

Does your access statement clearly demonstrate:

- A commitment to inclusive design.
- The philosophy and approach to inclusive design.
- Set out your strategy to achieve inclusive access.
- How local planning authority access policies have been taken into account.
- The key access issues of the particular scheme.
- The sources of advice and guidance used.
- Consultation outcomes.
- How the principles of inclusive design have been embedded into the scheme.
- How inclusion will be maintained and managed.

Does your access statement:

- Highlight specific provision for disabled people.
- Incorporate the recommendations of access officers and local access groups
- Aim for the highest standards not the minimum.
- Justify any deviation from accepted good practice .
- Explain the relationship between design and management.
- Highlight issues of ongoing management and maintenance.
- Make it clear what can be tied down in planning conditions and/or Section 106 agreements.
- Explain and justify the decisions taken so far and explain the principles that will be followed when the details are designed after permission is granted.
- Set out how inclusive access will be addressed in any masterplans and reserved matters applications.

Does your assessment of the proposals include how users:

- Gain access from the public transport network.
- Access and use any parking provision.
- Access and use the public realm including areas of private and public open space.
- Negotiate any changes in level.
- Can easily orientate themselves and find their way around the development.

Have you:

- Commissioned an independent access consultant.
- Established a project specific Consultative Access Group (CAG) to consider, review and comment upon access issues.
- Appointed an independent chair of CAG.

Plans, maps and illustrations which further explain the above specific points will be welcomed within the design and access statement. Given the interest from organisations of disabled people in the planning process you should bear in mind the need to ensure that your statement can be made available in alternative formats if requested.

Further advice is contained in the GLA's supplementary planning guidance Accessible London; Achieving an Inclusive Environment² and in the LDA's Inclusive Design Toolkit³.

Consultation

When preparing planning applications, every attempt should be made to engage and consult specifically with disabled people and their organisations. Many older and disabled people are often excluded from standard consultation exercises and their voice is not often heard effectively. Where there is a local access group they should be involved from the outset. It may be appropriate to set up a strategic access group for specific large scale projects.

Good examples of strategic consultative access groups include the ODA Built Environment Access Panel, Stratford City Consultative Access Group, Tottenham Football Club Access Forum and the Kings Cross Consultative Access Group. Where a design panel is to be established, the chair of the local access group, and/or strategic access group where one has been set up, should be invited onto the design panel. This will ensure consistency of advice and that the design panel membership includes an access champion, an inclusive design expert or a representative of the local disabled community.

The 2007 Olympic, Paralympic and legacy transformation planning permissions

The 2007 planning permissions that authorised the main 2012 Games venues and Parklands required the ODA to prepare an Inclusive Access Strategy that would set out arrangements to implement, monitor and review its commitments to inclusive access, and that this be prepared, in consultation with an Access and Inclusion Forum (AIF), and be submitted to the Local Planning Authority for approval.⁴

The ODA was also required by a Section 106 planning agreement to ensure that the principles of inclusive design informed and were integrated into its subsequent reserved matters applications. The planning agreement specifically required:⁵

- That best practice inclusive design standards (as opposed to minimum standards) informed and advised design; and that these

standards were agreed by the ODA's Built Environment Access Panel (BEAP) and the AIF.

- The Access and Inclusion Forum and ODA's Built Environment Access Panel met regularly (and at least quarterly) with terms of reference such that they could advise, comment and influence the ODA's implementation of inclusive access.
- That the ODA's designers and users worked together to deliver the best reasonably practicable solutions for achieving inclusive access.
- That individual access plans were prepared for each venue and were submitted with ODA reserved matters applications for each Games and legacy venue.
- That the ODA would work with wider stakeholders to gain additional expert advice (including the ODA's Accessible Transport Panel).
- That the production, implementation and effectiveness of this approach be monitored and reviewed at least annually until the end of the legacy transformation phase (circa 2014).
- That the ODA's Principal Access Officer would ensure that the issues of inclusive design informed the considerations and recommendations of the ODA's Design Review Panel.
- As a result, the ODA prepared two documents - an Inclusive Design Strategy,⁶ and a set of Inclusive Design Standards.⁷ These were formally approved in 2008 and are models of good practice, recognised by winning the Royal Town Planning Institute Equality and Diversity Planning Award in 2009.⁸

The OPLC began to develop a new inclusive design strategy based on the approach taken by the ODA. This approach should also be used to inform other development proposals and plans within the OLSPG area.

Inclusive design strategies

Inclusive design strategies are documents that set out how an applicant or planning authority intends to meet its inclusive design objectives by describing the approach it will adopt and the tools it will use to ensure inclusive design is integrated into design and decision-making processes. An Inclusive Design Strategy should be prepared by the OPLC for its legacy proposals and where other large scale redevelopment is proposed across different sites and phases. They should also be prepared by local planning authorities when preparing area frameworks or guidance.

A good example of this approach is the ODA's 2008 inclusive design strategy referred to below which described how it intended to meet its inclusive design objectives and commitments for the 2012 Games and which confirmed its aim to deliver facilities that were:

- Inclusive – so everyone can use them safely, easily and with dignity
- Responsive – taking into account what people say they need and want
- Flexible – so different people can use them in different ways
- Convenient – so everyone can use them without too much effort or separation
- Accommodating – for all people, regardless of their age, gender, disability, faith or circumstances
- Welcoming – with no disabling barriers that might exclude some people
- Realistic – offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

Inclusive design strategies can help achieve the vision of an inclusive environment by setting out the processes and procedures needed to implement the vision. It is recommended that applicants submitting site-wide inclusive design strategies demonstrate:

- The arrangements to implement, monitor and review their commitments to deliver inclusive access (any subsequent access statements submitted with individual planning applications should be in accordance with the approved site-wide inclusive design strategy),
- Their interpretation of best practice (as opposed to minimum) inclusive design standards (such as BS 8300: 2010,¹⁰ Lifetime Homes and wheelchair accessible housing, the Mayor's London Housing Design Guide, the London Plan Supplementary Planning Guidance and other relevant technical advice and access standards) in consultation with their Consultative Access Group, using the ODA's Inclusive Design Standards as a benchmark, and use these standards to inform and advise design.
- Their client review process, compliance procedure and monitoring mechanisms to ensure regular reporting of a project's compliance with the approved inclusive design standards (see ODA's Inclusive Design Strategy).
- How development designers and users will work together to deliver the best reasonably practicable solutions for achieving inclusive access within the development.

- Whether an access consultant will be commissioned to act as an independent adviser to the design team to ensure that access issues are properly considered and resolved at each stage of the development process.
- Whether and how a consultative access group will be set up to consider, review and comment upon access issues in relation to the developer's proposals with terms of reference such that they can advise, comment and influence the developer's implementation of inclusive access (along the lines of the Stratford City Consultative Access Group and the ODA's Built Environment Access Panel). The developer will be responsible for the reasonable costs of establishing the consultative access group, convening regular meetings, making available accommodation for meetings and other administrative expenses incurred in relation to the Consultative Access Group.
- Their commitment to inclusive design by preparing their Inclusive Design Strategy, in consultation with their Consultative Access Group.
- How the production, implementation and effectiveness of the approach specified in the inclusive design strategy will be monitored and reviewed (at least annually) in conjunction with the consultative access group until the completion of all planning submissions (good practice would be to continue this process through building regulations approval, construction, completion and post occupation).

The Olympic Delivery Authority's Built Environment Access Panel (BEAP)

The ODA Built Environment Access Panel, required by the outline planning permission for the redevelopment of the Olympic Park in 2007, was set up to 'assist the ODA in delivering an inclusive and accessible Olympic and Paralympic Games and legacy for disabled people, women and men of all cultures, faiths and ages' (see ODA Inclusive Design Strategy 2008).¹¹ The panel provided technical advice on the design and management of the Olympic and Paralympic Games venues and parkland, and advised the ODA (PDT) on planning proposals at the pre application stage and in response to formal consultations on planning applications. It also helped develop solutions to access and inclusion issues raised by the Access and Inclusion Forum (a forum of organisations of disabled people and local disabled people) and assisted the ODA develop their Inclusive Design Standards.

The ODA BEAP was taken forward by the OPLC and regular meetings took place where the BEAP's technical expertise was used to provide advice on the design and management of the legacy proposals to assist deliver an inclusive and accessible legacy.

Stratford City Consultative Access Group

The Stratford City Consultative Access Group, which was required by the outline planning permission for the redevelopment of Stratford City in 2005, considers, reviews and comments upon the accessibility of proposals as they come forward for planning approval, including at reserve matter stage. The group provides development partners and the local planning authority with the views and experience of a range of access and inclusive design specialists together with the first hand experience of local disabled people (who in turn represent the local community), and share their knowledge from the user's point of view. Its terms of reference including the requirement to appoint an independent chair, is membership, and meeting and operating procedures were set out in detail in the Section 106 Agreement.

The group has been very effective, giving consistent advice from the outline stage right through to detailed design, has challenged traditional thinking, helping to come up with innovative designs to resolve access issues and is a model of good practice. As such, it is a working model of practical social inclusion within the development sector.

References

1. <http://www.london.gov.uk/sites/default/files/uploads/access-guidance.pdf>.
2. Accessible London: achieving an inclusive environment Supplementary Planning Guidance to the London Plan. GLA. 2004.
3. Inclusive Design Toolkit. London Development Agency, 2007.
4. Olympic Paralympic and Legacy Planning Applications: Facilities and their legacy transformation planning application - Ref - 07/9001/ OUMODA - Condition OD.0.12.
5. Schedule 7 (Inclusive Access) of the Olympic Construction Games and Legacy Transformation Phases - Deed of Agreement.
6. <http://www.london2012.com/documents/oda-publications/inclusive-design-strategy.pdf>.
7. <http://www.london2012.com/documents/oda-publications/inclusive-design-standards.pdf>.
8. <http://www.rtpi.org.uk/cgi-bin/item.cgi?ap=1&id=3351>.
9. See Inclusive Design Toolkit. London Development Agency, 2007
10. The design of buildings and their approaches to meet the needs of disabled people – Code of Practice BS 8300: 2009 + A1 2010 BSI 2010.
11. Inclusive Design Strategy and Standards. ODA, 2008.

Appendix 6 - Supporting Documentation

Convergence Advice Note – GLA, July 2012.

Development Capacity Methodology Technical Report – GLA, July 2012.

Energy Study – GLA, December 2011.

Habitats Regulations Assessment Interim Screening Report - Land Use Consultants, August 2011.

Infrastructure Delivery Study - URS Infrastructure & Environment UK Limited and Savills Commercial Ltd, January 2012.

Integrated Impact Assessment – GLA, July 2012.

Integrated Impact Assessment Scoping Report – GLA, December 2011.

Strategic Transport Study - Transport for London with support from Steer Davies Gleave, Sinclair Knight Merz and the London Thames Gateway Development Corporation, August 2011.

The documents are available for download from the GLA's website

www.london.gov.uk

Appendix 7 - Comparison of planning framework boundaries

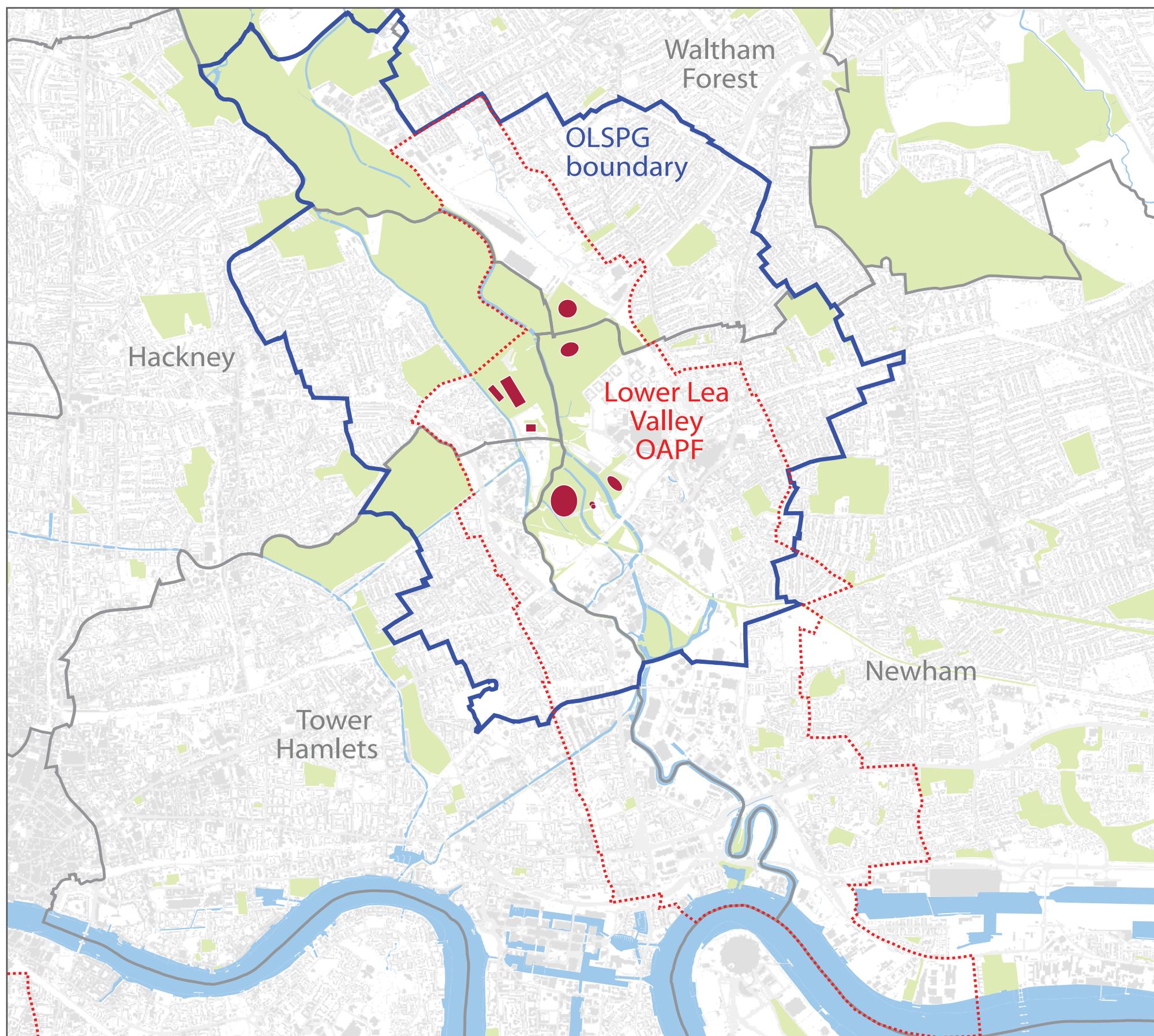


Figure 7.1 Lower Lea Valley Opportunity Area Planning Framework boundary

Appendix 8 - Notes

1. The London Plan identifies Stratford as a major centre with the potential to be a metropolitan centre. Designation as a metropolitan centre will require Stratford City and the new Westfield Shopping Centre to be fully integrated with the existing town centre.
2. The Lower Lea Valley Opportunity Area Planning Framework was agreed by the Mayor of London in 2007 and set out his views on how the Lower Lea Valley as whole should change through the intensification of existing activities, the upgrading of facilities and buildings, and the managed release of industrial land to provide a broader range of land uses. This guidance replaces the LLV OAPF where the two areas overlap as depicted in Figure 7.1 in Appendix 7 of this guidance.
3. See: <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>
4. <http://www.london.gov.uk/publication/early-minor-alterations-london-plan>
5. See London Plan policy 2.4A.
6. The map is drawn from data collected by Communities and Local Government looking at levels of Employment, Health and Disability, Education Skills and Training, Barriers to Housing and Other Services, Crime and Living Environment.
7. Candidate File – Volume 1, Theme 1, p 17.
8. Olympic and Paralympic Legacy Strategic Regeneration Framework Stage 1, Host Boroughs, October 2009.
9. London Plan policy 2.13 describes Opportunity Areas as London’s major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.
10. The Lower Lea Valley Opportunity Area Planning Framework was approved by the Mayor of London in January 2007 and is replaced by the OLSPG in the areas where the two documents overlap.
11. London Plan, paragraph 1.26.
12. OLSPG Draft IIA., page 104. Other ethnic groups strongly represented in the four boroughs include Indians, Black Africans and Chinese
13. OLSPG Draft IIA, page 104.
14. OLSPG Draft IAA, page 32.
15. East London Strategic Housing Market Assessment, 2010.
16. Newham Core Strategy 2012, especially paragraph 6.116.
17. See http://www.hdawards.org/archive/2010/shortlisted_schemes/completed2.php.
18. NPPF, Annex 2, Glossary.
19. LBTH Draft Area Action Plan, Jan 2012 and Council response to the Consultation Draft OLSPG.
20. LBWF, Northern Olympic Fringe Preferred Options Area Action Plan, page 101.
21. Mayor of London. A Sporting Future for London. GLA, April 2009.
22. See <http://www.publications.parliament.uk/pa/cm201011/cmselect/cmcomloc/writev/regeneration/m38.htm>.
23. OLSPG Draft IIA, page 104.
24. See Glossary – Tech City.
25. See Strategic Transport Study – Transport for London with support from Steer Davies Gleave, Sinclair Knight Merz and the London Thames Gateway Development Corporation, August 2011.
26. Specifically, the TfL Road Network (TLRN).
27. OLSPG Draft IIA, page 104.
28. OLSPG Draft IIA, Page 103.
29. Specifically, the Lee Valley SPA and Ramsar site which extends north-west from the OLSPG area, and Epping Forest SAC which extends from Waltham Forest into Essex.
30. See Habitats Regulations Assessment Interim Screening Report – Land Use Consultants, August 2011, page 37.
31. <http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy>
32. <http://legacy.london.gov.uk/mayor/planning/crossrail/docs/final-crossrail-SPG-jul10.pdf> NB. Separate arrangements apply in Central London and the Isle of Dogs as set in the Crossrail SPG.
33. <http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy>.
34. See London Plan policy 7.1 in particular.
35. See policy 5.2 of the London Plan.
36. See London Plan policy 7.19.
37. OLSPG Energy Study – GLA, December 2011.
38. See Draft ULV OAPF., Mayor of London, 2011.
39. See <http://static.london.gov.uk/mayor/strategies/sds/docs/regional-flood-risk09.pdf>.
40. The Lee Tunnel will run for 4 miles beneath the London Borough of Newham from Abbey Mills to Beckton. See: <http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/10113.htm>. The Thames Tideway project seeks to increase the capacity of London’s mainly Victorian sewage infrastructure. See: <http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/2833.htm>.

41. See <http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/10133.htm> and <http://www.environment-agency.gov.uk/homeandleisure/floods/118067.aspx>.
42. <http://www.london.gov.uk/who-runs-london/mayor/publications/environment/london-water-strategy>
43. See <http://www.environment-agency.gov.uk/research/planning/125035.aspx>.
44. See London Plan policy 5.17H.
45. See the planning permissions for Site Preparation (07/90011/FUMODA) and Facilities and Legacy Transformation (07/90010/OUMODA) which were approved by the ODA in 2007
46. OPLC Legacy Communities Scheme planning application, Design and Access Statement, September 2011, Page 106.
47. Page 37 - LBN adopted Core Strategy, Jan 2012.
48. <http://ltgdc.topleftdesign.com/ltgdc/wp-content/uploads/2011/04/ndThreeMillsLandUseandDesignBriefDecember2010ConsultationDraft.pdf>
49. See http://www.towerhamlets.gov.uk/lgs/851-900/855_planning_consultation/consulting_on_the_ldf.aspx
50. See London Plan policy 6.15 and <http://legacy.london.gov.uk/mayor/strategies/sds/docs/spg-transport-land-final.pdf>.
51. See <http://www.london.gov.uk/publication/all-london-green-grid-spg>.
52. LBWF comments on the Consultation Draft OLSPG.
53. Prepared by URS in October 2009.
54. Further information on local flood risk can be found in LBWF's NOF AAP – see <http://www.walthamforest.gov.uk/Pages/Services/Planning-local-plans.aspx?l1=100002&l2=200074>.
55. London Plan paragraph 2.18.
56. London Plan paragraph 2.19.
57. <http://www.londonlegacy.co.uk/about-us/what-we-aim-to-achieve/>
58. Barking and Dagenham became the sixth Host Borough in April 2011.
59. See OLSPG Infrastructure Delivery Study - URS Infrastructure & Environment UK Limited and Savills Commercial Ltd, January 2012.
60. <http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy>
61. OLSPG Infrastructure Delivery Study, page 118.
62. OLSPG Infrastructure Delivery Study, page 98.
63. Olympic and Paralympic Legacy Strategic Regeneration Framework Stage 1, Host Boroughs Unit, October 2009.
64. <http://www.publications.parliament.uk/pa/cm200910/cmselect/cmcomeds/416/416we28.htm>
65. <http://www.publications.parliament.uk/pa/cm200910/cmselect/cmcomeds/416/416we28.htm>
66. <http://www.walthamforest.gov.uk/strategic-regeneration-summary-report.pdf>

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Hindi

यदि आप इस दस्तावेज की प्रति अपनी
भाषा में चाहते हैं, तो कृपया निम्नलिखित
नंबर पर फोन करें अथवा नीचे दिये गये
पते पर संपर्क करें

Vietnamese

Nếu bạn muốn có văn bản tài liệu
này bằng ngôn ngữ của mình, hãy
liên hệ theo số điện thoại hoặc địa
chỉ dưới đây.

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি
(কপি) চান, তা হলে নীচের ফোন নম্বরে
বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος
εγγράφου στη δική σας γλώσσα, παρακαλείστε να
επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυ-
δρομικά στην παρακάτω διεύθυνση.

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں
چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر
پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Turkish

Bu belgenin kendi dilinizde
hazırlanmış bir nüshasını
edinmek için, lütfen aşağıdaki
telefon numarasını arayınız
veya adrese başvurunuz.

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى
الاتصال برقم الهاتف أو مراسلة العنوان
أدناه

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ
ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ ਜਾਂ ਹੇਠ
ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં
જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર
ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.