

## **10 ACCESSIBILITY**

---






# 10.0 ACCESS TO BUILDING

## ACCESSIBILITY

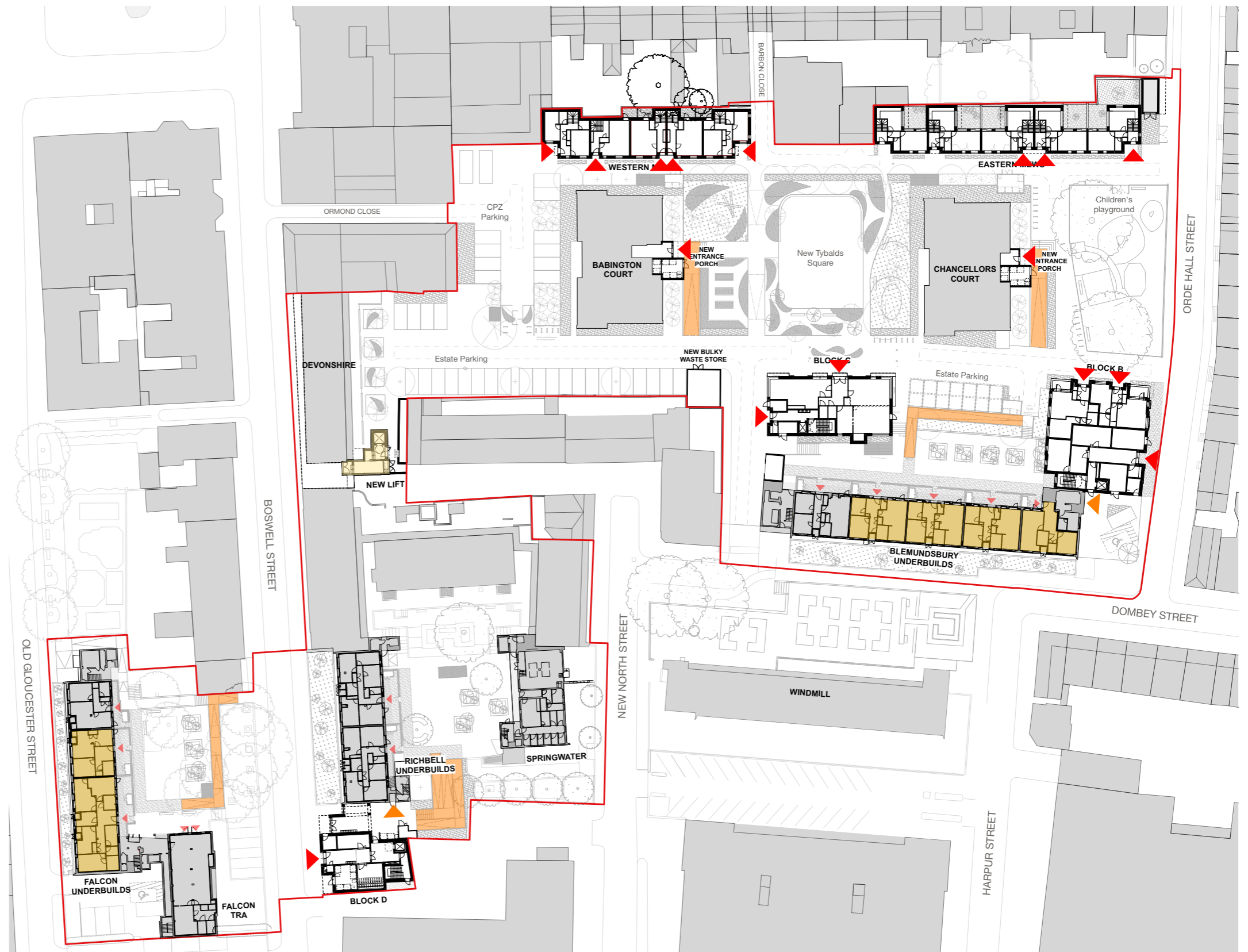
The existing Tybalds Estate is in most areas not accessible at all or not easily accessible to people who are in wheelchairs, people finding walking upstairs difficult, or indeed residents who have children in buggies, etc.

This is mainly because in most cases the original housing blocks do not have level access at ground floor, and are instead entered by steps half a storey above pavement level. However, even where there is level access provided by lifts, these are entered at basement level accessed by external ramps – which in themselves are often steeper than current regulations dictate – or by single steps adjacent to lifts.

This project, apart from creating brand new housing blocks that are fully accessible, seeks also to significantly improve disabled access to the existing buildings (with the exception of Windmill Block which is not part of the proposed scheme).

-  Wheelchair accessible units
-  New accessible lift
-  New accessible ramps
-  Proposed new entrances
-  Existing entrances

KEY



# 10.0 ACCESS TO BUILDING

## WHEELCHAIR UNITS

Across Tybalds Estate, 6 new wheelchair accessible units are being proposed.

These are all located within the Underbuilds as follows:

- 3x 2B3P in Blemundsbury Underbuilds
- 1x 1B2P in Blemundsbury Underbuilds
- 1x 4B6P in Falcon Underbuilds
- 1x 1B2P in Falcon Underbuilds

All of these are compliant with Camden regulations and GLA standards and Building Regulations Part M4(3).

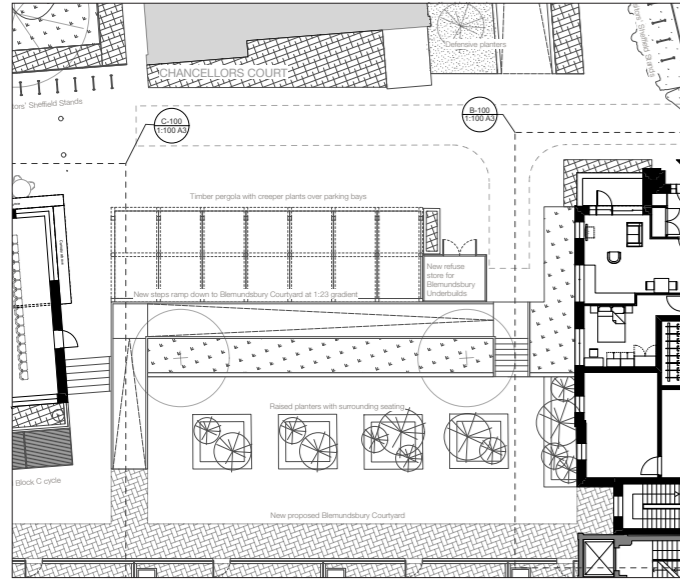


KEY



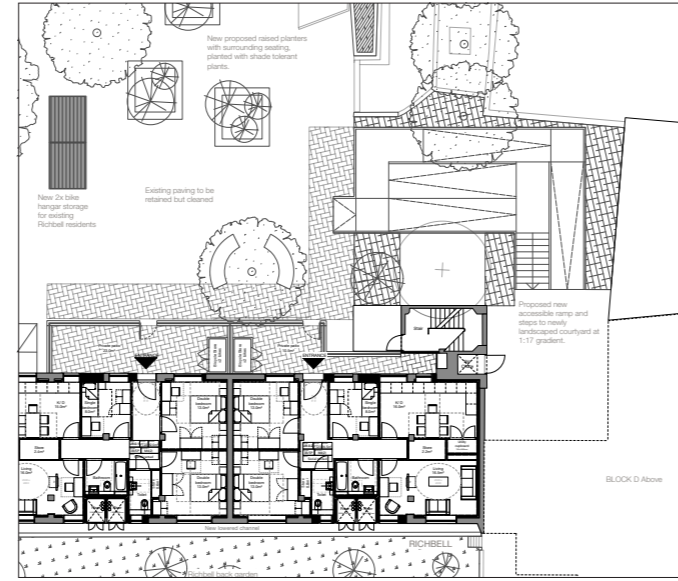
# 10.0 ACCESS TO BUILDING

## IMPROVEMENTS



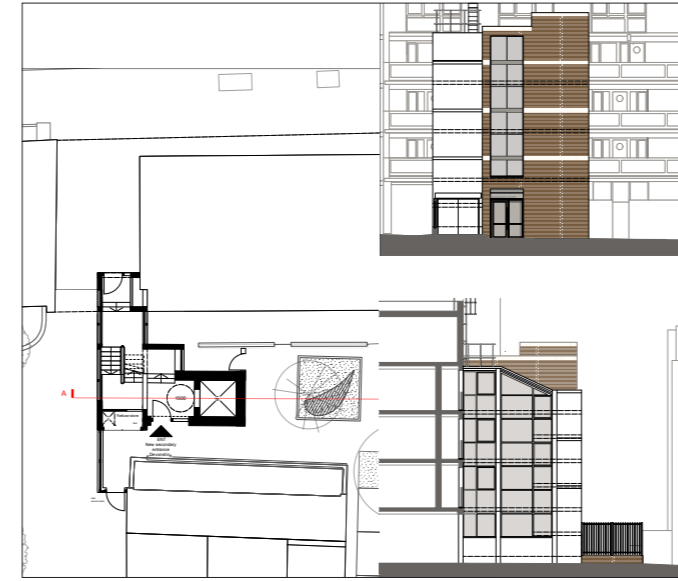
### Blemundsbury:

A new compliant external ramp is created within the new public realm landscape (between new blocks B and C) to provide wheelchair access down Blemundsbury's lower courtyard. New accessible surfaces are provided across the courtyard to the existing basement lift entrance at the same level as the lift doors. In this way wheelchair and buggy access is greatly improved and wheelchair access is provided also to the new four wheelchair accessible underbuild flats in Blemundsbury's basement.



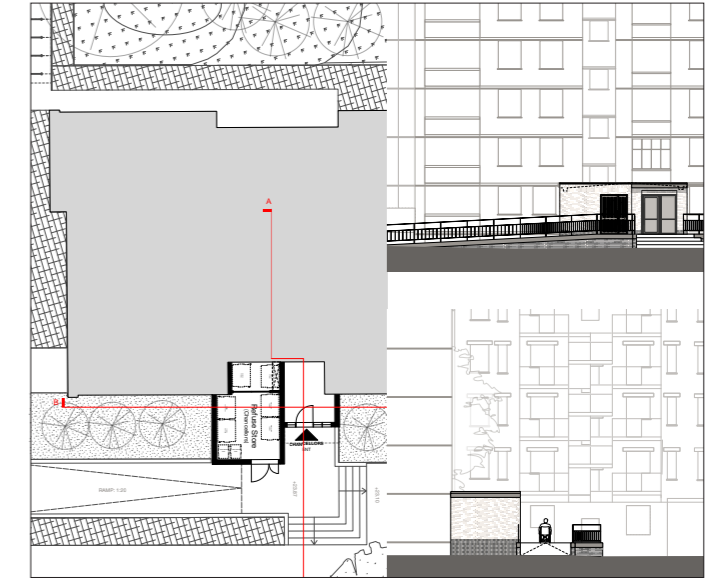
### Richbell and Falcon:

These two blocks of flats do have existing lifts that travel down to each basement courtyard levels (these buildings are not directly accessible from ground floor/pavement level). However both courtyards are only accessed by existing ramps that are too steep and not DDA compliant. The scheme therefore provides new fully compliant external ramps down to their respective courtyards, with accessible and level ground surfaces taking residents directly to the lift doors and to wheelchair accessible underbuild units for Falcon.



### Devonshire Court:

A completely new 8 person (wheelchair-sized) lift is added to this block within a new extension to the existing staircase here. This lift is accessed from a new entrance on the east side of the block, through a new secure pedestrian fobbed gate, and serves every floor of the building. Once again this block has been entered only by stairs since its construction, so this new lift represents a complete transformation of accessibility here for all the blocks' residents.



### Chancellors and Babington Courts:

Brand new fully compliant ramps and entrance lobbies are created to each of these existing tower blocks, providing level access to the raised ground floors and lifts of these buildings for the first time since their construction in the 1960s.