


Stanley Sidings Ltd.  
**Camden Lock Village – Building E**  
Access Statement for Planning

238506-ARUP-XX-XX-RP-IE-00000

ISSUE | 30 March 2015



This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 238506-00

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**ARUP**

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# 1 Introduction

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## 1.1 Statutory and Regulatory Background

This Access Statement is for Building E, which forms part of the Camden Lock Village Masterplan. The Masterplan was granted planning in November 2012, which includes Buildings A, B, C and D. Building E will be an annex to Building D, sharing the communal entrance, communal corridors and vertical circulation core.

This Access Statement was prepared over March 2015 by Arup Accessible Environments for the planning application. It satisfies paragraphs .20 to .23 of Approved Document M of the Building Regulations 2010 (with 2013 amendments), 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.

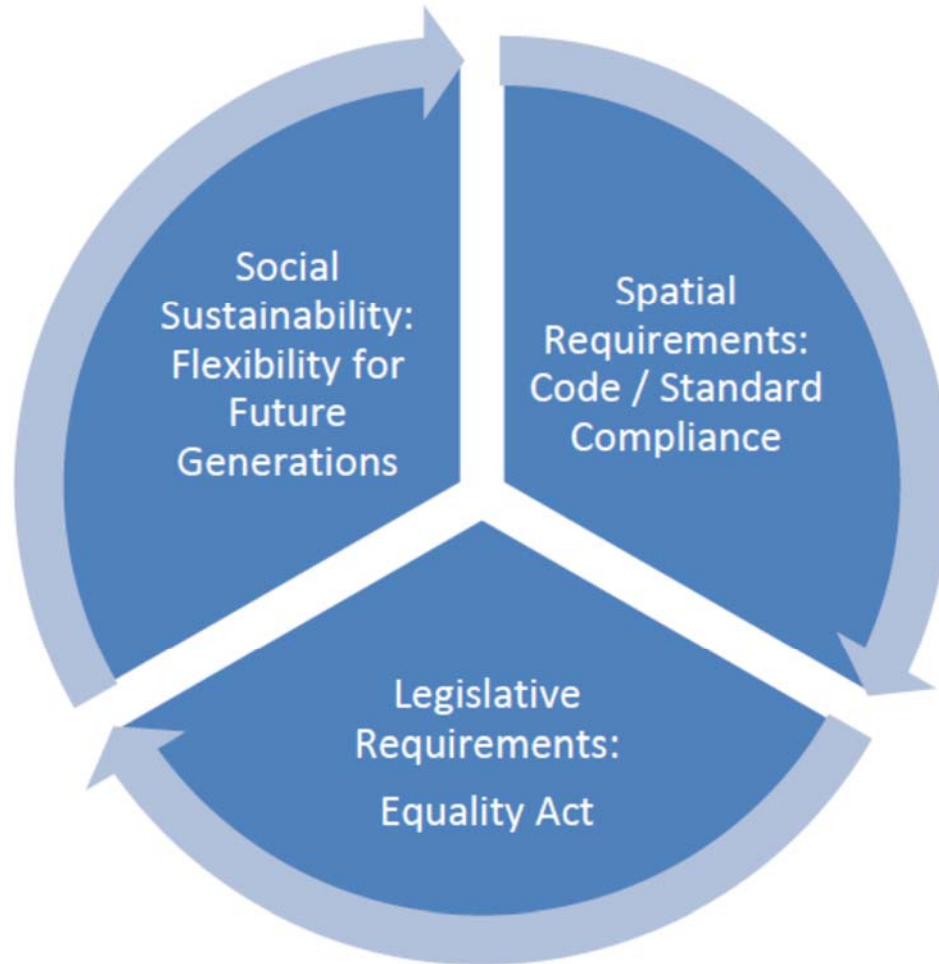
In addition this application takes full account of the Mayor of London's London Plan, in particular the Supplementary Planning Guidance (SPG) "Accessible London: Achieving an Inclusive Environment" October 2014.

## 2 Design Philosophy

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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, addressing social, spatial and legislative considerations. 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.



*Inclusive Design – Legislative, Social and Spatial Considerations*

## 2.1 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.



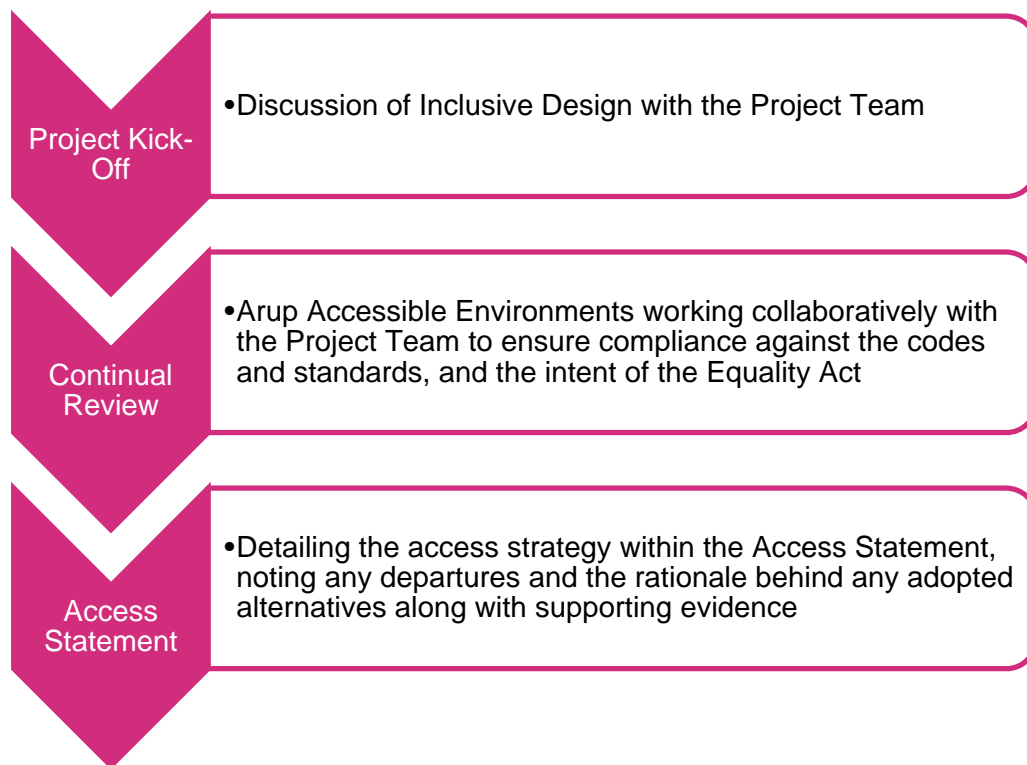
## 2.2 Process

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 statement is to assist the local authority 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.

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 methodology has been adopted as part of the project process:



## 2.3 Reference Codes 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 Documents B, K and M of Building Regulations (with 2013 amendments).
- 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
- Camden “Wheelchair Housing Design Brief”, 2013
- London Housing Design Guide, Mayor of London, August 2010
- London Borough of Camden, relevant plans and policies, including:
  - Replacement Unitary Development Plan (UDP), adopted June 2006;
  - Hawley Wharf Area Planning Framework SPD, adopted February 2009.
- The London Plan (and London Plan SPG), Mayor of London, 2014
- Consideration of Equality Act issues.

### 3 Overview of the Statement

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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 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)	Part M 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.

Throughout this document, we will use the following terms:

- **‘Will’**  
Where items have been discussed, or where items have been included within the drawings as compliant, and **will** therefore be part of the inclusive design strategy.
- **‘Should’**  
Where items have not yet been discussed or developed and will be considered in later design stages, or where items fall outside of the remit of the design team. The text will then detail our advice, to document areas which **should** be considered subsequently.
- **‘Has / Have’, ‘Is’, ‘Are’**  
These terms will be used where describing existing elements, which are definite in relation to the site or scheme – e.g. items which **have** been provided, a street which **is** at a gradient, bus services that **are** currently running into the site.

## 4 Site Specific

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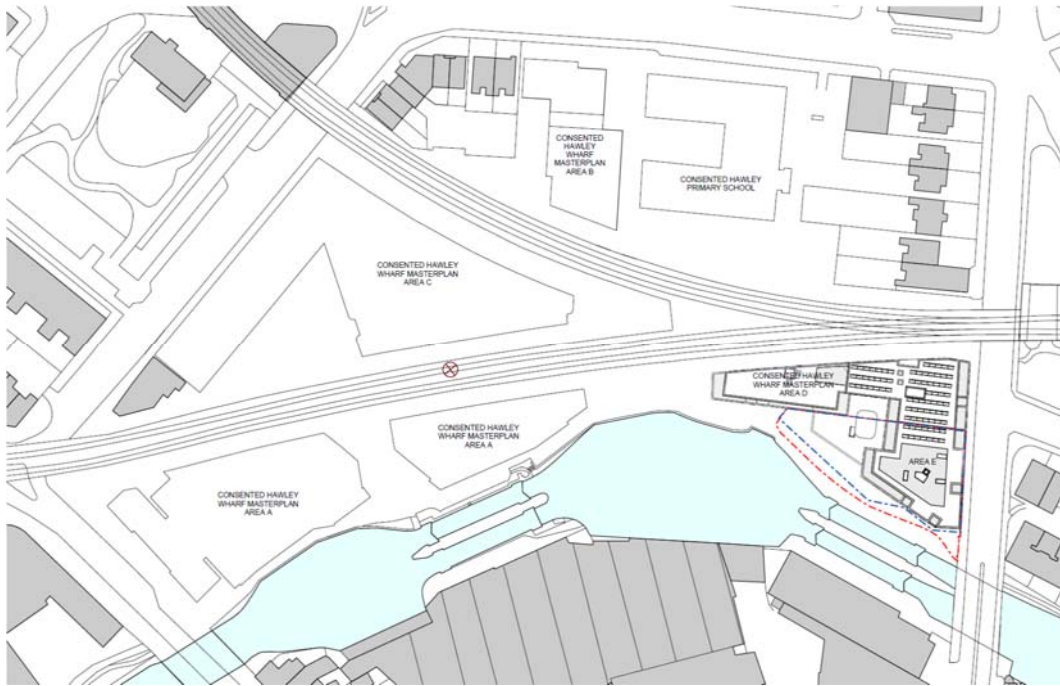
### 4.1 Site

The Camden Lock Village Masterplan site has been based on the provision of access for all.

The Masterplan was granted planning in November 2012, which includes Building A, the School and Building W (formally Building B), Building C and Building D, and this application relates to Building E – an annex to Building D.

The Building E site is located off Kentish Town Road and falls within the London Borough of Camden.





*Site Location*

Approaches and gradients throughout the masterplan site were designed in close consultation for the masterplan application in 2012 with the GLA and the London Borough of Camden's Access Officer.

Specific to Building E, it is proposed that improvements will be made to the existing stair from the Canal towpath to Kentish Town Road (1m level rise), which forms part of the approach to the building. Due to the large change in level and the restricted space in this area (existing structures and the Canal), it is not possible to provide a step-free equivalent in this location.

The stair is currently narrow with waste land adjacent, creating an unpleasant area that is prone to antisocial behaviour. It is proposed that the stair will be widened to 2m overall to open the space, increase sightlines and legibility, and create a safer and more user friendly approach. The stair improvement will also mean that riser and going dimensions will be user friendly for ambulant disabled people. The stair will be designed to the parameters set out in BS 8300, with risers of 165mm and goings of 350mm. This will provide a total of 14 steps from the towpath to Kentish Town Road.

The waste land adjacent to the stair will be transformed into a tiered seating area, providing opportunities for social interaction and for people to sit and enjoy the views along the Canal. The introduction of the tiered seating will also increase visibility down to the towpath, improving safety and the feeling of security in this area.

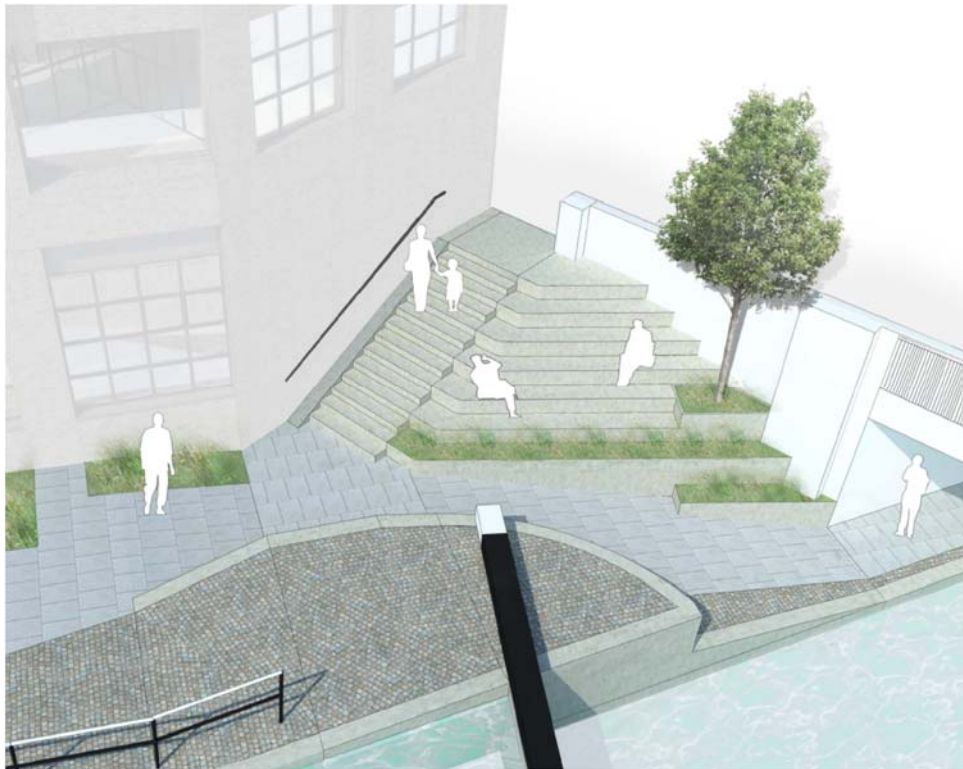
It is proposed that the stair will be provided with a cycle chute to ease access for cyclists. The chute will be positioned away from the handrail, to reduce the risk of people walking into the channel and to avoid clashes with the handrail for cyclists.

The stair will integrate into the adjacent tiered seating (with each two steps integrating into one seat). Therefore, a handrail will be provided to one side of the stair only, to keep the flow across this area free. The design team explored the possibility of providing an additional handrail, which would allow both left and

right-handed use, however, this has not been possible due to the two existing walls at Kentish Town Road, which restrict the stair at the opening.

It is proposed that visual and tactile differentiation of surfaces will be used to define the edge of the tiered seating, so that people are able to identify the extent of the stairs. Additionally, it is proposed that planters will be placed strategically to assist the definition of these areas and to improve safety, including:

- At the edge of the tiered seating (providing a change of texture underfoot from the concrete stair to grass within the planter); and
- At the bottom step (to remove a tapering, single step, which would present a trip hazard to people walking along the towpath). This also reduces the opportunities for people to use the lower step for seating, which would in turn reduce the clear space for the tow path.



*Approach Stair*

The proposals to the public realm will improve upon the existing provisions and provide an environment that is safer and accessible to more people.

All public areas will be designed as step free environments and at no time will the gradient be steeper than 1:20 (as far as existing constraints will permit). Ample resting places and seating will be provided throughout the site.

## 4.2 Transport Links and Pedestrian Access

The Camden Lock Village site intends to encourage the use of public transport. The principle point of access to the development for vehicles, i.e. taxi and service

vehicles, will be at the eastern end of the site via Castlehaven Road. Chalk Farm Road will provide access to emergency vehicles only; there will be vehicular access for the residential areas of the site off Hawley Road.

The area is well served by the London transport system and is easily accessible from in and around London.

Approximately 240m to the south of the site, along Kentish Town Road, is Camden Town Underground Station (Northern Line). Approximately 260m to the east of the site is Camden Road Railway Station (London Overground Line). These provide access to the site from within the London transport network, although access is restricted as the stations do not currently have step-free access from platform to street level.

The nearest accessible stations are Euston Station (London Overground) and Kings Cross St. Pancras Station (London Underground – Piccadilly, Victoria, Northern and Circle Lines). There are several accessible bus routes that run to the site from these stations, which use low-floor vehicles.

Additionally, a Transport for London (TfL) appointed taxi rank is located on Greenland Street close to its junction with Camden High Street, approximately 600m to the south of the site.

### 4.3 Car Parking and Setting Down Points

This is a restricted car scheme, and aims to increase access to the development by means of walking, cycling and public transport, as encouraged by the London Borough of Camden's UDP. Therefore, no car parking bays are proposed for Building E with the exception of two bays for the wheelchair accessible units.

Two car parking bays for the Building E wheelchair accessible units will be allocated to the car park for Building C. Access from Building E to this car park will require a travel distance of approximately 60m. Although outside of the recommended 50m, it is unavoidable given the limited car parking available on site, and the spread of residential units across the site. As agreed for the masterplan and for Building D, the same agreed principles will also apply here. Paths to and from the car park and Building E (internal and external), and the car parking bays, will be designed to the parameters set out within the Camden Wheelchair Housing Design Brief.

The designated accessible parking bays will be clearly defined and signposted from the approach roads and within the car park itself. 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 cores.

### 4.4 Cycle Storage

Cycle storage will also be provided within Building E on level -1. Access to these will be step free and accessible, via the Building D passenger lift. It is difficult to provide accessible cycle storage that is suitable for all users 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.

## 4.5 Concluding Statement for Site

In general, site access for Building E considers inclusive access and provides a range of options to cater for a variety of users.

Going forward, the development of the finishes for the towpath stair should continue to consider the principles discussed within this Access Statement. This will include selection of suitable materials, sufficient in providing visual and textural difference, and maintaining a safe environment for all to use.

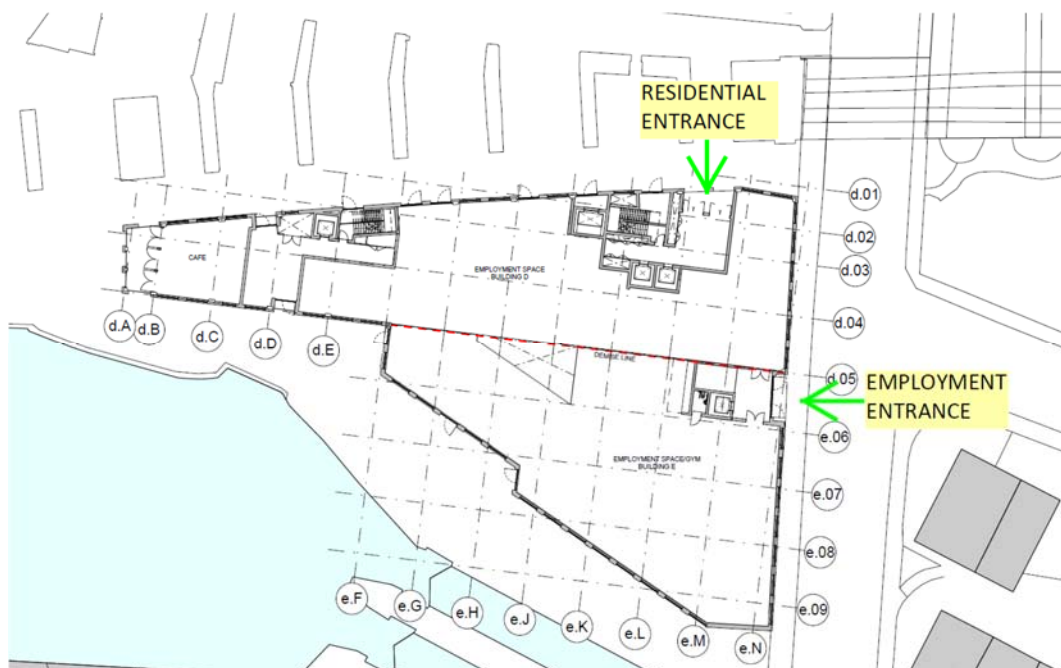
## 5 Building Specific

This Access Statement is for Building E, which forms part of the Camden Lock Village Masterplan. The Masterplan was granted planning in November 2012, which includes Building A, the School and Building W (previously Building B), Building C and Building D. Building E will be an annex to Building D, sharing the communal entrance, communal corridors and vertical circulation core.

### 5.1 Building Entrances

The residential entrance for Building D will be shared by Building E residents. This will consist of two sets of double doors to the north-east of the building.

In addition to the residential entrance, it is proposed that a separate entrance will be provided for the employment space on ground floor and level -1. This will consist of two single doors to the east of the building.



*Entrances – Location Plan*

It is proposed that each entrance will afford level access from street to building interior, and will have:

- Doors with clear opening widths (per leaf, in the case of double doors) of at least 1000mm;
- Weather protection in the form of building recesses;
- Entrance lighting and signage.

The entrances will be developed in accordance with the recommendations set out in Approved Document M and BS 8300 (including appropriate entry controls for automatic doors, or opening forces for manual doors, and appropriate finishes / manifestations for glazing).

The residential entrance will provide access to two passenger lifts and a stair, which in turn will provide access to the upper levels of residential accommodation in Buildings D and E.

The employment entrance will provide access to the employment space on ground floor, as well as the lift and stair to level -1.

## 5.2 Internal Access - General

All horizontal and vertical access within the building will be designed to the recommendations set out in Approved Document M and BS 8300.

Each floor within Building E will be level, and step free access between floors will be achieved by means of accessible passenger lifts.

The lifts within Building D will provide access to the residential units on levels 1 to 5. The lift within the Building E employment space will provide access between ground floor and level -1.

The lifts will be designed to the recommendations set out in Approved Document M and BS 8300 and will have internal car dimensions of 1400mm by 1600mm, with a 900mm clear door opening. A mirror will be provided to the rear wall of the lifts to assist wheelchair users when reversing out.

Internally, the lifts will be designed to the recommendations set out in Approved Document M, BS EN 81-70 and BS-EN 81-1. All lift car buttons will be made distinct with visual and tactile information. It is proposed that the lifts will have audible announcements at each floor and landings will also be provided with information in different formats.

The stairs in each core will be used in evacuation, and have therefore been designed to the parameters set out in Approved Documents B and K. They will, however, include Approved Document M features wherever possible to assist any disabled people who may be using the stair in escape – e.g. provision of nosings and handrails.

## 5.3 Employment Space – Ground and Level -1

It is proposed that employment space will be provided within the Building E demise of ground floor and level -1. This will be step-free throughout and will include a wheelchair accessible WC on each level, accessible off the main floor

plate and within an unobstructed travel distance of approximately 70m (from the furthest point on the Building D and E employment space floor – there will be no internal doors or corridors, and as such, access to these facilities will be unobstructed).

It is proposed that the toilets will be handed differently on each floor to allow a choice of left and right-hand transfer. The toilets will be designed to the parameters set out in Approved Document M and BS 8300, and layout of the employment space will need to consider appropriate screening of the toilet to protect the privacy of individuals using the facility. This will be the responsibility of the employment space tenant at fit out.

Sanitaryware 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.

## 5.4 Residential Accommodation – Level 1 to 5

Level 1 to 5 of Building E will consist of private residential accommodation. It is proposed that 100% of residential 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 Camden Wheelchair Housing Design Brief (2013).

The mix within Building E will be as follows:

- 1 no. studio
- 9 no. 1 bed
- 9 no. 2 bed
- 5 no. 3 bed

Total number of units = **24**

The two wheelchair accessible units have been picked proportionally from this mix – 1 no. 1-bed, and 1 no. 2-bed, as these are the two prominent apartment types within Building E.

Typical apartment layouts have been assessed for compliance against Lifetime Homes and the Camden Wheelchair Housing Design Brief. The apartments are as follows:

- E.1.1 – 1b2p with external terrace on podium
- E.2.1 – 1b2p typical
- E.2.2 – 3b6p typical
- E.2.3 – 1b2p typical
- E.2.4 – 2b4p typical
- E.2.5 – 1b2p typical
- E.3.5 – 1b2p typical accessible

- E.4.2 – 2b4p typical accessible
- E.5.1 – 1b2p penthouse
- E.5.2 – 3b6p penthouse
- E.5.3 – 3b6p penthouse

See Appendix A and B for the assessments.

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

## 5.1 Concluding Statement for the Building

Access within Building E considers inclusive design and provides a range of options to cater for a variety of users.

Going forward, the residential layouts should continue to maintain and develop the principles of Lifetime Homes and the Wheelchair Housing Design Brief, including selection of furniture, utilities, worktops and finishes.

## 6 Means of Escape

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

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

## 7 General Consideration

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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.
- Tactile and visual circulation route signage should be provided in accordance with the recommendations set out in BS 8300.

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

## 8 Maintenance of Features

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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 continue to be detailed and all relevant background information supplied as part of the Access Statement in the later stages of the project. 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.

## 9 Conclusion

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Design development will aim to maintain and improve accessibility throughout the site through ongoing review and collaboration between the design team and Arup Accessible Environments.

This access statement has explored both access and egress to and around the site as well as within the building itself. At present options are being considered to ensure the building is accessible. Design developments – including the consideration of colours, lighting, markings, sizes, surface finishes and handrails – would continue to be reviewed with the aim of maintaining and improving accessibility throughout the building and site. Further access assessment and consultation will be required during future design progression, including for the Part M Building Regulations submission.

Building E of the Camden Lock Village development 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.



# Appendix A

## Lifetime Homes Assessments

## **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
- Wheelchair Housing Design Guide
- Camden Wheelchair Housing Design Brief

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 Camden Lock Area E development. A table has been produced to indicate the level of compliancy with each of the 16 Lifetime Homes Standards.

**(1) Typical units reviewed: E.1.1 – 1b2p with external terrace on podium; E.2.1 – 1b2p typical; E.2.2 – 3b6p typical; E.2.3 – 1b2p typical; E.2.4 – 2b4p typical; E.2.5 – 1b2p typical; E.5.1 – 1b2 penthouse; E.5.2 – 3b6p penthouse; E.5.3 – 3b6p penthouse.**

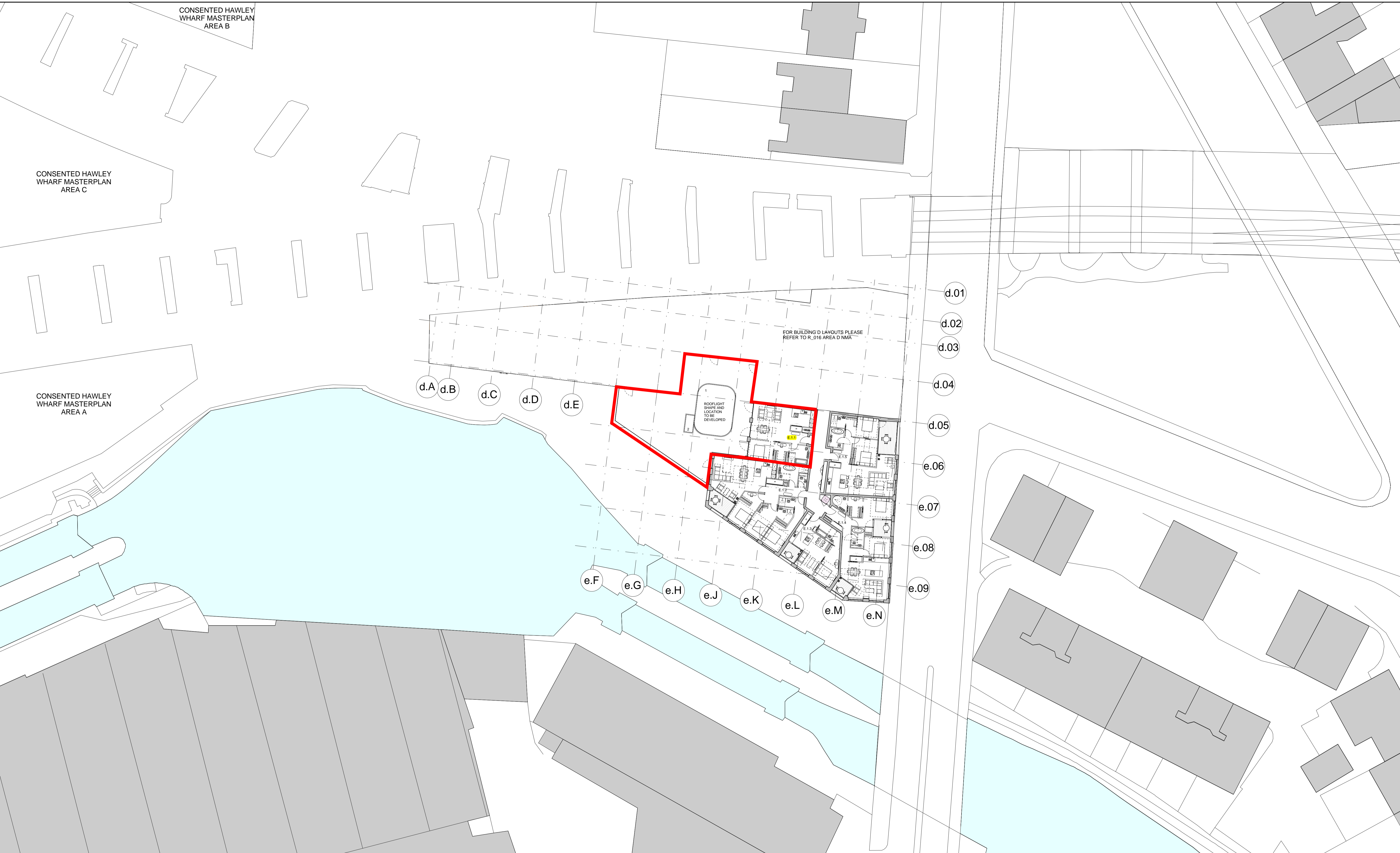
\*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction 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.

Lifetime Homes Requirement	Compliance	Notes				
<p><b>1. Car parking provision (not applicable for car-free schemes):</b></p> <p><b>ON PLOT:</b> Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).</p> <p><b>COMMUNAL/SHARED:</b> 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.</p>	Not Applicable	This is a restricted car scheme. Therefore, no car parking bays are proposed within Building E. However, 2 bays for the 2 wheelchair accessible units in Building E will be allocated in the site car park in Building C.				
<p><b>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.</b> 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.</p>	Not Applicable	Access from Building E to the car park in Building C, where two car parking bays for the Building E wheelchair accessible units will be allocated, will require a travel distance of approximately 60m. Although outside of the recommended 50m, it is unavoidable given that no car parking is provided within Building E. As agreed for the masterplan and for Building D, the same agreed principles will also apply here. Paths to and from the car park and Building E will be designed as per the requirements of the Wheelchair Housing Design Brief.				
<p><b>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.</b></p>	Compliant	All approaches to the entrances will be level or gently sloping.				
<p><b>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).</b></p> <p>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).</p> <p>A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.</p> <p>Entrance clear opening widths should be as follows:</p> <p><b>DWELLING ENTRANCE DOORS</b></p> <table border="1" data-bbox="106 1812 1323 1885"> <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>	Direction and width of approach	Minimum effective clear width (mm)	All	800mm	Compliant	All entrances will have clear opening widths and landings in accordance with Clause 4. Lighting and weather protection will be provided and will be developed in subsequent stages of the design, to the parameters set out in Clause 4.
Direction and width of approach	Minimum effective clear width (mm)					
All	800mm					

<p><b>COMMUNAL ENTRANCE DOORS</b></p> <table border="1"> <tr> <th>Direction and width of approach</th> <th>Minimum effective clear width (mm)</th> </tr> <tr> <td>All</td> <td>1000mm</td> </tr> </table> <p>All doors should have a 300mm nib or clear space to the leading edge on the pull side.</p>	Direction and width of approach	Minimum effective clear width (mm)	All	1000mm																
Direction and width of approach	Minimum effective clear width (mm)																			
All	1000mm																			
<p><b>5.</b> Communal stairs should provide easy access, and where homes are reached by a lift it should be fully wheelchair accessible*</p> <p><b>Stairs:</b> 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers.</p> <p><b>Lifts:</b> 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.</p>	Compliant	All communal vertical circulation for the Building E residential units will be via Building D. This has been designed to the parameters set out in Clause 5, as previously agreed for the masterplan / Stage D planning agreement.																		
<p><b>6.</b> The width of the doorways and hallways should conform to the following*:</p> <p><b>INTERNAL DWELLING</b></p> <table border="1"> <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> <p>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.</p> <p><b>COMMUNAL</b></p> <table border="1"> <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> <p>There should be 300mm to the side of the leading edge of doors.</p>	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	750	At right angles to a corridor / landing at least 1200mm wide	750	At right angles to a corridor / landing at least 1050mm wide	775	At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)	900	Direction and width of approach	Minimum clear opening width (mm)	Straight on (without a turn or oblique approach)	800	At right angles to a corridor / landing at least 1200mm wide	800	At right angles to a corridor / landing at least 1050mm wide	825	Compliant	All corridors, doors and door nibs have been designed to comply with the parameters set out in Clause 6.
Direction and width of approach	Minimum clear opening width (mm)																			
Straight on (without a turn or oblique approach)	750																			
At right angles to a corridor / landing at least 1200mm wide	750																			
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Direction and width of approach	Minimum clear opening width (mm)																			
Straight on (without a turn or oblique approach)	800																			
At right angles to a corridor / landing at least 1200mm wide	800																			
At right angles to a corridor / landing at least 1050mm wide	825																			
<p><b>7.</b> There should be space for turning a wheelchair in <b>dining areas and living rooms</b> (1500mm turning circle, or 1400mm by 1700mm ellipse). Where movement between furniture is necessary, 750mm clear width is required between items.</p> <p><b>Kitchens</b> should have a clear width of 1200mm between units.</p>	Compliant	<p>All dining and living rooms achieve sufficient manoeuvring space, subject to furniture layouts.</p> <p>Kitchens have 1200mm between units.</p> <p>All bedrooms have clear space to the sides and</p>																		

<p><b>Main bedrooms</b> should have a clear space 750mm wide to both sides and to the foot of the bed; <b>secondary bedrooms</b> should have 750mm to one side and to the foot of the bed.</p>		<p>foot of the beds as per Clause 7.</p>
<p><b>8.</b> The living room should be at entrance level. (It is also preferable if the kitchen is on the entrance level)</p>	<p>Not applicable</p>	<p>All units are single storey.</p>
<p><b>9.</b> In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.</p>	<p>Not Applicable</p>	<p>Single level apartment</p>
<p><b>10.</b> There should be a) a wheelchair accessible entrance level WC*, with b) drainage provision enabling a shower to be fitted in the future.</p> <p>WC should have overall footprint of 1450mm by 1900mm, which will accommodate:</p> <ul style="list-style-type: none"> <li>• 400-500mm from centre of WC to side wall</li> <li>• 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall</li> <li>• 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this)</li> <li>• Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall</li> </ul>	<p>Compliant</p>	<p>See comments for Clause 14</p>
<p><b>11.</b> Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.</p>	<p>Compliant</p>	<p>All walls will be capable of taking adaptations in the future.</p>
<p><b>12.</b> 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).</p>	<p>Not Applicable</p>	<p>All units are single storey.</p>
<p><b>13.</b> 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.)</p>	<p>Compliant</p>	<p>The bathroom is adjacent to the bedrooms and allows for an easy route for a hoist.</p>
<p><b>14.</b> 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.</p> <p>WC should have:</p> <ul style="list-style-type: none"> <li>• 400-500mm from centre of WC to side wall</li> <li>• 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall</li> <li>• 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this)</li> <li>• Flush control located between the centre of the WC and the side of the cistern furthest</li> </ul>	<p>Compliant</p>	<p>Layouts meet the requirements of Clause 14.  The bathroom is adjacent to the bedrooms and allows for an easy route for a hoist.</p>

<p>from the adjacent wall</p> <p>The bathroom should also have:</p> <ul style="list-style-type: none"> <li>• Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm</li> <li>• 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).</li> </ul> <p>(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.)</p>		
<p><b>15.</b> Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.</p> <p>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.</p> <p>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.</p>	Compliant	Will be developed in subsequent stages of the design.
<p><b>16.</b> Switches, sockets, ventilation and service controls should be at a height useable by all (i.e. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner).</p>	Compliant	Will be developed in subsequent stages of the design.



FOR BUILDING D LAYOUTS PLEASE REFER TO R\_016 AREA D NMA

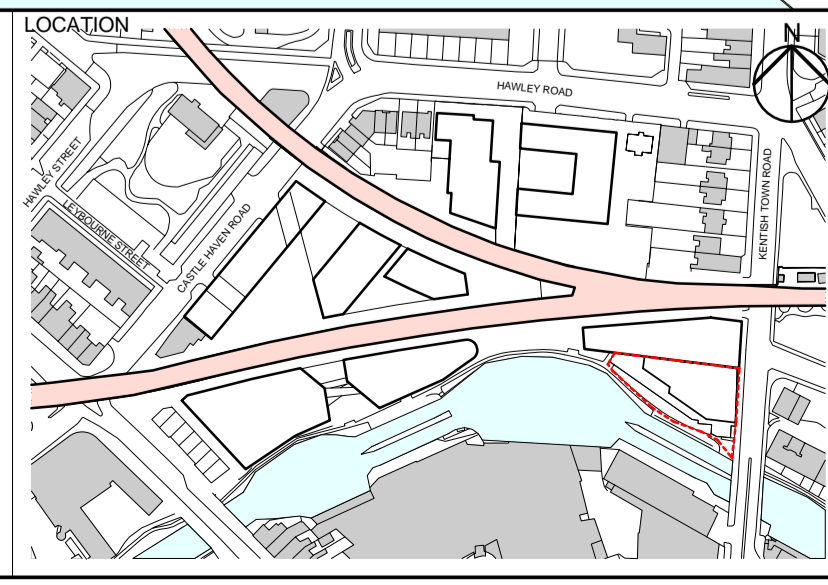
ROOFLIGHT SHAPE AND LOCATION TO BE DEVELOPED

NOTE: Layouts are indicative only  
 KEY:  
 1. Rooflight. Size and type to be confirmed through further design development/coordination.  
 NB: All rooflights will be subject to the discharge of conditions and dependent on layout/use below.  
 2. Access hatch for repair and maintenance. Location and size to be confirmed and dependent on layout/use below.

REV	DATE	DESCRIPTION
T01	20/03/2015	STAGE E DESIGN FREEZE - TO BE READ IN CONJUNCTION WITH ISSUE NOTE DATED 20 MARCH 2015
P01	27/03/2015	FOR PLANNING

CONSULTANTS	
CLIENT:	
CONTRACTOR:	
STRUCTURAL ENGINEER:	
MECHANICAL ENGINEER:	
COST CONSULTANT:	
PROJECT MANAGER:	
ACOUSTIC CONSULTANT:	
CLADDING CONSULTANT:	
SPECIFICATIONS CONSULTANT:	

NOTE  
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 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.  
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job title  
**CAMDEN LOCK VILLAGE**  
 drawing title / location  
**BUILDING E - Level 01**

drawn by	checked	scale	status
JR	HM	1 : 250 @ A1	FOR PLANNING
project	zone	CI/SIB drawing no.	revision
13096	EP_(00)_1210		P01

CONSENTED HAWLEY WHARF MASTERPLAN AREA B

CONSENTED HAWLEY WHARF MASTERPLAN AREA C

CONSENTED HAWLEY WHARF MASTERPLAN AREA A

FOR BUILDING D LAYOUTS PLEASE REFER TO R\_016 AREA D NMA



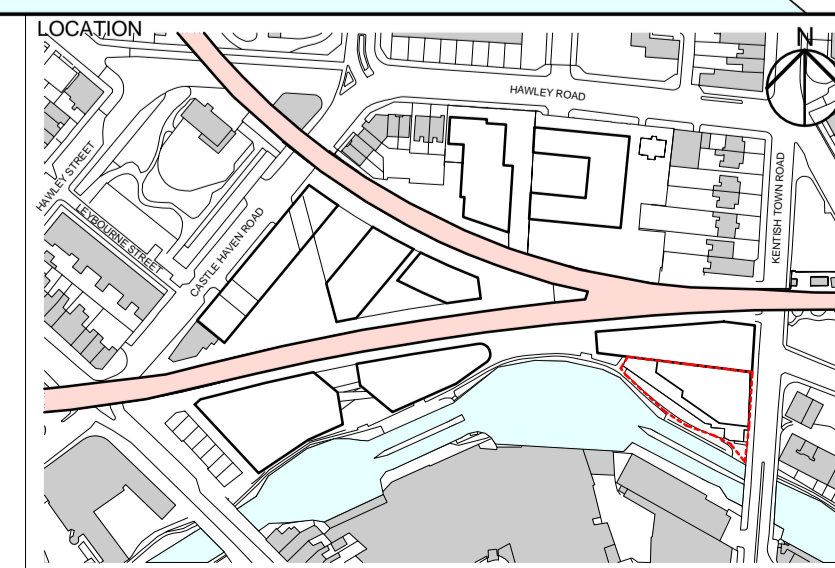
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NOTE: Layouts are indicative only

REV	DATE	DESCRIPTION
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job title  
**CAMDEN LOCK VILLAGE**  
drawing title / location  
**BUILDING E - Level 02**

drawn by	checked	scale	status	
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project	zone	CI/SIB	drawing no.	revision
13096	EP_(00)_1220			P01

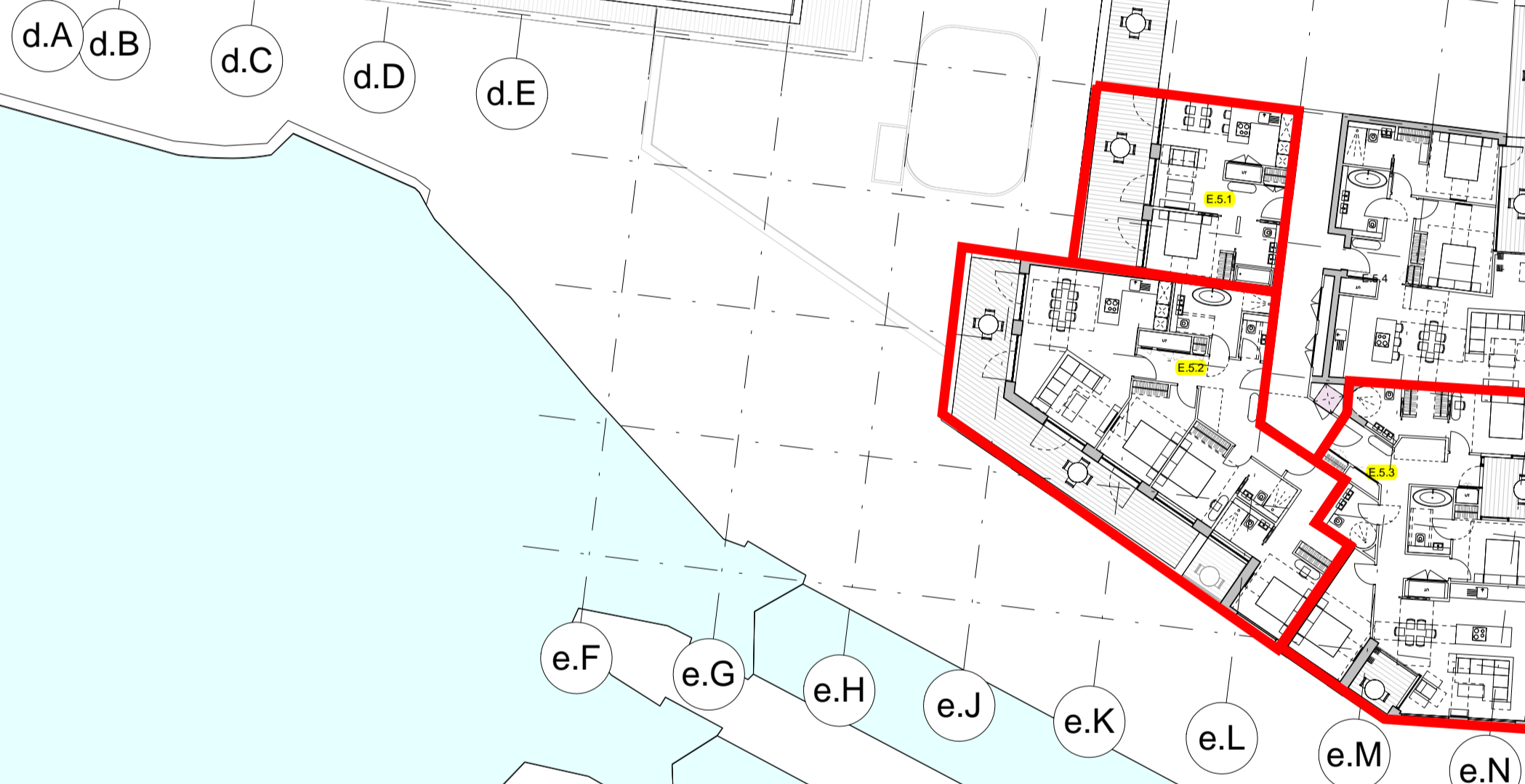


CONSENTED HAWLEY WHARF MASTERPLAN AREA B

CONSENTED HAWLEY WHARF MASTERPLAN AREA C

CONSENTED HAWLEY WHARF MASTERPLAN AREA A

FOR BUILDING D LAYOUTS PLEASE REFER TO R\_016 AREA D NMA

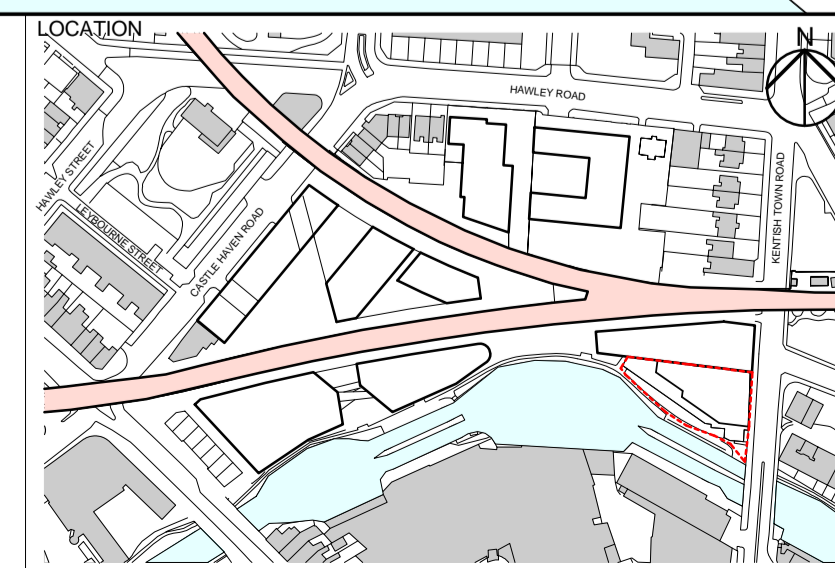


NOTE: Layouts are indicative only

REV	DATE	DESCRIPTION
T01	20/03/2015	STAGE E DESIGN FREEZE - TO BE READ IN CONJUNCTION WITH ISSUE NOTE DATED 20 MARCH 2015
P01	27/03/2015	FOR PLANNING

CONSULTANTS	
CLIENT:	
CONTRACTOR:	
STRUCTURAL ENGINEER:	
MECHANICAL ENGINEER:	
COST CONSULTANT:	
PROJECT MANAGER:	
ACOUSTIC CONSULTANT:	
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job title  
**CAMDEN LOCK VILLAGE**  
 drawing title / location  
**BUILDING E - Level 05**

drawn by	checked	scale	status	
JR	HM	1 : 250 @ A1	FOR PLANNING	
project	zone	CI/SIB	drawing no.	revision
13096	EP_(00)_1250			P01

## Appendix B

# Wheelchair Housing Design Brief Assessments

**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.

**Typical unit assessed: E.3.5 – 1b2p typical accessible and E.4.2 – 2b4p typical accessible**

Wheelchair Accessible Requirement	Compliance	Notes
<p><b>1. Moving Around Outside:</b></p> <p>Dropped kerbs 1000mm width (min) with 1:12 gradient and slip resistant, contrasting finish.</p> <p>Footpaths require a 1200mm minimum clear width</p> <p>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.</p> <p>100mm kerb on paths and ramps.</p>	Compliant	<p>Approaches to and from Building E will be accessible, with routes meeting the requirements of Clause 1.</p> <p>Approaches have been described in the main body of the Access Statement.</p>
<p><b>2. Using Outdoor Spaces:</b></p> <p>Gate – 900mm clear opening, not spring loaded, mechanical openers if heavy</p> <p>1500mm square clear landing outside doors, extending 550mm from the lock side; slip resistant with slight drainage falls.</p> <p>Accessible clothes drying facilities.</p> <p>Accessible routes to storage, refuse and gate.</p> <p>Balconies – accessible threshold, 900mm clear opening door, 1800mm clear turning space.</p>	Compliant	<p>Balconies have been provided for the wheelchair accessible units. These have accessible thresholds, 900mm clear opening doors and a clear 1800mm turning space.</p> <p>There will be a step free route, approximately 30m combined horizontal travel distance, from the wheelchair accessible units to the level -1 bin store (via the passenger lift in Building D).</p>
<p><b>3. Car Parking and Approaching The Home:</b></p> <p>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.</p> <p>Accessible route to entrance.</p> <p>Door canopy – 1200mm by 1500mm, height 2300mm, extend beyond door on lock side by 550mm.</p> <p>Lighting to car parking space, approach route, entrance; Passive-Infra-Red (PIR) detector and internal switching.</p> <p>Communal corridors – 1200mm wide (with passing places), 1800mm preferable; limit doors along corridors, or hold open where necessary.</p>	Compliant	<p>This is a restricted car scheme. Therefore, no car parking bays are proposed within Building E. However, 2 bays for the 2 wheelchair accessible units within Building E will be allocated within the site car park in Building C.</p> <p>Access from Building E to the car park in Building C, where two car parking bays for the Building E wheelchair accessible units will be allocated, will require a travel distance of approximately 60m. Although outside of the recommended 50m, it is unavoidable given that there is no car parking provided in Building E. As agreed for the masterplan and for Building D, the same agreed principles will also apply here. Paths to and from the car park and Building E (internal and external), and the car parking bays, will be</p>

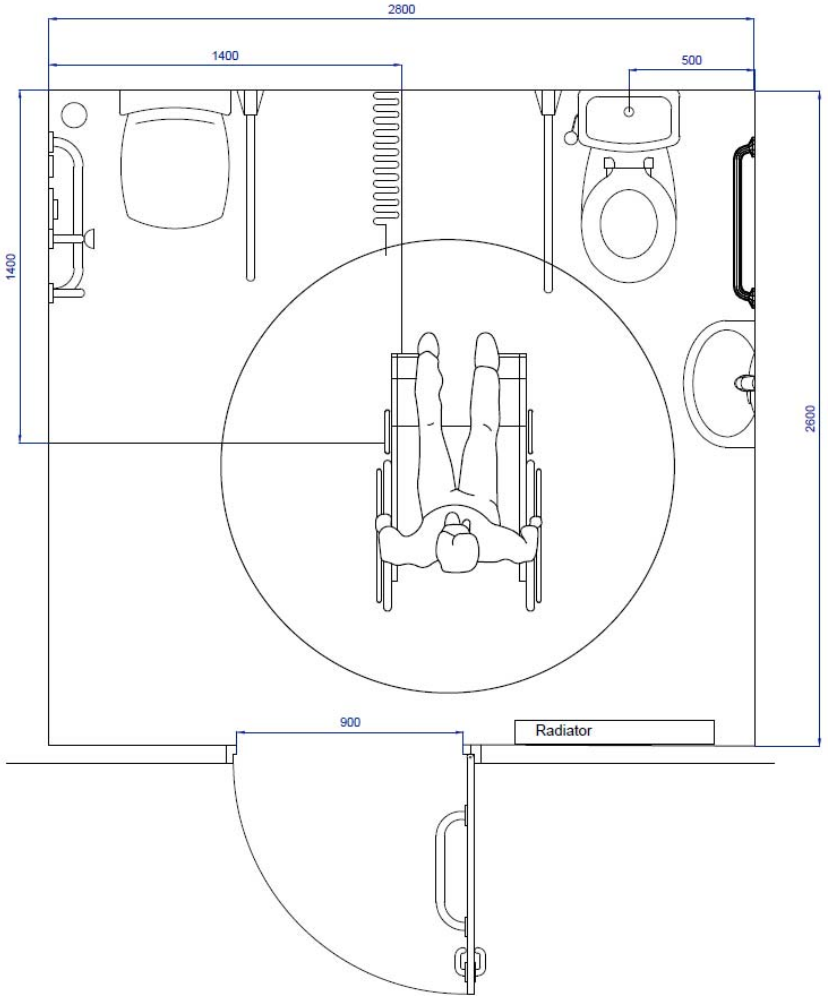
<p>Lifts – two preferred, one suitable for one wheelchair user and one ambulant disabled person (minimum).</p>		<p>designed to the parameters set out in Clause 3.</p> <p>The residential entrance to Building E will be via Building D, and will be weather protected.</p> <p>Two lifts have been provided in Building D, which will serve the residential units in both Building D and Building E. These will have internal car dimensions of 1400mm by 1600mm, allowing use by one wheelchair user and one ambulant disabled person. Lifts throughout the Camden Lock masterplan will be monitored and maintained to a high level, reducing the risk of breakdown. This principle was previously discussed and agreed with the London Borough of Camden for the main masterplan planning application.</p>
<p><b>4. Negotiating The Entrance Door:</b></p> <p>Clear opening 900mm</p> <p>Approach inside – 1800mm from face of door, 1500mm wide. 300mm minimum (550mm preferred) to lock side of the door.</p> <p>Threshold – watertight, max 15mm bevelled upstand.</p> <p>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).</p> <p>Communal doors – accessible, as per ADM / BS 8300 opening forces and automatic opening requirements.</p> <p>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.</p> <p>Communal letter boxes – accessible for wheelchair users and easy to use/secure.</p>	<p>Compliant</p>	<p>Entrances for the wheelchair accessible units have been designed as per the parameters of Clause 4.</p> <p>Locks, entry phones and letter boxes will be developed in subsequent stages of the design.</p>
<p><b>5. Entering And Leaving; Dealing With Callers:</b></p> <p>Clear opening width 900mm</p> <p>Entrance door – external landing 1500mm square required (clear)</p> <p>Approach inside front door – 1800mm by 1500mm</p> <p>Threshold – watertight, max 15mm bevelled upstand.</p> <p>Storing and charging wheelchair – near front door, 1800mm turning space, 1700mm by 1100mm charging space with power socket. Headroom 1500mm.</p>	<p>Compliant</p>	<p>Entrances for the wheelchair accessible units have been designed as per the parameters of Clause 5.</p> <p>Spy holes, door bells, entry phones, letter boxes and door opening forces will be developed in subsequent stages of the design.</p>

<p>Spy holes – 1150mm – 1600mm height, centrally placed</p> <p>Door bell – height 800-900mm, lock side of door</p> <p>Letter box – 700mm height with wire basket (clear of 900mm clear opening)</p> <p>Private door – operable from wheelchair, mechanical opening requires portable handset, manual opening force 20N (max).</p> <p>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.</p>		
<p><b>6. Negotiating The Secondary Door:</b></p> <p>External level landings – 1500mm square, extend in length by 900mm if door swings outwards.</p> <p>900mm clear door, 550mm approach space to both sides of door on lock side, weather tight threshold.</p> <p>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.</p> <p>External lighting – approach route, entrance; Passive-Infra-Red (PIR) detector and internal switching.</p> <p>French windows – 900mm minimum clear opening; opening and closing possible one handed from wheelchair.</p> <p>Sliding doors – do not use.</p>	<p>Compliant</p>	<p>The balconies for the wheelchair accessible units have a clear 1500mm space from the doors, which have sufficient clear opening widths and nibs on both sides of the door. Doors are manual swing doors.</p> <p>Locks, handles and lighting will be developed in subsequent stages of the design.</p>
<p><b>7. Moving Around Inside; Storing Things:</b></p> <p>1200mm passageways</p> <p>Internal doors – 900mm clear opening, 840mm acceptable if unavoidable. 300mm (550mm preferred) on both sides, on lock side.</p> <p>Suitable and accessible storage</p> <p>Flooring – low friction and low glare. Avoid polished and slippery surfaces.</p>	<p>Compliant</p>	<p>All passageways and doors have been designed to meet the parameters set out in Clause 7, with 300mm nibs in all instances, and 550mm nibs wherever possible. Suitable and accessible storage has been provided. Flooring will be developed in subsequent design stages.</p>
<p><b>8. Moving Between Levels Within The Dwelling:</b></p> <p>1800mm turning space in front of lift</p> <p>Minimum dimensions 860mm wide, 1370mm long</p> <p>Powered lift doors required</p> <p>External lift controls to be accessible from a wheelchair</p>	<p>Not applicable</p>	<p>All wheelchair accessible units are single storey.</p>
<p><b>9. Using Living Spaces:</b></p>		<p>Suitable turning spaces have been provided for</p>

<p>1800mm turning circle in each room, close to but clear of the room door 1400mm transfer space in front of furniture</p> <p>Operable fittings – 800-1000mm</p> <p>No obstructions from radiators</p> <p>Sockets – 750mm min from corner, height 800mm to top of socket plate.</p> <p>Light switches – full plate or large rocker light switches, 900mm to top of switch plate.</p> <p>Hoists – horizontal ceiling hoist, 250kg weight capacity, ceiling height 2000mm – 3650mm.</p>	<p>Compliant</p>	<p>the living spaces and in front of furniture, subject to furniture layout.</p> <p>Operable fittings, sockets and light switches will be developed in subsequent stages of the design.</p> <p>The ceiling will be capable of accommodating a ceiling hoist, as set out in Clause 9.</p>
<p><b>10. Using The Kitchen:</b></p> <p>1800mm turning space</p> <p>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.</p> <p>Accessible storage provision.</p> <p>Adjustable (700-900mm) shallow sink, insulated bowl, short lever taps, flexible plumbing, tiled behind.</p> <p>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.</p> <p>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.</p> <p>Additional space for appliances</p> <p>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.</p> <p>Internal refuse – manageable from a wheelchair</p> <p>300mm worktop space to be on the opening side of the fridge</p> <p>All adjustable work surfaces should be powered by an electrical rise and fall unit with easily accessible controls</p> <p>Install an AKW Medi-Care Ltd 'Sure Stop' water switch, or similar, in an easily accessible location.</p> <p>For dwellings of 2 or more beds, the kitchen should be a separate room.</p>	<p>Compliant</p>	<p>Suitable turning spaces have been provided within the kitchen, with suitable layout of units and storage provision.</p> <p>The worktops, sinks, hobs, ovens, appliances, controls/sockets and internal refuse will be developed in subsequent stages of the design.</p>

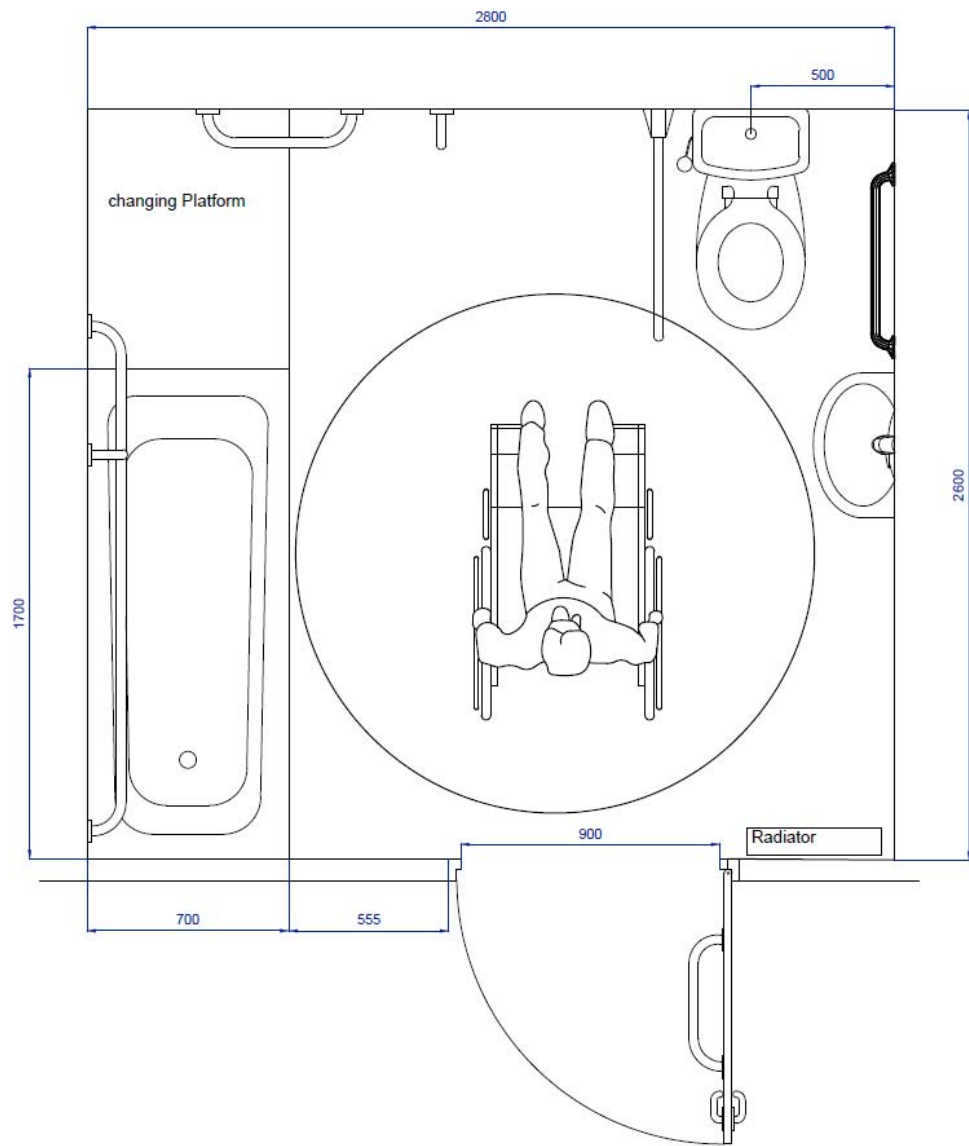
<p><b>11. Using The Bathroom:</b></p> <ul style="list-style-type: none"> <li>• Bathroom and shower room not to be en suite unless there is secondary access from the main corridor.</li> <li>• <b>Usable shower area</b> – 1400mm square, 1:40 drainage</li> <li>• 1800mm turning circle required in all bath / shower rooms.</li> <li>• <b>Transfer space to side of WC</b> – 850mm from side edge, 800mm from WC pan front to rear wall.</li> <li>• <b>Transfer space clear in front of WC and shower seat</b> – 1100mm</li> <li>• <b>Rail fitting space</b> – to wall side edge of WC pan and shower seat, 250-350mm.</li> <li>• <b>Hoist transfer space</b> – between edge of WC pan and edge of bath, 850mm required.</li> <li>• <b>Fixings</b> – structural capacity for ceiling track hoists, rails by WC, shower seat and rails, floor fixed equipment, over bath rails.</li> <li>• <b>WC height</b> – 400mm</li> <li>• <b>Cistern</b> – splayed lever handle on the outer / transfer side.</li> <li>• <b>Level access shower</b> – 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.</li> <li>• <b>Rail with weighted shower curtain</b>, fall 15mm from the floor, enclose 1400mm square, height to allow use by ambulant disabled people.</li> <li>• <b>Bath</b> – 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.</li> <li>• <b>Over bath shower</b> – 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.</li> <li>• <b>Wash hand basin</b> – 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.</li> <li>• <b>Rails</b> – 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.</li> <li>• <b>Floor</b> – waterproof and slip resistant, sheet material (i.e. not tiles) extending up wall by 150mm.</li> <li>• <b>Pull switches</b> – large pull cord, 800mm height</li> <li>• <b>Shaving point</b> – height 800-1000mm</li> <li>• <b>Over basin light</b> – pull cord long enough to reach from wheelchair.</li> </ul> <p><b>1-2 BED UNITS:</b>  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.</p> <p><b>3+ BED UNITS:</b></p>	<p>Compliant</p>	<p>The bathrooms have been designed to meet the spatial requirements of Clause 11. This will be developed in subsequent stages of the design, including selection of suitable sanitaryware.</p> <p>The shower screen in the bathroom of apartment E.4.2 swings to allow it to sit flush alongside the wall. The clear transfer space to the side of the shower / WC is therefore maintained.</p>
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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.

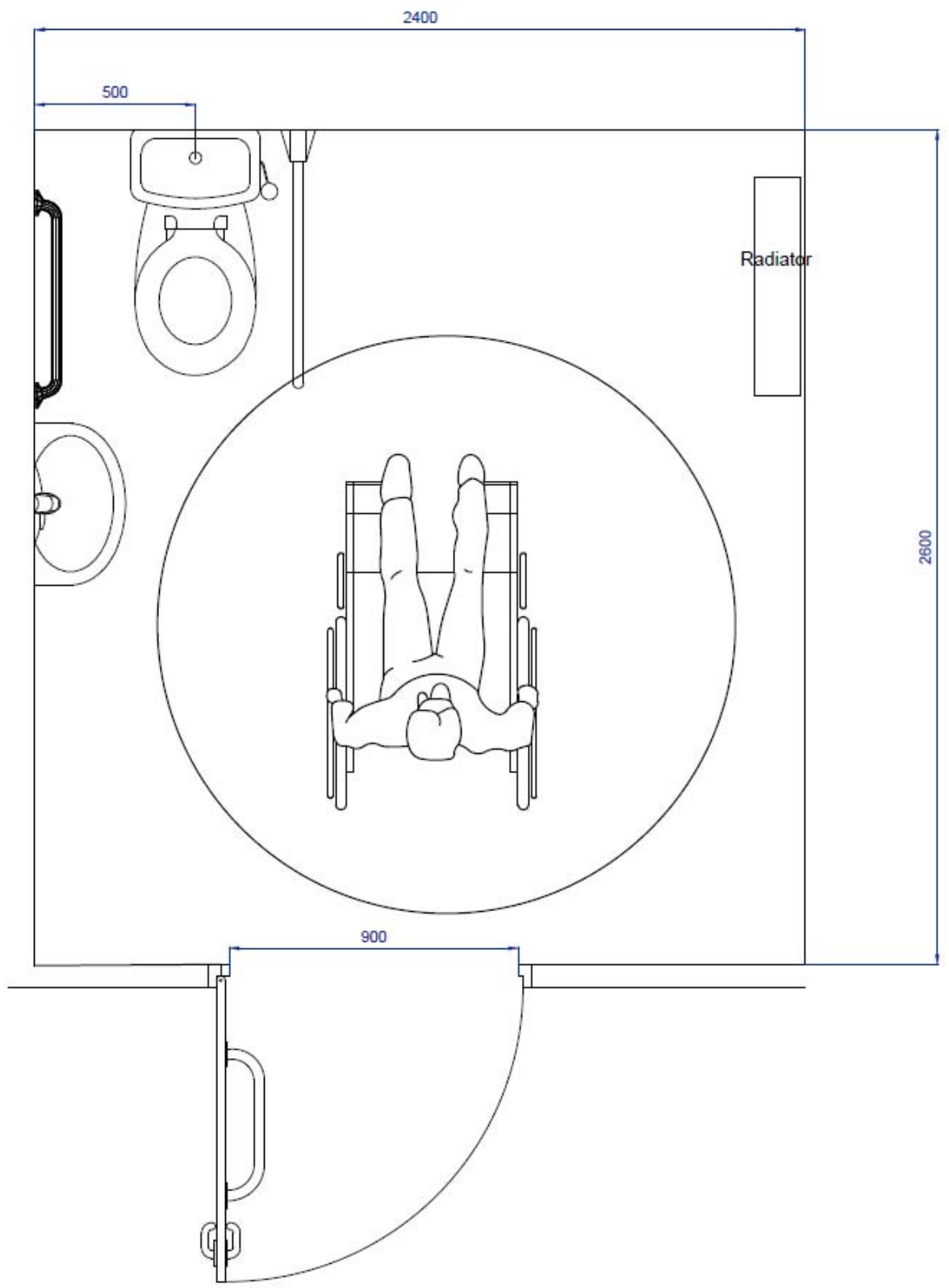


**Shower room above**





**Bathroom above**



Lavatory above

<p><b>12. Using Bedrooms:</b></p> <p>1800mm turning circle required clear of door swing, in all bedrooms.</p> <p>Transfer space 1200mm – to both sides of bed in double rooms, one side for single</p> <p>Access past bed – 1000mm between end of bed and wall, 1400mm if furniture opposite bed</p> <p>Controls – single beds, 3 double sockets; double beds / twins, 4 double sockets. Sockets 750mm from corner, 800mm to top of socket plate.</p> <p>Adjacent to bed head, socket outlet, entry phone point, 2-way light with pull cord over bed. TV/FM points to be opposite likely bed position.</p> <p>Hoists – horizontal ceiling hoist, 250kg weight capacity, ceiling height 2000mm – 3650mm. Connect main bedroom to bathroom with full height knockout panel.</p>	<p>Compliant</p>	<p>Suitable turning space has been provided for all bedrooms.</p> <p>Controls, sockets, phone and TV points and lighting will be developed in subsequent stages of the design.</p> <p>The ceiling will be capable of accommodating a ceiling hoist, as set out in Clause 12. It will also be possible to knock through bedroom to bathroom.</p>
<p><b>13. Operating Internal Doors:</b></p> <p>Door construction should be capable of taking adaptations such as pulls and fittings between 800-1000mm height.</p> <p>Handles / locks should be easily operable, located at a height of 800-1000mm (800mm preferred) from the floor, and have a 20-25mm diameter.</p> <p>Locks should be easily manipulated inside and outside in an emergency.</p> <p>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.</p> <p>Where self closing doors are provided, ensure that the opening pressure does not exceed 15N.</p>	<p>Compliant</p>	<p>Subject to design development.</p>
<p><b>14. Operating Windows:</b></p> <p>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.</p> <p>Where window handle cannot be reached, install manual or powered window opening and locking gear within reach for wheelchair users.</p>	<p>Compliant</p>	<p>Subject to design development.</p>
<p><b>15. Controlling Services:</b></p> <p>Main services – gas controls, electric consumer units – accessible for wheelchair user, 750mm from corner, height 800-1000mm and seeing height 1200mm</p> <p>Mains water – 750mm from corner, control height 800mm</p> <p>Plumbing – isolating stop taps shall be provided for sinks, washing machine, WC and shower, all reachable from a wheelchair.</p>	<p>Compliant</p>	<p>Subject to design development.</p>

<p>Flexible plumbing to sink and wash hand basins.</p> <p>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.</p> <p>Light switches – full plate or large rocker switches, 900mm height to top of plate Pull light switches – large pull, height 800mm</p> <p>Socket outlets – large switches on outer ends of double sockets, 750mm from corner, 800mm height, 150mm above worktop.</p> <p>Socket outlets for appliances – 600mm where below worktop, 150mm above worktop.</p> <p>Central heating controls – boiler ignition, programmer, timer pump, thermostat – all 750mm from corner, 800mm high.</p> <p>Telephone – line with socket outlets, 800mm high in living room, bedrooms, kitchen.</p> <p>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.</p>		
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CONSENTED HAWLEY WHARF MASTERPLAN AREA B

CONSENTED HAWLEY WHARF MASTERPLAN AREA C

CONSENTED HAWLEY WHARF MASTERPLAN AREA A

FOR BUILDING D LAYOUTS PLEASE REFER TO R\_016 AREA D NMA

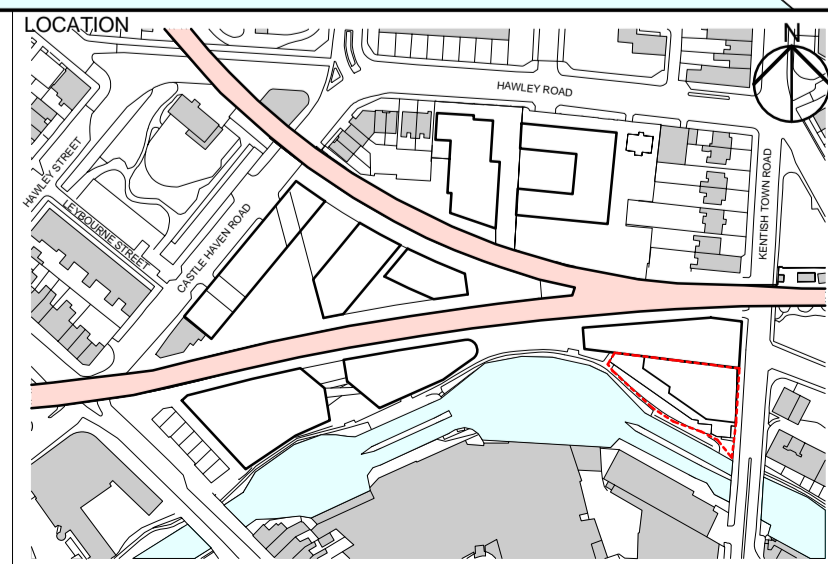


NOTE: Layouts are indicative only

REV	DATE	DESCRIPTION
T01	20/03/2015	STAGE E DESIGN FREEZE - TO BE READ IN CONJUNCTION WITH ISSUE NOTE DATED 20 MARCH 2015
P01	27/03/2015	FOR PLANNING

CONSULTANTS	
CLIENT:	
CONTRACTOR:	
STRUCTURAL ENGINEER:	
MECHANICAL ENGINEER:	
COST CONSULTANT:	
PROJECT MANAGER:	
ACOUSTIC CONSULTANT:	
CLADDING CONSULTANT:	
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**NOTE**  
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 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.  
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job title  
**CAMDEN LOCK VILLAGE**

drawing title / location  
**BUILDING E - Level 03**

drawn by	checked	scale	status
JR	HM	1 : 250 @ A1	FOR PLANNING

project	zone	CI/SIB	drawing no.	revision
13096	EP_(00)_1230			P01

CONSENTED HAWLEY WHARF MASTERPLAN AREA B

CONSENTED HAWLEY WHARF MASTERPLAN AREA C

CONSENTED HAWLEY WHARF MASTERPLAN AREA A

FOR BUILDING D LAYOUTS PLEASE REFER TO R\_016 AREA D NMA



- d.01
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- e.06
- e.07
- e.08
- e.09

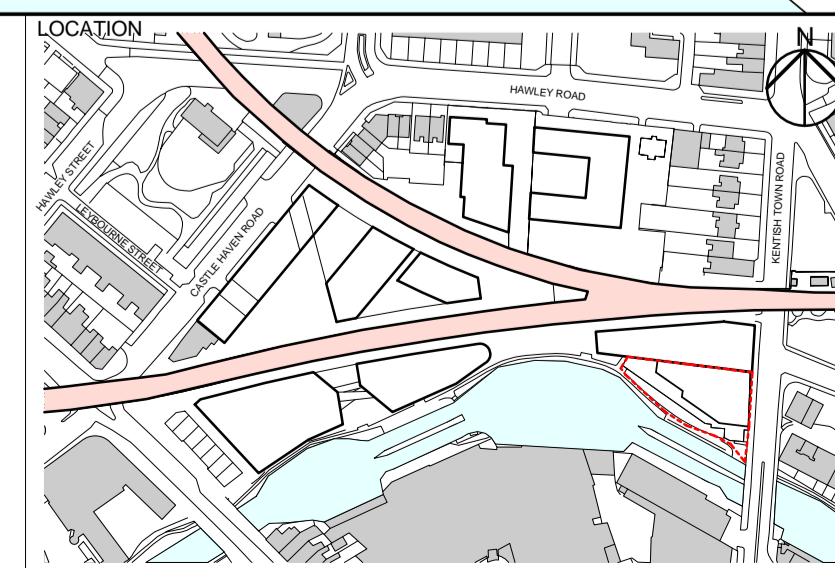
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job title  
**CAMDEN LOCK VILLAGE**  
 drawing title / location  
**BUILDING E - Level 04**

drawn by	checked	scale	status	
JR	HM	1 : 250 @ A1	FOR PLANNING	
project	zone	CI/SIB	drawing no.	revision
13096	EP_(00)_1240			P01