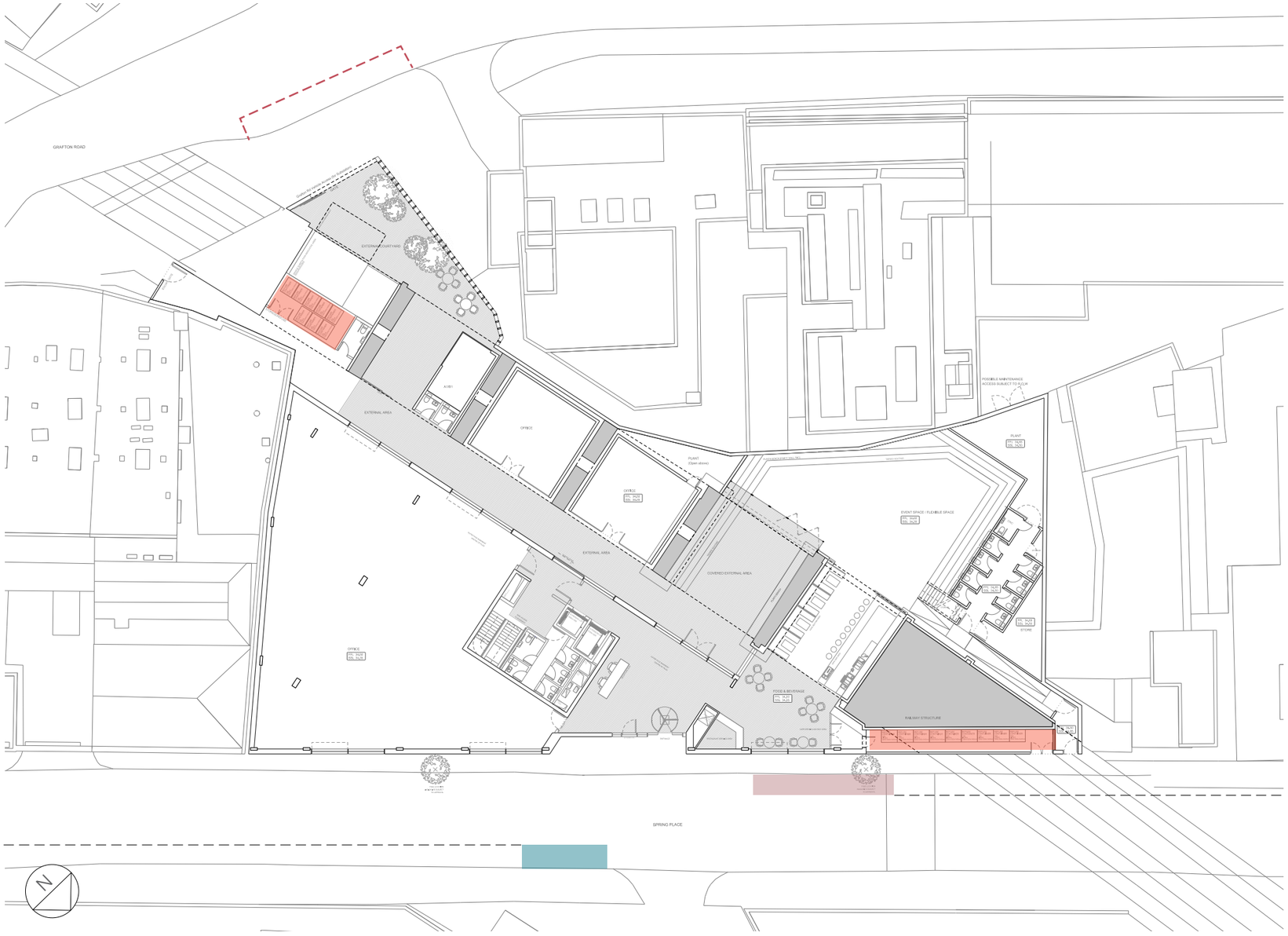
8.0 Servicing & Security

8.1 Servicing



Further information can be found on the Transport Assessment prepared by TPP.

Car Parking

There will be no car parking associated with the new office development. The car-free nature of the development is in line with LBC's Core Strategy Policy CS11 and Camden Development Policies 2010-2025 Policy DP18. The proposals seek to provide an on-street accessible parking bay on Spring Place to accommodate any worker who is a Blue Badge Holder as shown in the plan.

Deliveries and servicing

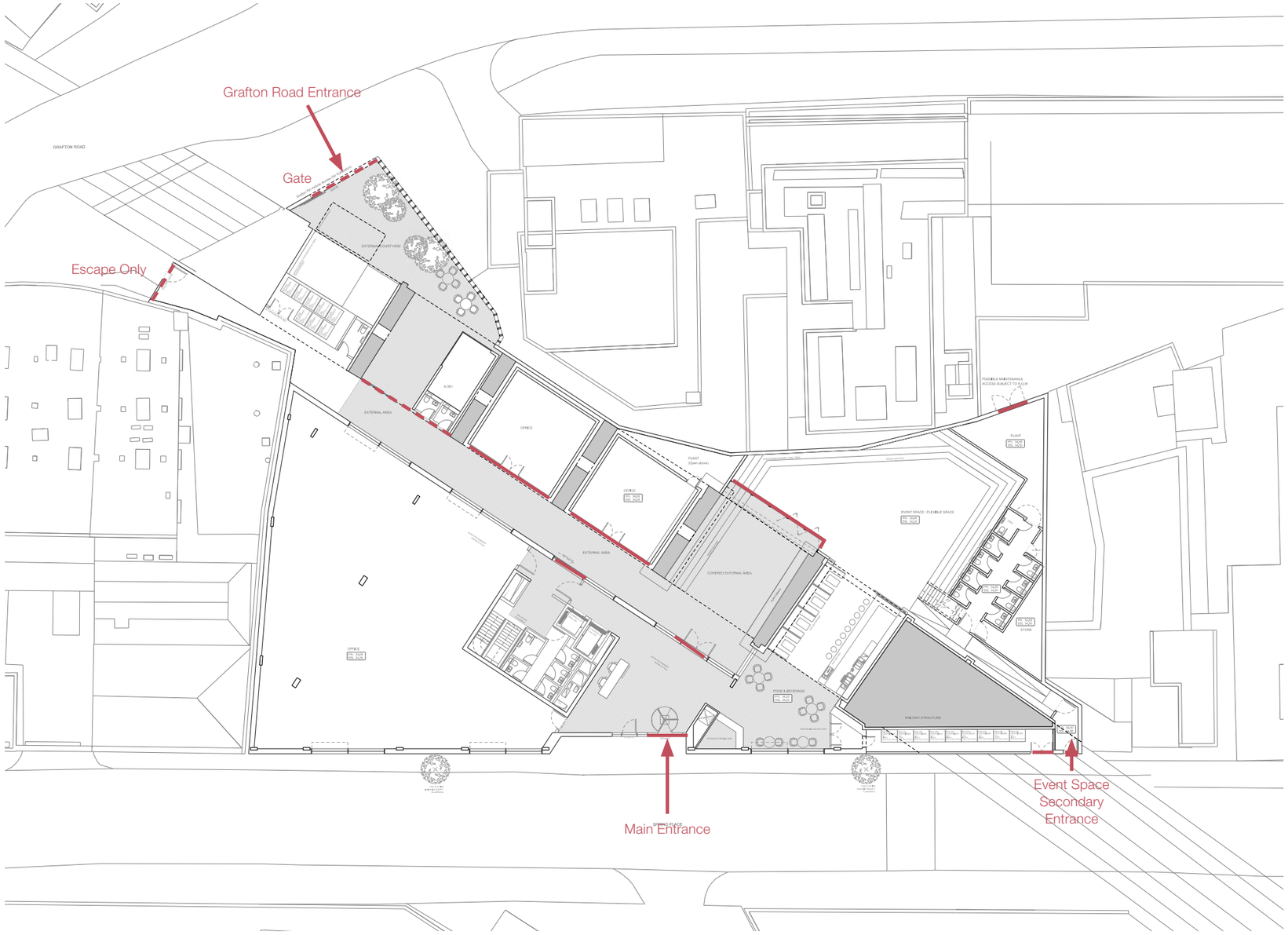
Deliveries and servicing will continue to take place from the single yellow lines along Spring Place, in front of the development, as per the existing situation. To assist the delivery and servicing operation, a loading bay is proposed on Spring Place adjacent to the site. These alterations will form part of the Section 278 works and will be secured through the Section 106 agreement.

Waste collection

The proposals will provide two waste storage rooms at ground level with convenient access routes for on-street collection off Spring Place and Grafton Road. The waste stores are situated within 10m distance of possible on-street collection points.

Disabled - Possible Location
Service Bay / Loading Only
UKPN Substation Access
Refuse Storage Locations

8.2 Security



Piercy & Co have held two meetings with Ruislip DOCO (Adam Lindsay, AL) to ensure the design complied with the security requirements.

Security Strategy

The exterior perimeter of the site forms the first line of security. A second perimeter is created internally to manage internal movement and separate public and tenant circulation where required.

First meeting date: 29.06.16

Meeting 29.06.16 - Outcome Summary:

- Security certificated products must be used to secure the building perimeter and where appropriate the secondary security perimeter, assisted by further management and operations considerations.
- Out of hours access will be controlled via ‘fob’ type access using a security certified product.
- The bike store at basement level will be sepearted by an additional self closing/locking security door.
- Refuse store will have a self closing/locking ‘fit for purpose door.’
- CCTV and alarm recommended.
- Post boxes are located at reception on the ground floor to standard TS 009.

Meeting 02.09.16 - Outcome Summary:

- This meeting addressed the design development of ‘The Yard’ adjacent to Grafton Road. The eastern gate remains closed and openable only as a means of escape. The western gate provides access to tenants with bicycles and controlled access to the public during normal business hours. Fob controlled access will be provided to tenants with bicycles out of hours. Both gates will be self closing and self locking and of a ‘design not easy to climb’ as they cannot be security certificated.
- A second gate will be installed at the archway containing the A1/B1 unit. It will control the use of the connection through the building as a public thoroughfare should it become an issue.

Exterior Security Perimeter

9.0 Access

9.1 Introduction

This document sets out the process adopted by the design team to create an accessible and inclusive environment in the proposed development of Spring Place.

Scope

This Access Statement contains an explanation of measures that will be incorporated within the proposals 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 Statement is based on the following:

- 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.

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.

Landscape considerations are discussed where relevant, including materials, routes, lighting, parking and street furniture.

The areas covered in the building include entrances, horizontal circulation, vertical circulation, facilities and sanitary accommodation.

At this stage the statement does not cover the 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 Statement is based on the submission information and drawings provided by Piercy & Co Architects.

Role of Access Consultant

The access consultants have been involved in the preparation of the proposals for the building. Their role 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 proposals meet relevant legislation and recognised good practice guidance. The consultants also provide recommendations of measures that can be incorporated within the scheme to facilitate access and use by disabled people.

It is intended that the access consultancy services will ensure the integration of accessibility measures into the building whilst also maintaining the overall concept of the design.

Criteria for assessment and design guidance references

The following documents and guidance are used for assessment and advice:

- GLA, Accessible London: Achieving an Inclusive Environment, April 2004;
- Building Regulations Part K, Approved Document K, 2013 edition
- Building Regulations Part M, Approved Document M, 2015 edition;
- 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).

Wherever possible, the design team have gone beyond minimum requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M. This assists occupiers in meeting their duties under the Equality Act 2010.

Factors contributing to accessibility

This Access Statement considers accessibility at an early stage in the design. Detailed design issues such as fixtures, fittings, furniture, equipment, internal decoration, 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 visitors cannot always be known in advance, thus it is acknowledged that further adjustments to management policy or procedure or to the physical features of the buildings may become necessary. However, it is the intention of the design team to ensure that the need for further physical alteration to the fabric of the buildings, and the inevitable cost implication of this, is reduced to a minimum.

9.2 Access

Access Strategy Overview

Entrances

- A new internal datum is set to enable level access throughout the ground floor. The external change in level is negotiated by reducing the number of entrances to the building.
- An alternative button controlled opening door is provided at the main entrance

Internal Circulation

- There is also a single ramp within the ground floor to provide a means of escape to Spring Place road.
- There is a clear stair width of 1200mm with additional wheeling ramp to access the basement cycle store. The cycle store also contains two park & charge points for mobility sccoters.
- Two lifts provide access to all floors.
- A refuge is provided at every level within the fire protected core.

Sanitary Provision

- DWC's are provided on every floor with a DWC combined shower at basement level.

External Courtyard

- Granite paving with even finish

DWC

External Courtyard

Change of level circulation

9.3 Proposals for Spring Place

Architect's Description of building

The new building is sited either side of the railway viaduct and incorporates enclosed spaces within the viaduct arches. The main entrance is from Spring Place, and there is also a new route into the Site from Grafton Road, via a new area of open space (to be gated at night).

The main part of the building, to the east of the railway viaduct, rises to six storeys high including the roof (the north-western part is two storeys high). It is mostly set back from the viaduct with an open area providing a route within the Site that connects the new building and the new accommodation within the arches. The exception is the event space to the north, which links through the northern arch to a double height volume on the west side of the viaduct (the only part of the building on the west side of the viaduct). To the south there is an open connection through an arch to the new Grafton Road Site entrance.

Main Entrance

The site will be primarily accessed from Spring Place road via an entrance door which leads into a double height space with a reception and waiting area. From here visitors/members of the public can access the food and beverage area which extends into the arch of the viaduct. Tenants access the flexible office space across six levels (ground to fifth) via the core. The core typically has a single entrance. A secondary entrance to the core is available as a means of escape via the WCs. There are also two lifts which circulate to all floors.

In addition a flexible space exists to the west of the site, which can serve as both a flexible office space or as an event space as required. The small mezzanine level is not accessible to wheelchair users given this is a continuation of the flexible space, and therefore doesn't provide any new function or use. The flexible space can be accessed via the food and beverage area, or if required for events it may be accessed via a secondary entrance on Spring Place road to the north of the site.

Grafton Road Access & Bike Store/External Areas

Grafton Road provides a secondary entrance to the site to the west of the viaduct. This creates an external area with an A1/B1 use within the arch of the viaduct. Regular tenants may use this as a means of access to store their bicycle in the basement cycle store. Cyclist must transport their bicycle from Grafton road through the external courtyard of the viaduct and along the external courtyard running parallel to the building envelope. Here they will then enter the core via a security certified door to access the cycle store in the basement.

Entrances and exits

The entrance to the office development will be from Spring Street and will take the form of a revolve door and an automated pass door.

All entrances will provide level thresholds, solid entrance matting and will be clearly articulated within the building elevation by both light and form. Glazed doors and screens will have manifestation in line with guidance in Part M.

All new fire exits have level thresholds and openings in line with guidance in Part M.

Lifts

A pair of lifts will provided access to the offices between the basement and the fifth floor. The passenger lift will be a 10 person lift with a car size of 1650 x 1400mm.

A goods lifts will provide access between basement level to the 5th floor and will be a 21 person lift with an internal car of 2100mm by 1200mm. All lifts will meet or exceed the requirements of Part M of the Building regulations and BS/EN 81-70 2003.

The circulation core is designed and located to minimise corridors and give easy access to all parts of each floor.

In all main circulation cores, the stairs and lifts are positioned adjacent to each other to ensure routes for lift and stair users are not separated.

Stairs

Stairs will fully meet Part K of the Building Regulations and BS8300:2010A guidelines for use by people with ambulant and visual disabilities.
The stair up to the mezzanine contains 14 risers in two flights and accesses an upper level of the seating area. This is considered to be a "top step" of the seating rake and is not provided with lift access as it will not be used for a separate function.

Doors

All publicly accessed doors will provide a minimum clear opening width to meet Table 2 of Part M of the building regulations and will be provided with visual manifestations 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.

Floor Finishes

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

Escape Arrangements

Areas of refuge have been provided at all levels within the core designs. The refuges will be contained within the corridor protected by fire doors on hold back devices that will close in the event of a fire alarm.

There are no escape evacuation lifts and therefore management procedures will be put in place by the operator to ensure that refuges are checked in the event of an emergency and/or for staff to respond to a disabled person in the refuge. Staff will be suitably trained to assist disabled people and to assist with use of evacuation chairs where provided.

The Operator management policy, procedures and practices will be developed together with a means of escape strategy for disabled people, whether staff or visitors. Personal Emergency Egress Plans (PEEP) for individual disabled users will be developed as required.

Accessible WCs

The main reception area has an accessible WC located on the ground floor.
Each floor plate has an accessible WC. There is uncertainty about the tenancy arrangement (the whole building or alternating floors) and therefore each floor will be handed in the same orientation, but these will be different from the WC housed in the reception area.

Accessible Shower

The cyclists facilities located in Basement Level have an accessible shower/change facility for disabled people.

Trike Charging and storage

The cyclists facilities located in Basement Level will have space and charging points for 2 electric trikes/scooters.

General Details

Details of the following areas and how they will be made accessible shall be provided as a part of the further development of the building:

- decoration
- lighting
- sanitaryware selection and layouts
- fire alarm details
- toilet layout details
- signage
- kitchen layout

10.0 Sustainability

10.1 Sustainability Approach

Sustainability and Energy Objectives

The project team have undertaken a review of sustainability and energy issues for the proposed redevelopment, demonstrating how principles incorporated in the design contribute sustainability throughout construction and use.

The proposed measures for 3-6 Spring Place reflect the requirements of relevant policies, primarily of the London Borough of Camden Core Strategy, Development Policies and in particular the Camden Planning Guidance 3 SPD. Guidance has also been taken where appropriate from the London Plan and in particular Chapter 5 ‘London’s Response to Climate Change’ and the Mayor’s Sustainable Design and Construction SPG.

Accordingly, the project addresses the key sustainability themes of energy, water, materials, benchmarking, green roofs and walls, flooding, adapting to climate change and biodiversity, and compares the proposals to qualitative good-practice benchmarks demonstrating the effectiveness of proposals where necessary.

A number of sustainability and energy opportunities for the proposed development have been identified during the design development of the scheme.

The proposed development of 3-6 Spring Place will ensure that the highest levels of sustainability (in a social, economic and environmental sense) are attained within the commercial and site constraints imposed by redeveloping an existing site.

Sustainability and Energy Statement

The Sustainability and Energy Statement provided as part of this planning application gives a full commentary on sustainability, energy performance and CO2 emission reductions for the scheme.

It demonstrates how the application scheme addresses the London Borough of Camden’s planning policies relevant to these issues in a structured and comprehensive manner, alongside the requirements of the London Plan and the NPPF.
Energy

The scheme has robustly pursued the Mayor’s Energy Hierarchy in order to reduce energy consumption and CO2 emissions, using dynamic thermal modelling to demonstrate compliance with, and exceedance of, the standards set by Building Regulations Part L2A 2013.

The building fabric will be specified to meet or exceed the requirements within the applicable sections of Part L

Passive ‘Be Lean’ measures will include high performance solar glazing design, optimised for daylight. A balance has been struck between the need for effective daylighting and the desire to minimise excessive solar gains into the building.

Active ‘Be Lean’ measures will include high performance building fabric and services with heat recovery ventilation measures. Low energy, high performance lighting systems will be used in order to meet the design and operational requirements in the most efficient way. All services will be specified to meet or exceed the CIBSE and BSRIA efficiency guidelines and the Non-Domestic Building Services Compliance Guides.

Appropriate ‘Be Clean’ technologies have been reviewed, but there are no viable current or proposed community heating or cooling distribution networks near to the site and the use of CHP and CCHP has been discounted as not technically feasible to due to low demand and incompatibility with a VRF system.

‘Be Green’ measures have also been reviewed, with all commercially available low and zero carbon (renewable) technologies assessed for viability under the proposed scheme. This review has resulted in the specification of high-efficiency VRF (air source heat pump) heating and cooling and a roof-top PV array.

Using the above approach, the thermal modelling analysis has indicated a current CO2 emissions reduction performance of the proposed scheme of at least 16.5% better than the standard set by Part L2A 2013.

Sustainability Assessment Tools

In line with Policy DP22 and in order to evaluate the overall sustainability and measures included to mitigate the development's environmental impact, the building is pursuing a full sustainability assessment under BREEAM New Construction 2014 to achieve formal certification.

The assessment is currently at the Design Stage, under the supervision of a licensed BREEAM Assessor and BREEAM Accredited Professional.

The assessment work to date demonstrates that an 'Excellent' rating is achievable for the scheme, with an overall Credit score of 76.68%.

The London Borough of Camden requirement that at least 60% of the available Credits are achieved in the Energy category, 40% in the Materials category and 60% in the Water category has been addressed and satisfied.

Water Efficiency

The most significant use of water is likely to be within the office toilets and the showers and water efficient fittings are proposed throughout, including the installation of dual flush WCs, reduced flow basin taps and low flow showers.

A water meter shall be installed for the main office area and sub-meters to all areas of high water use (food and beverage outlet, showers, kitchenettes and irrigation systems (where specified)

All meters will be connected to and monitored by the Building Management System, (BMS) allowing monitoring and management of operational water use.

At least 60% of the Credits within the BREEAM NC 2014 Water Category will be achieved.

Sustainable Use of Materials

The majority of building materials shall be specified to have an 'A' or 'A+' rating in the Green Guide to Specification, as a reflection of their lower environmental impact.

Insulating materials used on site shall be specified to have a global warming potential (GWP) of less than 5 and an ozone depleting potential (ODP) of zero.

Responsible sourcing of materials shall be pursued throughout the scheme; in particular all timber shall be certified as being responsibly sourced through a scheme such as FSC or PEFC and all timber shall be certified sustainable in line with the UK Government's Timber Procurement Policy.

Opportunities for the reclamation and reuse of aggregates on site shall be investigated during the detailed design stage and maximised through careful specification and construction management.

The availability of locally sourced materials shall be investigated during the detailed design stage and these materials specified where possible to reduce site related transport emissions.

The detailed design process will also adopt a formal materials efficiency assessment methodology in order to identify opportunities to optimise demolition materials recovery and recuse (via the waste hierarchy) and materials efficiency.

The robustness and resilience of specified materials shall be a key consideration during the design process, to optimise building element longevity in the light of anticipated wear and tear and weather/ environmental impacts.

At least 40% of the Credits within the BREEAM NC 2014 Materials Category will be achieved.

Green Infrastructure & Biodiversity

Planting on the perimeter of the roof areas and other building-integrated planting will be provided.

Biodiversity shall be promoted and protected within the development and an Ecologist has undertaken an ecology survey (including bat survey and tree survey) and incorporating their recommendations into the final scheme.

The existing site is defined as land of low ecological value, comprising hard standing and buildings. Due to the Site's constrained area, the ability to influence biodiversity at ground level is limited, but opportunities for building-integrated planting are have been pursued.

If any features of ecological value (adjacent to the construction zone) may be affected by the proposed works, these will be protected in line with the best practice requirements.

Flooding

According to the Environment Agency's indicative flood mapping, the site is located within a Flood Risk Zone 1 area. The site is considered to be at a low probability of flooding from tidal and fluvial sources.

A full formal assessment of Sustainable Urban Drainage System (SUDS) approaches for the scheme has been undertaken by Heyne Tillett Steel. This is documented in the Surface Water Management Plan report which forms part of this planning application.

The surface water management of the post development site will reduce the flood risk for the site and areas within the vicinity of the site. Attenuation will be provided in the form of below ground cellular storage for all storm events up to and including the 1 in 100-year event (including climate change).
Adapting to Climate Change

The building fabric and services strategy has been developed in the light of predicted local climate change impacts - warmer, wetter winters more intense rainfall/local flooding events and hotter drier summers with especially poor air quality.

These effects have prompted the selection of more resilient building finishes, increased rainwater drainage capacity and building-integrated planting yielding some evaporative cooling benefit.

At the detailed design stage, a systematic structural and fabric resilience risk assessment will be used to identify and evaluate climate change impacts on the building over its projected life cycle from extreme and altered weather. Leading from this process, further site specific mitigation measures for these potential impacts will be proposed.

As noted in the section on biodiversity, building-integrated planting and free standing planters will be incorporated into the scheme, which will yield some evaporative cooling benefit. These will be selected to use drought resistant or low water use plants to reduce or remove the water demand for irrigation.

MTT
September 2016