



THE GOODSYARD

Design and Access Statement

September 2019 - Part 16 of 21



ballymore.



7.0 ACCESS STATEMENT

7.1 ACCESS STATEMENT

7.1.1 Statutory and Regulatory Background

This Access Statement satisfies Part M of the building Regulations 2015 the Town and County Planning (Development Management Procedure) (England) Order 2010, article 8. and The Planning (Listed Buildings and Conservation areas) Regulations 1990.

In addition, this statement takes full account of the Mayor of London's, London Plan, in particular the Supplementary Planning Guidance (SPG) "Accessible London: Achieving an Inclusive Environment" April 2016.

7.1.2 Design Philosophy

The design philosophy for this development is to achieve an inclusive environment throughout. Issues relating to access and inclusion have been and will continue to be, considered throughout the design process.

The Access Strategy is based on a social model of inclusion. The design philosophy seeks to achieve an inclusive design that maximises access for all people. This satisfies the General Duty placed upon the London Borough of Hackney and the London Borough of Tower Hamlets under the Equality Act 2010 and the London Plan to promote the interests of Disabled people.

One of the key aims is to create a clear, legible circulation pattern and a high quality public realm through the creation, of new streets, lanes, gateways and thresholds. This approach will not only improve the legibility and clarity of the on-site circulation, but also create a vibrant and welcoming physical environment.

7.1.3 Disability – Definition

The term "disability" has been viewed in its broadest sense and includes impaired mobility, sight, comprehension and hearing. This approach addresses not only the short-term compliance with the intent of the Equality Act together with the relevant planning policies but also the long-term implications of sustainability. The aim is therefore to provide an inclusive environment throughout.

The principles of an accessible environment contained within this document address the needs of the following user groups:

- individuals with mobility, sight, comprehension or hearing impairment
- the ageing population
- people with temporary injuries
- people whose movement may be impaired or encumbered in any way i.e. pregnant women, people with young children or people with baggage.

7.1.4 The Equality Act (2010) and 'Disability'

The Equality Act has been in force since October 2010, and replaces, amongst other legislation, the Disability Discrimination Act (DDA). However, the same underlying philosophy regarding discrimination on the grounds of disability applies, and the duties placed on the physical design of the built environment remain unchanged.

In summary, the Equality Act 2010 aims to protect the nine identified 'protected characteristics', of which one includes 'Disability'. With regards to Disability, the Equality Act provides legal rights for disabled people in the areas of:

- Employment;
- Education;
- Access to goods, services and facilities;
- Buying and renting land or property;
- Functions of public bodies.

The Equality Act, although not prescriptive, includes an intent to offer disabled people an accessible environment which does not discriminate against them because of their impairment. 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. They do though go a long way to ensuring such issues are considered.

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.

7.1.5 Process

This Access Statement will record all areas of the design that maximise access for disabled persons. It will continue to do this throughout the design aspect of the project.

Should there be any departures from the adopted performance indicators, the report will elaborate the reasons for this decision, the details of any adopted alternative, the rationale behind it and notation detailing when any such departure was taken.

To ensure the achievement of inclusive design the following actions have been adopted:

- All design team members have been made aware of inclusive design and understand the principles involved; All design members have been briefed on access/ inclusive design and understand its principles.
- Access will be an agenda item at design team meetings, reporting the reasoning behind any departures from adopted design guide(s) and the rationale behind any alternative adopted solution or compromise, together with the authority or evidence that supports such an approach.

7.1.6 Sources of Advice and Guidance Used

In order to maximise access for disabled people the following guidance has been used. If there is a departure from the adopted guidance, there will be a reference to this effect in the Access report.

- The Building Regulations Approved Document Part M 2015 Edition incorporating 2016 amendments “Access to and Use of Buildings”
- The Building Regulations Approved Document Part K 2013 Edition “Protection from Falling, Collision and Impact”
- BS 8300: 2018 (Design of an accessible and inclusive built environment),
- Department for Transport (DfT), 2013, “Inclusive Mobility” (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- London Borough of Hackney, Local Plan.
- London Borough of Tower Hamlets, Local Plan.
- The London Plan (and London Plan SPG), Mayor of London, 2015.
- Consideration of Equality Act issues.

7.1.7 Consultation

Between July and December 2018, consultation was carried out on the first iteration of updated proposals for the Goodsynd. This allowed local stakeholders and residents to take part in debate and discussion around local needs and design of the updated proposals. Feedback was shared with the Joint Venture and the design team to help inform development of the proposals.

Further consultation was undertaken in March 2019 when the updated masterplan was shared for community review.

For further information please refer to:

Statement of Community Involvement Addendum - Updated Masterplan Consultation July 2018 - June 2019

Overview

This Access Statement contains a full description of the scheme.

Issues that have had an impact on access in the design of the development to date form part of this Access Statement. Also included are the reasons for the constraint and any alternative solution adopted or proposed including any authority, research or advice that has influenced the decision.

The initial results of the Design review indicate that detriment to disabled people is unlikely or insignificant.

The arrangements for access described in this report reflect the current design. The descriptions in this report have been based on the drawings dated October 2018. Access arrangements will be addressed in further detail as the design develops.

This statement is also presented as a design guide, which should be used as a reference document during design development. It will demonstrate the intent of the Equality Act and compliance with the statutory regulations, in particular, Approved Document Part M.

7.1.8 General Aspects

7.1.9 Site

The Masterplanning for the site has been based on the provision of access for all with the intention to submit an outline application with 'detailed' elements.

It is proposed to divide the site into 9 plots which are indicatively represented on page 9.

The outline elements of the submission include buildings 1, 3, 4, 5, 6, 8, 9, 10 and public realm.

The detail elements of the submission include plots 2 and 7.

The ground level contains access to plots 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 7d 8a, 10a, 10b and 10c including new pedestrian links into the site.

The platform level contains access from the landscaped public realm to plots 2, 3, 8a, 8b, 8c, 10a, 10b, 10c and 11.

7.1.10 Transport Links and Pedestrian Access

The site is bounded by Bethnal Green Road and Sclater Street in the North, Shoreditch High Street and Commercial Street in the West and Brick Lane in the East.

The main entrance to the site is by means of the Oriel Gateway located on the junction of Shoreditch High Street and Commercial Street.

Additionally the site is accessed north-south from Bethnal Green Road and Sclater Street by Braithwaite Street, Farthing Lane and Cygnet Lane.

A new pedestrian connection, Middle Road, will be created running east-west across the site connecting the Oriel Gateway to Brick Lane.

It is also proposed to reinstate the existing

London Road which runs east-west through the site from Brick Lane to Braithwaite Street utilising the existing listed and unlisted arches.

The existing pavements on Bethnal Green Road, Sclater Street, Shoreditch High Street, Commercial Street and Brick Lane provide dropped kerbs, tactile paving and traffic lights to assist access.

Braithwaite Street, Farthing Lane, Cygnet Lane, Middle Road and the reinstated London Road will be pedestrian areas only.

Taxis – and private hire vehicles with dispensation – can stop on red routes to drop off and pick up. It is proposed that taxis and private hire vehicles will pick up and drop off in the bus lane on Bethnal Green Road at the junction of Braithwaite Street.

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

The nearest station is the existing Shoreditch High Street Station on the London Overground. The station is located centrally on the site and is accessed by means of Braithwaite Street.

The station provides step free access to and from the street level and train platform levels.

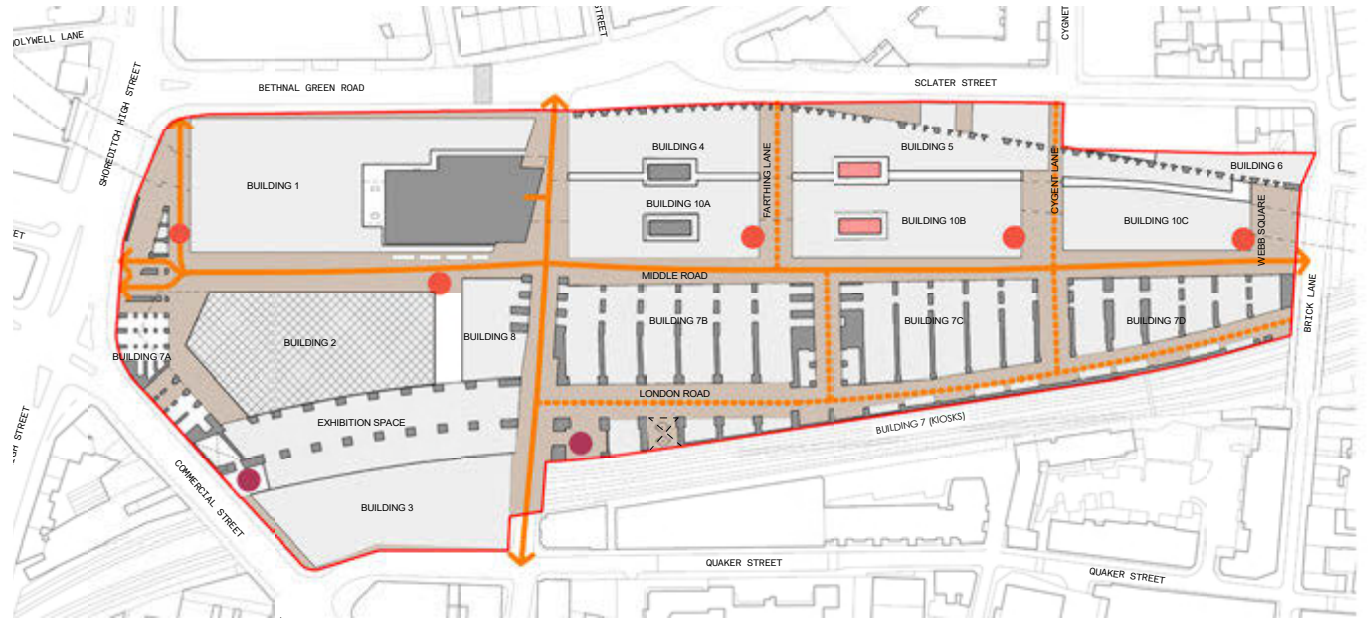


Fig 7.1.1: Site Plan Ground Level

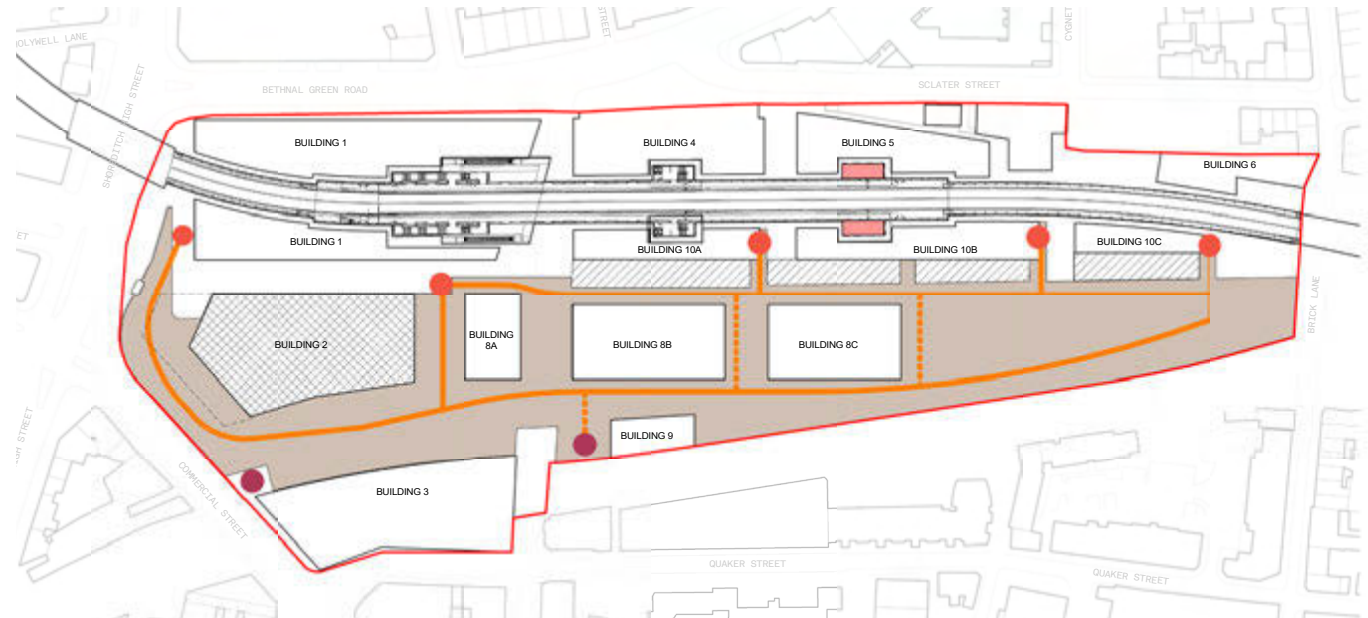


Fig 7.1.2: Site Plan Platform Level

<p>7.1.11 Outline Components</p> <p>The current proposals are indicative only and may be subject to future change.</p>		<p>facilities. Access to the basement will be achieved by means of the accessible lifts and stairs.</p>
<p>7.1.12 Plot 1</p> <p>It is proposed that Plot 1 will consist of a 15 storey office building. The building spans Shoreditch High Street Station between levels 1 and 4.</p> <p>Level 5 is the first full floor plate of the building, lying directly above the station and is analogous to the ground level of a standard office building.</p>	<p>located on an upstand of between 200 mm and 400 mm high, dependant on the external ground condition. This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail tenants.</p>	<p>The cycle storage will be designed to accommodate adapted cycles as and when they are required.</p> <p>The changing facilities will be designed to the recommendation set out in Approved Document Part M and BS8300 and will accommodate people with mobility impairments.</p>
<p>7.1.13 Building Entrances</p> <p>There are two main pedestrian entrances to the building located at ground level on Bethnal Green Road and Middle Road.</p> <p>Both entrances are weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.</p> <p>A vehicular access to the service yard is also provided from Bethnal Green Road.</p>	<p>7.1.15 Internal Access</p> <p>Internal Access will be addressed fully during design development.</p> <p>It is proposed the ground floor will contain the entrance lobby and reception. Direct access to the upper levels will be by means of wheelchair accessible lifts and stairs. The wheelchair accessible lifts and stairs will be protected by security pass gates.</p> <p>Any security pass gates will include for a designated gate for inclusive access, which will have a minimum clear width of 1000 mm, as recommended in Approved Document M and BS 8300.</p> <p>The reception area will take account of BS 8300 Section 11 which sets out requirements for assembly and reception areas.</p>	<p>7.1.16 Service Yard and Plant Rooms</p> <p>The ground level contains a service yard and plant rooms. Although step free, these areas will be for maintenance purposes only and will therefore not be designed specifically for use by disabled people.</p>
<p>7.1.14 Retail Units</p> <p>The current design proposes there will be eight one storey retail units located around the building. The units will be accessible from Bethnal Green Road, Shoreditch High Street and Middle Road.</p> <p>All retail units are step free throughout. Each entrance is accessed directly from the public realm. Each entrance will be designed as step free and will be determined by the tenant at fit out.</p> <p>Any glazed fronts will be required to have either low level applied manifestations or will be</p>	<p>Each floor within the building will be level and step free. Access between floors will be achieved by means of the accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.</p> <p>Sanitary facilities, including wheelchair accessible cubicles and facilities for the ambulant disabled will be located on each floor and will be designed to the recommendations set out in Approved Document M and BS 8300.</p> <p>The basement is level and step free and is proposed to contain cycle storage and changing</p>	

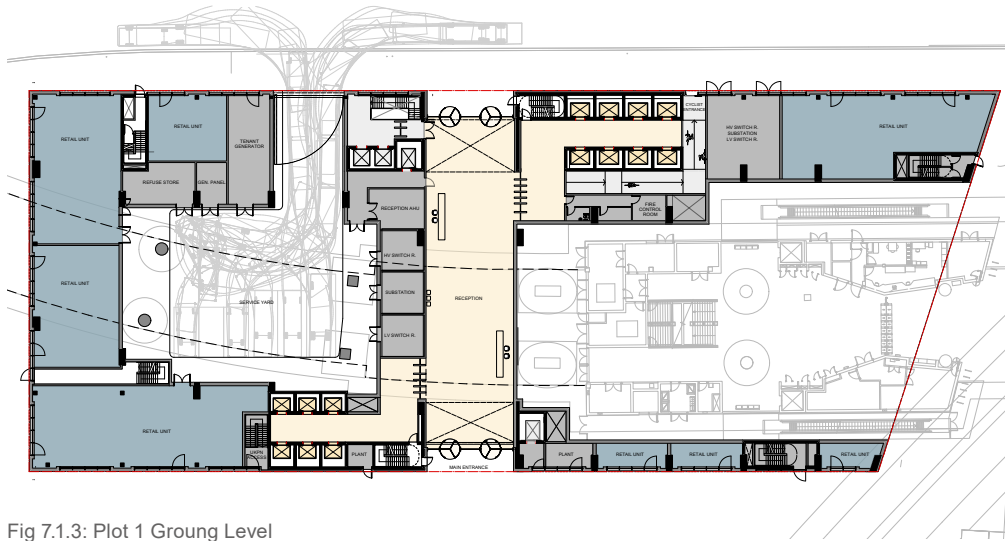


Fig 7.1.3: Plot 1 Ground Level

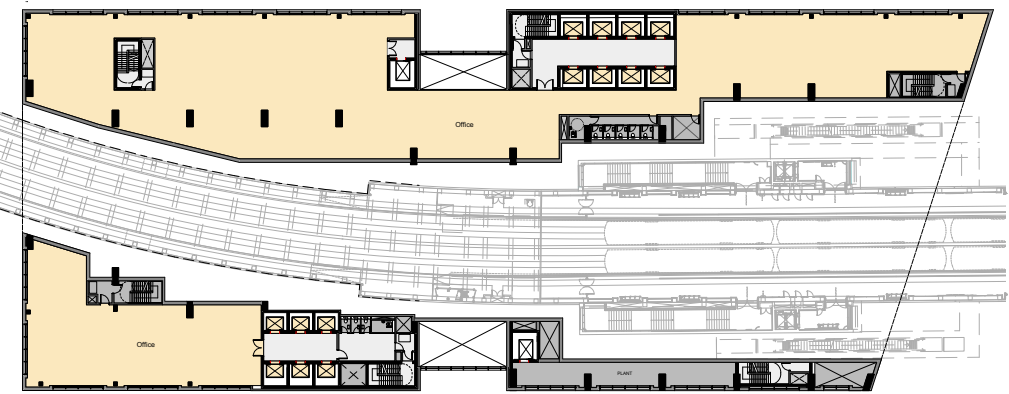


Fig 7.1.4: Plot 1 Platform Level

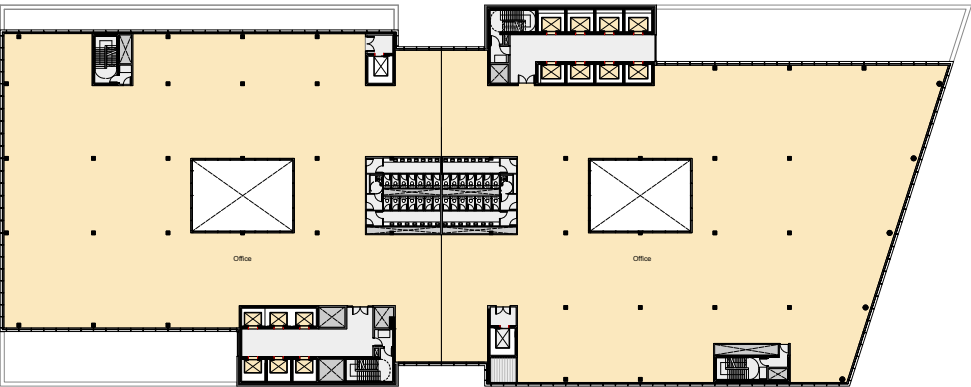


Fig 7.1.5: Plot 1 Typical Level

<p>7.1.17 Plot 3</p> <p>It is proposed that Plot 3 will consist of a 6 storey office building, retail outlets and a public gallery.</p>		<p>The cycle storage will be designed to accommodate adapted cycles as and when they are required.</p>
<p>7.1.18 Building Entrances</p> <p>It is proposed there will be two main pedestrian entrances to the office building located at ground level and platform level. The ground level entrance is accessed from Quaker Street. The platform level entrance is accessed directly from the public realm at platform level.</p> <p>Both entrances will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.</p> <p>A separate office cycle storage entrance is proposed at ground floor level, accessed directly from the public realm. The entrance will consist of a 1200mm door and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.</p>	<p>7.1.20 Public Gallery</p> <p>The current design proposes the existing listed arches will be developed into a public gallery located at ground floor level, accessed by means of Commercial Street and Braithwaite Street.</p> <p>The Gallery entrance will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.</p> <p>Sanitary facilities, including wheelchair accessible cubicles and facilities for the ambulant disabled will be located close to the entrance of the gallery. All facilities will be designed to the recommendations set out in Approved Document M and BS 8300.</p>	<p>Changing facilities will also be provided which will be designed to the recommendation set out in Approved Document Part M and BS8300 and will accommodate people with mobility impairments.</p> <p>Each floor within the building will be level and step free. Access between floors will be achieved by means of the accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.</p> <p>Sanitary facilities, including wheelchair accessible cubicles and facilities for the ambulant disabled will be located on each floor and will be designed to the recommendations set out in Approved Document M and BS 8300.</p>
<p>7.1.19 Retail Units</p> <p>The current design proposes there will be two, one storey retail units accessed from ground floor level and two units accessed from platform level.</p> <p>All retail units are step free throughout. Each entrance is accessed directly from the public realm. Each entrance will be designed as step free and will be determined by the tenant at fit out.</p> <p>Any glazed fronts will be required to have either low level applied manifestations or will be located on an upstand of between 200 mm and 400 mm high, dependant on the external ground condition. This distinct upstand or manifestation will provide a visible and physical indication of</p>	<p>7.1.21 Internal Access</p> <p>Internal Access will be addressed fully during design development.</p> <p>The ground floor contains the entrance lobby and reception. Direct access to the upper levels will be by means of wheelchair accessible lifts and stairs.</p> <p>Any security pass gates will include for a designated gate for inclusive access, which will have a minimum clear width of 1000 mm, as recommended in Approved Document M and BS 8300.</p> <p>The reception area will take account of BS 8300 Section 11 which sets out requirements for assembly and reception areas.</p> <p>Access to the ground floor cycle storage will be achieved by means of a ramp from the cycle storage entrance.</p>	<p>7.1.22 Plant Rooms</p> <p>The ground level and roof level will contain plant rooms. Although step free, these areas will be for maintenance purposes only and will therefore not be designed specifically for use by disabled people.</p>

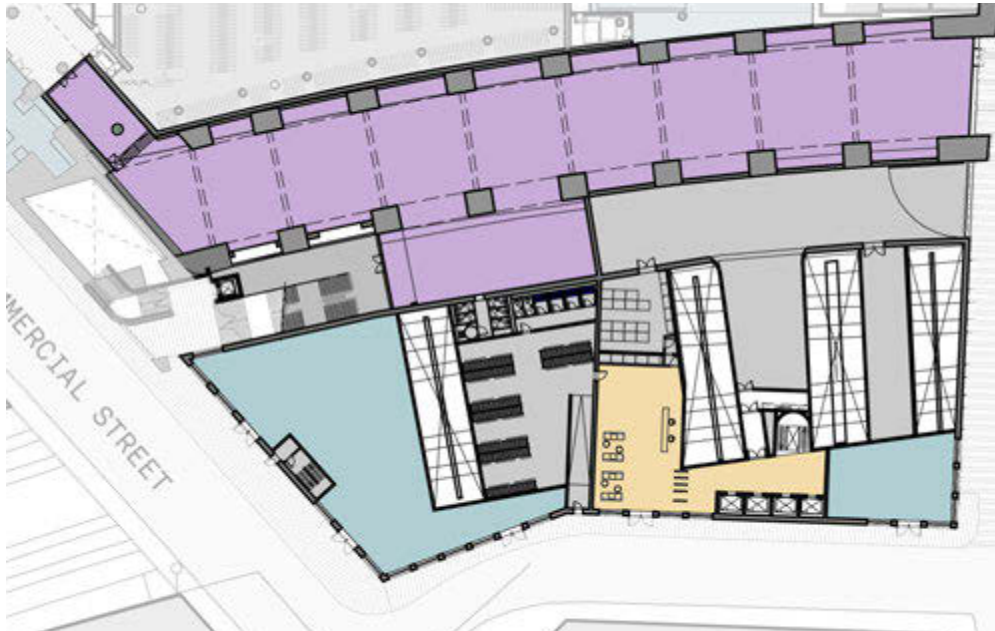


Fig 7.1.8: Plot 3 Ground Level

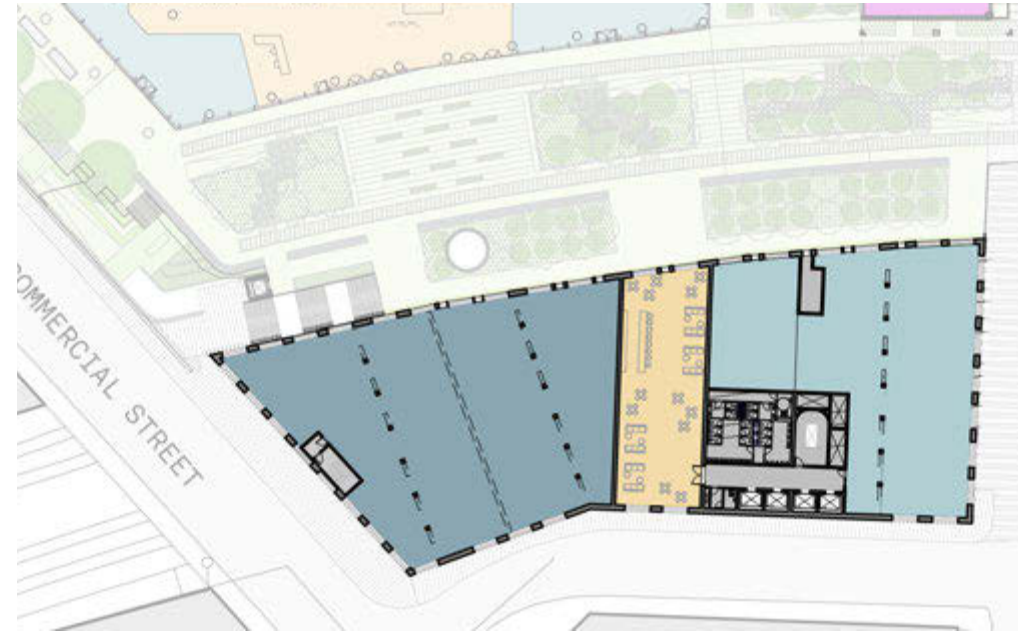


Fig 7.1.6: Plot 3 Platform Level

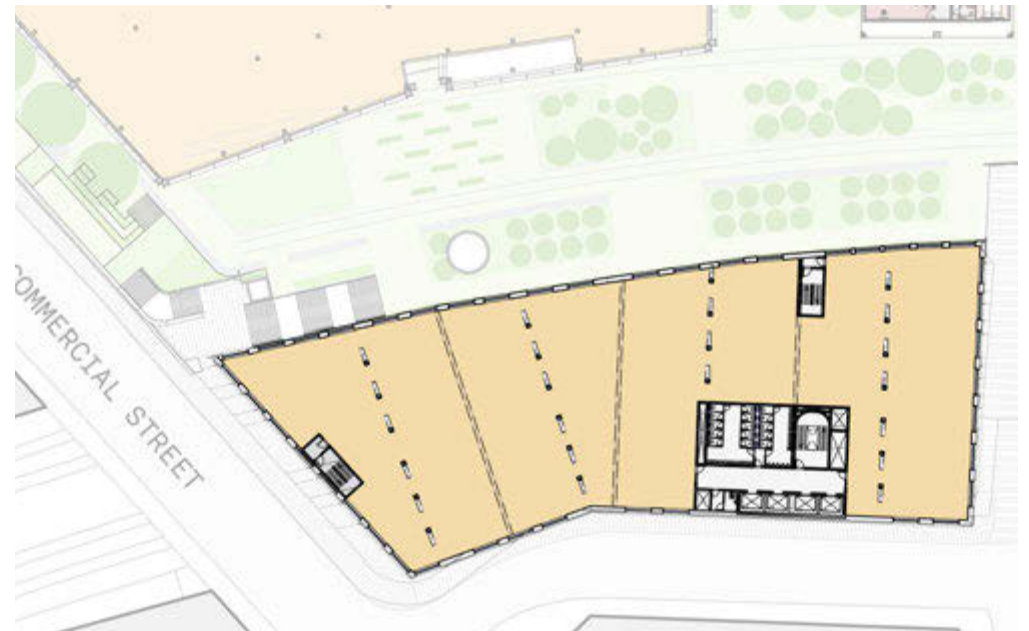


Fig 7.1.7: Plot 3 Typical Level

7.1.23 Plot 4

The current design proposes Plot 4 will consist of a 19 storey residential building accessed from the junction of Bethnal Green Road and Sclater Street.

7.1.24 Building Entrance

It is proposed there will be a main pedestrian entrance to Plot 4 located at ground level and accessed from Sclater Street.

The entrance will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.

7.1.25 Retail Units

The current design proposes there will be up to five one storey retail units, accessed from ground floor level.

All retail units are step free throughout. Each entrance is accessed directly from the public realm. Each entrance will be designed as step free and will be determined by the tenant at fit out.

Any glazed fronts will be required to have either low level applied manifestations or will be located on an upstand of between 200 mm and 400 mm high, dependant on the external ground

condition. This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail tenants.

7.1.26 Internal Access

Internal Access will be addressed fully during design development.

Each floor within the building will be level and step free. Access between floors will be achieved by means of the accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.

It is proposed the first floor will contain cycle storage. Access to the first floor storage will be achieved by means of the accessible lifts and stairs.

The cycle storage will be designed to accommodate adapted cycles as and when they are required.

7.1.27 Residential

90% of residential units will be designed to Approved Document Part M, M4(2) Category 2

Additionally, 10% of residential units will be spatially designed to Approved Document Part M, M4(3a) Category 3, although will not be fitted out as such.

Split-level and duplex apartments are not user-friendly for people with mobility difficulties, and therefore will not be designated for use as wheelchair adaptable units.

The exact location of wheelchair adaptable units will be determined at a later stage. Designated wheelchair accessible residential units will be located so as to provide a variety of views and experiences.

All units will be accessed by means of corridors from the circulation cores.

Balcony areas which are provided for use by residents, will be designed to be accessible with thresholds no greater than 15 mm, as recommended in Approved Document M and BS 8300.

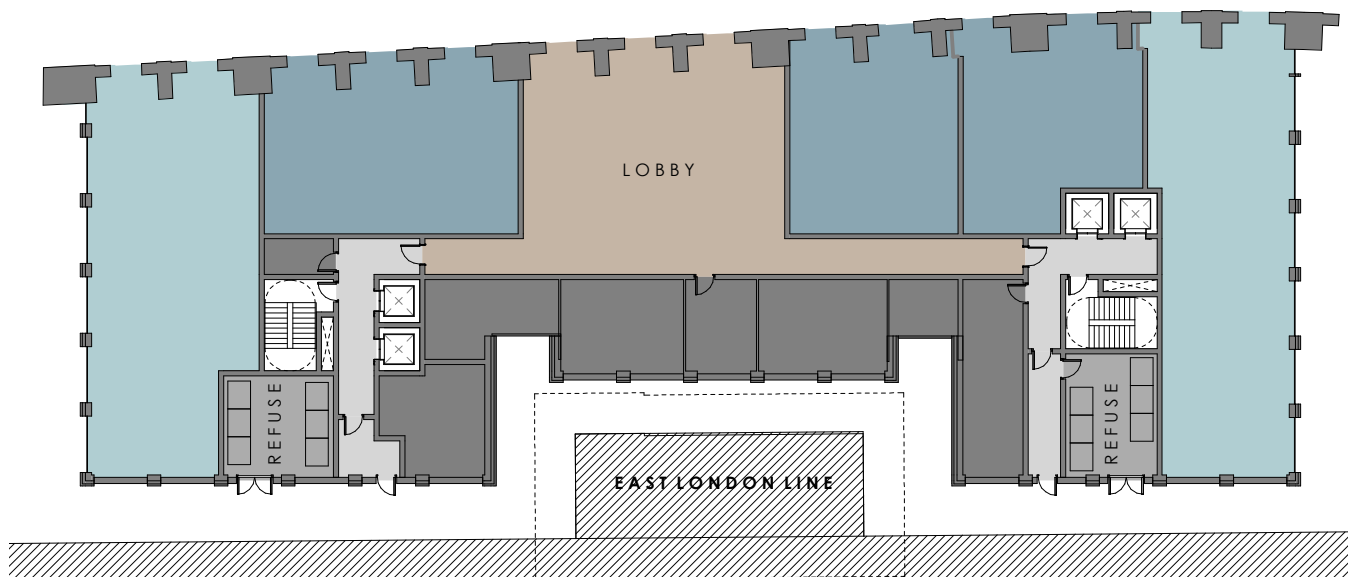


Fig 7.1.9: Plot 4 Ground Level

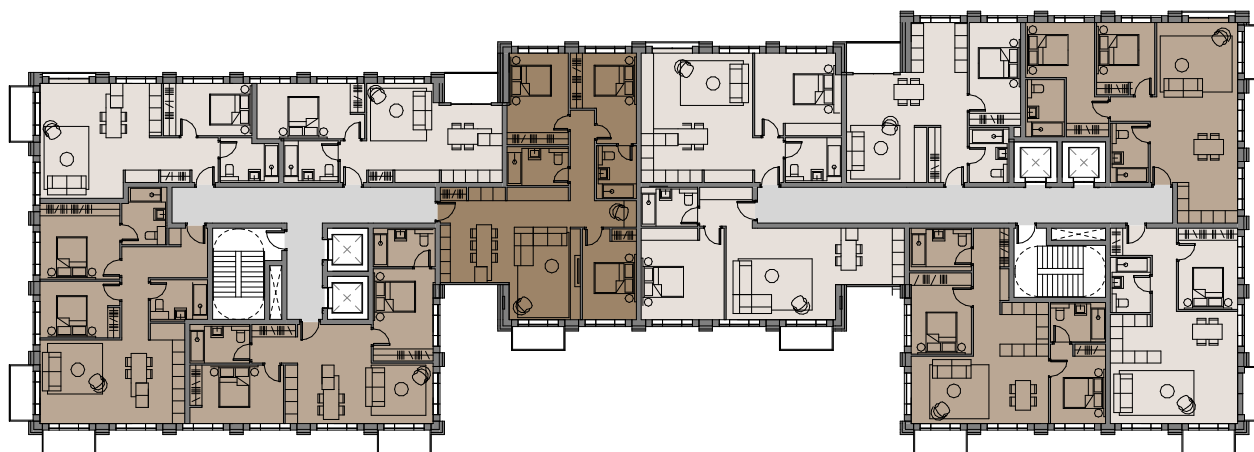


Fig 7.1.10: Plot 4 Typical Level

7.1.28 Plot 5

The current design proposes Plot 5 will consist of 3 residential buildings, ranging from 5 storeys to 12 storeys, accessed from Sclater Street. A Doctors surgery will be provided at first floor level.

Plot 5 also contains the existing Weavers' Cottages which will be developed as retail and office accommodation.

7.1.29 Building Entrances

The residential entrance to the building is located on Sclater Street.

The Doctors surgery entrance to the building is located on Farthing Lane.

A vehicular access to the service yard is also provided from Sclater Street.

All entrances will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.

7.1.30 Weavers' Cottages

The current proposal is indicative only and may be subject to future change.

The existing weavers' cottages front Sclater Street and consist of derelict cottages.

The intention is to reinstate the cottages to preserve a fragment of Spitalfields historic fabric.

The cottages consist of partial basements and three upper floors which will contain office accommodation.

The existing entrances on Sclater Street will be retained and reinstated as access to 3 of the units. These entrances are not step free.

Step free access to the existing cottages and extension is at the rear of the buildings by means of new step free courtyard. Access to the rear of the buildings is directly from Cygnet Lane.

7.1.31 Retail Units

The current design proposes there will be four one storey retail units, accessed from ground floor level.

All retail units are step free throughout. Each entrance is accessed directly from the public realm. Each entrance will be designed as step free and will be determined by the tenant at fit out.

Any glazed fronts will be required to have either low level applied manifestations or will be located on an upstand of between 200 mm and 400 mm high, dependant on the external ground

condition. This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail tenants.

7.1.32 Internal Access

Internal Access will be addressed fully during design development.

7.1.33 Residential

It is proposed the ground floor will contain 3 residential entrance lobbies.

Each floor within the building will be level and step free. Access between floors will be achieved by means of the accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.

7.1.34 Doctors Surgery

The Doctors surgery at first floor is accessed by means of a separate wheelchair accessible lift and stair from the Farthing Lane entrance.

7.1.35 Weavers' Cottages

New internal stairs will be provided within each cottage to complement the existing stairs. The existing stairs are non-regulation and are being retained for conservation reasons. The new stairs will be designed to the recommendations set out in Approved Document Part M and BS 8300.

A wheelchair accessible lift will provide access between ground and third floor.

All floors will consist of office space, lift and toilet cores and will be step free. All office / meeting areas will take account of BS 8300 Section 11 which sets out additional requirements for assembly areas.

7.1.36 Residential

90% of residential units will be designed to Approved Document Part M, M4(2) Category 2

Additionally, 10% of residential units will be spatially designed to Approved Document Part M, M4(3a) Category 3, although will not be fitted out as such.

Split-level and duplex apartments are not user-friendly for people with mobility difficulties, and therefore will not be designated for use as wheelchair adaptable units.

The exact location of wheelchair adaptable units will be determined at a later stage. Designated wheelchair accessible residential units will be located so as to provide a variety of views and experiences.

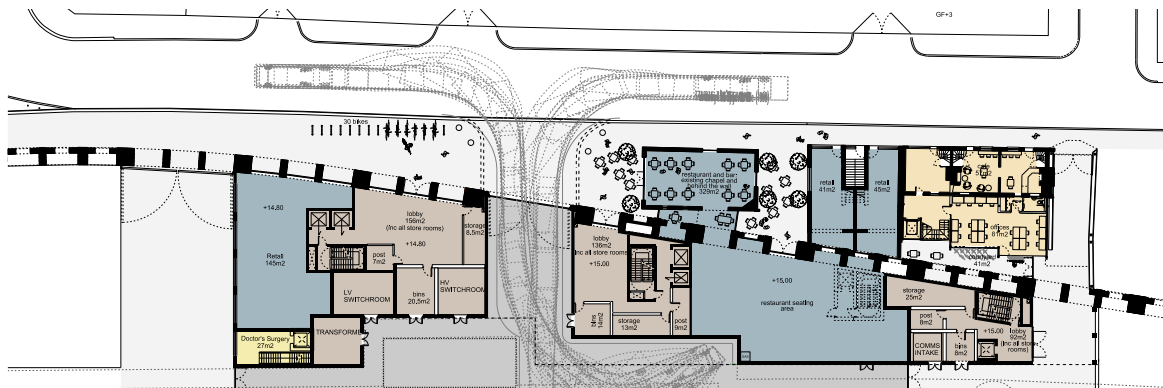


Fig 7.1.11: Plot 5 Ground Level

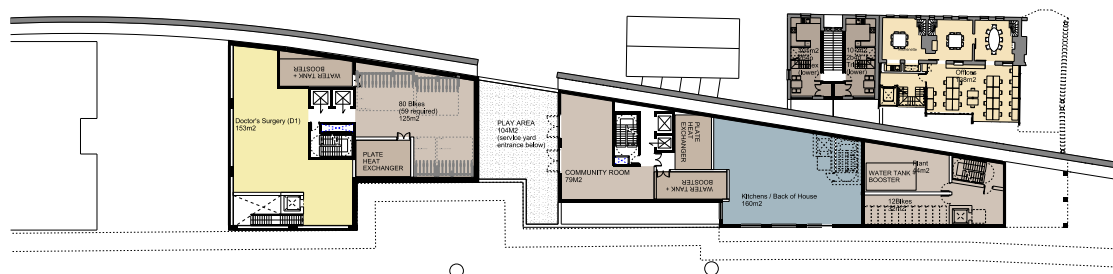


Fig 7.1.13: Plot 5 Platform Level



Fig 7.1.12: Plot 5 Typical Level

All units will be accessed by means of corridors from the circulation cores.

Balcony areas which are provided for use by residents, will be designed to be accessible with thresholds no greater than 15 mm, as recommended in Approved Document M and BS 8300.

7.1.37 Plot 6

The current design proposes Plot 6 will consist of a 4 storey cultural use building accessed from the newly formed Brick Lane Square.

7.1.38 Building Entrance

It is proposed there will be a main pedestrian entrance to Plot 6 located at ground level and accessed from newly formed Brick Lane Square.

The entrance will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.

7.1.39 Internal Access

Internal Access will be addressed fully during design development.

Each floor within the building will be level and step free. Access between floors will be achieved by means of accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.

7.1.40 Plant Rooms

The ground level will contain plant rooms. Although step free, these areas will be for maintenance purposes only and will therefore not be designed specifically for use by disabled people.

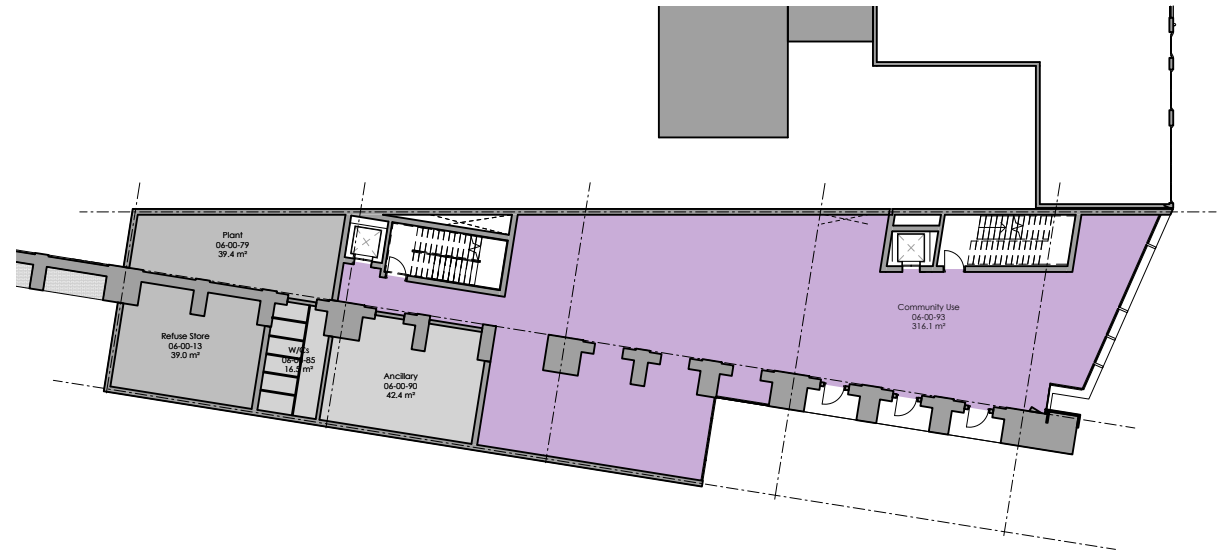


Fig 7.1.14: Plot 6 Ground Level

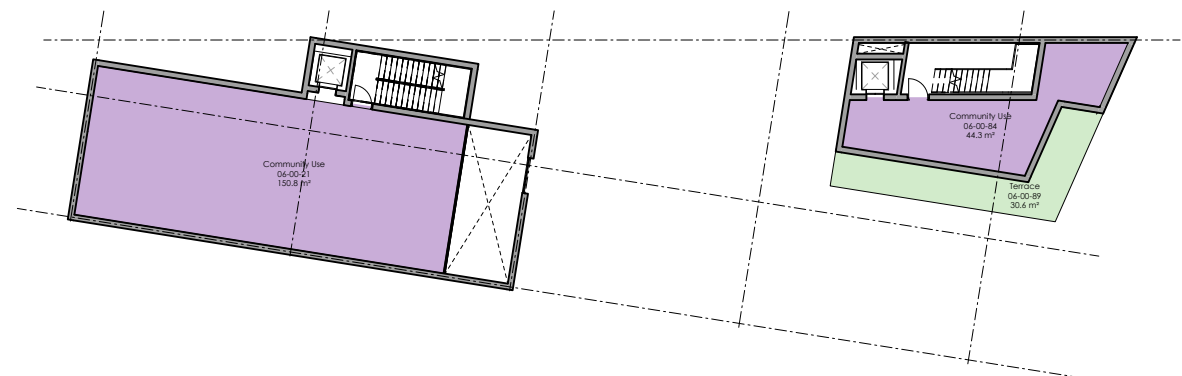


Fig 7.1.15: Plot 6 Typical Level

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7.1.41 Plot 8

The current design proposes Plot 8 will consist of hotel and residences contained within three buildings 8a, 8b and 8c.

Building 8a consists of 26 storeys with the lower storeys containing hotel accommodation and the upper storeys residential accommodation.

Buildings 8b and 8c consist of 4 storeys and contain the hotel accommodation, retail outlets and restaurants.

Due to the existing arches at ground floor, it is only possible to provide ground floor access to buildings 8b and 8c from building 8a. Should residences be provided in buildings 8b and 8c, they would have restricted access/egress from platform level only.

7.1.42 Building Entrance

The hotel and residential entrance to Plot 8 is located at ground level and accessed from Braithwaite Street.

Both entrances will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.

7.1.43 Internal Access

Internal Access will be addressed fully during design development.

7.1.44 Residential 8a

It is proposed the ground floor will contain the residential entrance lobby.

Each floor within the building 8a will be level and step free. Access between floors will be achieved by means of the accessible lifts and stairs. These will be designed to the

recommendations set out in Approved Document M and BS 8300.

7.1.45 Hotel 8a, 8b and 8c

It is proposed the ground floor of building 8a will contain the hotel entrance lobby. Access to buildings 8b and 8c hotel accommodation is by means of a bridge link at level four.

Each floor within the buildings 8b and 8c will be level and step free. Access between floors will be achieved by means of accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.

7.1.46 Residential

90% of residential units will be designed to Approved Document Part M, M4(2) Category 2

Additionally, 10% of residential units will be spatially designed to Approved Document Part M, M4(3a) Category 3, although will not be fitted out as such.

Split-level and duplex apartments are not user-friendly for people with mobility difficulties, and therefore will not be designated for use as wheelchair adaptable units.

The exact location of wheelchair adaptable units will be determined at a later stage. Designated wheelchair accessible residential units will be located so as to provide a variety of views and experiences.

All units will be accessed by means of corridors from the circulation cores.

Balcony areas which are provided for use by residents, will be designed to be accessible with thresholds no greater than 15 mm, as recommended in Approved Document M and BS 8300.

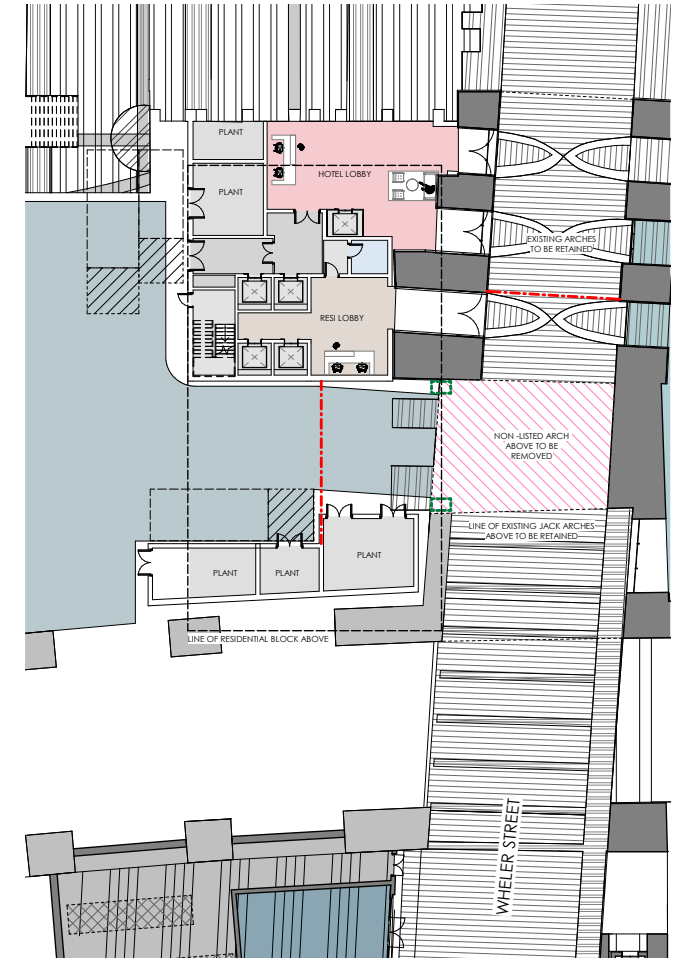


Fig 7.1.16: Plot 8 Ground Level Block A

7.1.47 Hotel

5% of hotel rooms will be designed as wheelchair accessible as required by Approved Document Part M, Volume 1.

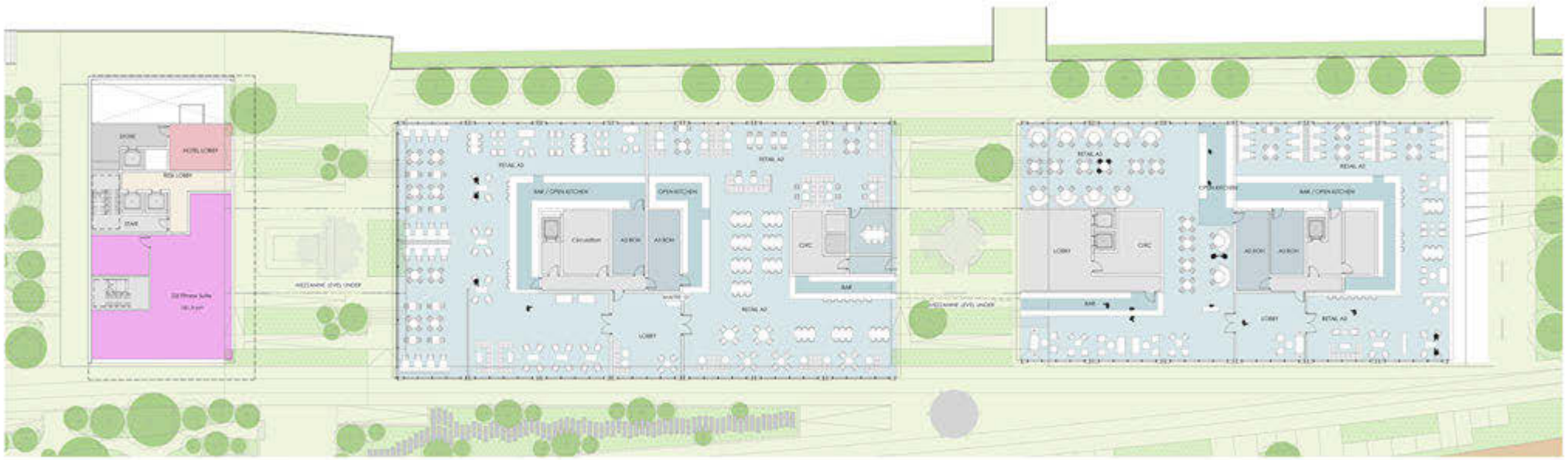


Fig 7.1.18: Plot 8 Platform Level Block A,B &C

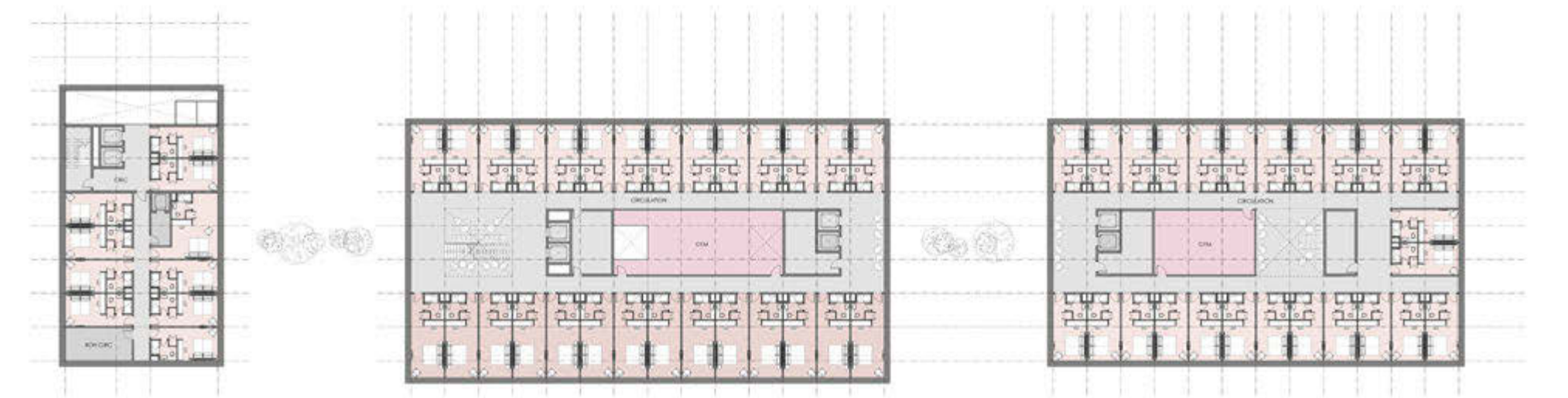


Fig 7.1.17: Plot 8 Typical Level Block A,B &C

7.1.48 Plot 10

The current design proposes Plot 10 will consist of residential accommodation contained within three, buildings 10a, 10b, and 10c.

Building 10a consists of 9 stories. Building 10b consists of 10 stories. Building 10c consists of 6 stories.

Buildings 10b and 10c will additionally contain public sanitary facilities which are accessed directly from the platform level.

The sanitary facilities will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.

7.1.49 Building Entrances

It is proposed each building will have separate entrances accessed from Platform Level.

Each entrance will be weather protected, level and step free and will be developed in accordance with the recommendations set out in Approved Document Part M and BS8300.

7.1.50 Retail Units

The current design proposes Building 10a will have eight one storey retail units, Building 10b will have nine one storey retail units and Building 10c will have six one storey retail units and one two storey retail unit.

All retail units are accessed directly from the Platform level public realm.

Each retail unit is step free throughout. Each entrance will be designed as step free and will be determined by the tenant at fit out.

Vertical movement within the two storey unit will also be determined by the tenant at fit out.

7.1.51 Internal Access

Internal Access will be addressed fully during design development.

Each floor within each building will be level and step free. Access between floors will be achieved by means of accessible lifts and stairs. These will be designed to the recommendations set out in Approved Document M and BS 8300.

7.1.52 Residential

90% of residential units will be designed to Approved Document Part M, M4(2) Category 2

Additionally, 10% of residential units will be spatially designed to Approved Document Part M, M4(3a) Category 3, although will not be fitted out as such.

Split-level and duplex apartments are not user-friendly for people with mobility difficulties, and therefore will not be designated for use as wheelchair adaptable units.

The exact location of wheelchair adaptable units will be determined at a later stage. Designated wheelchair accessible residential units will be located so as to provide a variety of views and experiences.

All units will be accessed by means of corridors from the circulation cores.

Balcony areas which are provided for use by residents, will be designed to be accessible with thresholds no greater than 15 mm, as recommended in Approved Document M and BS 8300.

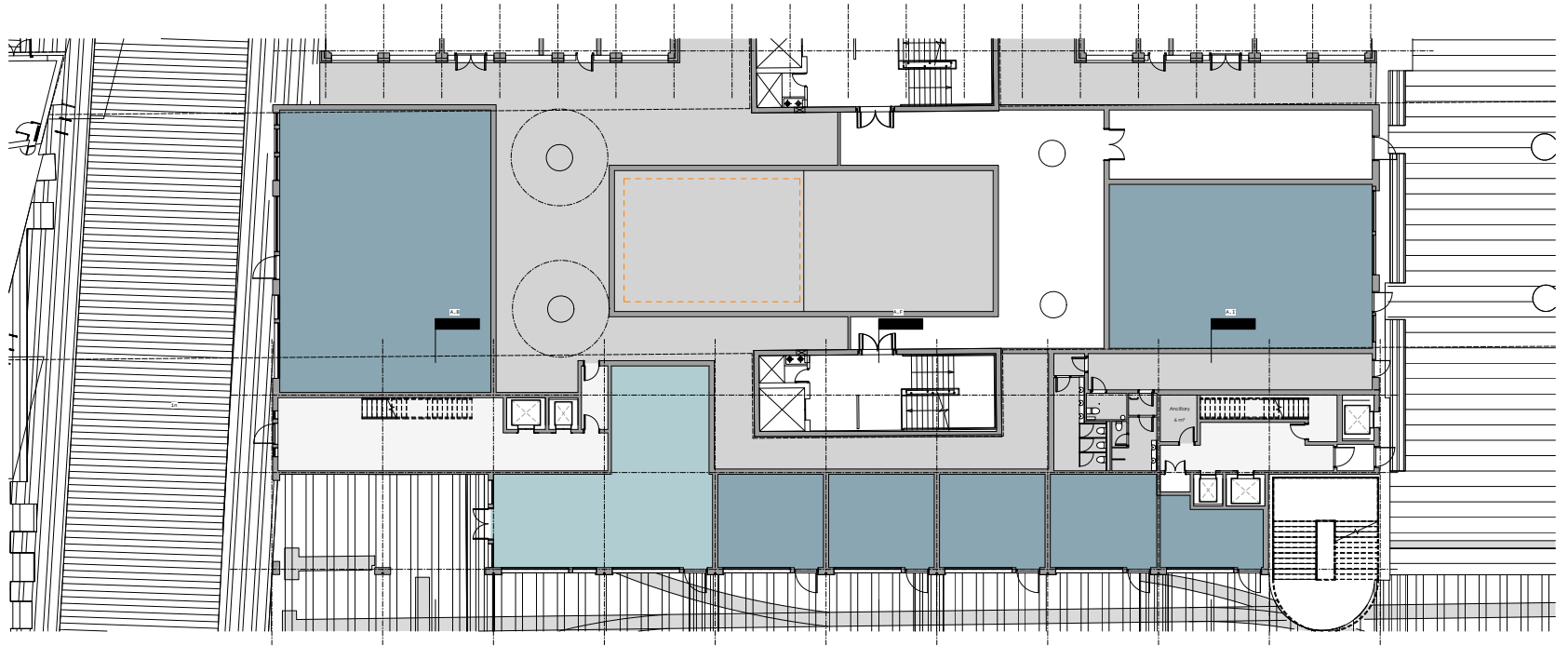


Fig 7.1.20: Plot 10 Platform Level Block A

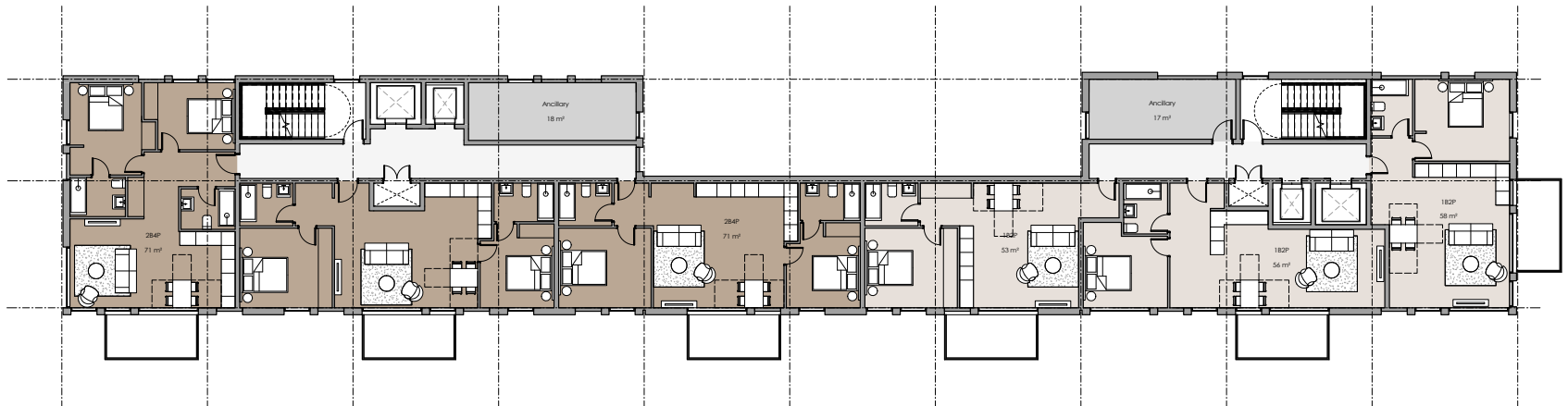


Fig 7.1.19: Plot 10 Typical Level Block A

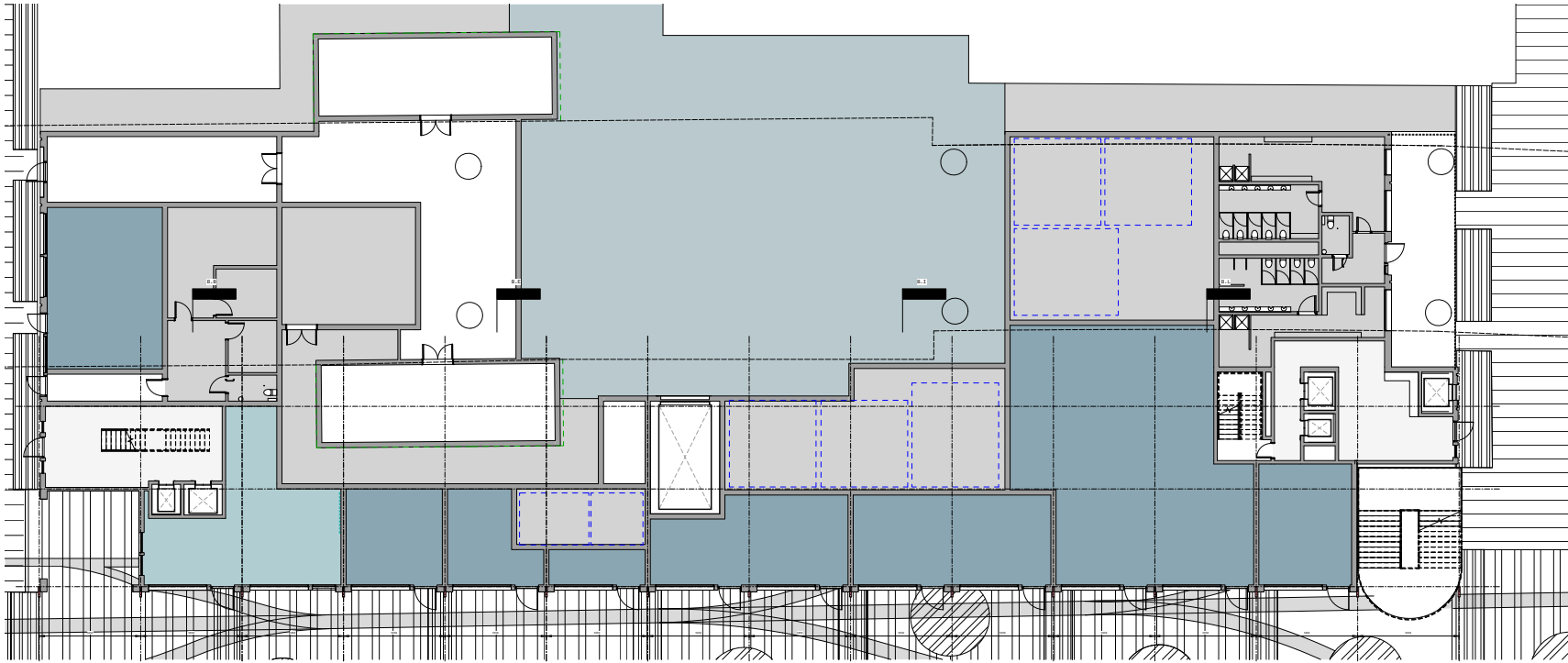


Fig 7.1.22: Plot 10 Platform Level Block B

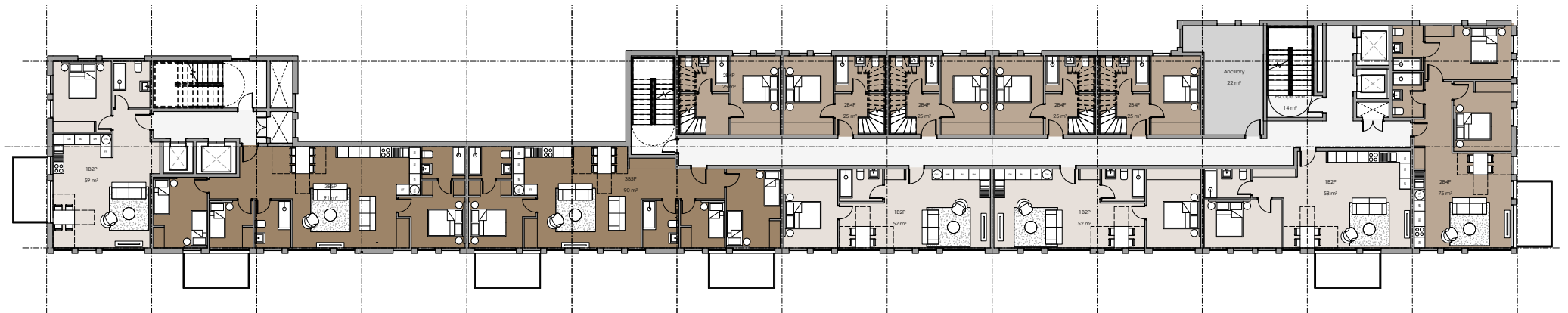


Fig 7.1.21: Plot 10 Typical Level Block B

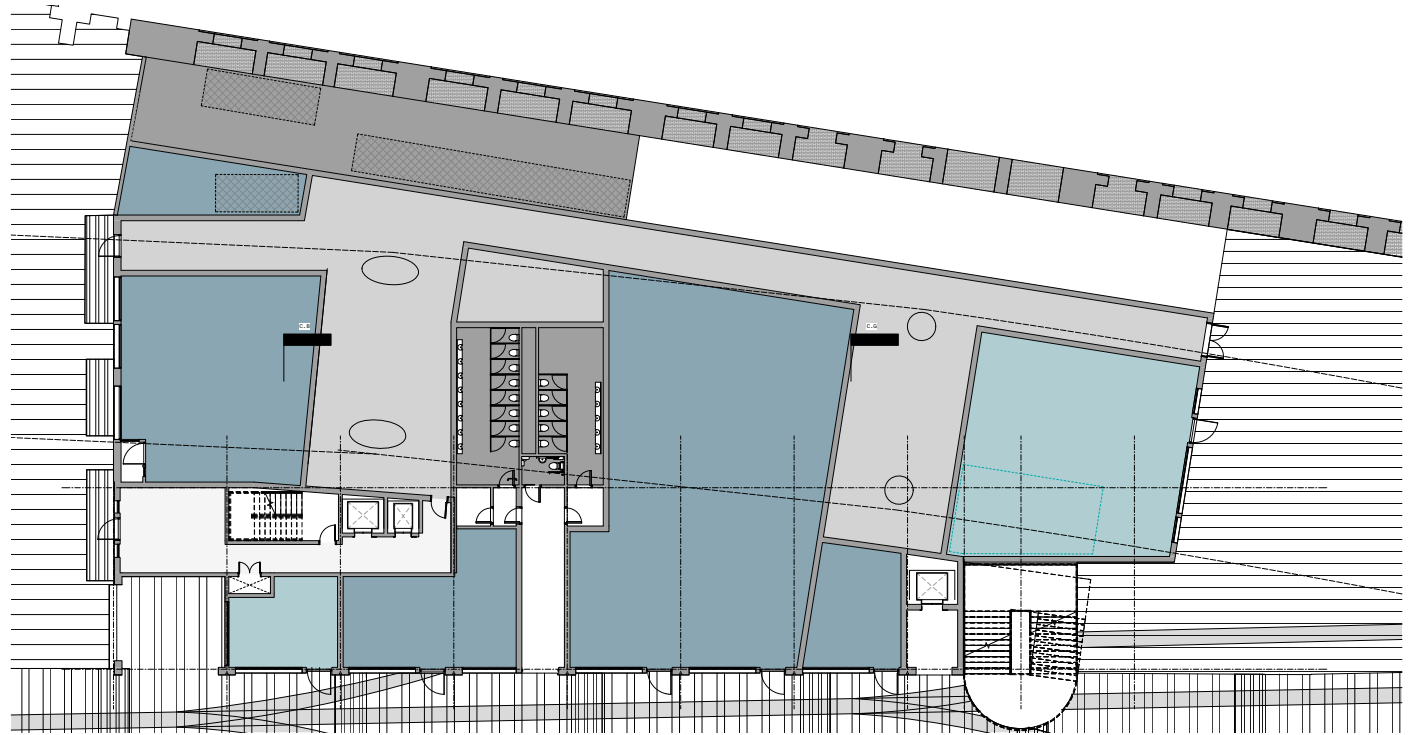


Fig 7.1.24: Plot 10 Platform Level Block C

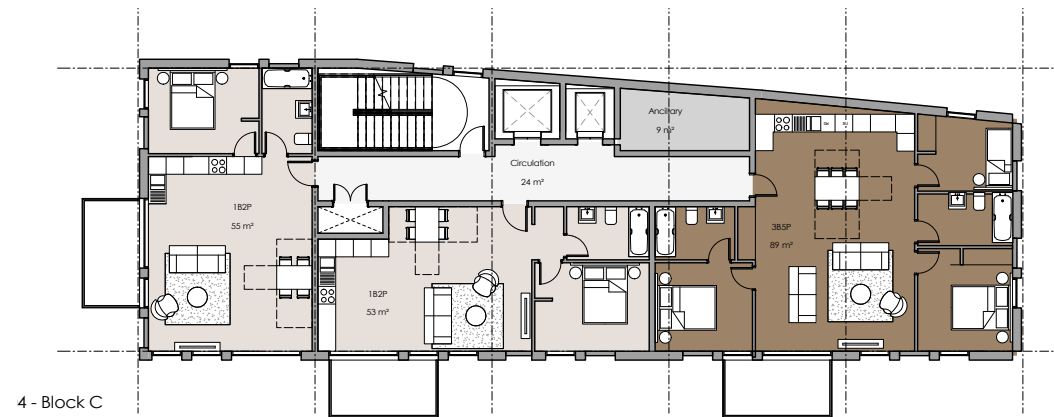


Fig 7.1.23: Plot 10 Typical Level Block C

7.1.53 Public Realm and Landscaping

The current design proposes the public realm will encompass the ground level and the Platform level and connect all buildings.

The public realm at ground level, contain the listed and unlisted arches which will be retained to provide retail space and public realm.

The Oriel Gateway constitutes the main entrance to the proposed development from Shoreditch High Street. The plot consists of existing arches with ground level retail outlets.

London Road, runs east west across the site and contains retail units within the listed and unlisted arches. London Road is accessed directly from Braithwaite Street, Farthing Lane, Cygnet Lane and Brick Lane.

It is proposed the existing cobbled surface finish to London Road will be retained and relayed. Although BS8300 recommends cobbled surfaces should not be used, it is proposed the cobbles will

be relayed such that undulations will not exceed 3 mm under a 1 m straight edge. All joints will be filled and recessed below the surface, the difference in level between adjacent cobbles will be no greater than 2 mm, with the joints no wider than 10 mm and the recess no deeper than 5 mm. This is in keeping with the recommendations provided in BS8300 section 5.5.1.

Drainage gratings will be set flush with the surrounding surface. Slots in gratings will not be more than 13 mm wide and will be set at right angles to the dominant line of travel. The diameter of circular holes in gratings will be not more than 18 mm.

Access to the platform level is provided from ground level at seven access points.

Each access point consists of a stair and accompanying lift.

Access points are provided at approximately 50m intervals and are located along Middle Road at Braithwaite Street, Farthing Lane, Cygnet Lane and Webb Square.

Additional access points have been provided at Commercial Street, Braithwaite Street, and the Oriel Gateway from Shoreditch High Street, which constitutes the main entrance to the development.

Platform level access stairs will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document M and BS 8300.

Risers will be closed and set uniformly. All treads will be 250mm or greater with a rise of between 150 mm and 170 mm. Each stair will have no more than 12 risers in each flight.

A slip resistant, tactile nosing is proposed to the nose of each tread. The material will be 50mm to 65mm wide on the tread and 30mm to 55mm on the riser, and will contrast visually with the remainder of the tread and riser.

The top and bottom of flights and landings will have a similar slip resistant, tactile finish to denote the top and bottom of flights.

The details of tactile paving and handrails will be developed further at a later stage.

Handrails will be placed along both sides of all stairs and have a 300mm overhang at the top and bottom of flights and landings. Where a stair has a width that exceeds 2.0m, the stair will be divided into two or more channels with a distance between handrails of not less than 1m, or not more than 2m, to ensure that all users have access to a handrail. A second, lower handrail will also be provided for children

and people of restricted growth will be provided between 550 mm and 650 mm.

The public lifts will be covered providing weather protection and security. A 1500mm x 1500mm clear space will be provided in front of the doors of each lift to assist access and egress.

The lifts will have an internal dimension of 2000mm by 1400mm, which will accommodate wheelchair users (in addition to several other passengers) and family groups. These dimensions also allow a wheelchair user to complete an unobstructed turn through 180° while within the lift.

Internally the lift cars will be designed to the recommendations set out in Approved Document Part M, and to BS EN 81-70 and BS EN 81-1.

All lift call buttons will have tactile relief selectors and be made distinct by illumination, which surrounds each button. It is proposed the lifts will have audible announcements at each level.

The external public lifts and stairs will be designed to be inclusive, and to the recommendations set out in Approved Document M and BS 8300.

Guardrails and barriers will be provided throughout.

Guardrails will be clearly colour contrasted from their surroundings and be 1100mm high measured from ground level.

Guardrails will be designed to prevent a 100mm ball from passing between vertical members to ensure small children cannot pass through and that wheelchair users can see and be seen through the railings.

The main pedestrian route through the platform level also connects to the lifts and stairs along Middle Road.

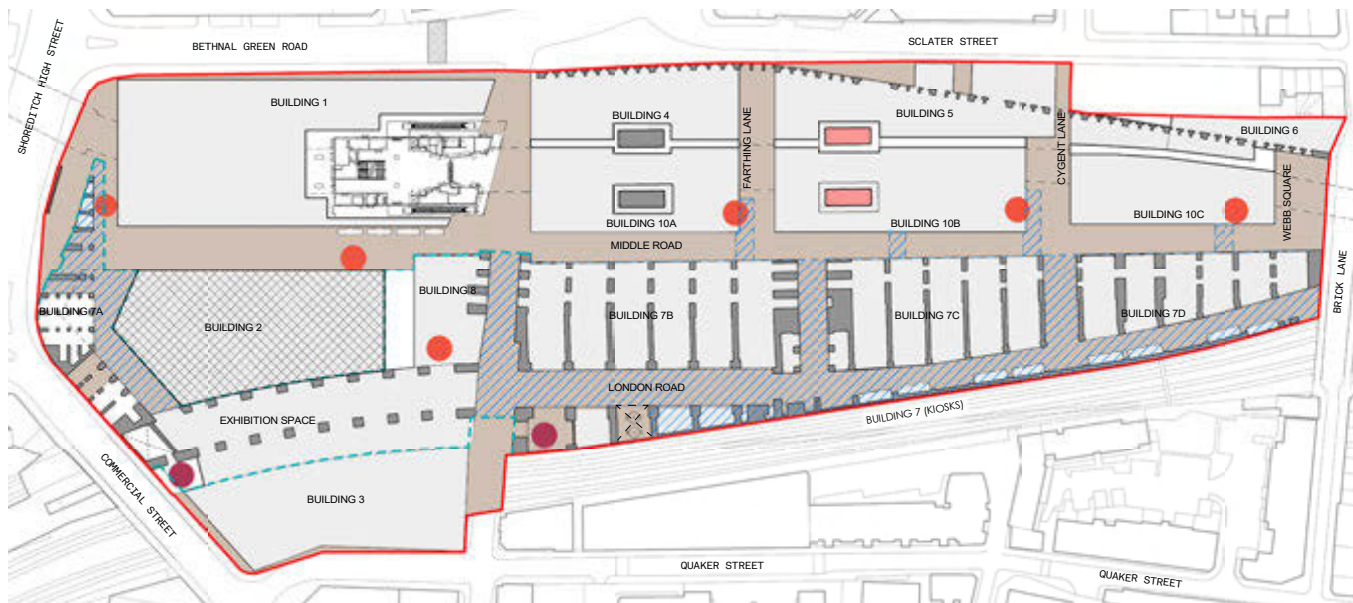


Fig 7.1.25: Public Realm and Landscaping Ground Level

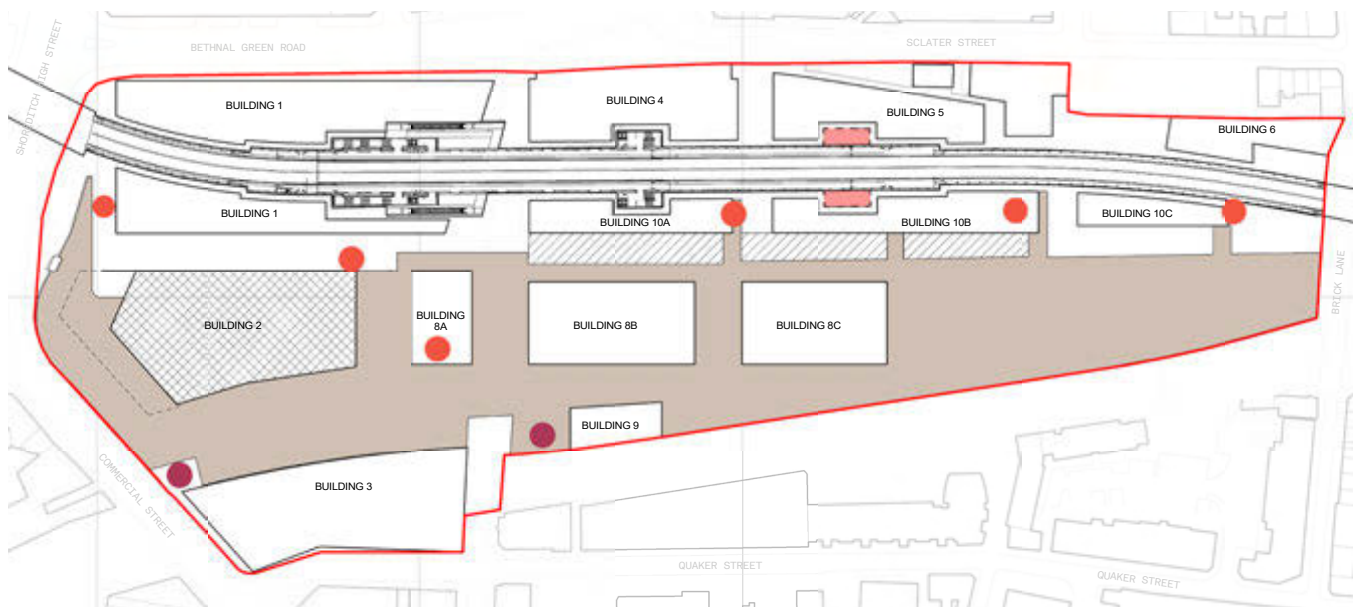


Fig 7.1.26: Public Realm and Landscaping Platform Level

The gradient of the main pedestrian route varies along its course but at no time will have a gradient steeper than 1:21

Where a 1:21 gradient exists it will be punctuated every 10m by a level area and include rest points adjacent to the pathway. The main circulation route will be a smooth material that will provide good slip resistance and be a durable surface.

Secondary pathways will be mown grass and will include a defined edge detail. The gradient of the secondary pathways will vary in gradient but will endeavour to be as accessible as possible.

All pedestrian routes at park level will have a minimum width of 2000mm and maintain a cross fall of no greater than 1:50.

Rest points and seating will be provided throughout the platform level at intervals of no more than 50 meters. Rest points will be located on level areas adjacent to pedestrian routes.

Additional rest points will be provided along steeper gradients. This will be further defined at a later stage.

The rest points are a minimum 1500mm in length and 1200mm deep and will increase to 4000mm in length and 1500mm deep where a bench is installed.

Benches throughout the park will offer sturdy and robust seating whilst remaining in keeping with the surroundings.

7.1.54 General Outline Considerations

7.1.55 Finishes

- All floor and wall colour schemes should be considered with recourse to "Colour, contrast and perception – Design guidance for internal built environments" Reading University and BS8300.

All floor finishes both internally and externally should be slip resistant and designed with recourse to BS 8300.

Tactile and visual circulation route signage should be provided in accordance with the recommendations set out in BS 8300.

There should be an audible and visual alarm system within buildings.

Fluorescent lighting should be kept to a minimum where possible.

7.1.56 Detail Components

The following components constitute the detail aspects of the submission.

7.1.57 Plot 2

Plot 2 is located at the entrance of the site adjacent to the Oriel Gateway. The building consists of a ground, ground mezzanine and platform levels and 25 upper levels of office accommodation.

Level 3 is the first full floor plate of the building providing office accommodation.

7.1.58 Setting Down Point

There is no dedicated wheelchair accessible drop off area associated with the building. Non-dedicated drop off for blue badge holders is possible along Shoreditch High Street, Commercial Road and Bethnal Green Road.

7.1.59 Cycle Parking

Accessed controlled bicycle storage for 931 office cycles and 14 long term retail cycles is provided within the building at ground level. The bicycle storage is weather protected, step free and is directly accessed from Commercial Road.

The cycle storage entrance is located at ground level and consists of a 2400mm double door set.

The cycle storage will be designed to accommodate for trikes and adapted cycles as and when they are required.

7.1.60 Retail Outlets

There is capacity for three, single storey retail outlets at ground floor. One single storey outlet at platform level and one, two storey outlet at platform and platform mezzanine level.

The ground floor outlets are accessed from the public pedestrian Middle Road and Oriel Gateway. Each entrance will be step free and consist of a fully glazed double door set. Each door will provide a minimum clear opening width

of 1000mm, as recommended in Approved Document M and BS 8300. Design development will also consider automatic sliding doors in a circular lobby.

The platform level outlets are accessed internally from the office reception and are open plan.

All retail outlets are step free throughout.

Ground floor glazed fronts will have either low level applied manifestations or will be located on an upstand of between 200mm and 400mm high, dependant on the external ground condition.

This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail tenants.

The floor finish and vertical movement inside the outlets will be determined by the tenant during fit-out to comply with the then current regulations and recommendations.

After fit-out all areas within the outlets should be accessible to all. This will be determined by the tenant to comply with the then current regulations.

7.1.61 Service Yard and Plant Rooms

The ground level contains a service yard and plant rooms. Although step free, these areas will be for maintenance purposes only and will therefore not be designed specifically for use by disabled people.

7.1.62 Building Entrance

The building contains two entrances located at ground and platform levels.

The ground level entrance is located on the

northern façade and accessed from Middle Road. The ground floor entrance consists of three 2400mm diameter revolving door sets.

The platform level entrance is located on the southern façade and accessed from the platform level public realm. The platform level entrance consists of four 2400mm diameter revolving door sets.

Each revolving door set will have two accompanying 1000mm semi-automatic pass doors as recommended in Approved Document part M and BS8300.

It is proposed that each entrance will have a two-way communication system to the interior reception desk.

The glazed door sets will have visible and permanent manifestations applied to the surfaces. The entrances will have a slip resistant floor finish and tactile and visual circulation route signage will be provided.

The entrances will afford level access and will be developed in accordance with the recommendations set out in Approved Document M and BS 8300.

7.1.63 Internal Access

Each floor within the building is level and step free.

Public internal access between the ground floor and the platform level office reception as by means of escalators, stairs and a wheelchair accessible lift.

The wheelchair accessible lift opens directly onto the platform level reception area.

The office floors are served by 18no 26 person, wheelchair accessible passenger lifts

<p>(6 x low-rise / 6 x mid-rise / 6 x high-rise) which are grouped together in the main core of the building.</p> <p>The low-rise lifts provide access up to Level 09, mid-rise lifts between level 10 and 16 and high-rise lifts between levels 17 and 25.</p> <p>One of the high rise passenger lifts is also designed as a firefighting lift and a secondary means of wheelchair access between the ground floor and platform level.</p> <p>Three goods lift are provided; two within the main core serving the full height of the tower and a third within the east satellite core, serving up to level 15.</p> <p>All lifts are wheelchair accessible and will be designed to the recommendations set out in Approved Document Part M and BS 8300 and to BS EN 81-70 and BS EN 81-1.</p> <p>With the exception of the entrance stair, all stairs are designed as escape stairs and will be designed to the recommendations set out in Approved Document Part K and B.</p> <p>The entrance stair will be design to the recommendations set out in Approved Document Part M and BS 8300.</p>	<p>7.1.65 Mezzanine Level</p> <p>The mezzanine level contains the cycle shower/ changing facilities. The changing area is accessed by means of two service lifts from the ground floor cycle storage and first floor reception.</p> <p>Each male and female changing facility contains a wheelchair accessible WC/shower room designed to the recommendations set out in Approved Document Part M and BS 8300.</p> <p>7.1.66 Platform Level</p> <p>The platform level contains the office reception.</p> <p>The office reception consists of a permanent 800mm high reception counter, which is designed for both approach and use by wheelchair users from both sides. Consideration will be given to the future inclusion of a hearing enhancement system.</p> <p>The reception lobby will be designed to accommodate people with mobility impairments. Design development will also be guided by BS8300 Section 11.</p> <p>7.1.67 Platform Mezzanine Level</p> <p>The platform mezzanine level contains the upper level of the two storey retail.</p> <p>The floor finish and vertical movement inside the outlet will be determined by the tenant during fit-out to comply with the then current regulations and recommendations.</p> <p>After fit-out all areas within the outlet should be accessible to all. This will be determined by the tenant to comply with the then current regulations.</p>	<p>7.1.68 Upper Levels</p> <p>Level 01 to level 25 are level and step free and contain open plan office accommodation.</p> <p>Access to the office levels is by means of the wheelchair accessible lifts contained within the core.</p> <p>Sanitary facilities have been provided within the core on each level. Each sanitary facility block consists of unisex facilities and include a unisex ambulant disabled cubicle and a unisex wheelchair accessible WC. All sanitary facilities are within 40m travel distance on each level.</p> <p>The unisex wheelchair accessible WC's are handed on each floor and all sanitary facilities have been designed to the recommendations set out in Approved Document Part M and BS 8300.</p> <p>The layout of the office areas will be considered during fit out. All office / meeting areas will take account of BS 8300 Section 11 which sets out additional requirements for assembly areas.</p>
<p>7.1.64 Ground Level</p> <p>The ground floor is level, step free and contains the entrance lobby, cycle storage and service yard.</p> <p>The entrance lobby provides direct access to the platform level reception from where the remainder of the building can be accessed.</p> <p>Access from the ground floor cycle storage to the first floor reception and mezzanine changing areas is by means of an access stair and a wheelchair accessible service lift.</p>		

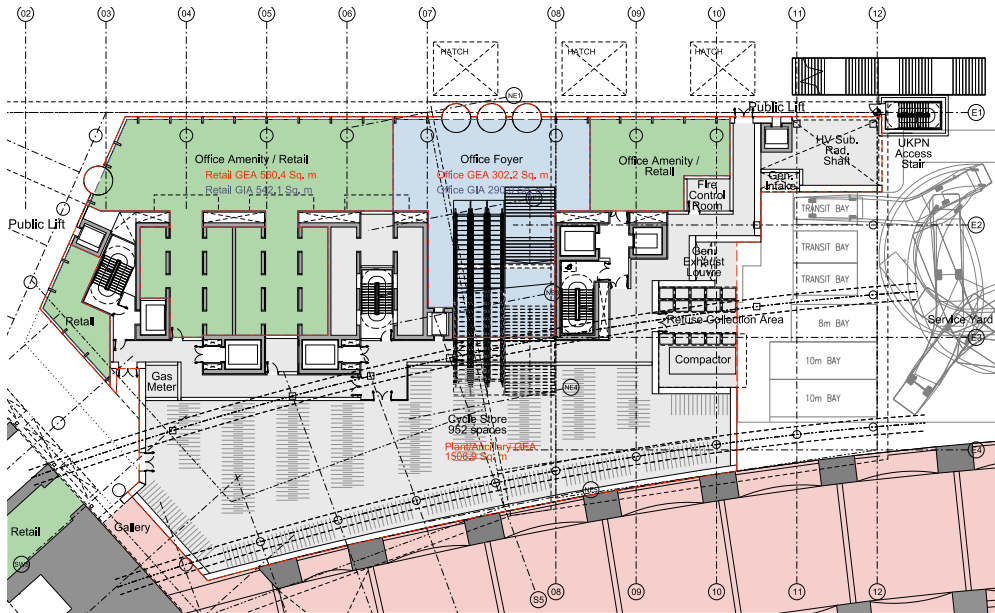


Fig 7.1.27: Plot 2 Ground Level

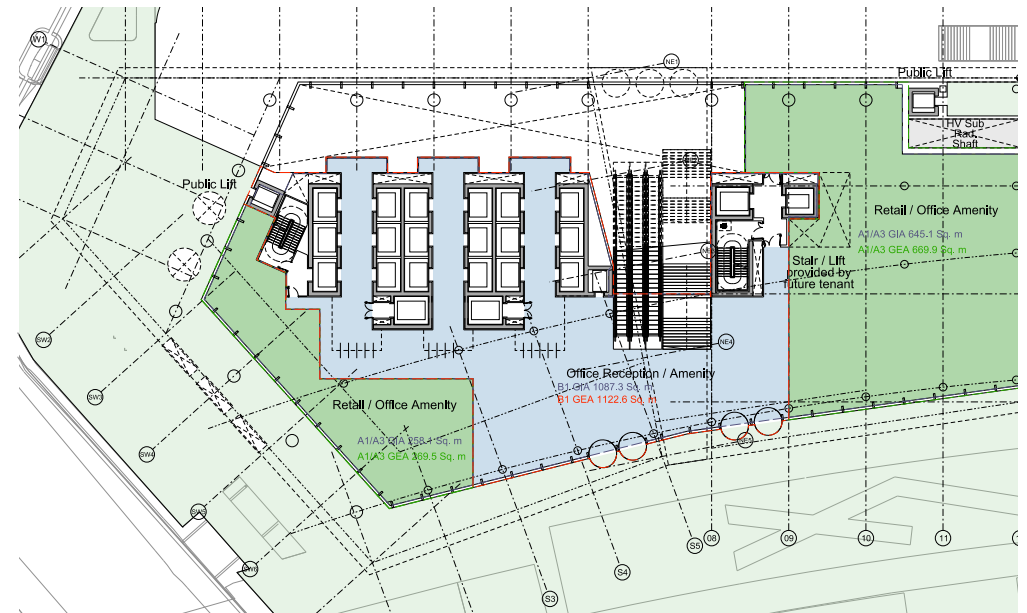


Fig 7.1.29: Plot 2 Platform Level

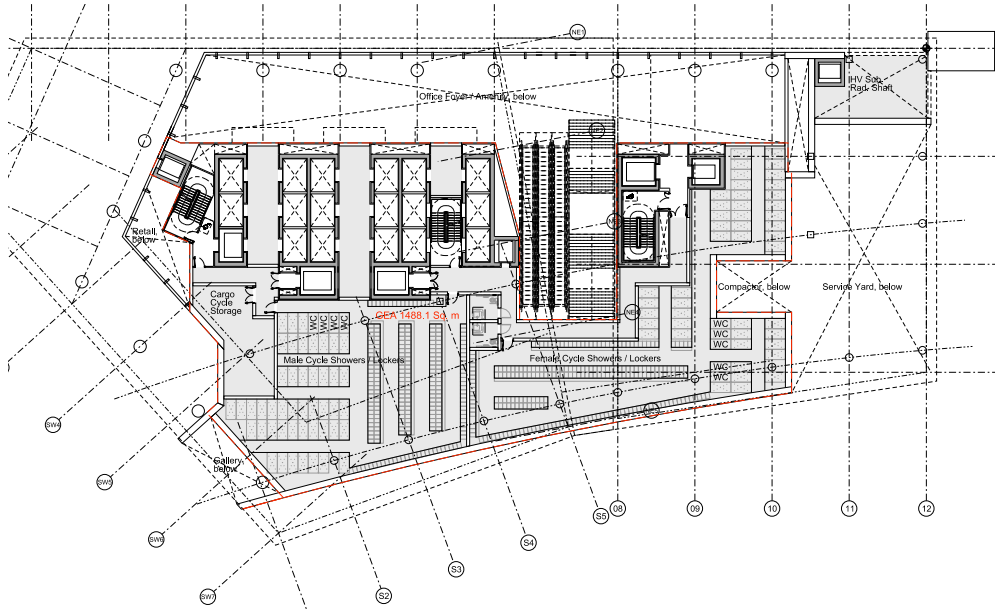


Fig 7.1.28: Plot 2 Ground Mezzanine Level

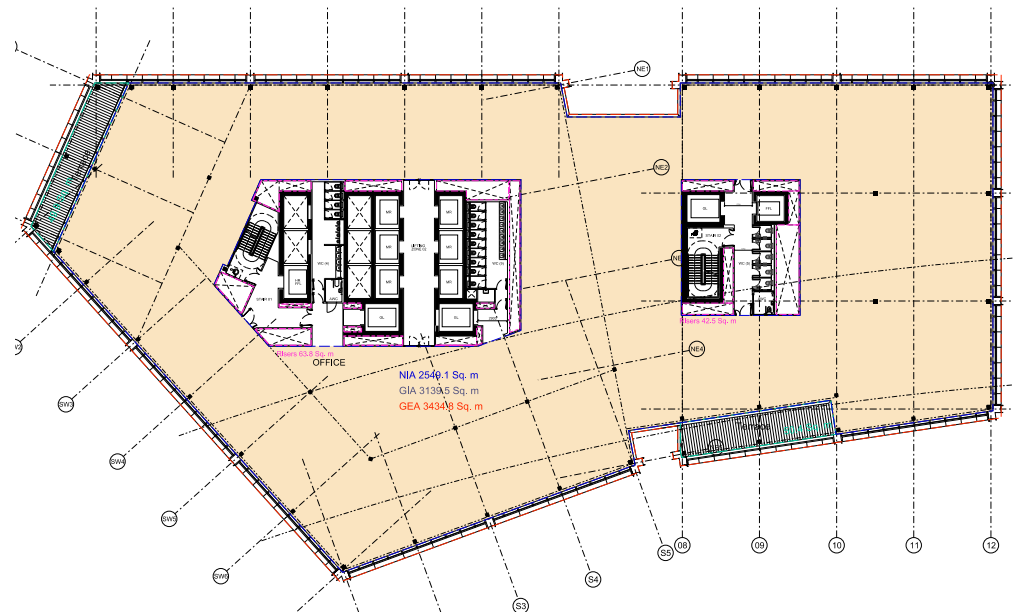


Fig 7.1.30: Plot 2 Typical Level

7.1.69 Plot 7a, 7b, 7c and 7d

Plots 7a, 7b, 7c and 7d consist of retail units and food and beverage outlets.

Plot 7a is located at the main entrance to the site at the Oriel Gateway and accessed from Shoreditch High Street.

Plots 7b, 7c and 7d are located along Middle Road and London Road and are accessed from Middle Road, London Road, Braithwaite Street, Farthing Lane, Cygnet Lane and Brick Lane.

All unit entrances are step free and accessed directly from the public realm.

Each unit will have fully glazed door sets. Each door will provide a minimum clear opening width of 1000mm, as recommended in Approved Document M and BS 8300.

Any glazed fronts will be required to have either low level applied manifestations or will be located on an upstand of between 200mm and 400mm high, dependant on the external ground condition. This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail tenants.

Internally all units will be step free throughout.

All units are designed as base build which does not include internal fit out.

The floor finish inside the units will be determined by the tenant during fit-out to comply with the then current regulations and recommendations.

After fit-out, all areas within the units should be accessible to all. This will be determined by the tenant to comply with the then current regulations.

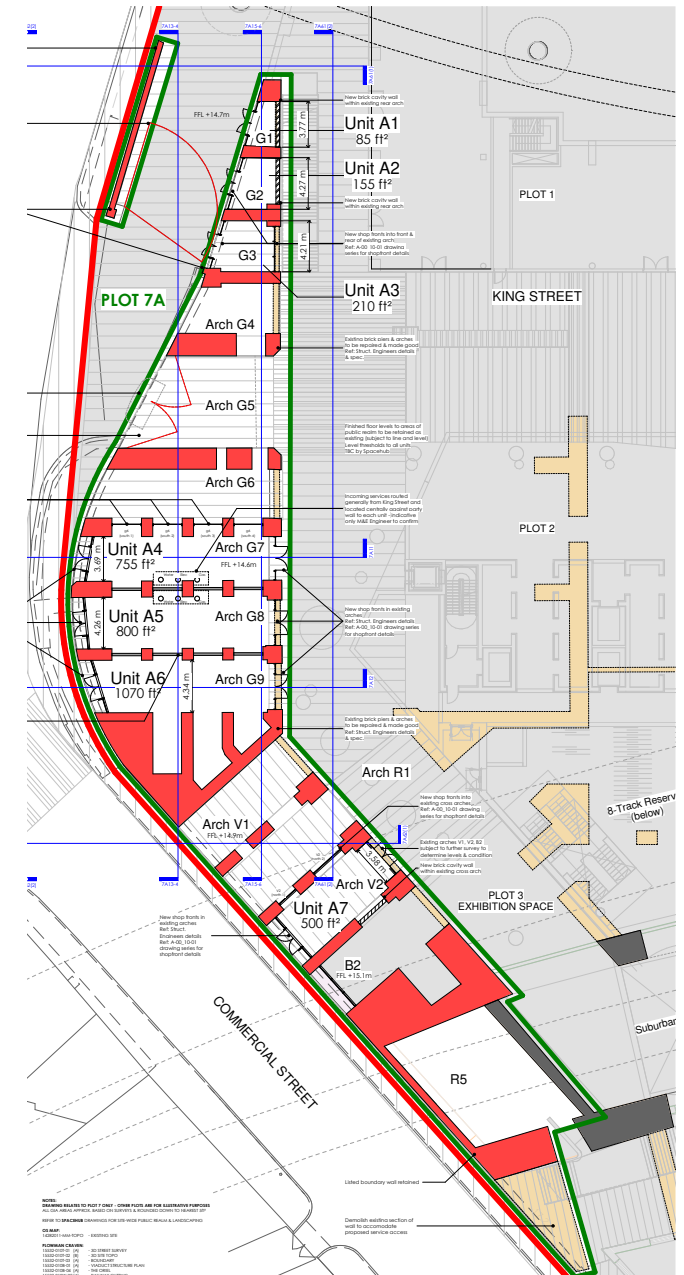


Fig 7.1.31: Plot 7A Ground Level

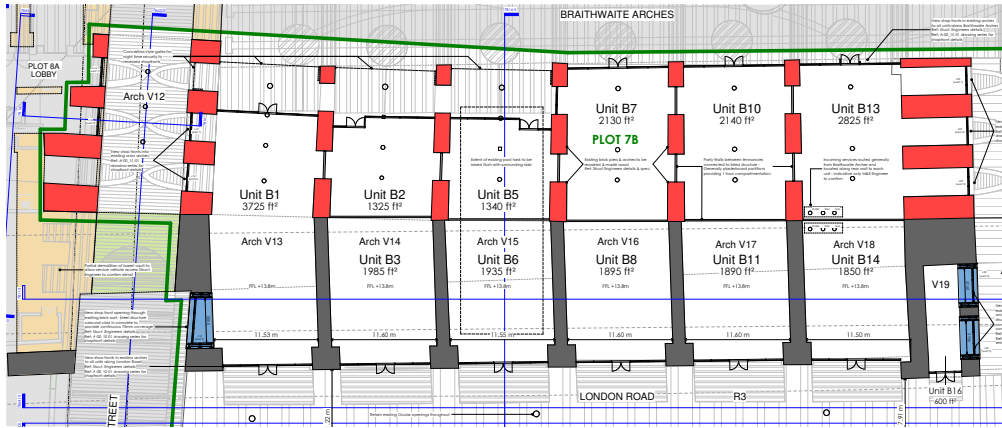


Fig 7.1.32: Plot 7B Ground Level

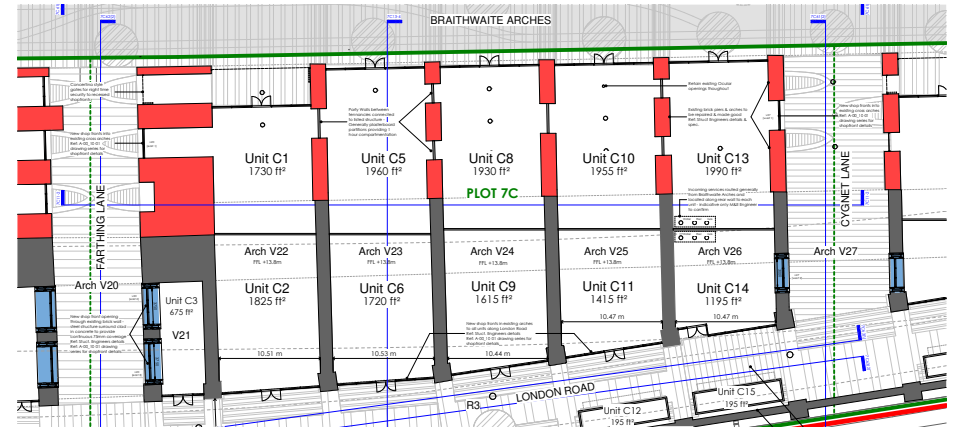


Fig 7.1.33: Plot 7C Ground Level

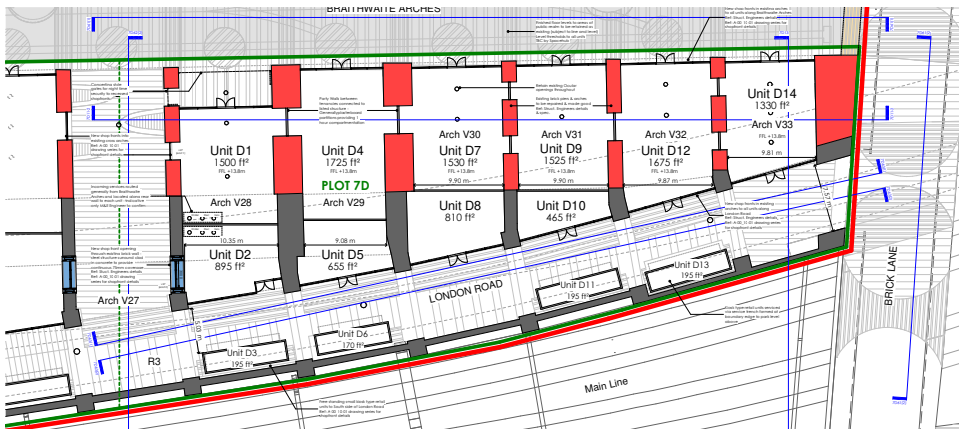


Fig 7.1.34: Plot 7D Ground Level

7.1.70 General Provisions

7.1.71 Internal Doors

All internal doors have been designed in accordance with Approved Document Part M Volumes 1. Doors will have a clear opening width of 850mm or wider, dependant on approach.

Doors provided for the use of the public will have an unobstructed 300mm on the pull side of the door and 200mm on the push side of the door, adjacent to the leading edge.

The pushing force required for opening doors will not exceed 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle, as recommended in BS 8300.

7.1.72 Communal Corridors

Communal corridors will have a minimum clear width of 1500mm with where necessary a passing place of 1800mm with a minimum length of 2000mm and comply with Approved Document Part M Volume 1.

7.1.73 Staircases

Access stairs will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document M and BS 8300.

Risers will be set uniformly throughout the building. All treads will be 250 mm or greater and will have a rise of between 150 mm and 170 mm. Each stair will have no more than 12 risers in each flight.

Handrails will be placed along both sides of all stairs and have a 300 mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.

A slip resistant, tactile nosing is proposed to the nose of each tread, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.

It is proposed that wall mounted visual and tactile level indicators and circulation route signage will be provided on stair landings, in accordance with the recommendations set out in section 9.2 of BS 8300.

Escape stairs / Fire-fighting stairs have a minimum width of 1200mm and will be designed to the parameters set out in Approved Documents B and K. The width of the stair is determined by the expected occupancy of the building and flow rate of escape.

Risers will be set uniformly throughout. All treads will be 250mm or greater and will have a closed rise of between 150mm and 170mm. Each stair will have no more than 12 risers in each flight.

Escape stairs / Fire-fighting stairs will, however, include Document M features where possible, to assist ambulant disabled people - i.e.

- Handrails will be placed along both sides of all stairs and will have a 300mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.
- A slip resistant, tactile nosing is proposed to the nose of each stair to the recommendations set out in Approved Document Part M, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.
- Stair landings will have visual and tactile level indicators (in the form of an embossed or sunken sign on the wall adjacent to the stair) and circulation route signage in accordance

with the recommendations set out in Approved Document M and BS 8300.

7.1.74 Lifts

The passenger lifts will have a minimum internal dimension of 1400mm by 2000mm, which is the preferred minimum recommended in Approved Document Part M, Design development will seek to provide one passenger lift within each building be designed as an evacuation lift.

Lifts providing access to cycle storage will have an internal dimension of 3000mm x 1800mm which will allow the movement of adapted cycles and trikes.

Internally the all lift cars will be designed to the recommendations set out in Approved Document Part M, BS8300 and to BS EN 81-70 and BS EN 81-1.

All lift call buttons will be made distinct by illumination, surrounding each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor.

7.1.75 Visual Contrast

Visual contrast will be considered throughout each building and the public realm.

Visual contrast will be considered within confined areas such as small lobby areas, where a person with a visual impairment may be too close to the surrounding walls to differentiate between different surfaces and finishes. Visual contrast will be achieved between the junction of the wall and floor, and wall and ceiling, by means of contrasting finishes and colour.

<p>The LRV, 30 point visual contrast difference will be determined by use of a Light Reflectance Meter.</p> <p>7.1.76 Flooring</p> <p>All floor finishes will be slip resistant, hard wearing, firm, level and easily maintained.</p> <p>Entrances will also be provided with heavy duty door mats to aid the removal of moisture and soil upon entry. The surface of the mat will be level with the surface of the adjacent floor finish.</p> <p>All Internal floor surfaces are flush and will not impede the movement of wheelchairs.</p>	<p>7.1.81 Service Access</p> <p>The Illustrative Masterplan proposes pedestrian focused circulation routes (streets and lanes) within the site, with a clear separation of pedestrians and the service yard areas.</p> <p>Vehicular access within the site is limited to out-of-hours, managed on-site delivery for Plot 7, infrequent maintenance service vehicle and emergency access.</p>	<p>7.1.82 Conclusion</p> <p>Design development will aim to maintain and improve accessibility throughout the development.</p> <p>The Goodsyard has been designed with inclusive access in mind, and has taken into account relevant policy, regulations and good practice. This will be maintained and developed further at detail design stage.</p> <p>Access reviews have explored both access and egress issues, to and around the site as well as within the buildings themselves. Consultation on accessibility throughout the design process has resulted in the inclusion of use by disabled people.</p> <p>Options will continue to be considered to ensure the development is accessible. Further access assessment and consultation will continue throughout any future design progression.</p>
<p>7.1.77 Signage</p> <p>There are 1.5 million people with a learning disability in the UK, of which approximately 30% have a sight impairment, and 40% have a significant degree of hearing loss (Section 1.2.3, “Good Signs”, Disability Rights Commission).</p> <p>Signage will be developed to be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia, as described below:</p> <p>7.1.78 CLEAR: Easy to see and understand, with large print in a clear typeface, with good contrast and low glare. People with learning disabilities would benefit from an increased use of pictures on signs, in addition to, or independent from text.</p> <p>7.1.79 CONCISE: Simple, short and to the point.</p> <p>7.1.80 CONSISTENT: Signs meaning the same thing should always appear the same.</p>		

