

## CONDITION 20

“Prior to layout of the first lowest basement slab, plans at Scale 1:50 and supporting information detailing of the accessible features and facilities shall be submitted for approval by the Local Planning Authority in writing. This includes external features such as hard landscaping surface treatments including bollards and pedestrian entry doors. The approved features and facilities shall be installed prior to occupation and maintained thereafter.

*Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of Policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP6 of the London Borough of Camden Local Development Framework Development Policies”*

## Response to Condition 20 – V01

Please refer to the following drawings addressing Condition 20:

### Site Plan with Ground Floor 1:100

P5-BMJ-000-00-DR-A-0100

### General Arrangement Drawings 1:100

P5-BMJ-000-B3-DR-A-0101  
P5-BMJ-000-B2-DR-A-0102  
P5-BMJ-000-B1-DR-A-0103  
P5-BMJ-000-00-DR-A-0104  
P5-BMJ-000-01-DR-A-0105  
P5-BMJ-000-02-DR-A-0106  
P5-BMJ-000-03-DR-A-0107  
P5-BMJ-000-04-DR-A-0108  
P5-BMJ-000-05-DR-A-0109  
P5-BMJ-000-06-DR-A-0110

### Builderswork Plans 1:50

P5-BMJ-000-B3-DR-A-0130  
P5-BMJ-000-B3-DR-A-0131  
P5-BMJ-000-B2-DR-A-0132  
P5-BMJ-000-B2-DR-A-0133  
P5-BMJ-000-B1-DR-A-0134  
P5-BMJ-000-B1-DR-A-0135  
P5-BMJ-000-00-DR-A-0136  
P5-BMJ-000-00-DR-A-0137  
P5-BMJ-000-01-DR-A-0138  
P5-BMJ-000-01-DR-A-0139  
P5-BMJ-000-02-DR-A-0140  
P5-BMJ-000-02-DR-A-0141  
P5-BMJ-000-03-DR-A-0142  
P5-BMJ-000-03-DR-A-0143  
P5-BMJ-000-04-DR-A-0144  
P5-BMJ-000-04-DR-A-0145  
P5-BMJ-000-05-DR-A-0146  
P5-BMJ-000-05-DR-A-0147  
P5-BMJ-000-R6-DR-A-0148

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P5-BMJ-000-R6-DR-A-0149

### **Stair Drawings**

#### **Details**

P5-BMJ-001-ZZ-DT-A-4301

#### **North Core**

P5-BMJ-001-B3-DR-A-2401  
P5-BMJ-001-ZZ-DR-A-2402  
P5-BMJ-001-ZZ-DR-A-2403  
P5-BMJ-001-ZZ-DR-A-2404  
P5-BMJ-001-ZZ-DR-A-2405  
P5-BMJ-001-ZZ-DR-A-2406  
P5-BMJ-001-ZZ-DR-A-2407

#### **South Core**

P5-BMJ-001-B3-DR-A-2408  
P5-BMJ-001-ZZ-DR-A-2409  
P5-BMJ-001-ZZ-DR-A-2410  
P5-BMJ-001-ZZ-DR-A-2411  
P5-BMJ-001-ZZ-DR-A-2412  
P5-BMJ-001-ZZ-DR-A-2413  
P5-BMJ-001-ZZ-DR-A-2414

### **Threshold Details**

P5-BMJ-001-ZZ-DT-A-4301

### **Floor Finishes Screed Plans**

P5-BMJ-001-B3-DR-A-4001  
P5-BMJ-001-B2-DR-A-4002  
P5-BMJ-001-B1-DR-A-4003  
P5-BMJ-001-00-DR-A-4004  
P5-BMJ-001-01-DR-A-4005  
P5-BMJ-001-02-DR-A-4006  
P5-BMJ-001-03-DR-A-4007  
P5-BMJ-001-04-DR-A-4008  
P5-BMJ-001-06-DR-A-4009  
P5-BMJ-001-R6-DR-A-4010

## **Access Statement:**

### **Section 1: Access to Buildings**

#### **1.1 Site Access, Routes & Surfaces**

- Drop kerbs are provided in appropriate locations along the pavement of Huntley Street and Capper Street to allow for level access to and from the site. There is a flush shared surface proposal for Shropshire Place.
- External paving surfaces will be per external finishes indicated on the Site Plan.
- Blister paving is provided at crossing points.
- The external rooflight adjacent to the Main Entrance will be sandblasted to give adequate slip resistance and opaqueness for privacy to basement areas.
- The pavement widths are provided on the attached drawings and are generally greater than 1800mm allowing for wheelchair passing.

## **1.2 External Stairs, Ramps & Handrails**

- All access points at Ground Level are level access to pavement level 27.360. All floors of the building are on level and accessed by lifts. There are no ramps or stairs to access this building.
- The roof garden is on level with Finished Floor Level and is accessed by passenger Lifts.

## **1.3 Hazards on Access Routes**

- Potential hazards on access routes such as opening out doors have been designed out. Either protective barriers have been added or doors recessed to prevent collisions. The material proposed is stainless steel and glass for these protective barriers on both the Shropshire Place and Huntley street entrance.

## **Section 2: Access into Buildings**

### **2.1 Approach**

- The Main Entrance is clearly visible along Huntley Street with a canopy, revolving doors with adjacent accessible single leaf glazed bypass doors.
- The secondary entrance on Shropshire Place is similar to appearance and approach with a building overhang that would provide protection from the weather.
- There are level landings at all entrances to the building and level thresholds are provided. All matwells and thick floor finishes, such as tiles and timber, are recessed into the screed to provide level thresholds and transitions between materials.
- All floor finish materials throughout the building are hard-wearing and suitable for wheelchair users. No thick carpet is specified as this is inappropriate for healthcare premises.

### **2.2 Doors**

- The wheelchair accessible bypass doors at the public entrances to the building will be power assisted.
- The doors and ironmongery will be specified with visual contrast.
- The public entrances to the building are glazed with sufficient framing to provide visual contrast and assist identification of the access doors.

### **2.3 Powered Entrance Doors**

- One of the bypass doors at the Main and rear Entrance is a powered entrance doors with manual push pads for opening. The current specification is a Hotron 4S1UO push pad measuring 115 x 115 with an AGS Record DFA 127 automatic swing door.

### **2.4 Glass Door/Glazed Screens**

- The Glazed doors in the façade are framed to provide sufficient contrast at door edges to assist the visually impaired to locate them.
- Manifestations will be installed at 2 levels with sufficient contrast to assist in persons seeing the barrier.

### **2.5 Lobbies**

- There are no lobbies proposed in this building and once through the main entrance doors one enters directly into the reception/waiting area.

## **Section 3: Horizontal & Vertical Circulation**

### **3.1 Entrance Hall and Reception Area**

- The Reception Desk is clearly identifiable from the Main and Rear Entrances, located to the side of the primary waiting area. It is generously sized with a large space in front providing a clear approach and generous manoeuvring space for wheelchair users.

- An Induction Loop will be provided to the Reception Desk and throughout the building. Induction loops have been allowed for reception desks.
- The floor finish in the Entrance and Waiting Areas is proposed to be ceramic tiles with appropriate slip resistance.

### **3.2 Internal Doors**

- The majority of internal doors meet Approved Document Part M of the Building Regulations in terms of
  - opening force requirements
  - location of ironmongery
  - clear widths
  - vision panels
  - 300mm unobstructed space on door pull side of door
- There are several doors into specialist rooms where space is restricted door widths may have been reduced and the 300mm unobstructed space may have been unable to be provided. These areas have been discussed with UCLH and Building Control and a management system will be put in place.
- Due to the operation of several rooms vision panels have not been provided into these rooms.

### **3.2 Corridors & Lobbies**

- The minimum width of corridors in UCLH Phase 5 is 1500mm. Projections into this have been avoided.
- All floors in the building are level.
- Doors opening into the corridors have been limited to small stores and risers that are generally away from public areas.
- Lobbies have been designed in accordance with Approved Document Part M (A.D.M) of the Building Regulations.

## **Section 4: Vertical Circulation**

### **4.1 Lifting Devices/Passenger Lifts**

- Passenger Lifts are provided to all storeys of the Building.
- The access and manoeuvring space to the lifts meets A.D.M.
- Controls for lifts at call points on floors and within lifts together with handrails will meet A.D.M.
- An emergency communication system will be provided in the lifts.

### **4.2 Lifting Platforms/Wheelchair Platform Lifts**

- There are no platform lifts proposed in this project.

### **4.3 Internal Stairs**

- There are two stair cores, North and South, in this Building.
- They are deemed to be Utility stairs in terms of Approved Document Part K (A.D.K.) of the Building Regulations.
- The main vertical circulation for semi-ambulant and disabled building users is deemed to be by the passenger lifts.
- The North & South Stairs have been designed as closely as they can to meet the recommendations for an ambulant disabled stair in A.D.M. however there are several floors where the number of risers in a flight is greater than 12Nr. This is also due to the high floor to floor heights required for the healthcare function of the building. Between B1 and Ground the Riser height is also above the recommended 170mm maximum recommended in A.D.M. for an ambulant disabled stair.
- The Riser and Goings of all flights meet the calculation set out in A.D.K.
- Handrails, floor finishes, visual contrast strips and stair width have all been designed to be in accordance with A.D.M.

## **Section 5: Facilities in Buildings other than Dwellings**

### **5.1 Group Rooms**

- The Group Rooms in the UCLH Phase 5 Building are multi purpose spaces for activities such as seminars and practical training sessions. These rooms are wheelchair accessible with a hearing enhancement system.
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### **5.2 Refreshment Facilities**

- At present a zone has been indicated in the layouts on the Ground Floor serving the Main Waiting area however the servicing of the 'café' is being tendered by UCLH and details will not be fully realised until towards the end of the project. These facilities will be designed in line with Healthcare planning guidance and A.D.M.

### **5.3 Sleeping Accommodation**

- There is no sleeping accommodation within this facility. It is an outpatients facility for ENT & Dental.

### **5.4 Switches, Outlets & Controls**

- The location of all switches, outlets and controls will be located in accordance with Healthcare Guidance & A.D.M.

### **5.5 Aids to Communication**

- Hearing enhancement systems will be provided throughout the building. As per 3.1 above

## **Section 6: Sanitary Accommodation**

### **6.1 General Provision**

- Shower controls, washbasin taps & door opening furniture have been specified in line with UCLH Trust Standards and are capable of being operated with a closed fist.
- Adequate visual contrast will be provided in all sanitary accommodation to assist the visually impaired.
- Light action privacy bolts and self closers will be installed to all sanitary accommodation doors.
- Outward opening doors to sanitary accommodation has been avoided due to risk of collision except for Accessible Showers that have doors opening out into Changing Rooms.
- Accessible WC's have been provided with doors capable of being opened out in event of emergency.
- Emergency Assistance alarms have been provided in all Accessible WC's and Showers.
- Cistern flushing will be installed on the transfer side of the Accessible WC and taps on Wash Hand Basins will be located on the side adjacent the Accessible WC for seated operation.
- All WC's in the building are Unisex.

### **6.2 Provision of Toilet Accommodation**

- Wheelchair Accessible WC's in accordance with A.D.M. in terms of layout and furnishings are provided in all locations where there is WC provision. HTM 00-02 'Sanitary Accommodation' has also been consulted.
- Where multiple Wheelchair Accessible WC's are located together, this occurs only on the Ground Floor, the two toilets are handed to allow the option to transfer from both sides.
- 2Nr Accessible WCs are provided in the WC area on the Ground Floor servicing the Main Entrance and Waiting Area. This provision is clustered and set aside from the Waiting Area offering privacy.

- WC Provision on the Main Outpatient floors, floors 1-5, is located in the same place on all floors at either end of the Waiting Corridor. This assists in wayfinding. On basement floors the WC Provision is located beside the Welcome Points and are easily identified.
- Doors to Accessible WC's that open inwards do not impinge on the manoeuvring space requirements of A.D.M.
- The majority of WC doors within UCLH Phase 5 open inwards to prevent collision of person and doors if open out.

### **6.3 Wheelchair Accessible Changing/Shower Facilities**

- There are Male and Female Changing Rooms in Level B1 both of which have wheelchair accessible Shower/WC's. These Shower Rooms have been designed in terms of layout and furnishings in accordance with A.D.M. and guidance from HTM00-02 'Sanitaryware. All fittings are in line with UCLH Trust Standards.
- Best Practice standards of slip resistance will be specified for the floor finishes in the Shower Rooms and Changing Areas.
- The Changing Areas have been laid out to provide adequate access space for wheelchairs towards the Shower Rooms and also to the lockers.
- The doors to the Shower/WC's open outwards.