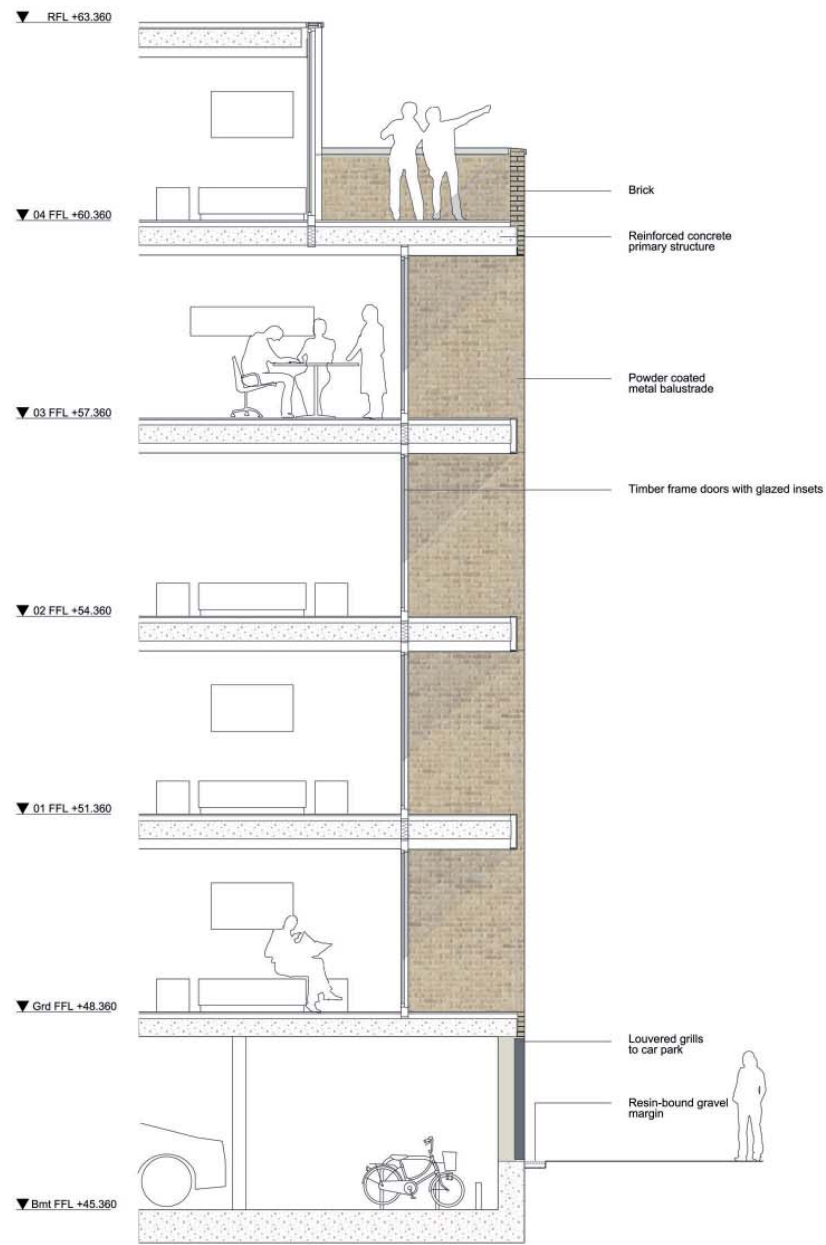


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- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds



VIEW EAST ON HARINGEY PARK



VIEW FROM REAR OF TOWN HALL

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

8.6 ACCOMMODATION SCHEDULE

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
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BUILDING	DWELLINGS			AREAS		
	LEVEL	PRIVATE	WHEELCHAIR	AFFORDABLE	N.S.A m ²	N.S.A. Sqft
BLOCK A	Basement	0				
	Ground floor	11	5		1,040 m ²	11,190 Sqft
	First floor	14	2		1,083 m ²	11,653 Sqft
	Second floor	14	2		1,083 m ²	11,653 Sqft
	Third floor	18			976 m ²	10,502 Sqft
	Fourth floor	0			562 m ²	6,047 Sqft
	SUBTOTALS	57	9	0	4,744 m²	51,045 Sqft
	TOTAL	66				
BLOCK B						
	SUBTOTALS	23	3	0	1,890 m²	20,336 Sqft
	TOTAL	26				
EAST WING						
	SUBTOTALS	13	0	0	1,088 m²	11,707 Sqft
TOTAL	13					
LINK BLOCK						
	SUBTOTALS	6	0	0	412 m²	4,433 Sqft
TOTAL	6					
MEWS SITE						
	Mews Houses			4	557 m ²	5,993 Sqft
	SUBTOTALS	0	0	4	557 m²	5,993 Sqft
TOTAL	4					
BROADWAY ANNEXE						
	SUBTOTALS	8	0	0	514 m²	5,531 Sqft
TOTAL	8					
TOTALS						
	SUBTOTALS	107	12	4		
TOTAL UNITS		123		9,205 m²	99,046 Sqft	

SUB TOTALS	1-BED	35	28% TOTAL UNITS
		0	NET INTERNAL AREA (sqm)
		70	HABITABLE ROOMS
		1	WHEELCHAIR UNITS
		0	AFFORDABLE UNITS
	2-BED	61	50% TOTAL UNITS
		0	NET INTERNAL AREA (sqm)
		183	HABITABLE ROOMS
		11	WHEELCHAIR UNITS
		0	AFFORDABLE UNITS
	3-BED	20	16% TOTAL UNITS
			NET INTERNAL AREA (sqm)
	80	HABITABLE ROOMS	
	0	WHEELCHAIR UNITS	
	0	AFFORDABLE UNITS	
4-BED	7	6% TOTAL UNITS	
		NET INTERNAL AREA (sqm)	
	35	HABITABLE ROOMS	
	0	WHEELCHAIR UNITS	
	4	AFFORDABLE UNITS	
5-BED	0	0% TOTAL UNITS	
		NET INTERNAL AREA (sqm)	
	0	HABITABLE ROOMS	
	0	WHEELCHAIR UNITS	
	0	AFFORDABLE UNITS	
TOTAL	123	TOTAL NO. OF UNITS	
	9210	NET INTERNAL AREA (sqm)	
	12	WHEEL CHAIR UNITS	
	368	HABITABLE ROOMS	
	20	AFFORDABLE HABITABLE ROOMS 5.4%	
	4	AFFORDABLE UNITS	
12	WHEEL CHAIR UNITS		
TBC	GROSS INTERNAL AREA (sqm)		
TBC	GROSS EXTERNAL AREA (sqm)		

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

BLOCK A

	1 bed	sqm	2 bed	sqm	3 bed	sqm	4 bed	sqm	5 bed	sqm
Basement	0		0		0		0		0	
Ground floor	7	373 sqm	9	671 sqm	0	0 sqm	0	sqm	0	
First floor	7	371 sqm	7	525 sqm	2	188 sqm	0	sqm	0	
Second floor	7	371 sqm	7	525 sqm	2	188 sqm	0	sqm	0	
Third floor	3	197 sqm	5	263 sqm	10	516 sqm	0	sqm	0	
Fourth floor	0	23 sqm	0	185 sqm	0	354 sqm	0	sqm	0	
SUBTOTAL	24	1335 Sqm	28	2169 Sqm	14	1246 Sqm	0	0 Sqm	0	0 Sqm
MIX %	36%	56 av.sqm	42%	77 av.sqm	21%	89 av.sqm	0%		0%	

UNITS	NSA	NSA
0	sqm	sqft
16	1044 sqm	11233 sqft
16	1084 sqm	11664 sqft
16	1084 sqm	11664 sqft
18	976 sqm	10502 sqft
0	562 sqm	6047 sqft
66	4750 sqm	51110 sqft

Habitable rooms					
1 bed	2 bed	3 bed	4 bed	5 bed	
	27	0	0	0	
14	21	8	0	0	
14	21	8	0	0	
6	15	40	0	0	
0	0	0	0	0	
48	84	56	0	0	
% 30	46	19	5		

BLOCK B

	1 bed	sqm	2 bed	Sm sqm	2 bed	Med sqm	2 bed	Lg sqm	3bed	92 sqm	4bed	112 sqm
Lower Ground	1	61 sqm	0	sqm	1	65 sqm	2	153 sqm	1	92	0	0
Ground floor	0	sqm	0	sqm	2	134 sqm	2	153 sqm	0	0	1	112
First floor	0	sqm	0	sqm	2	134 sqm	2	153 sqm	0	0	1	112
Second floor	0	sqm	0	sqm	2	134 sqm	2	153 sqm	0	0	1	112
Third floor	2	88 sqm	4	234 sqm	0	0 sqm	0	0 sqm	0	0	0	0
SUBTOTAL	3	149 sqm	4	234 sqm	7	467 sqm	8	612 sqm	1	92 sqm	3	336 sqm
MIX %	12%	50 av.sqm	15%	59 av.sqm	27%	67 av.sqm	31%	77 av.sqm	4%	92 av.sqm	12%	112 av.sqm

UNITS	NSA	NSA
5	371 sqm	3992 sqft
5	399 sqm	4293 sqft
5	399 sqm	4293 sqft
5	399 sqm	4293 sqft
6	322 sqm	3465 sqft
26	1890 sqm	20336 sqft

Habitable rooms				
1 bed	2 bed	3 bed	4 bed	
2	9	4	0	
0	12	0	5	
0	12	0	5	
0	12	0	5	
4	12	0	0	
6	57	4	15	

EAST WING

	1 bed	53 sqm	2 bed	68 sqm	2 bed	78 sqm	2 bed	82 sqm	2 bed	94 sqm	3 bed	93 sqm	3 bed	144 sqm
Lower Ground			1	68 sqm				0		0	1	93		0
Ground floor	1	52 sqm					1	82 sqm	1	94 sqm	1	98		0 sqm
First floor	1	51 sqm					1	82 sqm	1	85 sqm	1	93 sqm		
Second floor	1	69 sqm			1	78 sqm							1	143 sqm
SUBTOTAL	3	172 sqm	1	68 sqm	1	78 sqm	2	164 sqm	2	179 sqm	3	284 sqm	1	143 sqm
MIX %		23%		8%		8%		15%		15%		23%		8%

UNITS	NSA	NSA
2	161 sqm	1732 sqft
4	326 sqm	3508 sqft
4	311 sqm	3346 sqft
3	290 sqm	3120 sqft
13	1088 sqm	11707 sqft

Habitable rooms			
1 bed	2 bed	3 bed	
0	3	4	
2	6	4	
2	6	4	
2	3	4	
6	18	16	

LINK BLOCK

	1 bed	sqm	2 bed	sqm	3 bed	sqm
Lower Ground			1	75 sqm		
Ground floor	1	42 sqm	1	77 sqm		
First floor	1	42 sqm	1	77 sqm		
Second floor					1	99 sqm
SUBTOTAL	2	84 sqm	3	229 sqm	1	99 sqm
MIX %	33%		50%		17%	

UNITS	NSA	NSA
1	75 sqm	807 sqft
2	119 sqm	1280 sqft
2	119 sqm	1280 sqft
1	99 sqm	1065 sqft
6	412 sqm	4433 sqft

Habitable rooms				
1 bed	2 bed	3 bed	4 bed	
	3			
2	3			
2	3			
		4		
4	9	4	0	

MEWS SITE

	4 bed	136 sqm
Mews Houses	4	557 sqm
SUBTOTAL	4	557 sqm
MIX %	100%	

UNITS	NSA	NSA
4	557 sqm	5990 sqft
4	557 sqm	5990 sqft

Habitable rooms				
1 bed	2 bed	3 bed	4 bed	
			20	
0	0	0	20	

BROADWAY ANNEXE

	1 bed	44 sqm	1 bed	45 sqm	1 bed	50 sqm	2 bed	68 sqm	2 bed	62 sqm	2 bed	83 sqm
First Floor West	1	72					2	135	1	62		
Second Floor West			1	45	1	50	1	67			1	83
SUBTOTAL	1	72 sqm	1	45 sqm	1	50 sqm	3	202 sqm	1	62 sqm	1	83 sqm

UNITS	NIA	NSA
4	269 sqm	2892 sqft
4	245 sqm	2636 sqft
8	514 sqm	5528 sqft

Habitable rooms			
1 bed	2 bed	3 bed	
2	9		
4	6		
6	15	0	

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

LANDSCAPE, SERVICING, PUBLIC & PRIVATE AMENITY

	FACILITATING DEVELOPMENT - BLOCK A, BLOCK B, EAST WING + LINK					FACILITATING DEVELOPMENT - MEWS SITE, BROADWAY ANNEXE WEST PART			TOWN HALL	BROADWAY ANNEXE EAST PART	TOWN SQUARE	HATHERLEY GARDENS	LIBRARY	
	Block A	Block B	East Wing	Link	Total	Mews	BA (west)	Total						
Dwellings	66	26	13	6	111 units	4	8	12 units						
Private¹ Terrace & Gardens	741	166	34	62	1003 sqm	40	-	40 sqm	sqm	sqm	sqm	sqm		
Private¹ Balconies	101				101 sqm			sqm	sqm	sqm	sqm	sqm		
Semi-Private Amenity Area					2367 ² sqm			sqm	sqm	sqm	sqm	sqm		
Semi-Private Children's Play					111 sqm			sqm	sqm	sqm	sqm	sqm		
Public Amenity					sqm			sqm	274 sqm	sqm	2588 sqm	565 sqm		
Buildings footprint	1430	529	496	95	2550 sqm	235	107	342 sqm	1953 sqm	349 sqm	sqm	sqm		
Shared surface / circulation					2275 sqm	301		sqm	274 sqm	sqm	2206 sqm	78 sqm		
Site area					7325 sqm			734 sqm	2227 sqm	349 sqm	2588 sqm	643 sqm	259 sqm	
						Garage								
Parking	49	3	0		52	4			3		5	0		
Cycle parking	66	27	14	6	113	4	8	12	16		34	0		
Refuse	13,630	3,340	5,500	3,300	25770 litres	1,940	2200	4,140 litres	12,100 litres	2200 litres	0 litres	0 litres	litres	
Hard Landscaping (50 % of which is permeable)					1523 sqm	341			1956		2206	501	258	
Soft Landscaping					1348 sqm				329		385	142		

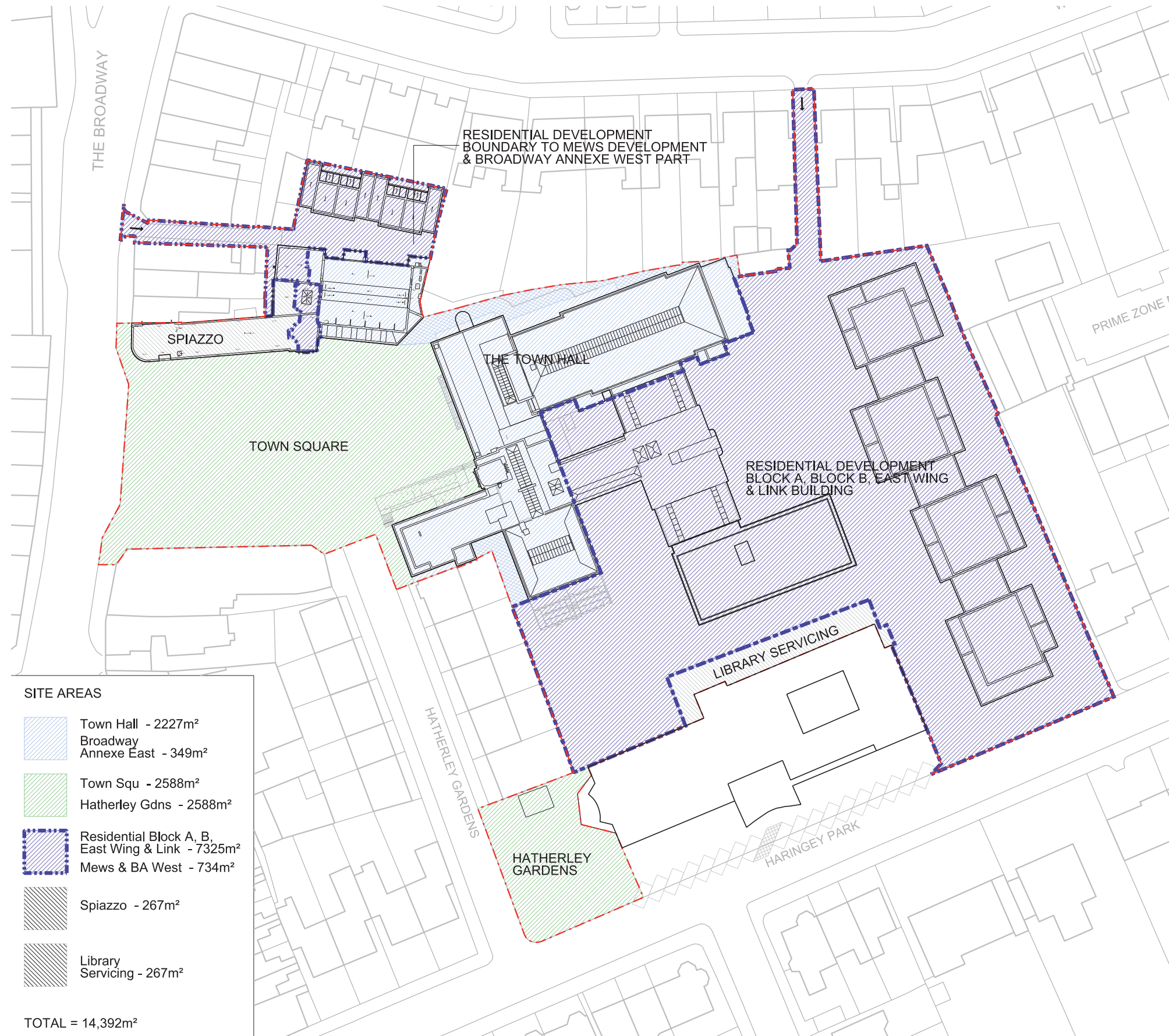
Please note:

- 1. Private spaces are for exclusive use of 1 proprietor
- 2. Includes Reading Garden 692.56m²

* Parking capacity in basement of Block A ranges from 45-48 - 8 dedicated disabled bays leased as 12 parking bays until required as disabled.

8.7 SITE STRATEGY

The adjacent diagram illustrate the various site areas and responsibilities.



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

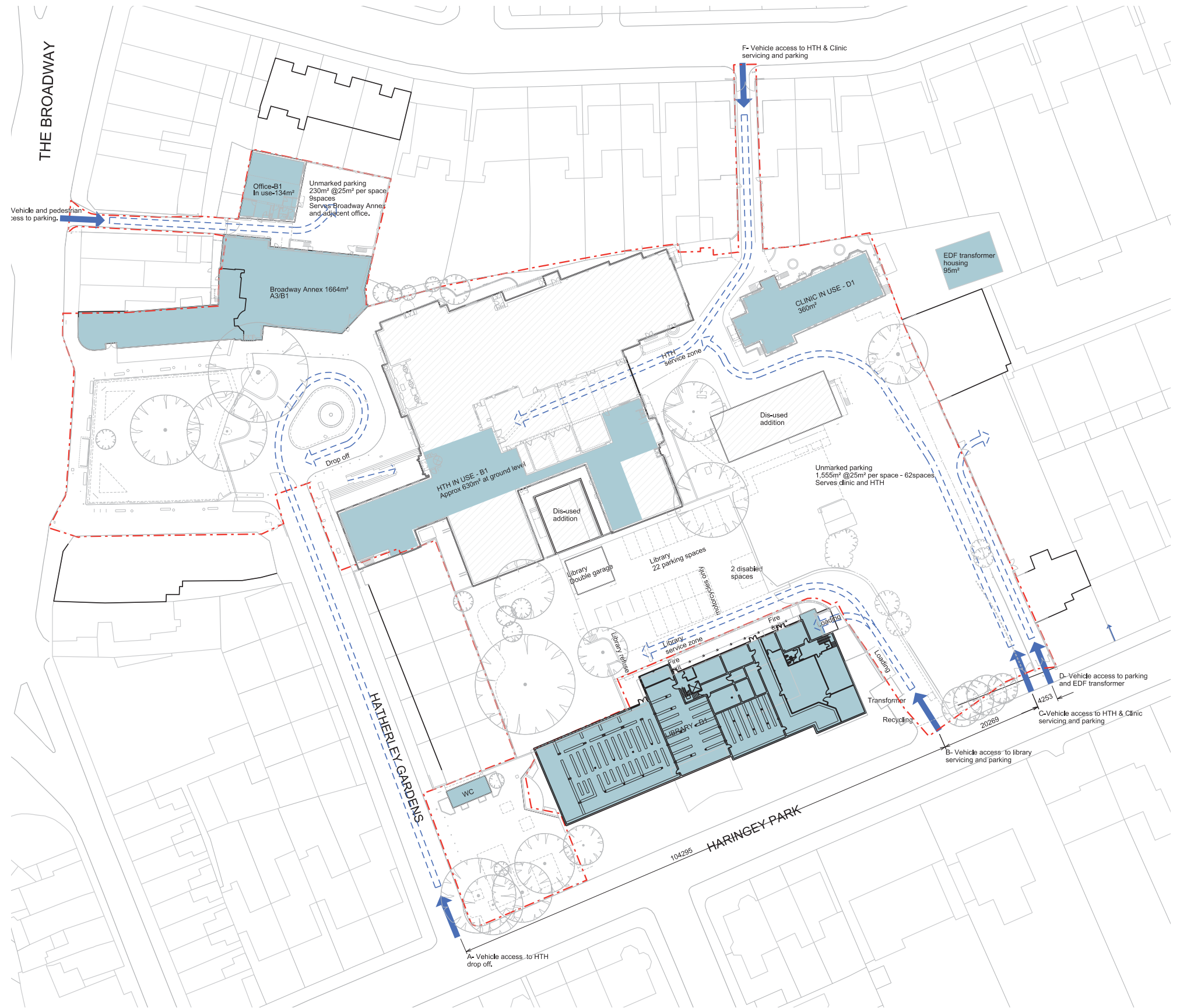
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Hornsey Town Hall Creative Trust
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EXISTING VEHICULAR MOVEMENT

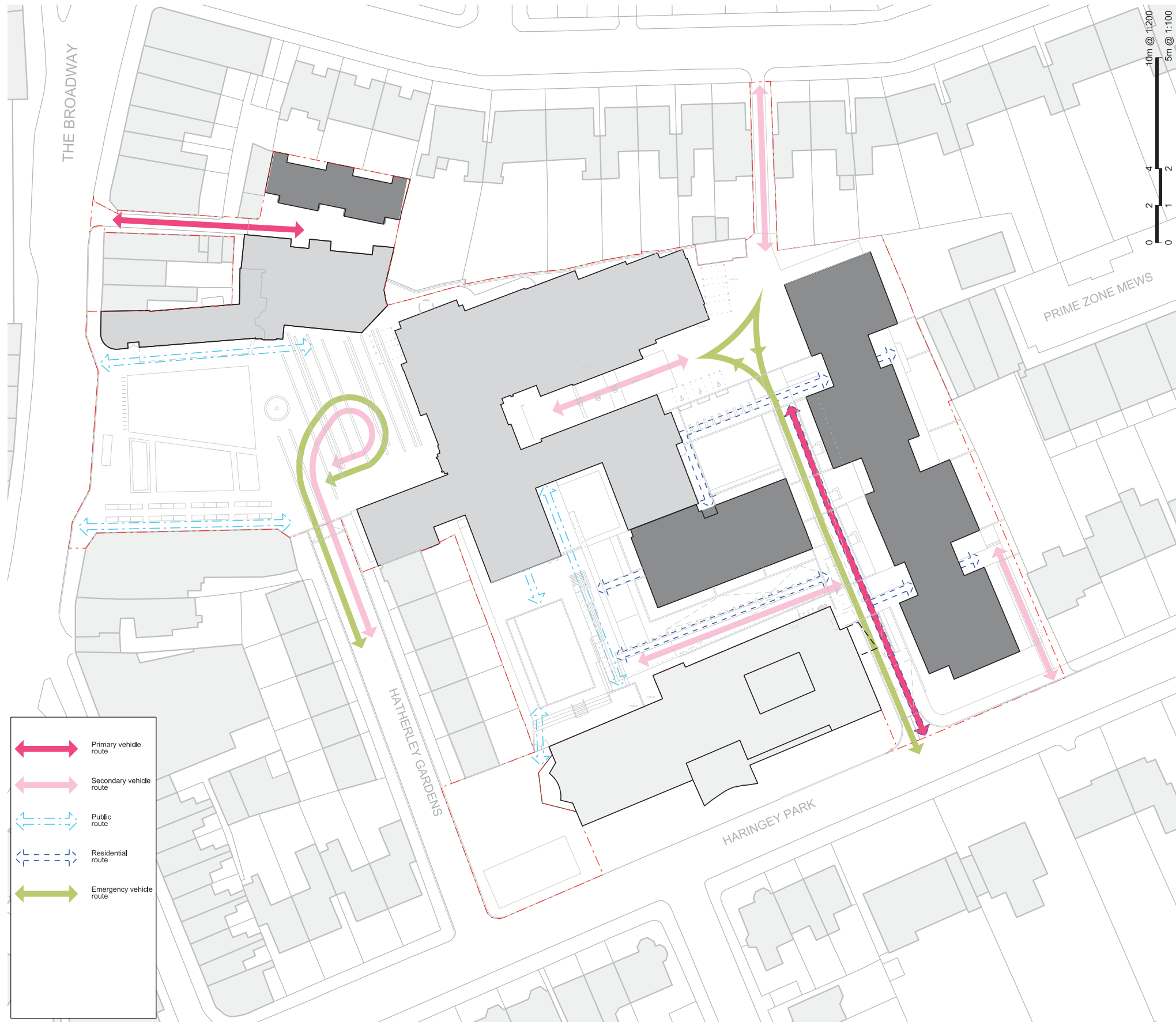
- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
 Hornsey Town Hall Creative Trust
 John McAslan + Partners
 Capita Symonds



PROPOSED MOVEMENT AND LINKAGES



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

8.8 BUILDINGS TO BE RETAINED AND DEMOLISHED

Buildings and structures to be Retained and Demolished

Note: Planning permission required for alterations and extensions to Listed Building, change of use and new residential development

Buildings to be demolished

1. Mews Studio

Brick-built, barn-like structure of the late nineteenth century. This building is not listed in its own right, but by virtue of the fact that it falls within the cartilage of the Listed Town Hall and Public Hall. The Mew Studio is not considered to be of any significant historic or architectural value and it is proposed that it is demolished to facilitate the residential development.

Only Conservation Area Consent is required for this demolition as an unlisted building (post 1948) in a Conservation Area.

2. Courtyard Infill Building

1950's concrete block infill building to Town Hall Garden Courtyard. The infill building detracts from the character of the Town Hall and quality of the spaces in the Town Hall Building which overlook the courtyard. This building is to be demolished to enhance the setting of the listed building as well as the quality of the interiors.

Only Conservation Area Consent is required for this demolition as an unlisted building (post 1948) in a Conservation Area. The fact that it is within the curtilage of the listed building does not necessitate an application for Listed Building Consent

3. Library Garage

Red brick double garage – built within the last ten years. This building detracts from the character and the setting of the Listed Town Hall and Public Hall. This is to be demolished to enhance the setting of the listed building and to facilitate the residential development.

Only Conservation Area Consent is required for this demolition as an unlisted building (post 1948) in a Conservation Area. The fact that it is within the curtilage of the listed building does not necessitate an application for Listed Building Consent

4. The Rear Annexe

1970's Pre-Fab two-storey Portacabin block. This building is not listed in its own right, but by virtue to the fact that it falls within the cartilage of the Listed Town Hall and Public Hall. The Rear Annexe presents no historic or Architectural value and detracts from the character of the Town Hall. This building is to be demolished to facilitate the residential development.

Only Conservation Area Consent is required for this demolition as an unlisted building (post 1948) in a Conservation Area. The fact that it is within the curtilage of the listed building does not necessitate an application for Listed Building Consent

5. The Weston Park Annexe (Clinic Building)

1932 red brick with stone dressings built in the Edwardian style. This building is not Listed in its own right, but by virtue of the fact that it falls within the cartilage of the Listed Town Hall Building. The conservation Plan indicates that the Weston Park Annexe is not of major historic or architectural value. Whilst it is recognised as a positive contributor to the conservation area it does not compare favourably with leading examples of its type and is not considered of listable quality. It is necessary that this building is demolished to facilitate the residential development in order to bring the Town Hall back into viable

new use.

Listed Building Consent is required for demolition as a pre-1948 building within the curtilage of the Listed Building and in the Conservation Area

6. Public WC's

Corner of Hatherley Gardens and Haringey Park. Small free standing red brick building with flat roof – detracts from the setting of the Grade II listed library and the fountain.

Only Conservation Area Consent is required for this demolition as an unlisted building (post 1948) in a Conservation Area.

7. East Wing Roof Extension

1980's poor quality roof extension to the south wing of the East Wing of the Town Hall at second floor level. The extension presents no historic or Architectural value and detracts from the character of the East Wing and the Town Hall. It is to be demolished to facilitate a new high quality residential additions to both the North and South Wings of the East Wing.

Listed Building and Conservation Area Consent required for “alterations” to the Listed Building

8. Stage Hoist

1960's Brick extension on pilotis to the south elevation of the Assembly Hall. This is a later addition built to house a service hoist to the Assembly Hall stage. The hoist configuration no longer accommodates modern scenery flats and it is to be removed to facilitate a new scenery lift.

Listed Building Consent required for “alterations” to Listed Building

9. Loading Bay to Library

Listed Building and Conservation Area Consent required for “alterations” to Listed Building and demolition of part of a building in Conservation Area

Buildings to be retained and refurbished

- Town Hall Building

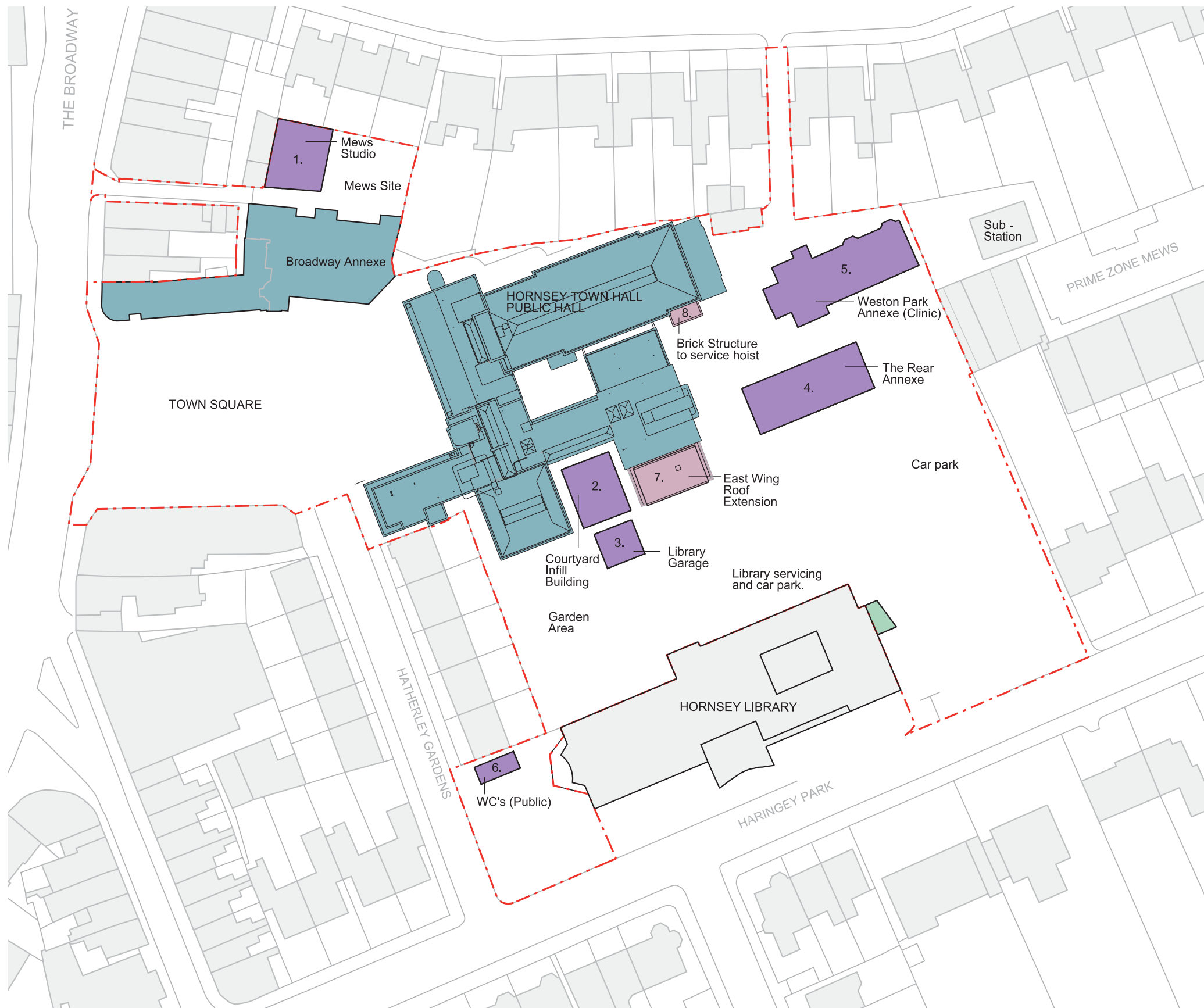
This building comprises the Town Hall and Public Hall and is listed Grade 2*. The building is to be refurbished and adapted in order to accommodate viable new uses.

Listed Building Consent required for “extensions and alterations” to Listed Building

- Broadway Annexe

The Broadway Annexe is separately listed from the Town Hall Building and is Grade 2. The building is critical to the architectural and historic interest and setting of the Town Hall and, therefore, is to be retained and refurbished. The exterior and its features are to be retained and refurbished.

Listed Building Consent required for “extensions and alterations” to Listed Building



- Buildings to be demolished:
 1. Mews Studio
 2. Courtyard Infill Building
 3. Library Garage
 4. The Rear Annexe
 5. Weston Park Annexe (Clinic)
 6. WC's (Public)

- Structures to be removed:
 7. East Wing Roof Extension
 8. Stage Hoist

- Buildings to be retained and refurbished:
 - Town Hall Building
 - Broadway Annexe

- Loading bay to Library to be removed

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

8.7 SERVICING AND MANAGEMENT

SITE ACCESS REQUIREMENTS AND CONSTRAINTS

A key consideration in the organisation of the site and proposed developments are the anticipated requirements for both pedestrian and vehicular access, servicing and circulation to the different parts of the site:

The Town Hall Square:

- Improved bus stop and waiting facilities – would vastly improve the setting and usability of the square.
- Access from Hatherley Gardens for the Fire Tender
- Setting down for ceremonial functions at the front of the building
- Setting down for taxis, disabled, VIPs attending performances

The Mews Development:

- This is accessed by a shared right of way from The Broadway.

Proposed access from Haringey Park:

- There are three existing vehicular access points from Haringey Park, one to service the library, one to the existing tarmac area behind the clinic building and one serving the existing right of way on the eastern boundary.
- The middle access point is to be established as the primary access from Haringey Park to provide fire tender and service access to the rear of the Town Hall, Assembly Hall and the Facilitating Development for vehicles larger than a 3.5 ton panel van. (no vehicles larger than 3.5 ton can access from Weston Park). The library can be serviced from the same access.

Fire

A site strategy for fire has been developed and access for Fire Tenders been marked up on the site constraints drawing.

The Square:

Fire tender access is required from Hatherley Gardens. Hard standing will be required either to provide a turning circle to the top half of the square or a hammerhead on the eastern boundary.

Mews Development:

With the proposed change of use to this area there is an increase of risk to life due to the introduction of residential accommodation. Access for a fire tender is not possible via the existing mews access point as the access from The Broadway is a dead end condition longer than 20 metres with no room to turn around.

SITE CONSTRAINTS DRAWING



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
 Hornsey Town Hall Creative Trust
 John McAslan + Partners
 Capita Symonds

1	Introduction
2	Executive Summary
3	The Project
4	Context Appraisal
5	Building Appraisal
6	Town Hall Building Proposals
7	Broadway Annexe & Mews Proposals
8	Facilitating Development Proposals
9	Access Statement
10	Landscape Proposals
11	Environmental Strategy
12	Fire Strategy
13	Views Assessment
14	Consultation Process
15	Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
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8.8 TOWN HALL SERVICE REQUIREMENTS

The expected capacity of the Assembly Hall will be approximately 400 persons sitting / 550 standing. The anticipated usage, as identified in the business plan is:

- Evenings a week for public performance: Weds & Fri for informal standing gigs, Thurs for theatre shows, Sat and Sun for formal concerts.
- 2 evenings a week for rehearsals.
- Daytime: community hire.

The size and frequency of vehicles, parking and loading requirements we might expect to service this level of usage to the Assembly Hall are:

- 3.5 ton panel Van (equivalent to a standard Ford Transit) – This will be the most frequent vehicle could be 2-3 per event depending and number of performances in a week. This can gain access to the Assembly Hall via Weston Park.
- 7.5 ton Panel Van (equivalent to a large Ford Transit) – access for this vehicle would be required infrequently and used for larger scale sets, depends on production or local theatre.
- 10.0m Rigid HGV - access via Haringey Park - (infrequent)
- 9.57 Pantehnicon HGV– this would be used for a much larger scale production therefore access would be required very infrequently if at all. Access will only be possible via the primary access on Haringey Park.
- 16.480m Articulated HGV– this would only be used for large scale national productions and access is not anticipated.

SERVICING TO REAR OF TOWN HALL AT LOWER GROUND FLOOR LEVEL



- Plant
- Function Room
- Kitchen
- Store
- Studios/ Dressing
- ① Plant at lower ground
- ② Function room at lower ground
 - Capacity 100 persons
 - Fire escape
- ③ Access to kitchens at lower ground and plant under hall
 - Serves function bar to Assembly Hall
 - Lounge bar to cinema suite
- ④ Refuse store
- ⑤ Store under stage
- ⑥ Stage door access to dressing green room (3 levels)
- ⑦ New get-in arrangements to theatre (goods lift)
- ⑧ Bicycle store and refuse to residential development
- ⑨ Service access to West Wing

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
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8.11 REFUSE STRATEGY

The refuse strategy has been developed in consultation with Haringey Council.

Residential refuse is calculated as follows:

Flats – 120 litres per bedroom

Houses – 2/3 bedrooms 240 litres

4 bedrooms 360 litres

Provide bins for 1litre of dedicated recycling storage for every 3 litres of household waste storage.

Refuse collection vehicles must be able to collect from within 25m of the parked locations in most instances. Where larger collections are required, such as in Block A and the East Wing, the vehicle must be able to park within 10m.

On this basis, we have provided the following volume allocation for bins of combined household and recycling no.s:

- Block A - 13630ℓ B1&B2.
Bins will be transferred by the management company from Bin Store 1 to Bin Store 2 for collection.
- Block B - 3340ℓ B4
This is to be supplemented by B5 in the East Wing to which the management company will transfer the bins.
- Town Hall Residential (Link Block and East Wing) - 8800ℓ B5
- Broadway Annexe - 2200ℓ B9
- Mews - 360ℓ to each B10-14
Plus 1no. 25litre organic waste caddy and 2no. recycle box

- Town Hall
B6 - 3300 - recycling
B7 9900 General Waste
Currently assuming a similar ratio to the residential
- Library - B3 - 3300 waste, 1100 recycling

PROPOSED REFUSE STRATEGY



- Refuse bin store
- Collection point
- Truck path
- Bin movement by driver
- Bin movement by management company
- Bin collection point by management company
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6
- Zone 7
- Zone 8
- Zone 9

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

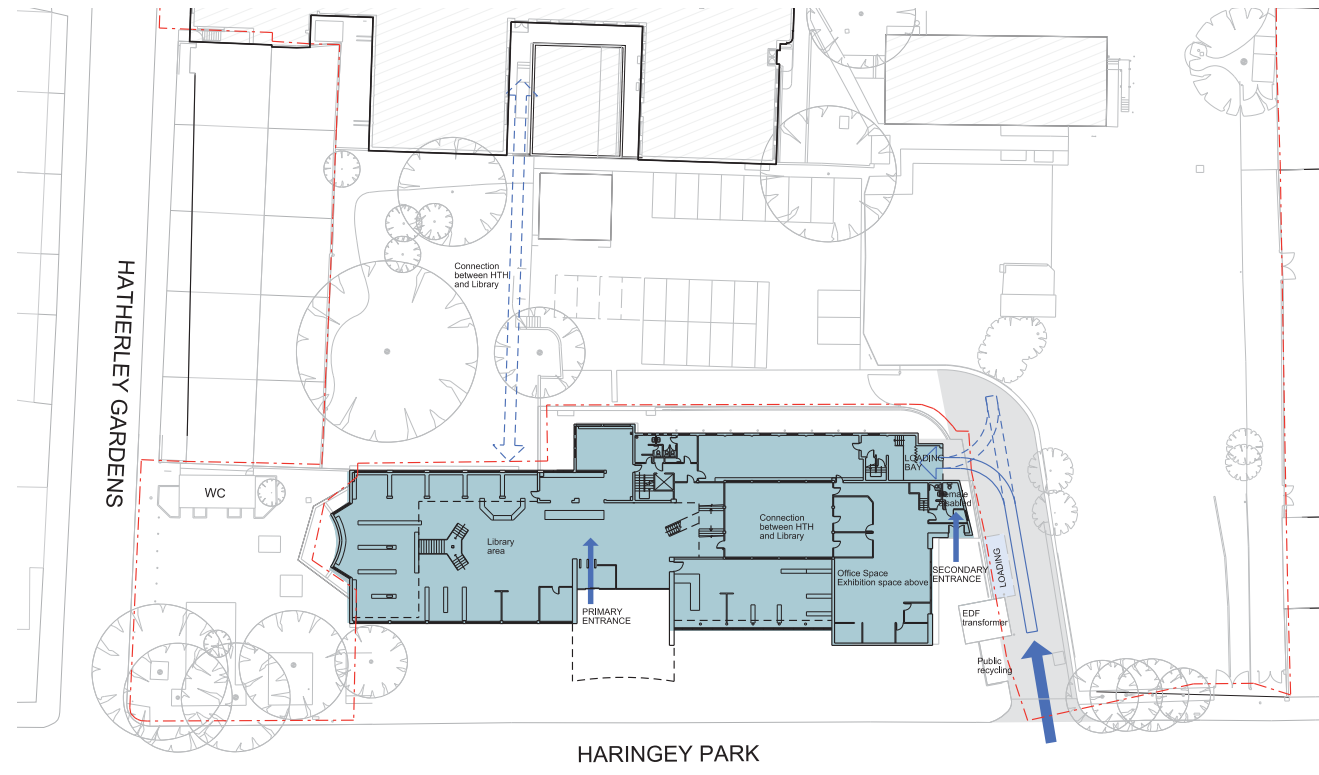
**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

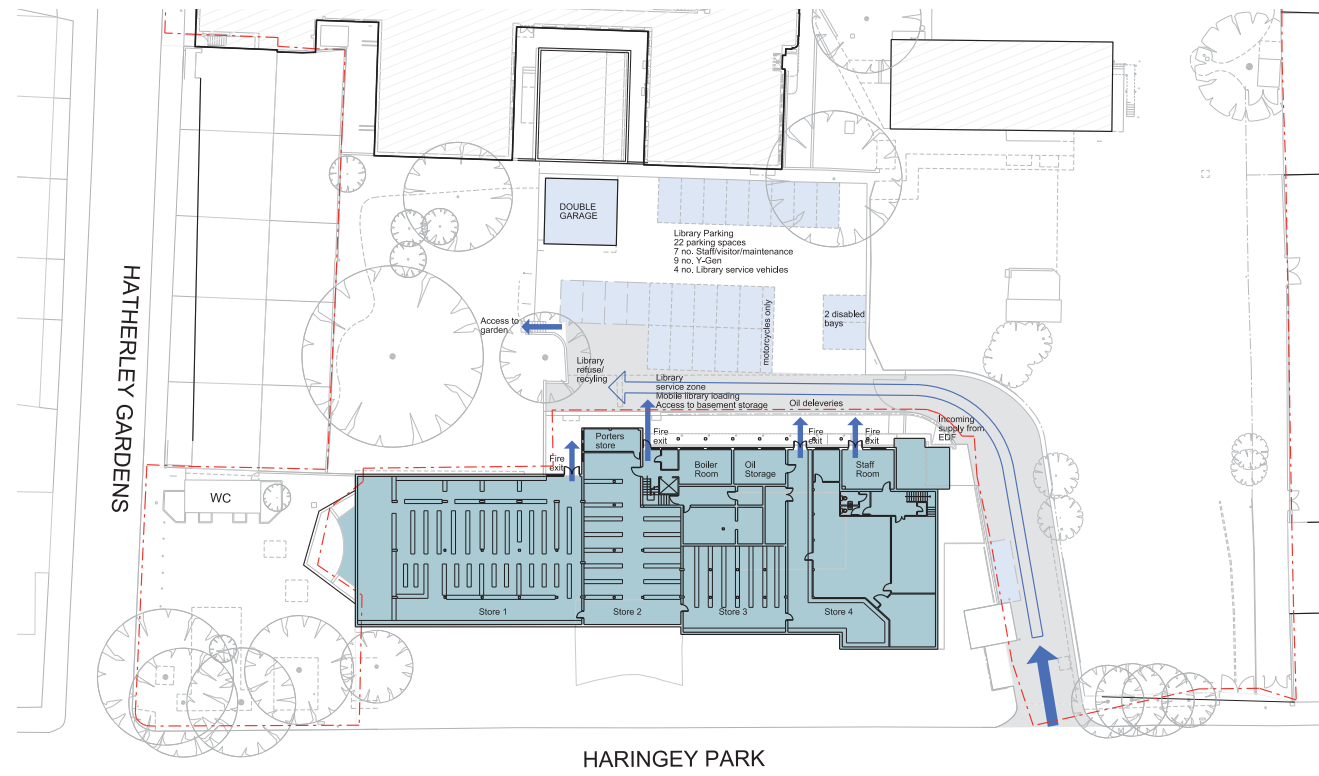
- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

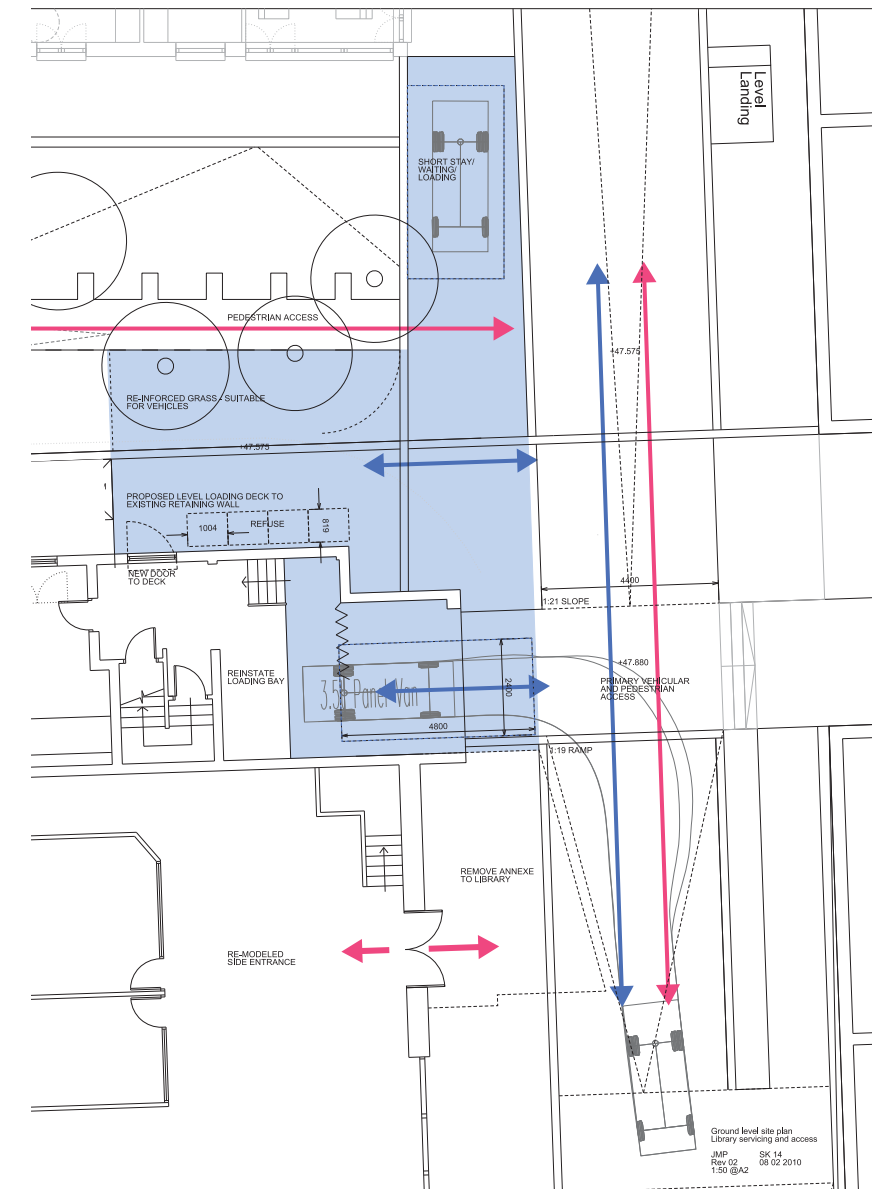
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EXISTING SERVICING TO LIBRARY – GROUND LEVEL



EXISTING SERVICING TO LIBRARY – BASEMENT LEVEL



PROPOSED SERVICING TO LIBRARY

8.12 LIBRARY

A key project aspiration is to improve the cultural and physical connections with the library and create a high quality reading garden.

The red line boundary of the site is hard up against the rear wall of the library. In the present condition the library utilises the site to its rear for access, parking and serving its functions. The adjacent diagrams which show how access and serving of the library currently works.

The challenge is rationalise the access and servicing requirements of the library in a way that makes best use of the site for the Library, Town Hall and Facilitating Development and maximises the proposed amenity space between the Town Hall building and the library.



The proposals maintain hardstanding landscape treatment to the rear of the Library allowing service access to all access points along the rear of the Library. Further a level area and vehicle turning head are provided in close proximity of the existing loading bay.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

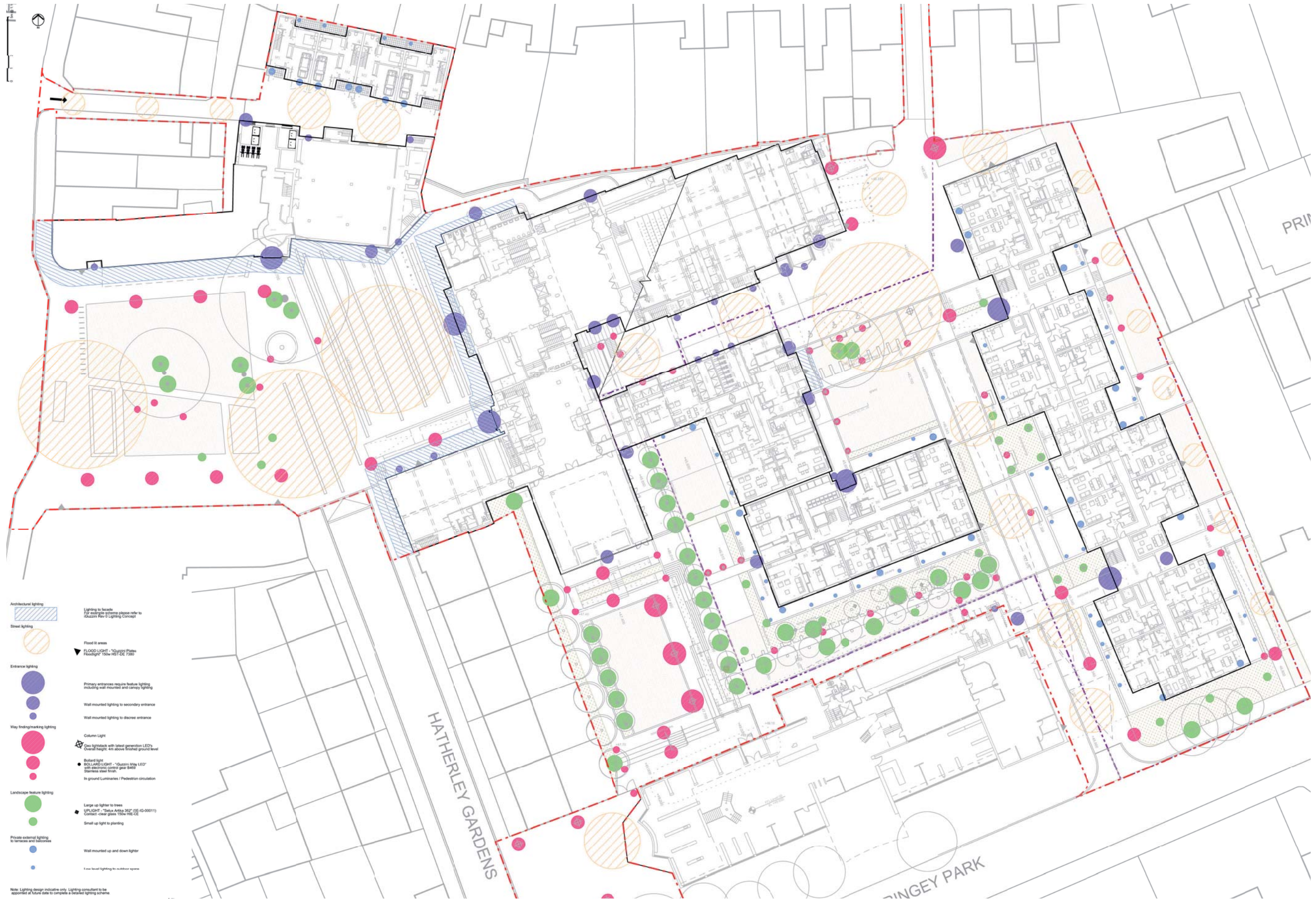
- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

8.13 LIGHTING STRATEGY

The lighting strategy is illustrative and its purpose is to demonstrate the type / arrangement of lightning anticipated across the site. The final details which will be subject to detail design and further consideration of the Local Planning Authority and the Conservation Officer. The lighting will be designed in such a way as to not mitigate any to not impact negativity on the ecology and surrounding residences.



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals**
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Fire Strategy
- 13 Views Assessment
- 14 Consultation Process
- 15 Appendices

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

9.0 Access Statement

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement**
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

9.1 ACCESS STATEMENT

A comprehensive Access Statement has been prepared by David Bonnett Associates included in this section of the report.

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

Hornsey Town Hall | Access Statement

March 2010



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Date	Drafted by	Edit by	Draft	Review
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10.01.07	HA	HA	2	Jackie Pope, John McAslan+Parters; Laura Smeaton Capita Symonds
10.02.01	HA	HA	3	Jackie Pope / Polly Clegg, John McAslan+Parters; Laura Smeaton Capita Symonds
10.02.08	HA	HA	4	Jackie Pope / Polly Clegg, John McAslan+Parters; Laura Smeaton Capita Symonds
10.02.22	HA	HA	5	Jackie Pope / Polly Clegg, John McAslan+Parters; Laura Smeaton Capita Symonds
10.03.04	HA	HA	FINAL	Jackie Pope / Polly Clegg, John McAslan+Parters; Laura Smeaton Capita Symonds
10.03.11	HA	HA	FINAL	Jackie Pope / Polly Clegg, John McAslan+Parters; Laura Smeaton Capita Symonds

All images by John McAslan + Partners

CONTENTS

1.0	INTRODUCTION	5
2.0	CRITERIA FOR INCLUSIVE DESIGN STANDARDS	7
3.0	OVERVIEW	9
4.0	TOWN HALL PUBLIC FACILITIES	10
5.0	RESIDENTIAL UNIT PROVISIONS	15
6.0	REFERENCES	18
7.0	ACCESS OVERLAYS	19

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1.0 INTRODUCTION

1.1 The Scheme

Hornsey Town Hall is located in the heart of Crouch End in the London Borough of Haringey. It was designed by Reginald Uren and opened in 1935 and is now Grade II* listed. The building is currently owned by the London Borough of Haringey.

The scheme proposes to sensitively refurbish the Town Hall and enhance its facilities with the addition of new private housing to the rear of the site and a refurbished housing element within the building in addition to the new public facilities. This project presents an opportunity to also substantially improve access in and around the building.

1.2 Purpose of the Access Statement

This statement has been prepared to set out the access provisions in the Stage D design scheme for the refurbishment of the Hornsey Town Hall in support of the planning application. The statement also takes into account existing features that need to be retained and the alternative procedures that may need to be adopted.

1.3 Instruction

David Bonnett Associates (DBA) was appointed by Capita Symonds as Access Consultants for the development in August 2009 and has provided advice to the design team since then.

1.4 Drawings and Reports Examined

This report is based on a review of the following drawings / reports supplied by John McAslan + Partners as listed below.

- Hornsey Town Hall Renaissance 'Beacon of Excellence' report
- Hornsey Town Hall Renaissance Feasibility Report.

Town hall and residential layout drawings as follows:

Drawing	Title	Rev.	Date
	Public areas:		
1298-L-G710-P-00-900	Landscape masterplan	00	xxxx
1298-G100-P-00-SITE-001	Lower ground site plan	07	30.11.09
1298-G100-P-00-SITE-002	Ground level site plan	08	30.11.09
1298-TH-G200-P-00-100	Lower ground floor - East	02	xxxx
1298-TH-G200-P-00-101	Lower ground floor - West	02	xxxx
1298-TH-G200-P-00-102	G/F Plan East	02	xxxx
1298-TH-G200-P-00-103	G/F Plan West	02	xxxx
1298-TH-G200-P-00-104	FF Plan - East	02	xxxx
1298-TH-G200-P-00-105	FF Plan - West	02	xxxx
1298-TH-G200-P-00-106	2nd floor plan - East	02	xxxx
1298-TH-G200-P-00-107	2nd floor plan - West	02	xxxx
1298-TH-G200-P-00-190	2nd floor plan - West - phase 1	00	xxxx
	Residential layouts:		
1298-FD-G200-P-TY-530 - 537	Typical flat layout - Block A-Types A to H	02	02.03.10
1298-FD-G200-P-TY-538 /539	Typical flat layout - Block A-Type I at 4th and 5th floor	02	02.03.10
1298-FD-G200-P-TY-540/541	Typical flat layout - Block A-Type J at 4th and 5th floor	02	02.03.10
1298-FD-G200-P-TY-542/543	Typical flat layout - Block A-Type K at 4th and 5th floor	02	02.03.10
1298-FD-G200-P-TY-544 - 550	Typical flat layout - Block B-Types A to G	02	02.03.10
1298-FD-G200-P-TY-551 - 559	Typical flat layout - East Wing-Types A to I	02	02.03.10
	Wheelchair unit layouts:		
128-FD-G200-P-TY-561	Typical 2 bed/3 person wheelchair accessible unit, Block A	01	02.03.10
128-FD-G200-P-TY-562	Typical 2 bed/4 person wheelchair accessible unit, Block A	02	02.03.10

Drawing	Title	Rev.	Date
128-FD-G200-P-TY-563	Typical 1 bed wheelchair accessible unit, Block A	01	02.03.10
128-FD-G200-P-TY-564	Typical 2 bed/4 person wheelchair accessible unit, Block A	01	02.03.10
128-FD-G200-P-TY-565	Typical 1 bed wheelchair accessible unit, Block A	01	02.03.10
	Annexe and mews buildings:		
1298-BA-G200-P-00-300	Ground floor annexe	02	15.02.10
1298-BA-G200-P-01-301	First floor annexe	02	15.02.10
1298-BA-G200-P-02-302	Second floor annexe	02	15.02.10
1298-BA-G200-P-00-700	Ground floor mews	00	15.02.10
1298-BA-G200-P-01-701	First floor mews	00	15.02.10
1298-BA-G200-P-02-702	Second floor mews	00	15.02.10

Marked versions of plans for access provisions can be found in the appendix of this statement.

1.5 Scope of Report

This report describes how the architects have developed the Hornsey Town Hall Renaissance proposals with consideration and understanding of the principles of inclusive design. The scheme has been designed with specific regard to disabled people as:

- Residents
- Visitors
- Staff

The general arrangements for approaches to the development, parking provided, entrances and common circulation areas are described, along with other considerations where relevant.

Note:

DBA provide guidance and advice on access - they do not 'approve' and are not authorised to provide confirmation that the design complies with statutory standards. DBA do not warranty any design in respect of the DDA - this relies upon not only the physical building providing satisfactory access, but also how the building occupants manage the building in its day to day use.

2.0 CRITERIA FOR INCLUSIVE DESIGN STANDARDS

2.1 Access Aims

The designers will aim to achieve the following as part of the design process:

- To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability;
- To ensure that wherever possible appropriate standards for accessibility can be met at the outset as part of mainstream inclusive design;
- To meet requirements of The Building Regulations Approved Document M – Access to and Use of Buildings, 2004;
- To meet the aims of the Disability Discrimination Act 1995 (2005 as amended);
- To follow design guidance given in relevant British Standards, and other currently published good practice detailing the needs of disabled people where possible; and
- To meet Greater London Authority and Local Authority access policies where relevant.

2.2 Interpretation of Standards

While frequently used documents such as Approved Document Part M and BS8300 - Design of Buildings and their Approaches to Meet the Needs of Disabled People provide general advice, other guidance may be more specific.

Access standards are in a continuing state of development with no single authoritative document as a source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions. This report also seeks to interpret those standards where there is an absence of clarity. The level of detail assessed depends upon the extent of detail that is provided in the plans and in discussions with the architects.

The recommendations reflect and, in certain cases, add to those standards prescribed by statutory legislation and regulations. This report does not remove the responsibility for

the design team to assess and check the relevant standards.

2.3 Access Legislation

Planning & Compulsory Purchase Act 2004

In May 2006, the government introduced changes to the planning applications process. The circular Guidance on Changes to the Development Control System, effective from August 10, 2006, set out the formal requirements for Design and Access Statements to accompany most applications.

Disability Discrimination Act 1995 (DDA)

The developers or others may have ongoing obligations under the DDA as landlords and may also have obligations as service providers where they are also providing services to the public. The Act applies more to issues of services and information rather than to building design.

2.4 Access Regulations and other Standards

Building Regulations Part M (2004) and Part B (2002)

The Building Regulations Approved Document B - Fire Safety, and Approved Document M – Access to and Use of Buildings, are the only standards directly relevant to access.

It is essential to understand that these standards require Building Control approval. 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 all reasonable standards in respect of physical access for disabled people with regard to the DDA.

British Standard 8300:2009 - Design of Buildings and their Approaches to Meet the Needs of Disabled People.

Where practical and reasonable it is recommended that BS8300 standards are applied to new buildings. The revised BS 8300:2009 came into effect in February 28 2009.

2.5 Listed Building Consent

The scope for making alterations to improve accessibility in historic or listed buildings is limited by the need to protect and conserve architectural features. A guiding principle for alterations to historic buildings is that, wherever possible, the alterations should be reversible, enabling the building to be restored to its original condition if required some time in the future. Hornsey Town Hall interiors are Grade II* listed, and as a result this has substantial limitations on what can be altered or removed. This report will identify such areas that are a potential barrier to access and the alternative solutions available.

2.6 Deviations from accepted good practice – site constraints and access challenges

The Historic Building Appraisal (in the Beacon of Excellence' document, by the architects) explains that some areas cannot undergo significant changes. Some deviations from accepted access guidance due to conservation requirements are anticipated, and these will be described in this Report. In brief, this has included the retention of:

- All original fixtures and fittings including door knobs, door locks, lighting, signage
- All original finishes including terrazzo flooring and walls, stair finishes and fixtures including handrails
- Existing original structural and partition walls

The level of refurbishment and reinstatement of original features and materials will be need to be agreed with the Conservation Officer as required, as this can often be in conflict with opportunities for access improvements.

Any access constraints on the basis of security will be applicable to all visitors, regardless of ability.

It is assumed at this stage, having not met with the Conservation Officer, areas of particular significance that cannot be altered are:

Entrances

- Council Chambers
- Committee Room
- Supper Room
- Foyers
- Existing lifts
- Assembly Hall and Green Room
- Rates Office

Nevertheless these are areas most open to the public and requiring access improvements.

2.5 Local Policy and The London Plan

London Borough of Haringey LDF and UDP

SPG 1a Design Guidance (Adopted 2006),

N. *Access to and Around the Site and Mobility Needs* (N1) states that 'The design of buildings and their surrounds should be inclusive and take into account the need to ensure that people are not excluded access because of physical restrictions. Detailed guidance on this matter is provided in SPG 4: Access for All – Mobility Standards and the strategy employed to ensure

inclusive design should be set out in a design and access statement.'

Section 7.1 of SPG 4 *Access for All – Mobility Standards* notes that 'wheelchair homes would be expected to be on one level only, usually at ground floor unless there is a lift service and backup in the event of the lift breaking down.'

Haringey adopted its Housing SPD in October 2008. This sets out the requirement that the Council will seek to ensure that all new housing is built to 'Lifetime Homes' Standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. In addition, new residential developments of 5 units and over should also make a contribution towards children's play space.

Otherwise Haringey adopts the GLA approach to Lifetime Homes Standards and does not have any local deviations.

Lifetime Homes Standards

The London Plan and Supplementary Planning Guidance *Accessible London: Achieving an Inclusive Environment*, set out the GLA's references for Lifetime Homes and Wheelchair Housing standards (London Plan Policy 3A.4).5

The London Plan Policy 3A.5 Housing Choice requires that:

"DPD policies should seek to ensure that [...] all new housing is built to 'Lifetime Homes' standards"

Code for Sustainable Homes, Hea 4

DBA recommends that the Lifetime Homes standards in the Code for Sustainable Homes Technical Guide, May 2009, are referred to rather than the Habinteg on-line guidance, because they apply nationally and the guidance takes high-density developments into account. The Habinteg on-line guidance has also been known to fluctuate and cause some confusion and contradiction.

Although the scheme does not currently commit to achieving Level 4, section Hea 4 of the Code for Sustainable Homes Technical Guide, May 2009 lists the standards, and it is this version of the standards that the residential approaches and layouts will be reviewed against.

Wheelchair Housing Standards

Adapted dwellings

The London Plan (2008) refers to the Wheelchair Housing standards set out in the Wheelchair Housing Design Guide (2006). Dwellings that meet the Requirements of this document meet the Wheelchair Housing standards. It is usually only the social rented homes that are required to fully meet these standards from the outset although clarification will be required as to the level of fit-out of intermediate units. LB of Haringey however do note that even in social rent units it is not necessary to fit out kitchens without prior knowledge of the occupant.

Adaptable dwellings

The Mayor of London's Best Practice Guidance on Wheelchair Accessible Housing (2007) represents the standards of the Wheelchair Housing Design Guide (2006) that should be incorporated into dwelling designs from the outset to ensure that they are easily adaptable to meet the full Wheelchair Housing standards. A proportion of the market housing of a development is usually required to be easily adaptable to meet the standards.

Percentages of the above that apply

Ten per cent of the Hornsey Town Hall Renaissance dwellings should be designed to meet the Wheelchair Housing standards, or be easily adaptable to meet the needs of a wheelchair user. These dwellings should be distributed throughout the development, and throughout all types and tenures as far as possible, as required by The London Plan and Haringey's policies.

Parking

London Plan Policy 3C.22 and Annex 4 set out the required provision of accessible car parking spaces to be provided. London Borough of Haringey parking policy for wheelchair accessible dwellings is unclear and as a result DBA has recommended deferring to the London Plan guidance of 1:1 provision per wheelchair accessible unit.

3.0 OVERVIEW

3.1 Objectives of Refurbishing Hornsey Town Hall (design brief)

The Hornsey Town Hall Renaissance project will restore and regenerate the existing, listed 1930s civic building and its annex to provide a mixed-use development comprising primarily arts and enterprise/commercial use and housing in both the existing buildings and in new buildings to the rear site.

The large site in the centre of the Crouch End site will be landscaped to provide improved pedestrian links to and from the high street (Crouch End Broadway) and across the rear of the site between Weston Park Road and Haringey Park and the library to the rear of the site.

In terms of access and inclusivity the project sets out to:

- Provide facilities to a diverse community who will choose to visit regularly because the environment is welcoming, aesthetically pleasing, stimulating and easy to use, resulting in a significant increase in use by local residents.
- Improve accessibility throughout the building and bring additional areas into public use.

In addition to the main body of the Town Hall, the Broadway Annexe will also be refurbished for commercial use.

3.2 Proposed uses

- Main performance stage and 'Black' Box' performance space at 1st floor level
- Bar/lounge
- Cafe/bistro
- Recording studios
- Performance and rehearsal spaces
- Music hubGallery/exhibition spaces
- Civic, voluntary and community services
- Youth service provision
- Meeting spaces

- Spaces for civic and social ceremonies, (e.g. weddings)
- New landscaping and gardens connecting the Town Hall to the existing library
- New residential development to rear of site and internal refurbished areas at the rear of the Town Hall and east wing and link at all levels
- Refurbished annex with commercial and residential spaces
- New pedestrian links through site from Weston Park to Haringey Park

3.3 Proposed distribution of uses

Lower ground

Studios, multi-purpose function room for youth and community activities, and kitchens.

Ground floor

Cafe, cinema foyer, bar/lounge, assembly hall/stage, work space for creative enterprises, two separate entrances for main building and cinema with internal ramped link, new WCs, residential accommodation to rear

First floor

Bar/lounge, 'Black Box' performance space, work space for creative enterprises, changing rooms for assembly hall, voluntary services offices, council chamber, residential accommodation to rear

Second Floor

Gallery, work space for creative enterprises, voluntary services offices, residential accommodation to rear and possibly restaurant (phase2)

Town Hall Annex

Commercial space and accessible WC at ground floor level

Office space at 1st and 2nd floor level

Residential accommodation 3rd floor level

New build to rear of site housing residential accommodation

3.4 Inclusive design

Inclusive design is a fundamental aspiration of the Hornsey Town Hall Renaissance project. Inclusive design means designing beyond the minimum requirements of Approved Document Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment.

All aspects of the residential units for the Hornsey Town Hall Renaissance project, including approaches to them and communal areas, will be designed to meet or exceed the Lifetime Homes and Wheelchair Housing standards as applicable, and will therefore provide greater accessibility than the minimum statutory requirements of Part M.

The building occupies four levels. Areas currently not accessible (in the existing building) to wheelchair users are:

- Assembly Foyer, Assembly Hall and stage (stepped access)
- Supper room at lower ground (stepped access)
- Council Chambers podium (stepped access)
- All WC provision

3.5 Phasing

There are no access issues anticipated for the first phase as the site is not in use.

4.0 TOWN HALL PUBLIC FACILITIES

4.1 Method

The following statement details access provisions made in the proposals for the Hornsey Town Hall Renaissance project.

The commentary follows a route through the development, beginning with the immediate approach to the building, visiting accommodation and facilities within the building, and ending with means of escape for people with disabilities. Step-free external and internal routes, lifts, stairs, WCs and other key features of the development are highlighted on plans in Appendix 1 of this Access Statement.

4.2 Public transport

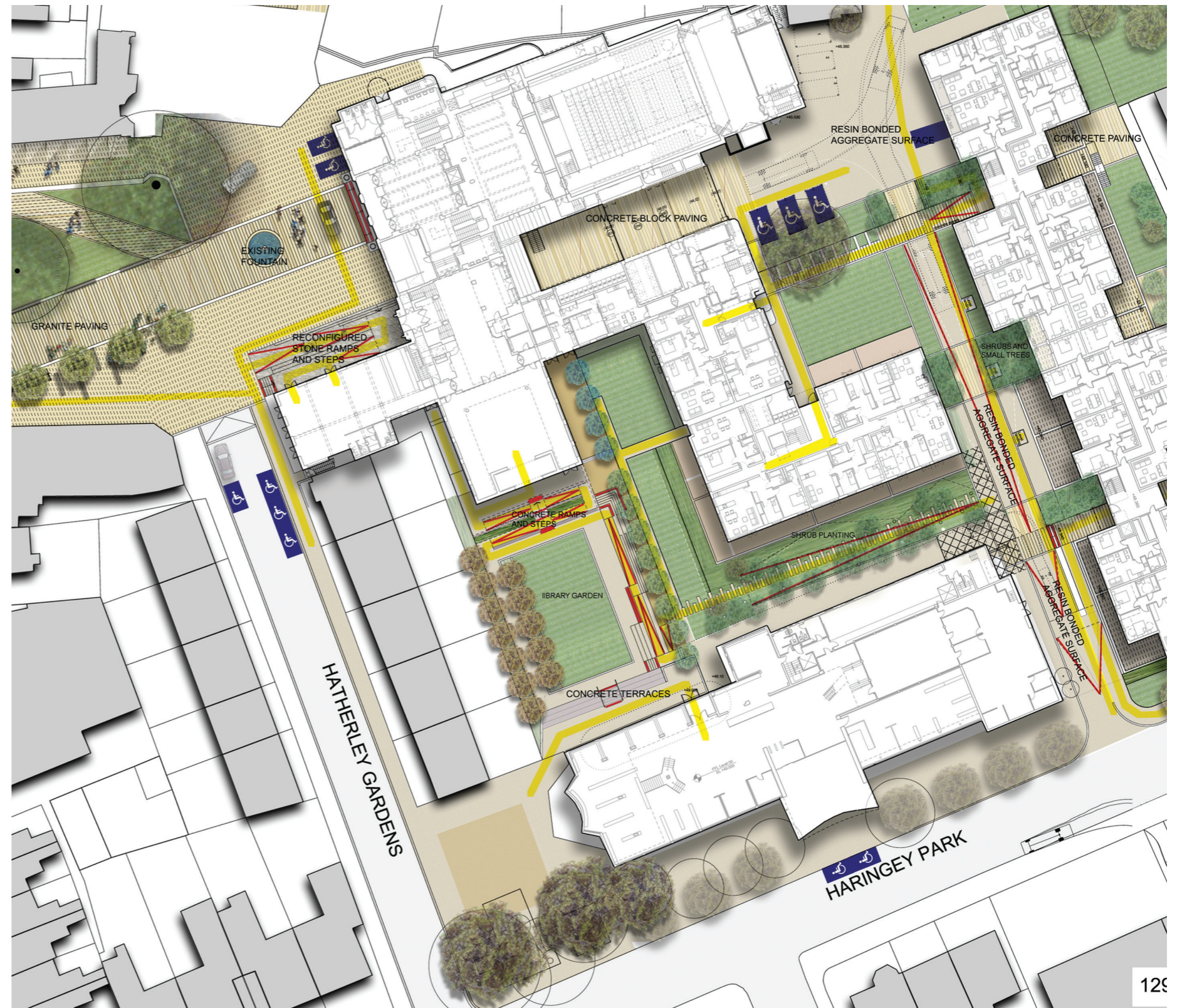
Hornsey Town Hall is located a considerable walking distance from Hornsey and Haringey train stations whilst the closest tube/train stations is a 15 minute bus ride away at Finsbury Park. The site is well situated next to bus stops serviced by bus route numbers 41, 91, W3, W7, 144.

4.3 Car parking and drop-off

4.3.1 Public

There are currently four on-street Blue Badge bays close to the entrance to Hornsey Town Hall in Hatherley Gardens and a further two outside the library in Haringey Park. It is anticipated that this will be increased to reflect the usage of the building and potential higher level of visitor numbers. As a result, two extra accessible bays will be made available to the left of the stepped entrance for Town Hall visitor use only. These will be restricted use and located out of the line of travel and away from pedestrian areas (refer to marked up landscape masterplan in appendix).

Drop-off will be in front of the main entrance will have open access.



4.3.2 Residential

Parking for wheelchair accessible units (both adapted and adaptable) will be provided on a 1:1 basis. Four of the bays will be at street level for the Town Hall extension wing and eight in an underground car park with direct links to the lift for the new residential block. Drop-off will be possible near all residential entrances on the shared surface area.

4.4 Bicycles and motorcycles

Each residential core and ground floor units in Phase Two will be in close proximity to a secure bicycle store. Provision for public areas to the front facade are to be confirmed.

4.5 Landscaping and approaches to main entrances

4.5.1 Town Square

Landscaping proposals will retain most of the grassed area in front of the commercial outlets and bus stop and the listed fountain will remain in its current position. The front of the Town Hall will be resurfaced as a level shared space with pedestrian priority. An axial route from the Broadway to the Assembly entrance is suggested by the paving detailing, which will also incorporate spaces for a kiosk, street market stalls and ample seating. A variety of seating options with arm and back rests in addition the bench seating will be provided.

There are no anticipated problems with this approach as the shared space will have open, but restricted, vehicle access..

4.5.2 Reading Garden

There will be a series of smaller courtyard gardens to the rear of the Town Hall linking the new housing development and Town Hall plus a new pedestrian through-route from Weston Park to Haringey Park. Due to the existing building heights and terrain between the library and the Town Hall a sunken garden area, the Reading Garden, will be created which will have wheelchair access from the Town Hall exhibition space. This will also descend to a lower level to residential garden space and link to a gradual climb (1:26 gradient) through the landscape to the new residential blocks to the rear of the site.

All areas will be connected by Part M compliant ramps or shallower gradients where possible.

(Refer to landscape masterplan for routes)

4.5.3 Residential gardens

Each block has access to the shared garden space. West facing flats have balconies, the ground floor units have private garden terraces and the top floor duplexes have private terraces. All areas will be accessible to wheelchair users.

Appropriately detailed design will ensure clear sightlines and that surfaces are slip resistant, paths are well-lit and any gradients meet or exceed the regulations of Approved Document Part M.

4.6 Entrances

4.6.1 Assembly Hall/Cinema and 'Tower' entrances

There are two main entrances to the front facade, one to the 'Tower' entrance and one to the Assembly Hall, although only the 'Tower' entrance is currently in use and already has ramped access, which does not comply with Part M gradients. The proposals will improve upon this with gentler gradients of 1:21 to the existing main entrance plus a further Part M compliant ramp (1:18) to the cafe terrace (west wing).

The Assembly Hall entrance will be re-introduced as a direct stepped route for the Hall, performance spaces and bar facilities. The entrance is currently stepped, and listed, with no wheelchair access; internally there is no accessible link from the 'Tower' foyer as this too is stepped and unable to accommodate an internal platform lift for this purpose due to space and structural restrictions.

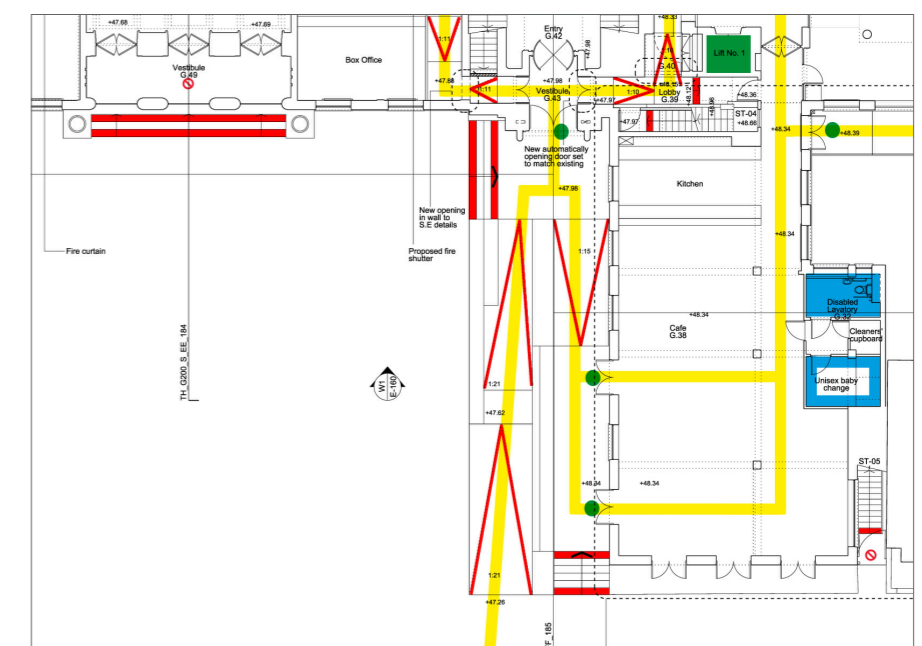
Various solutions were investigated that would be sympathetic to the building's listed status and facade whilst providing a good level of independent access to both get into both buildings but to also link them internally:

- One solution considered was a Sesame lift, or similar, to achieve wheelchair access into the assembly hall entrance. This has already been achieved sympathetically at the Institute of Civil Engineers, also a Grade II listed

building, without detriment to the facade. However this would not achieve an internal link between the two building wings and would leave the user exposed to adverse weather conditions whilst using it.. In addition the lift may also have to be operated remotely and may not enable independent access and could be prone to vandalism and breakdown;

- An alternative, and more sustainable preferred solution, is to use the existing 'Tower' entrance and break through the wall to the left of the revolving doors to create a direct ramped link into a vacant space of what would be the ticket office foyer. This would achieve independent access into the cinema entrance/foyer and create an internal link between the two buildings, with PIR automated door opening devices where required. This is the solution that has been adopted. Due to the limitations of space, a 1:12 ramp will be created into the ticket office; the existing ramp will also be remodelled to achieve 1:12 gradients. It is appreciated that these gradients represent the limits of Part M but the existing structure of the building will not accommodate gentler inclines.

The current external steps will also be upgraded with respect to handrails and contrasting step nosings and tactile corduroy flooring as part of the landscaping works plus a new stepped approach to the cafe terrace.

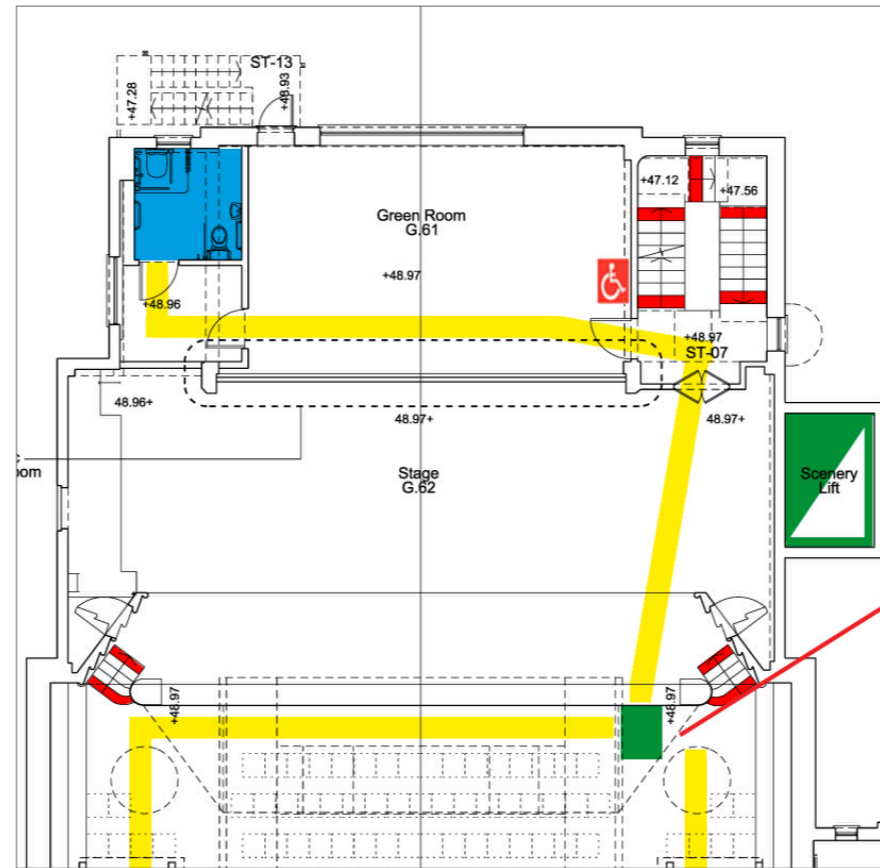


4.6.2 Green Room/Theatre Entrance

Staff and performer access to the theatre entrance, to the rear of the site, is via a semi-circular stepped approach in addition to the unloading bay. It is desired that this entrance is retained as it forms part of the character of the building. Access to the back of house areas will be restricted for wheelchair users due to the existing structure and layouts of the stair core with many changes in level. A number of options were considered to achieve wheelchair access to the stage and all changing rooms in addition to the proposed platform lift to the stage from the audience level:

- a new accessible entrance created with separate passenger lift access to the stage and all dressing rooms; this was discarded on the ground of cost and loss of internal space .
- the stage scenery hoist was deemed be unsuitable for passenger use, despite its 6m span, as it is likely to be in constant use and cluttered with scenery and equipment; it is likely that it would also not meet Part M and BS requirements for lift controls.

As a result, it is believed that access to the stage for performers will be adequately provided via the platform lift in the auditoria as the most cost effective solution whilst providing a reasonable level of accessibility in light of the existing constraints. This will provide access to the stage and Green Room whilst access to the lower level male changing rooms will be provided by a secondary platform lift from the Green Room. Access will not be achieved to the female change at upper level but a new accessible female (wet and dry) change will be provided adjacent to the Green Room behind the stage. This can also function as an accessible WC for Green Room visitors. The Green Room will also have the capacity to function as a refuge.



4.6.4 Residential /Rear Entrance

The east wing will be refurbished to accommodate private dwellings at upper levels and the rear level entrance will be for residential use only. A second rear entrance will be used as a direct link into a community room/crèche facility from the lower courtyard. Land levels in the area will be increased to achieve level access to both entrances.

4.6.5 Fire Exits

There are a number of fire exits around the perimeter edge of the site (refer to the floor plan for references) some of which have stepped routes . Provisions will be made for portable ramps at each stepped ground floor exit, in addition to fire refuges at upper levels. The fire exits to the north of the assembly hall have level access and to the south stepped into the service yard.

Refer to the Fire Strategy for further detailed information.

4.7 Foyers and reception areas

It is understood that very little of the interiors of the two main foyers may be changed apart from improved lighting and the use of auxiliary aids such as induction loops for reception desks, although a new opening and level access will be created onto a balcony overlooking the rear courtyard. In light of the entrance issues it is necessary to retain the existing ramped route into the 'Tower' entrance foyer with improvements to decor and circulation to create an entrance of equal quality to that of the revolving door route. The existing route has tight turns and narrow pinch points, which will be widened and doors removed or automated where possible, whilst gradients will be improved to 1:12 with handrails. Gentler gradients cannot be achieved due to the existing structure and limited space.

4.8 Horizontal circulation (internal)

Current internal circulation between the two sides of the Town Hall at ground floor level is via a stepped route with glazed original doors, which are heavy and exceed Part M recommendations. Provision of a ramp or lift beyond these doors or either side would be impossible due to conservation restrictions, structure and limited space. The proposal of a new ramped link by the revolving doors will enable access not just for wheelchair users but parents with pushchairs and other mobility aid users.

One of the double door leafs, linking both sides on the building, will be automated as they are in excess of 30 Newtons and will have new handrails either side. All existing doors in public areas will be assessed as to their clear opening widths and weights; where doors do not achieve the required clearances and weights then these will either be automated or held open on electro-magnetic catches; staff areas may be adjusted following an access to work assessment. Otherwise, the west wing and north assembly hall wing have level corridor routes and at upper levels have level links between all wings. The east wing will not be accessible to the public as this is now incorporated into the refurbished dwelling layouts.

4.9 Vertical circulation

Lifts

The Town Hall has two lifts at either end of the east and west wing from the 'Tower' foyer. The internal dimensions of the lifts meet Part M (1100mm x 1680mm) but the lift car is orientated the wrong way with inadequate depth to manoeuvre, although the clear opening width of the door is 830mm. This is likely to be difficult for larger electric wheelchairs. The lifts will be upgraded, where possible, to meet current Part M standards, i.e. a voice announcer, contrasting and tactile call buttons, lighting improvements, and accessible emergency assistance. Only one of the lifts will remain in the public domain whilst the other will be in the residential development leading to Lifetime Homes units and no wheelchair accessible units.

The provision of a new Part M compliant lift for first floor access from the Assembly Hall foyer will allow access for larger electric wheelchairs and will also provide access to the first floor of the west wing as well as the lower ground level.

Stairs

The existing stairs will have Part M improvements where possible, such as improved nosing contrast, lighting and handrail provision. Each staircase will be assessed on a case by case basis as part of the schedule of proposed works and form part of the Stage D report. This will be provided for all staircases including fire escape stairs. The main staircase has contrasting nosings set into the terrazzo, which will be cleaned. Light levels in all stairwells will be substantially improved.

4.10 WC Provision

Existing

The WCs are in a poor state of repair and there are no existing accessible WCs. Existing WCs will be upgraded with respect to the following:

- inclusion of an ambulant disabled cubicle in every existing washroom

- improved signage, tonal contrast and door ironmongery
- 1 set of lever taps in every washroom
- installation of visual fire alarms

Accessible wheelchair provision for the refurbishment will be as follows:

- 2 unisex accessible facilities at entrance level for the assembly hall
- accessible unisex WC in the ground floor cafe with separate family/baby feed room
- accessible unisex WC in the lower ground floor for the potential youth/community facility
- accessible unisex WC at 2nd floor level for the restaurant
- accessible unisex WC at 1st floor level near the Lady's Members existing lavatory
- female accessible unisex shower/WC/change at stage/Green Room level and accessible male in the standard dressing rooms at lower level.
- accessible unisex staff facility at lower ground supper rooms

All provisions will ensure that there is an accessible facility within 40m of public and staff areas. There will also be separate baby change facilities.

4.11 Specialist facilities

'Black Box' performance space

A new 'Black Box' performance space will be provided at 1st floor level for hire and possible use as a small cinema. This will have level access to the rear of the room via the new lift. It is expected that other features will comply with Part M, e.g. flexible seating for wheelchair positions, and hearing enhancement facilities.

Assembly Hall and Green Room/ Back of House

The bar in the Assembly Hall has a high counter top of in excess of 1200mm ffl but it is understood that this cannot be changed due to conservation restrictions. Alternative solutions are still in discussion, e.g. drop-down shelf and alternative service provision. The seating arrangement in the hall will be flexible and easily accommodate wheelchair access anywhere in the layout although access will not be possible to the balcony seating due to existing stepped access. Stage access from the audience is subject to detail design but there will be a new platform lift to the stage, which in its stored state will be under the existing floor. The hall, as with the cinema, will be equipped with appropriate hearing enhancement technology.

Lower Ground/Supper Room

Details are pending as to the use of this area although it is understood that there may be a community/ multi-purpose space to accommodate studio/ youth services with direct level access to an outdoor lower ground courtyard. The multi-purpose space will have a new accessible unisex WC.

Access to the existing kitchen from the Supper Room is currently stepped either side of an existing servery and is subject to further detail design; nevertheless equal access to staff and back of house areas will be provided and can be achieved via the new lift. A new unisex accessible WC will also be provided for staff.

Council Chambers

The Council Chambers are of significant historical importance and physical changes will be kept to a minimum. The level of proposed usage of the room and access is still under debate but wheelchair access and seating spaces to both the audience and desk areas will be provided in addition to induction loop facilities. Side transfer to the existing seating from wheelchair will be achieved by modification to one of the end seats with a removable armrest and ramped access to the podium.

West Wing

The west wing will accommodate a cafe at ground floor level with committee room, bar and lounge above. The cafe will have new ramped and stepped access to its own entrance. The cafe will have a accessible unisex WC and a separate family room/baby feed and change. Upper levels will be accessible by the existing and proposed lift.

East Wing Link

The east wing link will be converted into private residential dwellings, which will fully comply with Lifetime Homes standards. Please refer to marked up plans for further comments and section 5 of this report for residential unit reviews.

4.12 Means of escape

All major escape stairwells will be upgraded to provide a fire refuge and accompanying intercom facility; in some stairwells this may be difficult due to limited space so alternative protected areas elsewhere will be created. The new lift to the first floor will be fire protected, or have a secondary power supply, for assisted egress. The new platform lift for stage access will also have a secondary power supply. Egress routes from the Supper Room at lower ground floor are stepped and will require a powered evacuation chair. All potential sole occupancy areas such as WCs, showers and baby change will have a visual fire alarm.

4.13 Signage, fixtures and fittings

This is subject to further detail design post-planning. Existing signage and decorations will be assessed in terms of accessibility and the level to which it can be improved. Existing doors are dark timber and provide good tonal contrast with surrounding walls although current light levels are poor. Existing signage on WC doors consists of painted capitalised text although much of the original signage was tactile and secured direct to the walls. A signage policy will be developed to address both conservation and access needs.

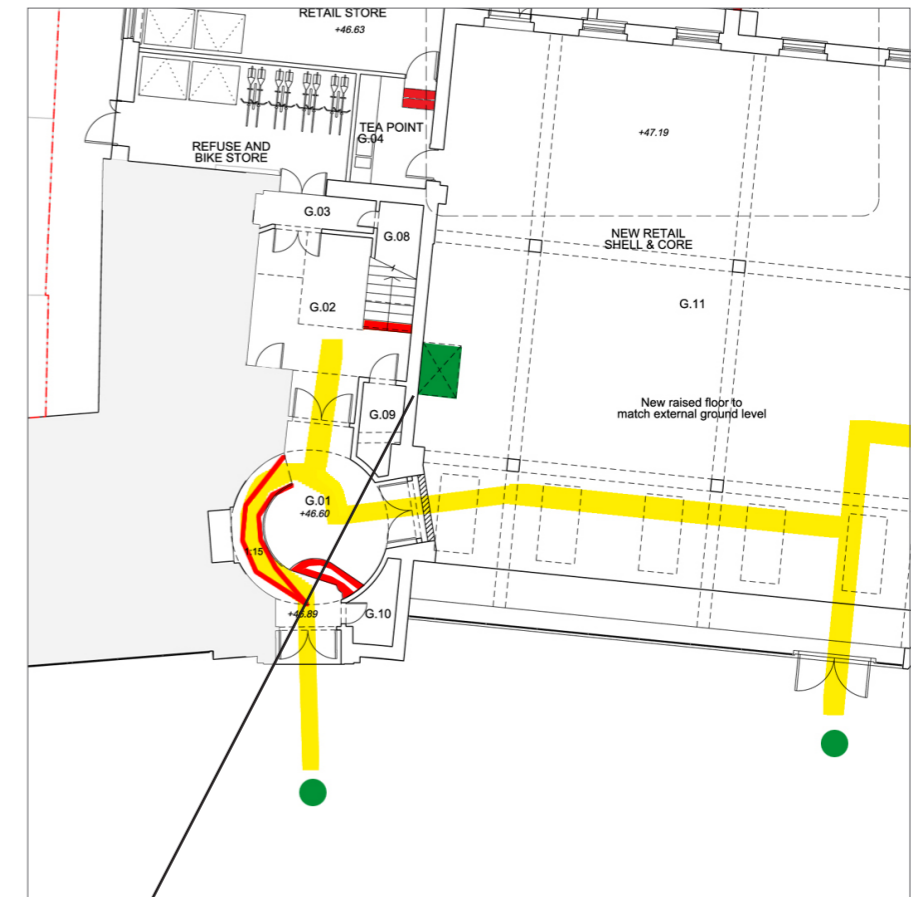
Other non-accessible fixtures will be adapted or supplemented to provide a reasonable level of access, e.g. existing door ironmongery, if they are not lever style, can easily have their latch disengaged for push/pull facility whilst.

4.14 Annex Building

The annex building is occupied by half of the ground floor to the front for commercial use whilst to its rear proposals are to extend this with a further accessible unit, office and residential space at upper levels. There is currently no lift access or accessible WC facilities. The building has been used to date by the Council and has a circular (listed) internal ramp in its entrance foyer. The ground floor of the building is set a slightly lower level than the pavement level. Proposals for the annex are as follows:

- commercial (retail) space at ground floor and office space at first floor with level separate entrance from street
- residential at first floor level over Spiazzo coffee shop and office to the rear with separate entrance via the existing
- new stairwell and lift core from retail space to 1st floor commercial space
- new unisex accessible WC for G/F commercial space

The installation of a lift in the main stairwell would adversely affect the architectural significance of the stair and as a result the annexe will not have wheelchair accessible units. However, there is no obligation to install a lift under Lifetime Homes standards. In every other respect the units will comply with the standards.



Separate entrances for the annexe and potential lift position

5.0 RESIDENTIAL UNIT PROVISIONS

Part of the renaissance of the Town Hall is to develop some of the existing building to the rear of the east wing into apartments plus new build behind totalling some 123 units. The tenure mix is likely to be private with a small proportion (4%) of affordable with 10% of the total provision as wheelchair accessible and adaptable housing.

5.1 Accessible homes

This section of the statement outlines the approach to inclusive design for the residential units and how they have been designed to meet the relevant standards and regulations. Even though a developer has not yet been identified this will not affect the design standards to which housing has been designed.

5.2 Lifetime Homes standards

The residential units have been designed to meet the Lifetime Homes (hereafter referred to as LTH) standards as described in Section 2.5 of this Access Statement, unless they are for wheelchair user occupation.

Lifetime Homes standards 1 to 5 are concerned with approaches to dwellings. The car parking and approaches (standards 1 to 3) are to be discussed further but there is no obligation to provide parking for Lifetime Home dwellings.

Lifetime Homes standard 4 requires entrances to be illuminated and covered and have level access over the threshold, which will be achieved at all residential entrances, both communal and townhouses.

There is no obligation to provide lifts to Lifetime Homes dwellings but these have been provided in the new build whilst the existing building already has lift access although its orientation does not meet Part M. All wheelchair accessible units will have new lift access.

Two-storey dwellings

Provision for a through-floor lift will be made by soft pockets in the upper floors of any duplex units and all stairs and adjacent walls will have a suitable width (900mm) and construction for a chair lift to be installed.

Open plan design

Lifetime Homes standard 7 requires “Space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.” Open plan living, dining and kitchen areas are generally more accessible than traditional dwellings as there are fewer doors to negotiate. As a result most units have open plan layouts.

Bathrooms

The bathrooms for the units will be designed to provide the flexibility required by the Lifetime Homes standards (specifically standards 10, 11 and 14).

All entry level (visitable) bathrooms have 1100mm clear distance in front of the WC pan, so that a wheelchair user can use the bathroom with the door closed. Side transfer can be achieved from in front of a cantilevered wash hand basin with the capacity to retro-fit a shower. This does not necessarily have to be the main family bathroom in duplex units/townhouses provided all the LTH standards are achieved at entry level.

The walls of all the bathrooms and WCs will be suitably reinforced to take grabrails.

Balcony and terrace access

All balconies and terraces will have a level threshold (ie maximum upstand of 15mm).

5.3 Wheelchair Housing standards

London Borough of Haringey’s Section 7.1 of SPG 4 Access for All – Mobility Standards notes that ‘wheelchair homes would be expected to be on one level only, usually at ground floor unless there is a lift service and backup in the event of the lift breaking down.’

10% of the residential units will be designed to meet the wheelchair housing standards, or be easily adapted to meet the standards in market units. Twelve units will be wheelchair accessible and one hundred and twenty three designed to Lifetime Homes Standards. These units will be distributed across the development, across all types and tenures, as well as at g/f level to offer choice. A preference for larger two bed units has been provided in addition to one bed. Due to proximity for parking and lift access the wheelchair accessible units are located in the new build elements in Block A and B.

The provision of wheelchair accessible units and their locations as follows:

Location	1 bed WHCH	1 bed LTH	2 bed WHCH	2 bed LTH	3 bed WHCH	3 bed LTH	4 bed WHCH	4 bed LTH	Wheelchair Accessible Totals
Block A	1	21	8	22	0	19	0	2	9
Block B	0	4	3	20	0	1	0	2	3
East/Link wings	0	2	0	7	0	8	0	0	0
Mews	0	0	0	0	0	0	0	4	
Annexe	0	4	0	4	0	0	0	0	
TOTAL	1	31	11	53	0	28	0	8	12

Typical apartment layouts are included in Section 7 of this document.

Bathrooms

The bathrooms are designed to meet the needs of wheelchair users, as described by the Requirements of the Wheelchair Housing Design Guide (Section 11.2) and the Mayor of London's Best Practice Guidance on Wheelchair Accessible Housing. Doors to all bathrooms (including Lifetime Homes standard bathrooms) open outwards, ensuring ease of access inside the room. All four person units will have a second accessible WC and all main bathrooms will be located adjacent to main bedrooms with a knock out panel detail.

Kitchens

Haringey's SPG 4 Access for All – Mobility Standards acknowledges that fit-out of accessible kitchens should not be fitted until the tenant has been allocated (usually by a social landlord) so they can be installed at a suitable height for the intended user. Nevertheless, the design of kitchens take into account adaptability, wall strength and extra space provision for cantilevered facilities providing knee clearance and subsequent loss of storage underneath. As a result, the floor layouts for wheelchair accessible units show the required turning circle but will be fitted out with a standard kitchen in the affordable and market units unless instructed otherwise.

Wheelchair storage

All wheelchair accessible dwellings will have a space for the store and transfer of a wheelchair within the apartments (1100x1700mm) as required by the Wheelchair Housing Design Guide. These will also have a mains recharge point for batteries.

Adaptable wheelchair accessible dwellings

The private market wheelchair accessible dwellings can be designed to be easily adaptable to meet the needs of a wheelchair user. Possible adaptations include:

- Removal of a store rooms to provide the required space for storage, charging and transferring between wheelchairs (1100x1700mm).
- Reduction of occupancy of one person (so that a second double-bedroom becomes a fully accessible single bedroom).
- This reduction of occupancy could also provide additional storage space, should it be required.
- Rearrangement of en-suites to create a second fully accessible WC and change of WC pan for deeper 750mm models.
- Installation of a fully accessible kitchen, space for which has been considered and provided.

5.4 Lifts

The Wheelchair Housing standards require that a second lift is available for residents in case one is undergoing maintenance or repair. The second lift need not be in the same core but should be within a reasonable distance of the first. The proposals do not include a second lift but LB Haringey require that back up is considered in case of lift failure. As a result, a robust maintenance schedule will be adopted.

5.5 Mews Houses

There will be four three storey mews houses to the rear of the annex building. Each will have an in-built garage and will meet all Lifetime Homes standards in the following respects:

- Installation of a soft-pocket in the floor construction to accommodate the retro-fit of a through-floor lift from the garage space using (for which suitable approach space has been included) to living space above.
- Entry level flexible habitable space for both living, study and sleeping.
- Entry level bathroom with 1100mm in the front of the WC pan with side transfer and shower.

The garage also has the capacity to be retro-fitted as a larger living space if so required.

5.5 Conclusion

In light of the listed status of the Town Hall and dealing with existing structures and fixed floor heights, the scheme demonstrates a pragmatic and sensitive approach to the provision of accessible facilities.

In summary the key access improvement will include:

- Enhanced accessible visitor parking for the Town Hall
- Drop-off points for all buildings
- Accessible visitor WCs in all public areas
- 12 wheelchair accessible apartments
- 1:1 accessible resident parking for wheelchair accessible apartments
- A fully accessible Town Hall
- Stage and Green Room wheelchair access with accessible WC/shower and change
- A safe landscape with pedestrian priority that will take into account people's restricted mobility, eyesight and hearing.

It is our belief that the scheme will meet the requirements of Part M and provide an enjoyable and accessible venue for the benefit of local people.