

ACCESS STATEMENT

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8.1 INTRODUCTION

8.1.1 THE SCHEME

The proposed development consists of an arrangement of nine blocks that include retail, office, workshop, residential use with 573 residential units, and basement parking under the site with access from three blocks.

Different blocks are designed by different architects and provide accommodation as follows:

- Block A - G +13 storeys, with retail and office in a podium on ground and first floors, and residential on top levels.
- Block B - G + 6 storeys, hosts Morrisons store, retail at lower ground and ground. Offices at ground and first floor with residential above. On the south elevation residential use comes to ground. A urban farm is provided at roof level with independent public access.
- Block C - G + 9 storeys, residential with communal amenities and retail on ground floor.
- Block D - G + 4 storeys, residential with retail on ground floor.
- Block E1 - G + 10 storeys residential building with concierge room for estate wide management on ground floor.
- Block E2 - G + 4 storeys entirely residential building.
- Block F - G + 8 storeys, residential with retail and office on ground floor.
- Petrol Filling Station - with retail on ground floor, 4 storeys of office above and adjacent block with retail, cafe, restaurant and winter garden.

8.1.2 PURPOSE OF THE REPORT

David Bonnett Associates (DBA) was appointed by Morrisons and Barrat London as Access Consultant to the Camden Goods Yard design team in November 2016.

This Access Statement has been prepared to support the detailed Planning Application for the proposed development in Camden and is based on a review of the proposals by Allies and Morrison, Piercy and Co Architects and Niall McLaughlin Architects.

8.1.3 **METHOD OF REVIEW**

The Access Statement describes the access provisions using a journey around the proposed development as follows:

- Arrival at the site;
- Approaches to the buildings;
- Entrance ways;
- Horizontal and vertical circulation;
- Access to facilities;
- Typical residential layouts; and
- The emergency evacuation strategy.

Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on access overlays throughout the Access Statement.

The report does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in accordance with Approved Document M. If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out at that time.

The report considers the requirements of all users, including people with mobility impairments, people with visual impairments, people with cognitive impairments, deaf people, older people; and small children.

The meaning of 'disabled' in this Access Statement is as defined in the Equality Act.

DBA provides guidance and advice as access consultants. The consultancy does not officially approve designs, nor does it provide confirmation that a design complies with statutory standards. This remains the responsibility of the designers and the approvals authority.

8.1.4 THE STANDARDS AND POLICY

The access provisions are reviewed against the access regulations and standards that apply, which are identified below:

National Regulations

- *The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings*, HM Government, 2015 edition.
- *The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Building other than dwellings*, HM Government, 2015 edition.
- *The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact)*, HM Government, 2013 edition.
- *The Building Regulations 2010, Approved Document B (Fire safety) Volume 1: Dwellinghouses*, HM Government, 2006 edition incorporating 2010 and 2013 amendments.
- *Approved Document B (Fire safety) Volume 2: Buildings other than dwellinghouses*, HM Government, 2006 edition incorporating 2010 and 2013 amendments.

Best Practice

- *British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice*, British Standards Institution, 2010.
- *British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings*, British Standards Institution, 2008.

National Planning Policy

- *National Planning Policy Framework (NPPF)*, Department for Communities and Local Government, 2012.
- *National Planning Practice Guidance (NPPG): Design, Access and Inclusion*, Department for Communities and Local Government, 2014.

London Planning Policy

- *The London Plan, The Spatial Development Strategy for London - Consolidated with Alterations since 2011*, Mayor of London, March 2016. Various sections,

Residential Planning Policy

- *Housing Supplementary Planning Guidance*, London Plan 2016 Implementation Framework, March 2016.

Local Policy

- Camden Core Strategy 2010-2025. Various sections,
- Camden Planning Guidance 1 Design, 2 Housing, 6 Amenity
- Camden Local Plan Submission Draft, . Camden Local Plan proposed for adoption in June 2017.

A full list of references and description of relevant legislation, regulations, standards and guidance are detailed in section 1 at the end of the Access Statement.

Approved Documents M, K and BS 8300:2009 +A1:2010 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several separately authored documents are referred to, including good practice guidance books written by specialists.

There are no nationally agreed access standards or regulatory controls governing extended external spaces and landscaping. For primary routes and approaches to buildings Approved Documents M are taken as a benchmark for determining accessibility. With regards to streetscape and pavement design, guidance is provided by the Department for Transport's Inclusive Mobility Guide and Transport Notes.

Access standards are in a continuing state of development

because of changing needs, expectations and legislation. The nature of these changing needs and standards can result in anomalies and contradictions. Therefore it is important that access and inclusivity are considered and refined throughout the design process. The design of the scheme should seek to interpret these standards to provide the best possible level of inclusive design and this Access Statement describes situations and solutions where interpretation may be necessary.

8.1.5 THE EQUALITY ACT

Statutory Consents

When considering a reasonable adjustment to a physical feature, the Equality Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

Design Standards

Service providers and public authorities carrying out their functions do not have to remove or alter a physical feature of a building for a period of 10 years from construction or installation if it accords with the relevant objectives, design considerations and provisions in Approved Document M. They may still need to consider a reasonable means of avoiding the feature.

8.1.6 MANAGEMENT AND MAINTENANCE

Once building works are complete full accessibility will rely on effective facilities management.

Management items will range from provision of a good quality website in a public building to the effective maintenance of lifts in residential buildings. Inspection of specialist devices and training of staff should become a regular element of management processes. Access Management Plans can form part of a building operator's on-going duties.

8.1.7 PROJECT CONSTRAINTS

Interpretation of the standards will be required to address these constraints and will be further explained in this Access Statement.

For details on parties that have been consulted and outcome of the consultation process please refer to 4.12.4 and 4.12.5 plus Appendix F for Statement of Community Involvement.

8.1.8 CONSULTATION

Interpretation of the standards will be required to address these constraints and will be further explained in this Access Statement.

For details on parties that have been consulted and outcome of the consultation process please refer to 4.12.4 and 4.12.5 plus Appendix F for Statement of Community Involvement.

8.2 EXECUTIVE SUMMARY

This Access Statement has been prepared by David Bonnett Associates (DBA) on behalf of Morrisons and Barratt London to support the detailed planning application for the Proposed Development.

DBA has evaluated the proposals as the scheme has evolved, and has analysed how features that ensure access will be maintained.

The Proposed Development is designed to be as inclusive as possible so that it can be comfortably and independently used by residents, visitors, people working in and visiting the development and the wider community.

The access aims that the Proposed Development has considered and incorporated are:

- To maximise public access to all parts of the public realm space where it offers approach routes to the transport and building entrances for the public regardless of disability and as required by local, regional and national policy;
- To ensure that required standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible;
- To design inclusively, which means designing beyond the minimum requirement of the Building Regulations Part M to ensure all people, regardless of age, sex or ability can use and enjoy the built environment;
- To address the anticipated, substantial increase of older people in proportion to the working-age population and their future needs;
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people and inclusive design; and
- Meeting the criteria as required by London Borough of Camden and the Greater London Authority.

The key access provisions for the Proposed Development include:

- Incorporation of the principles for inclusive design;
- Accessible routes to all connections with local pedestrian routes and public transport;
- Two public lifts to tackle existing differences in level and provide step-free access across the site;
- A shared space area with level surface for comfortable use by residents and local people;
- Provision of 20 car parking bays (100% accessible) for residential use;
- Provision of 300 parking bays for the store with 15 (5%) accessible parking bays;
- Provision of accessible cycle parking;
- 516* dwellings which is 90% of total number of 573 dwellings designed in accordance with Building Regulation requirement M4(2) (*with the exception of 12 units that do not have step-free access to the dwelling as agreed with the council);
- 57 dwellings which is 10% of 573 dwellings designed in accordance with Building Regulation requirement M4(3);

Conclusion

The design proposals successfully address the site specific constraints and demonstrate a compliant level of access for the Camden Good Yard mixed use development and associated public realm. This is with respect to compliance with Approved Document Part M Volumes 1 and 2, and the requirements of the London Plan.



Camden Goods Yard Masterplan indicating means of access, including public lifts (L1, L2, L3), principal gateways and primary access routes.

8.3 MASTERPLAN

8.3.1 THE SITE

Buildings on the Site are placed so that the store and its entrance are located at lower ground (+28.00m), and entrances to the residential, commercial and retail units are accessed from ground floor (+34.00m). The retaining wall along the road will be removed and will allow an open view of the public realm at level +28.0.

8.3.2 ARRIVAL TO THE SITE

The main gateways to the Site are from Chalk Farm Road and Oval Road, Chalk Farm Road being the only vehicular access.

The pedestrian and cycle approach from Oval Road is mostly level, crossing over the canal and connecting with the site at level +34.500. The approach from Chalk Farm Road is at a lower level, at +28.000, as the road runs underneath the railways.

To the east of the Site, there is an entrance to an existing *enclosed vertical* core with a lift and stair into the market at the level below. This connection provides fire egress from the Stables Market below as well as access to the Stables Market.

Transport Connections

The Site is well connected with public transport. There are currently two bus stops at the road from Chalk Farm Road to the upper level of the Site, which will be maintained.

The nearest tube stations are Camden Town and Chalk Farm; however, none of them provide step-free access.

8.3.3 PUBLIC REALM - ACCESS PROPOSALS

The access strategy to provide step-free access between the approach from Chalk Farm Road and public realm at level +28.00m and level +34.50m, to the south and east of the site, and to all entrances of the buildings is the creation of two external vertical circulation cores, each of which includes a stair and a public lift working 24 h. One core is located between blocks A and F (L1), and the other one between blocks B and C (L2).

Lifts are the most convenient way to move from one level to the other, and the option that provides the shortest path to all buildings.

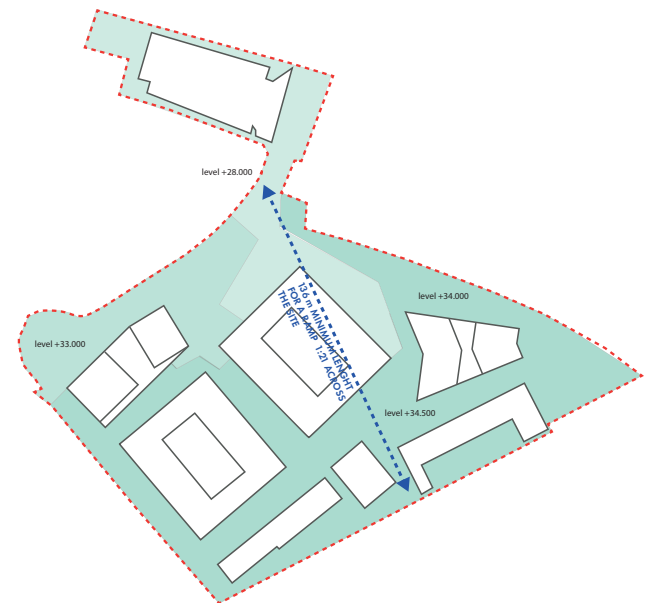
To access the lift next to Block A (L1) a continuous slope of gradient 1:21 over 42 metres from the north site entrance to the public realm under Block A. This slope is proposed with no intermediate landings, as would be required every 500mm rise. Due to the configuration of the buildings and the public realm between them, increasing the length of the slope in order to include level landings every 500mm rise, will make the pedestrian network unviable. Alternatively it is proposed to provide level landings with seating off the gradient.

The provision of two lifts ensures that in case that one breaks down, there is another available. The building management will ensure that information related to the lift breakdown will be located at the entrance of the Site to avoid people walking more than necessary.

Additionally, there will be a lift (L3) within the Morrisons cafe linking level +34.50m and level +28.00m that can be used by the general public in the event of a breakdown of the public lifts.

The Design Team has also studied the possibility to provide a gentle slope between level +28.00m and level +34.50m. However, it results in long ramps, reduction of public realm and longer paths to all entrances and was considered unviable.

A gentle slope in 1:21 that links the same levels as Lift 1 would be approximately 100 metres long. Considering that the proposed step-free route behind block A will be 135 metres long to arrive at the same point as the potential ramp, it is considered not necessary to duplicate the provision of ramps and instead provide a good quality public realm between buildings.



Change of level diagram

8.3.4 PRIMARY ACCESS ROUTES

Primary Access Routes (PARs) are defined as the most direct and convenient pedestrian routes linking key parts of the development and will follow main desire lines. These commence at the development boundaries that are described as 'gateways'.

The PARs will connect the public spaces to the individual entry points for each building. These will be for use by pedestrians and shared with cyclists as well as link all pedestrian footways alongside roads, all approaches to buildings and their entrances, routes between vehicle passenger setting down points.

The PARs that lead from these gateways across the site are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points.

Where there are significant level changes then alternative passenger lifts will be provided adjacent and within view of the connecting stairs between the ground and podium.

External lifts

External public passenger lifts will be located at points where there is a stepped route and at any point where the change in level exceeds 2 metres.

Lift enclosures will include seating nearby in waiting areas and the lift enclosure offers shelter for people when waiting for a lift during inclement weather conditions.

External Ramps

Gradients on most PARs are within 1:21 and 1:60 and will be treated as slopes. Intermediate level landings will be employed every 500 mm change in level.

Where these are bordered by soft ground or a drop they will include a raised kerb or balustrade.

All ramps will comply with AD Part M where they lead directly to a building entrance.

External steps

Steps link the ground and podium levels and are located strategically to ensure that people have the minimum travel distances on the PARs or can choose an adjacent lift.

For those who are able to use steps a designated section of the wide terraced steps will be fully accessible. This will incorporate suitable handrails either in the form of traditional handrails to either side or a centrally placed, double sided handrail.

All steps will be compliant with AD Part M.

8.3.5 PEDESTRIAN COMFORT AND SAFETY

The design of the public space will be carefully developed to ensure an accessible and inclusive environment for use by everyone regardless of age or disability.

Provisions to ensure the comfort of all pedestrians will include:

- Level and gentle sloped access to all buildings;
- Predictable spaces, with logical routes linking across the site;
- Wide spaces and pedestrian surfaces;
- Slip resistant and firm surfaces;
- Consistent and reliable lighting between the various spaces and along routes - for security and to enable visually impaired users to navigate safely;
- Minimise the visual impact of passing between bright sun, avoiding light and deep shadowed areas;
- Resting areas at least every 50 metres;
- Any park furniture, paving and landscape features such as the proposed trees and public seating will be located so as to avoid creating barriers or hazards for disabled people;
- Planting and landscape features including seats and resting be guided by BS8300:2010. For example seating that can offer a range of heights, armrests and back support with some allowing sideways transfer for wheelchair users;
- Tactile paving will generally use a nationally recognised typology to denote steps, obstacles, shared areas, cyclists routes and road crossings designed in accordance with AD Part M 2015, and Department for Transport (DfT).

8.3.6 SHARED SURFACES

Some areas are to be shared between vehicles, cycles and pedestrians. The scheme will be developed so that pedestrians (especially with sensory disabilities) can cross this area with confidence, recognising the shared nature with others.

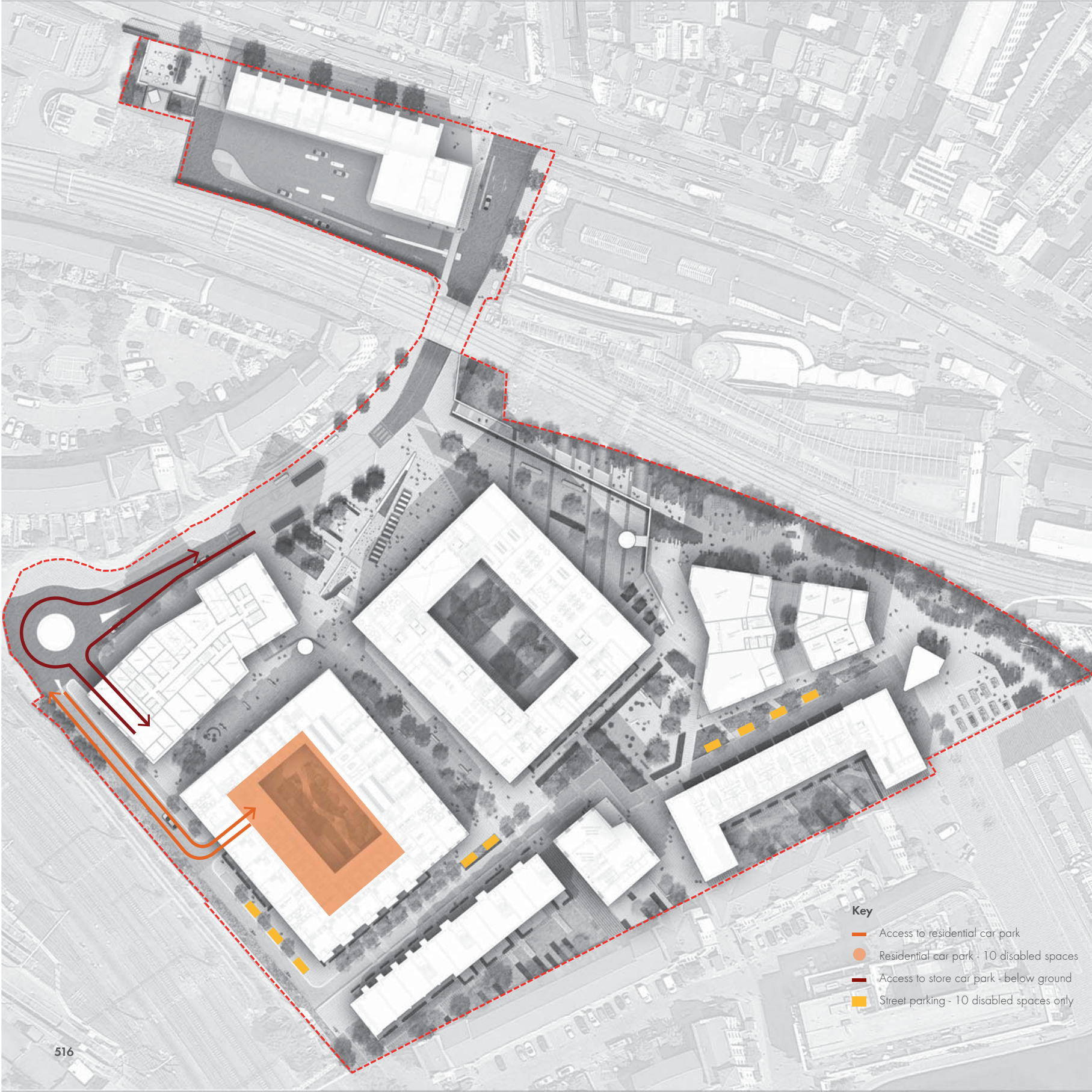
Tactile paving demarcation between vehicles and 'safe' pedestrian zones will be considered at the detail design stage, which should identify key locations for taxi drop-off and entrances to the buildings. Guidance in the Department for Transport publication *Shared Space Local Transport Note 1/11* will be taken into account.

8.3.7 COMMUNITY TRANSPORT AND TAXIS

Some users will rely on community transport, taxis or minicabs. These vehicles will need access to areas where pedestrians will have priority. The route for vehicles in these situations will need to be clearly marked and separated from a pedestrian 'safe-zone'. Taxis will require raised kerb access for wheelchair users in kerb-free areas.

Suitably designed set-down points for taxis and community transport vehicles will be provided on the in close proximity to the entrances, on Stephenson Street between level +29.00m and level +31.00m.

Vehicular access into the site can be gained around its western edge, to allow for informal drop-off on the shared spaces within 50m of entrances at level +34.50. Access to the residential car parking under block F is at level +34.00m whilst access to Winding Vaults Way and the concierge facilities is at level 34.50m



Key

- Access to residential car park
- Residential car park - 10 disabled spaces
- Access to store car park - below ground
- Street parking - 10 disabled spaces only

8.3.8 CAR PARKING

The scheme will follow London Borough of Camden car-free policy, except for retail parking and disabled parking spaces for residents.

Retail parking under Morrisons store will provide 15 accessible bays (5%) and 15 enlarged family bays (5%) out of an overall provision of 300 parking spaces.

Residential car parking will be provided exclusively for wheelchair housing residents in the form of 20 accessible bays. 10 will be on-street and 10 provided within undercroft parking of block F.

Residential accessible parking will be provided based on study of demand arising from Wheelchair Accessible units. A Parking Management Plan will be produced to monitor the needs and identify new spaces on-site for Wheelchair Adaptable units in the future.

All residential parking provision from the outset will be located within the internal car park at ground floor levels of Block F. The accessible bays will be allocated to minimise the distance between the bay and the wheelchair homes.

Accessible car parking spaces will meet dimensional and other specifications as set out in Approved Document Part M and local authority requirements.

Please refer to Chapter 5.7 for Site wide parking strategy.

8.3.9 MOBILITY SCOOTER AND CYCLE PARKING

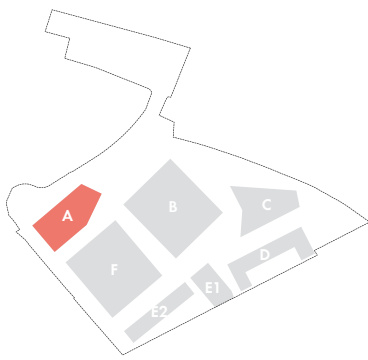
A total of 456 cycle parking spaces will be provided for residents use at ground floor and/or basement level of buildings, in secure and sheltered locations.

More than 5% of residential cycle parking will be easily accessible single tier spaces, exceeding London Cycle Design Standards guidance, and some spaces will be larger to accommodate larger, adapted cycles or bicycles used by disabled cyclists.

Additional 119 cycle parking spaces will be provided for staff in secured locations of commercial buildings. Provision for adapted cycles, e.g. recumbent tricycles, can be made if required by an employee in the future.

Approach to accessible cycle parking will be step-free along wide corridors. Routes to residential cycle stores are described in each building section.

Parking spaces and charging points for mobility scooters will be provided in secure locations in some of the blocks to serve residential buildings.



8.4 BLOCK A

Piercy and Co Architects

8.4.1 OVERVIEW

Block A is a G + 10 and G + 13 storeys building with retail, workshop units and office at ground and first floor, and residential use at upper levels.

Retail and office uses will be provided as shell and core. There is a vehicular entrance via a ramp into the underground store parking.

8.4.2 OFFICE USE

Individual entrances into the workshop units and a dedicated lobby for the office are located at level +34.500 accessed from the pedestrian public realm area. Entrances will have single leaf swing doors to AD M standards for public access.

The office entrance leads to a reception area which provides access to the office at first floor, via a core with a staircase and two lifts.

The office floor plate is arranged around the building cores containing lifts and stairs. All doors and circulation routes will meet AD M requirements. Final fit-out will be the responsibility of the tenant. An external terrace space with step-free access is provided for staff use.

The central core serves the office with two 1100 mm x 2000 mm lifts. Staircase will be designed for 'general access' as per AD K. An additional stair is provided next to the western residential core for escape only.

An accessible WC and a series of WC cubicles containing a basin are provided within the office core. These are in a central location and should serve all parts of the office within a 40m travel distance.



Office - Floor 01



Office - Ground floor



8.4.3 RETAIL USE

A retail unit is provided facing the public realm area at level +31.50 m. Access from level +28.00 m is gained via the existing pavement or ramps navigating goods Yard. It has public entrances with double swing doors.

The internal arrangement and fit-out will be developed by the tenant.

8.4.4 RESIDENTIAL USE

Entrances

Access into the residential lobby is made at level +32.50m from Stephenson Street. The entrance will be equipped with a set of double doors, which provide at least 850 mm clear opening width through a single leaf.

This will be illuminated and covered and will have level access over the threshold as required by AD M4(2) and M4(3). 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. Building users should be able to activate such a system with a closed fist and with minimal force.

Circulation

The communal residential corridors are at least 1200 mm wide, with 1500 mm x 1500 mm turning space outside each wheelchair dwelling as a minimum.

Lifts

Two lifts are provided in each core, according to standards 15 and 16 of London Plan Housing SPG (March 2016), which require that all dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts. Also it is desirable that every wheelchair user dwelling is served by more than one lift.

Lifts have an internal car size of 1100 mm x 2000 mm,

which exceeds the minimum dimensions for AD M4, 3.16. The provision of lifts in pairs ensures there is a back in the event of a breakdown. All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 mm x 1500 mm in front of all lift entrances.

Stairs

Communal stairs are enclosed within the cores. 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 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

Cycle Stores

Cycle parking is provided in secure and sheltered locations within the building at ground floor. Approach to accessible parking will be step-free through the main residential lobby at level +32.50m. The internal routes will have wide corridors and lobbies compliant with AD M requirements.

Refuse Store

The refuse store is located at ground floor, with internal access for residents from the communal circulation area.

The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).



Residential use - Floors 11-14



Residential use - Floors 07-10

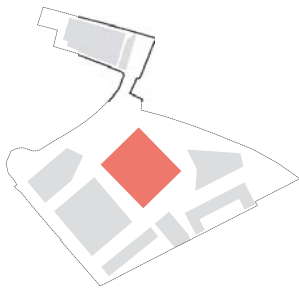


Residential use - Floors 02-06



Residential use - Ground floor

- | | | | | |
|--|--|--|---|---|
|  blue badge parking |  residential entrance |  passenger lift |  WC |  ramp (≤ 1:20) |
|  external wheelchair accessible route |  accessible emergency e |  passenger / fire-fighting lift |  step |  bicycle parking |
|  internal wheelchair accessible route |  stepped entry / exit |  goods lift |  escape stairs | |
|  public accessible entrance |  vehicle entrance |  accessible WC |  safe refuge | |

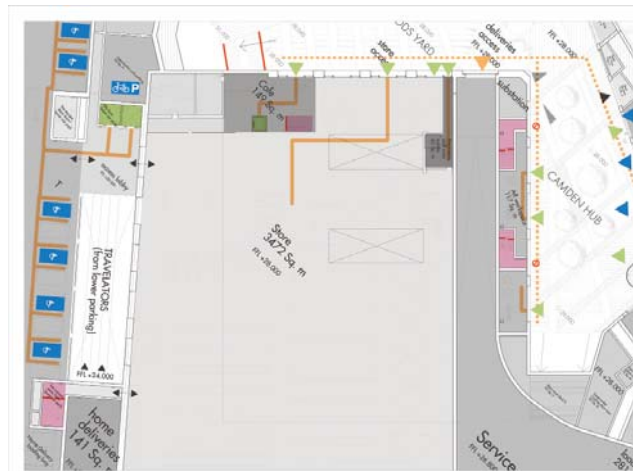


8.5 BLOCK B

Allies and Morrison



Morrisons store - Ground floor (+34.500)



Morrisons store - Lower ground floor (+28.000)

8.5.1 OVERVIEW

Block B is a G + 6 storey building located in the centre of the site. The Morrisons store along with other retail and office uses sit at lower ground and ground floor. Residential uses are located above, from second floor, with the exception of the south facade where they come to ground level.

8.5.2 STORE - MORRISONS

The store space, taken up by Morrisons, occupies most of the lower ground floor. It includes a cafe and staff areas and offices at ground floor.

Entrances

The public can access the store directly at lower ground (+28.000), being the most convenient access from public transport, or through Morrisons cafe at ground floor (+34.500) via the internal lift for step-free access into the store. Alternatively, the car park has accessible bays provided at the same level as the store, in close proximity and within an internal route to the entrances.

Public entrances at lower ground level into the store and cafe will be equipped with automatic double sliding doors. Entrance into the cafe at ground floor is provided through a single leaf swing door. A dedicated entrance for staff is provided at lower ground with step-free access via lift into the office and staff facilities. Two workspace units are provided at lower ground floor with individual entrances from the public realm.

All public entrance doors will meet AD M standards, with a clear opening width of at least 1000mm through one leaf.

Circulation

The internal arrangement of the store areas will be developed by the tenant. The office and staff resting areas at ground level will be accessed by a 1500 mm x 2000 mm passenger lift and a staircase designed for 'general access' as per AD Part K. All doors and circulation routes will meet AD M requirements.

Sanitary facilities

A unisex WC facility is provided in a central location on the floor plate, with a unisex accessible WC and enlarged cubicles that include a basin within the compartment.

8.5.3 RETAIL UNIT

A mezzanine retail unit is provided at ground level within Block B enclosure. Public access entrance will have a clear opening width of 1000mm.

It will be delivered as shell and core and the future tenant will be responsible of the internal arrangement and providing sanitary facilities and means step-free between levels.

8.5.4 URBAN FARM

An urban farm is provided on the roof terrace at fifth floor for public use and residential amenity use. Access is made through a dedicated entrance and independent lift running straight from ground floor (level +34.500) to the terrace.

Public access entrance will have a clear opening width of 1000mm. The lift will have a car of a 1600 mm x 2100 mm size and will meet AD M Volume 2 standards. Two additional staircases for fire egress reach the urban farm from level +34.50m.

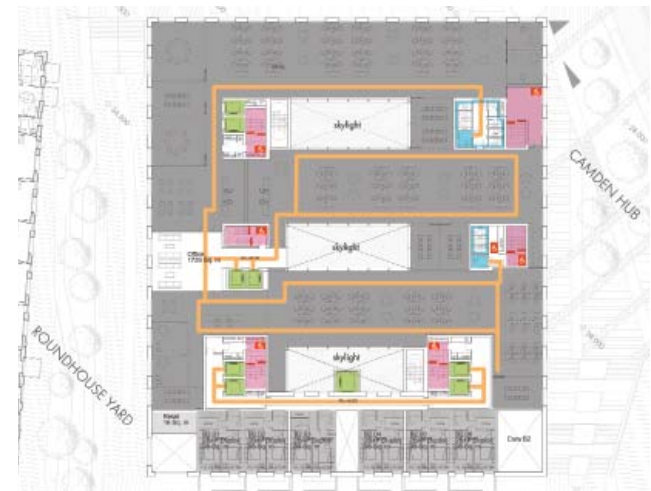
8.5.5 OFFICE USE

The office areas are distributed between the first and mezzanine levels. Entrances are at level +34.500 via two sets of double leaf doors into the reception areas.

An enclosed core with stair and two lifts to access the upper level is provided in close proximity to the reception. The lifts have a car of a 1300 mm x 2000 mm size, and the staircase will be designed for 'general access' as per AD Part K.

Internal layouts are proposed as an open plan work space. All doors and circulation routes will meet AD M requirements. Final fit-out will be the responsibility of the tenant.

Two WC blocks are provided, one for each office unit, adjacent to the secondary escape staircase and located to serve all parts of the office within a 40m distance. Each block has an accessible WC and series of WC cubicles containing a basin.



Office - Mezzanine level

 blue badge parking	 stepped entry / exit	 WC
 external wheelchair accessible route	 vehicle entrance	 step
 internal wheelchair accessible route	 passenger lift	 escape stairs
 public accessible entrance	 passenger / fire-fighting lift	 safe refuge
 residential entrance	 goods lift	 ramp (≤ 1:20)
 accessible emergency exit	 accessible WC	 bicycle parking

8.5.6 RESIDENTIAL USE

ENTRANCES

There are three entrances all accessed at level +34.500 to residential cores leading to the dwellings located between first and sixth floor and 6 duplex units with individual entrances on the south elevation. Entrances will be covered as per AD M4(2) and M4(3).

Swing doors at communal and private entrances will provide at least a 850mm clear opening width, through one leaf in double doors. 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. Building users should be able to activate such a system with a closed fist and with minimal force.

Circulation

The dwellings provided at the upper levels are accessed from communal corridors which are internal except for open decks along the short edge of each courtyard. Corridors will be generally 1500 mm wide, and no less than 1200 mm wide in any case. There will be a 1500 mm x 1500 mm turning space outside each wheelchair dwelling as a minimum.

Doors in communal routes will have a clear opening width of 850 mm through a single leaf, and will have a 300 mm clear space to the leading edge on the pull side of the doors. Doors on the route to wheelchair units will also have a 200 mm clear space in the push side.

Lifts

Two lifts are provided in each core with an internal car size of 1300 mm x 2000 mm, which exceeds the minimum dimensions for AD M4, 3.16. The provision of lifts in pairs ensures there is a back in the event of a breakdown.

All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 mm x 1500 mm in front of all lift entrances.

Stairs

Communal stairs are enclosed within the cores. 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 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

Communal open space

At second floor, the central open courtyard is designed as a landscaped amenity space for residents, accessed from the communal circulation areas in each core. Access to communal open space from any dwelling will be step-free and will meet the requirements of AD M4(2) and (3), including the requirement to have a 200 mm clear space to the push side of doors so that access in communal parts of the building is consistent with access within wheelchair dwellings, and more convenient for all users.

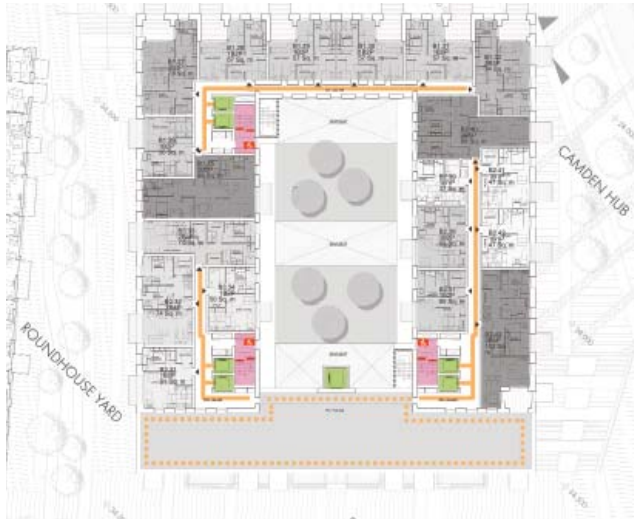
Secondary doors to gardens will have nominally level thresholds (a maximum upstand of 15 mm). Paths within communal gardens will be designed to meet the requirements of AD M4(3).

Cycle Stores

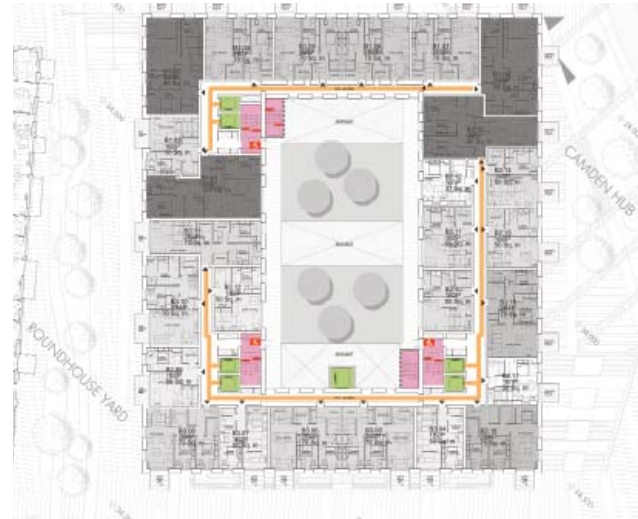
Cycle parking is provided in secure and sheltered locations near the residential cores at ground floor. Approach to accessible parking will be step-free via the residential lobbies. Core B1 has an additional dedicated access point. The internal routes will have wide corridors and lobbies compliant with AD M requirements.

Refuse Stores

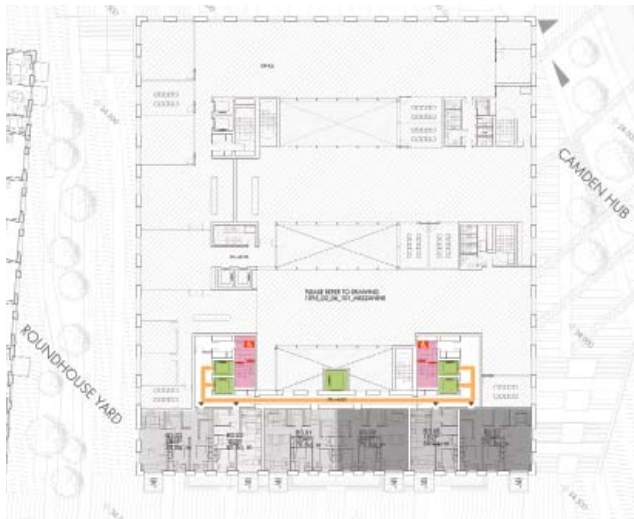
The refuse stores are located at ground floor, with internal access for residents from the communal circulation area. The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).



Residential use - Floor 5



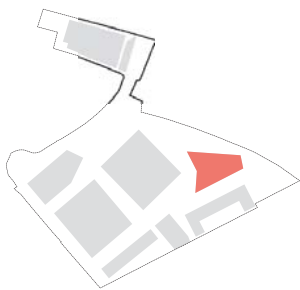
Residential use - Floors 2-4



Residential use - First floor



Residential use - Ground floor

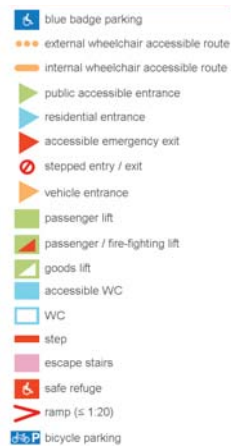


8.6 BLOCK C

Allies and Morrison



Retail and workspace units - Ground floor



8.6.1 OVERVIEW

Block C is a G + 9 storey residential building with communal amenity space and retail and workplace units at ground floor.

8.6.2 RETAIL AND WORKSPACE UNITS

One retail and four workspace units are provided at ground floor within Block C enclosure. Entrances will meet AD M standards for public access and doors will have a clear opening width of 1000mm, through one leaf in double doors.

These units will be delivered as shell and core and the future tenant will be responsible of the internal arrangement.

8.6.3 RESIDENTIAL USE

Entrances

The main access into the residential lobby is recessed into the facade and covered. Entrance is made through two sets of double doors.

Two dedicated entrances on the facade, with a double swing door each, lead into the bike store, from where the residential lift core can be accessed internally.

Swing doors at communal and private entrances will provide at least a 850mm clear opening width, through one leaf in double doors. 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. Building users should be able to activate such a system with a closed fist and with minimal force.

Circulation

The dwellings, located between first and ninth floor, are accessed from internal communal corridors. All communal corridors will be at least 1500 mm wide, allowing sufficient space for wheelchair users to easily manoeuvre, and to pass in opposite directions. There will be a 1500 mm x 1500 mm turning space outside each wheelchair dwelling as a minimum.

Doors in communal routes will have a clear opening width of 850 mm through a single leaf, and will have a 300 mm clear space to the leading edge on the pull side of the doors. Doors on the route to wheelchair units will also have a 200 mm clear space in the push side.

Lifts

Two lifts are provided within the core, a fire fighting 1100 mm x 1700 mm lift and an enlarged one of a 1100 mm x 2100 mm internal car size, which exceeds the minimum dimensions for AD M4, 3.16. The provision of lifts in pairs ensures there is a back up in the event of a breakdown. The fire fighting lift will have capacity to be used for the evacuation of mobility impaired users.

All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 mm x 1500 mm in front of all lift entrances.

Stairs

Communal stair will be designed to meet AD Part K 'general use' stairs (ADM Volume 1, 2.17) for daily use by residents, having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

Communal residential amenity

A two-storey residential amenity space at ground floor (+34.50m) and lower ground (+28.00m) is proposed to host a gym for residents' use.

It will be delivered as shell and core and the future tenant will be responsible for the internal arrangement and providing sanitary facilities and step-free access between levels.

Communal Open Space

A landscaped roof garden is provided for residents' access as the building reduces its footprint at eighth floor. It can be accessed from communal circulation areas, step-free via the lifts.

Access to communal open space from any dwelling will meet the requirements of AD M4(2) and (3), with nominally level thresholds (a maximum upstand of 15 mm), including the requirement to have a 200 mm clear space to the push side of doors so that access in communal parts of the building is consistent with access within wheelchair dwellings, and more convenient for all users.

Cycle Stores

Cycle parking is provided in secure and sheltered locations near the residential core at ground floor. Approach to accessible parking will be directly from the facade or through a step-free internal route from the residential lobby. The internal routes have been designed to be wide and minimise number of doors.

Refuse Stores

The refuse store is located at ground floor, with internal access for residents from the communal space by the cycle store.



















Residential use - Floor 08

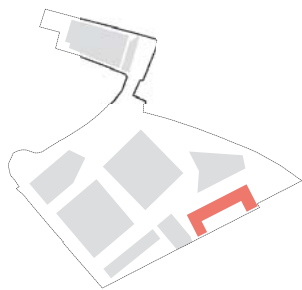


Residential use - Floors 01-07



Residential use - Ground floor

-  blue badge parking
-  external wheelchair accessible route
-  internal wheelchair accessible route
-  public accessible entrance
-  residential entrance
-  accessible emergency exit
-  stepped entry / exit
-  vehicle entrance
-  passenger lift
-  passenger / fire-fighting lift
-  goods lift
-  accessible WC
-  WC
-  step
-  escape stairs
-  safe refuge
-  ramp (≤ 1:20)
-  bicycle parking



8.7 BLOCK D

Allies and Morrison

8.7.1 OVERVIEW

Block D is a G + 4 storeys residential building with retail units and community centre at ground floor.

8.7.2 RETAIL USE

Two retail units are provided at ground floor of Block D, which will potentially serve for community use. Public access is made from the facade. Entrances will meet AD M standards for public access and doors will have a clear opening width of 1000mm, through one leaf in double doors.

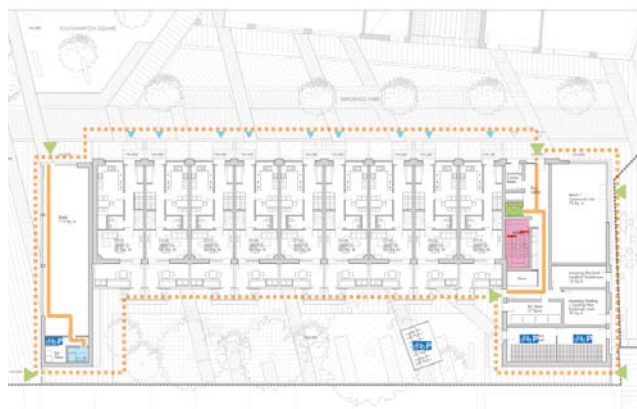
These units will be delivered as shell and core and the future tenant will be responsible for the internal arrangement.

8.7.3 RESIDENTIAL USE

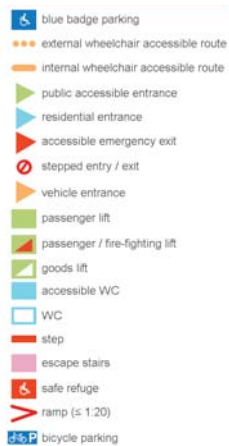
Entrances

9 duplex dwellings are located at ground floor with individual access from the facade. A communal circulation core serves the units located at upper levels. Entrances into the residential lobby are located both at the front and rear facades. They will be covered and equipped with single leaf swing doors to AD M4(2) standards.

Swing doors at communal and private entrances will provide at least a 850mm clear opening width, through one leaf in double doors. 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. Building users should be able to activate such a system with a closed fist and with minimal force.



Retail units - Ground floor



Circulation

The dwellings provided at the upper levels are accessed from communal corridors, some of which will be external and covered. Communal corridors which will be generally 1500 mm wide, and no less than 1200 mm wide in any case. There will be a 1200 mm x 1200 mm turning space outside each M4(2) dwelling as a minimum.

Doors in communal routes will have a clear opening width of 850 mm through a single leaf, and will have a 300 mm clear space to the leading edge on the pull side of the doors.

Lifts

The lift in the core will be for eight or more people, with a minimum internal car size of 1100 mm x 1400 mm (the minimum dimensions for AD Part M). Lift doorway will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 mm x 1500 mm in front of all lift entrances. A rapid repair and maintenance contract will be implemented to keep single lift in service.

Stairs

Communal stair will be designed to meet AD Part K 'general use' stairs (ADM Volume 1, 2.17) for daily use by residents, having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

Cycle stores

Cycle parking is provided in secure and sheltered locations off the residential core at ground floor, near the rear entrance.

Additional cycle storage is located in the communal amenity space at the ground floor with step-free access from level +34.50m.

Approach to cycle parking will be step-free from communal circulation areas. The route from the rear entrance has been designed to be wide and minimise the number of doors.

Refuse Store

The refuse store is located at ground floor. Access will be made directly on the facade through a double swing door that will provide a 850 mm clear opening width at least through one leaf.

The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).





















Residential use -Floors 02-04

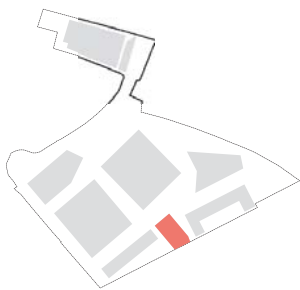


Residential use - Floor 01



Residential use - Ground floor

-  blue badge parking
-  external wheelchair accessible route
-  internal wheelchair accessible route
-  public accessible entrance
-  residential entrance
-  accessible emergency exit
-  stepped entry / exit
-  vehicle entrance
-  passenger lift
-  passenger / fire-fighting lift
-  goods lift
-  accessible WC
-  WC
-  step
-  escape stairs
-  safe refuge
-  ramp (≤ 1:20)
-  bicycle parking



8.8 BLOCK E1

Piercy and Co Architects

8.8.1 OVERVIEW

Block E1 is a G + 10 storeys residential block with all dwellings located above the ground level.

At ground floor, it hosts a concierge room for estate wide management.

8.8.2 CONCIERGE ROOM

The concierge room is provided in Block E1 as a estate wide management centre with back of house and storage areas.

There is a front of house area with a reception and direct access from the surrounding public realm. The entrance is recessed into the facade and will have doors to AD M standards for public access with a clear opening width of at least 1000mm through one leaf in double doors.

All doors, internal lobbies and circulation routes will meet AD M requirements. An accessible WC is provided for the staff within 40 m of all parts of the reception and office areas.

ENTRANCES

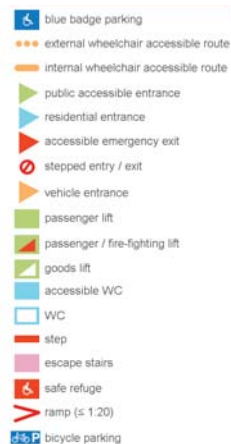
The residential lobby is approached from the south east boundary of the site.

The entrance will be equipped with two sets of double doors, with a clear opening width of at least 850 mm through a single leaf.

The entrance will be illuminated and covered and will have level access over the threshold as required by AD M4(2) and M4(3). 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. Building users should be able to activate such a system with a closed fist and with minimal force.



Concierge Room - Ground floor



Circulation

The dwellings, located between first and tenth floor, are accessed from internal communal corridors, which will be no less than 1200 mm wide. There will be a 1500 mm x 1500 mm turning space outside each wheelchair dwelling as a minimum.

Doors in communal routes will have a clear opening width of 850 mm through a single leaf, and will have a 300 mm clear space to the leading edge on the pull side of the doors. Doors on the route to wheelchair units will also have a 200 mm clear space in the push side.

Lifts

Two lifts are provided, according to standards 15 and 16 of London Plan Housing SPG (March 2016), which require that all dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts. Also it is desirable that every wheelchair user dwelling is served by more than one lift.

Lifts have an internal car size of 1100 mm x 2200 mm, which exceeds the minimum dimensions for AD M4, 3.16. The provision of lifts in pairs ensures there is a back in the event of a breakdown. All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 mm x 1500 mm in front of all lift entrances.

Stairs

Communal stair will be designed to meet AD Part K 'general use' stairs (ADM Volume 1, 2.17) for daily use by residents, having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

Cycle Stores

Cycle parking is provided in a secure and sheltered location directly off the residential lobby at ground floor.

Approach to accessible parking will be directly from the facade with a step-free internal route to the lifts core.

Refuse Stores

The refuse store is located at ground floor, with internal access for residents from the core next to the lifts.

The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).





















Residential use - Floors 05-10

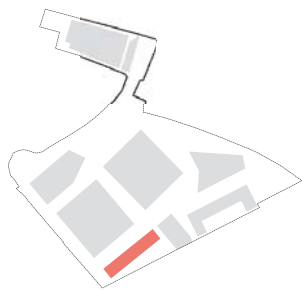


Residential use - Floors 01-04



Residential use - Ground floor

-  blue badge parking
-  external wheelchair accessible route
-  internal wheelchair accessible route
-  public accessible entrance
-  residential entrance
-  accessible emergency exit
-  stepped entry / exit
-  vehicle entrance
-  passenger lift
-  passenger / fire-fighting lift
-  goods lift
-  accessible WC
-  WC
-  step
-  escape stairs
-  safe refuge
-  ramp (≤ 1:20)
-  bicycle parking



8.9 BLOCK E2

Allies and Morrison

8.9.1 OVERVIEW

Block E2 is a residential building with a mix of single storey and stacked maisonette units distributed across G + 5 storeys and townhouses on the west side of the block.

8.9.2 RESIDENTIAL USE

Entrances

Two-storey and three-storey dwellings located at ground floor have level access with individual entrances from gated front gardens.

There are three stair cores for communal access to the units located at second floor and above. Communal entrances into the cores are available both at the front, approached from the public realm and shared space, and from the rear landscaped area on the south east edge of the site.

All private and communal entrances will be covered according to M4(2) standards.

Gates into private gardens, as well as swing doors at communal and private entrances will provide at least a 850mm clear opening width, through one leaf in double doors, a 300 mm clear space to the leading edge on the pull side of the doors.

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. Building users should be able to activate such a system with a closed fist and with minimal force.



Residential use - Floor 02



Residential use - Ground floor



Circulation

The upper maisonette doors are accessed via external steps, access then continues internally for 2 floors to the upper maisonette main entrance level.

Communal corridors will be no less than 1200 mm wide. The dwellings provided at the upper levels are accessed directly from the staircase and there will be a 1200 mm x 1200 mm turning space outside each M4(2) dwelling as a minimum.

The upper stacked maisonettes do not have access to a lift, which does not comply with Category M4(2) requirement for step free access to individual dwelling entrances. The design does not provide lift provision on the grounds of viability and loss of dwelling type diversity.

The Mayor's Draft Interim Housing Supplementary Planning Guidance refers to instances where applying step-free access may be challenging:

'Certain specific cases, for example low rise blocks, flats above shops, or stacked maisonettes, complying with the requirement M4(2) in terms of step-free access to dwellings on first, second or third floor, may cause practical difficulties and have implications for viability of schemes and have implication for the affordability of service charges...'

Providing lifts for every two upper stacked maisonettes was agreed with the council as not a viable option and that the benefits of having only 4 dwellings per staircase outweigh the disadvantages of no lift provision.

Stairs

Communal stairs will be designed to meet AD Part K 'general use' stairs (ADM Volume 1, 2.17) for daily use by residents, having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

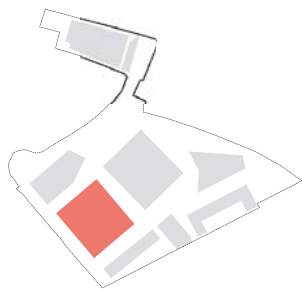
Cycle store

Due to the limited footprint of the building, cycle stores are not included within the building envelope. Residents living in Block E2 will be able to use secured and covered cycle parking located in the courtyard of block E1/E2, close to the entrance to block E1. The approach to cycle parking will be step-free from the public realm.

Refuse store

Townhouses and duplexes at ground floor will have private refuse storage located on the back garden of each unit. Units located at upper floors will have refuse storage next to the entrance into each core from the courtyard.

The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).



8.10 BLOCK F

Allies and Morrison

8.10.1 OVERVIEW

Block F is a G + 8 storeys residential building with retail workspaces and office at ground and first floor.

8.10.2 RETAIL USE

Two retail units are provided at ground floor with direct public access from the facade. Entrances will meet AD M standards for public access and doors will have a clear opening width of 1000mm, through one leaf in double doors.

These units will be delivered as shell and core and the future tenant will be responsible of the internal arrangement. The larger unit is provided with an accessible WC. Internal doors and lobbies will meet AD M requirements.

8.10.3 OFFICE USE

Four workspaces are provided on the ground floor on Maker's Yard (facing block A). Five small office spaces are on ground and first floor along Roundhouse Way. All have independent public access via AD M compliant doors with a 1000mm clear opening width.

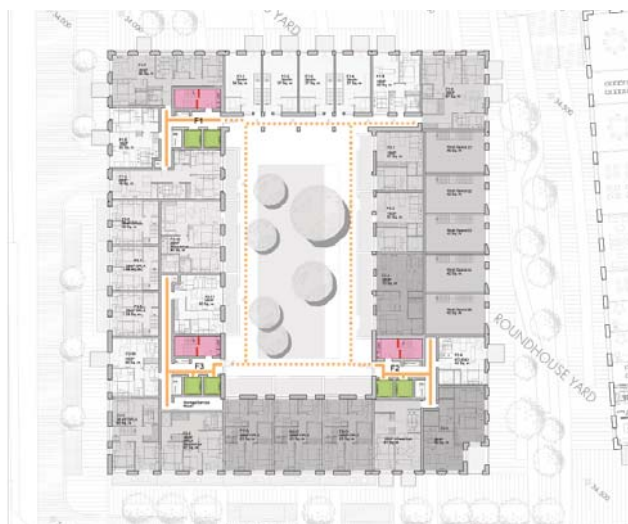
The office spaces have two storeys accessed via internal stair. It will be responsibility of the tenant to provide means of step-free access between the two levels.

These units will be equipped with one accessible WC and one standard cubicle. Internal arrangements will be responsibility of the future tenant; internal doors will meet AD M standards.

8.10.4 RESIDENTIAL USE

Entrances

There are three residential cores leading to the dwellings between first and sixth floor and 6 duplex units with individual entrances at ground floor. Entrances will be covered as per AD M4(2) and M4(3).



Office units - Floor 01



Retail and office units - Ground floor

8.10.5 RESIDENTIAL USE

Swing doors at communal and private entrances will provide at least a 850mm clear opening width, through one leaf in double doors. 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. Building users should be able to activate such a system with a closed fist and with minimal force.

Circulation

The dwellings provided at the upper levels are generally accessed from internal communal corridors which will be generally 1500 mm wide, and no less than 1200 mm wide in any case. There will be a 1500 mm x 1500 mm turning space outside each wheelchair dwelling as a minimum. Private entrances to units at first floor that are accessed directly from the central courtyard will meet the above requirements.

Doors in communal routes will have a clear opening width of 850 mm through a single leaf, and will have a 300 mm clear space to the leading edge on the pull side of the doors. Doors on the route to wheelchair units will also have a 200 mm clear space in the push side.

Lifts

Two lifts are provided in each core with an internal car size of 1500 mm x 2000 mm, which exceeds the minimum dimensions for AD M4, 3.16. The provision of lifts in pairs ensures there is a back in the event of a breakdown.

All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 mm x 1500 mm in front of all lift entrances.

Stairs

Communal stairs are enclosed within the cores. 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 900 mm above nosings, and will extend 300 mm beyond the top and bottom riser.

COMMUNAL OPEN SPACE

The central open courtyard is designed as a landscaped amenity space for residents, accessed at first floor from the communal circulation areas in each core.

Access to communal open space from any dwelling will be step-free and will meet the requirements of AD M4(2) and (3), including the requirement to have a 200 mm clear space to the push side of doors so that access in communal parts of the building is consistent with access within wheelchair dwellings, and more convenient for all users.

Secondary doors to gardens will have nominally level thresholds (a maximum upstand of 15 mm). Paths within communal gardens will be designed to meet the requirements of AD M4(3).

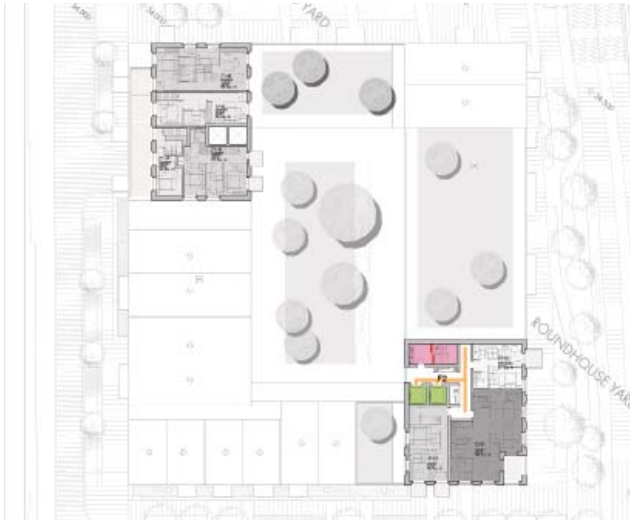
CYCLE STORES

Cycle parking is provided in secure and sheltered locations within each residential core at ground floor. Approach to accessible parking will be step-free via the residential lobbies. The internal routes will have wide corridors and lobbies compliant with AD M requirements.

REFUSE STORES

The refuse stores are located in close proximity to the lifts at ground floor, with internal access for residents from the communal circulation area.

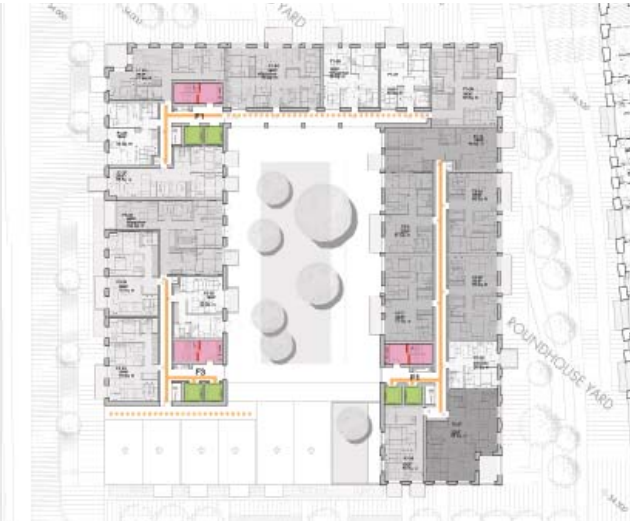
The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building



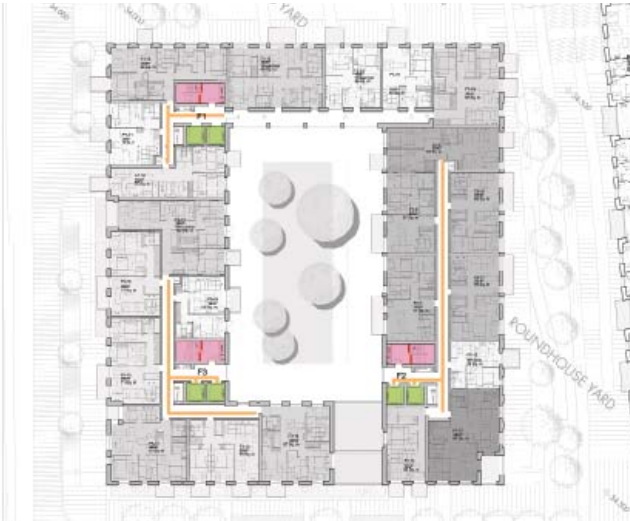
Residential use - Floor 08



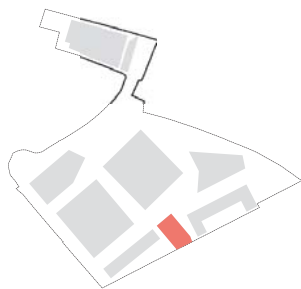
Residential use - Floor 07



Residential use - Floor 05



Residential use - Floor 02



8.11 PETROL FILLING STATION

Niall McLaughlin Architects

8.11.1 OVERVIEW

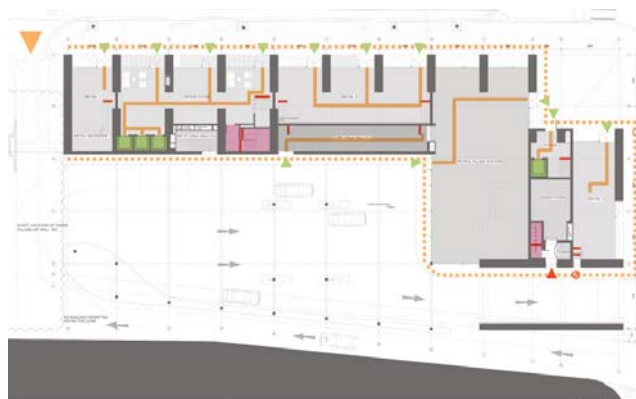
The existing petrol station and store are proposed to be refurbished and converted to a five storey building. A new petrol station will be provided together with four floors for office use, retail units and an adjacent block with cafes, restaurants and a winter garden with external roof terrace for public use

8.11.2 RETAIL USE

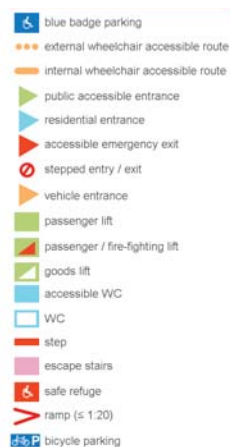
Three retail units and a kiosk associated to the petrol station are provided at ground floor. Entrances will meet AD M standards for public access and doors will have a clear opening width of 1000mm, through one leaf in double doors.

Two of the retail units have a mezzanine level accessed via internal stairs.

These units will be delivered as shell and core and the future tenant will be responsible for the internal arrangement, including provision of sanitary facilities and means for step-free access between the two levels in double storey units.



Retail units - Ground floor



8.11.3 OFFICE USE

The offices, located above ground floor level, will have a dedicated double height foyer with reception area for access at ground floor. Entrances will have single leaf swing doors to AD M standards for public access.

The office floor plate will be delivered as an open plan workspace. Doors, lobbies and circulation routes within the core will meet AD M requirements. Final fit-out will be the responsibility of the tenant.

A circulation core with a stair and three 1400 mm x 1500 mm passenger lifts serves the offices running from basement level to fifth floor. One of the lifts will operate as a fire fighting lift and will have capacity to be used for the evacuation of mobility impaired users.

The staircase within the core and stair to the mezzanine level within the foyer will be designed to AD K standards for 'general access'. The adjacent circulation cores that serve the cafe and restaurant will be accessible from the office floors for escape purposes.

A unisex accessible WC and separate male and female WC facilities are provided at every level within the office core. These will serve all parts of the office within a 40m distance.

Additional shower facilities for staff including an accessible shower compartment are provided at basement level near the cycle parking facility, with step-free access from the lobby via the lifts core.

8.11.4 PUBLIC AMENITIES

New public uses are proposed within a new building adjoining the proposed petrol station and offices. Four storeys above ground floor are proposed for cafes and restaurant uses. An enclosed winter garden will be provided at fifth floor with an external terrace area.

Public entrance is direct from the outside via a dedicated hall with a stair and a 1400 mm x 1700 mm passenger lift.

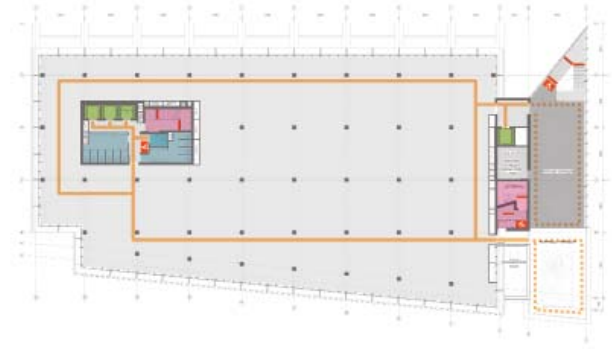
Sanitary facilities including an accessible WC and separate male / female WC blocks are provided from first to fourth floor to serve the cafe and restaurant.

Units will be delivered as shell and core. Doors, lobbies and circulation routes within the circulation and WC cores will meet AD M requirements. Final fit-out will be the responsibility of the tenants.





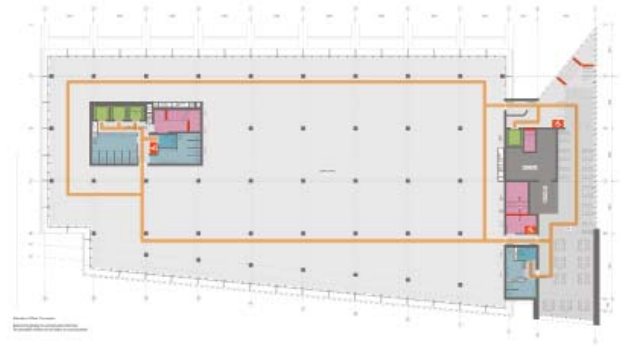
Floors 05



Floors 04



Basement level



Floor 01

8.1.2 ACCESSIBLE HOUSING: M4(2) AND M4(3) STATEMENT

8.1.2.1 ACCESSIBLE HOUSING

The proposed development will provide 573 units distributed across seven blocks throughout the site. In line with the London Plan 2016, ninety per cent of the dwellings (516 out of 573) will be designed to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'; and ten per cent of the dwellings (57 out of 573) will be designed to meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.

Wheelchair user dwellings 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 clustered together; and
- Wheelchair users have as much choice about the location and level of their home as anybody else, as far as possible.

The proposed distribution is as follows:

Beds	Cat 2	Cat 3	Totals
1B	262*	9	271
2B	188 *	23	211
3B	58*	25	83
4B	8	0	8
Totals	516*	57	573

Cat 2 = Category 2 unit according to BR M4(2);

Cat 3 = Category 3 unit according to BR M4(3).

*A total of 12 units meet all M4(2) requirements with the exception of not providing step-free access to the dwelling, as agreed with the council on the grounds of viability and loss of dwelling type diversity. These units are all in block E2, 6 single storey units at second floor and 6 duplex units between third and fourth floors, accessed at third floor of block E2.

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.

8.1.2.2 INTERNAL PROVISIONS - CATEGORY M4(2)

The following features are the minimum access provisions required by AD-M, category 2 units, which have been reviewed against the proposed design:

PRIVATE ENTRANCES

- All private internal and external entrances have an external landing of minimum 1200 x 1200 mm and will have suitable lighting activated automatically.
- Units that are accessed directly from the outside will be covered by a fixed canopy of 900 mm wide by 600 mm deep.
- All entrance doors have a minimum clear opening width of 850mm. Entrance doors that are double leaf doors, provide the minimum clear opening width in the main leaf.
- All entrances have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1200 mm beyond it.
- All entrance doors are located centrally in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- All thresholds are accessible.

OTHER EXTERNAL DOORS

- All doors to balconies and external amenities have a minimum clear opening width of 850mm. Doors that are double leaf doors, provide the minimum clear opening width in both leaves.
- All doors to balconies and external amenities have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for

a minimum distance of 1200 mm beyond it. All doors to balconies and external amenities are located in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.

- All thresholds are accessible.

INTERNAL DOORS AND CORRIDORS

- Internal corridors generally exceed, and in no case are less than the minimum required, i.e. 900 mm.
- All internal doors have a clear opening widths conform the specification below:
- 750 mm, where approach is head-on or at right angles to a corridor at least 1200 mm wide;
- 775 mm, where approach is at right angles to a corridor between 1050-1200 mm wide; and
- 800 mm, where approach is at right angles to a corridor of 900 mm wide.
- Internal double doors will provide the minimum clear opening width with both leaves.
- All internal doors, including sliding doors, within the entrance storey will provide a minimum nib of 300 mm to the leading edge of the door. (Please note that doors to cupboards that cannot be entered and en-suite bathrooms are exempt of having a 300 mm nib.)

PRIVATE STAIRS AND CHANGES OF LEVEL WITHIN THE DWELLING

- All dwellings will provide step-free access to all rooms and facilities within the entrance storey.
- In dwellings of two or more storeys, the stairs from the entrance storey to the storey above will have a clear width that exceeds the minimum 850 mm required.
- All internal stairs will meet the provision of AD-Part K for private stairs.

LIVING, KITCHEN AND EATING AREAS

- All dwellings will have the main living room in the entrance storey.
- All kitchens will have a clear space of 1200 mm depth in front of and between all kitchen units and appliances.

- All principal living areas will have a window where the glazing will start a maximum of 850 mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

BEDROOMS

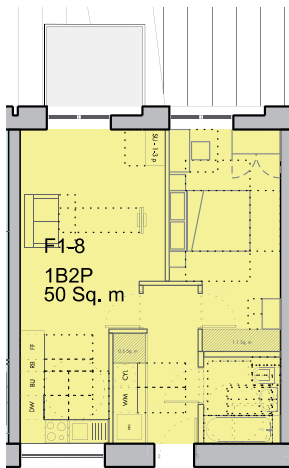
- All bedrooms will provide a clear access route from the door to the window of 750 mm as minimum.
- The main double bedroom of all dwellings will provide a clear access zone of 750 mm as a minimum to both sides and the foot of the bed.
- All other bedrooms will provide a clear access zone of 750 mm as a minimum to one side and the foot of the bed.

SANITARY FACILITIES

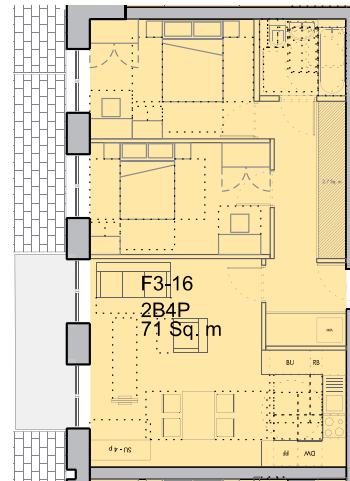
- All walls of bathrooms, shower room and cloakrooms will be capable of supporting grab rails, seats and other adaptations.
- All single-storey dwellings will have a bathroom that meets the provisions of Diagram 2.5 and 2.7 of AD-M, V1, M4(2).
- All duplex and triplex dwellings will have a bathroom on the same floor as the main double bedroom that will meet the provisions of Diagram 2.5 and 2.7 of AD-M, V1, M4(2). In addition, duplex / triplex units will have a WC/ cloakroom at the entrance storey which will meet the provisions of Diagram 2.5 and 2.6 of AD-M, V1, M4(2), with a provision for a potential level access shower.
- All doors to the bathrooms required to meet the provisions of diagrams 2.5 and 2.6 of AD-M, V1 (and WC rooms) will open outwards.

SERVICES AND CONTROLS

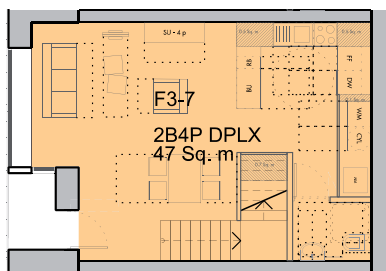
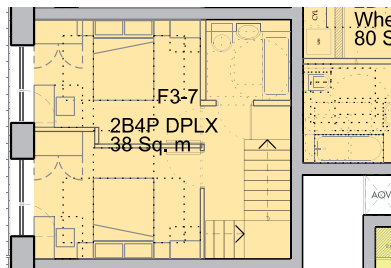
- The detailed design of switches, sockets, window controls and services will be finalised at a later stage of the design process but are expected to meet the requirements of paragraph 2.30 of AD-M, V1.



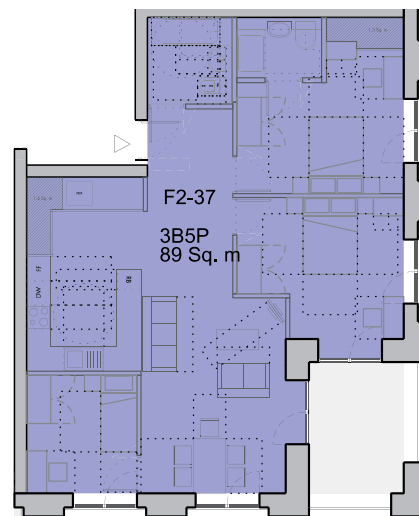
Typical ADM4 (2) unit - 1B2P,
Block F by Allies and Morrison



Typical ADM4 (2) unit - 2B4P, Block F
by Allies and Morrison



Typical ADM4 (2) unit - 2B4P duplex, Block
F by Allies and Morrison



Typical ADM4 (2) unit - 3B5P, Block B by
Allies and Morrison

8.12.3 INTERNAL PROVISIONS - CATEGORY M4(3)

57 wheelchair units are located in blocks A, B, C, D, E1 and F.

The provision made to meet Building Regulation requirement M4(3) can be two types:

- (2)(a): To allow a simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs. Dwellings will be defined as a Wheelchair adaptable.
- (2)(b): To meet the needs of occupants who use wheelchairs. Dwellings will be defined as a Wheelchair accessible.

Wheelchair adaptable dwellings are intended to be capable of becoming wheelchair accessible through easy adaptations that do not require structural or service modifications, or moving walls. They have greater flexibility in their internal layout, such as bathroom or kitchen layouts.

Wheelchair accessible dwellings are intended to be readily usable by wheelchair users at the point of completion. Wheelchair user dwellings will be designed as a wheelchair accessible only where the local authority is responsible for allocating or nominating a person to live in that dwelling.

For the purposes of the Proposed Development, the wheelchair units have been designed as Wheelchair user (adaptable dwellings) Type A thus meeting the optional requirement M4(3)(2)(a) of the Building Regulations.

The following features are the minimum access provisions required by AD-M, category 3 units, which have been reviewed against the proposed design:

Private entrances

- All private entrances have an external landing of minimum 1500 x 1500 mm and will have suitable lighting activated automatically.
- All private entrances are covered for a minimum depth and width of 1200 mm.
- All entrance doors have a minimum clear opening width of 850mm. Entrance doors that are double leaf doors, provide the minimum clear opening width in the main leaf.
- All entrances have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1800 mm beyond it.
- All entrances have a clear approach space to the door of 200 mm on the following edge of the door on the push side maintained for a minimum distance of 1500 mm beyond it.
- All entrances have a minimum 150 mm nib to the hinge side of the door.
- All entrance doors are located centrally in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- Inside all entrance areas, in front of the door, there is a minimum 1500 mm clear turning circle.
- All thresholds are accessible.
- Door entry controls in all entrance doors will be mounted 900-1000 mm above finished floor and a minimum of 300 mm away from any external return corner.
- All entrance doors will have a fused spur on the hinge side of the door suitable for the fitting of a powered door opener.

Other external doors

- All doors to balconies and external amenities have a minimum clear opening width of 850mm. Doors that are double doors, provide the minimum clear opening width in both leaves.
- All doors to balconies and external amenities have a clear approach space to the door of 300 mm on the leading edge of the door on the pull side maintained for a minimum distance of 1800 mm beyond it.

- All doors to balconies and external amenities have a clear approach space to the door of 200 mm on the following edge of the door on the push side maintained for a minimum distance of 1500 mm beyond it.
- All doors to balconies and external amenities are located in the wall where are installed so that the depth of the reveal on the leading side of the doors is not more than 200 mm.
- Door entry controls in all doors to balconies and external amenities will be mounted 900-1000 mm above finished floor and a minimum of 300 mm away from any external return corner.
- All threshold are accessible.

Internal doors and corridors

- All internal corridors exceed the minimum required, i.e. 1050 mm or 1200 mm where the approach to a doorway is not head-on.
- All internal doors have a minimum clear opening widths of 850 mm. Doors that are double doors, will provide the minimum clear opening width in the main leaf.
- All internal doors will provide a minimum nib of 300 mm to the leading edge of the door and a minimum nib of 200 mm to the following edge of the door. (Please note that doors to cupboards that cannot be entered and en-suite bathrooms are exempt of having a 200/300 mm nib.)

Wheelchair storage and transfer space

- All dwellings will have a space of 1100 mm deep by 1700 mm wide available on the entrance storey, close to the private entrance, and the route to access this space will have a minimum clear width of 1200 mm.
- All wheelchair storage and transfer space will have a provision of a power socket within the space.

General storage space

- All dwellings will have provision for general storage in accordance with the specification below:

- 1 Bedroom unit: 1.5 m²;
- 2 Bedroom unit: 2.0 m²;
- 3 Bedroom unit: 2.5 m²;
- 4 Bedroom unit: 3.0 m²;

Through-floor lifting device provision

- Wheelchair dwellings with two storeys have identified a space of at least 1100 x 1650 mm on circulation areas, where is easy to install a lift without structural alteration.
- A power socket suitable for powering a stair-lift will be provided in all wheelchair dwellings of two or more storeys.

Private stairs and changes of level within the dwelling

- All wheelchair dwellings will provide step-free access to all rooms and facilities within the entrance storey.
- In wheelchair dwellings with two or more storeys the stair from the entrance storey to the storey above will have a clear width of 850mm or more.

Living areas

- All dwellings have a living area in the entrance storey and have an internal floor area in accordance with the specification below:
 - 2 Bedspaces unit: 25 m²;
 - 4 Bedspaces unit: 29 m²;
 - 6 Bedspaces unit: 33 m²;
 - 8 Bedspaces unit: 37 m²;
- All principal living areas will have a window where the glazing will start a maximum of 850 mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

Kitchens

- All dwellings, including duplex, have the kitchen and principal eating areas within the entrance storey.
- All kitchens will have a clear space of 1500 mm depth in front of and between all kitchen units and appliances.

- The detailed design of the kitchen will be finalised at a later stage of the design process but is expected to meet the provisions of paragraph 3.33 and 3.34 of AD-M, V1, M4(3).

Bedrooms

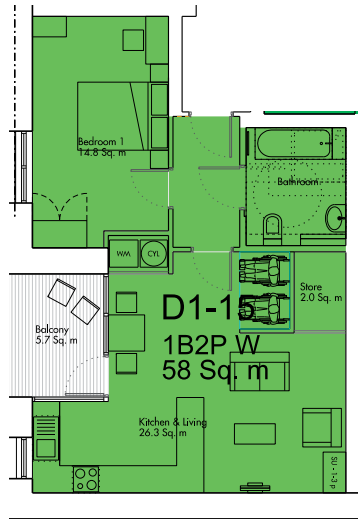
- All dwellings have all bedrooms in the entrance storey and have an internal floor area in accordance with the specification below:
 - Principal double bedroom: 13.5 m²;
 - Double bedroom: 12.5 m²;
 - Single bedroom: 8.5 m²;
- The principal double bedroom of all dwellings will provide a clear access zone of 1000 mm as a minimum to both sides and the foot of the bed and in front of all furniture.
- The principal double bedroom of all dwellings will have a manoeuvring space of minimum 1200 x 1200 mm on both sides of the bed.
- All other bedrooms will provide a clear access zone of 1000 mm as a minimum to one side and the foot of the bed and in front of all furniture as well.

Sanitary facilities

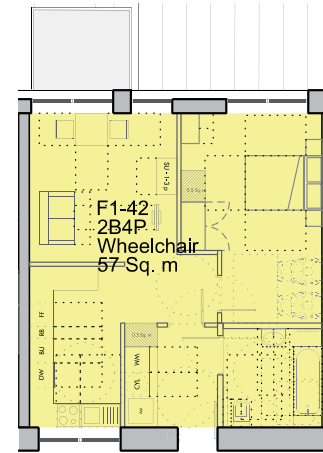
- All walls of bathrooms, shower room and cloakrooms will be strong enough to support grab rails, seats and other adaptations.
- All ceiling structures of bathrooms, shower room and cloakrooms will be strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200 kg.
- All dwellings will have a bathroom on the entrance storey, on the same floor as the main double bedroom, that will meet the provisions of Diagram 3.10/3.11 of AD-M, V1. The door to these bathrooms will open outwards.
- In addition, all dwellings will have a separate WC/cloakroom in the entrance storey that will meet the provisions of Diagram 3.13 of AD-M, V1. The door to these bathrooms will open outwards.

Services and controls

- The detailed design of switches, sockets, window controls and services will be finalised at a later stage of the design process but is expected to meet the requirements of paragraph 3.44 of AD-M, V1.
- Private outdoor space
- All wheelchair dwellings within the scheme have a private outdoor space exceeding the minimum dimensions required, i.e. 1500 x 1500 mm clear of door swings.
- All doors to the private outdoor space have a minimum clear opening width of 850mm. Doors that are double doors, provide the minimum clear opening width in both leaves.
- All doors to the private outdoor space will provide a minimum nib of 300 mm to the leading edge of the door and a minimum nib of 200 mm to the following edge of the door.
- All private outdoor space will have a suitable ground surface.



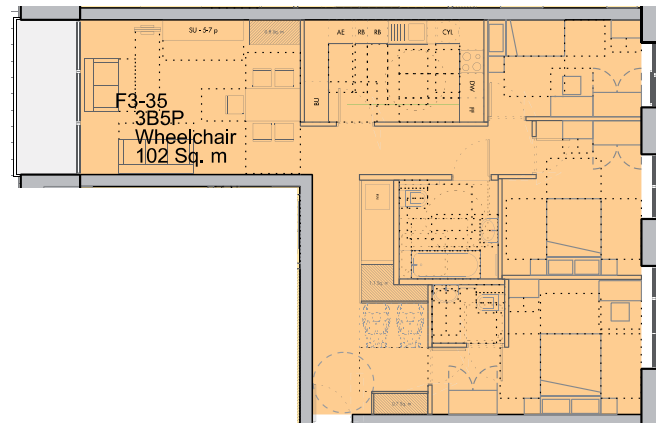
Typical ADM4 (3) unit - 1B2P, Block D
by Allies and Morrison



Typical ADM4 (3) unit - 1B2P, Block F
by Allies and Morrison



Typical ADM4 (3) unit - 2B4P, Block E1 by
Piercy & Company



Typical ADM4 (3) unit - 3B5P, Block F
by Allies and Morrison

