

30a Highgate Road

This access strategy is to show how the development complies with Part M of the Building Regulations and how the residential part complies with Lifetime Homes criteria (2010)

	<i>Item</i>	<i>Strategy</i>	<i>See drawing</i>
1.	Car Parking	Criterion 1 is not relevant to developments that do not contain any parking provision. This development is car-free.	
2.	Approach to the building	Courtyard paving is to be set level from the entrance gate, with cross falls of 1:40	1102-A-12
3.	Approach to entrances	<p>The commercial space and all dwellings are entered directly from external space, either the courtyard or external access balconies. Paths to be no less than 1.2m wide, and surfaces should be firm and even.</p> <p>The courtyard is set below finished floor level for damp-proofing, with cross-falls of 1:40 Paving to slope up gently to entrance of 4 ground level entrances to dwellings and to commercial entrance not exceeding 1:20 with a 1.2m landing directly outside the door with cross-falls of 1:40</p> <p>Access balconies to be 1.2m wide, with cross-falls of 1:40</p>	1102-A-12 levels plan
4.	Entrances	<p>All entrance doors to have lights adjacent with fully diffused luminaires, switched from inside the building. In addition there will be low-illuminance dusk-to-dawn lighting in the courtyard as required for Secured by Design</p> <p>All entrance doors to have level threshold. Ground level entrances to be protected from water ingress by steel grating set flush with the floor and ground surfaces. Upper level entrances to have 15mm steel weather bar with waterproofing dressed up external face.</p> <p>All entrance doors to have clear opening width at least 800mm. There are no communal entrance doors.</p> <p>Entrance doors are protected at ground level by being recessed under the building, except Unit 1. All upper floor entrances to be protected by sheet glass canopy 1.2m square, supported under the pergola. Unit 1 to have an independent glass canopy.</p> <p>External landing : see item 3</p>	<p>Lighting details spacehub</p> <p>1102-B-13 Threshold details</p> <p>GA plans</p> <p>GA plans 1102-A-21,23,24</p> <p>1102-A-24</p>
5.	Lifts and stairs	<p>Communal stairs are provided for access to 5 upper-floor flats and to the upper levels of the commercial space. These are 1.2m wide, with</p> <ul style="list-style-type: none"> • Uniform rise not exceeding 170mm (actually 167mm) • Uniform going not less than 250mm. • Handrails that extend 300mm beyond the top and bottom. • Handrails height 900mm from each nosing. • Step nosings distinguishable through contrasting brightness. • Risers which are not open. <p>Lift access is not provided. For the commercial areas, a lifting platform is provided for wheelchair users between ground and first floors. A passenger lift could not be provided because there is insufficient headroom for the over-run due to the flat above.</p>	<p>1102-E-40 communal stair</p> <p>Lift drawing</p>
6.	Internal doors	<p>Generally 1.2m wide corridors throughout. 826mm door leafs throughout interiors. In units 2,3,5 & 6 sliding 'pocket doors' are used to give greater accessibility.</p> <p>A 300mm clear space is allowed non the leading edge of the pull side of each door on the entrance level.</p>	GA plans 1102-A-21,23,24
7.	Circulation Space	<p>The commercial space and the dwellings are designed on an open-plan layout. In each living room there is plenty of space for a wheelchair turning circle.</p> <p>Kitchens are designed without units facing each-other, but the space in front of each unit is at least 1.2m</p> <p>Bedrooms meet the requirements for 750mm clear space by beds</p>	GA plans 1102-A-21,23,24

8.	Entrance level living space	Every home has the main living room at entrance level.	GA plans 1102-A-21,23,24
9.	Bed Space	This applies to Units 1 & 4 only. Space is identified for a single bed with a 750mm wide space to one side of the bed which can be screened from the rest of the room. This is the same location as the future lift provision shown on GA plans in both houses. An electrical socket within the space is required.	GA plans 1102-A-21 & 23
10.	Accessible WC	Commercial unit has a fully wheelchair-compliant WC at ground level. Every flat has a fully compliant Lifetime Homes bathroom at entrance level, with wet-room level-access shower in addition to bath, except the two houses, Units 1 & 4 Units 1 & 4 have ground floor WC fully compliant with fig.10b with wet-room level-access shower gulley. These will not be fitted out with shower fittings in the first instance, but provision made in the wall for future connections.	1102-D-10 commercial 1102-D-01 typical bathroom 1102-D-02 house shower
11.	Bathroom walls	The entrance level bathroom / shower room is to have 18mm WBP plywood patresses built into the metal stud walls for adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.	specification
12.	House stairs Future lift	The stairs have a clear width of 900mm and winders have a minimum width of 50mm with regular tread width at centre. The stair is to be of sufficient strength to support a future stair lift. A location for a future through-floor lift is identified in the two houses, units 1 & 4. This to be a knock-out panel within the solid cross-laminate timber slab, 1m x 1.5m as shown. This accesses the master bedroom in unit 4, leaving space to maintain a double bed. In unit 1 it accesses a small bedroom which could be maintained as a single bedroom, or become a lift lobby for other bedrooms. In both cases other double bedrooms would be maintained.	1102-E-30 domestic stair GA plans 1102-A-21 & 23
13.	Lifting Hoist	Every ceiling has a structural solid timber slab above it, suitable for fixing a hoist. Every home has a double bedroom and accessible bathroom on the same floor. There is a small corridor between bedroom and bathroom in every home to avoid passing through the living space.	Floor detail GA plans 1102-A-21,23,24
14.	Bathrooms	Every home has a bathroom compliant with fig. 14b – see item 10 above.	1102-D-01 typical bathroom
15.	Glazing & window handle heights.	Every home has full height windows to the living room, with at least one full height opening window with handles set less than 1.2m above finished floor level.	
16.	Location of service controls	Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner. For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.	1102-C-40
17.	Roof terraces	Units 1 & 4 have roof terraces accessed by stairs which comply with Part K 'Private Stair' riser 214 going 236	1102-E-30 domestic stair
18.	Maintenance	Access to roof for maintenance of gutters, solar panels and heat pump units on East block to be by cat ladder to recessed plant area above the communal stair. This gives a safe open area where harnesses can be attached to fall prevention line fixed to zinc roof. West block is two stories high, access to be by removable ladder provided by maintenance staff, with point on eaves to attach fall prevention line.	