

## 4. Retail units

### 4.1 Entrances

All retail entrances will meet AD Part M Volume 2 requirements with 1000mm clear opening width.

### 4.2 Fit-out

All tenants will be responsible for their own fit out including WC provision. The retail units will be treated as a 'shell' only. Provision will be made for sprinklers, fire alarms, etc to connect to the Landlord systems. Metered connections for heating and cooling, power and water from the centralised systems will be provided.

Ventilation routes/ductwork interfaces will be provided in the local façade for plant and fit-out by the operator. A ventilation route/ductwork interface will be provided for kitchen exhaust to roof if required. It is proposed that any plant required will be located within the units themselves.

### 4.3 Emergency egress

The fire strategy report should be read in conjunction with this section. The strategy should include best practice procedures for the evacuation of disabled people from all parts of the buildings, based on BS 9999:2008 and Regulatory Reform (Fire Safety) Order Supplementary Guidance.



Fig.11 Ground floor retail units

The following measures for the evacuation of disabled staff and visitors will be considered although it is individual tenants' responsibility to provide an evacuation plan for staff and the public:

- Designated escape routes from each part of the building that allow wheelchair users and others to reach a safe area to await assistance;
- Provision of safe refuge with a two-way communications system, within reach of a wheelchair user, to allow direct communication with the fire controlling authority in accordance with BS 9999:2008;

- Alarm systems that provide visual as well as audible signals in isolated locations such as WCs; and
- Management procedures that include the appointment and training of staff to assist with the evacuation of disabled people.

If evacuation chairs are required to carry people to a place of safety in areas accessed by stairs they should be regularly maintained and inspected.

The use of suitable warning systems, such as vibrating pagers may be considered for individual members of staff, following a Personal Emergency Egress Plan (PEEP) assessment.

## 5. Residential buildings

### 5.1 Accessible housing

The proposed development will provide 77 residential units including seven Cat 3 adaptable units across the following tenures:

- Market - 60 (6 x Cat 3)
- Intermediate / affordable - 8 (1 x Cat 3)
- Social - 9 (0 x Cat 3)

In line with the revised London Plan, ninety percent of the dwellings are designed to meet Approved Document M4(2) – accessible and adaptable dwellings, so that they can be easily adapted to suit the individual needs of the households that live in them.

Nine percent of the total number of residential units (eight) are designed to meet Approved Document M4(3) - for wheelchair user occupancy, so that they can be easily adapted to meet the needs of a wheelchair user. This ratio was requested by LB of Camden who have also not requested any variations to the standards so all units, bar the social unit, will be fitted out to type 3(A) adaptable. However all units have been designed to accommodate adaptability and have the capacity to be a 3(B) style.

Adaptable units (M4(3)) will be distributed throughout the development, across type, size and level, as far as possible to ensure that:

- Households that need wheelchair accessible units are not grouped together; and

- Wheelchair users have as much choice about the location, price and level of their home as anybody else, as far as possible.

The proposed distribution is as follows:

Size	Market	Int.	Social	*Cat 3	Totals
Studio	6	2	0	0	8
1B/2P	14	4	0	3	18
2B/4P	28	2	2	2	32
3B/5P	12	0	7	2	19
<b>Totals</b>	<b>60</b>	<b>8</b>	<b>9</b>	<b>7</b>	<b>77</b>

\* Cat 3 indicate the numbers as part of the totals shown. The tenure mix will be six market and one affordable. A selection of units have been reviewed. These are taken to be representations of all units in the scheme, samples of which are included in this access statement.

### 5.2 Entrances

ADM4 (2) and M4(3) require entrances to be illuminated and covered, and to have level access over the threshold. Entry systems such as video or audio entry systems, pass card systems and similar will be designed and located to be used by visitors and residents with limited hand dexterity, eyesight and hearing loss.

Lighting and further details will be designed at a later stage.

### 5.3 Reception areas

Reception areas in communal residential entrances will meet the Building Regulations Part M, Volume 2 as a minimum, with one accessible WC. Details will be designed at a later stage.

### 5.4 Horizontal circulation

All common residential corridors will be a minimum of 1200mm wide with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

Internal common corridors between lifts, stairs and apartment entrances are as short as possible to minimise the number of fire doors across corridors that are required.

### 5.5 Ramps - internal

Due to the fixed street levels externally and the desire to create elevated units from the street level for privacy and an internal level floor plate both entrances into the private market reception have small changes in level. The slope measures 8.8m long with a 1:69 gradient (i.e. flat). Therefore complying with Cat 3 requirements ADM (3).

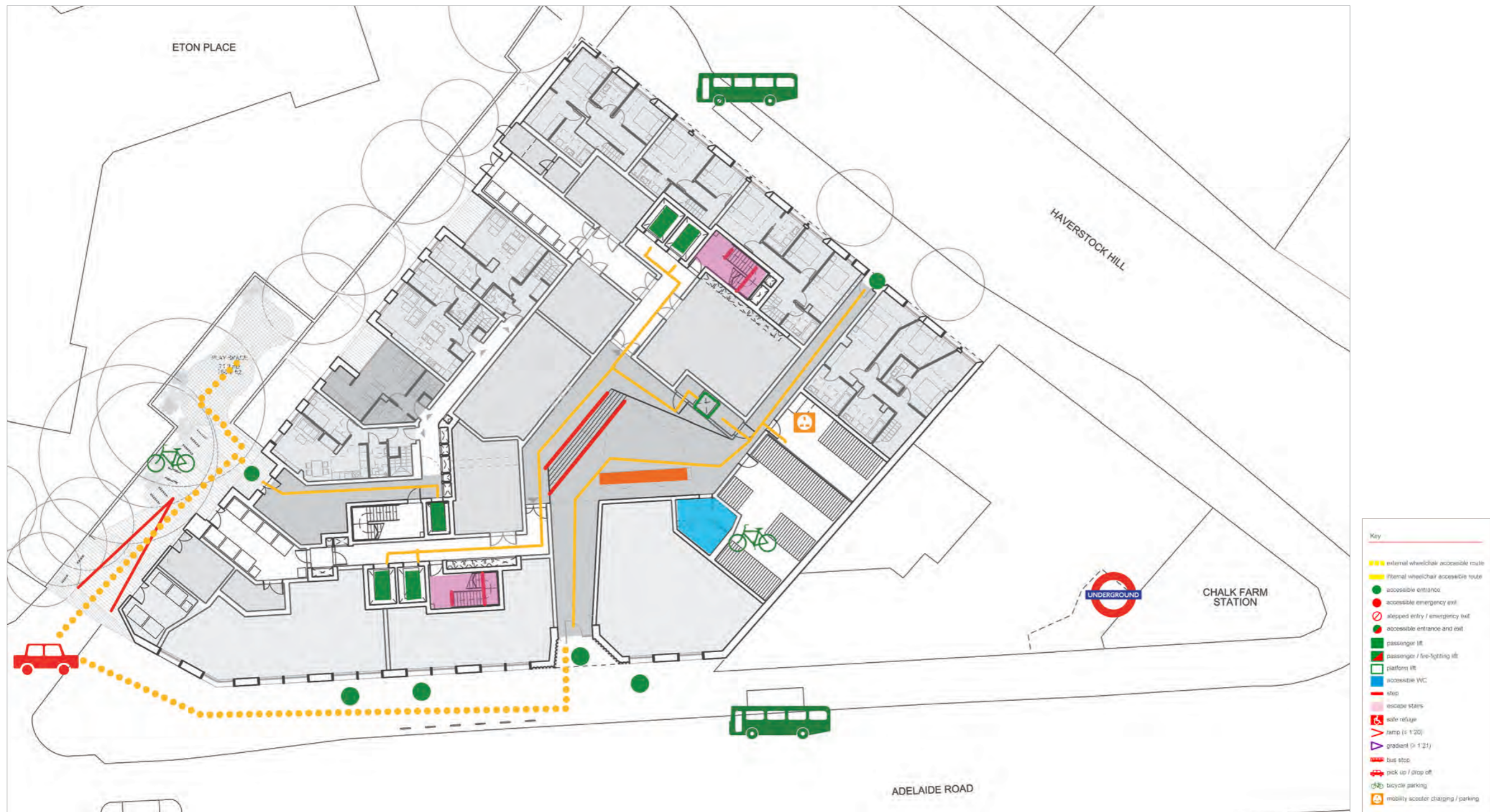


Fig.12 Combined ground floor also showing affordable entrance route and play space

## 5.6 Lifts

There will be a platform lift from reception level to the upper mezzanine balcony leading to the main residential passenger lifts. There will be two pairs of lifts serving the market units and a single lift serving the social rent. AD Part M Volume 1 does not stipulate the numbers of lifts whilst the revised London Plan Housing SPG (March 2016) permits single lifts in developments with six storeys or less:

Standard 3.2.6 - Every M4(2) dwelling should be provided with step-free access. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.

Standard 3.2.7 - Every designated Wheelchair User Dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by more than one lift.

Lifts to all residential levels will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm (the minimum dimensions for AD M4, 3.16).

## 5.7 Stairs

All common stairs will be designed to meet AD Part K 'General use' stairs (ADM Volume 1, 2.17), having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900mm above nosings, and will extend 300mm beyond the top and bottom riser. Private stairs in dwellings will be required to apply

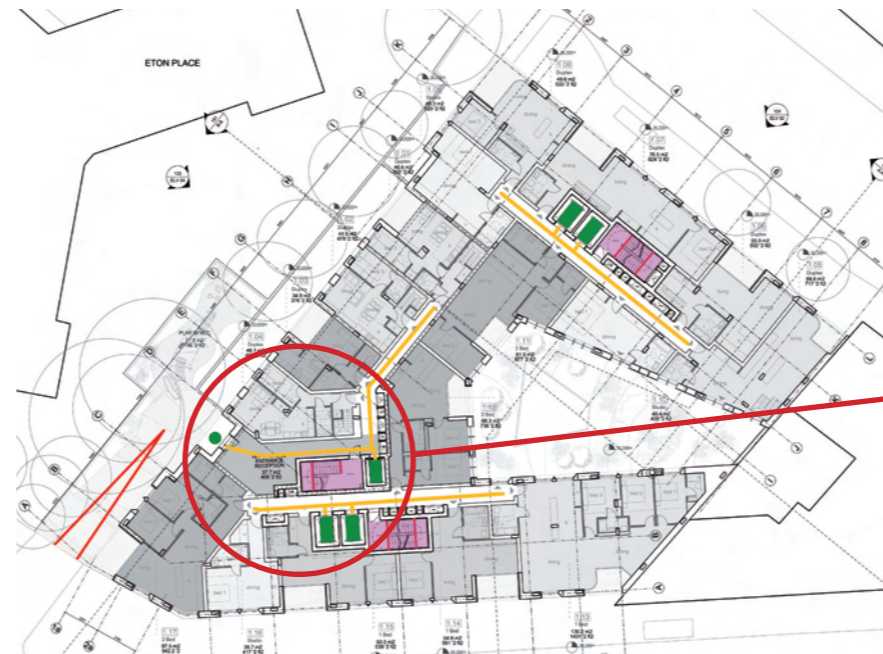


Fig.13 First floor showing affordable entrance and lift

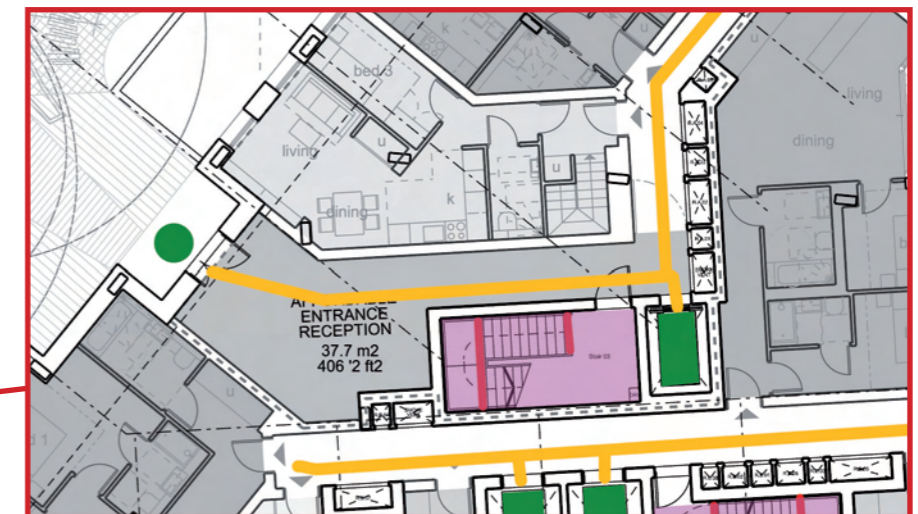


Fig.14 Second floor showing Cat 3 unit locations



Fig.15 Third floor showing Cat 3 unit locations