

5.4 Accessible housing

Building C will provide 202 units. In line with the London Plan 2016, ninety per cent of the dwellings (179 out of 202) will be designed to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'; and ten per cent of the dwellings (23 out of 202) will be designed to meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.

Wheelchair user dwellings will be distributed throughout the development, across type, size and level, as far as possible to ensure that households that need wheelchair accessible units are not clustered together; and wheelchair users have as much choice about the location and level of their home as anybody else, as far as possible.

The proposed distribution is as follows:

Beds	Cat 2	Cat 3	Totals
1BF	72	2	74
2BF	76	21	97
3BF	31	0	31
Totals	179	23	202

The provision made to meet Building Regulation requirement M4(3) can be two types:

- (2)(a): To allow a simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs. Dwellings will be defined as a **Wheelchair adaptable**.
- (2)(b): To meet the needs of occupants who use wheelchairs. Dwellings will be defined as a **Wheelchair accessible**.

Wheelchair adaptable dwellings are intended to be capable of becoming wheelchair accessible through easy adaptations that do not require structural or service modifications, or moving walls. Wheelchair accessible dwellings are intended to be readily usable by wheelchair users at the point of completion.

Wheelchair user dwellings will be designed as a wheelchair accessible only where the local authority is responsible for allocating or nominating a person to live in that dwelling.



For the purposes of the Proposed Development, the wheelchair user dwellings have been designed as follows:

- Private and Intermediate wheelchair user units have been designed as Wheelchair adaptable units;
- Social Rented wheelchair user dwellings have been designed as Wheelchair Accessible units.

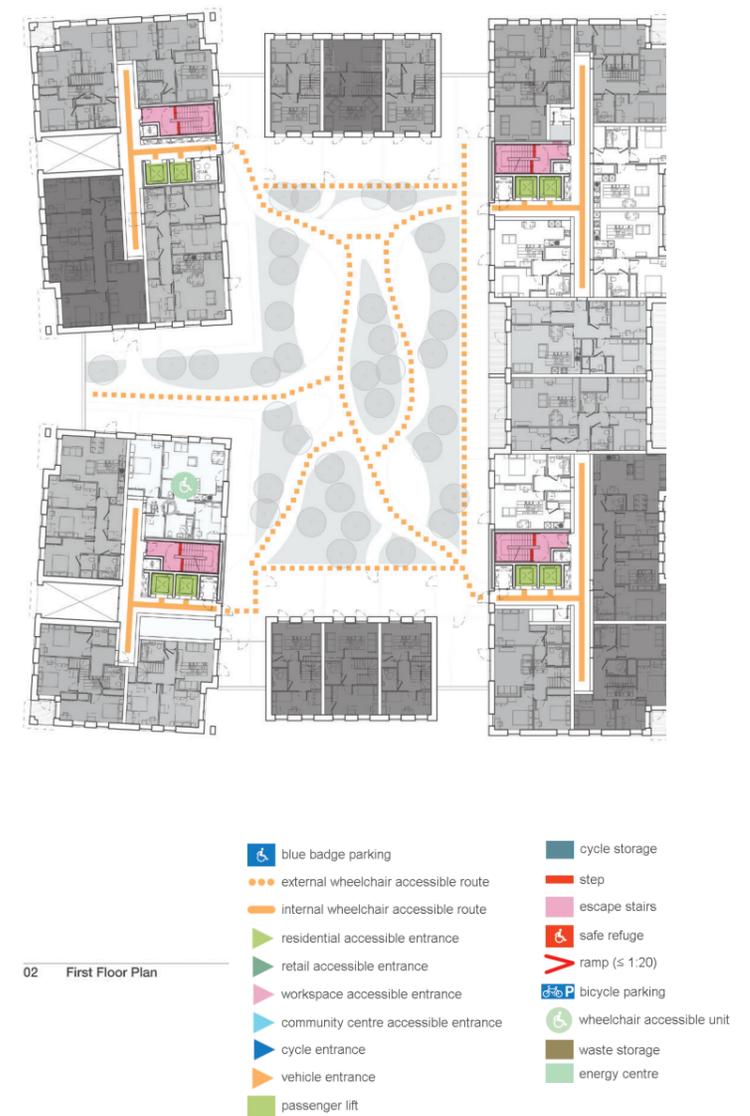
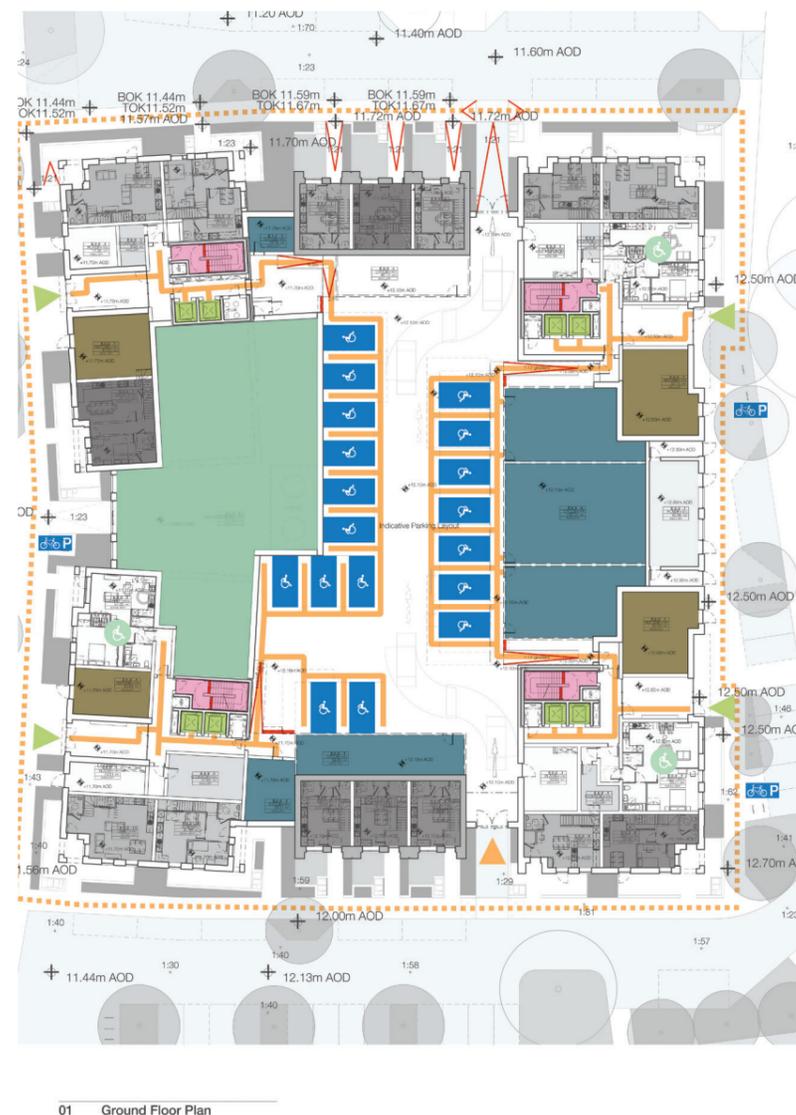
6. Building E

6.1 Entrances

Access to the four residential blocks is from public pavement surrounding the building. There is also direct access from the car parking into the lobbies. Entrances are accessible and readily apparent, with accessible threshold and covered. Entrance doors will provide a clear opening width of at least 850mm.

Further details will be subject to detail design and it is expected to comply with Part M (Volume 1) standards, including entry systems such as video or audio entry systems, pass card systems and similar will be designed and located to be used by visitors and residents. Building users should be able to activate such a system with a closed fist and with minimal force.

Where individual dwellings are accessed directly from outside, such as the maisonettes, the entrances will be sheltered by a fixed canopy and the thresholds will be nominally level, with a maximum upstand of 15mm.



6.2 Circulation

Horizontal circulation

The residential accommodation is organized around a central corridor that gives access to all units, and a main core on each block, containing two lifts and a stair. Crossing-corridor doors for fire reasons have been avoided.

All communal corridors will be 1500 mm or wider, allowing sufficient space for wheelchair users to easily manoeuvre, and to pass in opposite directions. A section of 1800mm wide corridor is provided by the lift and stair core to comply LBRuT's Designing Inclusive Buildings: Access For All document. Additionally, there will be a 1500 mm x 1500 mm turning space outside each wheelchair accessible, or easily adaptable, dwelling as a minimum.

Doors in communal routes will have a clear opening width of at least 850 mm through a single leaf door, or one leaf of a double leaf door, unless power operated or held open; and will have 300 mm clear space to the leading edge on the pull side of the doors and 200 mm clear space in the push side.

Lifts

All units will be served by two passenger lifts located in the main core.

All car lifts will be for eight or more people, with a minimum internal car size of 1100 mm x 1400 mm (the minimum dimensions for AD Part M). All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 x 1500 mm in front of all lift entrances.

Car controls and further details will be designed in later stage according AD Part M and the guidance of BS 8300 where relevant.

Stairs

Each block has a stair located on the main core. All stairs will be designed to meet the requirements of Part K for 'general access stair', and will be detailed at a later stage, including dimensions that suit ambulant disabled people, tonal contrast to aid people with impaired sight, and handrails extended 300 mm beyond the top and bottom riser.



6.3 Communal facilities

6.3.1 Cycle store

Cycle stores will be provided on the ground floor for use of residents. Access to the cycle stores will be step-free from all dwellings including wheelchair user dwellings. At least 5% of cycle parking spaces will be easily accessible to accommodate larger and adapted bicycles used by disabled cyclists in line with the London Cycling Design Standards.

6.3.2 Refuse stores

A refuse store for each residential block is located on the ground floor next to the entrance to the building. The routes from all dwellings to the refuse stores will be step-free and will be accessible to all residents including wheelchair users. The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations.



6.4 Accessible housing

Building E will provide 206 units. In line with the London Plan 2016, ninety per cent of the dwellings (186 out of 206) will be designed to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'; and ten per cent of the dwellings (20 out of 206) will be designed to meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.

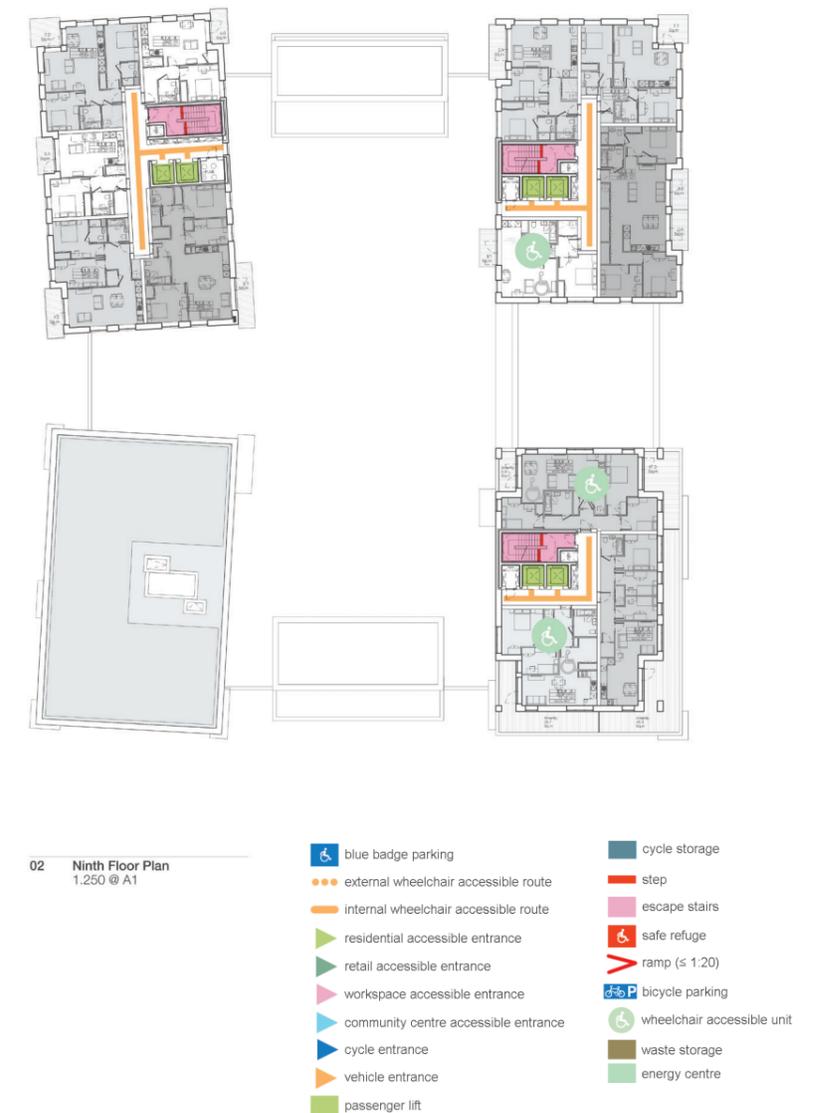
Wheelchair user dwellings will be distributed throughout the development, across type, size and level, as far as possible to ensure that households that need wheelchair accessible units are not clustered together; and wheelchair users have as much choice about the location and level of their home as anybody else, as far as possible.

The proposed distribution is as follows:

Beds	Cat 2	Cat 3	Totals
1BF	73	3	76
2BF	57	8	65
3BF	39	9	48
3BM	6	0	6
4BF	2	0	2
4BM	2	0	2
4BH	4	0	4
5BH	2	0	2
6BM	1	0	1
Totals	186	20	206

The provision made to meet Building Regulation requirement M4(3) can be two types:

- (2)(a): To allow a simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs. Dwellings will be defined as a **Wheelchair adaptable**.
- (2)(b): To meet the needs of occupants who use wheelchairs. Dwellings will be defined as a **Wheelchair accessible**.



Wheelchair adaptable dwellings are intended to be capable of becoming wheelchair accessible through easy adaptations that do not require structural or service modifications, or moving walls. Wheelchair accessible dwellings are intended to be readily usable by wheelchair users at the point of completion.

Wheelchair user dwellings will be designed as a wheelchair accessible only where the local authority is responsible for allocating or nominating a person to live in that dwelling.

For the purposes of the Proposed Development, the wheelchair user dwellings have been designed as follows:

- Private and Intermediate wheelchair user units have been designed as Wheelchair adaptable units;
- Social Rented wheelchair user dwellings have been designed as Wheelchair Accessible units.

7. Residential layouts

7.1 Internal provisions - Category M4(2)

The following features are the minimum access provisions required by AD-M, category 2 units, which have been reviewed against the proposed design:

- All entrance doors to have a minimum clear opening width of 850mm, with a clear approach space to the door of 300 mm on the leading edge of the door maintained for a minimum distance of 1200 mm beyond it;
- All internal corridors and clear opening widths of doors conform the requirements of Approved Document M, Section 2;
- Adequate circulation space for wheelchair users is provided in all habitable rooms, including space in bedrooms, space to access windows, and space in front of all kitchen units;
- All dwellings have a bathroom which is designed according the provisions of Approved Document M, including a provision for a level access shower;
- Doors to the bathroom requiring ease access to them will open outwards;

Further details will be detailed at the appropriate stage of design development.

7.2 Internal provisions - Category M4(3)

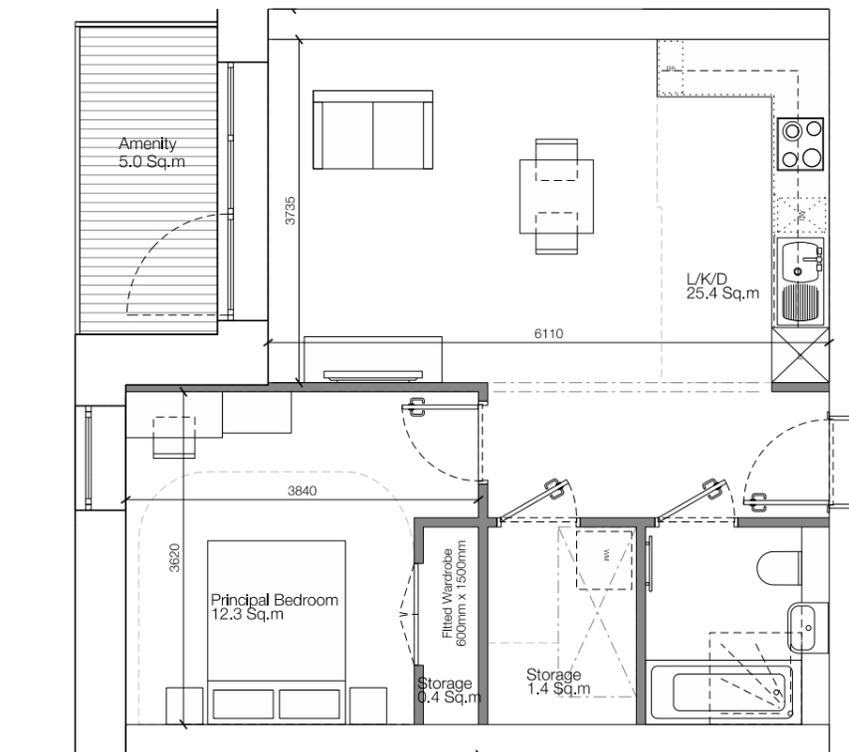
The following features are the minimum access provisions required by AD-M, category 3 units, which have been reviewed against the proposed design:

- All entrance doors to have a minimum clear opening width of 850mm, with a clear approach space to the door of 300 mm on the leading edge of the door maintained for a minimum distance of 1800 mm beyond it, and a clear approach of 200 mm on the following edge of the door maintained for a minimum distance of 1500 mm beyond it.
- All dwellings have a provision of a space of 1100 mm deep by 1700 mm wide close to the private entrance, to store and charge a wheelchair.
- All internal corridors and clear opening widths of doors conform the requirements of Approved Document M, Section 3;
- Adequate circulation space for wheelchair users is provided in all habitable rooms, including space in bedrooms, space to access windows, and space in front of all kitchen units;

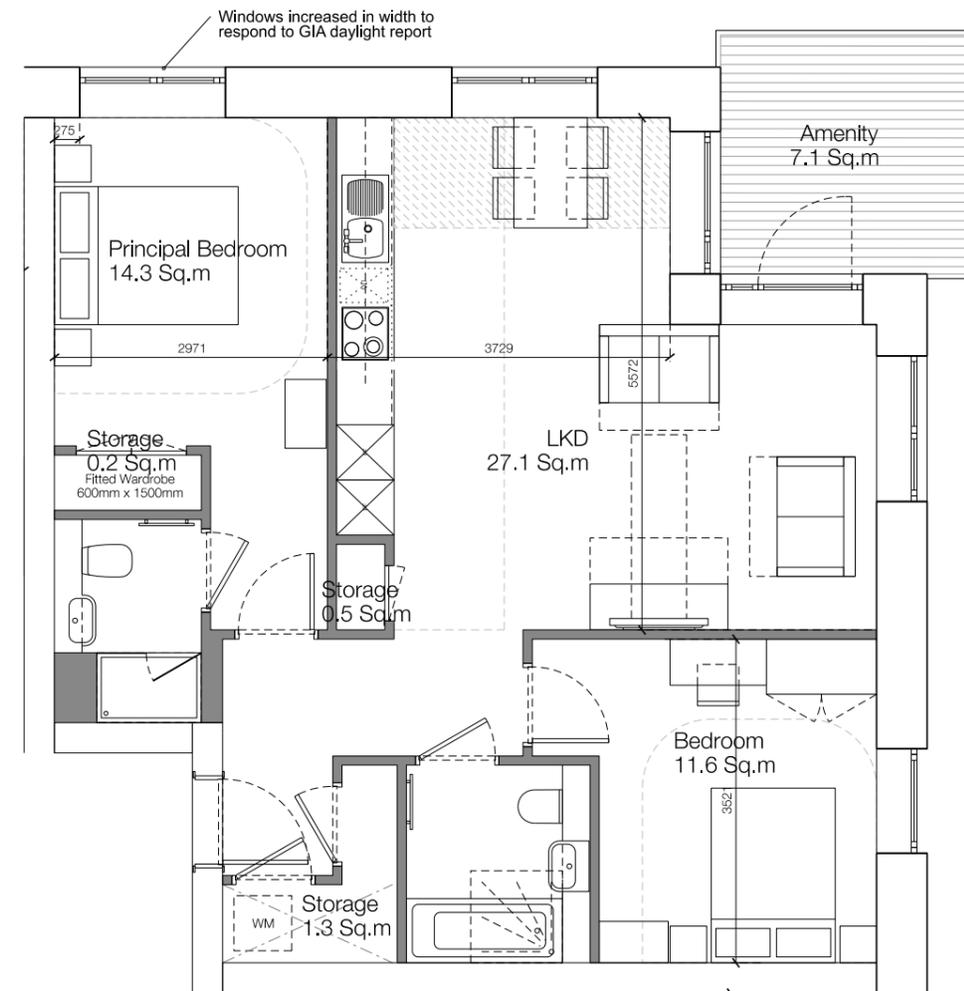
- All dwellings are single-storey and have a bathroom which is designed according the provisions of Approved Document M, including an installed level access shower;
- Dwellings of four or more bedspaces will have a separate WC/cloakroom that will meet the provisions of Approved Document M;
- Dwellings of five or more bedspaces will have a separate bath and level access shower, in either the same of separate rooms, when dwellings are Wheelchair Accessible;
- Doors to the accessible bathrooms will open outwards;

Further details will be detailed at the appropriate stage of design development.

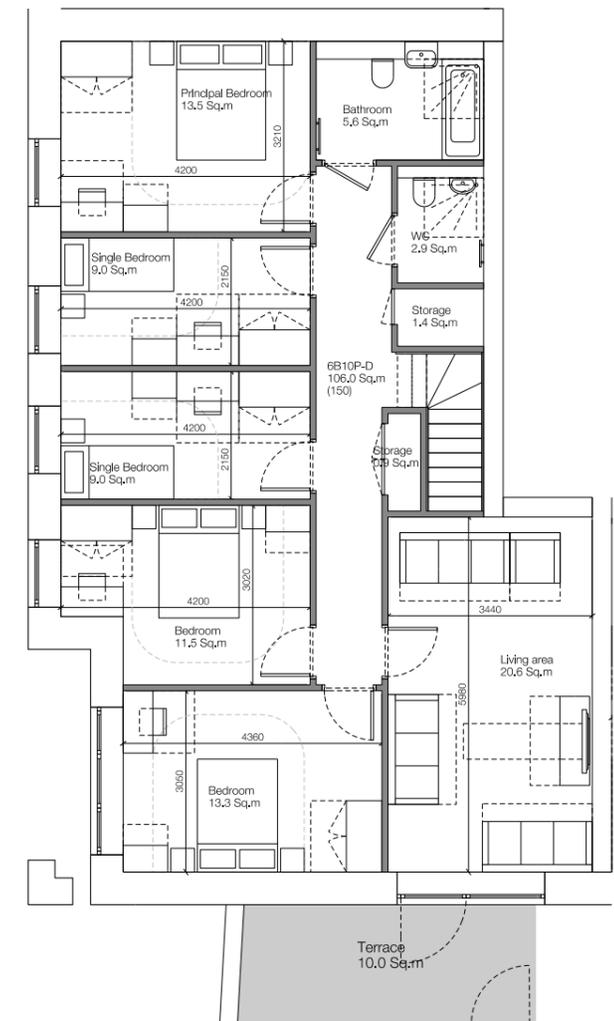
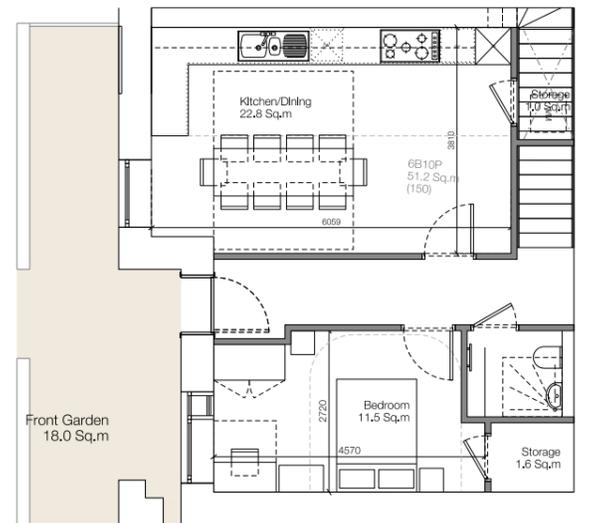
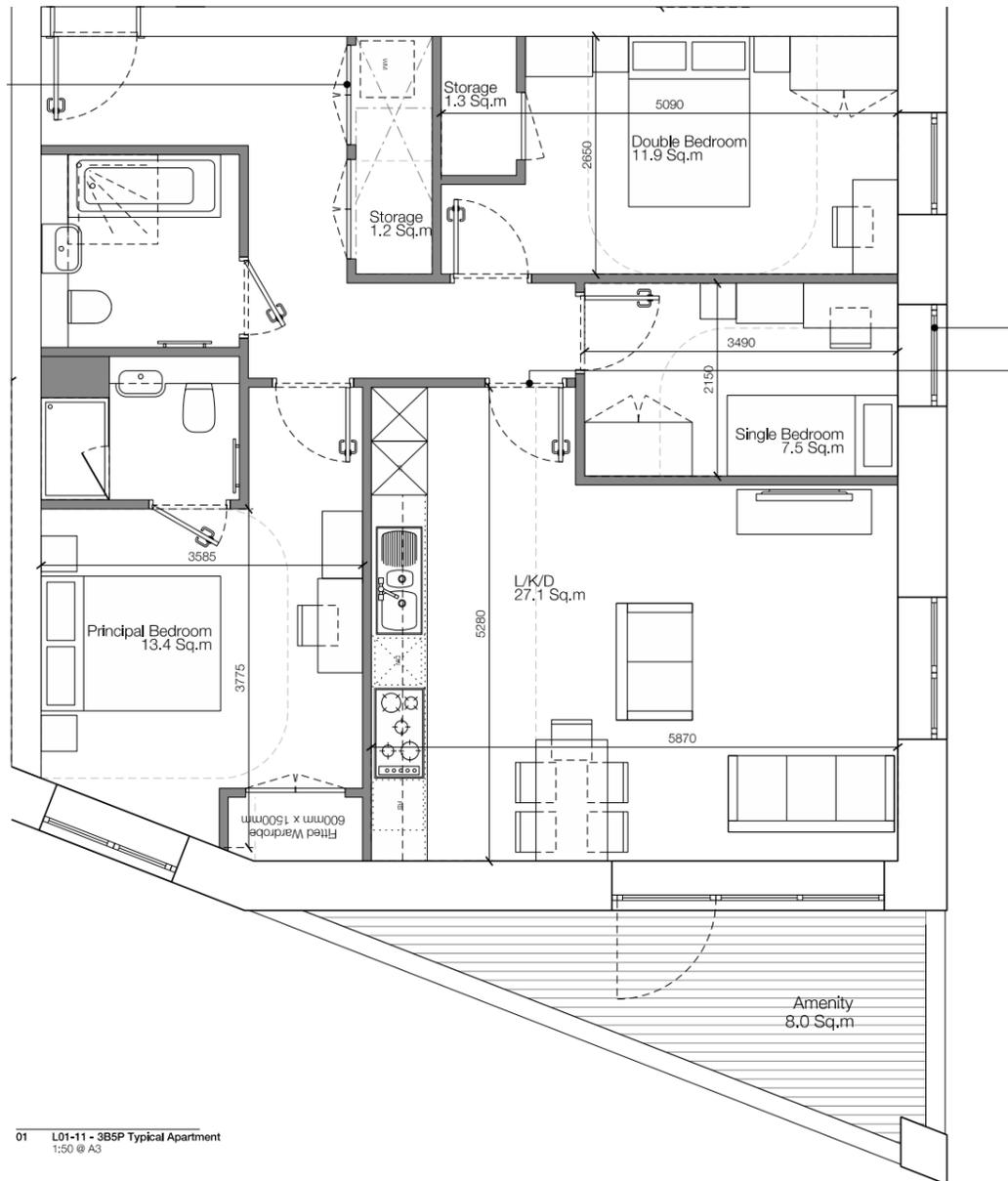
Typical residential layouts | Category 2 units

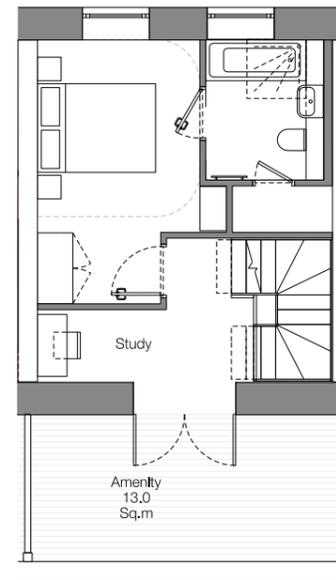
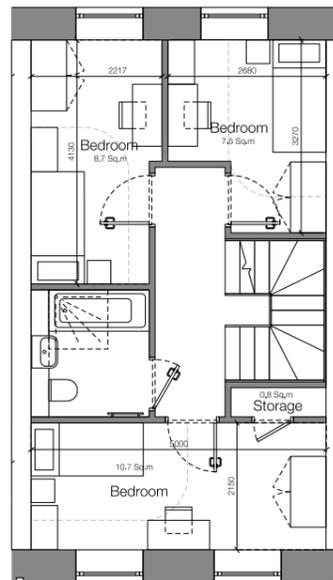
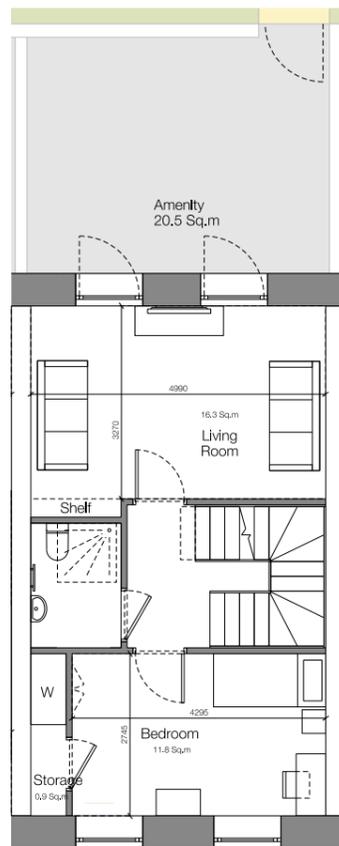


01 L01-12 - 1B2P Typical Apartment
1:50 @ A3

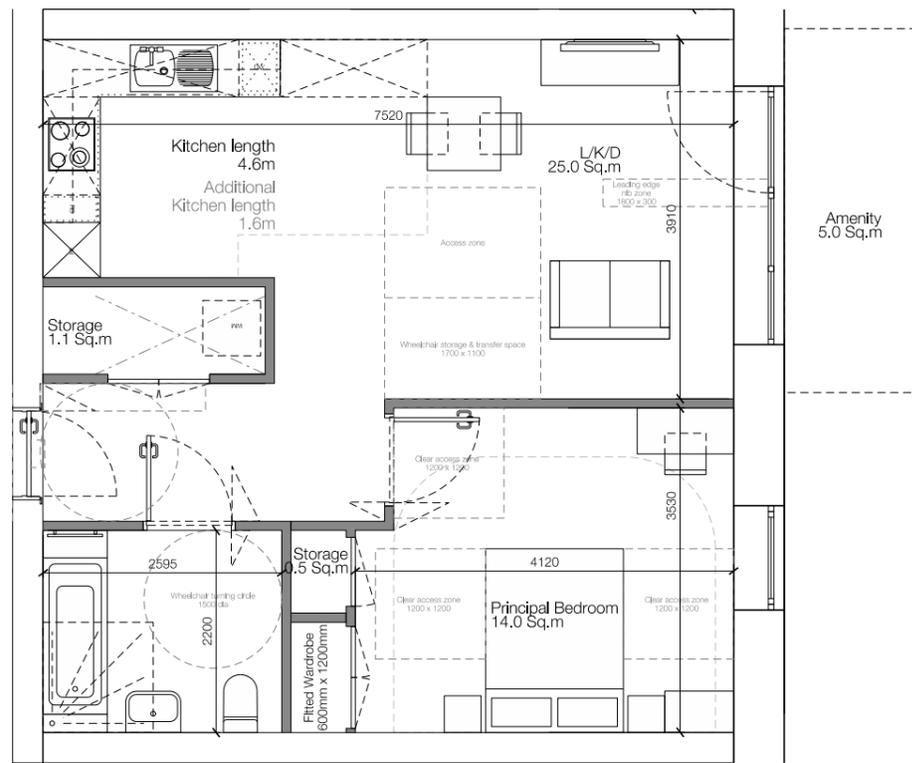


01 L02-09 - 2B4P Typical Apartment - Option 2 of Type 1531
1:50 @ A3





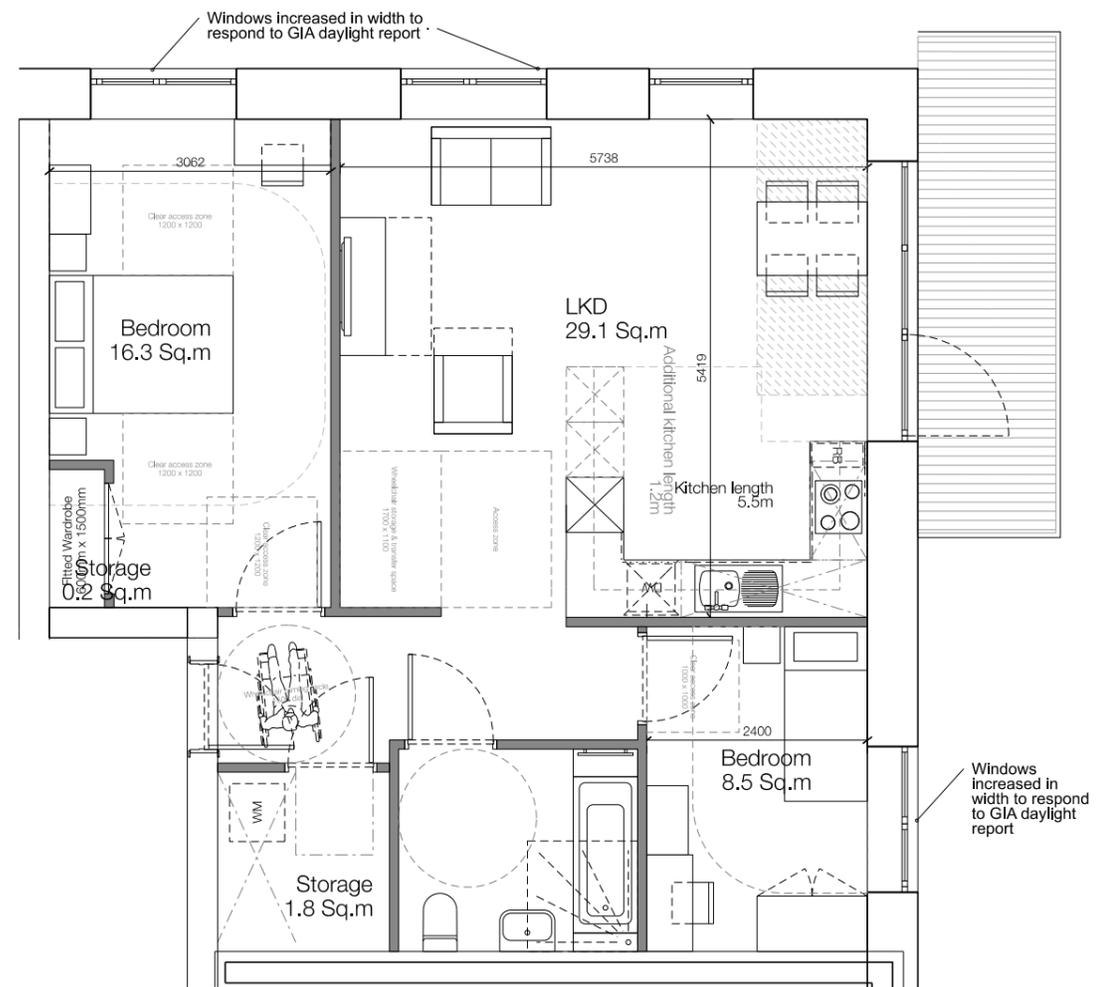
Typical residential layouts | Category 3 units



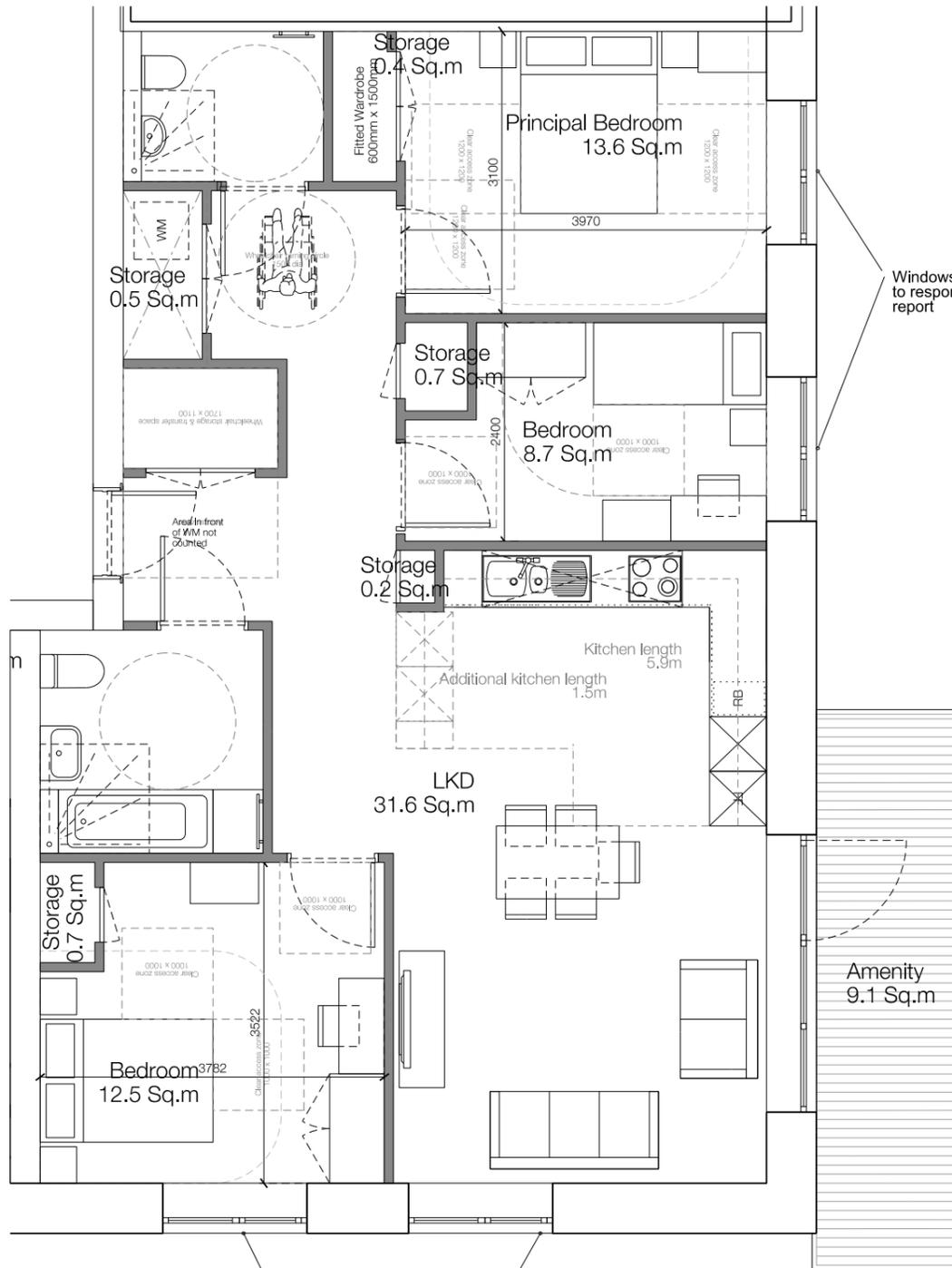
01 L02 - 1B2P Typical Apartment
1:50 @ A3

Checklist	1B2P - PRIVATE	Area sq.m	Width mm
Master bedroom		13.5	3000
Bulch wardrobe	✓		
Storage	✓	1.5	\
Living area	✓	25	2800
Amenity	✓	5	\
Wheelchair transfer zone	✓		
Bathroom	✓		
En-suite	✗		

CLAT.1500 - 1B3P M4(3)
 Apartment Area - 56.7 Sq.m
 Storage - 1.6 Sq.m
 Min NDSS Storage - 1.5 Sq.m



01 L01-06 - 2B3P Typical Apartment
1:50 @ A3



Windows increased in width to respond to GIA daylight report

Windows increased in width to respond to GIA daylight report

02 L02-08 - 3B5P M4(3) Typical Apartment
1:50 @ A3

Checklist 3B5P - S/O	Area sqm	Width mm
Master bedroom	13.5	3000
Built-in wardrobe		
Double bedroom	12.5	3000
Single bedroom	8.5	2400
Storage	2.5	\
Living area	31	2800
Amenity	8	\
Wheelchair transfer zone		
Bathroom		
Second bathroom		

EZ.A.T.156 - 3B5P M4(3)
Apartment Area -
Amenity -
Storage -
Min NDSS Storage -

Appendix 1 | References for inclusive design

Legislation

Equality Act 2010

The Equality Act 2010 ('the Act') combines and supersedes previous separate discrimination legislation (including the Disability Discrimination Act 1995 as amended ('the DDA') and the disability discrimination provisions of SENDA 2001 for England, Wales and Scotland. People are protected from discrimination and harassment based on 'protected characteristics'; victimising anyone as a result of action taken in connection with the Act is also unlawful. There are nine different protected characteristics under the Act which have different levels of protection depending on the context (such as employment, provision of goods and services or the provision of education). This Access Statement focuses on the protected characteristic of disability; the definition of disability is essentially the same as under the DDA.

The types of discrimination that can arise in relation to disability are:

- Direct disability discrimination;
- Indirect disability discrimination;
- Treating disabled people unfavourably because of something arising in consequence of their disability without justification; and
- A failure to make reasonable adjustments for disabled people ('the RA duty'). The RA duty works in different ways depending on who requests the reasonable adjustments to be made, for example an employee or a member of the public.

The Act also provides protection for people who are treated less favourably because of their relationship with a disabled person (such as a carer) or for people treated less favourably because they are mistakenly believed to be disabled. A disabled person can always be treated more favourably than a non-disabled person.

If an employer is a listed public authority (such as a local authority) they will be subject to the public sector equality duty. If the employer is not a public authority but carries out a public function as part of its work, it will be covered by the general part of the equality duty in relation to the exercise of that function.

The public sector equality duty seeks to promote equality from within an organisation and the general duty requires the organisation to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not; and
- Foster good relations between persons who share a protected characteristic and those who do not.

Due regard must be given to these three aims when undertaking procurement and to comply with procurement law, consideration must be given to the extent to which equality considerations are relevant and proportionate to the subject matter of the contract.

Most of the listed public authorities are also subject to the specific duty (which operates slightly differently in England and Wales). This involves reporting requirements to demonstrate compliance with the three aims of the general duty. The public sector equality duties are relevant both to the design and the management of the built environment.

The Reasonable Adjustment Duty and specific building provisions

The Equality Act does not contain any specific requirements for the built environment and therefore has no relevance to 'compliance' in respect of physical building standards.

Statutory Consents

When considering a reasonable adjustment to a physical feature, the 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.

Regulations and Standards

Building Regulations 2010

- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings. 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: Dwellings, HM Government, 2006 edition incorporating 2010 and 2013 amendments.
- The Building Regulations 2010, Approved Document B (Fire safety) Volume 2: Buildings other than dwellinghouses, HM Government, 2006 edition incorporating 2007, 2010 and 2013 amendments.

The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets the regulations in respect of physical access for disabled people.

National Planning Policy

- National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019.

The NPPF states that all developments should be designed to be inclusive and that this should be addressed by local policies.

- Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 9.

London Planning Policy

- The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2011, Mayor of London, March 2016.

The London Plan (2016) comprises the development plan at the regional level. Relevant policies relating to access and design standards are summarised in the Standards section below.

- Housing Supplementary Planning Guidance, London Plan 2016 Implementation Framework, March 2016.
- Social Infrastructure Supplementary Planning Guidance May 2015, London Plan 2015 Implementation Framework, GLA, 2015.

This London Plan SPG outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.

Local Planning Policy

Royal Borough of Kingston Upon Thames (LBRuT)
Current Local Plan (Core Strategy 2012)

Draft Local Plan - LBRuT - 2018

Residential Development Standards - Supplementary Planning Document LBRuT - March 2010

LBRuT, Designing Inclusive Buildings: Access For All, July 2005.

Design for Maximum Access - Supplementary Design Guidance LBRuT - 1991

References

British Standards

- British Standard 8300:2018 Design of an accessible and inclusive built environment
Part-1: External Environment, Code of Practice
Part-2: Buildings, Code of Practice, British Standards Institution, 2018.
- BS 9999:2017 Code of practice for fire safety in the design, management and use of buildings, British Standards Institution, 2017.
- BS EN 81-28:2018, Safety rules for the construction and installation of lifts. Remote alarm on passenger and goods passenger lifts, British Standards Institution, 2018.
- BS EN 81-41:2010, Safety rules for the construction and installation of lifts. Special lifts for the transport of persons and goods. Vertical lifting platforms intended for use by persons with impaired mobility, British Standards Institution, 2010.
- BS EN 81-70:2018, Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Accessibility to lifts for persons including persons with disability, British Standards Institution, 2018.
- BS 5656-2:2004 Safety rules for the construction and installation of escalators and moving walks - covering disabled access, British Standards Institution, 2004.
- DD CEN/TS 15209:2008 Tactile paving surface indicators produced from concrete, clay and stone, British Standards Institution, 2008.
- BS 5395-1:2010 Stairs. Code of practice for the design of stairs with straight flights and winders, British Standards Institution, 2010.

- BS 7000-6:2005 Design Management Systems. Managing inclusive design. Guide, British Standards Institution, 2005.
- BS 5499-4:2013 Safety signs. Code of practice for escape route signing, British Standards Institution, 2013.
- BS 8501:2002 Graphical symbols and signs. Public information symbols, British Standards Institute, 2002.

International Standards

- ISO 7176-28:2012, Wheelchairs - Part 28: Requirements and test methods for stairclimbing devices, British Standards Institution, 2012.
- ISO 9386-1:2000, Power-operated lifting platforms for persons with impaired mobility, British Standards Institution, 2000.

Access Statements

- Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010.
- Design and Access Statements: How to Write, Read and Use Them, Design Council (CABE), 2006.

Sanitary Accommodation

- Good Loo Design Guide, CAE, RIBA Enterprises, 2004.
- Changing Places: the practical guide, Changing Places Consortium, undated.
- BS6465-2: 2017 Sanitary installations Part 2: Space recommendations - Code of practice, British Standards Institution, 2017.

Urban Design / External Environment / Landscape / Transport

- Inclusive Urban Design: A guide to creating accessible public spaces, David Bonnett Associates, BSI, 2013.
- Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport, 2005.
- Improving Walkability: Good Practice Guidance on Improving Pedestrian Conditions as Part of Development Opportunities, Transport for London, 2005.
- Guidance on the Use of Tactile Paving Surfaces, Department for Transport 2007.
- Traffic Advisory Leaflet 5/95 Parking for Disabled People, Department for Transport, 1995.
- Inclusive Design for Getting Outdoors I'DGO, Legacy website <http://www.idgo.ac.uk/>, 2011.
- London Cycling Design Standards, TfL, 2016.

Signage, Lighting And Wayfinding

- The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright, K., Cook, G., Wiley-Blackwell, 2010.
- Sign Design Guide: a guide to inclusive signage, JMU and the Sign Design Guide, 2000.

Buildings

- Designing for Accessibility, CAE/RIBA Publishing, 2012.
- Inclusive Design Toolkit, Design Council, 2014.
- Building Sight: a Handbook of Building and Interior Design Solutions to Include the Needs of Visually Impaired People, Barker, Barrick and Wilson, RNIB/HMSO, 1995.

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