

# 11.7 FULLY ACCESSIBLE UNIT LOCATIONS

For further information, please refer to the Inclusive Design Statement, which accompanies the Planning Application.



Fully wheelchair accessible flats:

- 2B4P
- Part M compliant Residential Core
- 2B3P
- 1B2P
- Level access to flats

**LEVEL 02**

For further information, please refer to the Inclusive Design Statement, which accompanies the Planning Application.



Fully wheelchair accessible flats:

- 2B4P
- 2B3P
- Part M compliant Residential Core
- 1B2P
- Level access to flats

**LEVEL 03**

# 11.8 FULLY ACCESSIBLE UNIT LAYOUT

## M4(3) ADAPTABLE

### Typical Studio/2 Person Units

- Designed in accordance with the :
  - Technical Housing Standards - Nationally Described Space Standard (March 2015)
  - Mayor's Housing SPG (March 2016)
  - Building Regulations requirement M4(2) 'Accessible and Adaptable Dwellings' planned capable of adapting to M4(3) 'Wheelchair User Dwellings'
- Exceeds the Minimum Gross Internal Floor Area of 37 (39) sqm
- Level Thresholds to Entrance Door and External Amenity
- Enlarged Bathroom
- Enlarged Master Bedroom with adequate Transfer Zones
- Wheelchair Storage Space and Charging Point
- Spacious Entrance Lobby
- Generous Floor to Ceiling Height
- Private Outdoor Amenity Area with a minimum depth of 1.5m



C3 Typology - SB		
Level	Number	Area
Level 02 FFL	A2.3	46.81 m <sup>2</sup>
Level 02 FFL	B2.6	46.20 m <sup>2</sup>
Level 03 FFL	A3.3	47.38 m <sup>2</sup>
Level 03 FFL	B3.6	46.16 m <sup>2</sup>
Level 04 FFL	A4.3	46.72 m <sup>2</sup>
Level 04 FFL	B4.6	46.16 m <sup>2</sup>

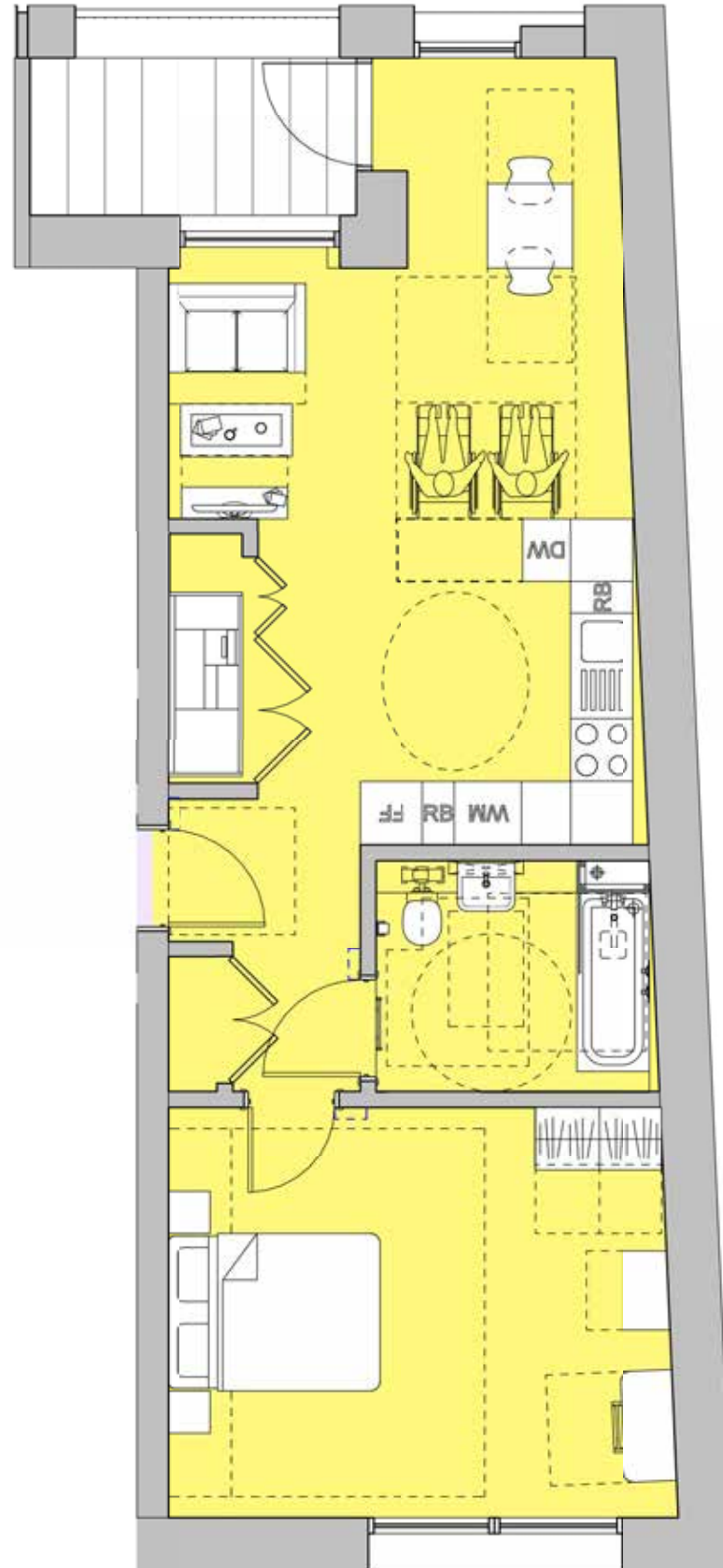
**1 M4(3) Typologies - SB**  
1 : 50

For further information, please refer to the Inclusive Design Statement, which accompanies the Planning Application.

M4(3) ADAPTABLE

1 Bed Flat/2 Person Units

- Designed in accordance with the :
  - Technical Housing Standards - Nationally Described Space Standard (March 2015)
  - Mayor’s Housing SPG (March 2016)
  - Building Regulations requirement M4(2) ‘Accessible and Adaptable Dwellings’ planned capable of adapting to M4(3) ‘Wheelchair User Dwellings’
- Exceeds the Minimum Gross Internal Floor Area of 50sqm
- Level Thresholds to Entrance Door and External Amenity
- Enlarged Bathroom
- Enlarged Master Bedroom with adequate Transfer Zones
- Wheelchair Storage Space and Charging Point
- Spacious Entrance Lobby
- Generous Floor to Ceiling Height
- Private Outdoor Amenity Area with a minimum depth of 1.5m



C3 Typology - 1E		
Level	Number	Area
Level 03 FFL	C3.4	59.23 m <sup>2</sup>
Level 04 FFL	C4.4	59.23 m <sup>2</sup>
Level 05 FFL	C5.4	59.23 m <sup>2</sup>

For further information, please refer to the Inclusive Design Statement, which accompanies the Planning Application.

**3** M4(3) Typologies - 1E  
1 : 50



## M4(3) ADAPTABLE

### 2 Bed Flat/4 Person Units

- Designed in accordance with the :
  - Technical Housing Standards - Nationally Described Space Standard (March 2015)
  - Mayor's Housing SPG (March 2016)
  - Building Regulations requirement M4(2) 'Accessible and Adaptable Dwellings' planned capable of adapting to M4(3) 'Wheelchair User Dwellings'
- Exceeds the Minimum Gross Internal Floor Area of 70sqm
- Level Thresholds to Entrance Door and External Amenity
- Enlarged Bathroom
- Enlarged Master Bedroom with adequate Transfer Zones
- Wheelchair Storage Space and Charging Point
- Spacious Entrance Lobby
- Generous Floor to Ceiling Height
- Private Outdoor Amenity Area with a minimum depth of 1.5m



C3 Typology - 2C		
Level	Number	Area
Level 02 FFL	A2.8	80.80 m <sup>2</sup>
Level 02 FFL	B2.1	80.27 m <sup>2</sup>
Level 02 FFL	C2.6	80.25 m <sup>2</sup>
Level 02 FFL	D2.2	80.27 m <sup>2</sup>

### 3 M4(3) Typologies -2C

1 : 50

For further information, please refer to the Inclusive Design Statement, which accompanies the Planning Application.

## 11.9 WAYFINDING & SIGNAGE

The entrances to all buildings and facilities will be clearly marked and distinguished within the facade.

Orientation signage will be provided in logical locations throughout the development and in the public realm, with logical sequences provided throughout the scheme.

Signs will be identifiable against their background and will be of a suitable size. Information will also be given in tactile form.

The proposed development has been designed in accordance with the Building Regulations - Approved Documents Part M and Part B.

Horizontal circulation is level throughout the communal areas of both the Commercial and Residential accommodation, and also within each residential unit.

Where ramps are required to negotiate changes in level within our newly delivered extents, these have been designed to be a lesser gradient than 1:20, and as such can be considered to be 'level' in accordance with the Building Regulations - Approved Document Part M.

Lifts will be selected to maximise the opportunity for independent use by disabled people and all will comply with the requirements of Building Regulations - Approved Document Part M and BS8300:2009 in respect of size (min. 1100 x 1400mm), doors (min 800mm clear opening), controls and fittings.

Controls will be at 900-1100mm high with tactile buttons, colour contrasting with backgrounds. A suitable emergency communications system will be incorporated into the lift's design. Audible and visual indication of arrival and location.

Lift doors will be fitted with time delay. The lift car will be fitted with a handrail to one wall.

There will be an unobstructed space 1500 x 1500mm in front of all lifts. Dual lifts have been

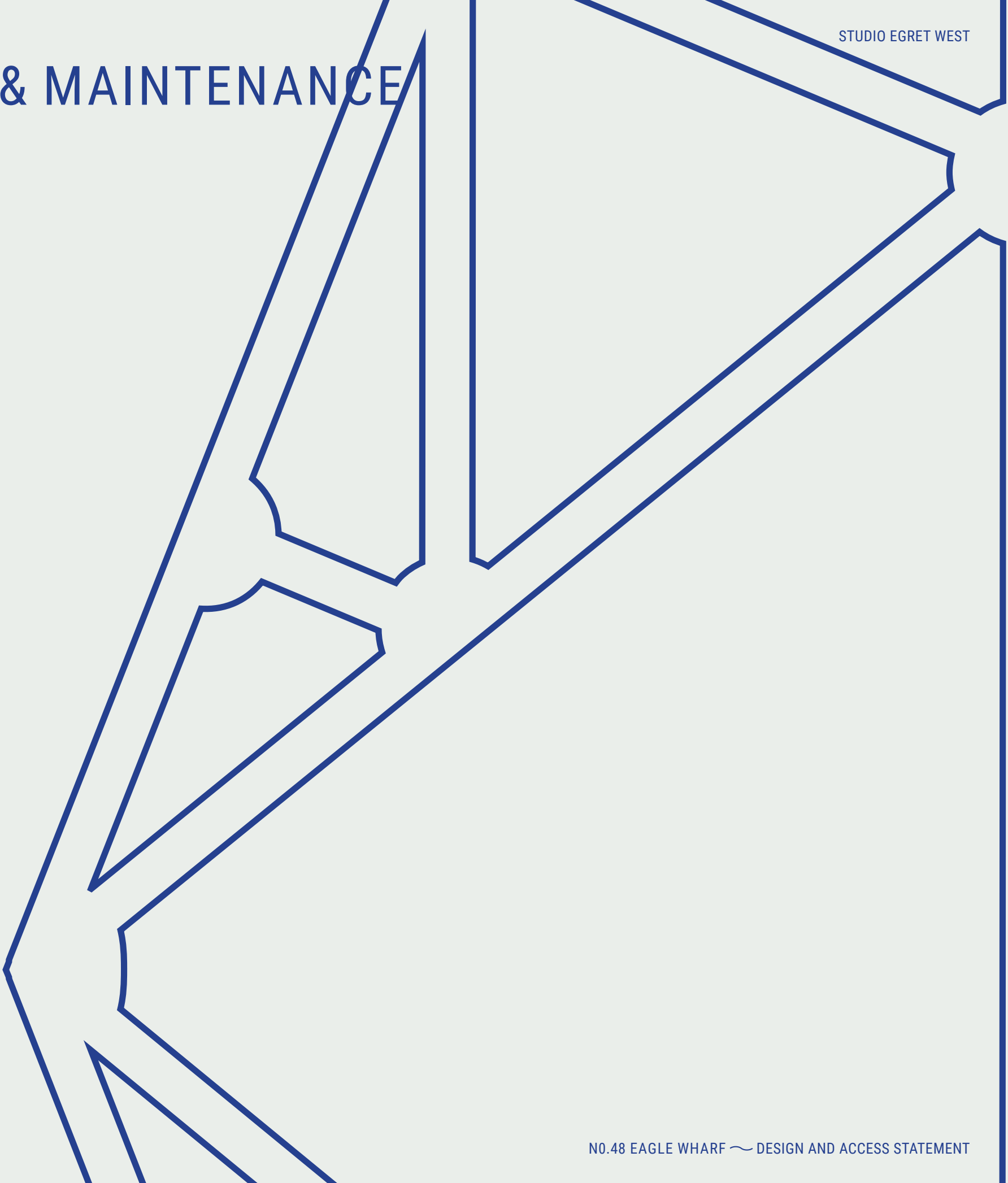
located within cores to all Residential Blocks which contain Fully Accessible Flats.

A fire escape stair is located within each core. British Standard 9991 (BS 9991) has been used as a guidance document for residential areas and cores within this development and British Standard 9999 (BS 9999) has been used as a guidance document for commercial areas, in order to demonstrate compliance with the functional requirements of Part B of the Building Regulations 2010. The Building Regulations - Approved Documents Part M and Part B has been referred to in relation to the stair and landing width, maximum riser height, minimum going, width, balustrades and handrail details. Treads will have colour contrasting nosing.

For further information, please refer to the Inclusive Design Statement, which accompanies the Planning Application.



# 12.0 ~ SUSTAINABILITY & MAINTENANCE





## 12.1 SUSTAINABILITY

The proposed development incorporates the use of green technologies such as photovoltaic panels for the residential portion of the development.

The installation of photovoltaic panels to supply heating and cooling for the non-domestic units will reduce the development's regulated CO2 emissions.

The development is expected to reduce regulated CO2 emissions when compared to a notional development built to current Part L Building Regulations (2013). This will meet the London Plan target set for all major developments. This will enable the development to meet BREEAM 'Excellent' for the B1 Office spaces.

In addition to the energy strategy, bio-diverse planting, a green roof and cycle storage for the residential and commercial elements are proposed within the development to further enhance the sustainability of the development.

For more information please see the Energy and Sustainability Statements Energy which accompany this application.

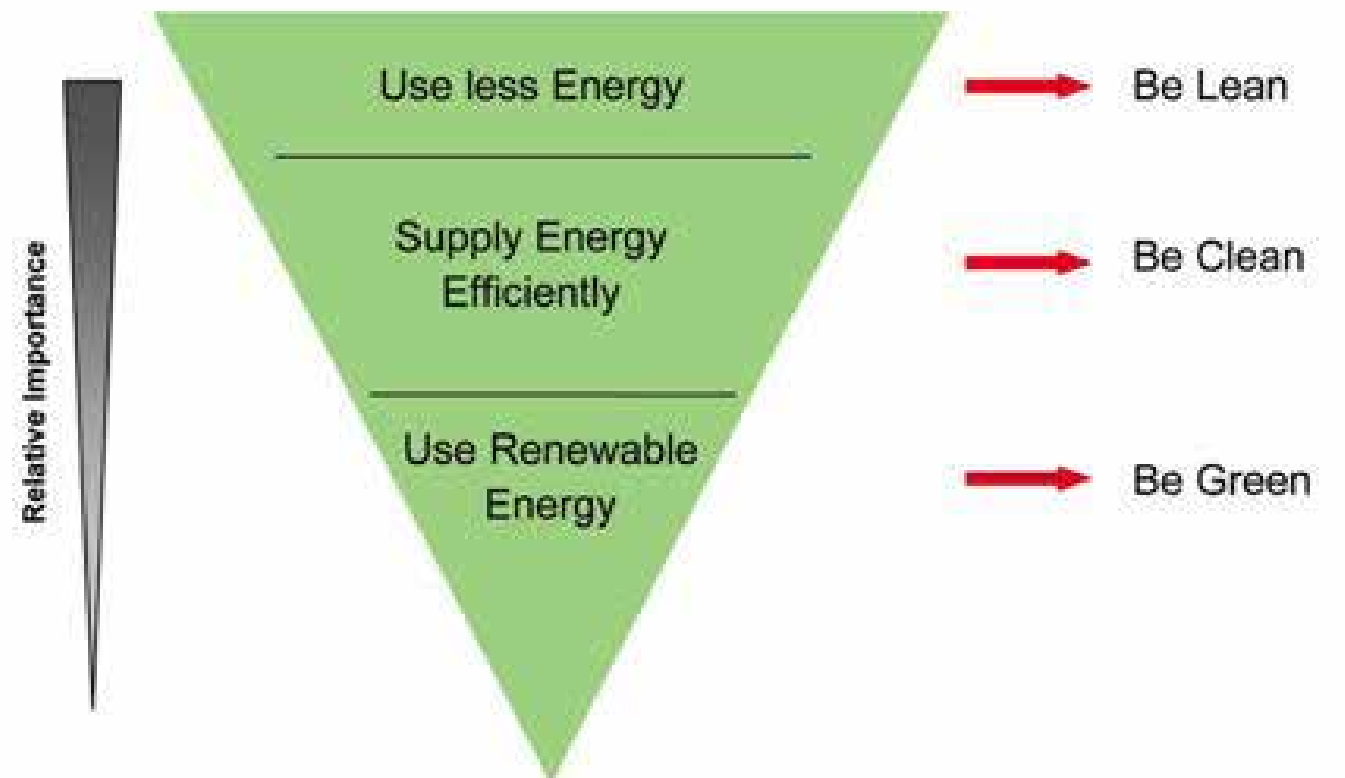
Targeted sustainability features within the projects BREEAM scoring strategy include:

- BREEAM 'Excellent' for the non-residential part of the scheme
- Considerate Constructors Scheme to be used with a high score targeted of between 35 and 39 points
- Energy efficient lighting to be installed
- Thermal model to be completed providing full dynamic thermal analysis of the building
- Energy performance to be a significant improvement over Building Regulations
- Excellent level of public transport and local amenities to be available for the development
- Dedicated cycle storage facilities to be provided to encourage use of sustainable transport
- Low flow water fittings to be installed to increase water efficiency
- Major building element materials to follow Green Guide to Specification to ensure a low environmental impact
- Construction waste to be minimised to increase resource efficiency, and reduce

waste diverted to landfill

- Appropriate level of recycling facilities to be provided for operational waste
- New development to be on previously developed land
- Ecology on site to be enhanced as a result of the development by implementing recommendations by a qualified Ecologist
- Heating systems installed to have low NOx emissions less than 70mg/kWh
- Development site within a low flood risk area

For further information, please refer to the BREEAM pre-assessment document included within the application.





## 12.2 ENERGY STRATEGY

Please refer to 'Energy Statement' and 'Sustainability Statement (BREEAM)' appendices for information.

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# 12.3 MAINTENANCE

The cleaning of the facade at ground level will be done from the street and likewise for the facade at the podium level, and the glazed elements on the roof terraces.

Many of windows to the development will have 'tilt and turn' opening lights to facilitate the safe cleaning of both these and adjacent fixed lights.

Areas which otherwise cannot be reached via opening lights will be cleaned using telescopic poles and similar cleaning devices, such as abseiling.

The development has been designed incorporating robust materials such as brickwork, metal cladding and roofing, and metal windows, which will all have a minimum lifespan of 25 years.

In the event of general maintenance being required, operatives will be able to access all parts of the facade using cherry pickers, abseiling, or scaffolding.



## WHICH BUILDINGS CAN REACH & WASH ACTUALLY CLEAN?

Affiliated with the Ladders Free scheme, we proudly employ the Reach & Wash system here at Scott & Sons, and have highlighted the types of buildings it can be used for so you can clearly see the advantages of using this clever window cleaning system!

### HOMES

Can clean a home's window far easier than other traditional methods. Also cleans conservatories and solar panels in order to maintain their efficiency.  
**Height = approx 20 feet**

### SHOPS

Our systems circulate pure water that leaves no marks and dries spot-free.  
**Height = approx 20 feet**

### FACTORIES

Ideal for getting those hard to reach areas of a window.  
**Height = up to 65 feet**

### OFFICE BUILDINGS

Window cleaners can work from the safety of the ground using our long poles - no ladders required!  
**Height = approx 60 feet**

### HOTELS

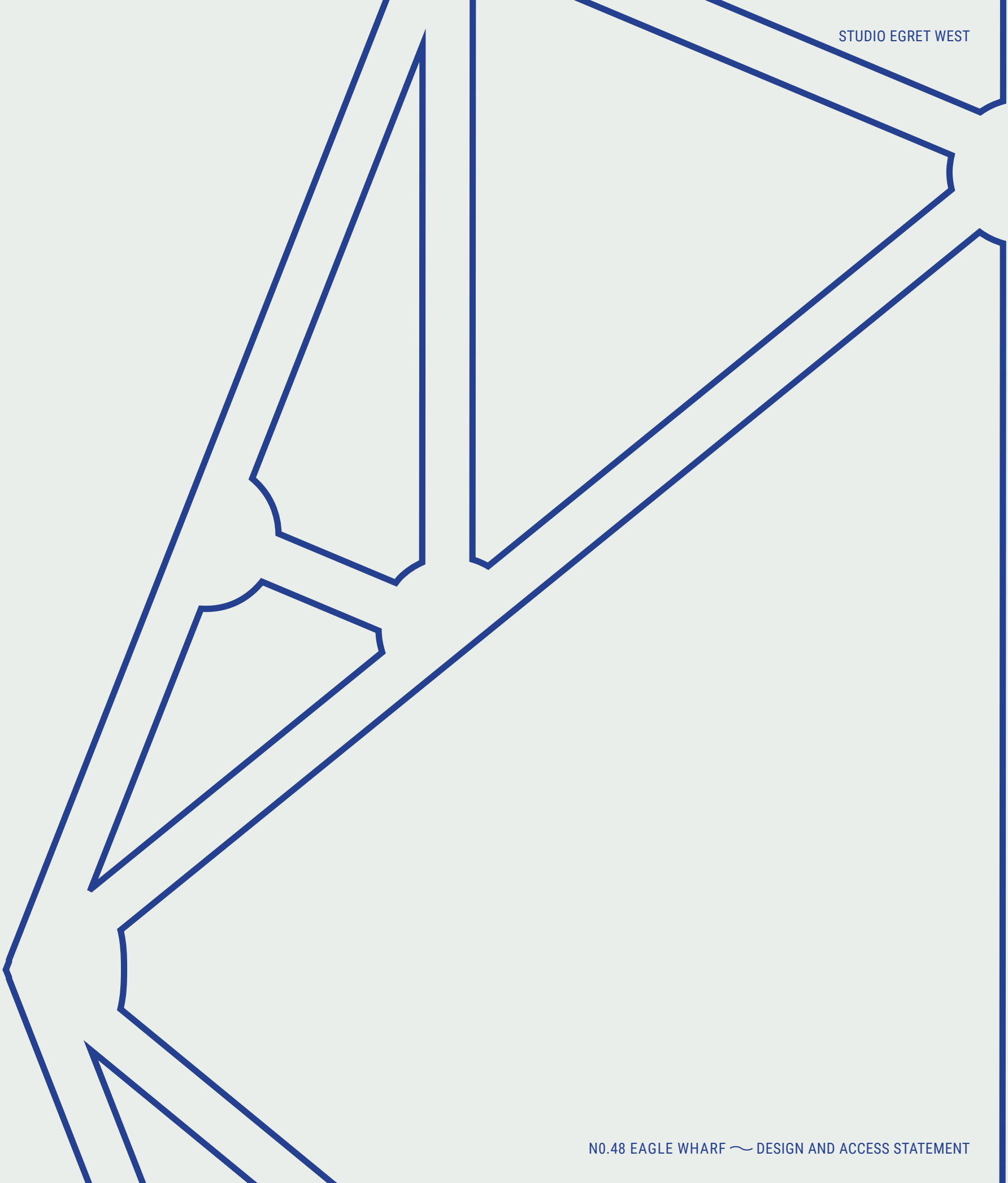
It has been said that this system is twice as fast as any traditional window cleaning method.  
**Height = up to 65 feet**

Reach & Wash is not limited to these five building types and is an appropriate cleaning method for many other buildings too, including nursing homes, schools, department stores and many more. And where traditional window cleaning is appropriate, Scott & Sons are more than happy to offer this too!

Created by Scott & Sons



# 13.0 ~ CONCLUSION





The development has arrived following extensive consultation with LB Hackney, the GLA, authorities, interest groups and the general public.

The scheme will deliver high quality workspace and homes that will assist in London's employment and housing needs and density and scale that optimises the re-development of a brownfield site.

The proposal has thoroughly considered the context of the Regent's Canal Conservation Area, the Arlington Square Conservation Area, Eagle Wharf Road, and Regent's Canal as a waterway in an area of former industrial heritage alongside the planning context relevant to the site.

The proposal qualitatively enhances the context, presenting a welcoming and permeable site, enabling public access both to the open yard and canal frontage, improving public space and connection with the canal.

The location of the site within a Priority Employment Area has informed the commercial led uses and design to enable the introduction of creative industries. The development will significantly increase the employment floorspace on the site and with a significant qualitative enhancement.

The landscape will enhance the waterfront in line with the Core Strategy's principle to support biodiversity and improved access.

Scheme benefits include:

- Increased employment offer on-site providing a mix of flexible workspaces including hot desks, incubator and micro studies which are designed to encourage and meet the modern day working of the more creative industries;
- Increased provision of affordable work space on site whilst re-housing the existing storage facilities on site;

- Provision of 150 residential apartments which will contribute towards the Council's housing targets and accord with the mixed use requirements of the site's PEA designation, in being auxiliary to the main employment function at the site;
- Improved public realm through the provision of a central landscaped area as public amenity space and a new pedestrian route through it to the canal side;
- Improved landscaping and tree planting that will enhance the appearance of the canal edge;
- New commercial uses that will enhance the vitality and viability of the area and contribute to animating the streetscene;
- Removal of the existing building of poor architectural quality and providing a well pro-portioned development of high quality architecture;
- Enhanced setting of locally listed Sturt's Lock, improving access to and appreciation of this heritage asset; and
- Reinstated historic north-south building grain and the break out space between these blocks;
- Retained and re-purposed 1860s Victorian wrought iron trusses create the new canal side public courtyard.

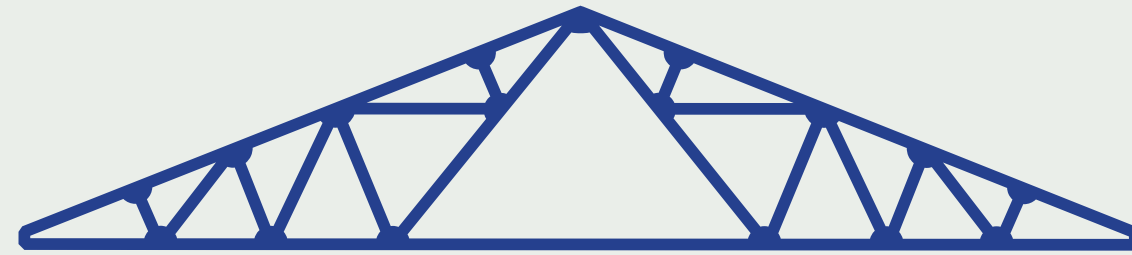






3.0 SECTION 3:  
JUNE 2020  
DESIGN AND ACCESS STATEMENT  
ADDENDUM





STURTS

YARD 



DESIGN AND ACCESS STATEMENT ADDENDUM

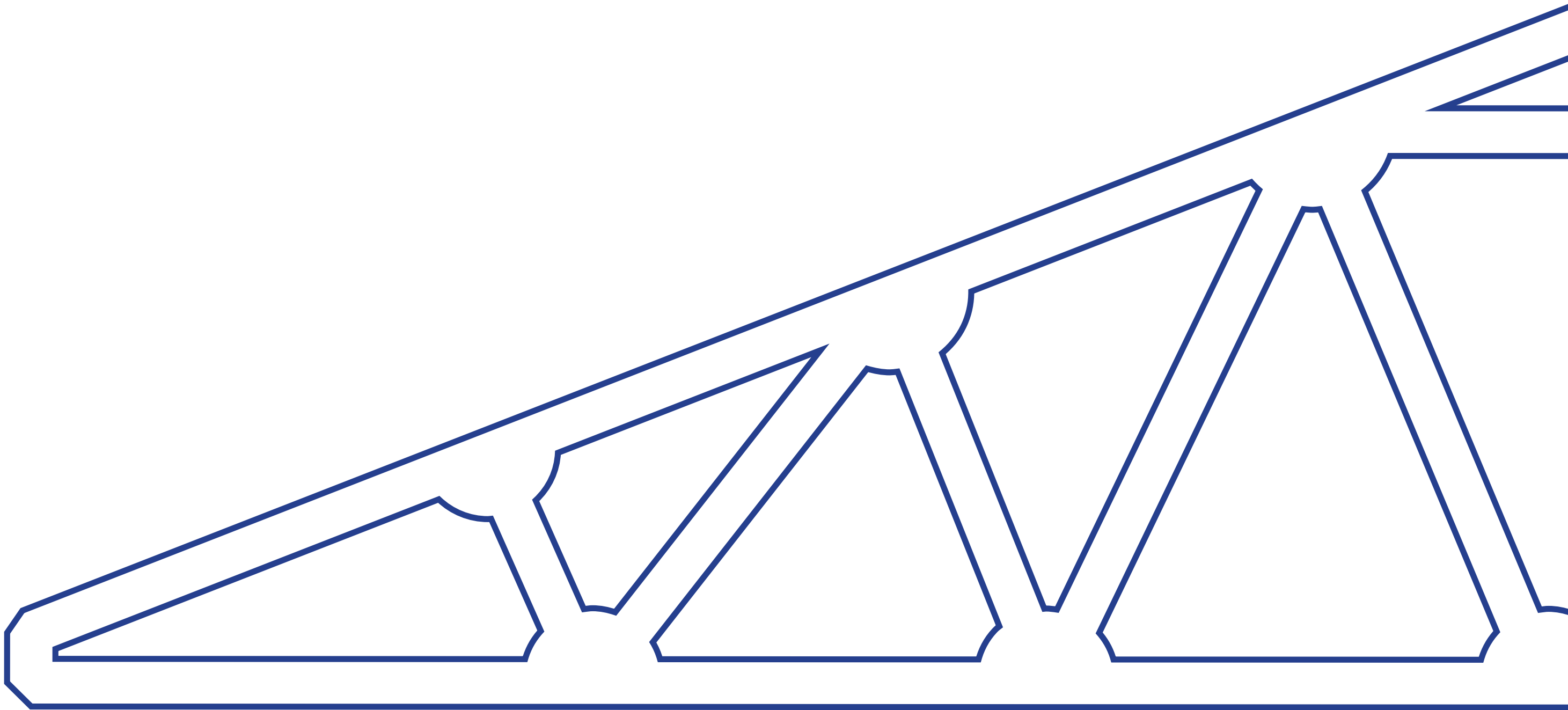
STUDIO EGRET WEST ON BEHALF OF ACCESS SELF STORAGE  
STURT'S YARD, 48 EAGLE WHARF ROAD, HACKNEY, PLANNING APPLICATION  
JUNE 2020

REV	DATE	DESCRIPTION	BY	CHECK
P1	20.06.24	PLANNING SUBMISSION	JT	AP
P0	19.05.07	PLANNING SUBMISSION	JT	AP

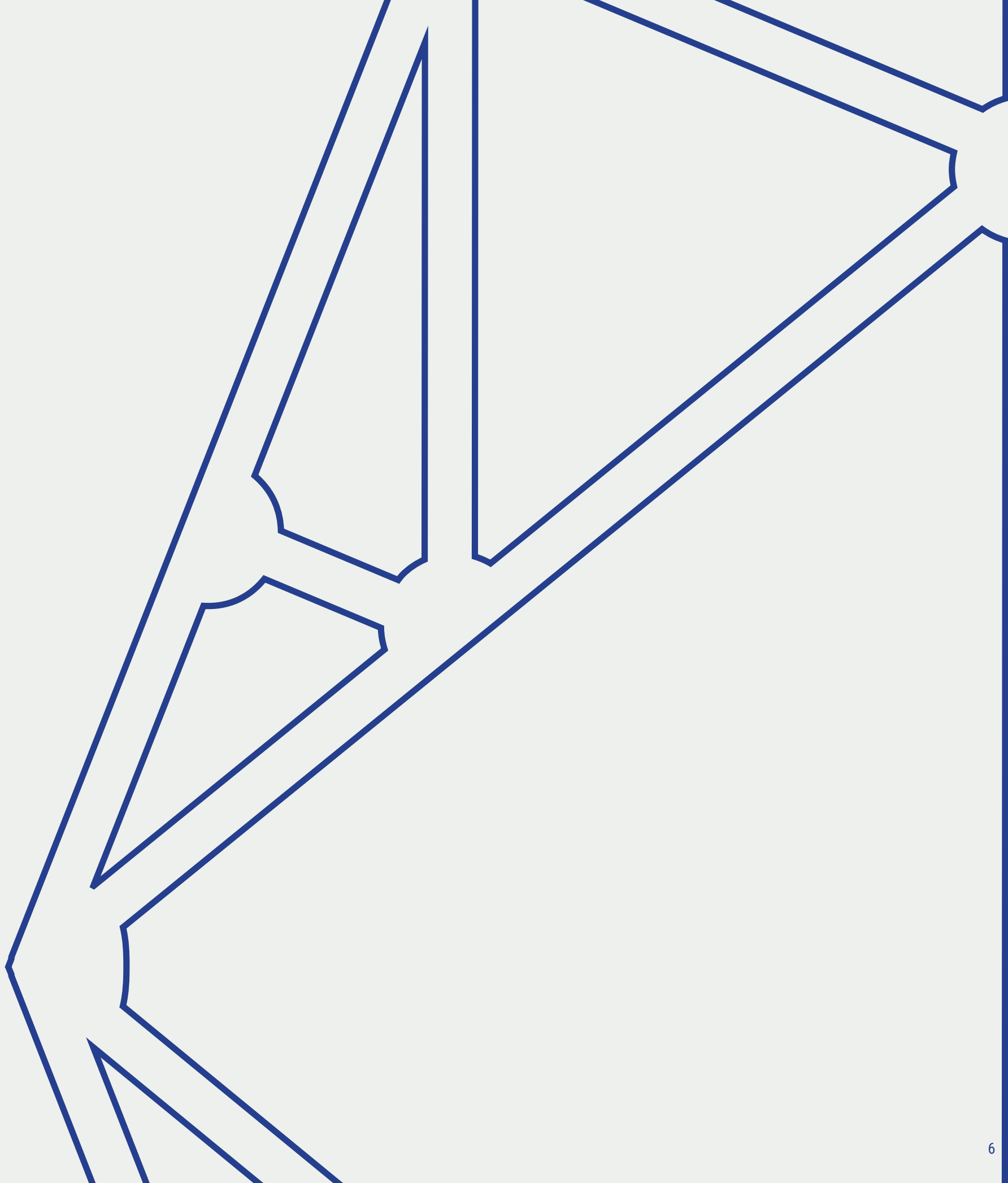
CLIENT	~	Access Self Storage
PLANNER	~	DP9
COMMUNITY CONSULTATION	~	Polity
POLITICAL CONSULTATION	~	Polity
ARCHITECT	~	Studio Egret West
LANDSCAPE ARCHITECT	~	Studio Egret West
CIVIL ENGINEER	~	Alan Baxter & Associates
STRUCTURAL ENGINEER	~	Alan Baxter & Associates
SERVICES ENGINEER	~	Foreman Roberts
ENERGY ENGINEER	~	Foreman Roberts
HERITAGE CONSULTANT	~	Alan Baxter & Associates
TRANSPORT ENGINEER	~	Alan Baxter & Associates
ACOUSTIC ENGINEER	~	SRL Technical Services
ACCESS CONSULTANT	~	Buro Happold
TOWNSCAPE	~	Peter Stewart Consultancy
ECOLOGIST/ARBORIST	~	PJC Consultancy
BREEAM	~	Foreman Roberts
PRINCIPAL DESIGNER	~	Potter Raper Partnership
DAYLIGHT/SUNLIGHT	~	EB7
ROL	~	EB7
FIRE ENGINEER	~	Bureau Veritas
APPROVED INSPECTOR	~	Bureau Veritas
QUANTITY SURVEYOR	~	Cast
VIABILITY CONSULTANT	~	DS2
WASTE CONSULTANT	~	Waterman Infrastructure & Environment Ltd
AGENT	~	Currell
VERIFIED VIEWS	~	Cityscape
CONSULTING CONTRACTOR	~	McLaren Group



<b>6</b>	<b>1.0</b>	<b>INTRODUCTION</b>
<b>10</b>	<b>2.0</b>	<b>USE &amp; AMOUNT</b>
11	8.1	USE & AMOUNT
12	8.2	SCHEDULE OF ACCOMMODATION
<b>14</b>	<b>3.0</b>	<b>DWELLINGS</b>
15	9.1	TYPICAL LAYOUT DESIGN
<b>18</b>	<b>4.0</b>	<b>ACCESS - INCLUSIVE DESIGN</b>
19	11.7	FULLY ACCESSIBLE UNIT LOCATIONS
21	11.8	FULLY ACCESSIBLE UNIT LAYOUT
<b>22</b>	<b>5.0</b>	<b>APPENDICES</b>



# 1.0 ~ INTRODUCTION



This statement has been prepared by Studio Egret West on behalf of Access Self Storage to describe the proposals for the development of the land at 48 Eagle Wharf Road.

The intention of this design and access statement is to demonstrate how the employment-led mixed-used development proposal will mitigate site and context weakness and amplify strengths in a manner compatible with Council planning policy.

Redevelopment of the site to provide a mixed-use scheme comprising blocks of 2 to 7 storeys and accommodating a self-storage facility (B8) at lower basement, basement and ground floor level, office accommodation (B1) at basement, ground and first floor level, 139 residential units at second to sixth floor, and a cafe (A3) at ground and first floor level, landscaped communal gardens, and other associated works.

The mixed use scheme will provide:

- 4,632m<sup>2</sup> GIA of commercial floorspace (use class B1);
- 7,364m<sup>2</sup> GIA of commercial floorspace (use class B8);
- 297m<sup>2</sup> GIA of café floorspace (use class A3);
- 11,832m<sup>2</sup> GIA (139 dwellings) of residential (use class C3);
- A new pedestrian route through to Regent's Canal;
- A new pedestrian open yard at the canal's edge; and
- Landscaped communal courtyards.

This report will describe the proposal in the context of its setting and illustrate the use, amount, layout, scale, landscaping, and appearance.

The key principles for the proposed design are:

1. Open Views to canal and anchor Sturt's Lock with a community café and yard;
2. Retain and remember heritage assets to commemorate the site's ironwork history;
3. Replace existing self-storage facilities;
4. Introduce office accommodation and increase employment density;
5. Create active frontage along Regent's Canal and Eagle Wharf Road;
6. Restore the 19th century grain of two north-south blocks;
7. Infill the street with transition form and scale;
8. Aggregate form and scale considerate of context and conservation areas; and
9. Introduce a mix of residential units and landscaped communal gardens above the commercial podium.

This statement has been prepared in accordance with guidance published by the Department for Communities and Local Government, specifically, Section 6 of : "Guidance on information requirements and validation" published in March 2010.

This statement covers design and access and should be read in conjunction with the following additional documents which have been submitted to support the planning application.

The project team propose a design change to the Sturt's Yard development that will introduce the provision of seven family dwellings, increase provision of dual aspect homes by 11% and reduce the amount of homes served per floor per block so that all blocks average 7.8 homes or less per floor, per block.

This is achieved by combining the dwellings arranged along the western boundary, combining the studio dwellings north of the western courtyard and converting them to corner aspect homes with an inset balcony and adding corner windows to select dwellings. As a result the 150 homes currently submitted will reduce to 139 homes.

Revised August 2019 submission

Unit Size	Count	Percentage
Studio	60	40%
1B2P	53	35%
2B4P	37	25%
<b>Total Homes</b>	<b>150</b>	<b>100%</b>

Revised June 2020 submission

Unit Size	Count	Percentage
Studio	43	31%
1B2P	48	34%
2B4P	41	29%
3B4P WC	1	1%
3B5P	1	1%
3B6P	5	4%
<b>Total Homes</b>	<b>139</b>	<b>100%</b>

