

9.0 Access

9.1 Access Statement

The chapter describes how the scheme has been developed with consideration of the principles of inclusive design.

Site Approach

The site sits within PTAL level 6A, meaning it has excellent links to the public transport system. Swiss Cottage tube station and South Hampstead railway station are equidistant and both under a 10-minute walk away, while the nearest bus stop is on Finchley Road less than 100m walk from the site. Due to the high PTAL and restricted nature of the site, the scheme will be car free, providing no parking for residents on site.

Entrances

The site has no significant changes in level that require steps, ramps or slope on approaches to entrances. Due to its distinctive design the main entrance is recognisable from the street and the building number

is well signed. The entrance will also be well lit, slip resistant and meet the regulations of Approved Documents Part M4(2). The bay design that stops above the entrance acts as a porch, providing shelter from the rain and wind. There entrance door will have a 850mm clear opening and is available to be used at all times without requiring assistance. A large matt will be provided to remove water from peoples' shoes or buggies and to reduce slip risks. Any intercom will be located to suit all users and have a speech reinforcement system.

Right of Way

Access is maintained across the site for the garage owners of Middlefield Road via the means of a secured passageway to the south of the building. The passageway is recognisable from both St Johns Wood Park Road and Middlefield road. Each end of the passageway is secured with a gate which will be

closed at all times. Access to the passageway is limited to residents and garage owners of Middlefield road only and controlled by a secure fob key. Each gate has a clear width of at least 850mm and a 300mm nib to the leading edge of the gate.

Lift

All residents with entrances on the upper floor, have access to one 8-person lift. The lift car is designed accordingly to part M4(2) to be 1100w and 1400d and doors will have a minimum clear opening of 800mm.

Stairs

All stairs meet the requirements of Approved Documents, Part K. Handrails will be at 900mm above nosing, and will extend 300mm beyond the top and bottom step. The residential stairs are disconnected at ground floor level from the basement carpark according to AD Part M4(2).

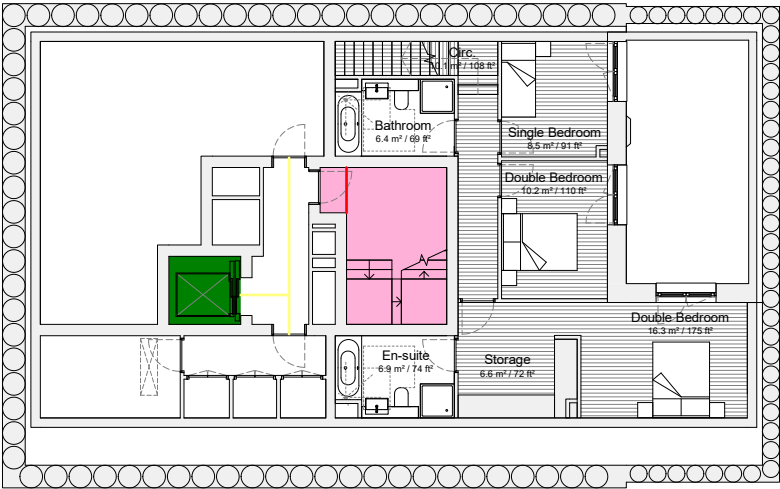
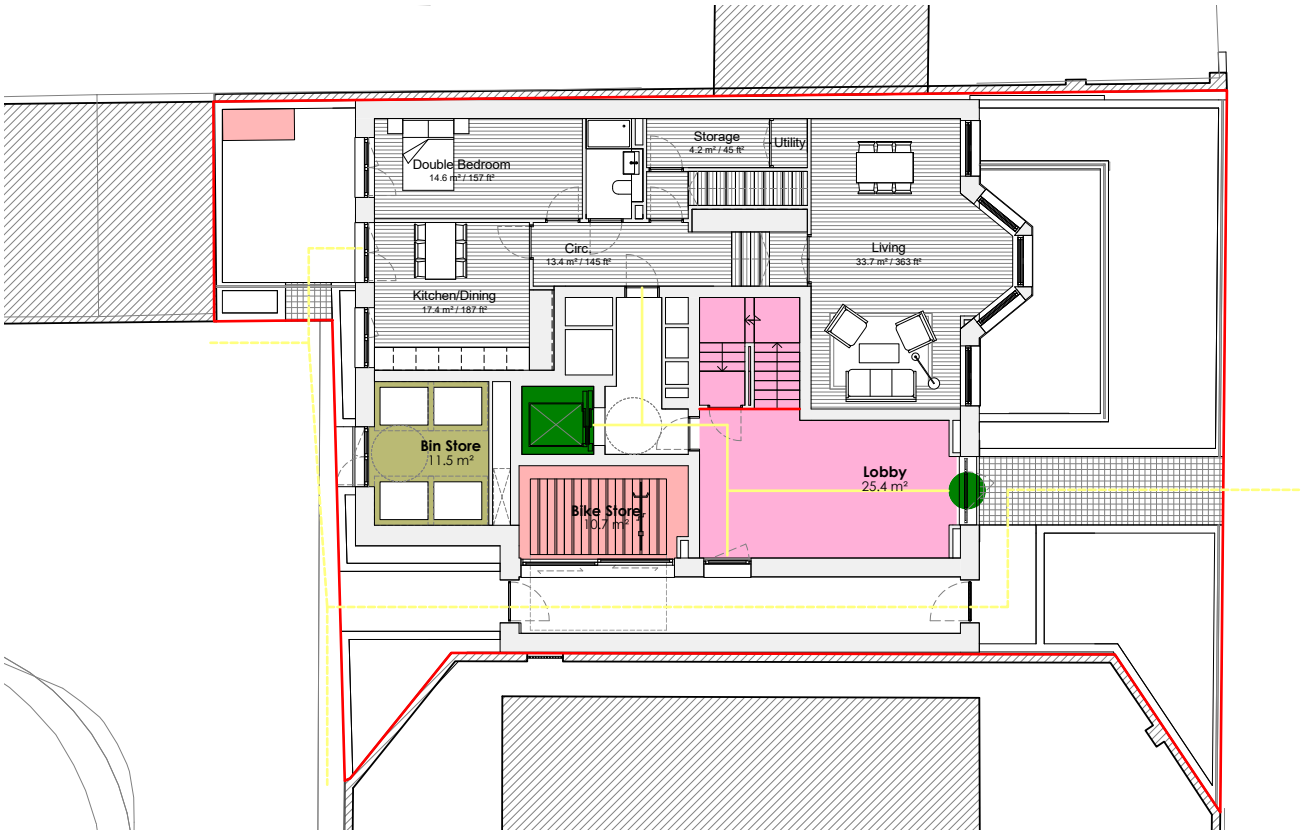
Communal Corridor

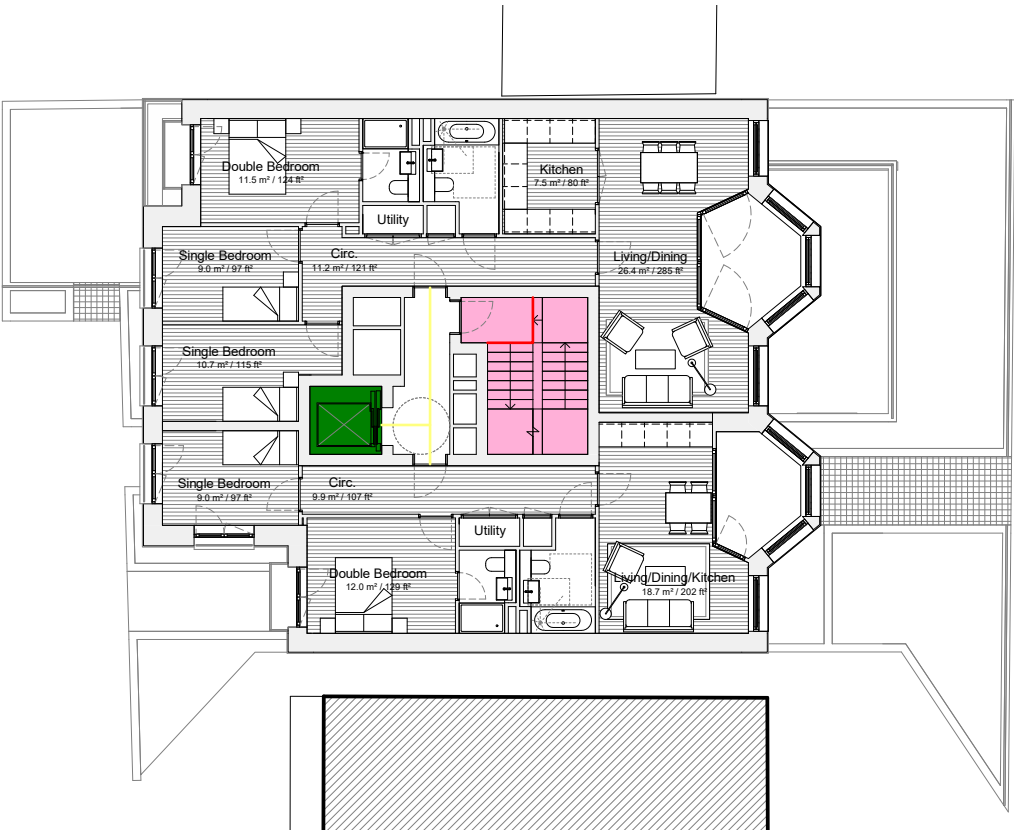
The communal corridor has been designed according to Approved Documents Part M4(2), exceeding the minimum width requirement of 1.2m. A 1500mm x 1500mm clear space has been provided outside lift doors on each level. The common corridor between the lift, stair and apartment entrance is short at 4150mm, serving just two units per floor.

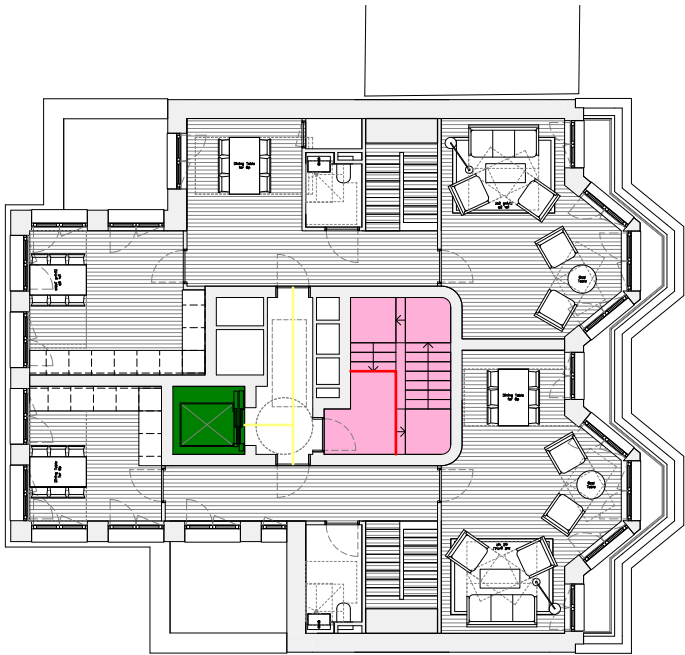
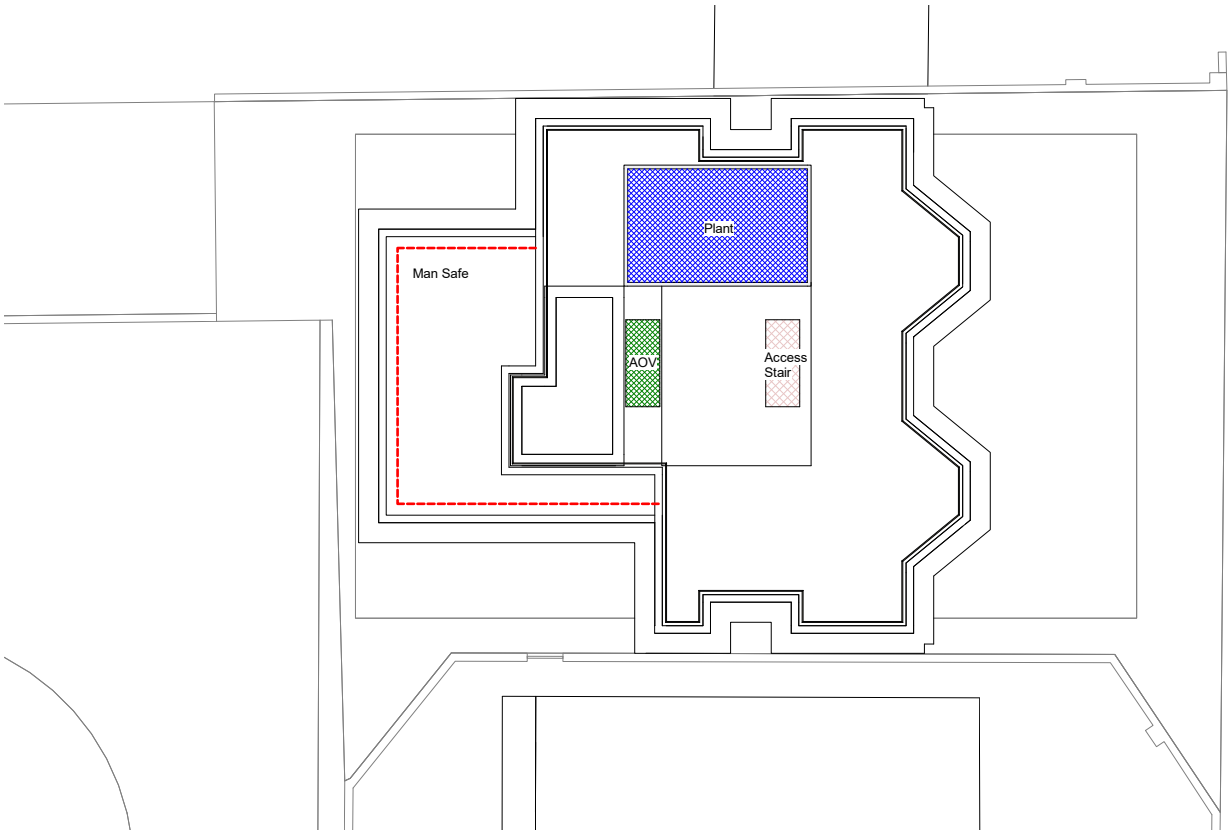
Wheelchair unit

All flats have been designed in accordance with the London Plan, whereby 90% of homes should be designed to meet AD Part M4(2) and 10% should be designed to meet Building Regulations Part M4(3). One 3B4P wheelchair accessible unit is located at first floor.







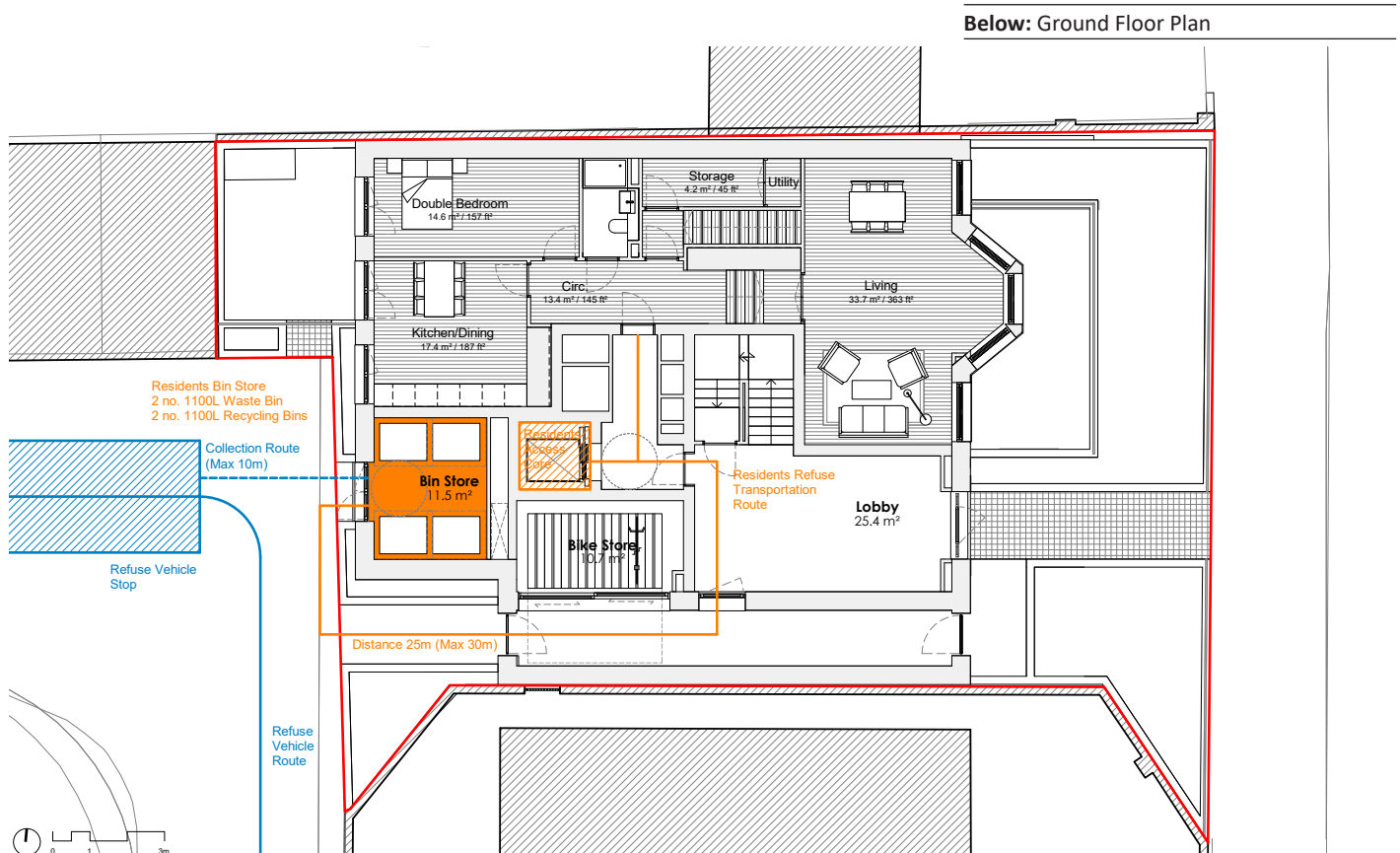


9.2 Refuse Strategy

The residential bin store is located at ground floor level which can be accessed via the residential core and side passageway or directly from Middlefield Road. The route to the refuse store has been designed to keep walking distances under a maximum of 30m between the entrance door of each flat and the refuse store. It is proposed that the store will accommodate the required amount of refuse storage to be in compliance with London Plan guidelines. Adequate space for refuse vehicle turning will be available on Middlefield Road.

Servicing

The layout of the plan allows for delivery and servicing to be from either St John's Wood Park or from Middlefield road, via the side passageway.



9.3 Cycle Strategy

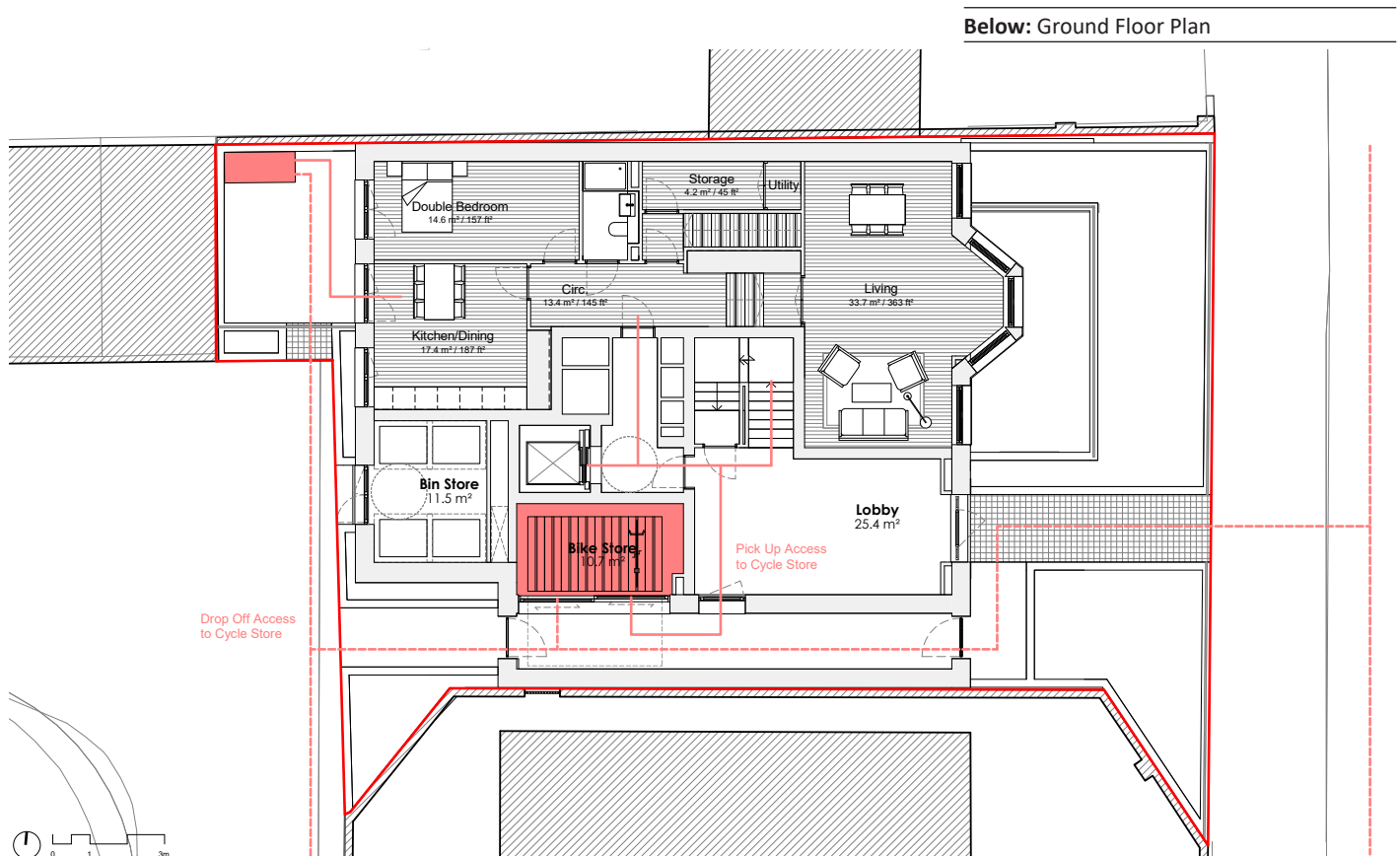
The cycle strategy for the scheme is in accordance with the London Plan Requirements for the use class C3 table 6.3 minimum standards cycle parking for Long Stay:

- 1 space per one bedroom unit
- 2 spaces for all other dwelling

Cycle storage has been provided for 8 units in a secure room at ground floor level and is accessed through the side passageway either via the residential cores or directly from the street. Access to the cycle store will be limited to the residents only and controlled by secure key fob. Cycle parking within the cycle stores will be provided by a 'josta' style cycle

stacking system with three locking points.

The ground floor maisonette will benefit from a cycle store within the unit demise, which is located at the rear of the ground floor garden and will be capable of storing two bicycles.



9.4 Wheelchair Adaptable 3-Bed 4-Person Apartment

The apartment is dual aspect, with the living accommodation to the main facade to the east and bedrooms to the west. Circulation has been minimised to maximise the area of living/dining spaces.

Amenity is provided by an east facing wintergarden serving both living and dining spaces and a small west facing terrace serving the main bedroom.

The unit has been designed to comply with Part M4(3) of the building regulations and the Technical Housing Standards.

There is a 1500mm turning circle inside the entrance area and a corridor width of 1800mm, compliant with Part M4(3) diagram 3.3.

A cupboard of 1700x1100mm for the storage of wheelchairs is off the entrance hall compliant with Part M4(3) diagram 3.6.

The family bathroom measures 2450x2450mm, compliant with Part M4(3) diagram 3.15.

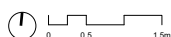
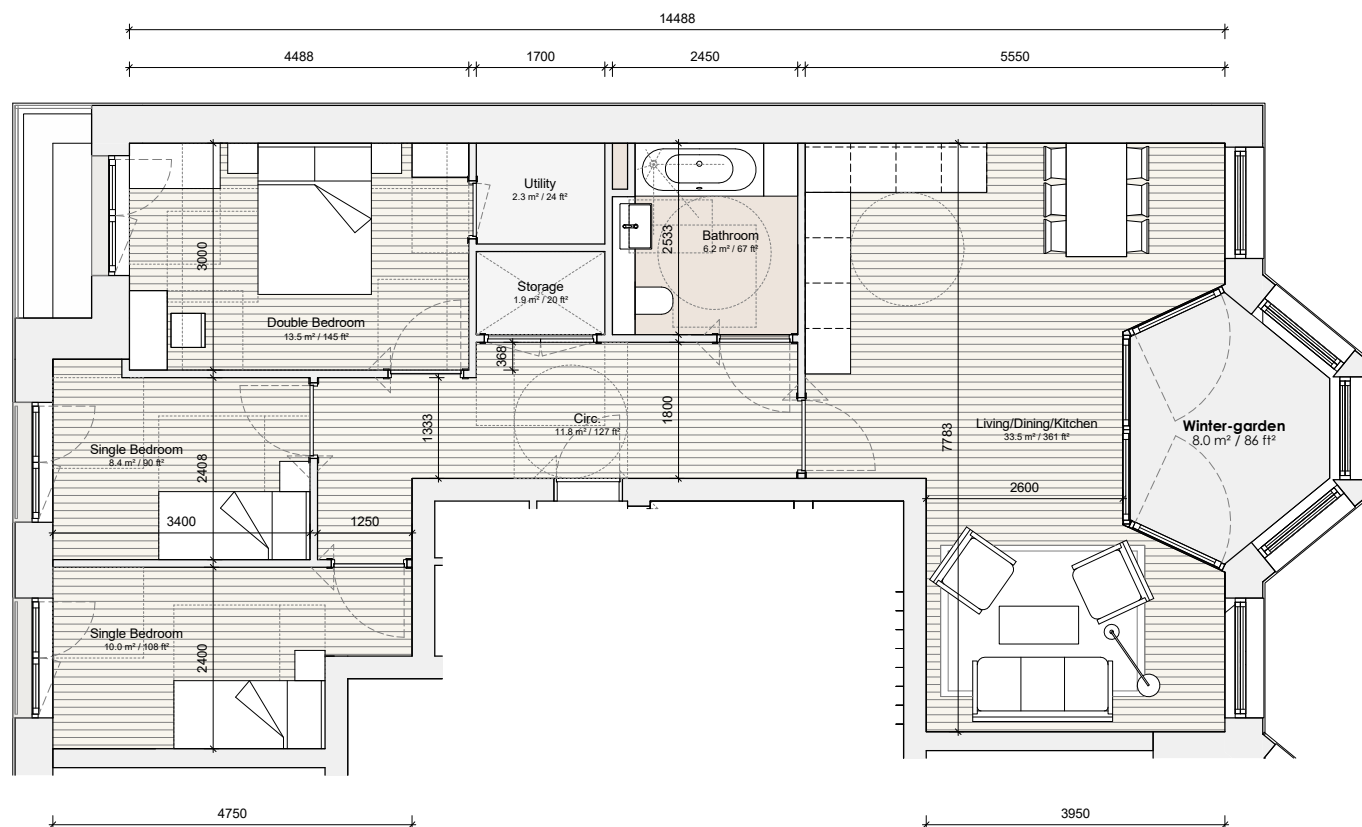
The kitchen features a 1500mm turning circle and an overall length of 4800mm, compliant with Part M4(3) table 3.3.

The combined area for the living/dining/kitchen area is 29m², compliant with Part M4(3) table 3.2.

The double bedroom is 3m deep and features 1200x1200mm manoeuvring space on both sides of the double bed, compliant with Part M4(3) clause 3.35b/d.

Both single bedrooms feature 1200x1200mm manoeuvring space, compliant with Part M4(3) clause 3.35b.

All entrance and internal doors have a clear opening of 850mm, leading edge of 300mm and following edge of 200mm compliant with Part M4(3) clause 3.24d/f/g.



Above: PS-F-3B-4P-1S @typical floor

9.5 3-Bed 4-Person Apartment

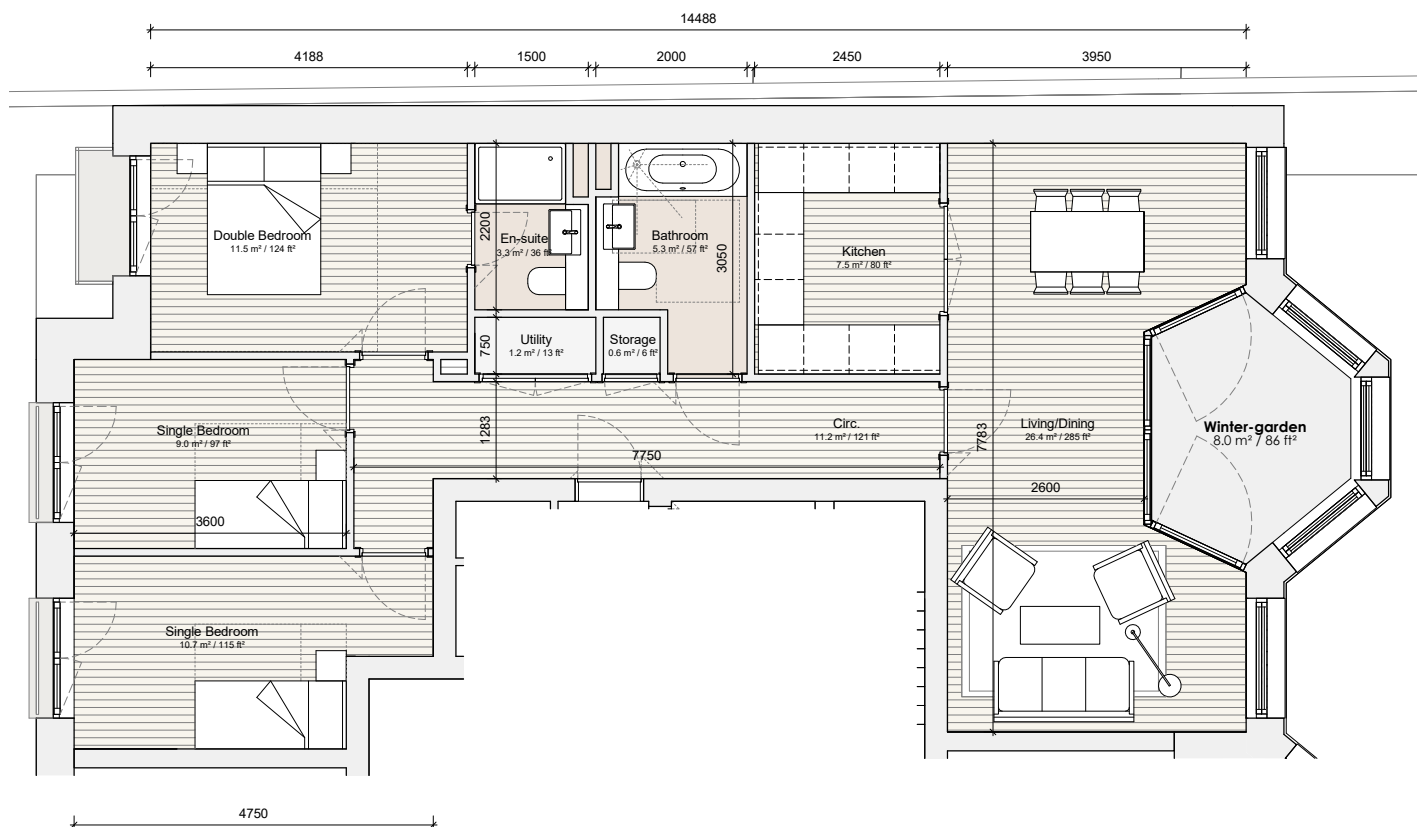
The apartment is dual aspect, with the living accommodation to the main facade to the east and bedrooms to the west. Circulation has been minimised to maximise the area of living/dining spaces.

All entrance doors have a minimum

clear width of 850mm. This includes balcony doors.

Amenity is provided by an east facing wintergarden serving both living and dining spaces and a west facing balcony serving the main double bedroom.

All rooms have been designed to comply with Part M4(2) of the building regulations and the Technical Housing Standards.



Above: PS-F-3B-4P-1S @typical floor

9.6 2-Bed 3-Person Apartment

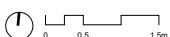
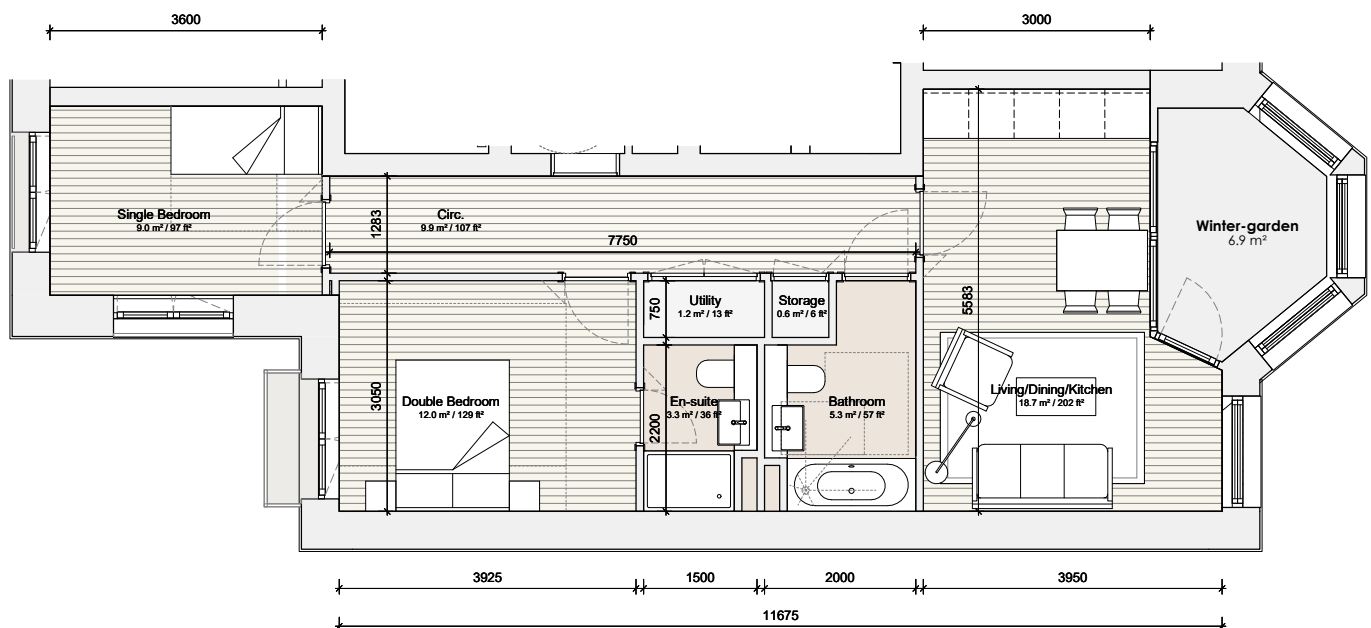
The apartment is dual aspect, with the living accommodation to the main facade to the east and bedrooms to the west. Circulation has been minimised to maximise the area of living/dining spaces.

All entrance doors have a minimum

clear width of 850mm. This includes balcony doors.

Amenity is provided by an east facing wintergarden serving both living and dining spaces and a west facing balcony serving the main double bedroom.

All rooms have been designed to comply with Part M4(2) of the building regulations and the Technical Housing Standards.



Above: PS-F-2B-3P-1S @typical floor

9.7 4-Bed 6-Person Top Maisonette

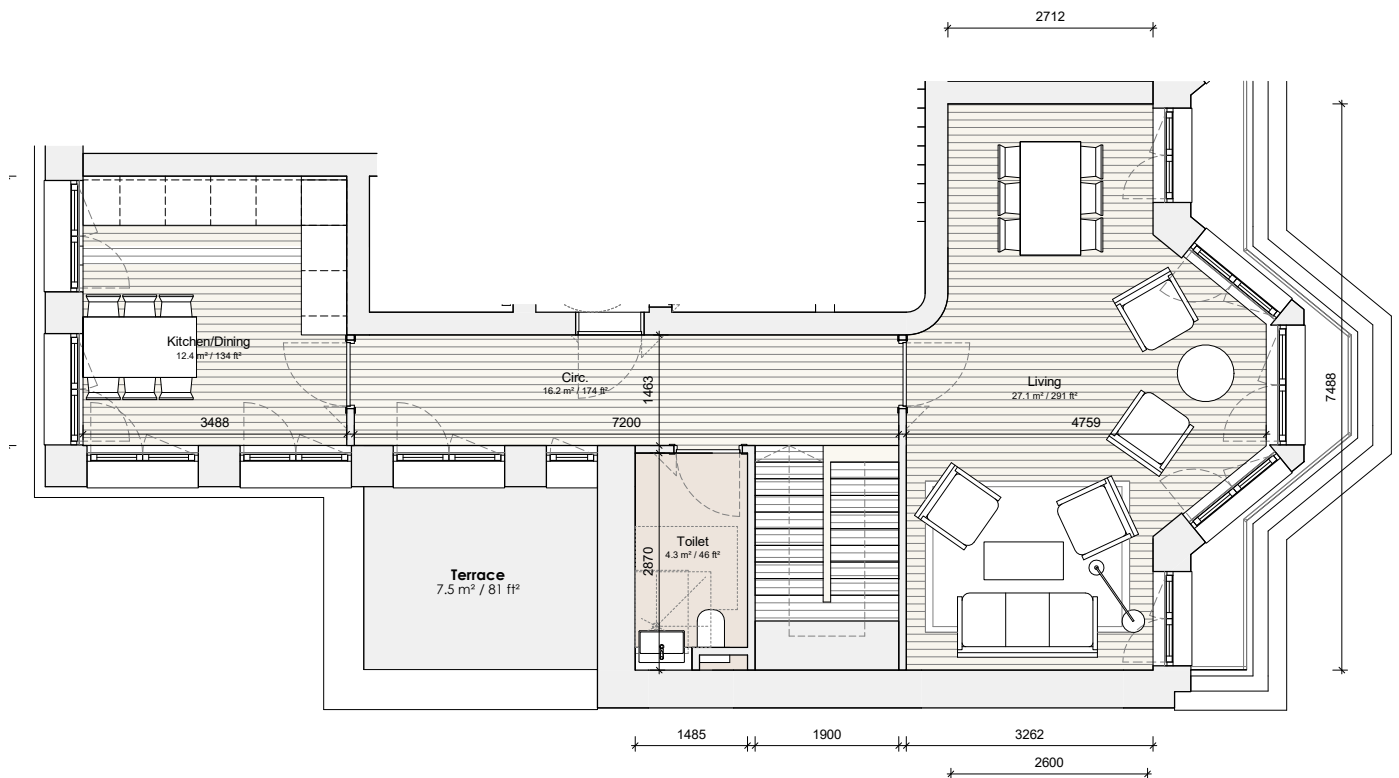
The maisonette apartment is laid out with the sleeping accommodation and a lower entrance floor and living accommodation on the upper floor. A bathroom is provided on the entrance floor, with an additional WC on the upper floor.

Circulation has been minimised to maximise the area of living/dining spaces. All entrance doors have a minimum clear width of 850mm. This includes balcony doors.

Amenity is provided by an east facing lower floor wintergarden

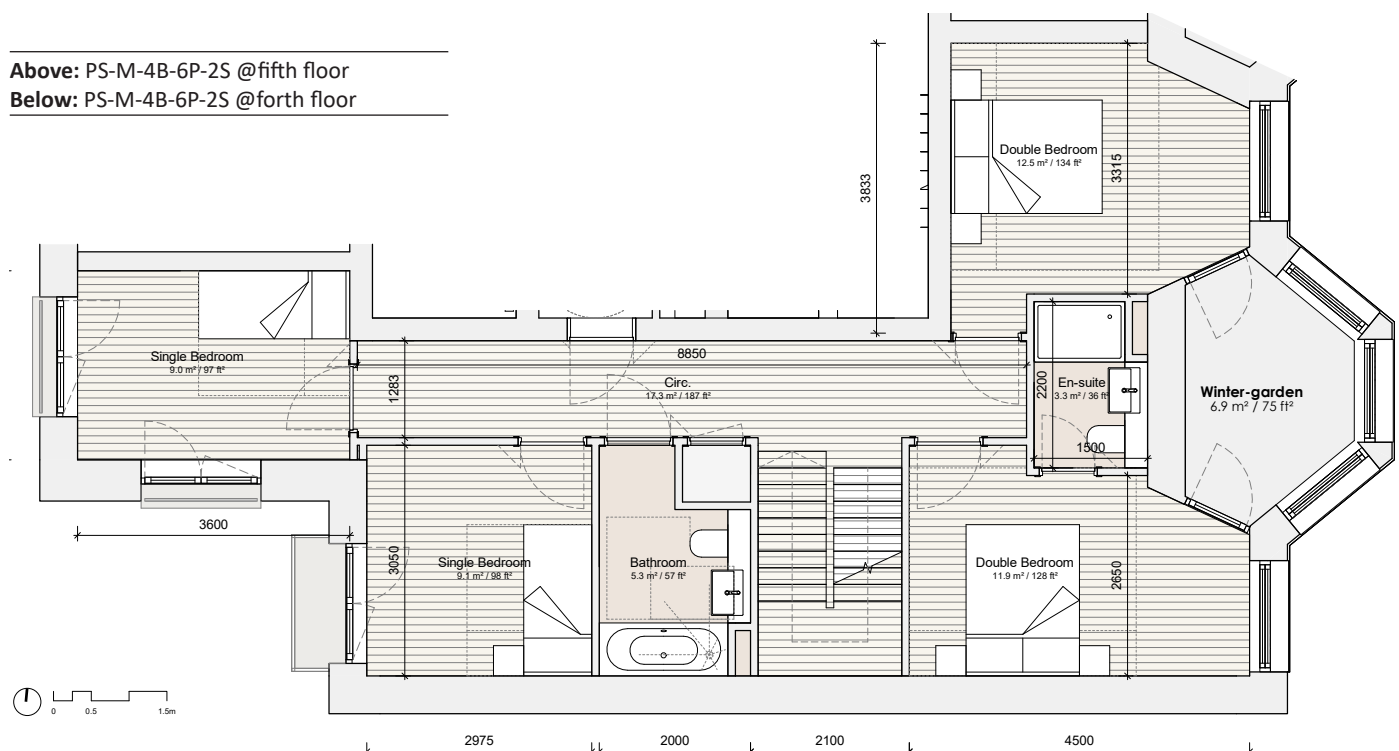
accessed by 2 bedrooms and a south facing terrace on the upper floor served by the lobby.

All rooms have been designed to comply with Part M4(2) of the building regulations and the Technical Housing Standards.



Above: PS-M-4B-6P-2S @fifth floor

Below: PS-M-4B-6P-2S @forth floor



9.8 4-Bed 7-Person Lower Maisonette

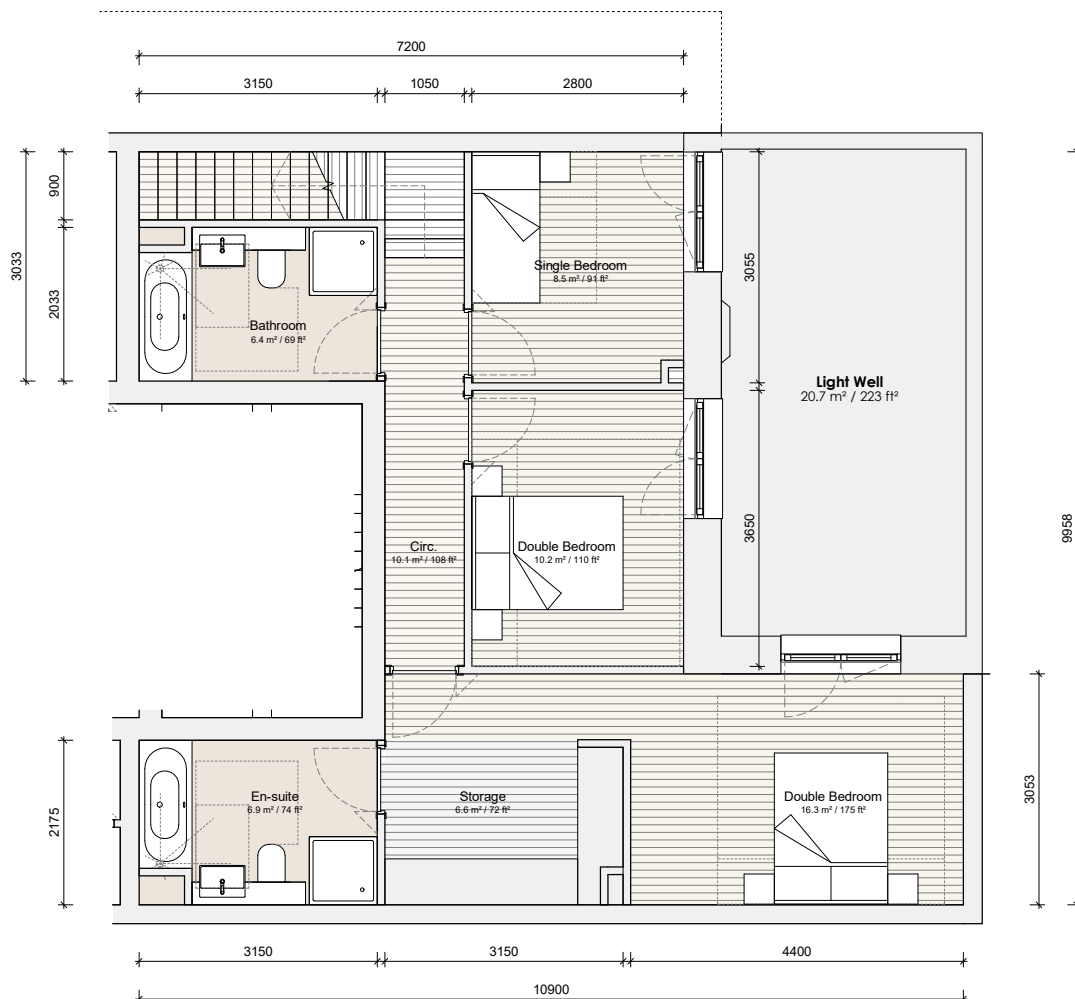
The maisonette apartment is laid out with the living accommodation and a bedroom to the ground floor and 3 further bedrooms in the basement floor. A bathroom is provided on the entrance floor, with an additional bathroom in the basement next to the bedrooms.

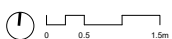
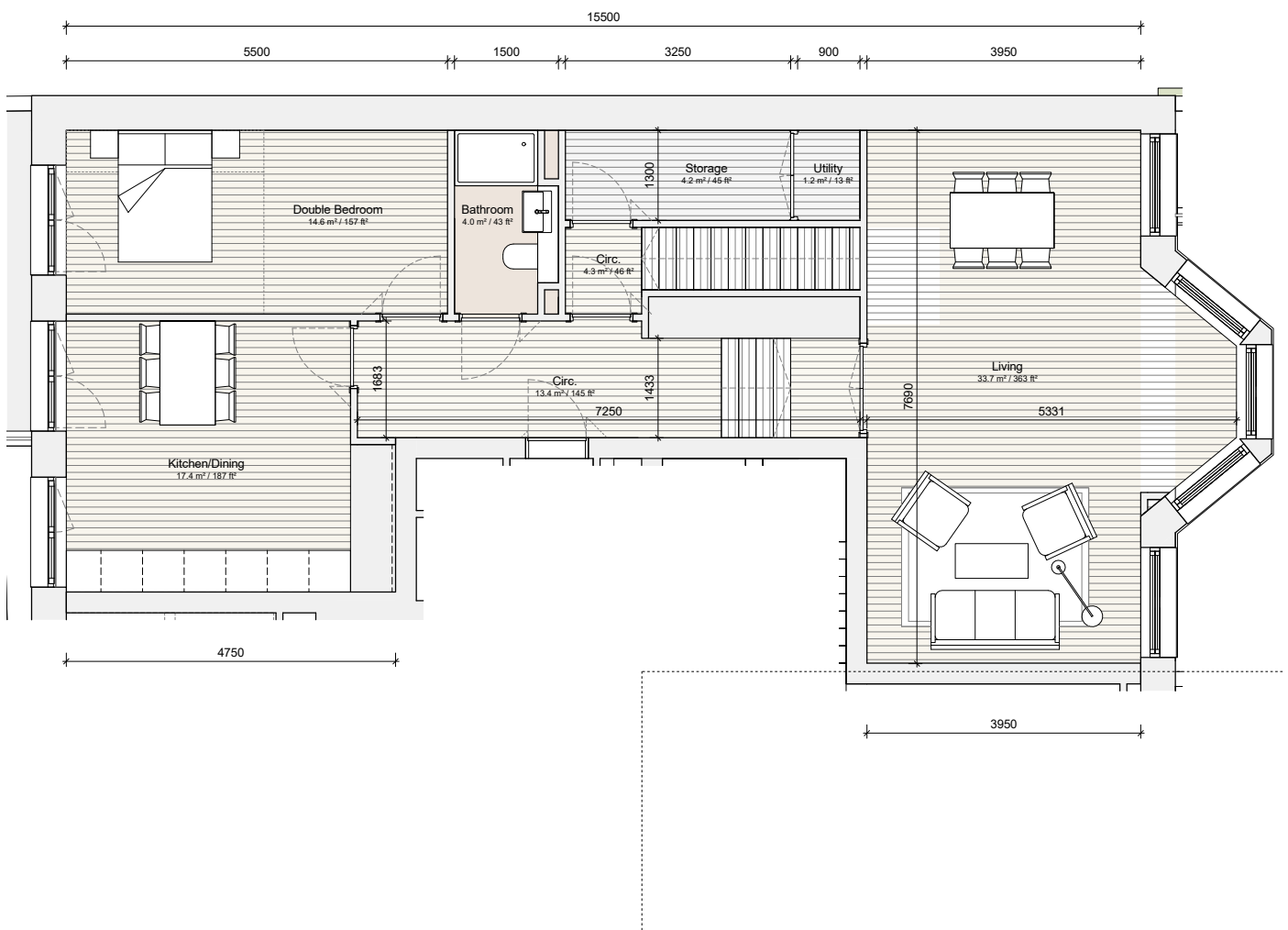
Circulation has been minimised to maximise the area of living/dining spaces. All entrance doors have a minimum clear width of 850mm. This includes balcony doors.

Amenity is provided by a west facing ground floor garden accessed by

the kitchen/dining room and an east facing lightwell serving the basement bedrooms.

All rooms have been designed to comply with Part M of the building regulations and the Technical Housing Standards.





Opposite: PS-M-4B-7P-2S @basement
Above: PS-M-4B-7P-2S @ground floor

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