

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION SEVEN: ACCESS

DESIGN AND ACCESS STATEMENT ADDENDUM



7.1 INCLUSIVE DESIGN AND ACCESSIBILITY STATEMENT

The aim of the NDP Hotel S73 Application is to create the most accessible and inclusive built environment where practicable and feasible to do so. By doing so the development can ensure the needs of all Londoners are met through 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.

The proposal adopts an 'inclusive' approach, where possible, design solutions and delivery adopt good practice guidance such as BS 8300-2018 'Design of an accessible and inclusive built environment'. Additional guidance such as PAS 6463 'Design for the mind – Neurodiversity in the built environment' can also be referenced during the later detailed design stage.

The development is to respond to:

- London Plan 2021 Policy E1 'Visitor infrastructure', whereby of the total 180 new hotel rooms to be provided, a total of 18 (10%) are to be wheelchair accessible rooms designed to meet BS8300-2 Figure 52.
- London Plan 2021 Policy D7 'Accessible Housing', whereby of the 49 new homes, a total five (10.2%) are to be wheelchair adaptable homes designed to meet M4 (3) 'Wheelchair user dwellings' part 2.a 'Wheelchair adaptable', with the remaining 44 new homes (90%) designed to meet M4 (2) 'Adaptable and accessible dwellings'.

Further detail of how inclusive design and accessibility have been incorporated into the NDP Hotel S73 Application can be found within the separate inclusive design and accessibility statement report prepared by Buro Happold and appended to this DAS report as Appendix A.

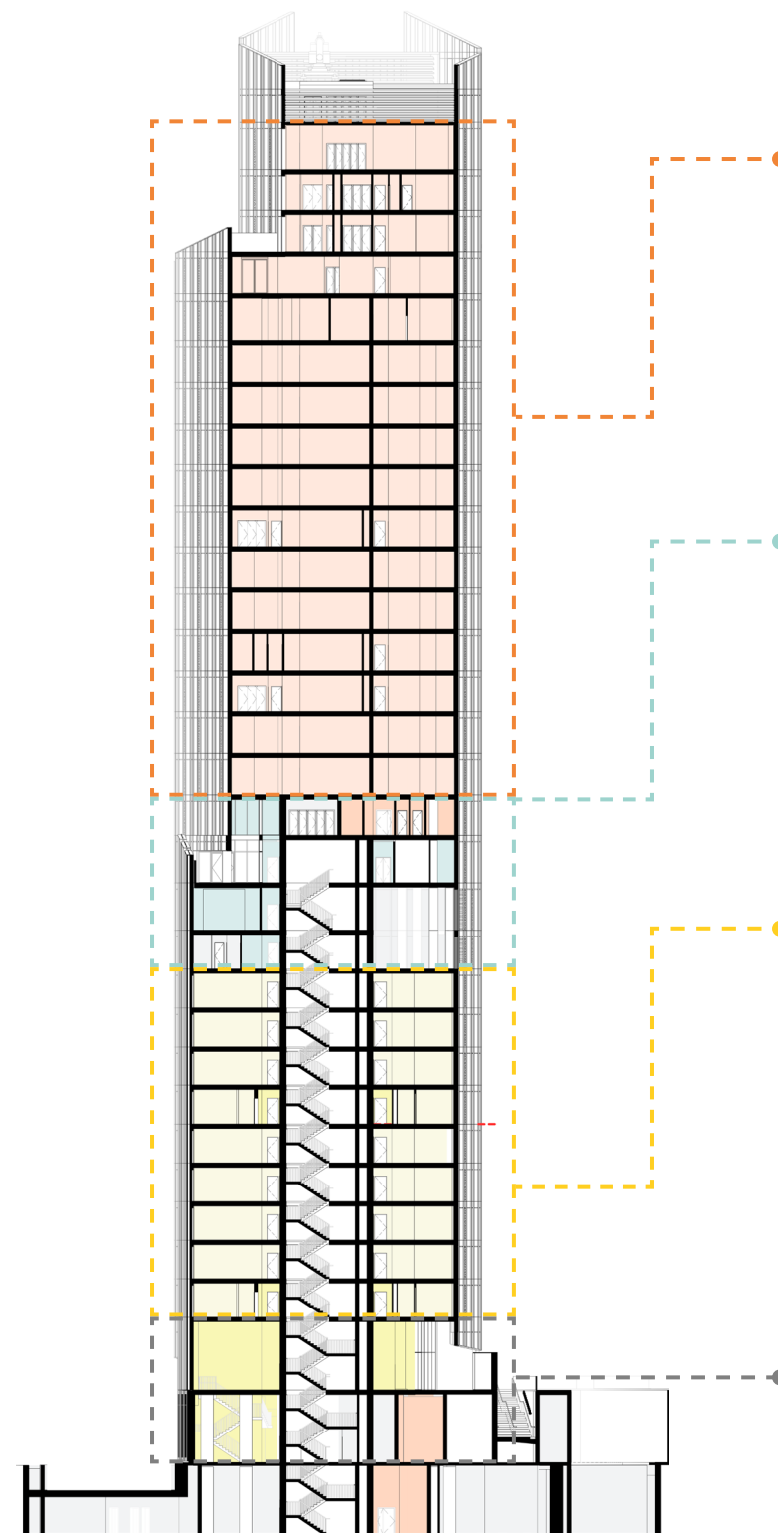


FIGURE 302. E-W section

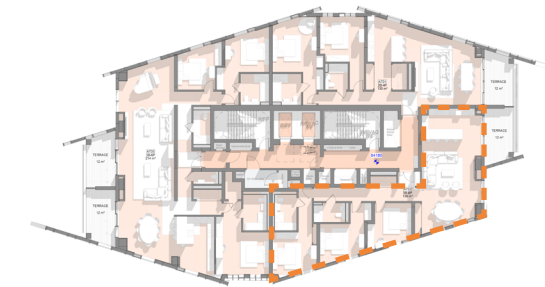


FIGURE 303. Typical residential floor plan

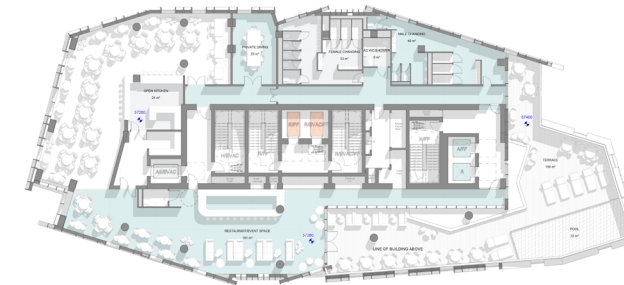


FIGURE 304. Amenity floor plan level 12



FIGURE 305. Typical hotel floor plan

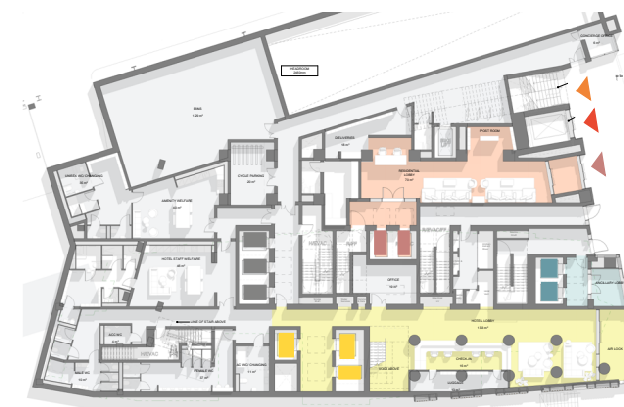


FIGURE 306. Ground floor plan

KEY

- m4(3) Wheelchair user adaptable units located on level 16-18
- All resi units are m4(2) accessible & adaptable dwellings

- Accessible / wheelchair changing room layout

- Accessible hotel rooms

- Stairs to podium
- Lift to Podium
- Residential Entrance
- Shared Amenity Entrance
- Hotel entrance

7.2 FACADE ACCESS AND MAINTENANCE

The NDP Hotel is located in a densely populated area of London surrounded by heavy transport movement, coupled with local weather which increases surface contamination and therefore routine cleaning will be on quarterly basis in principle.

Some of the key design considerations include:

- Tailored strategy specific to building geometry.
- Ability to park on systems with minimal visual impact to satisfy aesthetic requirements.
- Safe and efficient means to access façade for periodic cleaning and façade lifting.
- Simplicity of operation and maintenance of the equipment.
- Rescue incapacitated operatives in safe manner.

The preferred access strategy is to serve the building elevations by a fully powered and fully counterweighted BMU (Building Maintenance Unit) traversing on a single straight run of twin tracks running centrally along the length of the core within the vicinity of M&E plant areas on top of the tower. A dedicated dual operative platform will oversail the building façade line whilst remaining within the plot boundaries.

The BMU platform will oversail the public realm which must be cordoned off (progressively following the platform drop path) when window cleaning is in progress to avoid cleaning water droplets falling on occupants and risk of injury due to dropping cleaning tools (albeit tethered).

The BMU will include in-built glass lifting facility (capacity to be confirmed) to support the largest panel, dimension, and weights to be confirmed by the façade contractor.

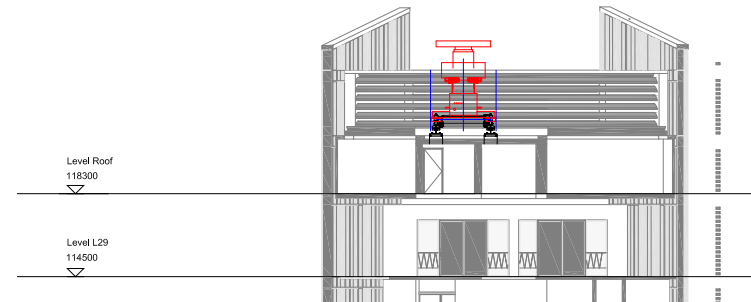


FIGURE 307. E-W section of top of the building with BMU

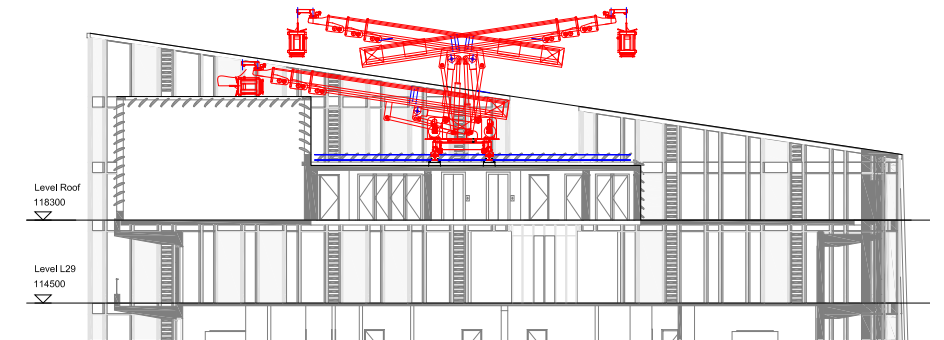
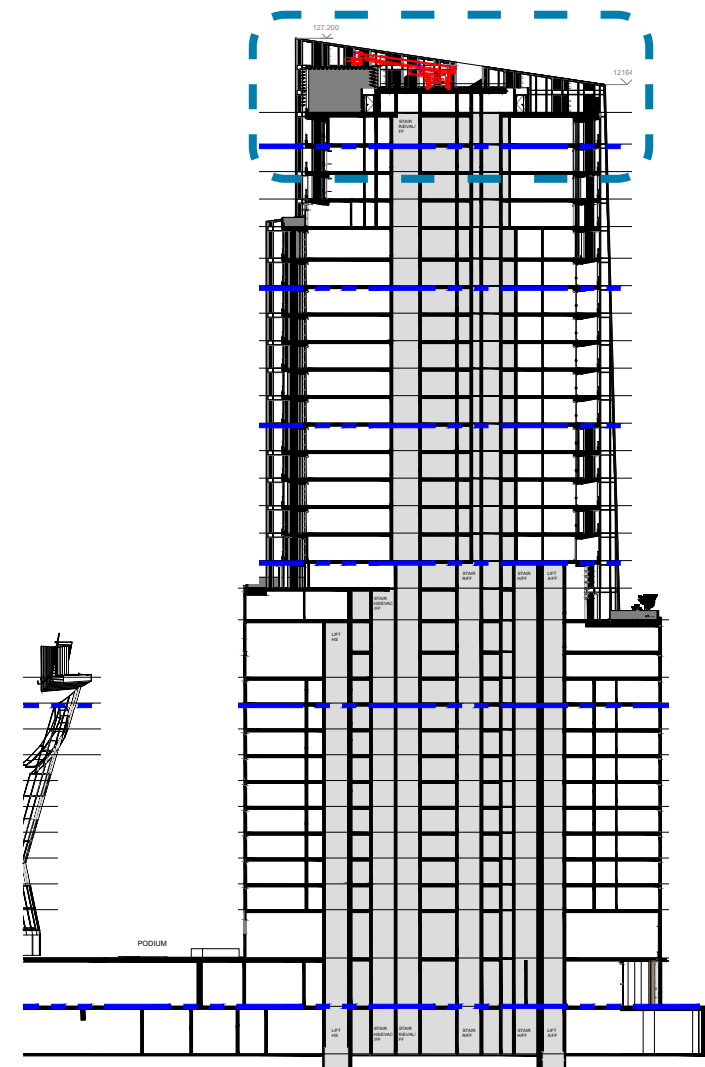


FIGURE 309. N-S section of top of the building with BMU



7.2 FACADE ACCESS AND MAINTENANCE (CONTINUED)

Various other areas have been identified where additional system will be necessary and requires further coordination to integrate within the building structure.

- A** The entrance canopy is designed as walk-on surface with a fall restraint system in order for the glazing to be cleaned.
- B** The double height space in Level 11 and Level 11 mezzanine will require direct hands on access to the soffit for cleaning and glass lifting during replacement.
- C** Soffit of Level 02 on the western elevation will require abseil track for direct hands on access to facade.

Another key area for consideration is safe access on to the roof and fall prevention once there. Access on to the roof can be via direct access from lift or stair cores. Access to the roof floor will be strictly monitored and restricted to staff or maintenance personnel only. The public will not have access to this floor as it is reserved for M&E plant.

Fall prevention will be ensured by the provision of 1100mm (min.) parapets, where this is not possible the alternative of a specifically designed man safe system should be installed.

The Facade Access and Maintenance Strategy has been prepared by Buro Happold in collaboration with TÜV SÜD Dunbar & Boardman.

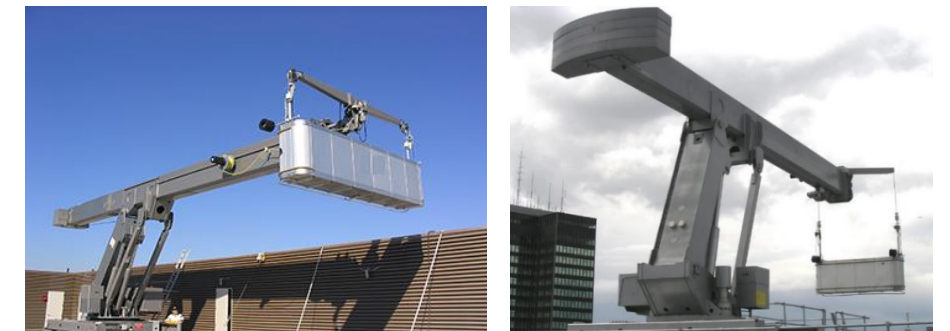
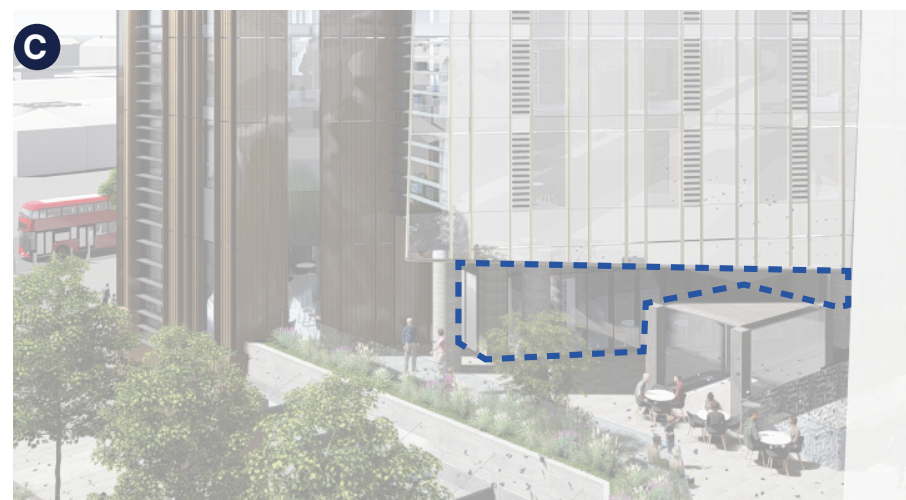
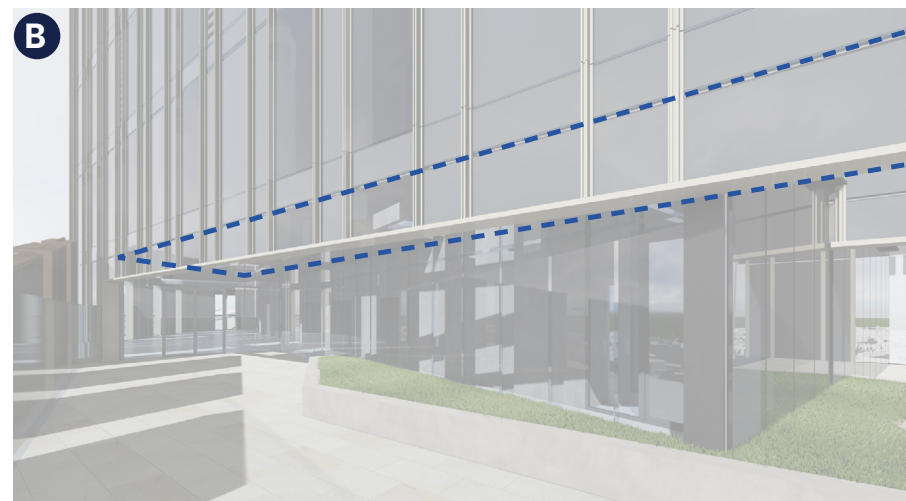


FIGURE 312. Proposed BMU unit equipped with telescopic jib

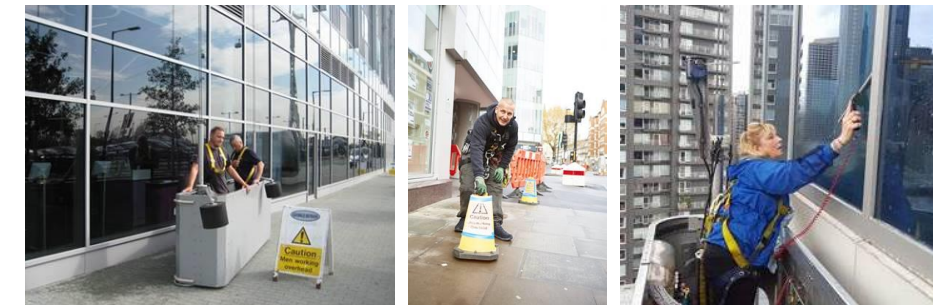


FIGURE 313. Warning signs when platform operates at height



FIGURE 314. BMU external track and restraining soft rope spools

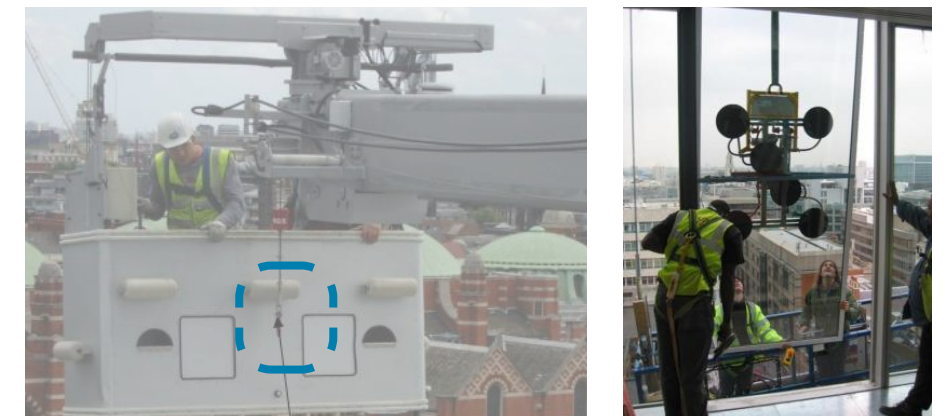


FIGURE 315. Glass replacement hook

7.3 SECURITY STRATEGY

Due to the sensitive nature of the S73 NDP Hotel security strategy, this element of the DAS report is issued in standalone format. Please see: NDP Hotel Design and Access Statement Addendum: Section 7.3 Security Strategy.