

Arup Accessible Environments (AAE) were appointed by Uchaux Limited to provide access consultancy services to support the RIBA Stage 2 Access Statement for Planning.

The typology of the 'micro-hotel' consists of hotel accommodation offering smaller than average hotel rooms for competitive prices. Despite the smaller space provisions of this typology, it is proposed that the hotel will achieve the following requirements contained within the London Plan (March 2016 current, and December 2020 draft - referenced below where applicable) and the London Borough of Camden Local Plan 2017:

- Provisions of 10% of the total number of bedrooms to be provided as wheelchair-accessible. (Policy 4.5 of the current London Plan and Policy E10 of the Draft London Plan - Visitor infrastructure);
- Provision of evacuation lifts to provide equitable means of escape for people who require step-free egress (Policy D5 of the Draft London Plan - Inclusive Design)
- Provision of the highest practicable standards of accessible and inclusive design so that the building and the site can be used safely, easily and with dignity by all (Camden's Local Plan, Policy C6 - Access for all).

The Access Statement outlines the access strategy for the Regent's Park Road Hotel project and intentions for improvement works to the surrounding site. This document takes into consideration compliance with Part M of the Building Regulations 2010 and the intent of the Equality Act 2010, as well as identifying further work required to address current shortfalls.

The assessment of the scheme was undertaken as a desktop study of the architectural general arrangement plans and elevations, and discussions with the project team, namely the architectural team Piercy and Company.

In general, access provisions proposed by the project team within the project has considered inclusive design principles in accordance with Approved Document M Volume 2 Buildings other than dwellings (2015 edition), BS 8300-1: 2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice, and BS 8300-2: 2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice.

Approved Document M and BS 8300 principles have been met, with regards to general circulation, communal areas and the public realm. There are some exceptions in relation to the accessible hotel rooms, where alternative solutions based on the key principles have been proposed, to provide a design that fits in with the micro-hotel typology. These principles are outlined in this access statement and are subject to agreement as part of the planning approvals process.

As the design develops, the following items will need to be considered further by the design team:

1. Working with the London Borough of Camden and other affected parties to deliver improvements to the public realm in front of the site through a Section 278 agreement.
2. Development of finishes (including contrast, slip resistance and product selection) and management / operations strategies (including future adaptations for staff and residents) as part of the next stage of the project.
3. Development of details to maximise accessibility, inclusion and safety in use (including provision of vision panels, hearing enhancement systems, way-finding and signage) as part of the next stage of the project.

This access statement should be updated throughout the design process, and at completion. This is to provide a record of features and facilities, including documentation of any decisions made in relation to the design and operation of the site.

8.1.1 LEGISLATIVE AND REGULATORY BACKGROUND

EQUALITY ACT 2010 AND BUILDING REGULATIONS

The Equality Act has been in force since October 2010, and regarding the built environment prohibits designers from discriminating against disabled people (amongst others) or making it unnecessarily difficult for them to access and use facilities.

In the Act, the term ‘disability’ includes not only disabled people, but also people who have an association with a disabled person (e.g. carers and parents) and people who are perceived to be disabled.

The Equality Act 2010 is not prescriptive in that it does not establish a minimum level of access to be achieved. Rather, it places duties on Arup as an employer and service provider to anticipate and remove barriers that may put an employee or visitor with a protected characteristic at a substantial disadvantage. This is not a minimal duty of ensuring a basic level of access but a requirement to, as far as reasonably practicable, provide an equitable experience for everyone regardless of their protected characteristic.

In determining what is reasonable, the guidance presented by Approved Document M of the Building Regulations should not be considered good practice, but a minimum standard for building control purposes; as such, this access statement makes reference to recognised good practice including BS 8300: 2018 and other sources of guidance listed in section 1.1.3 below.

Statutory regulations and recommendations for the built environment provide parameters for how an accessible environment can be achieved. Compliance with these regulations and recommendations is not proof that Equality Act issues have been addressed, as the guidance documents offer design solutions to

the scheme only which will need to be supplemented by appropriate management and operation strategies once the building is in use. This is the responsibility of the owner (Uchaux Limited) and operator (to be confirmed). Compliance with the design guidance documents do, however, go a long way to ensuring inclusion issues are considered.

BUILDINGS OTHER THAN DWELLING REQUIREMENTS

The relevant requirements contained within Part M ‘Access and Use of Building’ of the Building Regulations 2010 (as amended) are as follows:

M1. Access to and use of buildings other than dwellings.

Responsible provision must be made for people to:

- a) Gain access to; and
- b) Use the building and its utilities.

Requirement M1 does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Draft London Plan Policy D5 (2020) (Inclusive design) sets out that the highest standards of accessible design should be achieved ensuring the development can be entered, used and existing safely, easily and with dignity by all; are convenient and welcoming with no disabled barriers, providing independent access without additional undue effort, separation or special treatment; are designed to incorporate safe and dignified emergency evacuation for all building users.

Draft London Plan Policy E10 (2020) (Visitor infrastructure) states that 10 per cent of new bedrooms should be wheelchair-accessible (in accordance with Figure 52) incorporating either Figure 30 or Figure 33 of British Standard BS8300-2:2019 Design of an accessible and inclusive built environment; or 15 per cent of new bedrooms to be accessible in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design

of an accessible and inclusive built environment. Buildings.

Camden’s Policy C6 (2017)(Access for all) sets out that all buildings and places should meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all; expect facilities to be located in the most accessible parts of the borough; expect spaces, routes and facilities between buildings to be designed to be fully accessible; and encourage accessible public transport.

SOURCE OF ADVICE AND GUIDANCE USED

The criteria used for the Access Statement assessment includes:

- The London Plan (March 2016)
- The Draft London Plan (December 2020)
- The London Borough of Camden Local Plan (2017)
- London Cycling Design Standards, Transport for London (2014)
- Approved Document B (Fire Safety) of the Building Regulations (2013 update)
- Approved Document K (Protection from falling, collision and impact) of the Building Regulations (2013 update)
- Approved Document M Volume 2 Buildings other than dwellings (2015 edition)
- BS 8300-1: 2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice
- BS 8300-2: 2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice
- BS 9999:2017 (Fire safety in the design, management and use of buildings - Code of practice)
- Consideration of Equality Act issues.

8.1.2
REFERENCE DRAWINGS

The arrangements for access and inclusion described in this statement reflect the current design. The drawing references used for the preparation of this access statement are as outlined:

DRAWING NUMBER	NAME	REV	DATE
00 098	Proposed Basement 2 Plan	A	29.01.21
00 099	Proposed Basement 1 Plan	A	29.01.21
00 100	Proposed Ground Floor Plan	A	29.01.21
00 101-103	Proposed First - Third Floor Plans	A	29.01.21
00 104	Proposed Fourth Floor Plan	A	29.01.21
00 105-106	Proposed Fifth - Sixth Floor Plans	A	29.01.21
00 107	Proposed Roof Plan	A	29.01.21

The descriptions in this access statement have also been based on discussions with the design team and their intent on inclusive design.

Access and inclusion arrangements will need to be addressed in further detail as the design develops, with an access and inclusion consultant working collaboratively with the project team in accordance with the table below.

DESIGN STAGES	DOCUMENTS
Detail Design (post-planning)	Part M Compliance Report for Building Control approval
Completion and Occupation	Building Management Document

8.1.3
ACCESS STATEMENT AND TERMINOLOGY

This access statement should be used as a reference document during design development.

- Section 2 of this access statement describes the existing context of the site and covers proposals to improve usability and access within the site.
- Section 3 of this access statement describes the existing context of the building and covers proposals to improve usability and access within the building.
- Section 4 of this access statement concludes the access statement.

Throughout this document, we will use the following terms:

- ‘Will’
Where items have been discussed, or where items have been included within the drawings as compliant, and will therefore be part of the inclusive design strategy.
- ‘Should’
Where items have not yet been discussed, or developed and will be considered in later design stages, or where items fall outside of the remit of the design team. The text will then detail our advice, to document areas which should be considered subsequently.
- ‘Has / Have’, ‘Is’, ‘Are’
These terms will be used where describing existing elements, which are definite in relation to the site, or scheme – e.g. items which have been provided, a street which is at a gradient, bus services that are currently running into the site.

Should there be any departures from the guidance documents the access statement will contain details of the reason for this decision, the details of any adopted alternative, the rationale behind it and notation detailing when any said departure was taken.

Areas that require further development in the next stages of design by the design team have been reported in section 3.6 and section 4.9.

Additionally, the access statement, once completed at handover, should contain details of specific inclusive design facilities or features so that end users are sufficiently aware of the reason for them and how they operate.



8.2 SITE SPECIFIC ITEMS

8.2.1 SITE

Regent's Park Road Hotel (RPRH), will be located within Camden Town in London. The project consists of the demolition of the existing four storey mixed use building facing on Haverstock Hill (with the exception of the two 'wings' and an internal courtyard accessed via Regent's Park Road, which will be retained), and construction of a replacement building which will contact two basement levels, ground and six upper levels. The building will form a 'micro-hotel'; a hotel typology offering small rooms for small prices.

The building will front Haverstock Hill and Regent's Park Road, and will be set back from the main road by an area of public realm. RPRH will also contain an existing courtyard, accessed via Regent's Park Road, for use as long-stay cycle storage and a secondary means of hotel access for hotel staff.

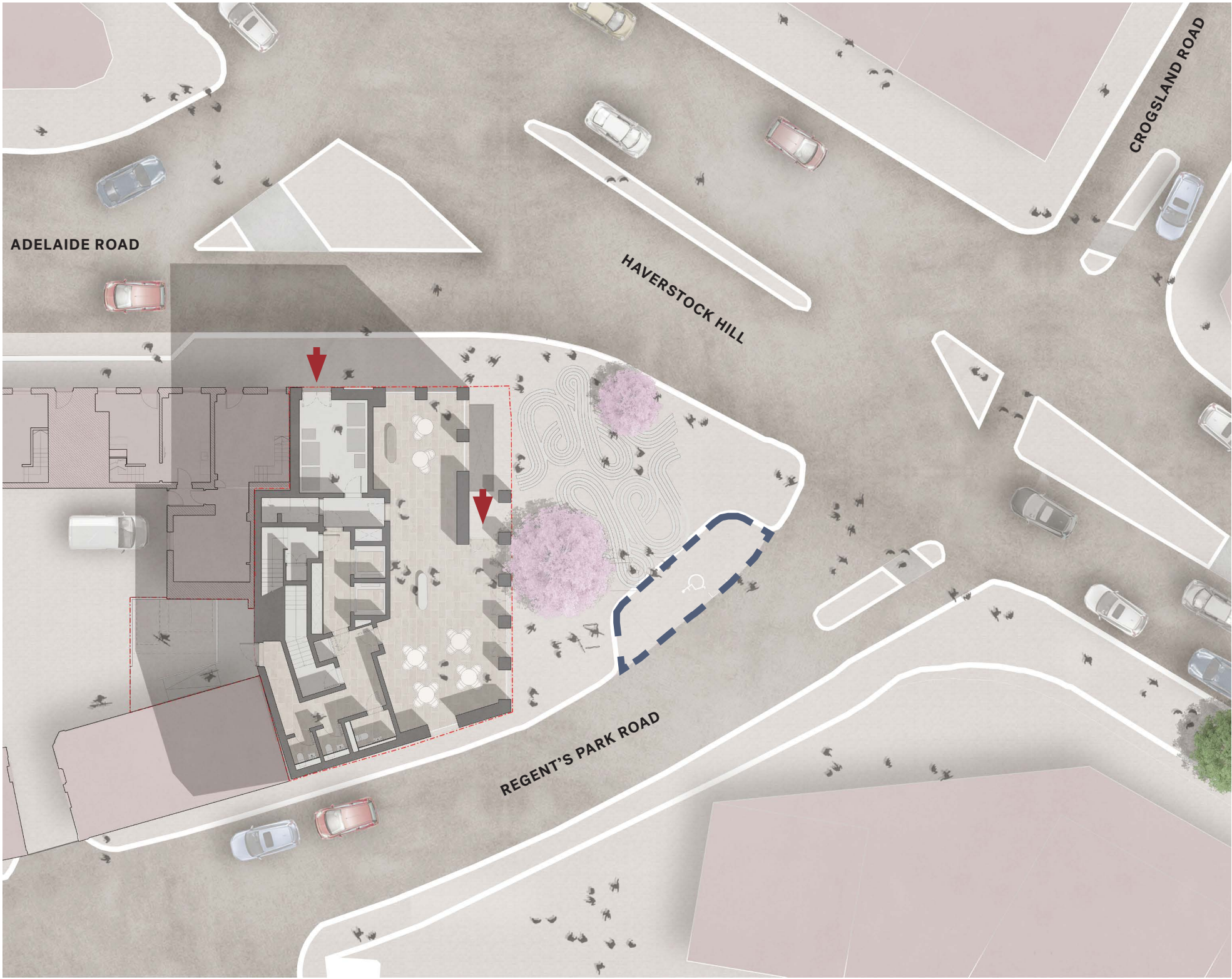
8.2.2 TRANSPORT LINKS



The area is well served by the London transport system and is easily accessible from in and around London.

There are a number of options for public transport connections to the site:

- Chalk Farm underground station (Northern Line) is located at approximately 50 metres from the site. However, the station is currently not step-free
- A number of bus routes serve the site. The buses on these routes are wheelchair-accessible low floor buses.

The closest bus stops to the site are located along Haverstock Hill (i.e.: stop CD and stop CC), Adelaide Road (i.e.: stop CA and stop CB), and Chalk Farm Road (i.e.: stop CF), and are all located mainly within a 300m radius. These bus stops provide connections in both north and south-bound, and east and west-bound directions.



-  Step-free entrance for both hotel and residential unit
-  Blue Badge parking bay

8.2.3 POINT OF ACCESS
The main vehicular routes to the site will be Haverstock Hill, Adelaide Road and Regents Park Road. These will be the main links to the site for visitors by car, bus, taxi, coach and on foot.

The site is generally level, with the following exceptions:

- Gradient along the existing rear courtyard: 1:10 main gradient with a 1:12 cross-fall (worst case).
- Gradient along the existing pavement of Regents Park Road: 1:24.

Dropped kerbs and tactile paving have been provided at intersections between pedestrians and vehicles to facilitate safe access to and from the site.

8.2.4 CAR PARKING AND SETTING DOWN POINTS
This will therefore be a car-free scheme and the team will work with the London Borough of Camden and other affected parties to deliver on-street external car parking for hotel staff use through a Section 278 agreement.

There will be one Blue Badge bay, located at the front of the building (replacing the existing motorcycle parking). This will provide direct access from the bay to the hotel entrance for any staff who need to drive to work. This meets the minimum requirement in accordance with Camden's Local Plan.

Drop-off points allow disabled people a safe means of transferring from vehicles such as taxis to the building. The hotel will not be expected to provide a drop off point by policy, given the excellent public transport links, but it is noted that pick-ups and drop-off will be possible along the double yellow lines on Adelaide Road and Regents Park Road, providing an option for those travelling by private or hire vehicles.

8.2.5 CYCLE STORAGE

The site will contain the following cycle provision:

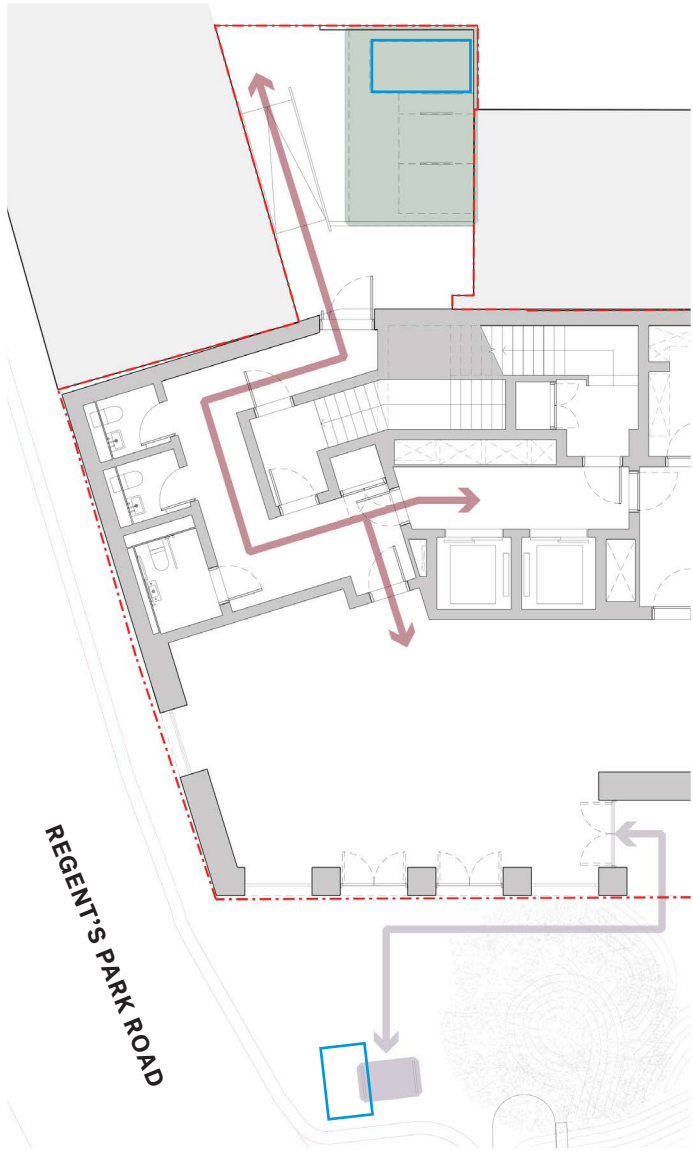
- Long stay:
- Standard cycle store:
 - hotel staff cycle stores: 4no. covered and secure spaces, located within the rear courtyard with access directly from the ground floor of the proposed development.
 - Accessible cycle store
 - hotel staff: the accessible space (1no.) for the hotel will be located in the courtyard, with direct ramped access to the ground floor of the proposed development. The ramp will be designed to the recommendations set out in Approved Document M, with a gradient of 1:18 and a length of no more than 8m and handrails to both sides.
- Short stay:
- Public accessible on-street cycle parking will be provided for RPRH to the east of the entrance in the area of public realm. The layout will follow the spatial requirements of the London Cycling Design Standards (LCDS).

8.2.6 CONCLUDING STATEMENT FOR THE SITE: NEXT STEPS

In general, site access for RPRH considers inclusive access and provides a range of options to cater for a variety of users.

Items for development by the design team at the next design stage include the following:

- Working with the London Borough of Camden and other affected parties to deliver improvements to the public realm in front of the site through a Section 278 agreement.
- Development of finishes (including contrast, slip resistance and product selection) and management / operations strategies (including future adaptations for staff and residents) as part of the next stage of the project.
- Detail development of the cycle store and associated approach routes.



Accessible cycle store

8.3.1 BUILDING DESCRIPTION

Regents Park Road Hotel (RPRH) will consist of a redevelopment providing a ground plus 6-storey building, and two basement storeys, comprising a 59 key hotel.

Access to the building will be by means of a single, recessed, weather protected entrance located along the main façade, at the intersection between Regent's Park Road and Adelaide Road. This will consist of a power operated double-door and will provide step-free access from street to building.

The building will contain the following -

- Basement level 2
- Plant rooms
- Basement level 1
- Storage areas and plant rooms
 - Hotel bedrooms
 - One accessible shower/toilet for use by hotel staff
 - Changing area for use by hotel staff
- Ground level
- Hotel reception
 - Small hotel bar/cafe
 - Toilets (including one wheelchair accessible toilet) for use by hotel staff and hotel guests
 - Refuse store for the hotel accommodation
 - Cycle storage (as outlined in 8.4.1)
- Level 01 to 06
- Hotel bedrooms including communal accessible roof terrace at level 4
- Roof Level
- Plant area

8.3.2 HORIZONTAL AND VERTICAL CIRCULATION

Each floor within the building will be level, and step free access across all floors will be achieved by means of two accessible lifts located to the centre of the building. Two lifts have been provided to allow continued access should one lift be taken out of service.

The lifts will have internal car dimensions of 1100mm by 1400mm minimum, with a minimum clear opening door width of 900mm, to allow use by wheelchair users. A mirror will be provided to the rear of the lift

car to assist people when reversing out of the lift. One of these lifts will be designed as an evacuation lift, allowing step-free egress from the upper floors.

Adjacent to the lifts will be a stair, designed for use in an escape only and to the recommendations set out in Approved Documents B and K.

The lifts will serve all floors within the building apart from the roof, which is accessed via the stair and is where additional plant is located.

A single corridor will be provided to connect hotel rooms and amenities with the circulation core. This corridor will have a minimum clear width of 1200mm in front of standard hotel rooms, increasing to 1800mm for approach to accessible rooms, and to facilitate passing along the route. A minimum landing area of 1500mm by 1500mm will be provided immediately outside of each accessible room. All internal doors will be designed with a minimum clear opening width of 800mm with a 300mm nib to the leading edge of the door.

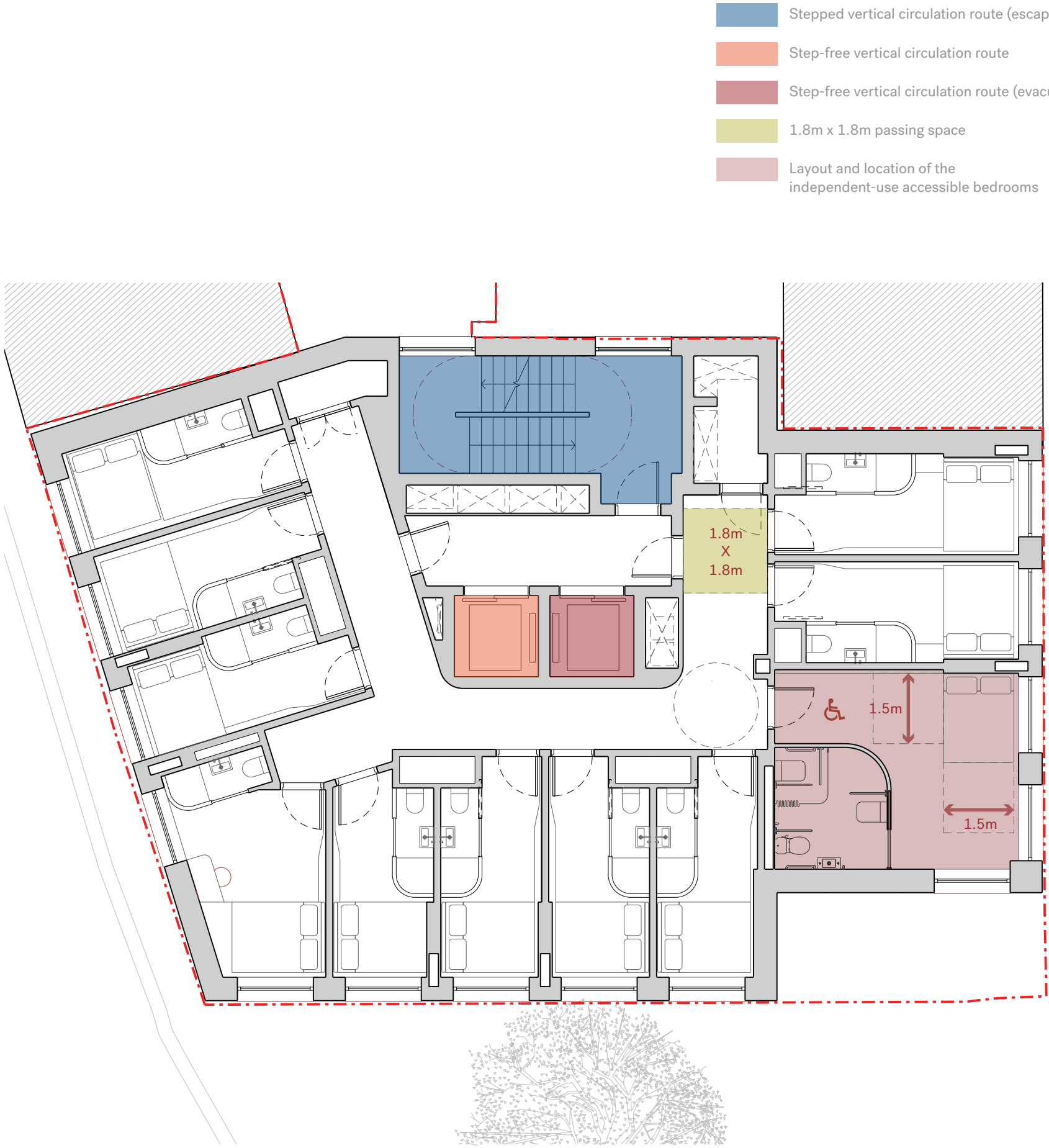
All vertical and horizontal access within the building will continue to be designed to the recommendations set out in Approved Document M Volume 2 and BS 8300-2.

8.3.3 HOTEL RECEPTION AND BAR/CAFE

Upon entry to the building, a reception desk will be provided. The hotel reception leads into the bar / café, which will be provided for hotel guest use, but may be accessible to the public. Furniture within these areas should be provided to cater for a variety of users and different personal preferences, and this will be developed in subsequent stages of the project.

Hearing enhancement systems and clear signage for way-finding to enable safe and intuitive navigation to all visitors should also be provided within the reception and the bar / cafe.

The bar / café will provide access into the vertical circulation core and WC facilities, from which the hotel rooms can be accessed.



8.3
BUILDING SPECIFIC ITEMS

8.3.4 BEDROOMS

The Draft London Plan Policy E10 (Visitor infrastructure), and current London Plan Policy 4.5 (Visitor infrastructure), state that 10% of bedrooms in new hotels should be wheelchair accessible.

RPRH will contain six wheelchair accessible bedrooms (split between independent-use accessible bedrooms and assisted-use accessible bedrooms) out of 59 keys, achieving the minimum required 10% provision.

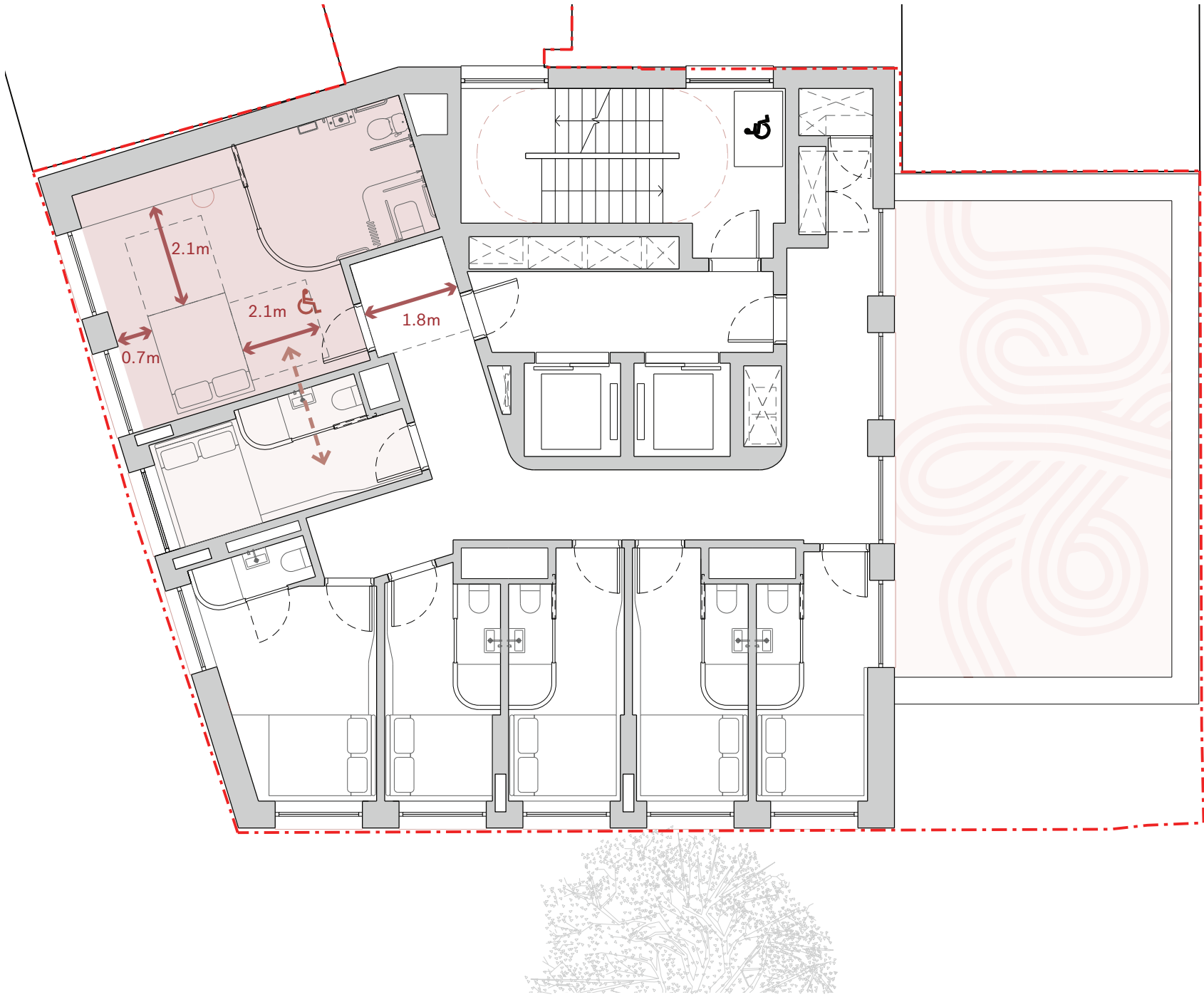
Guidance is provided in BS 8300:2018 Volume 2, but this relates to standard hotel accommodation and does not reference the micro-hotel typology. The design for RPRH have taken the principles and key dimensions required for transfer and use of the rooms and proposed an alternative solution to reflect the typology. The accessible bedrooms will be designed as follows:

INDEPENDENT-USE ACCESSIBLE BEDROOMS

All the independent-use accessible bedrooms will contain double beds. The key principles and transfer spaces extracted from the guidance in BS 8300:2019-2 are as follows:

- Bathroom:**
- Provision of a clear 1500mm turning space and provision of a 1200mm square wet room shower area.
 - Provision of the following transfer spaces:
Toilet, from centre line: 1000mm to one side and 400-500mm to the other side.
Toilet: 1100mm clear from the front of the toilet.
 - Toilet: mixture of left-hand and right-hand transfer layouts. This will be incorporated in subsequent stages of the project.
- Bedroom:**
- Provision of a 1500mm square to the end and one side of the bed.
 - Provision of a 300mm nib to the pull-side of the door.
 - Provision of a clear 1200mm approach / corridor width.

The layout of the bathroom will achieve the key principles outlined above and sanitaryware will be in prescribed positions for practical reasons and should not vary from the recommendations set out in Approved Document M Vol. 2 and BS 8300-2: 2018.



ASSISTED-USE ACCESSIBLE BEDROOMS

It is proposed that assisted-use accessible bedrooms will be provided, and these have been spatially designed to accommodate this as part of design development (see Figure 10). The internal layouts will be developed in subsequent stages of the project, and will include consideration of:

Single bed and double bed options
A connecting door to offer a potential connection between the assisted-use accessible bedroom and the adjoining bedroom.

The key principles and transfer spaces extracted from the guidance in BS 8300:2019-2 are as follows:

- Bathroom:
- Provision of a clear 1500mm turning space and provision of a 1200mm square wet room shower area.
 - Provision of the following transfer spaces:
 - Toilet, from centre line: 1700mm to one side and 1400mm to the other.
 - Shower seat, from centre line: 1000mm to one side and 400-500mm to the other side.
 - Toilet: 1100mm clear from the front.
 - Toilet: mixture of left-hand and right-hand transfer layouts. This will be incorporated in subsequent stages of the project.
 - Sanitaryware will be in prescribed positions for practical reasons and should not vary from the recommendations set out in Approved Document M Vol. 2 and BS 8300-2: 2018.

- Bedroom:
- Provision of a 700mm space to one side, 2100mm to the other side, and 2100mm to the end of the bed.
 - Provision of a 300mm nib to the pull-side of the door.
 - Provision of a clear 1200mm approach / corridor width.

The layout of the bathroom will achieve the key principles outlined above.

8.3.5 COMMUNAL SANITARY FACILITIES

Communal sanitary facilities, including a wheelchair accessible toilet, for use by hotel staff and hotel guests will be located on the ground floor and accessed via reception. In addition, a wheelchair accessible shower and toilet for use by hotel staff will be located at basement 1. Both facilities will be designed to comply with the recommendations set out in Approved Document M Vol.2 2015 and BS 8300-2: 2018.

For the wheelchair accessible toilet this includes:

- Provision of a minimum 2200mm by 1500mm area.
- Toilet: right-hand transfer.

For the wheelchair accessible shower / toilet this includes:

- Provision of a minimum 2400mm by 2500mm area.
- Toilet: right-hand transfer.

For both facilities, sanitaryware will be in prescribed positions for practical reasons and should not vary from the recommendations set out in Approved Document M Vol. 2 and BS 8300-2: 2018. This will be developed in subsequent stages of the project. A separate self-contained changing room and storage area with lockers will also be provided adjacent to the wheelchair accessible shower / toilet. It is the intention to provide facilities to comply with the recommendations set out in Approved Document M Vol.2 2015 and BS 8300-2: 2018. This includes:

- Changing room: provision of a minimum 2000mm by 2200mm area.
- Lockers: a manoeuvring space 1500mm deep in front of lockers.

This will be developed in subsequent stages of the project.

For the changing room, the arrangement of equipment and controls within will be in prescribed position for practical reasons and should not vary from the recommendations set out in Approved Document M Vol.2 and BS 8300-2: 2018. This will be developed in subsequent stages of the project.

8.3.6 PLANT ROOMS

Plant rooms will be for maintenance purposes only and are exempt from the requirements of Part M.

8.3.7 MEANS OF ESCAPE

Provisions must be made for means of escape for disabled persons within the building under Part B of the Building Regulations 2010.

There is potential for one lift to be identified as an evacuation lift to facilitate the step-free evacuation of occupants unable to use the stairs in accordance with the Draft of the London Plan (December 2020).

A refuge space will also be provided within the escape stairs at floors 01-06, and basement 1 and 2. At ground floor, means of escape will be step free via the courtyard at the rear of the building.

The escape stairs will be designed to meet the parameters set out in Approved Document B and K. These will be developed in subsequent stages of the project, but it is proposed that these will have accessibility features included, to assist ambulant disabled people and blind / partially sighted people when using the stair for escape (including handrails and contrasting nosing).

8.3.8 CONCLUDING STATEMENT FOR THE BUILDING: NEXT STEPS

In general, access within RPRH considers inclusive access and provides a range of options to cater for a variety of users, in accordance with Approved Document M Vol 1 and Vol 2, and BS 8300:2018 Part 1 and Part2.

Items for development by the design team at the next design stage include the following:

1. Development of finishes (including contrast, slip resistance and product selection) and management / operations strategies (including future adaptations for staff and residents) as

2. part of the next stage of the project. Development of details to maximise accessibility, inclusion and safety in use (including provision of vision panels, hearing enhancement systems, way finding and signage) as part of the next stage of the project.
3. Development of the details for the hotel rooms, including handing of the bathrooms and layouts for the assisted use bedrooms.

This will be developed collaboratively with the project team post-planning and will aim to maximise accessibility and inclusion as far as practicable.

The Regents Park Road Hotel site has been designed by the project team with inclusive access in mind, and has taken into account relevant policy, regulations and good practice. This will be developed further in subsequent design stages by the project team.

This access statement has explored both access and egress to and around the Regents Park Road Hotel site as well as within the building itself. Design developments – including the consideration of colours, lighting, markings, sizes, surface finishes and handrails – should continue to be reviewed by an Access and Inclusion Consultant with the aim of maintaining and improving accessibility throughout the building and site. Further access assessment and consultation will be required during future design progression, including for the Part M Building Regulations submission.

9.0
SUMMARY

9.1
SUMMARY OF PROPOSALS



9.1 SUMMARY

9.1.1

The previous chapters have presented how the Applicant's vision for a high quality micro hotel has manifested itself on the 155-157 Regent's Park Road site. The existing site has been described in relation to its connectivity to public transport and its positioning between two listed buildings of significant heritage value. The limited functional and poor architectural qualities of the existing building have been described and it has been reflected within the HTVIA that the proposed development will improve the appearance of the area and quality of townscape. It will also improve the character and function of the townscape by virtue of the proposed design and layout.

9.1.2

The Statement touches upon relevant planning policy and the changing context of Chalk Farm following recent planning approvals.

9.1.3

The contextual references that have informed the design have been presented. The result is a building that has a simple elegance, expressive of its function as a hotel development. The colour of the brickwork and the arched windows form distinctive and attractive feature in the streetscape, whilst referencing the detailing found within traditional railway architecture. The use, quantum, scale and massing have all been presented.

9.1.4

Chapter 5.0 describes the proposals in greater detail and highlights the importance of the material quality to the successful resolution of the scheme. Chapter 6.0 explores the key townscape impact of the development.

9.1.5

Chapter 7.0 provides a summary of the key technical considerations that have informed the design. Chapter 8.0 provides the detailed summary of how the development has been designed to be accessible to all.

9.1.6

In conclusion, the existing building offers little to Chalk Farm as a Neighbourhood Centre or the wider community. The comprehensive hotel redevelopment of the building including a food and beverage offer at ground floor reinforces the Neighbourhood Centre for local people. The hotel provides welcome support for Camden as a major town centre of international significance, including support for the cultural and social activities of The Roundhouse. The design is of the highest quality and materiality, respecting and referencing Camden's architectural heritage whilst at the same time being a carefully crafted, considered piece of contemporary architecture.

