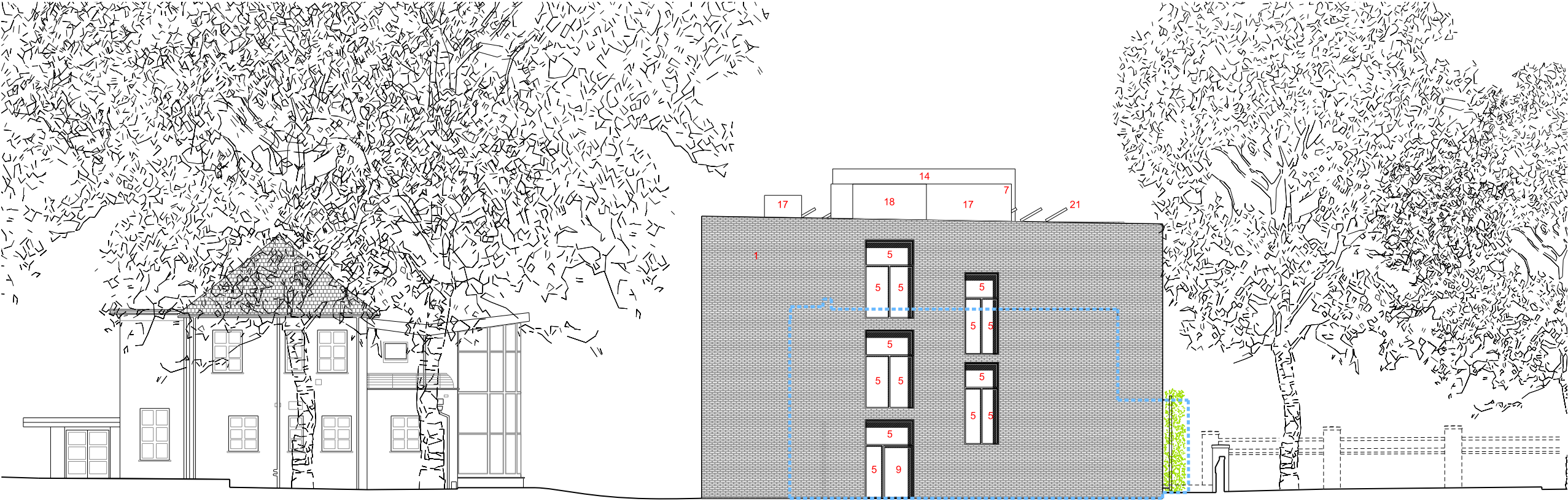


7.0 APPEARANCE

7.2 Proposed Elevations



- Key
- 1. Brickwork
 - 2. Fixed glazing
 - 3. Fixed solid panel
 - 4. Openable solid panel
 - 5. Fixed/openable full height glazing
 - 6. Glazing behind timber slats
 - 7. Vertical timber slats
 - 8. Signage panel
 - 9. Entrance doors
 - 10. Entrance canopy
 - 11. Climber on timber trellis
 - 12. Fire exit door
 - 13. Louvred door
 - 14. Maintenance access to roof
 - 15. Sedum roof
 - 16. Rooflight
 - 17. Timber clad roof top plant
 - 18. Timber clad lift over run

Proposed North East Elevation



Proposed South West Elevation

7.0 APPEARANCE

7.2 Proposed View of Phase A from St Georges Gardens



8.0 Access

The following section is prepared by David Bonnett Associates and repeats that established by the approved 2010 Application.

Coram New East Building | Access Statement

July 2010



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Internal use: document information
File name:100702 Coram East Building ASTP
File location: DBA Files:PROJECTS:PROJECTS :OFFICE:CORAM :REPORT:100702 Coram East Building ASTP

Date	version	By whom	Sent for comments	To whom
05 05 2010	Initial draft	JCD	MGA	
15 05 2010	Post MGA edits	JCD		MGA
18 05 2010		JCD		MGA
10 06 2010		DB		
28.06.2010		DB/SC		
02.07.2010		DB/SC		
23.07.2010		TK	MGA	MGA
28.07.2010		TK	MGA	MGA

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1.0 Introduction

1.1 Purpose

This section of the Design and Access statement describes how the overall design of the proposed extension to the New East Building incorporates appropriate inclusive access standards as part of the scheme’s access strategy and how it will contribute towards generally improved inclusive access to the original building.

In particular it focuses on how visitors and the occupants will be able to use the extended facilities and improved building.

1.2 Standards

The standards that are applied and that form the basis of how the design will be developed in detail appear in Appendix 1. The principal standards that apply at this stage of the project are as follows:

- Building Regulations Part M 2004 (amended).
- British Standard 9999: 2009
- British Standard 8300: 2009
- The Disability Discrimination Act 1995: Parts 2 and 3.

Landscaping proposals will be developed in further detail post-planning.

1.3 Commitment to inclusive design

David Bonnett Associates (DBA) were appointed in April 2010 by the Coram Foundation to provide guidance on the scheme as it is developed to detailed design stage. Part of DBA’s guidance is to influence the design process with regard to the meeting mandatory access standards but also to ensure that the scheme has the capacity to meet wider best practice access standards where possible, as well as integrating with the overall site wide objectives for public space.As a result of this DBA expect that the design has capacity

1.4 Project description

The proposals are for a new building on three storeys with an ancillary single storey building.

The main building footprint is a simple rectangle approximately 18 by 65 metres with its principal entrance facing south east.

The building will be located adjacent to the existing main building housing the Nursery and Coram centre within the Coram campus, between the South Wing and St George’s Gardens.

The site is generally level.

2.0 Criteria for the development of the design

2.1 Method for assessment

The DBA method evaluates access into a building using a 'sequential journey' for analysis i.e. identifying the physical obstacles faced by disabled people arriving at the location, accessing the proposed building facilities and then leaving. Consideration is also given to other groups where inclusive access should be provided such as families with children and elderly people.

The meaning of 'disabled', as it relates to this submission, is the definition that is stated within the Disability Discrimination Act (DDA) 1995 (amended 2005).

It should be noted that areas of plant and spaces that are only used for maintenance by servicing engineers or similar personnel are excluded from this statement. Generally areas exclusive to specialist and authorised employees are outside the scope of the DDA Part 3. This would apply for example to the roof space.

The expectation is that the proposals should at the minimum meet the standards required by AD Part M 2004 with regard to all the occupants within the building. Where employees with special needs related to a disability, may require post-occupancy adjustments to enable them to access their place of work and to carry out their duties as defined within the DDA Part 2.

All relevant standards that are used in this assessment appear in Appendix 1.

The plans in Appendix 2 identify the principal routes and facilities that have been assessed and use colour coded symbols to indicate key accessible features.

2.2 Design development – monitoring decisions

As the design is developed through to construction stage, processes will be in place to ensure that decisions affecting access are monitored by:

1. The initial commitment for inclusive access will be maintained during the course of the scheme development, by adopting an audit trail of design decisions.
2. Regular and specific reviews of the project design will be carried out by the Architects, to compare the original design intentions through to the completed building and how they respond to existing, best practice and emerging standards for inclusive access.
3. If decisions involve changes that vary from the accepted standards, these will be recorded for future reference after the building works are completed.
4. In exceptional circumstances where inclusive access relies upon management intervention then this will be communicated to management so that they are fully aware of their responsibilities.

2.3 Interpretation of standards

It is important to bear in mind that access standards are in a continuing state of development with no one authoritative document as a single source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions.

Whilst frequently used documents such as Approved Document Part M 2004 and BS8300 "Design of buildings and their approaches to meet the needs of disabled people" provide general requirements, other more specific guidance may be required.

2.4 Achieving standards

There is an overriding requirement to ensure that inclusive access is made available to all relevant areas of the extended nursery building and the existing building.

The plans in Appendix 2 identify the principle routes and facilities that have been assessed and use colour coded symbols to indicate key accessible features

Occupation and use of the building, including any necessary licence, may be affected by failure to meet the standards.

3.0 Overview and conclusion

At this stage of the design the proposals are for general arrangement only. However the sponsors are committed to the achievement of the highest standards for inclusive access to meet the access needs of visitors and the occupants. The following section '4.0 Access Provision' describes the proposals in terms of physical access features.

DBA do not anticipate any access issues as the scheme is developed to a more detailed stage provided that careful consideration is continued during the design development process and that full consultations are undertaken with the London Borough of Camden Access Officer.

On this basis the project in our view can meet the requirements necessary for planning approval in respect of inclusive access.

User consultation planned and undertaken

Consultation with London Borough of Camden Access Officer has commenced as part of a pre-planning consultation process and will continue as the design is developed.

Supporting management and maintenance arrangements

Coram is aiming for exemplary access standards both in built form and in operational terms to meet its legal and public obligations and to enhance the building's inclusive access credentials. These aims should help ensure the maintenance of high standards for inclusive access during the operational life of the building.

This access statement will continue to evolve as the design is developed to construction stage, to ensure that these standards are maintained until the new extension is completed and occupied. The intention being that the resultant reference document will inform and enable the occupiers to manage access successfully.

4.0 Access provision

This section of the report describes in detail how the design provides inclusive access from the site boundary into and within the building.

4.1 Topography

The site generally is level and allows entry and escape from the building to be step free from ground level.

4.2 Site wide considerations for approach

These consider how people will travel to the building and relate to existing arrangements. Further details are described in the Travel Plan and Transport Assessment.

4.3 Landscaping design

The proposals will be developed in further detail post planning. Nevertheless, the following principles will form part of the landscape design proposals.

1. The design will favour a policy for prioritising pedestrians over cyclists (and cars) and shared routes will be defined with tactile surface treatments to allow sensory impaired people to use the principal pedestrian routes (PARs) in safety in shared spaces.
2. The choice of materials for surfaces will be influenced by their suitability for walking and for wheeled carriers such as wheelchairs and pushchairs. Ease of maintenance and potential for tactile 'information' will also be a consideration.
3. Street furniture, paving and landscape features placed in circulation routes such as bollards at the edge of parking and drop off areas will not create barriers or hazards for disabled people.
4. Night illumination will be suitably designed for pedestrian pathways.

5. Constant passive surveillance will be considered for safety against crime.

6. Management control of the external spaces will be in place to ensure that temporary features do not become obstacles for visually impaired people.

4.4 Surface treatments

1. All surfaces will be of known slip resistance in either dry or wet conditions.
2. Drainage will avoid ponding and areas where freezing may create hazardous surfaces.
3. Surfaces will be level without drainage gullies on principal pedestrian access routes.
4. Changes in surface treatments will be logically arranged and should assist direction finding for partially sighted people.
5. Where paving is laid in a random pattern then a supplementary linear pattern is also incorporated into the design. This will enable people who rely upon a linear pattern to get a sense of direction, and to navigate along what they know to be a clear route, and ignore the random patterns.
6. Repetitive patterns on the pedestrian surfaces caused by either surface materials or shadows should be avoided.
7. The introduction of surface water gratings that run the length of a pedestrian route, and which are often clear of other features, will be considered to provide an ideal means for partially sighted or blind people to navigate reliably along the route they wish to take.

4.5 Car parking provision

There will be 24 car parking spaces and 2 Blue Badge parking spaces for the proposed scheme.

4.6 Bicycle storage

There will be 20no. cycle spaces for the proposed scheme.

4.7 Entrance points

There will be one principal entrance facing north in the centre of the building.

4.8 Entrance doors

All visitors' entrance doors will be maintained and available for people to use without requiring assistance.

The entrances will be to Building Regulations Part M (Section 2) standards and include:

1. Manifestation to glazed screens and doors, dependent upon their detailed design, with the entrance doors providing at least 1 metre clear opening.
2. Any additional push doors will either be manual operation with less than 30 Newtons pressure to pull or push open (if under cover) or be power assisted.
3. Any out of hours intercom will be located to suit wheelchair users and with a speech reinforcement system included.
4. Transitional lighting from outside, and into the foyer will have similar lighting levels.
5. A wipe off area of floor will be provided to remove water as people arrive.

4.9 Entrance foyer and reception point

The reception desk to the visitors' entrance will be located in full view of the entrance doors. This will ensure that reception staff are able to identify and offer assistance to those visitors and staff who may need help when entering or leaving the building.

1. A visitor's Unisex Accessible WC (AWC) will be available at all times for the visiting public close to the main entrance, immediately adjacent to the main foyer and passenger lift.
2. The visitors' reception desk will be suitably designed for wheelchair users and children, with a lower section for writing and an induction loop system.
3. The reception and foyer finishes will seek to avoid highly reflective surfaces, and use materials with known slip resistance for floor finishes.

4.10 Horizontal circulation

There are three levels. These will be linked at each level to a central core of a lift, toilets and staircase.

All principal circulation routes at each level will be step free.

Generally the scheme design will be developed to ensure that:

1. Décor will distinguish the walls to floors, and doors within walls to all circulation spaces and corridors. The use of visually distinctive fittings to doors may be used to mitigate the use of differing tonal contrasts between wall / door surrounds and to doors.
2. Any highly reflective surfaces will be carefully chosen so that they are designed in areas that avoid causing confusion or might disturb people with sensory disabilities.
3. Doors on all circulation routes will be designed

with minimum opening pressures of less than 20 Newtons or where this is not possible, will be used either power assisted or hold open devices.

4. All doors on routes to be used by people in wheelchairs will have 300 mm offsets and will be a minimum of 800 mm wide per leaf unless power operated or held open.
5. Corridors and lobbies will meet Building Regulations Part M standards and doors that open across corridors will be recessed.
6. Any restricted areas accessed by security controlled pass doors will be wheelchair friendly so that their operation and closure arrangement can be accommodated to suit independent access by wheelchair and stick users.
7. Access to terraces will have step free thresholds – either by a short ramped surface internally or externally. Door widths will be subject to the same criteria as entrance doors

4.11 Vertical circulation

The building will have a passenger lift that will serve ground, first and second floor level.

4.12 Lifts and stairs

The passenger lift will measure 1400 mm by 1600mm (internal dimensions). This exceeds minimum requirements.

Lifts

1. This lift will be designed to meet or exceed current standards of AD Part M as a minimum.
2. The lift size will seek to ensure that stick users, wheelchair users or families with buggies can enter and leave conveniently without having to pass other passengers to get to the door.

Stairs

There will be accommodation stairs which also serve as escape staircases.

All stairs will be designed to afford ease of access and be designed to meet AD Part M standards in respect of stair profile, number of risers and handrails.

4.13 Ramps

There are no ramps within the building.

4.14 Toilets and showers

Suitable toilets and a unisex accessible WC (AWCs) will be provided at each level including two ambulant WCs.

The AWC pan transfer space location will alternate (LH/RH) floor by floor.

The maximum travel distance allowed by AD Part M to a wheelchair accessible toilet (either cumulative via a lift to a different level or at one level) is 40 metres. This standard is met by the proposed plans.

4.15 Employee facilities

Changing and shower facilities for cyclists will be provided

4.16 Wayfinding and orientation

The simple and symmetrical plan layout repeated on each level will facilitate wayfinding.

Signage for the building both internally and externally will be located at strategic places and within principal circulation areas. The proposals will be subject to detailed consideration at a later stage as part of the fitting out scheme.

4.17 Communications

The extent of provision will depend upon future detailed requirements but these may include:

1. Induction Loop systems (or Inductive Couplers) at the entry points for staff and public, at security controlled gates and doors and the equivalent speech reinforcement facility at any safe refuge communication points.
2. Communications for speech reinforcement incorporated within the shell and core to anticipate acoustic needs in meeting, seminar and other such areas.

4.18 Emergency escape

Emergency evacuation

The safe evacuation of people, including those with disabilities, will be of paramount importance in the fire strategy and evacuation plans for the whole building.

The building plan provides a central lift and adjoining accommodation escape stair.

In addition, accommodation/escape stairs are also provided at opposite ends of the building. Final exit in each case is to ground level. Safe refuges are provided to all upper level stair landings.

The central lift/stair arrangement includes a protected final exit at ground level.

A similar protected lobby on the upper levels could enable the lift to be used for evacuation purposes in controlled circumstances. This proposal will be considered as the design develops.

The following measures will be considered in addition to a full fire strategy report and plan. This guidance should not be relied upon in isolation of the fire consultant's recommendations, which will take precedence.

1. A fire engineered approach based upon BS 9999: 2009 will be employed to assess the building for risk and to plan a fire evacuation strategy that ensures best practice procedures for disabled people across the whole building.
2. Management procedures for the occupants will need to include the training and provision of staff to assist with the evacuation of disabled people from their relevant parts of the building.
3. Public evacuation in an emergency will normally rely upon the occupants assisting disabled people to use the stairs.
4. Provision of evacuation chairs will be required to carry people to a place of safety in those areas that are served by stairs.
5. All designated escape routes will allow people to reach a safe area or a safe refuge location (to await assistance) at each level where there is wheelchair access including the roof if the lift travels to that level.
6. Each safe refuge will have a two way communications system, within reach of a user sitting in a wheelchair at the location that enables people using the refuge to communicate directly with the fire controlling authority in accordance with BS 9999: 2009
7. Alarm systems will provide visual as well as audible signals in an emergency where disabled people may be in an isolated location such as unisex wheelchair accessible toilets, and general toilets. An alternative method for using vibrating pagers may be considered.

Appendix 1 | Description of relevant standards and guidance

Planning and Compulsory Purchase Act 2004

From 10 August 2006, the government introduced changes to the development control system requiring Design and Access Statements to accompany most applications and this was further revised from 10th April 2010

Building Regulations Part M (2004) and Part B (2002)

AD Building Regulations: Part M and Part B are the only standards relevant to access.

It is essential to understand that these standards require Building Control approval. 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 all reasonable standards in respect of physical access for disabled people with regard to the DDA.

British Standard 8300

Design of buildings and their approaches to meet the needs of disabled people. British Design Standards for accessibility were, until 2001, conspicuously outdated. They were entirely reviewed and republished in 2009. As such this Code of Practice is considered good practice. Where practical and reasonable it is recommended that BS 8300 standards are applied to new buildings.

British Standard 9999: 2008

This standard, published 2008, provides guidance for the safe evacuation of disabled people from buildings in an emergency and has been used in the assessment of the infrastructure. It places responsibility for safety by risk assessment and a strategy that maintains a safe evacuation means for emergencies.

Planning and Access for Disabled People (2003)

This Good Practice Guide was published by the Office of the Deputy Prime Minister to provide guidance in the delivery of inclusive environments through the town and country planning system.

The Disability Discrimination Act 1995 (amended 2005)

The obligations and duties arising from the DDA encompass any building where services and facilities are provided for the public.

By implication the DDA imposes duties also under Part 2 of the Act to making reasonable adjustments to places of employment where these are required to meet the needs of employees with specific disabilities that have been assessed by the employer and suitable adjustments established. As such these need to be taken into account in those areas where the public are not provided access or are there by invitation only by the occupants.

Accessible London: Achieving an inclusive environment (SPG 2004)

Provides guidance on the policies contained in the London Plan regarding the promotion of an inclusive and accessible environment. The GLA has also published “Accessible London: Achieving an Inclusive Environment,” April 2004. The SPG outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.

Commission for Architecture and the Built Environment (CABE) 2006

Design and access statements – how to write, read and use them.

This guide is intended as best practice guidance in support of the governments Circular 01/06 Guidance on changes to the development control system issued August 2006.

Disabled Persons Transport Advisory Committee (DPTAC) Access Principles

All Access Statements for WCC should recognise DPTAC’s principles in advising Government and Industry, which are as follows:

- Accessibility is a condition of any investment
- Accessibility must be a mainstream activity
- Users should be involved in determining accessibility
- Accessibility is the responsibility of the provider

Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2005)

PPS 1 stresses the importance of community involvement in planning to deliver sustainable developments.

Planning Policy Statement 12 (PPS 12) Local Development Frameworks (2008)

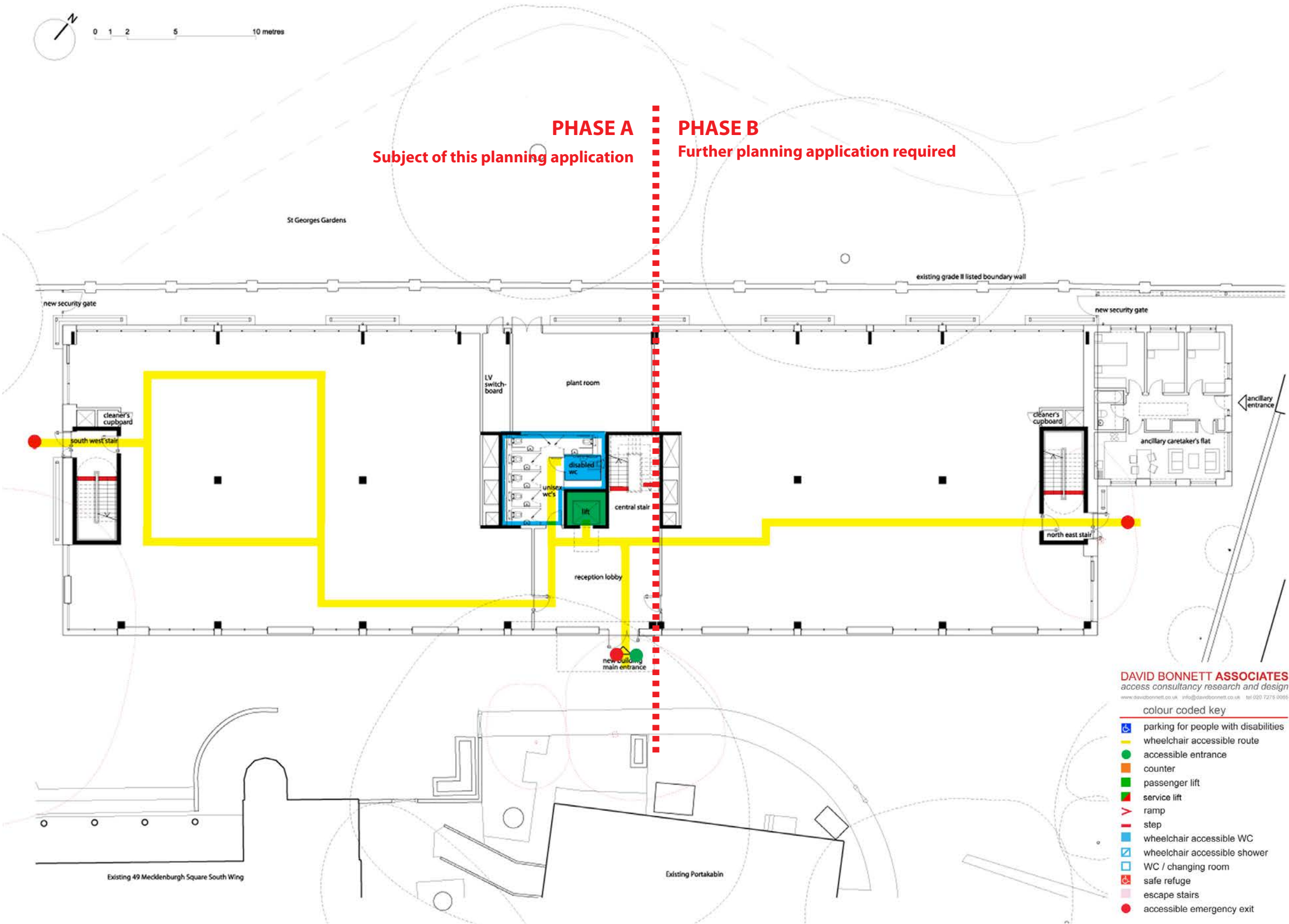
This states that in preparing Local Development Documents (LDDs), Local Authorities must include policies on design and access in accordance with PPS 1 and relevant good practice set out in documents such as “Planning and Access for Disabled People: A good Practice Guide” published by the Office of the Deputy Prime Minister (ODPM, now the Department for Communities and Local Government) 2002.

London Borough of Camden

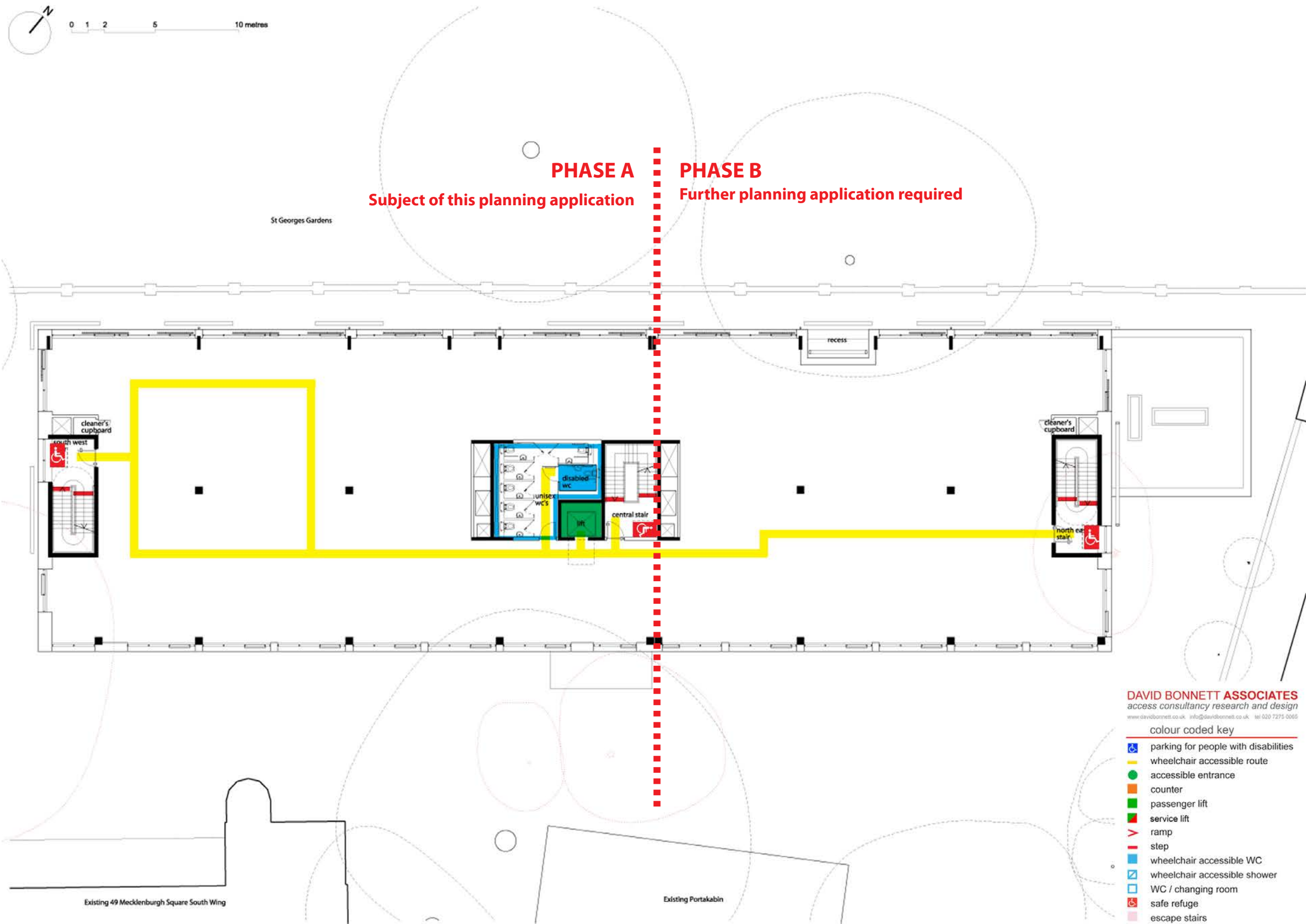
Provision for accessible parking and other facilities are set out within the Borough’s policies.

Appendix 2 | Access overlays

Ground floor



First floor

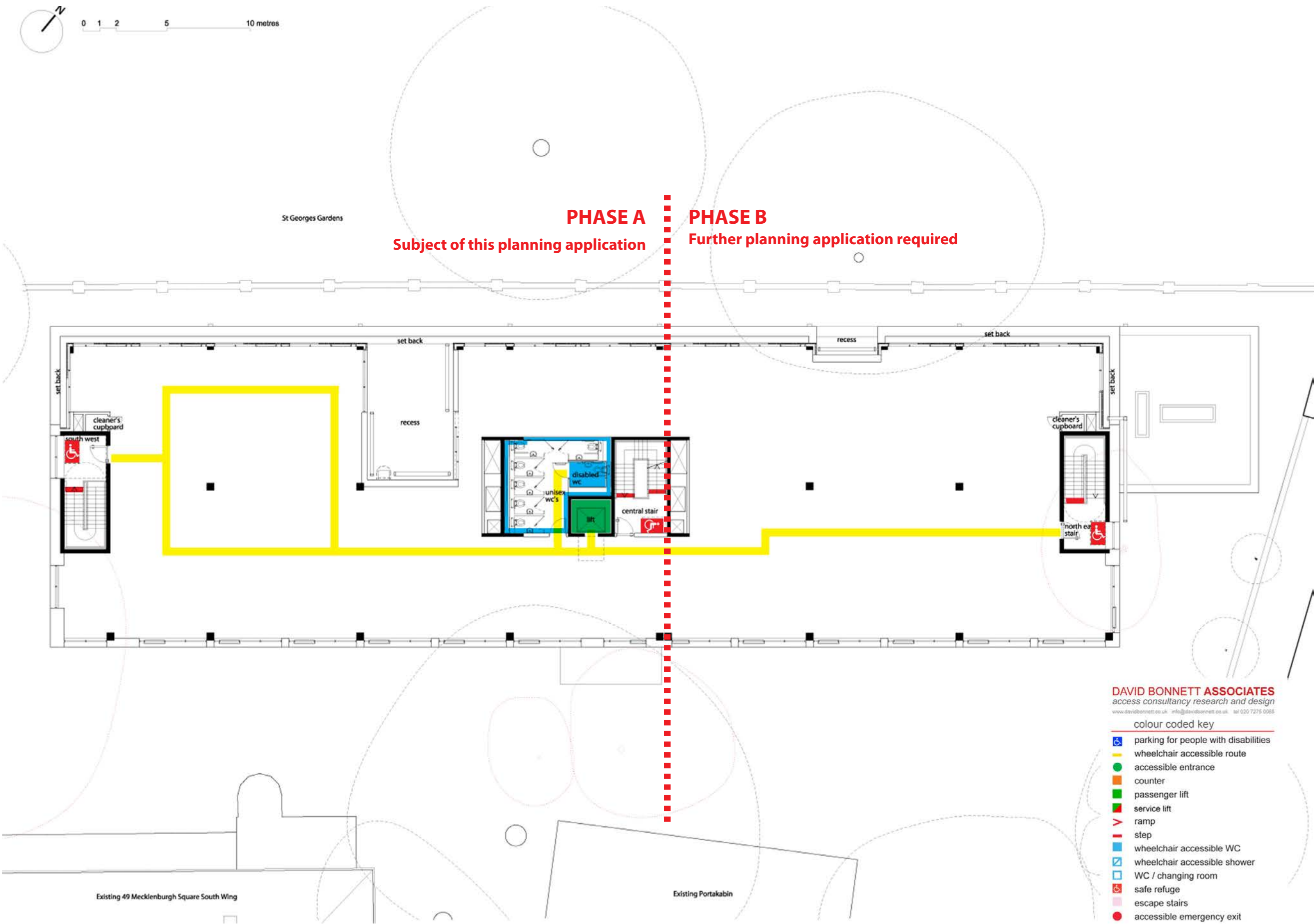


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colour coded key

- parking for people with disabilities
- wheelchair accessible route
- accessible entrance
- counter
- passenger lift
- service lift
- ramp
- step
- wheelchair accessible WC
- wheelchair accessible shower
- WC / changing room
- safe refuge
- escape stairs

Second floor



Appendix 3 | References

Sources of advice – List of technical standards and guidance

Legislation

Planning and Compulsory Purchase Act 2004

Chronically Sick and Disabled Persons Act 1970

Disability Discrimination Act (DDA) 1995

Fire Precautions Act 1971

Codes of Practices, Disability Rights Commission (from October 2004)

British Standards and public documents

The Building Regulations: Approved Documents M – Access to and use of buildings 2004

The Building Regulations: Approved Documents B (Fire).

BS8300: 2009 Design of buildings and their approaches to meet the needs of disabled people – Code of practice

BS9999: 2009 Fire precautions in the design, construction and use of buildings – Code of practice for means of escape for disabled people

BS7000-6:2005 Design management systems: Guide to managing inclusive design

Local policy

London Borough of Camden Policies

GLA's SPG, Accessible London: Achieving an Inclusive Environment (April 2004)

General references

Designing for Accessibility – Inclusive Environments CAE/ RIBA 2004

Buildings for All to Use 2 – improving the accessibility of public buildings and environments CIRIA 2004 (1996)

Inclusive Projects: Disabled Persons Transport Advisory Committee (DPTAC, 2003)

Planning and Access for Disabled People – A Good Practice Guide (ODPM, 2003)

Code of Practice Rights of Access Goods, Facilities, Services and Premises DRC, 2002

Universal Design a manual of practical guidance for Architects Goldsmith S. Architectural Press 2000

Building Sight RNIB 1995

Inclusive Mobility: A Guide to Best Practice to Pedestrian and Transport Infrastructure, ODPM (2002)

Codes of Practices, Disability Rights Commission (from October 2004)

Other design references

RNIB: A design guide for the use of colour and contrast to improve the built environment for visually impaired people: 1997, JMU and University of Reading

RNIB: Building Sight – a handbook of building and interior design to include the needs of visually impaired people: 1995 The Stationary office.

Sign Design Guide: a guide to inclusive signage: JMU and the Sign Design Society

Guidance on the use of Tactile paving surfaces: department of transport, local government and the regions 1997 (1999)

Inclusive mobility – a guide to best practice on access to pedestrian and transport infrastructure: Department for Transport 2002. Display Screen equipment work Guidance on Regulations Health and Safety (Display Screen Equipment) Regulations HSE1992

Workplace health, safety and welfare Approved code of practice Workplace (Health, Safety and Welfare) Regulations HSE1992

Office design – a Guide to Inclusive Workplaces British Council for Offices and JMU 2003 (pub pending).

Keeping Step? Scientific and technological research for visually impaired people Gill J. RNIB 2001

Lightbook: the practice of lighting design Brandi u. Birkhauser 2001

Lighting guide 3: addendum society of light and lighting cibse 2001

Guidance on access statements: Disability Rights Commission.

Centre for accessible environments : designing for accessibility 2004

