

Project	Unite Travis Perkins 11-13 St Pancras Way London NW1	File Ref	2893/ 7.12
Client	Unite Group	Date	Nov 2012
Report	Statement of Access to, and Use of Buildings for Part M	Report No	

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1. INTRODUCTION

This report is prepared as a Part M Access Statement for the Student rooms and associated ancillary areas to discharge planning condition 22 of the Planning Consent Reference 2011/1586/P and the associated Section 106 Agreement.

1.1 Project Description

The development is arranged in three blocks rising from a common podium slab forming a terraced access slab across the site over Travis Perkins Builders Yard and Retail Unit below. Access to the Podium level is made at a single point from street level

The student accommodation consists of typically consists four cluster flats – varying from 5 to 9 bedrooms – at each level arranged around a central core in each block.

Provision has been made for accessible bedrooms at Podium Level and Studio Room at both Podium Level and Top Floor level of each Block. In addition additional bedrooms have been incorporated in Blocks C and D on intermediate floors (Second, Third, Fourth, Fifth and Sixth).

Each cluster flat incorporates its own Kitchen with Relaxation area attached.

The Management Office with adjacent disabled WC is at ground floor, with a communal laundry adjacent to the main lifts at Podium Level

There is parking for 1 car which is to disabled parking standard.

2. STANDARDS ADOPTED

2.1 Access Aims

To Meet requirements of the Building Regulation Approved Document M - Access to and use of Buildings, 2004

To meet the aims of the equality Act 2010

To meet Local Authority access policies where relevant.

2.2 Consultation

As part of the consultation process, UNITE regularly consult with their students using their facilities and incorporate suggestions wherever practical & possible

In collaboration with Camden Borough Council.

Means of escape practices, policies & procedures

2.3 Standards Applying

Building Regulations Approved Document M 2004.

British Standard 9999.2008 (since April 2009)

Planning and Access for Disabled People: a good practice guide (OPDM)

Areas of Plant and spaces that are not accessed except by servicing Engineers or similar personnel are excluded

3. EXTERNAL AREAS AND APPROACH

3.1 Pedestrian and Transport Approach

The approach to the site is via public pavement.
Tactile & hazard paving are in place as appropriate.
Signage is helpful and appropriately located.
The main Entrance is highlighted.

3.2 Car Parking / Drop Off

A car park with 1 disabled spaces is provided.
A dual lift both to disability standard is provided to serve all levels from Ground Level to Podium Level.
Additional Lifts either single or dual are provided to each block serving all floor levels.

3.3 Cycle Parking

Cycle parking areas are provided at ground level for students, and staff under a shelter or in a secure compound at ground floor or mezzanine level adjacent to the car park with good lighting and overlooking.

4. ENTRANCE, LOBBY, RECEPTION & CIRCULATION SPACES

4.1 Entrance

The main entrance is approached from street level. This leads directly into the reception area & the Reception / enquiry desk.
An automatic opening door is provided to the building entrance.

4.2 Reception Area

The reception desk is in the entrance lobby and has been designed with a lower section counter and an induction loop system
Manifestation is provided to glazed doors and screens.

4.3 Horizontal Circulation

Step - free circulation is provided on all levels. All bedrooms are accessed from the corridors.
Corridors are all minimum 1200mm wide.
Lift lobby areas have minimum 1500mm turning spaces opposite the lifts at all levels
Doors to Flats have Vingcard operation and are power operated for ease of use.
All internal doors have been designed to meet Approved document regarding clear opening widths, and have 300mm unobstructed space on the pull side of the door

4.4 Vertical Circulation

A lift is provided in the core to serve all flats, DDA rooms & kitchen/common areas.
A staircase to ambulant standard is also provided for additional access to each block which can be used

for access between floors; as well as means of escape.

Provision has been made for wheelchair refuge areas to stair enclosures at each floor level.

All staircases & the lift meet the requirements of the Approved Document M.

5. SANITARY PROVISION

5.1 WC Provision

An accessible WC has been provided at the entrance level and a Disabled WC / Shower room at Podium Level.

6. ACCESSIBLE BEDROOM PROVISION

Provision has been made for accessible bedrooms at Podium Level and Studio Room at both Podium Level and Top Floor level of each Block. In addition additional bedrooms have been incorporated in Blocks C and D on intermediate floors (Second, Third, Fourth, Fifth and Sixth).

6.1 Definition of the Priority Groups

If wheelchair users wish to move into the building the rooms at ground floor level would be the first to be made available, as the fit-out work needed to adapt to DDA Standards would take only one day to complete.

6.2 Specification of the Priority Groups

UNITE to advise and provide confirmation of the Letting Policy for DDA rooms in due course.

7. LEISURE FACILITIES

Common Rooms / Relaxation Areas have been provided off the Kitchens to all Cluster Flats.

Hard and soft landscaped areas at Podium Level are accessible to all students, with a wild flower meadow.

8. EMERGENCY ESCAPE

8.1 Strategy

Each block is served a single escape stair. Three staircases are provide for final escape from Podium Level.

8.2 Physical Provisions

Safe refuge areas (900 x1400mm) are provided in each staircase enclosure at each floor level with emergency voice communication.

9. ACCESS MANAGEMENT PLAN (AMP)

UNITE to advise and provide their Access Management Plan and Personal Emergency Evacuation Plans (PEEPS) in due course.