

6.7 Accessibility Statement & Access Strategy

Student Accommodation Units

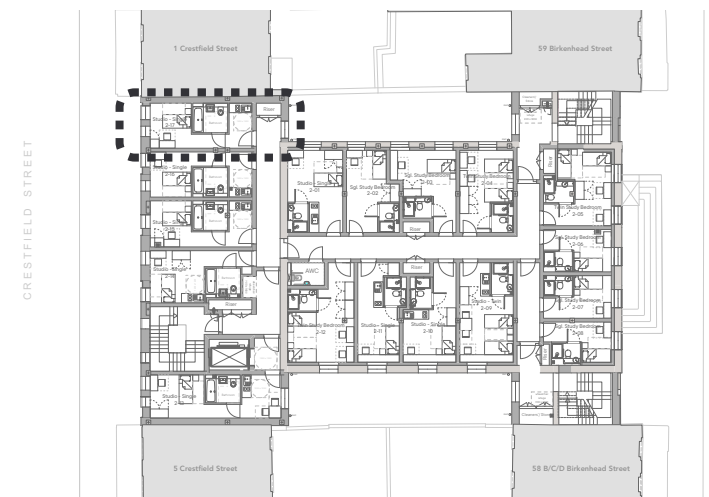
We have designed the student bedrooms to meet Part M volume 2 - Building other than dwellings, in line with guidance from Camden Planning Guidance for Student Housing. However the self-contained units containing a kitchenette and hygiene facilities within the Crestfield Street extension have been designed to follow Part M Volume 1 Category 2 spatial arrangement considerations.

1. Private entrances are covered as all dwellings are accessed from internal corridors, and have a level landing of minimum 1200x1200mm in front of entrance doors. Lighting is not yet detailed but is expected to be provided.
2. Private entrance doors have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1200mm beyond the door, and are not recessed by more than 200mm. All thresholds are accessible.
3. Corridors are generally 1050mm wide, and not less than 900mm wide in any case. Internal doors have a clear opening width of 750/775/800mm depending on their approach, with a 300mm nib on the leading edge.
4. There is a 1200mm clear space in front of the kitchenette.
5. All bedrooms have a clear access route of 750mm from the doorway to the window. Bedrooms have a clear access zone of 750mm on one side and the foot of the bed.

6. A bathroom that contains a WC, a basin and a potential level access shower that meet the provisions of Diagram 2.5 of AD M Vol.1 is included. Doors to these bathrooms open outwards. Details of the potential level access shower will be developed at a later stage.



Self contained student accommodation unit on 2nd floor of the Crestfield Street extension



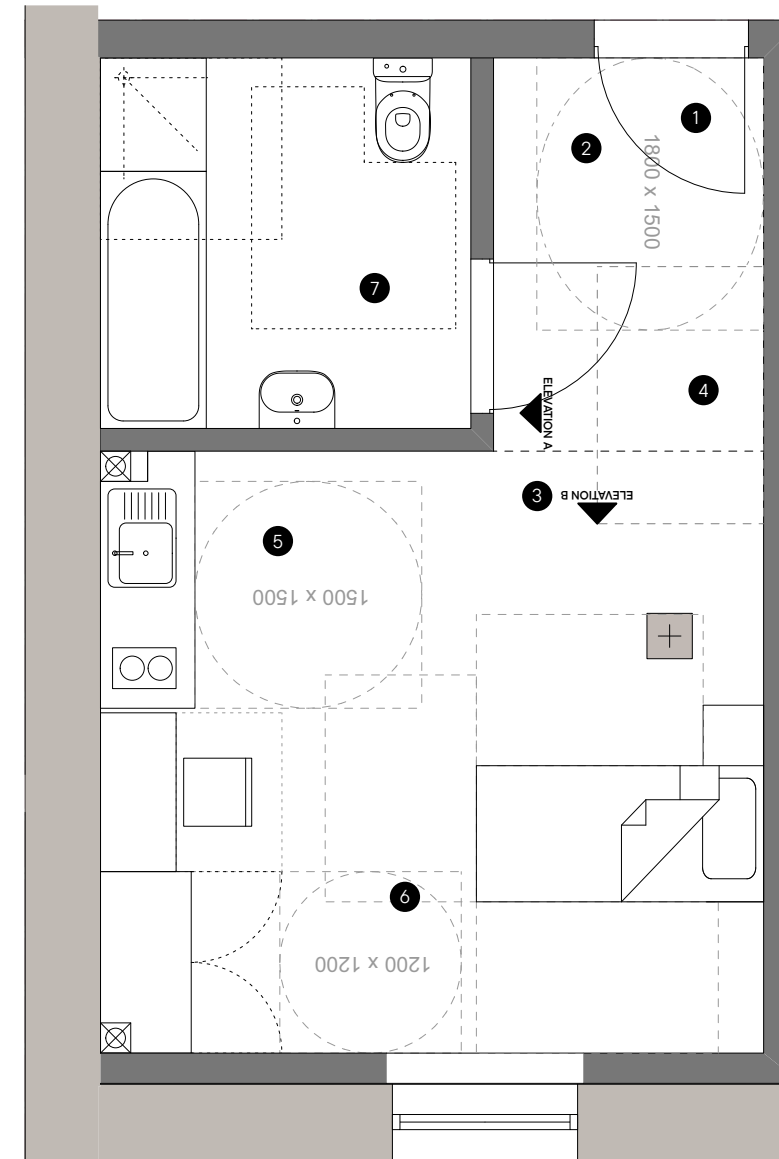
Key Plan - Second Floor

6.7 Accessibility Statement & Access Strategy

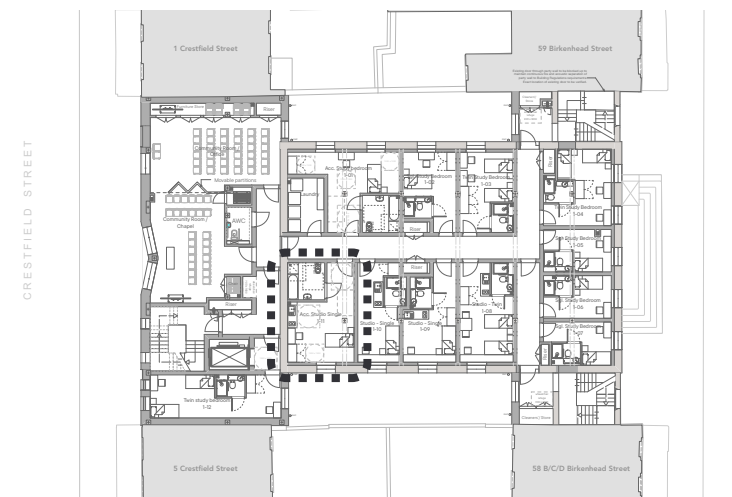
Accessible Units

Following guidance from Student Housing CPG, two wheelchair accessible student accommodation units are included in the proposed scheme which exceeds the 5% of the total number of room required by Building Regulations. For these accessible units requirements from Part M vol. 1 Category 3 have been considered.

1. Private entrances are covered as all dwellings are accessed from internal corridors, and have a level landing of minimum 1500x1500mm in front of entrance doors. Lighting is not yet detailed but is expected to be provided.
2. Private entrance doors have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1800mm beyond the door, and are not recessed by more than 200mm. All thresholds are accessible.
3. Corridors are generally 1050mm wide, and 1200mm where the approach to a doorway is not head on. Internal doors have a clear opening width of 850mm, with a 300mm nib on the leading edge.
4. Wheelchair storage and transfer space of 1100mm deep by 1700mm wide, accessed from a space 1200mm wide, located close to the entrance.
5. There is a 1500mm clear space in front of the kitchenette.
6. Bedrooms have a clear access zone of 1000mm on one side of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200 x 1200mm manoeuvring space on both sides of the bed.
7. All dwellings have a bathroom that contains a WC, a basin and a potential level access shower that meet the provisions of Diagram 3.11 of AD M Vol.1. Doors to these bathrooms open outwards. Details of the potential level access shower will be developed at a later stage.



Typical Accessible Studio Room Floor Plan



Key Plan - First Floor

6.8 Fire Strategy

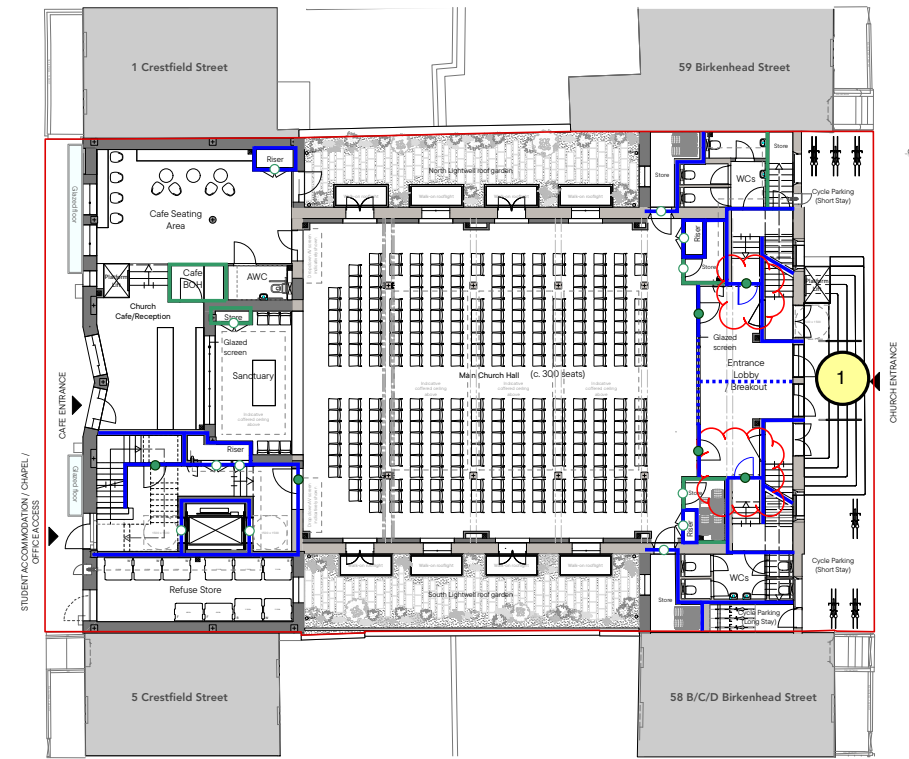
Overview

[Please refer to the Fire Statement for further details]

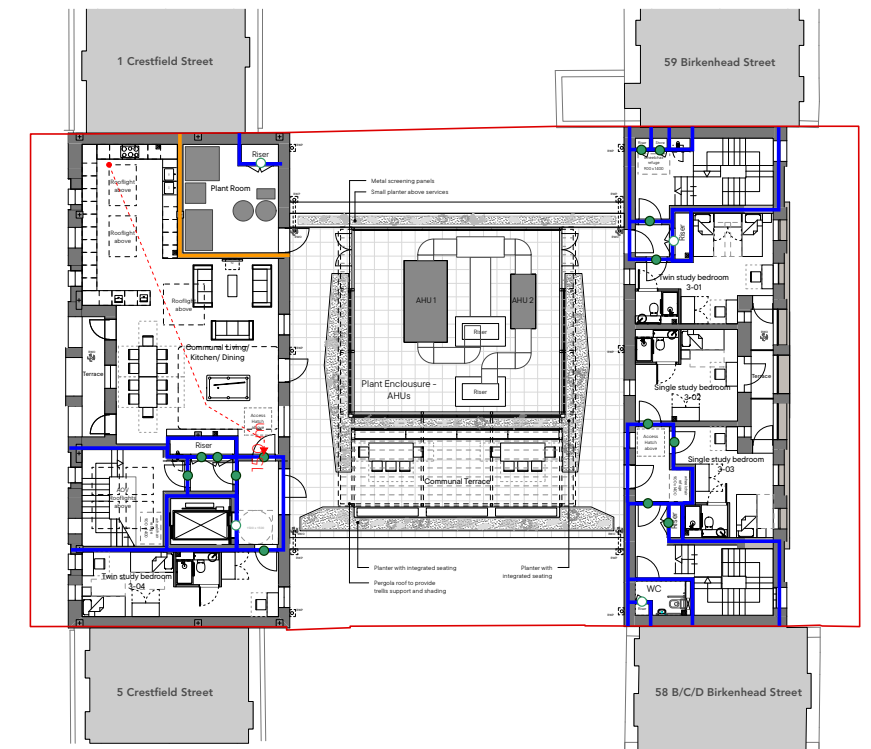
A separate Fire Statement has been carried out by Semper for the proposed scheme, and is included as part of this planning application.

Fire Strategy Drawings

Selected mark-up floor plans are shown on the right prepared by Semper to illustrate their proposed fire strategy.



Ground Floor Plan



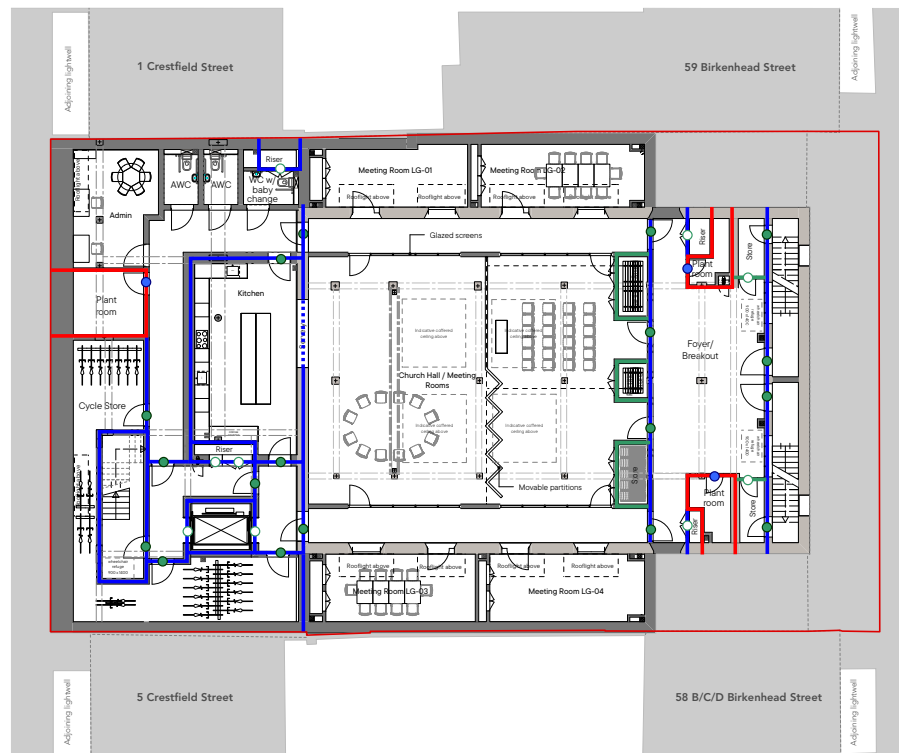
Third Floor Plan

Key

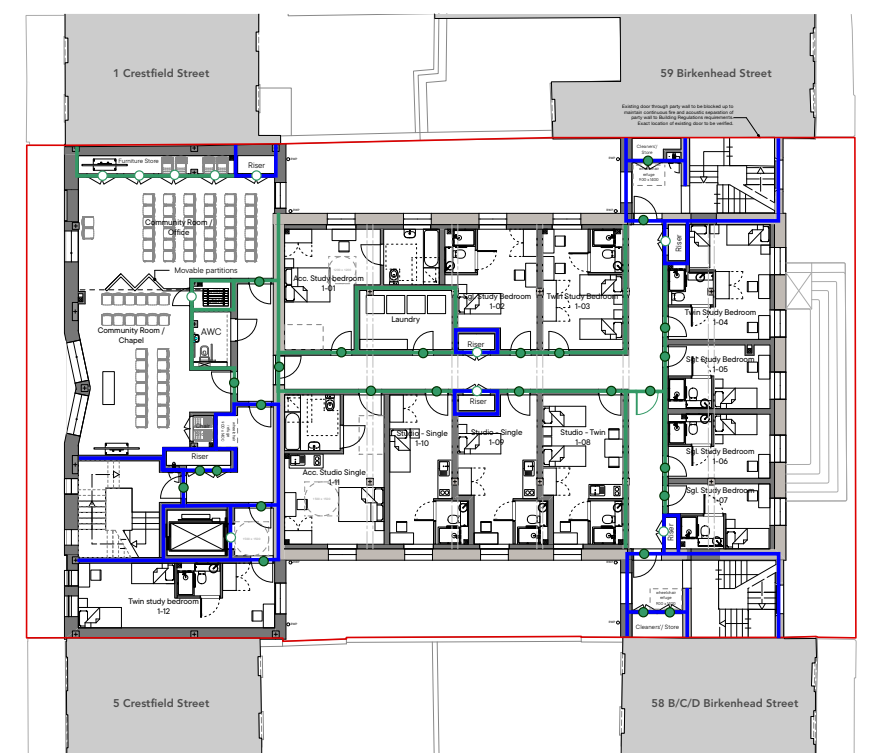
FIRE RESISTANCE			
Fire Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30	Green line	Green circle	Green circle
60	Blue line	Blue circle	Blue circle
90	Orange line	Yellow circle	Orange circle
120	Red line	Red circle	Red circle

MEANS OF ESCAPE	
	Single Direction Travel Distance
	Multi Direction Travel Distance

NOTES
1. EI-60 fire compartmentation should be added at the base of the stairs, to provide an independent protected space to each escape stair that connects the ground floor stair door to a final exit. Fire curtains can be added where shown in dashed lines, to maintain the entrance lobby as a single space with a glazed screen during normal operation.



Lower Ground Floor Plan



First Floor Plan