

FORMER WHITEWEBBS PARK **GOLF COURSE**

ENFIELD, LONDON

SECTION ELEVEN: INCLUSIVE DESIGN

DESIGN AND ACCESS STATEMENT



11.1 INCLUSIVE DESIGN PRINCIPLES

Inclusive Design

This access statement has been prepared to explain how the development will be achieved in accordance with the principles of inclusive design. In addition to discussing access requirements for the predominantly residential design, it includes elements relating to both the design and future running of the proposed commercial units, insofar as they relate to the Equality Act and inclusive design. It is intended that this access statement will therefore be the starting point of a developing document that will eventually encapsulate the full access philosophy of the commercial elements of the project.

Definition of Disability

The Equality Act 2010 describes a disabled person as someone who has a physical or mental impairment which has a substantial and long term effect on their ability to carry out normal daily activities.

Physical or mental impairment includes sensory impairments. Hidden impairments are also covered (e.g. mental illness or mental health problems, learning disabilities and conditions such as diabetes or epilepsy). People who have had a disability, within the terms of the Act, in the past are protected from discrimination even if they no longer have a disability at the current time.

Philosophy

- The principles of inclusive design include provision of places and homes that are:
- Inclusive so everyone can use them safely, easily and with dignity.
- Responsive taking account of 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, mobility, ethnicity 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.

The Applicant is committed to a policy of equality, inclusion and accessibility in the delivery of their services to those who visit and work in the commercial units, in the employment opportunities afforded to future employees, in the use of the building for residential purposes and in providing inclusive access to The Site.

Equality of opportunity

The Applicant is committed to the promotion and development of equal opportunity in all aspects of their work.

Equal opportunity principles apply to everything – from recruitment and selection, to service delivery direct to their customers. The objective is to ensure that everyone, regardless of age, disability, ethnic origin or gender is treated equally.

Employment

For the commercial aspect of the proposal, the employment provisions of the Act assign rights to the disabled in the field of employment. Under the Act, it is unlawful for any employer to treat a disabled person less favourably than someone else because of their disability. Every aspect of employment is covered including recruitment, advertising, selection, carrying out the work, promotion and training, career development, as well as retention and staff redundancy.

The access strategy recognises that, when employing someone with a disability, it will be necessary to enable that person to undertake the full remit and responsibility of the job by independent means.

Access to Goods, Facilities, And Services

Service providers must take reasonable steps to:

- Change practices, policies or procedures which make it impossible or unreasonably difficult for disabled people to use a service.
- Provide auxiliary aids or services which would make it easier for, or enable, disabled people to use a service.
- Avoid physical features which make it impossible or unreasonably difficult for disabled people to use a service.

INCLUSIVE DESIGN PRINCIPLES

Approach

Consideration will be given to people arriving by public transport, community transport, taxi or by foot. The following provisions will apply:

- Footways and footpaths will be well lit and be a firm, even surface. Excessive cross falls will be avoided wherever possible and surfaces will be non-slip.
- Footpaths to main entrances will be a minimum width of 1.8m.
- A high quality inclusive shared surface treatment including dropped kerbs where necessary will be incorporated as a component of the landscaping scheme. Tactile paving will be installed to Department for Transport (DfT) guidelines where appropriate.
- Guarding, additional lighting and guidance tactile paving will be provided to avoid obstacles or hazards.

Physical Access

The Applicant recognises that, where redevelopment work is planned, every opportunity should be taken to facilitate access.

The latest legislation and good practice guidance on accessibility will be observed during the design and construction stages.

These will include the Building Regulations Part B (Fire Safety), Part M (Access To and Use of Buildings), Part K (Protection from Falling, Collision and Impact) and BS 5588 – part 8 (Fire Precautions in the Design, Construction and Use of Buildings).

Key Access Issues of the Design

The Applicant recognises that the way buildings are designed has a particular impact on disabled people, elderly people and parents with children.

By addressing the access needs of these groups, we will all benefit from a more easily accessible built environment as accessible design is invariably good design for all.

Entrances

The entrance to the apartment blocks will have a level approach:

- The threshold to the entrance door will be flush with the external surface.
- The entrance door will provide a minimum clear opening width of 850mm with an unobstructed space of 300mm at the leading edge and will be a power assisted swing door.
- Where doors have viewing panels, there will be a zone of visibility between 500mm and 1500mm from the floor.
- Manifestation will be present on glazing.
- Mats will not impede wheelchair access.

Horizontal Circulation

Corridors will be a minimum of 1200mm wide and clear of obstructions. Wherever possible, equipment such as fire extinguishers will be recessed or located to maintain unobstructed widths and reduce potential hazards.

Internal doors will provide a minimum clear opening width of 800mm. Where single leaf doors are proposed, 300mm of unobstructed space will be provided at the leading edge. Door furniture will contrast in colour from doors and door sets to assist partially sighted people. Vision panels will be provided in all circulation doors. Walls and floor surfaces will be chosen to minimise light reflection and sound reverberation, which can be confusing for people with sensory impairments.

Vertical Circulation

New internal steps will be designed to Approved Document M4(2) (2015) standards. The applicant recognises that appropriately designed lifts are the most accessible way for many people to travel between floors within buildings. In light of the proposed use, the applicant intends to install passenger lifts at least large enough to accommodate one manual wheelchair and an accompanying adult to the apartments.

A clear area of 1500mm x 1500mm will be provided at the lift entrance on both floors. BS EN 81-1 Electric Lifts, BS EN 81-2 Hydraulic Lifts and BS EN 81-70 Safety Rules for the Construction and Installation of Lifts will be conformed to in order to satisfy Part M.

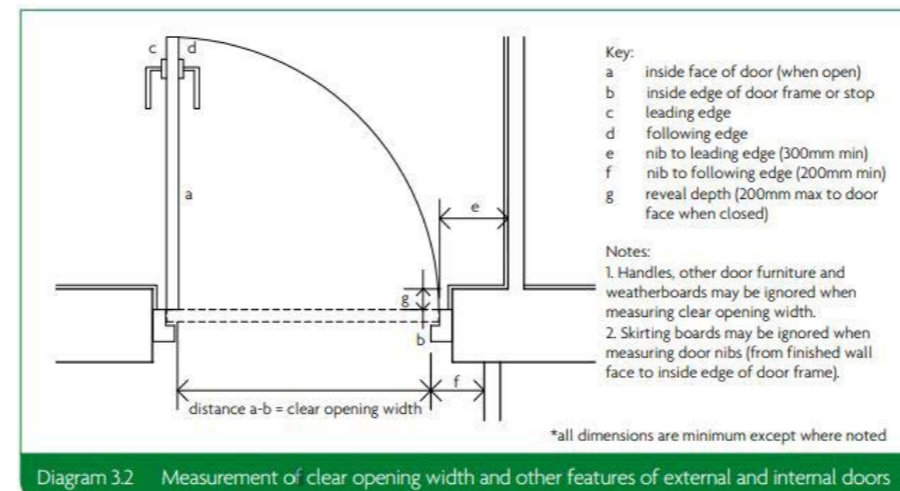


FIGURE 148. Part M Door Diagram

INCLUSIVE DESIGN PRINCIPLES

Lighting

Care will be taken to ensure that lighting levels are as even as possible throughout the common parts of the building as shadows and pools of light can create optical illusions and mask potential hazards. Bright lights can produce excessive glare and be as uncomfortable as low lighting levels. Glazed screens will have the prescribed levels of manifestation so that there will be visual contrast with the background under all lighting conditions.

Emergency Access

To ensure adequate escape for disabled (wheelchair bound) customers and/or staff, personal emergency egress plans (PEEPs) will be developed as part of the management operational strategies.

Provision of evacuation plans for visitors to the commercial parts of the buildings will be developed during the project. The Applicant recognises that many people require assisted escape and therefore suitable standard PEEPs will be available for all disability groups.

Signage and Switch Heights

The Applicant recognises that good signage offers information to all users and greatly benefits people with disabilities who have difficulty with wayfinding. Information which helps orientation will be provided at junctions of circulation routes and at key destinations. Signage will comply with the guidance and design available in the Sign Design Guide: A Guide to Inclusive Signage.

The following provisions will apply:

Key information will be available in visual, audible and tactile form and will be low enough to be touched.

Signs will be positioned to avoid reflections from daylight and artificial lighting.

Signs will consist of simple words, clearly separated from one another, in short sentences.

Plain English and pictograms will be used to assist people with learning difficulties.

Signs to facilities will incorporate the international symbol for access, for example, in the case of accessible WCs.

The heights and overall dimensions of safety signs on glass doors and glazed screens will conform to BS 5378: Safety signs.

Electric outlets, switches and controls will be positioned consistently throughout the building and will meet the needs of a variety of disabled people such as wheelchair users, visually impaired people and people with impaired hearing or dexterity.

Wherever possible, controls and switches will not require the simultaneous use of both hands.

Electric socket outlets will be switched.

Controls will contrast in colour and luminance with backgrounds, with information associated with them embossed to aid tactile reading.

Wherever possible, light switches will align horizontally with door handles for ease of location when entering a room.

All switches and controls that require precise hand movement or dexterity will be in a zone 750mm –1000mm above floor level so that wheelchair users and those standing can operate them.

Outlets, switches and controls will be at least 350mm from room corners.

11.2 WHITEWEBBS PARK

Variety of Outdoor Recreation

The restoration of Whitewebbs Park provides an incredible opportunity to create an inclusive public recreation space for the people of Enfield.

The Applicant has consulted with a range of local voices - including local community groups, park users, ecological and heritage societies - to better inform the proposals for Whitewebbs.

- The restored Conduit House will connect park users with the heritage of Whitewebbs.
- A restored Whitewebbs Pond will create an area of rest and reflection surrounded by nature.
- ➔ New and upgraded routes for pedestrians, cyclists and other users. Further community engagement is proposed to create a network of heritage, ecological and sensory trails for park users to enjoy.
- The southern Café and Visitor Centre will provide indoor and outdoor space for refreshments, socialising, education and leisure.
- New and repaired bench seating will allow visitors to rest or pause when needed.

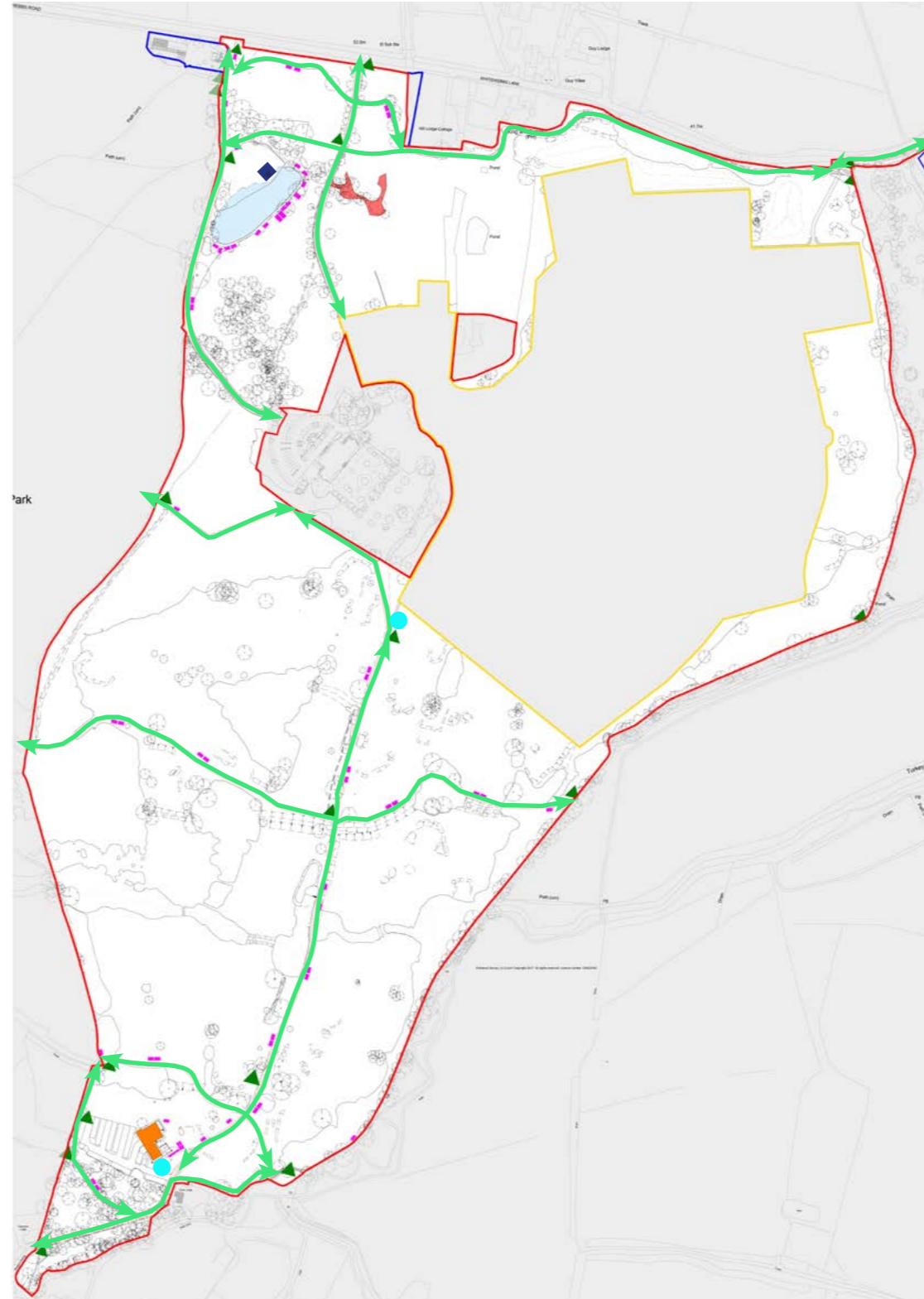
Legibility of Space

- ▲ Wayfinding totems and signage will aid people's identification of the space around them. Signage will be graphically clear and positioned to optimise their visibility. Where possible, braille and embossed signage will be provided.

Safety

To make Whitewebbs Park a pleasant and welcoming environment for all users, safety considerations will be made. This includes, but is not limited to;

- The northern informal car park, currently a known site of anti-social behaviour, will be managed and maintained by The Applicant.
- The installation of emergency help points and defibrillators.



Parking Provision

The existing informal car park in the southern portion of the site is proposed to be upgraded. In line with BS8300-1:2018 (7.4.3), 6% of car parking spaces will be designated as accessible. Additionally, new long-stay and short-stay cycle parking will be provided to the public. Half of the long-stay cycle parking spaces will be able to accommodate non-standard and larger cycles, including adapted cycles and tricycles.

The provision of accessible car and cycle parking will enable more people to enjoy the restored parkland of Whitewebbs in different ways.

KEY

- Accessible Car Parking
- Enlarged Cycle Parking
- - - Accessible Decking
- Café
- Multi-function Room
- WCs



Visitor Amenity

The new café, WCs and community space will be a significant upgrade on the existing amenity provided within the park. A larger café with more seating (indoor and outdoor) and indoor WCs will allow a greater number of people to enjoy the parkland in comfort and security.

The new multi-function community room will provide a flexible space that can be booked for use by community groups or serve as a quiet space for prayer and contemplation.

Raised Decking

A new raised seating area aims to break down a barrier of accessing the restored historic parkland. Visitors who may be unable to navigate the entirety of the park will be able to access this vantage point and enjoy views of the landscape.

11.3 TH WOMEN TRAINING CENTRE AND GIRLS' ACADEMY

Advancing the Women's Game

The proposed Tottenham Hotspur Women Training Centre has inclusivity at the core of its brief.

In creating a facility that is the best of its class nationally, the Applicant seeks to foster the growth of women and girls in football.

This facility will provide elite training to current and future players, setting women's football on an equal footing with the men's game.

Removing Barriers

A significant challenge that many women athletes have faced in progressing their careers is the balance of childcare responsibilities.

To help address this, the Training Centre will provide First Team and Academy players with a dedicated creche on-site. Through this, players will be better equipped to develop their careers and grow their families.



Evacuation with Dignity

- In line with Policy D5 of The London Plan (2021), all lift cores will contain at least one fire evacuation lift.
- Disabled refuge points of 900mm x 1400mm will be incorporated into evacuation lift lobbies and will not impede the escape of other occupants.

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ENFIELD, LONDON

SECTION TWELVE: CONCLUSION

DESIGN AND ACCESS STATEMENT



12.1 CONCLUSION

In concluding our comprehensive Design and Access Statement for the redevelopment of the former Whitewebbs Park Golf Course, we affirm our commitment to creating a landmark project that harmonises innovative architectural design with sustainable and community-focused development. This project, spearheaded by Tottenham Hotspur Football Club, represents a visionary step forward in providing state-of-the-art facilities for women's football and accessible sports amenities for the local community.

Throughout this report, we have detailed our meticulous approach to understanding the site's historical, ecological, and social context, ensuring that our design strategies respect and enhance the existing landscape and heritage. Our engagement with stakeholders, including local residents, environmental groups, and heritage organizations, has been pivotal in shaping a development that is not only responsive to local needs but also sets a benchmark for inclusive and sustainable design.

Our proposals have been crafted with a keen awareness of the environmental sensitivities of the Metropolitan Green Belt. By integrating biodiversity enhancements, sustainable drainage systems, and green infrastructure, we aim to deliver a project that not only minimizes its ecological footprint but also contributes positively to the local ecosystem. Our landscape strategy, focused on preserving and enhancing existing woodland and open spaces, underscores our dedication to ecological stewardship and public wellbeing.

The architectural and access strategies outlined in this report are rooted in principles of inclusivity, flexibility, and sustainability. From the design of the training facilities and community spaces to the careful consideration of transportation and access, every element has been designed to foster a welcoming environment for all users. The incorporation of advanced construction techniques and sustainable materials further reflects our commitment to innovation and environmental responsibility.

This project presents an opportunity to enhance the social, economic, and environmental fabric of Enfield and the wider region. By providing best in-class sports facilities, alongside accessible recreational spaces, we are not just investing in the physical landscape but in the health, well-being, and aspirations of the community. The economic benefits, including job creation and increased local investment, will have a lasting positive impact on the area's prosperity.

In alignment with local planning policies and the National Planning Policy Framework, our development embodies the principles of sustainable development and design excellence. We are confident that our proposals will achieve the dual objectives of enhancing the site's heritage and landscape while delivering substantial public benefits.

As we move forward, we remain committed to a collaborative approach, working closely with the London Borough of Enfield, statutory consultees, and the community to set out that the project realises its full potential. We believe that this development will not only be a testament to the collaborative spirit and innovation that have characterised its planning but will also stand as a beacon of community, inclusivity, and sustainability.

In conclusion, the redevelopment of the former Whitewebbs Park Golf Course is a project of significant importance that will leave a lasting legacy. We are poised to embark on a journey that will transform this underutilised site into a vibrant, green, and inclusive space that champions the spirit of community and the ethos of sustainable development. Through thoughtful design and respectful engagement, we will create a place where sports, nature, and community flourish together.

12.2 NATIONAL DESIGN GUIDE & NATIONAL MODEL DESIGN CODE

The principles and standards of the National Model Design Code (NMDC) and the National Design Guide (NDG) have been followed closely to ensure a high quality of design and sustainable development. The strategies that have been complied with are as follows:

1. Context: how the design considers and enhances the site's surrounding context, as well as its history, character and natural features. Refer to Section 2 for further detail.
2. Identity: contributing to local identity through use of local materials, forms and landscaping to follow the characteristics of the local area. Refer to Section 2 for further detail.
3. Built Form: demonstrating that the scale, height, and layout of the proposals are appropriate in their context to promote a human scale environment. Refer to the relevant Design development and response Sections (Section 3, 5, 4, 5,6,7 & 8) and Appendix 1 for further detail.
4. Movement: the proposals demonstrate accessibility, considering pedestrians, cyclists and vehicles. Sustainable modes of transport are prioritised and the integration of the site within the existing transport network has been considered. Refer to Section 9, Appendix 10 & Appendix 27 for further detail.
5. Nature: one of the main considerations of the project should be enhancing biodiversity and integrating green spaces into the development. Refer to Section 8 and 10, & Appendix 7, 8, and 9 for further detail.
6. Public Spaces: any public spaces within the site should be safe, inclusive, and contribute to the well-being of the users. Refer to Section 11 and Appendix 24 for further detail.
7. Uses: how the mix of uses from the development contribute to vitality and viability of the area, considering how these uses will adapt and change over time. Refer to Section 3 for further detail.
8. Homes and Buildings: considers quality of the spaces, and how privacy, natural light, ventilation and internal space have been integrated in the proposals. Refer to design response Sections (5, 6, 7, & 8)
9. Resources: Demonstrates sustainability in terms of materials, energy usage and water management, ensuring the impacts on the environment are minimal and tht sustainable technologies have been incorporated. Refer to technical response section (Section 10) and Appendix 11, for further details.
10. Lifespan: ensure the design demonstrates a sense of adaptability and durability in regards to the buildings and the landscaping, ensuring they are designed to accommodate change. Refer to Appendix 13 and Appendix 14 for further detail.

