
7.0 Accessible Design

7.1 Access Statement - Student Accommodation

7.2 Access Statement - Travis Perkins Facility

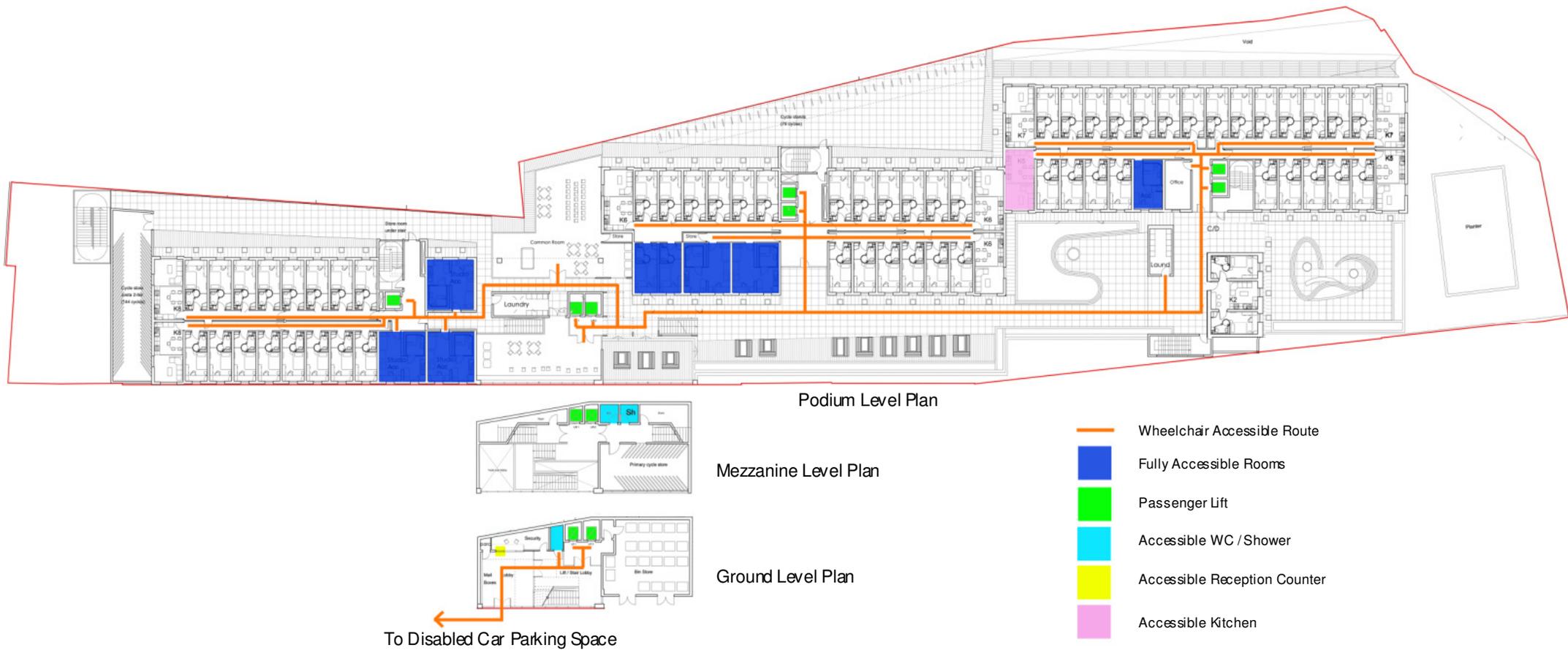


Fig - 7.1.1 - Access Diagrams - Ground and Podium Level

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7.1 - Access Statement - Student Accommodation

7.1.1 - Access Statement Introduction

Unite have been at the forefront of student housing design for many years and as such have developed the design of their rooms through experience. This is also true of their accessible flats and the general accessibility of the public spaces in the development.

This access statement assesses the proposed scheme in terms of its accessibility for as many people as possible. We look at the approach to the building, the entrances and the common circulation areas, as well as provisions made for the flats themselves.

7.1.2 - Access management

Unite have a policy of making their accommodation as accessible as possible to all of their customers. Students apply for a place in a Unite development and application take between 1 week and 1 month. During that application time, the prospective applicants are invited to tell Unite about any specific requirements to assist their residency. Unite's policy is to make any such changes as necessary.

Unite have over 150 wheelchair sized accessible rooms in their London Portfolio which can have standard adaptations fitted within a couple of hours. Specific needs will be undertaken as and when required. The management team within the property will be advised of specific requirements that maybe necessary to ensure safety and evacuation processes are tailored to the student.

All emergency cords within the room are linked to the Unite operational communications centre, 24 hours per day, 365 days per year.

Accessible rooms are either located within a cluster flat, which contains other standard rooms or are laid out as self contained accessible studios. This choice allows for a range of requirements to be catered for.

The standard accommodation that Unite provide, comprises single study bedrooms with en-suite shower room and a shared kitchen/lounge, designed as two distinct areas linked together by a table or breakfast bar for communal dining. The kitchen is laid out to provide residents with adequate storage space their provisions.

As part of the Access Management Strategy, a section of worktop space is designed so as to be extracted and replaced with a lower work surface, accessible by wheelchair users. This work is to be carried out by Unite, in good time, as part of their management of the building.

7.1.3 - Aims of the Access Statement

The aim of this section of the report is to show that all required reasonable standards for accessibility can be met by the proposals, and to ensure that the aims of the Disability Discrimination Act 1999 (Amended 2005) and the Special Education Needs and Disabilities Act (2002) can be complied with.

The statement refers solely to the planning stages of this legislation as defined by guidance issued by the DCLG and CABE.

Further aspects of these acts will be dealt with at the appropriate time through the building regulations process.

Legislation and guidance used during the design process includes the following:

Building Regulations Part M 2004 (amended).
British Standard 5588 Part 8 1999
British Standard 8300:2009+A1:20410
The Disability Discrimination Act 1995: Part 2 and 3
Special Education Needs and Disabilities Act 2002 (SENDA)
Accessible London: Achieving an inclusive environment

The plans shown in this section of the report show principal routes through the building. The intention in laying out these routes can be summarised as follows:

- To ensure that access to the facility, movement around it and exit from it, is inclusive for all and presents no barriers to people with disabilities.
- To ensure that all parts of the building can be accessed via step free routes and that lift access is provided to all parts of the building.

7.1.4 - Approach and entrance to the site

The site is easily accessed via public transport from Kings Cross & St Pancras Stations (underground, local, mainline and international routes), as well as from Mornington Crescent station which is a short walk away. There are also numerous bus routes close by as well as a cycle hire docking station within 5 minutes walk.

For those arriving by car there are on-street pay and display parking spaces and the loading point will be suitable as an accessible taxi drop off zone. Cycle storage is provided on site and cyclists will enter through the same secure doorway as pedestrians.

A single disabled parking space is provided at the South end of the site with step free access to the main entrance.

The entrance to the student development is clearly marked by a large, highly visible frame that suggests a connection to the podium level.

Wide powered doors at the main entrance and level access to a managed reception area will make the initial entrance to the development easy for all visitors. There are wide stairs going from the lobby to the podium. These stairs will be designed in accordance with ambulant disabled guidelines, and will also have a ramp at the side, so that bicycles can be wheeled up and down the stairs easily.

There are however, also two lifts connecting the lobby with the cycle store and shower on the mezzanine level, as well as the podium level above.

All lifts will meet standards as required by Part M of the building regulations and will consider BS8300:2009:A1:2010 and BS EN 81-70 recommendations.

All staircases in the development will meet Part K or Part M requirements as they might apply.

The podium level will have level access throughout, so the route to the individual block entrances will be easy for all.



Typical Top Floor Plan

Typical Floor Plan

- Wheelchair Accessible Route
- Fully Accessible Rooms
- Passenger Lift
- Accessible Kitchen

Fig - 7.1.2 - Access Diagrams - Typical Floor Plans

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7.1.5 - Circulation in the Common Spaces

Cycle users have two options for cycle storage. Regular users will obtain a key from management for the primary cycle store on the mezzanine level over the entrance lobby. This will be easily accessible via lift or wide stairs with wheel ramps.

Less regular users will be able to use the large cycle store at the South End of the podium. This is easily accessed via the lifts and stairs at the main entrance, the cycles will then be wheeled to the cycle store through well lit semi external corridors and across the podium. There is 1 cycle space for every 2 bed spaces in the development.

The blocks are served by three dedicated points of vertical circulation.

The entrance to the southernmost block is reached via semi enclosed corridors which pass between the common room spaces. The lobby will be clearly visible from the top of the stairs and from the ground to podium lift lobby. The southernmost block (Block A) is 5 storeys over podium level and has one lift serving the block.

The central block (Block B) and the northern blocks (C & D) will be accessed across the podium deck. The landscaping has been laid out to suggest a route across the deck. The entrances will be marked by distinctive red frames in the same language as the main entrance. The central and northern blocks are served by two lifts each and have a range of accessible flats spread out over all floors.

Entrances to lobbies will be via wide powered doors and the lobbies themselves are generous with plenty of space for wheelchair manoeuvring. Circulation to the front doors of the flats will comply with part M sections 7 & 9, which includes corridors, principle door openings stairs and lifts.

7.1.6 - Accessible accommodation

All units are accessible to visitors with disabilities.

A total of 564 bedrooms will be provided of which 5% will be designed to be able to be fully accessible in accordance with Part M of the building regulations. 1% of the rooms will be fully fitted out as accessible rooms at construction stage with the remaining 4% capable of being adapted as and when the need arises.

Therefore a total of 28 accessible rooms will be provided at construction, with the possibility to be fully fitted out to DDA standards.

7.1.7 - Open Spaces

There are a number of small green spaces in close proximity of the site, including St Pancras Old Church yard and Regents Canal, with Regents Park being the nearest large open space.

The podium deck is conceived of as being a collegiate style gathering space with a more intimate study garden to the North of the site.

All area of green space are step free and accessible to all and seating will be laid out so that wheelchair users can share in the experience without hindrance.

7.1.8 - Emergency Evacuation

Escape procedures for the proposals will be confirmed at Building Regulations stage, but they will rely on a combination of measures given that the building is arranged in a series of distinct blocks.

Escape from upper levels for wheelchair users will be via lift if allowed by the fire officer or via escape stairs using evacuation chairs.

Evacuation measures will include:

- Identification of safe refuge areas adjacent to escape stairs where disabled people can await rescue.
- The provision of evacuation chairs and physical assistance down escape stairs where required. Staff training will be instigated to make best use of the measures in place.

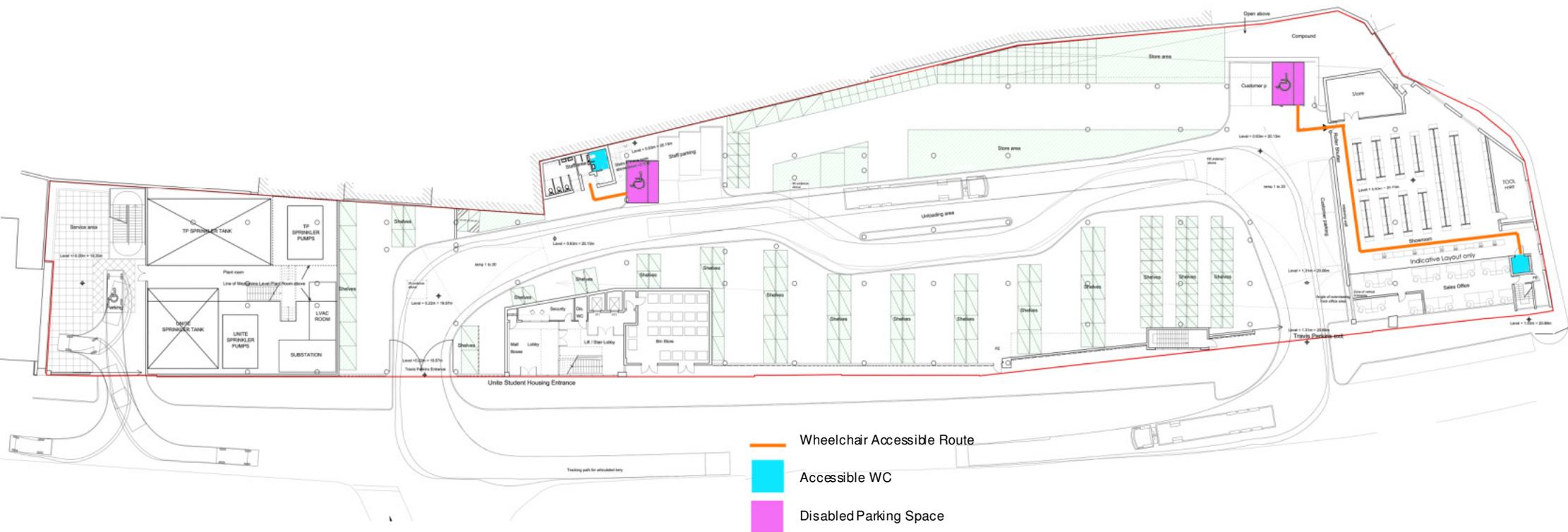


Fig - 7.2.1 - Access Diagram - Travis Perkins Facility

7.0 Accessible Design

7.2 - Access Statement - Travis Perkins Facility

The vast majority of staff and visitors to a Travis Perkins facility will by the nature of the business, be able bodied. However it is the policy of Travis Perkins to make their facilities accessible to all.

Disabled parking will be provided for both staff and visitors and most areas of the depot are accessible via level access points, or via ramps. There are two parts of the development not accessible to wheelchair users. The mess room mezzanine will be used by the yard staff and the mezzanine over the shop would be used for storage.

It's unlikely that members of staff needing access to these areas would be unable to use stairs by the nature of their job, however, space will be provide to retrofit a lift if required at any future point. Neither of these areas are accessible to visitors.

The shop will be accessed from the disabled parking bay via level access.

Good levels of lighting will be provided throughout the development for safety reasons, and this lighting will assist partially sighted visitors to the facility.

A disabled accessible WC is provided at ground floor level of the shop and further staff toilets will be at mezzanine level.

8.0 Crime Prevention

8.1 General Introduction

8.2 Crime Impact Statement

8.3 Further Advice

8.0 Crime Prevention

8.1 - General Introduction

The design has been discussed with the Crime Prevention Officer and the following statements are based on the results of that discussion.

8.1.1 - Travis Perkins Facility

During business hours, the facility will be managed by on site staff. The entrance and exit to the site will be monitored and the shop will be well staffed, with office spaces being laid out in the same space as the shop itself.

Out of hours the facility will be totally secured by vertical mesh fencing and gates. The fencing panels are 4.5m high and will have no footholds to aid scaling. All Travis Perkins sites are monitored by CCTV and security patrols are frequent so the site will be very secure.

The ground floor boundary has been laid out to avoid any spaces where people can hide or wait. Any potential blank spots will be well glazed and well lit.

8.1.2 - Student Accommodation

Unite place a very high priority on their residents' safety. The entrance lobby is arranged in a secure airlock layout so that everybody entering the facility has to pass a reception desk that will be staffed during the day by management staff and at night by security staff.

Communal doors will be accessed via programmable security passes and doors to the individual blocks themselves will also be secure, so that to gain access to a bedroom, a potential thief would need to pass through at least 5 secure doors.

8.2 - Crime Impact Statement

We have considered the following seven aspects of crime prevention.

Access and movement

The Travis Perkins facility is laid out along a single one way route with racking set out perpendicular to it. There are good sight lines across the site.

All circulation to the student block entrances are based around the podium deck and the routes are clearly marked by landscaping, lighting and bold entrances.

Structure

There is a clearly defined separation between the two uses on the site and there should never be a reason for confusion in terms of moving through one use without wandering into the other.

Surveillance

The Travis Perkins facility has excellent sight lines down its length and the boundary fence is highly transparent.

All areas of the podium deck are very well overlooked by surrounding student rooms.

Ownership

The open space on the deck will be given the feel of being an external common room space. It is the intention that the students will have a sense of ownership of this space. Whilst not publicly accessible it's still important that they have a sense of who is using the space in case breaches in primary security do occur.

Physical protection

All doors and windows are of a very high specification and will more than exceed minimum security requirements.

Activity

The daily activity of the Travis Perkins facility will be highly visible from the public realm, giving a sense of connection to the street. This will discourage loitering along St Pancras Way.

The entrances to the student blocks are set out at points across the podium encouraging a lot of pedestrian traffic across the external spaces.

Management and maintenance

Both of the development partners have an interest in well managed facilities, and have a history and experience that has enabled them to develop very well considered management plans.

8.3 - Further Advice

The following guidance was given in our meeting, and as far as possible, we will include this advice in the further stages of design development.

Doors

All communal and end of corridor doors should be to BS PAS 23/24.

Windows

Windows should be designed to BS 7950 and fitted with laminated glass.

Refuse

Self closing and locking doors to the refuse store. The door should be substantial and fit for purpose but not necessarily to a specific standard.

Bicycle Store

Self closing and locking doors to all bike stores. The number of bicycles a person can then access should be reduced. This can be achieved with metal cages and separate locking.

Mail

Mail will be delivered to secure boxes within the foyer and permanent security staff would be employed to provide surveillance and security.

Access and circulation.

Access through the building should be controlled by card or fob which should also be fitted to the lift system in order for it to operate. Fire doors should be fitted on stairways.

Lighting

Lighting should provide a uniform level of lighting in order to prevent a fear of crime with dark areas on the site.

9.0 Summary

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The purpose of this report is to show the process that we've been through in reaching the submitted design. It was an essential part of our brief from the beginning to work with the Local Authority and other stakeholders to arrive at a design that would meet broad support. We've enjoyed a very frank and open working relationship with Camden on this point and we feel we've arrived at a scheme that will make a positive contribution to the local environment and be a major stimulation for other high quality developments in the area.

The process can be summarised as follows:

- Travis Perkins identified the need to find a suitable development partner to invest in the site in order to fix a number of problems associated with their current layout. One of the main problems being the impact on local roads.
- We presented an initial feasibility study on the site to test the principle of the development.
- We took the advice of the Design Officer and prepared a revised layout on the site that generally met with support early on in the process.
- We engaged with the Design Officer in a series of discussions where elements of the design were gradually refined.
- When the design was at a reasonably fixed stage we consulted with the GLA.
- We had one final meeting with Camden's Design Officer and the GLA's Design Officer to agree principles for finishing off the process.
- A full planning application has now been submitted which this report forms a part of.

The proposals would transform what is currently a tired collection of sheds into a state of the art facility for Travis Perkins which will enable the company to continue to grow and prosper on the site over the coming years.

The student accommodation will bring an increase in life to the area by providing a high quality development on a landscaped podium.

The two aspects of the scheme are mutually dependent on each other and each in themselves positive.

The approval of this scheme design will transform this site into a thriving mixed use development that will be a benefit to the local area for many years to come.

10.0 Project Team

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Appendix A

Area Schedules

Schedule of Areas - Proposed Student Accommodation

Floor	Quantity	Net per floor	GIA per floor	Net Area		Gross Internal Area	
				m ²	ft ²	m ²	ft ²
Ground	1	0	189.7	0.00	0.00	189.70	2,041.91
Mezz	1	0	200.9	0.00	0.00	200.90	2,162.47
1st	1	0	1,958	0.00	0.00	1,957.50	21,070.33
2nd	1	0	1,987	0.00	0.00	1,987.40	21,392.17
3rd	1	0	1,994	0.00	0.00	1,993.80	21,461.06
4th	1	0	2,000	0.00	0.00	2,000.20	21,529.95
5th	1	0	1,996	0.00	0.00	1,996.17	21,486.57
6th	1	0	1,770	0.00	0.00	1,770.14	19,053.61
7th	1	0	1078.3	0.00	0.00	1,078.30	11,606.71
8th	1	0	590	0.00	0.00	590.00	6,350.70
9th	1	0	500	0.00	0.00	500.00	5,381.95
Totals				0.00	0.00	14,264.11	153,537.51

Floor	Flats	Description	Beds		
			per flat	Total	Studios
1	1	1 2 Bed Cluster	2	2	
1	2	1 5 Bed Cluster	5	10	
1	2	1 6 Bed Cluster	6	12	
1	2	1 7 Bed Cluster	7	14	
1	3	1 8 Bed Cluster	8	24	
1	5	1 Studios	1		5
2,3,4,5	2	4 5 Bed Cluster	5	40	
2,3,4,5	3	4 6 Bed Cluster	6	72	
2,3,4,5	4	4 7 Bed Cluster	7	112	
2,3,4,5	4	4 8 Bed Cluster	8	128	
2,3,4,5	0	4 Studios	1		-
6	2	1 5 Bed Cluster	5	10	
6	2	1 6 Bed Cluster	6	12	
6	4	1 7 Bed Cluster	7	28	
6	1	1 8 Bed Cluster	8	8	
6	11	1 Studios	1		11
7	1	1 5 Bed Cluster	5	5	
7	1	1 6 Bed Cluster	6	6	
7	2	1 7 Bed Cluster	7	14	
7	12	1 Studios	1		12
8	2	1 6 Bed Cluster	6	12	
8	2	1 7 Bed Cluster	7	14	
9	13	1 Studios	1		13
Totals			523	41	564.00

NB: Areas supplied are Gross Internal Areas unless otherwise stated and confirmed as taken from the internal face of the external leaf of the building(s) including internal walls, Service Accommodation, Columns, Piers, Lift, Stairwells and Plant/Motor Rooms

Schedule of Areas - Proposed Travis Perkins Facility

Internal Covered Areas	
Gross Internal area	3,657
Net Area	m²
Storage area	1,658
Route/laybys	1,028
Parking/circulation	147
Staff area	28
Mess room	50
Plant room	431
Plant room mezz	230
Sales	
Sales office	96
Showroom/Tool hire	354
Store	36
WC	6
Stairs	7
Mezzanine	214
Total Net Area	4,284
Storage Volume	m³
Main storage	10,213
Uncovered	235
Total External Area	235