



Design & Access Statement Rev C

7 Wakefield Street
London, WC1N 1PG

31.03.23
Job no. A-938





more

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SGI-UK

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A	29.07.21	First Issue - for comment	CJ	PK	MM
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C	31.03.23	Issued for planning application	RZ	CJ	MM

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1.0 Introduction

“Carless + Adams worked on 2 schemes for us. We had limited experience but they were incredibly supportive and the entire process was superbly efficient ”

Sharad Saraogi - Pressbeau



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- + Design for Dementia
- + Day Care Centres
- + Elderly Person Housing
- + Learning Disability Homes
- + Residential
- + Crematoria
- + Healthcare

1.0 Introduction

1.1 Introduction

This Design and Access statement is prepared by Carless + Adams Ltd in support of a full planning application on behalf of SGI-UK for a new platform lift with external alterations at the site of 7 Wakefield Street, WC1N 1PG, London.

This statement should be read in conjunction with the following documentation;

- + Location Plan
- + Site Plan
- + Existing Plans
- + Proposed Plans
- + Existing Elevations
- + Proposed Elevations
- + Existing Sections
- + Proposed Sections
- + Noise Impact Assessment
- + Planning Statement

The SGI is a lay organisation & each centre enables members to come together in order to chant, study or plan events. The centres are open and nurtured as culture centres rather than as temples or churches. Centres are representative of the areas in which they are situated and of the people responsible for their development.

The photograph to the right shows the current main entrance to the building which is inadequate for wheelchair users. Consequently SGI-UK intend to install a platform lift in order to allow wheelchair users to reach the reception area without having to navigate the staircase at the main entrance.



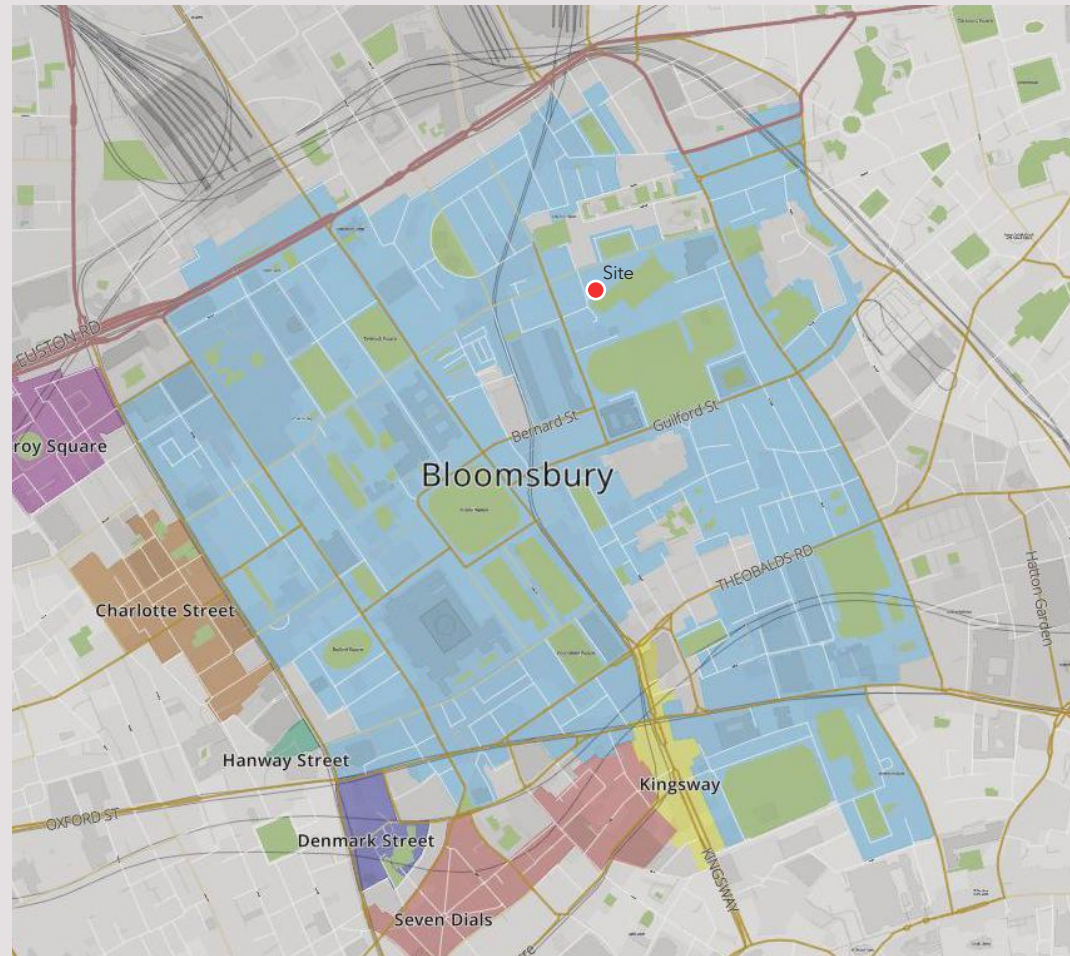
Current main entrance to SGI-UK on Wakefield street with stepped access

1.0 Introduction

1.2 Location/Context/ Local Amenities

Wakefield Street is located within the Foundling Estate of the Bloomsbury Conservation Area in the London Borough of Camden.

The 19th Century building which functions as a Buddhist Centre for the community is located nearby elegant green spaces and is adjacent to St George's Gardens. London Ikeda Peace Centre currently benefits from connections to improved public transport facilities and is located only a 10 minute walk from Russell Square station and 0.5 miles from Kings Cross St Pancras.



Map of the site indicated in red within the Bloomsbury Conservation Area (source: bloomsburyconservation.org.uk)

1.3 Aerial image of site in context



Aerial view of site location indicated in red
(source: Google Earth)

Wakefield Street
Handel Street

Access to 7B Wakefield Street

2.0 Site and Surroundings

2.1 Site evaluation

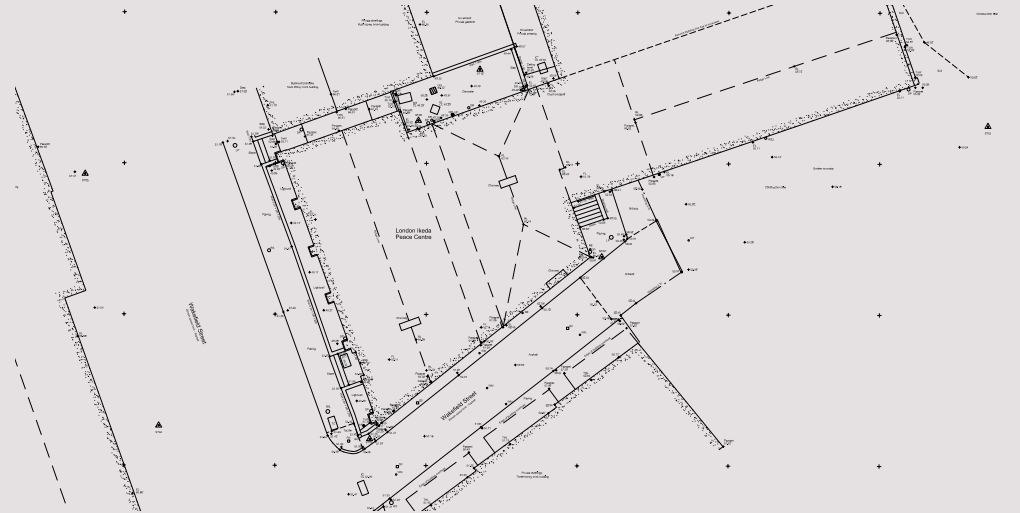
In this built up residential and commercial area of Wakefield Street, there is limited development opportunity to improve accessibility into the Buddhist Centre.

The access road to the side of the property has a gradual slope over a length of 46 metres to accommodate a level change of 1 metre from the east to west of the site.

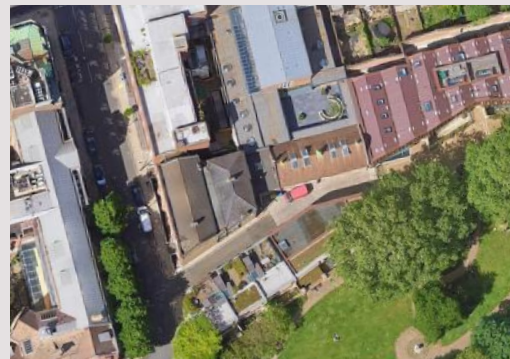
The existing access arrangement on the street frontage is constrained by a bridge with steps over a deep light well. There is little scope for adapting this into a ramp suitable for wheelchair users.

Due to the limited space available on site, a platform lift is considered appropriate for minimising the impact of any new development to the character of the street.

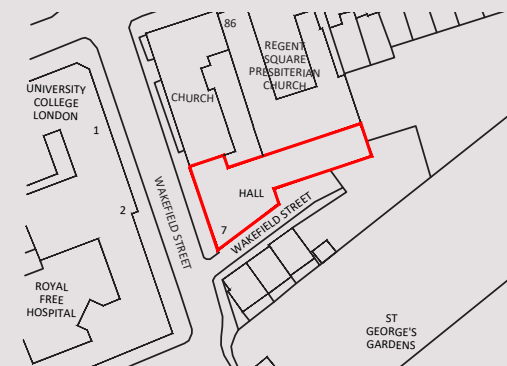
The lift is best sited at the rear of the property whereby the architectural features of the main street elevation will not be affected by any material changes proposed to the building. This also maintains the fence line to the front of the property.



Topographical survey completed by Survey Solutions

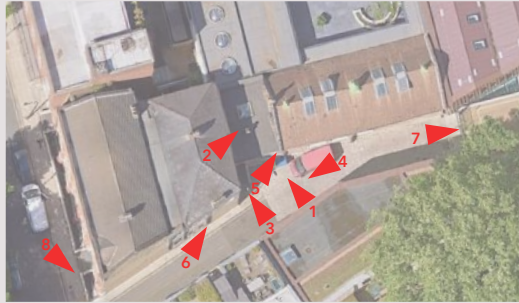


Aerial view of London Ikeda Peace Centre (source: Google Earth)

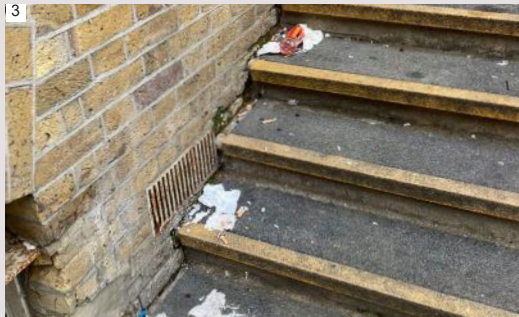


Location of Buddhist Centre with site boundary indicated in red.

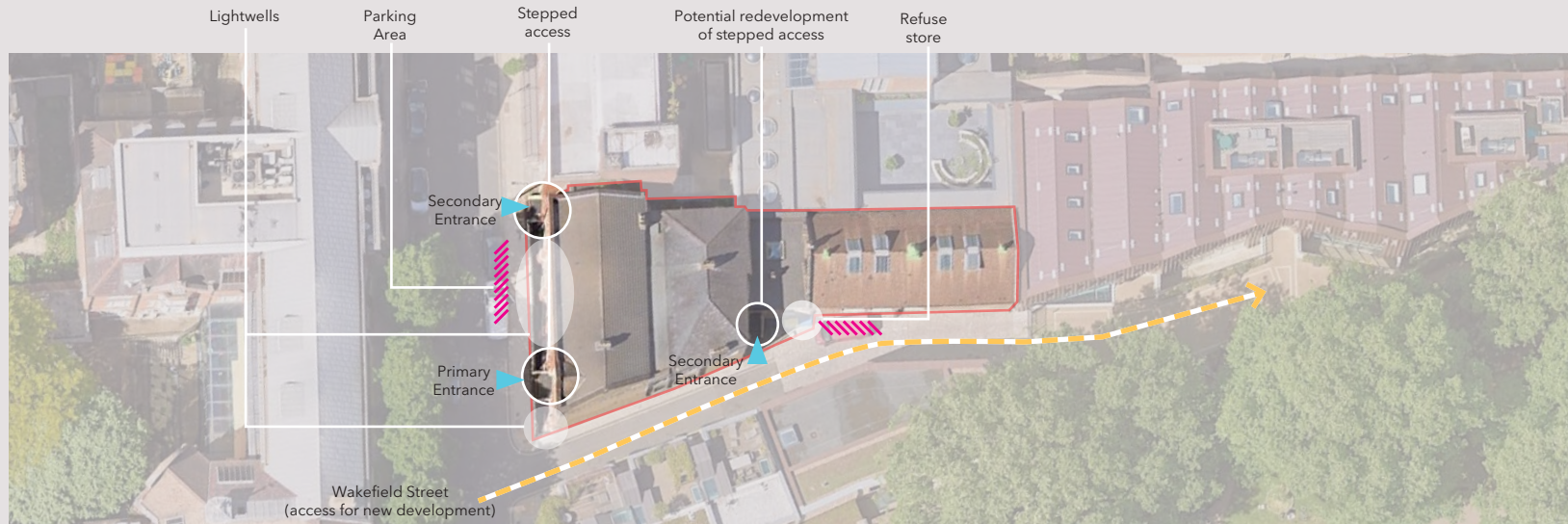
2.2 Visual assessment of site



Key Plan



2.3 Site opportunities and constraints



Street elevation of 7 Wakefield Street looking towards Main Entrance



Kerb line stops alongside escape staircase with area for bin storage.



Single yellow line to tarmaced road opposite the escape staircase

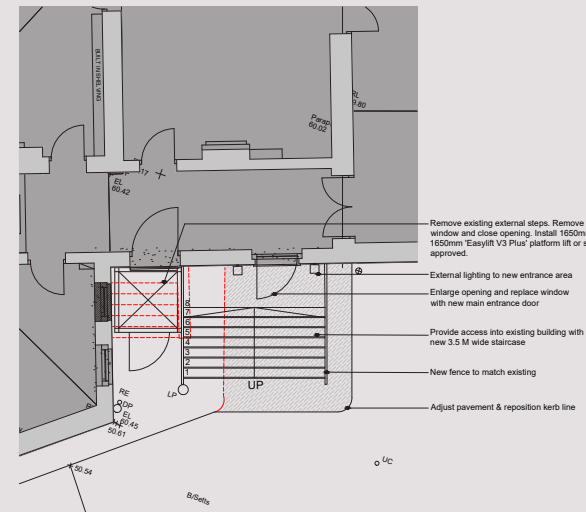
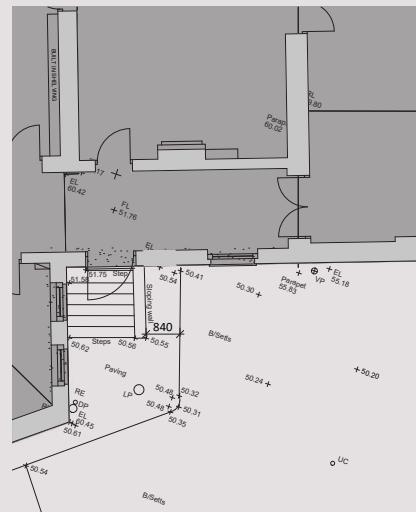
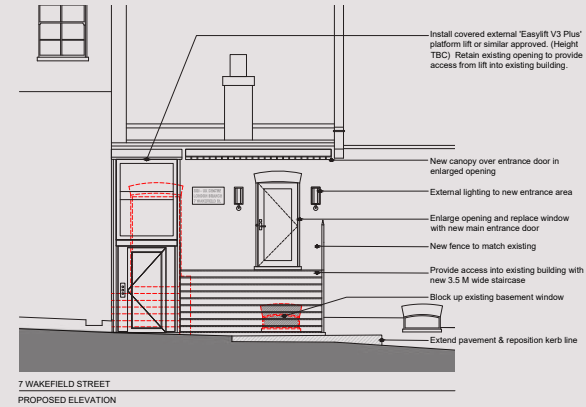
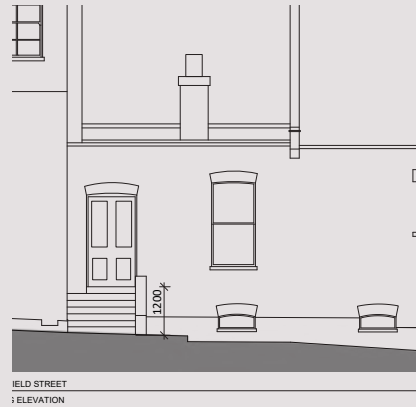
3.0 Planning History

3.0 Planning History

Initial planning advice has been sought from Camden Council (Planning reference: 2021/3663/PRE) in 2021.

In summary, the location of the proposed platform lift has been agreed in principle with the planning officer, Jaspreet Chana, to be appropriate given the benefit of improving accessibility to the ground floor.

Further discussions during the pre-application and consultations on site on 31st January 2023 have informed the development of the design and consideration of the materials for the platform lift.



Initial proposals submitted for pre-application advice in 2021.

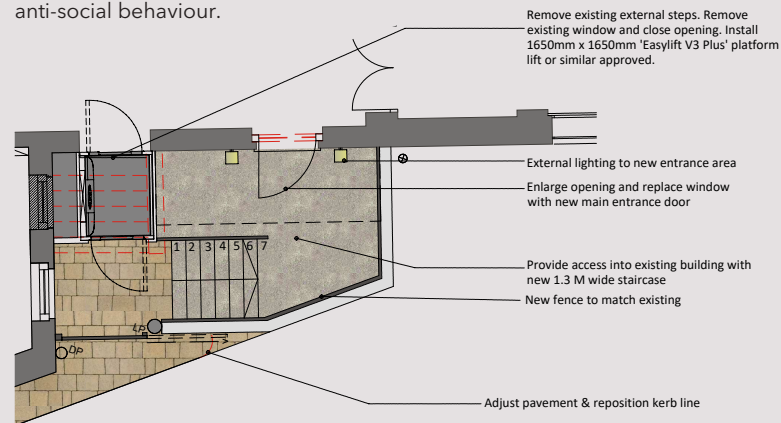
4.0 Design Approach and Concept

4.1 Access Arrangement

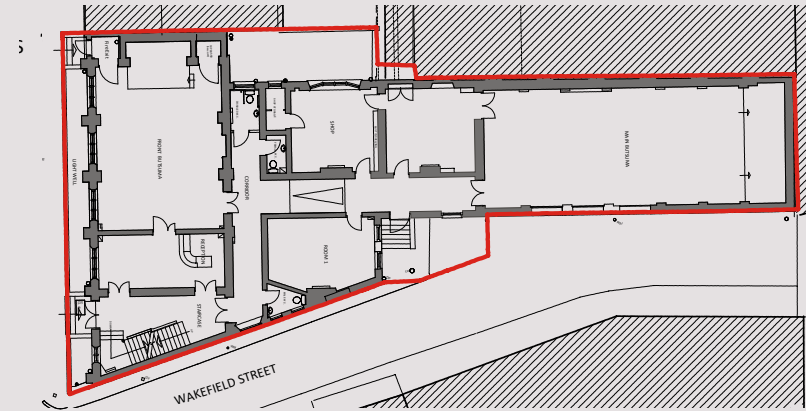
In light of the current inadequacies of the main reception area at Wakefield Street for wheelchair users, a platform lift will be installed by the side entrance so wheelchair users will not have to approach the external staircase or navigate the level changes within the building to reach the reception lobby. This presents a challenge for these visitors currently.

Among the options for the location of the platform lift, the arrangement shown below is considered to be the most appropriate to the site. The new access arrangement will result in minor alterations to the facade by incorporating the existing openings.

Further to the pre-application, the layout has been improved with gated access to the building. Introducing secure fencing around the perimeter of the new stair and platform lift will also discourage anti-social behaviour.



Proposed ground floor layout



Existing layout



Proposed external and internal alterations

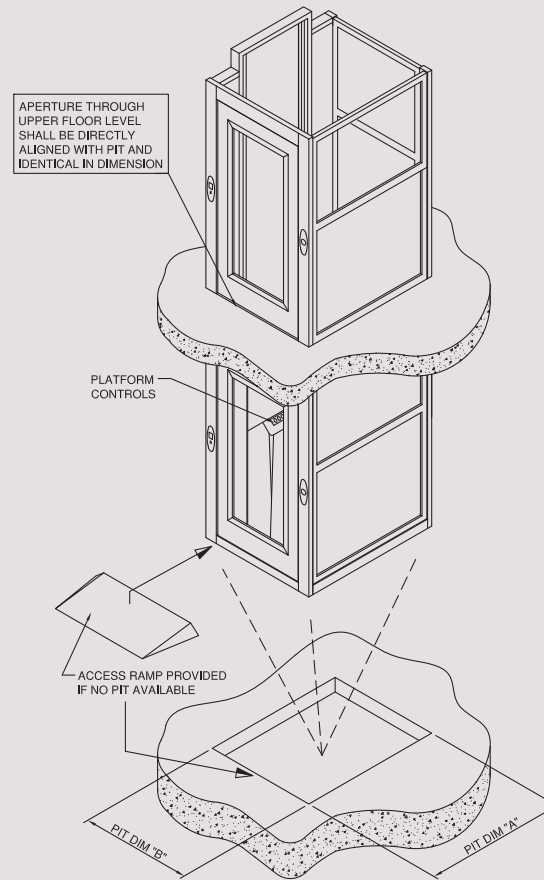
4.0 Design Approach and Concept



Proposed lift

NOTES

- 1 -- TO PROVIDE A SMOOTH TRANSITION BETWEEN FLOOR AND PLATFORM LEVELS, AN 85mm DEEP PIT SHALL BE REQUIRED. IF A PIT IS NOT AVAILABLE AN 85mm HIGH RAMP MAY BE PROVIDED.
- 2 -- THE MAXIMUM HEADROOM REQUIRED IS A FUNCTION OF THE BASIC FLOOR TO FLOOR DIMENSION.
- 3 -- THE APERTURE THROUGH THE FLOOR (IF APPLICABLE) SHALL BE IDENTICAL SIZE TO PIT DIMENSIONS AND SHALL BE DIRECTLY ALIGNED.
- 4 -- THE DOOR ENTRY / EXIT POINTS MAY BE AMENDED TO EITHER A SAME SIDE OR ADJACENT ENTRY LAYOUT
- 5 -- THIS DATA SHEET IS INTENDED FOR INFORMATION PURPOSES ONLY. WE RESERVE THE RIGHT TO AMEND ANY DESIGN ASPECTS WITHOUT PRIOR NOTICE.



Typical detail of 'British Style Hydraulic Vertical Platform Lift' by Platform Lift Company

4.2 Proposed Platform Lift

An enclosed vertical platform lift will be specified to allow wheelchair users to enter the building safely and comfortably. As illustrated in the diagram on the left, the "British Style Hydraulic Vertical Platform Lift" is proposed to be installed. This lift has a rated load of 400KG and a travel distance of up to 1200m.

The sides of the lift enclosure are to be clad with 'pigmento zinc brown' standing seam cladding above a white brick plinth. All frames and fittings are to match the colour of the cladding.

The power supply required is 230 Volts and the controls for operating the lift are on board with additional safety features available to halt the lift in either direction if required.

The installation of this platform lift is required in order to provide sufficient access to Wakefield Street in accordance with Part M building regulations. As implemented by the 2010 Equality Act, the provision of the platform lift will make this building more accessible to disabled visitors.

5.0 The Proposed Scheme



Proposed Site Plan

5.0 The Proposed Scheme

5.1 Materials and Features

Following on from the pre-application advice, the proposed finishes of the new external additions are intended to be similar to that of the existing building and reflect the architectural style of the surrounding buildings.

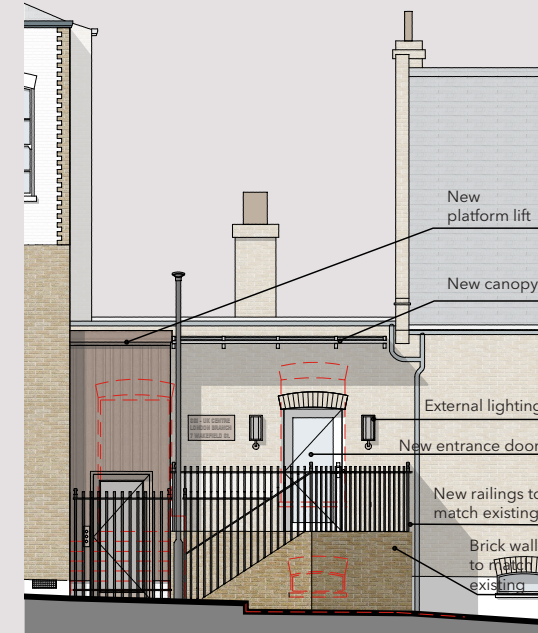
To mirror the materials used on the opposite building and maintain the character of the street, the proposed platform lift will be clad in brown standing seam cladding.

The entrance canopy proposed above the new side entrance will provide a welcoming approach and will allow users to enter the facility from a sheltered area.

There will be new railings installed to the sides of the staircase which will be of a similar style as those on the front elevation and will provide added protection and control for the users as well as access to the new side entrance.



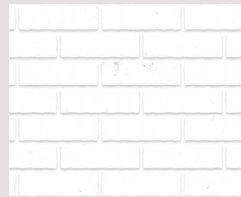
Rear elevation



Side elevation



Pigmento zinc brown standing seam cladding to platform lift



White brick plinth to base of the lift



Buff facing brick finish to the sides of new external stair



1.8m high railings to match style of existing



Sheltered entrance with new canopy



External lighting to enhance entrance

6.0 Conclusion

The proposed works and the new platform lift will provide an important and much needed improvement to the accessibility of this community facility.

The only route available into the reception lobby for wheelchair users is via the stepped access at the front of the building. As demonstrated in the image on the right, visitors who require wheelchair access will need to phone prior to their arrival to allow staff enough time to set out a temporary ramp.

In light of The Equality Act 2010 which implements a duty to make reasonable adjustments to existing buildings to accommodate disabled users, this site presents the opportunity to be improved and enable convenient access for all visitors.

With consideration to the surrounding context and sensitivity of the boundary, the design is in keeping with the existing building. In addition to enhancing the rear of the site, the new lift enables wheelchair users to enter the building and reach the upper level safely and independently.

In conclusion, the external alterations necessary to accommodate the new platform lift are intended to be minor in order to minimise the visual impact of the existing structure. Since the new lift and stairs will use the available rear space, they won't obstruct the formal street frontage or affect neighbours' amenity.

Parking will also not be affected by the associated works since green travel is strongly encouraged and readily available in this area.

We believe the proposed redevelopment of the side entrance will be constructed to the highest quality and provide access for all thereby enhancing the use of this community facility.



Temporary accessibility with collapsible ramp for wheelchair users at front of 7 Wakefield Street.
(as existing)



Permanent accessibility for wheelchair users with new platform lift
(as proposed)

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