

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION TEN: APPENDICES

DESIGN AND ACCESS STATEMENT ADDENDUM

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

S73 APPLICATION

APPENDIX A

INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

10.2 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

P01	Inclusive Design & Accessibility Statement	AMC	02/08/2023	AM
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author	Alexander Matthams
date	27/07/2023
approved	Alexander Matthams
signature	
date	02/08/2023

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10.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

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Glossary

Term	Definition
affl	Above finish floor level
AD K	Approved Document K of the Building Regulations, Protection from fallings, collision and impact, 2013
AD M Vol 1	Approved Document M of the Building Regulations Volume 1: Dwellings
AD M Vol 2	Approved Document M of the Building Regulations Volume 2: Buildings other than dwellings
BS 8300-1	BS 8300-1:2018 Design of an accessible and inclusive built environment. Part 1: External environment – Code of practice
BS 8300-2	BS 8300-2:2018 Design of an accessible and inclusive built environment. Part 2: Buildings – Code of practice
BOH	Back of house
ECW	Effective clear width
FOH	Front of house
NDP	Northumberland Development Project
THFC	Tottenham Hotspurs Football Club
TfL	Transport for London

10.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

1 Introduction

1.1 Purpose of this access statement

This inclusive design and accessibility statement identifies how the integration of inclusive design and accessibility have been incorporated into the Northumberland Development Project Hotel S73 Application (NDP Hotel), to create the most accessible and inclusive built environment, that will meet the needs of all Londoners. This would be by removing barriers that create undue effort, separation or special treatment, so that 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 NDP Hotel was granted Full Detailed Planning Consent in 2016, as a part of the wider Tottenham Hotspur Stadium Masterplan Redevelopment. Planning Permission Ref: HGY/2015/3000.

The development is to respond to the London Plan (2021) policies, Policy D5 'Inclusive Design', D7 'Accessible Housing' and E10 'Visitor Infrastructure'. It will also respond to the London Borough of Haringey Local Plan, Strategic Policy SP2 Housing.

1.2 Planning policy, Legislation and Standards

1.2.1 The London Plan (2021)

Policy D5 'Inclusive Design'

Development proposal should achieve the highest standards of accessible and inclusive design and are to:

- 1) be designed taking into account London's diverse population
- 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- 4) be able to be entered, used and exited safely, easily and with dignity for all
- 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

Policy D7 'Accessible Housing'

To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

- 1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
- 2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

Policy E10 'Visitor Infrastructure'

To ensure sufficient choice for people who require an accessible bedroom, development proposals for serviced accommodation should provide either:

- 1) 10 per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice; or
- 2) 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice.

1.2.2 The London Borough of Haringey Local Plan, Strategic Policies 2013-2026 (2013)

Policy SP2: Housing

Excellence in design quality and sustainability will be required for all new homes. High quality new residential development in Haringey will be provided by ensuring that new developments have:

90% of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and 10% meeting Building Regulation requirement M4 (3) 'wheelchair user dwelling', ensuring they are designed to be wheelchair accessible or easily adaptable for wheelchair users. Units should range in size to accommodate various living needs including growing families and live-in carers.

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1.3 The Equality Act (2010)

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics': age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

When considering the 'protected characteristic' of disability, a person has a disability if they have a 'physical or mental impairment' which has a 'substantial and long-term effect on their ability to carry out normal day-to-day activities'. The Act applies to all providers of services, a public authority carrying out their functions, an association in Great Britain and employers. It applies to all services, whether or not a charge is made for them.

The reasonable adjustments duty within the Act imposes a duty on employers, service providers and public functions to make reasonable adjustments to any physical feature that may put a disabled person at a substantial disadvantage compared to non-disabled people. This is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access and service provision enjoyed by disabled people to that enjoyed by the rest of the public.

The Equality Act 2010 carries ongoing responsibilities which will continue once the NDP Hotel is complete. As part of considering the design of the building and the physical environment, the NDP Hotel will need to have robust and suitable management policies and procedures to ensure the obligations of the Act are met once the building is in operation.

1.4 Standards and Guidance

Inclusive design issues have been reviewed in accordance with the objectives of the following:

- Equality Act 2010
- Building Regulations 2010
- The London Plan (2021)
- The London Borough of Haringey Local Plan
- National Planning Policy Framework

Reference has been made to the following documents during design development for this project:

- BS 8300-1:2018 Design of accessible and inclusive built environment Part 1: External Environment
- BS 8300-2:2018 Design of accessible and inclusive built environment Part 2: Buildings
- 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 and Vol 2: Buildings Other Than Dwellings, 2015
- Changing Places: A Practical Guide
- London Cycling Design Standards, TfL, 2014
- Sports England Accessible Sports Facilities Guidance
- PAS 6463:2022 Design for the mind – Neurodiversity and the built environment

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2 Inclusive Design

2.1 Overview

The Northumberland Development Project Hotel (NDP Hotel) consists of the creation of a 29 storey tall development, which consist of a new hotel with 180 rooms across levels 2-10, 49 new residential homes across levels 14-29, new amenity facilities including bar, pool and fitness and wellness facilities, along with new hotel and residential amenity spaces.

Within the hotel development, of the 180 new rooms to be provided, a total of 18 (10%) are to be wheelchair accessible rooms as per London Plan 2021 policy E10 'Visitor infrastructure'.

Within the residential development, of the 49 new residential homes, a total of 5 (10%) are to be wheelchair user dwellings, designed to M4 (3) 2.a 'Wheelchair Adaptable' from the outset as per London Plan 2021 D7 'Accessible housing'. All wheelchair adaptable residential homes will be capable of being easily adapted to meet M4 (3) 2.b 'Wheelchair accessible' provisions.

2.2 Accessing the site

The NDP Hotel development is bound by High Road to the West, Park Lane to the South, Worcester Avenue to the East and the Tottenham Hotspurs Stadium to the North, along with the existing stadium podium. Direct step-free access is provided to the NDP Hotel site from the surrounding public realm and landscape.

The site is well served by public transport, with White Hart Lane overground station located approximately 640m away and Northumberland Park rail station located approximately 965m away. Step-free access is provided to both stations.

The site is also well served by bus routes 149, 259, 279, 349 and N279 which stop directly outside the Tottenham Hotspurs Stadium on High Road.

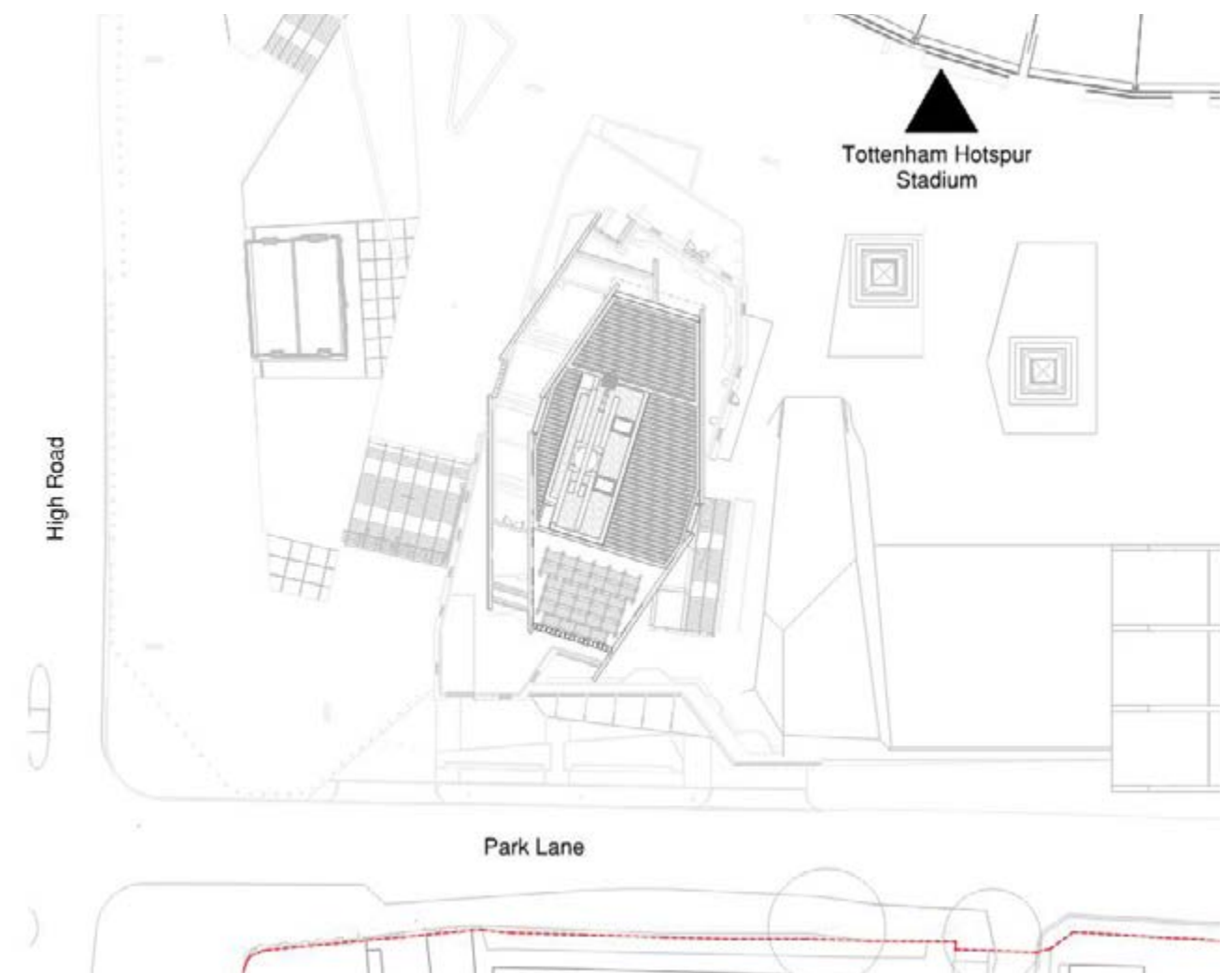


Figure 2—1 Site overview

2.3 Landscape and public realm

The NDP Hotel entrance level is located at ground floor level at Park Lane. The landscaping has been developed to ameliorate level changes across the site and provide safe and accessible routes to all parts of the development. Where gradients are used to accommodate level changes, these will be gently sloping and be designed to consider AD M Vol 1 & 2 and BS8300-1.

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

Due to the height difference of approximately 4.7m between the ground floor level and the Level 01 podium level, existing stepped routes are utilised to overcome the level change, along with an external public passenger lift which provides step-free access to the stadium

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and podium. The external stairs and passenger lift are existing and do not form part of the NDP Hotel development.

2.4 Car parking and drop-off

Drop-off provision for the NDP Hotel is provided directly in front of the main hotel and residential entrances, allowing for future users to be dropped off via car or taxi. The drop-off area is to be level and located directly outside the principal entrances for the hotel and residential entrance, meeting the provisions of both AD M Vol 1 and AD M Vol 2.

Car parking is provided for the development in the form of basement level car parking, accessed from dedicated car ramps through a new access road via High Road.

A total of 66 car parking spaces are to be provided of which 7 (10.6%) are to be designated accessible parking bays. Each accessible car parking bay will be capable of providing a standard bay (2.4m wide by 4.8m long) with a clear 1200mm access zone to one side and foot of the bay. Additionally, at least one parking space will be capable of meeting M4 (2), whereby a clear 900mm access zone is provided to one side of a bay as close as feasibly possible to the residential communal entrance.

Further detail of the designated accessible car parking bays allocation is to be addressed as part of a future car park management plan. There is nothing to preclude suitable accessible parking spaces from being provided for both hotel guests and future residents.

The clear headroom height within the basement level car parking meets and exceeds the minimum of 2200mm set out by AD M Vol 1 for residential bays, and in general, the clear head height in the basement exceed 2900mm in height, aligning with best practice guidance of BS8300-1 which recommends 2600mm to help better accommodate high top vehicles. However, there is one instance where the headroom is only 2400mm located within the entrance area to the car parking.



Figure 2—2 Accessible car parking spaces locations (Blue)

2.4.1 Cycle parking

Cycle parking is to be provided for residential use only and will be located at ground floor level and basement level for residents.

Cycle parking is to be accessed via a dedicated entrance for residents, located adjacently to the principal communal entrance. Access is to be provided via a single entrance door that has a clear opening width of at least 850mm, meeting AD M Vol 1. Further detail of the door details, including provision of a larger 1200mm door leaf to accommodate a wide range of cycles and door opening force and operation is to be addressed as part of future detailed design stages.

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Cycle parking is provided at ground floor level in the form of Sheffield stands and at basement level via dedicated cycle stands. A dedicated cycle lift is provided to allow step-free access to the basement level and the lift is to be approximately 1200mm wide by 2300mm long, meeting and exceeding the minimum requirements of AD M Vol 1 and meeting good practice guidance of TfL Cycle Design Standards Chapter 8.

Within the cycle parking, provision is to be made for some spaces to accommodate non-standard cycles as per TfL Cycle Design Standards. Where non-standard cycle parking is to be provided, it is to be in the form of a Sheffield stand with a minimum 1000mm access zone to one side.

Additional cycle parking for staff of the hotel and health and wellness space, is to be provided at ground floor level. Accessed via the same entrance as described above, a separate dedicated cycle store for staff is to be provided directly adjacent to the staff welfare rooms.

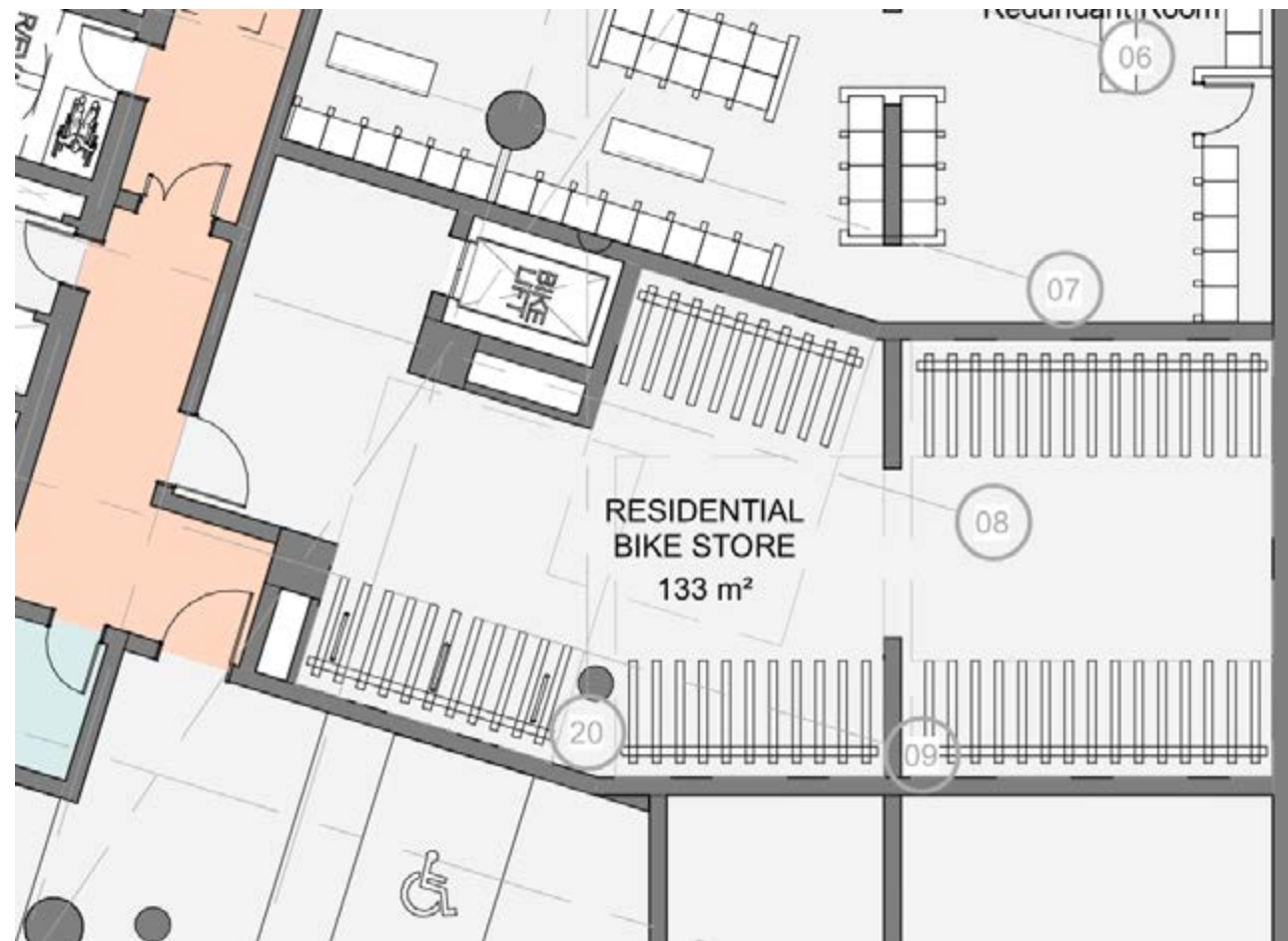


Figure 2—3 Residential cycle parking

2.5 Hotel

The hotel is to provide 180 new rooms of which 18 (10%) are to be wheelchair accessible rooms, spread across floor levels 2-10 of the building. Within the hotel a range of guest amenities such as restaurants and a gym are to be provided.

2.5.1 Accessing the hotel

The hotel entrance is located along the southern edge of the NDP Hotel and is accessed directly from the surrounding public from Park Lane.

The hotel entrance lobby is to be accessed via a set of two automated sliding doors, providing a clear opening door width that will exceed AD M Vol 2 and BS8300-2 Table 2 of 1000mm. A clear and level landing of at least 1500mm by 1500mm will be provided directly outside the hotel entrance door, that meets AD M Vol 2 and BS8300-2.

Further detail of the hotel main entrance door operation, including access controls and opening force, is to be addressed as part of future detailed design stages. As the doors are developed, reference is to be made to AD M Vol 2 and BS8300-2.

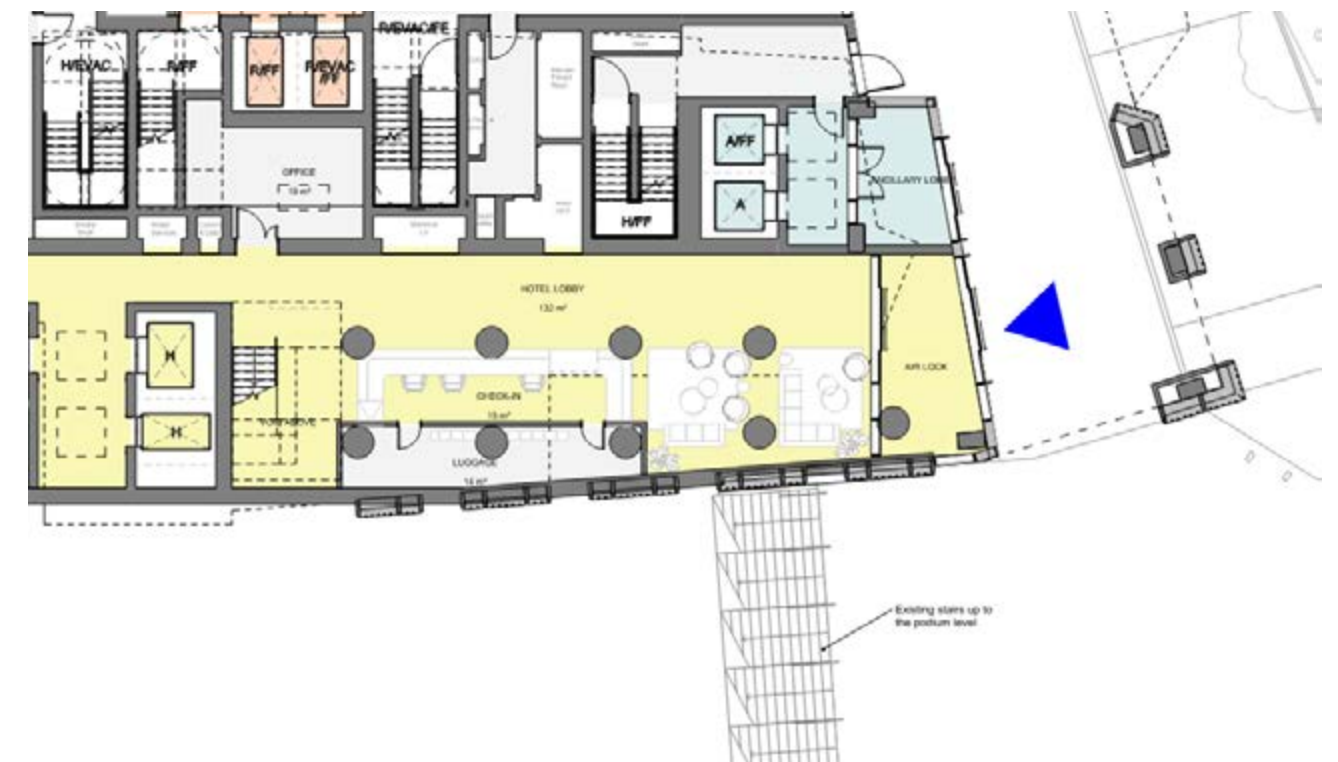


Figure 2—4 Hotel entrance

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2.5.1.1 Reception

A reception area is to be provided within the hotel lobby for guests and visitors. The reception desk is to be set back from the entrance door, while still providing good identification for guests and visitors, meeting AD M Vol 2 and BS8300-2.

The reception desk is to provide a clear 2200mm deep by 3100mm wide zone in between each structural column in the reception area, allowing the reception desk to meet and exceed the requirements of AD M Vol 2 and BS8300-2.

There is nothing to preclude the design of the reception desk meeting AD M Vol 2 and BS8300-2; providing a knee recess, dual height counter or a shared countertop height, depending on how it will be used. As the reception design is detailed, reference is to be made to AD M Vol 2 section 3.6 and BS8300-2 section 8.6 in its development as part of future detailed design stages.

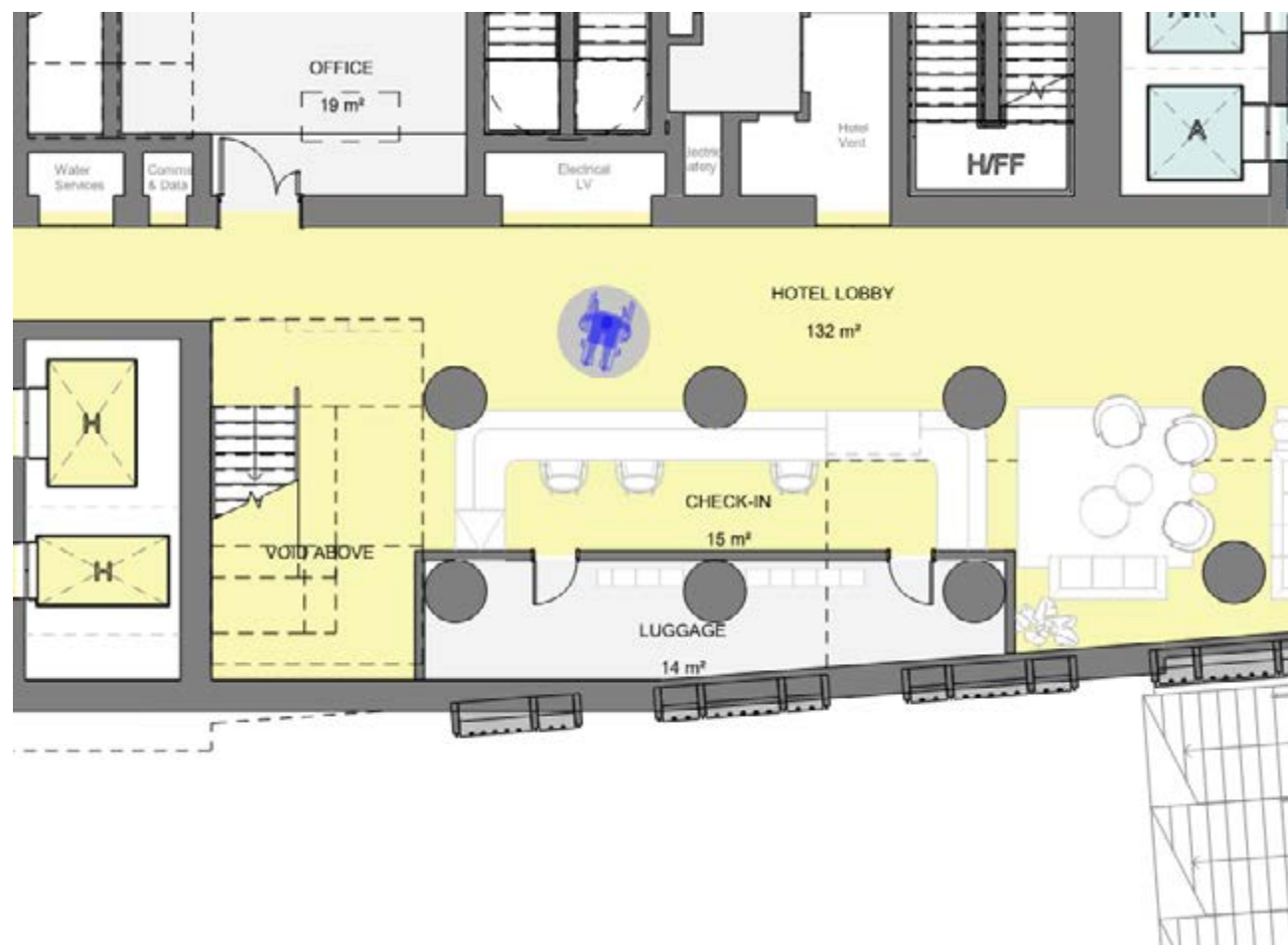


Figure 2—5 Hotel reception

2.5.2 Horizontal circulation

All internal circulation routes are to provide a minimum clear width of at least 1200mm, with circulation routes generally 1500mm wide and passing places of 1800mm wide by 1800mm deep provided at reasonable intervals, satisfying AD M Vol 2 and BS8300-2.

On a typical hotel floor plate, where the hotel rooms are accessed, corridor widths are generally 1500mm wide with 1800mm wide by 1800mm deep wheelchair passing places provided in key locations, such as the junction for the passenger lifts and outside the wheelchair accessible rooms.

All communal doors along approach routes are to provide a minimum clear opening width of at least 800mm and 825mm where placed on a right angle to an access route at least 1200-1500mm wide, and a minimum clear 300mm nib to the pull side of the door. Where doors are also fire escape doors, it is understood these will be at least 850mm wider, meeting and exceeding the minimum of AD M Vol 2 and BS8300-2.



Figure 2—6 Typical Level 02-10 hotel floor plate, 1800mm by 1800mm passing places (blue)

2.5.3 Vertical circulation

Direct step-free access is to be provided to all levels of the hotel via suitably sized passenger lifts.

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Firstly, three passenger lifts within the main publicly accessible core will provide guest and visitors with step-free access to each level of the hotel. Each passenger lift is to meet and exceed AD M Vol 2 and BS8300-2 with two passenger lifts to be approximately 2000mm wide by 1400mm deep and one passenger lift approximately 1200mm wide by 2000mm deep. A clear 1500mm by 1500mm landing is to be provided directly outside all publicly accessible passenger lifts as per AD M Vol 2 and BS8300-2.

A further three passenger lifts are located adjacent to the publicly accessible lifts and will be predominantly used for BOH use between the hotel levels. Each lift is to meet and exceed AD M Vol 2 and BS8300-2, with each lift approximately 1200mm wide by 2200mm deep.

One passenger lift, located adjacent to the fire egress core will also be a fire evacuation lift that can be used by hotel guests. Due to the lobby space of the fire evacuation core and lift a clear 1500mm by 1500mm landing is not provided directly outside the side. However, this passenger lift is not intended to be used on a day-to-day basis and is to be managed in the event of an emergency.



Figure 2—7 Passenger lifts

2.5.4 Sanitary facilities FOH

Sanitary facilities are proposed for the hotel on the ground floor level and level 01 of the hotel.

At ground floor level sanitary facilities are to be provided in the form of publicly accessible separate sex male and female WCs, a separate accessible WC, two self-contained WCs and a changing places toilet facility.

Within the male and female WCs at least one WC is to be an ambulant cubicle as per AD M Vol 2 Diagram 21/BS8300-2 Figure 46. As the female WC facility provides more than 4 cubicles, in addition to this, to satisfy AD M Vol 2 an additional enlarged 1200mm wide ambulant cubicle is also to be provided.

A separate accessible WC is provided, located in between the male and female WCs, which is designed to meet and exceed the minimum of AD M Vol 2 Diagram 18 and satisfy BS8300-2 Figure 40 and is to be 1700mm wide by 2200mm deep.

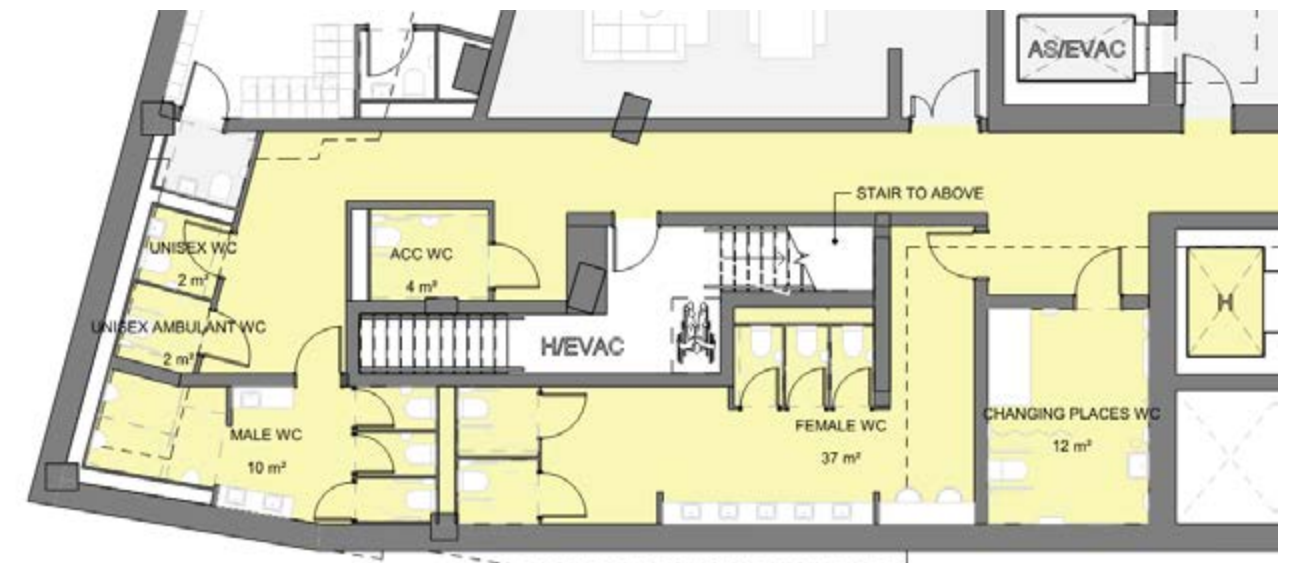


Figure 2—8 Ground floor WCs

On level 01 two accessible WC are to be provided. The first accessible WC is located directly adjacent to the main FOH lift core within the bar/café area and is to be 1500mm wide by 3000mm deep and is designed to meet the provisions of AD M Vol 2. As the door to the accessible WC cannot open outwards into the primary circulation route, an inward opening door is provided. As an inward opening door is provided into the accessible WC, a clear 1400mm by 800mm manoeuvring space is provided clear of the door swing, pan, basin and

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grab rails in a drop down position as per BS8300-2 section 18.1.6. The inward opening door is to be capable of opening outwards in the event of an emergency.

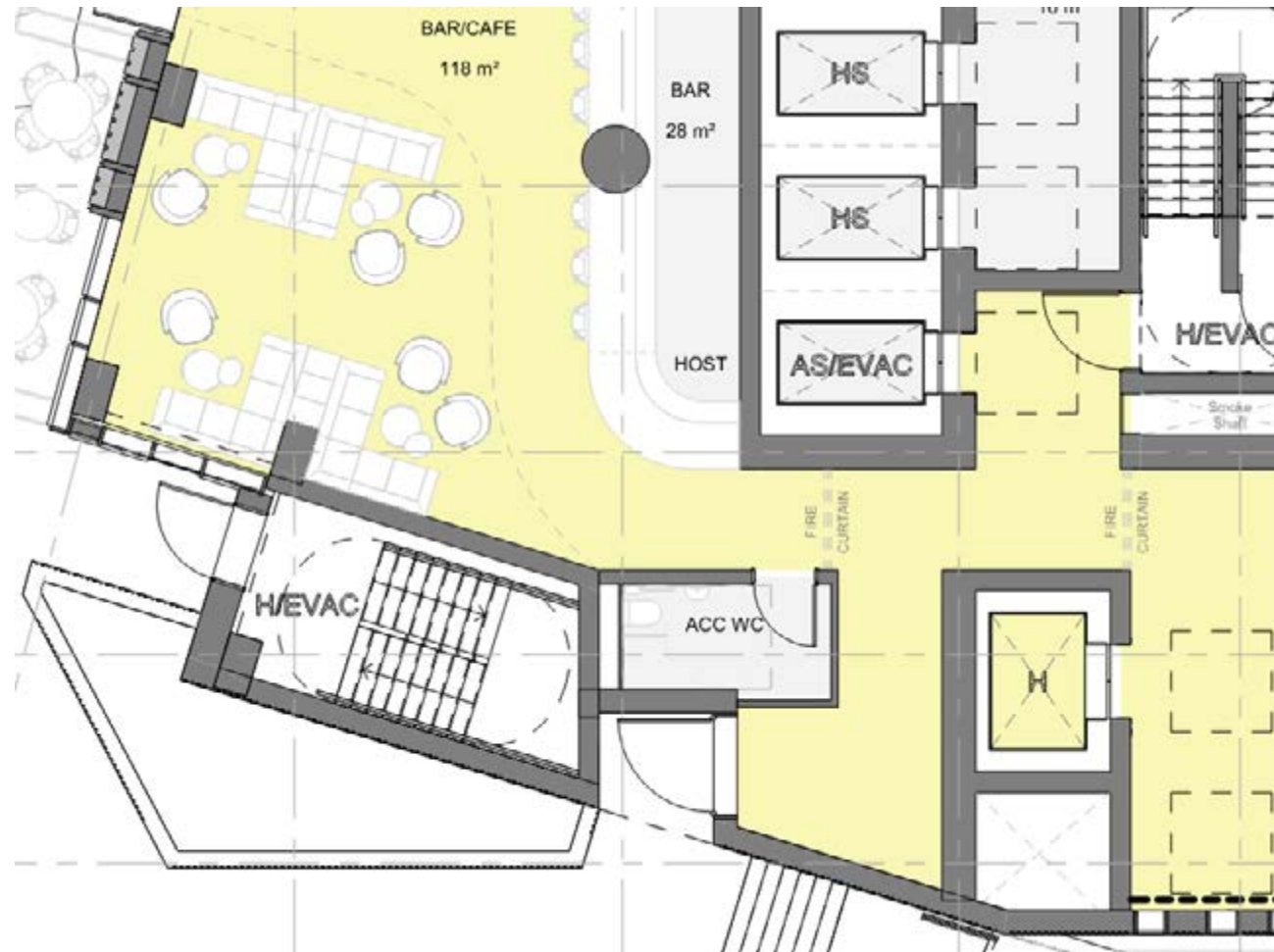


Figure 2—9 Level 01 accessible WC, adjacent to the bar/café

The second accessible WC is to be located adjacent to the cold buffet area and is to be 2000mm wide by 2200mm deep, meeting and exceed both AD M Vol 2 and BS800-2. As the door to the accessible WC cannot open outwards into the primary circulation route, an inward opening door is provided. As an inward opening door is provided into the accessible WC, a clear 1400mm by 800mm manoeuvring space is provided clear of the door swing, pan, basin and grab rails in a drop down position as per BS8300-2 section 18.1.6. The inward opening door is to be capable of opening outwards in the event of an emergency.



Figure 2—10 Level 01 accessible WC, adjacent to the cold buffet

2.5.4.1 Changing places toilet facility

Under AD M Vol 2 of the Building Regulations section 5.7.e at least one changing places toilet facility is now required in assembly, recreation and entertainment buildings (which includes hotels that provide function, sport or leisure facilities) where the capacity is for 350 people or more.

As the anticipated use of the hotel will allow for function space and the expected use will exceed 350 people or more, a changing places toilet facility has been allowed for on the ground floor level of the hotel, located directly adjacent to the sanitary facilities described above.

The changing places toilet facility is to be 3000mm wide by 4000mm long and has been spatially designed to meet AD M Vol 2 and BS8300-2. As the facility is developed in detailed during future design stages, reference is to be made to AD M Vol 2, BS300-2 and the Changing Places: A practical Guide Document.

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Figure 2—11 Changing places toilet facility

2.5.5 Hotel amenities

The hotel will provide shared amenities for hotel guests including an indoor and outdoor bar/café, indoor hot and cold buffets and an all-day dining space.

2.5.5.1 Level 01 Bar/café, buffet and all-day dining

At level 01 of the hotel, a range of eating spaces are to be provided, with proposals including an indoor and outdoor bar/café, indoor hot and cold buffets and all-day dining.

There is nothing to preclude these spaces from being accessible and inclusive to all and further detail of their final use is to be detailed during future design stages, as these spaces are developed reference is to be made to AD M Vol 2 and BS8330-2 in their development.

An external terrace is provided at level 01 of the development, with direct step-free access to be provided from the bar/café and from the buffet area. Access from the bar/café is to be provided through a double door leaf, each with an ECW of approximately 1100mm and a combined opening width of just over 2200mm, meeting and exceeding AD M Vol 2 and BS8300-2. Access from the buffet area is to be via two door leaves each with an ECW of 890mm, providing a combined opening width of approximately 1700mm meeting and exceeding AD M Vol 2 and BS8300-2.

There is nothing to preclude the entrance door from being accessible and inclusive to all, with further detail of the door opening forces and access controls to be addressed at future design stages.

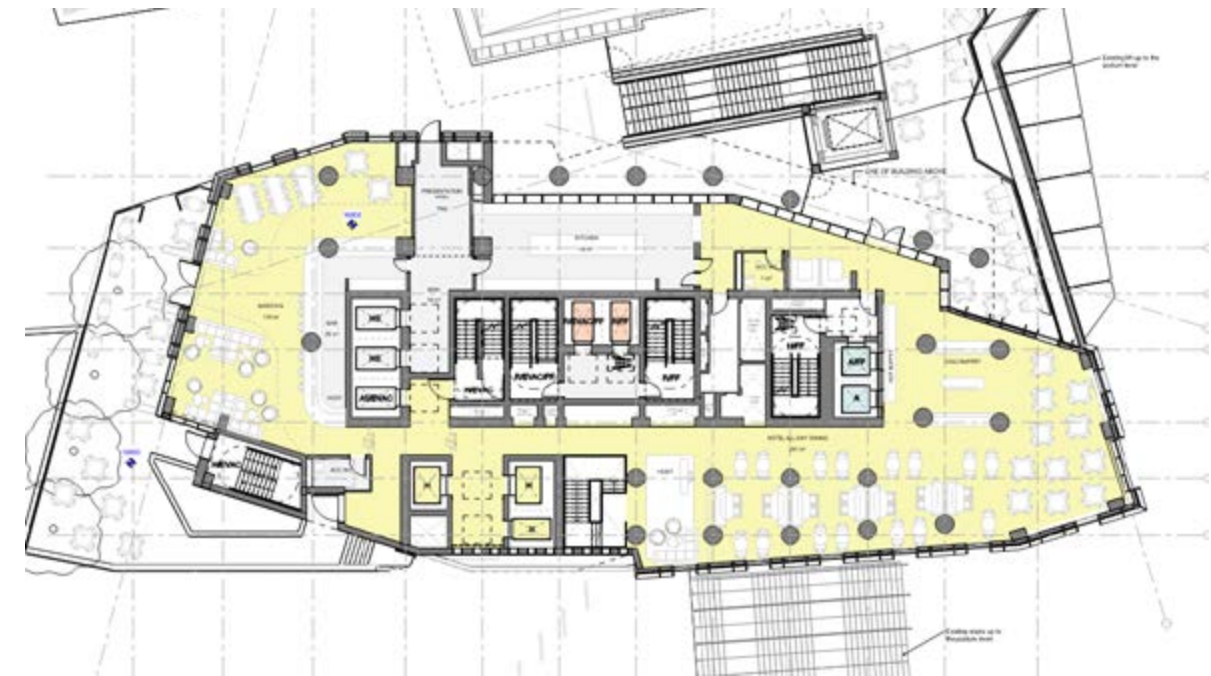


Figure 2—12 Level 01 buffet and dining (Yellow)

2.5.6 Hotel staff amenity

Hotel staff welfare space is to be provided on the ground floor level, providing some breakout space for hotel staff, showers and sanitary facilities. As there will be showers provided for staff use and sanitary facilities, a combined accessible WC and shower is to be provided for staff members, designed to meet AD M Vol 2 Diagram 24/BS8300-2. As the design develops, an accessible shower facility for hotel staff is to be explored to be provided.



Figure 2—13 Hotel staff amenity

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2.5.7 Hotel rooms

2.5.8 Accessing the rooms

Where access is to be provided into hotel bedrooms, all hotel bedroom doors are to provide a minimum clear opening width of at least 800mm and 825mm where placed on a right angle to an access route at least 1200-1500mm wide as per AD M Vol 2 section 3.10.

Where wheelchair accessible rooms are provided, a clear 300mm nib to the pull side of the hotel bedroom entrance door is to be provided as per AD M Vol 2 and BS8300-2.

Where wheelchair accessible bedrooms are provided, they are to be capable of demonstrating a clear 1500mm x 1500mm landing directly outside the principal entrance door, exceeding AD M Vol 2 and meeting good practice guidance of BS8300-2.

2.5.8.1 Wheelchair accessible hotel rooms

A total of 180 new rooms are to be provided, with a total of 18 (10%) are to be wheelchair accessible rooms as per London Plan 2021 policy E10 'Visitor infrastructure'.

Wheelchair accessible hotel rooms have been designed to meet and exceed the minimum of AD M Vol 2 Diagram 17 and have been designed to consider BS8300-2 Figure 52. Due to the size of the hotel rooms, spatially, the rooms are able to meet and exceed that of BS8300-2 Figure 52.

Each wheelchair accessible hotel room will be able to demonstrate:

- An entrance door with a minimum effective clear opening width of 800mm and a 300mm nib to the pull side of the door.
- Internal circulation routes at least 1500mm wide as per BS8300-2 Figure 52.
- A minimum clear space of 1500mm x 1500mm will be provided to one side of the bed to allow wheelchair users to gain access to one side of a bed and to turn.
- An en-suite shower room with corner WC for independent use, that is 2500mm deep by 2400mm wide, designed to meet AD M Vol 2 Diagram 24 and BS8300-2 Figure 30. Note, indicative example below is spatially compliant, however does not show the correct setting out of the WC and shower as per AD M Vol 2 and BS8300-2.
- A wardrobe that is accessed from a minimum clear 1100mm space in front of the wardrobe, as per BS8300-2.

The following wheelchair accessible room typologies demonstrate key provisions as per BS8300-2 Figure 52 for the rooms and Figure 30 for the bathroom. At the time of planning, a hotel operator was not yet part of the hotel development, however, there is nothing to

preclude the hotel rooms, in particular the wheelchair accessible rooms, from being accessible and inclusive to all.

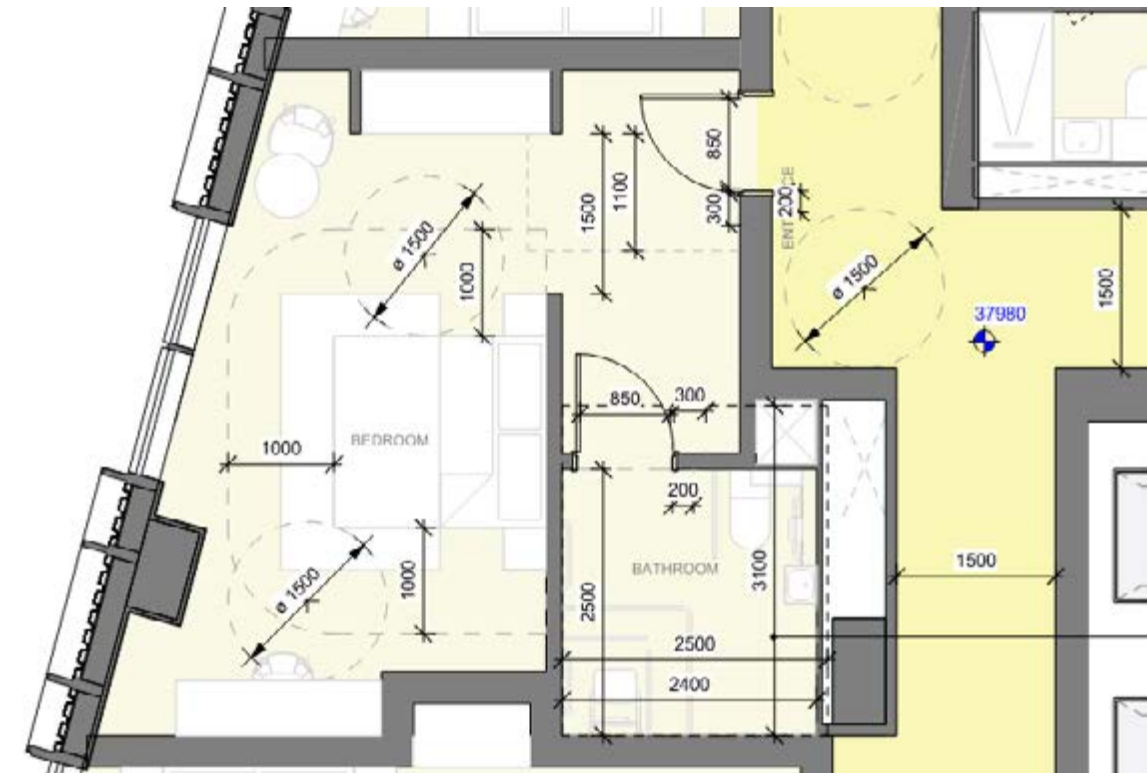


Figure 2—14 Hotel accessible room (north)

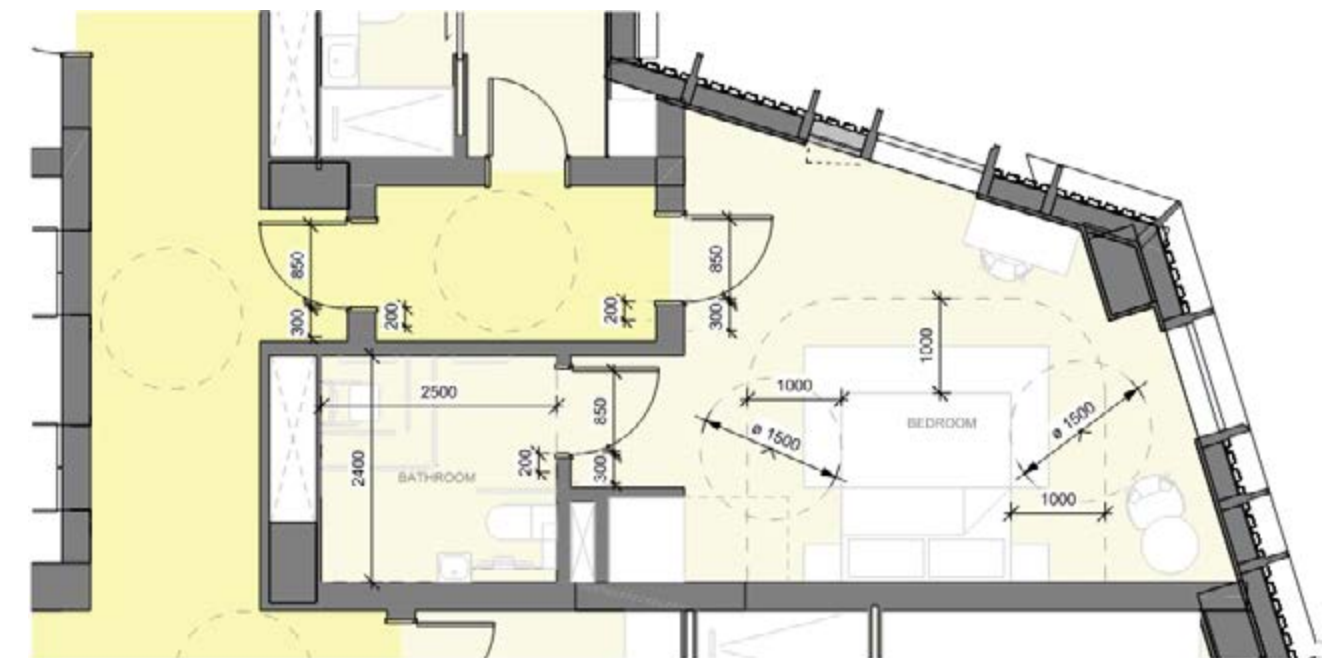


Figure 2—15 Hotel accessible room (south)

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2.6 Amenity space levels 11 and 12

On levels 11 mezzanine and 12 of the building, a range of amenity space is to be provided which may include a fitness and wellness space, bar, pool and restaurant.

2.6.1 Accessing the amenity space

The amenity space entrance is located along the southern edge of the NDP Hotel and is accessed directly from the surrounding public from Park Lane.

The entrance lobby is to be accessed via double doors followed by another set of double doors. The sliding doors are to provide a clear opening door width that will exceed AD M Vol 2 of 1000mm. The double doors are to consist of two door leaves each with an ECW of 750mm, with a combined ECW of approximately 1500mm, meeting and exceeding AD M Vol 2/BS8300-2. As the two door leaves consist of small opening widths, they are to be automated to provide the combined ECW as per AD M Vol 2/BS8300-2.

Further detail of the hotel main entrance door operation, including access controls and opening force, is to be addressed as part of future detailed design stages. As the doors are developed, reference is to be made to AD M Vol 2.

A clear and level landing of at least 1500mm wide by 1500mm deep is to be provided directly outside the amenity entrance door, meeting AD M Vol 2 and BS8300-2.

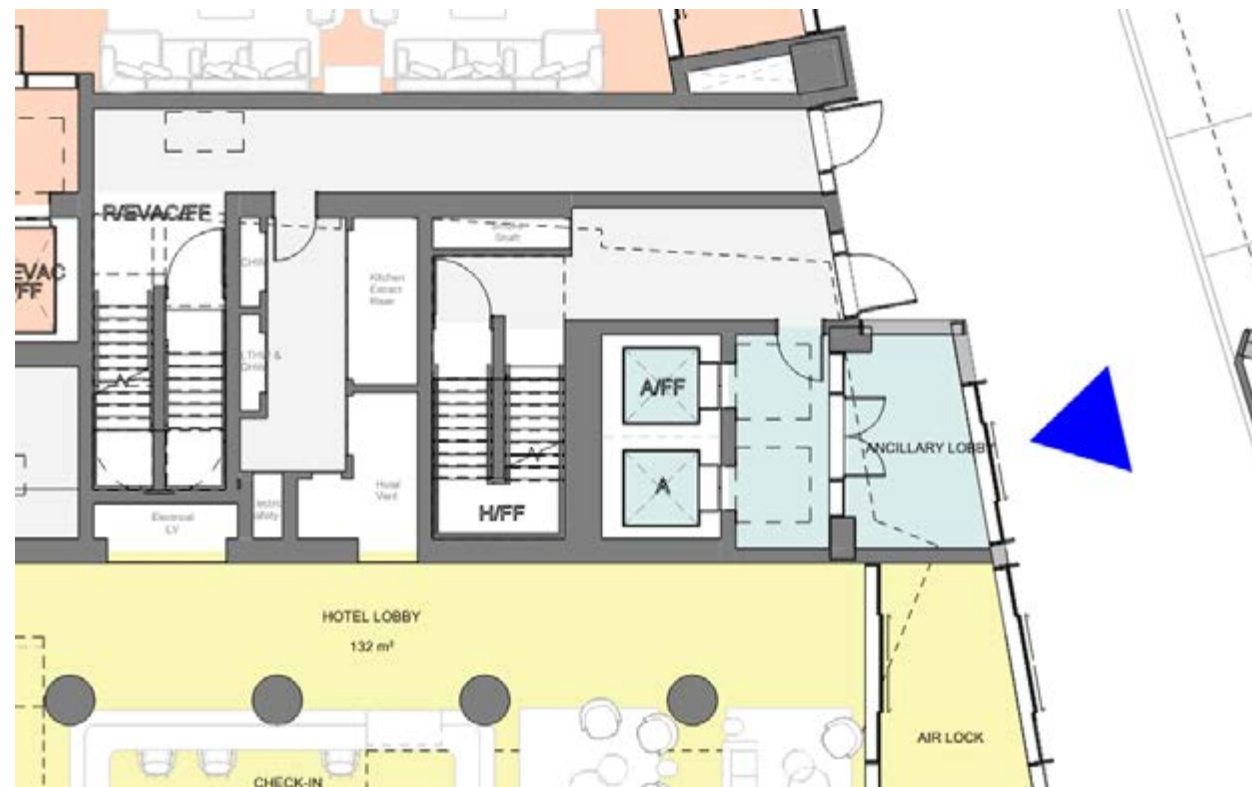


Figure 2—16 Amenity space entrance

2.6.2 Horizontal circulation

Internal circulation routes are to be designed to meet AD M Vol 2 and BS8300-2 where possible, providing a minimum circulation route of 1200mm. Suitable wheelchair passing spaces of 1800mm by 1800mm are to be provided at reasonable intervals, for example at corridor junctions, where achievable.

All internal door widths in the building have taken into consideration AD M Vol 2/BS8300-2 Table 2, whereby new access doors are to provide a minimum ECW of 800mm, with a clear 300mm nib to the pull side of the door. Where doors are also fire escape doors, it is understood these will be at least 850mm wide, meeting and exceeding the minimum of AD M Vol 2 and BS8300-2.

2.6.3 Vertical circulation

Step-free access is to be provided to each floor level of amenity spaces via two passenger lifts. Each passenger lift is to be approximately 1500mm wide by 1500mm deep, meeting and exceeding the minimum requirements of AD M Vol 2 and BS8300-2.

A clear 1500mm by 1500mm landing directly outside the lift at each level.

2.6.4 Level 11

At level 11 of the amenity space, indicative space has been allowed for a fitness suite, gym and accompanying shower and changing facilities.

There is nothing to preclude these spaces from being accessible and inclusive to all. Further detail of their final use is to be detailed during future design stages. As these spaces are developed, reference is to be made to AD M Vol 2 and BS8330-2 in their development. Where a gym and exercise facilities are provided, reference can be made to Sports England Accessible Sports Facilities Guidance for best practice on designing accessible gym and exercise facilities.

Shower and changing facilities for the gym are to be provided in the form of separate sex male and female shower and changing areas, with a separate accessible WC/shower and a separate accessible WC.

The accessible WC/shower is to be designed to meet AD M Vol 2 Diagram 24/BS8300-2 Figure 30, providing a facility that is 2500mm by 2400mm and an outward opening door.

The accessible WC to be provided is to be 1600mm wide by 2200mm deep and is to be designed to meet and exceed the minimum of AD M Vol 2 Diagram 18.

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Further detail of the shower and changing facilities including detail of lockers and heights is to be addressed at future design stages, with reference to be made to AD M Vol 2 and BS8300-2 in their development.

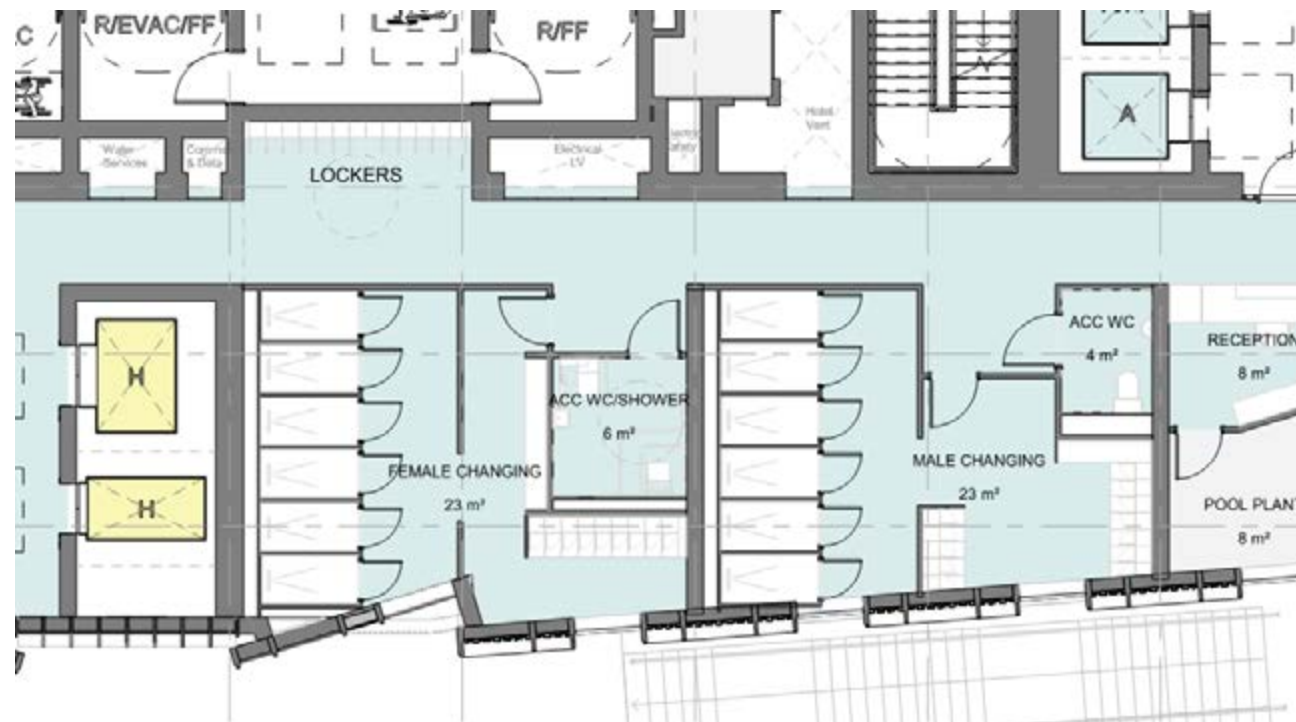


Figure 2—17 Level 11 shower and changing facilities

2.6.5 Level 11 Mezzanine

Level 11 Mezzanine is to provide a range of wellness suites and sanitary facilities.

The wellness suites are open spaces and there is nothing to preclude them from being accessible and inclusive to all, with future detail of their use and facilities to be addressed during future detailed design stages.

The sanitary facilities on this level are provided in the form of a self-contained WC with a separate accessible WC.

The accessible WC is to be approximately 1700mm wide by 2400mm deep and is designed to meet and exceed the minimum provisions of AD M Vol 2 and meets good practice guidance of BS8300-2 Figure 40.

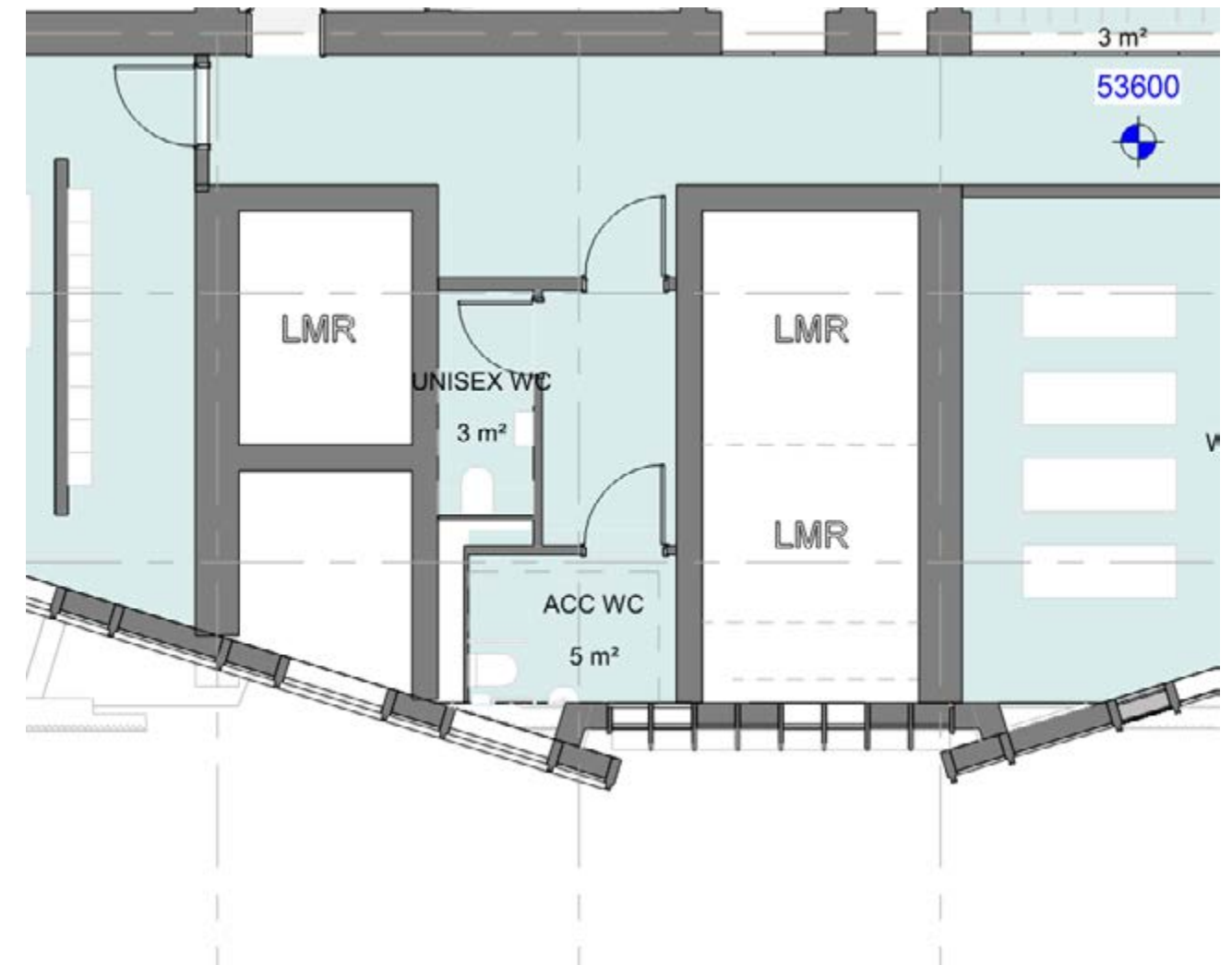


Figure 2—18 Level 11 Mezzanine sanitary facilities

2.6.6 Level 12

Level 12 of the amenity space is to provide an indicative space for restaurant/events, private dining, a terrace space and shower/sanitary facilities.

There is nothing to preclude the restaurant, events and private dining spaces from being accessible and inclusive to all. Future detail of these spaces will be subject to future fit-out design. As these spaces are developed, reference is to be made to AD M Vol 2 and BS8300-2.

The terrace space is to be directly accessible from the surrounding spaces on level 12, with direct step-free access provided via at least one door leaf with a ECW of 800mm as per AD M Vol 2 Table 2/BS8300-2. Further detail of the door operations, including detail of opening forces and controls are to be addressed as part of future detailed design stages.

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Sanitary facilities at level 12 are to be provided the form of separate sex male and female changing areas with WCs and a separate accessible WC/shower.

Within the male and female areas, sanitary facilities are to be provided in the form of WC cubicles. Within the male and female WCs, at least one WC is to be an ambulant cubicle as per AD M Vol 2 Diagram 21/BS8300-2 Figure 46. As the female WC facility provides more than 4 cubicles, in addition to this, to satisfy AD M Vol 2 an additional enlarged 1200mm wide ambulant cubicle is to be provided at the next design stage.

A separate accessible shower/WC is provided that is designed to meet AD M Vol 2 Diagram 24/BS8300-2 Figure 330 and is to be 2400mm by 2500mm.

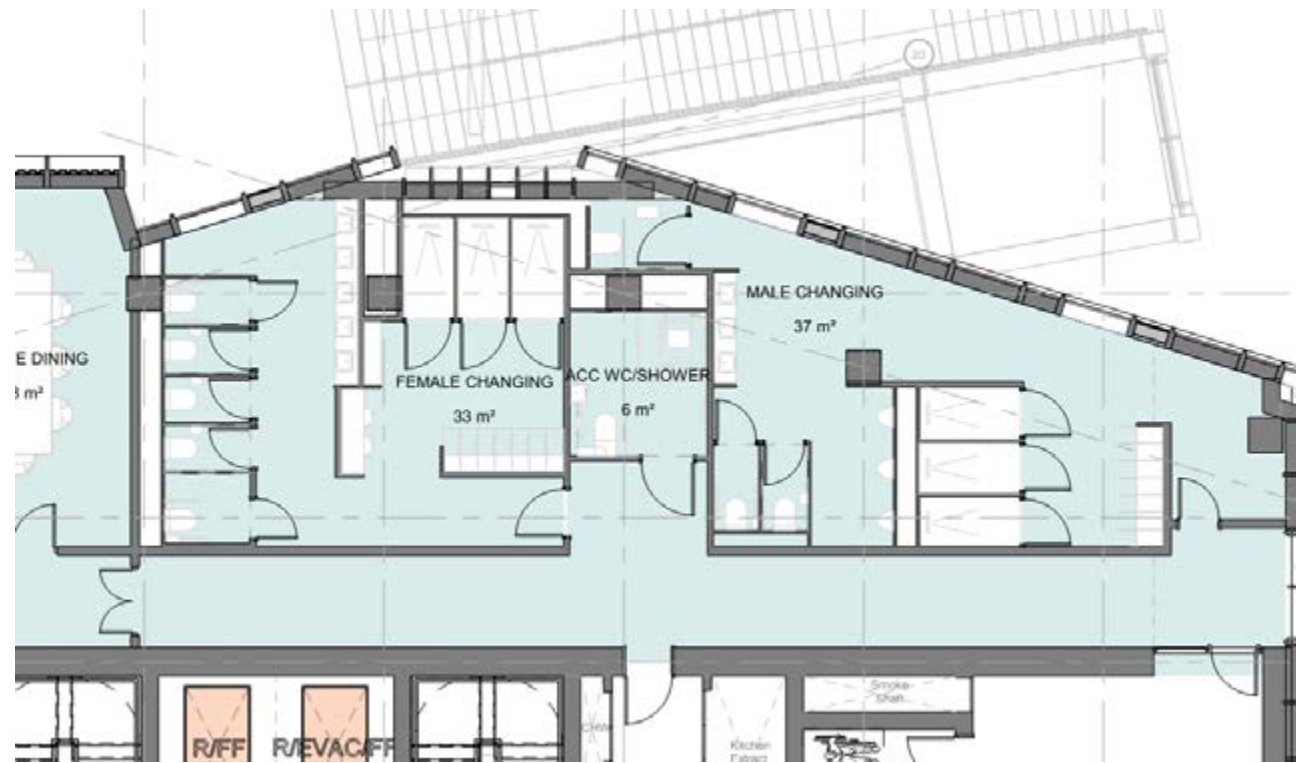


Figure 2—19 Level 12 WC, shower and changing facilities

A separate enlarged accessible WC is also provided at this level located adjacent to the bar/event space. Although AD M Vol 2 does not allow a baby change in an accessible WC, good practice guidance of BS8300-2 is being adopted, whereby an enlarged accessible WC with baby change and separate standing sink, as per BS8300-2 Figure 44 is being adopted. By providing the enlarged accessible WC with baby change this will allow additional resilience and provision for wheelchair accessible bay change in addition to baby change facilities provided in the enlarged ambulant cubicles in the separate sex WCs.

Further detail of the final sanitary facilities strategy, including provision of wheelchair accessible WCs is to be detailed during future detailed design stages.

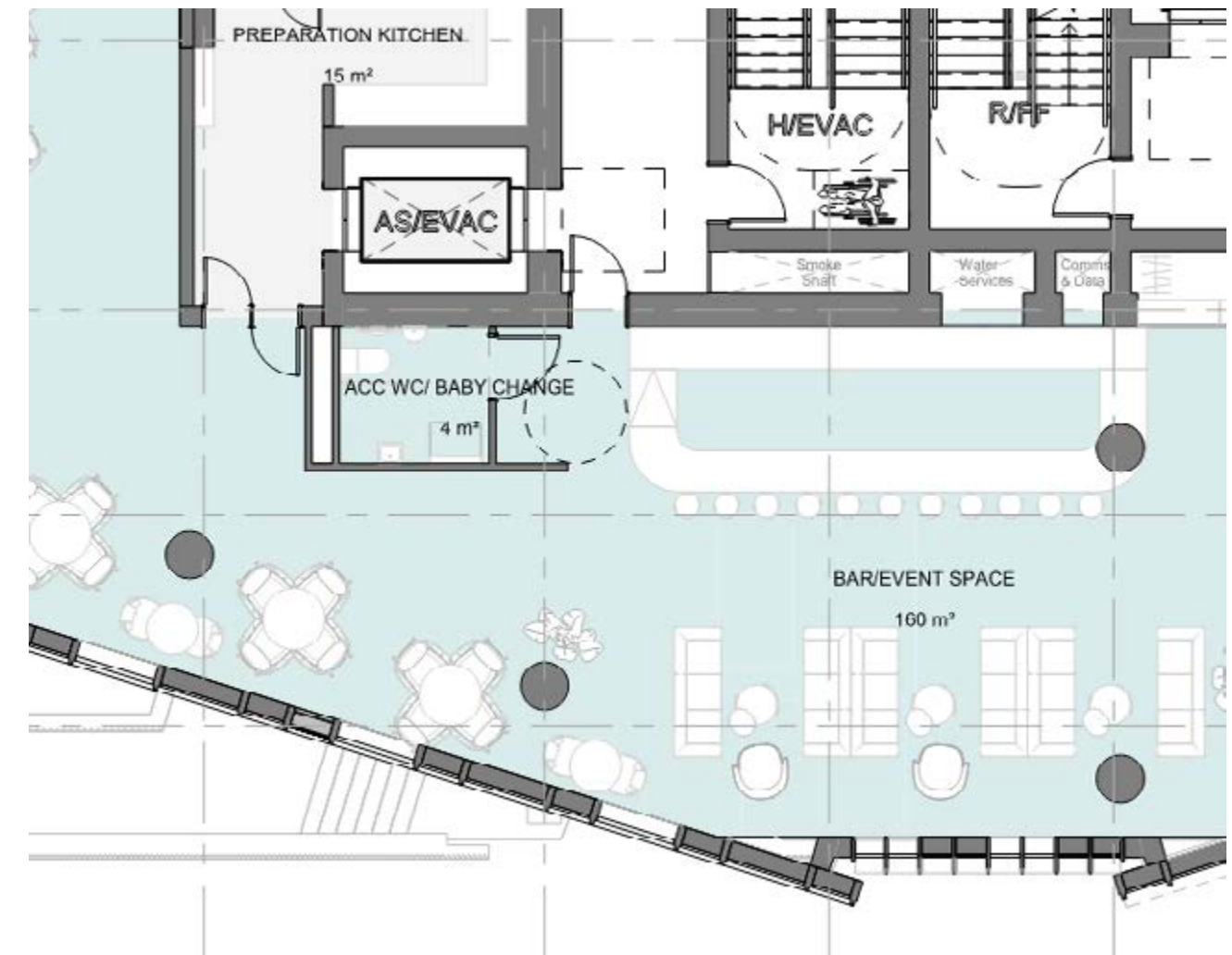


Figure 2—20 Level 12 Accessible WC with baby change

10.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

2.7 Residential

The residential part of the development is to provide 49 new homes, of which 5 (10.2%) are to be wheelchair adaptable homes designed to meet M4 (3) 'Wheelchair user dwellings' part 2.a 'Wheelchair adaptable', with the remaining 90% designed to meet M4 (2) 'Adaptable and accessible dwellings'.

As the residential development provides wheelchair user dwellings, communal approach routes and areas of the residential development are to meet the provision of M4 (3) 'Wheelchair user dwellings'. This will meet and exceed the requirements of M4 (2).

2.7.1 Accessing the dwellings

The residential entrance is located along the southern edge of the NDP Hotel and is accessed directly from the surrounding public from Park Lane.

The residential entrance lobby is to be accessed via a set of two automated sliding doors, providing a clear opening width that will exceed AD M Vol 1 M4 (3) of 850mm. A clear and level landing of at least 1500mm wide by 1500mm deep will be provided directly outside the residential entrance door. The entrance door will be provided with suitable weather protection provided via the buildings overhang, that meets and exceeds the minimum requirements of M4 (3) of being covered for a minimum of 1200mm wide by 1200mm deep.

Further details of the residential communal entrance door operation, including access controls and opening force, are to be addressed as part of future detailed design stages. As the doors are developed, reference is to be made to AD M Vol 1.

2.7.1.1 Post boxes

Within the residential entrance lobby, provision is to be made for an area with post boxes. There is nothing to preclude this from being accessible and inclusive to all. As AD M Vol 1 does not cover detail on residential post boxes, where they are provided for wheelchair user dwellings, consideration is to be given to locating them at a suitable reach height. Further details of the post box heights are to be addressed during future detailed design stages, with reference to be made to BS8300-2 Table E.2 for a comfortable reach height for a wheelchair user being 650-1000mm and for aisle reach, the range is 665mm-1060mm affl.

2.7.1.2 Reception

A reception area is to be provided within the entrance lobby for residents. There is nothing to preclude this from being accessible and inclusive to all residents. Further detail of the reception desk and design is to be addressed as part of future detailed design stages.

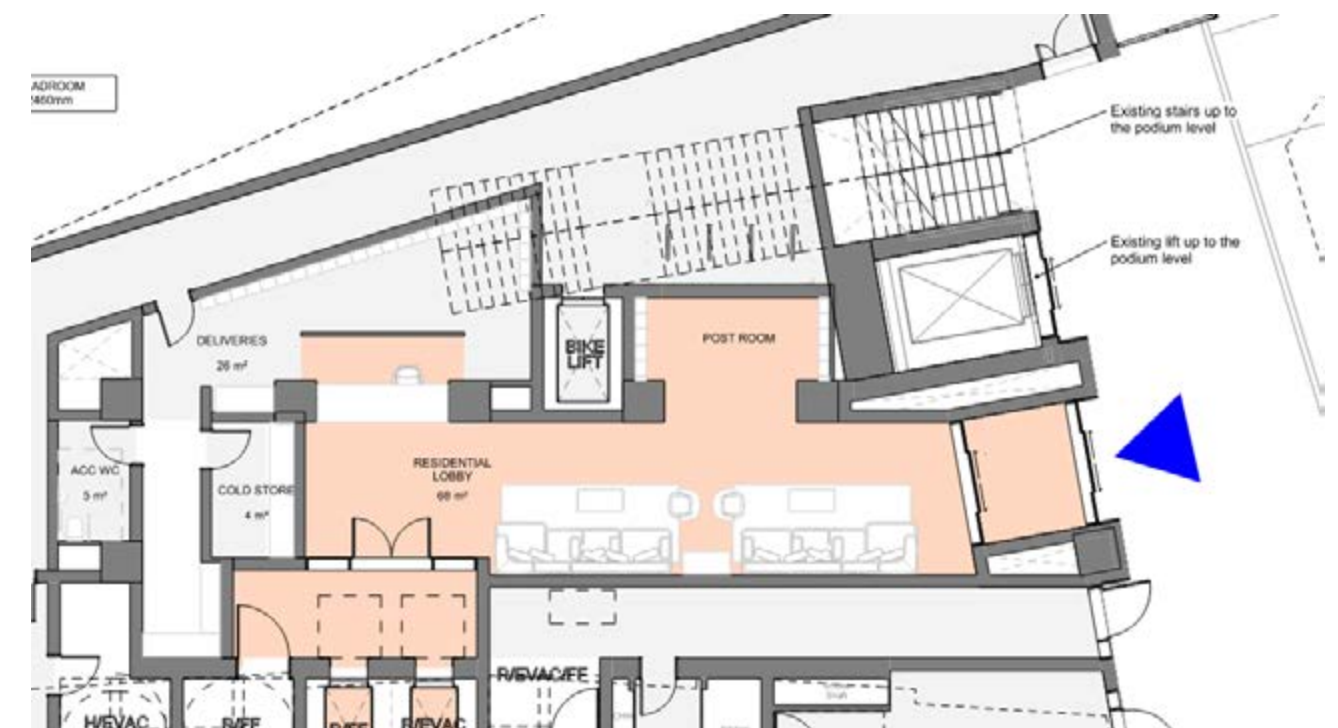


Figure 2—21 Residential communal entrance

2.7.1.3 Reception Sanitary facilities

A single accessible WC is to be provided for reception staff on the ground floor level, located directly adjacent to the staff welfare facilities, which is approximately 1700mm wide by 2900mm deep and is designed to meet and exceed the minimum provisions of AD M Vol 2 and meets good practice guidance of BS8300-2 Figure 40.

As the door to the accessible WC cannot open outwards into the primary circulation route, an inward opening door is provided. As an inward opening door is provided into the accessible WC, a clear 1400mm by 800mm manoeuvring space is provided clear of the door swing, pan, basin and grab rails in a drop down position as per BS8300-2 section 18.1.6. The inward opening door is to be capable of opening outwards in the event of an emergency.

10.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

2.7.2 Horizontal circulation

All communal circulation routes are to provide a minimum clear 1500mm width with 1500mm wide by 1500mm deep minimum landings directly outside the private entrance doors to all M4 (3) units.

All communal doors along approach routes are to provide a minimum clear opening width of 850mm and a minimum clear 300mm nib to the pull side of the door, with a 200mm nib to the push side of the door provided as an addition on access routes to M4 (3) units.

Where access is to be provided into units, all principal private entrance doors are to provide a clear opening width of 850mm and a minimum clear landing of 1500mm wide by 1500mm deep directly outside all doors.

2.7.3 Vertical circulation

Access to the residential homes is to be via two suitably sized passenger lifts, with each passenger lift to be designed to accord with the requirements of M4(3) and BS EN 81-70 and provide a minimum car size of 1100mm wide by 1400mm deep with a clear minimum 1500mm by 1500mm space directly outside the lift door.

At least one passenger lift is to be a suitably sized fire evacuation lift, which will exceed the minimum required for Building Regulations and be best practice. By providing at least one fire evacuation lift per core, this would also meet the aspirations of the London Plan 2021 Policy D5 'Inclusive Design'.

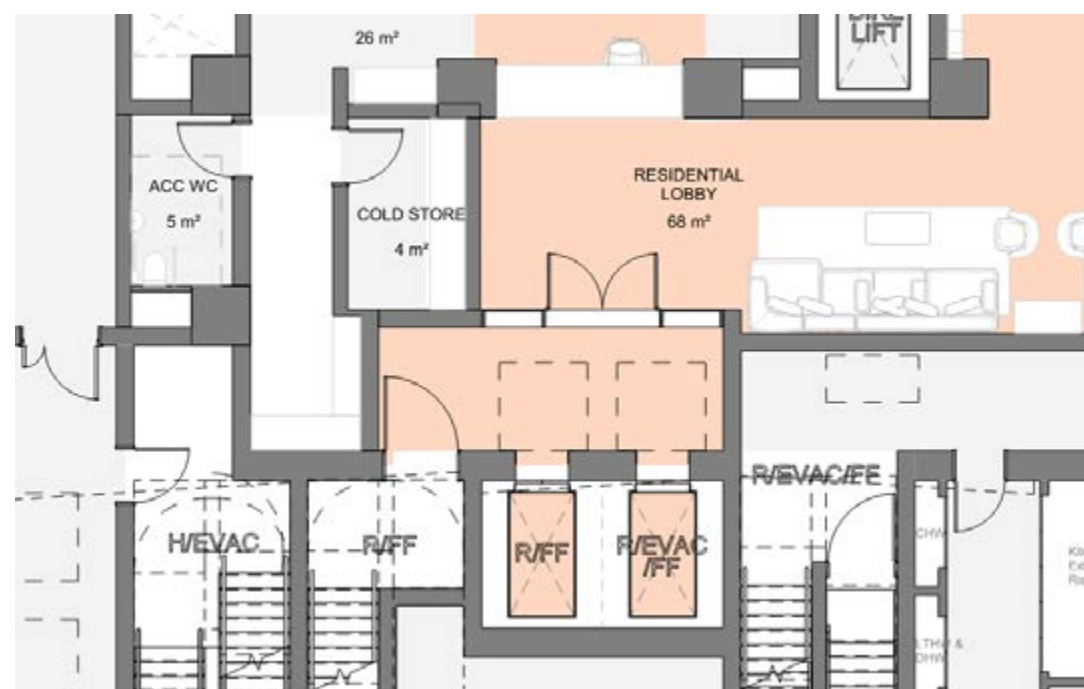


Figure 2—22 Residential passenger lifts

2.7.4 Residential amenities

At level 13 of the residential development, a wide range of amenities are to be provided for residents, including indicative provisions for a library, playroom, meeting room space, screening room and provision for WC facilities.

There is nothing to preclude the residential amenities from being accessible and inclusive to all. As the facilities are developed, reference is to be made to AD M Vol 1 and good practice guidance of BS8300-2, particularly, where there are elements such as screening rooms and raked seating, in the development of the residential spaces.

Sanitary facilities at level 13 for residents are to be provided in the form of self-contained WCs, along an enlarged accessible WC with baby change and separate standing sink, as per BS8300-2 Figure 44.

Further detail of the final sanitary facilities strategy, including provision of wheelchair accessible WCs is to be detailed during future detailed design stages.

2.7.4.1 Residential terrace

At level 12 a terrace space is to be provided for residents. Access to the terrace is to be via at least one door leaf with a clear opening width of 850mm, with a clear 300mm nib to the pull side of the door and 200mm nib to the push side of the door, both maintained for 1800mm beyond it.

Step-free access is to be provided to the terrace via either a level threshold or an accessible threshold that is no greater than 15mm in height, with a maximum vertical upstand of 5mm, as per AD M Vol 1.

2.7.5 Residential unit layouts

The residential part of the NDP Hotel is to respond to London Plan Policy D7 'Accessible housing' and the LB of Haringey Policy SP2 'Housing', providing 90% of new housing to meet Building Regulations Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of new housing meeting Building Regulation requirement M4 (3) 'wheelchair user dwellings'. Where wheelchair units are provided, they are to be designed to meet M4 (3) 2.A wheelchair adaptable and be capable of easily demonstrating how they can be simply adapted to M4 (3) 2.b wheelchair accessible.

The tables and diagram demonstrate the key provisions of M4 (2) and M4 (3) that are being demonstrated within each unit.

10.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

2.7.5.1 M4 (2) ‘Adaptable and Accessible Dwelling’

The following demonstrates a typical M4 (2) ‘adaptable and accessible dwelling’. With the numbers on the diagram reflecting the key provisions of M4(2) as set out in the table below and how the residential unit demonstrates these.

Table 2—1 Title M4 (2) ‘accessible and adaptable dwelling’ unit

Diagram Key	M4 (2) provision	AD M Vol 1 section
1	Principal private entrance provides a door with 850mm clear opening width, 300mm nib to the pull side of the door maintained for a distance of 1200mmm. External door to balcony meets the same requirement.	2.20-2.21
2	Internal doors are a minimum of 750mm as per Table 2.1 and internal circulation widths are a minimum of 900mm, as per Diagram 2.3.	2.22
3	A clear 1200mm circulation space is provided in front of all kitchen countertop.	2.24
4	Every principal double bed demonstrates a clear 750mm access zone to both sides and foot of the bed. Every other double bed demonstrates a 750mm access zone to one side and foot of the bed and every single bed demonstrates a clear 750mm zone to one side of the bed.	2.25
5	An accessible bathroom as per Diagram 2.5 is provided within every residential unit.	2.27-2.29



Figure 2—23 Indicative M4 (2) unit layout – 2B4P unit

10.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

2.7.5.2 M4 (3) ‘Wheelchair user dwelling’

The following demonstrates a typical M4(3) ‘wheelchair user dwelling’.

Table 2—2 Title M4 (3) ‘wheelchair user dwelling’ unit

Diagram Key	M4 (3) provision	AD M Vol 1 section
1	Principal private entrance provides a door with 850mm clear opening width, 300mm nib maintained for a distance of 1800mmm. External door to balcony meets the same requirement.	3.22-3.23
2	Internal doors are a minimum of 850mm clear opening width and internal circulation widths are a minimum of 1050mm, as per Diagram 3.4.	3.24
3	A wheelchair transfer and storage space 1700mm wide by 1100mm deep is provided.	3.25
4	General built-in storage meets Table 3.1.	3.26
5	The minimum combined floor areas for living, dining and kitchen space meets Table 3.2.	3.31
6	A clear 1500mm circulation space is provided in front of all kitchen countertop and kitchen countertop lengths meet Table 3.3 and 3.4.	3.32-3.34
7	Every principal double bedroom is a minimum of 13.5Sqm. Every other double bedroom is a minimum of 12.5Sqm and every single bedroom is a minimum of 8.5Sqm. 1000mm access zones demonstrated to the side of beds as per 3.35.	3.35
8	The number of sanitary facilities provided meets Table 3.5 and the design of the accessible bathroom meets Diagram 3.10/Diagram 3.11.	3.36-3.43

9	Private outdoor space provides a minimum width of 1500mm and demonstrates a clear turning circle 1500mm, free of any door swing.	3.45
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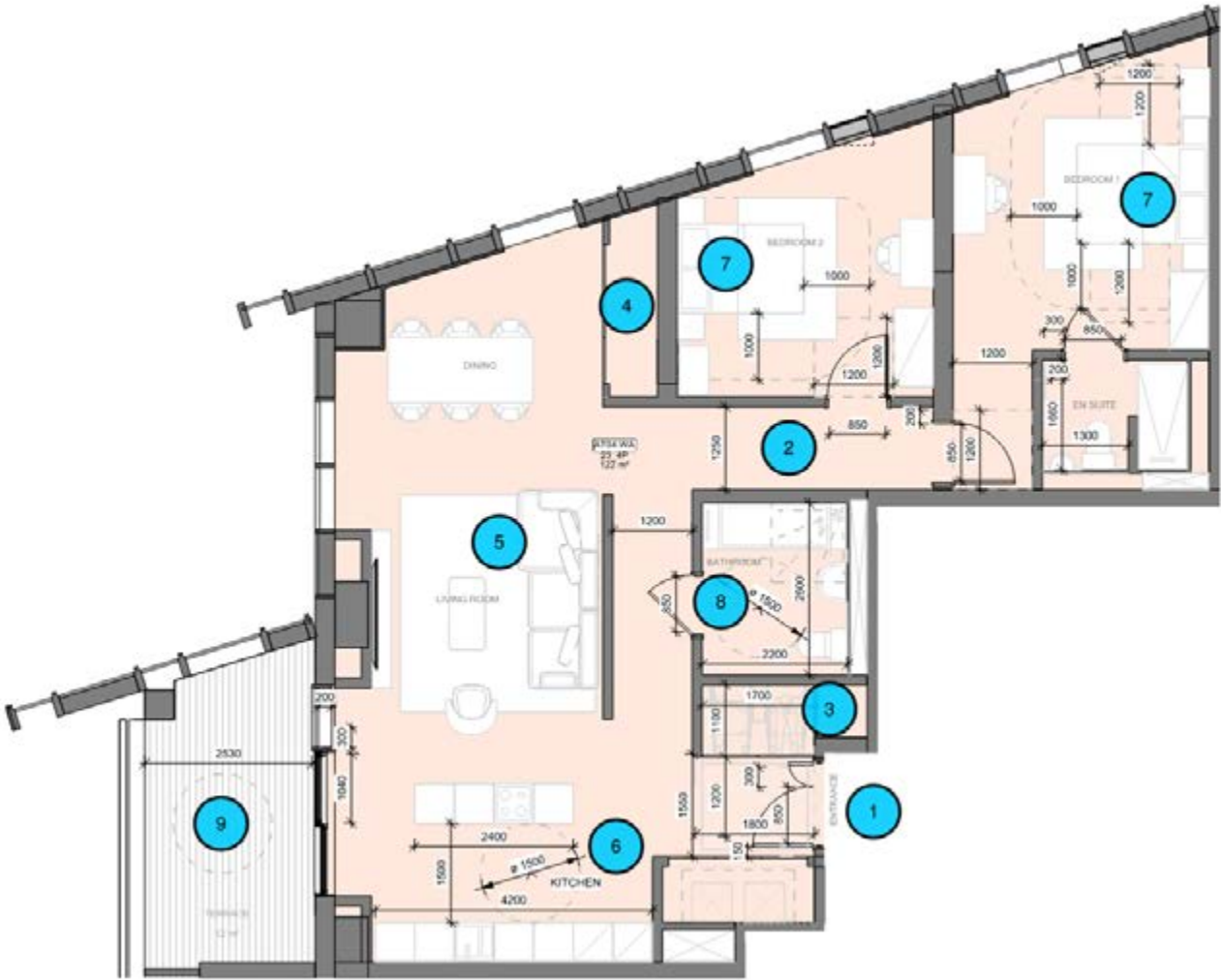


Figure 2—24 Indicative M4 (3) unit layout – 2B4P Unit

