Design and Access Statement
Volume IV Part 5 of 5
Plot A2

May 2018
Allies and Morrison
5 ACCESS STATEMENT
5.1 Introduction

5.1.1 PURPOSE OF THE REPORT

David Bonnett Associates (DBA) was appointed by British Land as Access Consultant to the Canada Water design team in 2015.

This Access Statement has been prepared to support the Canada Water Plot A2 scheme at Stage 2+ and is based on a review of the proposals by Allies and Morrison dated 15 November 2017.
Canada Water Plot A2
The Access Statement describes the access provisions using a journey around the Proposed Development 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, WCs 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. Refer to Section 5.4 for more details.

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 Section 5.4 References for inclusive design.

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. Refer to Section 5.4 for more details.

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 development 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 2010

Statutory consents
When considering a reasonable adjustment to a physical feature that poses a barrier to access, the Equality Act 2010 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 Section 5.4 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.
5.2 Overview of proposals

Access aims

The 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:

- Parking: Accessible car-parking spaces (Blue Badge) will be provided in accordance with the LB Southwark and GLA requirements on Deal Porters Way. Blue Badge bays will be provided to BS8300:2009 dimensions. High-top vehicle conversions can be accommodated on-street;
- Drop-off: Drop-off/pick-up points for taxis, Dial-a-Ride and community transport minibuses will be on Deal Porters Way within 90m of the Leisure Centre entrance and 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 Leisure Centre is via a pedestrianised area with only fire brigade vehicular access to the north of the site. This will be designed to be safe and inclusive for all pedestrians in line with DfT guidance;
- The route will be step-free, level or gently-sloping with gradients at 1:21 or gentler;
• Planting and landscape features will include seats and resting places at a minimum of every 50m;

• Accessible cycle parking will be provided as part of the Bike Hub and there will be access to accessible changing and showering facilities for cyclists.

• 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.

• Leisure Centre: This will be inclusively designed and meet the standards set out in Sport England’s best practice Design Guidance Note for Accessible Sports Facilities, 2010.

• Sanitary facilities: The Leisure Centre will provide inclusive showering, changing and toilet facilities and will include an adult Changing Places facility for use by the general public.

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

• A fire-fighting lift will be provided in each core which will assist in the evacuation of disabled people who cannot use stairs.
5.3 Access features of the building(s)

5.3.1 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 - provision

This is a car free development with no car parking provided on site.

Blue Badge parking will be provided on Deal Porters Way at 90m from the entrance to the Leisure Centre. As this is further than the maximum of 50m recommended in the Sport England Accessible Sports Facilities guidance, seating will be provided along the route to the Leisure Centre entrance to ensure there is a resting point every 50m as recommended by DfT’s Inclusive Mobility guidance.

Accessible car parking spaces will meet dimensional and other specifications as set out in Approved Document Part M and local authority requirements.

Cycles

The required number of cycle parking spaces will be provided in secure and sheltered locations as follows

• Leisure Centre parking: within the pedestrianised route to the entrance to the Leisure Centre to the west of the entrance
• Office accommodation bike hub parking: within the building at ground floor level, accessed from a dedicated cycle entrance off the pedestrianised route.

A proportion of cycle parking spaces will be larger or 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.

• External single stacker cycle spaces will be provided which will allow for larger adapted cycles to be stored at the outer ends of the rows.
5.3.2 OFFICE ACCOMMODATION

The office accommodation has a reception lobby and access to the vertical circulation core at ground level. It extends to the whole of Plot A2 at the five upper levels.

From the level 01 to level 04, the larger area office accommodation has access to a second vertical core to the south-west end over the Leisure Centre.

At the 5th floor level, the floor area reduces to main section facing Deal Porters Way with a single core.

There is also a service vehicle entrance and service area on the ground floor to the south of the site. This is out of the way of the pedestrian thoroughfare.

Layouts are shown at the end of this section.

Entrance

The entrance to the office accommodation is on Deal Porters Way.

The office entrance comprises a set of automatically sliding doors to a lobby with an air curtain.

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 Park 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 and Lobby

The reception area for the office is directly adjacent to the entrance on the left hand side, and easy to identify.
The entrance also provides access to the cafe area on the ground floor.

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.

Any 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.

A wider security barrier of 1200mm width and with an easy to use swing door will be provided in addition to the standard barriers to the office core.

**Horizontal circulation**

The office accommodation will be mainly open plan with no corridors within the office areas.

Passages within the vertical circulations cores to the stairs, lifts and sanitary accommodation will be a minimum of 1500mm wide.

**Vertical circulation**

The office accommodation has access to the main vertical circulation core at ground level.

From the level 01 to level 04 the office accommodation extends to the majority of the floor plate of the A02 site (except for plant area) and has access to the second vertical core over the Leisure Centre to the west.

At the 5th floor level, the floor area reduces to the main section facing Deal Porters Way with a single core.

The **main vertical core** located to the centre of Plot A2 has a set of 6 passenger lifts in two rows facing each other across an adequately wide passage.

This set of 6 lifts extends from the ground to the Level 05 only serving the office accommodation exclusively, except for the fire-fighting lift that extends down to the basement level.

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

An additional goods lift accessed from both sides is associated with a central staircase and extends from ground to the upper levels only. This is shared with the Leisure Centre.

The secondary vertical core is located within and above the Leisure Centre. It consists of a single fire-fighting lift and staircase extending from basement B1 to level 04 of the office accommodation. It serves only the Leisure Centre at ground and basement levels, and only the office from levels 01 to 04.

This lift will be a combined goods and fire-fighting/evacuation lift that can be used to evacuate disabled people in case of an emergency.
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 main office core has two sets of stairs (Stairs 01 and 02) extending to all the floors of the building from basement B1 to level 05 and the secondary core has a single set of stairs (Stairs 03) from basement to Level 04.

There is also Stair 04 from Leisure Centre basement to ground level.

All stairs will meet Part K standards for general access stairs.

Retail and cafe area at ground level
The office reception area provides access to the cafe/ eating area at ground floor level. This will also have access from the pedestrianised street to the north.

A large ground floor retail facility will be provided facing east and accessed from Deal Porters Way.

This facility will be provided as shell and core, with the tenant(s) responsible for meeting Part M requirements, including accessible entrances and sanitary facilities.

Bike Hub
There is a dedicated cyclists’ entrance to the building from the north.

The cyclists entrance will be a set of automatically opening double swing doors.

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

A proportion of cycle parking spaces will be larger or 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.

The Bike Hub will also provide access to showering and changing facilities for cyclists including a wheelchair accessible unisex toilet, showering and changing facility.

Lockers will be provided meeting recommendations of BS 8300, with some taller lockers 1.8m high to accommodate mobility aids.

Sanitary provision
Sanitary accommodation is provided within the offices from Level 01 to 05.

Back of house facilities for reception
Back of house facilities are provided at ground floor level near the cyclists entrance. These provide two unisex self contained standard toilets (including one ambulant facility) and a unisex wheelchair accessible toilet.

There will also be back of house changing and WC facilities provided associated with the plant and servicing area. This will include unisex wheelchair accessible facilities.
Main core facilities
There are two sets of facilities at each level in the main core from Level 02 to 05. At level 01, there is one large set of facilities at the main core and two smaller ones at the secondary core.

Each set of main core facilities provides a unisex wheelchair accessible cubicle and 11 standard unisex self-contained cubicles.

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

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.

At least one cubicle in each set will be suitable for ambulant disabled people with outward opening door, grab rails and potential to raise the toilet seat.

The wheelchair accessible facilities will provide alternative left and right hand transfer on each floor and will also switch transfer sides on alternative floors to provide a choice of transfer for wheelchair users.

All wheelchair accessible provision will meet standards of Approved Document M including:

- travel distances to the accommodation not greater than 40m from any part of the office floor
- 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

Secondary core facilities
There are an additional set of sanitary facilities within the secondary core from Level 01 to Level 03 floor level, with two sets at Level 01 and one set at each of levels 02 and 03.

These each consist of one unisex wheelchair accessible cubicle and three standard unisex self-contained cubicles.

As there are only three standard cubicles a wider cubicle is not required.

One cubicle at each floor will be suitable for ambulant disabled people with outward opening door, grab rails and potential to raise the toilet seat.

An additional set of facilities is provided at the secondary core Level 01 consisting of three standard cubicles with one ambulant cubicle. This is considered to share the same location as the set with the wheelchair accessible WC and so fulfils the criteria of an accessible WC provided in each location where toilet facilities are provided.
Emergency egress

The fire strategy for the office 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 two fire-fighting/ evacuation lifts to safely evacuate disabled people from all parts 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;
- 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.
Ground Floor – Office entrance, Bike Hub, retail and servicing bay
Level 01 – Office
Level 02 – Office
Level 04 – Office
Level 05 – Office
5.3.3 **LEISURE CENTRE**

The Leisure Centre is at three levels, ground floor, level B1 and level B2.

It has an entrance and reception lobby at ground floor level and occupies the western half of Plot A2 at ground level.

It extends down to basement level B1 occupying the majority of Plot A2 at this level.

It has access to three vertical circulation cores.

Layouts are shown at the end of this section.

**Entrance**

The entrance to the Leisure Centre is on the pedestrianised street to the north of A2. It comprises a set of automatically sliding doors to a lobby with another internal set of sliding doors providing a minimum clear opening width of 1200mm as required by Sport England guidance.

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;
- Manifestations to glazed screens and doors to meet Park 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 and Lobby**

The details of the reception and lobby area will be designed at a later stage to the following principles:

- The reception counter has adequate circulation space to the front and behind for wheelchair circulation.
- It will have a lowered section at 760mm height to suit communication with wheelchair users and
• 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.

• Any 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.

• Where security barriers are provided, a wider security barrier of 1200mm width and with an easy to use swing door will be provided in addition to the standard barriers.

Horizontal circulation
The layout will be mainly open plan. Any passages will be a minimum of 1500mm wide.

Vertical circulation
Three vertical circulation cores are provided to the two levels. The main circulation core consists of two lifts and an open staircase located near the entrance. These are dedicated lifts and stairs for the Leisure Centre.

There are two secondary cores located to the west and south of the Leisure Centre. These each consist of a single lift and staircase. At least one of these lifts will be a fire-fighting/evacuation lift that can be used to evacuate disabled people in case of an emergency.

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 three stairs will meet Part K standards for general access stairs.

Sanitary provision
Suitable and inclusive sanitary accommodation is provided at both levels including at ground floor so that each part of the facility is within 40m of a unisex accessible WC. The provision includes:

• Unisex wheelchair accessible visitors WC along with standard WC at reception
• Unisex wheelchair accessible shower, WC and changing facility at ground floor conveniently located for the gym facility.
• Standard male and female changing facilities for the gym at ground floor both include a wheelchair accessible toilet.
• Sanitary facilities for the swimming pool at basement level include:
  • a Changing Places facility for adults with complex and multiple disabilities
  • a unisex wheelchair accessible shower, WC and changing facility
  • three unisex wheelchair accessible toilets, in the three changing areas
  • a wheelchair accessible shower area in each of the communal showering facilities
  • ambulant accessible cubicles in each set of the standard WC cubicles
• Sanitary facilities for the sports hall at basement level include:
  • a unisex wheelchair accessible shower, WC and changing facility
  • two unisex wheelchair accessible toilets in each of the changing areas
• ambulant accessible cubicles in each set of the standard WC cubicles.
• Sanitary accommodation meets requirements of Approved Document M Vol 2 Buildings other than dwellings, BS 8300 guidance, and guidance of Sport England’s Accessible Sports Facilities.

Finishes and visual contrast
• Surfaces will be smooth, firm and slip-resistant in wet conditions
• Adequate visual contrast with relevant LRV differences will be provided between walls, floors and ceilings in circulation areas, and in all facilities.

Access to the swimming pool
The two pools will be designed to allow integration of disabled swimmers in all activities.
• The design of the pool edge will warn swimmers they are approaching the water by using colour and tactile information.
• Main pool access will be provided via easy rise steps at the shallow end, with suitable grippable continuous handrails to both sides, and via a submersible platform lift for wheelchair users.
• Easy rise stairs will have max risers of 140mm and minimum treads of 300mm
• A portable hoist will be provided to give access to the Learners Pool for those who cannot access via the easy rise steps.
• A water depth of 1.1m will provide buoyancy for adult disabled swimmers

Signage
Signage and wayfinding internally will be reviewed at a later stage.

Emergency egress
The fire strategy for the Leisure Centre 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 two evacuation lifts to safely evacuate disabled people from all parts 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.
Ground Floor – Leisure Centre
Basement 01 – Leisure Centre
Basement 2 – Leisure Centre
5.4 References for inclusive design

A1.1 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 2010 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.

A1.2 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.

A1.3 References

British Standards

• **BS 9999:2008** Code of practice for fire safety in the design, management and use of buildings, British Standards Institution, 2008.


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


• **BS 8501:2002** Graphical symbols and signs. Public information symbols, British Standards Institute, 2002.


**International Standards**


**Access Statements**


**Sanitary Accommodation**


5.5 Glossary of terminology

**Urban Design / External Environment / Landscape / Transport**


**Signage, Lighting And Wayfinding**


**Buildings**


**Office And Commercial**


**Arts, Culture And Sport**

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.

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. 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. Blue Badges are issued by the local authority and are subject to varying regulations.

**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.
6 TECHNICAL CONSIDERATIONS
This chapter is a high level summary of technical considerations that influenced the design. They refer to more detailed reports that can be found as part of the Plot A2 detailed submission, or in the Environmental Statement of the wider planning submission of the Masterplan.

**Servicing & Transport (ARUP)**

The logistic arrangements and interfaces with the public highways have been carefully analysed and co-ordinated with ARUP. All servicing will be carried out within the plot. The loading bay has been located with least impact to the Public Realm, mindful of the future development of Plot B1 to create a combined service route. Waste storage has been sized appropriately for the type and size of the development.

**Energy & Sustainability (AECOM)**

The development follows the masterplan strategy (set out by ARUP) of using heat pumps instead of CHP plant. The plot has also been designed to allow for a future district heating connection. Plot A2 is designed with an integrated and holistic approach to sustainability for both office and leisure uses. The technical detailing of the building fabric, systems and materials ensure the environmental sustainability of the building and the health and well-being of its end users. The scheme has been set up to achieve BREEAM excellent for the office, BREEAM very good for the retail component, and BREEAM very good for the Leisure Centre.
Construction Management Plan (RPM)
This document demonstrates how impacts from the construction process of Plot A2 on the amenity of neighbouring occupiers and the environment will be managed and mitigated. It addresses traffic management, dust, noise, vibration and stability. It also describes how specific existing site constraints (adjacent residential properties, relocation of services, TFL tunnel monitoring) will be integrated in the construction process.

Sunlight & Daylight (GIA)
A detailed study has been undertaken to assess sunlight and daylight impacts of Plot A2 on existing residential properties outside the western boundary of the site. The proposed building massing has developed as an iterative process throughout the design development period to ensure that any sunlight/daylight repercussions are well understood and optimised by the proposal. All details can be found in the report by GIA.
6.2 Environmental Statement

Environmental Impact Assessment (Waterman)
An Environmental Impact Assessment (EIA) has been undertaken for the Development which includes Plot A2. EIA is a process of identifying, predicting, evaluating, and where necessary, mitigating the likely significant environmental impacts arising from a development. The process enables developers to respond iteratively to the prevailing environmental conditions and constraints pertaining to their proposals. This allows for the evolution of the most practicable environmentally sustainable design and ensures that measures are considered and implemented to prevent, reduce and where possible, offset any potentially adverse significant environmental impacts. The EIA process also aims to ensure that potentially beneficial impacts of a development are maximised. The topic areas considered within the EIA and the design of Plot A2 are as follows:

- Socio-Economics;
- Transportation and Access;
- Noise and Vibration;
- Air Quality;
- Ground Conditions and Contamination;
- Water Resources and Flood Risk;
- Ecology;
- Archaeology (Buried Heritage);
- Wind;
- Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare; and
- Townscape, Built Heritage and Visual Impact Assessment.

Full details can be found within the Environmental Statement which reports the outcome of the EIA.

Flood Risk (Waterman)
Plot A2 is located within defended Flood Zones 2 and 3. Implementation of the Thames Estuary 2100 Plan would ensure that the River Thames defences would not be overtopped and Plot A2 would remain defended throughout its lifetime.

Whilst Plot A2 is defended from flooding, it is important to assess the potential risk if the defences were to fail (breach). The EA’s breach modelling indicates that whilst Plot A2 remains dry, to the east the breach flood level in Canada Water Dock could be 5.61m AOD. Flood protection is currently provided by the increased ground levels of Deal Porters Way, which prevent breach flood water reaching Plot A2 from this location. Deal Porter’s Way would remain at its existing levels post-development, ensuring that no new flow routes are created and the Plot remains protected.

To the west of Plot A2 the breach flood level is indicated to be 2.51m AOD. The lowest ground level of Plot A2 is 3.91m AOD. All basement accesses to Plot A2 are also set above the breach flood level, at a minimum of 3.20m AOD. This ensures the Plot would remain safe in the event of a breach scenario.
Wind (RWDI)
Following the original massing of the masterplan proposal, the design of the detailed Plots A1, A2 and K1 have been adjusted with wind conditions in and around Plots A2 and K1 considered acceptable for the intended uses. Although canopies are not required for wind mitigation at ground level around the detailed proposals, these have been introduced for rain protection and to mark the main entrances to Plot A1. Mitigation measures on the upper amenity roofs will be provided in line with measures described by RWDI. External private amenity in from of balconies and loggias were distributed in response to prevailing wind with the ambition to ensure good visual connectivity to the outside by keeping balustrade heights below 1.3m from a wind perspective.

Noise / Vibration (Waterman)
The development will follow good acoustic design within its given constraints. Impact from external plant has been reduced by relocating the majority into the basement of the development. Externally located generators (if required by future tenants) will follow Southwark Council requirements of noise level limitations. Internally, good acoustic design has been co-ordinated and integrated with other key disciplines. Vibration studies in response to the TFL tunnel noise levels have been carried out and informed the design.
6.3 Security

Overview
Plot A2 forms the entrance to British Land’s Canada Water Masterplan for which a site-wide security strategy is being developed. The design measures proposed for Plot A2 are considered to be commensurate with the site wide security aspirations for the Masterplan.

It is proposed that the design of Plot A2 will seek to comply with the requirements of Secured By Design (SbD) Commercial Developments 2015, in consultation with the Designing Out Crime Officer (DOCO).

QCIC have assisted the design to date and will further develop security aspects in more detail. A review of the project was held with the MET Police on 18 August and recommendations have been considered in the design process since. A follow up meeting will be arranged to align the security aspects with SbD requirements and ensure that the proposed development will provide a secure and safe working and living environment.

To assist in British Land’s BREEAM aspirations for Plot A2, QCIC has undertaken a Security Needs Assessment (SNA). This meets with the requirements of BREEAM 2014 Hea ’06.

Key design considerations
The design approach to security is based on the following principles.

1. Ensuring an appropriate separation of multiple building functions, to enable the effective management of access.
2. Facilitating secure use of the building through provision of an automated access control system (AACS) for back of house areas and office spaces.
3. Deterring and detecting intrusion or theft in the building through provision of a video surveillance (CCTV) system.
4. Allowing electronic security systems to be controlled and managed as a standalone building through a building control room, whilst also providing a link to a centralized estate control room (to be determined in later phases).
5. Mitigating the risk of forcible intrusion through the inclusion of enhanced physical security in vulnerable locations.
6. Mitigate the effects of a terrorist attack against the building, or in the vicinity of the building through the provision of proportionate physical security measures.
7. Security equipment, whether physical or electronic, will be designed or selected wherever possible in order not to detract from the visual impact of Plot A2, and in particular communal spaces and views of the facades.
6.4 Further considerations

**Fire (AECOM)**
A fire engineered approach has been adopted for Plot A2. The building is to be provided throughout with an automatic sprinkler system to BS EN 12845. The building will be evacuated in two stages, with fire rated construction provided between the office and leisure centre uses to support this. Egress of mobility impaired persons is supported by refuge spaces in the lobbies of egress stairs and two way communication systems back to management for assistance. Elements of structure are fire rated in accordance with code recommendations. Fire spread to neighbouring buildings is controlled through a combination of spatial separation to the boundary, sprinkler protection and limiting the areas of external wall that have no fire resistance. In line with client requirements it is proposed that the façade construction does not include combustible insulation or filler products. Perimeter access is provided fire vehicles and internal firefighting is facilitated by two firefighting shafts and dry riser outlets.

**Access and Maintenance**
Plot A2 has been designed with ease of maintenance and robustness in mind. Metal and timber cladding has been chosen as the principle materials for cladding the office buildings. Materials will be finished in such a way to minimise maintenance requirements and preserve a high quality building appearance.

Windows and glazed elements have been designed to be replaced from the outside of the building, with the additional option for internal replacement for the majority of components. The goods lift has been sized to accommodate glass and small plant replacement. Owing to the LVMF height limitations, the proposed building can be accessed in the most part using a MEWP from street level around the north, east and south building perimeters.

Maintenance access along the western site boundary has been carefully considered mindful of the close proximity to adjacent residences. A 1.5m wide maintenance route has been integrated at ground level around the perimeter of the building. The route is concealed by planted screens to ensure privacy is maintained for the residential occupants. The residential-facing facades can be cleaned using a combination reach and wash from the stepped planted terraces, or by MEWP from the access route south of Plot A2.
For further information please contact

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