7.0 Access Statement

7.0 Access Statement

7.01 Access Statement

New Oxford Street Ltd.

21-31 New Oxford Street

Access Statement
For Planning

ISSUE

ARUP
Accessible Environments

7.0 Access Statement

7.01 Access Statement

New Oxford Street Ltd.

21-31 New Oxford Street

Access Statement
For Planning

29/08/2014

Ove Arup & Partners Ltd
13 Fitzroy Street
London W1T 4BQ
Tel: +44 (0)20 7636 1531
www.arup.com

Contents

1 Introduction

1.1 Statutory and Regulatory Background

21-31 New Oxford Street is a reinvention of an existing building consisting of a basement, ground floor (with ground floor mezzanine) plus 8 floors of office space (three with mezzanine spaces). The building will be refurbished by New Oxford Street Ltd. to include public uses such as shops, cafes, galleries and restaurants, office and up to 21 new affordable homes.

The site is located on the corner of New Oxford Street and Museum Street within the London Borough of Camden.

This Access Statement was prepared in August 2014 by Arup Accessible Environments for the planning submission. It satisfies paragraphs .20 to .23 of Approved Document M of the Building Regulations 2013, and the more detailed requirements of the Planning and Compulsory Purchase Act 2004 as detailed in the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006. The aim of this document is to assist the London Borough of Camden in their approvals process.

In addition this application takes full account of the Mayor of London's London Plan, in particular the Supplementary Planning Guidance (SPG) "Accessible London: Achieving an Inclusive Environment" April 2004.

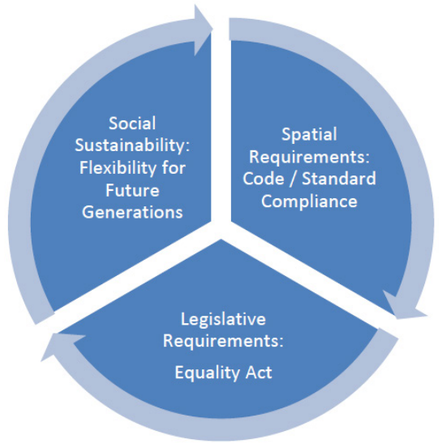
2 Design Philosophy

The design aspiration for this development is the creation of an inclusive environment throughout. All issues relating to inclusive access have been and will continue to be, considered throughout the design process.

This Access Strategy is based on an inclusive model of disability. The design philosophy seeks to achieve an inclusive design that maximises access for all disabled people. This satisfies the General Duty placed upon the London Borough of Camden under the Equality Act 2010 and the London Plan to promote the interests of disabled people.

2.1 Disability – Definition

The term "disability" has been viewed in its broadest sense and includes impaired mobility, sight, comprehension and hearing. This approach addresses not only the short-term compliance with the intent of the Equality Act together with the relevant planning policies but also the long-term implications of social sustainability, creating environments that are suitable for future generations. The aim is therefore to provide an inclusive environment throughout.



2.2 The Equality Act (2010) and 'Disability'

The Equality Act has been in force since October 2010, and replaces, amongst other legislation, the Disability Discrimination Act (DDA). However, the same underlying philosophy regarding discrimination on the grounds of disability applies, and the duties placed on the physical design of the built environment remain unchanged.

In summary, the Equality Act 2010 aims to protect the nine identified 'protected characteristics', of which one includes 'Disability'. With regards to Disability, the Equality Act provides legal rights for disabled people in the areas of:

- Employment;
- Education;
- Access to goods, services and facilities;
- Buying and renting land or property; and
- Functions of public bodies.

The Equality Act, although not prescriptive, includes an intent to offer disabled people an accessible environment which does not discriminate against them because of their impairment. Statutory regulations and recommendations for the built environment provide parameters for how an accessible environment can be achieved. Compliance with these regulations and recommendations is not proof that Equality Act issues have been addressed. They do though go a long way to ensuring such issues are considered.

In the Act, the term 'disability' includes not only disabled people, but also people who have an association with a disabled person (e.g. carers and parents) and people who are perceived to be disabled.

The principles of an accessible environment contained within this document address the needs of the following user groups:

- Individuals with mobility, sight, comprehension or hearing impairment;
- The ageing population;
- People with temporary injuries; and
- People whose movement may be impaired or encumbered in any way i.e. pregnant women, people with young children or people with baggage.

2.3 Process

The Access Statement has been prepared for the planning submission, and will record all areas of the design that maximise access for disabled persons. This is the Access section of the Design and Access Statement. The objective of this document is to assist the London Borough of Camden in their approvals process and to outline the intent for the project team going forward. This is the first stage of the inclusive design process, and we will continue to work with the design team throughout the life of the project to ensure that access is integral to the final built environment.

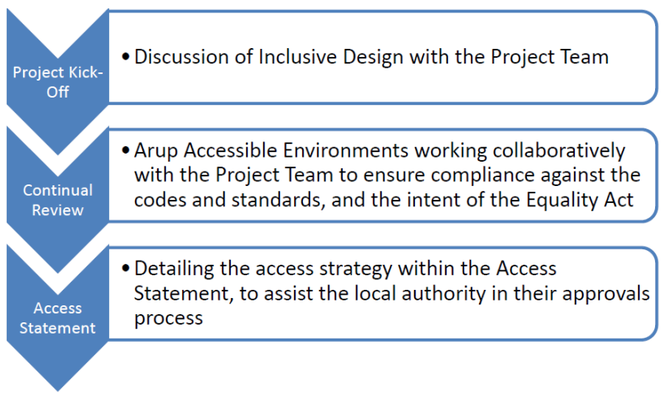
Should there be any departures from the adopted performance indicators the Access Statement will contain details of the reason for this decision, the details of any adopted alternative, the rationale behind it and notation detailing when any said departure was taken.

Additionally the Access Statement will contain details of specific inclusive design facilities or features so that end users are sufficiently aware of the reason for them and how they operate.

The Access Statement is an evolving document and it is envisaged that it will be one of the operational documents handed over to the building management team on completion.

To ensure the achievement of inclusive design the following actions have been adopted as part of the project process:

- The design team has been made aware of inclusive design and understand the principles involved.
- Access will be included at design team meetings reporting the reasoning behind any departures from adopted design guide(s) and the rationale behind any alternative adopted solution or compromise, together with the authority or evidence that supports such an approach. Any such departures will be recorded in the Access Statement.
- Discussions pre-submission have been held with an Approved Inspector to agree strategies and contentious issues (such discussions have been detailed within this report).



2.4 Sources of Advice and Guidance Used

In order to maximise access for disabled people the following guidance has been used. Only where there is a departure from these adopted guidance will there be a reference to this in the Access Statement.

- Approved Document B, K and M of the Building Regulations (2013).
- BS 8300: 2009 + A1:2010 (Design of Buildings and their approaches to meet the needs of disabled people).
- Department for Transport (DfT), 2005, “Inclusive Mobility” (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- Department for Transport (DfT), June 2007, ‘Guidance on the use of tactile paving surfaces’.
- Royal National Institute for the Blind (RNIB), 1997, ‘Colour and Contrast: A Design Guide for the use of colour and contrast to improve the built environment for visually impaired people’.
- BS 9999:2008 (Code of practice for fire safety in the design, management and use of buildings).
- BS 5395-2:1984 “Stairs, Ladders and Walkways – Code of Practice for the design of helical and spiral stairs”.
- BS EN 81-70, Safety rules for the construction and installation of lifts, Particular applications for passenger and goods passenger lifts. Accessibility to lifts for persons including persons with disability, 2003
- BS EN 81-1:1998+A3:2009, Safety rules for the construction and installation of lifts, Electric lifts
- Accessible Thresholds in New Housing, Guidance for House Builders and Designers, Stationary Office, 1999
- “Lifetime Homes”, Joseph Rowntree Foundation, July 2010
- “Wheelchair housing design guide”, Stephen Thorpe and Habinteg Housing Association
- London Borough of Camden, Wheelchair Housing Design Brief, 2013.
- London Borough of Camden, relevant policies.
- London Housing Design Guide, Mayor of London, August 2010
- The London Plan (and London Plan SPG), Mayor of London, 2011
- Consideration of Equality Act issues.

3 Overview of the Statement

The Design section of the Design and Access Statement contains a full description of the scheme.

The arrangements for access described in this statement reflect the current design. The descriptions in this report have been based on the planning submission drawings and through discussions with the design team on intent. The initial results of the review indicate that detriment to disabled people is unlikely or insignificant.

Access arrangements will be addressed in further detail as the design develops, with the Arup Accessible Environments team working collaboratively with the project team.

Stage	Access Output
Detail Design (post-planning)	Accessibility Compliance Report for Building Control approval
Completion and Occupation	Building Management Document

This Access Statement is presented as a design guide, which should be used as a reference document during design development. It will demonstrate the intent of the Equality Act and compliance with the statutory regulations, in particular, Approved Document M.

4 Site

4.1 Site Overview

The proposed development is for the remodelling, refurbishment and extension of the existing building in connection with the change of use to offices, retail and affordable housing along with associated highway, landscaping and public realm improvement works as described below.

The development includes the retention and recladding of the lower three floors of the building. The existing set back upper floors are proposed to be removed and reconstructed.

The majority of the building is proposed to be for flexible office use taking advantage of the existing double height internal spaces and inserting mezzanines around a new core.

The development will include the provision of active public uses at ground and lower ground floor levels to reactivate street frontages, with a mix of uses such as shops, cafés, galleries and restaurants

The proposed development includes up to 21 new affordable homes in the south east corner of the site fronting High Holborn.

The development includes public realm enhancement works including reopening Dunn's Passage, creating a new public open space on Museum Street and improving the surrounding public highway.

4.2 Transport Links and Pedestrian Access

The area is well served by the London transport system, and is easily accessible from in and around London. The nearest stations to the site are Holborn (Central and Piccadilly Lines) and Tottenham Court Road (Central and Northern Lines), both located approximately 500m away. At present, neither station affords step-free access between the street and platforms.

The nearest step-free station is Kings Cross St. Pancras (with step-free access from the Victoria, Northern, Piccadilly, Circle, Hammersmith and City, and Metropolitan Lines) which is a 28 minute walk from the site. Alternatively, bus routes 73, 390 and 10 serve between the station and the site, with a journey time of approximately 24 minutes. All buses are wheelchair-accessible low floor buses.

The above information has been taken from www.tfl.gov.uk, Travel Planner.

The existing pavements around the site are currently in relatively good condition, are firm and consistent. The site also has controlled crossing points, dropped kerbs and tactile paving on the approach to the building entrance.

There is a level difference between High Holborn and New Oxford Street / Museum Street of approximately 1.0m. The landscaping of the pavements on Museum Street will be included within the scope of this project, and will include considerations to reduce the impact of these changes internally within the building. However, the gradients and pavements of New Oxford Street and High Holborn will remain as existing.

It is proposed that the entrances along ground floor will be level from street to the building interior. This will be developed further in subsequent design stages, which will involve further assessment of the slab levels and existing pavement levels.

4.3 Car Parking and Setting Down Points

This is a central London site, and therefore car parking is very limited.

Two accessible car parking bays will be provided on ground floor, equating to 100% of the total car parking capacity. It is proposed that this will include one accessible bay allocated for the residential aspect of the site, and one allocated for the commercial users. The residential bay will have direct access from the car park to the residential core; the commercial bay will have direct access from the car park to the street, with a travel distance of approximately 76m to the main entrance. Although the commercial bay is located outside of the recommended 50m travel distance from the entrance, the location of the car park and entrances are largely dictated by the existing ground floor and pavement levels. Therefore, in order to provide step-free access between areas, extended travel distances are necessary.

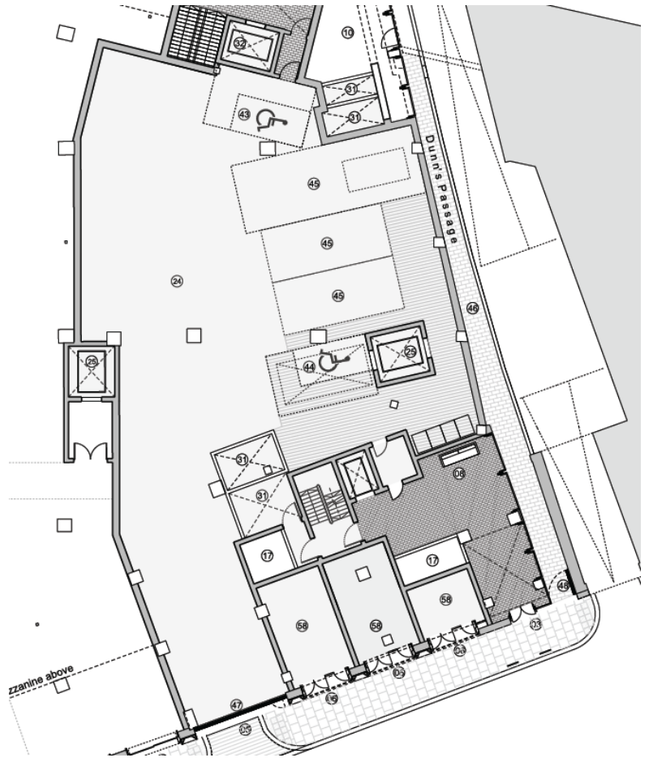
There will be one wheelchair accessible residential unit that will not have a car parking space from the outset. Experience of other schemes has shown that providing less than 1:1 parking for wheelchair accessible units reflects actual demand in an area of high public transport accessibility and is acceptable to LBC. However, the car parking allocation can be monitored in use and allocation can be adjusted if required (i.e reallocation of the commercial bay to residential use).

Car parking will be accessed directly off High Holborn.

The accessible car parking bays will be 4000mm by 6600mm in size, as recommended in the Camden Wheelchair Housing Design Brief.

The accessible parking bays will be clearly defined and signposted from the approach roads and within the car park itself. Dedicated pedestrian routes will be provided within the car park, which will be marked with a coloured surface, will be well lit and will indicate a safe route towards the circulation core for the residential, and towards a pedestrian exit for the office / retail parking bay. The pedestrian exit will provide access onto New Oxford Street, within a travel distance of approximately 76m to the commercial entrance for the building. Although this is located outside of the recommended maximum travel distance of 50m, the location of the car park and associated exit is dictated largely by the existing floor slab and pavement levels. The extended travel distances have been necessary in order to keep step-free access from the car park to the street, and throughout ground floor internally within the building.

The car park will accommodate high-top conversion vehicles, which require a clear 2.6m headroom.



4.4 Cycle Storage

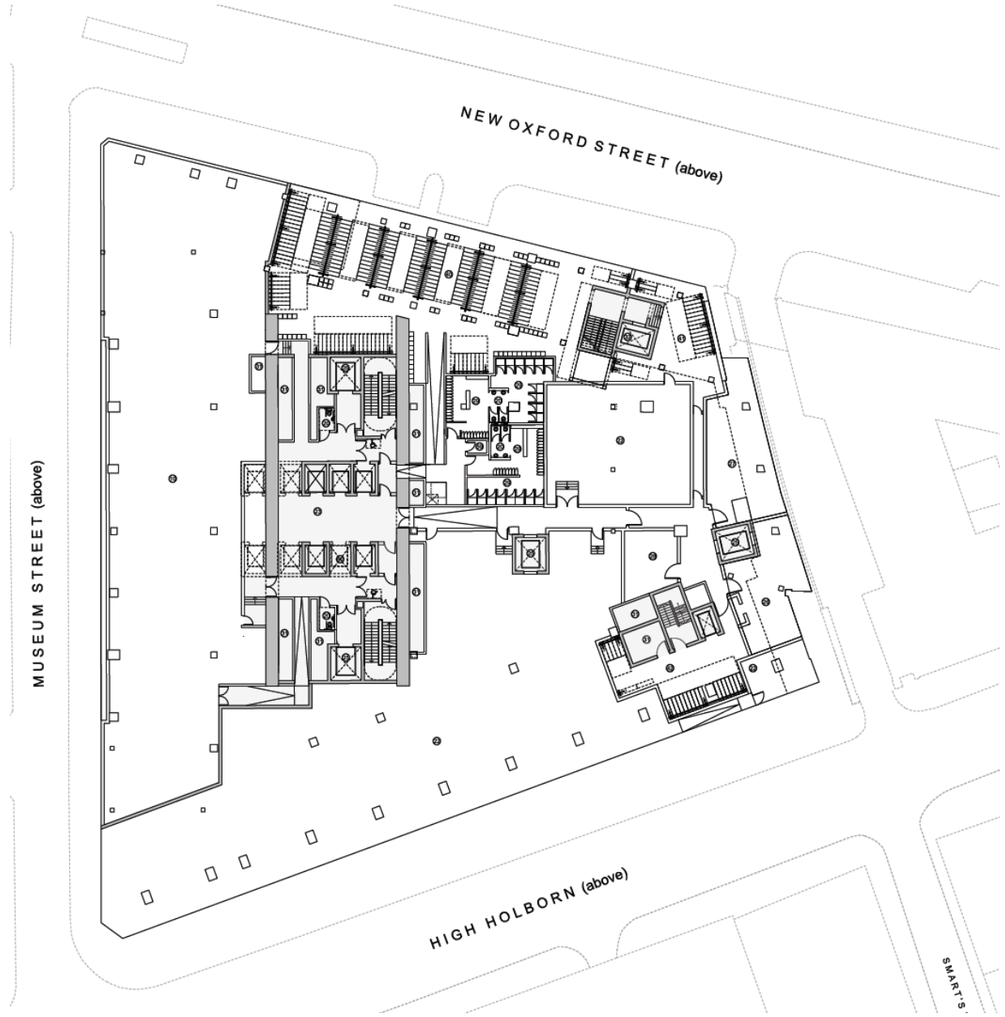
Cycle storage will also be provided within basement B1 and on ground floor (for residential and office / retail use). There will be a double stack system in the basement and standard Sheffield stands on ground floor. There will be 414 spaces for office use (398 in the basement for staff, 16 on ground floor for visitors), 73 for retail use (42 in the basement for staff, 31 on ground floor for visitors) and 48 for the affordable housing element of the scheme (46 in the basement for residents, 2 on ground floor for visitors).

This will be accessed by means of a dedicated cycle lift to the north for office / retail use, and the main passenger lift to the south for residential use.

Access to these will be step free and easily accessible. It is difficult to provide accessible cycle storage from the outset, as adapted cycles vary in size and shape. It is therefore proposed that cycle spaces for disabled cyclists will be provided by the estate management team as and when required by an individual.

Shower and changing facilities for cyclists will be provided for the office / retail cycle storage (accessible by means of ramps).

See Section 6 for more information on sanitary facilities.



5 Building

5.1 Building Entrances

Entrances will be developed in subsequent stages of the design, to the recommendations set out in Approved Document M and BS 8300. This includes the following:

- Entrances will be weather protected;
- Entrances will afford step-free access from the street, across the threshold, into the building;
- Entrances will be well signed and illuminated;
- Accessible entrances will provide a minimum clear opening width of 775mm (given that this is an existing building);
- Accessible entrances will provide a clear 300mm nib to the side of the door (leading edge, pull side), unless automated; and
- Any automated doors will have accessible controls and suitable protection against collision with the door swing, where this opens out onto a public walkway.

5.1.1 Office Entrance

The office entrance will be located to the west of the building, off Museum Street.

This will consist of two sets of 2 sliding doors, separated by a level lobby, located to the north and south of the Museum Street facade. Each set will provide a clear opening width in excess of 1000mm, and in excess of 1570mm within the lobby between doors, in accordance with Approved Document M and BS 8300.

5.1.2 Residential Entrances

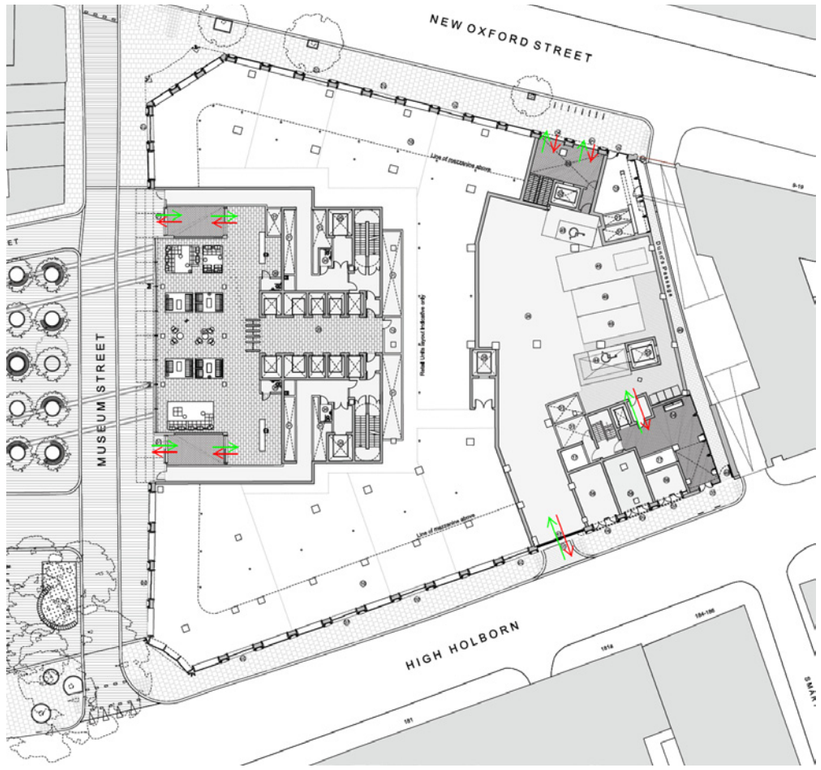
There will be one residential entrance to the south off High Holborn.

This will be developed in subsequent design stages, in accordance with the requirements set out in Section 5.1 (Building Entrances) above.

5.1.3 Retail Entrances

Retail units will be provided on ground floor. Each unit will have its own entrance from the street, although at this stage, the location of the entrances has not been determined in order to retain flexibility in the location and size of individual units.

It is proposed that the entrances along ground floor will be level from street to the building interior. This will be developed further in subsequent design stages, which will involve further assessment of the slab levels and existing pavement levels.



This will need to be carefully considered in design development and in tenant fit out, to ensure that where possible, entrances are aligned with the pavement to create level access between the interior and exterior. Where the slab and pavement are not level, the levels will need to be built up to ensure a compliant, gently sloping approach from interior to exterior.

These will be developed in subsequent design stages and / or at fit out, in accordance with the requirements set out in Section 5.1 (Building Entrances) above. This was discussed and agreed in principle with Lorraine Kawka, Approved Inspector, in a pre-submission meeting on the 30th April 2014.

5.2 Internal Access - General

Each floor within the building will be level, and access between floors will be achieved by means of accessible lifts and escape stairs, as follows:

- **Residential Core:**

  There will be one residential core located to the south-east of the building.
  The core will contain one lift (with dimensions of 1200mm by 2300mm, and a door opening width of 1200mm) and one stair.

  The lift and stair will serve between basement B1 and level 08 for use by the residents.

- **Cycle Access:**

  Cycle access for residents will be via the core as described above.

  For the office / retail aspects, there will be a dedicated cycle lift and stair to the north of the building, as described in Section 4.4 of this report.
  The lift will have internal car dimensions of 2700mm by 1500mm, and a door opening of 1200mm.

  The lift and stair will serve between basement B1 and ground floor only.

- **Office Core:**

  There will be one core for the offices, located to the centre of the building.
  The core will contain ten lifts (each with dimensions of 1500mm by 2000mm, and a door opening width of 1200mm) and two stairs.

  All lifts will serve between ground floor and level 04, with 6 serving basement B1, and level 05-08 mezzanine, and two continuing also to level 09.

  Both stairs will serve between basement B1 and level 08 mezzanine, with one continuing to level 09.

The lifts will be designed to the recommendations set out in Approved Document M and BS 8300. The lift car dimensions will allow wheelchair users to turn through 180 degrees, negating the need for users to reverse out of the lift and thus maximising ease and comfort in use.

The lifts will be provided with visual indication of lift direction and audible information for people who are blind or partially sighted.

Contrasting controls (located 900-1200mm from the floor and at least 400mm from any return wall) and a handrail (900mm from the floor) on one wall of the lift car will also be provided. This will be developed in accordance with the requirements of Approved Document M and BS 8300.

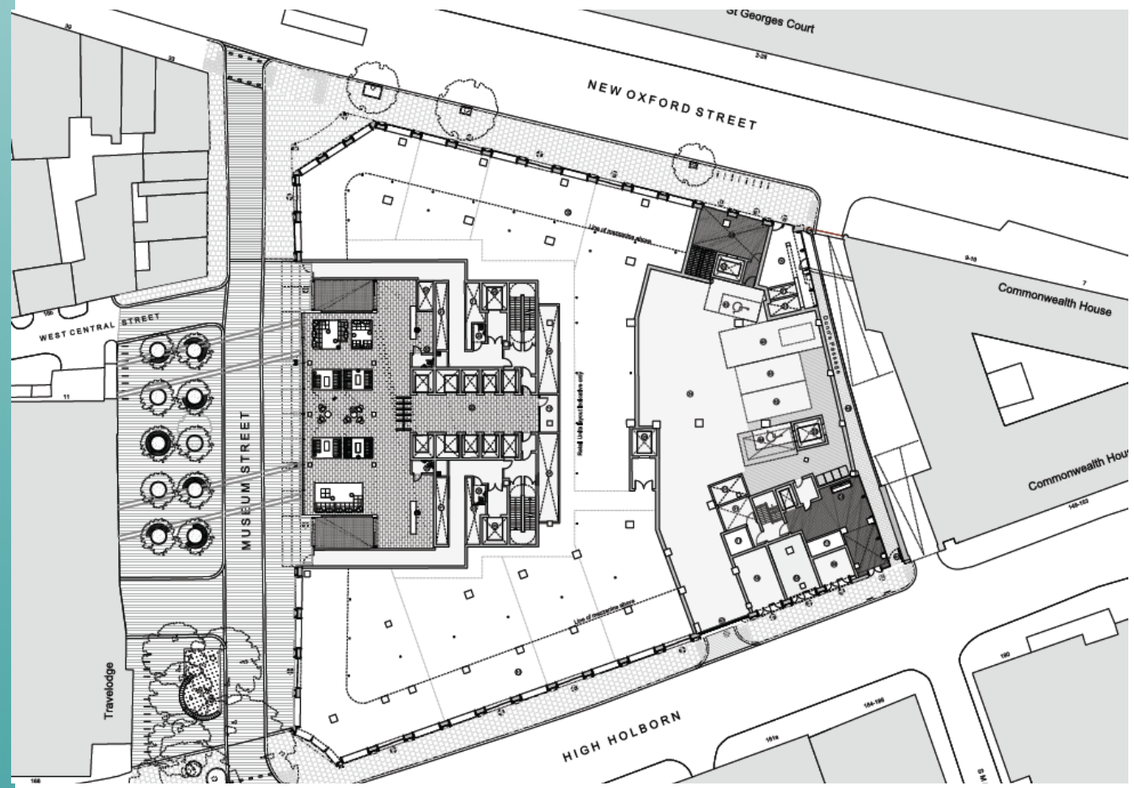
Stairs will have a minimum clear width of 1200mm, and will be designed to the requirements of BS 8300 in relation to riser heights and tread depths for a general access stair, with riser heights of 150-180mm and going depths of 300mm. There will be no more than 20 risers in each flight, as per the requirements of BS 8300, and will be suitable for use by ambulant disabled people, and blind and partially sighted people.

The residential stairs will comply with Lifetime Homes (which for stairs, is the same as for Approved Document K and M), as these would be required for general circulation purposes. This will be with the exception of the number of risers in a flight.

The stairs will be new, although will be constrained by the existing slab levels for level 01 and 02. Therefore, although the rise and going dimensions will be consistent throughout, there are instances where the number of risers will exceed the maximum number specified within Approved Document M (12).

From level 03 upwards, the slabs will be new,. It is proposed that the same riser and tread dimensions will be applied across the stairs for consistency, to reduce the risk of tripping for people using the stairs to move between levels. Again, this will result in instances where the maximum riser number is exceeded.

Given the above constraints and for the purpose of consistency across all levels, it is considered that this offers the optimum solution, and that an additional riser per flight within the residential core is of little detriment to users - especially since the passenger lift will be within close proximity to offer a step-free alternative. This was discussed and agreed in principle with Lorraine Kawka, Approved Inspector, in a pre-submission meeting on the 30th April 2014.



All stairs will be provided with handrails to both sides and nosings to each step, to assist any ambulant disabled people, or blind / partially sighted people who may be using the stair in general circulation or in an evacuation.

All horizontal access within the building (doors, lobbies and corridors) will be designed to the recommendations set out in Approved Document M and BS 8300.

5.3 Basement B1

Basement will consist of cycle parking and associated shower and changing areas, as described within Section 4.4 and 6.2 of this report.

Basement will also contain plant rooms.

Plant rooms will be for maintenance purposes only and are therefore exempt from the requirements of Approved Document M.

Basement B1 will also include a lower level of retail for the ground floor units above. Vertical circulation between levels will be the responsibility of the tenant at fit out, although locations that have minimal structural impact have been indicated on the planning drawings (for the future installation of lifts and stairs by the retailer). This was discussed and agreed in principle with Lorraine Kawka, Approved Inspector, in a pre-submission meeting on the 30th April 2014.

5.4 Ground Floor

Ground floor will consist of the building entrances, as described within Section 5.1 of this report.

Each entrance will have an associated reception area, with a reception desk and security pass gates (where applicable). All areas will be designed to maximise accessibility and will be developed in subsequent design stages. The reception area will take account of BS 8300 Section 11 which sets out additional requirements for assembly and reception areas.

Ground floor will also have retail areas, office lobby, a service yard and substations.

The retail areas will be designed to maximise accessibility and will be developed in subsequent design stages.

All office areas will be step free, and will take account of BS 8300 Section 11 which sets out additional requirements for assembly areas.

The service yard and plant areas will be for maintenance and servicing purposes only and are therefore exempt from the requirements of Approved Document M.

5.5 Ground Floor Mezzanine

Ground floor mezzanine will be at two different levels for the retail and for the residential.

5.5.1 Retail

Ground floor mezzanine will consist of retail.

This will be designed to maximise accessibility and will be developed in subsequent design stages.

5.5.2 Residential

Ground floor mezzanine will consist of an area for residential storage and other ancillary uses.

This area will be designed to maximise accessibility and will be developed in subsequent design stages.

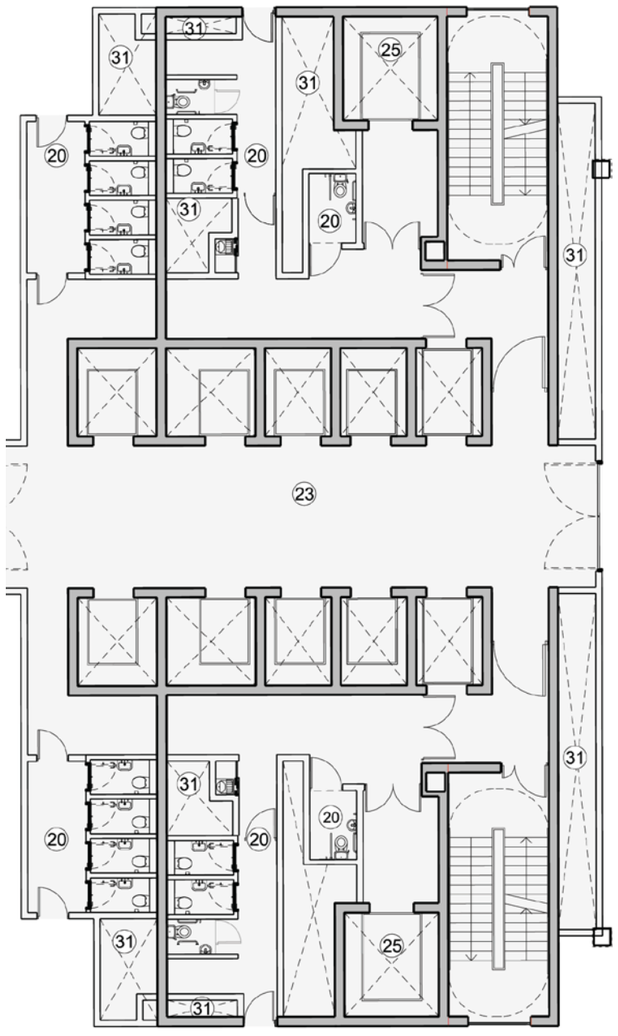
5.6 Levels 01-09, Office

Levels 01-08 mezzanine will consist of office space and will be step free. All office areas will be

step free, and will take account of BS 8300 Section 11 which sets out additional requirements for assembly areas.

Toilets will be provided to the north and south of the office circulation core on each office level. This core will remain accessible for all tenants, in the event of a tenancy split, and so travel distances to the toilets will remain unaffected. See Section 6 for more information.

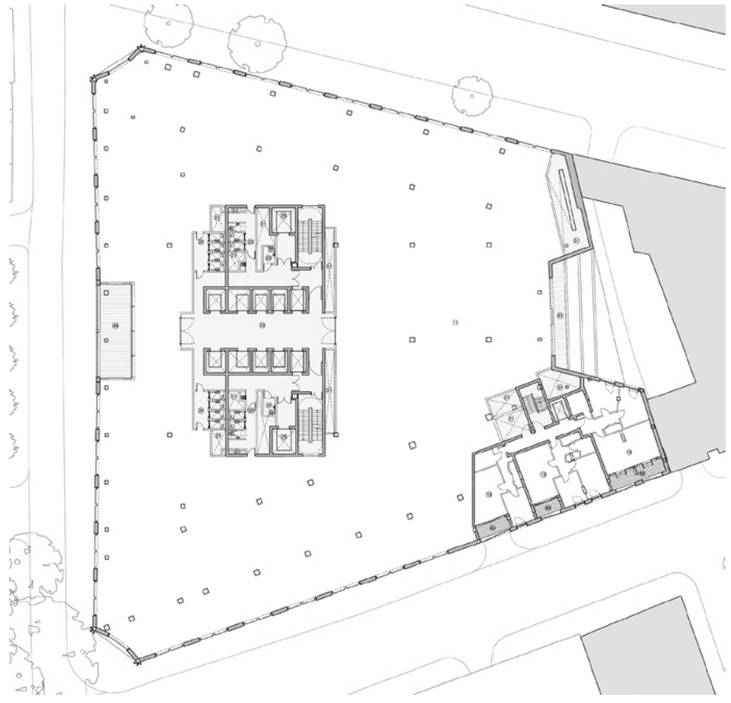
The offices have been designed as standalone floors, capable of single tenancy or up to three split tenants. In case of multiple storey tenants, locations that have minimal structural impact have been indicated on the planning drawings (to allow the future installation of stairs by an individual tenant, should this be desired; step free access between levels will remain via the passenger lifts).

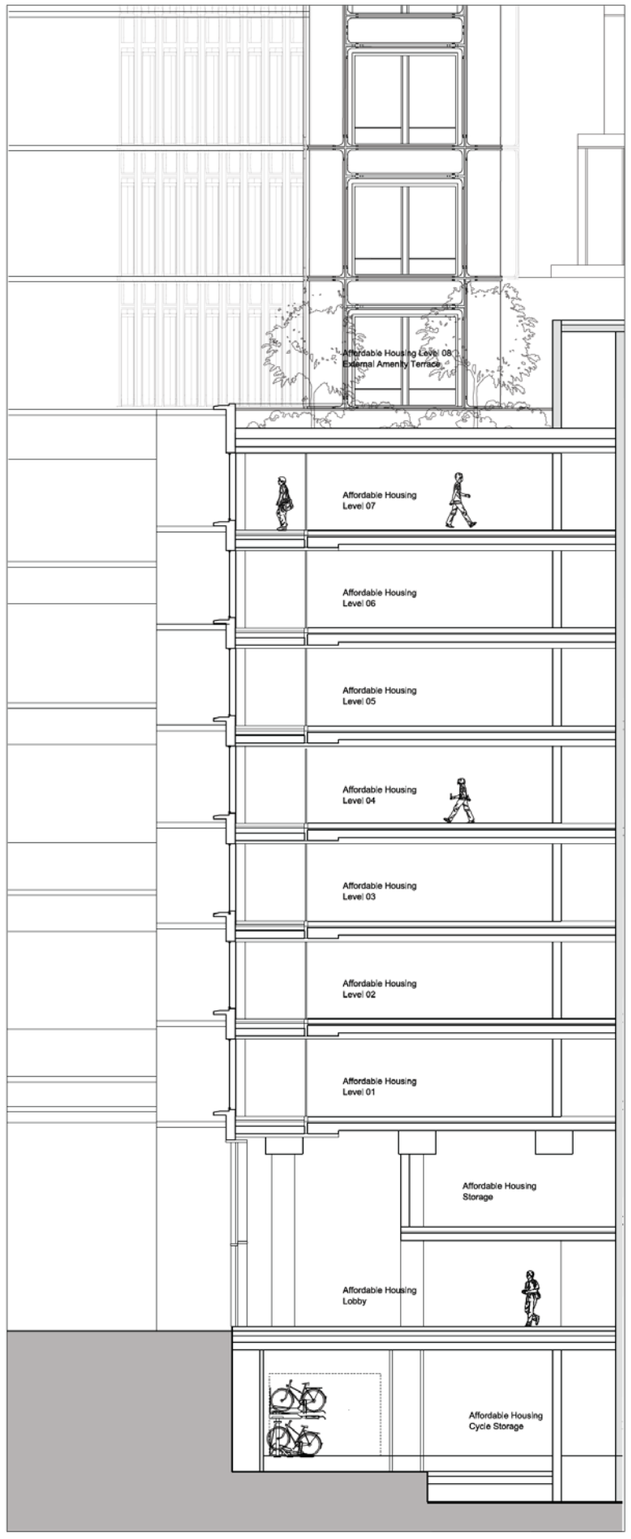


External terraces will also be provided at levels 01, 02, 03, 04, 05, 06, 07, 08 and 08 mezzanine for office use. These will have level and watertight thresholds, allowing access and use by all, potentially with the exception of the terraces at level 01 and 02. This is due to the existing slab levels, which result in a step. It is proposed that this will be discussed with the tenants of level 01 and 02, and managed accordingly. If there is a single tenant on these floors, then there are alternative, accessible terraces elsewhere on the floor that can be used. If the floor has multiple tenants, then this would need to be managed by the affected tenant (e.g. provision of a temporary ramp for step-free access). This was discussed and agreed in principle with Lorraine Kawka, Approved Inspector, in a pre-submission meeting on the 30th April 2014.

The level 08 terrace will be accessed directly from the office floor; the level 08 mezzanine terrace will be accessed by means of steps from the mezzanine office floor, or by means of the platform lift on level 09 (described below). Should the tenant(s) on these floors have access to both level 08 and level 08 mezzanine terraces, these should be managed accordingly to ensure that any disabled members of staff are aware of access restrictions / that any events take place on the level 08 terrace to ensure access for all visitors. If identified as a requirement by individual staff members / tenants, or if the floor plate is split so that the terraces are not commonly accessed, then consideration should be given to the provision of a platform lift at the level 08 mezzanine stair. This will be the responsibility of the tenant at fit out.

Level 09 will contain an accessible roof, accessed by means of the main stairs and lifts. It is proposed that the roof will be used by the office staff for managed events only. The main area of the roof will be level, with three smaller areas provided to the north-west, north-east and south-east corners. These areas will consist of level areas to the edge of the building, located at a lower level to the main roof (the same level as the level 08 mezzanine terraces). Access between the two levels will be by means of stairs. A platform lift will be provided for the north-east area, to provide a step-free option. If used as part of an event, these smaller areas will need to be managed accordingly by the tenant to ensure that any people with access requirements are made aware of the access provisions for the roof level.





Affordable Housing Section

5.9 Ground Floor Mezzanine - Level 07, Residential

Levels 01-07 will consist of affordable residential units located along the High Holborn facade of the building, with residential storage on ground floor mezzanine and an external terrace on level 08.

It is proposed that 100% of residential units (21 units) will be Lifetime Homes compliant.

Additionally, it is proposed that 10% (2 units) will be spatially designed to be wheelchair accessible, to the recommendations set out in the Wheelchair Housing Design Brief (Camden) as far as the existing constraints of the building will allow. In all cases, where the Wheelchair Housing Design Brief cannot be met, the Wheelchair Housing Design Guide (Habinteg) will be met instead.

A full audit on the proposed residential unit layouts has been conducted and included for reference in Appendix A of this report.

All units will be accessed by means of the circulation cores, as described previously.

All communal areas will be designed to maximise accessibility and will be developed in subsequent design stages.

6 Sanitary Facilities

6.1 Toilets

There will be four unisex wheelchair accessible WCs on ground floor, by the reception, two of which will be used by the public and two by reception staff. The reception staff toilets will be located within the core and will therefore not be accessible by the public for security reasons.

As mentioned in Section 5.6, each office floor will contain sanitary facilities located to the north and south of the circulation core on each floor. This will include a unisex wheelchair accessible WC in each of the north and south cores, which will be handed to allow for both left and right hand transfer.

It is proposed that the wheelchair accessible WCs will include an adjustable height wash hand basin, in order that it is suitable for both wheelchair users and ambulant disabled people.

WCs for ambulant disabled people will also be provided for each core.

Suitable signage will be provided to indicate and direct people to their required facility.

Accessible sanitary facilities will be located within the a travel distance of approximately 50m, although access to these will be unobstructed.

All accessible sanitary facilities will be designed to comply with the recommendations set out in Approved Document M and BS 8300. Toiletry furniture will be located in prescribed positions for practical reasons and should not vary from the recommendations set out in Approved Document M and BS 8300.

6.2 Showers and Changing Rooms

As mentioned in Section 4.4, the basement B1 level will contain shower and changing areas for use by cyclists, including a wheelchair accessible shower and changing cubicle.

Additionally, it is proposed that at least two standard showers will be provided with grab rails (located 800mm apart to allow comfortable reach of the grabrails when using the shower) and a drop down seat (centred along the grabrails) for use by ambulant disabled people, one for the male showers and one for the female.

All accessible sanitary facilities will be designed to comply with the recommendations set out in Approved Document M and BS 8300. Toiletry furniture will be located in prescribed positions for practical reasons and should not vary from the recommendations set out in Approved Document M and BS 8300.

7 Means of Escape

Provisions will be made for disabled persons within the building as per the recommendations of BS 9999: 2008.

Each escape core is contained within a fire protected lobby. A refuge point and a two-way communication system to the fire control centre will be provided, should someone require assistance. Provision and storage of evacuation aids and the training of staff to assist in an evacuation will need to be considered by the building management team to ensure that a strategy is in place to evacuate disabled people from the building.

There will be an audible and visual alarm system within the building.

8 General Consideration

The following items should also be considered in subsequent design stages:

- All floor and wall colour schemes should be considered with recourse to “Colour, contrast and perception – Design guidance for internal built environments” Reading University.
- All floor finishes both internally and externally should be slip resistant and designed with recourse to BS 8300: 2009 Annex E.
- Lighting levels should be sufficient for the area in question.
  A minimum of 100 lux is generally required for access routes and circulation areas.
- Tactile and visual circulation route signage should be provided in accordance with the recommendations set out in BS 8300.
- If the existing windows are to be replaced, then the glazing should start at a height of 800mm from the floor. Controls should be accessible, at a height between 800-1000mm from the floor and with a design that allows use by people with limited dexterity.
- Manifestations should be provided for all glazed doors, screens and surfaces where there is a risk of people colliding with the surface. This excludes the retail front on ground floor, as the windows in these instances will be dressed, and the displays will indicate the presence of the glass.
- All switches, controls and fire alarms should be rocated at a height of no greater than 1200mm from the floor and contrast with the surroundings they are to be seen against.

This will be developed collaboratively with the project team post-planning and will aim to maximise accessibility as far as practicable.

9 Maintenance of Features

On hand-over the completed Access Statement will contain a record of features and facilities designed to maximise accessibility with sufficient information to ensure their proper use.

Where there have been necessary constraints on inclusive design these will be detailed and all relevant background information supplied as part of the Access Statement. This will enable the London Borough of Camden to demonstrate, in the event of an individual claiming they have been unreasonably discriminated against under the Equality Act, that a reasoned process was employed in delivering a reasonable level of access.

10 Conclusion

Design development will aim to maintain and improve accessibility throughout the site.

21-31 New Oxford Street has been designed with inclusive access in mind, and has taken into account relevant policy, regulations and good practice. This will be developed further in subsequent design stages.

This access statement includes both access and egress to and around the site as well as within the building itself.

The existing building has many non-compliances which have been largely resolved through the refurbishment proposals. Levels of accessibility have therefore been substantially improved, creating an inclusive and accessible environment for all occupants. Improvements include:

- Improved accessibility on ground floor wherever existing pavement and slab levels permit;
- Provision of accessible horizontal and vertical circulation routes;
- Provision of accessible sanitary facilities;
- Removal of hazardous areas (e.g. areas of low headroom); and
- Provision of affordable housing, with 100% Lifetime Homes compliance and 10% allocation of wheelchair accessible units.

Design development – including the consideration of colours, lighting, markings, sizes, surface finishes and handrails - should aim to maintain and improve accessibility throughout the building and site. Further access assessment and consultation will be required during future design progression, including the Building Regulations submission.

APPENDIX A

Residential Compliance Schedules

Accessible Environments

Residential Units – Lifetime Homes

The design of the residential units has taken into consideration various recommendations including the following:

- Approved Document M
- BS 8300: 2009+A1: 2010
- The London Plan and London Plan Supplementary Planning Guidance (SPG)
- Lifetime Homes
- London Borough of Camden Wheelchair Housing Design Brief (WHDB)
- Habinteg Wheelchair Housing Design Guide (WHDG)

The London Plan SPG requires 100% of all new residential accommodation to be designed spatially as Lifetime Homes.

Lifetime Homes are not designed specifically for wheelchair users and are in addition to the 10% wheelchair accessible housing requirement. For certain people a Lifetime Home may require adaptation. They are designed to accommodate the majority of adaptations with maximum ease, at minimum cost. Generally, maximum ease and minimum cost adaptations consist of alterations that do not include moving walls and / or fixed furniture.

Taking these recommendations into consideration, we have carried out a compliancy check for typical apartments in the New Oxford Street. A table has been produced to indicate the level of compliancy with each of the 16 Lifetime Homes Standards.

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

<table>
<tr><th>Lifetime Homes Requirement</th><th>Compliance</th><th>Notes</th></tr>
<tr><td>1. Car parking provision (not applicable for car-free schemes):

ON PLOT: Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).

COMMUNAL/SHARED: Where communal / shared parking is provided, at least one (or as specified by the local authority) bay with dimensions 3300mm by 4800mm (3600mm by 6000mm preferred) should be provided close to the core or entrance.</td><td>N/A</td><td>N/A – car free for residential scheme, with the exception of one bay for one of the wheelchair accessible apartments.</td></tr>
<tr><td>2. The distance from the car parking space to the entrance or lift core should be kept to a minimum (within 50m) and should be level (no steeper than 1:60, crossfall no greater than 1:40) or gently sloping.
Paths should be minimum 1200mm wide (communal, although 1800mm is preferred) or 900mm (within cartilage of individual dwelling, although 1200mm is preferred) and should be firm, smooth and non-slip.</td><td>N/A</td><td>N/A – car free for residential scheme, with the exception of one bay for one of the wheelchair accessible apartments.</td></tr>
<tr><td>3. The approach to all entrances should be level or gently sloping. Ramp parameters within Part M are the same as ‘gently sloping’ within the Lifetime Homes standards, including the requirement for 1.2m clear at the top and bottom of all slopes.</td><td>N/A</td><td>There are no ramps to the approaches to the residential entrance.</td></tr>
<tr><td>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).

The main entrance should be covered. Minimum depth of weather protection at an individual dwelling should be 600mm (900mm typical); at a communal door should be 900mm (1200mm typical).

A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.

Entrance clear opening widths should be as follows:

DWELLING ENTRANCE DOORS<table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>All</td><td>800mm</td></tr></table>
COMMUNAL ENTRANCE DOORS<table><tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr><tr><td>All</td><td>1000mm</td></tr></table>
All doors should have a 300mm nib or clear space to the leading edge on the pull side.</td><td>Compliant
(pending future design development)</td><td>Thresholds over the residential entrances are level.

The main entrance to the building for residents will be weather protected – this will be developed post planning to the requirements of the Lifetime Homes standards.

Landings have been provided to communal and individual entrances as per the requirements.

Apartment doors - clear opening widths for entrances have been achieved as per the requirements, along with a 300mm nib.

Communal door – clear opening 1000mm achieved.

Lighting at the entrances will be developed post planning to the requirements of the Lifetime Homes standards.</td></tr>
<tr><td>5. Communal stairs should provide easy access, and where homes are reached by a lift it</td><td>Compliant</td><td></td></tr>
</table>

<table>
<tr>
<td>Stairs: 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers.

Lifts: minimum dimensions of 1.1m by 1.4m, 1.5m square clear landings, lift controls at 900-1200mm and 400mm from the lift’s internal front wall.</td>
<td></td>
<td>between 150-170mm, a minimum going of 250mm, closed risers and handrails to both sides. The handrails, nosings and finishes of the stairs will be developed post planning to the requirements of the Lifetime Homes standards.

The lift will have internal car dimensions of 1200mm by 2300mm, which will accommodate wheelchair users and ambulant disabled people. The lift controls will be developed post planning to the requirements of the Lifetime Homes standards.</td>
</tr>
<tr>
<td>6. The width of the doorways and hallways should conform to the following*:

INTERNAL DWELLING
<table>
<tr><th>Direction and width of approach</th><th>Minimum clear opening width (mm)</th></tr>
<tr><td>Straight on (without a turn or oblique approach)</td><td>750</td></tr>
<tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>750</td></tr>
<tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>775</td></tr>
<tr><td>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)</td><td>900</td></tr>
</table>
These do not apply to storage unless intended as ‘walk-in’.
There should be 300mm to the side of the leading edge of doors on the entrance level.
Minimum width of corridors 900mm, although can be reduced to 750mm at pinch-points (e.g. radiators) as long as it is not opposite or adjacent to a door.

COMMUNAL
<table>
<tr><th>Direction and width of approach</th><th>Minimum clear opening width (mm)</th></tr>
<tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr>
<tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>800</td></tr>
<tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>825</td></tr>
</table>
There should be 300mm to the side of the leading edge of doors.</td>
<td>Compliant
(pending future design development)</td>
<td>All door and corridor dimensions are compliant as per the requirements.</td>
</tr>
<tr>
<td>7. There should be space for turning a wheelchair in dining areas and living rooms (1500mm turning circle, or 1400mm by 1700mm ellipse). Where movement between furniture is necessary, 750mm clear width is required between items.

Kitchens should have a clear width of 1200mm between units.

Main bedrooms should have a clear space 750mm wide to both sides and to the foot of the bed; secondary bedrooms should have 750mm to one side and to the foot of the bed.</td>
<td>Compliant</td>
<td>Circulation requirements for kitchens, bedrooms, living and dining rooms have been achieved as per the requirements.</td>
</tr>
</table>

8. The living room should be at entrance level. (It is also preferable if the kitchen is on the entrance level)	N/A	Single level apartment
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N/A	Single level apartment
10. There should be a) a wheelchair accessible entrance level WC*, with b) drainage provision enabling a shower to be fitted in the future. WC should have overall footprint of 1450mm by 1900mm, which will accommodate: • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall	Compliant *(pending future design development)*	All apartments are single storey, so bathrooms are accessible on the entry level for all units. The bathrooms have been designed as per the requirements of Clause 10.
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Compliant	None
12. The design should incorporate*: a) provision for a future stair lift (minimum clear width 900mm, measured from pitch line, preferably straight with no winders) b) a suitably identified space for a through-the-floor lift (minimum 1000mm by 1500mm) from the ground to the first floor, for example to a bedroom next to a bathroom (unless entrance level contains living room, kitchen, main bedroom and a bathroom).	N/A	Single level apartment
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)	Compliant	All bathrooms are located within close proximity to bedrooms, which allows for a reasonable hoist route for the future.
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin on the same storey as the main bedroom. WC should have: • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand	Compliant *(pending future design development)*	All apartments are single storey, so bathrooms are accessible on the entry level for all units. The bathrooms have been designed as per the requirements of Clause 10.

basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall The bathroom should also have: • Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm • Where a level shower is provided instead of a bath, a clear 1500mm turning circle or 1400mm by 1700mm ellipse is provided (this can be achieved by removal of a bath, provided that a drainage gulley and 750mm clear to the side of the WC has been provided from the outset). (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)		
15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. Any full width transom or cill within the field of vision should be at least 400mm in height away from any other transom or balcony balustrade. There should be an approach route of 750mm wide to allow access to windows in each habitable room. Window controls should be no higher than 1200mm from the floor. This is not applicable to kitchen windows where situated behind kitchen units.	Compliant *(pending future design development)*	These items will be developed post planning to the requirements of the Lifetime Homes standards. Approach widths to windows have been achieved.
16. Switches, sockets, ventilation and service controls should be at a height useable by all (ie. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner).	Compliant *(pending future design development)*	These items will be developed post planning to the requirements of the Lifetime Homes standards.

Wheelchair Accessible Units – Checklist (Camden Wheelchair Housing Design Brief, 2013)

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied. Failure to consider this within the design may result in non-compliance with statutory regulations.

Wheelchair Accessible Requirement	Compliance	Notes
1. Moving Around Outside: Dropped kerbs 1000mm width (min) with 1:12 gradient and slip resistant, contrasting finish. Footpaths require a 1200mm minimum clear width Ramps 1:20 gradient, 1200mm width (clear between handrails), 10m length, non-slip, 1500mm length landings. Provide handrails – midrail at 550mm, top rail at 900mm, 300mm extension at top and bottom. 100mm kerb on paths and ramps.	N/A – outside of scope	Pavements and dropped kerbs on the approach to the residential entrance from street level are existing and outside of the scope of this project. We can, however, confirm that the pavements are level and provided with dropped kerbs at crossing points, and achieve the minimum clear width of 1200mm as recommended in the WHDB. There are no ramps to the approaches to the residential entrance.
2. Using Outdoor Spaces: Gate – 900mm clear opening, not spring loaded, mechanical openers if heavy 1500mm square clear landing outside doors, extending 550mm from the lock side; slip resistant with slight drainage falls. Accessible clothes drying facilities. Accessible routes to storage, refuse and gate. Balconies – accessible threshold, 900mm clear opening door, 1800mm clear turning space.	Compliant	There are no external gates. There is a 1500mm clear landing achieved outside the balcony doors for manoeuvring, and an 1800mm wide balcony is provided. Double doors have been provided to access the balconies, which provide an overall clear opening width of 1200mm. There are no dedicated clothes drying facilities within the residential accommodation, although the balconies within the wheelchair accessible units could be used for this purpose. The residential storage space is located on Level 00 Mezzanine, and the refuse area on Basement B1. Both areas have been designed with accessible vertical and horizontal routes to and from these areas, and are step-free and accessible throughout.
3. Car Parking and Approaching The Home: Car parking – 4000mm by 6600mm slip resistant level surface, covered where possible, height 2300mm; hand held remote controls where behind automatic gates. One bay per wheelchair accessible affordable unit. Accessible route to entrance.	Compliant *(pending management and future design development)*	This is a central London site, and therefore car parking is very limited. Two accessible car parking bays will be provided on ground floor, equating to 50% of the total car parking capacity. It is proposed that this will include one accessible bay allocated for the residential aspect of the site, and one allocated for

Door canopy – 1200mm by 1500mm, height 2300mm, extend beyond door on lock side by 550mm. Lighting to car parking space, approach route, entrance; Passive-Infra-Red (PIR) detector and internal switching. Communal corridors – 1200mm wide (with passing places), 1800mm preferable; limit doors along corridors, or hold open where necessary. Lifts – two preferred, one suitable for one wheelchair user and one ambulant disabled person (minimum).		the commercial users. There will be one wheelchair accessible residential unit that will not have a car parking space from the outset. However, the car parking allocation can be monitored in use and allocation can be adjusted if required. The accessible car parking bays will be 4000mm by 6600mm in size, with a 2.3m clear headroom, as recommended in the WHDB. A direct and accessible link from the car park has been provided to the residential core. This will be lit and internal (so not exposed to weather). The lighting and door arrangements (in relation to entry systems and / or door opening forces) will be developed post planning to the requirements of the WHDB. The main entrance to the building for residents will be weather protected – this will be developed post planning to the requirements of the WHDB. Although it is recognised that two lifts are preferred, only one has been provided within this building, as a result of the small numbers of units per floor that it serves. The lift provided will have internal car dimensions of 1200mm by 2300mm, which will accommodate wheelchair users and ambulant disabled people, as required within the WHDB.
4. Negotiating The Entrance Door: Clear opening 900mm Approach inside – 1800mm from face of door, 1500mm wide. 300mm minimum (550mm preferred) to lock side of the door. Threshold – watertight, max 15mm bevelled upstand. Locks – deadlock height 800-900mm; latch lock height 900-1000mm with lever / easy to grip handle (allow 300mm rail for use as pull handle, height 800-1000mm). Communal doors – accessible, as per ADM / BS 8300 opening forces and automatic opening requirements.	Compliant *(pending future design development)*	Apartment doors - clear opening 900mm achieved with a 300mm nib. Communal door – clear opening 1000mm achieved. The approach space inside the apartment door and clearance to the lock side of the door has been achieved as per the requirements of the WHDB. The threshold is watertight and level. The opening forces of doors, entry phones and

Entry phone – to have table top handsets with 2m cable in the living room and bedroom. Kitchen handset to be wall fixed to avoid trailing cables. Communal letter boxes – accessible for wheelchair users and easy to use/secure.		letter box arrangements will be developed post planning to the requirements of the WHDB.
5. Entering And Leaving; Dealing With Callers: Clear opening width 900mm Entrance door – external landing 1500mm square required (clear) Approach inside front door – 1800mm by 1500mm Threshold – watertight, max 15mm bevelled upstand. Storing and charging wheelchair – near front door, 1800mm turning space, 1700mm by 1100mm charging space with power socket. Headroom 1500mm. Spy holes – 1150mm – 1600mm height, centrally placed Door bell – height 800-900mm, lock side of door Letter box – 700mm height with wire basket (clear of 900mm clear opening) Private door – operable from wheelchair, mechanical opening requires portable handset, manual opening force 20N (max). Entry phone - to have table top handsets with 2m cable in the living room and bedroom. Kitchen handset to be wall fixed to avoid trailing cables. Ensure locking mechanism for front doors compatible with entry phone.	Compliant *(pending future design development)*	Apartment doors - clear opening 900mm achieved. The external landing and approach space inside the front door have been provided as per the WHDB. The threshold is watertight and level. A space for storing and charging an electric wheelchair will be provided by the front door for the 2-bed apartment, and within the entrance to the living room (within close proximity to the front door) for the 3-bed apartment. The opening forces of doors, spy holes, door bells, entry phones and letter box arrangements will be developed post planning to the requirements of the WHDB.
6. Negotiating The Secondary Door: External level landings – 1500mm square, extend in length by 900mm if door swings outwards. 900mm clear door, 550mm approach space to both sides of door on lock side, weather tight threshold. Secure lock or multi-locking. Height 800-1000mm for latches, pull handles, lever handles. Outward opening doors require secure stays. Lock should allow for operation in conjunction with an overhead door opener. Minimum 120mm space above doors for automatic opener. External lighting – approach route, entrance; Passive-Infra-Red (PIR) detector and internal switching. French windows – 900mm minimum clear opening; opening and closing possible one handed from wheelchair. Sliding doors – do not use.	Compliant *(pending future design development)*	There are no external gates. There is a 1500mm clear landing achieved outside the balcony doors for manoeuvring, and the balcony doors achieve an overall clear opening width of 1200mm. Given the double door arrangement, the 550mm nib to the side of the door has been achieved. The doors proposed to the balcony of wheelchair accessible units are manual swing doors. The locks and ironmongery, balcony lighting and window provision will be developed post planning to the requirements of the WHDB.

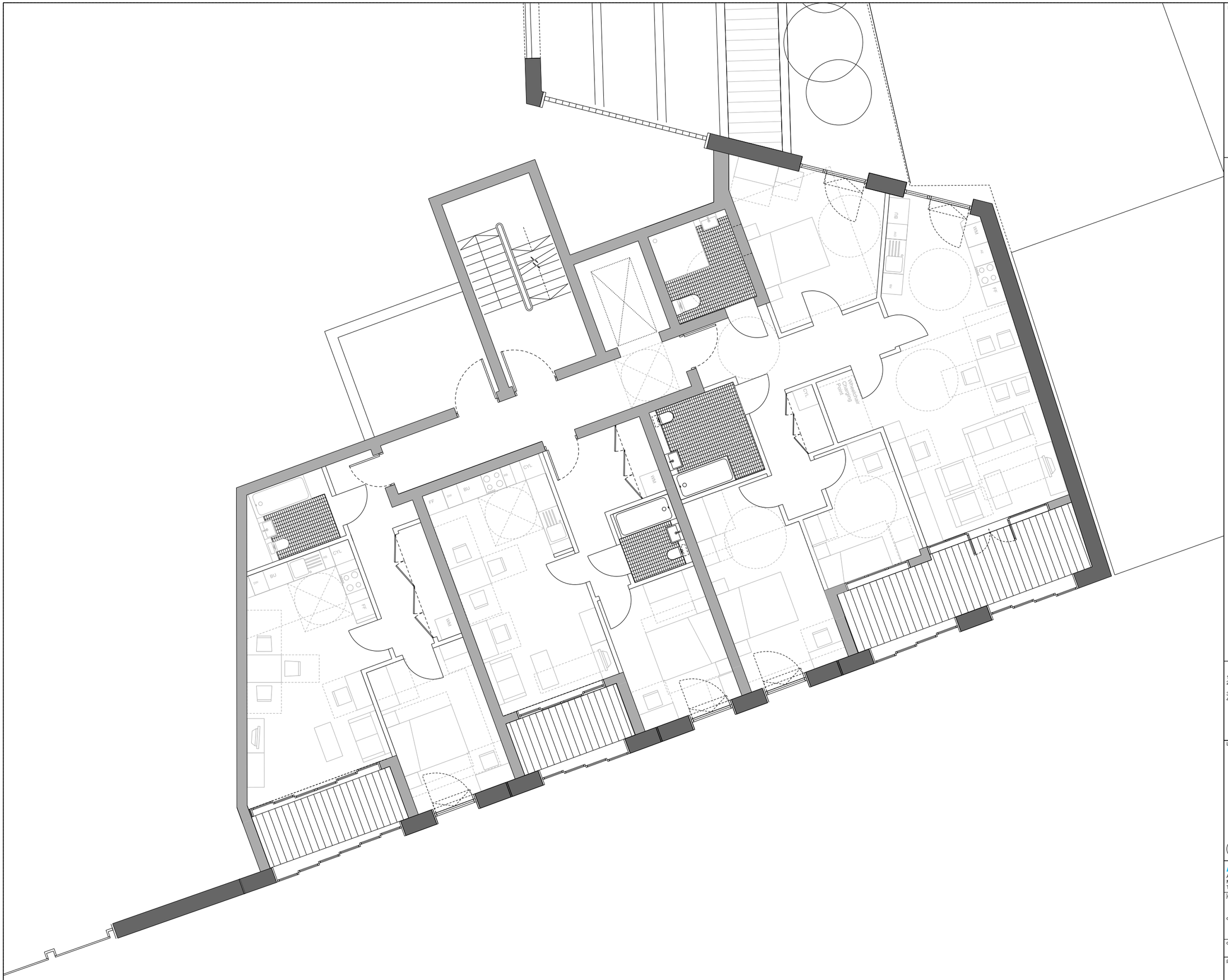
7. Moving Around Inside; Storing Things: 1200mm passageways Internal doors – 900mm clear opening, 840mm acceptable if unavoidable. 300mm (550mm preferred) on both sides, on lock side. Suitable and accessible storage Flooring – low friction and low glare. Avoid polished and slippery surfaces.	Compliant *(pending future design development)*	1200mm passageways and 900mm clear opening doors have been provided. Nibs to doors have been provided throughout the apartments as per the requirements, 300mm minimum, on both sides of the lock-side of the door. Accessible storage has been provided within all wheelchair accessible units. The flooring surfaces will be developed post planning to the requirements of the WHDB.
8. Moving Between Levels Within The Dwelling: 1800mm turning space in front of lift Minimum dimensions 860mm wide, 1370mm long Powered lift doors required External lift controls to be accessible from a wheelchair	N/A	All wheelchair accessible units are single storey.
9. Using Living Spaces: 1800mm turning circle in each room, close to but clear of the room door 1400mm transfer space in front of furniture Operable fittings – 800-1000mm No obstructions from radiators Sockets – 750mm min from corner, height 800mm to top of socket plate. Light switches – full plate or large rocker light switches, 900mm to top of switch plate. Hoists – horizontal ceiling hoist, 250kg weight capacity, ceiling height 2000mm – 3650mm.	Compliant *(pending future design development)*	Turning spaces within the living spaces have been achieved. The fittings, radiators, sockets and light switches will be developed post planning to the requirements of the WHDB.
10. Using The Kitchen: 1800mm turning space Continuous surface with knee recess under hob and sink worktops. Knee recess – height 600mm. Adjustable work surface height (700-900mm), tiled behind; 800mm wide section of adjustable height worktop with knee recess alongside hob and sink, to act as work station. Avoid fascia boards and vertical supports. Accessible storage provision. Adjustable (700-900mm) shallow sink, insulated bowl, short lever taps, flexible plumbing, tiled	Compliant *(pending future design development / conversion)*	1800mm turning spaces have been provided within the wheelchair accessible units. The wheelchair accessible units do not have a separate kitchen, although can be divided into a separate room (without affecting the turning space requirements) if required in the future. Accessible storage has been provided within all wheelchair accessible units. The work surfaces (including storage, sinks, hobs,

behind. Adjustable (700-900mm) hob – front or side controls, wall tiled behind, 300mm minimum worktop space to the side of the oven on the opening side of the oven door. Built in oven – reversible side hung door, non-tilt shelves; heat resistant pull out shelf below oven; 300mm minimum worktop space to the side of the oven on the opening side of the oven door. Additional space for appliances All controls and socket outlets – provide remote and labelled switches for appliances and equipment. Switches 150mm above worktop level to the top of the socket plate. Internal refuse – manageable from a wheelchair 300mm worktop space to be on the opening side of the fridge All adjustable work surfaces should be powered by an electrical rise and fall unit with easily accessible controls Install an AKW Medi-Care Ltd 'Sure Stop' water switch, or similar, in an easily accessible location. For dwellings of 2 or more beds, the kitchen should be a separate room.		ovens, controls, sockets, refuse, water switches and space for fridge units) will be developed post planning to the requirements of the WHDB.
11. Using The Bathroom: • Bathroom and shower room not to be en suite unless there is secondary access from the main corridor. • **Usable shower area** – 1400mm square, 1:40 drainage • 1800mm turning circle required in all bath / shower rooms. • **Transfer space to side of WC** – 850mm from side edge, 800mm from WC pan front to rear wall. • **Transfer space clear in front of WC and shower seat** – 1100mm • **Rail fitting space** – to wall side edge of WC pan and shower seat, 250-350mm. • **Hoist transfer space** – between edge of WC pan and edge of bath, 850mm required. • **Fixings** – structural capacity for ceiling track hoists, rails by WC, shower seat and rails, floor fixed equipment, over bath rails. • **WC height** – 400mm • **Cistern** – splayed lever handle on the outer / transfer side. • **Level access shower** – controls large and easy to see with anti—scald thermostatic control preset at 43°C, 750mm from corner to edge of controls, height 1000mm; slider bar 1000mm long, 600mm from corner, lower height 1000mm on same walls as controls; hose 1500mm long. • **Rail with weighted shower curtain**, fall 15mm from the floor, enclose 1400mm square, height to allow use by ambulant disabled people. • **Bath** – height 520mm, width 700mm, length 1700mm (standard dimensions); short lever taps fitted on long outer or non-wall side; bath rails to not protrude above the rim of the bath.	Compliant *(pending future design development)*	The combination of the existing building depth and the area allocated for affordable housing creates a restricted floor plan and largely defines the unit widths. The wheelchair accessible units (2 and 3-beds) have wet room shower rooms with a room size of 2380mm by 2700mm. Although these do not meet the recommended 2600mm by 2800mm room size recommended in the WHDB, the same internal facilities and spaces have been provided – i.e.: • A 1400mm by 1400mm level shower area • An 1800mm turning circle • 850mm clear to the side of the WC • 800mm depth from the back wall to the front of the WC achieved • Sufficient space to the front of the WC and shower seat • Sufficient space to the WC and shower for installation of grabrails and hoists.

• **Over bath shower** – controls large and easy to see with anti—scald thermostatic control preset at 43°C, 750mm along length of the bath from the tap end, height 1000mm from floor; slider bar 1000mm long, 900mm along the length of the bath from tap end, lower height 1000mm from floor; hose 1500mm long. • **Wash hand basin** – non-pedestal, cantilever, adjustable height with splash back tiles, 700-1000mm height range. Taps short-lever, basin to be suitable for family use (i.e. no hand rinse type). Position to allow forward transfer onto WC and reachable from the WC. • **Rails** – 2x 750mm drop down rails, 2x 600mm and 2x 450mm pressalit type grabrails with slip resistant surface – available but not fitted until tenant identified and assessed. • **Floor** – waterproof and slip resistant, sheet material (i.e. not tiles) extending up wall by 150mm. • **Pull switches** – large pull cord, 800mm height • **Shaving point** – height 800-1000mm • **Over basin light** – pull cord long enough to reach from wheelchair. **1-2 BED UNITS:** Shall be provided with fully operational level access shower including all fittings. Bath will be available on site and installed over the gully when necessary for individual tenants (decision made at viewing). Where dwelling has both shower room and bathroom, side transfer to WC to be on left for one and right for the other. **3+ BED UNITS:** Shall have a fully operational bathroom and a fully operational shower room, each with WC and side transfer to WC to be left on one and right for the other.		The 3-bed wheelchair accessible unit has an additional bathroom with a room size of 2600mm by 2700mm. Although this does not meet the recommended 2600mm by 2800mm room size recommended in the WHDB, the same internal facilities and spaces have been provided – i.e.: • Bath – height 520mm, width 700mm, length 1700mm (standard dimensions); short lever taps fitted on long outer or non-wall side; bath rails to not protrude above the rim of the bath. • 900mm platform / transfer space to the end of the bath (non-tap side) • An 1800mm turning circle • 850mm clear to the side of the WC • 800mm depth from the back wall to the front of the WC achieved • Sufficient space to the front of the WC and shower seat • Sufficient space to the WC and shower for installation of grabrails and hoists. All other items (including the height of the WC product, fixings, hoist provision, cistern provision, shower curtains, controls, grab rails, wash hand basins, switches, shaving points, lights and floor material) will be developed post planning to the requirements of the WHDB. The bathrooms comply with the requirements of the WHDG, but not with the WHDB in relation to room size. However, we have demonstrated above that practically, the bathroom meets the intentions of the WHDB in terms of usable areas and transfer spaces.
12. Using Bedrooms: 1800mm turning circle required clear of door swing, in all bedrooms. Transfer space 1200mm – to both sides of bed in double rooms, one side for single Access past bed – 1000mm between end of bed and wall, 1400mm if furniture opposite bed Controls – single beds, 3 double sockets; double beds / twins, 4 double sockets. Sockets 750mm from corner, 800mm to top of socket plate.	Compliant *(pending future design development and furniture arrangement)*	The wheelchair accessible units are compliant and meet the spatial requirements of the WHDB, pending furniture type and arrangement. Ceiling heights will be 2500mm.

Adjacent to bed head, socket outlet, entry phone point, 2-way light with pull cord overhead. TV/FM points to be opposite likely bed position. Hoists – horizontal ceiling hoist, 250kg weight capacity, ceiling height 2000mm – 3650mm. Connect main bedroom to bathroom with full height knockout panel.		
13. Operating Internal Doors: Door construction should be capable of taking adaptations such as pulls and fittings between 800-1000mm height. Handles / locks should be easily operable, located at a height of 800-1000mm (800mm preferred) from the floor, and have a 20-25mm diameter. Locks should be easily manipulated inside and outside in an emergency. Doors should be capable of being easily opened outwards in an emergency and by a wheelchair user. Bathroom / shower and WC doors to open outwards from outset. Where self closing doors are provided, ensure that the opening pressure does not exceed 15N.	Compliant *(pending future design development)*	These items will be developed post planning to the requirements of the WHDB.
14. Operating Windows: Living room window glazing should begin at 800mm or lower (except kitchen and bathroom) and windows should be easy to open/operate. Controls for windows should be at height of 800-1000mm. Where window handle cannot be reached, install manual or powered window opening and locking gear within reach for wheelchair users.	Compliant *(pending future design development)*	These items will be developed post planning to the requirements of the WHDB.
15. Controlling Services: Main services – gas controls, electric consumer units – accessible for wheelchair user, 750mm from corner, height 800-1000mm and seeing height 1200mm Mains water – 750mm from corner, control height 800mm Plumbing – isolating stop taps shall be provided for sinks, washing machine, WC and shower, all reachable from a wheelchair. Flexible plumbing to sink and wash hand basins. Radiators – low surface temperature (LST) radiators in WC, shower and other restricted areas. Controls – valves 800mm high, easy to grip, 35mm clearance from wall, at most accessible end of radiator. Light switches – full plate or large rocker switches, 900mm height to top of plate Pull light switches – large pull, height 800mm Socket outlets – large switches on outer ends of double sockets, 750mm from corner, 800mm	Compliant *(pending future design development)*	These items will be developed post planning to the requirements of the WHDB.

height, 150mm above worktop. Socket outlets for appliances – 600mm where below worktop, 150mm above worktop. Central heating controls – boiler ignition, programmer, timer pump, thermostat – all 750mm from corner, 800mm high. Telephone – line with socket outlets, 800mm high in living room, bedrooms, kitchen. Entry phone – intercom and door opening system with handsets in bedrooms, living room and kitchen. Table top version with 2m cable is required in living room and bedrooms, kitchen handset to be wall fixed, 800mm high.		



KEY

SKETCH

REV DATE

- 140821 ISSUED FOR INFORMATION

NOTE

1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.
4. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information. AHMM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

LOCATION

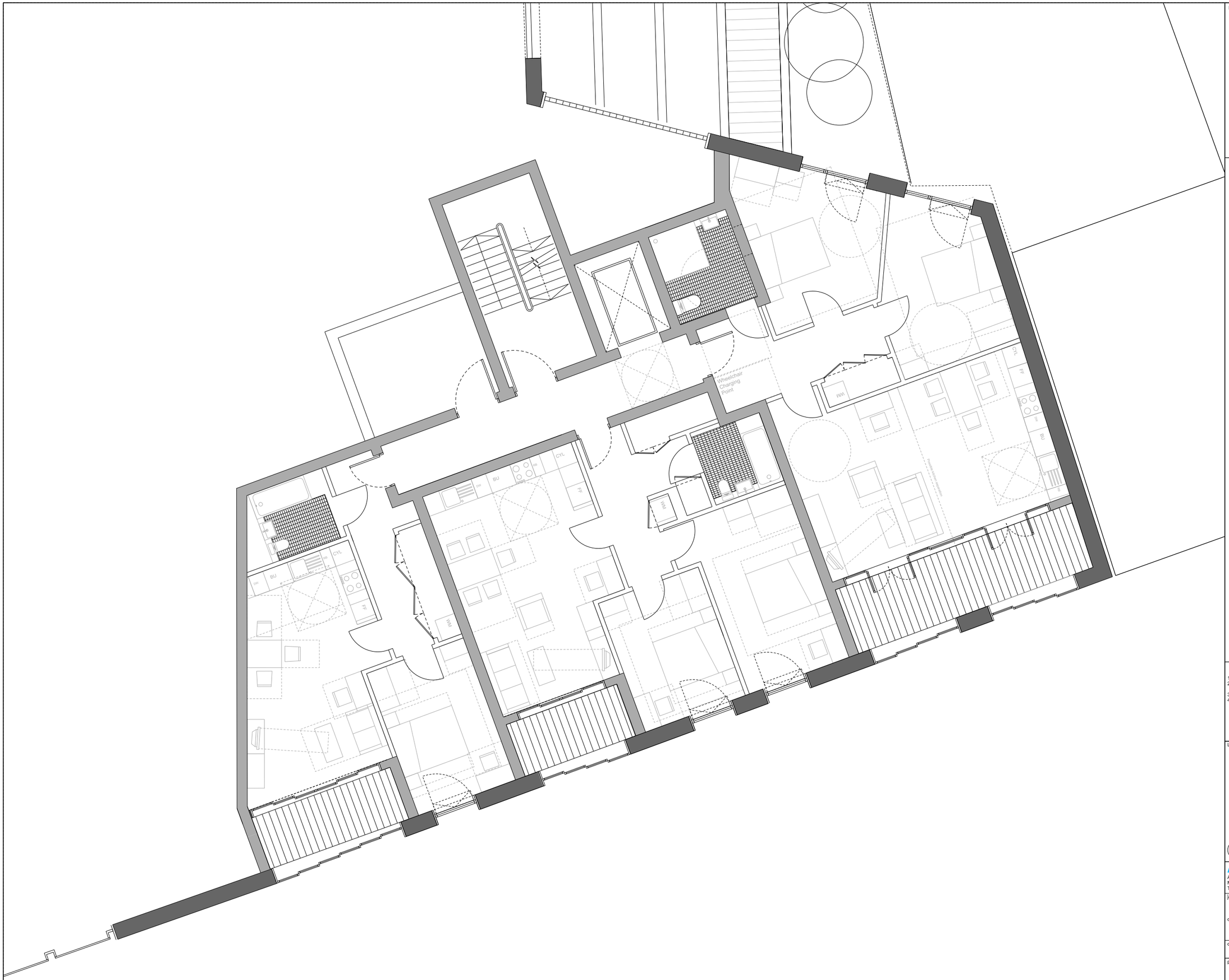
ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
PROJECT LT
21-31 New Oxford Street

drawing title / location
AH - Floor Type 02 - Wheelchair

drawn by	checked	scale	status
MP	MM	1:50@A1/1:100@A3	information

project	zone	type	classification	drawing no	revision
12141		SK	[00]	518	



KEY

SKETCH

REV	DATE	
-	140821	ISSUED FOR INFORMATION

NOTE

1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.
4. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information. AHMM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

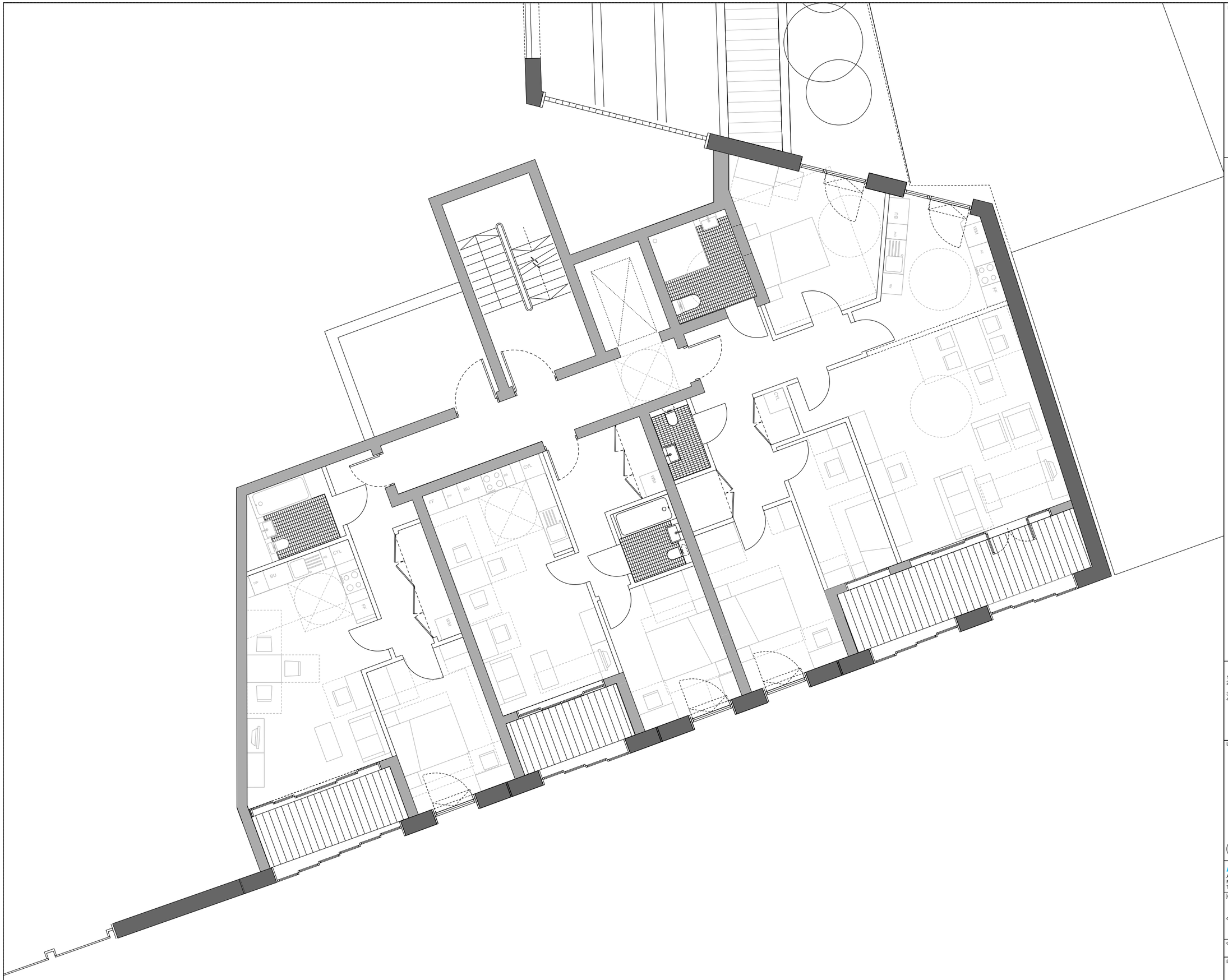
LOCATION

ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
PROJECT LT
21-31 New Oxford Street
drawing title / location
AH - Floor Type 01

drawn by	checked	scale	status
MP	MM	1:50@A1/1:100@A3	information

project	zone	type	classification	drawing no	revision
12141		SK	[00]	519	



KEY

SKETCH

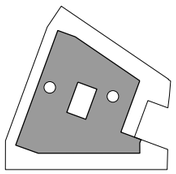
REV DATE

- 140821 ISSUED FOR INFORMATION

NOTE

1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.
4. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information. AHMM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

LOCATION



ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
PROJECT LT
21-31 New Oxford Street

drawing title / location
AH - Floor Type 02

drawn by	checked	scale	status
MP	MM	1:50@A1/1:100@A3	information

project	zone	type	classification	drawing no	revision
12141		SK	[00]	520	