

6.6.4 Block B: Category 3 Units

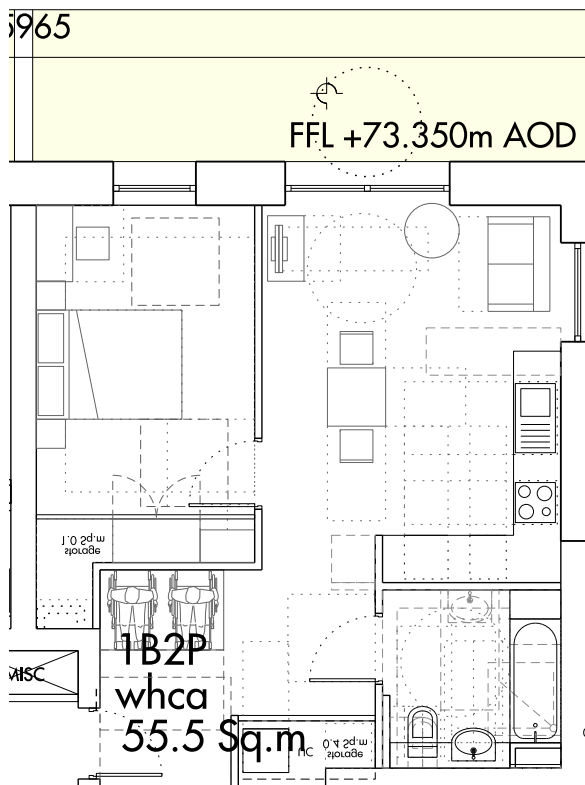


Fig 32 1B2P - Cat 3

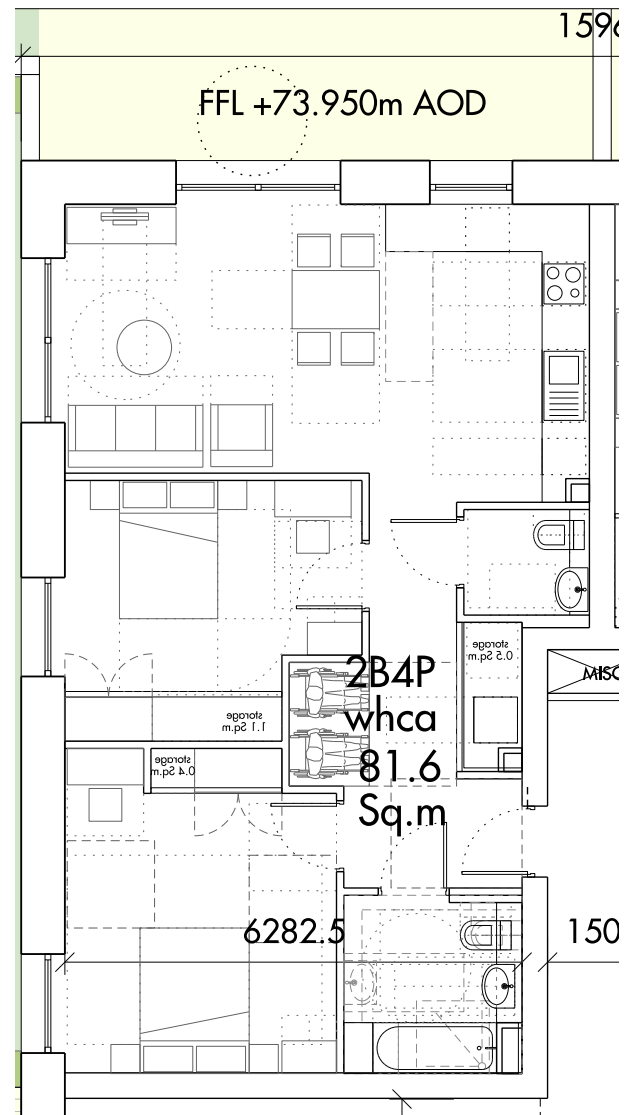


Fig 33 2B4P - Cat 3

6.7 APPENDIX 1

6.7.1 References for inclusive design

Legislation

Equality Act 2010

The Equality Act 2010 ('the Act') combines and supersedes previous separate discrimination legislation (including the Disability Discrimination Act 1995 as amended ('the DDA') and the disability discrimination provisions of SENDA 2001 for England, Wales and Scotland. People are protected from discrimination and harassment based on 'protected characteristics'; victimising anyone as a result of action taken in connection with the Act is also unlawful. There are nine different protected characteristics under the Act which have different levels of protection depending on the context (such as employment, provision of goods and services or the provision of education). This Access Statement focuses on the protected characteristic of disability; the definition of disability is essentially the same as under the DDA.

The types of discrimination that can arise in relation to disability are:

- Direct disability discrimination;
- Indirect disability discrimination;
- Treating disabled people unfavourably because of something arising in consequence of their disability without justification; and
- A failure to make reasonable adjustments for disabled people ('the RA duty'). The RA duty

works in different ways depending on who requests the reasonable adjustments to be made, for example an employee or a member of the public.

The act also provides protection for people who are treated less favourably because of their relationship with a disabled person (such as a carer) or for people treated less favourably because they are mistakenly believed to be disabled. A disabled person can always be treated more favourably than a non-disabled person.

If an employer is a listed public authority (such as a local authority) they will be subject to the public sector equality duty. If the employer is not a public authority but carries out a public function as part of its work, it will be covered by the general part of the equality duty in relation to the exercise of that function.

The public sector equality duty seeks to promote equality from within an organisation and the general duty requires the organisation to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not; and
- Foster good relations between persons who share a protected characteristic and those who do not.

Due regard must be given to these three aims when undertaking procurement and to comply with procurement law, consideration must be given to the extent to which equality considerations are relevant and proportionate to the subject matter of the contract.

Most of the listed public authorities are also subject to the specific duty (which operates slightly differently in England and Wales). This involves reporting requirements to demonstrate compliance with the three aims of the general duty. The public sector equality duties are relevant both to the design and the management of the built environment.

The Reasonable Adjustment Duty and specific building provisions

The Equality Act does not contain any specific requirements for the built environment and therefore has no relevance to 'compliance' in respect of physical building standards.

Statutory Consents

When considering a reasonable adjustment to a physical feature, the 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.

Regulations and Standards

Building Regulations 2010

- 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).

The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets the regulations in respect of physical access for disabled people.

National Planning Policy

- National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019.
- The NPPF states that all developments should be designed to be inclusive and that this should be addressed by local policies.
- Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 9.

London Planning Policy

- The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2011, Mayor of London, March 2016.

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.

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

This London Plan SPG outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.

Local Planning 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.

References

British Standards

- 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.

- BS 9999:2017 Code of practice for fire safety in the design, management and use of buildings, British Standards Institution, 2017.
 - BS EN 81-28:2018, Safety rules for the construction and installation of lifts. Remote alarm on passenger and goods passenger lifts, British Standards Institution, 2018.
 - BS EN 81-41:2010, Safety rules for the construction and installation of lifts. Special lifts for the transport of persons and goods. Vertical lifting platforms intended for use by persons with impaired mobility, British Standards Institution, 2010.
 - BS EN 81-70:2018, Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Accessibility to lifts for persons including persons with disability, British Standards Institution, 2018.
 - BS 5656-2:2004 Safety rules for the construction and installation of escalators and moving walks - covering disabled access, British Standards Institution, 2004.
 - DD CEN/TS 15209:2008 Tactile paving surface indicators produced from concrete, clay and stone, British Standards Institution, 2008.
 - BS 5395-1:2010 Stairs. Code of practice for the design of stairs with straight flights and winders, British Standards Institution, 2010.
 - BS 7000-6:2005 Design Management Systems. Managing inclusive design. Guide, British Standards Institution, 2005.
 - BS 5499-4:2013 Safety signs. Code of practice for escape route signing, British Standards Institution, 2013.
 - BS 8501:2002 Graphical symbols and signs. Public information symbols, British Standards Institute, 2002.
- International Standards
- ISO 7176-28:2012, Wheelchairs - Part 28: Requirements and test methods for stairclimbing devices, British Standards Institution, 2012.
 - ISO 9386-1:2000, Power-operated lifting platforms for persons with impaired mobility, British Standards Institution, 2000.
- Access Statements
- Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010.
 - Design and Access Statements: How to Write, Read and Use Them, Design Council (CABE), 2006.
- Sanitary Accommodation
- Good Loo Design Guide, CAE, RIBA Enterprises, 2004.
 - Changing Places: the practical guide, Changing Places Consortium, undated.
 - BS6465-2: 2017 Sanitary installations Part 2: Space recommendations - Code of practice, British Standards Institution, 2017.

Urban Design / External Environment / Landscape / Transport

- Inclusive Urban Design: A guide to creating accessible public spaces, David Bonnett Associates, BSI, 2013.
- Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport, 2005.
- Improving Walkability: Good Practice Guidance on Improving Pedestrian Conditions as Part of Development Opportunities, Transport for London, 2005.
- Guidance on the Use of Tactile Paving Surfaces, Department for Transport 2007.
- Traffic Advisory Leaflet 5/95 Parking for Disabled People, Department for Transport, 1995.
- Inclusive Design for Getting Outdoors I'DGO, Legacy website <http://www.idgo.ac.uk/>, 2011.
- London Cycling Design Standards, TfL, 2016.
- A Guide to Inclusive Cycling (second edition), Wheels for Wellbeing, 2019.
- Cycle Infrastructure Design: Local Transport Note 1/20, Department for Transport, 2020.

Signage, Lighting And Wayfinding

- The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright, K., Cook, G., Wiley-Blackwell, 2010.

- Sign Design Guide: a guide to inclusive signage, JMU and the Sign Design Guide, 2000.

Buildings

- Designing for Accessibility, CAE/RIBA Publishing, 2012.
- Inclusive Design Toolkit, Design Council, 2014.
- Building Sight: a Handbook of Building and Interior Design Solutions to Include the Needs of Visually Impaired People, Barker, Barrick and Wilson, RNIB/HMSO, 1995.



APPENDICES

7.1	FIRE SAFETY	224
7.2	CRIME PREVENTION	226
7.2.1	Crime prevention.....	226
7.3	CLEANING AND MAINTENANCE STRATEGY	230
7.3.1	Cleaning and maintenance	230
7.4	EXTERNAL LIGHTING STRATEGY	232
7.5	DRAWING LIST	234



7.1 FIRE SAFETY

The Fire safety note is covered in a standalone document forming part of the submission.

Fire Safety Strategy
Stage 2 Report
Northwood and Pinner

65201169/HK/210302
Revision 03



Contents

1.	Scope	4
2.	Outline Project Description	6
2.1	Project outline	6
2.2	Risk profile and floor space factors	6
2.3	Summary of fire protection measures.....	6
3.	Package of fire protection measures.....	7
3.1	Fire detection and alarm system (AFD)	7
3.2	Suppression System.....	7
3.3	Smoke Control	7
3.4	First aid fire fighting.....	8
3.5	Signage.....	8
3.6	Artificial and emergency escape lighting.....	8
4.	Means of escape.....	9
4.1	Evacuation strategy	9
4.2	Travel distances	9
4.3	Number of exits	9
4.4	Storey exit widths.....	9
4.5	Stair widths	9
4.6	Final exits.....	9
4.7	Doors and escape corridors.....	10
4.8	Stairs serving above ground	10
4.9	Conventional apartments	10
4.10	Means of escape for the disabled	10
5.	Internal fire spread – structure	11
5.1	Structural fire protection standard.....	11
5.2	Compartmentation.....	11
5.3	Door ratings	11
5.4	Concealed cavities	12
5.5	Ductwork	12
5.6	Smoke extract shafts	12
5.7	Openings for pipes.....	12
5.8	Protected lobbies / corridors	12
6.	Internal fire spread – linings.....	13
6.1	Linings	13
6.2	Examples of materials	13
7.	External fire spread	14
7.1	Building position.....	14
7.2	External cladding.....	14
8.	Access and facilities for fire fighting.....	15
8.1	Vehicle and firefighter access	15
8.2	Firefighting shaft	15
8.3	Hose Coverage	15

7.2 CRIME PREVENTION

7.2.1 Crime prevention

The design team met with the Design-Out Crime officer for the area, Robert Palin, in July 2020 to discuss the proposals from the perspective of Crime prevention.

The outcome of the meeting was positive and the proposals were considered acceptable to the officer. Some aspects require detail design and it is anticipated that these will be addressed in the design stage.

For the purposes of the planning application, the meeting covered aspects of security to do with overall strategies applicable to the scheme. Following the meeting and based on the advice received, the proposals for all boundary lines of the scheme was firmed up with attention to the different conditions along edges, e.g boundaries from publicly accessed areas versus boundaries within shared and private areas within the development.

Other aspects discussed and agreed were:

- Landscaping to the north of the substation in block B should be open space rather than enclosed, tarmacked or landscaped to ensure

that it doesn't attract antisocial behaviour such as littering.

- Furniture and equipment in landscaped areas to be located away from private boundaries.
- Requirement of all entrance gates to the development to be security rated to satisfy LPS1175 SR1 to automatically close and be operated with fob system.
- Requirement to all entrance doors accessed from publicly accessed areas to be security rated to satisfy LPS1175 SR2 (staff entrance door on the south-east elevation to the Healthcare centre, accessed from car park)
- Requirements for all accessible windows and doors below 3m to satisfy PAS 24 :2016
- All cycle stores to be fob accessed
- Metal gates separating parking space on Pinner Road from shared gardens in Block A to be push to exit only (except for emergency services access)
- Use of retractable bollards on both entrances to the car park along Pinner Road to be managed by the Healthcare centre. Bollards to be

raised when centre is not occupied to prevent travellers occupying the space.

- Lighting /CCTV: systems to be designed to meet Secured by Design (part Q) standards with detailed design to follow at the appropriate stage
- Parking areas to be lit above head height, i.e above 2.5m.
- Lighting to be controlled on roof terraces and ground floor shared gardens. E.g. to be able to be switched off at night to dissuade their use if necessary.
- Access to both residential blocks: Managed fob access to main entrance door.
- Block A, having more than 25 flats accessed from a single core will require access control to lifts and doors to the stair at all levels.
- Access control IP based systems will be reviewed by SbD officer at the appropriate stage.
- Generally, the principles of Secure by Design to be followed at all stages of development.

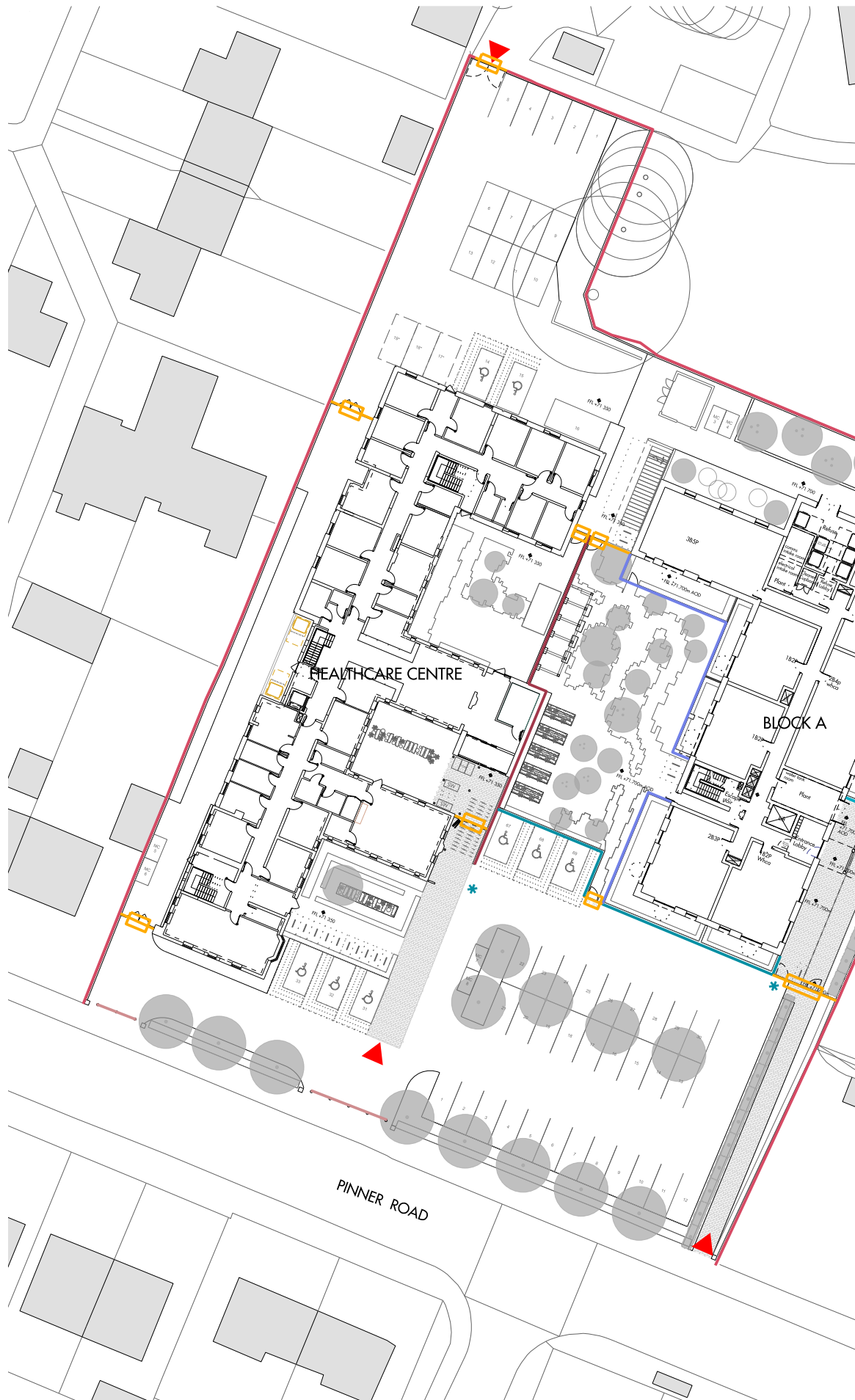


Fig 1 Site wide plan showing boundary types to address security matters



7.3 CLEANING AND MAINTENANCE STRATEGY

7.3.1 Cleaning and maintenance

The outline maintenance and cleaning strategy for both the residential buildings and health centre is set out below. Only the most difficult access cases are considered, and the approach is to choose a level of safety whilst not compromising planning constraints and aesthetic qualities of the building. A full cleaning a maintenance report will be prepared in the next design stage.

Window cleaning

The healthcare centre is a two-storey building with all the glazing below 9m. It is anticipated that cleaning operations will be by trained operatives and it can be a mix of

- Clean from inside where window cills are above 950mm.
- Cleaning by reach-and-wash extendable pole with de-ionised water where there are no deep reveals or ground projections
- Or access from ground or deck level using a tied and stabilised portable ladder fabricated and used in accordance with BS EN 131, mobile platform ladders (with barrier) fabricated

and used in accordance with BS EN 131-7 or platform steps (with barrier).

- Fixed Horizontal glass can be cleaned from roof access or with a MEWP (Mobile Elevating Work Platform) to BS EN 280, to be hired in as necessary.

The residential buildings windows have been designed to be able to be cleaned from inside or from the balcony by the tenant. Windows are inward opening and cleaning can be carried out by tenants in accordance with criteria outlined in Approved Document K5: arm reach radius 850mm from the point maximum 1300mm above finished floor level. Where windows are full height, these have a Juliette balcony railing providing the 1100mm high guarding.

Rooflights within the apartments will be specified with reversible systems that allow safe cleaning from inside.

Glass replacement:

Low level glazing will be replaced by manual lifting by minimum 2no. operatives. Glass is lifted from deck or platform for smaller domestic sized panels with hand-held vacuum tools.

High level access can be achieved by a variety of methods:

- Lifting via mobile crane fitted with a vacuum lifter plus MEWP for operatives
- Erection of scaffold towers each side of replacement zone with bridging beam between for motorized hoist.
- For smaller panels, if internally beaded, the panel is ported through the building via lifts to and from the loading point in the street. Lifts and internal transfer routes are suitably sized and designed to allow the transfer of the glazing panels within the building.

Roof access

Maintenance access to roof of single storey extensions in the Healthcare centre and inspection/ cleaning of gutters can be achieved

with the use of a tied and stabilised portable ladder fabricated and used in accordance with BS EN 131, OR or mobile platform ladders (with barrier) fabricated and used in accordance with BS EN 131-7 (max working height 3.6m), OR platform steps (with barrier) (max working height 9.5m)

Access to the plant space in residential roofs is via a roof access hatch with a companionway ladder located within the common corridor. The plant space is recessed within pitch of the roof and enclosed with walls above 1100 AFFL.

Cleaning of gutters and dormers in residential buildings

Gutters to be fitted with an integrated brush system to minimise blockages caused by the accumulation of leaves and debris.

Occasional cleaning to high level metal cladding and maintenance of gutters can be achieved with a mobile narrow access platform.

7.4 EXTERNAL LIGHTING STRATEGY

Prepared by Sweco

1. Introduction

This briefing note outlines the strategy for external lighting to be provided to the Northwood and Pinner development.

The site is located on the Pinner Road within the London Borough of Hillingdon. The development will include a new Healthcare Hub within the refurbished former Cottage Hospital and two new buildings for residential accommodation, with associated car parking and amenities.

2. External Lighting Basis of Design

Exterior lighting will be designed in accordance with the following Standards and guidance:

- BS 5489-1;
- BS EN 12464-2;
- The Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (2011).

For the purposes of the ILP Guidance, the development is assumed to be located in an E4 urban zone.

External lighting will comply with the limits set out in table 2 of the ILP guidance, external lighting in use between 23:00 and 07:00 will comply with the lower (post curfew) limits.

3. Outline External Lighting Strategy

A complete external lighting installation will be provided to serve the building perimeter, entranceways, bin stores and communal car parks. External lighting will be designed in accordance with BS 5489-1 and BS EN 12464-2. External lighting will be provided by LED luminaires. External lighting will be designed in accordance with Secure By Design principles, including:

- Illumination provided by luminaires mounted above 2.5m above Finished Floor Level;
- Luminaires will be vandal-resistant and located out of reach;
- Light source positions coordinated with landscape design to maintain 5m spacing between any tree and light source wherever possible, with due account given to seasonal variation;
- Gates clearly illuminated;
- Lighting will be provided to each elevation containing a doorset;
- Designed to minimise light spill and light pollution as defined in the Standards.

A certificate of compliance from a 'competent' designer will be provided certifying that the lighting has been designed in accordance with BS 5489-1. Competency will

be demonstrated by membership of the ILP (MILP), achieving ILP competency level 3 or 4, and either IEng or CEng to be deemed competent to be able to design under Construction Design and Maintenance (CDM) Regulations.



7.5 DRAWING LIST

Drawing number	Drawing title	scale	size
Site			
17115-05_00_07_001	Site Location Plan	1:1250	@A1
17115-05_00_07_002	Site Boundary	1:500	@A1
Existing			
17115-05_00_07_010	Existing Site: Ground floor plan	1:250	@A1
17115-05_00_07_011	Existing Site: First floor plan	1:250	@A1
17115-05_00_07_020	Existing Sitewide Elevations	1:250	@A1
17115-05_00_07_021	Existing Cottage Hospital Elevations - Sheet 1	1:100	@A1
17115-05_00_07_022	Existing Cottage Hospital Elevations - Sheet 2	1:100	@A1
Proposed			
Sitewide			
17115-05_00_07_051	Proposed Site wide Access and Routes	1:500	@A1
17115-05_00_07_052	Proposed Site wide Emergency Services access	1:500	@A1
17115-05_00_07_053	Proposed Site wide Parking Strategy	1:500	@A1
17115-05_00_07_054	Proposed Site wide: Refuse Strategy		
17115-05_00_07_100	Proposed Level 00 Sitewide plan	1:250	@A1
17115-05_00_07_104	Proposed Roof Level Sitewide plan	1:250	@A1
17115-05_00_07_200	Proposed Sitewide Elevations	1:250	@A1
Plans			
17115-05_HC_07_100	Healthcare Centre: Proposed Level 00 plan	1:100	@A1
17115-05_HC_07_101	Healthcare Centre: Proposed Level 01 plan	1:100	@A1
17115-05_HC_07_102	Healthcare Centre: Proposed Roof plan	1:100	@A1
17115-05_A_07_100	Block A Residential: Proposed Level 00 plan	1:100	@A1
17115-05_A_07_101	Block A Residential: Proposed Level 01 plan	1:100	@A1
17115-05_A_07_102	Block A Residential: Proposed Level 02 plan	1:100	@A1
17115-05_A_07_103	Block A Residential: Proposed Level 03 plan	1:100	@A1
17115-05_A_07_104	Block A Residential: Proposed Roof plan	1:100	@A1
17115-05_B_07_100	Block B Residential: Proposed Level 00 plan	1:100	@A1
17115-05_B_07_101	Block B Residential: Proposed Level 01 plan	1:100	@A1
17115-05_B_07_102	Block B Residential: Proposed Level 02 plan	1:100	@A1
17115-05_B_07_103	Block B Residential: Proposed Level 03 plan	1:100	@A1
17115-05_B_07_104	Block B Residential: Proposed Roof plan	1:100	@A1
Elevations			
17115-05_HC_07_200	Healthcare Centre: Proposed Elevations sheet 1	1:100	@A1
17115-05_HC_07_201	Healthcare Centre: Proposed Elevations sheet 2	1:100	@A1
17115-05_A_07_200	Block A Residential: Proposed Elevations sheet 1	1:100	@A1
17115-05_A_07_201	Block A Residential: Proposed Elevations sheet 2	1:100	@A1
17115-05_B_07_200	Block B Residential: Proposed Elevations sheet 1	1:100	@A1
17115-05_B_07_201	Block B Residential: Proposed Elevations sheet 2	1:100	@A1
Sections			
17115-05_HC_07_300	Healthcare Centre: Proposed Sections	1:100	@A1
17115-05_A_07_300	Block A Residential : Proposed Sections	1:100	@A1
17115-05_B_07_300	Block B Residential: Proposed Sections	1:100	@A1
Bay Studies			
17115-05_HC_07_400	Healthcare Centre: West elevation infill Bay Study	1:25	@A1
17115-05_HC_07_401	Healthcare Centre: New extension Bay Study	1:25	@A1
17115-05_HC_07_402	Healthcare Centre: Entrance Canopy Bay Study	1:50	@A1
17115-05_00_07_400	Block A & B: East / West elevation Bay Study	1:50	@A1
17115-05_00_07_401	Block A & B: North / South elevation Bay Study	1:50	@A1
17115-05_00_07_402	Block A & B: Porches & Bays Bay Study	1:50	@A2
Landscape			
SY619-100-001	Proposed Landscape Plan	1:250	@A1
SY619-100-002	Response to existing Trees Plan	1:500	@A1
SY619-100-003	Proposed Tree Planing Plan	1:500	@A1

Allies and Morrison

85 Southwark Street
London SE1 0HX

telephone +44 20 7921 0100

web alliesandmorrison.com

email studio@alliesandmorrison.com

