

## 5.0 Access & Servicing

---

- 5.01 Access Statement
- 5.02 Entrances - Level Threshold Access
- 5.02 Access Strategy Overview
- 5.03 Cleaning & access maintenance

# 5.0 Access

## 5.01 Access Statement

### Overview

Maximising accessibility and inclusivity has been an integral part of the design process from the outset. Some of the key moves that were made at the start of the design process were to improve the accessibility of the site. The proposal is more accessible than the existing current building, with level access to all main entrances and all changes in level negotiable by either lift or ramp, in addition to steps.

### Design Standards

The emphasis of the design is based on four key design principles:

- to ensure that access to enter, circulate and exit the building is inclusive for all, and does not present barriers to people with disabilities.
- to ensure that there are step free routes to all parts of the development wherever possible.
- to ensure that lift access is provided between all main floor plates to the offices and retail units.
- to adopt as far as possible a repetitive plan form to facilitate navigation and way finding at upper levels, especially within the office accommodation.

The method for analysis is the examination of the physical obstacles encountered by disabled people arriving at the location, accessing the proposed office facilities and then leaving.

The access standards and guidance that will be applied for the office and ancillary accommodation are:

- Building Regulations Part M 2004 (amended) and Part N Edition 1998
- British Standard 5588 Part 8 1999
- British Standard 8300-2001
- The Equality Act 2010

### Key Issues Related to the Scheme:

#### External areas

The surrounding pavement slopes gently away from the building towards the kerb. Level access to the pavement is provided by drop kerbs at crossing points at each street corner around the site. There are currently no additional drop kerbs in close proximity to the site.

#### Offices

An existing step up into the office entrance will be removed and the internal floor level lowered in order to provide step free access from the pavement.

People using the offices will in general be the occupants who are expected to be familiar with the building. The number of first time visitors is anticipated to be far less than in a public building. However, the reception and core arrangement have been designed to be as spatially legible and clear as possible.

A unisex toilet for wheelchair users will be provided at ground floor level near reception whilst accessible shower and changing facilities will be located at lower basement level (B2), accessible via the main lift, cycle lift or stairs.

The points of entry to the building will be defined and obvious. Entrance doors to the office reception will be automated (powered) doors providing clear access into the foyer and to a reception point within full view of the entrance. The reception will provide facilities that are designed for inclusive access in respect of counter height, seating and hearing difficulty.

The lift core will provide access to every level of the building except the roof. Horizontal circulation will therefore be step free throughout the building. Doors and corridors will be designed to standards for easy movement by wheelchair users. Doors on all circulation routes will be designed with minimum opening pressures of less than 20 Newtons or where this is not possible be either power assisted or on hold open devices.

The new staircase arrangement will be built to meet the standards prescribed within Part M and will be DDA compliant.

Essential office facilities including unisex accessible and ambulant WCs will be provided at all office levels, in a similar location at each level adjacent to the main lift core and stairs. Alternating transfer spaces for wheelchair users within unisex ambulant WCs will be arranged on each floor level.

Emergency escape arrangements from all levels for people unable to use stairs will be achieved using safe refuges within a protected lobby.

Final exits will be dimensioned and sited to facilitate the evacuation of persons out of and away from the building. Final exits will have a clear width of at least the dimensions of the stair or corridor they serve.

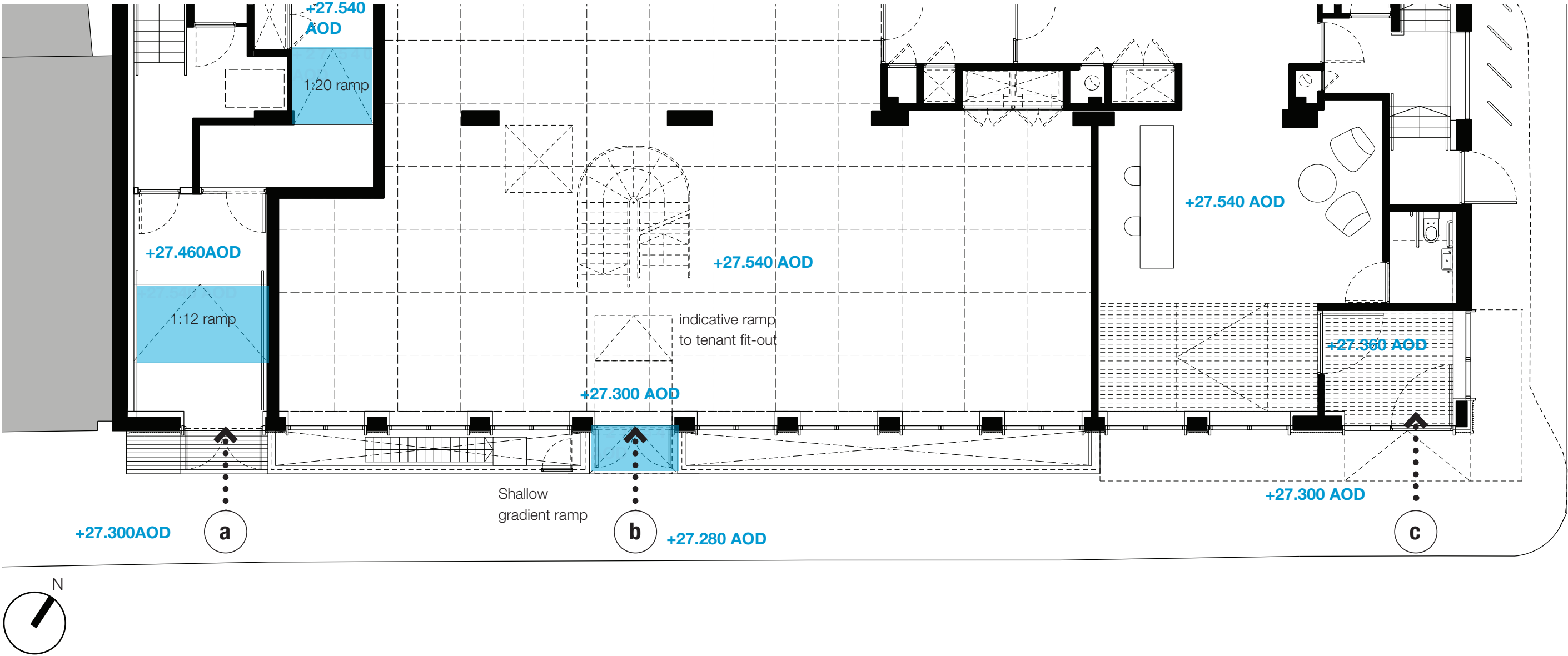
Appropriate management procedures will be implemented to ensure that all escape routes are kept clear and unobstructed, to allow evacuation and access by the fire and rescue service at all times.

# 5.0 Access

## 5.02 Entrances - Level Threshold Access

The new residential entrance will have level access. The office will have level access with a series of gradients as shown below.

- a Shared Entrance to GP Surgery/ Fire Escape - Level Access**
  - Internal ramp 1:12 to lobby to existing floor level. Additional shallow ramp if required to GP surgery level. Existing pavers within site ownership to be replaced with non-slip grating
- b Office Entrance**
  - External gradient to provide level threshold
- c Reception Entrance - Level Access**
  - External gradient to provide level threshold and internal ramp. Existing pavers within site ownership to be replaced with new paving.







### 5.03 Access Strategy Overview



5.0 Access



5.03 Access Strategy Overview



KEY



 Refuse



 Deliveries/  
Contractors



 Post/Couriers

 Cycle entrance

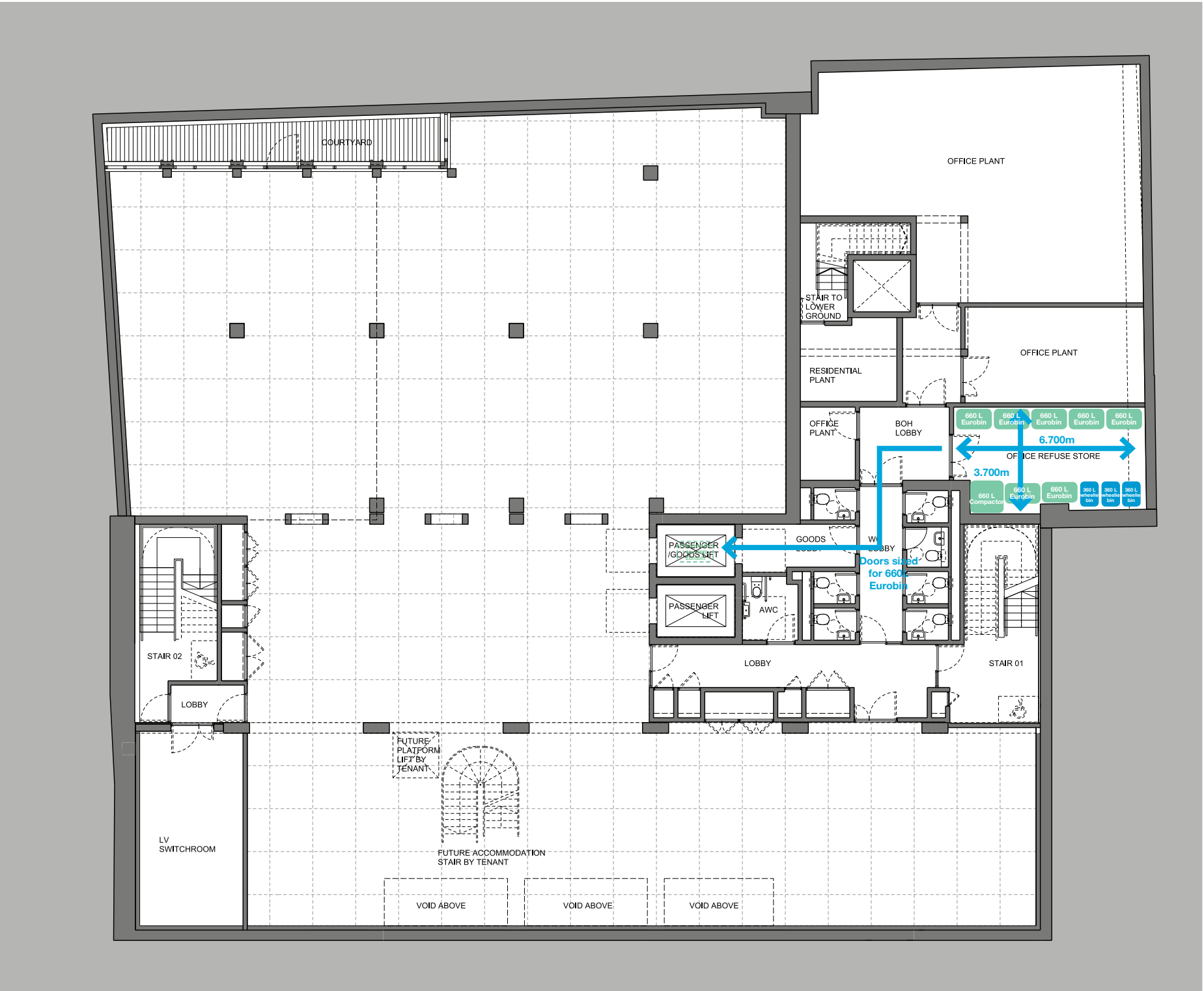
 Transformer  
access

 GP Entrance

 Residential Entrance

 Office entrance

 Main exits



Proposed 02 Basement servicing plan

Refuse Strategy Outline

The proposed waste storage and collection strategy has been designed in response to the following objectives;

- The strategy will be designed in consultation with the waste collection contractor in compliance with LBC Policy
- Adequate space for the storage of recyclables and waste
- Containers should have designated storage areas with drainage/hose-down facilities
- All waste containers will be easily accessible to the waste collector
- Waste and recyclables from residential and commercial components of a development must be stored separately, but they should be stored using the similar container types to facilitate ease of collection
- No residents will be required to carry full refuse sacks more than 30m (excluding vertical distance) to the store
- The residential waste generation and storage areas have been sized to hold a weeks waste generation as specified in CPG1.

Commercial Refuse

Commercial Units  
GIA = 6,463 m2  
1m3 waste per 500 m2

(Refer to section 10.18 Camden Planning Guidance, Waste Recycling and Storage: 1m3 waste per 300-500 m2)

6,463 / 500 = 12,926 m3 waste  
12,926 Litres required  
12,926 / 3 = 4,309 Litres compacted  
7 x 660 = 4,620 Litres provided

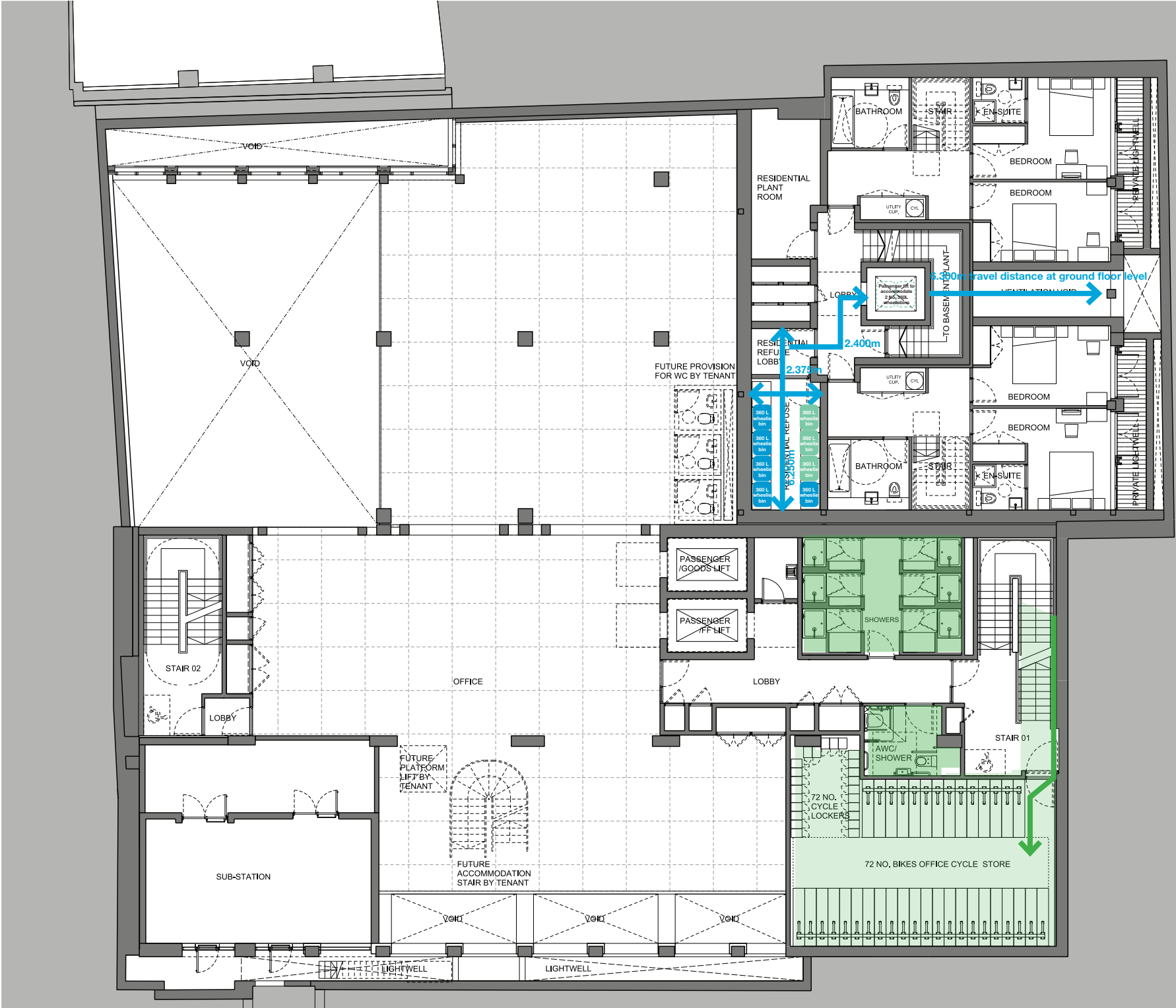
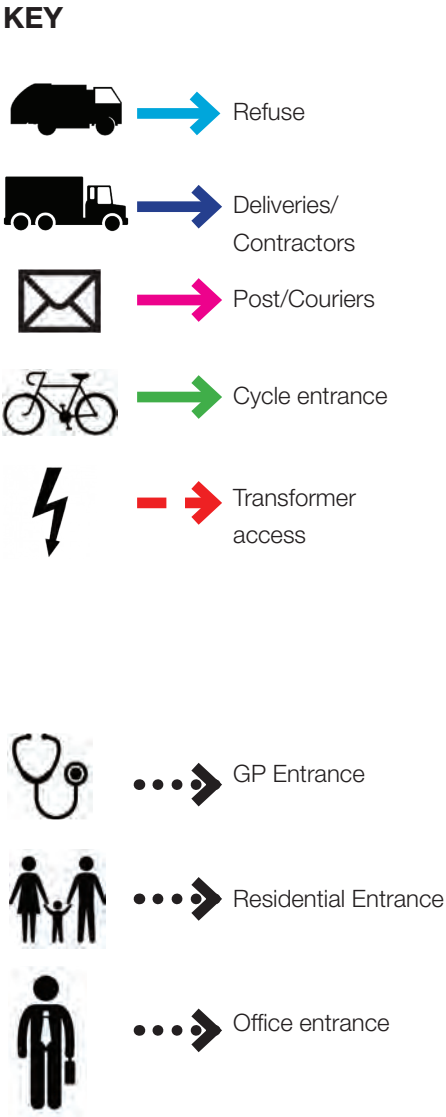
- no. 7 x 660 Waste / Recycling Provision
- no. 3 x 360 Additional Recycling Provision

(Refer to section 10.18 Camden Planning Guidance, Waste Recycling and Storage: Includes recyclable and non recyclabe waste)



5.0 Access

5.03 Access Strategy Overview



Proposed Basement 01 servicing plan

Main exits

Cycling Provision Commercial

- Storage for 72 double stacked cycles
- 72 Triple stacked lockers
- 7 individual changing and shower areas, including 1 with disabled access
- 14 short stay cycle spaces

Residential Refuse

9 No. Residential Units  
4 No. 1 Beds > 4 x 0.15 m³ = 0.60 m³ = 600 Litres  
4 No. 2 Beds > 4 x 0.20 m³ = 0.80 m³ = 800 Litres  
1 No. 3 Beds > 1 x 0.25 m³ = 0.25 m³ = 250 Litres  
1,650 Litres minimum required

(Refer to section 10.13 Camden Planning Guidance, Waste Recycling and Storage: Figure 14 Storage required by number of rooms)

Recycling to waste ratio = 3:1  
1,238 Litres Recycling  
413 Litres Waste

(Refer to section 10.12 Camden Planning Guidance, Waste Recycling and Storage: Recycling to waste to achieve ratio of 2:1 to 3:1)

● Glass	360 Litres
● Plastic	360 Litres
● Metal	360 Litres
● Paper/cardboard	360 Litres
● Food waste	240 Litres
Sub total	1,680 Litres
● Waste	360 Litres
● Waste	360 Litres
Sub total	720 Litres
Total	2,040 Litres

(Refer to section 10.17 Camden Planning Guidance, Waste Recycling and Storage: Figure 17 Storage Container Dimensions)

5.0 Access

5.04 Cleaning Access & Maintenance

- Access from inward opening vents on floorplate
- Rope Access - Abseiling from roof or terraces
- MEWP or Rope Access
- Access from Ground with cleaning pole
- Level Access from Terraces  
Cleaning Pole to reach up
- Facade up against other properties

