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13491 Haverstock Hill  
Cambridge Gate Properties

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Access Statement  
HADA

July 2016

Piercy&Company

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# 5-17 Haverstock Hill | Stage 2 Access Statement

July 2016

**Site Address:**

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Issue date	Draft number	Draft by	Check by	Amended by	Notes	Sent for review to:
06.04.16	01	HA	-	-	1st draft for architect's comments	Benjamin Kee Piercy & Co.
08.04.16	02	HA	BK	HA	2nd draft with images for architect's comments - next draft for legal review	Benjamin Kee Piercy & Co
15.04.16	03	HA	BK	HA	3rd draft for final planning submission	Benjamin Kee Piercy & Co
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## 1.2 Project constraints

Due to its tight footprint and location over an underground tube line, the Development has no basement provision and as a result cannot provide any on-site parking, including for occupants of wheelchair accessible units. The site also has slight falls in the surrounding streetscape and entrances are required to meet existing pavement levels, hence the need to uptake these differences in the reception foyer approaches.

## 1.3 Purpose of the report

Helen Allen (trading as HADA) was appointed by CBRE Ltd as Access Consultant to the design team in March 2016.

This Access Statement has been prepared to support the Stage 2 Planning Application and is based on a review of the proposals by Piercy & Co. and LUC landscape architects.

## 1.4 Method of review

The Access Statement describes the access provisions using a journey around the Proposed Development as follows:

- Arrival at the site;
- Approaches to the building/s;

- Entrance ways;
- Horizontal and vertical circulation;
- Access to facilities;
- Typical residential layouts; and
- The emergency evacuation strategy.

Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on access overlays throughout the Access Statement.

The report does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in accordance with Approved Document M. If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out at that time.

The Access Statement describes how the scheme has been progressed with consideration of the principles of inclusive design including residents, visitors, staff and the wider community.

The report considers the requirements of all users, including:

- People with mobility impairments;
- People with visual impairments;

- People with hearing loss;
- Older people; and
- Small children.

The meaning of 'disabled' in this Access Statement is as defined in the Equality Act. Refer to Appendix 1.

### **Note:**

HADA provides guidance and advice as access consultants. The consultancy does not have the authority to officially approve designs, only appraise and confirm that a design complies with statutory standards, i.e. Building Regulations, or policy guidelines. Final responsibility remains with designers and the approvals authority.

## 1.5 Standards and policy

The access provisions are reviewed against the access regulations and standards that apply, which are identified below.

### National Regulations:

*The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings*, HM Government, 2015 edition;

*The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Building other than dwellings*, HM Government, 2015 edition;

*The Building Regulations 2010, Approved Document*

*K (Protection from falling, collision and impact)*, HM Government, 2013 edition;

*The Building Regulations 2010, Approved Document B (Fire safety) Volume 1: Dwellinghouses*, HM Government, 2006 edition incorporating 2010 and 2013 amendments;

*Approved Document B (Fire safety) – Volume 2 - Buildings other than dwellinghouses* (2006 edition incorporating 2010 and 2013 amendments)

#### National Planning Policy

National Planning Policy Framework (NPPF), Department for Communities and Local Government, 2012

#### Best Practice:

*British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice*, British Standards Institution, 2010;

*British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings*, British Standards Institution, 2008;

#### London Planning Policy:

*The London Plan Spatial Development Strategy for Greater London incorporating the Further Alterations to the London Plan (FALP)*, Mayor of London, March 2015;

*Housing SPG*, Mayor of London, March 2016;

#### Local Borough / Council Policy:

The Camden Wheelchair Housing Design Brief 2013 has now been superseded by the new AD Part M Volume 1 : Dwellings and the London Plan Housing SPG March 2016

A full list of references and a description of relevant legislation, regulations, standards and guidance are detailed in Appendix 1 | References for inclusive design..

## 1.6 Building Standards

On 1st October 2015 new additional 'optional' Building Regulations on access came into effect. The existing residential access standards [Lifetime Homes, Wheelchair Housing Design Guide and any local residential standards] have been superseded by AD Part M Volume 1.

#### Content of the Part M 2015 edition:

Approved Document M has been split into two parts:

- Volume 1: Dwellings
- Volume 2: Buildings other than dwellings (the previous ADM sections 1-5 with no changes).

Volume 1 defines three dwelling types:

- M4(1) Category 1: Visitable dwellings
- M4(2) Category 2: Accessible and adaptable

dwellings (Assimilates Lifetime Homes principles)

- M4(3) Category 3: Wheelchair user dwellings (Assimilates Wheelchair Housing Design principles)]

Regulation M4(1) is mandatory for all new dwellings across England.

***Optional requirements M4(2) and M4(3) are mandatory when the Local Planning Authority impose them on projects as a planning condition.***

## 1.7 Optional requirements M4(2) and M4(3) in London

The London Plan and associated guidance in the Housing Supplementary Planning Guidance (SPG) has been revised to adopt the new national standards.

This sets out how the revision of the Part M of building regulations now affects planning applications in London and sets out how the optional requirements M4(2) and M4(3) should be applied:

- 90% of new housing to meet optional requirement M4(2) - Category 2 of building regulations;
- 10% of new housing to meet optional requirement M4(3) - Category 3 of building regulations.

Category 1 is not applicable to any developments in London boroughs.



Each London Borough, through each Local Development Framework will set out the requirement for new housing in the borough, which should conform to the London Plan. London boroughs are not allowed to have their own variations. Where boroughs require a higher design standard this should only be requested to meet the needs of a specific individual and therefore should only be required of a home where a local authority allocation policy applies.

*The London Borough of Camden does not have any variations from these standards and requests for variations have not been made.*

## 1.8 Other and best practice standards

*Approved Documents M, K and BS 8300:2009 +A1:2010* provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings.

However there are no nationally enforceable access standards or regulatory controls governing public realm, recreational spaces and landscaping. **For primary routes and approaches to buildings Approved Documents M are taken as a benchmark for determining accessibility.** With regards to streetscape and pavement design, guidance is provided by the Department for Transport's Inclusive Mobility Guide and Transport Notes. Sports facilities for public use are guided by Sport England. There are also play space standards applicable for residential gardens.

A degree of interpretation and appropriateness of these standards may be required on a case by case basis. A list of these are included in the appendix.

## 1.9 Building Regulations and Listed Building Consent

The scope for making alterations to improve access in historic or listed buildings is limited by the need to protect and conserve the architectural features of the existing fabric. A guiding principle for alterations to historic buildings is that the alterations should be reversible wherever possible, enabling the building to be restored to its original condition if required some time in the future.

As a result, it may be possible that Listed Building Consent can override some of the guidance of *Approved Document M (Vol.2)* and *K*, particularly for the existing building improvements. It is expected that the new Development will comply with Building Regulations.

The Equality Act cannot override any other piece of legislation. In such cases a managed approach or alternative provision may be adopted and will be set out in this statement and the building's post-completion Access Management Plan.

In the case of Haverstock Hill there are no listed elements.

## 1.10 The Equality Act

### Statutory consents

When considering a reasonable adjustment to a physical feature, the Equality Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

Refer to Appendix A1.1 for further information.

### Design standards

Service providers and public authorities carrying out their functions do not have to remove or alter a physical feature of a building for a period of 10 years from construction or installation if it accords with the relevant objectives, design considerations and provisions in Approved Document M. They may still need to consider a reasonable means of avoiding the feature.

## 1.11 Management and maintenance

Once building works are complete full accessibility will rely on effective facilities management.

Management items will range from provision of a good quality website in a public building to the effective maintenance of lifts in residential buildings. Inspection of specialist devices and training of staff should become a regular element of management processes. Access Management Plans can form part of a building operator's on-going duties.

## 2. Overview of proposals

The proposals for the Development at this stage demonstrate that a good level of inclusive design will be achieved by the finished scheme, given the constraints of the site.

The key access provisions for the Proposed Development include:

- Drop-off point in Adelaide Road;
- Step-free access to all entrances;
- Accessible garden terraces;
- Inclusion of mobility scooter parking;
- Access to all parts of the buildings;
- 90% of dwellings will be designed to meet building regulation M4(2) – accessible and adaptable dwellings;;
- 9% of the dwellings will be designed to be easily adaptable to meet the needs of a wheelchair user, as agreed with the LB of Camden, to meet building regulation M4(3) – wheelchair user dwelling. This equates to 7 wheelchair units: 6 in market & 1 in intermediate;
- Access to a second lift for all residents of private tenure wheelchair accessible homes at upper levels with single lift access for affordable units (less than 6 storeys);



Fig.2 Combined ground floor plan showing private and affordable entrances

### 3. Arrival and external areas

#### 3.1 Public Transport

The Proposed Development has a Public Transport (PTAL) Level of 6a.

In summary the local public transport services are as follows:

- Chalk Farm underground tube station sits under the site but is not wheelchair accessible;
- Camden Town tube station is a short bus ride away and is wheelchair accessible;
- Kentish Town West overground train station is a short bus ride away but is not wheelchair accessible; and
- There are accessible bus services directly outside the entrances on Adelaide Road and Haverstock Hill.

Taxis will have raised kerb access for wheelchair users as well as level drop-off on Adelaide Road in the refuse access bay.

#### 3.2 Vehicle Access

There will be no car parking provided on site due to the restricted footprint of the building and the fact that it is built over an underground tube line with no basement access.

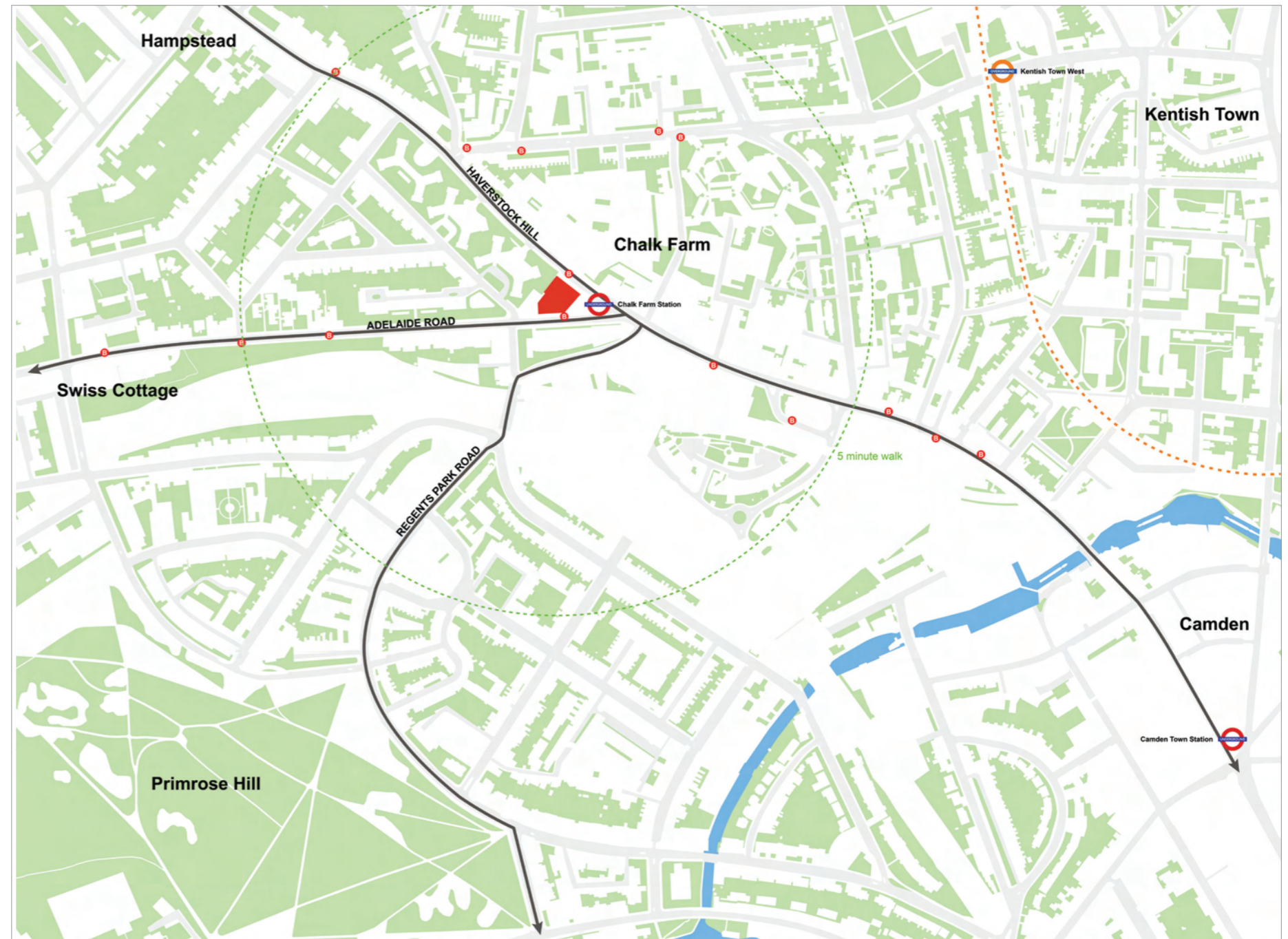


Fig.4 Transport Plan courtesy of Piercy & Co ,

- Bus stops
- Stations

Camden does have good Blue Badge parking policy and a localised Green Badge parking facility for residents and on-street parking bays may be a possibility for individual applicants.

### 3.3 Bicycles and mobility scooters

A total of 130 bicycle parking spaces will be provided at ground floor for residents with a dedicated entrance off Haverstock Hill. A further 5 stands (10 spaces) will be provided at street level for retail.

Provision for adapted cycles, eg, recumbent tricycles, can be made if required by a resident/employee in the future.

One parking space and charging point for mobility scooters will be provided in the bicycle store area.

### 3.4 Description of site - terrain

The site slopes east to west by 1.2m along Adelaide Road and as such is required to meet existing pavement heights. The changes in level are taken up within the footprint of the building.

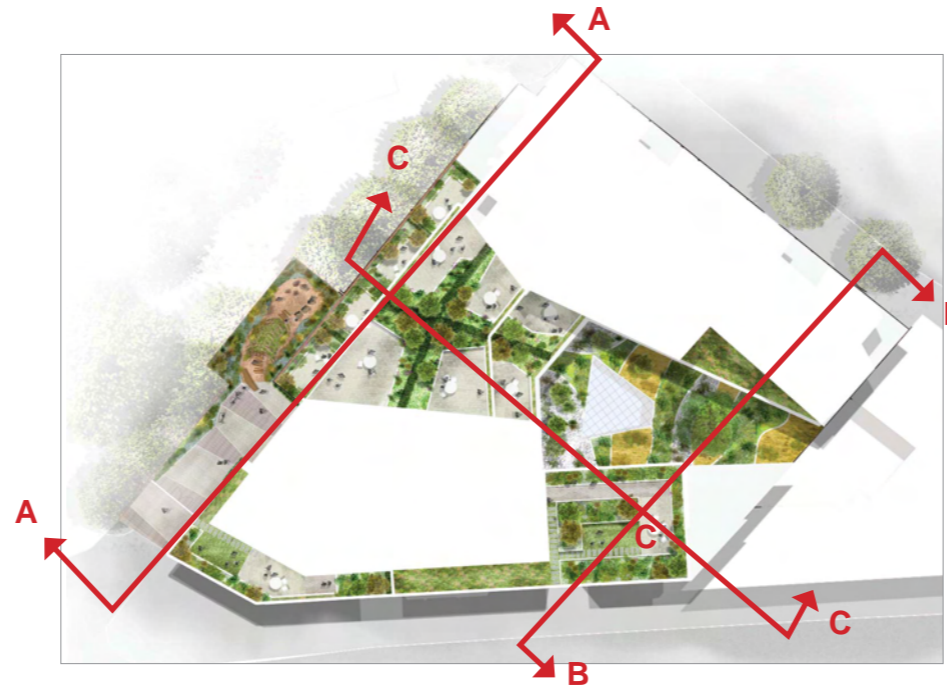


Fig.5 Landscape Plan  
(Drawing not to scale)



Fig.6 Elevation A-A

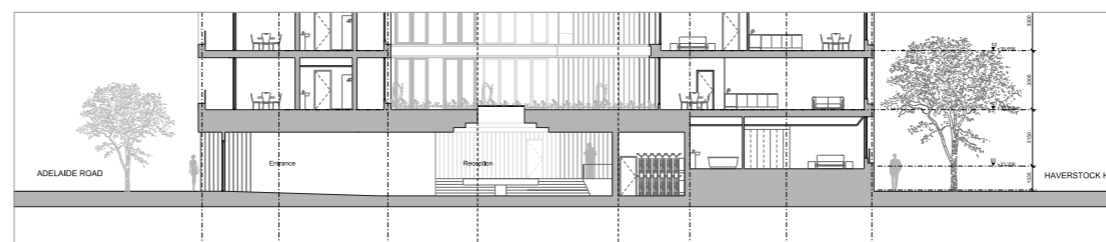


Fig.7 Elevation B-B

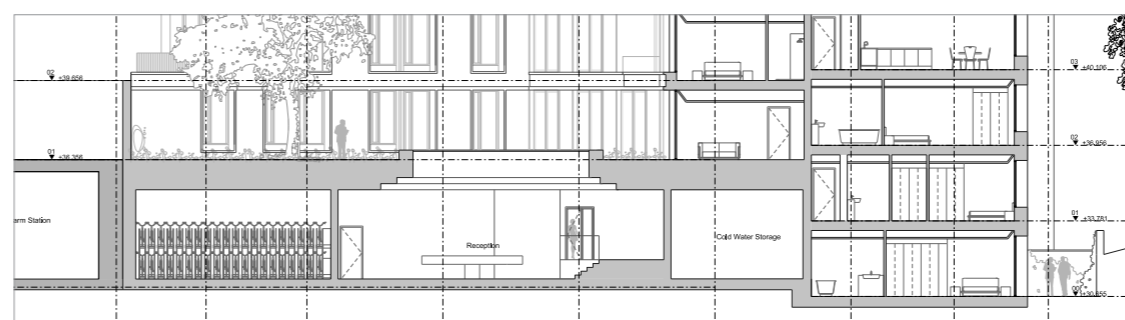


Fig.8 Elevation C-C

### 3.5 Approach to affordable entrance

The affordable entrance courtyard features varied hardscaping and planting and leads to an external playspace. The ground floor duplex units' gardens are designed with patios and raised planting beds.

The communal entrance approach will have an 15.6m long slope with a 1:21 gradient. The slope reaches the entrance and then levels out with an internal slope less than 1:21. The entrance door will have a clear opening width of 850mm with fob access.

### 3.6 Approach to private entrances

The private market entrance off Adelaide Road will be inset from the building facade, therefore providing cover, and will be automated due to the proximity of the internal slope to the entrance door swing in the lobby area leading up to the reception area. The slope beyond measures 8.8m long with a 1:69 gradient (i.e. flat).

Similarly, the cyclist's entrance has level access with clear width of corridor is 1500mm. The entrance door has a clear width is 900mm.

All ramps will meet the AD Part M Volume 1 Category 2 and 3 gradients.

### 3.7 Amenity spaces

#### 3.7.1 Terraces

Rooftop terraces provide large hardscaped amenity areas for upper level market apartments. All terraces open to residences have step-free access.

#### 3.7.2 Podium

The first floor podium space is designed for viewing only with a large rooflight to the reception space below.

#### 3.7.3 Affordable garden / play space

There will be a small natural play space near the entrance of the affordable units. This area will be accessible to both children and parents using wheelchairs with step-free access and firm floor finishes with seating. Any play areas will be designed with reference to accessible play guidance, such as *Developing Accessible Play Space: A Good Practice Guide*.

Access to communal open space from any dwelling will be step-free and will meet the requirements of ADM4(2,) or (3) as they apply, including the requirement to have a 200mm clear space to the side of the push side of doors so that access in communal parts of the building is consistent with access within wheelchair accessible/adaptable dwellings.



Fig.9 Affordable entrance route



Fig.10 Shared courtyard