

CHAPTER 10

ACCESSIBILITY

10.0 Accessibility Policy

10.1

Context

The current design has been brought forward in accordance with the policy provisions set out in PPS1 that the design must be both high quality and inclusive in order to create a well-mixed and integrated development that avoids segregation and brings people together regardless of their abilities. The proposals address the 5 design criteria set out in PPS1 by considering the following:

- connections between people and places;
- integrating with the urban form;
- respecting the wider context of the area and relating to it;
- establishing an environment in which everyone can access and enjoy the relevant benefits; and
- direct and indirect impacts.

10.2

This approach has had full consideration of CABI's principles for an inclusive design and the requirements of the Disabilities Discrimination Act (DDA). Of equal importance, the design has responded to London Plan Policy 4B.5 ('Creating an inclusive environment') by considering the need to ensure that the Proposed Development can be used safely and independently by all segments of the population, without any disabling barriers or requiring undue effort, segregation or special treatment. Inclusivity has been the critical approach and the design has sought to ensure that the needs of those with disabilities are integrated fully with the needs of others, giving individuals real choice in both accessing and using the building. The guidance set out in the Mayor's SPG on inclusive design has been embraced and despite the special nature of the building, it will be accessible to all members of the community, not just those with disabilities but also children, young people and the elderly. In addition, the Proposed Development has had regard to the spatial requirements of other diverse groups as identified in Policy 3A.17.

10.3

This approach has also considered the policy requirements of LBC's UDP Policy SD1(C), which not only includes the requirement to meet the highest standards of access and inclusion but requires that buildings and spaces that the public will use should be designed to improve access for all.

10.4

Consultation

Throughout the design evolution, ensuring access and inclusivity for all has been an important consideration. Consideration of inclusivity principles formed part of the earlier reviews of the scheme, particularly with the GLA. That early engagement has ensured that consideration of the impacts of design decisions to both internal and external access and inclusivity has been analysed and in each case, an appropriate solution has been identified.



Fig 10-1. Townscape view of east façade from Midland Road