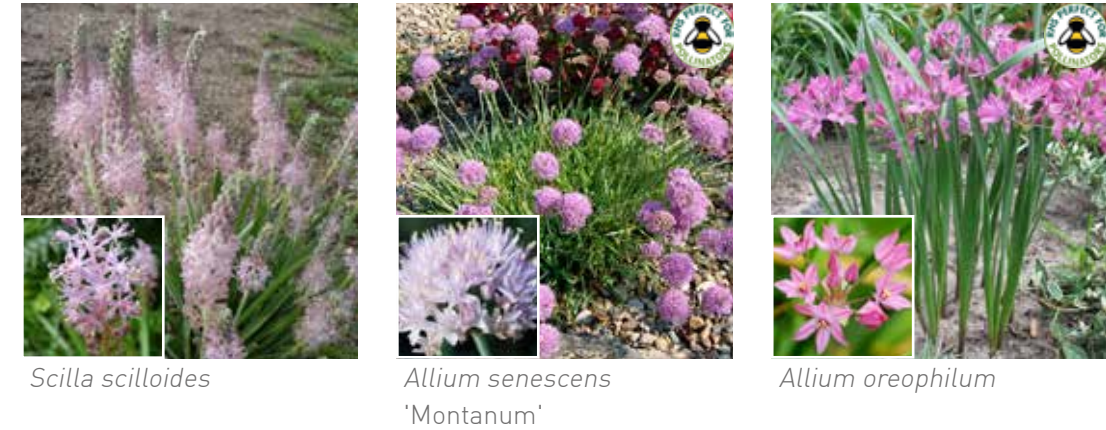


BLUE BULBS



PINK BULBS



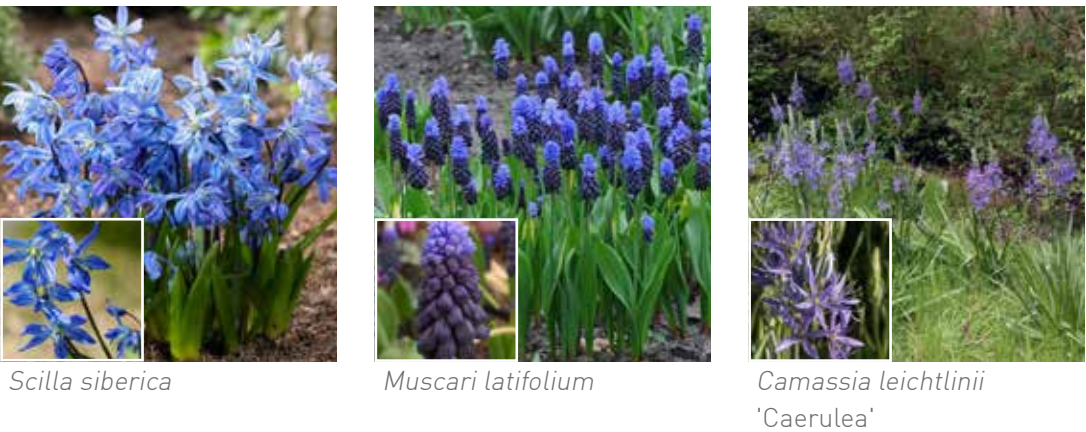
ORANGE BULBS



WHITE BULBS



PURPLE BULBS






RED BULBS



YELLOW BULBS



Planting palette shown indicatively only.

-  Native species
-  Evergreen species
-  RHS "Perfect for pollinators" species





Illustrative proposed condition



Existing condition

### 6.6.4 Perimeter Treatment

The northern boundary will be contained by a sculptural wall and canopy to protect the garden from Cromwell Road and provide seating opportunities under the cover of the cantilevered canopy. The western elevation will have a 1.5m high double staggered *Fagus sylvatica* hedge which will have a single point of access from the footpath that runs parallel with the length of the Hotel and connects Cromwell Road to Courtfield Road. This *Fagus sylvatica* hedge will have a wire netting security fence within the double staggered rows which will not be visible from the outside and the hedge then terminates at the gate from Courtfield Road into the Garden Square where the hedge turns into *Taxus baccata* along Courtfield Road to enclose the garden from the south and then runs the entire length of Ashburn Gardens to complete the Garden Square to the west. The *Taxus baccata* hedge sits behind a traditional steel railing fixed to the top of the existing low brick wall along the rest of Courtfield Road and the entire length of Ashburn Gardens.



BLUE BULBS



*Muscari aucheri*



*Brimeura amethystina*



*Allium caeruleum*

PINK BULBS



*Scilla scilloides*



*Allium senescens*  
'Montanum'



*Allium oreophilum*

ORANGE BULBS



*Crocosmia* 'Star of the east'



*Tulip* 'Princess Irene'



*Crocus* 'Orange Monarch'

WHITE BULBS



*Allium*  
*neapolitanum* 'Cowanii'



*Pancratium illyricum*



*Galanthus*  
*nivalis* 'Scharlockii'

PURPLE BULBS



*Scilla siberica*



*Muscari latifolium*



*Camassia leichtlinii*  
'Caerulea'

RED BULBS



*Crocosmia* Lucifer



*Anemone x fulgens*



*Hyacinthus orientalis*  
'Distinction'

YELLOW BULBS



*Crocosmia* 'Golden fleece'



*Narcissus* 'Honeybird'



*Eranthis hyemalis*

Planting palette shown indicatively only.



Native species



Evergreen species



RHS "Perfect for  
pollinators" species





## 6.7 Detailed Areas

### 6.7.1 The Arrivals Square

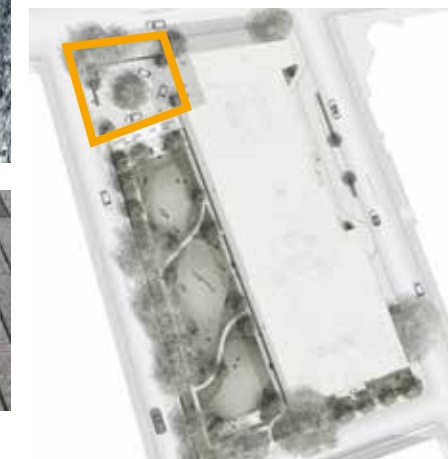
A sense of arrival, a street presence and considered wayfinding is important to the design of developments that experience a number of transient residents. The arrivals square is the 'first impression' visitors experience when arriving at the hotel.

Vehicular access is from Ashburn Gardens. The vehicles enter the arrivals square, circulate around a central point in a clockwise motion and exit the space onto Ashburn Gardens. Adequate provision for vehicles to stop to drop-off or pick up passengers has been allowed for.

The arrival square is enclosed by a low hedge, wrapping the north of the space to Ashburn Gardens and Cromwell Road. The boundary hedge is 1.2m in height to enable views across into the arrivals square from the public footpath, while mitigating against any potential light spill from vehicle headlights within the drop-off area. A large feature tree (*Sophora japonica*) creates a centralised focus to the arrivals square, with 4 upright, fastigate trees anchoring the square in each corner. The tree grille for the central tree is to be designed to facilitate the ventilation from the basement below.

A feature wall divides the active, vehicular arrival space from the passive, relaxing environment of the Garden Square. A water feature that runs the length of the wall creates a calmness and provides visual interest through the continuous movement and flow of the water down the face of the wall. A bronze bench is located near the entrance of the hotel for those to wait when arriving or leaving. A circular cutout within the wall, lined with bronze, extend and links the water feature to the bench. This picture frame like cutout provides glimpses of the Garden Square beyond. There is the opportunity to install a sculpture or similar art piece within the Garden Square that is framed by the cutout within the wall. A canopy to the top of the wall floats above the pedestrian walkway, water feature and bench. The sheltered walkway links through to the hotel lobby entrance and retail offering to Cromwell Road.

Yorkstone paving is utilised to extend the public space through into the arrivals square. Yorkstone setts and flush yorkstone kerbs provide a subtle variation in the texture of the surface to delineate the difference between the vehicular and pedestrian areas. 9 no. short stay cycle stands (18 no. cycle spaces) are provided within and adjacent to the arrivals square.



- ① Vehicle entrance
- ② Proposed tree
- ③ Feature wall
- ④ Hotel entrance
- ⑤ Restaurant entrance
- ⑥ Cycle stand
- ⑦ Garden Square



# THE DEVELOPMENT: LANDSCAPE AND PUBLIC REALM

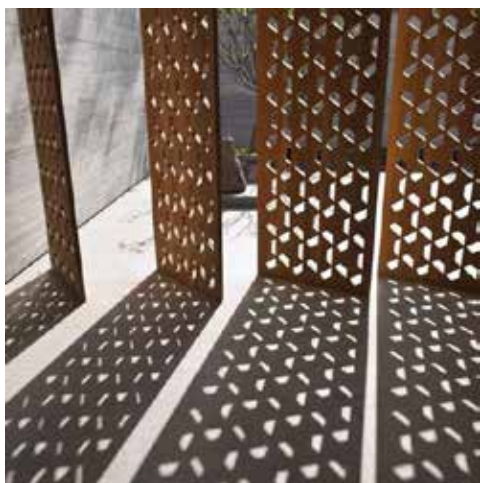
## 6.7.2 The Pavilion

The pavilion provides a multitude of functions within the Garden Square. Forming part of the feature wall to the arrival space, the pavilion terminates the Garden Square along the northern edge, turning the Garden Square into itself and away from Cromwell Road and the vehicular drop-off within the arrival space. The main entrance into the Garden Square from Ashburn Gardens is located adjacent to the pavilion.

A light canopy floats above the solid, grounded, natural stone wall. The canopy to the pavilion provides an area of shelter within the Garden Square, enabling the space to be utilised throughout the year during all seasons.

A number of timber benches are located beneath the pavilion, positioned strategically to create views to the Garden Square or where smaller groups may gather and socialise. Perforated feature screens divide the space below the pavilion into smaller, intimate spaces. The screens mimic the textural detailing of the bronze elements within the building, a subtle leaf pattern inspired by the existing London Plane trees.

The hard landscape, linear yorkstone paving, extends beyond the covered area into the garden environment. Two large ornamental *Sophora japonica* trees bring together the pavilion and the garden. A perimeter path loops around the Garden Square, terminating at the pavilion.



- 1 Feature wall
- 2 Canopy
- 3 Garden Square entrance
- 4 Seating areas
- 5 Drop-off
- 6 Proposed building







## 6.7.3 The Garden Square

The Garden Square is the heart of the proposed site. As a result of development of the existing building, the Garden Square was left fractured, inaccessible and neglected. Reinstating the Garden Square in a traditional format is one of the key drivers for the vision for the site.

The Garden Square is based on a traditional London Garden Square. Inspired by the arrangement and function of a London Garden Square, the layout of the spaces references the traditional form and intent with contemporary additional details.

The Garden Square benefits from being situated within a similar context to many of London's great Garden Squares with existing mature London Plane trees, terraced housing lining two edges of the Garden Square, and now a new high quality building framing the fourth side. The design builds upon and develops this landscape character with subtle geometry and landscape interventions.

The Garden Square retains all the existing mature London Plane trees. This is an important part of the design of the space, creating an established feel to the Garden Square and balancing the scale of the proposed building. A sub canopy of ornamental trees creates spaces that relate to the human scale and provide high seasonal interest. Considered planting that responds to the environmental conditions and the context of the Garden Square are essential.

The Garden Square is split into a series of spaces that offer active and passive recreation for its visitors. Large areas of lawn provides space for relaxing in the sun or playing games. The lawn is divided by meandering, sweeping paths that link through to the perimeter path that loops around the extent of the Garden Square.

The southern end of the Garden Square is likely to be more shady. An area of active recreation in the form of a pétanque court is proposed. This feature terminates the end of the Garden, with the pavilion forming the top of the garden in the north.

Contemporary timber benches that are a nod to the traditional Garden Square bench style provides a number of resting places throughout the garden.

The Garden Square is at an elevated level, 0.5m above the surrounding roads and adjacent building. Stepped access is provided from Ashburn Gardens and Courtfield Road, while accessible access is via the public path adjacent to the proposed building.



- 
- 1 Garden Square gated entrance
  - 2 The pavilion
  - 3 Existing trees retained
  - 4 Petanque area
  - 5 Public path
  - 6 Garden Square boundary
  - 7 Public realm improvements



# THE DEVELOPMENT: LANDSCAPE AND PUBLIC REALM

## 6.7.4 Courtfield Road Residents Garden

The Residents Garden to Courtfield Road acts as a soft, green and activated section to the southern end of the proposed building.

The intention is for the building to be set back 7 metres from Courtfield Road to enable the landscape the wrap around the building, linking the existing trees between Courtfield Road and Ashburn Place and providing a space at ground floor for the residents. The residents garden is inspired by the composition of the Garden Square and includes an area of lawn, lush shrub planting, ornamental trees and a sweeping path, framed and bound by a railing fence. Timber benches are also included within the space that provides the opportunity for residents to meet, relax and socialise.

This space sets back the new development from Courtfield Road, creating a green buffer and softening the building the within the existing residential context. The use of the residents garden is appropriate to the surrounding context.

The tree canopy is extended east along Courtfield Road and linked to the existing tree to Ashburn Place through four new trees. Two *Prunus nigra* trees frame the entrance to the residents garden. The species is inspired by and selected from a historic plan of the site and provides a connection and reference to this history. London Plane (*Platanus x hispanica*) trees complete the line of existing trees that edge the site and Garden Square.

Treatment of elements within the residents garden reflect those of the Garden Square, with a contemporary aesthetic. The railing enclosing the garden is a freestanding, bronze railing. Each bronze element reflects the detailing of the building facade, drawing the materiality of the building into the landscape. The freestanding nature of the railing is a lighter approach to enclosing the garden, allowing views through to the garden and ornamental planting. Yorkstone paving is extended from the public realm into the residents garden. Slender, linear paving slabs are a contemporary approach.



- 1 Residents garden entrance gate
- 2 Bronze free-standing railing fence
- 3 Proposed trees
- 4 Residential entrance
- 5 Existing tree to be retained
- 6 Public path
- 7 Garden Square







Illustrative section AA



# THE DEVELOPMENT: LANDSCAPE AND PUBLIC REALM

## 6.7.5 The Level 7 Residents Terrace

Communal amenity and play space is provided at level 7 for all residents and complements the amenity space to the ground floor. The residents terrace provides a space for the residents to gather, meet and socialise.

The terrace is composed of three spaces of varying levels of activity. The western end of the terrace is a peaceful, relaxing environment that offers extensive views out over the Garden Square and the canopies of the existing London Plane trees that frame the Garden Square. Large, timber loungers provide an opportunity to recline beneath the existing tree canopy to Courtfield Road, while space is also provided for flexible, moveable furniture. A raised planter with a natural stone wall, capped with bronze, separates the space from the rest of the residents terrace to increase the privacy, secludedness and peacefulness of this environment. The bronze capping creates a dramatic entrance that enhances the quality of the space.

The eastern end of the terrace to Ashburn Place is a play space that includes a number of play items for ages 0-11 set within a soft green artificial turf playable surface. This area meets the needs of the residents.

The central space is a transition between the play space and relaxing area to the west. Providing a breakout space from the internal lobby and an area for residents to gather.

The horizontal grain from the building is overlaid into the landscape through the hard surface treatment. High quality linear yorkstone paving on pedestals is intersected with bands of flamed yorkstone, dividing the floor plane of the terrace. Bronze inlay that is set into the bands of flamed yorkstone references the materiality of the building within the landscape and adds a finer grain of detailing.

Bronze planters raise the ornamental planting up above the floor surface and divide the terrace into smaller outdoor living spaces. A planter lines the perimeter of the terrace to Ashburn Place and Courtfield Road, with a glass balustrade providing fall protection above. Only a glass balustrade is provided to the Garden Square edge to ensure views are maintained at all levels, while reclining on the loungers or standing on the terrace.



- 1 Residential lobby
- 2 Large timber loungers
- 3 Screening trees
- 4 Ornamental trees
- 5 Low hammock
- 6 Play space
- 7 Serviced apartments terrace







## 6.7.6 Play Space

Play space for residents is provided at level 7 and is integrated into the residents terrace.

A number of play elements are included that provide space for all ages of play, whether active or passive. Inquisitive play is emphasised through play equipment such as prism columns and low climbing structures. Sculptural elements such as large, solid animals give children playful resting spaces. The play space has enhanced safety through the surface treatment.

Artificial turf, with appropriate shock absorption below, provides a safe surface for children to play on while giving the area a soft, green finish and reducing the play aesthetic when viewed from above.

The play space at the eastern end of the terrace is separated from the relaxing space to the west through staggered planters, trees and a wall set into the planter.

Passive surveillance to the terrace ensures safety for users of the play space.

Play opportunities are provided within the Garden Square that offer play for visitors and residents in the local context and the wider public. A large area of lawn provides opportunities for informal play for young children through to adults to play and explore. The southern end of the Garden Square is likely to be more shaded than the north. An area of formal recreation lies within this area of the garden through the inclusion of a pétanque area.



View to pétanque area at southern end of the Garden Square



# THE DEVELOPMENT: LANDSCAPE AND PUBLIC REALM

## 6.7.8 Ashburn Place

Ashburn Place is the secondary, formal entrance to the hotel.

Vehicles are able to drop-off passengers by pulling off Ashburn Place. This provides a safe place for passengers to alight and for pedestrians in the public realm to pass by. The surface is raised above the street carriageway to emphasise pedestrian priority in the space and slow vehicles as they approach and enter. The surface treatment is yorkstone, to integrate into the wider public realm, but a smaller sett is utilised to give a textural difference between areas of pedestrian and vehicle circulation.

The pedestrian entrance to the hotel lobby is framed with tree planting. Sculptural, evergreen topiary trees formalise the entrance, act as way-finding when approached on foot and provide year-round visual interest. The trees are set within raised planters. The yorkstone surface treatment wraps up the face of the planter in a textured finish to connect the horizontal and vertical surfaces.

Where the vertical face of the building meets the horizontal, a band of textured yorkstone paving connects the vertical natural stone facade with the yorkstone finish to the public realm.



- 1 Hotel entrance
- 2 Vehicle entrance (raised)
- 3 Vehicle exit (raised)
- 4 Cloud topiary in raised planters
- 5 Public footpath
- 6 Ornamental planting
- 7 Existing tree retained





## Horticultural change - bedding plants

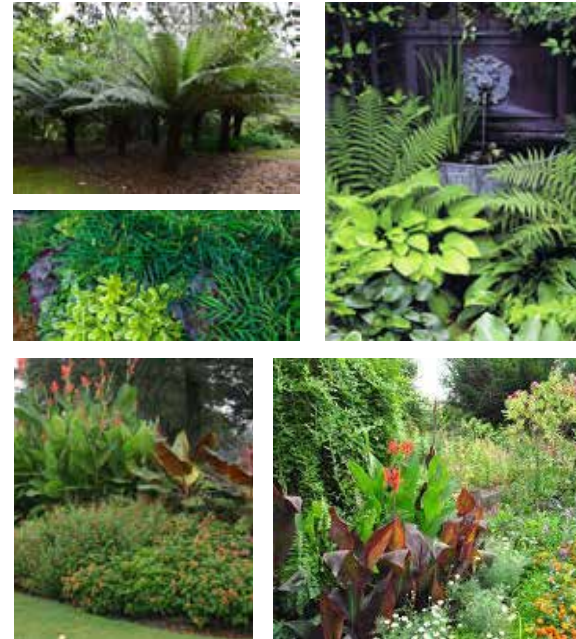
### Year one example



### Year two example



## Collaborative planting



## 6.8 Future Landscape Management And Maintenance

### 6.8.1 Opportunities for future management

The design of the Garden Square establishes the opportunity for collaboration between the AGSGA and Building owners through it's ongoing future management.

Seasonal variation through bedding plants enables an ever-changing character for the Garden Square that can be determined through a collaborative management strategy.

The planting palette for the Garden Square is to be influenced through and controlled via the management body of the Garden Square. Considered planting design can create a series of places of varying character that are able to be redefined over seasons and in time.



Events held in the Garden Square creates opportunities to strengthen the existing community.

Through collaboration between the AGSGA and Building owners, the ongoing management of the Garden Square will set out the rules and guidelines for community events that could take place. They are not to be overly restrictive in order to maximise the public benefit but should include parameters to protect residential amenity.



6.8.2 Landscape Management Strategy

Queensgate Investments are committed to delivering a Garden Square as part of its wider redevelopment proposals for the site. Queensgate Investments welcomes the opportunity to share the future management of the Garden Square with local residents and resident groups (including the Ashburn Garden Square Garden Association (AGSGA) and the Ashburn & Courtfield Garden Residents Association (ACGRA)). The purpose of the management scheme is to ensure the Garden Square is maintained by current and future owners and operators of the hotel for the enjoyment of future users of the open space.

The purpose of this management plan is to establish the key principles of the future management of the Garden Square which will define the Garden Square Management Plan. Therefore, Garden Square Management Plan will be based upon the key principles as agreed in this document and the MOU, and will be drafted upon final agreement of this document for consideration during the planning application process.

6.8.3 The Management Plan

Purpose

To ensure a clear framework for management and maintenance of the public open space being created by the development, including

- (a) Maintaining a high quality of experience and promoting positive use of the space
- (b) Responding to change and user feedback
- (c) Process for community involvement

The Plan will guide the day to day management of the space by the owner of the hotel site whose responsibility the space will remain as part of its ownership.

The Open Space Specification will be approved under the conditions attached to the planning permission.

Objectives

Core objectives:

- (a) Maintenance to a high standard that positively contributes to the quality of the local environment;
- (b) Safety and security for users of the open space, hotel and homes within the development;
- (c) Public access at all times consistent with the above.

Process

A Management Committee will be constituted by eight members as follows:

- (a) local residents (four members, including at least one representative from each of the following named groups; Ashburn Garden Residents Association, Ashburn Gardens Square Garden Association and a lessee of the new residential properties)
- (b) the hotel operator (two members)
- (c) the open space freehold owner (two members)

The Committee will meet annually to agree the following:

- (a) An audit of the Open Space and management and maintenance performance over the preceding year against the Objectives
- (b) Key Management Targets and KPIs for the coming year
- (c) Performance against the previous year's targets and KPIs
- (d) Any proposed changes to the Open Space Specification

- (e) Any proposed applications for grant funding
- (f) Annual Management And Maintenance Programme (providing a detailed schedule of elements for inspection/ maintenance and immediate/annual actions)
- (g) New members
- (h) [any proposed events]

The Committee will meet quarterly to review logged:

- (a) management and maintenance activity against the Annual Management And Maintenance Programme;
- (b) user feedback.

Activities

The Owner will:

- (a) Maintain the Open Space Open Space in line with the Open Space Specification promptly in line with the agreed Annual Management And Maintenance Programme
- (b) Keep a detailed log of maintenance and management activity and user feedback
- (c) Present up to date information to the annual and quarterly meetings in line with their intended scope
- (d) Implement actions agreed to further the Objectives.



## 6.9 Wider Public Realm Strategy

### 6.9.1 Streetscape improvements in the local context

The analysis in this section of the design and access statement explains the approach to the proposed development. As noted in Sections 2.4 and 2.6, the existing wider context for the site poses challenges and offers opportunities in achieving the kind of sense of place and wider impact that the design concept for the scheme noted in Section 4.3 is intended to achieve. The elements of the development described in Section 5 (built form) and Section 6 (landscape and public realm element) will achieve a step change in design quality, legibility and coherence, in line with the overall objective of outstanding design quality.

The poor condition of the existing streetscape on the key approach routes from Gloucester Road tube station represents a constraint to achieving the level of wider enhancement and integration consistent with the overall quality, design vision and scheme principles, though.

Gloucester Road underground station will continue to be a significant source of public trips to the Site and improving the legibility and overall quality of the key routes from it will make an important contribution to ensuring that the delivery of the development facilitates wider improvements to the immediate area.

These routes are under the control of the local highway authority, but the principles for the enhancement of the existing public realm which the scheme could facilitate are set out in the Wider Public Realm Strategy (Appendix [SHP TO CONFIRM WHICH APPENDIX]).













7.1 Inclusive Design

BuroHappold Engineering Inclusive Design has reviewed the development against planning policy, statute and good practice guidance identified below, and the commentary that follows in this chapter identifies how inclusive design will be integrated into Kensington Forum Development. The scheme is being designed to take into consideration the requirements of the London Plan and the London Borough of Kensington and Chelsea planning policies to create an accessible and inclusive environment.

The scheme responds to Policy CL 2 a. vi. (Design Quality), which provides that the Council will require development to be ‘Inclusive – accessible to all’ and also responds to London Plan Policy 7.2, which requires the delivery of an inclusive environment.

The proposed development responds to London Plan Policy 7.2, which requires the delivery of an inclusive environment. The proposed development has been designed to be an inclusive and accessible environment to meet the needs of all potential users. In removing barriers that create undue effort, separation or special treatment, everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently and independently with choice and dignity. The proposed development will incorporate:

- › A new public realm and garden square
- › Speciality restaurant space
- › Hotel and serviced apartments
- › High quality residential amenity space and roof terrace
- › Accessible housing, with 90% of dwellings being designed to meet M4 (2) and 10% of dwellings being designed to meet M4 (3)

PLANNING POLICY, LEGISLATION AND STANDARDS

The National Planning Policy Framework 2012

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a thread running through both plan-making and decision-taking. The NPPF sets out that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The Principles of Inclusive Design, Commission for Architecture and the Built Environment, 2006

Inclusive design is a process that delivers an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity.

The London Plan 2016

London Plan Policies recognise that disabled people continue to be excluded from

many mainstream activities which other people take for granted and are frequently denied the opportunity to participate fully as equal citizens.

Policy 3.1 Ensuring equal life chances for all

The Mayor is committed to ensuring equal life chances for all Londoners. Meeting the needs and expanding opportunities for all Londoners – and where appropriate, addressing the barriers to meeting the needs of particular groups and communities – is key to tackling the huge issue of inequality across London.

Policy 3.5 Quality and design of housing developments

Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London’s residential environment and attractiveness as a place to live. The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people.

Policy 3.8 Housing choice

Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. New developments offer a range of housing choices, in terms of the mix of housing sizes and types and account is taken of the changing age structure of London’s population.

Policy 7.2: An inclusive environment

The Mayor will require all new development to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design.

Design and access statements submitted with development proposals should explain how, following engagement with relevant user groups, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed development, whether relevant best practice standards have been complied with, and how inclusion will be maintained and managed.

GLA supplementary planning guidance: Accessible London (2014)

The Accessible London SPG provides advice to boroughs, developers, designers and planning applicants on implementing inclusive design principles effectively and on creating an accessible environment in London, with particular emphasis on the access needs of disabled and older people. It does not form part of the development plan, but will be taken into account as a further material consideration when considering planning applications so has weight as a formal supplement to the London Plan.

GLA supplementary planning guidance: Housing (2016)

The Housing SPG provides guidance on how to implement the housing policies in the London Plan informed by the Government’s National Planning Policy Framework and by its Housing Strategy for England. In particular, it provides detail on how to carry forward the Mayor’s view that ‘providing a good home for Londoners is not just about numbers’.

LB OF KENSINGTON AND CHELSEA LOCAL PLAN, 2015

Policy CH2, Housing Diversity

Require new residential developments to include a mix of types, tenures and sizes of homes to reflect the varying needs of the borough, taking into account the characteristics of the site, and current evidence in relation to housing needs;

Require new residential developments, including conversions, amalgamations and changes of use, to be designed to as a minimum achieve all the following standards:

- › Lifetime homes;
- › Floor space and floor to ceiling heights;
- › Wheelchair accessibility for a minimum of 10 per cent of dwellings; where compliance with the above standards is not possible because of other policy requirements, to require new residential developments to demonstrate that all reasonable measures to meet them have been taken

On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards. Where Policy 3A. 5 requires Lifetime Homes, this should be interpreted as being M4 (2) ‘Accessible and Adaptable units’. Where 3A.5 refers to ‘a wheelchair accessible standard’, this should be interpreted as being M4 (3) ‘wheelchair user dwellings, in line with the ministerial statement that introduced the new housing standards.

Policy CL2, Design Quality

The Council will require all development to be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions. To deliver this the Council will require development to be Inclusive - accessible to all.

Policy CR1, Street Network

The Council will require a well-connected, inclusive and legible network of streets to be maintained and enhanced. To deliver this the Council will require new links and the removal of barriers that disconnect access for pedestrians, cyclists and people with limited mobility.

LB of Kensington and Chelsea Access Design Guide, Supplementary Planning Document, 2010

The LB of Kensington and Chelsea Access Design Guide seeks to achieve an inclusive and accessible environment within the Royal Borough of Kensington and Chelsea, requiring buildings to be designed so that they can be used safely and easily by all people without unnecessary effort, separation or special treatment.



INCLUSIVE DESIGN GUIDANCE AND STANDARDS

Our approach is to design beyond the minimum standards set out in the building regulations, taking into account good practice guidance. Inclusive design issues have been reviewed accordance with the objectives of the following:

- > Building Regulations 2010 and associated Approved Documents
- > Equality Act 2010
- > LB Kensington and Chelsea Planning Policy
- > National Planning and Policy Framework, 2012
- > Planning and Compulsory Purchase Act, 2004
- > Reference has been made to the following documents during design development for this project:
- > Accessible London, Supplementary Planning Guidance, GLA 2014
- > BS 8300:2018 Design of accessible and inclusive built environment Part 1: External Environment and Part 2: Buildings – Codes of practice
- > Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- > Building Regulation Approved Document M – Access to and use of Buildings Vol 1: Dwellings, 2015
- > Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings Other Than Dwellings, 2015
- > Housing, Supplementary Planning Guidance, GLA 2016
- > London Cycling Design Standards, TfL, 2014
- > LB Kensington and Chelsea Local Plan, 2015
- > LB of Kensington and Chelsea Supplementary Planning Document, Access Design Guide, 2010

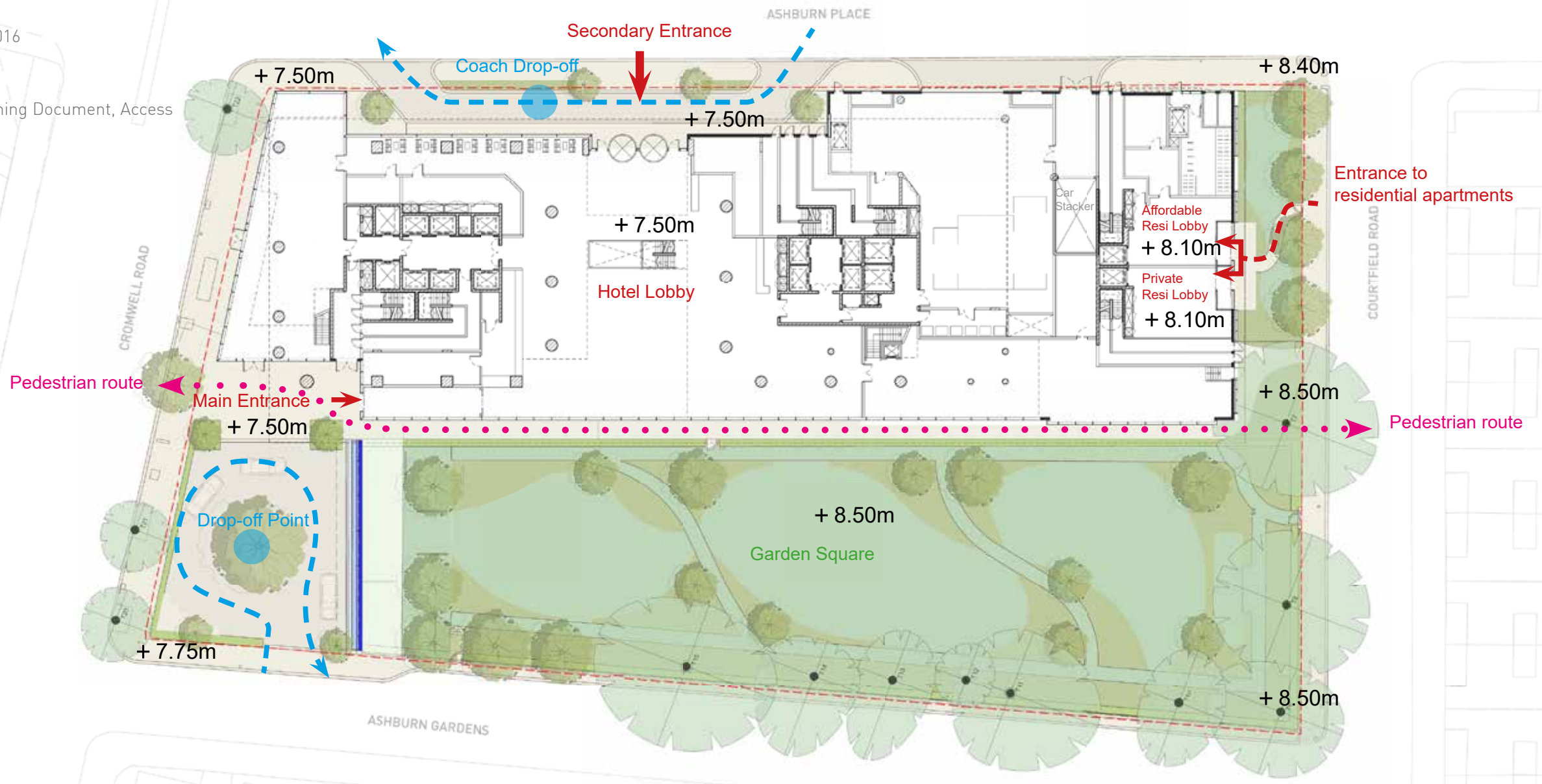


Fig 7.1.1 Public realm access and graded routes



# THE DEVELOPMENT: ACCESS

## INCLUSIVE DESIGN PROVISION

### Overview

The Kensington Forum Hotel is a mixed-use development that creates a variety of residential dwellings, garden square, hotel and serviced apartments.

All of the dwellings are proposed as single storey units. As is required by the London Plan, all residential units will be accessible, with 90% meeting Building Regulations requirement M4 (2) ‘accessible and adaptable dwellings’. The remaining 10% will meet Building Regulation requirement M4 (3) ‘wheelchair user dwellings’ which are designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users from the start. All units proposed as wheelchair user dwellings are to be on a single level.

### Approach

The proposed development site is bound by Cromwell Road towards the north of the site, Ashburn Place to the east, Courtfield Road to the south and Ashburn Gardens to the west of the site. The primary step-free entrances to the hotel development will be directly from Cromwell Road and Ashburn Place. The primary step free access to the residential development will be from Courtfield Road. Further step-free routes from Ashburn Gardens and the adjacent Garden Square, provide access to the development.

The proposed site will be served by good public transport links with Gloucester Road underground station approximately 320m away and Earls Court 800m away, which offers step free access. The site is also served by good bus links, with routes 74, N74 and N97, stopping directly outside the development.

### Public Realm

The proposed site slopes from north to south; with Cromwell Road at +07.50m AOD and Courtfield Road at +08.50m AOD. The landscaping has been developed to ameliorate the level changes across the site and accessible routes will be provided to each of the buildings from the different approach routes. The site is predominately level, with the exception of a localised graded route that runs adjacent to the development, in-between the Garden Square.

Paths will provide firm, slip-resistant and reasonably smooth surface treatments. Where there are different materials along the access routes these will have level and even surfaces.

A Garden Square will be provided in the centre of the development and will provide an arrangement or landscaped garden area for members of the public and local residents.

### Parking

Parking is to be provided within the basement via car stackers for the residential and hotel. To ensure that the parking is accessible to disabled residents and hotel guests who are blue badge holders, a car parking management strategy will be provided,

however this would be subject to hotel operator and residential requirements and further details of blue badge parking will be provided at future design stages.

### Cycle parking

Parking for non-standard cycles such as cargo bike or trikes, will be provided for the public realm, staff and residential cycle parking. In line with TfL’s London Cycling Design Standards at least 5% of all cycle provisions provided will be for larger cycles such as cargo cycles, purpose built cycles for disabled people and tricycles. Access to cycle parking will be step-free.

### Hotel

The approach to the hotel buildings will be step-free, with proposed graded routes not exceeding 1:21. Level entry will be provided for all entrances into the hotel development, meeting the requirements of AD M Volume 2.. All entrance doors will provide at least one door leaf with a 1000mm effective clear width, as set out in Approved Document to Part M Volume 2 of the Building Regulations (AD M).

The proposed hotel development will provide a variety of facilities including feature restaurant, hotel rooms, serviced apartments, conference and function rooms

### HOTEL ACCOMMODATION

It is proposed that a total of 748 hotel units will be provided through out floor levels 02 – 28, including 2 penthouse suites located on level 28 of the development. To comply with London Plan Policy 4.5 requires 10% of hotel rooms will be wheelchair accessible, and will meet the spatial requirements of AD M Volume 2. The floor plates have been developed to ensure that a mix of shower and baths will be provided for accessible hotel rooms, providing users with a choice of facilities.

All approach routes to hotel rooms will provide a clear circulation width of at least 1500mm, with 1800mm by 1800mm wheelchair passing places provided at reasonable intervals. All wheelchair accessible hotel rooms will have a clear 1500mm by 1500mm landing directly outside the entrance door.

### Hotel Function/Conference/Syndicate Rooms

A hotel conference room is proposed on basement level 1 & 2 of the development, the space will be accessed via a central stair case located in the main hotel reception, opposite to the conference reception area. Step free access will be provided from ground floor level via 10 passenger lifts which meet or exceed the provisions of AD M. A further single 17 person passenger lift provides step-free access between basement level 1 and level 2, exceeding the minimum requirements of ADM and will provide a clear manoeuvring zone at its entrance.

### Hotel sanitary accommodation

WC facilities will be provided on both basement levels 1 and 2, mezzanine level and level 01 for the use by guests. Sanitary provision will be design to accord with the requirements of BS 8300-2:2018 and provide ambulant accessible cubicles, unisex accessible facilities. As recommended in the Accessible London SPG a Changing

Places facility will be provided adjacent the Conference facility, it will be designed to comply with BS 8300-2:2018.

### Hotel staff facilities

Back of house accessible unisex changing and WC facilities will be provided on Basement level 2, located towards the eastern side of the building. There is nothing to preclude the sanitary facilities meeting AD M and further detail of layout and sanitary fittings will be addressed at future design stages.

### Restaurants

A total of three restaurants will be provided within the hotel, the first a speciality restaurant will be located at the northern front of the development, accessed directly from Cromwell Road. The speciality restaurant will be spread over ground floor level and the mezzanine floor level. Appropriate step-free access will be provided between the two levels.

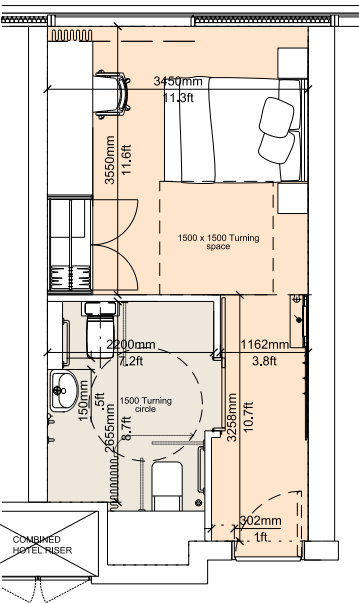
The second restaurant will be located towards the western side of the development, directly opposite to the New Garden Square and accessed directly from the hotel lobby. The restaurant is spread over ground floor level and the mezzanine level, step-free access via a passenger lift is provide which meets and exceeds the requirements of AD M.

A third restaurant is located on the Level 1 of the development and is accessed directly from the business suite. Step-free access is provided to the restaurant from the main hotel and serviced apartment cores, which meet or exceed the requirements of ADM. Details of sanitary accommodation for the restaurant will be addressed at future design stages, nothing precludes these from meeting the requirements of ADM.

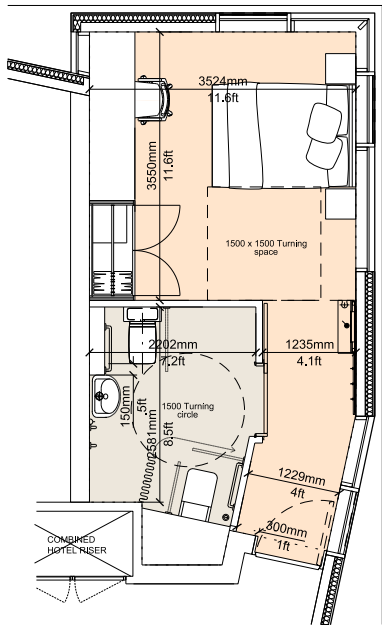
### Gym

A gym and spa are proposed on Basement Level 1, accessed directly from the serviced apartment core. Step free access will be provided via four passenger lifts, which meet the requirements of ADM. A clear manoeuvring zone of 1500mm by 1500mm will be provided directly outside all lifts. There is nothing to preclude the Gym from meeting AD M and further detail of the layout will be addressed at future design stages.

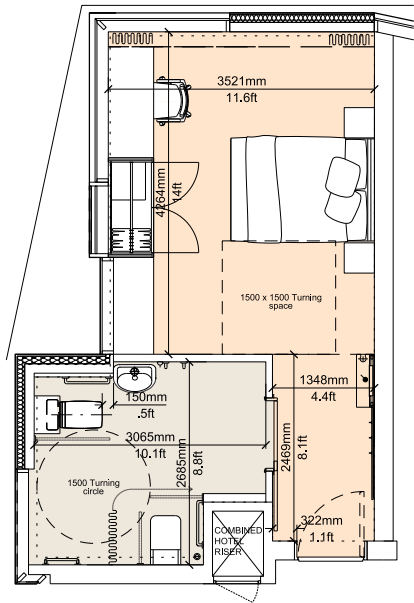




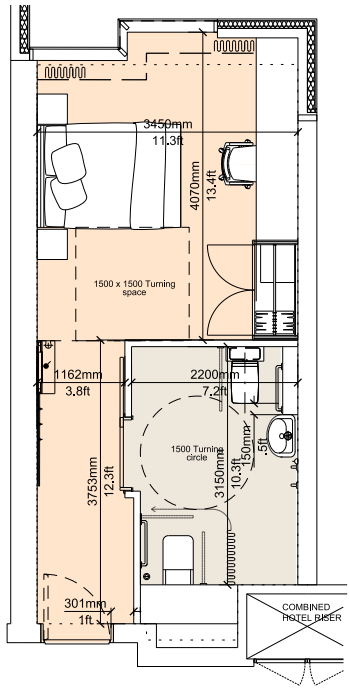
01 Standard Accessible Unit (23.20 Sqm)  
Typical Hotel Layout



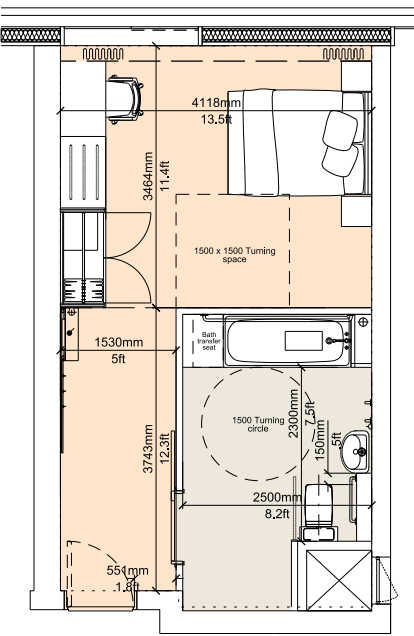
02 Standard Accessible Unit (23.60 Sqm)  
Typical Hotel Layout



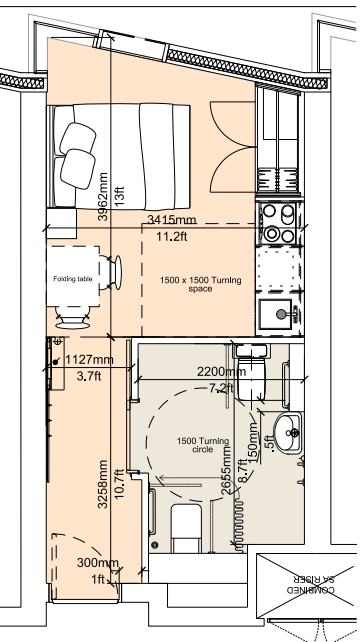
03 Standard Accessible Unit (25.65 Sqm)  
Typical Hotel Layout



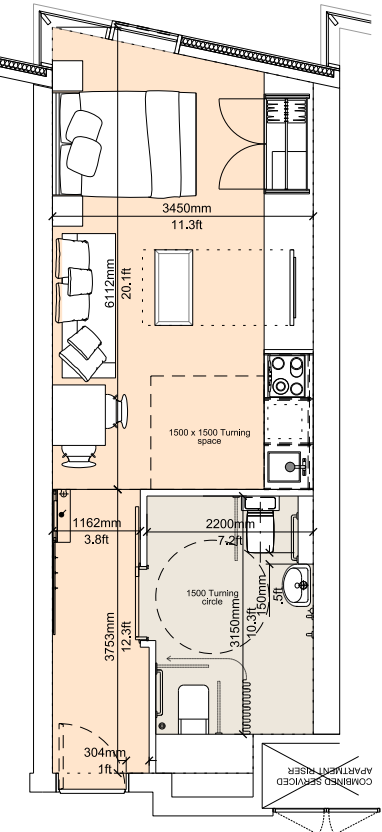
04 Superior Accessible Unit (26.43 Sqm)  
Typical Hotel Layout



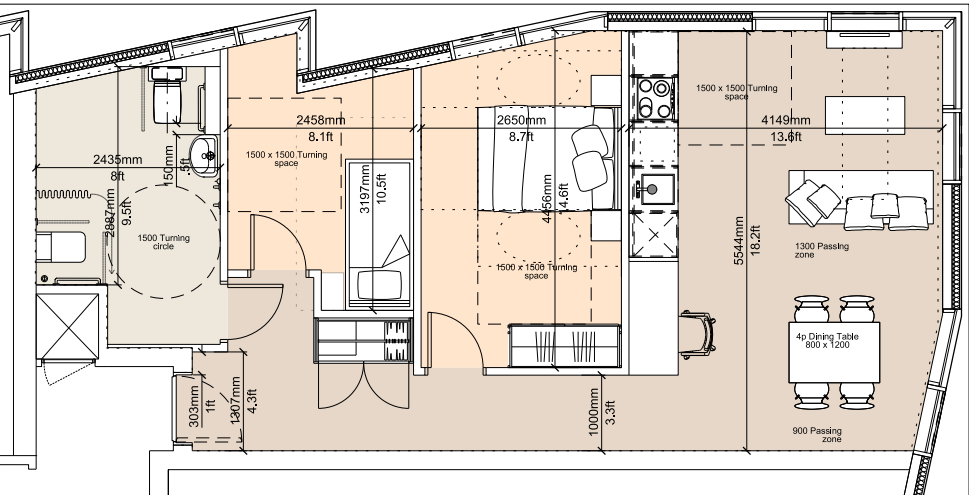
05 Superior Accessible Unit (30.21 Sqm)  
Typical Hotel Layout



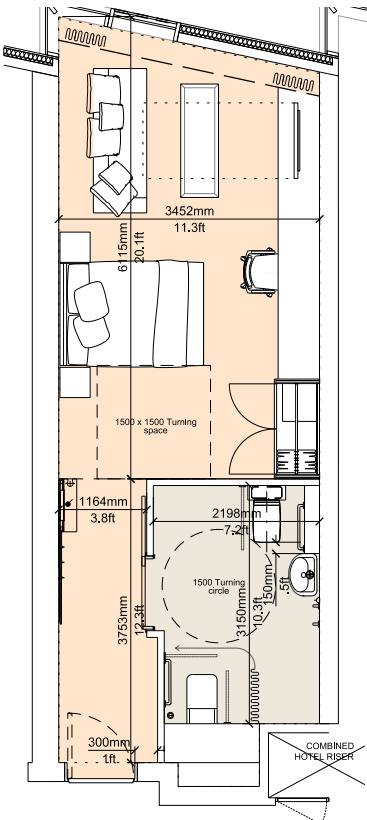
06 Small Accessible Unit (23.76 Sqm)  
Typical Serviced Apartment Layout



07 Medium Accessible Unit (32.88 Sqm)  
Typical Serviced Apartment Layout



08 Large Accessible Unit (59.92 Sqm)  
Typical Serviced Apartment Layout



09 Deluxe Accessible Unit (32.85 Sqm)  
Typical Hotel Layout

Fig 7.1.2 Indicative Wheelchair Accessible - Hotel and Serviced Apartments



# THE DEVELOPMENT: ACCESS

## SERVICED APARTMENTS

It is proposed that a total of 340 hotel units will be provided through out floor levels 02 – 21, including 2 duplex penthouse serviced apartments located across level 20 - 21 of the development. As the serviced apartments are classified as Class C1 they will provide 10% of rooms as wheelchair accessible, meeting the spatial requirements of AD M Volume 2.

All approach routes to serviced apartments will provide a clear circulation width of at least 1500mm, with 1800mm by 1800mm wheelchair passing places provided at reasonable intervals. All wheelchair accessible hotel rooms will have a clear 1500mm by 1500mm landing directly outside the entrance door.

A communal lounge is proposed for the serviced apartments on level 21 of the development, there is nothing to preclude this from meeting the requirements of AD M and internal provisions will be addressed during future design stages.

### Inclusive design parameters for non-dwellings

The following high-level parameters outline a recommended approach when delivering an inclusive environment and in going beyond the minimum standards of the building regulations should be considered in design development and detailed design for non-residential development.

### Access

- › All doors are to be clearly identifiable within their immediate environment
- › Door widths and clearances are to meet the provisions of AD M and AD M Table 2
- › The force of operation of doors should not exceed 30N or the doors are to be automated
- › Ironmongery is to meet the provisions of AD M or the guidance of BS 8300
- › Where glazing is used within the façade and entrances, manifestations are to be provided to meet the provisions of AD K or guidance of BS 8300.

### Cycle parking

- › Parking for non-standard cycles such as cargo bike or trikes, should be provided at commercial and public locations. TfL's London Cycling Design Standards recommend that 5% of all cycle provisions provided be for larger cycles such as cargo cycles, purpose built cycles for disabled people and tricycles. The design is still developing and appropriate cycle parking will be reviewd in the next stage.

### Circulation

- › Internal stairs are to be designed to accord with the provisions of AD K and AD M
- › Stepped routes and associated handrails are to be designed to meet the provisions of AD K and AD M
- › Corridors that have an unobstructed width of less than 1800mm should provide passing places at least 1800mm long and 1800mm wide at reasonable intervals
- › Visually contrasting nosings are to be included on all stepped routes, to meet the requirements of AD K and the recommendations of BS 8300
- › All passenger lifts are to be specified to meet AD M, BS 8300 and BS EN 81-70

## Sanitary Accommodation

- › All accommodation should be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional. Designs should incorporate:
- › Facilities that provide a choice of heights
- › Fixtures and fittings will contrast visually from their backgrounds
- › In addition to 'standard' accommodation, enlarged and ambulant cubicles should be included in separate sex accommodation
- › Wheelchair accessible toilets are to be 'handed' for left-hand and right-hand transfer when there are more than one unisex wheelchair accessible WC serving a facility
- › Where showers are provided in commercial developments for the benefit of staff, at least one wheelchair accessible shower compartment should be provided

### Internal finishes, fixtures and fittings

- › Surface materials are to be firm, durable and slip resistant, with a maximum level difference of 5mm at joints conforming to the provisions of Approved Document M of the Building Regulations (AD M)
- › Particular attention is to be paid to visual contrast, lighting and materials for features such as walls, ceilings and floors
- › Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing
- › In areas where clear communication is required particular attention will be paid to the reverberant nature of materials

### Lighting

- › Lighting at changes of level in stairwells will be provided to ensure they are safe to use and will not shadow risers, and will clearly illuminate treads and ramp surfaces
- › Communication Aids and Information Systems
- › Communication aids such as audio reinforcement systems and other sound reinforcement systems to assist hearing aid users, as well as the hard-of-hearing and deafened staff and visitors should be provided as appropriate
- › Signage and Wayfinding Strategies
- › Key considerations for inclusive wayfinding are:
- › Location of signage, ensuring that signage is placed in logical positions and will be easily identifiable
- › The strategy will take into account sight lines, lighting, visual contrast and legibility are appropriate

### Emergency Egress

Evacuation for disabled people is a combination of physical and management procedures plus a liaison between the building managers and occupants.

The evacuation strategy for disabled people including those with sensory and cognitive impairments should be developed in conjunction with the fire strategy and management policies with reference made to AD B and good practice recommendations within BS 9999:2017

## RESIDENTIAL UNITS

### Accessing the building

The residential development provides an affordable lobby and a private residential lobby, located directly next to each other and are accessed directly from Courtfield Road towards the south of the development. The entrances to each lobby provides step-free access into the entrance lobby through a set of double doors that will meet the requirements of AD M. Level accessible routes will be provided to each of the entrance cores from the surrounding roads and public realm.

Residential cycle parking will be provided on the ground floor level and basement level, located direct adjacent to the affordable residential lobby, accessed directly from Ashburn Place. A single passenger lift will provide step-free access to the basement level cycle parking.

A communal play and external terrace area will be provided on Level 07 of the development, accessed from both the affordable and private residential cores.



Unit layouts

The residential development provides a total of 46 residential units, providing a mixture of affordable and private units. All of the dwellings are proposed as single storey units Step-free access is provided to all residential units and to the amenity spaces provided.

In meeting the provisions of AD M Vol 1 M4 (2) and M4 (3) the design of the units satisfies the requirements of London Plan. Additional details of residential accommodation can be found in the Accommodation Schedule.

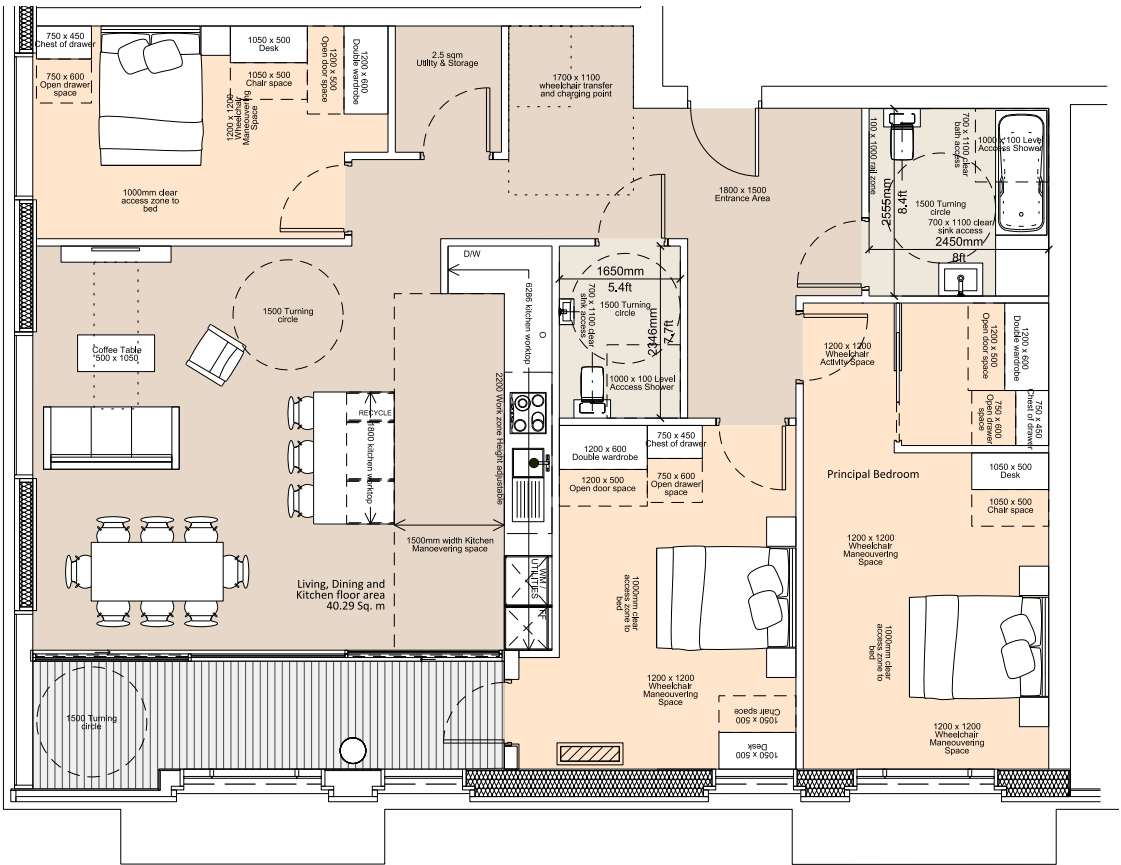
The dwellings proposed are spatially compliant with the London Plan space standards, with 90% meeting Building Regulations ‘optional’ requirement M4(2) for ‘accessible and adaptable dwellings’ and the remaining 10% meeting Building Regulation ‘optional’ requirement M4(3) creating ‘wheelchair user dwellings’.

5 units in the development will be designed as wheelchair user dwellings to conform to M4 (3). Of these, 3units will be designed to M4 (3) 2(a) as ‘wheelchair adaptable units’ and 2 units will be designed to conformed to M4 (3) 2(b) as ‘wheelchair accessible’ units.

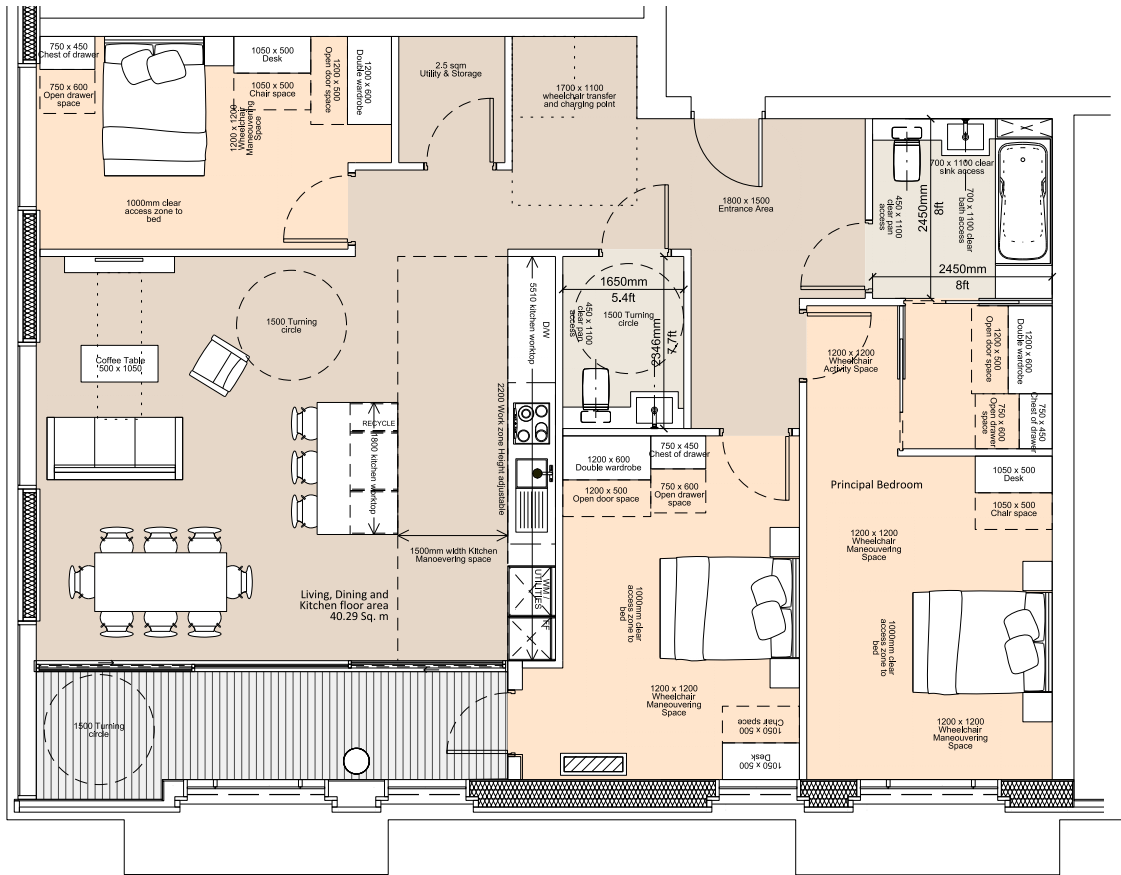
The design response to both the M4 (2) and M4 (3) requirements is detailed in the Table Accessible and adaptable dwellings M4 (2) and Table Wheelchair user dwellings, on the following pages.

Optional Requirements M4 (2) Accessible and Adaptable

The table below demonstrates the level of compliance with key elements of the ‘optional requirement’ of Building Regulation M4 (2) provision.



02 Wheelchair Accessible Unit - M4(3)(b)  
Typical Resi Layout



01 Wheelchair Adaptable Unit - M4(3)(a)  
Typical Resi Layout

Fig 7.1.3 Typical Wheelchair Accessible Residential Apartments



# THE DEVELOPMENT: ACCESS

## Optional Requirements M4 (2) Accessible and Adaptable

The table below demonstrates the level of compliance with key elements of the 'optional requirement' of Building Regulation M4 (2) provision.

Conformance tracker key

	Status
Compliant	
To be addressed in detailed design	

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
Section 2A Approach to Dwelling					
2.6-2.9		Approach routes: general	The approach route should be safe and convenient, adopt the shallowest gradient that can be achieved and be step-free.		Approach route is safe, convenient and provides step free access.
2.10		External and internal ramps forming part of an approach route	Where ramps are provided the gradient should be between 1:12 and 1:20 and the length of each flight comply with Diagram 2.1 of AD M Vol 1.		No external and internal ramps: graded routes are slopes and less steep than 1:21 on circulation routes.
2.11		External steps forming part of an additional route	Steps are uniform with rises between 150-170mm and goings between 280-425mm, a minimum clear width of 900mm and provided with suitable handrail.		Steps meet the required rise, going and clear width.
2.12		Parking space	Where provided at least one standard parking bay is provided close to the communal entrance of each core block. The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb.		Parking will be provided for the residential units
2.13		Drop-off space	Where provided it is to be located close to the principal communal entrance of the building		A drop off space is proposed directly outside the residential units on Court Field Road
2.14		Principal communal entrance	The principal communal entrance is to be accessible and to have: <ul style="list-style-type: none"><li>A covered level landing that is lit by fully diffused luminaires</li><li>Accessible entrance door, with suitable clear opening and manoeuvring space</li><li>Accessible door entry controls</li></ul>		All new principal communal entrances will meet the required criteria.  Lighting and door controls will be subject to specification.

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
2.15		Other communal doors (Other communal doors or gates, along the approach route that is not the principal communal entrance)	Other communal entrance is to be accessible and to have: <ul style="list-style-type: none"><li>Accessible entrance door, with suitable clear opening and manoeuvring space</li><li>Accessible door entry controls</li></ul>		Secondary communal doors will meet criteria. Lighting and door controls subject to specification.
2.16		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81-70.		Communal lifts meet the provisions of M4 (2) and BS EN 81-70 subject to specification.
2.17		Communal stairs	Stairs should meet the requirement of Part K for general access stairs.		Communal stairs provided will meet the requirements for M4(2) and Part K.
2B: Private entrances and spaces within the dwelling					
2.20	A	Principle private entrance and alternative entrances	<ul style="list-style-type: none"><li>The principal private entrance is to be accessible and to have:</li><li>A covered level landing that is lit by fully diffused luminaires</li><li>Accessible entrance door, with suitable clear opening and manoeuvring space</li></ul>		An accessible principal private entrance door will be provided.
2.21	B	Other external doors (This includes doors to and from private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with or connected to, the dwelling)	Other external doors are to be accessible and to have: <ul style="list-style-type: none"><li>Accessible entrance door, with suitable clear opening and manoeuvring space</li></ul>		Accessible entrance doors will be provided.
2.22	C	Doors and hall widths	Doors and corridors within the dwelling should comply with Diagram 2.3 and Table 2.1		All doors and hall widths will meet the provisions.
2.23	D	Private stairs and changes of level within the dwelling	The stair should allow for the installation of a stair-lift at a future date and comply with the provisions of Part K for private stairs.		Where units are more than one story they will meet this requirement.

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
2.24	E	Living, kitchen and eating areas	Within the entrance storey there is a living area (living room, dining room or a combined living and kitchen and dining room): <ul style="list-style-type: none"><li>Glazing to the principal window starts at a maximum of 850mm above floor level.</li></ul>		Meets required criteria. The window handle heights are to be determined at design development stages.
2.25	F	Bedrooms	Every bedroom provides a clear access route of 750mm from the door to the window.  750mm access zone is provided to all sides of the bed in the principal bedroom and to one side and the foot in the other double bedrooms and to one side for single beds.		Accessible routes and access zones around the beds will be provided.
2.26		Sanitary facilities: general provisions	All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptation.		Nothing precludes this from being met and will be addressed during detailed design and through specification.
2.27 - 2.28	G	WC facilities on the entrance level	Every dwelling has a room within the entrance storey that provides a WC and basin.		Entrance level WC will be provided.
2.29	H	Bathrooms	Every dwelling has an accessible bathroom with a WC on the same storey as the principal bedrooms.		An accessible bathroom will be provided.
2.30		Services and controls	Services and controls within the dwelling are to be accessible to people who have reduced reach.		Nothing precludes this from being met and will be addressed during detailed design and through specification.



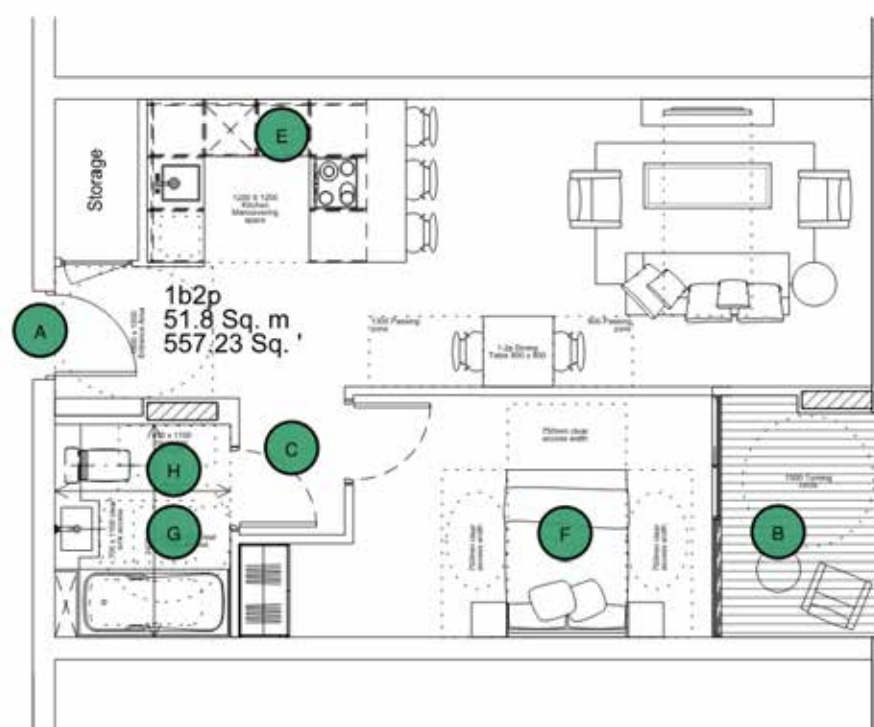


Fig 7.1.4 Indicative M4(2) unit with illustrative letters demonstrating M4(2) provisions

**Optional Requirement M4 (3) wheelchair user dwellings**

The table below demonstrates the level of compliance with key elements of the 'optional requirement' Building Regulation M4 (3) 2a (wheelchair adaptable) provision.

Wheelchair adaptable homes are homes that can be easily adapted to meet the needs of a household including wheelchair users and adopt provisions for M4 (3) 2(a). Wheelchair accessible homes are homes readily useable by a wheelchair user at the point of completion and adopt provisions for M4 (3) 2(b).

The table below demonstrates the level of compliance with key elements of the M4 (3) 2(a) and M4 (3) 2(b) which allows for simple adaptation of the dwelling to meet the needs of occupants who are wheelchair users.

M4 (3) Conformance tracker key

	Status
Compliant	
To be addressed in detailed design	

Table Demonstrating Wheelchair accessible and adaptable dwellings conforming to M4 (3)

M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3A Approach to Dwelling					
3.7-3.9		Approach routes: general	The approach route should be safe convenient, adopt the shallowest gradient that can be achieved and be step-free, irrespective of the storey on which the dwelling is located. Approach routes to dedicated mobility storage (where provided) should also be step-free.		Step-free access is provided.
3.10		External and internal ramps forming part of an approach route	Where ramps are provided the gradient should be between 1:15 and 1:20 and the length of each flight comply with AD M Diagram 3.1.		No ramps are provided and gradients will be 1:21 or less steep on circulation routes.
3.11		External steps forming part of an additional route	Where required steps are uniform with rises between 150-170mm and goings between 280-425mm, a minimum clear width of 900mm and provided with suitable handrail.		Steps are provided with uniform rise and goings as per AD M and provide a minimum clear width of 900mm. with suitable handrails.

M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.12		Parking space	Where provided within a communal parking area, it is a standard parking bay with an additional minimum clear access zone of 1200mm to both sides.		40 accessible bays will be provided, for wheelchair users dwelling.
3.13		Drop-off space	Where provided it is to be located close to the principal communal entrance of the building.		A drop-off space is proposed directly outside the residential units on Courtfield Road
3.14		Principal communal entrance	The principal communal entrance is to be accessible and to have: <ul style="list-style-type: none"> <li>A covered level landing that is lit by fully diffused luminaires</li> <li>Accessible entrance door, with suitable clear opening and manoeuvring space</li> <li>Power assisted opening is provided where the opening force exceeds 30N</li> <li>Accessible door entry controls</li> </ul>		Accessible principal communal entrances are provided. Accessible door entry controls will be detailed during the detailed design stage.
3.15		Other communal doors	Other communal entrance is to be accessible and to have: <ul style="list-style-type: none"> <li>Accessible entrance door, with suitable clear opening and manoeuvring space</li> <li>Power assisted opening is provided where the opening force exceeds 30N</li> <li>Accessible door entry controls</li> </ul>		Other accessible communal entrances provide suitable clear opening and manoeuvring space. Accessible door entry controls will be detailed during the detailed design stage
3.16		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81:70.		Communal lifts meet or exceed the provisions of M4(3) and BS EN 81-70 subject to specification
3.17		Communal stairs	Stairs should meet the requirement of Part K for general access stairs.		Communal stairs meet the provisions of M4(3) and Part K.



M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
		3B: Private entrances and spaces within, and connected to, the dwelling			
3.22	A	Principle private entrance	The principal private entrance is to be accessible and to have: <ul style="list-style-type: none"> <li>A covered level landing that is lit by fully diffused luminaires</li> <li>Accessible entrance door, with suitable clear opening and manoeuvring space</li> <li>Accessible door entry controls</li> <li>A fused spur, suitable for fitting a powered to door opener, is provided</li> </ul>		All principal private entrance doors provide accessible entrance doors with suitable clear openings and manoeuvring space.
3.23	B	Other external doors	Other external doors are to be accessible and have: <ul style="list-style-type: none"> <li>Accessible entrance door, with suitable clear opening and manoeuvring space</li> <li>Accessible door entry controls</li> </ul>		Doors will meet or exceed the provisions of M4 (3).  Accessible door controls subject to specification.
3.24	C	Hall and door widths	Compliant doors width to be provided and corridors within the dwelling should comply with Diagrams 3.4 and 3.5.		All hall and door widths will meet the provision.
3.25	D	Wheelchair storage and transfer space	A dwelling should have a storage and transfer space.		Wheelchair storage and transfer space provided.
3.26	E	General storage space	The dwelling built in storage space should comply with Table 3.1.		General built-in storage space will comply with Table 3.1.
3.28		Through-floor lifting device provision M4(3) 2a – Adaptable	It should be easy to install a lift. The space for a liftway can be used for another purpose (such as storage) providing it can be demonstrated that a liftway can be provided.	N/A	Wheelchair user dwellings will be single storey
3.29		Through-floor lifting device provision M4(3) 2b – Accessible	A suitable through floor lifting or lifting platform should be installed and commissioned and the dwelling should comply with the provisions 3.29 a-g	N/A	Wheelchair user dwellings will be single storey

M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.30		Private stairs and changes of level within the dwelling	Access to all rooms and facilities on the entrance storey are step-free.  The stair should allow for the installation of a stair-lift at a future date and comply with the provisions of Part K for private stairs.	N/A	Wheelchair user dwellings will be single storey
3.31	F	Living areas	Within the entrance storey there is a living area (living room, dining room or a combined living and kitchen and dining room).  The minimum combined internal floor area of living, dining and kitchen space meets the provisions of table 3.2.  Glazing to the principal window starts at a maximum of 850mm above floor level.		Meets required criteria.  Window handle heights to be determined at design development stages.
3.32-3.34	G	Kitchen and eating areas. M4(3) 2a – Adaptable	The kitchen should be located on the ground floor.  A clear access zone of 1500mm in front of the kitchen units is provided and a minimum length of worktop to comply with Table 3.3.		The length of kitchen work surface will meet this criteria.
3.32-3.34	H	Kitchen and eating areas M4(3) 2b – Accessible	The kitchen and eating area should meet the provisions of M4 (3) 2-a, but in addition meet provision 3.34(a-i) and meet the minimum length of kitchen worktop as per Table 3.4.		The length of kitchen work surface will meet this criteria.
3.35	I	Bedrooms	One bedroom should be close to an accessible bathroom and suitable for a wheelchair user.  All other bedrooms are to be accessible to wheelchair users.  The principal bedroom has a minimum floor area of 13.5m <sup>2</sup> and is a minimum of 3m wide, clear of obstructions. Every other bedroom is 12.5m <sup>2</sup> and a minimum of 3m wide.		Clear access zones will be provided around all beds.

M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.36		Sanitary facilities: general provisions	All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations.  The ceiling structure to accessible bathrooms and WC/cloak rooms is strong enough to allow the fitting of an overhead hoist.		Nothing precludes this from being met and will be addressed during detailed design.
3.37 – 3.40	J	WC facilities on the entrance level. M4(3) 2a – Adaptable	Every dwelling has on the entrance storey a wet room, which contains a WC, basin and installed level access shower.		WC facilities are provided on the entrance level and comply with M4 (3) 2a.
	K	WC facilities on the entrance level M4(3) 2b – Accessible	Where the dwelling is defined as accessible, WC facilities such as the WC, basin and shower should comply with the spatial provisions of diagram 3.11.		WC facilities are provided on the entrance level and comply with M4 (3) 2b Accessible spatial requirements as per Diagram 3.11.
3.41 – 3.43	L	Bathroom facilities M4(3) 2a – Adaptable	Dwellings with up to four bed spaces should be provided with a bathroom that contains a WC, basin and an installed level access shower with the potential for a bath to be installed above it. The bathroom with the level access shower should be on the same storey as the principal bedroom.  Dwellings with 5 or more bed spaces require an accessible bathroom and shower room.		Bathroom facilities are provided on the same storey as the principal bedroom and meet the spatial requirements as per Diagram 3.10.
3.41 – 3.43	M	Bathroom facilities M4(3) 2b – Accessible	Where the dwelling is defined as wheelchair accessible, the bathroom should also comply with: <ul style="list-style-type: none"> <li>the provisions of diagram 3.11</li> <li>dwelling with up to four bed spaces provide a level access shower as default</li> <li>dwellings with five bed spaces or more an installed bath and level access shower as per provided as per example diagram 3.17</li> </ul>		Affordable wheelchair units will be designed as accessible from the outset. The spatial provision for all bathrooms is provided, as per Diagram 3.11.



7.2 Secure by Design principles

The safety and security of residents, staff, guests and other users of the proposed development is of the utmost importance and is the subject of careful coordination. Consultation was undertaken with the Designing Out Crime Officer from the Metropolitan Police during the design process to discuss the layout and design of the buildings and identify any potential design changes required.

The ground floor layout has been designed to maximize opportunities for passive surveillance of the public realm spaces.

The Garden square will be provided with sufficient lighting and CCTV and hedges kept to a minimum height to provide sufficient visibility along the path between hotel restaurant and lobby and garden areas.

All entrance lobbies and Hotel amenity spaces on ground floor will be well lit and the development will incorporate CCTV. The development will also benefit from 24hr on site concierge/ management staff.

Access from ground floor into the apartments has been considered to allow compartmentalization, restricting access for residents and visitors to the correct floors. Any external doors and windows and internal doors that are the first point of secure access will be tested and accredited.

In order to consider the security of the back of house areas of the hotel and car lift will be provided with a high speed roller shutter.

M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.44		Services and controls	Services and controls within the dwelling are to accessible to people who have reduced reach.		Nothing precludes this from being met and will be addressed during detailed design.
3.45	N	Private outdoor space	Every private outdoor space provided, whether a private garden, balcony or roof terrace is to be accessible to a wheelchair user.		Meets required criteria where private outdoor space is provided.



Fig 7.1.6 Typical unit conforming to the requirement of M4(3) 2b wheelchair accessible with indicative lettering

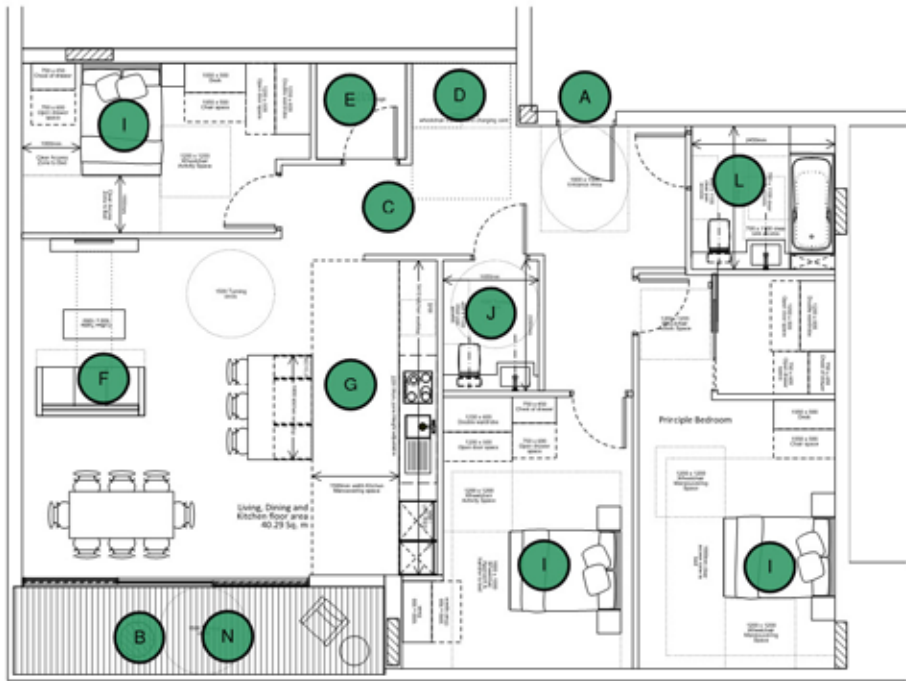


Fig 7.1.5 Typical unit conforming to the requirement of M4(3) 2a wheelchair adaptable with indicative lettering







# SECTION 8

## The Development: Technical Analysis