Fig. 7.7 Harrow Road perspective elevation

Fig. 7.8 Edgware Road perspective elevation

Fig. 7.9 Aerial view looking north to completed West End Gate Masterplan

8.
Access Statement

8.0 Access Statement

8.1 Summary

Berkeley Homes and Squire and Partners set excellent standards of accessibility through consideration of inclusive design from the conception of the project and the consideration of the needs of all users. All aspects of the building are designed to ensure an inclusive and enjoyable environment for everybody.

The purpose of this statement is to outline Berkeley Homes and Squire and Partners overall holistic approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

8.2 Pedestrian Access

The scheme will provide a safe, legible, high quality inclusive environment that will be easy to use for as wide a range of people as possible without undue effort, special treatment or separation. The site's highly sustainable location in transportation and accessibility terms includes proximity to underground stations, rail stations, buses and roads for taxis and cars. In addition, level pedestrian access is provided on the site and around the site. Collectively, these transport modes provide the site with a large public transport catchment area which benefits from excellent accessibility.

The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance and Westminster's UDP. The pavement around the site is relatively flat and all main entrances to the retail units, residential and office will have step free access from the adjacent pavements through doors designed to suit wheelchair and impaired access requirements.

All main cores to the different residential building blocks are fitted with wheelchair accessible lifts that provide level access to all floors and all escape stairs will have allocated space for disabled refuge as outlined in the Building Regulations.

The following documents have been referred to in the development of the scheme:
- Westminster SPG Inclusive Design and Access
- Relevant British Standards
- Part M of the Building Regulations
- Part B of the Building Regulations
- London Housing Design Guide
- Wheelchair Housing Design Guide

The Westminster UDP has been reviewed carefully with regards to mobility impaired access and policies have been accounted for in the design.

8.3 Trains, Buses, and Cycle Services

The local underground station at Edgware Road, has good mobility impaired access as it is a step-free station. Street level to platform can be achieved by lift and ramp. Level access to the trains is also provided.

All buses operating around the site have wheel chair access, designated priority seating and wheelchair spaces. The 23 and 205 bus lines connect the site east west across London and into the immediate vicinity.

Cycling is popular in the area and the nearest Cycle hire station is just opposite the Site at the junction of the Westway and Edgware Road and at Paddington Green.

8.4 Vehicle Access and Servicing

The scheme has been prepared in liaison with the Westminster Highways and Design Case Officers. A more detailed report has been prepared by the Transport consultant and is submitted under separate cover as part of this application.

Vehicle access to the development is via the Church Street access ramp that forms part of the WEG existing basement infrastructure. This provides access to the PGPS basement areas and acts as the primary route for waste collection and deliveries to the development. This access will be managed by the onsite management team to control access to these basement areas.

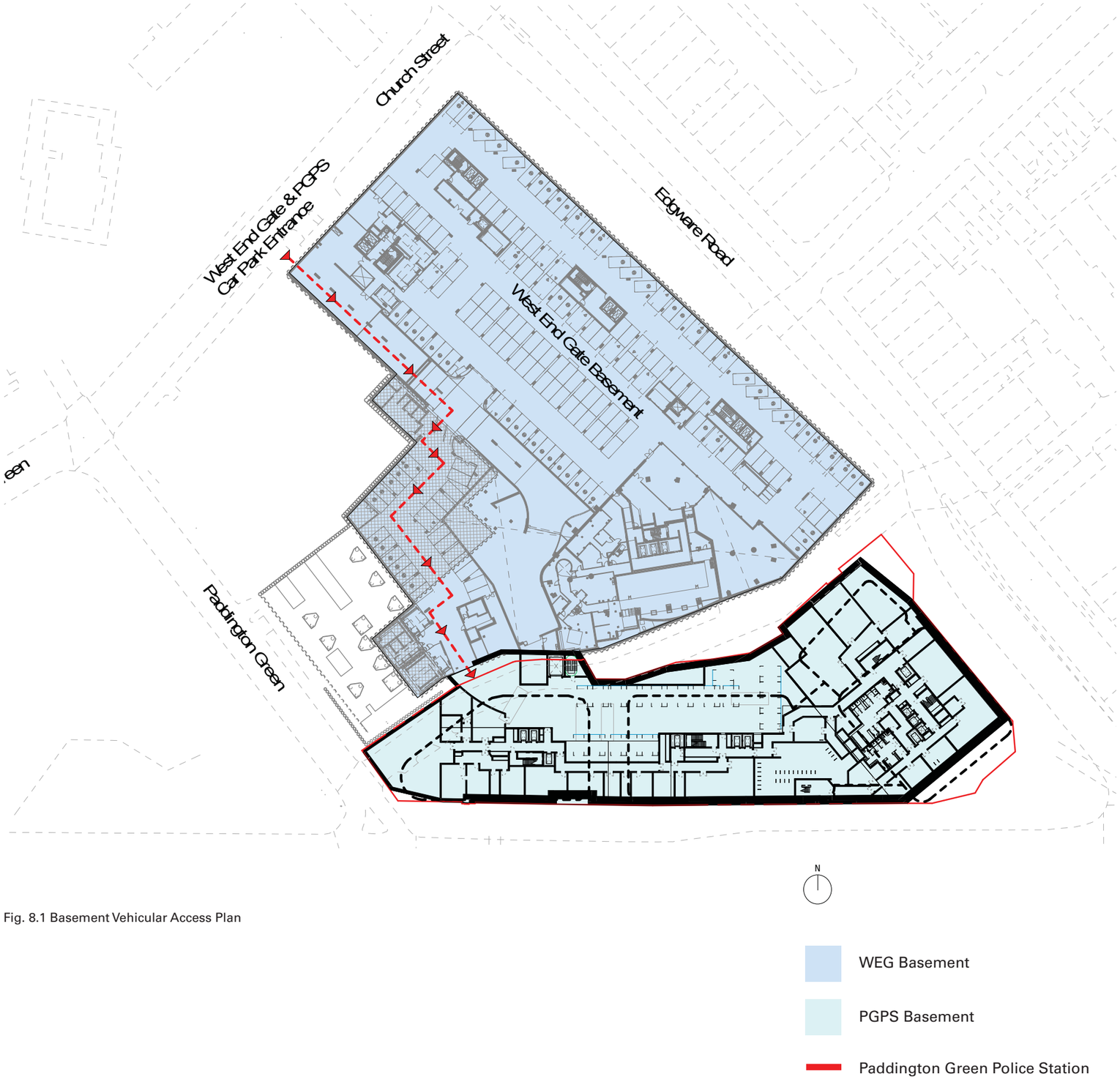


Fig. 8.1 Basement Vehicular Access Plan

8.5 Parking

The private residential blocks provide 17 no. compliant disabled parking spaces plus 1 no. additional space for a total of 18 no. parking spaces.

8.6 Cycle Storage

Cycle parking for each block is provided in excess of Westminster cycle parking requirements. The allocated numbers are in line with GLA/TfL requirements. They are located within secure storage facilities and all are served by a suitable lift. Short stay spaces are located in the landscaping at ground floor level.

Parking for cars and bicycles is provided in line with the standards of the London Plan and the UDP. The parking provisions are set out in Section 5.0 of this report. Parking for the residential blocks is provided at basement level B1 and serviced by the ramp from Church Street. Residential cycle storage is provided at basement level B1 which is accessed by dedicated cycle entrances at ground floor.

It is proposed that the retail is served from the basement loading bay accessed from Church Street. UKPN substations and plant is located ground floor adjacent to the service ramp. The retail and residential blocks are served directly from the service area and the management company will organise the facilities operationally

8.7 Refuse

Stores are all located at basement level and provided with flush thresholds from the building and to the outside.

Fig. 8.3 Proposed Basement Cycle Storage Plan

8.8 Access to and around the building

Access to Edgware Road, Newcastle Place, Paddington Green and the Westway will be level with the pavement. Pavement surfacing will meet Westminster requirements and an appropriate level of external lighting will be provided in open spaces which is to be addressed in the detail design stages.

8.8.1 Access into the Building

- Flush thresholds are provided into all ground floor areas
- Flush thresholds are provided from all ground floor main lobbies to the residential cores. Ramped access in line with part M may be required in places from secondary entrances to the cores to negotiate the external pavement falls.
- Handrails to ramps, lifts and stairs provided are suitably detailed in line with Part M
- Minimum clear width to ramps (1.5m) and stairs (1.2m) will be provided
- Disabled lift provided in the residents garden

8.8.2 Within the Building - Access to Homes

The residential entrance lobbies are provided with adequate space to manoeuvre as required under Part M and Lifetime Homes. All common corridors are 1.5m wide and flush thresholds are provided to all lobbies, lifts and unit entrance doors. All unit sizes have been designed with the space requirements of Lifetime Homes and Part M in mind and all floors are served by adequately sized lifts for wheelchair users.

8.8.3 Within the Building - Elsewhere

All service corridors are a minimum of 1.2m clear width.

Fig. 8.2 Ground Floor Building Uses and Entrances Plan

8.9 Standards in Dwellings

All apartments should be suitable for all purchasers/occupiers, regardless of changes in personal ability or circumstances. The measures to achieve this are detailed below:

8.9.1 British Standards

The flats are capable of being developed to meet BS8300:2001.

8.9.2 Building Regulations Part M

Numerous Lifetime Home Standards overlap with requirements in Part M of the Building Regulations. The additional requirements under Part M include:

- Tactile pavers as required will be provided.
- Rise of external stair flights between landings will be less than 1.2 m. There are however no external stair flights.

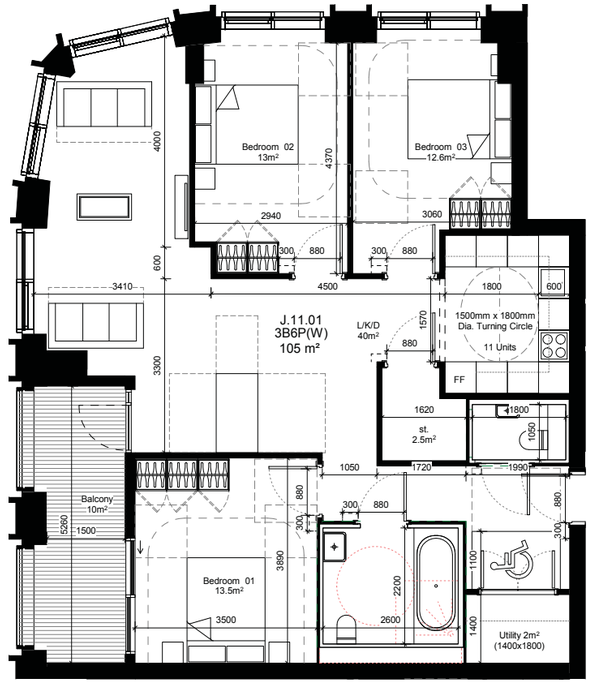
8.9.3 London Housing Design Guide

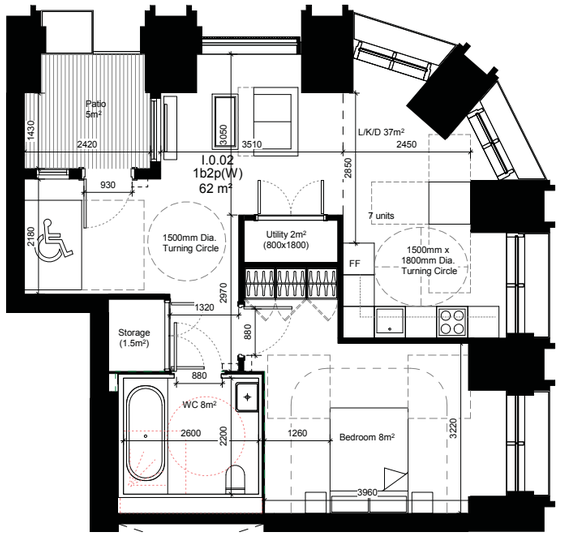
London Housing Design Guidelines have been incorporated in the scheme. The principle aspects of the guide will be continually monitored through the detailed design stage to maintain compliance and best practise.

8.9.4 Disabled Housing Standards

Additional consideration will be taken to ensure that the flats could be adapted to be suitable for wheelchair users. This will include:

- Refuse stores located as conveniently as possible. If necessary, refuse collection will be organised by the management company.
- Ironmongery will be addressed in detail design.
- Post collection will be located as conveniently as possible. If necessary, it can be organised by the management company.
- Most of the rooms in the development generally have good daylighting.
- Dwellings for wheelchair users will be addressed during detail design.
- Knockout panels will be provided between main bathrooms and bedrooms during detail design.





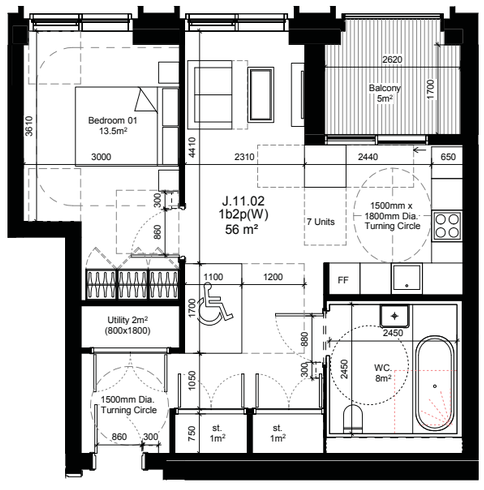


Fig. 8.4 Typical Wheelchair Accessible Apartment Plans

8.10 Communications and Controls

This will be addressed during the detailed design stages. Generally signage will be clear, legible and consistent and consideration will be given to provide auditory signals for the visually impaired and visual signals for the auditory impaired. All fire alarms will be both visual and auditory in line with Part B of the building regulations.

Each building block will be managed separately by either the occupier or an appointed management company who will also take responsibility for any external areas belonging to the development.

8.11 Evacuation and means of escape

In the event of an emergency, evacuation from all buildings is by stairwell and a protected refuge for the mobility impaired is provided at each fire fighting core.

8.12 Facade Access

The facade access and maintenance strategy will be developed further by Façade Access Consultants.

The points below are an initial evaluation of the cleaning and maintenance options for the building façades of the Paddington Green Police Station development. Key considerations in the selection of the systems have been;

- Compliance with all statutory regulations in Europe.
- Meeting the safety requirements of manned cradles.
- Incorporating safety devices for electrical/ support cable failures as well as for operational malfunctions.
- Simplicity of operation and maintenance of the equipment.
- Minimising the cost of cleaning the façade.
- Environmentally acceptable both visually and in materials used and waste products generated.
- No physical contact with the building surfaces other than the buffers.
- Having the ability to access and clean a wide range of building surfaces during a single drop.
- Having the ability to handle inset windows or protrusions.
- No access through tenants or residential demise.

It is proposed that the tower on the corner of Edgware Road and the Flatiron on the corner of Paddington Green will be provided with extendable BMUs operated on tracks that will run around the perimeter of each building roof. This will also include a BMU to the 25 storey shoulder of the main tower. The BMU shall be fully powered and operable from both the roof and from the suspended platform. It shall provide efficient access to the facades and be fully compliant with British Standards and local authority requirements. The BMU's will park within plant screen areas and retract from view when not in use. Low level and ground floor facades can be accessed directly from ground level with operatives using conventional tools.

The central mansion block will be accessed and cleaned via roped access and/or conventional tools to the lower levels, including the use of tucker poles for cleaning. Inward opening windows will also allow for residents to clean windows safely from inside their apartments.

On rare occasions it may be necessary to employ a proprietary "spider" type MEWP where necessary, as this is less affected by landscape, has outreach capacity over obstructions and has the lightest applied loads for comparable range of any MEWP.

These key elements in the design are based on the following:

- Legislation and codes of practice,
- The building and the structural requirements,
- Life cycle costs,
- Added value the system/design could bring,

The design has to be bench marked against the following standards:

- BS 6037-1:2003 Permanently Installed Suspended Access Equipment
- EN 1808 (1999) Safety Requirements on Suspended Access Equipment.

Overall the facade access solutions will use machines which are already tried and tested in the public domain and will minimise the risk to operatives in the maintenance of the facades.

8.12.1 Façade Maintenance and Glass replacement

In general it is proposed that the roof mounted suspended access systems may provide hoisting facilities for the replacement of cladding or façade panels. Any hoisting of cladding and panels is to be carried out using temporary equipment, specifically brought in and installed for the particular task. The exact method statement needs to be determined by the specialist contractor and the use of the façade access equipment may be considered in assisting the installation of the glazing and the final capping/sealing. Allowance in the loads for an additional 600Kgs materials lifting capacity of the BMU's to assist in façade replacement has been incorporated into the design proposals.

9.
Appendix

9.0 Appendix

9.1 Project Directory

Client - Berkeley Homes Ltd
380 Queenstown Road
London
SW8 4PE

Architect - Squire and Partners
243 Ferndale Road
London
SW9

Planning Consultant - Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Townscape Consultant - Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Landscape Consultant - Murdocuh Wickham
The Tithe Barn,
Bradbourne House
East Malling
Kent
ME19 6DZ

Structural Engineer - WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Services Engineer - WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Acoustic Consultant - Ramboll
240 Blackfriars Road,
London
SE1 8NW

Highway Consultant - ARUP
13 Fitzroy Street
London
W1T 4BQ

Environmental Impact Assessment - Ramboll
Ramboll
240 Blackfriars Road,
London
SE1 8NW

Fire Consultant - H+H
Suite 33 Beaufort Court
Admirals Way
London
E14 9XL

Survey - Plowman Craven
Plowman Craven House
2 Lea Business Park
Lower Luton Rd
Harpenden
Hertfordshire
AL5 5EQ

Daylight / Sunlight Consultant - GIA
The Whitehouse
Belvedere Road
London
SE1 8GA

Local Planning Authority - Westminster City Council
Planning Department
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Public Relations - Concilio
1 Fore Street Avenue
London
EC2Y 9DT

Social Sustainability Consultant - Turley
8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

9.2 Area and Accommodation Schedule

Block	Floors			Total Floors	Resi						Office						Other							
					GEA Total		GIA Total		NSA Total		GEA Total		GIA Total		NIA Total			GEA Total		GIA Total		NIA Total	
					sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
BASEMENT	-1	to	-1	1													Flexible Commercial Ancillary	38	409	38	408	-	-
																	Car park	-	-	1,013	10,904	-	-
																	Plant	-	-	1,025	11,033	-	-
																	Resi Ancillary	2,981	32,087	1,617	17,403	-	-
																	Office Ancillary	387	4,166	242	2,601	-	-
																	Common Circulation	1,376	14,811	449	4,828	-	-
	-2	to	-2	1													Resi Ancillary	284	3,057	356	3,835	-	-
																	Common Circulation	338	3,638	114	1,229	-	-
Podiumn	0	to	0	1	404	4349	387	4166	-	-	400	4306	348	3744	-	-	Flexible Commercial	1,176	12,658	1,088	11,715	933	10,043
					104	1119	100	1076	-	-							Virtual golf	112	1,206	112	1,206	-	-
					101	1087	96	1033	-	-							Common Circulation / Plant	280	3,014	222	2,388	-	-
	1	to	1	1	90	969	90	969	-	-	2440	26264	2246	24176	1915	20610							
					24	253	24	253	-	-													
					24	253	24	253	-	-													
	2	to	2	1	90	969	90	969	-	-	2321	24983	2168	23338	1833	19728							
					24	253	24	253	-	-													
					24	253	24	253	-	-													
BLOCK																							
K	3	to	10	8	9712	104539	8424	90675	6544	70439													
	11	to	15	5	6070	65337	5285	56887	4125	44401													
	16	to	24	9	10926	117606	9594	103269	7704	82925													
	25	to	25	1	613	6598	571	6146	411	4424							Residents Lounge	270	2,906	232	2,497	-	-
	26	to	29	4	3532	38018	3136	33756	2484	26738													
	30	to	30	1	883	9505	792	8525	633	6814													
	31	to	31	1	883	9505	762	8202	585	6297													
	32	to	32	1	-	-	-	-	-	-							Residential Circulation	115	1,238	91	980	-	-
J	3	to	10	8	8008	86197	6872	73970	5608	60364													
	11	to	11	1	659	7091	565	6078	464	4994													
	12	to	12	1	1001	10775	857	9225	711	7653													
	11	to	11	1	342	3683	293	3157	241	2594													
	13	to	14	2	2002	21549	1714	18449	1380	14854													
I	0	to	0	1	290	3122	247	2659	158	1701							Affordable Workspace	382	4,112	328	3,533	306	3,294
	0	to	0	1	71	764	66	710	-	-							Common Circulation / Plant	99	1,066	93	1,001	-	-
	1	to	2	2	1678	18062	1434	15435	1132	12185													
	3	to	10	8	6712	72247	5720	61570	4504	48481													
	11	to	13	3	2517	27093	2145	23089	1689	18180													
	14	to	16	3	2517	27093	2169	23347	1752	18858													
	17	to	17	1	839	9031	719	7739	584	6286													
TOTAL					60,138	647,319	52,222	562,112	40,709	438,188	5,161	55,552	4,762	51,257	3,748	40,338	TOTAL	7,838	84,367	7,020	75,561	1,239	13,336

PRIVATE	39,147	421,374	34,230	368,448	26,511	285,362
INTERMEDIATE	11,175	120,289	9,555	102,852	7,415	79,814
SOCIAL RENTED	9,816	105,656	8,437	90,812	6,783	73,012

SCHEME TOTAL :

GEA Total		GIA Total		NIA Total	
sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
73,137	787,239	64,004	688,930	45,696	491,862

Affordable Workspace	382	4,112	328	3,533	306	3,294
Flexible Commercial	1,176	12,658	1,088	11,715	933	10,043
Office	5,161	55,552	4,762	51,257	3,748	40,338
Virtual golf	112	1,206	112	1,206	-	-
Residents lounge/ Circulation	385	4,144	323	3,477	-	-
Commercial Ancillary	38	409	38	408	0	0
Office Ancillary	387	4,166	242	2,601	-	-
Resi Ancillary	3,265	35,144	1,973	21,238	-	-
Car Park	-	-	1,013	10,904	-	-
Communal Circ / Plant	2,093	22,529	1,903	20,479	-	-

	GIA Total		GEA Total	
	sq.m.	sq.ft.	sq.m.	sq.ft.
Prv. Resi	36,792	396,028	41,974	451,806
Aff. Resi	20,119	216,561	23,321	251,027
Commercial	6,764	72,808	7,460	80,295
Aff.Workspace	328	3,533	382	4,112
TOTAL (inc. Basement & apportionment of common areas)	64,004	688,930	73,137	787,239

SUMMARY

TOTAL		sq.m	sq.ft.
GEA		73,137	787,239
GIA		64,004	688,930
NIA		45,696	491,862

MIX

MIX	MH		1BED		2 BED		3 BED		4 BED		TOTAL UNITS	
PRIVATE	32	9%	107	31%	102	29%	98	28%	7	2%	346	62%
SOCIAL RENTED			8	10%	41	49%	34	40%	1	1%	84	15%
INTERMEDIATE	0	0	82	65%	44	35%	0	0	0	0	126	23%
TOTAL	32	5.8%	197	35.4%	187	33.6%	132	23.7%	8	1.4%	556	100%

AFFORDABLE

AFFORDABLE	PROPOSED					BY UNIT	
	sq.m.	sq.ft	% by area	by tenure		Quantity	%
Total Intermediate	7415	79814	18%	60%		84	15%
Total Social Rent	6783	73012	17%	40%		126	23%
Total Affordable						210	38%