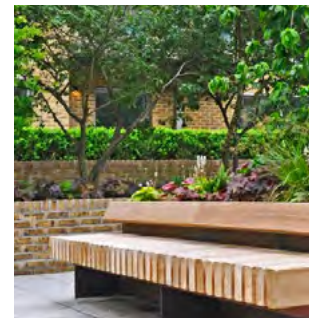




Fig 8 Communal Garden Plot A landscape elements



Precedent images of similar courtyards of a comparative scale. The design layout is to be naturalistic, with seasonal change to the vegetation and a variety of structure. Seating is incorporated into the raised level areas, along with steps to the upper level.

5.2.7 Intensive & Extensive Green Roofs

To provide useful amenity space for residents, the roof terraces to Block A (1no) and B (2no) are to be designed for communal use, to accommodate raised planters, seating and an overhead pergola structure. Access to these spaces will be controlled through fob access from each of the stair cores. The planted elements contribute to the greening of the development as well as providing doorstep playable space for younger children. Raised planters will provide growing medium for hedges, trees and shrubs, located to the perimeter to provide privacy to nearby apartments and those at ground level. Trees are located to the perimeter for structural loading reasons. The pergola will provide shelter and will be planted with climbers at the base, creating an attractive outdoor playspace and seating area.



Fig 9 Section elevation showing communal garden and roof level terrace Plot A.



Precedent image showing in detail the sedum roof covering proposed for the health centre building, promoting biodiversity and attenuating rainfall.

- 1 Pergola structure to all three terraces to support climbing plants and provide shelter and shade
- 2 Boundary planting to provide protection and privacy from overlooking over the lower levels and balconies.
- 3 Raised planting beds for tree, shrub herbaceous perennials. Specification of planting to be appropriate for roof top growing conditions.
- 4 Seating edge to raised planting beds allowing carers and parents to oversee children at play in these spaces. Equipment / play features are to be provided appropriate to the 0-5 year age group.
- 5 Sedum blanket extensive green roof (maintenance access only)

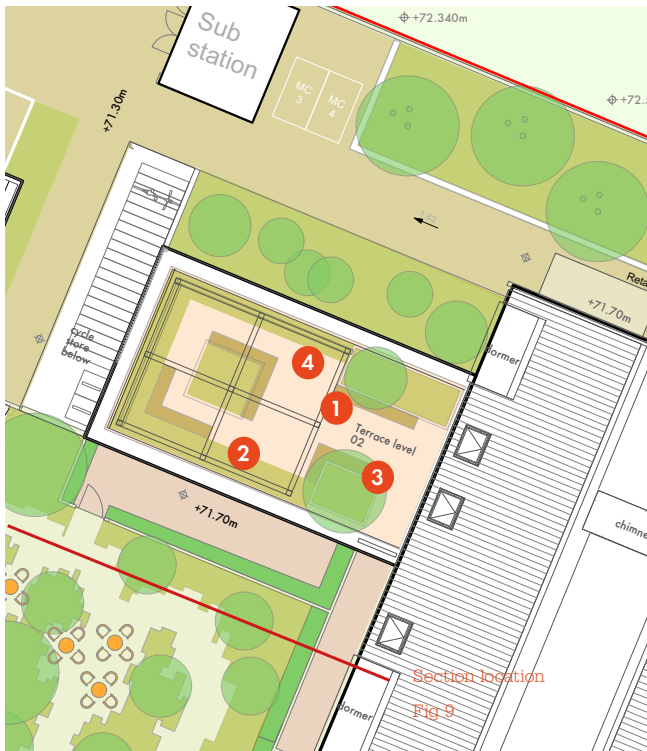


Fig 10 Communal Garden Plot A landscape elements

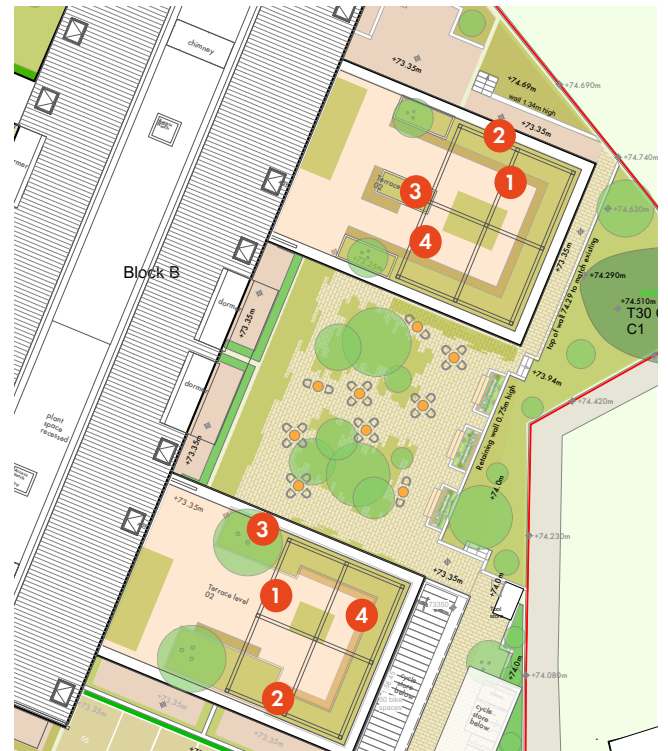


Fig 11 Communal Garden Plot A landscape elements



Fig 12 Communal Garden Plot A landscape elements



5.2.8 Private Patios

509sqm of private ground level space is provided across the two residential plots for resident’s amenity, see Figure 12 adjacent.

Private patios to Plot A that are bounded by car parking are to be edged by a 2.1m high boundary wall and railing. Where space permits, as in Plot B, there is to be hedge planting to the car park side, as suggested by Secure By Design guidelines, and the wall height reduced to 1.5m. Where space does not permit, there is planting to the private side of the boundary.

Private patios bounding communal space are defined by a 1.2m high railing, with planting to both sides. On the private side is to be a clipped hedge, and on the communal side is a minimum 1.5m wide planting bed. Both these planted areas provide separation and therefore privacy to the ground floor residents, and comply with Secure By Design guidelines.

Private patios to the north of Plot B benefit from extended garden space up to the site boundary. Level differences between the FFL and the boundary mean the gardens are to be stepped, but the level patio space are at least 2m wide adjacent the building.

The surfacing to the private patios is to be natural stone flags, in a smaller unit size, to co-ordinate with the surrounding hard surfacing to the courtyard of the same material.



Precedent images showing boundary conditions to private patios at ground level



Fig 13 Diagram to show extent of private patios at ground level



Fig 14 Section through private patio / communal garden interface

5.2.9 Boundaries & Edges

The boundaries to the development where they form a secure line follow Secure By Design guidance to be 2.1m high. This will be in the form of brick work walls where existing, increased by trellis if necessary, and closeboard timber fencing.

Pinner Road boundary as described in section 5.2.2 is to have ungated openings in a 1.5m high clipped hornbeam hedge.

The secure line to the development is indicated on the above plan by a blue dashed line. This boundary is to be minimum 2.1m high non-climbable wall and railing top detail, with exit-only pedestrian gate into the communal courtyard, and fob controlled access for the wheelchair user spaces via the second gate adjacent the main resident's route footpath.

Between the HC and the communal courtyard is to be a 2m high hit-and-miss brick wall to provide privacy between the two domains. On the residential side this will incorporate a pergola structure.

Along the residential route from Pinner Road is to be bounded by pleached hornbeam trees along the perimeter, with a timber fence 2.1m high behind forming a secure boundary to Sovereign Court.

All communal spaces and entrance doors are to be fob access controlled, as are the external bike storage shelters.



Section location plan

- 1 Service access only. Existing boundary condition retained unchanged, upgraded to 1.8m closeboarded fence where necessary.
- 2 Planting adjacent HC to provide privacy to ground floor windows.
- 3 Naturalistic footpath and plant bed layout, enclosing and defining seating areas.
- 4 Brickwork boundary wall 2m tall with pergola structure on garden side.
- 5 Seating areas enclosed by planting
- 6 1.2m high railings to private patio with hedge to patio side, and planting to communal garden side.
- 7 Private patio slightly sunken to adjacent primary footpath route. Low retaining wall with railing top. Hedging and balustrade edge for safety and privacy.
- 8 Boundary with Sovereign Court. Proposed pleached hornbeam tree with groundcover planting beneath. New close boarded timber fence to boundary

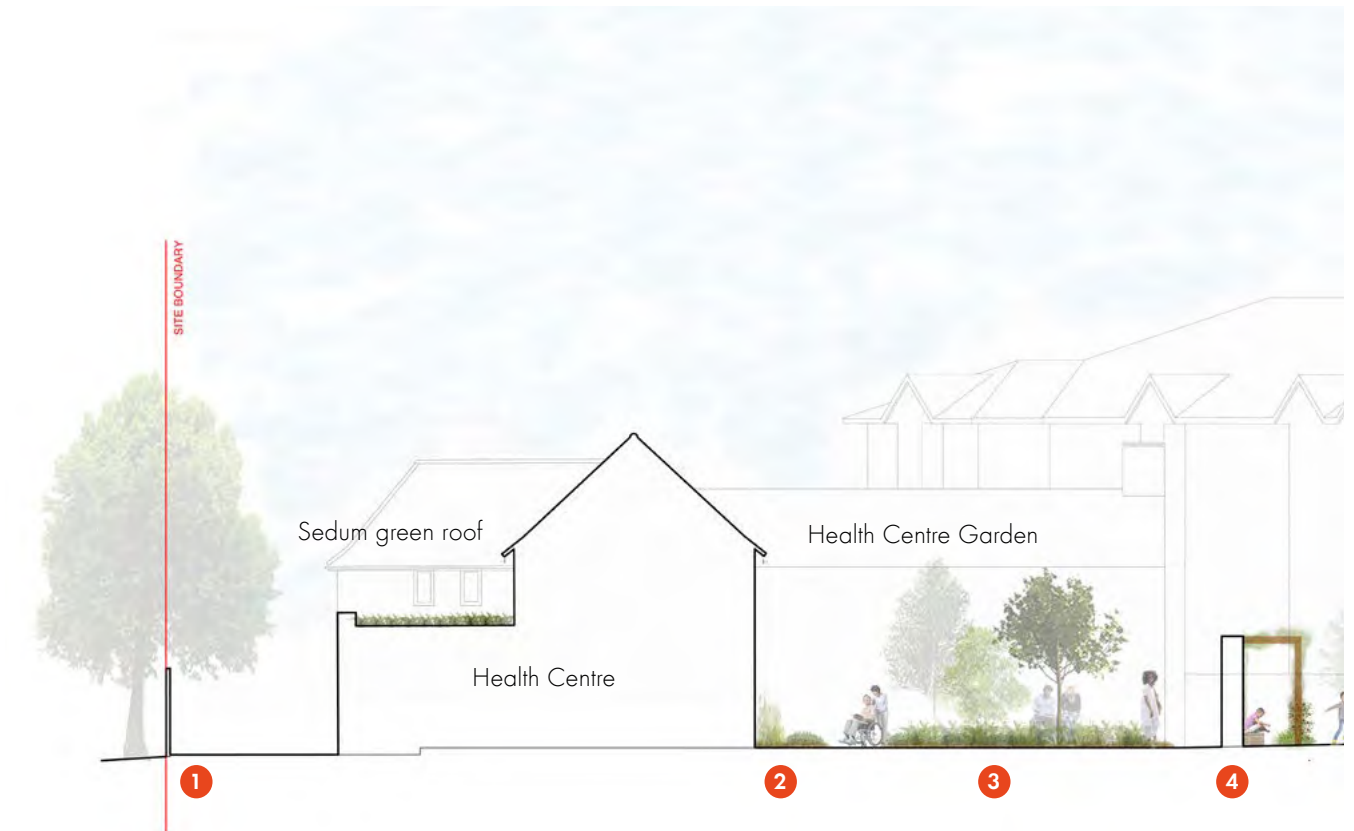


Fig 15 Section A Health Centre domain

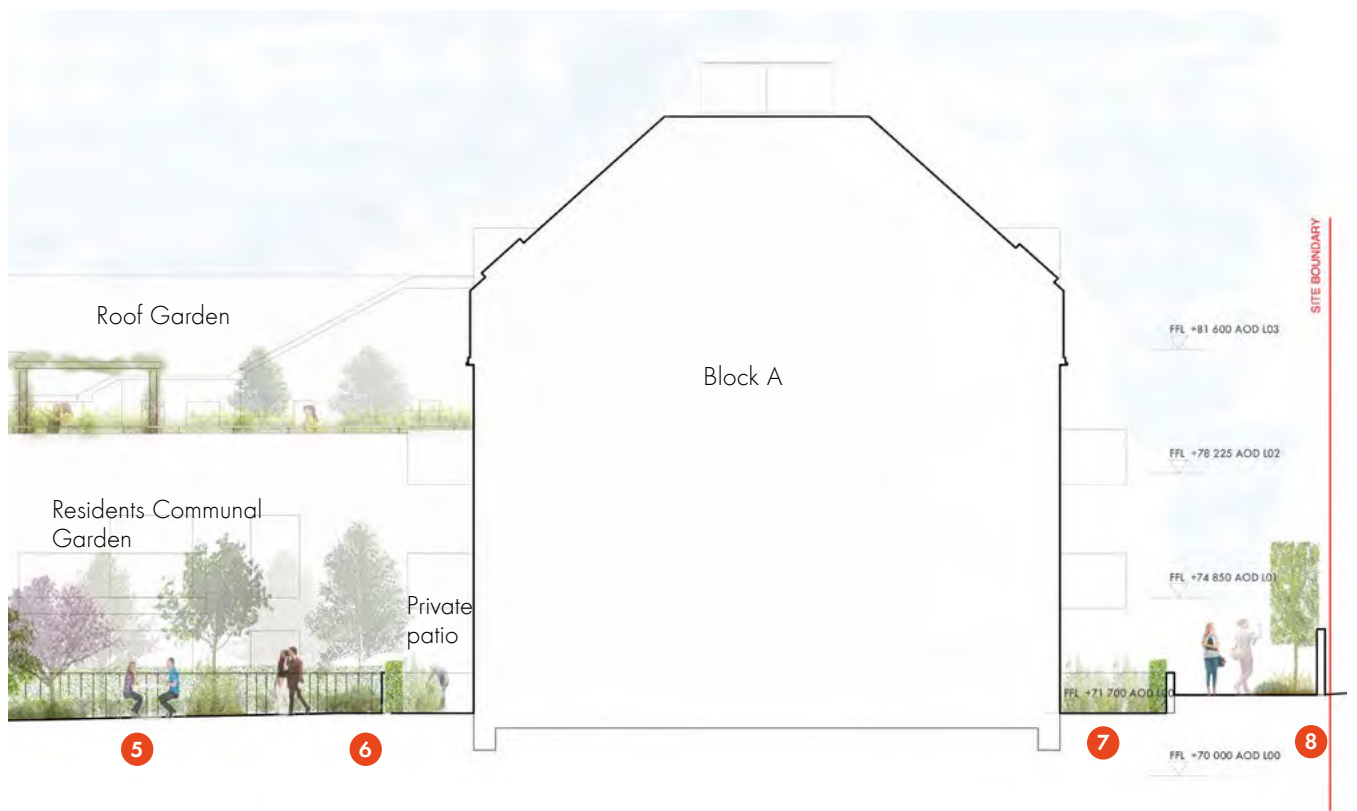


Fig 16 Section A Residential domain

5.3 AMENITY & PLAYSPACE SPACE PROVISION

The LBH Local Plan requirement for amenity space is based upon the apartment mix. For this 70 unit development consisting of 31no. 1 bed, 34no. 2 bed, and 5no. 3 bed apartments the requirement is for 1,620sqm of amenity space, which exceeds London Plan requirements. This is provided across the site in the form of private and shared amenity space.

Private amenity space

939sqm of private amenity space is provided across Plots A and B in the form of ground floor patios and balconies. See Figure 18

Shared amenity space

1131m2 of shared communal amenity space is provided in the form of communal courtyards and roof terraces. See Figure 18. These areas will also incorporate the playspace for 0-11 years. The are to be fully accessible to wheelchair users; overlooked by residents for casual surveillance; designed to take advantage of direct sunlight; and will be managed by the development's management company. They will also be well lit, and conform to Secure By Design recommendations with regards boundary treatments, accessibility and security standards.

Doorstep playable space

140sqm of doorstep playable space is provided in the landscape design of the roof terraces of both plots, and also in the communal courtyard to Plot A. See Figure 18.

Local playable space

140sqm of local playable space for children up to the age of 11 years is provided in the two communal courtyards with playable landscape features incorporated into the design. See Figure 19.

Neighbourhood playable space

The Local Plan requires accessible, equipped, neighbourhood playspace to be provided within 400m of the development. Figure 17 below identifies the Northwood Recreation Ground within the 400m radius of the development, which has an equipped play park. Also there is the Hoggs Back Open Space to the north but this does not have an equipped playground.

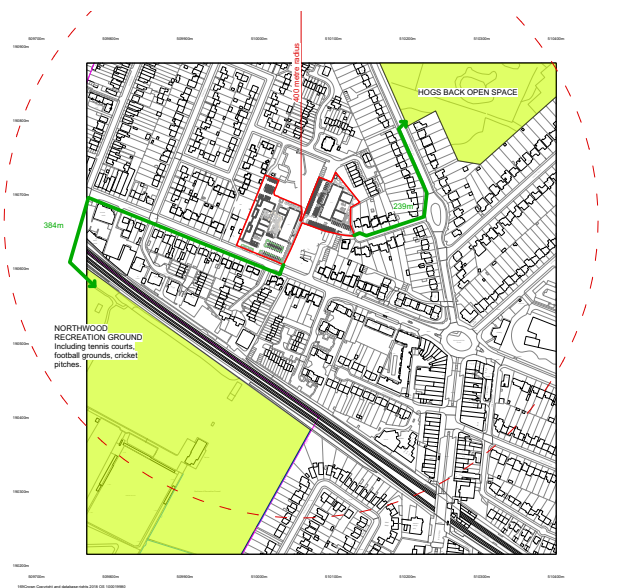


Fig 17 Neighbourhood Equipped Play Space within 400m.



Fig 18 Shared and private amenity space provision



Fig 19 On site playspace provision

5.4 URBAN GREENING FACTOR (UGF) FOR LONDON

The UGF is set out in Policy G5 of the London Plan 2021, and is a planning policy tool designed to quantify the green infrastructure of a proposed development, the aim being to increase the quantity and functionality of green infrastructure in the built environment. The target score for a predominantly residential development is 0.4, and for a predominantly commercial development is 0.3. This being a combination of health care and residential provision it is the assumption that the target factor for this application is between the two.

Existing Urban Greening Factor

The composition of the current site by UGF criteria is a combination of sealed surfaces, amenity grassland, and shrub/tree planting beds.

The existing site has a UGF of 0.26. Refer to Figure 20 for the criteria quantification and extent of existing UGF categories.

Proposed Urban Greening Factor

Figure 21 adjacent identifies clearly the increase in diversity of surface cover types compared to the existing condition. The proposed development has a UGF of 0.32.

This is an improvement by 0.06 on the existing condition.

| | Surface Cover Type | Factor | Area (m ²) | Factor x Area |
|--------|---|--------|------------------------|---------------|
| | Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site. | 1 | 0 | 0 |
| | Wetland or open water (semi-natural; not chlorinated) created on site. | 1 | 0 | 0 |
| | Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm. | 0.8 | 176 | 141 |
| | Standard trees planted in connected pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree. | 0.8 | 1189 | 951 |
| | Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket). | 0.7 | 344 | 240.8 |
| | Flower-rich perennial planting. | 0.7 | 817 | 586.6 |
| | Rain gardens and other vegetated sustainable drainage elements. | 0.7 | 0 | 0 |
| | Hedges (line of mature shrubs one or two shrubs wide). | 0.6 | 460 | 276 |
| | Standard trees planted in individual pits with less than 25m ³ soil volume or less than two thirds of the projected canopy area of the mature tree | 0.6 | 244 | 146.4 |
| | Green wall – modular system or climbers rooted in soil. | 0.6 | 127 | 76.2 |
| | Groundcover planting. | 0.5 | 539 | 269.5 |
| | Amenity grassland (species-poor regularly mown lawn). | 0.4 | 0 | 0 |
| | Extensive green roof or sedum mat without substrate or other systems that do not meet GRO Code (2014). | 0.3 | 0 | 0 |
| | Water features (chlorinated) or unplanted detention basins. | 0.2 | 0 | 0 |
| | Permeable paving. | 0.1 | 5370 | 537 |
| | Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone). | 0 | 2536 | 0 |
| Totals | | | 10,168 | 3231.7 |

Table 3.1 Proposed UGF

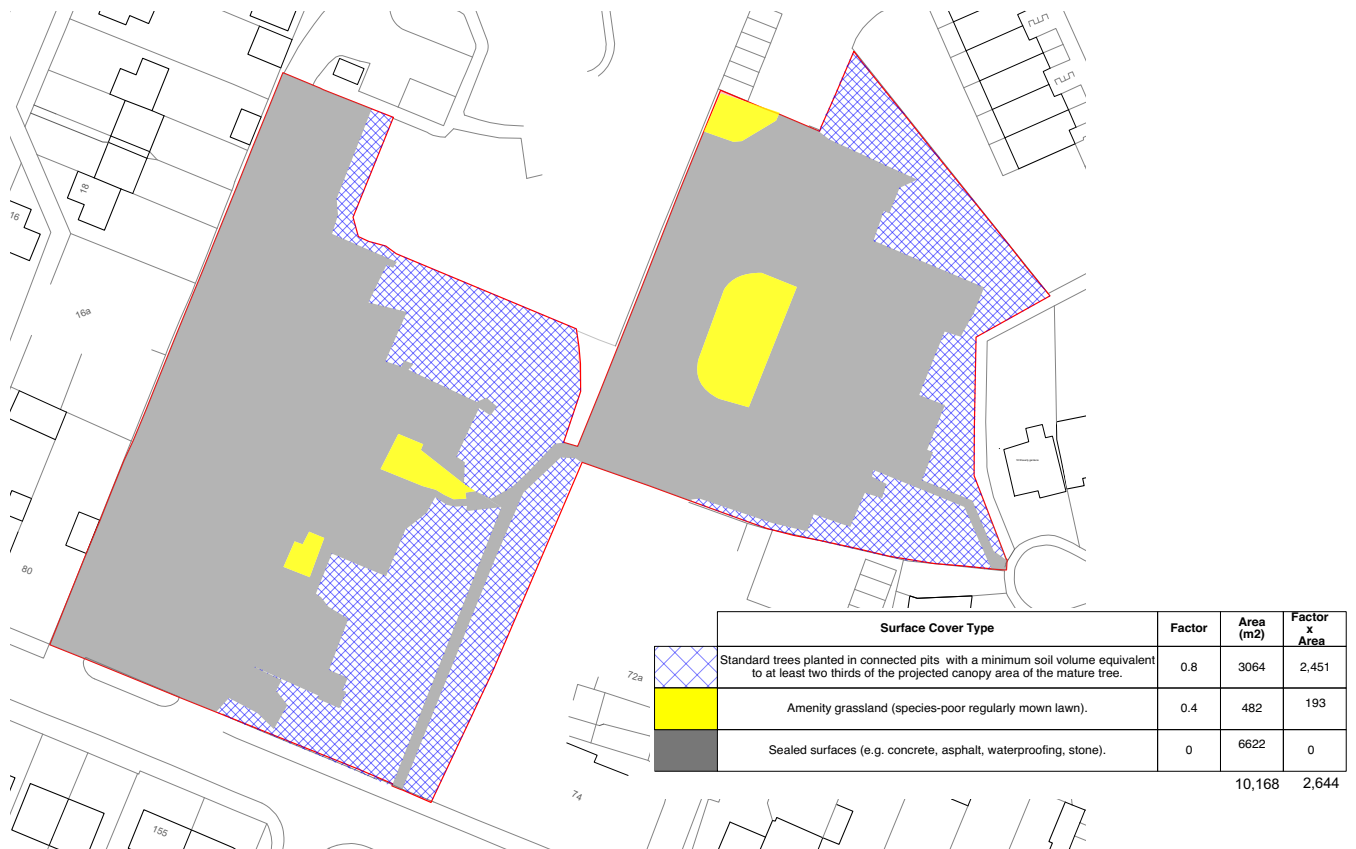


Fig 20 Existing Surface Cover Types

Existing UGF = 0.26



Fig 21 Proposed Surface Cover Types (See Table 3.1 for key)

Proposed UGF = 0.32



ACCESS STATEMENT

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6.1 INTRODUCTION

The scheme

This access statement provides an overview of the proposed redevelopment of the Northwood and Pinner (N&P) site. Located across two adjacent plots, the project will provide a new mixed use development comprising a new Healthcare Hub and residential accommodation with associated amenities.

The proposals include:

- The relocation of the Northwood Health Centre to the refurbished former Cottage Hospital building will provide a modern, high-quality Healthcare Hub facility designed to meet the Clinical Commissioning Group (CCG) specifications.
- Two new buildings for residential accommodation (Block A and B). **The proposed residential mix includes 31 one-bed units, 34 two-bed units and five three-bed units.**

Purpose of the report

David Bonnett Associates (DBA) was appointed by NHS PS as Access Consultant to the Northwood and Pinner design team in July 2020.

This Access Statement has been prepared to accompany the planning application for the proposed Northwood and Pinner development in the London Borough of Hillingdon. It is based on a review of the proposals prepared by Allies and Morrison.

Method of review

The Access Statement describes the access provisions using a journey around the proposed development as follows:

- Arrival at the site;
- Approaches to the buildings;
- Entrance ways;
- Horizontal and vertical circulation;
- Access to facilities;
- Typical residential layouts; and
- The emergency evacuation strategy.

Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on access overlays throughout this Access Statement.

The statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in accordance with Approved Document M. If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work.

Any building adjustments that are required would be carried out at that time.



Fig 1 Site location plan

The Access Statement describes how the scheme has been progressed with consideration of the principles of inclusive design.

The report considers the requirements of all users, residents, visitors, staff and the wider community including:

- People with mobility impairments;
- People with visual impairments;
- People with cognitive impairments;
- Deaf people;
- Older people; and
- Small children.

The meaning of 'disabled' in this Access Statement is as defined by the Equality Act 2010.

The standards and policy

The access provisions are reviewed against the following access regulations and standards.

National Regulations

- *The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings, HM Government, 2015 edition, incorporating 2020 amendments.. (Hereafter referred to as ADM1).*
- *The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Building other than dwellings, HM Government, 2015 edition. Note: Amendments to AD M Volume 2 published in July 2020 take effect on 1 January, 2021 (Hereafter referred to as ADM2).*
- *The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition. (Hereafter referred to as ADK).*
- *The Building Regulations 2010, Approved Document B (Fire safety) Volume 1: Dwellings, HM Government, 2019 edition incorporating 2020 amendments. (Hereafter referred to as ADB1).*
- *Approved Document B (Fire safety) Volume 2: Buildings other than dwellings, HM Government, 2019 edition incorporating 2020 amendments. (Hereafter referred to as ADB2).*

Best Practice

- *British Standard 8300:2018 Design of an Accessible and Inclusive Built Environment, Part 1: External Environment - Code of Practice, Part 2: Buildings - Code of Practice, British Standards Institution, 2018. (Hereafter referred to as BS8300:1 or BS8300:2)*
- *British Standard 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2017.*

National Planning Policy

- National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019.

London Planning Policy

The London Plan: Spatial Development Strategy for Greater London, Mayor of London, March 2021.

The London Plan (2021) is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Relevant policies relating to access and design standards are summarised in the SPG guidance below.

Social Infrastructure Supplementary Planning Guidance May 2015, London Plan 2015 Implementation Framework, GLA, 2015.

Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance, London Plan 2011 Implementation Framework Mayor of London, October 2014.

Residential Planning Policy (London)

- *Housing Supplementary Planning Guidance*, London Plan 2016 Implementation Framework, Mayor of London March 2016.

Local Policy

- A Vision for 2026, Local Plan Part 1: Strategic Policies (Adopted November 2012), Hillingdon, London.
- London Borough of Hillingdon, Local Plan Part 2, Adopted Version, 16th January 2020.

A full list of references and a description of relevant legislation, regulations, standards and guidance are detailed in Appendix 1.

Note:

DBA provides guidance and advice as access consultants. The consultancy does not officially approve designs, nor does it provide confirmation that a design complies with statutory standards. This remains the responsibility of the designers and the approvals authority.

Interpretation of the standards

Approved Documents M, K and BS 8300:2018 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several separately authored documents are referred to, including good practice guidance books written by specialists. Refer to Appendix 1 for more details.

There are no national regulatory controls governing extended external spaces and landscaping other than Best Practice Guidance. For primary routes and approaches to buildings Approved Documents M are taken as a benchmark for determining accessibility. With regards to streetscape and pavement design, guidance is provided by the Department for Transport's Inclusive Mobility Guide and Transport Notes and BS8300: 12018.

Access standards are in a continuing state of development because of changing expectations and legislation. The nature of these changing requirements and standards can result in anomalies and contradictions. Therefore it is important that access and inclusivity are considered and refined throughout the design process. The design of the scheme should seek to interpret these standards to provide the best possible level of inclusive design and this Access Statement describes situations and solutions where interpretation may be necessary.

The Equality Act

Statutory consents

When considering a reasonable adjustment to a physical feature, the Equality Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

Note that the Public Sector Equality duty requires public bodies to show evidence that they have considered how their decisions affect people with protected characteristics under the Equality Act.

Refer to Appendix 1 for further information.

Design standards

Service providers and public authorities carrying out their functions do not have to remove or alter a physical feature of a building for a period of 10 years from construction or installation if it accords with the relevant objectives, design considerations and provisions in Approved Document M. They may still need to consider a reasonable means of avoiding the feature if it presents a barrier to inclusion.

Management and maintenance

Once building works are complete, maintaining accessibility will rely on effective facilities management.

Management items will range from provision of a good quality website, effective maintenance and staff training. Inspection of specialist devices and training of staff should become a regular element of facilities management. Access Management Plans can form part of a building operator's on-going duties and maybe required as part of the planning process.

Project constraints

The Northwood and Pinner development has several constraints that will require an innovative or managed approach to access:

- Design of the proposed Healthcare Hub is constrained by the structure of the existing Cottage Hospital. The west elevation of the new extension is further constrained by elements of the existing building.
- A single lift will be provided for each residential block. Consequently, all wheelchair accessible homes will be located on the ground floor;

Interpretation of the standards will be required to address these constraints and will be further explained in this Access Statement.

Consultation

A number of parties have been consulted, during the design process as follows:

- A proposed Changing Places (CP) layout in the Healthcare Hub has been reviewed by the Changing Places Consortium.
- Local MP
- Local Councilors
- Northwood Resident's Associations
- Three Online public Webinars where the attendants could ask questions to the presenting panel.

6.2 OVERVIEW OF PROPOSALS

Access aims

The Northwood and Pinner (N&P) development is designed to be as inclusive as possible so that it can be comfortably and independently used by residents, people working in and visiting the development, and the wider community.

The Development has the potential to meet the guidance of Approved Document M, Volumes 1 and 2, and the access and inclusive design policies of the Greater London Authority as a minimum.

Designing Inclusively is defined by The Commission for Architecture and the Built Environment (CABE) as:

- Placing people at the heart of the design process;
- Acknowledging diversity and difference;
- Offering choice where a single design solution cannot accommodate all users;
- Providing for flexibility in use; and
- Providing buildings and environments that are convenient and enjoyable to use for everyone.

Where possible the Northwood and Pinner development has also considered and incorporated design guidance stated in relevant British Standards and other current good practice guidance about meeting the requirements of disabled people;

Summary of access provisions

At this stage the proposals for N&P demonstrate that a good level of inclusive design can be achieved by the finished scheme, given the constraints of the site/ existing structure.

The key access provisions for N&P include:

- Incorporation of the principles for inclusive design wherever possible.
- Accessible routes to all connections with local pedestrian routes and public transport;
- Safe spaces and routes for pedestrians and cyclists, segregated from vehicle traffic;
- 52 total car parking spaces - 47 car parking spaces for the Healthcare Centre and 5 accessible bays which will be designed to be suitable for wheelchair users; ;
- Accessible cycle parking spaces for residents, staff and visitors in line with the London Plan;
- Inclusion of external mobility scooter parking and charging points protected from inclement weather conditions by a canopy;
- Wheelchair-accessible sanitary facilities alongside cycling and mobility scooter parking facilities (public buildings), and in all reception areas;
- Changing Places Facility/ Consultation Room in the Healthcare Centre;

- Step-free access to all parts of the buildings, including balconies and roof terraces;
- 90% of dwellings will be designed to meet Building Regulation M4(2);
- 10% of the dwellings will be designed to meet building regulation M4(3);
- 69 total car parking spaces - 62 standard residential car parking spaces and 7 accessible bays which will be designed to be suitable for wheelchair users;
- An accessible car parking bay for each wheelchair user dwelling;

Progression to Next Stage

The scheme has the potential to meet the Building Regulations Approved Documents and good practice recommendations relating to disabled access and the expectation of the Equality Act subject to further design development and reviews by DBA.

6.3 ARRIVAL & EXTERNAL ENVIRONMENTS

Public Transport Connections

Public transport

Accessible transport facilities a key element of urban developments. Urban areas are more likely to be well served by a choice of connections.

The PTAL is an indication of the frequency, reliability and distance of public transport services close to a site; it does not take the accessibility of transport services into account. However, the PTAL is important to the access strategy because it is used to evaluate the reliance on cars that current and future users of the building are likely to have, with the implication that less reliance on cars corresponds to a greater reliance on public transport.

N&P has a Public Transport Level (PTAL) of 1b/2 which is defined as having limited access to public transport.

Since public transport services are not accessible for all, the development has made the following provision for alternative means of access to the site, which are described in the sections that follow:

- suitable drop off points
- accessible car parking
- accessible cycle storage and storage/charging spaces for mobility scooters.

Buses

All areas of the development have convenient access to accessible public bus services.

There are several bus stops, between 50m and 100m from the site with bus routes serving Ealing Hospital (282), Harrow Bus Station (H11), Ruislip Lido (H13), as well as Mount Vernon Hospital and St. Vincent's Nursing Home.

All London buses (except two 'heritage' routes) are accessible buses that 'kneel' to minimise height differences between the bus floor and pavement, and have ramps and space inside for wheelchair and pushchair users. However, not all disabled people can use them and therefore setting-down bays for taxis and private cars are essential.

London Underground

Most of Central London is 60 minutes travel time using public transport. The nearest accessible underground station is Pinner (Metropolitan Line), located approx. 3-3.6km from the site and Northwood Station approx. 1.6km away. Pinner Station has a 0-50mm step between the platform and train and 0-85mm gap between the platform and the train. Therefore staff assistance is required at the platform level.