced over a period of time.

Disability is one of nine 'protected characteristics' defined by Part 2 of the Act. Definitions of discrimination are also described.

Service providers and employers will have ongoing duties under the Equality Act, similar to those of the DDA. These duties might include removing physical barriers to disabled people, provision of aids and equipment and ensuring management policies and practices do not discriminate against disabled people.

The Act does not contain any specific requirements for the built environment and therefore has no relevance to 'compliance' in respect of physical building standards.

A1.3 Building Regulations

The Building Regulations 2010, Access to and use of buildings, Approved Document M (2004 edition incorporating 2010 and 2013 amendments), HMSO, 2013.

The Building Regulations 2010, Fire safety, Volume 1 - Dwellinghouses, Approved Document B (2006 edition incorporating 2010 and 2013 amendments), HMSO, 2013.

The Building Regulations 2010, Fire safety, Volume 2 - Buildings other than Dwellinghouses, Approved Document B (2006 edition incorporating 2007, 2010 and 2013 amendments) HMSO, 2013

It is essential to understand that the Regulations require Building Control approval. The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets all reasonable standards in respect of physical access for disabled people with regard to the Equality Act.

A1.4 British Standards

**British Standard 8300:2009 (Amended 2010)
Design of Buildings and their Approaches to Meet
the Needs of Disabled People - Code of Practice,
British Standards Institution, 2010**

This British Standard was reviewed and republished in 2009 and its guidance is considered good practice. Where practical and reasonable it is recommended that BS 8300 recommendations are applied to new buildings. BS 8300 does not apply to individual dwellings, however it is a useful reference until BS 9266 (accessible dwellings) is published.

**British Standard 9999:2008 Code of Practice for
Fire Safety in the Design, Management and use of
Buildings, British Standards Institution, 2008**

This standard was published in October 2008 and includes guidance for the safe evacuation of disabled people from buildings in an emergency.

A1.5 National policy

**National Planning Policy Framework (NPPF),
Department for Communities and Local
Government, 2012**

The NPPF states that all developments should be designed to be inclusive and that this should be addressed by local policies. It also advises that local planning authorities should assess their housing requirements by considering the needs of the different groups in the community including children, older people and disabled people.

A1.6 Regional policy and guidance

**The London Plan Spatial Development Strategy for
Greater London, Mayor of London, 2011.**

The London Plan (2011) comprises the development plan at the regional level. Relevant policies relating to access and design standards are summarised in the Residential Standards section below.

**Accessible London – Achieving an Inclusive
Environment, 2004**

This London Plan Supplementary Planning Guidance (SPG) outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.

**Housing Supplementary Planning Guidance,
London Plan 2011 Implementation Framework,
Mayor of London, November 2012;**

This Supplementary Planning Guidance (SPG) aims to bring together all current guidance about designing new homes in London as a set of minimum criteria and reintroduced minimum space standards for new London homes for the first time since the abolition of the Parker Morris standards in 1980.

The design criteria of the SPG has been applicable to all London Development Agency projects since the publication of the Interim *London Housing Design Guide* in 2010, and new schemes that have applied for Homes and Communities Agency funding from April 2011.

A1.7 Local policy

**Inclusive Design draft SPD undated, London
Borough of Islington, 2013.**

Provisions for accessible parking, housing and other facilities are set out within the London Borough of Islington's Unitary Development Plan (2002), Core Strategy (2011) and Inclusive Design draft SPD (adopted 2013)

DBA has reviewed the residential layouts proposed for tParkhurst gardens against the flexible homes guidance in the SPD as well as the Lifetime Homes standards referred to by the Code for Sustainable Homes Technical Guide 2010.

A1.8 General guidance

Planning and Access for Disabled People (2003)

This good practice guide was published by the Office of the Deputy Prime Minister to provide guidance in the delivery of inclusive environments through the town and country planning system.

Design and Access Statements – How to Write, Read and Use Them, Commission for Architecture and the Built Environment (CABE), 2007

This guide is intended as best practice guidance in support of the Government circular *Guidance on changes to the development control system*, issued in August 2006

Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010

This guidance accompanies Government policy on information requirements for planning applications, including design and Access Statements and the validation process. This replaces the Validation of Planning Applications: Guidance for local planning authorities published on 7 December 2007.

Access Principles, Disabled Persons Transport Advisory Committee (DPTAC)

All Access Statements should recognise the DPTAC principles in advising Government and industry, which are as follows:

- Accessibility is a condition of any investment;
- Accessibility must be a mainstream activity; and
- Users should be involved in determining accessibility.

A1.9 Pedestrian routes

Provisions to ensure the comfort of all pedestrians using the public realm of this project are to include:

- Clear visual links between the entrances to the site and entrances to buildings;
- A legible layout for visitors;
- A safe pedestrian zone, without traffic and with step-free, level or gently-sloping circulation routes;
- Seats and resting places that take the needs of various users into account;
- Quiet areas with minimal traffic noise, to facilitate conversation and communication, with particular benefits for people with impaired hearing; and
- Predictable spaces, facilitating wayfinding for people who are blind or partially sighted.

A1.10 Residential standards

Lifetime Homes standards

All London boroughs are required by London Plan Policy 3.8 to seek to ensure that residential developments satisfy the Lifetime Homes standards. These standards are summarised in the *Housing Supplementary Planning Guidance, London Plan* November 2012;

Meeting the Lifetime Homes standards may also be part of the Code for Sustainable Homes assessment of the scheme. The standards referred to by the Code for Sustainable Homes Technical Guide (November 2010) are the same as those listed in the London Housing Design Guide.

The 16 Design Criteria from 5 July 2010 (available at www.lifetimehomes.org.uk) is the reference for the Lifetime Homes standard for this development unless stated otherwise. The guidance in the *Lifetime Homes Design Guide* expands on the standards with commentary and diagrams showing compliant solutions.

Wheelchair accessible Housing

London Plan Policy 3.8 requires that a minimum of 10% of dwellings in residential developments are designed to be 'easily adaptable to meet the needs of a wheelchair user.' This means that all the structural and spatial requirements of the Wheelchair Housing Design Guide (2006) should be in place from the outset.

The *Housing Supplementary Planning Guidance, London Plan 2011* (see below) features a summary of the requirements that should be in evidence for adaptable wheelchair accessible housing in London at planning stage. More detailed guidance on this subject is given in the Mayor of London's *Best Practice Guidance on Wheelchair Accessible Housing* (2007).

A1.11 Notes and clarifications

Definitions of 'gentle slopes'

Note that Lifetime Homes standard 3 requires that the approaches to all dwelling entrances are *level or gently sloping*, but the description of a *gently sloping approach* given in the Required Specification of the Lifetime Home (LTH) Revised Criteria July 2010 conflicts with the description of 'gently sloping' in Sections 1 and 6 *Approved Document M*. Criterion 3 of the Lifetime Homes standards defines a gentle slope as being any gradient that is more shallow than 1:12, whereas *Approved Document M* defines a gentle slope as being more gentle than 1:20. This discrepancy is important because the handrails and other access provisions are not usually required for 'gentle slopes'.

The terminology of Section 1, *Approved Document M* is used throughout the Access Statement to avoid confusion, as follows:

- A gentle slope has a gradient of between 1:60 and 1:20. This gradient does not require handrails but does require a level landing for every 500mm rise.
- A ramp has a gradient steeper than 1:20, but no steeper than 1:12. Level landings are required according to the standards and handrails are required on both sides of a flight.

Approaches to wheelchair accessible and easily adaptable housing

Note that the Requirements of the Wheelchair Housing Design Guide prohibit ramps of steeper than 1:15 on the approach to wheelchair accessible homes and homes that are designed to be easily adaptable to meet the needs of a wheelchair user. This applies to the external approaches of blocks of flats / common entrances and individual homes, and exceeds both *Approved Document M* provisions and Lifetime Homes guidance.

Access for maintenance and servicing

The Access Statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Part M of Schedule 1 to the Building Regulations 2010 (as amended by SI 2003/2692).

If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out retrospectively as and when the need is identified.

'Easily adapted' wheelchair accessible dwellings

At planning stage there is no difference between a home that is designed to be 'easily adaptable to meet the needs of a wheelchair user' and one that will be 'fully fitted out' to meet the needs of a known household. Layouts for planning applications should demonstrate that the spatial, structural and some servicing provisions are included, and that rooms are large enough to accommodate circulation spaces and furniture.

A1.14 Glossary of terms

Inclusive road network

The inclusive road network comprises a hierarchy of vehicular roads from primary roads, with a high level of traffic, to tertiary roads, quieter streets with limited traffic, as follows:

- Primary roads have vehicular traffic, including buses;
- Secondary roads have lower levels of vehicular traffic and have no bus routes; and
- Tertiary roads are designed to give greater priority to pedestrians. They are designed as shared spaces and the vehicular traffic is expected to be limited.

Setting-down points

Setting-down points are designated places, off the main carriageway, where taxis and other vehicles can stop for a short time to allow their passengers to get into or out of the vehicle.

Accessible routes

Accessible routes are pedestrian routes that are inclusive and designed to be accessible by everyone. These are categorised into two types: primary accessible routes and secondary accessible routes, as follows:

- Primary accessible routes are defined as the most direct and convenient accessible pedestrian routes linking transport, buildings, public open spaces and other key facilities such as including accessible vertical circulation points, crossings; and
- Secondary accessible routes generally have similar features to Primary accessible routes but are less prominent and will be used by smaller numbers of people.

Shared streets and spaces

Shared space is a way of enhancing a street's sense of place while maintaining its ability to accommodate vehicular movement (as defined in LTN 1/11 DFT 2011). Shared spaces can either have small kerbs between the vehicular and pedestrian zones or be level surfaces.

Level surface

A street surface with no level difference to segregate pedestrians from vehicular traffic (as defined in LTN 1/11 DFT 2011).

Comfort space

An area of the street predominantly for pedestrian use where vehicles, including bicycles, are unlikely to be present.

Slopes

Slopes are usually longer and flatter than ramps with a gradient of 1:21 maximum and rest landings for changes of level of 500mm or more.

Sanitary facilities for public use

Sanitary facilities for public use include public WCs, accessible WCs, baby changing and Changing Places.

Changing Places

Changing Places are combined toilet, shower and changing facilities for use by people with complex and multiple disabilities who require the help of up to two assistants. They should be provided in places where visitors are expected to spend longer periods of time or in buildings where public services are provided, for instance in community buildings.

Blue Badge parking bays

An accessible parking bay designated for use by Blue Badge holders only. Bays are typically located as close to the main entrance as possible. Blue Badges are issued by the local authority

Accessible car parking bays

An Accessible car parking bay is a bay designed with a width, length and transfer zone as defined in Approved Document M.

Family parking bays

Family parking bays are designated for use by family groups or for specific variations, for example a designated mother and baby parking space.

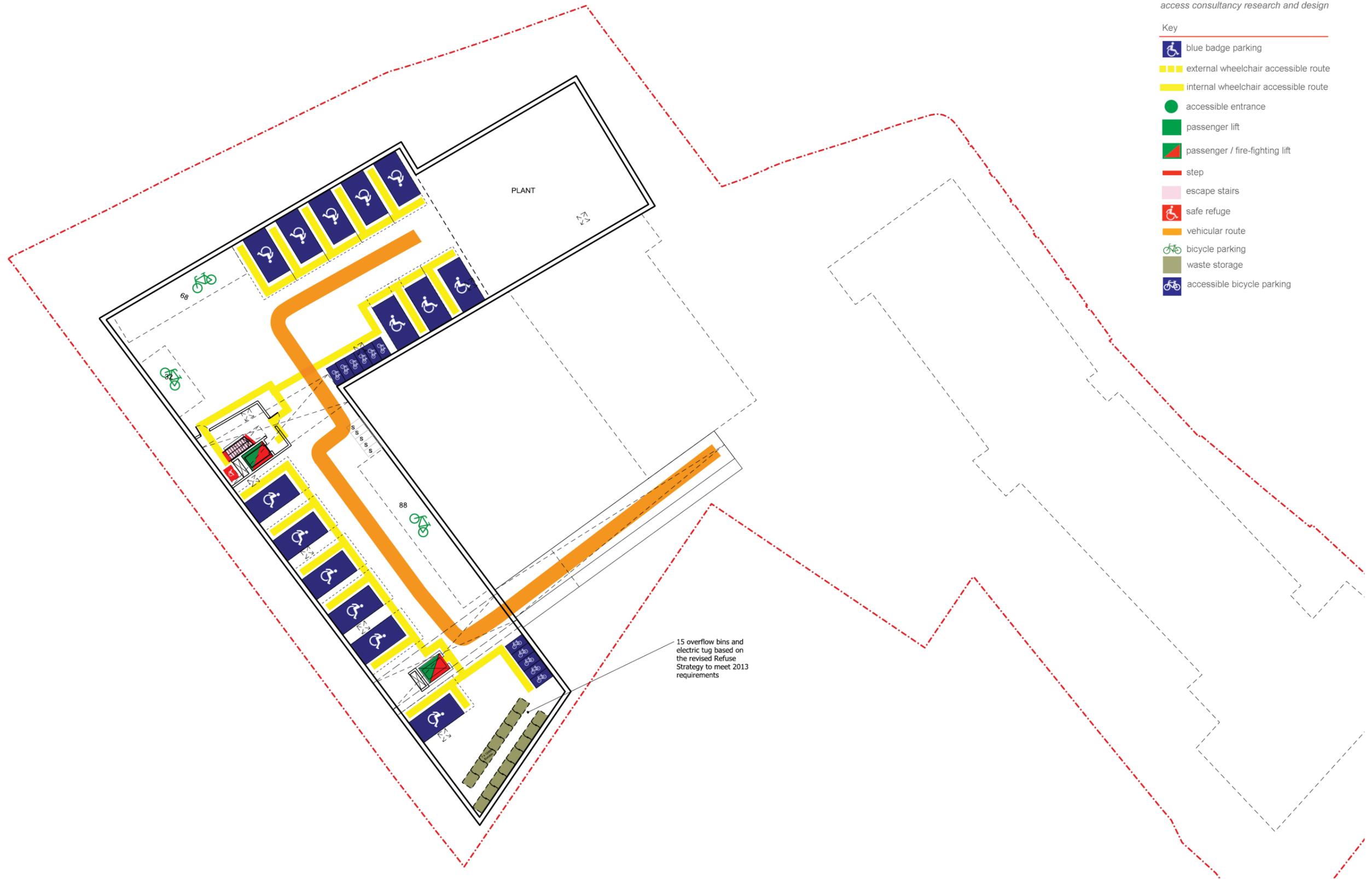
Appendix 2 | Access overlays



Landscape Layout Access overlay by DBA based on drawing 167-10 by Area Landscape Architects.

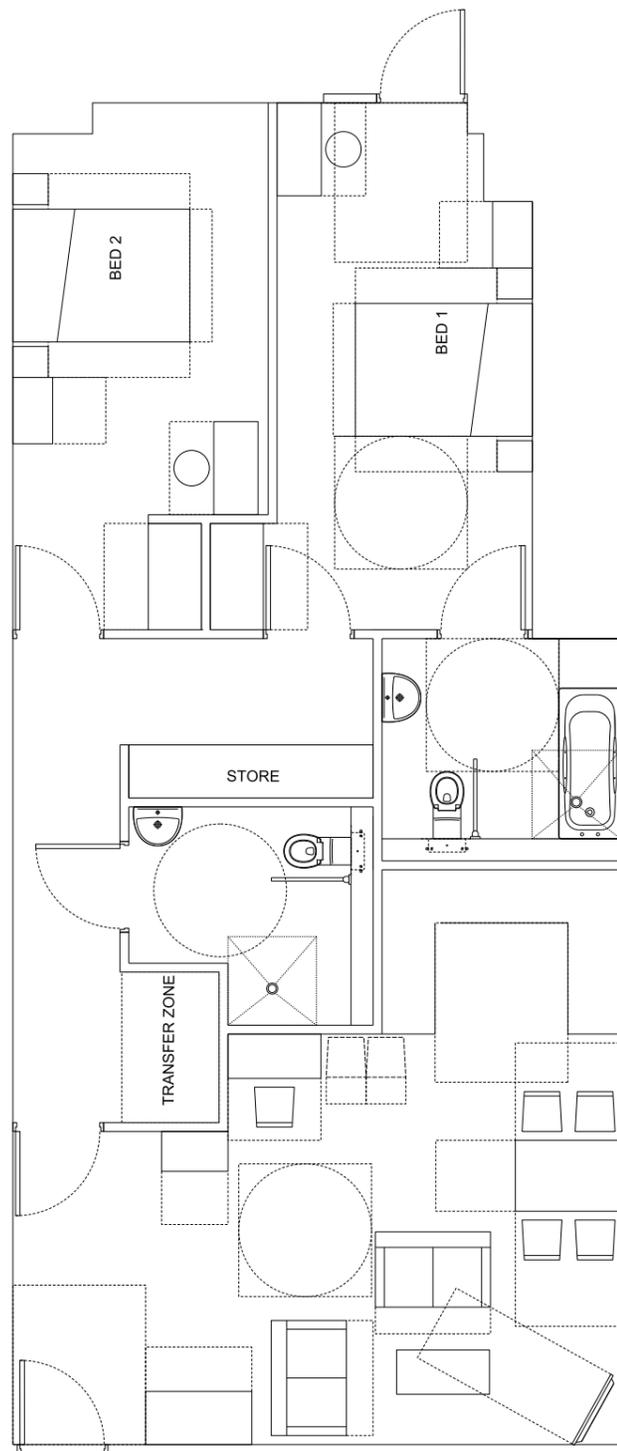
Key

-  blue badge parking
-  external wheelchair accessible route
-  internal wheelchair accessible route
-  accessible entrance
-  passenger lift
-  passenger / fire-fighting lift
-  step
-  escape stairs
-  safe refuge
-  vehicular route
-  bicycle parking
-  waste storage
-  accessible bicycle parking

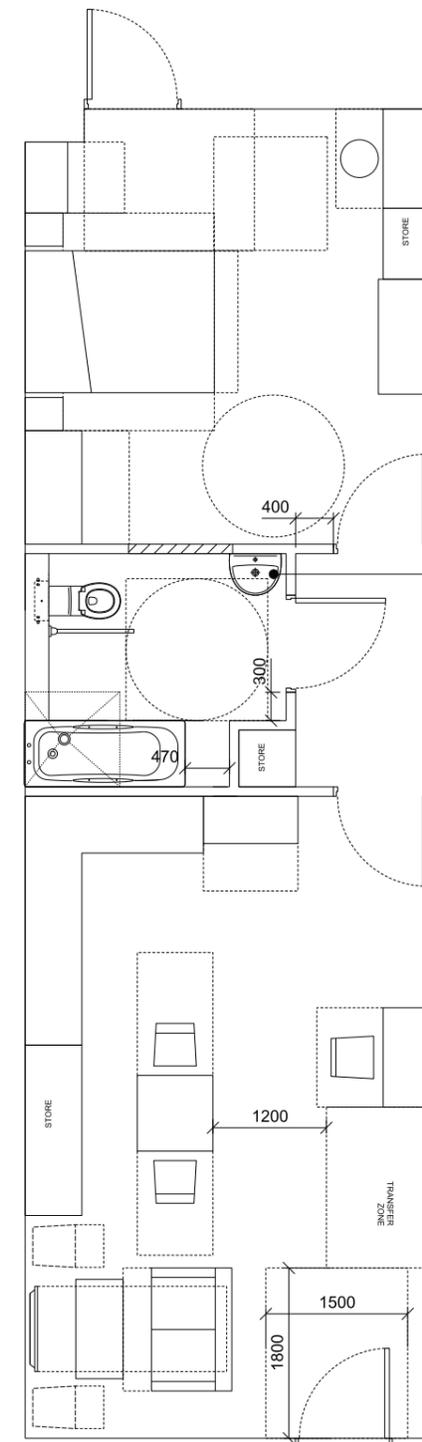


Basement Plan Access overlay by DBA based on drawing 13033 SK0094 Plan B1by Area Landscape Architects.

Wheelchair Accessible Units

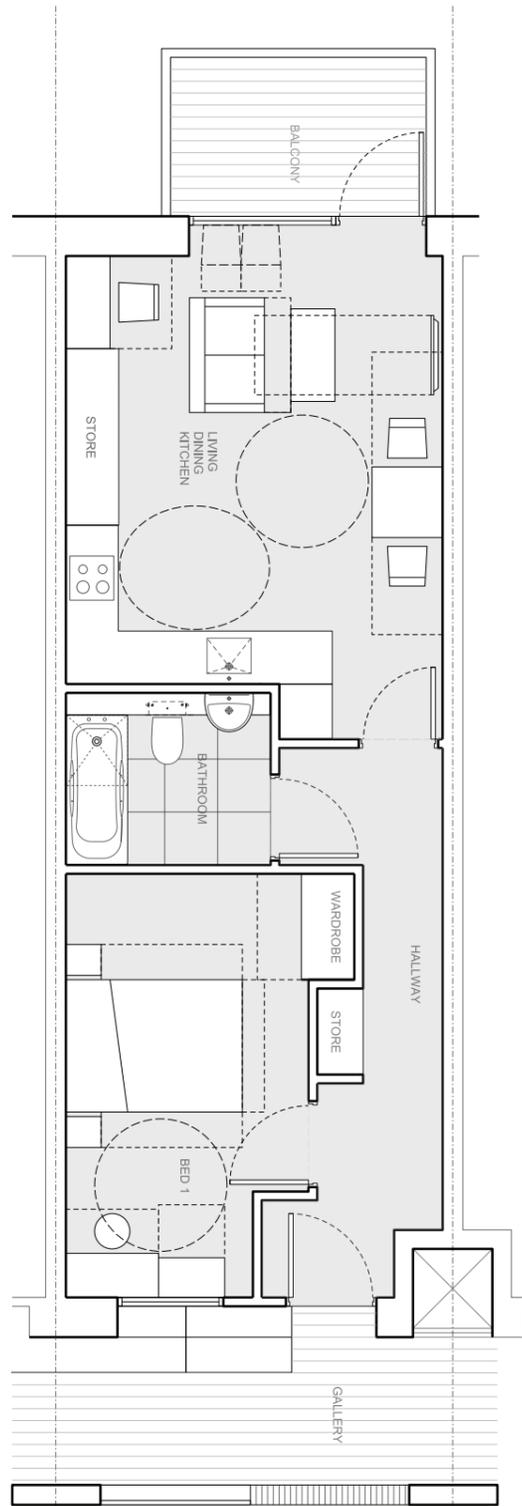


2B4P

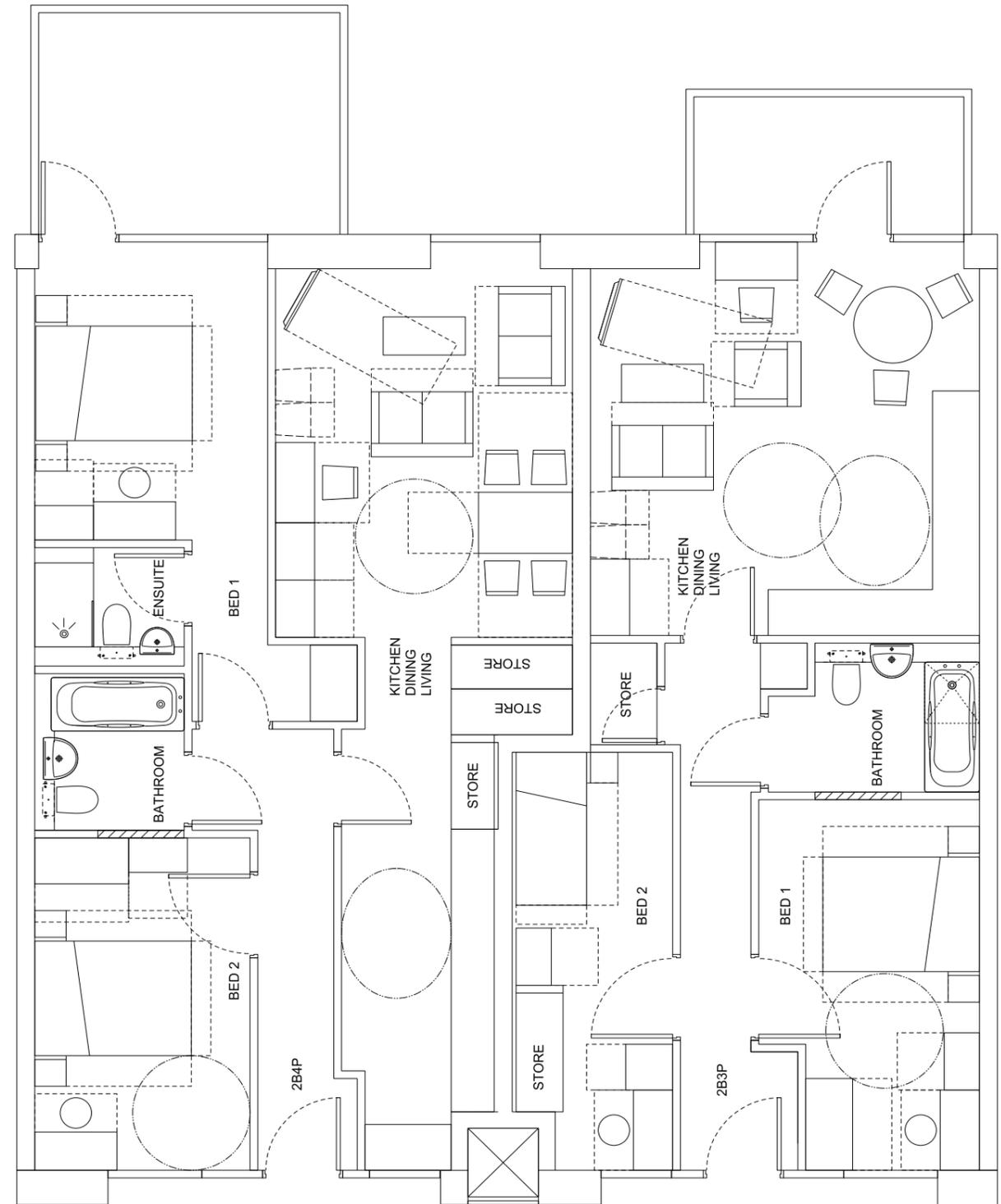


1B2P

Lifetime Home Standard dwellings



1B2P



2B3P- 2B4P

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