8 ACCESS STATEMENT
8.1 Introduction

Method of review
The Access Statement describes the access provisions for Plot A1 using a journey approach as follows:

• Arrival at the site;
• Approaches to the building/s;
• Entrance ways;
• Horizontal and vertical circulation;
• Access to facilities; and
• The emergency evacuation strategy.

Step-free external and internal routes, lifts, stairs, WC s and other access features are highlighted on access overlays throughout the Access Statement.

The report 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 accordance with Approved Document M. 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 at that time.

The Access Statement describes how the scheme has been progressed with consideration of the principles of inclusive design including visitors, staff and the wider community.

The report considers the requirements of all users, including:
• People with mobility impairments;
• People with visual impairments;
• People with cognitive impairments;
• Deaf people;
• Older people; and
• Small children.

The meaning of 'disabled' in this Access Statement is as defined in the Equality Act 2010.

Note:
DBA provides guidance and advice as access consultants. The consultancy does not officially approve designs, nor does it provide confirmation that a design complies with statutory standards. This remains the responsibility of the designers and the approvals authority.
THE STANDARDS AND POLICY

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


National Planning Policy

Best Practice


London Planning Policy


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

Local policy
Interim Planning Policy Guidance: Technical Housing Standards, Southwark Council, October 2015


Interpretation of the standards
Approved Documents M, K and BS 8300:2009 +A1:2010 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several separately authored documents are referred to, including good practice guidance books written by specialists.
There are no nationally agreed access standards or regulatory controls governing extended external spaces and landscaping. For primary routes and approaches to buildings Approved Document M is taken as a benchmark for determining accessibility. With regards to streetscape and pavement design, guidance is provided by the Department for Transport’s Inclusive Mobility Guide and Transport Notes.

Access standards are in a continuing state of flux because of changing needs, expectations and legislation. 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. 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.

THE EQUALITY ACT

Statutory consents
When considering a reasonable adjustment to a physical feature that poses a barrier to access, the Equality Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

Refer to Appendix A1.1 for further information.

Design standards
Service providers and public authorities carrying out their functions do not have to remove or alter a physical feature of a building, that has been provided to assist access, for a period of 10 years from construction or installation if it accords with the relevant objectives, design considerations and provisions in Approved Document M at the time building works were carried out. They may still need to consider a reasonable means of avoiding the feature, if it poses a barrier to access.

MANAGEMENT AND MAINTENANCE
Once building works are complete, full accessibility will rely on effective facilities management.

Management items will range from provision of a good quality website in a public building to the effective maintenance of lifts. Inspection of specialist devices and training of staff should become a regular element of management processes. Access Management Plans can form part of a building operator’s on-going duties.

CONSULTATION
As the Proposed Development is a new build project, there is currently no established access group or staff forum with whom to consult.

Efforts have been made to identify local interested groups as part of the planning process.
8.2 Overview of proposals

ACCESS AIMS
The proposed development has been designed to incorporate access principles:

- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people;

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:

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

SUMMARY OF ACCESS PROVISIONS
The proposals for the development at this stage demonstrate that a good level of inclusive design will be achieved by the finished scheme.

The key access provisions for the proposed development include:

- Drop-off and pick-up point by taxis, Dial-a-Ride and community transport minibuses will be possible on the kerbside at Deal Porters Way within 50m of the office entrance.
- Legibility and wayfinding: Consistent layout of public realm features will facilitate wayfinding for people who are blind or partially sighted;
- Pedestrian routes: Access to the A1 building is via wide and level footways along vehicular roads, and via gently sloping pedestrianised routes from the western side. Pedestrian routes will be step-free, level or gently-sloping with gradients gentler than 1:20;
- Planting and landscape features will include seats and resting places at a minimum of every 50m;
- Entrances: These will be clearly distinguished on the facade to facilitate orientation and wayfinding; and will be easy to enter with automatic or easily openable doorways;
• Step-free access to all public and residential parts of the buildings;

• **Retail and office accommodation**: This will be designed to the appropriate Building Regulation Standards including Approved Documents Part M Volume 2 and Part K;

• **Residential accommodation**: 90% of 186 dwelling units (167) will be designed to meet building regulation M4(2) – accessible and adaptable dwellings;

• Over 10% of the total number of dwellings (19 out of 186 units) will be 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 and to meet building regulation M4(3) – Wheelchair user dwelling;

• There will be access to a second lift for all residents of wheelchair accessible homes at upper levels.
8.3 Arrival

TRANSPORT CONNECTIONS

Public transport accessibility levels
Accessible transport facilities are key elements of urban developments.

The proposed development site has a Public Transport [PTAL] level of 6a.

The PTAL is an indication of the frequency, reliability and distance of public transport services close to a site; it does not take the accessibility of transport services into account. However, the PTAL is important to the access strategy because it is used to evaluate the reliance on cars that current and future users of the building are likely to have, with the implication that less reliance on cars corresponds to a greater reliance on public transport.

Buses
There is convenient access to accessible public bus services for the development with bus stops along Deal Porters Way in close proximity to the entrances.

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. However, not all disabled people can use them and therefore setting-down bays for drop-off by vehicle are essential.

Taxis will have raised kerb access for wheelchair users in kerb-free areas.

London Underground, DLR and Rail
The development is in close proximity to Canada Water Station (DLR), Surrey Quays and Rotherhithe stations.

Car parking and drop-off
This is a car free development with no car parking provided on site.
- Drop-off or pick-up by taxis, Dial-a-Ride and community transport minibuses will be possible on the kerbside.

Cycles and mobility scooters
A total of 491 long stay cycle parking spaces will be provided in secure and sheltered location:

- B1 Office cycle parking: 204 spaces within the building at basement level, accessed from the office garden entrance, and via a dedicated cycle lift or staircase. 174 spaces will be in 2-tier racks, 30 spaces in single tier stands with an additional 10 foldable bicycles storage lockers
- A1/A3 Retail cycle parking 10 spaces provided at ground floor level
- C3 Residential cycle parking: 284 spaces within the building at basement level accessed via a dedicated cycle lift. 214 spaces (75%) will be in two-tier racks, 70 spaces (25%) in easier to use single tier stands

On street short stay visitor parking will also be provided with single stack racks.[53 spaces] on the footway alongside Surrey Quays Road. These will be located away from pedestrian circulation routes so as not to pose an obstacle.
At least 5% of cycle parking spaces will be larger or provided in single stack racks to suit cyclists with mobility impairments, and to accommodate larger, adapted cycles or bicycles used by disabled cyclists meeting London Cycling Design Standards (LCDS) as required by the London Plan 2016.

Three parking spaces and charging points for mobility scooters will be provided for the residential accommodation at basement level.

**Pedestrian access**

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

- Direct and single stage pedestrian crossings on desire lines across Surrey Quays Road and Deal Porters Way leading to entrances;
- Wide, level and smooth surfaced footways;
- Clear visual links to entrances;
- A legible layout for visitors;
- Planting and landscape feature including seats and resting places every 50m. Any street furniture, paving and landscape features such as the proposed trees and public seating placed alongside circulation routes will not create barriers or hazards for people with impaired vision;
- Suitable slip-resistant, even, level walking surfaces;
- Suitable tonal contrast between any structure that might protrude into the public area [such as columns] and the background against which it is seen.

The pedestrian access routes for Canada Water Plot A1 are indicated in yellow on the overlay plans in this Access Statement.
8.4 Office and retail

RETAIL ACCOMMODATION

Layout and facilities
Retail accommodation is at the perimeter of the building at ground floor level all along the facade facing Deal Porters Way to the east and along the southern and western facades.

Retail units are accessed directly from the outside and also from within the central lobby and area at ground floor level.

All entrances will be designed to meet Building Regulations Part M in all respects, including level threshold, effective clear width of minimum 1000mm, and weather shelter if not automatic doors.

The retail units will be delivered as “shell and core” and the tenant will have responsibility for providing accessible vertical circulation and toilet facilities within the units.

OFFICE ACCOMMODATION

Layout
The office accommodation is arranged within three connected blocks that have 6 storeys each above the basement.

The office accommodation is at the upper five levels, with the entrances and reception lobby at ground floor level.

These step back at higher levels to provide roof terraces at levels 04 and 05.

There are two entrances to the offices at ground floor level leading to a large reception lobby, a five-storey central atrium and access to the vertical circulation office core.

There are also visitor toilets at ground floor level.

Office entrances
The main entrance to the office accommodation is on Deal Porters Way. This has two sets of automatically opening swing doors to a lobby with two internal sets of swing doors.

There is a secondary office entrance from the garden on the west side which is at a lower level than the main ground floor level. This entrance has a two sets of revolving doors.

An automatically opening side hung pass door is provided to one side of the revolving doors providing an adequate opening width in excess of 1000mm and suitable access for both mobility impaired people and cyclists.

This side door leads to a lobby providing access to
Improve existing and proposed pedestrian links
a lift and stairs to cycle storage in the basement. The cyclists’ entrance will be equipped with automatic doors (with access control).

The through lift also provides a step-free route to main ground level which is at a higher level.

From the revolving door entrance, there are two sets of internal flights of steps within the entrance lobby up to the main ground level. These will meet Part K standards for general access stairs.

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

These will be designed to meet the Building Regulations Part M (Volume 2) standards and include:

- An external level landing and accessible threshold;
- Accessible doors allowing for a clear opening width of 1000mm;
- Manifestations to glazed screens and doors to meet Part K, where glazed sections are wider than 400mm;
- Intercoms located to suit all users (including wheelchair users) and have a speech reinforcement system;
- Transitional lighting between the exterior and interior of the building;
- A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies;
- Highly reflective internal finishes not to be specified.

Reception lobby and atrium
The reception area for the office accommodation is in the centre of the building past the cafe area adjacent to the central office atrium which extends to five storeys high.

The reception counter has adequate circulation space to the front and behind for wheelchair circulation.

The counter will have a lowered section at 760mm height to suit communication with wheelchair users and those of shorter stature.

A permanent hearing enhancement system will be installed at the counter.

Lighting and a suitable plain background will ensure that the face of reception staff is not in shadow to assist people who are lip-reading.

The atrium has an event space at ground floor level and can be screened off at ground level.

A large area of seating is provided adjacent to the atrium. Seating provided in the reception area will suit a range of users, with adequate space for wheelchair users to sit alongside companions and some seating provided with backrests and armrests.

Immediately to the side of the reception there are security barriers to enter the vertical core to the upper levels of office accommodation.

A wider security barrier of min 900mm width will be provided in addition to the standard barriers.

Horizontal circulation
The office accommodation is provided in a similar open plan layout from levels 01 to 05.

There are plan step backs at levels 04 and 05 to provide external roof terraces at these levels.

The three blocks of office accommodation are linked via the central lobby area.
Passages within the vertical circulations cores to the stairs and lifts will be a minimum of 1500mm wide.

Vertical circulation

Main core
There is one main core to the office accommodation which is centrally located adjacent to the open plan lobby.

This consists of three passenger lifts and a goods lift in a row facing the lobby. This extends from ground to Level 05 serving office areas only.

This core has an accommodation staircase to the side designed to Part K general access standards.

Lift and stair access to west side garden area (Building B)

There is difference of 2.3m between ground and lower ground garden entrance level.

The difference is overcome via two sets of internal flights of steps between the ground floor and the lower garden level and a through lift at the side of the stairs in a separate lobby.

The through lift and a dedicated staircase provide access between ground, lower ground and basement levels only. They provide access to cycle storage and amenity access for office staff.

The lift is of a larger size 2m long x 1.2m wide to accommodate longer and wider cycles and will meet Part M requirements in all regards.

Secondary core
There is a secondary vertical core to the south of the building. It consists of a single lift and staircase extending from Ground to Level 05 only.

This lift will be a fire-fighting/evacuation lift that can be used to evacuate disabled people in case of an emergency. It extends down to basement level.

Lifts
Lifts will meet Part M standards as a minimum with controls and call buttons in suitable locations and with audible and visible indicators for lift and door movement and location of lift.

Stairs
The two access stairs in the main core, and to the office cycle storage at basement level, will meet Part K standards for general access stairs.

The main staircase will have a final exit out onto an external landing and external short flight of steps down to Surrey Quays Road.

The escape stairs in the secondary core to the south will meet Part K standards for utility stairs. These have a final exit out to the pedestrianised area to the south of the site.

Sanitary provision
Sanitary accommodation is provided at all levels from basement to Level 05 of the office accommodation.

Visitor toilets at ground floor
A unisex wheelchair accessible toilet and a set of six self-contained unisex standard visitor toilets will be provided behind the reception area at the centre of the ground floor.
The wheelchair accessible toilet will be left hand transfer (to provide an alternative transfer side to the accessible toilets at upper levels) and will meet standards of Approved Document M including:

- travel distances for staff working areas not greater than 40m
- size of 1500 x 2200mm with outward opening door
- fittings meeting requirements of ADM Diagrams 18
- Good visual contrast of fittings against floor and walls

Standard toilets: Each of the 6 standard unisex cubicles provides the required circulation space of min 450mm diameter between the door swing, the pan and the side wall.

Sanitary facilities: levels 01 to 05

There is one set of sanitary facilities in the central core from level 01 to 05.

At each floor this set of facilities provides one unisex wheelchair accessible cubicle and 16 standard unisex self-contained cubicles.

An additional unisex wheelchair accessible facility is provided at the south core at each level between the fire-fighting lift and the escape staircase. This ensures the required max 40m travel distance from all work stations to an accessible WC is achieved.

On each floor one wheelchair accessible WC will provide left hand transfer and the other will provide right hand transfer.

The wheelchair accessible WCs will meet standards of Approved Document M including:

- size of 1500 x 2200mm with outward opening door
- fittings meeting requirements of ADM Diagrams 18 and 19
- good visual contrast of fittings against floor and walls

Each of the 16 standard unisex cubicles provides the required circulation space of min 450mm diameter between the door swing, the pan, the basin and the side wall.

Two end cubicles at each floor will be suitable for ambulant disabled people, with outward opening door, grabrails and potential to raise the toilet seat.

There is no wider 1200mm cubicle provided as this is solely office accommodation and not expected to be visited by shoppers or parents with children.

Basement level shower and toilet facilities

Showers, toilets and lockers are provided adjacent to the office cycle store in the basement with separate male and female sanitary facilities.

These consist of:

- two wheelchair accessible shower and toilet facilities, one in the male and one in the female set of facilities.
- a standard self contained WC cubicle in each set
- 9 shower cubicles in each set. One of these is in each set has an outward opening door and provides facilities for ambulant disabled people with grabrails to the sides of the cubicles.
- locker room for each set. These will provide easy to use lockers with clear numbering and some wider and larger lockers for storing mobility aids, to BS 8300 standards.
Ground Floor: retail units, office and residential entrance lobbies and servicing bay

Note: Internal accessible routes are independent from service or back of house areas and are not intended to represent public routes.
Emergency egress

The fire strategy for the office and retail accommodation will take precedence over this section. The strategy will include best practice procedures for the evacuation of disabled people from all parts of the buildings, based on BS 9999:2008 and Regulatory Reform (Fire Safety) Order Supplementary Guidance.

The following measures for the evacuation of disabled staff and visitors will be considered:

- Designated escape routes from each part of the building that allow wheelchair users and others to reach a safe area to await assistance;
- Use of an evacuation lift to safely evacuate disabled people from all levels of the office accommodation;
- Provision of safe refuges with a two-way communications system, within reach of a wheelchair user, to allow direct communication with the team organising the evacuation in accordance with BS 9999:2008;
- Alarm systems that provide visual as well as audible signals in isolated locations such as WCs; and
- Management procedures that include the appointment and training of staff to assist with the evacuation of disabled people.
- Where evacuation chairs are required to carry people to a place of safety in areas accessed by stairs they will be regularly maintained and inspected.
- The use of suitable warning systems, such as vibrating pagers may be considered for individual members of staff, following a Personal Emergency Egress Plan (PEEP) assessment.
Office: 4th floor

- external wheelchair accessible route
- internal wheelchair accessible route
- residential accessible entrance
- office accessible entrance
- accessible emergency exit
- retail accessible entrance
- cycle entrance
- stepped entry/exit
- vehicle entrance
- passenger lift
- passenger/fire-fighting lift
- goods lift
- cycle lift
- accessible WC
- WC
- shower
- step
- escape stairs
- safe refuge
- ramp (≤1:20)
- bicycle parking
- delivery/loading bay
Office: 5th floor
8.5 Residential

**Accessible housing units**

The proposed development will provide 186 residential units located in a 35 storey tower from Level 02 to Level 33 with double height residential lobby and amenities at ground and Level 01. There is also an amenity space at the 6th floor with direct access to the terrace.

In line with the London Plan 2016, ninety per cent of the dwellings (167 out of 186) are designed to meet Approved Document M4(2) Category 2: Accessible and adaptable dwellings, so that they can be easily adapted to suit the individual needs of the households that live in them.

Ten per cent of the total number of residential units [19 out of 186] are designed to meet Approved Document M4(3) - Wheelchair user dwellings, so that they can be easily adapted to meet the needs of a wheelchair user.

Wheelchair user units [M4(3)] will be distributed throughout the development, across type, size and level, as far as possible to ensure that:

- Households that need wheelchair accessible units are not clustered together; and
- Wheelchair users have as much choice about the location and level of their home as anybody else, as far as possible.

The proposed distribution is as follows:

<table>
<thead>
<tr>
<th>BEDS</th>
<th>M4 (2) CAT 2</th>
<th>M4(3) CAT 3</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>10</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>1B/2P</td>
<td>72</td>
<td>10</td>
<td>82</td>
</tr>
<tr>
<td>2B/4P</td>
<td>72</td>
<td>6</td>
<td>78</td>
</tr>
<tr>
<td>3B/6P</td>
<td>13</td>
<td>3</td>
<td>16</td>
</tr>
<tr>
<td>Totals</td>
<td>167</td>
<td>19</td>
<td>186</td>
</tr>
</tbody>
</table>

A selection of units have been reviewed. These are taken to be representations of all units in the scheme, samples of which are included in this Access Statement.
**Entrances**

The residential entrance is off Surrey Quays Road, to the north of the site.

It is located off a wide and level footway that is accessed via a straight ahead pedestrian crossing.

Entrance doors will provide a minimum opening width of 800mm with adequate manoeuvring space to both sides of the doorway.

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. Building users should be able to activate such a system with a closed fist and with minimal force.

Lighting and further details will be designed at a later stage.

The cycle entrance is adjacent and is via a wide gate that leads into a private external courtyard. This provides access to a cycle lift lobby via a set of automated double doors that provide a minimum of 1000mm clear opening width. The lobby provides access to the cycle lift and staircase to the basement level cycle parking.

Both entrances will be illuminated and weather protected and the thresholds will be level.

**Reception areas**

The residential entrance lobby is double height with a mezzanine level that has meeting rooms and amenities available for residents.

All doors and circulation spaces will meet requirements of Part M.

There is a feature spiral staircase that links the two levels. This will meet BS 5395-2 Code of practice for the design of helical and spiral stairs.

Step-free access between the two levels is provided via the three residential lifts that have a stop at mezzanine Level.

The reception areas, including the reception desks, will be designed at a later stage and will comply with Part M.

Two unisex wheelchair-accessible toilets will be provided for staff and visitors, one at entrance level and one at mezzanine level. One will be right hand and one will provide left hand transfer.
CIRCULATION

Horizontal circulation
The residential accommodation is organised around a central core comprising the vertical circulation.

There are two to seven units accessed from each core which means all units are accessed directly off the residential lift and staircase lobby.

All communal lobbies will be generally 1500 mm or wider, allowing sufficient space for wheelchair users to easily manoeuvre, and to pass in opposite directions. There will be a 1500 mm x 1500 mm turning space outside each wheelchair accessible, or easily adaptable, dwelling as a minimum.

As communal circulation has been minimised, there are no doors on communal routes except into the escape staircase.

Lifts
All 186 dwellings have access to two passenger lifts and one goods lift in the residential vertical core.

This meets and exceeds standards 15 and 16 of London Plan Housing SPG (March 2016) that requires all dwellings entered at the seventh floor (eighth storey) and above be served by at least two lifts; and it is desirable that every wheelchair user dwelling is served by more than one lift.

All car lifts will exceed the minimum internal car size of 1100 mm x 1400 mm (the minimum dimensions for AD Part M).

All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 x 1500 mm in front of all lift entrances.

Car controls and further details will be designed in later stage according AD Part M and the guidance of BS 8300 where relevant.

As the lifts do not go down to basement level, disabled users storing cycles in the basement cycle park will use the cycle lift to ground floor level and then transfer to the main set of residential lifts to get to their apartment.

Stairs
A single staircase links all residential levels from basement to Level 35.

This staircase will be designed to meet the requirements of Part K for ‘general access stair’, and will be detailed at a later stage, including dimensions that suit ambulant disabled people, tonal contrast to aid people with impaired sight, and handrails extended 300 mm beyond the top and bottom riser.
COMMUNAL RESIDENTIAL AMENITIES

Residential communal facilities consist of:

• An enclosed private garden with access gateway from Surrey Quays Road footway
• Residential cycle parking at basement level accessed via lift and stairs from ground floor level.
• Double height residential lobby with staffed reception, mezzanine level and amenity areas at both levels.
• Unisex wheelchair accessible visitors’ toilets at ground level, and mezzanine levels in the reception lobby
• Residential amenity lounge and roof terrace at Level 06
• Roof terraces at Levels 29 and 32.

All routes to the amenity spaces will be step-free and all routes to the amenities will be step-free and will meet the requirements of Part M Category 2 and 3.

All amenity spaces will be detailed at a later stage, and these will be accessible for all residents including wheelchair users.

If sanitary facilities are provided within the amenities spaces, at least one unisex wheelchair-accessible toilet will be provided.

Communal open space
Access to communal open space from any dwelling will be step-free and will meet the requirements of Part M Category 2 and 3.

Communal doors to open spaces will have nominally level threshold.

Any play areas will be designed with reference to accessible play guidance, such as the London Plan: Shaping neighbourhoods: play and informal recreation SPG.

During detailed design consideration will be given to ensure that the open spaces are accessible for all and that surfaces, structures and plants do not become a hazard.

Refuse stores
The proposed residential waste strategy is via waste chute. A waste chute drop off station is provided at every residential floor. Items that cannot be placed in the chute (ie glass and large items) will be carried by the residents to a drop off waste room at the ground floor. FM staff will collect these large items (when the bins are full) and place them at the loading bay for collection.

The horizontal distance between any dwelling and its waste chute drop off point will be less than thirty metres to ensure compliance with Part H of the Building Regulations.

Mobility scooter and cycle store at basement level
The residential mobility scooter and cycle store is at basement level, accessed via a large cycle lift at ground floor level that provides a compartment size of 1.2 x 2.0m.

This is described in the earlier section on transport.
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.

Early warning will be part of the evacuation strategy.

Please refer to Section 1.3.2 for emergency escape provisions for disabled people from other parts of the development.
Residential 6th floor: Access to residents' lounge and roof terrace

- Accessible entrance
- Office accessible entrance
- Smaller retail accessible entrance
- Cycle entrance
- Stepped entry/exit
- Vehicle entrance
- Passenger lift
- Passenger/ fire-fighting lift
- Ramp (≤1:20)
- Bicycle parking
- Delivery/ loading bay
8.6 Residential layouts

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

A selection of units have been reviewed. These are taken to be representations of all units in the scheme. Plans of typical layouts are included in the report.

INTERNAL PROVISIONS – CATEGORY M4(2)

Accessible and adaptable dwellings
90% of total residential units (167 of 186) meet the requirement M4(2) of AD-M, Volume 1 Category 2, for Accessible and adaptable dwellings as defined in AD-M, V1, Section 2.

The following features are the minimum access provisions which have been reviewed against the proposed design:

Private entrances
- All private entrances are accessed off the core lobby that provides a minimum width of 1500mm. This meets the requirement for a minimum 1200 x 1200mm external landing at entrances.
- They will have suitable lighting activated automatically.
- All entrance doors have a minimum clear opening width of 850mm.
- All entrances have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1200 mm beyond it.
- All entrance doors are located centrally in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- All thresholds are accessible.

Other external doors
- All doors to balconies and external amenities have a minimum clear opening width of 850mm. These will have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1200 mm beyond it.
- All doors to balconies and external amenities are located in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- All threshold are accessible.

Wheelchair storage and transfer space
- All dwellings will have a space of 1100 mm deep by 1700 mm wide available on the entrance storey, close to the private entrance, and the route to access this space will have a minimum clear width of 1200 mm;
- All wheelchair storage and transfer space will have a provision of a power socket within the space.

Internal doors and corridors
- All internal corridors exceed the minimum required, i.e. 900 mm;
- All internal doors have a clear opening widths conform the specification below:
  - 750 mm, where approach is head-on or at right angles to a corridor at least 1200 mm wide;
  - 775 mm, where approach is at right angles to a corridor between 1050-1200 mm wide; and
  - 800 mm, where approach is at right angles to a corridor of 900 mm wide.
All internal doors, including sliding doors, will provide a minimum nib of 300 mm to the leading edge of the door. (Please note that doors to cupboards that cannot be entered and en-suite bathrooms are exempt from having a 300 mm nib.)

Living, kitchen and eating areas
- All dwellings are single level and will therefore have the living area at the entrance storey as required.
- All kitchens will have a clear space of 1200 mm depth in front of and between all kitchen units and appliances.
- All principal living areas will have a window where the glazing will start a maximum of 850 mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

Bedrooms
- All bedrooms will provide a clear access route from the door to the window of 750 mm as minimum.
- The main double bedroom of all dwellings will provide a clear access zone of 750 mm as a minimum to both sides and the foot of the bed.
- All other bedrooms will provide a clear access zone of 750 mm as a minimum to one side and the foot of the bed.

Sanitary facilities
- All walls of bathrooms, shower room and cloakrooms will be capable of supporting grab rails, seats and other adaptations.
- All single-storey dwellings will have a bathroom that meets the provisions of Diagram 2.5 and 2.7 of AD-M, V1.

- All doors to the bathrooms required to meet the provisions of diagrams 2.5 and 2.6 of AD-M, V1 (and WC rooms) will open outwards.

Services and controls
- The detailed design of switches, sockets, window controls and services will be finalised at a later stage of the design process but are expected to meet the requirements of paragraph 2.30 of AD-M, V1

Internal provisions - Category M4(3) wheelchair adaptable
10% of total residential units (19 nos) have been designed to comply with the minimum access provisions for Category M4(3) Wheelchair user dwellings as defined in AD-M, V1.

The provision to meet requirement M4(3) of Part M can be two typologies in terms of fit-out:
- Type A: To allow a simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs. Dwellings will be defined as a wheelchair adaptable.
- Type B: To meet the needs of occupants who use wheelchairs. Dwellings will be defined as a wheelchair accessible.

For the purposes of the Proposed Development, the wheelchair user dwellings have been designed as Wheelchair user (adaptable dwellings) Type A thus meeting the optional requirement M4(3)(2)(a) of the Building Regulations.

Wheelchair adaptable dwellings are intended to be capable of becoming wheelchair accessible through easy adaptations that do not require structural or service modifications, or moving walls. They have greater flexibility in their internal layout, such as bathroom or kitchen layouts.
The following features are the minimum access provisions which have been reviewed against the proposed design:

**Private entrances**
- All private entrances have an external landing of minimum 1500 x 1500 mm and will have suitable lighting activated automatically.
- All dwellings are accessed from the internal central core from Level 02 and above, so all private entrances are covered.
- All entrance doors have a minimum clear opening width of 850mm.
- All entrances have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1800 mm beyond it.
- They also have a clear approach space to the door of 200 mm on the following edge of the door on the push side maintained for a minimum distance of 1500 mm beyond it.
- All entrance doors have a minimum 150 mm nib to the hinge side of the door.
- All entrance doors are located centrally in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- Inside all entrance areas, in front of the door, there is a minimum 1500 mm clear turning circle.
- All thresholds are accessible.
- Door entry controls in all entrance doors will be mounted 900-1000 mm above finished floor and a minimum of 300 mm away from any external return corner.
- All entrance doors will have a fused spur on the hinge side of the door suitable for the fitting of a powered door opener.

**Other external doors**
- All doors to balconies and external amenities have a minimum clear opening width of 850mm. Doors that are double doors, provide the minimum clear opening width in both leaves.
- All doors to balconies and external amenities have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1800 mm beyond it, and a clear approach space to the door of 200 mm on the following edge of the door on the push side maintained for a minimum distance of 1500 mm beyond it. These are located in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- All thresholds are accessible.

**Wheelchair storage and transfer space**
- All dwellings will have a space of 1100 mm deep by 1700 mm wide available on the entrance storey, close to the private entrance, and the route to access this space will have a minimum clear width of 1200 mm.
- All wheelchair storage and transfer space will have a provision of a power socket within the space.

**Internal doors and corridors**
- All internal corridors exceed the minimum required, i.e. 1050 mm or 1200 mm where the approach to a doorway is not head-on.
- All internal doors have a minimum clear opening widths of 850 mm. Doors that are double doors, will provide the minimum clear opening width in the main leaf.
- All internal doors will provide a minimum nib of 300 mm to the leading edge of the door and a minimum nib of 200 mm to the following edge of
All dwellings have all bedrooms with an internal floor area in accordance with the specification below:

- Principal double bedroom: 13.5 m²;
- Double bedroom: 12.5 m²;
- Single bedroom: 8.5 m²;

The principal double bedroom of all dwellings will provide a clear access zone of 1000 mm as a minimum to both sides and the foot of the bed and in front of all furniture and a manoeuvring space of minimum 1200 x 1200 mm on both sides of the bed.

All other bedrooms will provide a clear access zone of 1000 mm as a minimum to both sides and the foot of the bed and in front of all furniture as well.

Sanitary facilities

- All dwellings will have a bathroom on the same floor as the main double bedroom, that will meet the provisions of Diagram 3.10/3.11 of AD-M, V1. The door to these bathrooms will open outwards.

- All walls of bathrooms, shower room and cloakrooms will be strong enough to support grab rails, seats and other adaptations.

- All ceiling structures of bathrooms, shower room and cloakrooms will be strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200 kg.

Services and controls

- The detailed design of switches, sockets, window controls and services will be finalised at a later stage of the design process but is expected to meet the requirements of paragraph 3.44 of AD-M, V1.
Typical residential layouts | M4 (2) Category 2 Accessible and adaptable units
Residential building: 6th floor - (1b2p)
Typical residential layouts | M4 (3) Category 3 Wheelchair user units
Residential building: 23-25th floor - (3b6p)
Residential building: 26-28th floor (2b4p)
8.7 References for inclusive design

LEGISLATION

Equality Act 2010
The Equality Act 2010 (‘the Act’) combines and supersedes previous separate discrimination legislation (including the Disability Discrimination Act 1995 as amended (‘the DDA’) and the disability discrimination provisions of SENDA 2001 for England, Wales and Scotland. People are protected from discrimination and harassment based on ‘protected characteristics’; victimising anyone as a result of action taken in connection with the Act is also unlawful. There are nine different protected characteristics under the Act which have different levels of protection depending on the context (such as employment, provision of goods and services or the provision of education). This Access Statement focuses on the protected characteristic of disability; the definition of disability is essentially the same as under the DDA.

The types of discrimination that can arise in relation to disability are:

- Direct disability discrimination;
- Indirect disability discrimination;
- Treating disabled people unfavourably because of something arising in consequence of their disability without justification; and
- A failure to make reasonable adjustments for disabled people (‘the RA duty’). The RA duty works in different ways depending on who requests the reasonable adjustments to be made, for example an employee or a member of the public.

The Act also provides protection for people who are treated less favourably because of their relationship with a disabled person (such as a carer) or for people treated less favourably because they are mistakenly believed to be disabled. A disabled person can always be treated more favourably than a non-disabled person.

If an employer is a listed public authority (such as a local authority) they will be subject to the public sector equality duty. If the employer is not a public authority but carries out a public function as part of its work, it will be covered by the general part of the equality duty in relation to the exercise of that function.

The public sector equality duty seeks to promote equality from within an organisation and the general duty requires the organisation to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not; and
- Foster good relations between persons who share a protected characteristic and those who do not.

Due regard must be given to these three aims when undertaking procurement and to comply with procurement law, consideration must be given to the extent to which equality considerations are relevant and proportionate to the subject matter of the contract.
Most of the listed public authorities are also subject to the specific duty (which operates slightly differently in England and Wales). This involves reporting requirements to demonstrate compliance with the three aims of the general duty. The public sector equality duties are relevant both to the design and the management of the built environment.

The Reasonable Adjustment Duty and specific building provisions
The Equality Act does not contain any specific requirements for the built environment and therefore has no relevance to ‘compliance’ in respect of physical building standards.

Statutory Consents
When considering a reasonable adjustment to a physical feature, the Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

- Regulatory Reform (Fire Safety) Order, 2005.
REGULATIONS AND STANDARDS

Building Regulations 2010


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 the regulations in respect of physical access for disabled people.

National Planning Policy

- The NPPF states that all developments should be designed to be inclusive and that this should be addressed by local policies.

London Planning Policy

- The London Plan [2016] comprises the development plan at the regional level.
- This London Plan SPG outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.
REFERENCES

British Standards


• BS 5395-1:2010 Stairs Code of practice for the design of stairs with straight flights and winders, British Standards Institution, 2010.


International Standards


Access Statements

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


• Planning and Access for Disabled People, ODPM, 2003.

Sanitary Accommodation


Urban Design / External Environment / Landscape / Transport


Signage, Lighting And Wayfinding


Buildings


Office And Commercial


8.8 Glossary of terminology

**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.

They will have both a kerb to facilitate a ramp stored in a vehicle such as a black cab and a dropped level to provide access to the pavement from other vehicles.

**Accessible routes**
Accessible routes are pedestrian routes that are inclusive and designed to be accessible by everyone.

**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.
8.9 Access overlays
Ground Floor

- external wheelchair accessible route
- internal wheelchair accessible route
- residential accessible entrance
- office accessible entrance
- accessible emergency exit
- retail accessible entrance
- cycle entrance
- stepped entry/exit
- vehicle entrance
- passenger lift
- passenger/fire-fighting lift
- goods lift
- cycle lift
- accessible WC
- WC
- shower
- step
- escape stairs
- safe refuge
- ramp (≤1:20)
- bicycle parking
- delivery/loading bay
external wheelchair accessible route
internal wheelchair accessible route
residential accessible entrance
office accessible entrance
accessible emergency exit
retail accessible entrance
cycle entrance
stepped entry/exit
vehicle entrance
passenger lift
passenger/fire-fighting lift
goods lift
cycle lift
accessible WC
WC
shower
step
escape stairs
safe refuge
ramp (≤1:20)
bicycle parking
delivery/ loading bay
Sixth Floor

- external wheelchair accessible route
- internal wheelchair accessible route
- residential accessible entrance
- office accessible entrance
- accessible emergency exit
- retail accessible entrance
- cycle entrance
- stepped entry/exit
- vehicle entrance
- passenger lift
- passenger/fire-fighting lift
- goods lift
- cycle lift
- accessible WC
- WC
- shower
- step
- escape stairs
- safe refuge
- ramp (≤1:20)
- bicycle parking
- delivery/loading bay
Thirty Second - Thirty Fourth Floor

- external wheelchair accessible route
- internal wheelchair accessible route
- residential accessible entrance
- office accessible entrance
- accessible emergency exit
- retail accessible entrance
- cycle entrance
- stepped entry/exit
- vehicle entrance
- passenger lift
- passenger/fire-fighting lift
- goods lift
- cycle lift
- accessible WC
- WC
- shower
- step
- escape stairs
- safe refuge
- ramp (≤1:20)
- bicycle parking
- delivery/loading bay