

## 5 Proposal

### 5.3 Building Layout

#### 5.3.7 Inclusive Design

The design has been developed to facilitate ease of access for all residents and visitors to the building. Dwellings have been designed to be functional and adaptable to meet the changing needs of residents throughout their lives.

The main access standards and regulations referred to in the scheme development are:

- The Building Regulations 2015, Access to and use of Buildings, Approved Document M, HM Government, 2015;
- The Building Regulations 2013, protection from falling, collision and impact, Approved Document K, HM Government, 2013
- The Building Regulations 2013, Fire Safety, Volume 2 - Buildings other than Dwellings, HM Government, 2013;
- 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.
- Lifetime Homes, Habinteg 2010, and the Wheelchair Housing Design Guide, Stephen Thorpe and Habinteg 2006

#### Car parking and Loading bay

Following a meeting with LBC Highways and discussions with LBC Planning during pre-app meetings, the following approach is being taken to car parking provision on the site:

1. The development will be car-free
2. Two dedicated blue badge car parking spaces will be provided for wheelchair residents on Dartmouth Park Hill. The spaces measure 1800 x 6200mm with 1200mm access zone to the side and rear. Dropped kerbs, no steeper than 1:12, will be provided between car parking bays. The car parking bays will be located within 50m of the building entrance. Two new general needs parking spaces are proposed further along Chester Road to compensate for the loss of general needs parking on Dartmouth Park Hill.
3. An equivalent car parking space will be designated with a single yellow line for loading and unloading only along Chester Road.

#### Horizontal Circulation

All dwellings are accessed via decks that front onto the communal courtyard. These access decks are 1500mm wide generally and at least 1500mm wide adjacent to lifts and wheelchair-accessible units to permit ease of access and to allow wheelchair turning through 90 degrees into accessible units.

Details of décor, surfaces, lighting and acoustics will be reviewed at the appropriate stage of design development.

Switches and sockets to communal areas are to meet Approved Document M and BS8300 with regard to location, height and contrast, subject to detail design.

All internal doors are to meet Approved Document M regarding clear opening width, operating force, ironmongery and colour contrast. All doors will be to appropriate clear width and will have a 300mm unobstructed return to the pull side.

#### Vertical Circulation

There is an accessible passenger lift within each vertical circulation core. Lift car sizes will be not less than 1100mm x 1400mm in accordance with Approved Document M.

Refer to the fire strategy report for further details on additional lift specification enhancements.

All stairs will be to Approved Documents M and K, suitable for ambulant disabled users. Not everyone can use lifts and stairs may be preferred.

Details of lifts, stair nosings, finishes, handrails and lighting will be reviewed to ensure these meet best practice requirements.

#### Dwelling Layouts

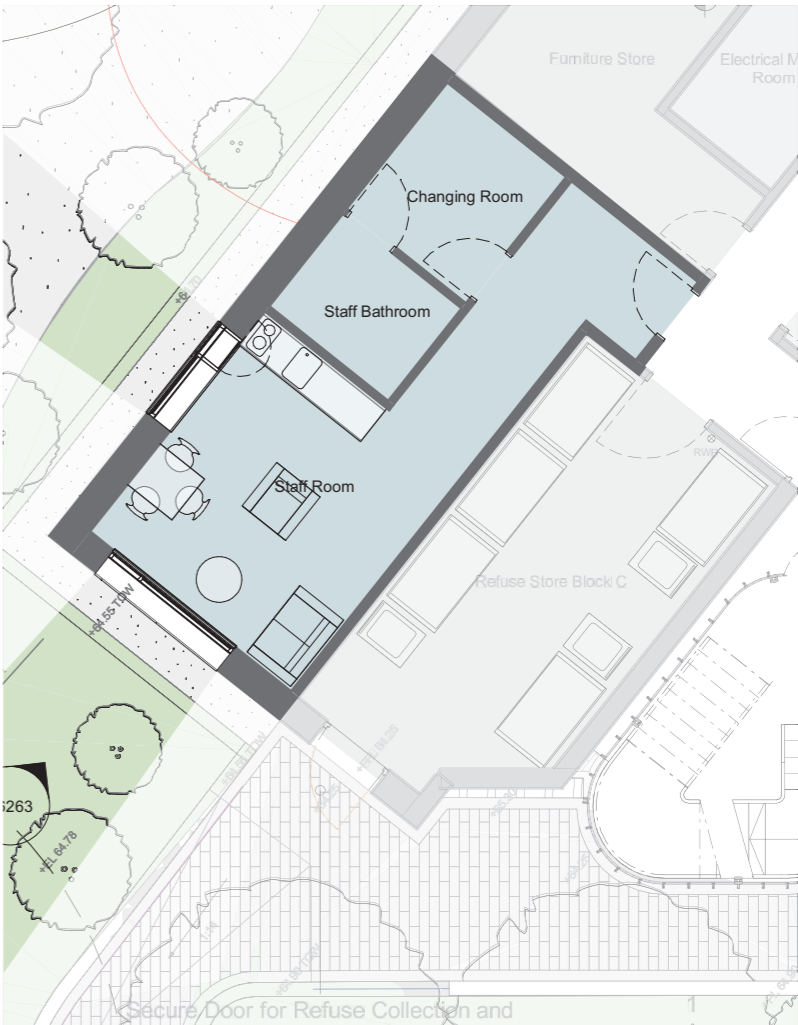
Two of the dwellings have been designed to be wheelchair-accessible flats. These have been designed in accordance with the Approved Document M Category 3 which sets out the requirements for fully accessible wheelchair dwellings.

#### 5.3.8 Staff Room

The staff room is located on the Lower Ground Floor in the north west corner of the site, where the existing topography of the street is at its lowest level.

This dual aspect space provides staff with a private area away from the main communal courtyard, that will benefit from pleasant views overlooking the new pedestrian walkway to the north and Chester Road to the east. Incorporating two generous windows has the further benefit of activating this part of the site and improving safety through passive surveillance.

The staff room will accommodate comfortable seating, a dining table, and a small kitchen. There will also be a separate shower room and changing room for staff use only.



Lower Ground Floor Plan (detail)  
Staff Facilities (blue)