

3 Layouts

3.13 Inclusive Design Statement

Introduction

This section identifies how inclusive design will be integrated into the Britannia development phase 2b. The scheme is being designed to take into consideration the requirements of the GLA and London Borough of Hackney planning policy to create an accessible and inclusive environment.

The buildings have been designed to be inclusive and accessible environments, which meet the needs of all potential users by removing barriers that create undue effort, separation or special treatment.

Everyone, regardless of disability, age or gender will be able to use the buildings equally, confidently and independently with choice and dignity. The proposals will incorporate:

- Suitable means of access for all people from the entrance points

- Sufficiently wide routes allowing people to pass each other with lifts provided where there are level changes

- Principal entrances and lobbies that are identifiable and accessible

- Independent horizontal and vertical movement that is convenient and ensures that people can make use of all relevant facilities

90% (346) of the residential units meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and the remaining 10% (41) meet Building Regulation requirement M4(3) to be 'wheelchair user dwellings' which are designed to be wheelchair adaptable for residents who are wheelchair users in accordance with London Plan Policy 3.8 (2021).

Also note that M4(2) accessible and adaptable are not to be adapted into wheelchair user dwellings. These are the 90% provision where the dwelling can be adapted to suit needs i.e. grab rails in bathrooms and will not become wheelchair user, wheelchair adaptable units. These are the 10% provision as identified in the following table.

M4(3) Wheelchair Adaptable Units

Building	Level	Unit Code	Bedrooms	Current Bedspace	Converted bedspace	M4(3) Adaptable	Area (m ²)
H3	1	H3 01 01	3	3B/6P	3B/5P	Y	101

Total 1

H4	1	H4 01 02	2	2B/4P	2B/4P	Y	75
	2	H4 02 02	2	2B/4P	2B/4P	Y	75
	3	H4 03 02	2	2B/4P	2B/4P	Y	75
	4	H4 04 02	2	2B/4P	2B/4P	Y	75

Total 4

H5	1	H5 01 03	2	2B/4P	2B/3P	Y	78
	1	H5 01 07	2	2B/4P	2B/3P	Y	73
	2	H5 02 03	2	2B/4P	2B/3P	Y	78
	2	H5 02 07	2	2B/4P	2B/3P	Y	73
	3	H5 03 03	2	2B/4P	2B/3P	Y	78
	3	H5 03 07	2	2B/4P	2B/3P	Y	73
	4	H5 04 03	2	2B/4P	2B/3P	Y	78
	4	H5 04 07	2	2B/4P	2B/3P	Y	73
	5	H5 05 03	2	2B/4P	2B/3P	Y	78
	5	H5 05 07	2	2B/4P	2B/3P	Y	73
	6	H5 06 03	2	2B/4P	2B/3P	Y	78
	6	H5 06 07	2	2B/4P	2B/3P	Y	73
	7	H5 07 03	2	2B/4P	2B/3P	Y	78
	7	H5 07 07	2	2B/4P	2B/3P	Y	73
	8	H5 08 03	2	2B/4P	2B/3P	Y	78
	8	H5 08 07	2	2B/4P	2B/3P	Y	73
	9	H5 09 03	2	2B/4P	2B/3P	Y	78
	9	H5 09 07	2	2B/4P	2B/3P	Y	73
	10	H5 10 03	2	2B/4P	2B/3P	Y	78
	10	H5 10 07	2	2B/4P	2B/3P	Y	73

total 20

H6	1	H6 01 02	1	1B/2P	1B/1P	Y	51
	1	H6 01 03	2	2B/2P	2B/3P	Y	78
	2	H6 02 02	1	1B/2P	1B/1P	Y	51
	2	H6 02 03	2	2B/2P	2B/3P	Y	78
	3	H6 03 02	1	1B/2P	1B/1P	Y	51
	3	H6 03 03	2	2B/2P	2B/3P	Y	78
	4	H6 04 02	1	1B/2P	1B/1P	Y	51
	4	H6 04 03	2	2B/2P	2B/3P	Y	78
	5	H6 05 02	1	1B/2P	1B/1P	Y	51
	5	H6 05 03	2	2B/2P	2B/3P	Y	78
	6	H6 06 02	1	1B/2P	1B/1P	Y	51
	6	H6 06 03	2	2B/2P	2B/3P	Y	78
	7	H6 07 02	1	1B/2P	1B/1P	Y	51
	7	H6 07 03	2	2B/2P	2B/3P	Y	78
	8	H6 08 02	1	1B/2P	1B/1P	Y	51
	8	H6 08 03	2	2B/2P	2B/3P	Y	78

total 16

% M4(3) across unit mix

No. of Bedrooms	Total No. of Units	M4 (3) provision	% split across mix
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3B	24	1	2.5
2B	182	32	78
1B	181	8	19.5

total 41

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Accessibility M4

The diagrams right, and the schedule on the previous page identify the M4(3) 'wheelchair user dwellings' which are designed to be easily adaptable for residents who are wheelchair users. These units are split across the differing mix of units and are 10% per residential block.

Apartment Design Compliance

All dwellings within the proposed development have been designed in accordance with Part M, the Housing Supplementary Planning Guidance, March 2016 and Technical Housing Standards - Nationally Described Space Standards, March 2015. Compliance has been checked against the M4(2) and M4(3) criteria where appropriate. Compliance is demonstrated on the previous pages, first as a schedule and subsequently with reference to the apartment layouts.

Accessible Homes

Of the 387 housing units, 10% (41) are proposed as wheelchair user dwellings (Category 3 as defined by Approved Document M, Volume 1, 2016 Amendment)

These units are detailed in this document with wheelchair adaptable layouts.

Entrance and approach routes to homes have been considered and comply with all relevant building regulations, with 2 lifts to each floor for Block H4, H5 and H6 allowing ease of movement around the building for wheelchair users.

All remaining homes are proposed as accessible and adaptable dwellings.(Category 2 as defined by the Approved Document).

KEY

H04.XX.02 - Building, Floor Level, Apartment Type Adapted



Key illustrating the distribution of M4(2) Easily Adapted to M4(3) Accessible Dwellings

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3.14 Compliance Tables: M4(2)

The table below demonstrates the level of compliance with key elements of the 'optional requirement' of Building Regulation M4 (2) provision

M4 (2) Conformance tracker key

	Status
Compliant	
To be addressed in detailed design	
Agreed deviation	
Non-compliant	

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
Section 2A Approach to Dwelling					
2.6-2.9		Approach routes: general	The approach route should adopt the shallowest gradient and be step-free.		Approach route is safe, convenient and provides step free access.
2.10		External and internal ramps	Ramps should be between 1:12 and 1:20 and meet Diagram 2.1.		No external or internal ramps provided. Graded routes are slopes and do not exceed 1:30 with cross falls no greater than 1:40
2.11		External steps forming part of an additional route	Steps with rises between 150-170mm and goings 280-425mm, minimum width of 900mm with handrail		Steps meet the required rise, going and clear width.
2.12		Parking space	One standard parking bay close to the communal entrance of each core. Bay has a clear access zone of 900mm	N/A	No general use parking bays provided. Two 'blue badge' parking spaces will be provided adjacent to the entrance to residential block H3 as agreed with TfL.
2.13		Drop-off space	Drop-off close to the principal communal entrance of each block		Drop off spaces adjacent to the entrances of each block to be provided
2.14		Principal communal entrance	The principal communal entrance is to be accessible		Communal entrances will meet the required criteria.
2.15		Other communal doors	Other communal entrance is to be accessible		Secondary communal doors will meet criteria.
2.16		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81-70:2018.		Communal lifts meet the provisions of M4 (2) and BS EN 81-70
2.17		Communal stairs	Stairs should meet the requirement of Part K		Communal stairs provided will meet the requirement
2B: Private entrances and spaces within the dwelling					
2.20	A	Principal private entrance	The principal private entrance is to be accessible		An accessible private entrance will be provided.
2.21	B	Other external doors	Other external doors are to be accessible		Accessible doors will be provided.
2.22	C	Doors and hall widths	Doors and corridors should comply with Diagram 2.3 and Table 2.1		All doors and hall widths will meet the provisions.
2.23	D	Private stairs and changes of level	Stair should allow for installation of a stair-lift and meet Part K for private stairs.		All units are single storey single storey except 2 duplex units in Block H3.
2.24	E	Living, kitchen and eating areas	Within the entrance storey there is a living area		Meets required criteria.

M4(2)	Diagram key	Description	Summary of design provisions	Status	Comments
					2 Duplex Units in Block H3 do not provide entrance level living spaces. Both duplex units proposed will be capable of accommodating a stair lift.
2.24		Living, kitchen and eating areas	Within the entrance storey glazing starts a max of 850mm AFFL.		Window handle heights detailed at design development stages.
2.25	F	Bedrooms	Every bedroom provides a clear access route of 750mm and 750mm zone around the beds		Accessible routes and access zones around the beds will be provided.
2.26		Sanitary facilities: general provisions	All walls, ducts and boxings to the sanitary facilities should be strong enough for future adaption		Nothing precludes this from being met and will be addressed at detailed design
2.27 -2.28	G	WC facilities on the entrance level	Entrance storey WC and basin.		Entrance level WC will be provided.
2.29	H	Bathrooms	An accessible bathroom on the same storey as the principal bedroom.		An accessible Cat 2 bathroom will be provided.
2.30		Services and controls	Services and controls are accessible to people with reduced reach.		Nothing precludes this from being met and this will be addressed during detailed design.

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3.14 Compliance Tables: M4(3)

The table below demonstrates the level of compliance with key elements of the 'optional requirement' Building Regulation M4 (3) wheelchair adaptable provision. Wheelchair adaptable homes are homes that can be easily adapted to meet the needs of a household including wheelchair users.

M4(3) Conformance tracker key

	Status
Compliant	
To be addressed in detailed design	
Non-compliant	

Table 1 Wheelchair user dwellings conforming to M4 (3) 2a Wheelchair adaptable

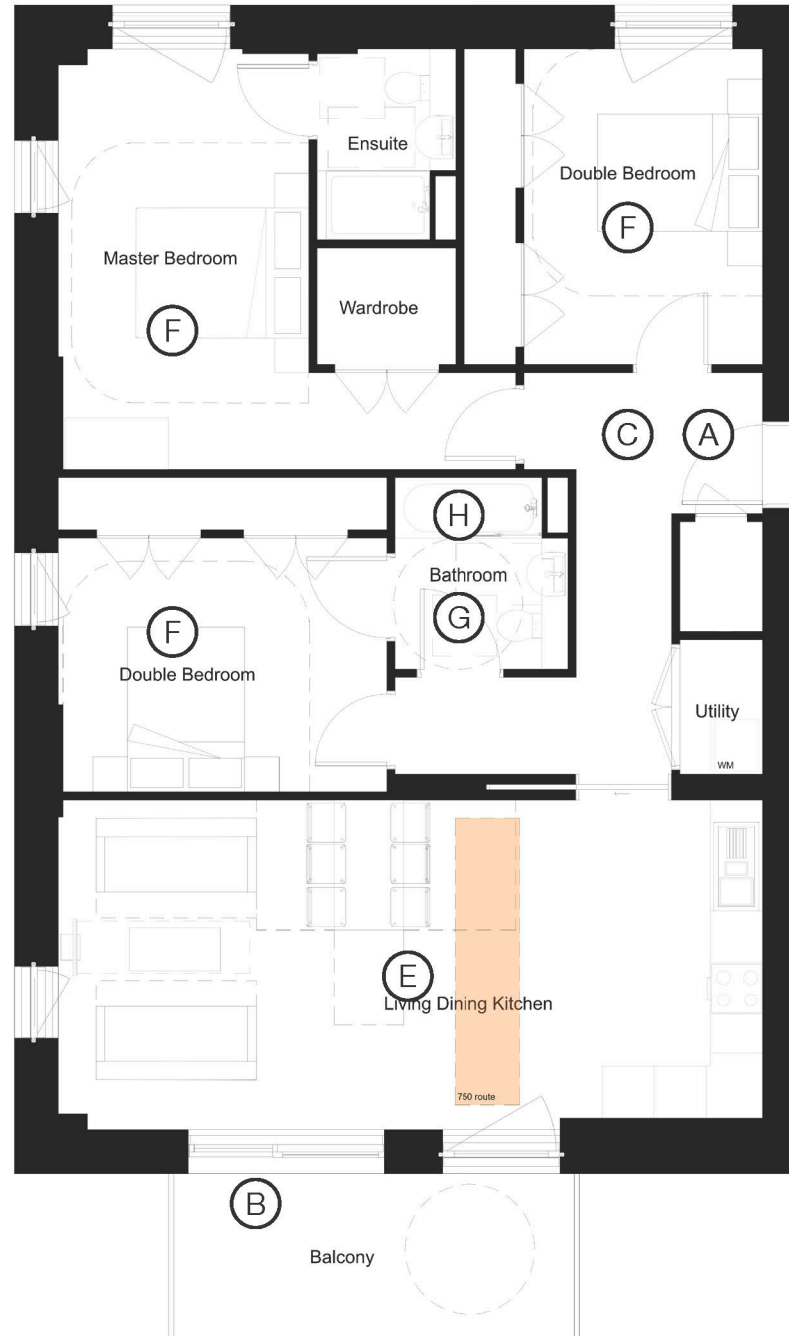
M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3A Approach to Dwelling					
3.7-3.9		Approach routes: general	The approach route is accessible and step-free.		Approach route will meet requirement.
3.10		External and internal ramps	Ramps have a gradient between 1:15 and 1:20 and will comply with AD M Diagram 3.1.		Where ramps are provided, they comply with diagram 3.1
3.11		External steps forming part of an additional route	Step risers between 150-170mm and goings between 280-425mm, a clear width of 900mm with handrail.		Steps will meet the required rise, going and clear width.
3.12		Parking space	A standard parking bay with a minimum of 1200mm zone to one side and foot of the bay.		2 accessible bays will be provided. Adjacent Block H3
3.13		Drop-off space	Where provided it is to be located close to the principal communal entrance		Drop off spaces will be provided adjacent to the building entrances
3.14		Principal communal entrance	The principal communal entrance is to be accessible		Accessible communal entrances will be provided.
3.15		Other communal doors	Other communal entrance is to be accessible.		Other communal entrances will meet requirement.
3.16		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81:70.		Communal lifts will meet or exceed the requirements.
3.17		Communal stairs	Stairs should meet the requirement of Part K for general access stairs.		Communal stairs will meet the provisions of AD M 4 (3) and Part K.
3B: Private entrances and spaces within, and connected to, the dwelling					
3.22	A	Principle private entrance	The principal private entrance is to be accessible		All principal private entrance doors will be accessible.
3.23	B	Other external doors	Other external doors are to be accessible.		Other external doors will meet the requirement.
3.24	C	Hall and door widths	Door widths and corridors comply with Diagrams 3.4 and 3.5.		All hall and doors will meet the provision.
3.25	D	Wheelchair storage and transfer space	A dwelling should have a storage and transfer space.		Wheelchair storage and transfer space will be provided located away from the entrance area
3.26	E	General storage space	The dwelling built in storage space should comply with Table 3.1.		Storage will comply with Table 3.1.
3.28		Through-floor lifting device (Accessible)	It should be easy to install a lift.	N/A	Wheelchair dwellings will be single storey
3.29		Through-floor lifting device (Accessible)	A suitable through floor lifting or lifting platform is provided.	N/A	Wheelchair dwellings will be single storey
3.30		Private stairs and changes of level	Access to all rooms and facilities on the entrance storey are step-free.	N/A	Wheelchair dwellings will be single storey

M4(3) 2(a)	Diagram Key	Description	Summary of design provisions	Status	Comments
3.31	F	Living areas	Within the entrance storey there is a living area and space meets table 3.2.		Living areas will meet the required criteria.
3.32-3.34	G	Kitchen and eating areas. (Adaptable)	The kitchen should be located on the entry level and meet Table 3.3.		The kitchen will meet this criteria.
3.32-3.34		Kitchen and eating areas. (Adaptable)	The kitchen should meet M4 (3) (Adaptable) and meet Table 3.4.		The kitchen will meet this criteria.
3.35	H	Bedrooms	One bedroom should be close to an accessible bathroom. All bedrooms should be accessible to wheelchair users		Clear access zones will be provided around all beds. (2 sides to single beds)
3.36		Sanitary facilities: general provisions	All walls, ducts and boxings to AL sanitary facilities must be strong enough for adaptations. Ceiling structure to accessible bathrooms and WC/cloakroom is strong enough to allow the fitting of hoist.		Nothing precludes this from being met and will be addressed during detailed design.
3.37 - 3.40	I	Entrance level WC (Adaptable)	Entrance level WC, basin and installed level access shower.		Entrance level WC facilities will meet criteria.
		Entrance level WC (Adaptable)	Entrance level WC, basin and shower comply with the spatial provisions of diagram 3.10.		Entrance level facilities will meet Diagram 3.10.
3.41 - 3.43	J	Bathroom facilities (Adaptable)	Bathrooms should meet the spatial requirements of Diagram 3.10, and demonstrate they can meet the requirements in Diagram 3.11 & 3.12		Bathroom facilities will meet the spatial requirements of Diagram 3.10 and demonstrate they can meet 3.11 & 3.12.
3.41 - 3.43	L	Bathroom facilities (Accessible)	Bathroom should comply with the spatial provisions of Diagram 3.11 & 3.12		Bathroom facilities will meet the spatial requirements to allow for a wheelchair accessible WCs per Diagram 3.11 & 3.12
3.44		Services and controls	Services and controls are accessible to people who have reduced reach.		Nothing precludes this from being met and will be addressed during detailed design.
3.45	K	Private outdoor space	Private outdoor space is to be accessible to a wheelchair user.		Meets required criteria

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3.15 H3 Accessibility

To be read in conjunction with Compliance Table M4(2)



Block H3 : 3B/6P Plan - M4(2) Accessible Plan Layout

Key

-  1500mm Wheelchair Turning Circle
-  1200mm Manoeuvring Space
-  750mm Clear Access Route to Windows
-  1100x1700mm Wheelchair Storage & Transfer Space
-  Height Adjustable Kitchen Worktop Section

To be read in conjunction with Compliance Table M4(3)



Block H3: 3B/5P Plan - M4(3) Adapted Plan Layout with illustrative letters demonstrating M4(3) provision for Wheelchair Adaptable units.



Key Location for Plan within H3 Block

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3.16 H4 Accessibility

To be read in conjunction with Compliance Table M4(2)



Block H4 : 2B/4P Plan - M4(2) Accessible Plan Layout

Key

-  1500mm Wheelchair Turning Circle
-  1200mm Manoeuvring Space
-  750mm Clear Access Route to Windows
-  1100x1700mm Wheelchair Storage & Transfer Space
-  Height Adjustable Kitchen Worktop Section



Key Location for Plan within H4 Block

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3.16 H4 Accessibility

To be read in conjunction with Compliance Table M4(3)



Block H4: 2B/4P Plan - M4(3) Adapted Plan Layout with illustrative letters demonstrating M4(3) provision for Wheelchair Adaptable units.

Key

-  1500mm Wheelchair Turning Circle
-  1200mm Manoeuvring Space
-  750mm Clear Access Route to Windows
-  1100x1700mm Wheelchair Storage & Transfer Space
-  Height Adjustable Kitchen Worktop Section

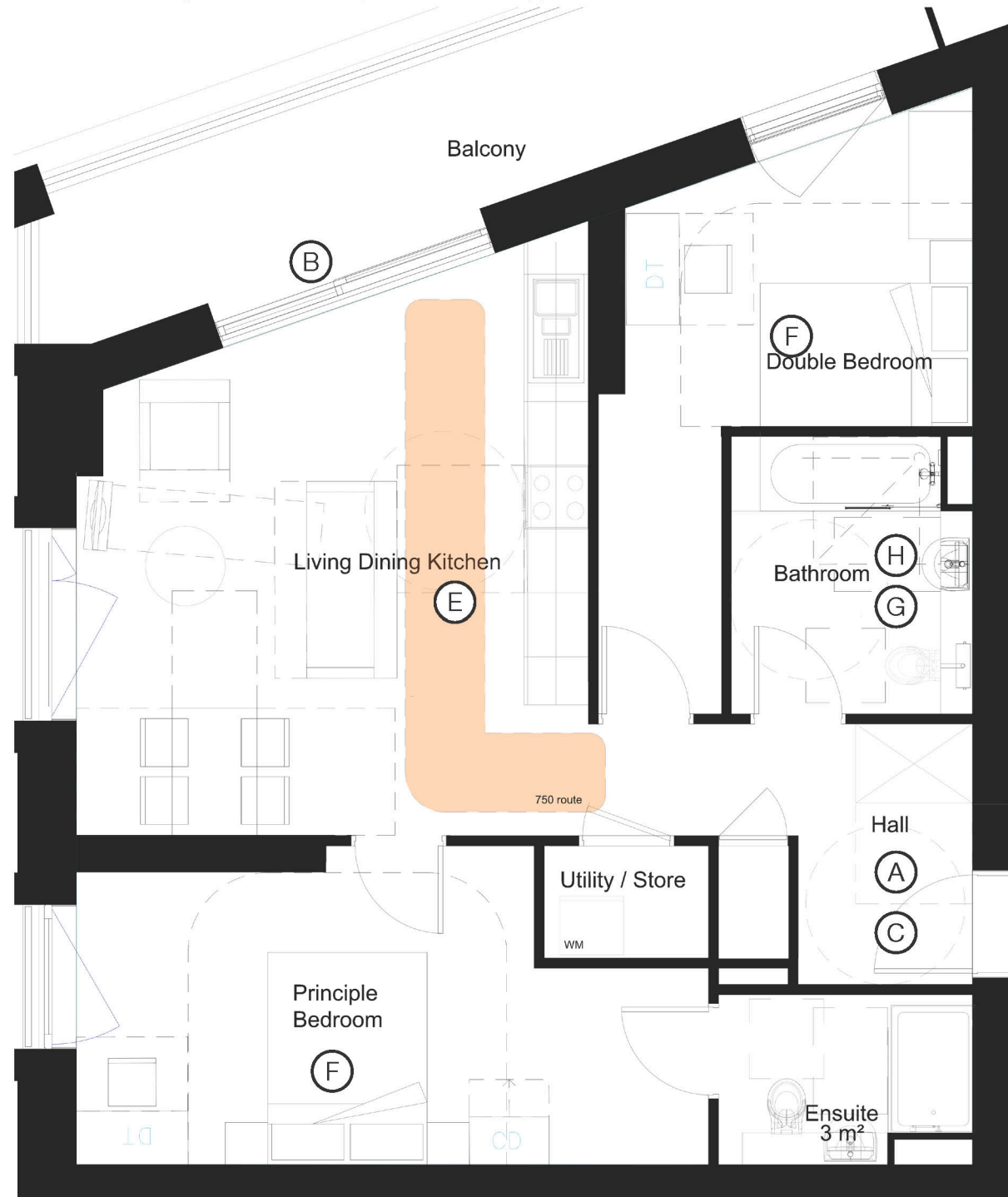


Key Location for Plan within H4 Block

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3.17 H5 Accessibility

To be read in conjunction with Compliance Table M4(2)








Block H5 : 2B/4P Plan - M4(2) Accessible Plan Layout

To be read in conjunction with Compliance Table M4(3)



Block H5: 2B/3P Plan - M4(3) Adapted Plan Layout with illustrative letters demonstrating M4(3) provision for Wheelchair Adaptable units.

- Key**
-  1500mm Wheelchair Turning Circle
 -  1200mm Manoeuvring Space
 -  750mm Clear Access Route to Windows
 -  1100x1700mm Wheelchair Storage & Transfer Space
 -  Height Adjustable Kitchen Worktop Section



Key Location for Plan within H5 Block