

Accessibility and inclusive design

9.

9.1 Inclusive design principles

A supplementary Access Statement has been submitted in support of this application by David Bonnett Associates (DBA) and is to be read in conjunction with this chapter.

The proposals have been developed to ensure inclusive design for all. As per LBS Plan Policy P8, the proposed new homes will provide the following:

- 90% designed to meet Approved Document Part M standard M4(2) Accessible and Adaptable dwellings
- 10% will be designed to meet Approved Document Part M standard M4(3) wheelchair user dwellings

These percentages are calculated as a proportion of habitable rooms. The number of habitable rooms are calculated as per the methodology outlined in the LBS Southwark Plan 2022.

Wheelchair user dwellings will be provided across all tenures and located to achieve a variety of views and aspects. 10% of social rented wheelchair user dwellings will be provided as M4(3)2b Accessible dwellings and meet the minimum space standards set out in Table 4 of LBS Plan Policy P8.

Balconies will be designed to be accessible with level thresholds. The 10% of homes designed as wheelchair adaptable dwellings will provide an accessible bathroom which contains a level-access shower. Toiletry furniture will be located in prescribed positions for practical reasons and will not vary from the recommendations set out in Approved Document Part M M4(3)2a.

An Access Statement is included as part of this application which outlines the requirements in further detail. The adjacent overview sets out some of the accessibility objectives included within the M4(3) dwellings.

Building entrances

All external communal entrances will be level, weather protected and step free. Each external entrance double door set will contain at least one 850mm door leaf. Glazed doors will have visible and permanent manifestations applied to the surface.

Internal doors

All internal doors will have a clear opening width of at least 850mm, dependant on approach, with an unobstructed 300mm on the pull side of the door and 200mm on the push side of the door, adjacent to the leading edge.

Communal corridors

Communal corridors will have a minimum clear width of 1500mm.

Staircases

Escape stairs and fire fighting stairs will have a minimum width of 1200mm and include Approved Document Part M features where possible to assist ambulant disabled people. Slip resistant, tactile nosing is proposed to each stair and landing and will also provide colour contrast.

Finishes

Visual contrast has been 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 the wall and ceiling, by means of contrasting finishes and colour.

Flooring

All floor finishes will be slip resistant, hard wearing, firm, level and easily maintained.

Signage

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). Signage will be developed to be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia.

9.2 Accessibility

9.2.1 Ground floor

Residential

All external approaches to residential entrance lobbies, internal building circulation and residential entrances are designed to comply with Volume 1 of Approved Document M. There is lift access to all residential entrance levels Full details of residential access are covered in the supplementary Access Statement.

Non-residential uses

All external approaches to flexible retail, leisure and commercial unit entrances have been designed in line with Volume 2 of Approved Document M. Flexible retail, leisure and commercial units will be provided as shell and core and fitted out internally by tenants.

Full details of non-residential access are covered in the supplementary Access Statement.

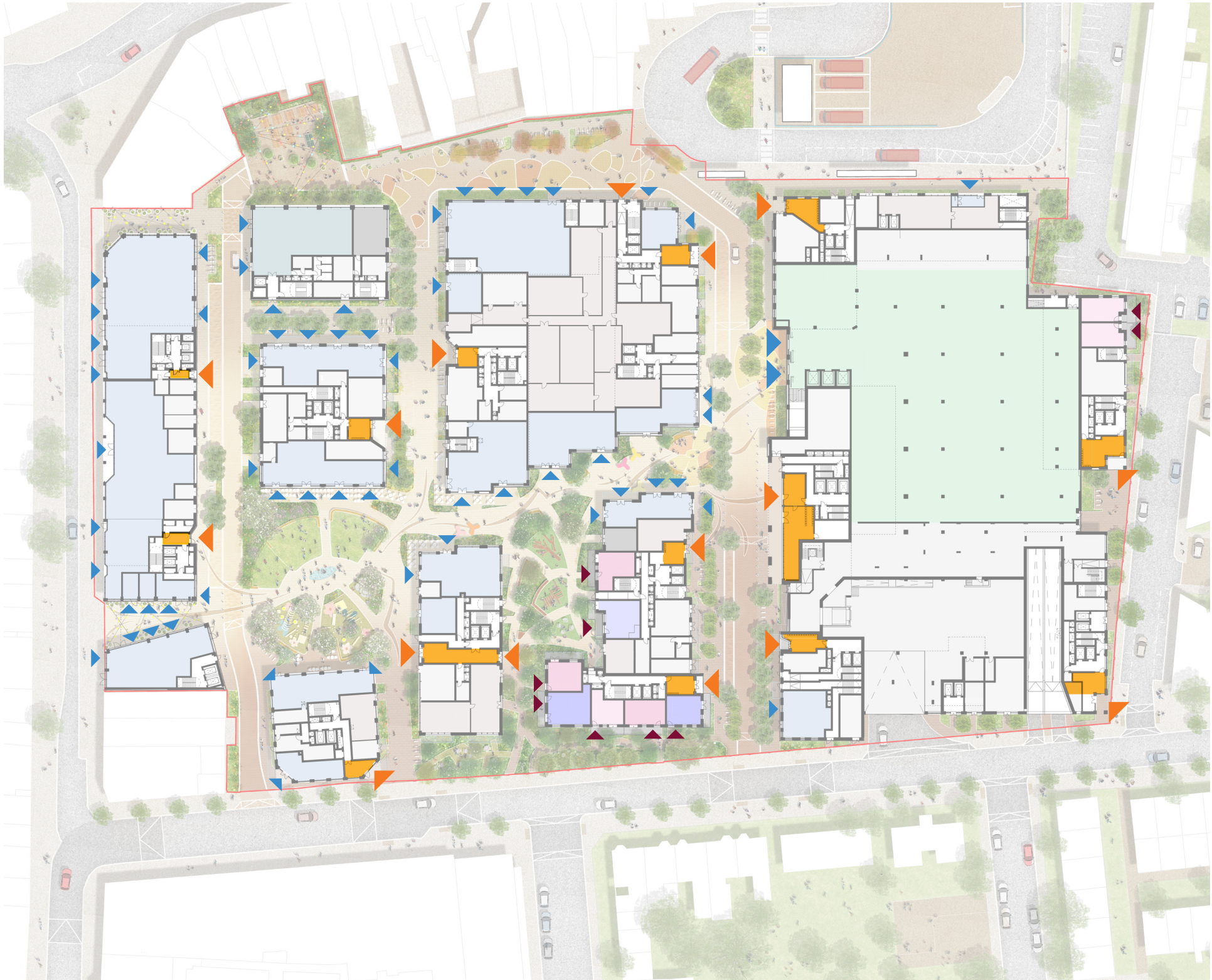
External spaces

The proposal will open the entire ground floor to public access and use. All external spaces have been designed using principles of accessibility and inclusion in adherence with Policy D5 of the London Plan.

Paved surfaces will be gently graded across the site and take into account slip resistance for a safe and comfortable pedestrian experience. Threshold treatments will create clear and legible routes into the site, east-west from Rye Lane and north-south from Hanover Park and the bus station.

Full details of external spaces are covered in the supplementary Access Statement.

- Commercial entrance
- Flexible retail, leisure and commercial units
- Residential entrance
- Residential lobby
- Private dwelling entrance



Ground floor site plan indicating residential and public access points

9.3 Accessible homes

All dwellings are accessed via a minimum of two passenger lifts in the cores serving each block. These are sized to accommodate powered wheelchairs. One lift in each core is suitable for fire evacuation purposes in line with London Plan Inclusive Design Policy requirements.

M4(3) dwellings

10% of all dwellings will meet the requirements of Part M4(3). This will be assessed as a percentage of habitable rooms.

Market sale and intermediate tenure M4(3) homes will be provided as M4(3)(2a) wheelchair adaptable dwellings. These are designed to enable easy conversion to M4(3)(2b) compliant wheelchair accessible dwellings as required.

Social rent tenure M4(3) homes will be provided as M4(3)(2b) wheelchair accessible dwellings and meet the minimum space standards in Table 4 of LBS Plan 2022, Policy P8. Within this tenure, the percentage of accessible flats will be assessed per number of homes.

M4(2) dwellings

All other residential dwellings meet the requirements of Part M4(2), along with GLA and LBS policy (parts relating to accessible homes) and the Nationally Described Space Standard. All ground floor homes will have level access thresholds and there is lift access to all dwellings above ground.

WAD housing schedule for all tenures			
Type	Habitable rooms		
One-bedroom, two-person WAD	45		
Two-bedroom, three-person WAD	54		
Two-bedroom, four-person WAD	88		
Three-bedroom, five-person WAD	88	% of 2754 total habitable rooms	
	275	10.0%	
WAD housing schedule for social rent tenure			
Type	Homes		
One-bedroom, two-person WAD	6		
Two-bedroom, three-person WAD	4		
Two-bedroom, four-person WAD	5		
Three-bedroom, five-person WAD	10	% of 185 total social rent homes	
	25	13.5%	



Typical upper floor plan indicating location of M4(3) homes

9.4 Sample M4(3) wheelchair user homes

One-bedroom, two-person M4(3) dwelling

- Notes:
- All doors have a clear opening width of 850mm, minimum 300mm leading edge nib and minimum 200mm following edge nib
 - Washing machines are accommodated in utility cupboards, reducing required kitchen worktop length by 600mm
 - M4(3) social rent dwellings provided will be provided as M4(3)(2b) wheelchair accessible layouts, and will be compliant with minimum space standards in LBS Plan 2022, Policy P8 Table

Key overlays

M4(3) wheelchair user dwellings



1500mm turning circle



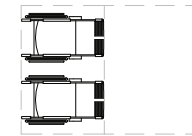
300mm door leading edges
200mm door following edges



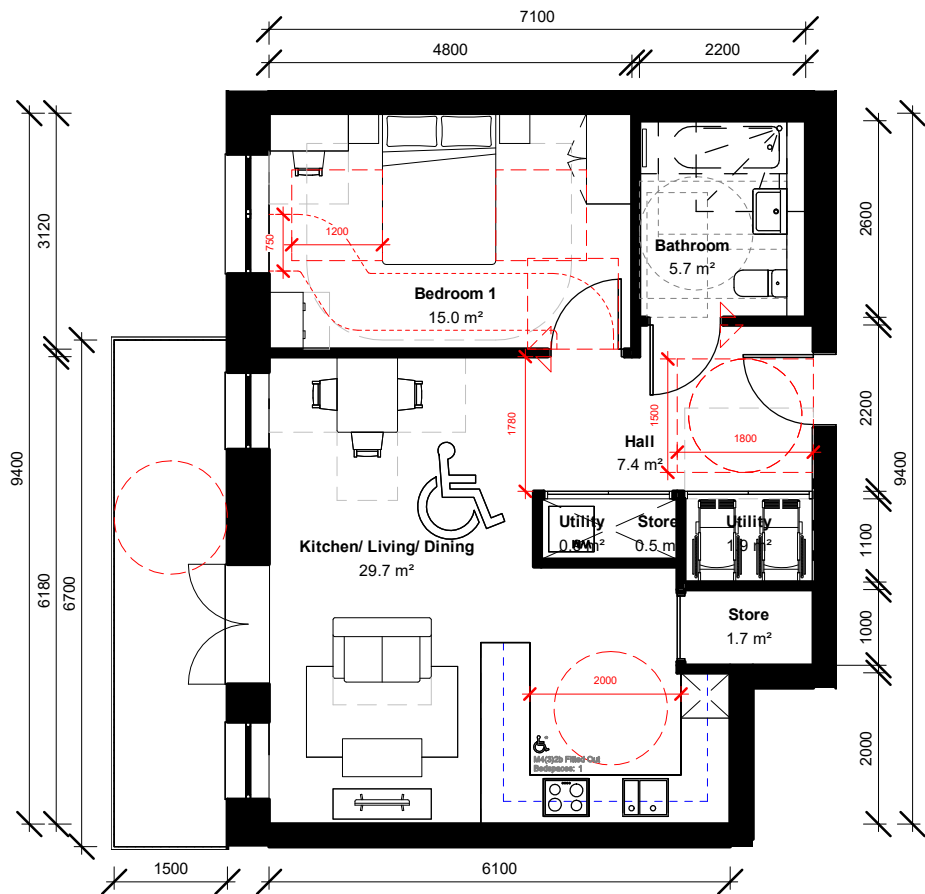
1200mm x 1200mm clear access zone



Clear access zones as required by Part M



1700mm x 1100mm wheelchair transfer zone



One-bedroom, two-person M4(3)2b wheelchair accessible layout
Building Q

Two-bedroom, three-person M4(3) dwelling

- Notes:
- All doors have a clear opening width of 850mm, minimum 300mm leading edge nib and minimum 200mm following edge nib
 - Washing machines are accommodated in utility cupboards, reducing required kitchen worktop length by 600mm

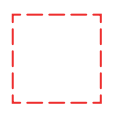
Key overlays
M4(3) wheelchair user dwellings



1500mm turning circle



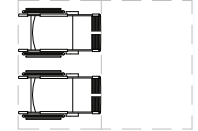
300mm door leading edges
200mm door following edges



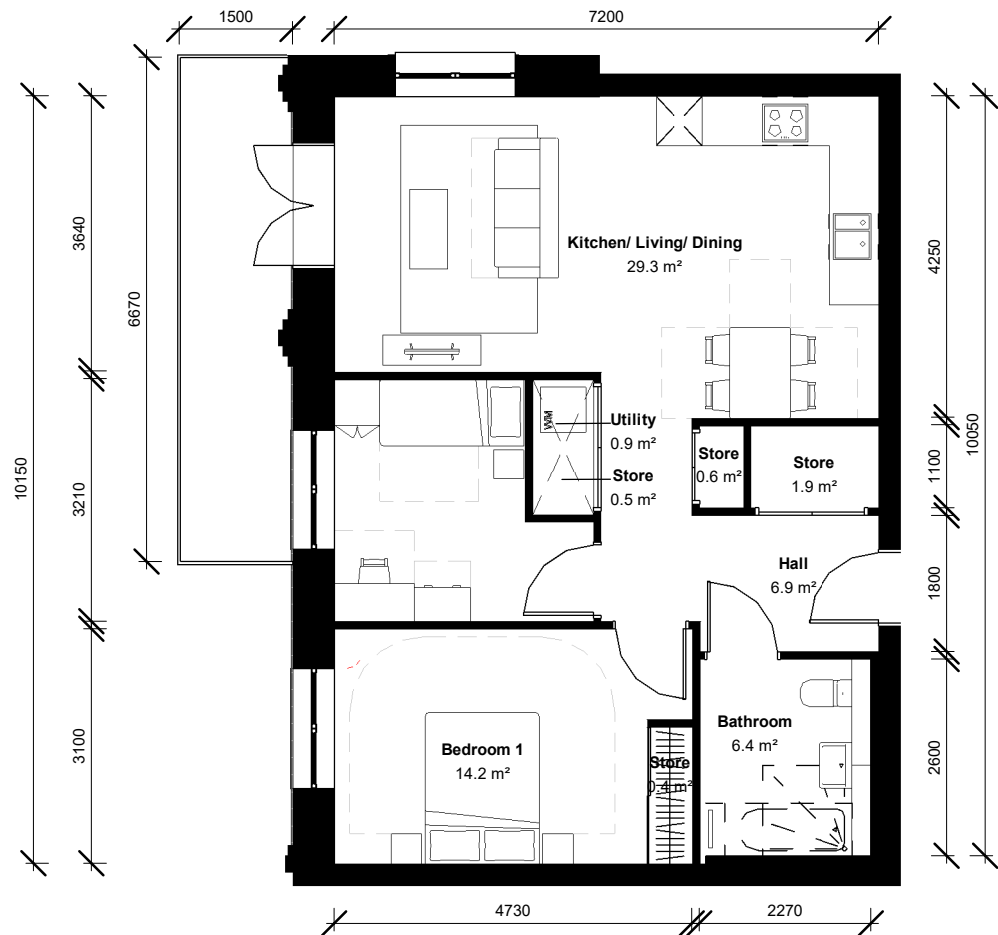
1200mm x 1200mm clear access zone



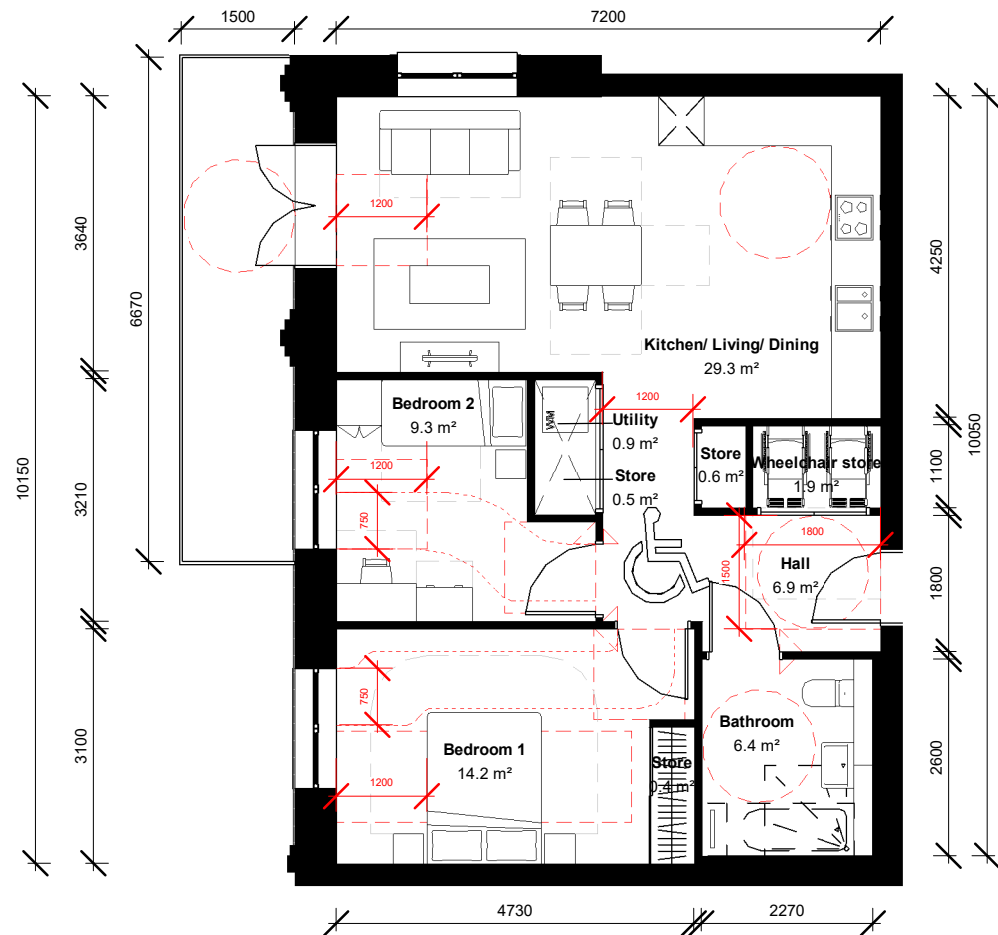
Clear access zones as required by Part M



1700mm x 1100mm wheelchair transfer zone



Two-bedroom, three-person M4(3)2a wheelchair adaptable layout
Building E



Two-bedroom, three-person M4(3)2b wheelchair accessible layout
Building E

Two-bedroom, four-person M4(3) dwelling

- Notes:
- All doors have a clear opening width of 850mm, minimum 300mm leading edge nib and minimum 200mm following edge nib
 - Washing machines are accommodated in utility cupboards, reducing required kitchen worktop length by 600mm
 - M4(3) social rent dwellings provided will be provided as M4(3)(2b) wheelchair accessible layouts, and will be compliant with minimum space standards in LBS Plan 2022, Policy P8 Table 4

Key overlays

M4(3) wheelchair user dwellings



1500mm turning circle



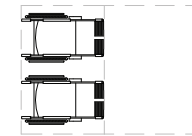
300mm door leading edges
200mm door following edges



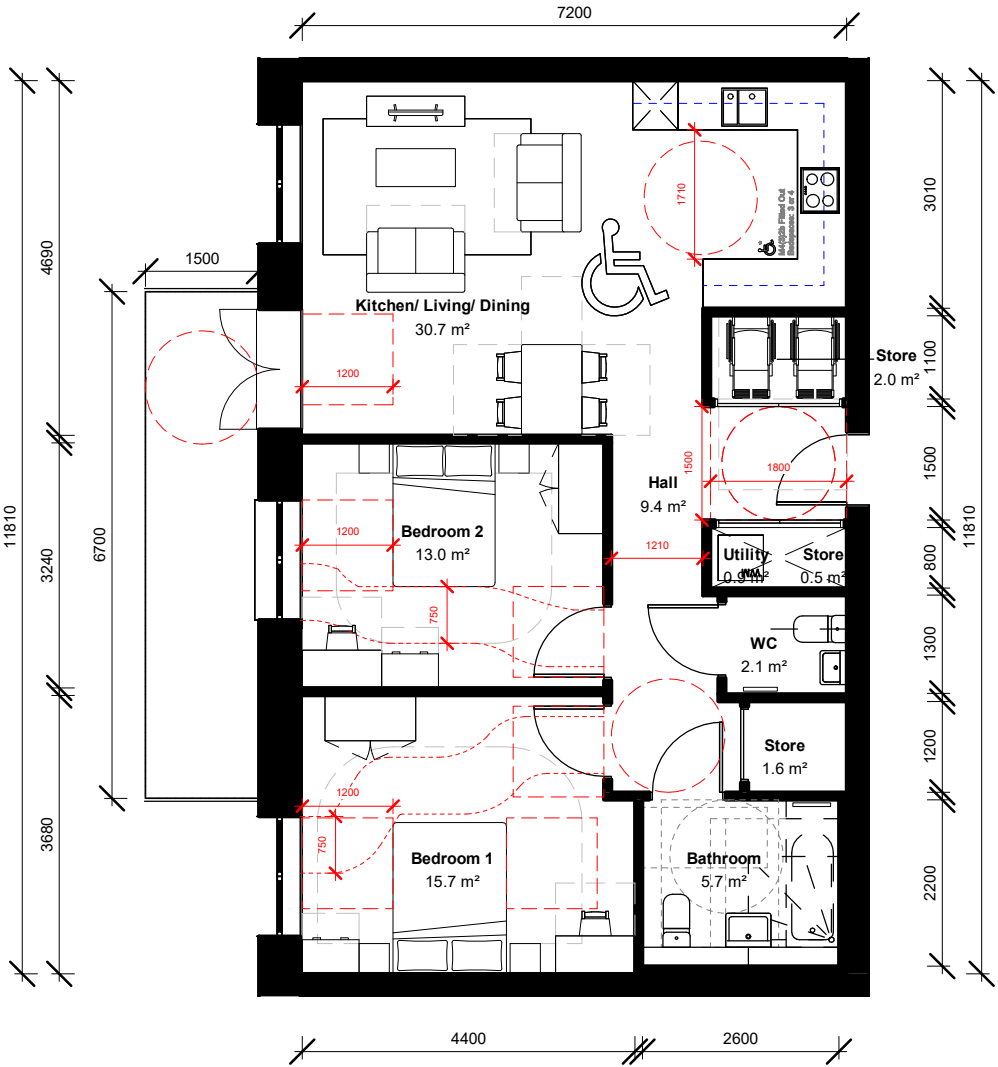
1200mm x 1200mm clear access zone



Clear access zones as required by Part M



1700mm x 1100mm wheelchair transfer zone

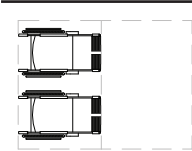


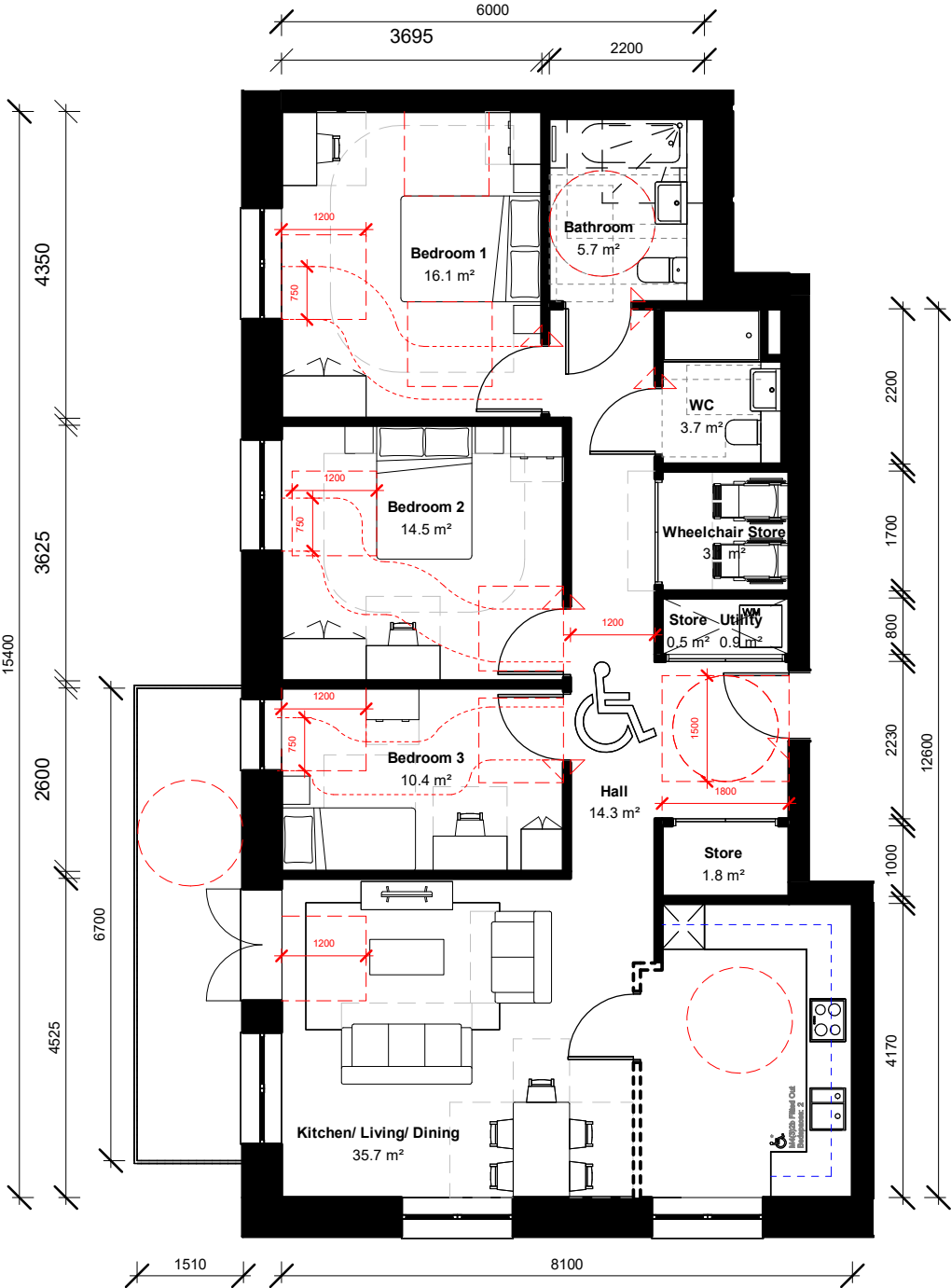
Two-bedroom, four-person M4(3)2b wheelchair accessible layout
Building P

Three-bedroom, five-person M4(3) dwelling

- Notes:
- All doors have a clear opening width of 850mm, minimum 300mm leading edge nib and minimum 200mm following edge nib
 - Washing machine accommodated in utility cupboard, reducing required kitchen worktop length by 600mm
 - Social rent tenure homes provided as M4(3)(2b) layout and designed to comply with minimum space standards set out in Table 4 of LBS Plan Policy P8

Key overlays
M4(3) wheelchair user dwellings

	1500mm turning circle
	300mm door leading edges 200mm door following edges
	1200mm x 1200mm clear access zone
	Clear access zones as required by Part M
	1700mm x 1100mm wheelchair transfer zone



Three-bedroom, five-person M4(3)2b wheelchair accessible layout
Building Q