

10.0 ACCESSIBILITY

10.1 LEVEL ACCESS INTO BUILDING

An access strategy has been developed in accordance with Liverpool City Council - Design for Access for All, Supplementary Planning Document.

KEY:
..... Accessible pathways, clear from obstructions with path edges defined.



Ground Floor Plan



10.0 ACCESSIBILITY

10.2 LIFETIME HOMES GUIDANCE

10.2.1 Lifetime Homes Criteria & Specifications

<ul style="list-style-type: none">Disabled parking spaces of minimum dimensions 3300mm x 4800mm are clustered around the lift core in the basement. The distance to the dwelling entrance is level and kept to a minimum.Paths from car parking to the dwelling entrance is smooth, slip free and at least 1200mm wide.All entrances are illuminated, have a level threshold, and have effective clear opening width of at least 1200mm.All entrances an effective leading edge to door handle side.Adequate weather protection is provided at all main entrances.All entrances have a level external landing.Easy Access is provided to all principal stairs, and have a maximum rise of 170mm and a maximum going of 250mm. All stairs within all blocks are provided with handrails at a height of 900mm above stair nosings which extend a minimum of 300mm beyond the top and bottom steps. Stairs have a non-slip contrast nosing strip, with no open risers.All lifts to homes are fully accessible, and have clear landings of at least 1500mm x 1500mm.Lift cars have a minimum dimension of 1100mm 1400mm.	<ul style="list-style-type: none">Clear widths of at least 1200mm are provided to all communal hallways and landings with 1800mm passing places.All accessible living rooms and dining rooms are provided with clear turning circles of 1500mm.Kitchens have a clear entrance width of 1200mm between fixed walls and appliances.A minimum of 750mm clear space is provided around all sides of beds.All dwellings have a living room/space provided at entrance level.All WC compartments are provided with a WC with a centre line between 400mm-500mm from an adjacent wall, a flush control located on the side of the cistern furthest away from the adjacent wall.All WC compartments have an approach of at least 350mm from the WC's centre line towards the adjacent wall, 1000mm from the WC's centre-line on the other side, 1100mm forward from the front rim of the WC and 500mm back from the front rim of the WC for a width of 1000mm from the WC's centre line.Basins on the wall adjacent to the WC do not project into the approach zone by more than 200mm, and have a clear approach zone of 1100mm.Floor drainage in accessible rooms with floor level showers are located as far from the entrance doorway as practical, and the floors have a shallow fall towards the drain.All accessible WCs have an outwards opening	<p>door, and are capable of firm fixing and support of handrails and other adaptations at any point within 300mm and 1800mm from the floor</p> <ul style="list-style-type: none">All dwellings are single level, therefore internal stair lifts are not necessary.The ceiling construction is adequate for the installation of ceiling hoists to all main bedrooms and bathrooms. All bedrooms where this conditions exists have a clear, level route through the main bathroom.Accessible bathrooms are provided on the same level as the main bedroom, and are at entrance level.Accessible bathrooms are provided with an accessible floor shower with minimum 1500mm turning circle, and a shallow fall for drainage.Living spaces are provided with windows which allow a view out when seated, and at least one openable window is provided to all habitable spaces, operable by a range of people including those with restricted movement and reach.All glazing to living areas begins at a maximum of 300mm from the floor, and transoms within a 1700mm range of the floor are at least 400mm apart.All habitable rooms have a clear approach route to the window, with a potential 750mm wide route for wheelchair users, and handles are no higher than 1200mm from the floor.All service controls are within a band of 450mm to 1200mm form the floor, and are at least 300mm from any internal room corner.
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10.0 ACCESSIBILITY

10.2 LIFETIME HOMES GUIDANCE

9.1.2 Typical Apartment Layout

All 1 and 2 bed apartments within the proposal have been designed in order to comply with the 'Lifetime Homes Guidance', which outlines a set of design principles encouraging inclusivity, accessibility, adaptability, sustainability and good value.

The diagram adjacent outlines the basic principles adopted within each apartment layout, which include:

- 1. The minimum clear opening at the entrance to the dwelling should be a minimum of 800mm.
- 2. The minimum width to any internal corridor or hallway is 900mm, although 1200mm shall be maintained where possible.
- 3. The minimum clear opening width of any doorway within a dwelling is 750mm. Where the approach is at a right angle and the corridor is between 1050- 1200mm at minimum clear opening of 775mm is maintained. Where the approach is at a right angle and the corridor is less than 1050mm a minimum clear opening of 900mm is maintained.
- 4. There will be a minimum of one bathroom within each apartment that is capable of being converted into an accessible bath or shower room.
- 5. A clear width of 750mm shall be maintained to the sides and foot of the bed within the master bedroom. Within any secondary bedrooms a clear width of 750mm is maintained to a minimum of one side, and the foot of the bed where access to a window is required.
- 6. Within the kitchen, unit layouts shall be standardised in line with lifetime homes guidance, in either a straight, 'L' shaped or 'U' shaped configuration. A clear 1500mm diameter circle, or 1400 x 1700mm ellipse, shall be maintained for maneuverability in both the kitchen and lounge/ dining areas.
- 7. Where movement between furniture is necessary for circulation, a clear width of 750mm between items shall be maintained.



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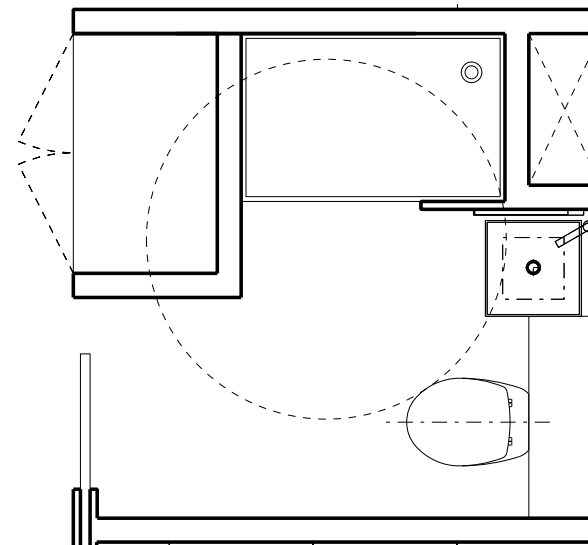
10.2 LIFETIME HOMES GUIDANCE

9.1.3 Typical Bathroom/ Accessible Bathroom Layout

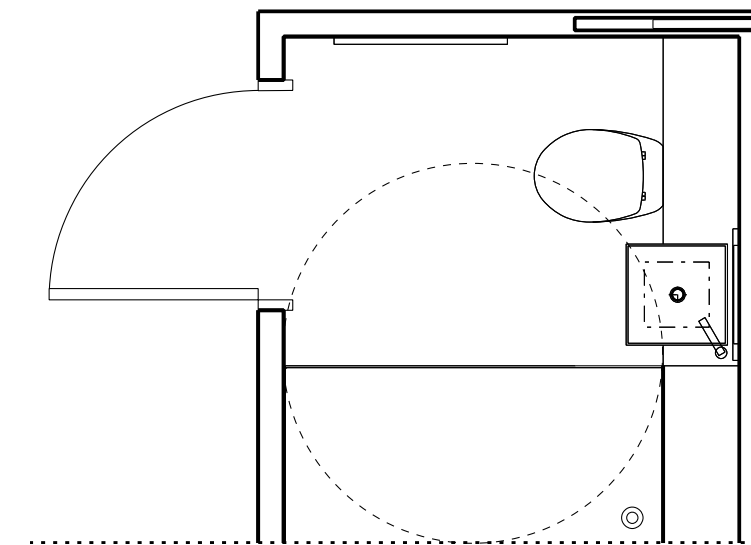
Bathrooms within the apartment will be standardised to allow for ease of construction, maintenance and later adaption when required.

In order that bathrooms can be converted into accessible facilities, all units will have the spatial requirements for a bathtub or accessible floor level shower.

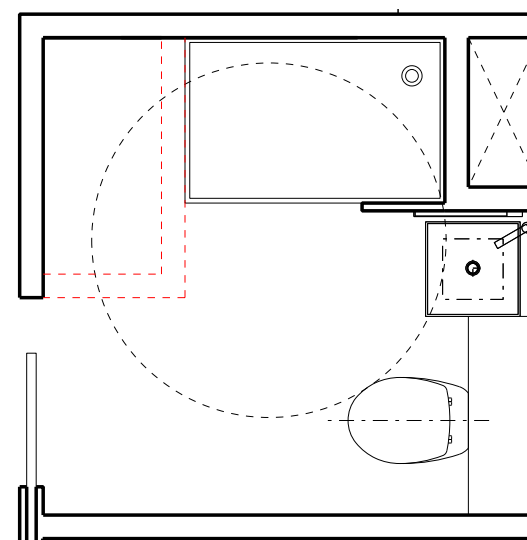
An accessible area shall be maintained around the wc, washbasin and shower/ bath/ accessible floor level shower. This includes allowing for a 1500 x 1500mm turning circle in the case of an accessible floor level shower.



Typical Bathroom Layout (Type 1)



Typical Bathroom Layout (Type 2)



Bathroom Alternative Layout

10.0 ACCESSIBILITY

10.3 DDA ACCESSIBLE STUDIOS

This scheme is aimed at the private residential sector, with exemplar levels of service, communal facilities and on-site management team.

As previously discussed, all of the 1 and 2 bed apartmentst can achieve Lifetime Homes status. The construction of the scheme strives to lend flexibility, with party walls, ceiling and floor defining the apartment which can be laid out with lightweight internal partitions to suit the needs of an end user.

It is proposed that 4 no. apartments (2- 1 bed apartments and 2 studios) are fitted out to accommodate wheelchair users, as illustrated in the adjacent diagram. Space standards allow a generous lobby, movement around the bed, walk in wetrooms/wc, space around furniture and suitable kitchen facilities.

The apartment blueprint allows that as the demand for accessible dwellings presents itself, more apartments can be converted easily and quickly to achieve recommended 5% if required.

This proposal avoids an over-provision which would be unnecessary for the vast majority of non-wheelchair user residents, and instead offers flexibility for the future.

Key:

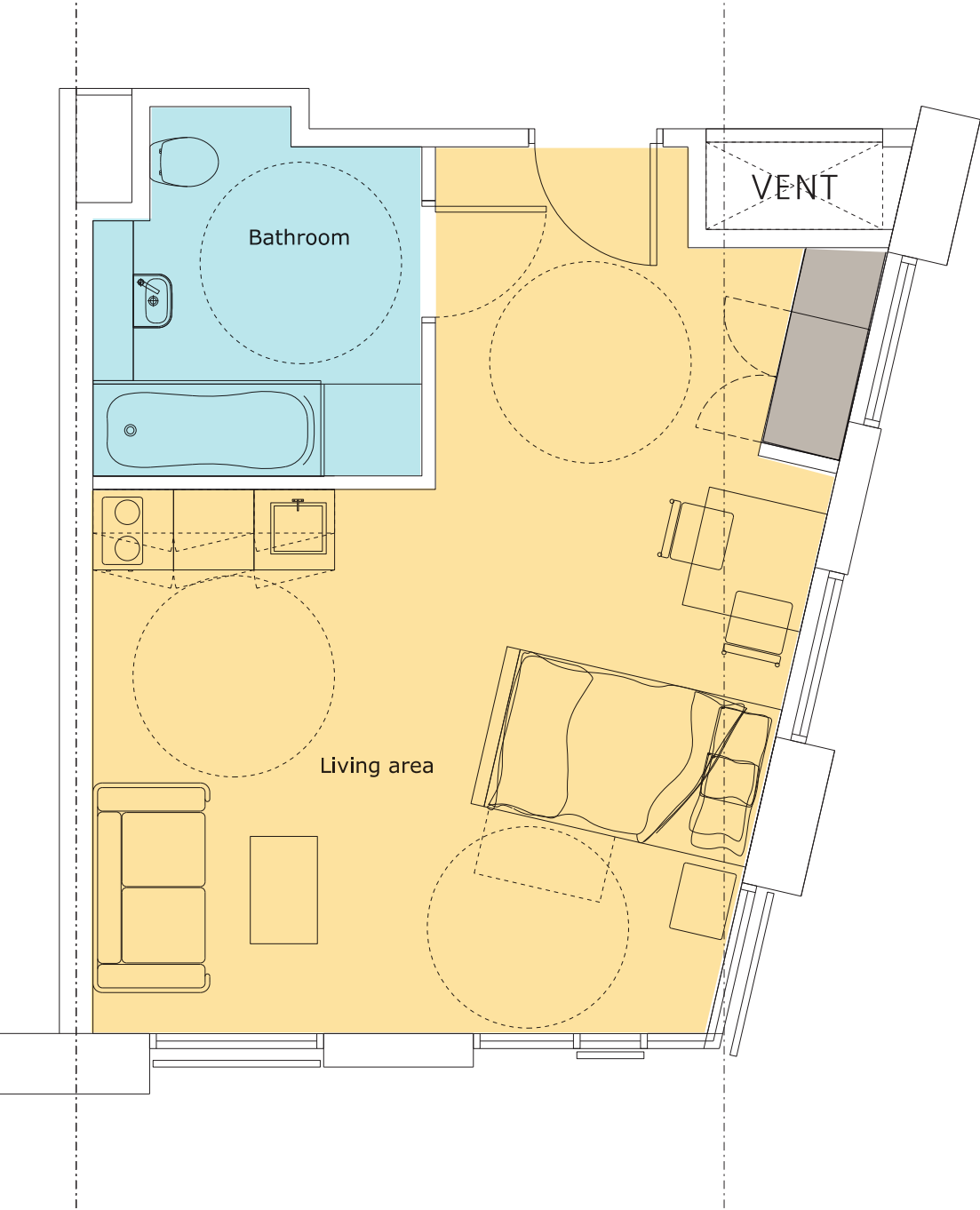
Kitchen/ Lounge/ Dining Area

Bedroom

Bathroom

Corridor

Store



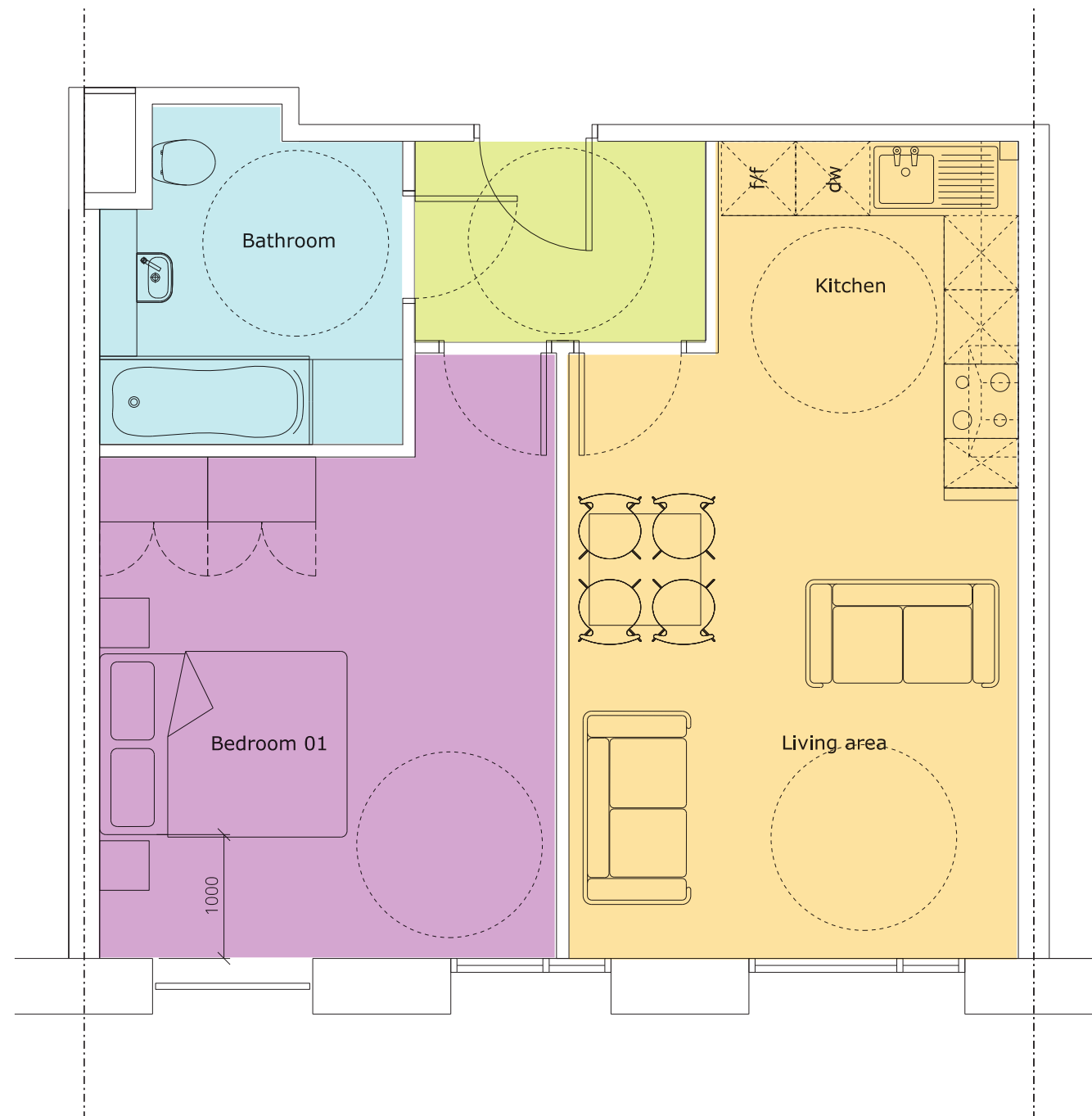
An example of a DDA compliant studio

10.0 ACCESSIBILITY

10.4 DDA ACCESSIBLE 1 BED APARTMENT

Key:

- Kitchen/ Lounge/ Dining Area
- Bedroom
- Bathroom
- Corridor
- Store



An example of a DDA compliant 1 bed apartment



11.0 SCHEDULES

11.1 ACCOMMODATION SCHEDULE

Block A

- Ground Floor Level
- Entrance Lobby / Foyer X 2

Gym

Laundry X 2

Bin Store X 2

Communal Area

1. Bike Store - 68 Spaces

2. Bike Store - 48 Spaces

Parking - 3 Spaces (1 DDA)

Car Lift

Plant

Sub Station
- 1st Floor Level
- 17 Studio Apartments (1 DDA)

3 1-Bedroom Apartments (2 DDA)

2 2-Bedroom Apartments (1 DDA)
- 2nd Floor Level
- 17 Studio Apartments (1 DDA)

3 1-Bedroom Apartments (2 DDA)

2 2-Bedroom Apartments
- 3rd Floor Level
- 17 Studio Apartments (1 DDA)

3 1-Bedroom Apartments

2 2-Bedroom Apartments
- 4th Floor Level
- 17 Studio Apartments (1 DDA)

3 1-Bedroom Apartments

2 2-Bedroom Apartments
- 5th Floor Level
- 17 Studio Apartments (1 DDA)

3 1-Bedroom Apartments

2 2-Bedroom Apartments
- 6th Floor Level
- 17 Studio Apartments (1 DDA)

3 1-Bedroom Apartments

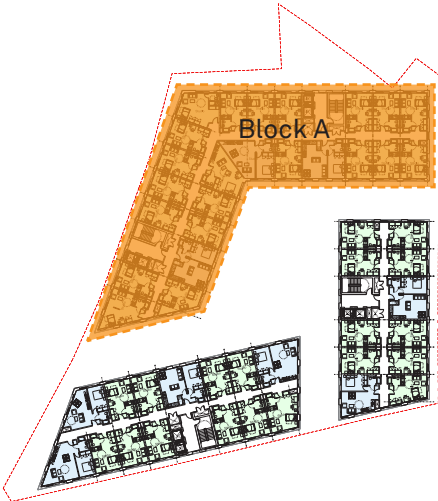
2 2-Bedroom Apartments

- TOTAL
- 102 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.) (6 DDA)

18 no. 1 bed Apartments (49 sq.m./ 527 sq.ft) (4 DDA)

12 no. 2 bed Apartments (61 sq.m./ 657 sq.ft) (1 DDA)

132 Apartments (11 DDA)
- Note: All figures/areas are approximate and subject to measured survey, planning/building regulations approval and detailed design.



11.0 SCHEDULES

11.2 ACCOMMODATION SCHEDULE

Block B

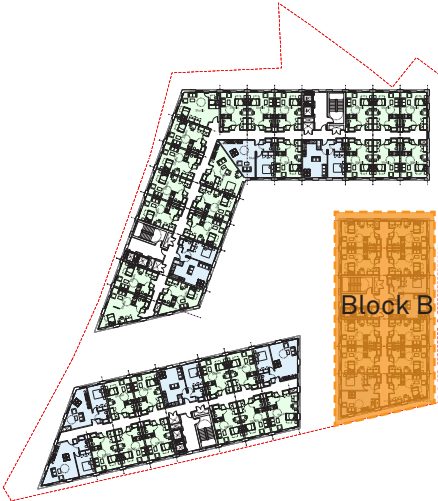
- Ground Floor Level
- Entrance Lobby / Foyer
- Meeting Room / Office
- Laundry
- Bin Store
- Bike Store - 56 Spaces
- Plant
- 1st Floor Level
- 8 Studio Apartments
- 1 1-Bedroom Apartments (1DDA)
- 2nd Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments (1 DDA)
- 3rd Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 4th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 5th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 6th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 7th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 8th Floor Level
- 8 Studio Apartments
- 3 1-Bedroom Apartments
- 9th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments

- 10th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 11th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 12th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 13th Floor Level
- 9 Studio Apartments
- 2 1-Bedroom Apartments
- 14th Floor Level
- 2 Studio Apartments
- 5 1-Bedroom Apartments
- Roof Terrace

TOTAL

- 117 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.)
- 31 no. 1-Bedroom Apartments (49 sq.m./ 527 sq.ft)(2 DDA)
- 148 Apartments

Note: All figures/areas are approximate and subject to measured survey, planning/building regulations approval and detailed design.



11.0 SCHEDULES

11.3 ACCOMMODATION SCHEDULE

Block C

- Ground Floor Level
- Entrance Lobby / Foyer

Commercial Space

Laundry

Bin Store

Bike Store - 30 Spaces

Plant

5 Studio Staff Apartments (1 DDA)

1 1-Bedroom Staff Apartment
- 1st Floor Level
- 6 Studio Apartments (1 DDA)

4 1-Bedroom Apartments (1 DDA)

2 2-Bedrooms Apartments
- 2nd Floor Level
- 6 Studio Apartments (1 DDA)

4 1-Bedroom Apartments (1 DDA)

2 2-Bedrooms Apartments
- 3rd Floor Level
- 6 Studio Apartments (1 DDA)

4 1-Bedroom Apartments

2 2-Bedrooms Apartments
- 4th Floor Level
- 6 Studio Apartments (1 DDA)

4 1-Bedroom Apartments

2 2-Bedrooms Apartments
- 5th Floor Level
- 10 Studio Apartments (1 DDA)

4 1-Bedroom Apartments
- 6th Floor Level
- 10 Studio Apartments (1 DDA)

4 1-Bedroom Apartments
- 7th Floor Level
- 8 Studio Apartments (1 DDA)

4 1-Bedroom Apartments

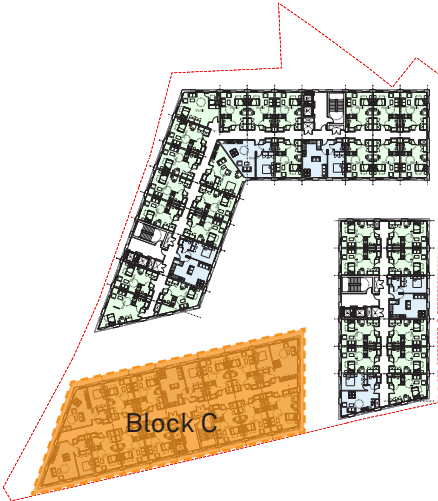
Roof Terrace
- 8th Floor Level
- 3 Studio Apartments (1 DDA)

- 2 1-Bedroom Apartments
- 2 2-Bedrooms Apartments
- Roof Terrace

TOTAL

- 60 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.) (8 DDA)
- 31 no. 1-Bedroom Apartments (49 sq.m./ 527 sq.ft) (2 DDA)
- 10 no. 2-Bedrooms Apartments (61 sq.m./ 657 sq.ft)
- 101 Apartments

Note: All figures/areas are approximate and subject to measured survey, planning/building regulations approval and detailed design.



11.0 SCHEDULES

11.4 ACCOMMODATION SCHEDULE

Block A

TOTAL

- 102 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.) (6 DDA)
- 18 no. 1 bed Apartments (49 sq.m./ 527 sq.ft) (4 DDA)
- 12 no. 2 bed Apartments (61 sq.m./ 657 sq.ft) (1 DDA)
- 132 Apartments (11 DDA)

Block B

TOTAL

- 117 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.)
- 31 no. 1-Bedroom Apartments (49 sq.m./ 527 sq.ft)(2 DDA)
- 148 Apartments

Block C

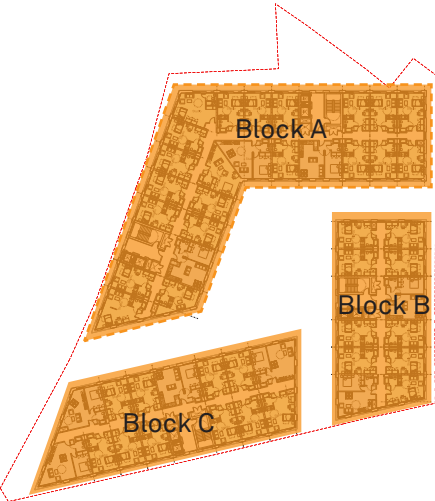
TOTAL

- 60 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.) (8 DDA)
- 31 no. 1-Bedroom Apartments (49 sq.m./ 527 sq.ft) (2 DDA)
- 10 no. 2-Bedrooms Apartments (61 sq.m./ 657 sq.ft)
- 101 Apartments

All Blocks

- 279 no. Studio Apartments (c. 30sq.m./ 322 sq.ft.) (14 DDA)
- 80 no. 1-Bedroom Apartments (49 sq.m./ 527 sq.ft) (8 DDA)
- 22 no. 2-Bedrooms Apartments (61 sq.m./ 657 sq.ft) (1 DDA)
- Total 381 Apartments

Note: All figures/areas are approximate and subject to measured survey, planning/building regulations approval and detailed design.



12.0 APPENDIX

12.1 LANDSCAPE STATEMENT





DOCUMENT CONTROL		
Project	PL1488	
Client	Jamworks	
Title of Document	Design and Access Statement	
File Origin	XXX	
Consultant Information	Planit Intelligent Environments LLP Manchester Studio 2 Back Grafton Street Altrincham Cheshire WA14 1DY 0161 9289821 info@planit-ie.com	
DOCUMENT CONTROL:		
Prepared by:	[RB]	[Rosanna Barton]
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		Signed:
Issue	[05]	Status: Planning
CONTRIBUTORS LIST:		

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LIGHTING APPROACH	3.11
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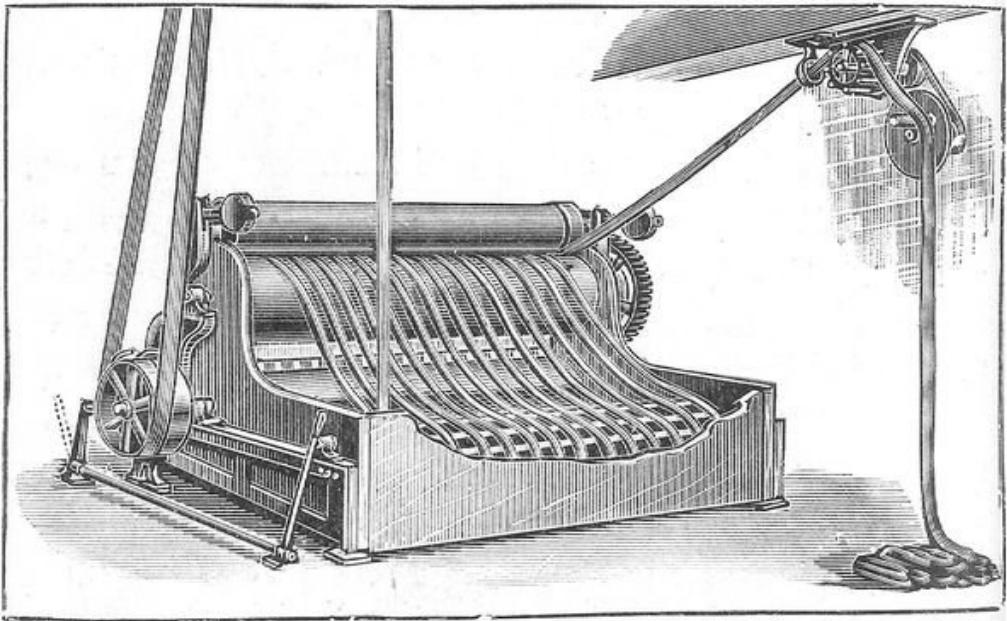


FIG. 26.—Cloth-washing Machine.