

156 West End Lane

19.10.2016

Accessibility Statement (revised)

Proposed Changes to Resubmitted Scheme August 2016

Following a series of meetings and discussions with council officers, a number of further amendments are proposed.

Principally to the West Building, the changes will involve amending the majority of the flats and therefore we will be reviewing the layouts of all units including the wheelchair units. These will be submitted as part of further revisions to the scheme.

The further changes to the proposals comprise:

- A total of 164 units
- A revised mix including an increase in affordable rented family units and a reduction in the number of 2 bedroom shared owner units replacing these with more 1 bedroom units;
- 18 wheelchair (M 4 (3) type) units,
- 4 private sale M 4 (3) adaptable units (as requested by officers)
- 13 Affordable rented M 4 (3) fully adapted units

As noted above, these changes to the quantity and mix of tenure of the proposed wheelchair housing. As a consequence, the amended scheme includes 149 units (89%) designed to M4(2) standards, and a total of 18 units (11%) are categorised as wheelchair units designed to M4(3) standards.

The fully adapted wheelchair units are retained within the Affordable Rented tenure (with an increase to 18 units) and three adaptable units are now private sale units as requested by officers, with one unit being a shared ownership unit in the eastern building.

A: Inclusive design

The scheme has been designed to meet all relevant inclusive design requirements in relation to current accessibility requirements as set out in the building regulations AD Part M and Lifetime Homes.

1. Unit design

Following the changes introduced by the Government to simplify and consolidate standards into a national framework centred on Building Regulations, “old” separate standards have been incorporated into new consolidated standards.

This results in, effectively, three tiers (categories) of accessible housing based on the “old” standards in the Building Regulations part M4:

- Category 1 (the baseline regulation, and not relevant to this scheme);
- Category 2 (most comparable to the “old” Lifetime Homes); and
- Category 3 (wheelchair standards for adaptable and fully adapted housing).

The Design & Access Statement Addendum (July 2016) confirms that all residential units are designed to meet current Part M4 (2) and M4 (3) standards.

Part M4 requires 90% of units to be designed to Part M4(2) standards and the remaining 10% of units to be designed to Part M4(3) standards.

In accordance with those requirements, 146 units of the 164 total (89%) are designed to M4(2) standards. A total of 18 units (11%) are categorised as wheelchair units, designed to M4(3) standards.

Of these 18 units, 78% (14 units) are fully adapted. All are proposed to be within the Affordable Rented tenure, and therefore subject to Council nomination in relation to future tenants. The remaining four adaptable units (22%), are a mix of Shared Ownership and Private Sale units. This arrangement reflected a position agreed with council officers during post-submission discussions. A summary of the Part M4(3) wheelchair units is set out below. Detailed layouts are provided as part of the Design & Access Statement Addendum Appendix 3.

Wheel chair units (M43) unit types – Refer to Design & Access Addendum Appendix 3 for Flat layouts

Floor / Building	Unit Number / tenure	Size	Type (refer to Appendix 3)	Optional building Regulation Standard
1 st floor / West	W1.01 Affordable Rent	1b2p	AB	M4(3) Fully adapted
2 ND floor / West	W2.04 Affordable Rent	3B4P	AF	M4(3) Fully adapted
2 ND floor / West	W2.05 Affordable Rent	2b4p	AD	M4(3) Fully adapted
2 ND floor / West	W2.06 Affordable Rent	1b2p	AB	M4(3) Fully adapted
2 ND floor / West	W2.16 Affordable Rent	1b2p	AJ	M4(3) Fully adapted
3 RD floor / West	W3.04 Affordable Rent	3B4P	AF	M4(3) Fully adapted
3 RD floor / West	W3.05 Affordable Rent	2b4p	AD	M4(3) Fully adapted
3 RD floor / West	W3.06 Affordable Rent	1b2p	AB	M4(3) Fully adapted
3 RD floor / West	W3.16 Affordable Rent	1b2p	AJ	M4(3) Fully adapted
4 TH floor / West	W4.04 Affordable Rent	3B4P	AF	M4(3) Fully adapted
4 TH floor / West	W4.05 Affordable Rent	2b4p	AD	M4(3) Fully adapted
4 TH floor / West	W4.06 Affordable Rent	1b2p	AB	M4(3) Fully adapted
4 TH floor / West	W3.16 Affordable Rent	1b2p	AJ	M4(3) Fully adapted
5 TH floor / West	W5.05 Affordable Rent	2b3p	AD2	M4(3) Fully adapted
LG floor / East	E1.03 Shared Ownership	1b2p	SC	M4(3) Adaptable
LG floor / East	E1.04 Private Sale	1b2p	PE	M4(3) Adaptable
LG floor / East	E1.08 Private Sale	1b2p	PA	M4(3) Adaptable
LG floor / East	E1.09 Private Sale	1b2p	PA	M4(3) Adaptable

2. Detailed unit design

All wheelchair units are designed to be capable of being easily adapted (without the need to move structural walls, stacks or concealed drainage). The details of locations for “soft walls” will be developed at a later stage in detailed design development, as typically occurs.

To clarify and confirm details of spatial design requirements, annotated plans are included within appendix 3 of the DAS Addendum for all wheelchair units showing compliance in this regard with M4(3). It is acknowledged that this was not previously specifically annotated on the drawings. In summary the following clarifications are confirmed in relation the revised proposals:

- All wheelchair units incorporate sufficient space for wheelchairs in addition to general storage.
- All wheelchair units incorporate 1500mm clear access zone in front of and between all kitchen units and appliances.
- Every door has a 300mm nib on the leading edge. Detailed plans for non wheelchair units have not yet been produced, however they will comply with M4(2) requirement.
- All balconies and terraces are to have level access in compliance with M4(2) and M4(3).
- All units include the provision for a potential level access shower. Level access showers will be provided where necessary and are possible in all other cases.
- All Lower Ground floor units have level access from the communal courtyard. Stepped access is provided at one entrance due to changes in the site’s gradient (the whole site is at a gradient west/east as is Potteries Path). A plan/section of the Lower Ground floor flats is has been issued to officers for clarification.
- A platform lift is included to the first floor podium to provide fully accessible circulation to the disabled parking bays and refuse store located at Ground Floor level of the west building, with travel under cover from Cores 1 and 2 across the podium deck. The podium lift is provided in addition to the four lifts within Core 1 and Core 2. There will also be a 24 concierge presence on site.

3. Landscaping

Within the landscaped area seating has back supports and arm rests, so that it can be used easily by disabled people. Bespoke benches have also been illustrated as having backs in the Landscape Design & Access Statement.

Play areas will be inclusive as per London Plan Policy 3.6 and the SPG Play and Informal Recreation.

B: Shared pedestrian/cycleways

The proposal results in the significant enhancement of Potteries Path. The Path, which is already used by both pedestrians and cyclists but is unwelcoming and dangerous, will allow both pedestrians and cyclists to use the route – and the new amenity areas created within the scheme – in a safe and controlled manner. New and enhanced landscaping and design have been used to provide a legible and improved link from West End Lane to Crown Close.

As set out in the Landscape Design and Access Statement, the proposals allow for the significant enhanced of Potteries Path including revised gradients to the path to allow for enhanced accessibility. The path provides a continuous 3m wide shared path for cyclists and pedestrians. The inside wall of Potteries Path – a high, unrelenting protective wall to the builders’ yard - has been removed and replaced with front gardens. Garden beds will provide a vegetative edge to the path and defensible planting to the private terraces.

The path has also been enhanced by providing a more consistent slope than currently exists, with maximum grades of 1:21 and landings every 500mm. Hazard corduroys have been incorporated either side of building entrances.