

101 Camley Street, Camden

Planning Condition PP13 - Wheelchair Accessible Units

March 2019



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|----------|------------|------------------------------------|---------|
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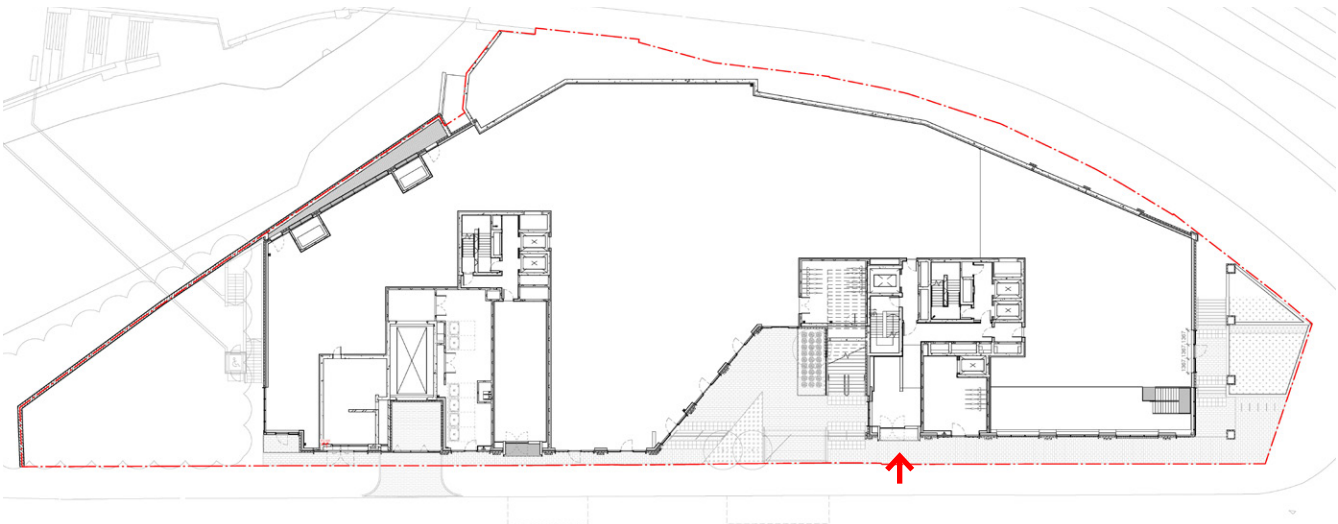
02.00

Introduction

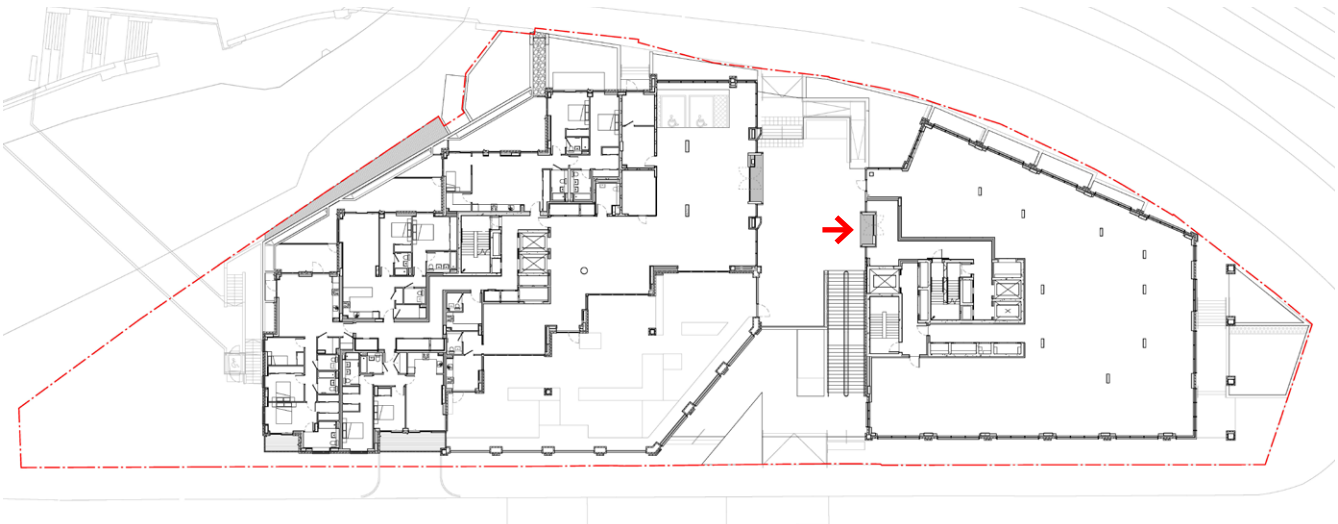
01.01 Overview

02

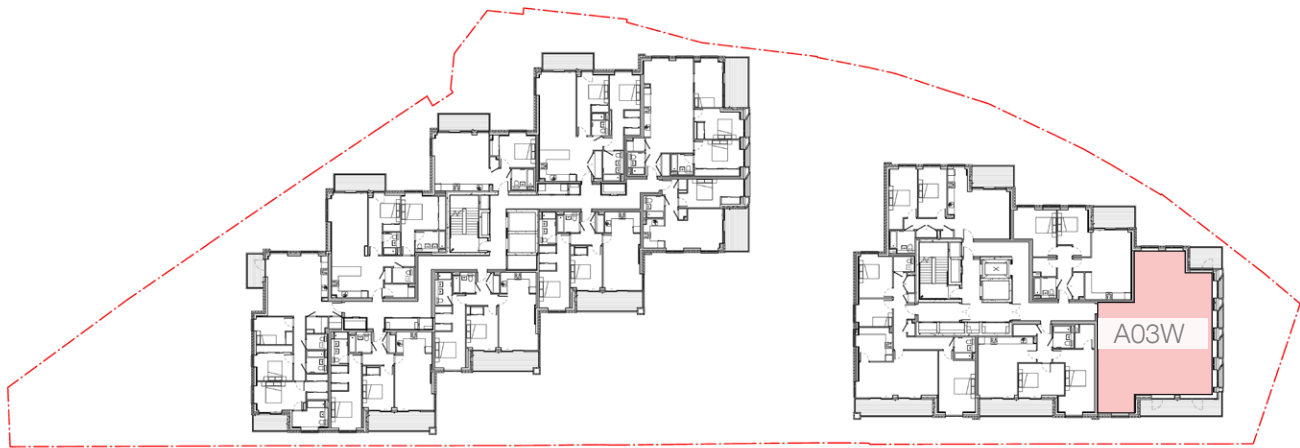
02.01 Overview



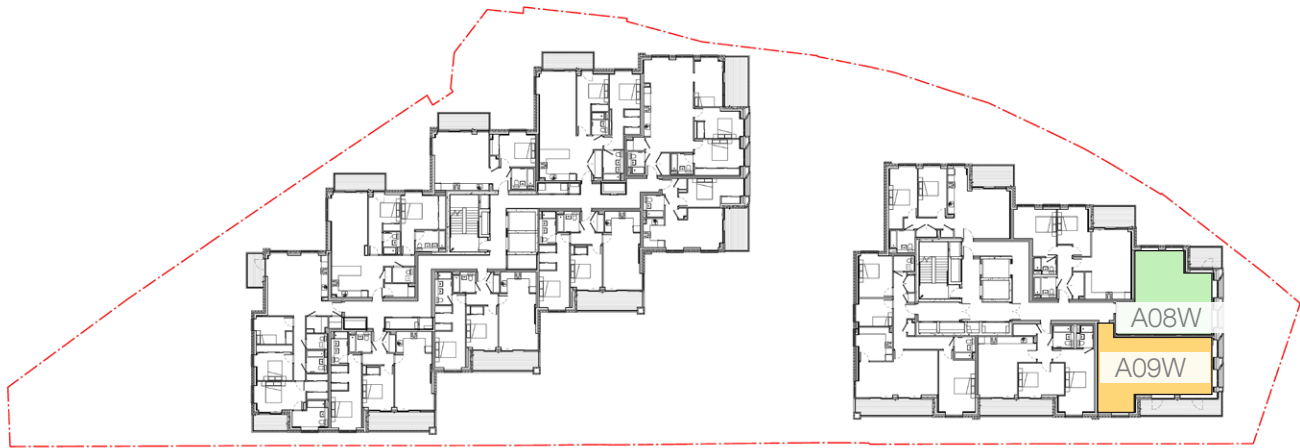
Lower Ground Entrance - Serving Unit A03W & A08W



Upper Ground Entrance - Serving Unit A09W



Unit Type A03W is Located on Level 01-02



Unit Type A08W and A09W are Located on Level 03

This document has been prepared by Hutchinson & Partners Limited to demonstrate that the scheme 101 Camley Street complies with or exceeds Building Regulations Part M, especially the minimum requirements of Part M4(3) for wheelchair accessible dwellings.

By complying with the minimum requirements of the building regulations, adequate provision will have been made for access to the building and wheelchair accessible units.

101 Camley Street is composed of two separate buildings above upper ground level, North and South. The 4 wheelchair accessible units in the scheme are in the south building. The 4 units will be referred to by type: 2 units of type A03W, 1 unit each of type A08W and A09W (see Appendix for unit type drawings).

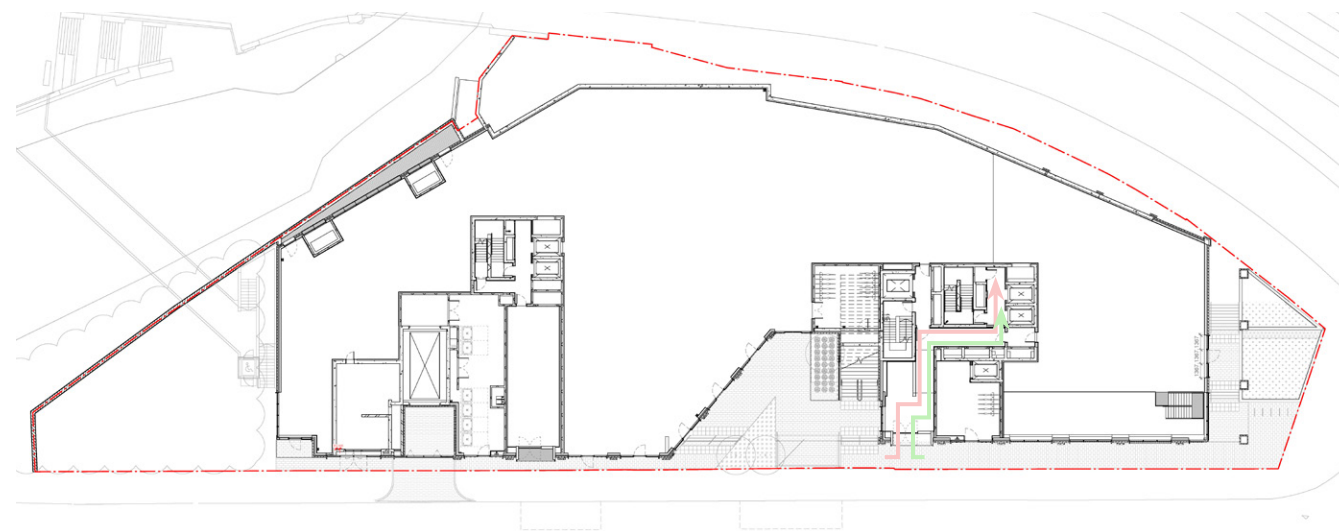
- Social Rent Tenure
- Intermediate Tenure
- Shared Ownership Tenure

03.00

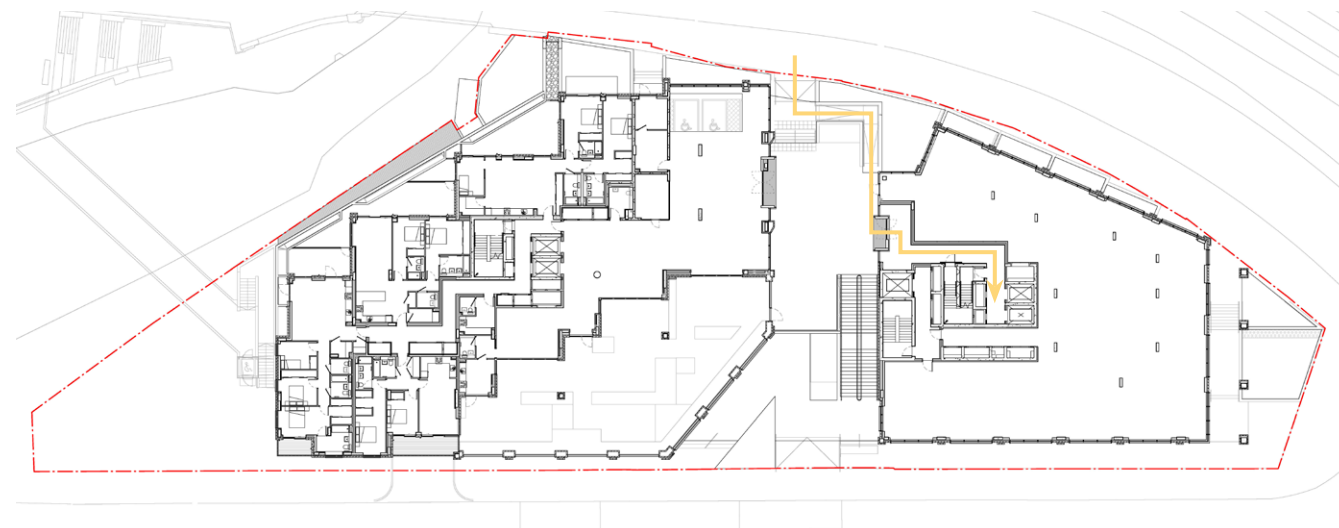
Access Routes

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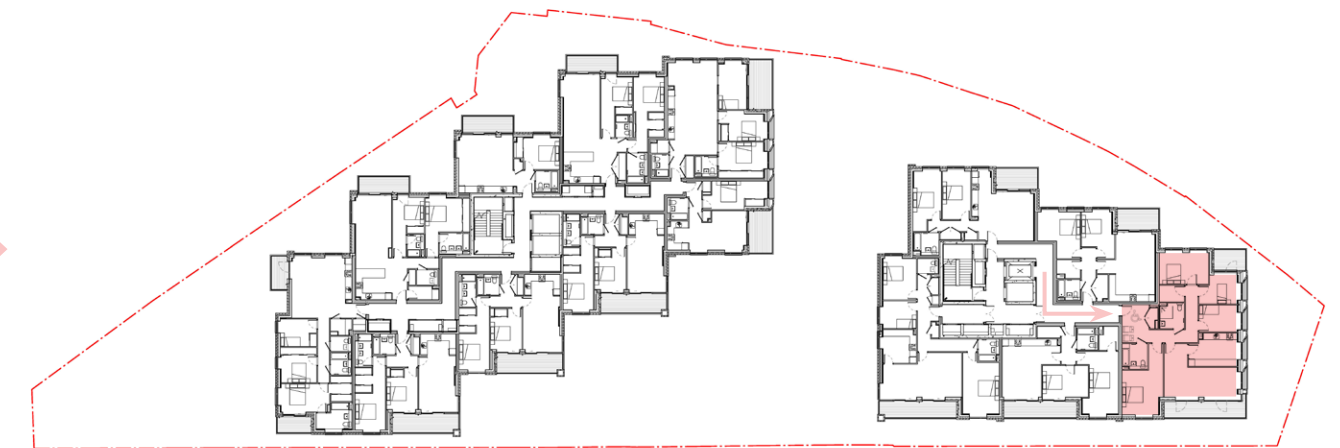
03.01 Access Routes to Wheelchair Units



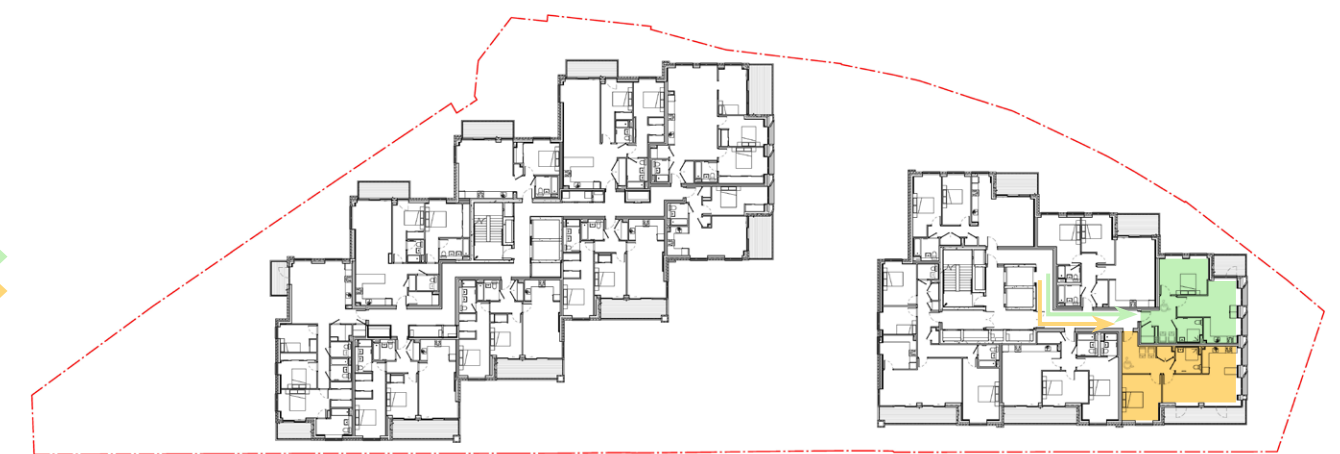
Lower Ground Level - Serving Unit A03W & A08W



Upper Ground Level - Serving Unit A09W



Level 01-02



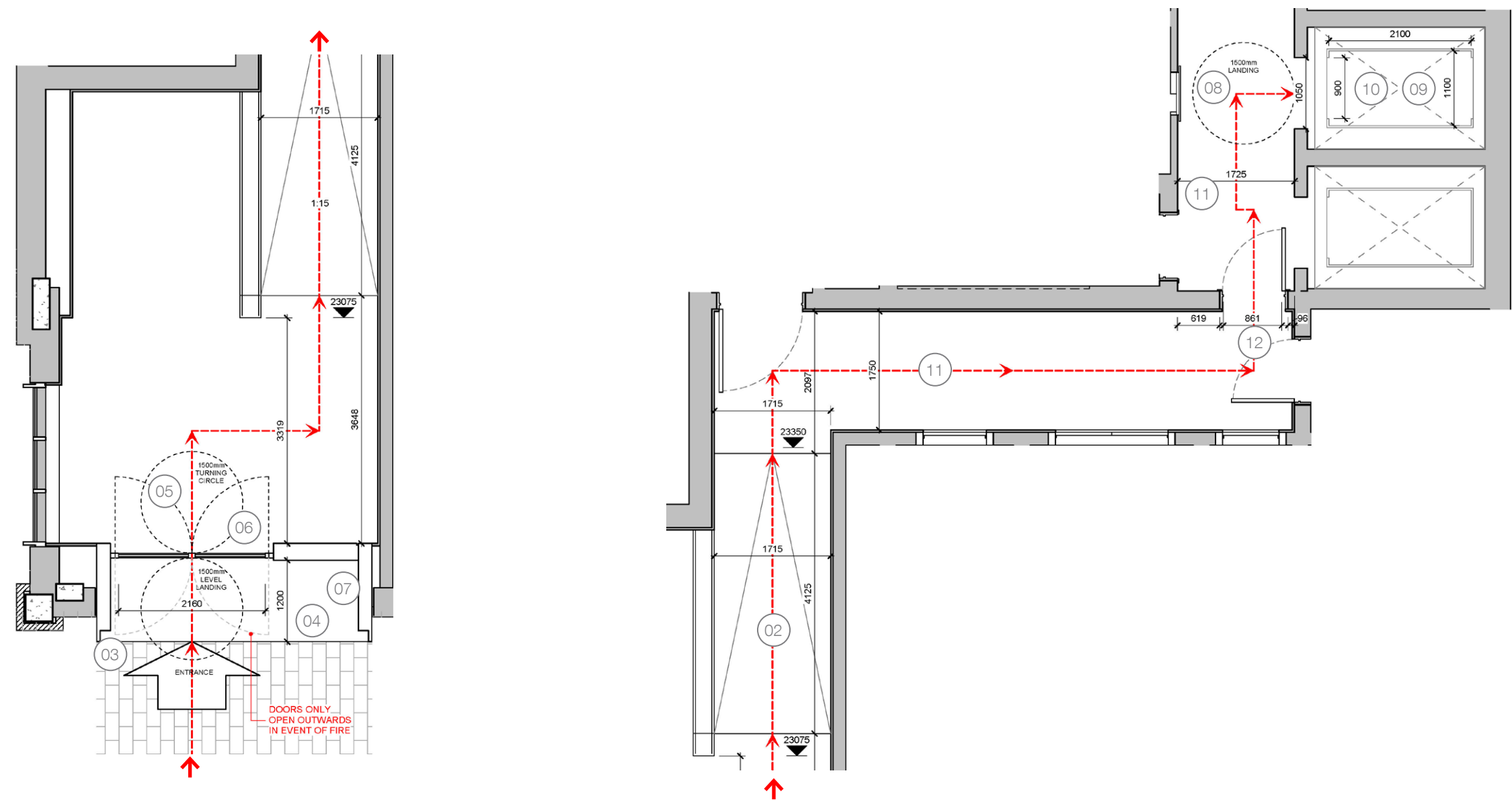
Level 03

101 Camley Street is composed of two separate buildings above upper ground level, North and South. The 4 wheelchair accessible units in the scheme are in the south building. Of the 4 units 3 are accessed from the Lower Ground Level entrance. Unit type A09W is accessed via the Upper Ground Level entrance. The two A03W units are on Level 01 and Level

02. Units A08W and A09W are on Level 03. The approaches to communal entrances and private entrances to each unit are shown indicatively above. The following pages will shown the step free access routes and their compliance with Part M in more detail.

- Route to A03W
- Route to A08W
- Route to A09W

03.02 Access Route to A03 and A08 - Lower Ground Entrance



Step Free Access Route to A03W & A08W - Lower Ground Lobby Plan 1:75

DWELLING APPROACH

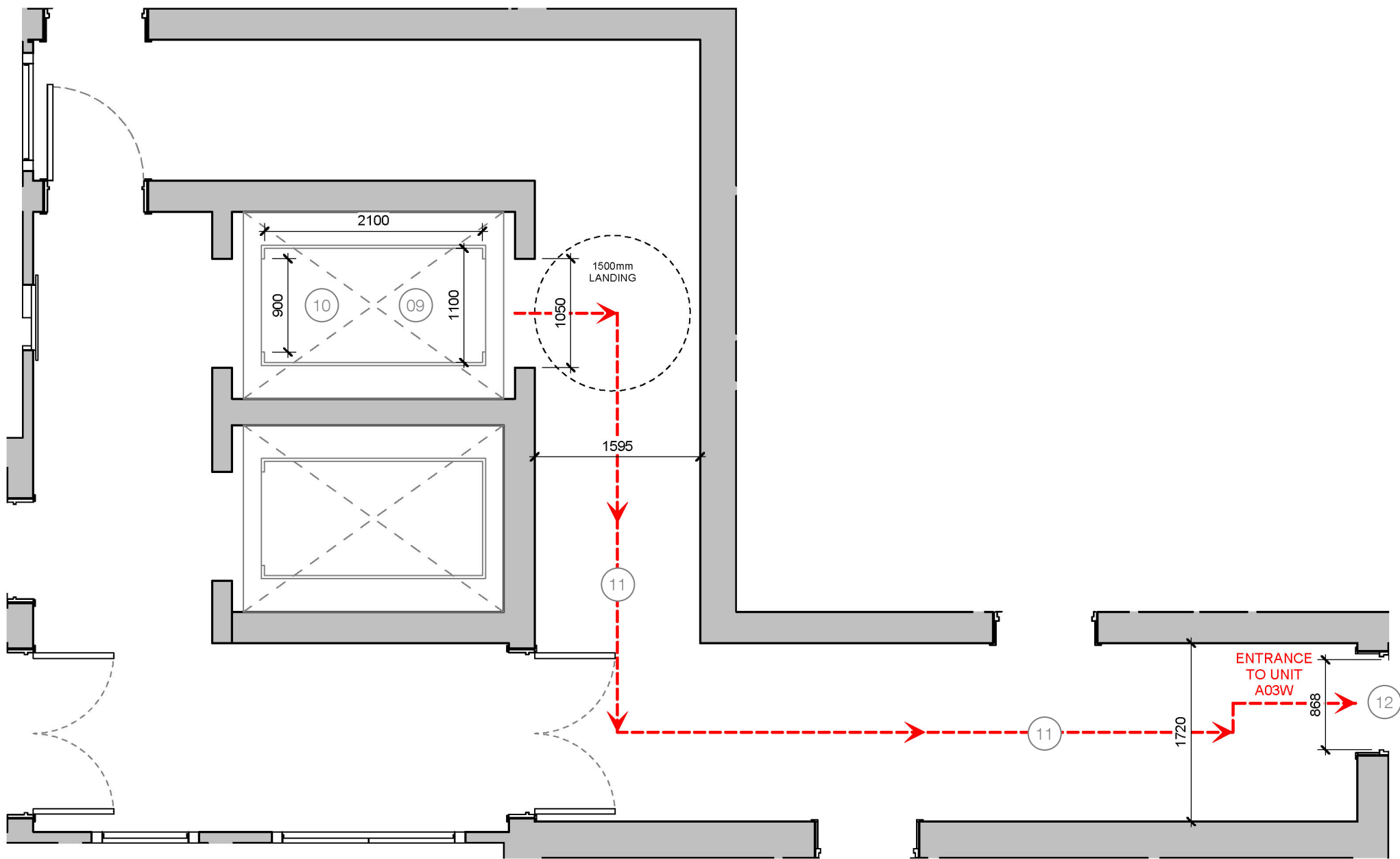
- 01. Minimum clear width of 1200mm
- 02. Ramp gradient 1:20 - 1:15
- COMMUNAL ENTRANCES
- 03. Level landing 1500mm wide and deep
- 04. Landing covered a minimum of 1200mm.

- 05. 1500mm turning circle behind the door
- 06. Clear entrance width of 850mm. 1000mm min provided.
- 07. Entry controls 900-1000mm AFFL
- COMMUNAL LIFTS
- 08. Clear 1500mm square landing in front of every lift.

- 09. Lift car min 1100 x 1400mm. 1100x2100mm provided.
- 10. Lift door opening 800mm clear width. 900mm provided.
- COMMUNAL CORRIDORS
- 11. 1200mm min clear width of hallways and landings
- 12. 850mm min clear width of doors.

--- Step Free Access Route

03.03 Access Route to A03 - Level 01 & Level 02



Step Free Access Route to A03W - Level 01 and Level 02 Plan 1:50

DWELLING APPROACH

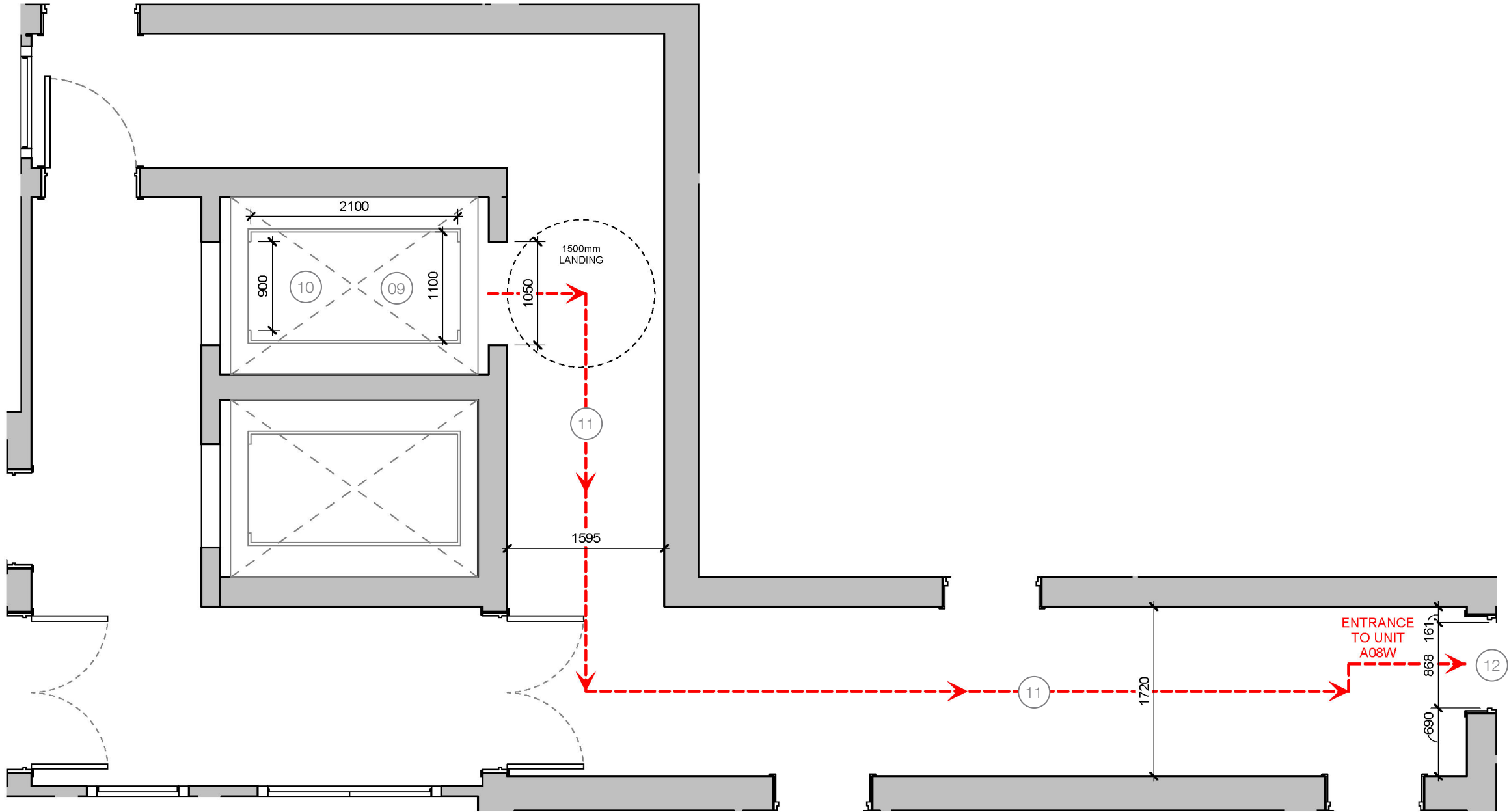
- 01. Minimum clear width of 1200mm
- 02. Ramp gradient 1:20 - 1:15
- COMMUNAL ENTRANCES
- 03. Level landing 1500mm wide and deep
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- 05. 1500mm turning circle behind the door
- 06. Clear entrance width of 850mm. 1000mm min provided.
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- COMMUNAL LIFTS
- 08. Clear 1500mm square landing in front of every lift.

- 09. Lift car min 1100 x 1400mm. 1100x2100mm provided.
- 10. Lift door opening 800mm clear width. 900mm provided.
- COMMUNAL CORRIDORS
- 11. 1200mm min clear width of hallways and landings
- 12. 850mm min clear width of doors.

--- Step Free Access Route

03.04 Access Route to A08 - Level 03



Step Free Access Route to A08W - Level 03 Plan 1:50

DWELLING APPROACH

- 01. Minimum clear width of 1200mm
- 02. Ramp gradient 1:20 - 1:15
- COMMUNAL ENTRANCES
- 03. Level landing 1500mm wide and deep
- 04. Landing covered a minimum of 1200mm.

- 05. 1500mm turning circle behind the door

- 06. Clear entrance width of 850mm. 1000mm min provided.

- 07. Entry controls 900-1000mm AFFL

COMMUNAL LIFTS

- 08. Clear 1500mm square landing in front of every lift.

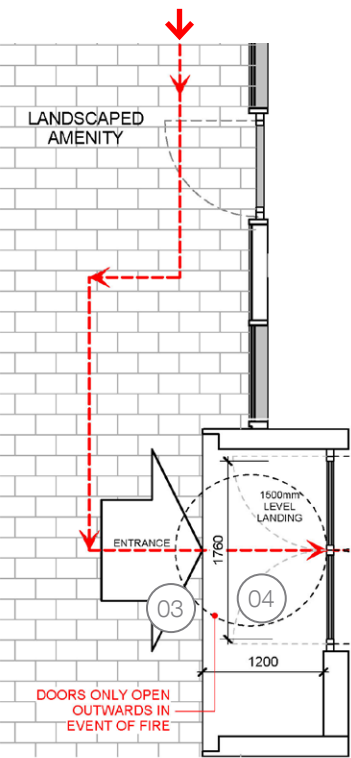
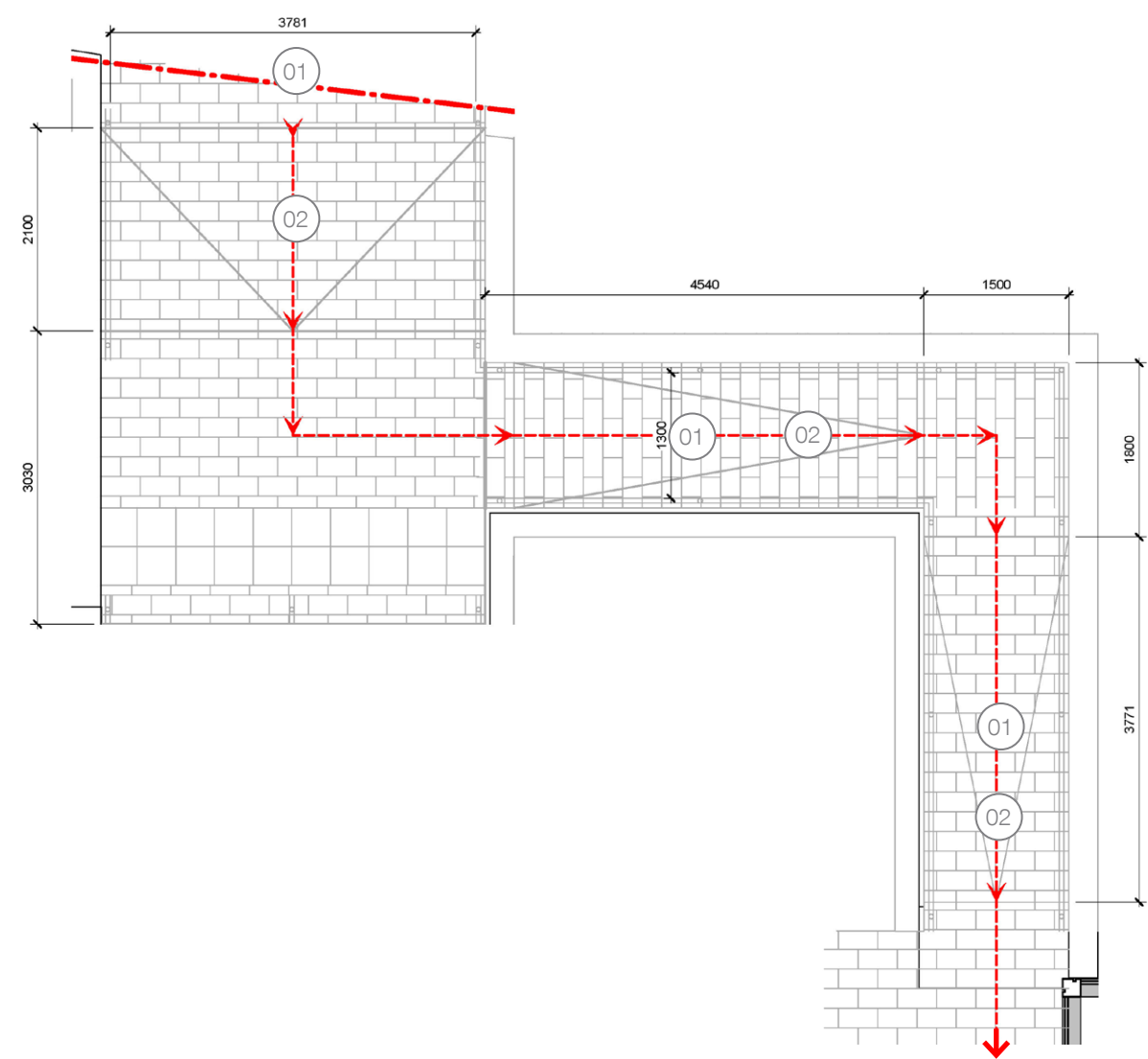
- 09. Lift car min 1100 x 1400mm. 1100x2100mm provided.
- 10. Lift door opening 800mm clear width. 900mm provided.

COMMUNAL CORRIDORS

- 11. 1200mm min clear width of hallways and landings
- 12. 850mm min clear width of doors.

--- Step Free Access Route

03.05 Access Route to A09 - Upper Ground Approach



Step Free Access Route to A09W - Upper Ground Level Plan 1:75

DWELLING APPROACH

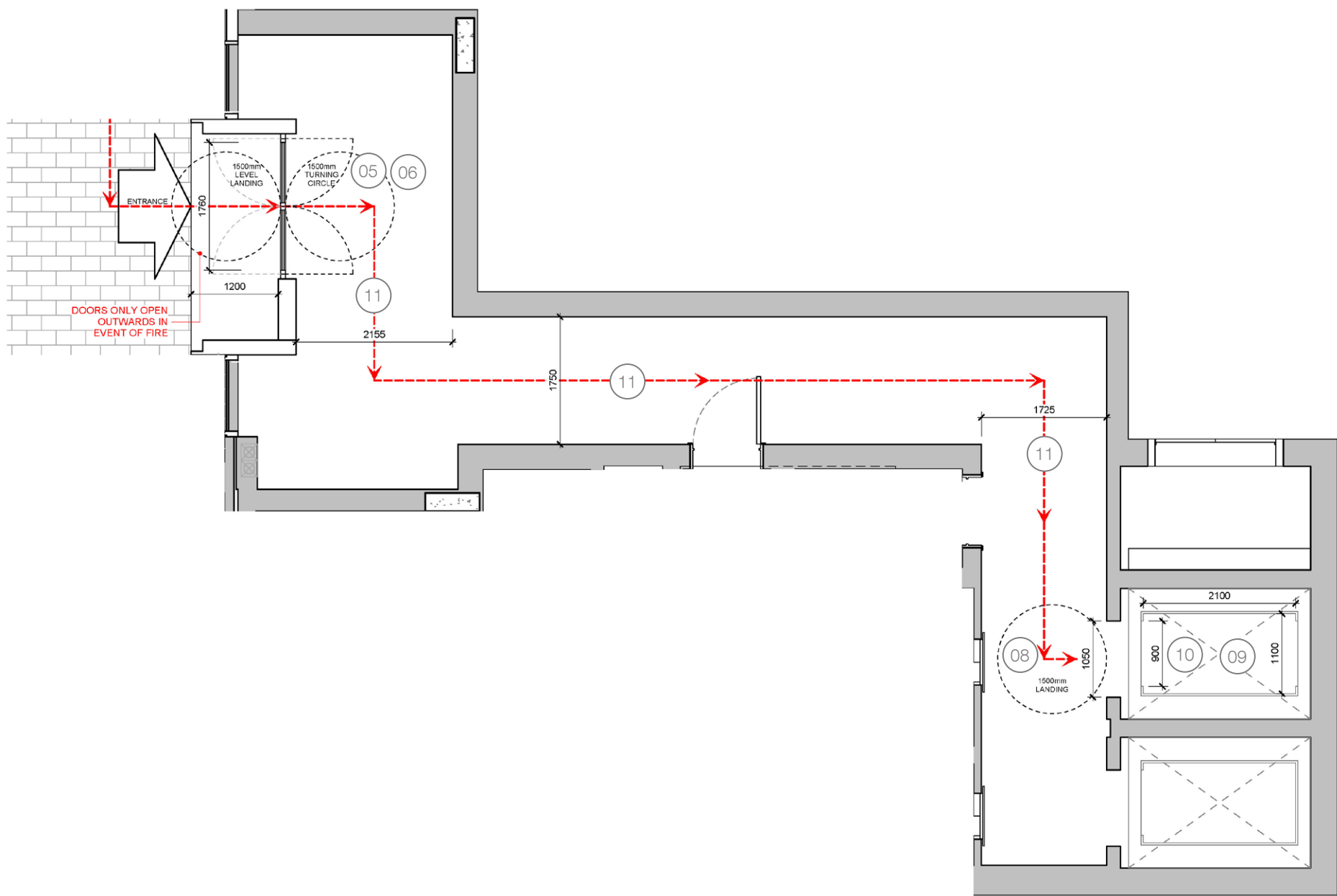
- 01. Minimum clear width of 1200mm
 - 02. Ramp gradient 1:20 - 1:15
- ## COMMUNAL ENTRANCES
- 03. Level landing 1500mm wide and deep
 - 04. Landing covered a minimum of 1200mm.

- 05. 1500mm turning circle behind the door
 - 06. Clear entrance width of 850mm. 1000mm min provided.
 - 07. Entry controls 900-1000mm AFFL
- ## COMMUNAL LIFTS
- 08. Clear 1500mm square landing in front of every lift.

- 09. Lift car min 1100 x 1400mm. 1100x2100mm provided.
 - 10. Lift door opening 800mm clear width. 900mm provided.
- ## COMMUNAL CORRIDORS
- 11. 1200mm min clear width of hallways and landings
 - 12. 850mm min clear width of doors.

--- Step Free Access Route

03.06 Access Route to A09 - Upper Ground Lobby



Step Free Access Route to A09W - Upper Ground Level Plan 1:75



DWELLING APPROACH

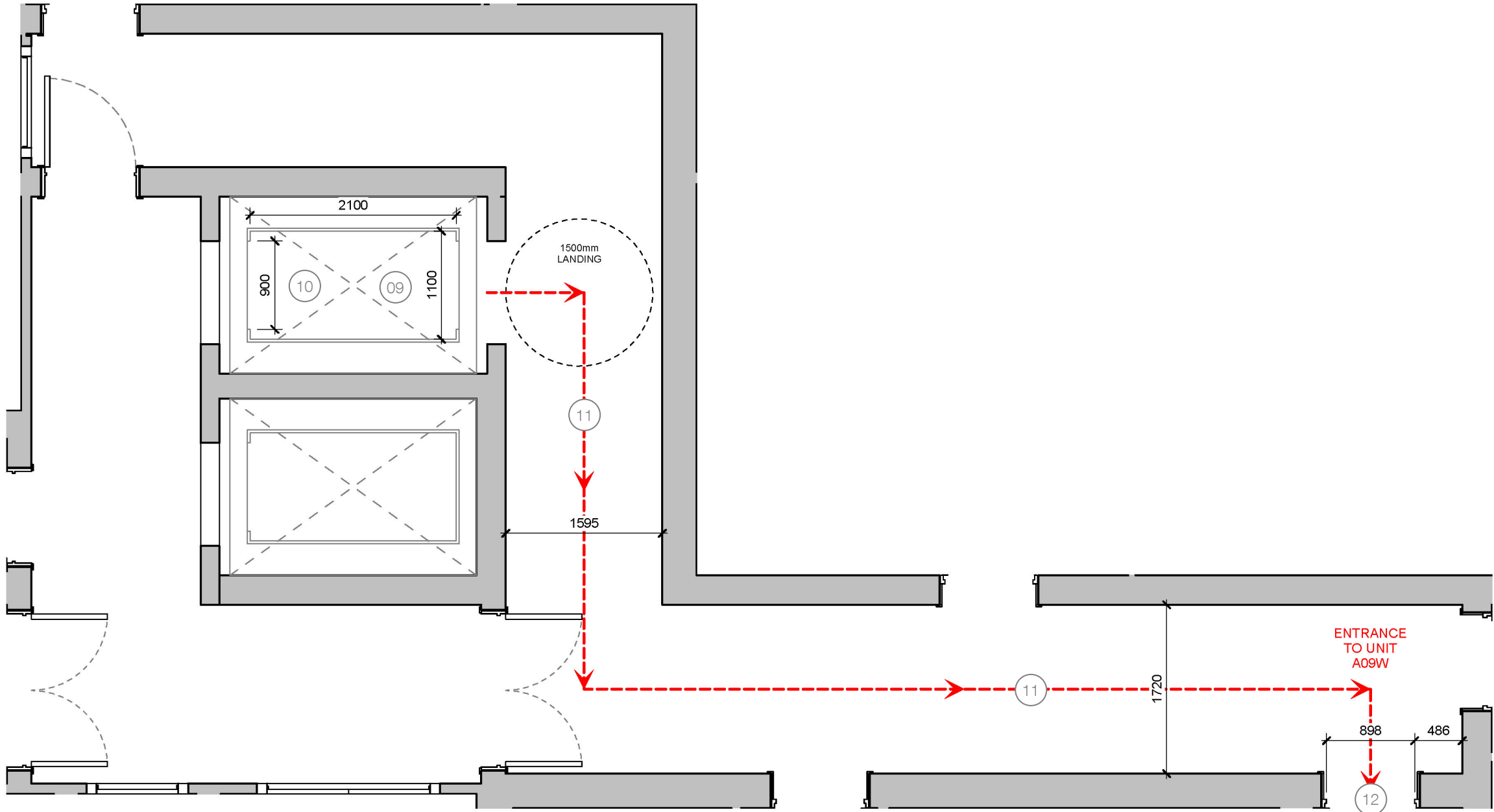
- 01. Minimum clear width of 1200mm
- 02. Ramp gradient 1:20 - 1:15
- COMMUNAL ENTRANCES
- 03. Level landing 1500mm wide and deep
- 04. Landing covered a minimum of 1200mm.

- 05. 1500mm turning circle behind the door
- 06. Clear entrance width of 850mm. 1000mm min provided.
- 07. Entry controls 900-1000mm AFFL
- COMMUNAL LIFTS
- 08. Clear 1500mm square landing in front of every lift.

- 09. Lift car min 1100 x 1400mm. 1100x2100mm provided.
- 10. Lift door opening 800mm clear width. 900mm provided.
- COMMUNAL CORRIDORS
- 11. 1200mm min clear width of hallways and landings
- 12. 850mm min clear width of doors.

--- Step Free Access Route

03.07 Access Route to A09 - Level 03



Step Free Access Route to A09W - Level 03 Plan 1:50

DWELLING APPROACH

- 01. Minimum clear width of 1200mm
- 02. Ramp gradient 1:20 - 1:15
- COMMUNAL ENTRANCES
- 03. Level landing 1500mm wide and deep
- 04. Landing covered a minimum of 1200mm.

- 05. 1500mm turning circle behind the door

- 06. Clear entrance width of 850mm. 1000mm min provided.

- 07. Entry controls 900-1000mm AFFL

COMMUNAL LIFTS

- 08. Clear 1500mm square landing in front of every lift.

- 09. Lift car min 1100 x 1400mm. 1100x2100mm provided.
- 10. Lift door opening 800mm clear width. 900mm provided.

COMMUNAL CORRIDORS

- 11. 1200mm min clear width of hallways and landings
- 12. 850mm min clear width of doors.

--- Step Free Access Route

04.00

Lighting

| | |
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