



7.0 ACCESS

ENTRANCES

- Building users will enter the development at ground floor level. All access will be controlled by key-fob access for residents. Visitor access is enabled by voice and video intercom link to the apartments. The intercom will make provision for users of all heights and for wheelchair users.
- Entrances will be well lit as part of the lighting strategy, and will be clearly demarcated. An entry management system will be designed to restrict access as necessary by fobbed access or other suitable means. There will also be suitable voice and video intercom systems linked to the apartments and building management, and suitable canopies.
- Level thresholds will be incorporated throughout. Entrances will have slip resistant flooring and solid entrance matting systems for the removal of dirt and water.. Entrances will be free of any tripping hazards at all times.
- Any glass panels and doors will be appropriately identified with two-tone manifestation set at heights of 850mm to 1000mm and 1400mm to 1600mm above floor level in accordance with BS8300 guidance.
- The doors' fail-safe is the open position if the fire alarm is activated. Inspection and testing of the fail-safe mechanisms will be cited in the building's planned maintenance management program.

VERTICAL CIRCULATION - STAIRS

- There are one residential staircases in the development that will be clearly articulated and will have handrails, risers and goings that meet Part M & K of the building regulations.

VERTICAL CIRCULATION - LIFTS

- There will be one internal lift in the building that will meet or exceed the requirements of Part M of the Building Regulations and BS/EN 81-70 2003 minimum internal dimensions of 1100mm x 1400mm.
- Lift features and controls will be selected to maximise the opportunity of independent use by disabled people, and will be large enough to accommodate most self-propelled and electrically powered wheelchairs. The lifts will not be designed to accommodate Class 2 and Class 3 electrically powered scooters.

HORIZONTAL CIRCULATION

- Doors in all instances will provide a minimum clear opening width of 910mm (1010mm structural opening for entrances). As per part M4(2) and be provided with visual manifestations where glazed, and/or vision panels where solid (and on an access route).
- All communal corridors will be a minimum of 1.2m wide. Communal corridors all have windows to aid with orientation and have no changes in level. Most are external and are therefore naturally ventilated. Floor finishes in public areas will generally contrast with the walls and provide a slip resistance equal to or greater than the guidance of DIN51130:2004.
- The design and selection of materials for finishes will follow, and in many places exceed, the latest best practice guidance in terms of widths of corridors and doors, maneuvering spaces, surface finishes to walls, floors and ceilings, visual and luminance contrast, lighting and the usability of features such as, for example, control panels and switches.

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