

79 CAMDEN ROAD  
& 86-100 ST PANCRAS WAY  
access & inclusivity statement

November 2013



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**79 Camden Road, 86 – 100 St Pancras Way, NW1 9EU**

## **Access & Inclusivity Statement**

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## Contents

1.0	Introduction.....	1
2.0	The Proposals.....	4
3.0	The Building.....	4

## 1.0 Introduction

This document sets out the process adopted by Barratt West London to create an accessible and inclusive environment within 79 Camden Road, 86 – 100 St Pancras Way, NW1 9EU and associated public realm.

### 1.1 Context

Documents which relate to access and inclusivity are developed under a document hierarchy as follows:

1. Access Statement (this document)	A detailed document containing expanded descriptions explaining how the strategy has been implemented in the individual schemes.
2. Building Regulations Access Statement	A document accompanying the building regulations application for each of the buildings/areas being applied for individually. This document will contain a further level of detailed description to accompany the increased level of detail of the Building Regulations submission.

## 1.2 Scope

This Access Statement contains an explanation of measures that will be incorporated within the proposals for 79 Camden Road, 86 – 100 St Pancras Way, NW1 9EU to facilitate access and use by all people including disabled people, and indicates how the design meets the required design standards, good practice guidance and Building Regulations access requirements.

The statement takes into account the needs of people with mobility impairments including wheelchair users and those with sensory and cognitive impairments.

However, it is recognised that the issues considered in this report will affect the convenience of access for all occupants, not just disabled people.

This Access Statement is based on the strategies set out by CABI in their recommendations on access statements, including;

- Explanation of policy and approach to access;
- Sources of advice and guidance on accessibility;
- Details of consultations undertaken or planned;
- Details of access consultant involvement;
- Explanation of specific issues affecting accessibility and details of access solutions adopted; and
- Details of potential management policies and procedures to be adopted to enhance and maintain accessibility.

Areas where technical or other constraints have prevented or constrained the application of the principles set out in the above strategy are highlighted as appropriate.

The areas covered in the building include entrances, horizontal and vertical circulation, facilities and sanitary accommodation. At this stage, the statement does not cover operational aspects in detail, but it identifies and comments on areas where management procedures are likely to be required to ensure good accessibility.

Landscape considerations are discussed where relevant, including materials, routes, lighting, parking and street furniture. However, in this case, the submission does not include any principal public realm.

This Access Statement is based on, and should be read in conjunction with, the submitted scheme drawings and information provided by **Sheppard Robson Architects**.

## 1.3 Role of Access Consultant

The access consultant has been involved in the preparation of the submitted proposals. The role of the access consultant is to advise the design team and appraise elements of the design at the relevant stages of the design process to ensure that the

best possible level of access is achieved and that the proposals meet relevant legislation, and recognised good practice guidance. The consultant also provides recommendations about measures that can be incorporated within the scheme to facilitate access and use by disabled people.

The access consultancy services have promoted the integration of accessibility measures into the building whilst also maintaining the overall concept of the design.

## 1.4 Criteria for assessment and design guidance references

The following documents and guidance are used for assessment:

- GLA, Accessible London: Achieving an Inclusive Environment, April 2004;
- Building Regulations Part M, *Approved Document M*, 2004 edition (incorporating the 2010 and 2013 amendments);
- Building Regulations Part K, *Approved Document K*, 2013 edition;
- British Standard BS8300:2010A Design of buildings and their approaches to meet the needs of disabled people – Code of Practice;
- British Standard BS9999:2008 Code of practice for fire safety in the design, management and use of buildings
- DETR, Parking for Disabled People, Traffic Advisory Leaflet 5/95, 1995
- Other currently recognised good practice design guidance including *Sign Design Guide*, (SDS, 2000); *Guidance on the use of Tactile Paving* (UK, DETR), *Inclusive Mobility* (DoT); *Designing for Accessibility* (CAE, 2004), *The Access Manual*, (Blackwell, 2006) and *Manual for Streets* (DfT and DCLG 2007).

Design documents relating to housing include:

- GLA/Mayor for London: *Wheelchair accessible housing Designing homes that can be easily adapted for residents who are wheelchair users: Best Practice Guidance 2007*
- Habinteg Housing Lifetime Homes: *Revised Lifetime Homes Standard*. Published 5 July 2010 (web edition).
- Habinteg Housing: *Wheelchair housing Design guide (WHDG) 2nd Edition 2006*

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of the Building. Wherever possible, the design team have gone beyond the requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M. This will assist the occupier(s) in meeting its/their duties under the Equality Act 2010.

## 1.5 Factors contributing to accessibility

This Access Statement considers accessibility at an early stage in the design. Detailed design issues such as fixtures, fittings, street furniture, lighting, communication systems, management and other issues which contribute to the accessibility of the services and facilities provided will need to be considered in the future.

The individual needs of visitors cannot always be known in advance, thus it is acknowledged that further adjustments to estate management policy or procedure or to the physical features of the landscaping may become necessary. However, it is the intention of the design team to ensure that the need for further physical alterations and the inevitable cost implication of this is reduced to a minimum.

## 1.6 Consultation

No user consultation has taken place relating to access for disabled people as this is a new residential development with no current identified users.

## 2.0 The Proposals

79 Camden Road, 86 – 100 St Pancras Way, NW1 9EU will provide 167 residential units over 7 floors plus lower ground floor.

The building is bound by Camden Road, St Pancras Way and Rochester Place

The units will be a mix of Private, Affordable Rented and Intermediate.

Green space is provided by means of a balcony/garden space for each unit and a communal garden on the fifth floor.

Further details of the proposals and the process adopted by the team to create an accessible and inclusive environment throughout the scheme are outlined in the chapter below.

## 3.0 The Building

Please see the more detailed property by property analysis contained within the Design and Access Statement Section 5.0

### 3.1 Threshold Treatments

All thresholds will be flush, with no more than a 5mm level change, and joints of no more than 10mm wide. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

Balcony thresholds will also be flush unless the area under the balcony is habitable accommodation.

A feature of the scheme is to provide a wider paved area surrounding the building to create a more generous streetscape which will provide improved circulation and legibility for disabled people.

### 3.2 Parking

The building is a parking free development with two accessible parking spaces (the only parking) being provided at the ground floor level proximal to the wheelchair adaptable units.

All other parking and drop off will take place on-street.

### 3.3 Entrances and exits

The building has six principle residential cores with related entrances.

On the ground floor there are duplex units which face onto St Pancras Way, Camden Road and Rochester Place. Some of these duplexes are entered from street level, and some from the Lower Ground courtyard.

All entrances will provide level thresholds, solid entrance matting and will be clearly articulated within the building elevation by both light and form.

Glazed entrance doors and screens will have manifestation in line with guidance in Part M.

Fire exits have level thresholds and openings in line with guidance in Part M.

### 3.4 Main Cores Vertical Circulation

#### 3.4.1 Core Lifts

Lift(s) with a car size of approximately 1400mm wide by 2100mm long have been provided in each of the residential cores.

All lifts will meet or exceed the requirements of Part M of the Building regulations and BS/EN 81-70 2003.

The circulation cores are located to give easy access to all parts of each floor. In all main circulation cores, the stairs and lifts are positioned adjacent to each other to ensure routes for lift and stair users are not separated.

#### 3.4.2 Core Stairs

Stairs will meet Part M and Part K of the Building Regulations and BS8300:2010A guidelines for use by people with ambulant and visual disabilities.

The stairs are clearly articulated within the building cores.

### 3.5 Doors

All publicly accessed doors will provide a minimum clear opening width of 800mm (1000mm for external entrances) and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.



Air pressure differentials can sometimes make the doors difficult to open. In this eventuality, automated entrance doors will be utilised.

All internal residential doors will meet the requirements of the Lifetime Homes Standards.

### 3.6 Floor Finishes

Floor finishes in public areas will contrast with the walls and provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004).

### 3.7 Sanitary Accommodation

There are no public WCs or accessible WCs in the building.

### 3.8 Escape Arrangements

Areas of refuge will be provided within the core designs.

### 3.9 General Details

Details of the following areas and how they will be made accessible shall be addressed as the scheme develops:

- decoration
- lighting
- service counters
- sanitaryware selection and layouts
- fire alarm details
- lift details
- toilet layout details
- signage
- furniture Selection
- kitchen layout

### 3.10 Lifetime homes

The design team has undertaken detailed design of all residential units with the aim of meeting the Lifetime Homes Standards. In line with the aspiration of this obligation, the residential accommodation will meet the Lifetime Homes standards (5<sup>th</sup> July 2010 Web Edition) through the provision of the following features:

- Criterion 1-3 relating to getting to the front door
- External front doors with a 1500mm x 1500mm landing & level thresholds
- Internal front doors with a minimum of a 1300 x 1300 landing and a 1200mm corridor and level thresholds
- Internal doors with 300mm clear open reveals and level thresholds
- Good internal circulation space in all areas
- Ground floor WC's in duplexes and entrance level WC's in apartments
- Clear internal doorway and corridor widths

- Bedroom and bathroom layouts that will make retrospective tracking hoist installation between the two rooms straightforward and allow easy access to sanitaryware
- Bathroom designs that will enable later adaptation to shower wet-room and allow the installation of mobility aids such as handrails
- Height of living room glazing at 800mm or lower, with easy operation window catches and controls (sockets etc)

Specifically:

- Affordable units will meet lifetime homes standards (and have been checked)
- Duplex apartments will meet Lifetime Homes Standards with entry level WCs and entry level bed spaces being available.
  - The units will either have soft spots built into their constructions or have full height voids into which a vertical platform lift can be installed.
  - The duplex units have staircases with a minimum width of 900mm for the future installation of chair lifts.

All properties have been assessed against the 2010 standards.

### 3.11 Wheelchair Adaptable Homes

10% of the total Social Rented units and up to 10% of the total Open Market and Intermediate Housing will be Wheelchair Adaptable Homes, as defined in the GLA's supplementary planning guidance entitled "Accessible London" of April 2004.

Additional guidance has since been provided in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007).

Wheelchair Adaptable homes should meet the minimum requirements of the Wheelchair Housing Design Guide 1997 published by the National Wheelchair Housing Association Group (NATWHAG) and as set out in Appendix 5 of the GLA Supplementary Planning Guidance "Accessible London: achieving an inclusive environment" dated April 2004; or

(b) be easily adaptable at a reasonable cost for residents who are wheelchair users.

The proposal for 79 Camden Road, 86 – 100 St Pancras Way, NW1 9EU meets the requirements (b) across all tenures.

The building will provide 17 Wheelchair Adaptable Homes (8 in private ownership and 9 in affordable homes) and these will include the following features in order to meet the standards required:

- Good internal circulation space for corridors, kitchens and bathrooms, meeting the minimum turning and manoeuvring requirements set out in the SPG; (The communication corridors within the building are taken to be internal entrance

doors as opposed to external entrance doors and do not therefore provide a 1500x1500 entrance space, which relates to entrance to houses not flats)

- Storage and recharging and transfer point for battery-operated wheelchair (within the circulation of the accommodation, not necessarily in the front hallway);
- Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180° with furniture in place;
- Main bedroom to bathroom connected by a full height knockout panel and provision for future installation of a hoist between the two;
- Extra space in bathroom for either a bath and/or shower with at least one to be fully installed. Shower area to be fully accessible with floor drain;
- Suitable controls of mains water stopcock, gas and electric main consumer units. Suitable isolating valves to sink, washing machine, etc;
- Rooms all on one level or, in the case of certain duplex apartments, location of open circulation areas next to the staircases, where a vertical lift can be easily installed with no alteration to the flooring to comply with BS5900:1991;
- Height of living/dining/bedroom room glazing at 810mm or lower.

### **3.11.1 Under Occupancy Approach**

Note: The apartments where necessary will make use of the under occupancy approach in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007). Section 7.12 states the following;

*Market housing that is capable of being adapted to meet all of the requirements of the WHDG may be under-occupied for use by a wheelchair user. For example, a small bedroom may be used as a store for a wheelchair and other equipment, or a twin bedroom may be used as a single bedroom to provide adequate space around the furniture. This 'under-occupancy' approach to creating adaptable homes must be made clear at the planning stage. However, in a one-bedroom apartment the related spatial requirements for two persons must be included.*

Each of the adapted and un-adapted unit types are individually illustrated in the Design and Access Statement.