



8.1 Inclusive Design and Access

Philosophy and Statement of Intent

The application proposals aim to meet the highest standards of accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily.

The proposal aims to promote inclusive access by eliminating barriers: physical, attitudinal and procedural, which may otherwise inhibit the involvement of the whole community, not just disabled people. The ultimate aim of inclusive access is that the design and layout of the development should enable everyone to enter, use the facilities and leave safely, independently and with ease.

Legislation and Guidance

In developing the proposals the design team have had regard to the following statutory requirements, guidance and best practice documents:

- Building Regulations Approved Document M 2004
- British Standard 9999:2008 (April 2009)
- British Standard 8300:2009 (amended 2010)
- Equality Act 2010
- Planning and Access for Disabled People – A good practice guide (ODPM)
- The London Plan (2011)
- Mayor of London: Accessible London SPG (2004)
- The Camden Local Development Framework (LDF) (2010)

The London Plan seeks to ensure that all new development in London achieves the highest standards of accessible and inclusive design. In achieving this objective Policy 7.2 (An inclusive environment) sets out the principles of inclusive design to seek to ensure that developments:

- a. can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstance
- b. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment

- c. are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
- d. are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution many not work for all.

The Camden LDF seeks to implement the Council's Community Strategy vision of making Camden a borough of opportunity including by making sure everyone has access to important facilities, such as housing, jobs, educational opportunities and community facilities. Policy DP29 of the LDF states that the Council will seek to promote fair access and remove barriers that prevent people from accessing facilities and opportunities by:

- a. expecting all buildings and places to meet the highest practicable standards of access and inclusion
- b. require buildings and spaces that the public may use to be designed to be as accessible as possible
- c. expect facilities to be located in the most accessible parts of the borough
- d. expect spaces between buildings to be fully accessible
- e. encourage accessible public transport
- f. secure car-parking for disabled people
- g. secure accessible homes

General Site condition

The existing levels across the site vary within a range of circa 4.5m. The current site comprises of a series of level terraces connected via steps and ramps, often with awkward junctions and poor sight lines. The result is poor accessibility and spaces which are or are perceived to be unsafe, particularly by residents moving through the site during evening hours.

The proposed landscape grading ensures that all access is inclusive and step free. The scheme achieves level access to all building entrances and gradients to footpaths in accordance with Building Regs Part M and DDA guidance.

There are six main entrances into the site which all provide level access and a welcoming route into the development. This has been achieved through a number of features (clock wise from the north):

(1) Agar Grove/ Camley Street entrance:

- vehicle, pedestrian and cycle use
- site regrading to create level access
- new public open space
- planting and landscape features

(2) Camley Street entrance:

- pedestrian and cycle use only
- site regrading to create ramped access
- removal of wall and other barriers
- planting and landscape features

(3) Wrotham Road entrance:

- vehicle, pedestrian and cycle use
- site regrading to create level access
- new public open space
- planting and landscape features

(4) Agar Place entrance:

- pedestrian and cycle use only
- site regrading to create level access
- new public open space
- planting and landscape features

(5) Agar Grove [west] entrance:

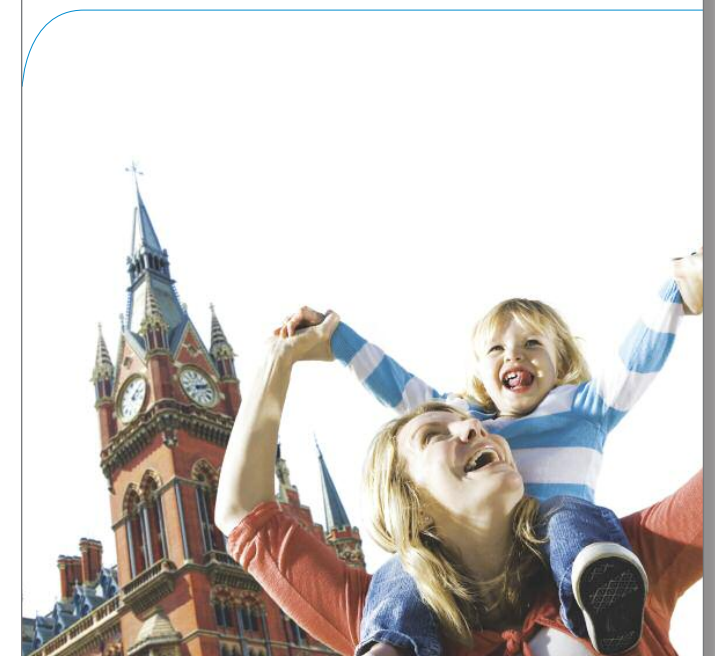
- pedestrian and cycle use only
- site regrading to create level access
- new public open space
- planting and landscape feature

(5) Agar Grove [east] entrance:

- vehicle, pedestrian and cycle use
- site regrading to create level access
- new public open space
- planting and landscape features

Camden Core Strategy 2010-2025

Local Development Framework



Camden Local Authority Development Framework:
Core Strategy, 2010 - 2025