



**UNIVERSITY
OF LONDON**

GARDEN HALLS, UNIVERSITY OF LONDON

Access and Inclusivity Statement

March 2013

Introduction

This document sets out the process adopted by the team of University of London to create an accessible and inclusive environment within Cartwright Gardens Development.

1.1 Scope

This Access Statement contains an explanation of measures that will be incorporated within the proposals for Cartwright Gardens 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 in documents produced by Design Council/CABE:

- 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.

This Access Statement is based on, and should be read in conjunction with, the submitted General Arrangement scheme drawings and information provided by TP Bennett Architects.

1.2 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.

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 ensured the integration of accessibility measures into the building whilst also maintaining the overall concept of the design.

1.3 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 amendments and looking forward to the 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 (to help guide on the provision of student accommodation) includes:

- 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*
- Camden Planning Policy: Development Policies Policy DP6 (“Lifetime homes and wheelchair housing”) and DP29 (“Improving Access”).

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 minimum 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.

1.4 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, play equipment, 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 students and 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.

2.0 Cartwright Gardens

The development will deliver student accommodation in the form of;

Garden Halls, which will contain;

- “Townhouses” facing Sandwich Street
- En-suite rooms in Garden Halls, including accessible studios
- Courtyard gardens located on the Lower Ground
- A covered courtyard on the Ground Floor
- Communal dining areas and Servery on the Lower Ground Floor
- A reading room/study area on the Ground Floor
- Laundry Facilities in the Lower ground Floor

Hughes Parry Hall which will contain

- En-suite room (minus showers)

2.1 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.

2.2 Parking

No parking is provided as a part of this application.

2.3 Entrances and exits

The main accommodation has one principal entrance on the South West face of Cartwright Gardens.

Access from the main gardens will be via the existing pavements but joined by a flush raised traffic table, detailed in the transport and landscape reports.

The ground floor will also contain a covered courtyard and access to the main cores.

The Garden Halls “Townhouses” will be accessed both from the Lower Ground Floor Courtyards and from level access on Sandwich Street (during daylight hours).

There will be an entrance to the ancillary space on the corner of Leigh Street.

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

All new fire exits have level thresholds and openings in line with guidance in Part M.

Hughes Parry Hall will have a new ramped and stepped entrance.

The entrance and pavement levels are existing and the ramp slope will have a gradient of 1:15 and 10 metre long flights with one intermediate platform. Approved Document M clause 6.15, advises that a ramped approach (to what is effectively a dwelling area) will satisfy M1 if it has individual flights not longer than 10m for gradients not steeper than 1:15

There will be 8 steps with goings of 250mm and a rise of 164. A longer going would reduce the number of risers, and in this instance it is felt that a low rise and smaller going is preferable.

2.4 Vertical Circulation

2.4.1 Lifts

The Main Cartwright Gardens building has two banks of three lifts in the South East and South West cores. One lift in each of these cores is a fire fighting lift.

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.

Hughes Parry Hall has an existing pair of lifts that have recently been refurbished to meet current standards, though they are 8 person lifts and therefore below the Part M car sizes.

2.4.1.1. Platform Lifts

The South West and South East ground floor rooms that face Cartwright Gardens have been raised to improve security and privacy. They will be accessed via steps and platform lifts.

These rooms only are on a different level on the Ground Floor level of the building.

2.4.2 Stairs

Circulation and accommodation stairs will meet all aspects of Part M 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.

The central feature stair from the entrance foyer to the Level below will meet all of the guidance (1250mm wide, 250mm goings and no more than a 170mm rise).

2.5 Glass Bridge

A glass bridge is located at the main entrance; however, this will be fritted and suitably treated to provide a minimum slip resistance of R10.

2.6 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. For this reason the entrance lobby door will be fitted with power assist.

All internal doors will meet the appropriate sections of Part M of the building regulations.

2.7 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).

2.8 Sanitary Accommodation

Accessible toilet accommodation has been provided throughout the building, associated with other toilet accommodation and will comply with Part M of the Building Regulations and BS8300:2010A.

2.9 Escape Arrangements

Areas of refuge have been provided at all levels within the core designs associated with escape evacuation lifts.

Management procedures will be put in place by the operator and the estate management to ensure that refuges are checked in the event of an emergency and/or for staff to respond to a disabled person in the refuge.

Staff will be suitably trained to assist disabled people and to assist with use of evacuation chairs where provided.

Operator and estate management policy, procedures and practices will be developed together with a means of escape strategy for disabled people, whether staff or visitors. Personal Emergency Egress Plans (PEEP) for individual disabled users will be developed as required.

2.10 Wheelchair Accessible Bedrooms

Part M of the Building Regulations requires that 1 in 20 bedrooms (5%) are wheelchair accessible, and a further 5% are requested by LBC and GLA planning requirements.

It is proposed that the scheme would deliver 5% wheelchair adapted bedrooms in the first instance, with a further 5% adaptable on demand.

These on-demand units would be adapted by the client at their own expense on request and on demand by a disabled student.

Because the client will be adapting the rooms at their own expense it is proposed that the identified 5% of rooms are cluster rooms in their un-adapted state, and in the adapted state two adjacent cluster rooms would be altered to become one accessible unit.

There are proposed to be 1200 rooms in a combination of en-suite, en suite (wc only shared shower) and Town House rooms. 60 accessible en suite rooms have been provided which is 5% of the total.

See the architecture scheme design for layouts of accessible bedrooms at the end of this document.

2.10.1 Locations and types

2.10.1.1. Accessible Studios

Self-contained en-suite bedrooms will be located on the First to the 8th floor of the main Cartwright Gardens building.

There will be no accessible bedrooms in the Hughes Parry Hall though the rooms will be visitable.

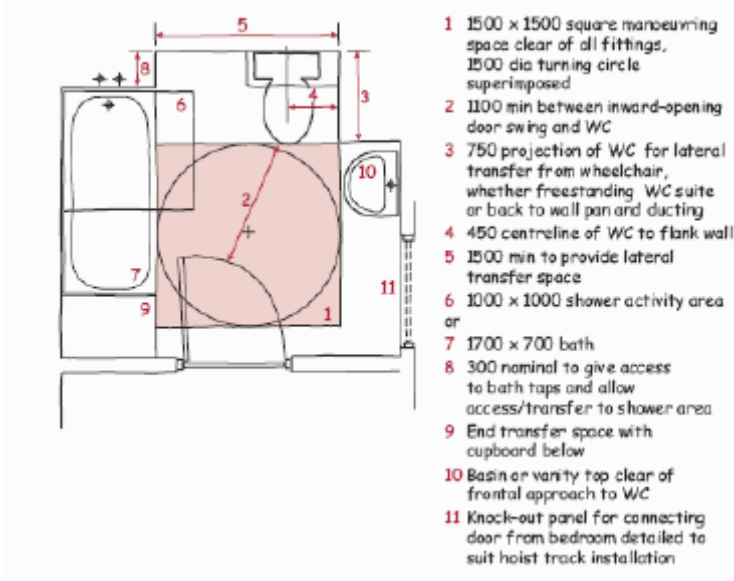
There will be no accessible bedrooms in the Townhouses.

2.10.2 Design of Bathrooms

The majority of bathrooms will be based on the spatial layouts illustrated in Part M of the Building regulations.

However, 12 of the 60 rooms (DS04) have a smaller footprint. The bathrooms are smaller in plan than the other 48 bedrooms but have been based on the Wheelchair Housing Design Guide which more closely reflects the needs of long term student accommodation. While it is intended that these rooms would principally be allocated to people with mobility disabilities, they will also be readily able to accommodate wheelchair users.

Figure 11.1.5/11.1.7



2.10.3 Access to Other Student Bedrooms

In addition to the accessible bedrooms described above, other Cartwright Gardens' bedrooms have been designed to be visitable by disabled people.

However, it is assumed that a wheelchair user will be escorted from the bedroom, and therefore features such as a 300mm reveal space have been omitted from the bedroom individual doors.

Hughes Parry Hall bedrooms will be visitable by wheelchair users, though there are no accessible bedrooms in the building.

The majority of the Town house bedrooms will not be visitable by those requiring lifts access, though the kitchen and common rooms (and two lower ground floor bedrooms) of these buildings will be accessible (from courtyard garden and street level respectively). For visitors a Part M domestic AWC is provided on the street access level and an accessible WC is available in the lower ground floor of the main building's facilities.

2.10.4 Common rooms and Courtyards

Common rooms and terraces will deliver accessible facilities through step free access, positioning of fittings and varied types of furniture.

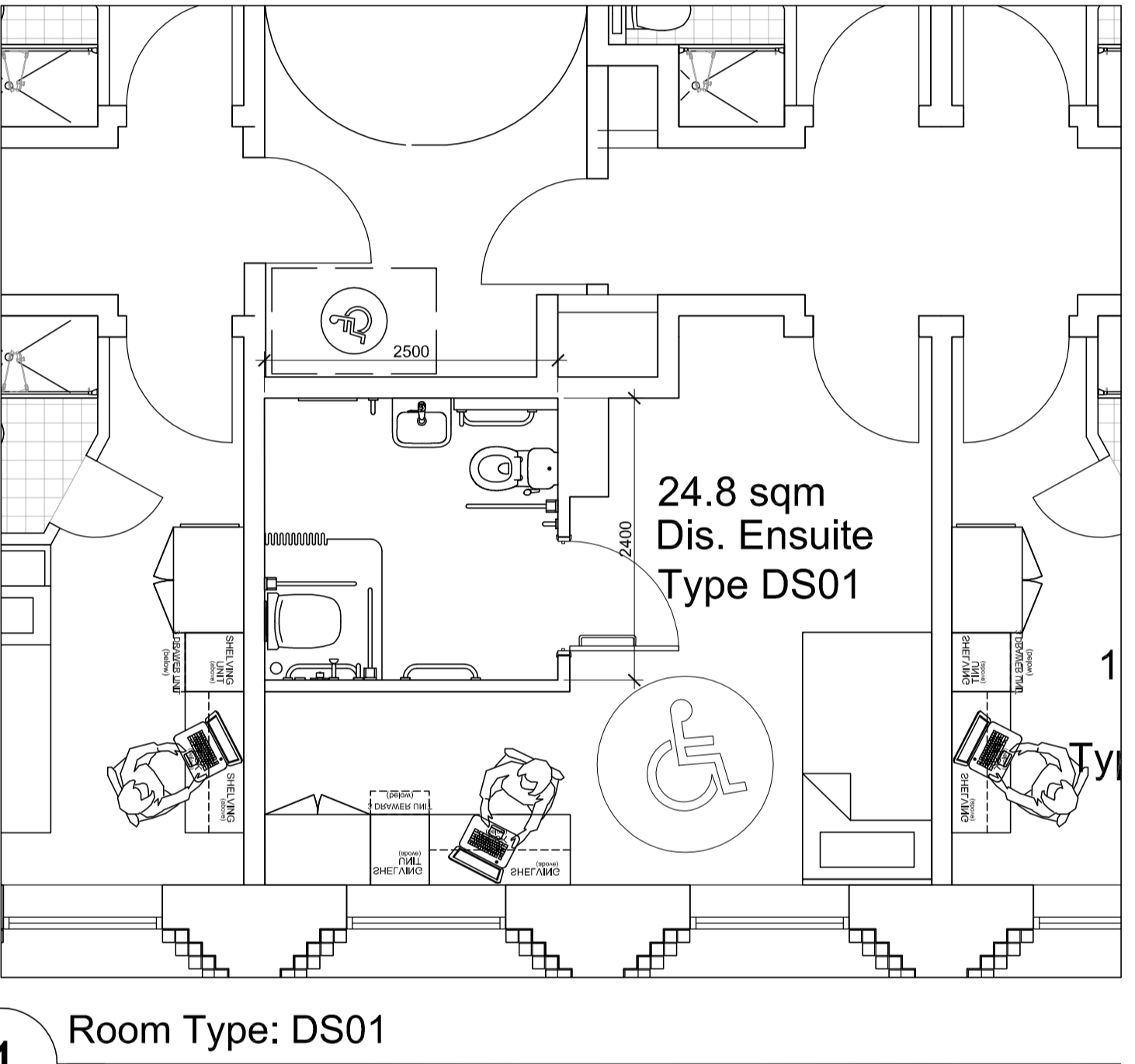
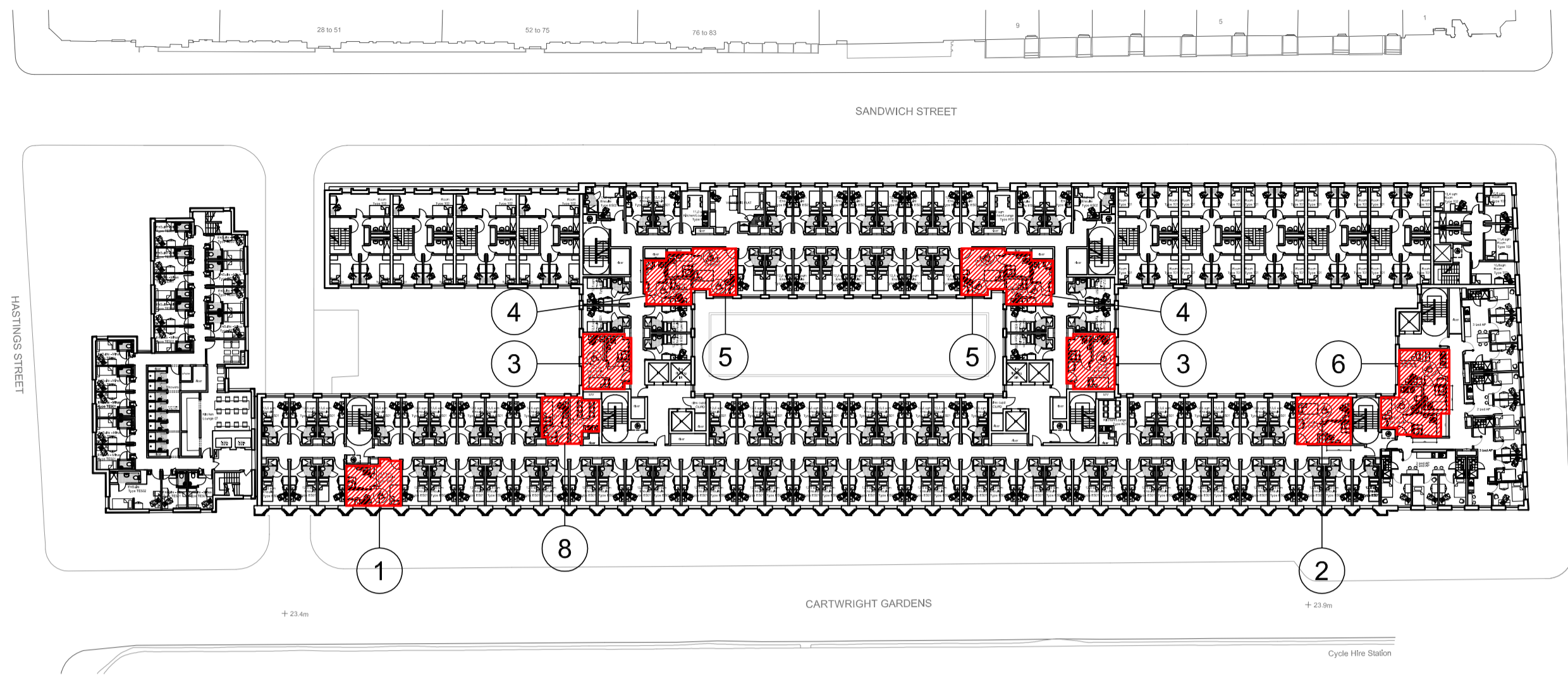
Adequate spacing between the furniture will allow wheelchair users the sit within the seating clusters alongside friends and/or transfer onto benches and chairs.

2.11 General Details

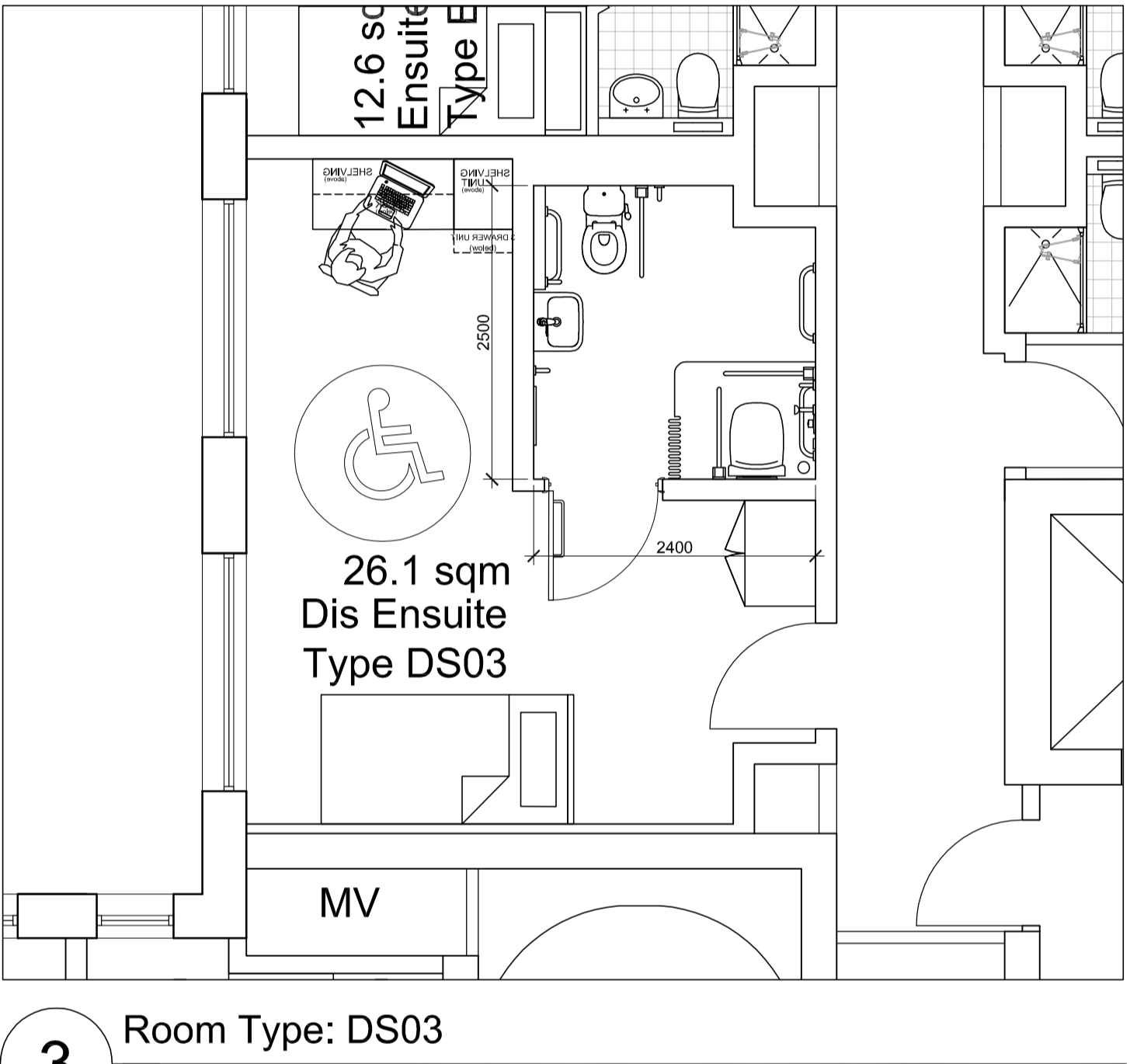
Details of the following areas and how they will be made accessible shall be addressed as the scheme develops:

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

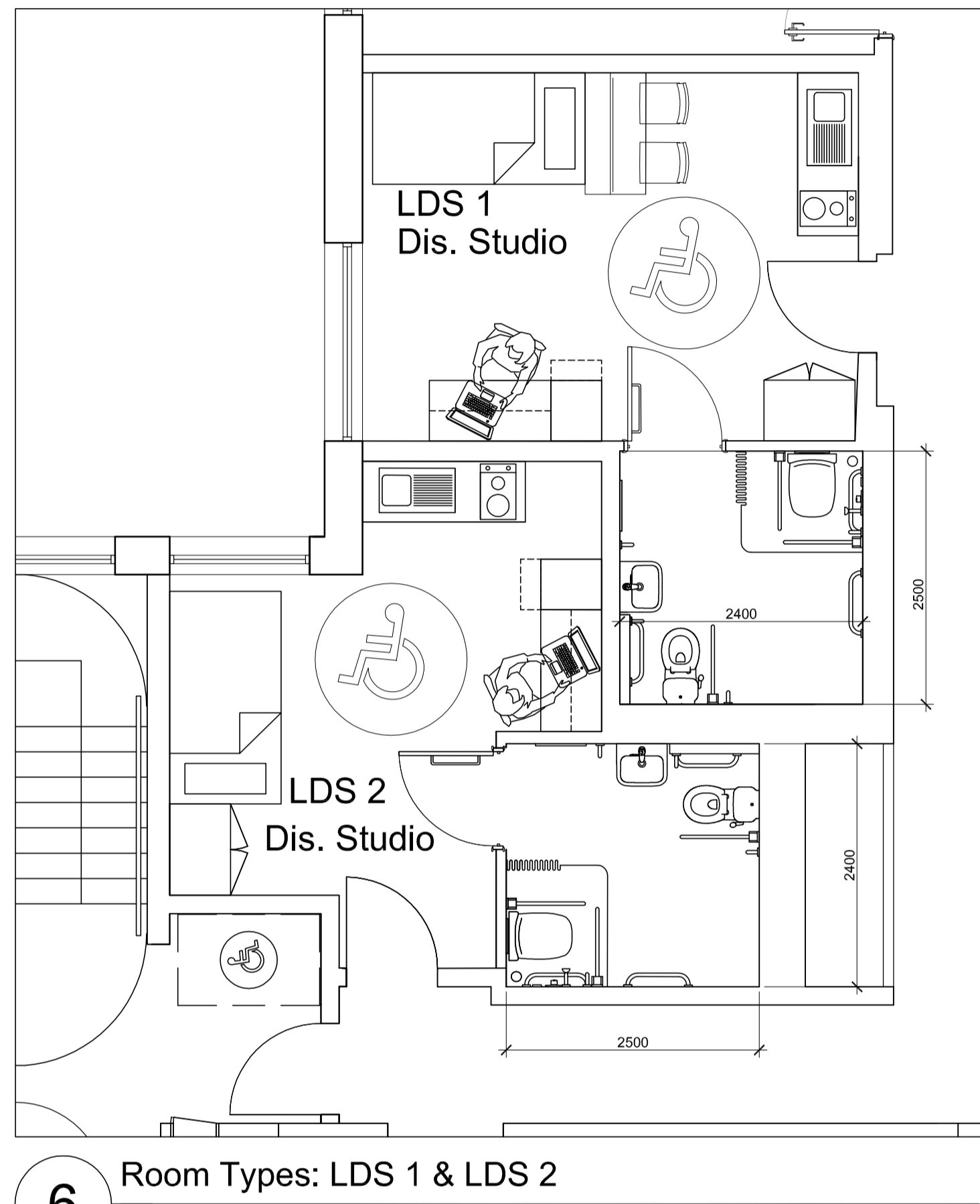
NOTES:
 DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.
 THIS DRAWING IS PROTECTED BY COPYRIGHT.
 ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF (EG) SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE MEASURED.
 NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE ACCESS REPORT
 NB. ROOM TYPES DS05 & DS06 ARE NO LONGER USED.



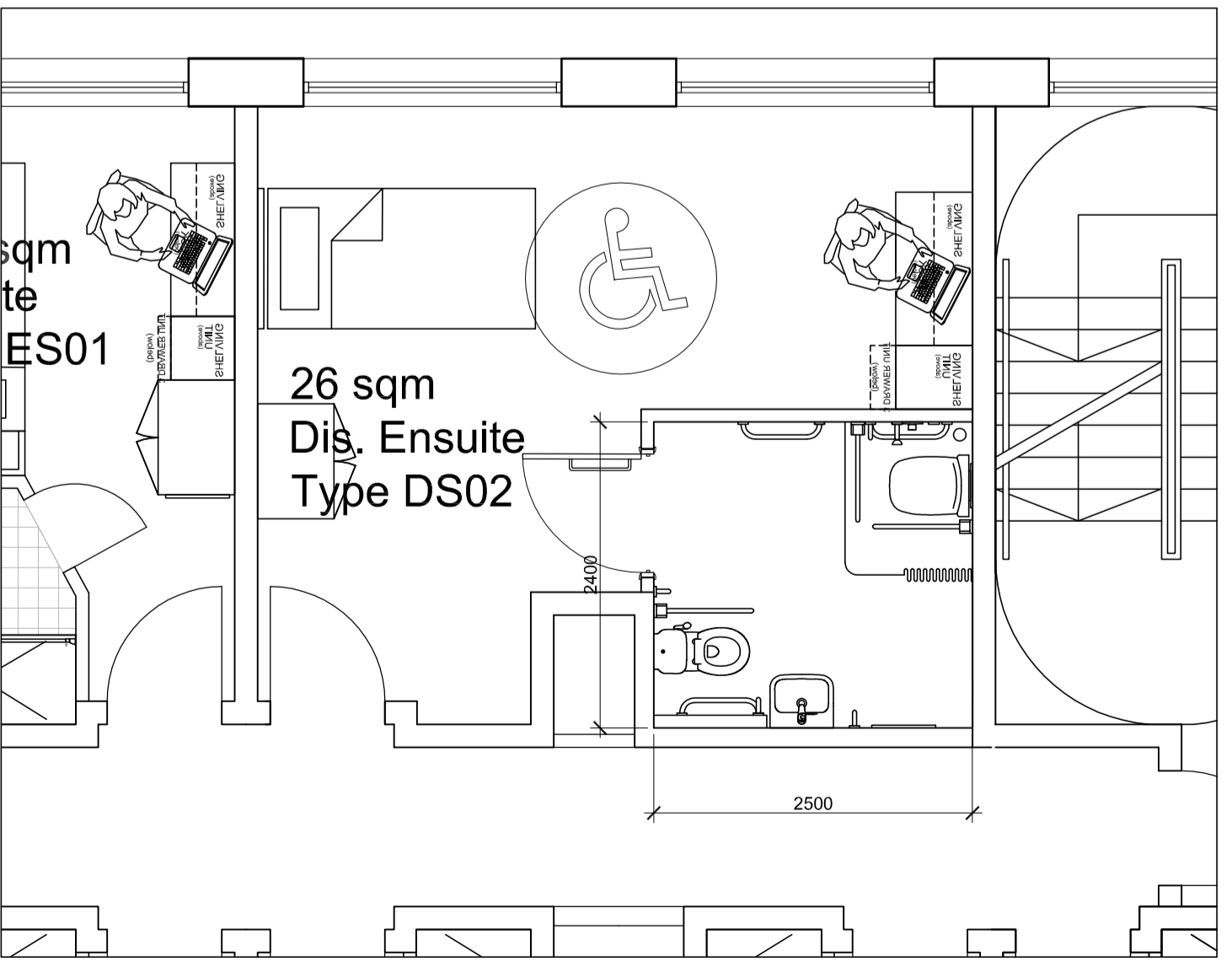
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1:50



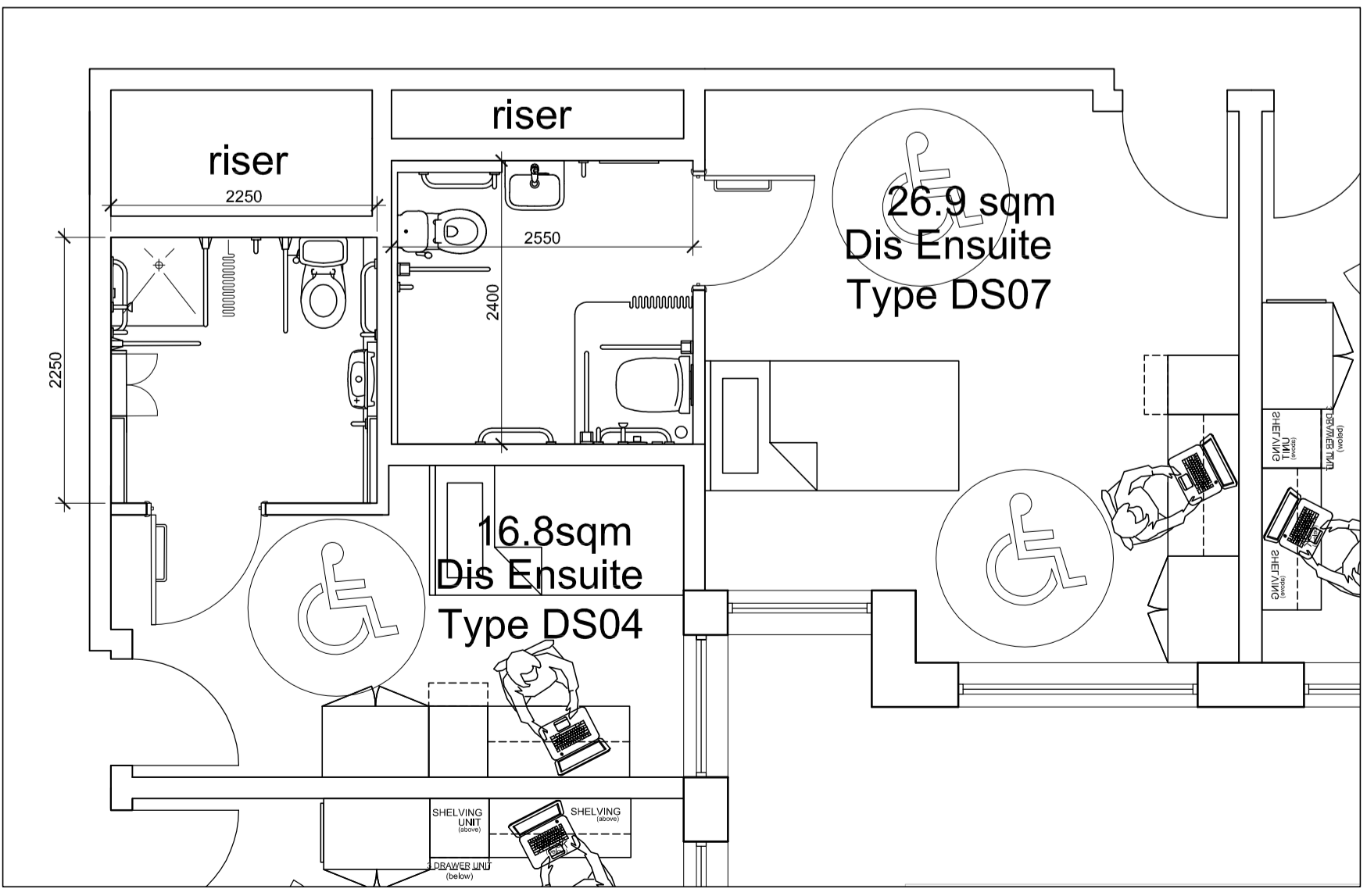
3 Room Type: DS03
1:50



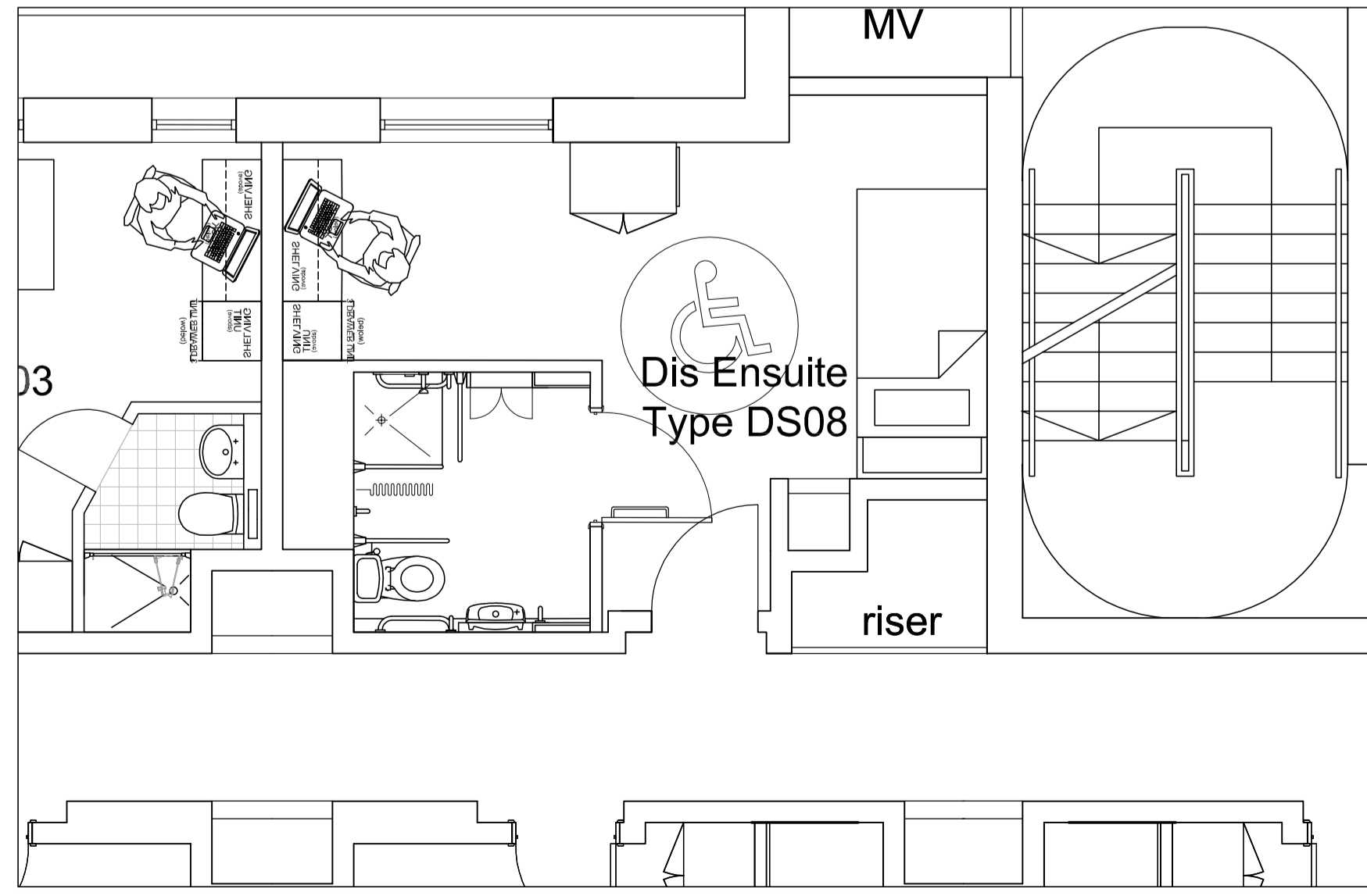
6 Room Types: LDS 1 & LDS 2
1:50



2 Room Type: DS02
1:50



4 Room Types: DS04 & DS07
1:50



8 Room Types: DS08 (Level 7 & 8 Only)
1:50

P2	11.03.13	Added DS08	SM	NM
P1	08.03.13	Revised labelling error. Added explanatory notes	SM	NM
No.	Date	Comment	Drawn	Chk'd
Revisions				

Issue Status
PLANNING
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 architecture
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 planning

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Project
 Proposed Mixed use Scheme
 University of London / UPP
 Cartwright Gardens, London

Drawing Title
 Proposed Plans
 Accessible Bedrooms

Drawn	Date	Scale @ A1	Alt. Ref.
SM	nov 2012	1:200	--

tp bennett Project No.	Drawing Number	Rev
A10417	D 600	P2