



## Introduction

Create Design has developed the proposals for Woolwich Road Ltd (a partnership between Lita Homes & Welling United FC) against planning policy, statute and good practice guidance. The scheme is being designed to take into consideration the requirements of the now adopted London Plan 2021, and all relevant LB Bexley planning policies to create an accessible and inclusive environment.

The development responds to London Plan policies to achieve an accessible and inclusive environment that will meet the needs of all Londoners, by 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, confidently and independently with choice and dignity.

The residential components have been designed in consideration of London Plan Policies.

D4 Delivering Good Design  
D5 Inclusive Design  
D6 Housing Quality & Standards

Ten per cent of residential units will meet the Building Regulations requirement M4(3) 'Wheelchair user dwellings'.

### PLANNING POLICY, LEGISLATION & STANDARDS

#### THE NATIONAL PLANNING POLICY FRAMEWORK (2023)

The NPPF sets out that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

#### THE LONDON PLAN 2021

The proposed development addresses Policies set out within the London Plan 2021 including:

Policy D5 Inclusive Design: Development proposals are required to achieve the highest standards of accessible and inclusive design

Policy D7 Accessible housing: Residential development must ensure that: at least 10 per cent of (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', and all other dwellings (Which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation

requirement M4 (2) 'accessible and adaptable dwellings'.

Policy T6.5 Non-residential disabled person parking: All non residential elements should provide at least one on or off street disabled parking bay.

#### LB OF BEXLEY PLANNING POLICY\_

The London Plan requires 10% of all homes to achieve M4 (3) standards; this requirement relates to either private or affordable homes provided through a major development. It is the councils policy to require all non-wheelchair user dwellings to meet M4 (3) standard where practical and viable. Where this is not the case, the council will encourage all other home to meet the M4(2) standard in all respects.

Inclusive design guidance and standards  
Inclusive design issues have been reviewed accordance with the objectives of the following:

- Building Regulations 2022 and associated Approved Documents
- Equality Act 2010
- LB Bexley Planning Policy
- London Plan
- National Planning Policy Framework
- Planning and Compulsory Purchase Act

Reference has been made to the following documents during design development for this project:

- Accessible London, Supplementary Planning Guidance, GLA 2014
- BS 8300-1:2018 Design of accessible and inclusive built environment Part 1: External Environment
- BS 8300-1:2018 Design of accessible and inclusive built environment Part 2: Buildings
- Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- Building Regulation Approved Document M – Access to and use of Buildings Vol 1: Dwellings, 2016
- Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings Other Than Dwellings, 2015
- Housing, Supplementary Planning Guidance, GLA 2016
- London Cycling Design Standards, TfL, 2014

## Overview

The Park View Road stadium consists of part redevelopment part refurbishment of the Welling United Football Club including 207sqm of new commercial (Class E), 104 new homes (Class C3) within four discrete blocks; (Block A comprising 28 residential units, Block B comprising 26 residential units, Block C comprising 26 residential units, and Block D comprising of 24 residential units), and a part new part refurbished 4000 capacity football ground. Within Block A, 6 blue badge parking spaces are provided with an additional 2 spaces located externally on Roseacre road.

Almost half of the residential dwellings proposed are duplex units within Block B and Block C (48 in total) . The remaining 56 dwellings are conventional apartments and these are located in Block A & D

10 per cent of the residential units are proposed as wheelchair user M4(3) compliant dwellings.

#### APPROACH TO THE SITE

All residential Blocks are accessed directly from the pavement of Park View Road. All spectators access the football ground from Park View Road. Club management, staff, players, match officials and special guests of the Club enter the football ground via an e/entrance on Roseacre Road.

Step-free access will be provided to all parts of the site including access to the retail /commercial space, along with direct step-free access into all residential blocks.

The site is served by public transport with bus routes 89, N89, 96, 486 & B16 stopping directly outside the development on Park View Road.

Welling train station, which has a degree of step-free access (the platform serving London is step free), is located approximately 1500m away from the site.

Bexleyheath train station, which has full step-free access to all platforms, is located approximately 1600m away from the site.

#### PUBLIC REALM

The hardscape design has been developed to ameliorate level changes across the site and provide safe and accessible routes to all parts of the development. Where gradients are used to ameliorate level changes, these will be gently sloping with gradients of 1:21 or less steep. Where cross-falls are used these are to be 1:40 or less steep.

Footpaths will have firm, slip-resistant, and reasonably smooth surface treatments. Where there

are different materials along the access routes, these will have level and even surfaces.

Changes of level within the public realm should incorporate gradients as shallow as possible and in compliance with the BS8300-1 :2018:

All circulation routes will be clear and logical.

Materials used within the external environment will be installed to provide a level and even surface.

Further detail of the landscape is set out within the Landscape Design section of this design and access statement.

#### PARKING

Car parking is to be provided at the ground floor level of the development providing a total of 8 spaces. 6 spaces are located internally within the development and 2 spaces externally on Roseacre Road. All spaces are designated accessible car parking spaces for residential Blue Badge holders use only.

Parking spaces within the building will have a clear 1200mm zone to both sides of the bay, meeting the requirements of AD M Vol.1.

Furthermore, two bays will designated on street bays located on Roseacre Road adjacent to the residential building car park entrance. They are to be a minimum of 3600mm wide and 6600mm deep in accordance with BS 8300-1:2018.

#### CYCLE PARKING

#### RESIDENTIAL

Cycle parking is to be provided for each residential block at basement level of the development. At least 5% of the total number of parking provided for non-standard cycles, in line with TfL's London Cycling Design Standards, allowing for larger cycles such as cargo cycles, purpose built cycles for disabled people and tricycles. The basement is accessed via a lift from Park View Road providing step free access. In addition, the lift is sized to accommodate non standard sized cycles. The design team is currently exploring a secondary means of access should the lift be out of service.

#### COMMERCIAL

A total of 4 commercial units are proposed on the ground floor level fronting Park View Road. A dedicated cycle hold for commercial space

employees provides step-free level access from the surrounding public realm.

Entrance doors that provide an effective clear opening width of 1000mm, to meet the requirement of AD M Volume 2: Buildings other dwelling and BS 8300-2:2018 are proposed.

## STADIUM

Cycle parking is provided within the stadium for the of youth players, club staff, and spectators. External gates with a pass door will have an effective clear opening width of 1000mm, to meet the requirement of AD M Volume 2: Buildings other dwelling and BS 8300-2:2018 are proposed. Due to the natural slope of the site, the cycle enclosure is entered via a ramp which will comply with Part M1/M2 and have flights no more than 5m in length with a maximum gradient of 1:15.

## ACCESS

All doors are to be clearly identifiable within their immediate environment.

- Door widths and clearances are to meet BS 8300-2:2018 Table 2
- The force of operation of doors should not exceed 30N or the doors are to be automated
- Ironmongery is to meet the provisions of AD M or the guidance of BS 8300
- Where glazing is used within the facade and entrances, manifestation is to be provided to meet AD K or BS 8300.

## CIRCULATION

Stepped routes are to provided with suitable goings and risers, appropriate handrails that are visually contrasting and visually contrasting nosings a to meet the recommendations of BS 8300.

- Corridors that have an unobstructed width of less than 1800mm should provide passing places at least 1800mm long and 1800mm wide at reasonable intervals.
- All passenger lifts are to be specified to meet AD M, BS 8300 and BS EN 81-70.

Internal finishes, fixtures and fittings.

Surface materials are to be firm, durable and slip resistant, with a maximum level difference of 5mm at joints conforming to AD M.

Particular attention is to be paid to visual contrast, lighting and materials for features such as walls, ceilings and floors.

Welling United FC

Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.

In areas where clear communication is required, particular attention should be paid to the reverberant nature of materials.

## SANITARY ACCOMMODATION

All accommodation should be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional. Designs should incorporate:

Facilities that provide a choice of heights  
Fixtures and fittings will contrast visually from their backgrounds

In addition to 'standard' accommodation, enlarged and ambulant cubicles should be included in separate sex accommodation

Wheelchair accessible toilets are to be 'handed' for left-hand and right-hand transfer when there are more than one unisex wheelchair accessible WC serving a facility.

Where showers are provided in commercial developments for the benefit of staff, at least one wheelchair accessible shower compartment should be provided

## EMERGENCY EGRESS

Evacuation for disabled people is a combination of physical and management procedures plus a liaison between the building managers and occupants.

The evacuation strategy for disabled people including those with sensory and cognitive impairments should be developed in conjunction with the fire strategy and management policies with reference made to AD B and good practice recommendations within BS 9999:2017.

## RESIDENTIAL

### ACCESSING THE DWELLINGS

Step-free level access is provided to all residential units. Communal entrances and corridors will comply with the requirements of M4 (3).

### VERTICAL CIRCULATION- RESIDENTIAL

Each residential block consists of a primary core each with 2 passenger lifts providing step-free access to all apartment/ duplex entrance levels.

All passenger lifts provided within residential blocks are to be a minimum of 1100mm wide by 1400mm deep, with a clear 1500mm by 1500mm clear landing directly outside lift doors, meeting the requirements of M4 (2) and M4(3) of the building regulations. Note that the evacuation lifts are a minimum of 1100mm wide and at least 2100mm deep.

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## UNIT LAYOUTS

The dwellings proposed within the Welling United FC development will be spatially compliant with the London Plan space standards. All residential units have been be designed to meet AD M

Volume 1: Dwellings. A total of 104 units will be provided, meeting the full requirements of the Building Regulations requirement M4 (2) accessible and adaptable dwellings', of which 10 units (10%) will meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', designed to be wheelchair accessible or easily adaptable. All proposed wheelchair user dwellings are to be on a single level.

Additional details of residential accommodation can be found in the Accommodation Schedule for the development.

The design response to both the M4 (2) and M4 (3) requirements is detailed in the conformance tables within this section of the DAS.

Optional Requirements M4 (2) Accessible and Adaptable.

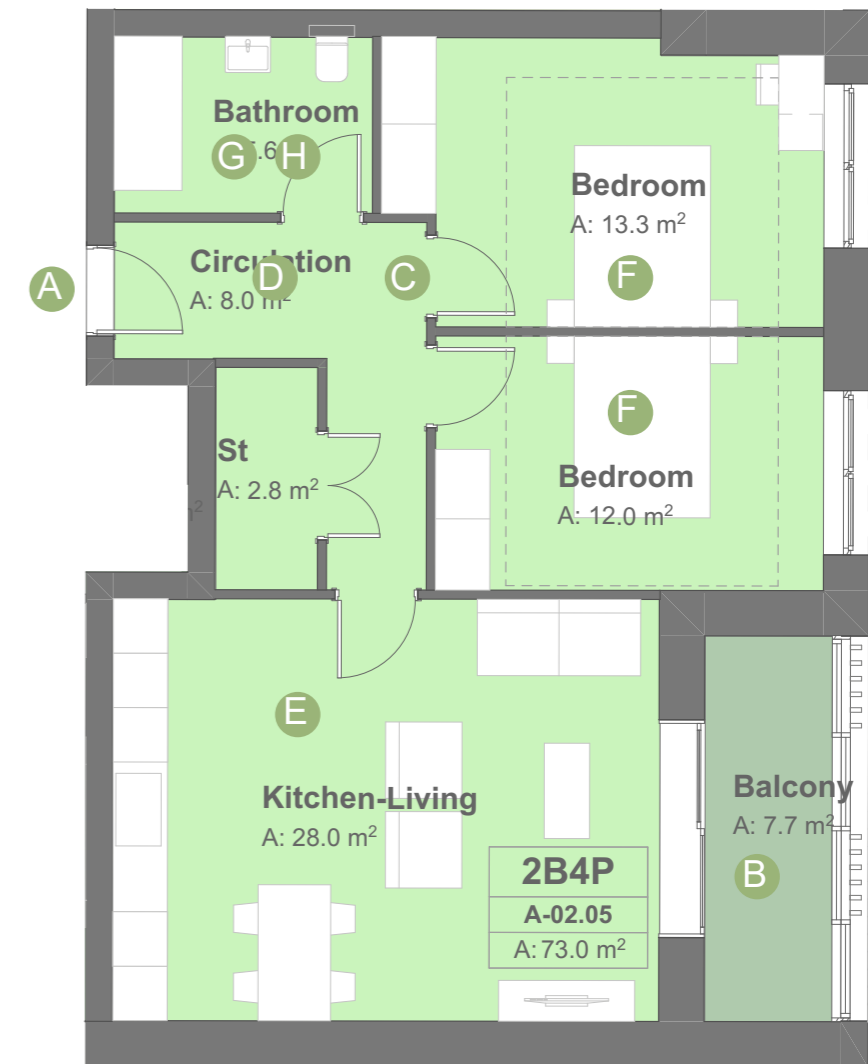
The table below demonstrates the level of compliance with key elements of the 'optional requirement' of Building Regulation M4 (2)

## Residential - Inclusive design provisions

	Status
Compliant	
To be addressed in detail design	
Non compliant	

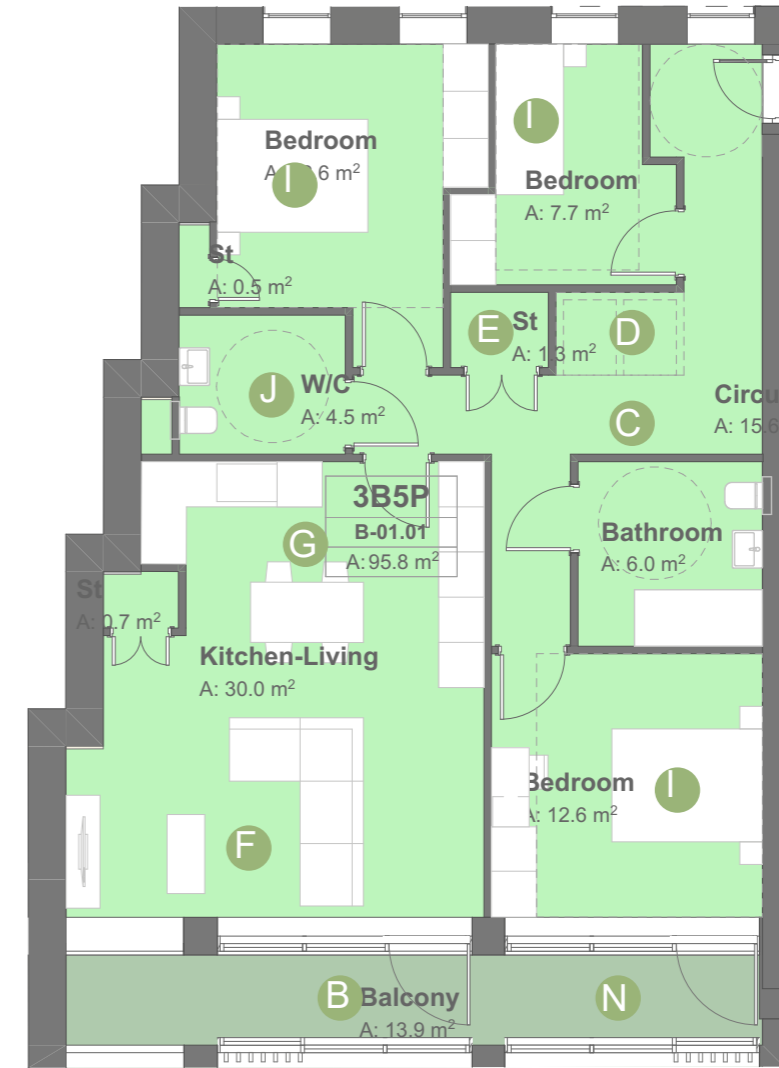
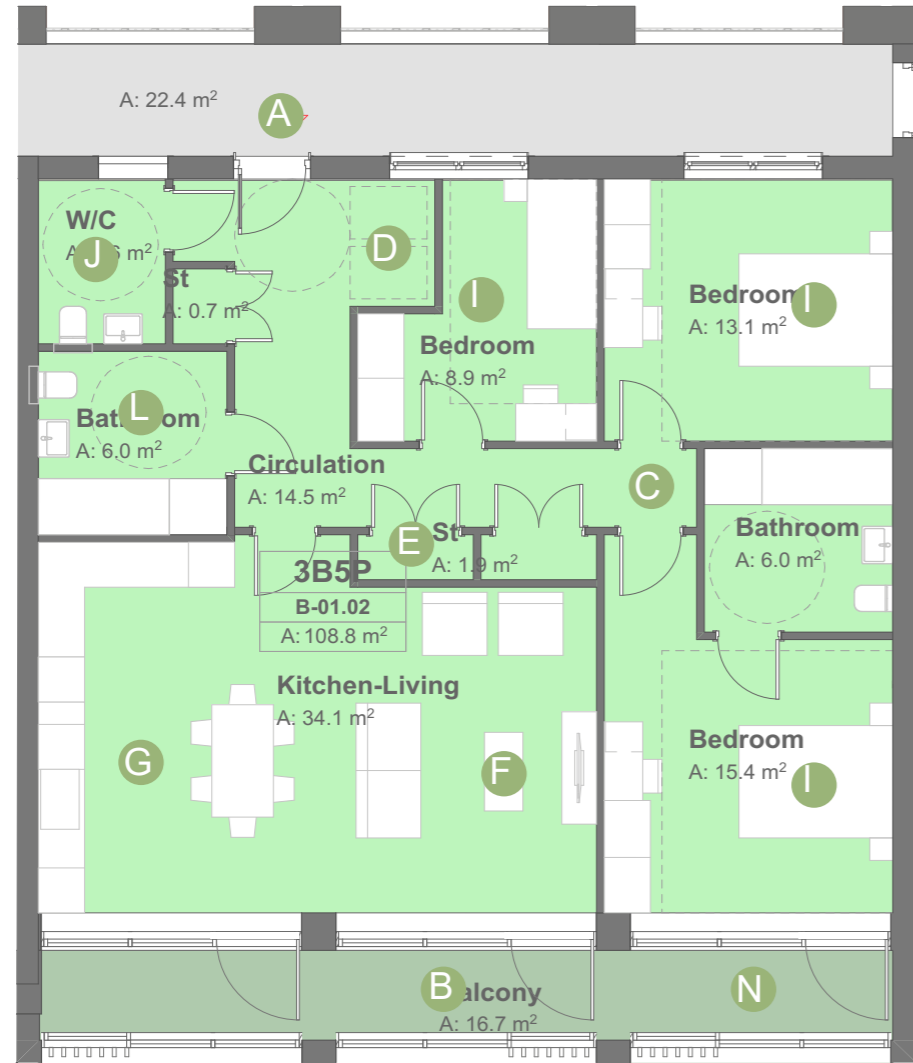
The table below demonstrates the level of compliance with key elements of the 'optional requirement' of the Building Regulation M4(2) provision

M4(2)	Diagram key	Description	Summary of Design Provisions	Status	Comments
<b>Approach to dwelling</b>					
1		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		External & Internal ramps	Ramps should be between 1:12 and 1:20 and meet Diagram 2.1		No internal or external ramps are provided
3		External steps forming part of an additional route	Steps with rises between 150-170mm and going 280-425mm, minimum width of 900mm with handrail		Steps meet the required rise, going and clear width
4		Parking space	Where parking is provided for M4(2) units at least one standard parking bay close to the communal entrance of each core is to have a clear access zone of 900mm	n/a	Only designated accessible parking bays are to be provided
5		Drop-off space	Where provided the drop-off is to be close to the principal communal entrance	n/a	No dedicated drop off is provided
6		Principal communal entrance	The principal communal entrance is to be accessible		Communal entrances will meet the required criteria.
7		Other communal doors	Other communal entrance is to be accessible		Secondary communal doors will meet criteria.
8		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81-70.		Communal lifts meet spatial provisions. Further detail subject to specification
9		Communal stairs	Stairs should meet the requirement of Part K		Communal stairs provided will meet the requirement
<b>Private entrances and spaces within the dwelling</b>					
10	A	Principal private entrance	The principal private entrance is to be accessible		An accessible private entrance will be provided
11	B	Other external doors	Other external doors are to be accessible		Accessible doors will be provided
12	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
13	D	Private stairs and changes of level	Stair should allow for installation of a stairlift and meet Part K for private stairs		Where units are more than one storey they will meet this requirement
14	E	Living, kitchen, and eating areas	Within the entrance storey there is a living area and glazing starts a max of 850mm AFFL		Meets required criteria. Window handle heights detailed at design development stage
15	F	Bedrooms	Every bedroom provides a clear access route of 750mm and a 750mm zone around the beds		Accessible routes and access zones around the beds will be provided
16		Sanitary Fixtures: 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 detail design stage
17	G	WC facilities on the entrance level	Entrance storey WC and basin.		Entrance level WC will be provided
18	H	Bathrooms	An accessible bathroom on the same storey as the principal bedroom.		An accessible bathroom will be provided
19		Services and controls	Services and controls are accessible to people with reduced reach.		Nothing precludes this from being met and will be addressed at detail design stage



The diagram indicates a unit demonstrating the requirements of M4(2) of the building regulations

Optional requirements M4(3) Wheelchair user dwellings



The diagram indicates a unit demonstrating the requirements of M4(3) of the building regulations

## Optional requirements M4(3) Wheelchair user dwellings

	Status
Compliant	
To be addressed in detail design	
Non compliant	

The table below demonstrates the level of compliance with key elements of the 'optional requirement' of the Building Regulation M4(3) provision

M4(3)	Diagram key	Description	Summary of Design Provisions	Status	Comments
<b>Approach to dwelling</b>					
1		Approach routes general	The approach route is accessible and be step-free.		Approach route will meet the requirement
2		External & Internal ramps	Ramps should be between 1:12 and 1:20 and comply with AD M Diagram 3.1.		No internal or external ramps are provided
3		External steps forming part of an additional route	Steps with risers between 150-170mm and going 280-425mm, minimum clear width of 900mm with handrail		Steps meet the required rise, going and clear width
4		Parking space	A standard parking bay with a minimum of 1200mm zone to one side and foot of the bay		6 accessible bays will be provided within the building footprint
5		Drop-off space	Where provided the drop-off is to be close to the principal communal entrance	n/a	No dedicated drop off is provided
6		Principal communal entrance	The principal communal entrance is to be accessible		Accessible communal entrances will be provided.
7		Other communal doors	Other communal entrance is to be accessible		Other communal entrances will meet the requirement.
8		Communal lifts	The lift is equivalent to or meets the requirements of BS EN 81-70.		Communal lifts meet spatial provisions. Further detail subject to specification
9		Communal stairs	Stairs should meet the requirement of Part K for general access stairs		Communal stairs provided will meet the requirements of M4(3) and Part K.
<b>Private entrances and spaces within, and connected to, the dwelling</b>					
10	A	Principal private entrance	The principal private entrance is to be accessible		All principal private entrance doors will be accessible
11	B	Other external doors	Other external doors are to be accessible		Other external doors will meet the requirement
12	C	Hall and Door widths	Doors width and corridors comply with diagrams 3.4 and 3.5		All hall doors will meet the provision
13	D	Wheelchair storage and transfer space	A dwelling should have storage and transfer space		Wheelchair storage and transfer space will be provided
14	E	General storage space	The dwelling built in storage space should comply with Table 3.1.		Storage will comply with table 3.1
15		Through-floor lifting device (Adaptable)	It should be easy to install a lift.	n/a	Wheelchair user dwellings will be single storey
17		Through-floor lifting device (Accessible)	A suitable through floor lifting or lifting platform is provided.	n/a	Wheelchair user dwellings will be single storey
18		Private stairs and changes of level	Access to all rooms and facilities on the entrance storey are step free	n/a	Wheelchair user dwellings will be single storey
19	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
20	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
21	H	Kitchen and eating areas (Accessible)	The kitchen should meet M4 (3) (Adaptable) and meet Table 3.4		The kitchen will meet this criteria
22	I	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 the beds
23		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 from this being met and will be addressed during detailed design
24	J	Entrance level WC (Adaptable)	Entrance level WC, basin and installed level access shower.		Entrance level WC will meet the criteria
25	K	Entrance level WC (Accessible)	Entrance level WC, basin and shower comply with spatial provisions of diagram 3.11		Entrance level WC will meet Diagram 3.1
26	L	Bathroom facilities (Adaptable)	Bathroom should comply with the spatial provisions of Diagram 3.10 and demonstrate they can meet Diagram 3.11		Bathroom facilities will meet the spatial requirements as per Diagram 3.10 and demonstrate they can meet 3.11.
27	M	Bathroom facilities (Accessible)	Bathroom should comply with the spatial provisions of Diagram 3.11		Bathroom facilities will meet the spatial requirements as per Diagram 3.11
28		Service and controls	Services and controls are accessible to people who have reduced reach.		Nothing precludes from this being met and will be addressed during detailed design
29	N	Private outdoor space	Private outdoor space is to be accessible to a wheelchair user.		Meets required criteria where private outdoor is provided

### INTRODUCTION

The application will ensure that the development: can be entered and used safely, easily and with dignity by all; is convenient and welcoming (with no disabling barriers); and, provides independent access without additional undue effort, separation or special treatment.

The club recognises that our disabled supporters and those with access requirements may need additional assistance to fully enjoy their experience at the Park View ground.

Our intention is to further develop the design (RIBA Stage 4) and spectator management to offer a host of reasonable adjustments to suit individuals' needs.

The club reception located on Roseacre Road will have level access and doors which will allow easy access for wheelchair users. The reception desk will have a section at a lower height and integrated hearing loop.

### STADIUM ENTRANCES

Each stadium entrance will have at least one automated turnstile to allow easy passage of a wheelchair. This will be activated via a swipe card or QR code on a ticket or phone. Stewards will be present at these locations to offer assistance to supporters where needed.

### ACCESS STEWARDS

In addition to the Stadium and Safety Stewards, the club will employ and train Access Stewards to operate on a match day to offer additional support to any fans or visitors regardless of the location of their seat within the stadium (within the accessible seating area or wider stadium seating areas). The Access Stewards will be easily visible in tabards which clearly highlight their role.

### HOSPITALITY BOXES

All hospitality or club executive boxes are accessible to wheelchair users. Access to these areas is via a lift from the club's reception area.

### VIEWING PLATFORMS

As well as designating areas for disabled supporters around the perimeter of the ground at grade level, we intend to provide raised platforms for home and away supporters. This will facilitate better views of the pitch and will be accessed via a hoist or lift. Further work is required by the design team to identify

the location and capacity of the viewing platforms as well as the overall capacity provision for disabled supporters.

### TOILETS

In addition to the accessible toilets available within each block of toilets, there will be an accessible changing/toilet facility which is fully accessible and in addition to toilet facilities incorporates a hoist for those who require it and changing facilities suitable for both adults and children.

### CLUB SHOP & CATERING

The club shop and catering outlets will be designed for easy access and use for those with disabilities. Counter-tops will have lower sections to facilitate transactions for those in wheelchairs and hearing induction loops will be incorporated into the design where appropriate.

### CIRCULATION

All external and internal circulation will be sized to accommodate Part M of the building regulations and the recommended guidance described within the Sports Grounds Safety Authority Guide to Safety at Sports Grounds.

### RAMPS

The use of ramps will be integrated sparingly but there may be situations where their adoption is unavoidable, for example, the Erith & Belvedere stand and associated hall where much of the accommodation is below pitch level.

All external and internal circulation will be sized to accommodate Part M of the building regulations.

### EXISTING BUILDINGS

The accommodation associated with the Erith & Belvedere stand and adjacent hall is currently 5-6 steps below grade or pitch level. At present, there is no visible means of disabled access to these areas.

The design team will undertake a study to assess whether it is feasible to improve access and adapt the provided facilities within these buildings for disabled users in the future.

All facilities within the new west stand are fully accessible for disabled users.

### WEBSITE

We anticipate the Club's website will be updated to provide useful information for disabled users to provide assistance on matters of

- Travel
- Entering the ground
- Ticketing
- Seating provision
- Toilets/ Changing facilities
- Assistance available within the ground
- Step free access / vertical circulation
- Provision of Induction Loops
- Spectators accompanied with assistance dogs

### FURTHER WORK

Further work is required to determine the quantum and location of seating for disabled users within the redevelopment proposals for the Park View ground. In addition, this will require additional vertical access to viewing platforms.

The Erith & Belvedere buildings will be surveyed to assess their physical condition and internal configuration when the Client takes ownership of the property.

As part of this survey we will assess the usability/ compliance of the current building for disabled users. Thereafter a strategy to adapt and improve the facilities to meet current best practice and Part M of the building regulations will be determined.