

Planting typologies

Ground floor

The planting strategy has been designed to reinforce the character area, to assist with placemaking, increase biodiversity, provide seasonal interest and increase the ecological value of the Site.

The planting typologies have been developed offering different habitat value, colour, texture and size, selected for their suitability for each location aspect, soils, and light, and providing a mix of evergreen and deciduous species to look good year round. The plan opposite illustrates the various soft landscape areas in the Indicative Scheme. The habitats vary from flower rich ornamental perennial and herbaceous planting, native hedge planting to SuDs mixes and amenity lawns.

Podiums and roof gardens

The podiums of Plots A, C and E and roof gardens of Plots F, H3 and I have a more limited palette than the illustrative masterplan at ground level, with an emphasis still on balancing resident enjoyment and appreciation with maximum biodiversity gains.

These communal areas include climbing plants to add a vertical element to roof gardens; flower-rich ornamental perennial, grass and shrub planting designed to suit podium and upper level microclimates with consideration for varying amounts of sunlight throughout the day and wind conditions; and amenity lawn areas at podium level to compliment the playable landscape and amenity space offering.

Maintenance strategy

The proposed areas of soft landscape with lawns, trees and planting will create attractive and inviting spaces. It is paramount that these spaces are well-maintained and cared for to keep them looking beautiful and inviting. How the landscape is maintained begins with how it is designed. The balance of hard and soft landscape, selection of materials and appropriate planting in the different character areas will need to be carefully developed throughout the detailed design process to minimise maintenance and associated costs of upkeep.

- Site Boundary
- Native corridor planting mix, to A12
- Climbing plants, to A12 and roof terraces
- SuDS planting mix
- Native hedge planting mix, typically to private residential units
- Low maintenance border shrub planting mix
- Wildflower meadow planting mix
- Ornamental shrub, grass and/or perennial planting mix
- Amenity Lawn area
- Allotments, to Bromley Hall Road
- Existing woodland (as classified by Ecology report)
- Proposed woodland (as defined by Ecology report)

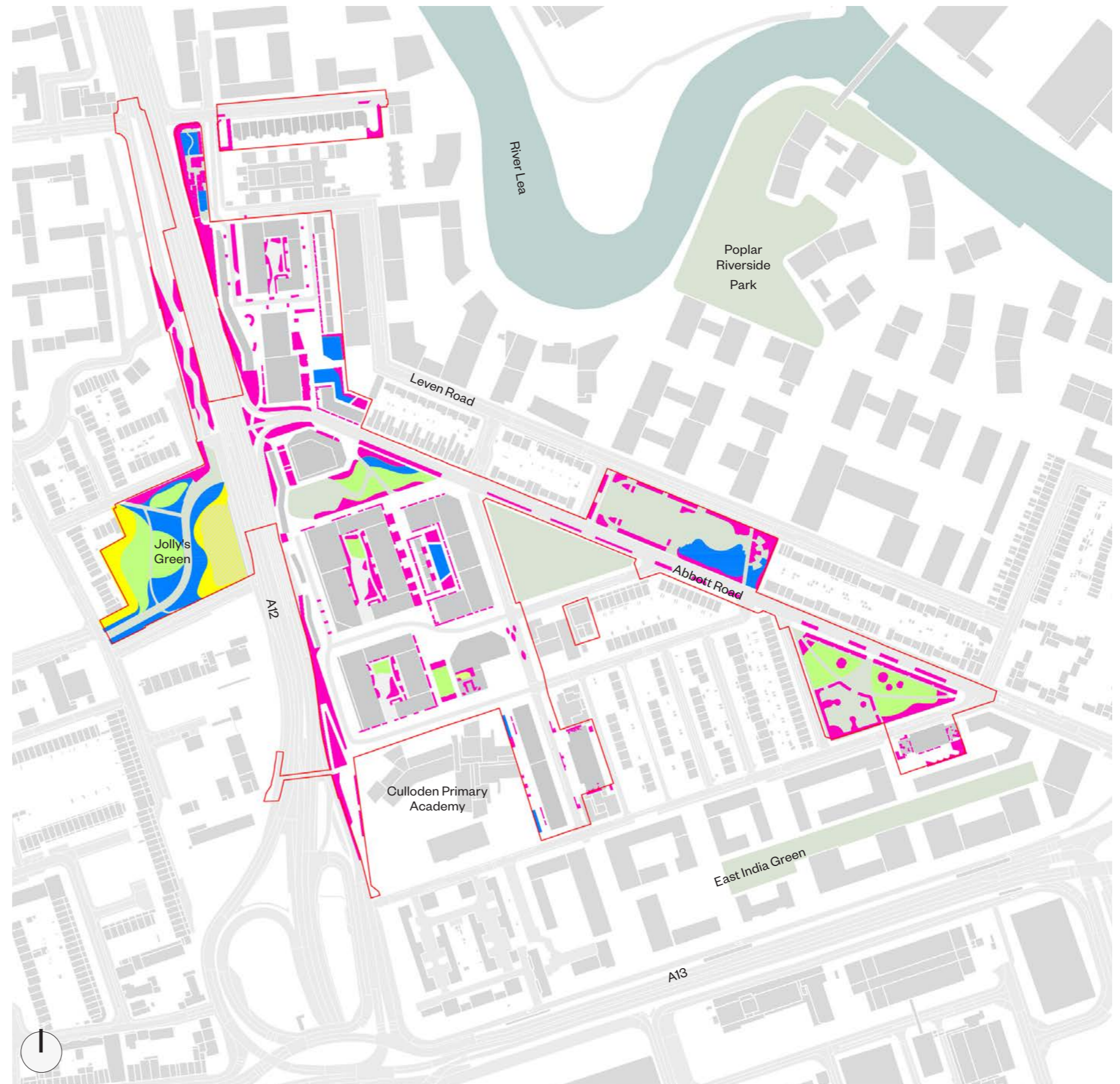


Fig.697 Planting Typologies diagram - Ground Floor

Planting typologies

Final planting selection will be part of the detailed design process. The detailed planting design will not only focus on creating an attractive composition throughout each season but also enhance biodiversity.

Maintainability and resilience to climate change will also be an important consideration in plant species selection. The indicative planting palettes will be selected as low maintenance, hardy species suitable for use in the public domain, readily available and planted at densities and sizes to provide an instant wow factor.

A variety of habitats will be provided across the illustrative masterplan to enhance biodiversity, encourage pollinators, native birds and wildlife to thrive on site. These species and habitats should also contribute to the character of the different spaces.

The illustrative masterplan habitats vary from flower rich ornamental perennial and herbaceous planting, native hedge planting to SuDs mixes, wildflower meadow and amenity lawns.



Fig.698 Native corridor planting mix, to A12



Fig.699 Climbing plants, to screen acoustic fence



Fig.700 SuDS planting mix

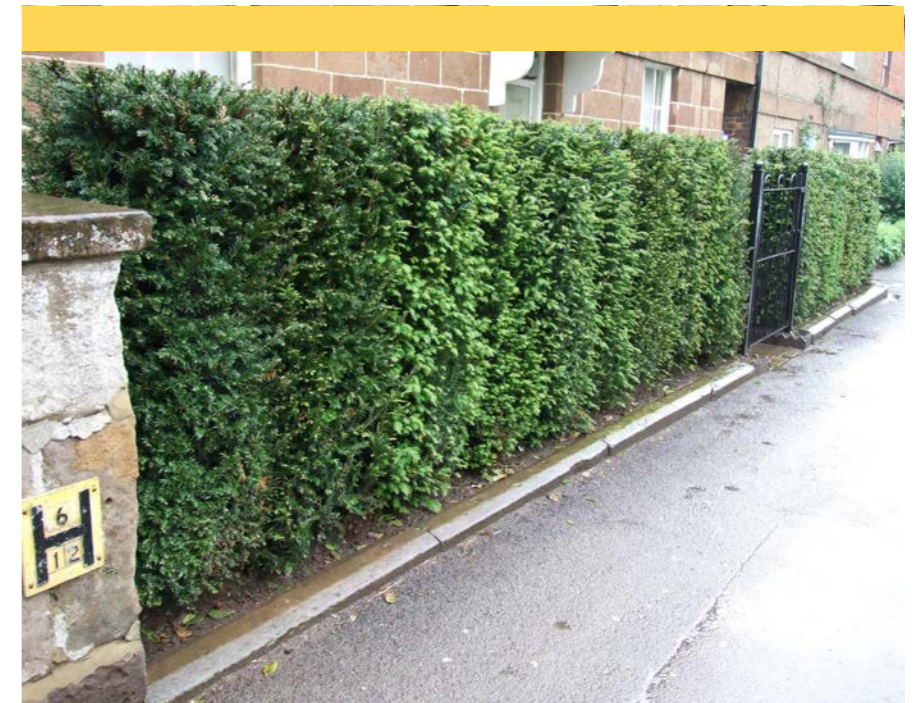


Fig.701 Native hedge planting mix, to private residential units

Planting typologies

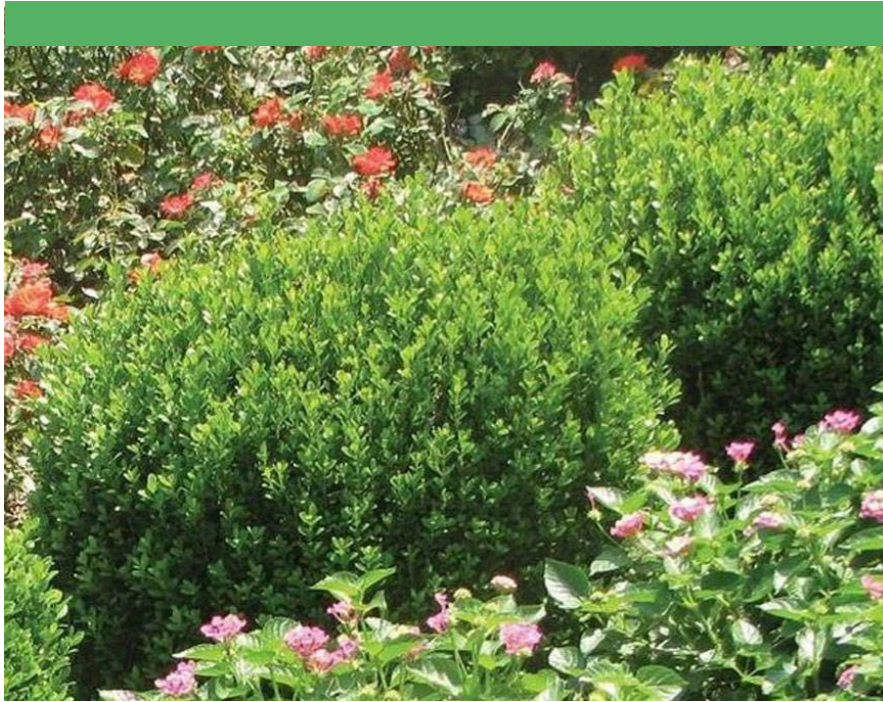


Fig.702 Low maintenance border shrub planting mix



Fig.703 Wildflower meadow planting mix



Fig.704 Ornamental shrub, grass and perennial planting mix

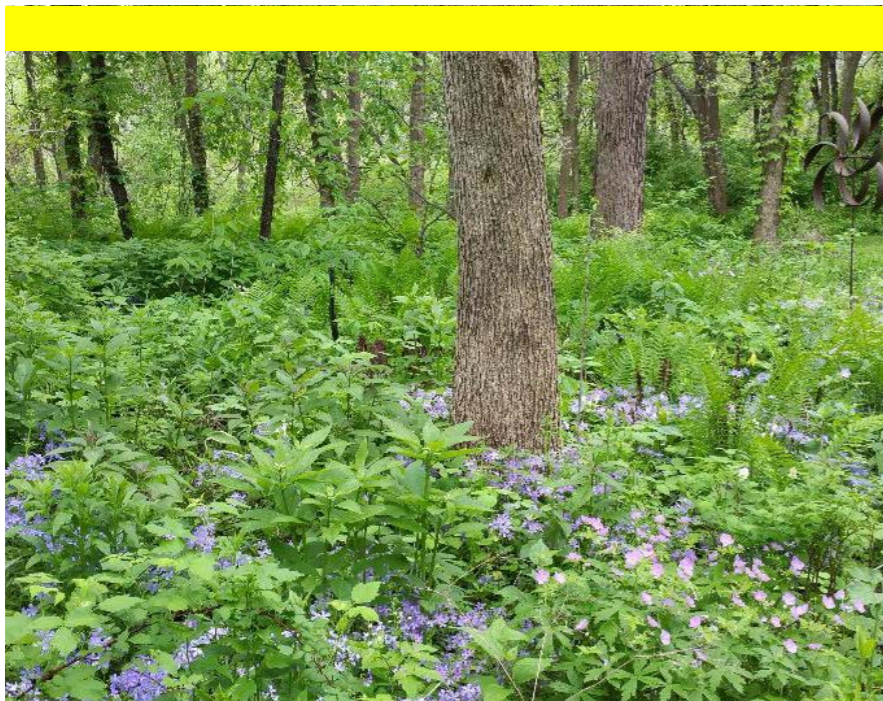


Fig.705 New woodland of native tree with understory of native shrubs and ground flora to match existing woodland



Fig.706 Amenity Lawn area



Fig.707 Allotments, to Bromley Hall Road

Tree planting

Tree species character areas

The plan opposite illustrates the proposed tree character areas throughout the public realm in the Indicative Scheme, as part of the Outline Proposals.

A mix of deciduous and evergreen trees should be selected through the public realm, and be chosen for their striking form and complementary colours throughout the seasons. Consideration is to be given at all locations for the use of native species, as well as trees that support a variety of habitats and biodiversity. A variety of scales and forms should be selected to reflect the different scale of spaces of future proposals. Care and foresight around not planting invasive or disease-prone species will be considered.

Maintenance Strategy

Submission of a tree planting methodology in line with BS 8545 should describe a process for planting and maintaining young trees that will result in them successfully establishing in the landscape. Watering and maintenance will also be essential to ensure the overall long-term health of the trees, with an irrigation schedule from April through October.

- Site Boundary
- 'Healthy Street' Avenue Tree
- Native Corridor Tree
- Parks and Green Spaces Tree
- Woodland Tree (as defined by Ecology report)
- North-South Secondary Street Tree
- East-West Secondary Street Tree
- Community Lane Tree
- High Street Tree
- Play Street Tree
- Podium Tree (medium)
- Podiums and Roof Terrace Tree (small)

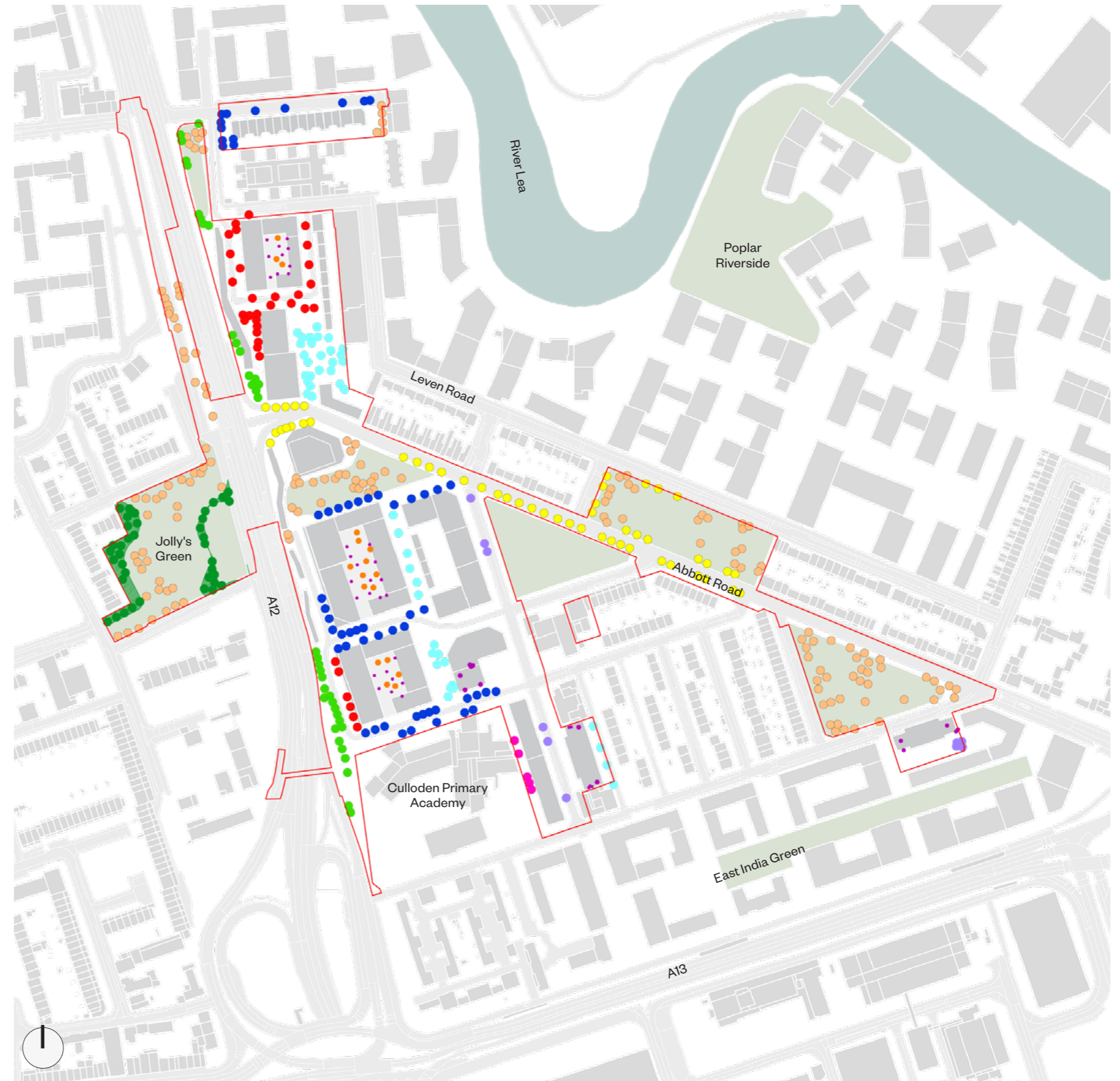


Fig.708 Tree Species Character Areas diagram

Tree species

Final tree planting selection will be part of the detailed design process. The detailed planting design will include provision of native species to support biodiversity and broad leafed or evergreen trees to help with micro climate conditions.

Where possible, trees are to be planted as a minimum stock size of Semi-mature, in line with BS 3936. All trees are to be of a suitable size, shape and form to allow them to reach their intended proportions without the need for significant or regular pruning. Overall size and spread of tree and the surrounding built environment/street furniture should be considered.

This page:

'Healthy Street' Avenue - *Carpinus betulus*, European hornbeam; *Liriodendron tulipifera*, Tulip tree; *Tilia cordata*, Small-leaf lime

Native Corridor - *Tilia x europaea*, Common lime; *Tilia cordata*, Small-leaf lime; *Betula pendula*, Silver birch; *Prunus avium*, Wild cherry, *Prunus padus*, Bird cherry; *Quercus robur*, English oak

Parks and Green Spaces - *Liriodendron tulipifera*, Tulip tree; *Aesculus indica*, Indian horsechestnut; *Betula jacquemontii*, Himalayan birch; *Catalpa bignonioides*, Southern catalpa; *Paulonia fargesii*, Empress tree; *Prunus Serrula* spp., Tibetan cherry; *Tilia cordata*, Small-leaf lime; *Acer campestre*, Field maple; *Betula pendula*, Silver birch; *Prunus padus*, Bird cherry; *Sorbus aucuparia*, Rowan

North-South Secondary Street - *Alnus incana*, Grey alder; *Fraxinus oxycarpa* Raywood, Raywood ash; *Tilia x euchlora*, Common lime

Next page:

East-West Secondary Street - *Quercus palustris*, Swamp Spanish oak; *Prunus avium*, Sweet cherry; *Tilia cordata*, Small-leaf lime; *Quercus ilex*, Holm oak; *Liriodendron tulipifera*, Tulip tree; *Pyrus chanticleer*, Callery pear; *Prunus padus*, Bird cherry

Community Lane : Large trees - *Quercus ilex*, Holm Oak; *Quercus palustris*, Pin Oak; *Fraxinus Oxycarpa* Raywood, Raywood ash; *Tilia euchlora*, Common lime; *Prunus padus*, Bird cherry; *Fagus Dawyck*, Dawyck beech

Small trees - *Amelanchier lamarckii* (multi stemmed), Juneberry; *Rhus typhina* (multi-stemmed), Staghorn sumac; *Crataegus prunifolia*, Broad-leaved cockspur thorn; *Prunus* spp., Plum species

High Street - *Platanus x hispanica*, London Plane; *Acer campastre*, Field maple; *Betula pendula*, Silver birch; *Liriodendron tulipifera*, Tulip tree; *Prunus autumnalis*, Winter-flowering cherry; *Prunus padus*, Bird cherry; *Pyrus Chanticleer*, Callery pear; *Quercus palustris*, Swamp Spanish oak; *Tilia cordata*, Small-leaf lime

Play Street - *Pyrus Chanticleer*, Callery pear; *Sorbus hupehensis*, Hupeh rowan; *Sorbus aucuparia Fastigiata*, Fastigate mountain ash

Podiums and Roofs - *Betula jacquemontii*, Himalayan birch; *Eucalyptus gunnii*, Cider gum; *Prunus serrula*, Tibetan cherry; *Amelanchier lamarckii*, Juneberry

Sitewide selection of species should seek to ensure diversity for both biodiversity and biosecurity



Fig.709 *Liriodendron tulipifera*, Tulip tree

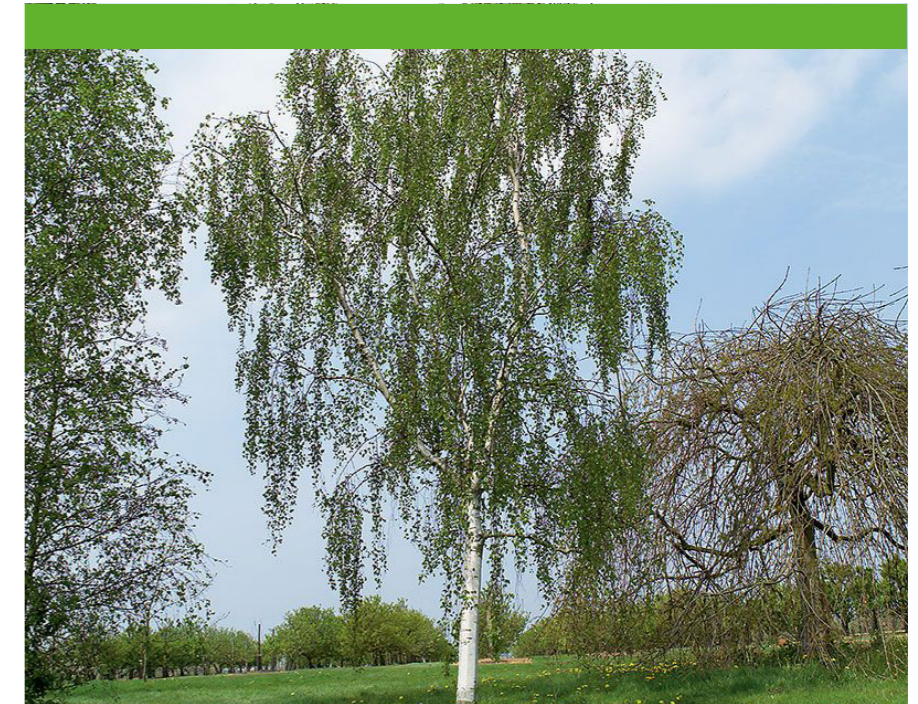


Fig.710 *Betula pendula*, Silver birch



Fig.711 *Aesculus indica*, Indian Horsechestnut

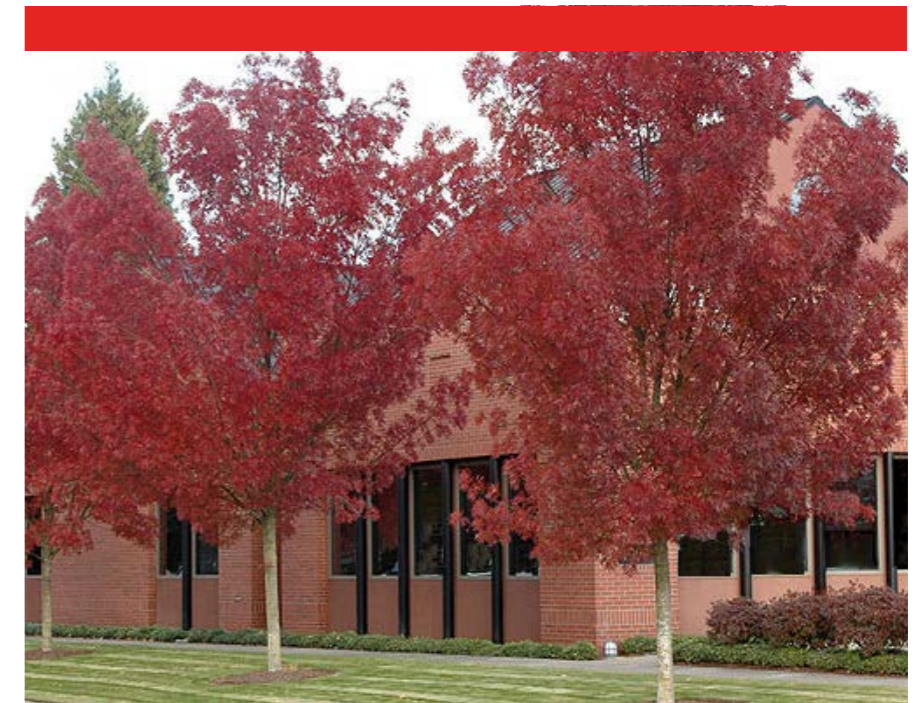


Fig.712 *Fraxinus oxycarpa* Raywood, Raywood Ash

Tree species



Fig.713 *Quercus ilex*, Holm oak

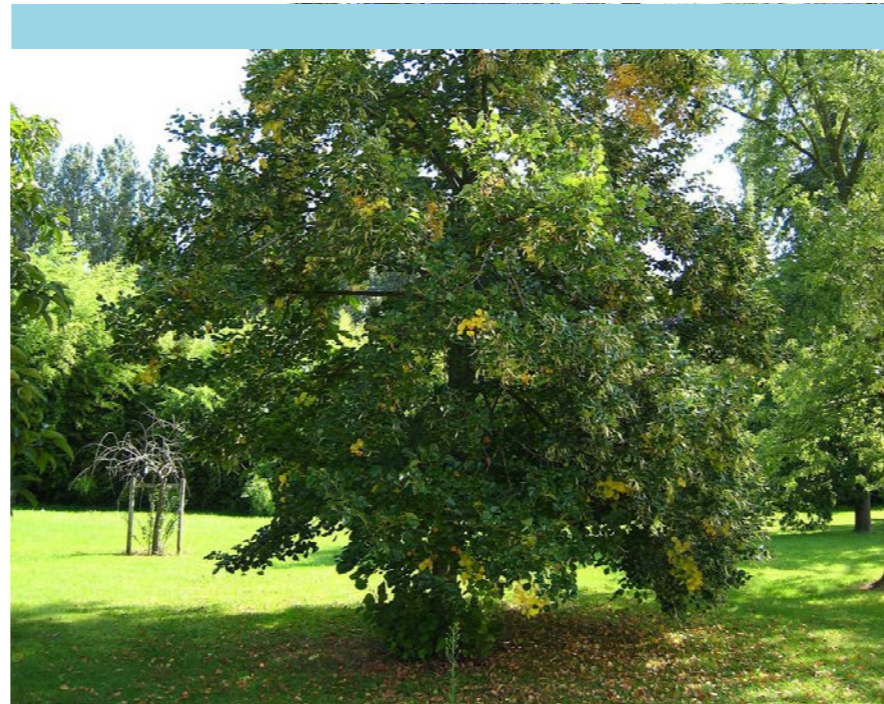


Fig.714 *Tilia euchlora*, Common Lime



Fig.715 *Platanus x hispanica*, London Plane

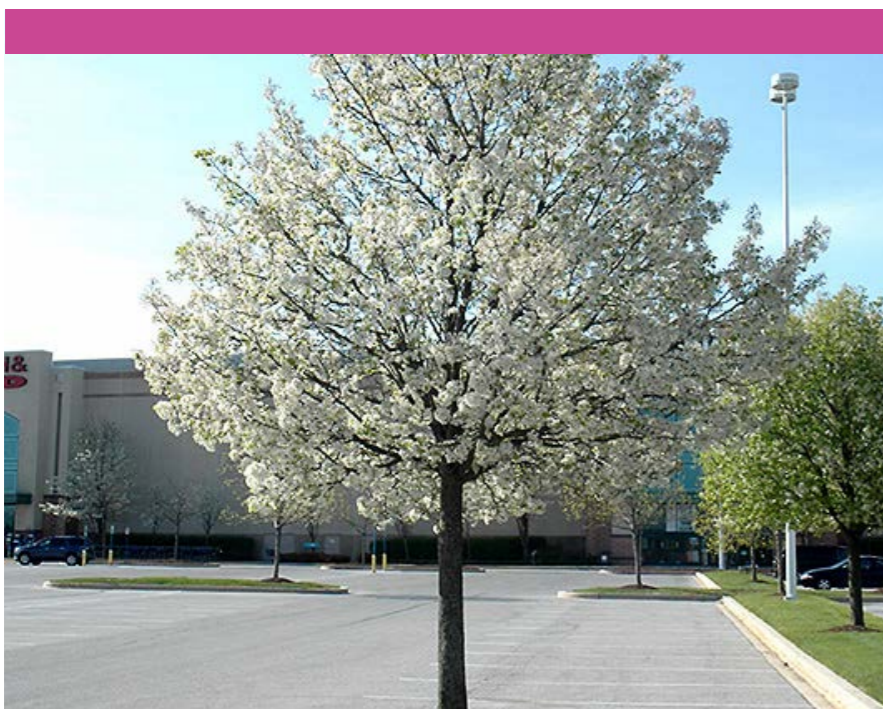


Fig.716 *Pyrus calleryana*; Callery pear

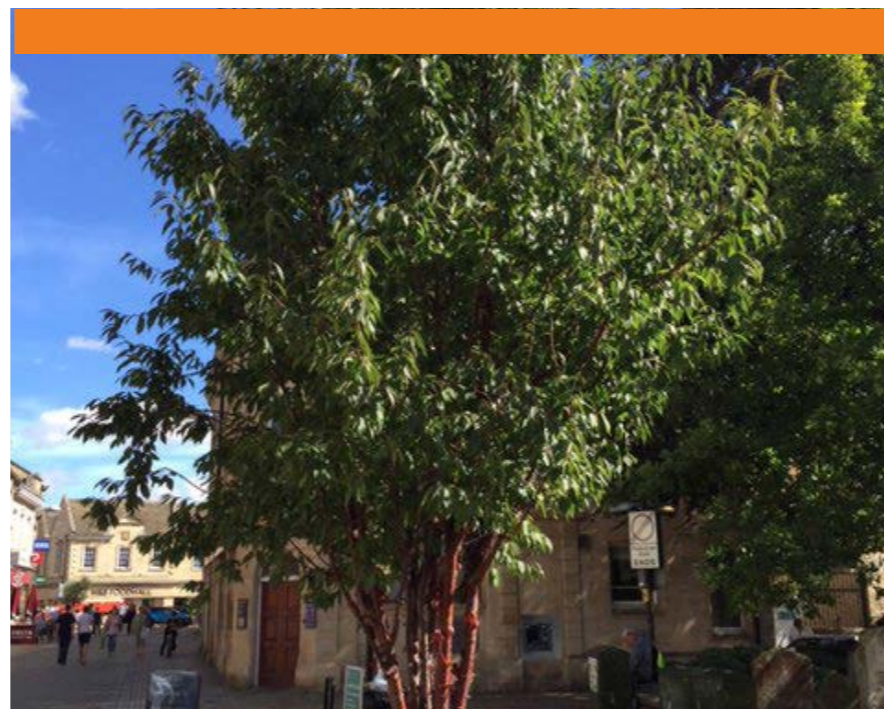


Fig.717 *Prunus serrula*, Tibetan Cherry

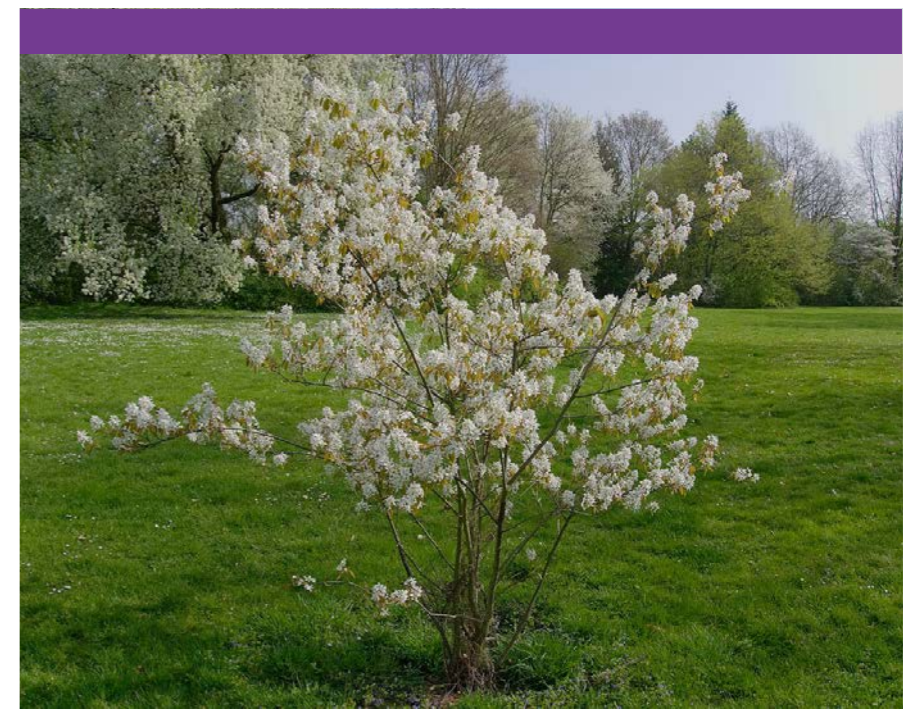


Fig.718 *Amelanchier lamarckii*, Juneberry

Hardworks strategy

Ground floor

The illustrative masterplan aims to use material selection to provide an important layer of legibility to the entire scheme, helping children, residents and visitors to orientate themselves. Final material selection will be part of the detailed design process.

The illustrative masterplan has then been subdivided into character areas, with Dutch clay pavers proposed throughout Enterprise Yard, Community Lane and the East-West connections, all of which are primary pedestrian routes.

Special paving treatments are proposed to distinguish key nodes, as indicated on the left. For example, the Town Square, which is envisioned as etched concrete with Kantha patterns, and Nairn Square, which should contain a combination of self-binding gravel and play surfacing for the dedicated play and playable landscape.

Aberfeldy Street is to receive a different treatment, establishing its hierarchy as the illustrative masterplan's High Street, with Marshalls Perfecta paving to the footways and grey Tegula block paving to the carriageway, running from the junction with Abbott Road south to Blair Street. In contrast, a practical but fresh standard finish of ASP concrete to the footways and a combination of black and coloured asphalt is to be applied to all Highways-owned carriageways surrounding the existing greenspaces and Abbott Road, and Lochnagar Street to the north.

Hard materials have been proposed both for their aesthetic qualities and complementary value to the existing context as well as for their durability and sustainability. Importantly, the paving material palette ensures each space holds its own character, but the overall public realm remains cohesive.

Future detailed proposals should ensure sustainable sourcing of materials with low embodied carbon. The material palette should embrace circular economy principles through the use of recycled and/ or reclaimable materials and re-use materials from site where possible.

- Site Boundary
- Black asphalt
- Coloured asphalt
- ASP concrete
- Dutch clay pavers
- Grey Tegula block paving
- Marshalls Perfecta paving
- Special paving pattern and/or material

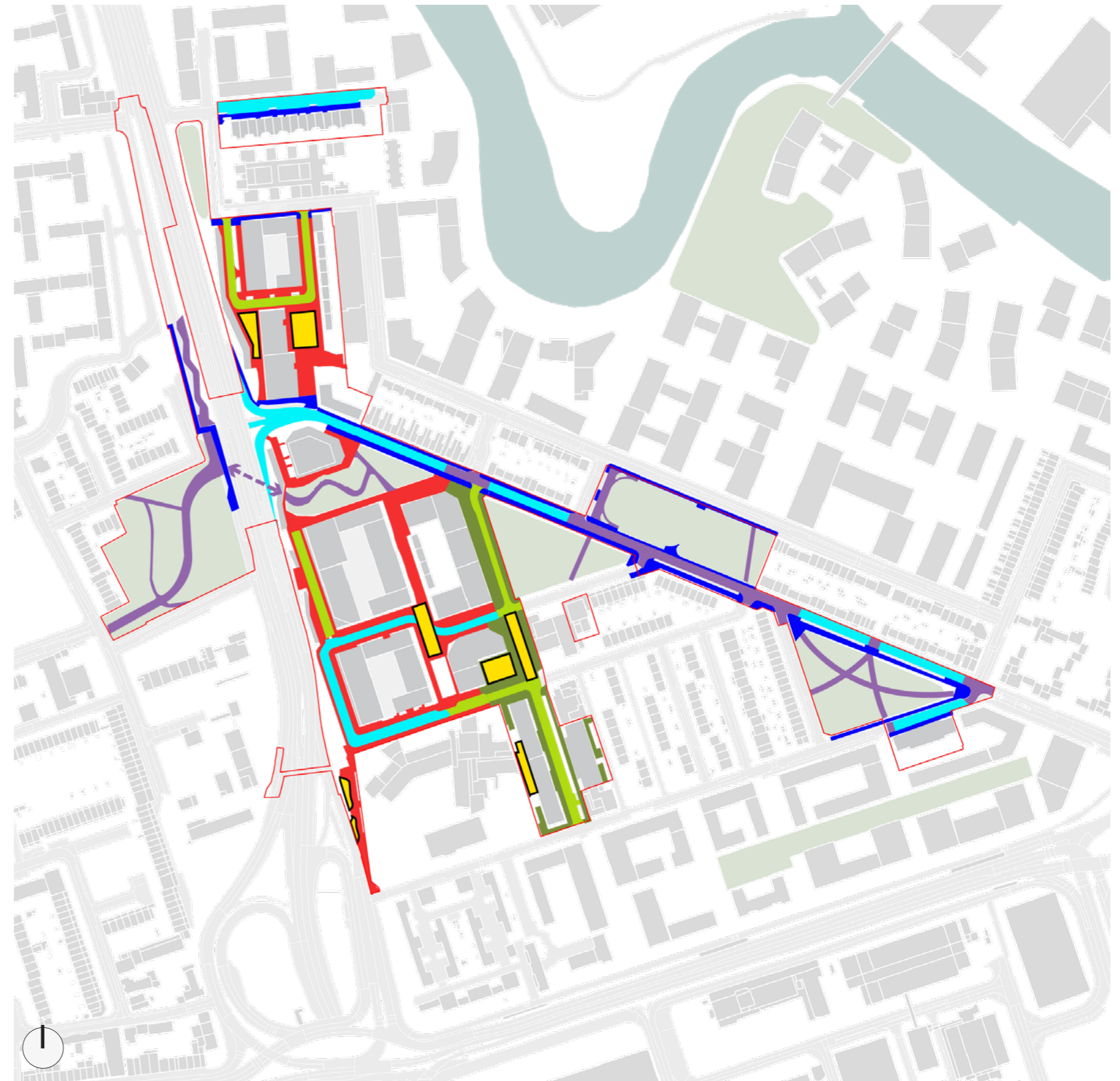


Fig.719 Hardworks Strategy diagram - Ground Floor

Hardworks strategy

Hardworks palette

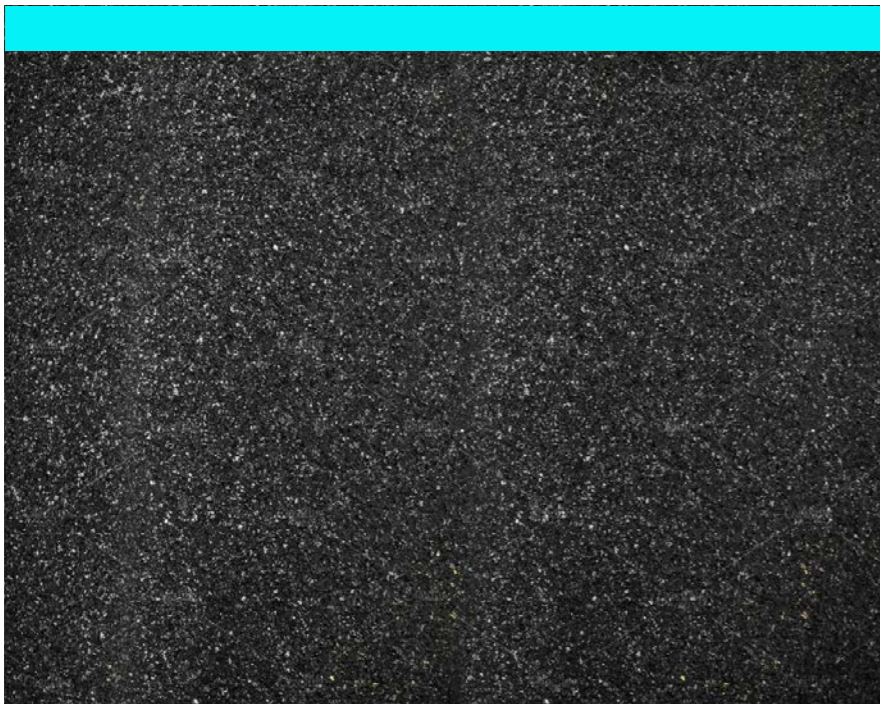


Fig.720 Black asphalt to standard Highways-owned carriageways

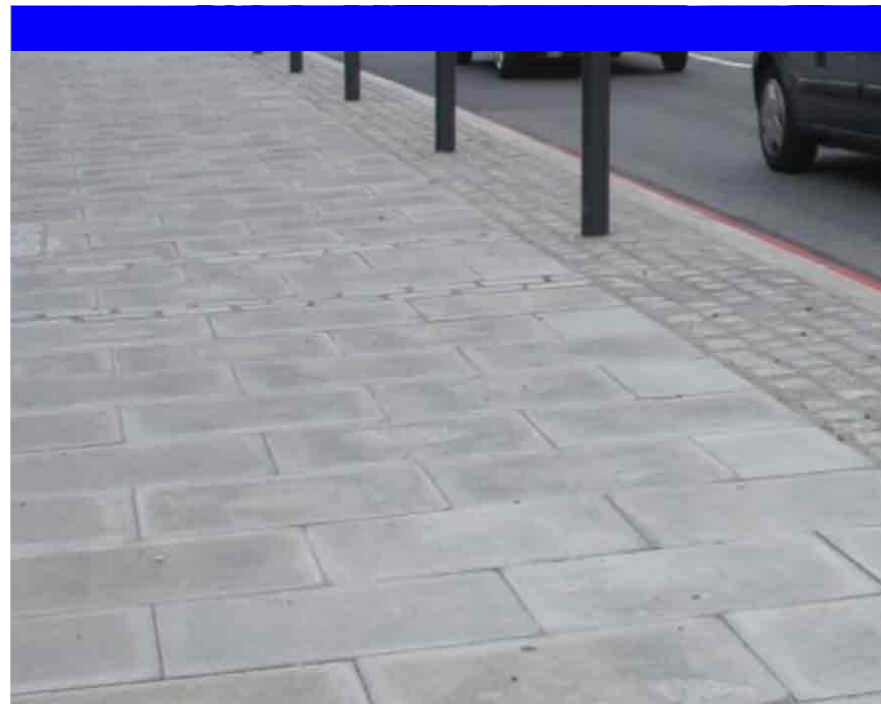


Fig.721 ASP concrete to standard Highways-owned footways

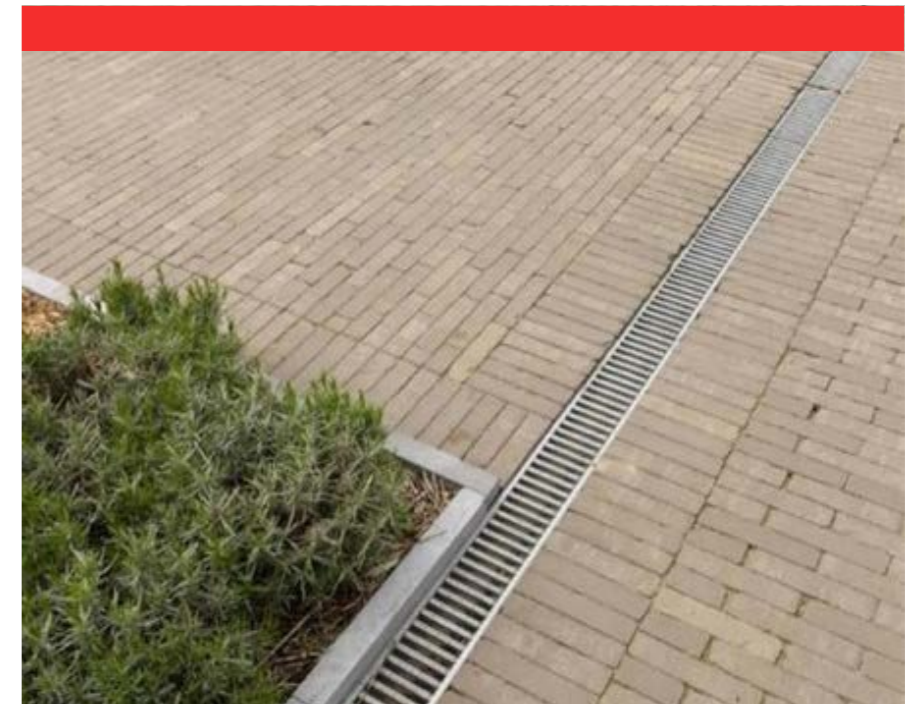


Fig.722 Dutch clay pavers

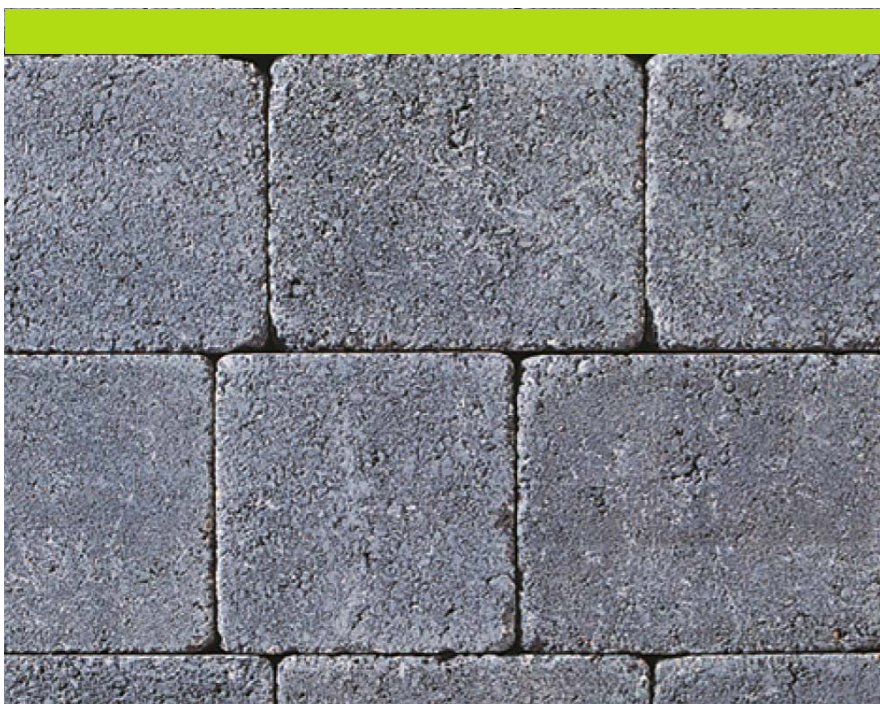


Fig.723 Grey Tegula block paving

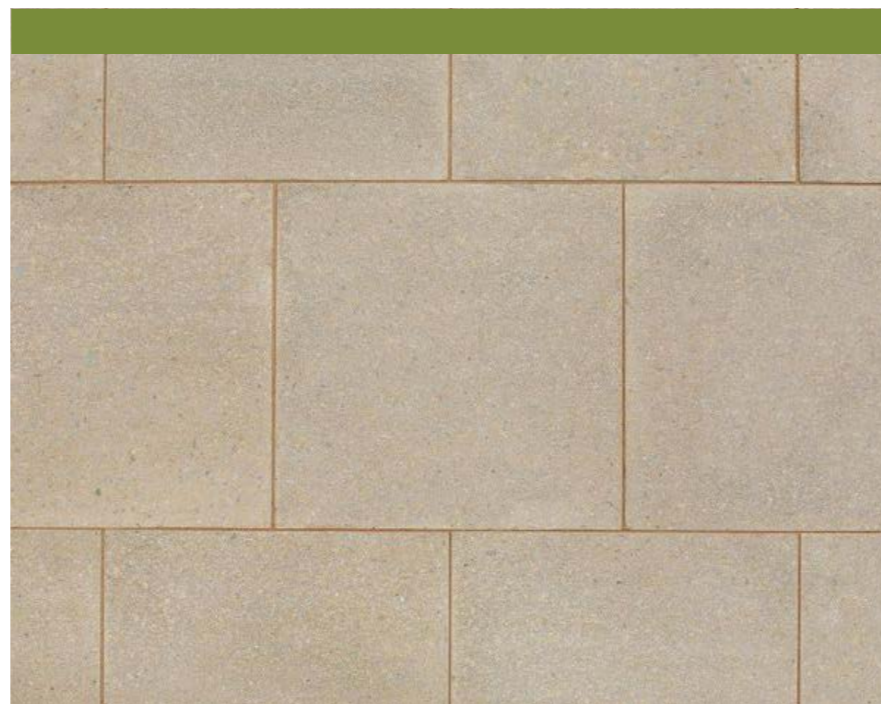


Fig.724 Marshalls Perfecta paving



Fig.725 Example of special paving pattern and/or material e.g. etched concrete

Furniture strategy

Street furniture palette



Fig.726 Individual seat



Fig.727 Platform bench



Fig.728 Robust and distinctive benches with arm and back rests for accessibility



Fig.729 Lounger chairs for informal use



Fig.730 Cube seating



Fig.731 Combined tables and chairs for outdoor dining

Furniture strategy

Green spaces furniture palette



Fig.732 Broxap Blackburn standard installation Tower Hamlets bench



Fig.733 Loungers / informal seating to compliment standard benches



Fig.734 Sheffield cycle stands for continuity throughout illustrative masterplan



Fig.735 Vestre CODE Square modulbench colourful blocks in playable areas



Fig.736 Bleacher-style timber-topped seating to Leven Road Open Space landscape mounding



Fig.737 Broxap Heritage black bins (no. gold lettering)

Lighting

Illustrative concept strategy

The indicative lighting of the public realm is illustrated with cognizance of the relevant standards, however will be developed in future stages by a Lighting Specialist to determine frequency and locations of all lights, and fittings to achieve light levels. Final lighting selection will be part of the detailed design process.










Along Abbott Road, Leven Road, Blair Street and Lansbury Gardens it is recommended to re-use and reconfigure existing light columns where possible, ensuring that these streets are lit to meet London Borough of Tower Hamlets Highway standards, suitable for adoption.

This lighting is to be supplemented with new medium height (6-8m) street light columns to tie in to the existing columns, along the new Highways layouts of A12 bus gate/ junction, Ettrick Street and Dee Street. This treatment should also be applied to Lochnagar Street to provide lighting for Plot J, and the immediate area outside Plot I along Blair Street, where currently there is no street lighting. The Underbridge lighting should be integrated through wall up and down lighting, to create a safe and welcoming space that people enjoy using as a connecting route.

Lighting of the wider illustrative masterplan around pedestrian priority areas proposes low height (5-6m) street light columns as standard, used to create human scale and ample foot way lighting beneath tree canopies in most instances within the public realm.

To compliment the street light columns, areas of feature lighting - for example, tree uplighting, integrated furniture lighting - are proposed at key nodes and squares, to assist with way-finding and signalling arrival, whilst also elevating each space to a more special and distinct status.

The High Street and the Town Square are particular areas of importance for lighting architectural and landscape features at night. A catenary lighting system is proposed for its welcoming impact and ability to reduce street clutter. Customisable Gobo projections outside of retail units and the Church can be used to animate these key community spaces, as well as colourful paving projections directly on to the bespoke etched concrete of the Town Square.

- | | |
|--|---|
|  Site Boundary |  Colourful paving projection |
|  Street light columns, low height 5-6m |  Underbridge lighting |
|  Street light columns, medium height 6-8m |  Feature lighting area |
|  Existing light columns |  Gobo projections |
|  Catenary lighting system | |

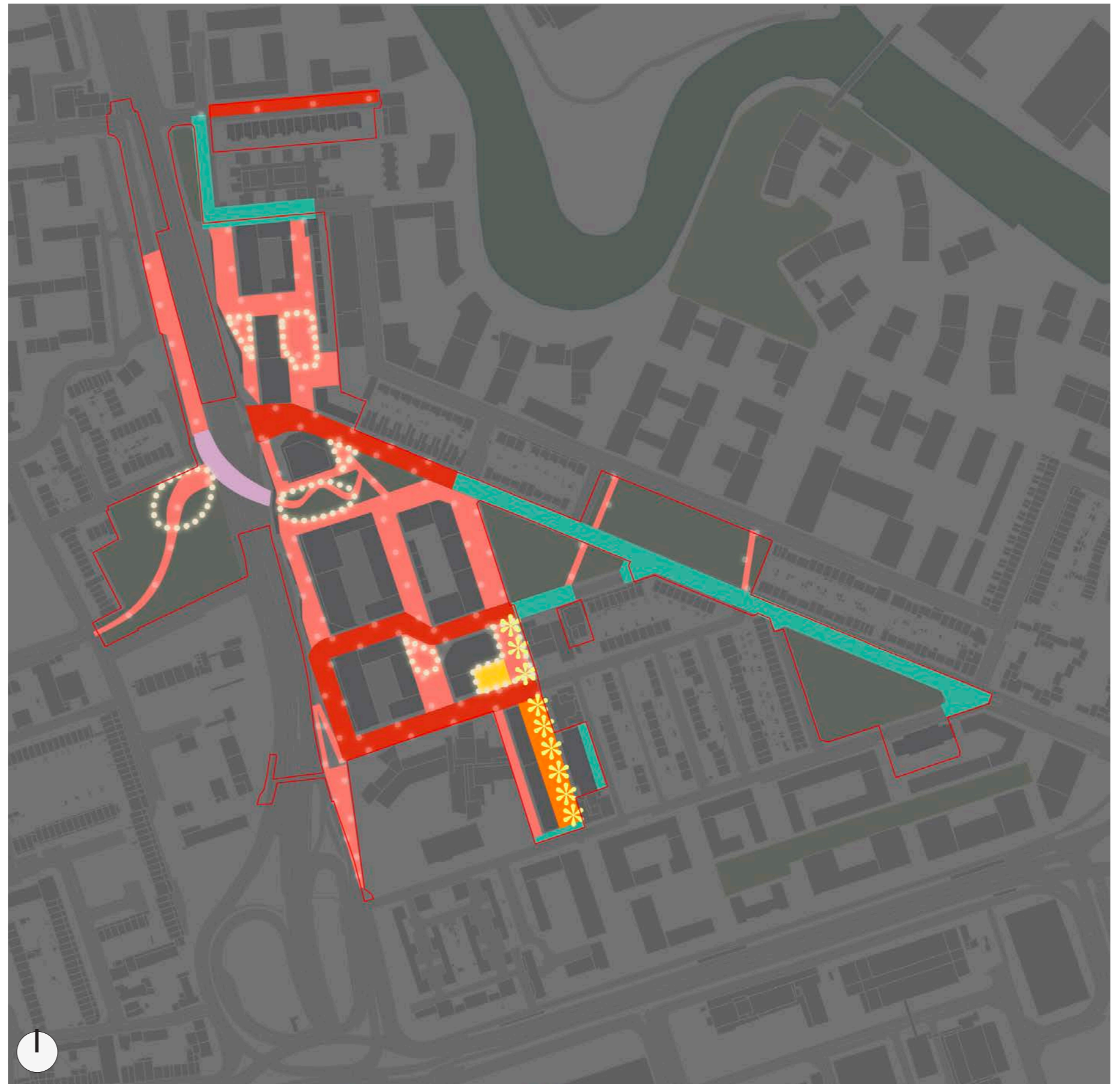


Fig.738 Illustrative Concept Lighting Strategy diagram

Lighting

Lighting Palette



Fig.739 Street light columns medium height 6-8m

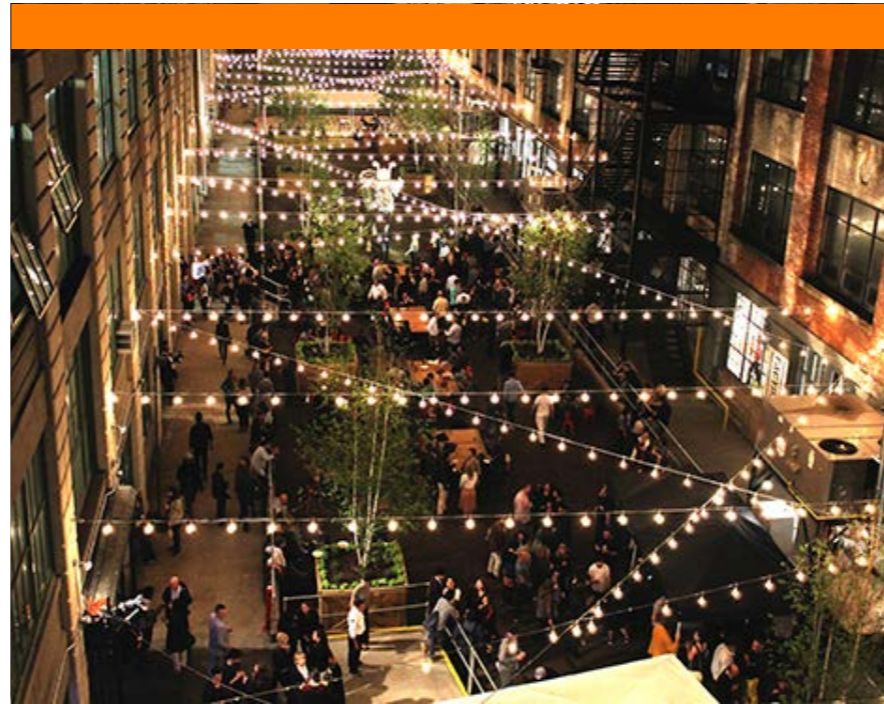


Fig.740 Catenary lighting system

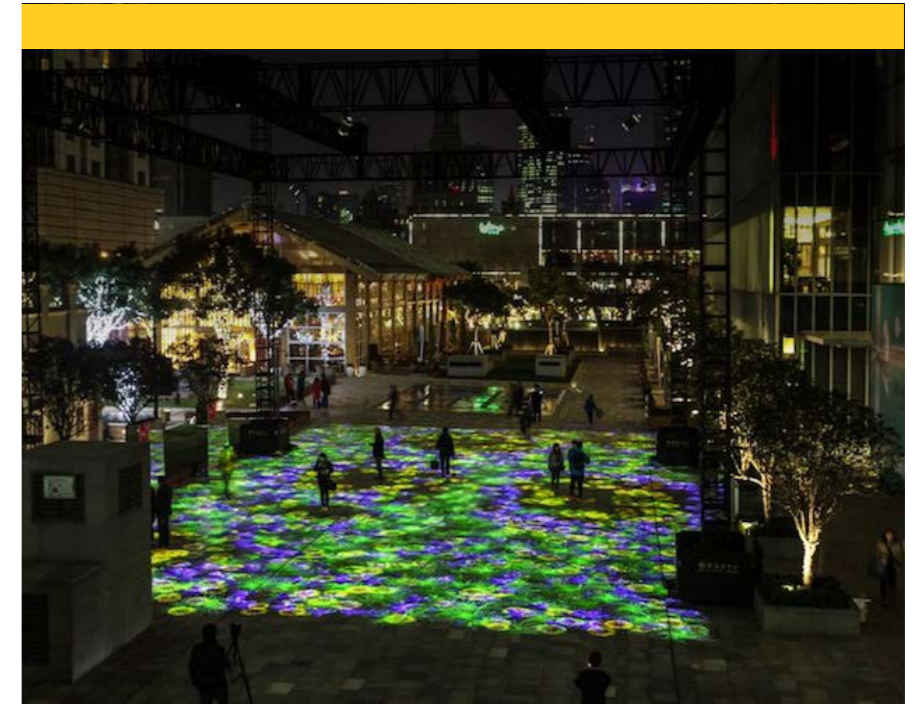


Fig.741 Colourful paving projection

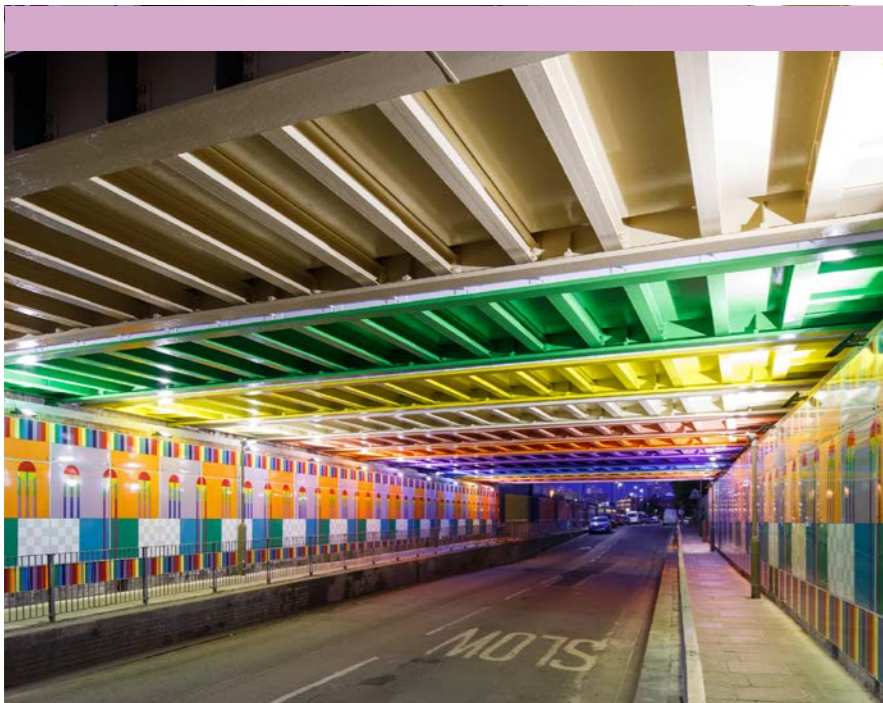


Fig.742 Underbridge lighting



Fig.743 Feature lighting area, for example integrated furniture lighting

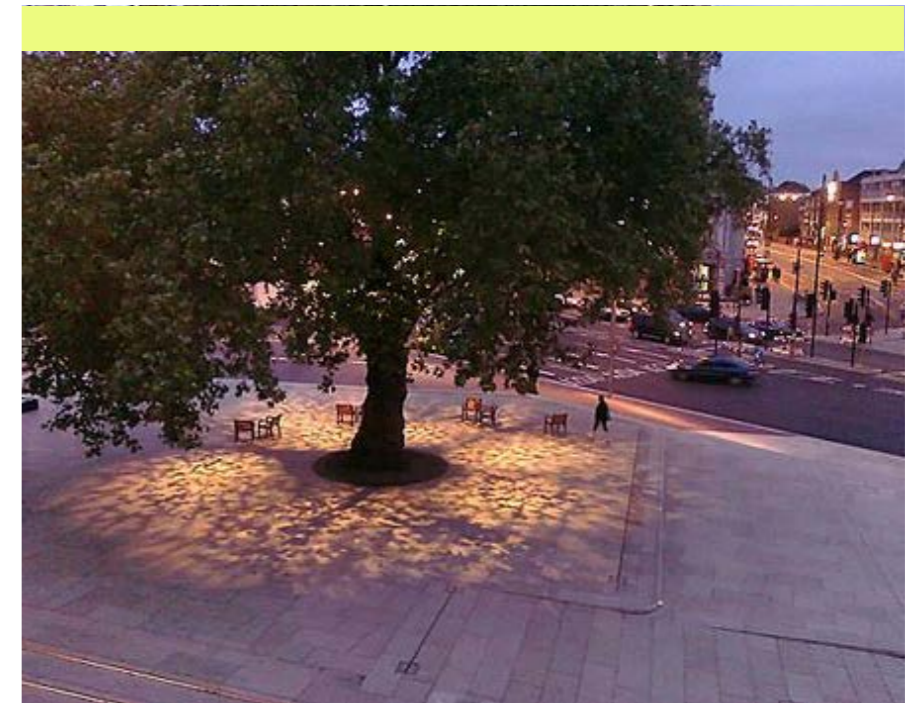


Fig.744 Gobo projections

8

INCLUSIVE DESIGN

Introduction

Planning application and project particulars

Hybrid planning application: Aberfeldy Village Masterplan

This Inclusive Design Statement has been prepared by Lord Consultants Limited and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan.

The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of 'The Aberfeldy New Village LLP' ("The Applicant").

The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals").

The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

The Proposed Development comprises the comprehensive redevelopment of the Site. It will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route via the Underbridge.

The Proposed Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

Illustrative Masterplan

This Inclusive Design Statement shows the proposals for the illustrative masterplan. This is one way in which the Aberfeldy Village Masterplan could be delivered and would deliver 1595 homes.

The illustrative masterplan includes the Phase A information set out in the Detailed Proposals for 277 homes, which is fixed. However, the buildings within the remaining phases B – D of the Outline Proposals have been designed to be flexible, and can be adapted within the maximum parameters set out in the Parameter Plans, notably:

Drawing 3663 - LB - ZZ - 00 - DR - A - 000021: Building Plots

Drawing 3663 - LB - ZZ - 00 - DR - A - 000031: Building Heights

As such, the capacity of the masterplan could be increased, in line with the maximum parameters, to deliver up to a total of 1628 across the Aberfeldy Village Masterplan for which this hybrid planning application seeks approval.

Purpose of the Inclusive Design Statement

The purpose of the Inclusive Design Statement is to assess the Development in terms of inclusive design provisions.

This Inclusive Design Statement should be read in conjunction with the set of application plans, the other sections within this Design and Access Statement and all other documents that support this planning application including the extant Outline Planning Permission ref.: PA/11/02716/PO (granted June 2012).

This Inclusive Design Statement has been written to ensure that the development achieves a high and consistent standard accessibility and interprets and clarifies the design standards to be adopted across the site.

It outlines the inclusive design principles for the Site, lists out the relevant standards and regulations and provides details of each element of the development in relation to inclusive design in the following sections.

It sets out how the scheme will be progressed with consideration of the principles of inclusive design, supported by the Design Code that forms part of the hybrid planning application which incorporates inclusive design principles.

The Development will be designed to be as inclusive as possible for:

- Residents of the development;
- Visitors to the development;
- People working in and visiting the commercial spaces; and
- The wider community beyond the site boundary.

The meaning of 'disabled' in this Design Code is the definition stated in the Equality Act 2010.

Project Description

Aberfeldy is located in Poplar in the London Borough of Tower Hamlets (LBTH), within a triangular shaped urban island, which is severed by the River Lea to the east, the A13 to the south and the A12 to the west/north west.

The proposed masterplan unlocks this existing neighbourhood and helps to reintegrate the 'Aberfeldy island' into its surroundings by making new and improved connections into the local area.


The Aberfeldy Village Masterplan is a residential mixed-use scheme including residential, retail, workspace/employment space and residents facilities that will deliver:

- 1595 affordable and private homes
- Improved east-west connections including the pedestrianisation of a vehicular underpass and improvements to the existing Dee Street underpass.
- New public open space at Highland Place and improvements to existing public spaces at Leven Road, Braithwaite Park, Jolly's Green and Millennium Green.
- Traffic calming of Abbott Road, creating a pedestrian friendly street;
- Improved permeability and connections through the site with two new north-south routes: Community Lane and Enterprise Yard, and the upgrading of the existing north-south route Aberfeldy Street.
- Revitalised High Street with new retail space and employment opportunities with new workspaces along Enterprise Yard.

Phase A

Phase A is the first phase of the new Aberfeldy Village Masterplan and forms the detailed component of the Hybrid Planning Application.

Please refer to separate Design and Access Statement for the Detailed Proposals included as part of the application. This includes an Inclusive Design Statement and supporting consultant reports.

 Further information on can be found in Chapter 1 of this **Masterplan Design and Access Statement**.

Legislation, regulations, policies, standards and guidance

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below.

Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations does not imply compliance with the Equality Act though it goes towards meeting duties under the Equality Act.

Some of the information within this inclusive design statement (and the subsequent building regulations application access statement) will inform an access management plan, which is recommended to assist its future operation in relation to the operator's obligations under the Equality Act.

National Housing Standards

The 2015 Building Regulations Part M supersedes the various residential access standards and guidance (including Lifetime Homes, the Wheelchair Housing Design Guide and any local residential standards) that could be applied to residential developments prior to October 1, 2015.

A new edition of Approved Document M was published in March 1, 2016, incorporating various minor amendments. Volume 1 defines three 'Optional Categories' for accessible dwellings:

- M4(1) Category 1: Visitable dwellings;
- M4(2) Category 2: Accessible & adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

Regulation M4(1) is mandatory for all new dwellings across England in the absence of any local authority requirements.

Optional requirements M4(2) and M4(3) are mandatory when the Local Planning Authority impose them on projects as a planning condition.

The London Plan was revised to reflect changes to the National Planning Policy Framework and enable local authorities to require Optional Categories 2 and 3 of Part M without having to update their policies to do so. This is explained in the Mayor of London's Housing Policy Transition Statement (May 2015):

- 90% of new housing to meet optional requirement M4(2) - Category 2 of Building Regulations;
- 10% of new housing to meet optional requirement M4(3) - Category 3 of Building Regulations.

- Category 1 is not applicable to any new residential developments in London boroughs.

Each London Borough will set out the requirement for new housing in Local Development Frameworks, and these should conform to the London Plan. London boroughs are not allowed to have their own variations. Where a borough requires a higher design standard this should only be requested to meet the needs of a specific individual and therefore should only be required of a home where a local authority allocation policy applies.

Building Regulations and British Standards

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility and are justified where necessary within this Access Statement.

The following Approved Documents and British Standards are key references for the access strategy of the Proposed Development:

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 1: Dwellings, 2015 with 2016 Amendments;
- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 2: Buildings other than Dwellings, 2015;
- The Building Regulations 2010, Fire safety, Volume 1: Dwelling houses, Approved Document B (2006 edition incorporating 2010 and 2013 amendments), HMSO, 2013;
- The Building Regulations 2010, Fire safety, Volume 2: Buildings other than Dwelling houses, Approved Document B (2006 edition incorporating 2007, 2010 and 2013 amendments) HMSO, 2013;
- The Building Regulations 2010, Protection from Falling, Collision and Impact, Approved Document K, HMSO, 2013;
- British Standard 8300:2018 Design of an accessible and inclusive built environment. Part 1: External Environment, and Part 2: Buildings, Code of Practice, British Standards Institution 2018; and
- British Standard 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2018.

Lord Consultant Limited's advice to the design team for the Development includes following the guidance of BS 8300:2018 wherever possible because it is more recent and results in an arguably more inclusive environment than designing according to the solutions in Approved Document M.

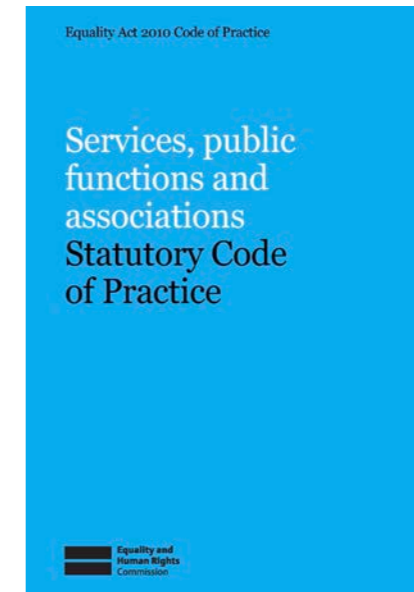


Fig.745 Equality Act Code of Practice

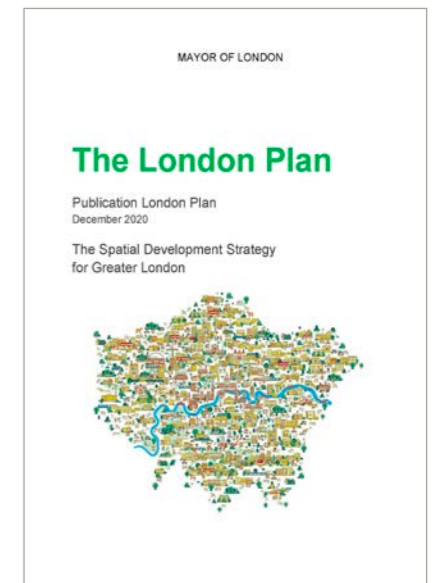


Fig.746 London Plan 2021

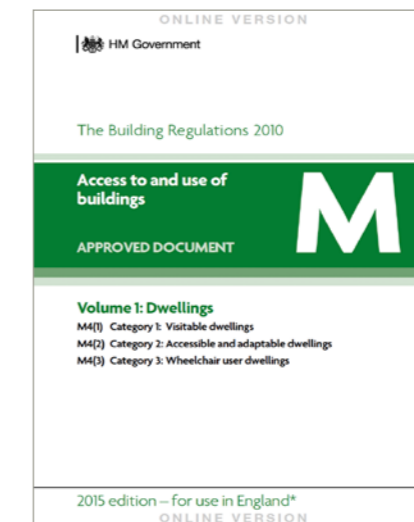


Fig.747 Building Regulations Approved Document M Vol 1: Dwellings

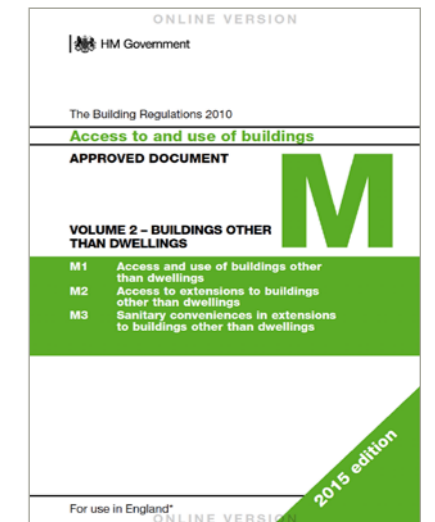


Fig.748 Building Regulations Approved Document M Vol 2: Non-Dwellings

Legislation, regulations, policies, standards and guidance

National Planning Policy Documents

Relevant national planning policy documents are as follows:

- National Planning Policy Framework (NPPF, 2021);
- National Planning Practice Guidance;
- Technical Housing Standards - Nationally Described Space Standards (May 2016);
- The National Design Guide published January 2021;
- The National Model Design Code (NMDC), published July 2021.

The Mayor of London's Housing Supplementary Planning Guidance (SPG) document was revised to incorporate the National Housing Standards on March 1, 2016.

London-wide Planning Policy Documents

These include:

- The London Plan, the Spatial Development Strategy for Greater London, March 2021; and
- Housing Supplementary Planning Guidance, London Plan 2016 Implementation Framework, Mayor of London, March 2016;
- Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Mayor of London September 2012;
- Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority, October 2014;
- The emerging GLA Good Quality Homes for all Londoners;

Four key access standards of the London Plan Housing SPG are:

- Standard 24 - All new dwellings should meet the nationally described space standard.
- Standard 25 - Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M;

- Standard 26 - A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant; and
- Standard 27 - The minimum depth and width for all balconies and other private external spaces should be 1500mm.

Council Planning Policy and Supplementary Documents

- London Borough of Tower Hamlets Local Plan 2031, adopted January 2020;
- The emerging London Borough of Tower Hamlets Leaside Area Action Plan;
- London Borough of Tower Hamlets High Density Living Supplementary Planning Document, adopted December 2020;
- The emerging London Borough of Tower Hamlets Tall Buildings Supplementary Planning Document.

Good practice guidance for access and inclusion

Approved Documents M and K, and BS 8300:2018 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several documents will need to be referred to, including good practice guidance books written by specialists, including:

- 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;
- Developing Accessible Play Space - A good Practice guide, Stationery Office 2003;
- London Cycle Design Standards, Mayor of London, TfL 2014;
- Manual for Streets - 1, DfT and CLG, 2008;
- Streetscape guidance, TfL, Mayor of London 2019, 4th Edition, Rev 1;
- Healthy Streets for London, TfL.



Fig.749 BS 8300:2018 Code of Practice



Fig.750 Nationally Described Space Standards

Inclusive design principles

Aims and principles

Inclusive design aims

An inclusive design strategy for a building or other development in the built environment describes the approach adopted to making suitable provision for disabled people with reference to the appropriate regulations, standards and good practice guidance.

The most basic inclusive design strategy would be to design using the approved solutions described in the Building Regulations Approved Documents that make specific mention of access for disabled people, and the other guidance that they reference.

This approach makes a place accessible, but it is only inclusive if it enables independent access for all people, using the same means of access. More interpretation and alternative solutions are often required to achieve this for sites with constraints such as level changes and where no statutory guidance exists.

The Site is therefore being designed to meet the guidance of Approved Document M, Volumes 1 and 2, and the inclusive design policies of the London Plan as a minimum. Success on completion depends on the principles set out by the access strategy being designed into the proposals and being carried through to detailed design and construction stages.

The inclusive design strategy also identifies opportunities to provide a more inclusive environment through holistic consideration of the interaction of a building's management, users, information technology and communication rather than a simple application of the Building Regulations, access standards and policies.

Inclusive design summary

Inclusive design is central to the policies of the London Plan 2021, with mention of it throughout the text of the plan.

London Plan Policy D5 Inclusive Design states the need to deliver inclusive, not just accessible environments. Inclusive design is central to the policies of the London Plan, with mention of it throughout the text of the plan. Policy D5 states:

Development proposals should achieve the highest standards of accessible and inclusive design. They should:

- be designed taking into account London's diverse population;
- provide high quality people focused spaces that are designed to facilitate social interaction and inclusion;
- be convenient and welcoming with no disabling barriers;
- providing independent access without additional undue effort, separation or special treatment;

- be able to be entered, used and exited safely, easily and with dignity for all.

The Commission for Architecture and the Built Environment published a guide called The Principles of Inclusive Design in 2006, which states that inclusive design:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single design solution cannot accommodate all users;
- Provides for flexibility in use; and
- Provides buildings and environments that are convenient and enjoyable to use for everyone

These criteria are important factors in recommending the most inclusive (not just accessible) solutions for a development within the client's resources. Inclusive environments remove obstacles for all potential users, especially people who have one or more of the protected characteristics listed in the Equality Act 2010.



Fig.751 CABE Principles of Inclusive Design

Inclusive design principles

Access provisions incorporated into the proposals at this stage that are key to the aim of providing an accessible environment are:

- Ensuring pedestrian and cycling routes as inclusive as possible;
- Animating street frontages of building to provide interest, passive surveillance, safety and convenience for all users, especially older and disabled people, children and their carers;
- Provision of mixed use on the site, reducing travel distance to work, eat and socialise which are especially critical for older and disabled people with limited mobility;
- Optimize the locations of vertical circulation within the new buildings and horizontal connections; and
- Promoting the concept of inclusive design within the design team.

Development of the Inclusive design strategy

Going forward into detailed design for each plot, the design team will continue to ensure the proposals meet the minimum access requirements of the Building Regulations Parts M, K and B, and also enhanced provisions that provide a greater degree of inclusion where appropriate.

The detail contained within the future development of the Inclusive Design Statement and Building Control Access Statements for each plot will expand to reflect the progression of the proposals.

The reports will also highlight issues that need to be included in a management operations manual to ensure that the building is used in the way intended to be as inclusive as possible.

Consultations

Consultation has been central to the development of the scheme. Throughout the design process, the design team has engaged with the public and a wider group of stakeholders.

This has allowed the design team to gain invaluable feedback from various points of view that have developed and improved the proposals as a whole, including all relevant accessibility and inclusive design requirements and considerations.

Please refer to section 4 of this Design and Access Statement for a more detailed explanation of engagement and resident involvement.

Inclusive design principles

Illustrative masterplan

Improved connections to local area

Aberfeldy is severed from the surrounding context by the River Lea to the east, the A13 to the south and the A12 to the west/north west. The proposed masterplan helps to reintegrate Aberfeldy into its surroundings by making new and improved connections into the local area. This will improve connectivity, accessibility and inclusivity.

The new connections include:

- Repurposing the existing vehicular underpass under the A12 for pedestrians and cyclists only, creating a new access to the west side of the A12 via the Underbridge, including improvements to Jolly's Green. There will be a new public space, Highland Place at the connection;
- Abbott Road developed as a Healthy Street, which is a pedestrian and cycle friendly connection;
- Upgrading of the existing pedestrian underpass under the A12 from Dee Street to the area near Balfron Tower, to strengthen the east-west connection;
- Improved permeability through the Site with two north-south routes, Community Lane and Enterprise Yard, upgrading of the north-south High Street, Aberfeldy Street, Dee Street, Ettrick Street and Blair Street.

Inclusive design of upgraded underpass

Approaches to the existing pedestrian underpass under the A12 will be improved to provide gently sloping paths with gradients not steeper than 1:21, improving sight lines and reconfiguring direct stepped access together with cycle ramps.

Guardrails can be avoided by strategically planted areas of landscaping at the edges of the sloping approach to the underpass.

Child friendly neighbourhood

The masterplan area will be a safe play for children of all ages and abilities to play and spend time outside, benefiting the community as a whole, and the Culloden Primary Academy in particular, with improvements to the public realm of Kirkmichael Road and School Square.

Spaces will be safe from excessive traffic, noise, danger and pollution, with more places to rest and enjoy green space.

Establishing a new local centre and improving the High Street

The masterplan will be a mixed-use neighbourhood with a revitalised Aberfeldy Street, the High Street, running north-south, and local centre.

A variety of uses will be located along the High Street including retail, food and beverage, community, and smaller independent retail units, along with the existing St Nicholas Church.

The provision of community facilities in the neighbourhood will reduce travel time and encourage people to socialise with their neighbours improving social cohesion and mental health - particularly important for older and disabled people.