

6.6 The Proposed Verified Views

Verified view No.5 - Pond Street

6.6.6 This view is dominated by mature trees and in the summer this obliterates the view of the proposal. In the Winter months the trees will still predominantly obstruct the view of the development; the proposal will therefore not detract from the prominence of St. Stephen's Church.



Above from left

Verified View No. 5

Key location map

6.6 The Proposed Verified Views

Verified view No.6 - Church Green

6.6.7 There is a glimpsed view of the building from Hampstead Green, which highlights the scale shift between Block A and B, showing how the building responds in mass to its neighbours. The visual impact of both blocks is softened by the brick chamfer details and the green roof visible from the green.



Above from left

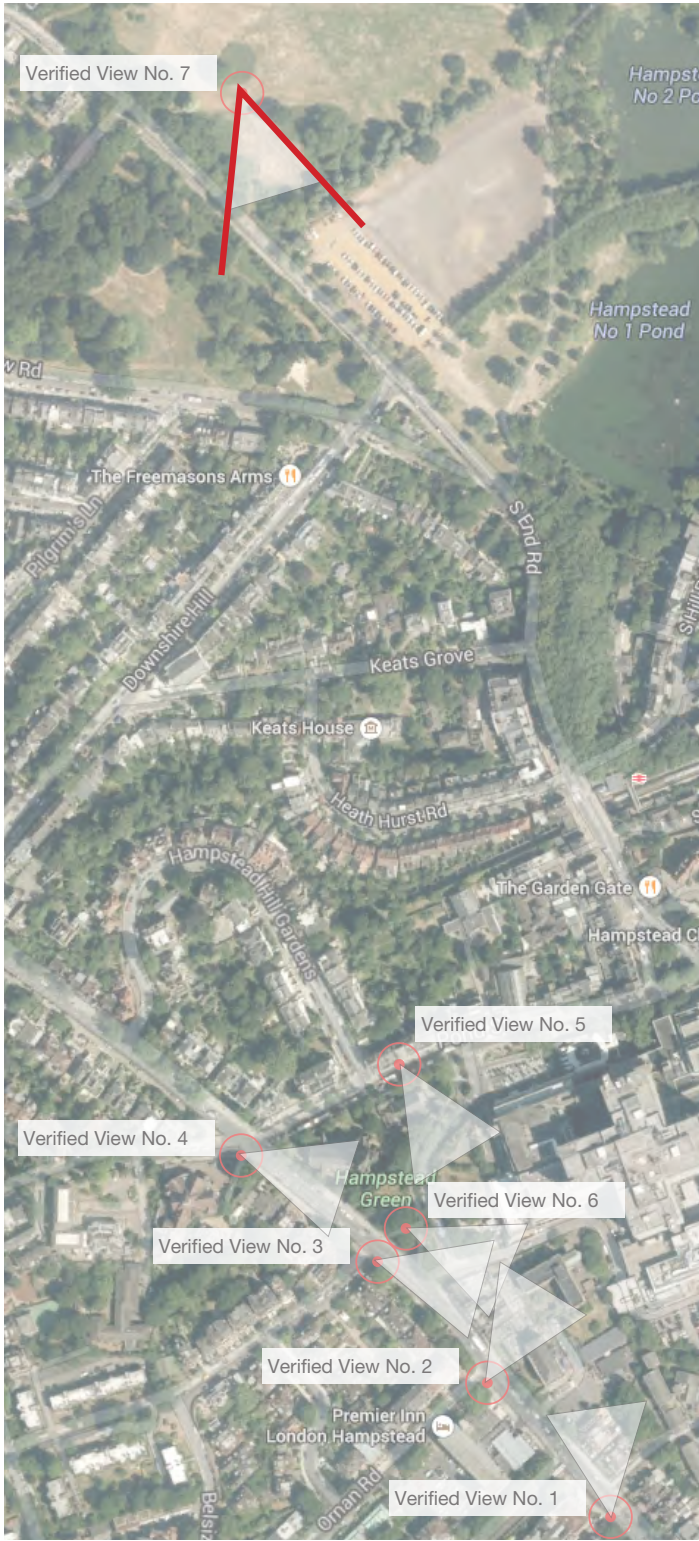
Verified View No. 6

Key location map

6.6 The Proposed Verified Views

Verified view No.7 - near Heath Road

6.6.8 There is only one location on Hampstead Heath where the proposal is visible, near Heath Road. The proposal can be seen adjacent to the hospital but sits lower than St. Stephen's Church steeple, therefore having no negative impact on the existing view, and will be a positive addition thanks to the high quality aspiration of the design.



Above from left

Verified View No. 7

Key location map

6.6 The Proposed Verified Views

Verified view No.8 - Parliament Hill

6.6.9 From the key protected views of Parliament Hill the proposal is not visible as it sits behind the hospital building.



Above from left

Verified View No. 8

Key location map

7. Access and Inclusion



7.1 Access for residents and staff

This access statement was developed in line with the CABE publication 'Design & Access Statements, How to Write, Read, and Use them'.

Policy approach

7.1.1 The following documents were used as bottom line references for the design of Bartram's Convent:

- Part M of the Building Regulations, the associated guidance paper, the Approved Document (2004),
- British Standards Institution's revised Code of Practice BS8300:2009 'Design of Buildings and their approaches to meet the needs of disabled people', and
- DDA Codes of Practice.

Consultation

7.1.2 Consultation took place with interior designers Woods Bagot who have experience in specialist accommodation for older people.

Access

7.1.3 Bartram's Convent can be accessed by a wide range of means and therefore is easily accessible to all users. The building can be accessed by foot, public transport, car, bicycle and wheelchair & mobility scooter. Cycle and wheelchair/electric buggy storage is provided on the lower ground floor of the building, with easy access from there to the rest of the building via a choice of lift or stairs. Level pathways circulate the external areas to allow staff and residents to safely and securely navigate around and through the building.

The proposal will be predominantly for older people however the design has also considered a range of people and their experience. There is a feature staircase for visitors between the lower and ground floor to encourage use by the more able, with an alternative service stair to the main communal spaces for staff.

Approach

7.1.4 At the ground floor is the primary route of arrival to the building for residents. This is a secure level threshold covered and lit for security. The main entrance for members of the public is the café entrance and is separated from the main resident entrance for added safety and security.

The pathway to the entrance is hard surfaced and level to allow for easy wheelchair access. Seating/resting opportunities are provided along the access path for people of different age groups, stamina, fitness levels and potentially any parents with children. Signage pointing out the building entrance is provided along the access path.

A secondary entrance is offered to the visitor from the delivery entrance if residents wish to bypass the entrance lobby. The deliveries entrance is at the north east corner of the site, with access for visitors and residents by car.

The services to the building including the bin store is also located near the road to enable collection without entering deep into the site.

Fire fighting services will access the building from various locations, however the main point of entrance will be from the delivery entrance where adequate space for a turning circle is provided.

Entrances to the building

7.1.5 The main entrances to the building are double doors and are clearly visible when approaching the building from Rowland Hill Street and from across the green opposite.

Security and general access requirements have been taken into account and advice sought from a secure by design officer.

Circulation routes through the building are designed above and beyond lifetime home requirements to allow ease to older residents as they navigate around the building.

Community Garden/External Space

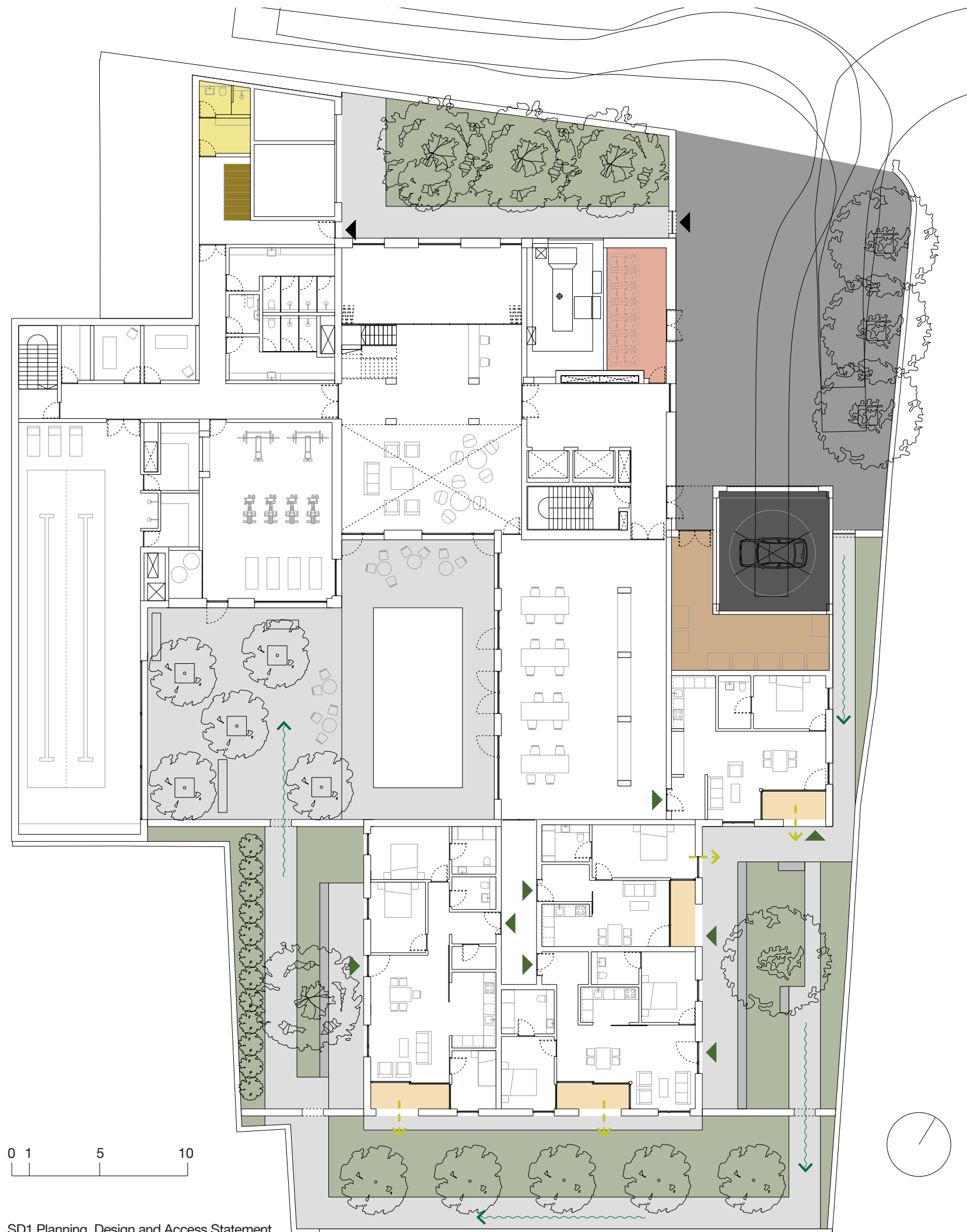
7.1.6 The area will become a natural gathering space for families/friends to come and enjoy the space. It is also large enough to receive small-scale community gatherings, and can be made fully secure via two lockable pedestrian gates, the boundary will be set at a minimum of 1.8m in line with secure by design requirements.

The pathways circulating around the courtyard gardens, have a minimum width of 1200mm with 1800mm passing points. A three-seater bench offers a resting opportunity for people with restricted mobility scattered along the journey.

7.1 Access for residents and staff

Lower Ground

7.1.7 Diagram illustrating the level access routes to the many amenities, and multiple routes within the scheme for staff and residents to safely and securely circulate around and through the building.



Key

Hard landscape	Light grey square
Integrated seating	Medium grey square
Disabled car parking access	Dark grey square
Car lift	Black square
Soft landscape	Light green square
Dual entrance to flats	Green arrow pointing right
Secondary staff access	Black arrow pointing right
Loggia link to landscape	Orange rectangle
View from loggia through garden	Yellow arrow pointing right
Circulation through the garden	Green arrow pointing right
Recycling waste storage from communal and domestic area	Brown rectangle
Wheelchair and electric buggy storage	Orange rectangle
Cycle storage for staff (x 8no.)	Dark brown rectangle
Shower, changing facilities and shower for staff	Yellow rectangle

0 1 5 10

7.1 Access for residents and staff

Ground Floor

7.1.8 Diagram illustrating the main entrance for residents and members of the public. The residents entrance is separated from the public cafe entrance. The residents entrance is set within the building allowing for a safe lit covered entrance to the specialist home.



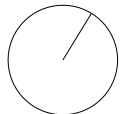
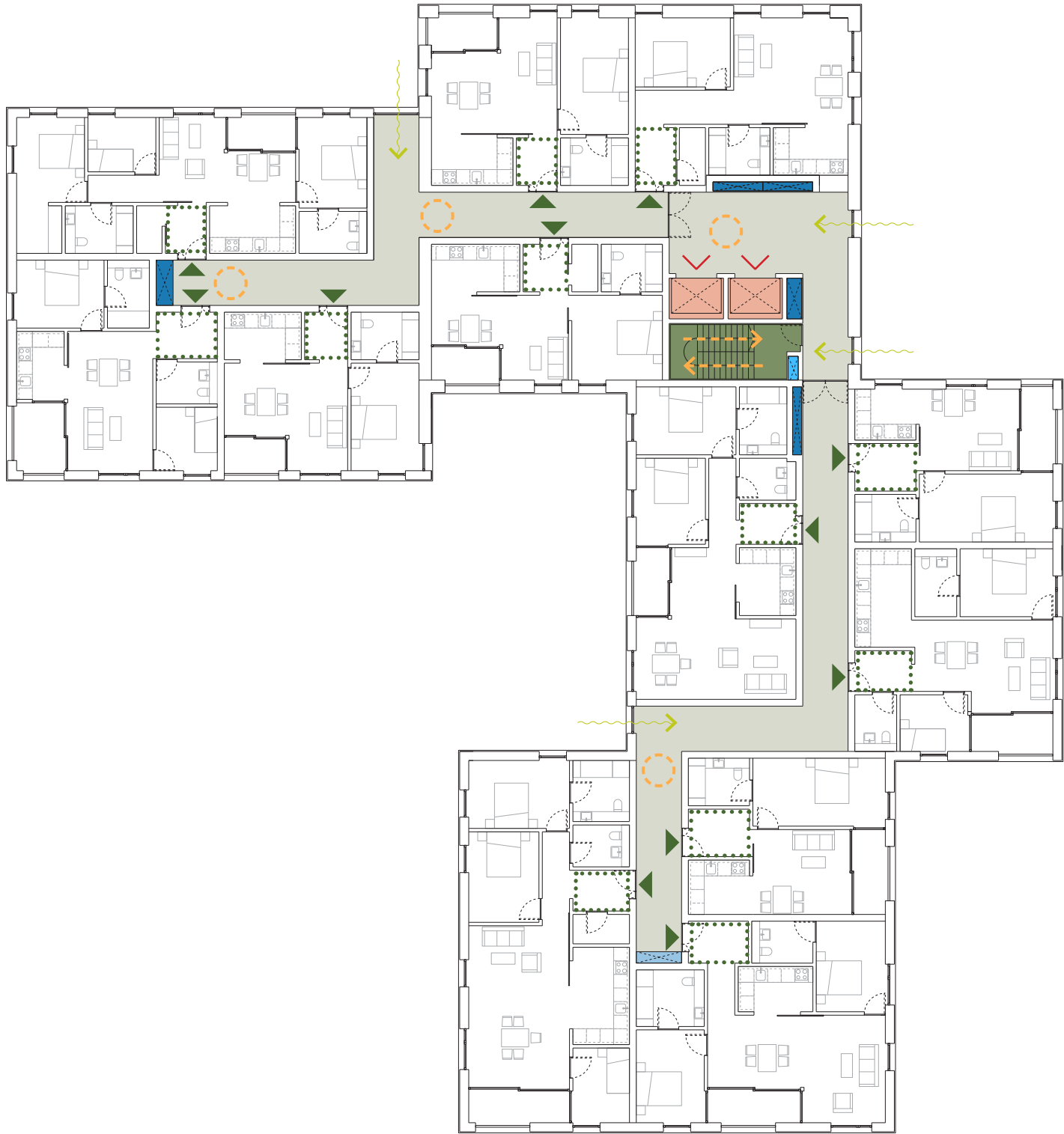
Key

Hard landscape	■
Integrated seating	■
Soft landscape	■
Entrance to cafe	▲
Entrance to housing	▲
Covered entrance	■

7.1 Access for residents and staff

7.1.9 Diagram illustrating the circulation routes and private entrances for residents and supporting staff.

7.1.10 Circulation routes are designed above and beyond lifetime home requirements to allow ease to older residents as they navigate around the building.



Key

Communal hallway	
Staircase	
Entrance to apartments	
Private entrance/lobby	
Lift	
Access to lift	
Services riser	
Dry riser inlet	
Smoke shaft	
Fire stair	
DDA movement circle	
Hallway natural light	

7.1 Access for residents and staff

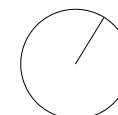
Specialist accommodation flat layouts

7.1.11 There is a mixed ratio of 1, 1 1/2, 2 and 2 1/2 bed flats throughout the scheme.

7.1.12 All flats are designed to lifetime and wheelchair housing to ensure that the flats are suitable for the user group. Most flats are provided with a loggia to allow for fresh air and access to the outside in particular to those that may find it difficult to get out of the flat regularly.



0 1 5 10



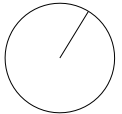
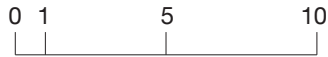
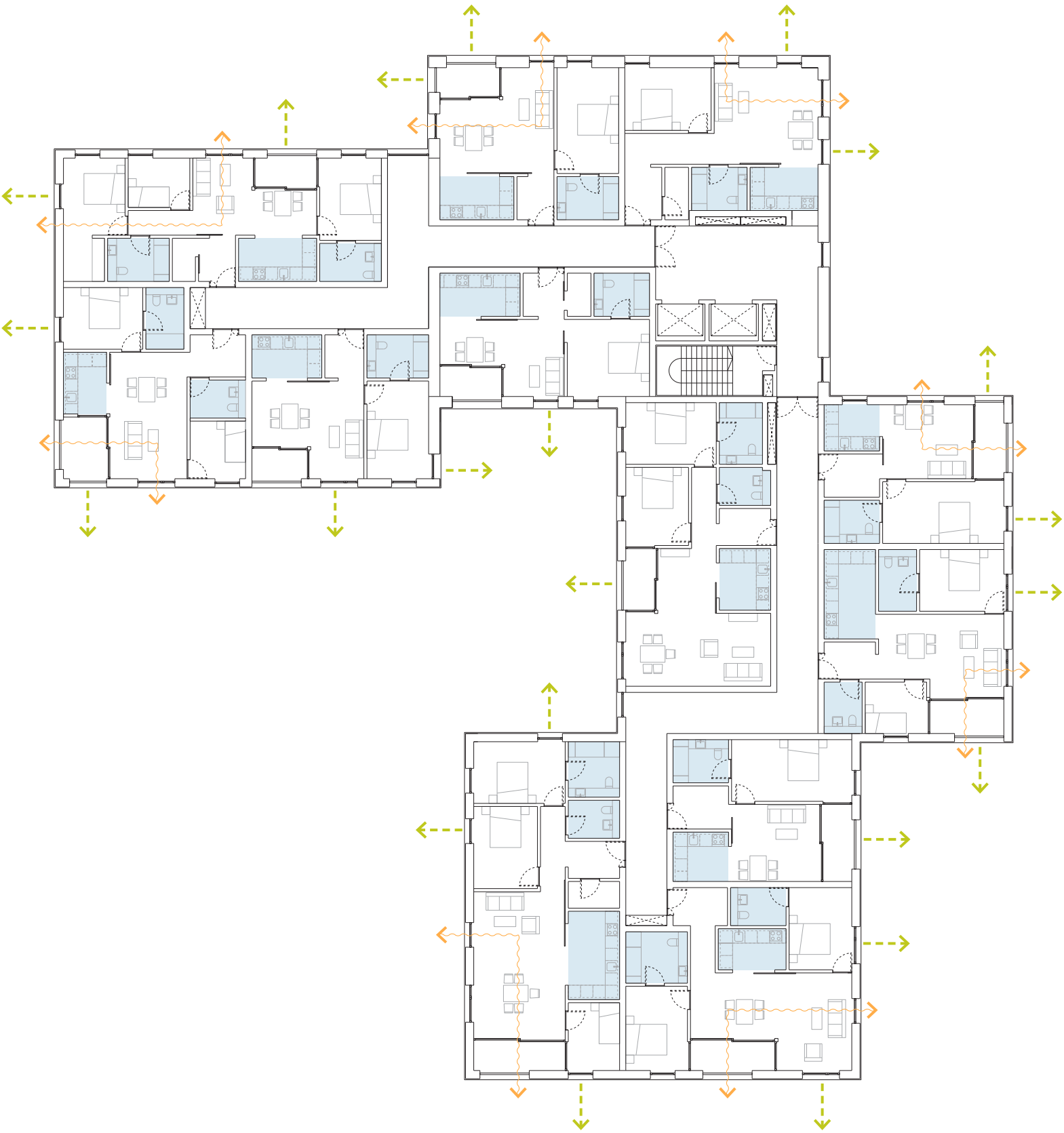
Key

Entrance/lobby	Light orange square
Storage	Yellow square
Living/dining room	Light green square
Kitchen	Dark green square
Winter garden/loggia	Pale green square
Master bedroom	Red square
Bedroom 01	Orange square
Bedroom 02	Pink square
Bathroom	Blue square
Shower room/WC	Light blue square
Circulation	Orange arrow
Integrated living space	Dotted pattern

7.1 Access for residents and staff

Specialist accommodation flat layouts

7.1.13 Most flats are provided with dual aspect. The design has ensured there are no single aspect north facing flats. All amenities of the flat are set back to enable living accommodation to face the immediate communal landscape and exceptional views.

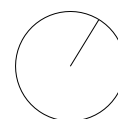
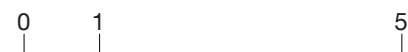


Key

Services zone	■
Orientation aspect	->
Dual aspects	->

7.2 Conforming with Wheelchair Housing

One bedroom typical unit



Key

1. Entrance/hallway

2. Storage/pantry

3. Shower room

4. Bathroom

5. Kitchen

6. Living room

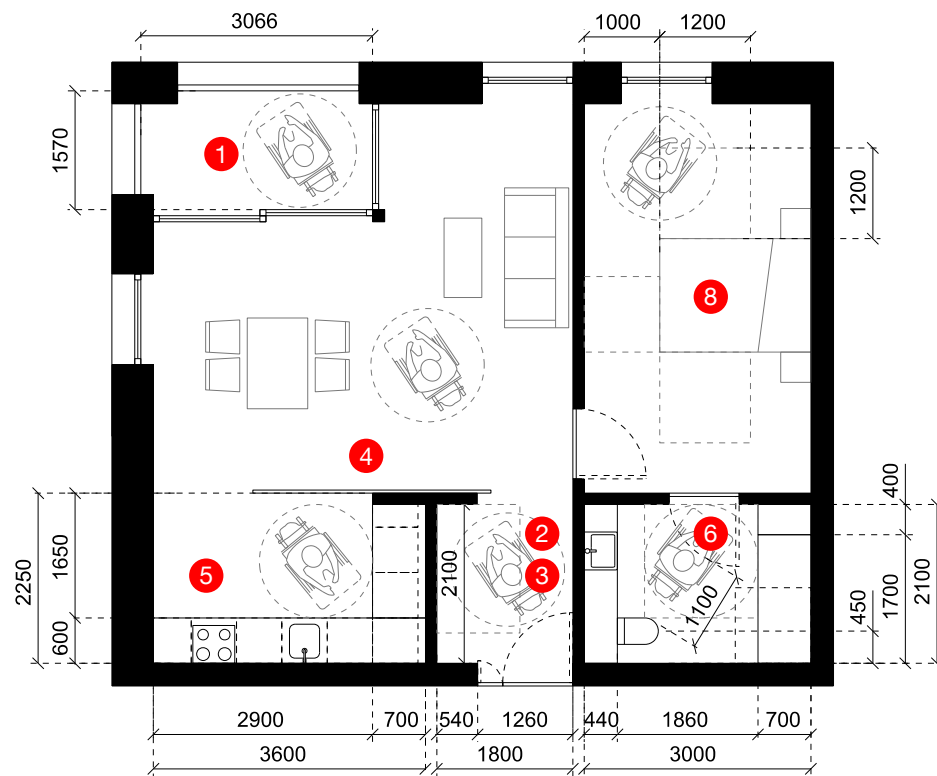
7. Winter garden/loggia

8. Master bedroom

9. Bedroom 01

10. Bedroom 02

7.2 Conforming with Wheelchair Housing



1 Outdoor spaces:

7.2.1 Where the outdoor space is a balcony it should be possible for a wheelchair user to enter it clear of any external door swings (1100mm min. clear of door swing) and with internal and external surfaces nominally level.

2 Entering and leaving:

7.2.2 An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line.

Where the door opens towards the direction of approach, the wheelchair user will need to approach the door head-on, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).

3 Transfer space:

7.2.3 Provide space within the house to manoeuvre wheelchair to transfer to a second chair, to store the first, and if necessary to leave it on charge, clear of circulation routes and the required approach to furniture and doors (1100x1700mm).

4 Hallways and circulation:

7.2.4 To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.

5 The kitchen:

7.2.5 A wheelchair user needs a space under the work top at hob, sink and other critical points of 600mm deep and a clear manoeuvring space of not less than 1800 x 1500mm. The layout should maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this.

6 The bathroom:

7.2.6 The following key factors should be noted:

- A minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; footrest space under fitting will maximise this
- The sitting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
- Adequate space should be provided for a full length, 1700mm, bath width, desirably, provision for an end transfer seat.
- The space between bath or shower area and WC should allow access to bath taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
- The basin should be sited clear of the frontal approach to the WC
- There should be provision for direct access from an adjoining bedroom

7 Second WC:

7.2.7 In second WC increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).

8 Bedrooms

7.2.8 Direct access from the main bedroom into the bathroom should be made possible whether a door is incorporated from the outset or its futures provision is allowed for by means of a knock-out panel.

An effective double bedroom layout should allow a wheelchair user to:

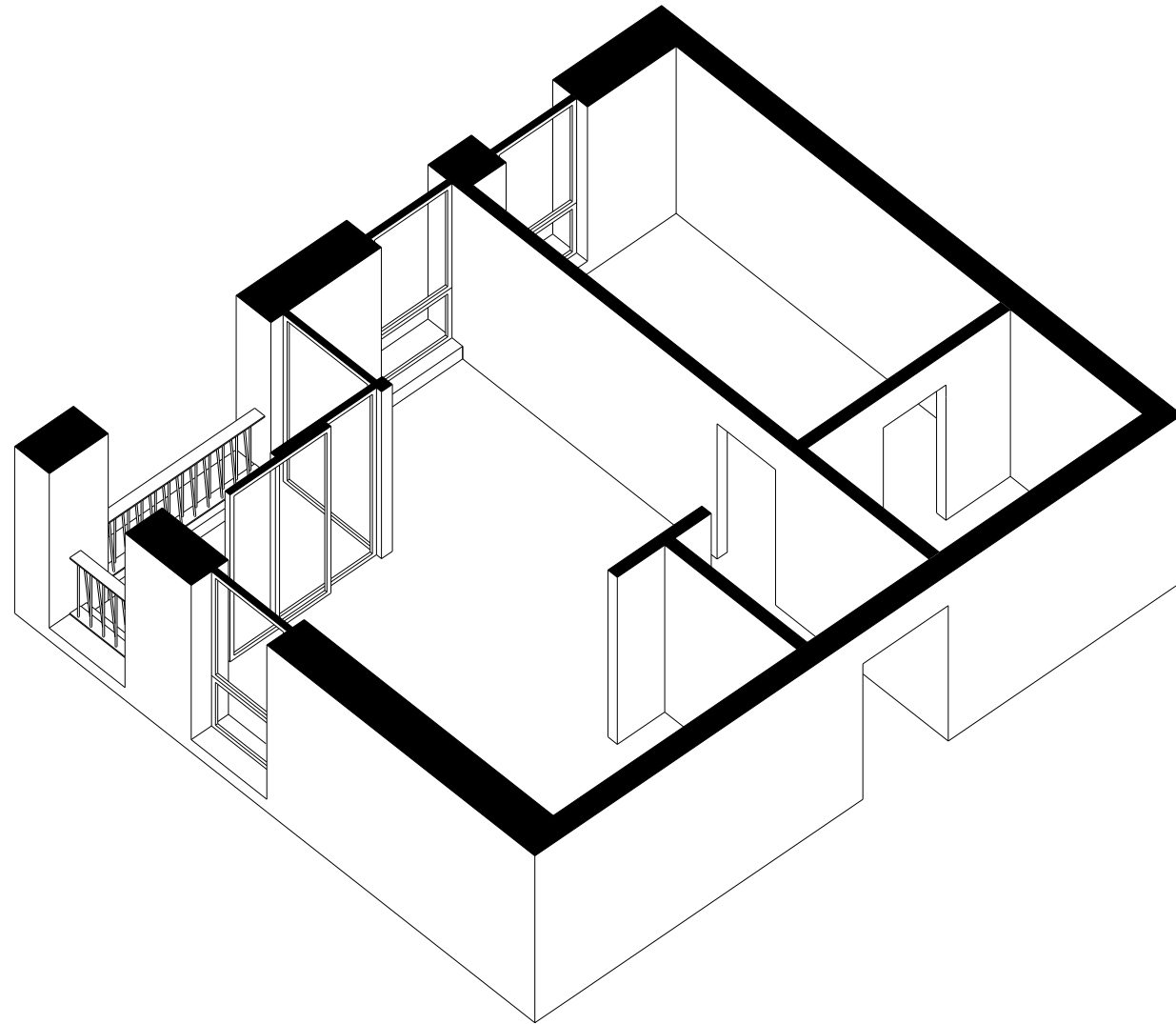
- Enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings), (door to open beyond 90 degree)
- Approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (1000mm min to approach bed and transfer)
- Approach and control windows

The layout of single bedrooms should follow a similar pattern but access to one side of the bed is acceptable

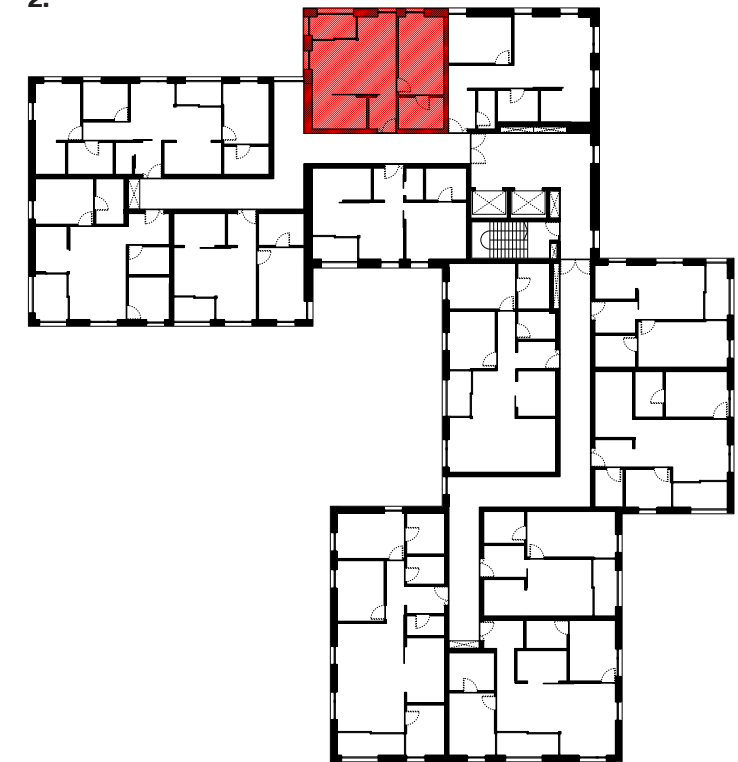
7.2 Conforming with Wheelchair Housing

Axonometric of a typical flat: One bedroom

1.



2.



Clockwise from left

1.
Apartment layout isometric diagram

2.
Typical floor plan, with apartment
highlighted

7.2 Conforming with Wheelchair Housing

Model Study

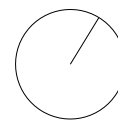


Above

1 Bed Apartment
Study Model 1:20 (illustrative purpose only)

7.2 Conforming with Wheelchair Housing

One and a Half bedroom typical unit



Key

1. Entrance/hallway

2. Storage/pantry

3. Shower room

4. Bathroom

5. Kitchen

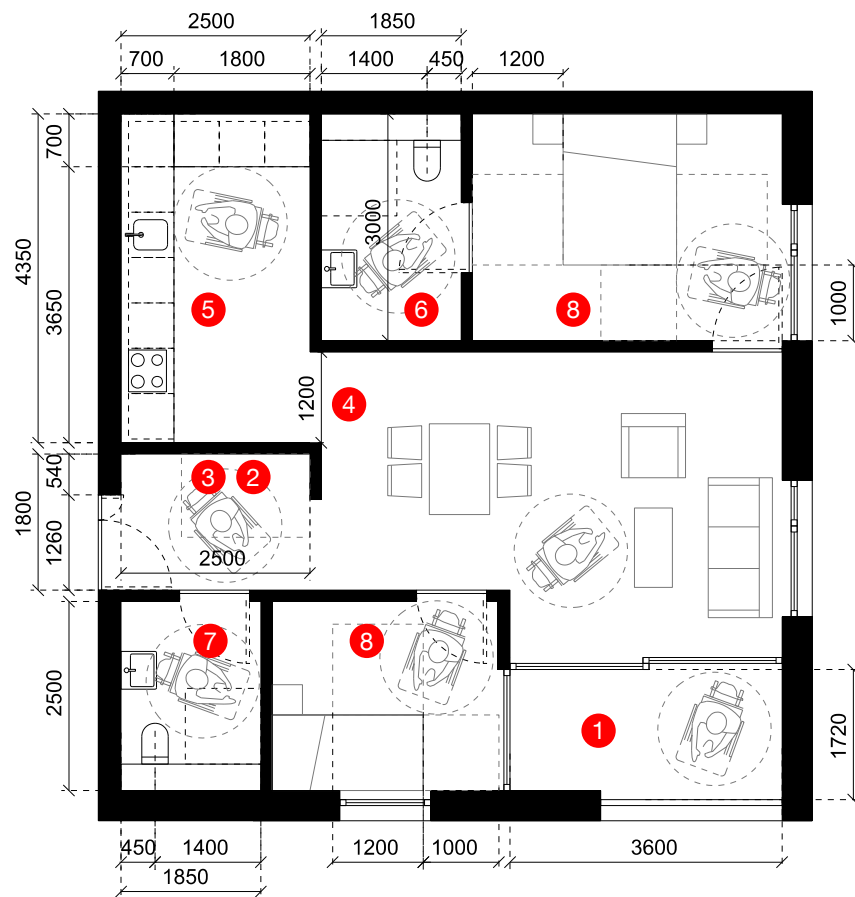
6. Living room

7. Winter garden/loggia

8. Master bedroom

9. Bedroom 01

10. Bedroom 02



7.2 Conforming with Wheelchair Housing

1 Outdoor spaces:

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8 Bedrooms

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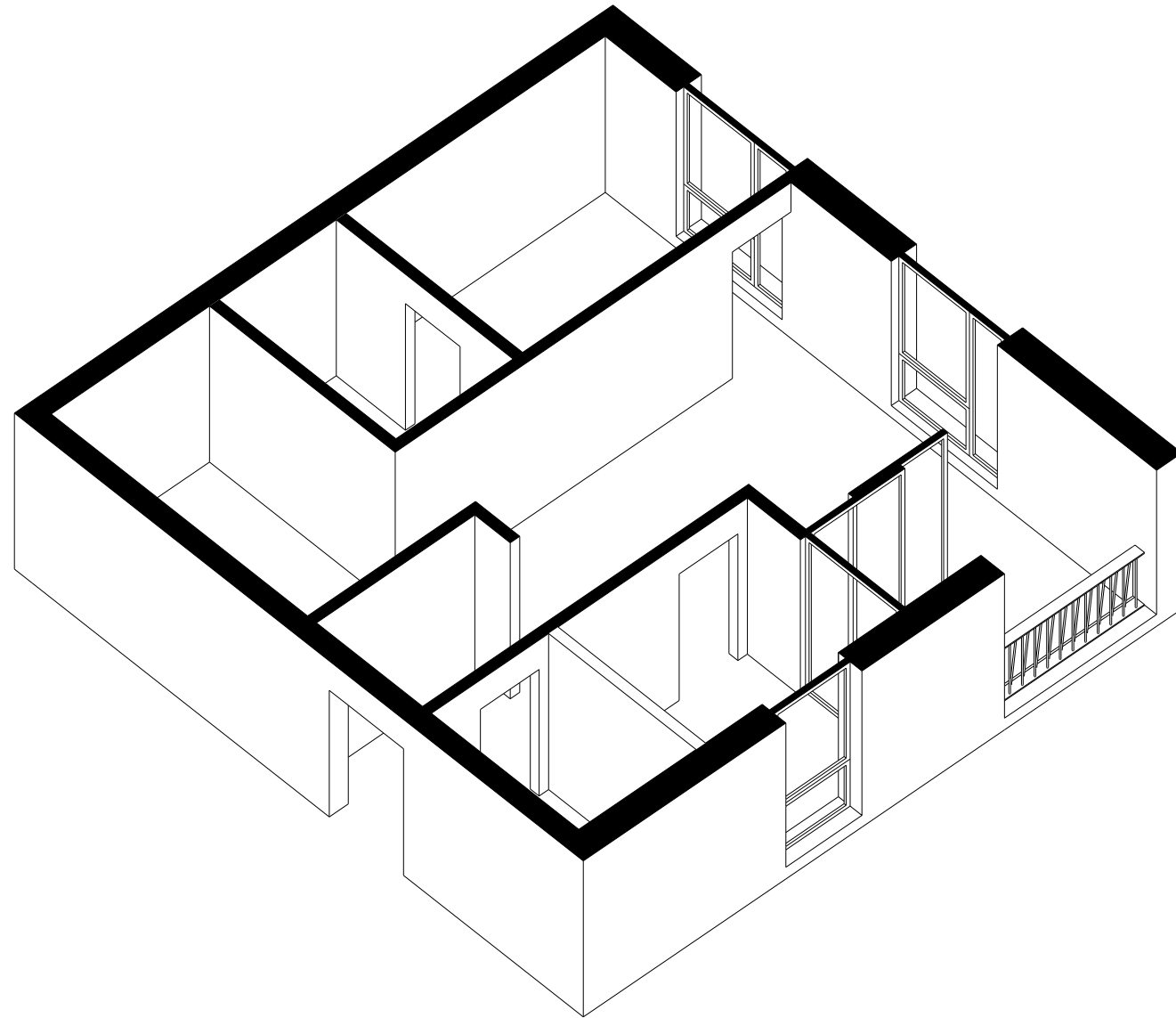
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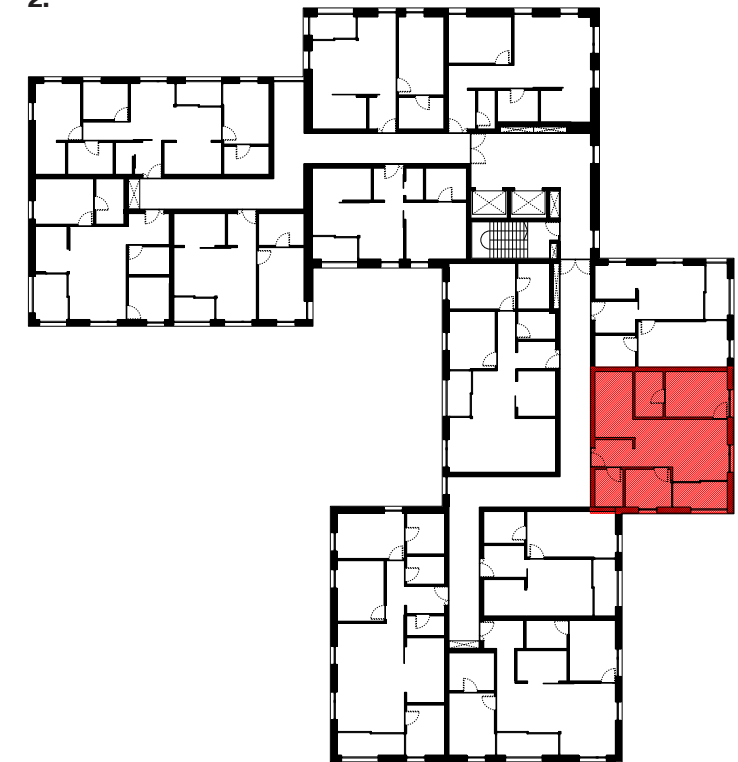
7.2 Conforming with Wheelchair Housing

Axonometric of a typical flat: One and a Half bedroom

1.



2.



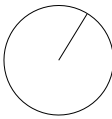
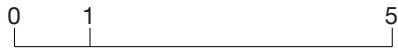
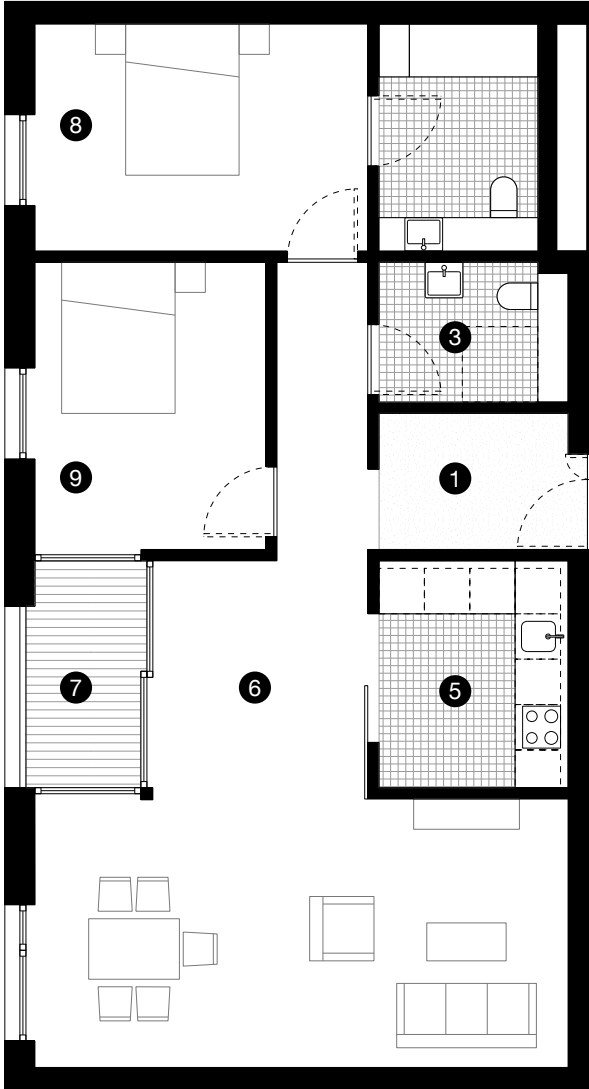
Clockwise from left

1.
Apartment layout isometric diagram

2.
Typical floor plan, with apartment
highlighted

7.2 Conforming with Wheelchair Housing

Two bedroom typical unit



- Key**
- 1. Entrance/hallway
 - 2. Storage/pantry
 - 3. Shower room
 - 4. Bathroom
 - 5. Kitchen
 - 6. Living room
 - 7. Winter garden/loggia
 - 8. Master bedroom
 - 9. Bedroom 01
 - 10. Bedroom 02