

Access & Inclusivity Statement

**Buildings W1 and W2
Development Zone W (Triangle Site)**

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General Partner Ltd

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1.0 Introduction

This document sets out the process adopted by the developer (King's Cross Central General Partner Limited) to create an accessible and inclusive environment at Buildings W1 and W2 of the 'Triangle Site', forming part of Development Zone W of the wider King's Cross Central ('KXC') Development.

Development Zone W (referred to as the Triangle Site) sits on the northern periphery of King's Cross Central (KXC) to the north of York Way, defined on all boundaries by key pieces of road and rail infrastructure, namely York Way, the Thameslink tunnels and tracks, the East Coast Mainline and Randell's Road. The location of the Triangle Site and extent of Development Zone W are outlined in blue on Figure 1.

The 'Triangle Outline Planning Permission' dated 22 July 2008 (appeal reference APP/V5570/A/07/2051902 and APP/X5210/A/07/2051898)¹ permits three buildings known as W1, W2 and W3 (referred to within the Outline Planning Permission as Blocks A, B and C respectively), located around a new central garden space. The buildings will share a service area at lower ground/basement level which extends below the buildings and garden. Further landscaped areas, including an Ecology Garden, are envisaged to the north alongside a new access road from York Way to the service area (referred to as the 'Northern Gateway'). Public realm will also be enhanced along York Way and the junction with Randell's Road (the 'Southern Gateway').

This statement has been prepared to accompany an application for Reserved Matters approval for Buildings W1 and W2 only. The submission does not include details of the surrounding public realm, podium garden landscaping or Building W3. Specifically, the document provides the information to discharge Condition 12 (Access Statement) of the Triangle Outline Planning Permission and address the obligations in Section H (Access and Inclusivity) of the associated Section 106 Agreement dated 4 April 2008 entered into with both LB Camden and LB Islington (the 'Joint S106 Agreement'). A second Section 106 Agreement, also dated 4th April 2008, was entered into with only LB Camden (the 'Camden S106 Agreement') and sets out provisions relating to affordable housing mix and numbers. This agreement is subject to a draft Deed of Variation which seeks to vary the provisions of Part 2, Section A of the Camden S106 Agreement (the 'Draft S106 DoV') and is due to be considered by Members of the LBC Development Control Committee shortly. The current proposals, and thus this report, reflect the affordable housing mix and other obligations set out in that draft deed.

Building W1 will comprise a 12 storey (W1W) and 17 storey (W1E) building (including ground floor) providing 140 open-market residential apartments in total, along with a single retail unit at street level fronting onto York Way. Building W2 will comprise 8 storeys (including ground floor) of mixed tenure residential accommodation providing

¹ The Triangle Outline Planning Permission was granted by the Secretary of State on appeal. The original planning application references allocated by the London Borough of Islington and Camden were P041261 and 2004/2311/P, respectively.

36 social rented apartments, 23 intermediate apartments and 19 open-market apartments. The ground floor of W2 will include three retail units along York Way, together with residential entrances to the apartments above. The buildings share a single level, part basement, part lower ground floor which provides ancillary space and cycle/car-parking, accessed via the north façade of W1.

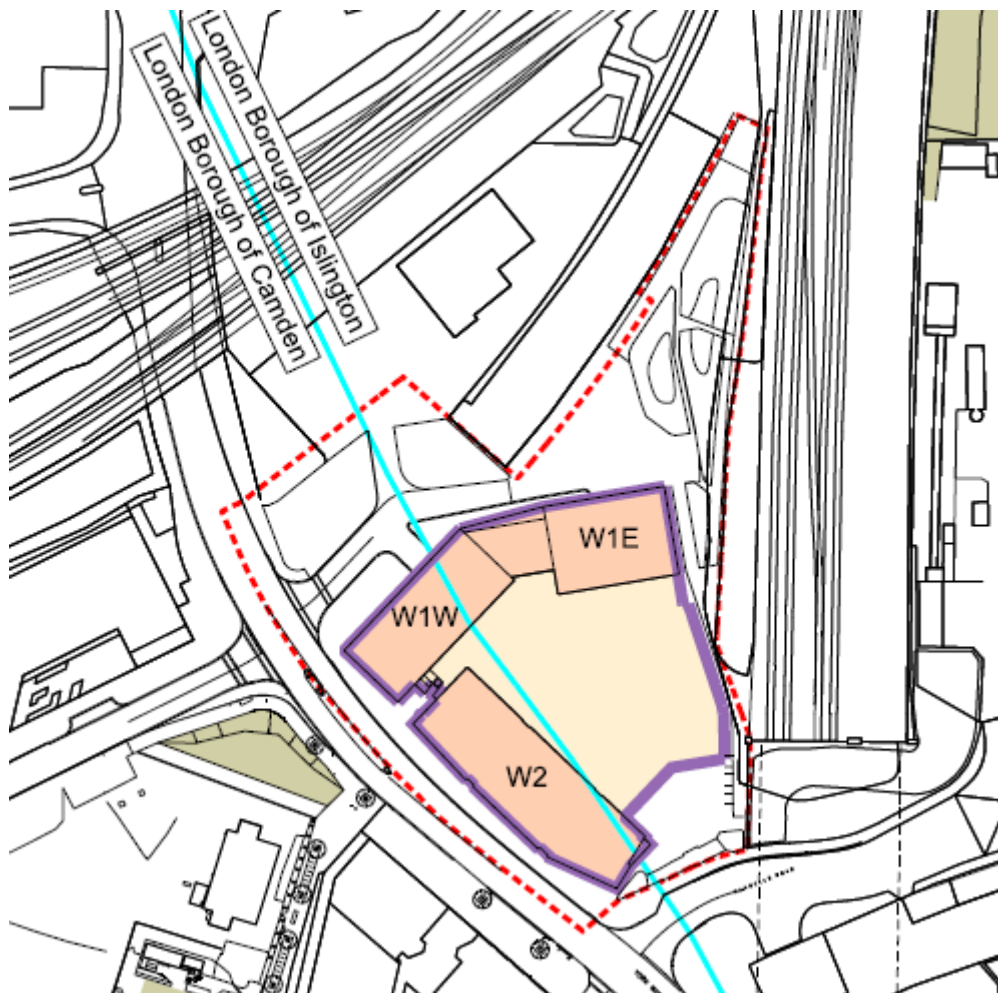


Figure 1 Location plan for proposed building W1 and W2 within the Triangle Site

1.1 Context

Documents which relate to access and inclusivity within KXC are developed under a document hierarchy as follows:

1. King's Cross Central Access and Inclusivity Strategy (Sept 2005)	A scene setting document establishing the principles and containing the master plan philosophy and over arching strategies, as referred to in the S106 Agreement.
2. Access & Inclusivity Statement (this document)	A detailed document illustrating by detail how the strategy has been implemented.
3. Building Regulations Access Statement	A document accompanying the building

	regulations application for each of the buildings/areas being applied for individually. This document will contain a further level of detailed description and will be submitted with the Building Regulations submission at the appropriate time.
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1.2 Scope

This Access and Inclusivity Statement contains an explanation of measures that will be incorporated within the proposals for the Buildings W1 and W2 and the shared service area to facilitate access and use by all people including disabled people, and indicates how the design meets the required design standards, good practice guidance and Building Regulations access requirements.

The statement takes into account the needs of people with mobility impairments including wheelchair users and those with sensory and cognitive impairments.

However, it is recognised that the issues considered in this report will affect the convenience of access for all occupants, not just disabled people.

This Access and Inclusivity Statement is based on the strategies set out in the King's Cross Central Access and Inclusivity Strategy (September 2005) and addresses the items set out in Annex D of that document (Scope of Future Access Statements), including:

- explanation of policy and approach to access;
- sources of advice and guidance on accessibility;
- details of consultations undertaken or planned;
- details of access consultant involvement;
- explanation of specific issues affecting accessibility and details of access solutions adopted; and
- details of potential management policies and procedures to be adopted to enhance and maintain accessibility.

This statement also seeks to update the Access Audit included in Annex C of that strategy, highlighting those areas which have been developed since that document was submitted (see Section 1.6).

Areas where technical or other constraints have prevented or constrained the application of the principles set out in the above strategy are highlighted as appropriate.

The areas covered in the building include entrances, horizontal and vertical circulation and sanitary accommodation. At this stage, this statement does not cover operational aspects in detail, but it identifies and comments on areas where management procedures are likely to be required to ensure good accessibility.

This Access and Inclusivity Statement is based on, and should be read in conjunction with, the submitted scheme drawings and the Urban Design Report provided by David Morley Architects, Feilden Clegg Bradley Studios and Project Orange.

1.3 Role of Access Consultant

The access consultant has been actively involved in the preparation of the submitted proposals. The role of the access consultant is to advise the design team and appraise elements of the design at the relevant stages of the design process to ensure that the best possible level of access is achieved and that the proposals meet relevant legislation, obligations in the Joint and Camden S106 Agreements and recognised good practice guidance. The consultant also provides recommendations about measures that can be incorporated within the scheme to facilitate access and use by disabled people.

The access consultancy services have ensured the integration of accessibility measures into the buildings whilst also maintaining the overall concept of the design.

1.4 Criteria for assessment and design guidance references

The following documents and guidance have informed the proposals and are referenced where appropriate:

- Argent (King's Cross) Limited, King's Cross Central Access and Inclusivity Strategy, September 2005.
- GLA, Accessible London: Achieving an Inclusive Environment, April 2004.
- Building Regulations Part K, Approved Document K, 2004 edition (incorporating the 2013 amendments).
- Building Regulations Part M, Approved Document M, 2004 edition (incorporating the 2010 and 2013 amendments) and the 2015 October edition (non domestic).
- British Standard BS8300:2010A Design of buildings and their approaches to meet the needs of disabled people – Code of Practice.
- British Standard BS9999:2008 Code of practice for fire safety in the design, management and use of buildings.
- DETR, Parking for Disabled People, Traffic Advisory Leaflet 5/95, 1995
- Other currently recognised good practice design guidance including *Sign Design Guide*, (SDS, 2000); *Guidance on the use of Tactile Paving* (UK, DETR), *Inclusive Mobility* (DoT); *Designing for Accessibility* (CAE, 2004), *The Access Manual*, (Blackwell, 2006) and *Manual for Streets* (DfT and DCLG 2007).
- Camden Planning Guidance 2: Housing, July 2015
- Inclusive Design in Islington SPD, February 2014

Design documents relating to housing include:

- GLA/Mayor of London: Wheelchair accessible housing Designing homes that can be easily adapted for residents who are wheelchair users: Best Practice Guidance 2007.

- Habinteg Housing Lifetime Homes: *Revised Lifetime Homes Standard*. Published 5 July 2010 (web edition).
- Habinteg Housing: Wheelchair housing Design guide (WHDG) 2nd Edition 2006.

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of the building. Wherever possible, the design team have gone beyond the minimum requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M. This will assist the occupier(s) in meeting its/their duties under the Equality Act 2010.

1.5 Factors contributing to accessibility

This Access and Inclusivity Statement considers accessibility at an early stage in the design. Detailed design issues such as fixtures, fittings, lighting, communication systems, management and other issues which contribute to the accessibility of the services and facilities provided will need to be considered in the future.

The individual needs of occupiers/visitors cannot always be known in advance, thus it is acknowledged that further adjustments to estate management policy or procedure or to the physical features of the building may become necessary. However, it is the intention of the design team to ensure that the need for further physical alterations and the inevitable cost implication of this is reduced to a minimum.

1.6 Annex C of the Access and Inclusivity Strategy

Annex C of the Access and Inclusivity Strategy provides an audit of the access issues relevant to the proposed development of the Triangle Site as at the time of the outline planning application in September 2005. Condition 12 of the Triangle Outline Planning Permission requires this document to update the original access audit by explaining how the key features of the site planning and design proposals set out in Annex C are addressed within the proposed scheme. These details are provided throughout this document. However, for ease, the following list highlights (in the numerical order cited in Annex C) where there have been changes to the approach since the outline planning application.

1. External Approach: No Change – the site context and levels remain largely the same as described in Annex C
2. Car Parking: No Change – designated parking is provided near the lift cores and on street within the Northern Gateway (see Section 2.2).
3. Entrances to Buildings: No Change – the entrances are as described in Annex C (see Sections 2.1 and 2.3)
4. Horizontal Circulation: No Change except that residential corridors are generally 1200mm wide in accordance with Part M but are of relatively short length.
5. Vertical Circulation: No Change in so far as this relates to Buildings W1 and W2 (W3 is not part of this application). See Section 2.4
6. Facilities at the Premises: No Change in so far as it relates to the retail and residential uses. The health and fitness facilities in W3 are not being brought forward as a part of this application.

7. Lifetime Homes: The newer 2010 criteria have been applied. 10% "wheelchair adaptable" have been achieved across the unit types. See Sections 2.8 to 2.9.
8. Emergency Escape: No Change.

1.7 Consultation

The proposals were presented to and discussed with the King's Cross Design and Access Forum at a meeting held on the 7th October 2015. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process.

Issues raised at this meeting have been noted and where possible, incorporated into the scheme, for example:

Issue	Response
Will there be parking for mobility scooters?	Parking for 11 mobility scooters will be provided in the basement cycle storage areas as shown on submitted drawing KXC WO 001 DMA569 PL 20 1B1.
What is the design of the ramp in the basement car park?	The change in level indicated on the submitted drawings will be a 1:16 ramp with appropriate handrails and platforms.
What is the process for the control of the platform lift connecting York Way with the podium garden?	The platform lift will be operational for 24 hours a day using call buttons.
Will there be access from the York Way residential entrances to the podium garden?	Yes, one of the lifts in each of the cores accesses both levels and will allow stepped and lift access. Please refer to Section 2.4 for more details.

Further details are provided in the full assessment of the proposals set out in Section 2.0 below.

2.0 The proposals

As noted previously, this Reserved Matters submission brings forward details for two residential buildings in Development Zone W, namely W1 and W2, and the shared lower ground/basement service area. It does not include details of Building W3, the landscaping for the podium garden, the public realm along York Way or the Northern and Southern Gateways, which will come forward as later Reserved Matters submissions.

Building W1 will comprise a 12 storey (W1W) and 17 storey (W1E) building (including ground floor) providing 140 open-market residential apartments in total, along with a single retail unit at the western end of the building fronting onto York Way. The residential entrance is located in a lower, two storey element between W1W and W1E, providing access to the apartments from the podium garden. Both W1W and W1E will benefit from their own core comprising a staircase and two lifts.

Building W2 will comprise 8 storeys (including ground floor) of mixed tenure residential accommodation providing 36 social rented apartments, 23 intermediate apartments and 19 open-market apartments. The building has two residential cores, W2N and W2S, which extend the full width of the building to provide access from both York Way and the podium garden. Core W2N serves the social rented units while Core W2S provides access to the intermediate and open-market units. Both cores have a staircase and two lifts. Three retail units are also provided at ground floor level, fronting onto York Way.

The buildings share a single level, part basement, part lower ground floor which provides ancillary space and cycle/car-parking from a new access road from York Way. The centre of this structure creates the podium on which the garden will sit. Although this submission does not include details of the landscaping of the podium garden or surrounding public realm, the finished floor levels of the buildings will set the external levels adjacent to the entrances.

The podium is at a level of 27.00 AD adjacent to the northern entrance to Building W1. As the podium moves south down the elevation of W1, it gradually rises from 27.00AD to 27.50AD with a gradient of approximately 1:35. These levels are lower than envisaged at the outline stage (but within the maximum of +33.2m AOD shown on Parameter Plan TS006 for the garden level) to enable level access from the Southern Gateway to the public podium garden. The internal levels of the building and cores rise with the garden to create level entrances at each of these locations.

York Way is located on the southern side of Building W2 and has a natural gradient of approximately 1:15. The entrances from this pavement will be level and adjusted to the camber of the street or on level platforms. Additionally there is an opportunity for residents to move from podium to pavement level using the cores within Building W2 using the split level entrances.

Although the landscaping details of the podium garden are not within the scope of this submission, Condition 21 of the Triangle Outline Planning Permission requires this space to be developed before the first occupancy of any dwelling. Consequently, both buildings will have access to the entrances facing onto the garden on or before occupation.

2.1 Threshold Treatments

All thresholds will be flush, with no more than a 5mm level change, and joints of no more than 10mm wide. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

2.2 Parking

A strategy for parking has been approved as part of the Triangle Outline Planning Permission and Camden S106 Agreement, with maximum numbers of parking spaces agreed and appropriate percentages of parking provision for disabled people.

The basement car park (shown in Figure 2) will provide a total of 48 secure car parking spaces accessed via an accessible entry control system (such as key fob or similar), of which 5 are wheelchair accessible parking spaces. This number allows up to 2 spaces to be allocated to the Social Rented Wheelchair Accessible units according to the ratio of 0.25 spaces per unit set out in paragraph 8 of Schedule 1 of the Draft S106 DoV. This represents a maximum level of provision should the registered provider for those units take up the option of purchasing car parking spaces. The same paragraph confirms that no car parking spaces will be provided for the Intermediate housing units.

The wheelchair accessible spaces have been located so that they are available within easy reach of any of the cores with good lift access to the residential units above.

Accessible Scooter/Trike parking and charging will be available in the basement with 11 scooter spaces in total distributed across the cycle storage areas.

Two wheelchair accessible parking spaces will also be provided as a part of the on street provision to the north of Building W1. These are shown indicatively in Figure 2 and will come forward as a part of a future Reserved Matters submission including the Northern Gateway. It is expected that these will be for general use by 'blue badge' holders.

2.4 Vertical Circulation

2.4.1 Lifts

Both Buildings W1 and W2 have two cores, each with a pair of 13 person passenger lifts addressing each floor. One of the pair provides direct access to the lower ground floor/basement service area and car park. In W2, each lift provides dual aspect entry to allow access from the street level entrance to the raised podium garden entrance and vice versa.

The lifts will meet the requirements of Part M of the Building Regulations and BS/EN 81-70 2003.

The circulation cores are located to give easy access to all parts of each floor (generally centralised). In all main circulation cores, the stairs and lifts are positioned in close proximity to each other to ensure routes for lift and stair users are not separated.

2.4.2 Stairs

Stairs will meet all aspects of Part M of the Building Regulations and BS8300:2010A guidelines for use by people with ambulant and visual disabilities.

The stairs are for residential use and will meet Lifetime Homes (LTH) requirements.

2.5 Doors

All retail entrance doors will be accessible, providing a minimum clear opening width of 1000mm. Residential entrance and apartment entrance doors will have a clear opening width of 800mm. All entrances will be provided with visual manifestations (warning strips) where glazed, and/or vision panels where solid and on an access route.

Air pressure differentials can sometimes make the doors difficult to open. In this eventuality, automated entrance doors will be utilised.

All residential doors will meet the LTH requirements.

2.6 Floor Finishes

Floor finishes in reception areas will contrast with the walls and provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004).

2.7 General Details

Details of the following areas and how they will be made accessible shall be addressed as the scheme develops and form part of any Building Regulations submission:

- Decoration of communal spaces;
- lighting;
- fire alarm details;

- lift details;
- signage;
- furniture selection; and
- kitchen layout.

In addition, Appendix A of this statement sets out the management issues which estate staff should be aware of to ensure access is achieved and maintained.

2.8 Lifetime homes

Lifetime Homes are a set of guidelines to assist housing developers to produce properties that can respond to the changing needs of their occupants.

Section H of the Joint S106 Agreement requires the Developer to undertake the detailed design of all residential units with the aim of meeting the Lifetime Homes Standards. The residential units have been continuously assessed during their development and in line with the aspiration of that agreement, all of the proposed residential accommodation in Buildings W1 and W2 will meet the LTH standards (5th July 2010 Web Edition). This represents an updated version of the LTH requirements set out in Annex C of the Access and Inclusivity Strategy which accompanied the outline planning application in 2005. Specifically, the 2010 LTH standards will be met through the provision of the following features:

- Criterion 1-3 relating to getting to the front door have been met in terms of size, proximity and circulation;
- External front doors with a 1500mm x 1500mm landing & level thresholds;
- Internal front doors with a minimum of a 1300 x 1300 landing and a 1200mm corridor and level thresholds and internal circulation of 1500 x 1800mm behind the door;
- Internal doors with 300mm clear open reveals and level thresholds;
- Good internal circulation space in all areas;
- Large internal doorway and corridor widths;
- Entrance level WC's in apartments (accommodated in the main bathrooms);
- Bedroom and bathroom layouts that make retrospective tracking hoist installation straightforward and allow access to sanitaryware;
- Bathroom designs that will enable later adaptation to shower wet-room and allow the installation of mobility aids such as handrails; and
- Height of living room glazing at 800mm or lower, with easy operation window catches and controls (sockets etc).

The following is an analysis of how the dwelling units meet the Lifetime Homes criteria.

Lifetime Homes Analysis			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flat type	Beds	Type	LTH Criteria															
			Car Parking capable of being enlarged to 3300mm For Flats at least 1 per parking core 7 overall 10% to have increased size	Access From Car Parking GP i) set down NPoint, ii) 1200 paths, iii- V) Prt M	Approach Gradients as 2	Entrances are a) illuminated, b) level thresholds, c) door widths of 800mm & 300mm nib, d) covered & c) level landing.	a) stairs: 170mm rise, 250mm going, handrails, nosings & closed risers; and b) lift 1100x1400 & part M.	Hallway 300mm or pinch points of 750mm. Communal 1200mm or pinch points 750mm. Door clear opening width & Corridor 750 = 900 HO 750= 1200 NHO 775 = 1050 NHO 300 = 300 NHO Communal Door 800mm & 300mm nib	Circulation in dining/living areas - 1500mm circle or 1700mmx1400mm ellipse - small if can overlap. 750mm pinch point. Kitchen 1200mm to unit. Bedroom 750mm to side and foot of bed. Bedside cabs OK	Living room at entrance level	Potential entrance level bed space. Bed plus 750mm wide space to side @ entrance level	a) A wheelchair accessible entrance level w/C, with b) Drainage provision enabling a shower to be fitted in the future 1750mm by 1500mm in front unless provided in main bathroom	Walls strong enough to take adaptations	a) provision of a stair lift (300mm wide stairs) and through floor lift 30mm stair & lift of 1100mm by 1500mm.	Reasonable routes for hoist from bed to bath - in private.	The bathroom should be designed to incorporate ease of access to the bath, w/C and wash basin.	Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor)
W2N 01	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 02	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 03	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 04	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 05	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 06	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 07	3	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 08	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 09	3	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 10	1	SRWA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 11	1	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 12	3	SRWA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 13	3	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 14	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 15	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 16	2	SR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2N 17	2	SRWA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S001	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S002	1	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S003	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S004	1	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S005	1	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S006	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S007	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S008	1	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S009	2	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S010	1	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S011	2	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S012	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S013	2	OMWA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S014	1	IM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S015	1	IMWA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W2S016	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Figure 4 – Lifetime Homes Analysis Building W2

Lifetime Homes Analysis			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LTH Criteria			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flat type	Beds	Type	Car Parking capable of being enlarged to 3300mm. For flats at least 1 per parking core 7 overall 10% to have increased size.	Access From Car Parking GP 1) set down/Point, ii) 1200 paths, iii-vii) Pst M	Approach Gradients as 2	Entrances are a) illuminated, b) level thresholds, c) door width of 800mm & 300mm nib, d) covered & e) level landing.	a) stairs: 170mm rise, 250mm going, handrails, nosings & closed risers; and b) lift 1100x1400 & part M.	Hallway 300mm or pinch points of 750mm. Communal 1200mm or pinch points 1050mm. Door clear opening width & Corridor 750 = 900 HO 750- 1200 NHO 775 = 1050 NHO 900 = 900 NHO Communal Door 800mm & 300mm nib	Circulation in dining/living areas - 1500mm circle or 1700mmx1400mm slipse - small if can overlap. 150mm pinch point. Kitchen 1200mm to unit. Bedroom 150mm to side and foot of bed. Bedside cabo OK	Living room at entrance level	Potential entrance level bed space. Bed plus 750mm wide space to side & entrance level	s) A wheelchair accessible entrance level w/c, with b) Drainage provision enabling a shower to be fitted in the future 1750mm by 1500 & 1100mm in front unless provided in main bathroom	Walls strong enough to take adaptations	s) provision of a stair lift (300mm wide stairs) and through floor lift 30mm stair & lift of 1100mm by 1500mm.	Reasonable route from bed to bath - in private.	The bathroom should be designed to incorporate ease of access to the bath, w/c and wash basin.	Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor)
			W1W002	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y
W1W003	2	OMwA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1W004	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1W005	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1W006	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1W007	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1W008	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1W012	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1W013	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1W015	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1WP01	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1WP02	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E001	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E002	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E003	1	OMwA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E004	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1E005	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E006	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1E007	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E008	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1E009	3	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E010	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y*	Y	Y	Y
W1E013	S	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E014	1	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1E015	S	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
W1EP01	2	OM	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y
MB	In Main Bathroom																	
Y*	A small flat with a single bathroom and route through the corridor																	

Figure 5 – Lifetime Homes Analysis Building W1

2.9 Wheelchair Accessible Homes

Paragraph 7 of Schedule 1 to the Draft S106 DoV requires that 10% of the total Social Rented units and up to 10% of the Open Market units in W1 and up to 10% of the Intermediate units in W2 be Wheelchair Accessible Homes, as defined in the agreement with reference to the standards set out in the GLA's supplementary planning guidance (SPG) entitled "Accessible London" of April 2004. These requirements reflect those in the original Camden S106 Agreement (paragraph 11 of Section A).

Additional guidance has since been provided in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007).

The S106 Agreement defines Wheelchair Accessible Homes as those which:

"(a) meets the minimum requirements of the Wheelchair Housing Design Guide 2006 and as amended from time to time as set out in Appendix 5 of the GLA Supplementary Planning Guidance "Accessible London: achieving an inclusive environment" dated April 2004 at Schedule A, Part 5 as amended from time to time; or

(b) are easily adaptable at a reasonable cost for residents who are wheelchair users."

A total of 23 Wheelchair Accessible Homes have been provided in Block W1 and W2 across a range of tenures, as demonstrated in the table below:

Building	Tenure	Bed No	No	Wheelchair Adaptable
W1	OM	Studio	2	0
W1	OM	1 bed	60	4
W1	OM	2 bed	64	10
W1	OM	3 bed	14	0
Sub-total			140	14
W2	SR	1 bed	18	4
W2	SR	2 bed	8	2
W2	SR	3 bed	10	1
W2	OM	1 bed	8	0
W2	OM	2 bed	11	2
W2	INT	1 bed	19	0
W2	INT	2 bed	4	2
Sub-total			78	11 (7 SR/2 OM/2 INT)
Total			216	25

The number of Wheelchair Accessible Homes represents 11% of the overall number of units proposed, comprising 10% of all Open Market units and 20% of the Social Rented units. The percentage of Intermediate Wheelchair Accessible Homes (9%) is slightly below the target set out in paragraph 7.3 of Schedule 1 of the draft S106 DoV, although it is noted that a percentage lower than 10% can be agreed with LBC in certain circumstances. In this case, the number of Wheelchair Accessible Homes for this tenure has been balanced with the requirements under the draft S106 DoV to

meet a specified number of Intermediate units and sizes, and the desire to maximise the number of dual aspect apartments and pepper-pot the Intermediate and Open Market units. This has in turn limited the layout options for the apartments around the W2S core.

Figure 6 below shows the Wheelchair Adaptability Analysis for accessible unit types within Buildings W1 and W2

Wheelchair Adaptability Analysis																	
Flat No	Beds	Possible?	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			Outside. Gradients, footpath widths (1200) and crossings	Outdoor Spaces - access to gardens, terraces etc	Approaching - covered parking in Basements A second lift available when the 1st is being maintained	Entrance Door 800mm wide, 200mm outside, 300mm inside, 1800mm deep entrance	Entering & Leaving - 1800x1500 entrance corridor. Space within home of 1100x1700 for second chair	Secondary Door 800 wide and level etc	Moving around inside - 900 min corridor and 175mm doors 200mm/300mm latch side	Moving between levels - through floor lifts	Using Living Spaces. Circulation and approaches available	Using the Kitchen. 1500 x1800 manoeuvring space	Using the bathroom. 1500 turning circle and adaptable. Room for full length bath?	Using Bedrooms 1200mm activity area and 1000 around beds with good hoist route	Internal Doors - good doors	Windows - 800mm affl	Easy Conversion?
W2N10	1	SRWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
W2N12	3	SRWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y*	Y	Y	Y	Y
W2N17	2	SRWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
W2S13	2	OMWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
W2S15	1	INTWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
W1W01	2	OMWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
W1W03	2	OMWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
W1E03	1	OMWA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y

Figure 6 – Wheelchair Adaptability Analysis Buildings W1 and W2

As shown in Figure 6 above, the Wheelchair Accessible Homes will include the following features in order to meet the GLA SPG and best practice guidance (see section 1.5 for specific reference to Camden and Islington Housing SPGs):

- Good internal circulation space for corridors, kitchens and bathrooms, meeting the minimum turning and manoeuvring requirements set out in the SPG (The communal corridors within the building are taken to be internal entrance doors as opposed to external entrance doors and do not therefore provide a 1500 x 1500 entrance space, which relates to entrance to houses not flats);
- Internal doorways with a clear opening width of 800mm and entrances with 1000mm, both with level thresholds;
- Storage and recharging and transfer point for battery-operated wheelchair;
- Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180° with furniture in place;
- Main bedroom to bathroom connected by a full height knockout panel and provision for future installation of a hoist between the two;
- Extra space in bathroom for either a bath and/or shower with at least one to be fully installed. Shower area to be fully accessible with floor drain;
- Suitable controls of mains water stopcock, gas and electric main consumer units. Suitable isolating valves to sink, washing machine, etc;
- Rooms all on one level; and
- Height of living/dining/bedroom room glazing at 810mm or lower.

Figures 7a to 14b on the following pages illustrate the units in their adapted and un-adapted mode to illustrate the level of adaptation required to take a standard unit and create a wheelchair accessible home.

Please note that the illustrations are not to scale, and scale drawings can be found in the relevant architectural packages;

KXC-W1-001-PO1501-PL-20-150-00, KXC-W1-001-PO1501-PL-20-153-00, KXC-W1-001-PO1501-PL-20-174-00, KXC-W2-001-DMA569-PL-20-524-00, KXC-W2-001-DMA569-PL-20-553-01, KXC-W2-001-DMA569-PL-20-565-00 & KXC-W2-001-DMA569-PL-20-663-00

2.9.1 Under Occupancy Approach

The apartments will make use of the under occupancy approach in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007). Section 7.12 of that document states the following;

“Market housing that is capable of being adapted to meet all of the requirements of the Wheelchair Housing Design Guide (WHDG) may be under-occupied for use by a wheelchair user. For example, a small bedroom may be used as a store for a wheelchair and other equipment, or a twin bedroom may be used as a single bedroom to provide adequate space around the furniture. This ‘under-occupancy’ approach to creating adaptable homes must be made clear at the planning stage. However, in a one-bedroom apartment the related spatial requirements for two persons must be included.”

This means that 2B4P units will be treated as 2B3P and a second accessible WC only provided where space permits.

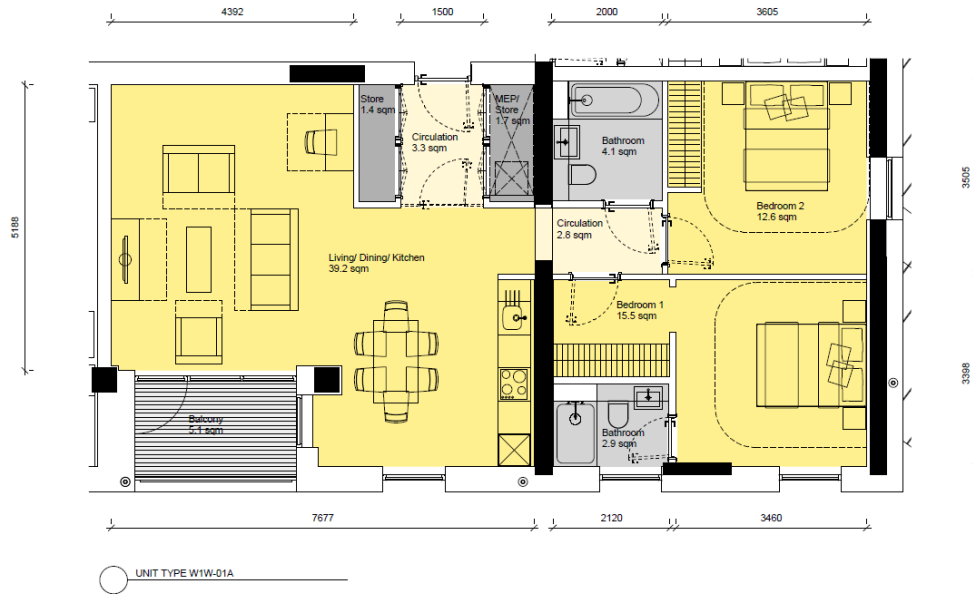


Figure 7a Type W1W-01A/01B (Open Market) Wheelchair adaptable 2 bed unit before adaptation

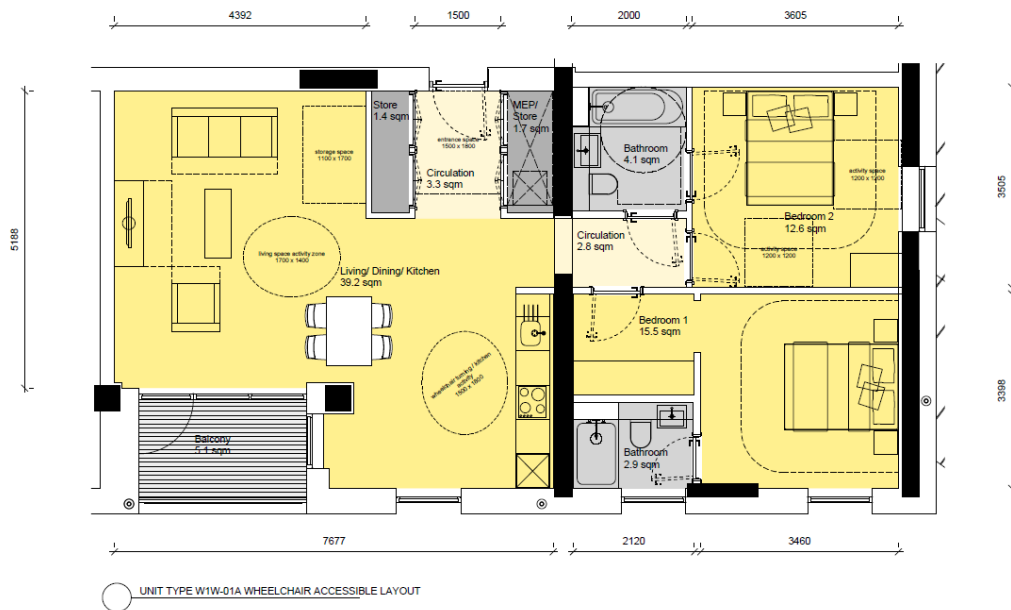
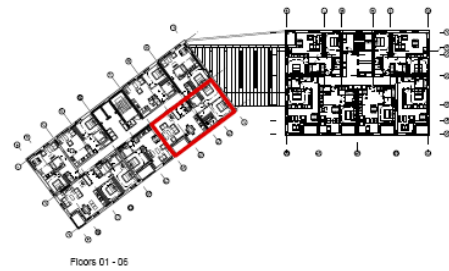


Figure 7b Type W1W-01A/01B Wheelchair adaptable 2 bed unit after adaptation

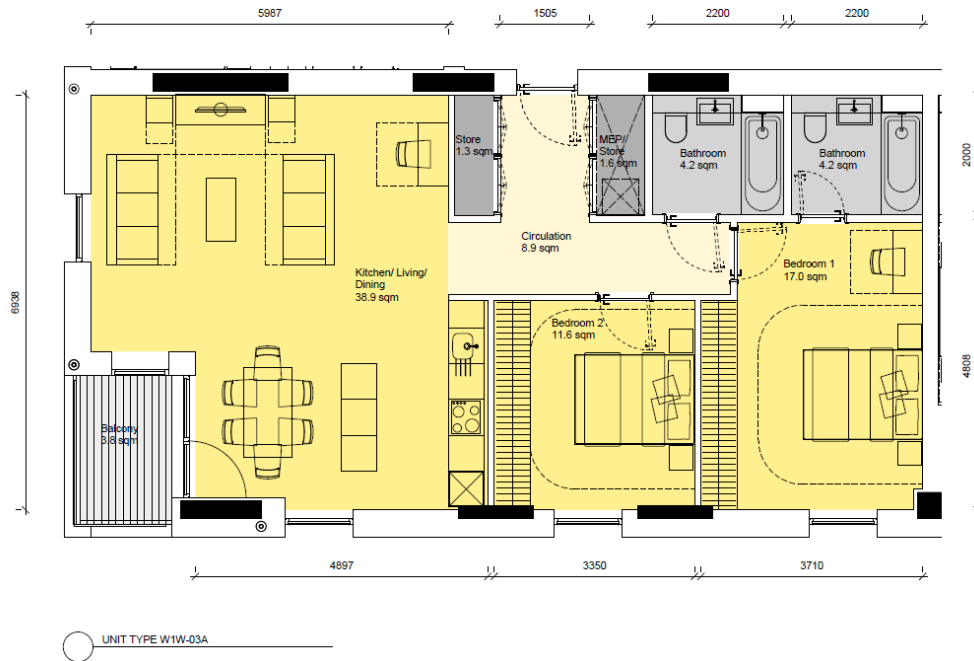


Figure 8a Type W1W-03A (Open Market) Wheelchair adaptable 2 bed unit before adaptation

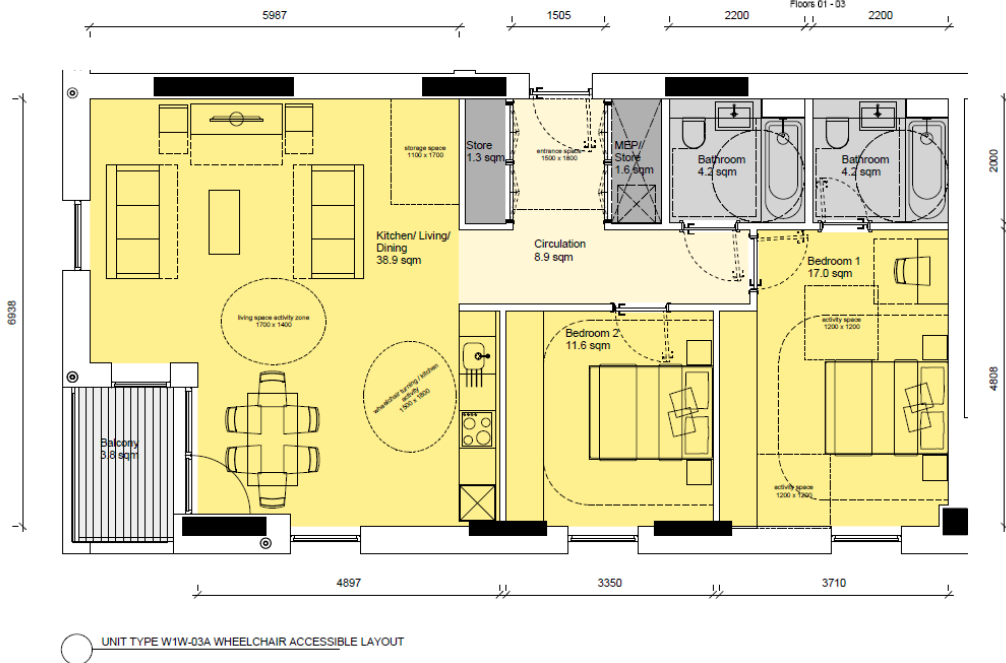


Figure 8b Type W1W-03A (Open Market) Wheelchair adaptable 2 bed unit after adaptation

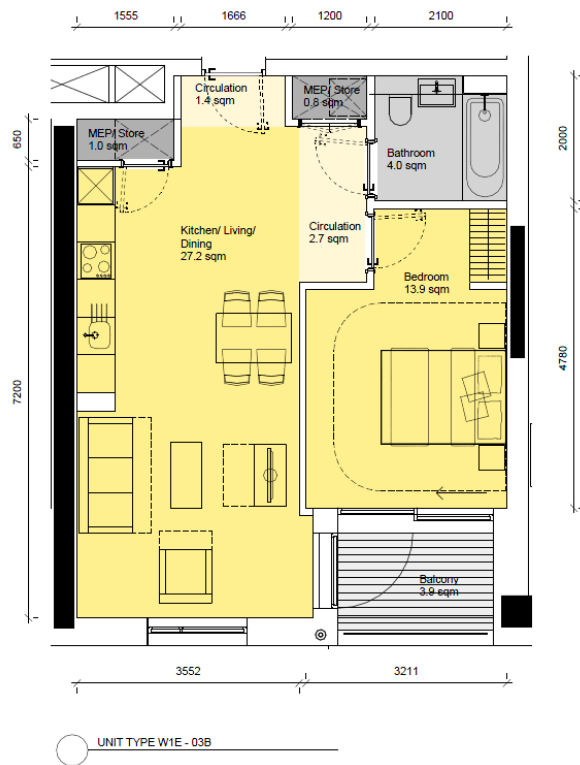


Figure 9a Type W1E-03A/03B Wheelchair adaptable 1 bed unit before adaptation

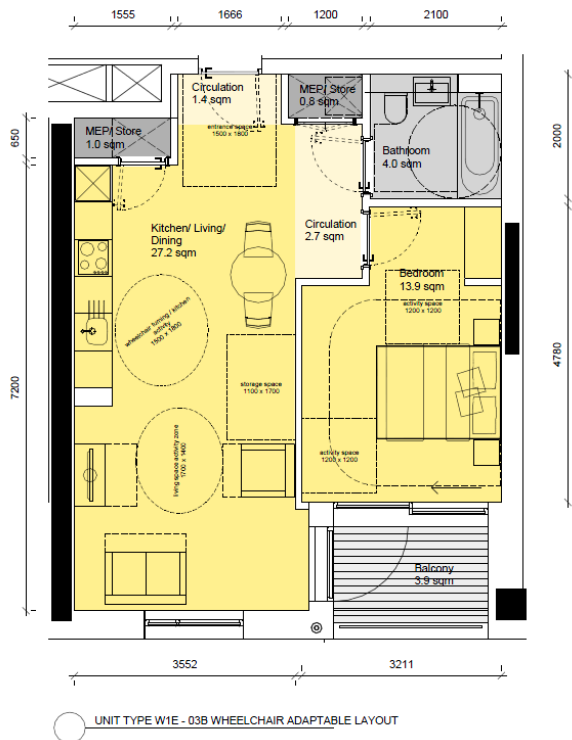


Figure 9b Type W1E-03A/03B Wheelchair adaptable 1 bed unit after adaptation

Building W2 Units

Below are the proposed Wheelchair adaptable Wheelchair Adaptable units;

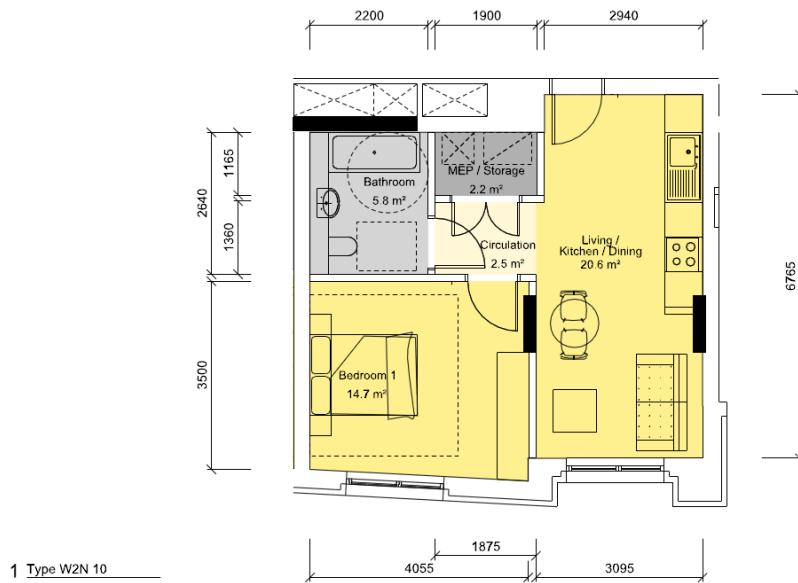


Figure 10a Type W2N 10 (Social Rented) Wheelchair adaptable 1 bed unit before adaptation

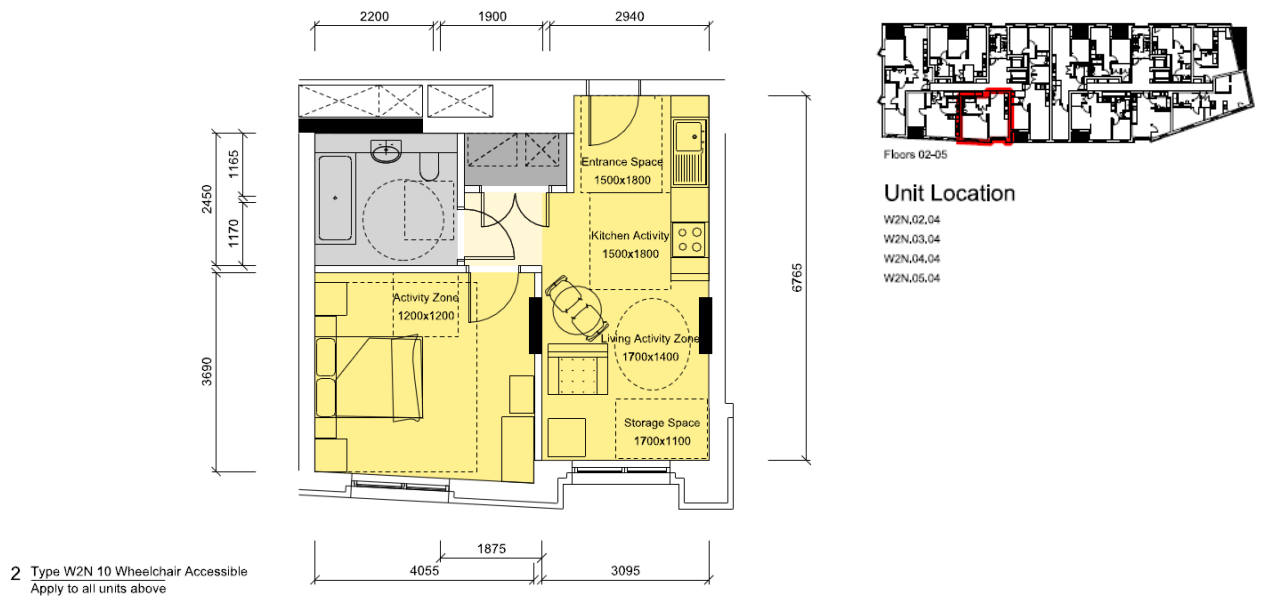


Figure 10b Type W2N 10 Wheelchair adaptable 1 bed unit after adaptation

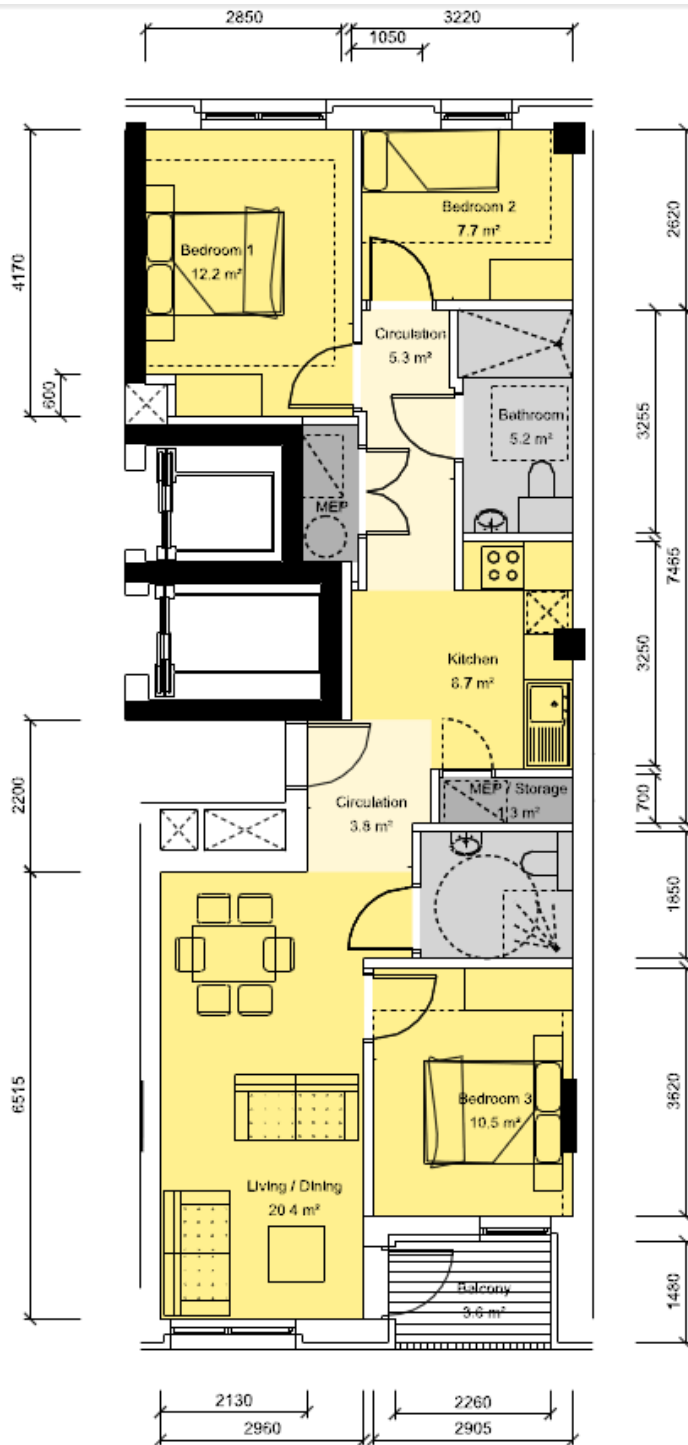


Photo 05

Unit Location

W2N 05 05

Total - 1



1 Type W2N 12

Figure 11a Type W2N 12 (Social Rented) Wheelchair adaptable 5 bed unit before adaptation

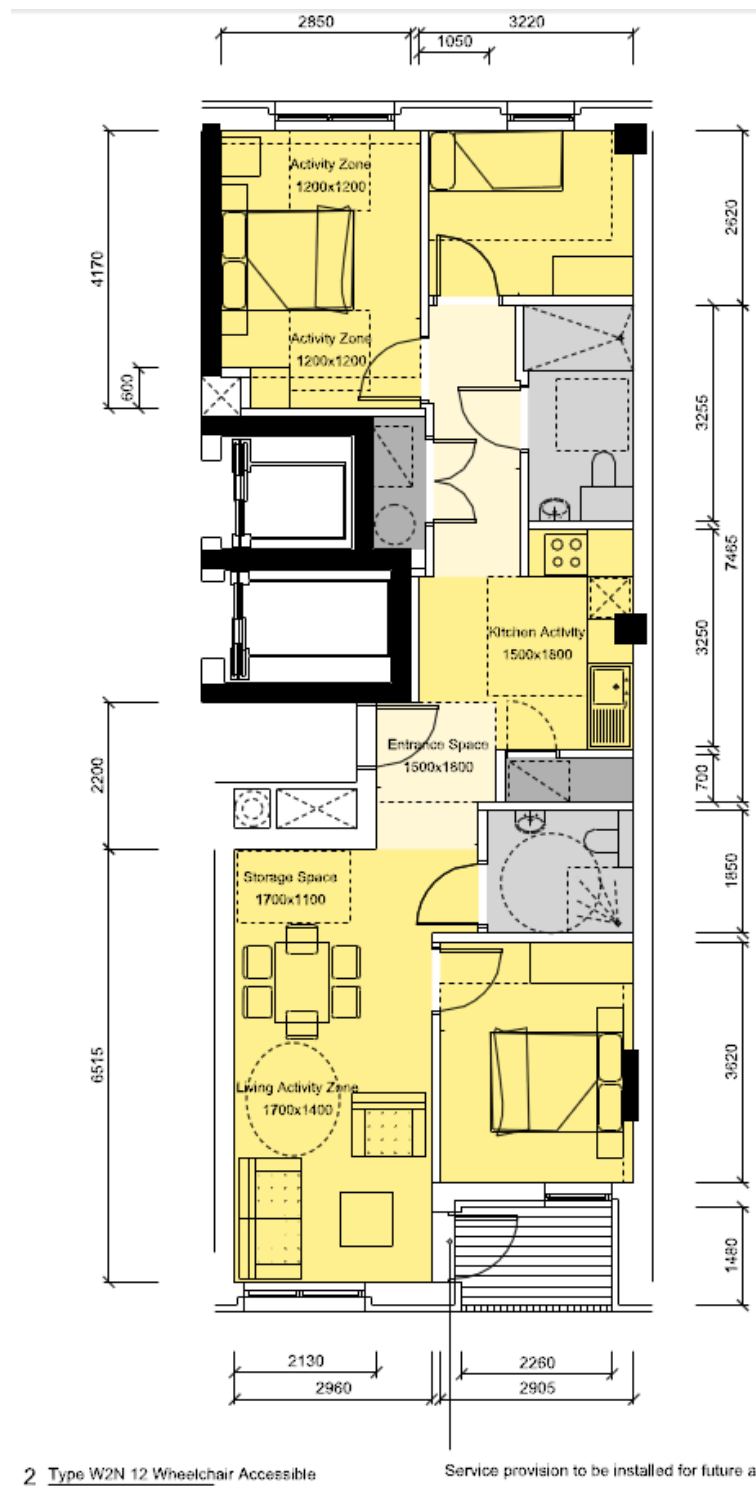


Figure 11b Type W2N 12 Wheelchair adaptable 5 bed unit after adaptation

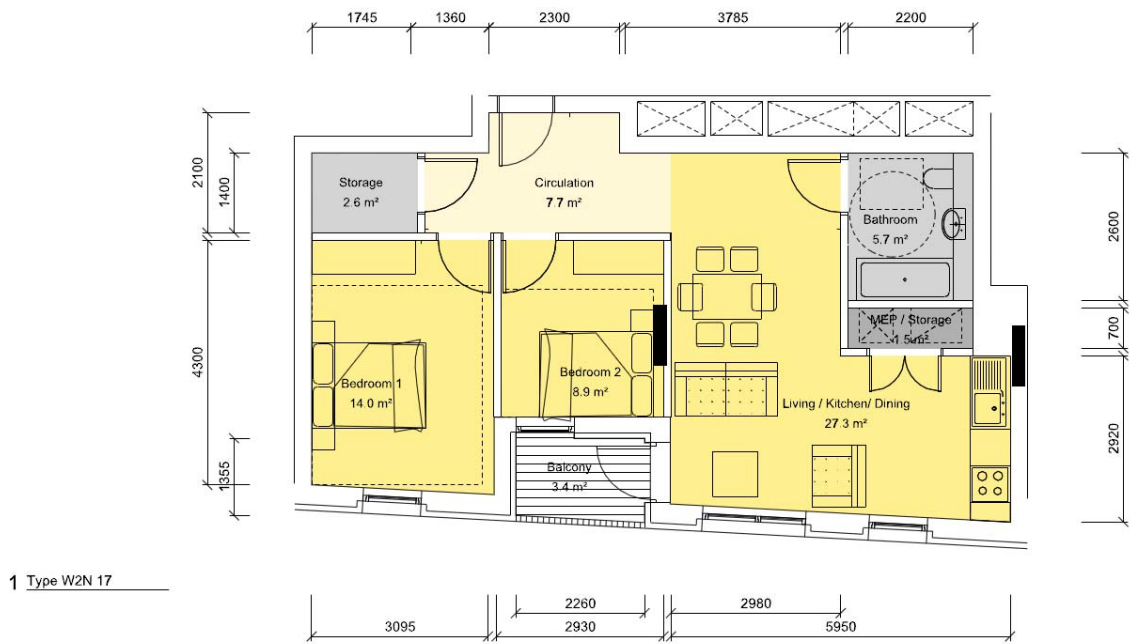


Figure 12a Type W2N 17 (Social Rented) Wheelchair adaptable 2 bed unit before adaptation

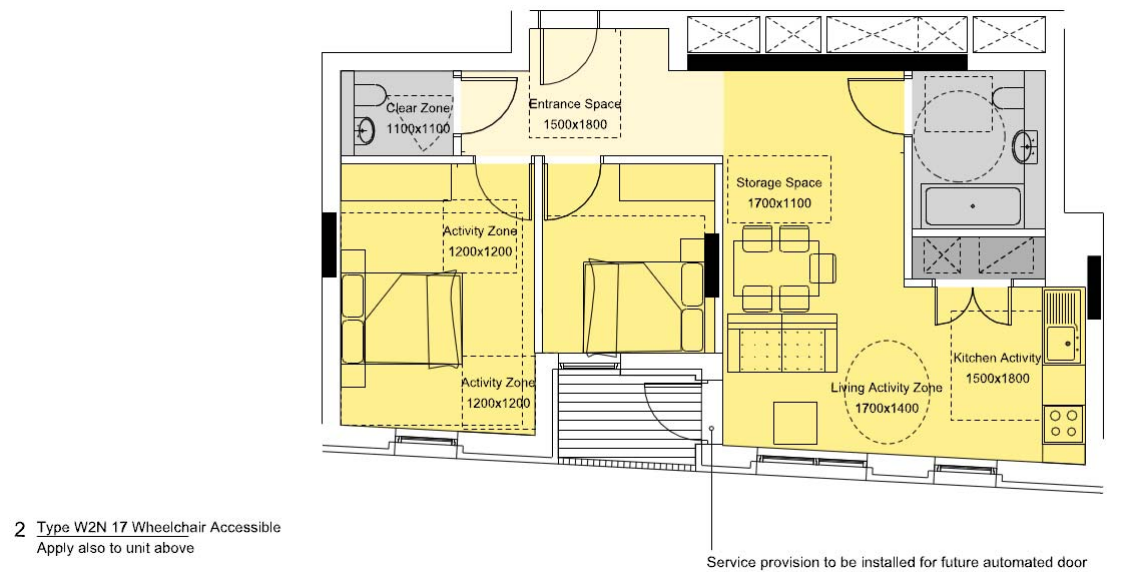
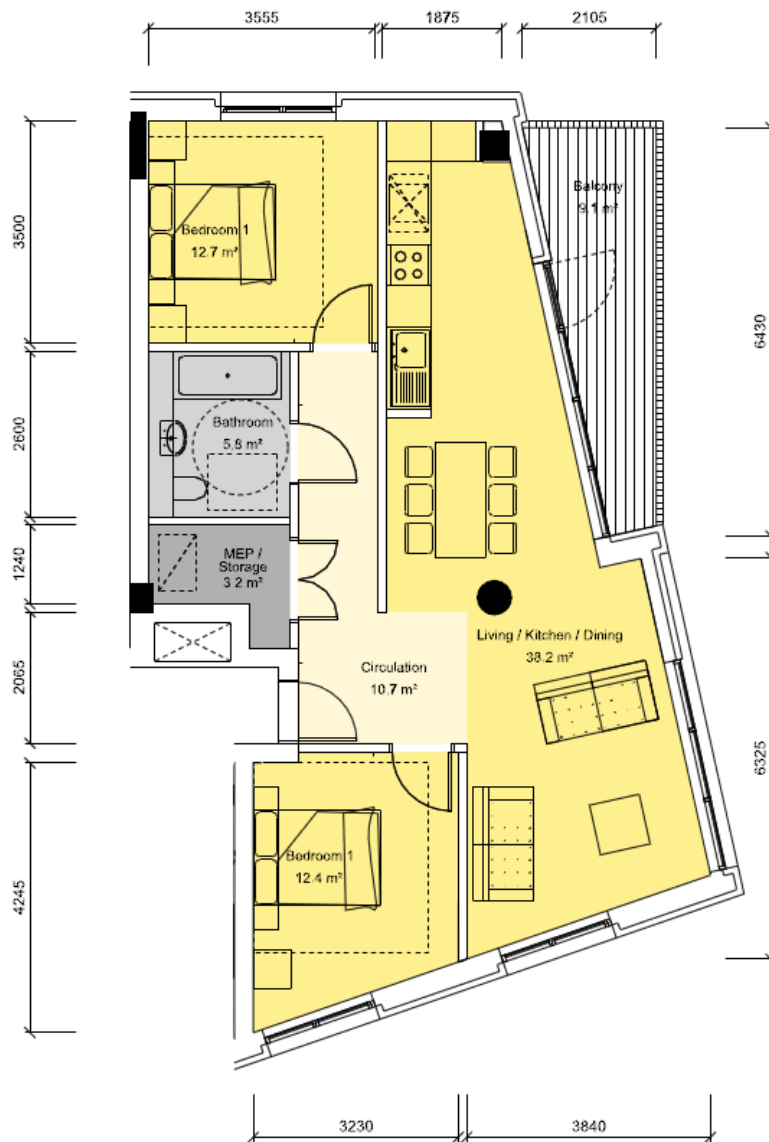


Figure 12b Type W2N 17 Wheelchair adaptable 2 bed unit after adaptation

Note in order to provide access to the balcony, provision has been allowed for automation of the balcony door which cannot achieve 200mm to the push side.



1 Type W2S 13

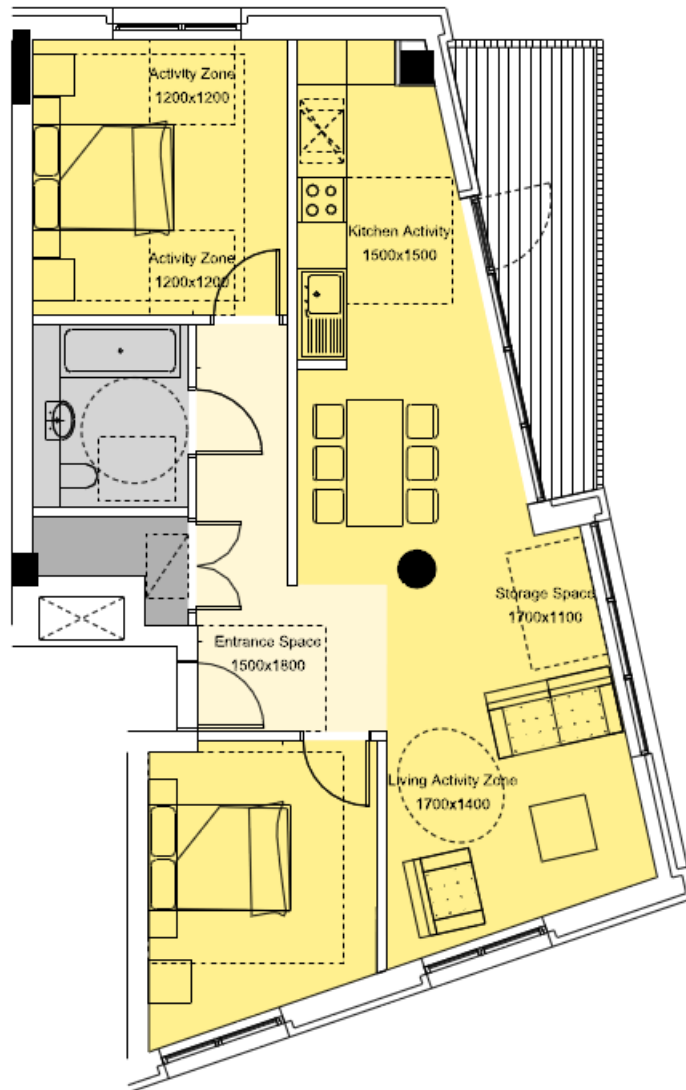
Figure 13a Type W2S 13 (Open Market) Wheelchair adaptable 2 bed unit before adaptation



Floors 06-07

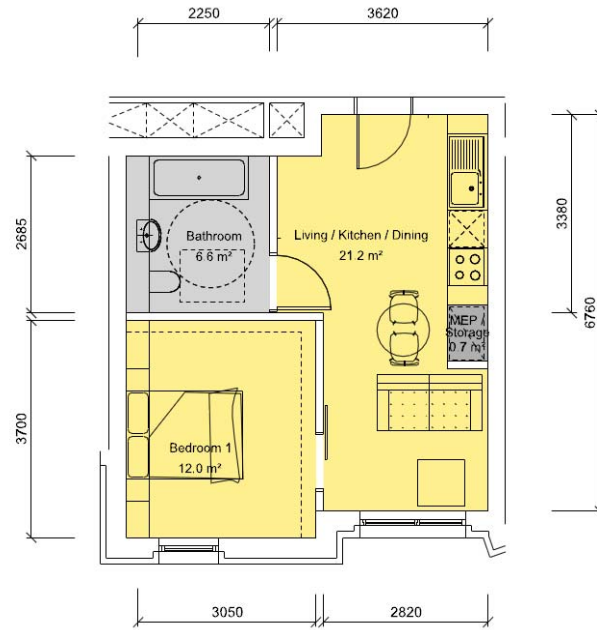
Unit Location

W2N.06.05
W2N.07.05



2 Type W2S 13 Wheelchair Accessible

Figure 13b Type W2S 13 Wheelchair adaptable 2 bed unit after adaptation



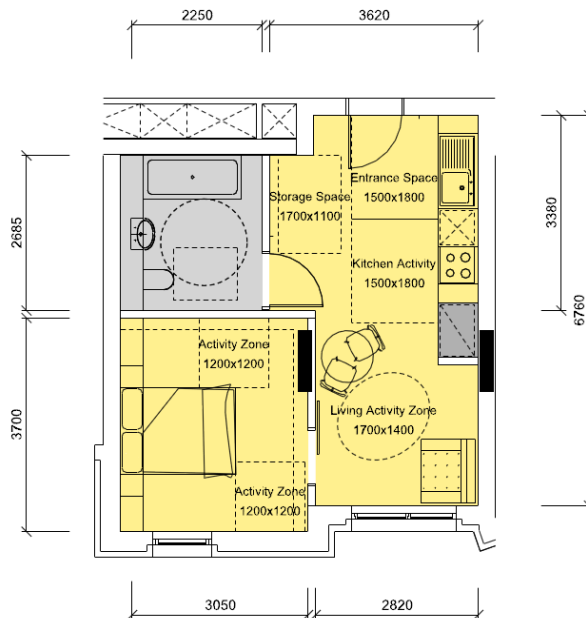
1 Type W2S 15

Figure 14a Type W2S 15 (Intermediate) Wheelchair adaptable 1 bed unit before adaptation



Plans 06-07

Unit Location



2 Type W2S 15 Wheelchair Accessible
Apply also to unit above

Figure 14a Type W2S 15 Wheelchair adaptable 1 bed unit after adaptation

Appendix A

Management issues

The following management issues will be brought to the attention of relevant parties to ensure that access is achieved and maintained:

external routes – keep in good repair and free of obstructions and leaves, ice, snow and surface water;

doors – adjustment of door closers; ironmongery to be kept in good working order;

horizontal circulation – in public areas keep routes free from obstructions and furniture layouts/seating arrangements accessible;

vertical circulation – regular checking of lifts to ensure floor of car aligns with finished floor level;

communication – new signs to integrate with existing sign system, no ad hoc homemade signs; all information to be kept up-to-date; signers and translation services to be provided as necessary; appropriate provision of accurate access information and other literature;

alarm systems – checking of systems; staff training in procedures;

surfaces – in public areas ensure cleaning does not cause slippery surfaces; maintaining junctions to avoid worn surfaces becoming tripping hazards; replacing surfaces like with like; maintaining colour contrast in redecoration;

lighting – in public areas promptly replace bulbs; keeping windows and light fittings clean;

means of escape – specific evacuation strategies to be devised for people who need assistance, including staff and visitors; staff training; regular practice drills; maintenance of fittings and equipment; reviewing evacuation procedures;

security – ensuring security procedures do not conflict with accessibility good practice;

training – staff training is critical to maintain access and to provide accessible services and employment opportunities. Training can cover areas such as disability awareness and equality, use of equipment such as platform lifts, hearing awareness, clear lip speaking, guiding people with visual impairments and general access awareness.

health and safety policies – implementation of policies on access, risk assessment;

policy review – regular reviews of all policies, practices and procedures affecting access.

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