

5.0 ACCESS STRATEGY

5.1 ACCESS STATEMENT

This section of the statement has been compiled to illustrate that designers have taken care to ensure that the scheme as a whole does not discriminate against disabled people within the context of the constraints of the existing site and buildings within the framework of the Building Regulations. It is not intended to be a detailed assessment of the detailed design of the scheme in relation to surfaces, lighting etc but instead to clarify the approach taken towards movement around the site and the general guidelines adhered to in providing a non-discriminating environment. When submitted for Building Regulations in due course, the scheme will be designed to meet the regulations where applicable, specifically in regard to the commercial elements, which will be subject to more stringent legislation.

The scheme proposes the creation of an inclusive environment which caters for diverse users, including the disabled and visually impaired. The proposal is informed by a belief in inclusive design – the design approach believes that access should take into account a wide range of needs and not be limited to specific types of disability. In adopting this broad approach the scheme aims to promote the provision of an environment that is safe, convenient and enjoyable for use by everyone.

The environment for pedestrians will be improved along the site perimeter. Way-finding and signage to assist pedestrians and disabled people will be installed where necessary and appropriate in consultation with the relevant local authorities.

A total of 90 cycle spaces are located on the ground floor. These spaces will be available for residents.

A Travel Plan will be implemented on site to ensure that the development is sustainable and to minimise the impact of the development on the highway network and the local environment.

A servicing assessment will be carried out in the Transport Statement that will be submitted with the planning application. A Delivery and Servicing Management Plan will be implemented on the site which will ensure the impact of delivery and service vehicles associated with the development is minimised. The majority of delivery and servicing movements are likely to take place between 10am and 4pm to avoid peak traffic periods.

The design response when considering all aspects of accessibility has been carried out to the standards set out in:

The Building Regulations Approved Document M

Design for Access for All, Supplementary Planning Document - Liverpool City Council

Designing for Accessibility – published by the CAE/RIBA Publishing

BS 8300:2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People – Code of Practice

The Disability Discrimination Act 1995, Parts 2 and 3

Access within and around the building

All visitors entrances are level with the external hard surfaces by gently uplifting the surrounding areas to a slope of around 1 in 30. There will be no need for ramps at any of the entrances.

Obstructions such as steps, kerbs, street lighting columns and signposts along approach routes will be suitably highlighted with either bands of contrasting colour or tactile hazard warnings to the surrounding ground, to direct those with visual impairments around the obstruction. Suitable lighting levels will be provided for safety and security.

Circulation through the external spaces and how the spaces connect to the building is an important consideration in the overall design of the site. The whole of the grounds are to be designed to allow for fluid transition between different character spaces and to form a cohesive external environment. The main entrance doors are to have automatic doors to provide a minimum of 1000mm clear opening.



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5.1 ACCESS STATEMENT

5.1.2 Wheelchair Accessible Apartments

In 2015 the government created a new approach for the setting of technical standards for new housing. As a result of the changes the Lifetime Homes code of practice standard has been withdrawn from use by local planning authorities. Instead the additional technical requirements that exceed the minimum standards required by Building Regulations in respect of access to new dwellings is by reference to the enhanced **Approved Document M, Volume 1 (2015)**.

These are split into three categories; the base default level requirement M4(1) visitable dwellings – which is the current Part M standard; an increased standard M4(2) for accessible and adaptable dwellings; and a higher standard still, M4(3) wheelchair user dwellings. The application of M4(2) and M4(3) for a development is to be agreed with the local planning authority at planning stage.

This scheme is aimed at the private residential sector, with exemplar levels of service, communal facilities and on-site management team. In line with the updated standards, all of the 1-bedroom and 2-bedroom apartments and communal spaces are designed to M4(2) standard, which broadly reflects the requirements of Lifetime Homes. The space standards of M4(2) allow a generous lobby, movement around the beds, space to use the bathrooms, space around furniture and space around the kitchen facilities. The studio apartments are designed to M4(1) standard, which means that they make provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. This is considered acceptable for the nature of studio apartments. Compliance with these standards will be approved as part of the Building Regulations approval process.

Given the above provisions, it is proposed that none of the apartments are initially fitted out to Part M4(3) level (fully wheelchair adaptable/accessible). Instead, the apartment blueprint allows that as the demand for accessible dwellings presents itself, the larger apartments can be converted to meet demand. 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.



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5.2 PEDESTRIAN

5.2.1 Pedestrian Access

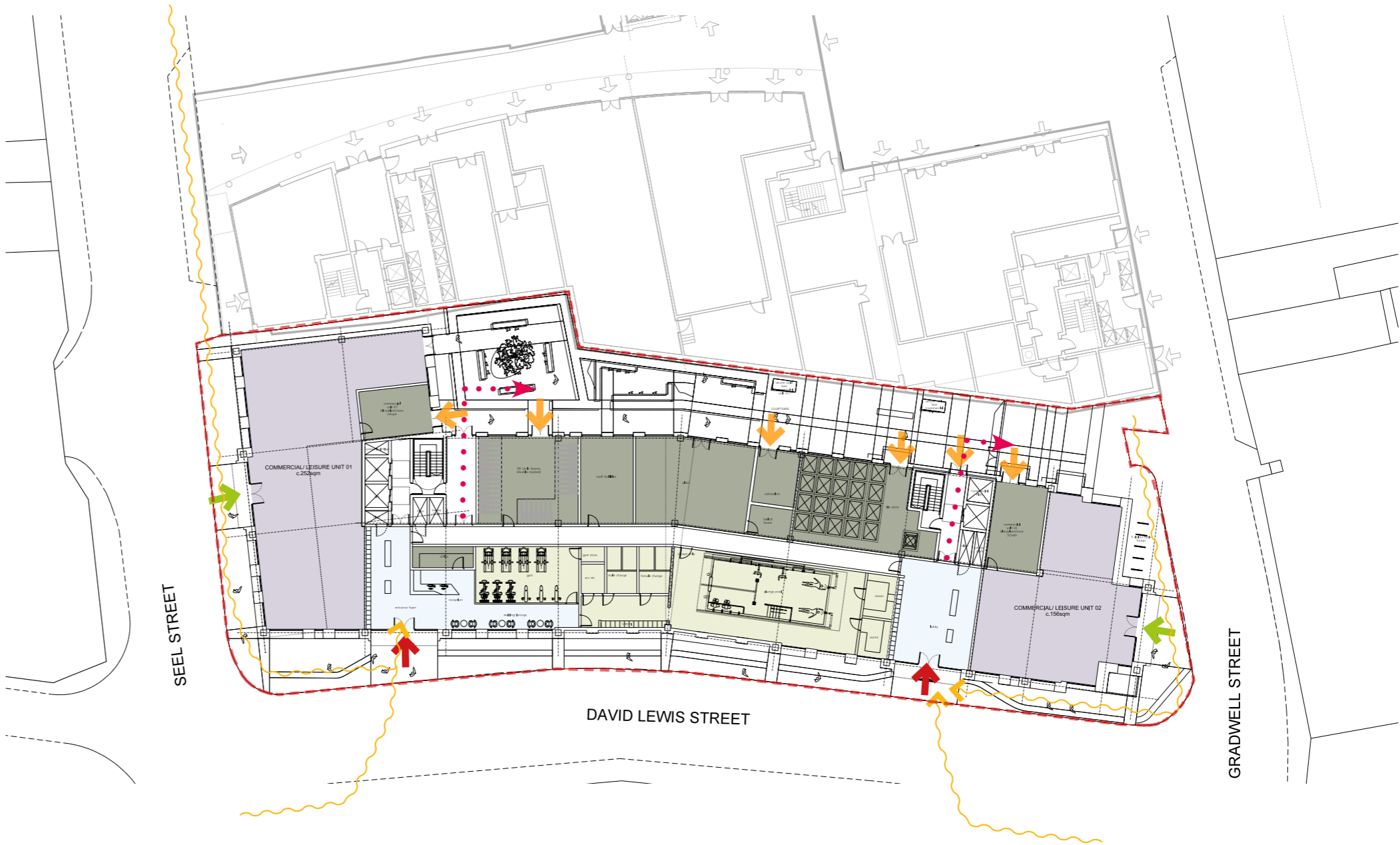
As this report has discussed previously, the site benefits from a highly accessible location, in close proximity to Liverpool City Centre, and a comprehensive local and national public transport network of buses and trains.

Ensuring the building is accessible to all has influenced the design, both in consideration of the public and also for staff and ease of servicing.

The proposal for the external space takes into account the existing levels adjacent to the site, in order that the scheme fits into its immediate context and provides level access onto and across the site wherever possible.

The main entrance to the proposed development is located on Seel Street. The internal cycle store, plant room and refuse store are located to the rear.

- KEY
- Site Boundary
 - Entry points to residential zones
 - Entry points to commercial units
 - Entry points to service & refuse areas
 - Route of exit during fire
 - Primary pedestrian access route



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5.3 VEHICULAR

5.3.1 Vehicular

There is no car parking provided on site due to city centre location and ease of access to public transport. Refer to transport statement for further information.



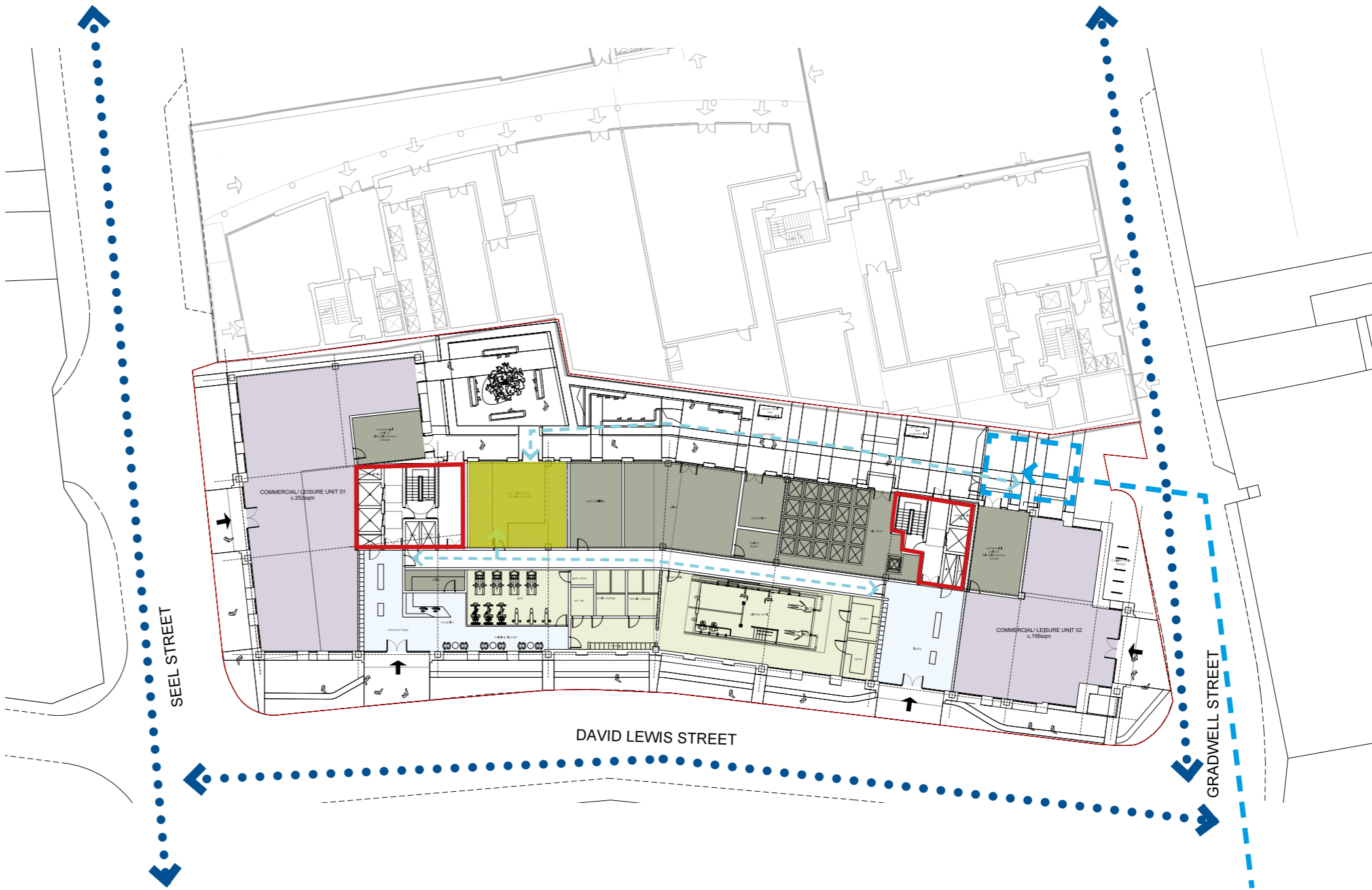
5.3.2 Cycle Parking

68 secure cycle spaces will be provided in the ground floor of the building for residents use. In addition to these there will be 5 external cycle hoops for visitors and commercial use on Gradwell Street. 2 secure cycle boxes within courtyard for staff.

- KEY
- Loading service bay
 - Service vehicle access
 - Residential core
 - Suggested local cycle route
 - Main cycle storage
 - Route to cycle store



Design intelligence, commercial flair.



5.0 ACCESS STRATEGY

5.4 SERVICING AND EMERGENCIES

5.4.1 Vehicular

Emergency service vehicles will have access to the site from Gradwell Street. A turning head for delivery vehicles will be provided allowing vehicles to manoeuvre in and out of site.

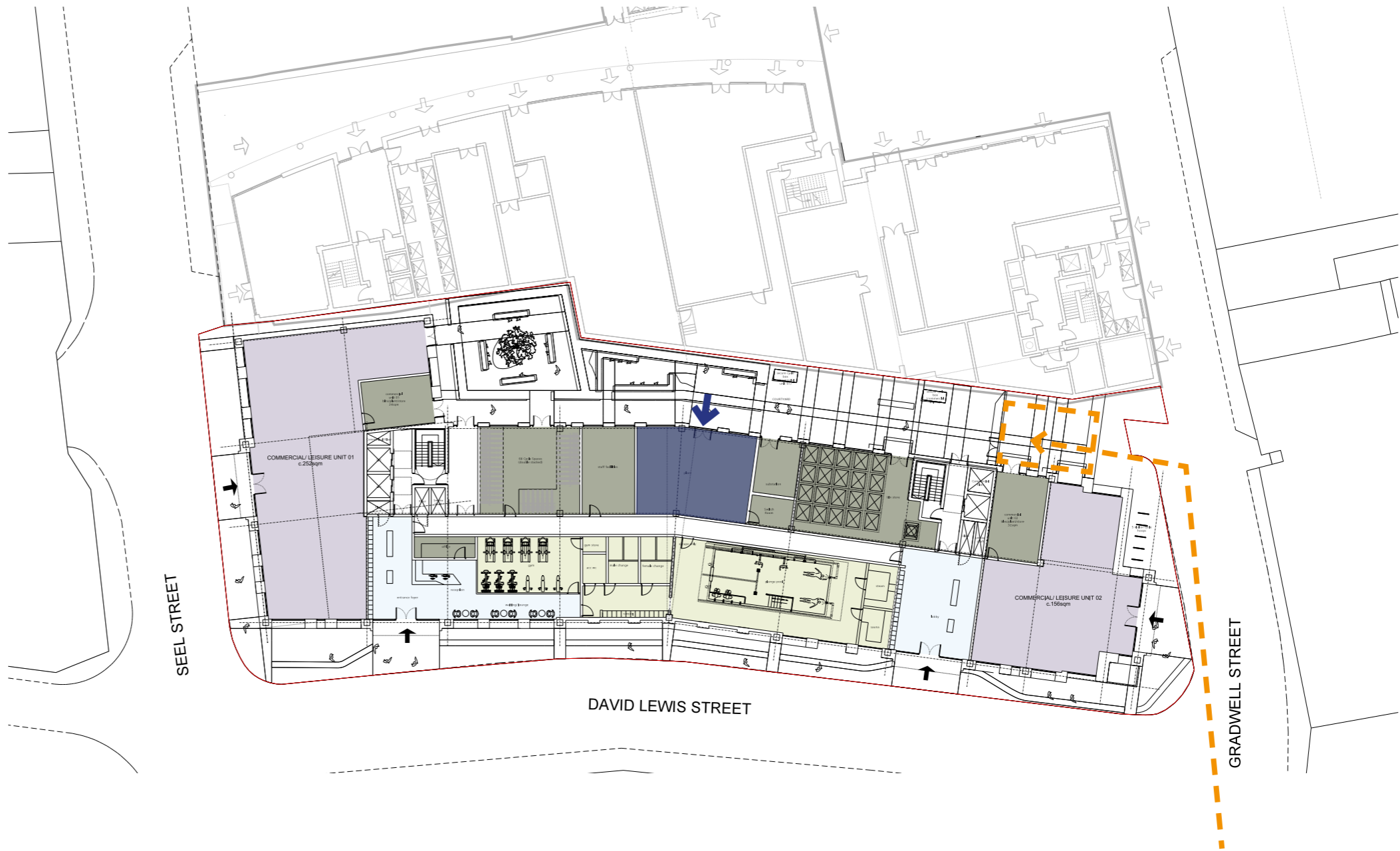
KEY

Delivery collection point

Delivery collection route

Plant room

Plant room entrance



5.0 ACCESS STRATEGY

5.5 REFUSE

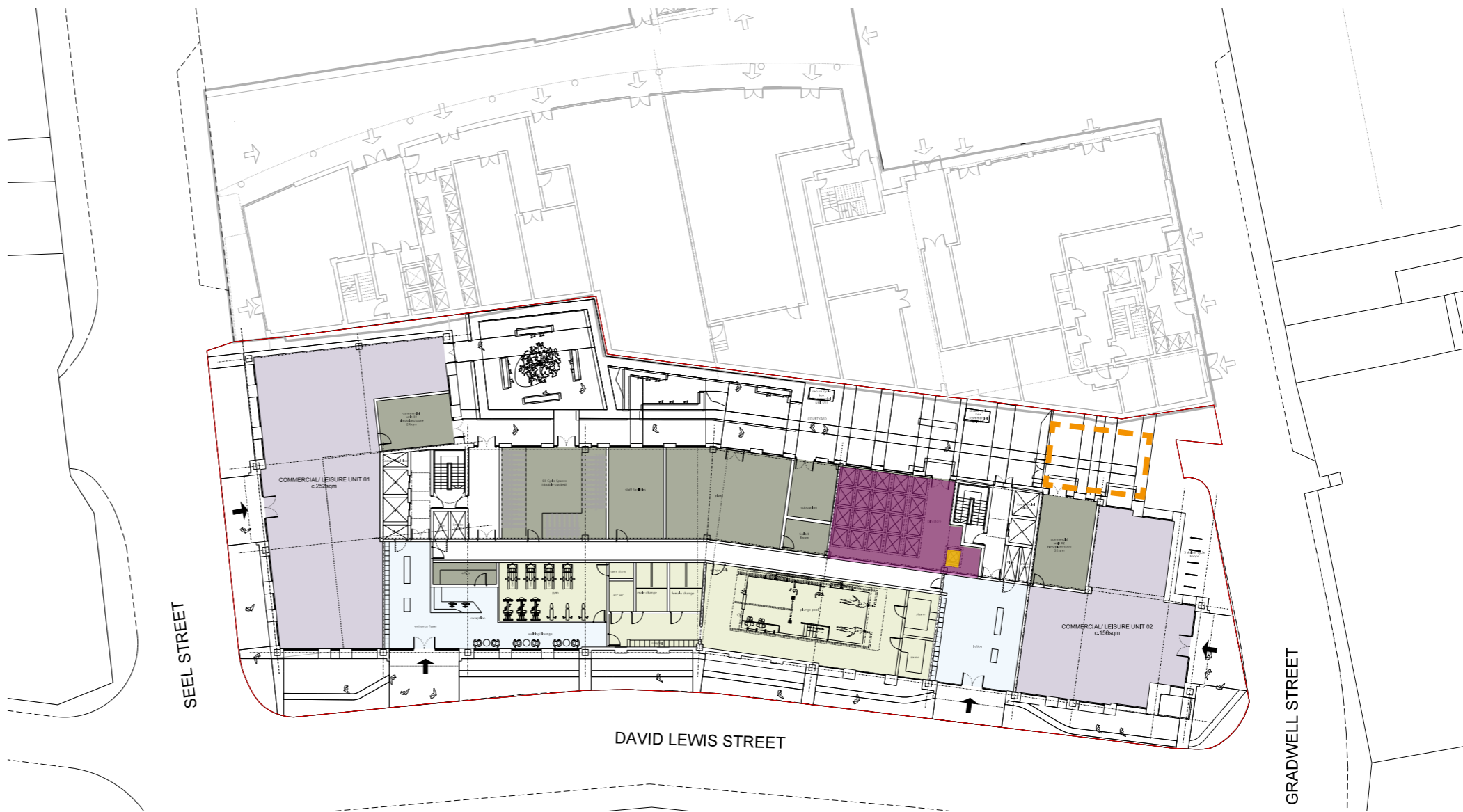
5.5.1 Refuse

Bin collection will be via a dedicated area of Gradwell Street. A bin chute incorporated into scheme for residents use. It will be bi-seperator which will allow collection of general/ recycle waste.

Space for 22 1100 litre bins will be provided based on a weekly collection cycle calculated in buildings. This is from the guidance of BS 5906:205 waste management in buildings.

The commercial units will have individual bin stores located internally with each unit.

-  Bin collection area
-  Refuse hold
-  Refuse chute



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5.6 SAFER PLACES

The core principles set out by Secured by Design and Safer Places will be adopted in order to reduce and prevent crime within the proposed development and immediate context.

Measures include:

- 1. Integral Approach
- 2. Environment quality and sense of ownership
- 3. Natural surveillance
- 4. Access and footpaths
- 5. Open space provision and management
- 6. Lighting
- 7. Environmental quality and sense of ownership

Integral Approach

In order to achieve a scheme that provides a safe and secure environment an integral approach to design has been adopted by considering the layout and arrangement of the block in this application.

Natural Surveillance

The building has been designed in such a way to encourage natural surveillance and active frontages. The public realm will be overlooked by residents up to 24 hours a day, improving the extent of surveillance of the public spaces. The scheme will provide a high level of visual security to Seel Street, Gradwell Street and David Lewis Street as well as to the elevated garden deck and the public realm.

The scheme incorporates residential apartments from First floor level and above, whilst providing residents' lobbies and ancillary spaces, leisure & spa facilities and commercial / retail unit at ground floor level. This use will bring with it a variety of people at different times of the day and, along with pedestrian movement through the site, will create natural surveillance. In addition extra precaution will be adopted in areas where higher security is needed. CCTV cameras will be provided at all entrance/exit points for both vehicular and pedestrian access and also at strategic locations around the site.

Access and footpaths

Access points and footpaths are both convenient and accessible but at the same time, it has been considered not to over-provide such easy access and means of escape for intruders and burglars.

The scheme opens up the site on three sides, creating a safe, active pedestrian route along Seel Street, Gradwell Street and David Lewis.

All the main access doors are located off David Lewis Street. The number of access points into the building has been limited as a crime prevention measure. The external doors will operate on individual key/fob systems to control the access.

The residential lift and stair cores, as well as the corridors, will be well lit to ensure security to the residents. There are a number of residential units off each corridor, this will encourage a sense of 'ownership' by the occupiers and therefore create defensible spaces which will help to deter crime.

Lighting

To help reduce the fear of crime and increase security, lighting will be provided along pedestrian routes. Increased lighting levels mark the main pedestrian and vehicle entrances to the site. The public space will be well-lit to prevent danger zones.

Security and CCTV

As previously stated the access points will be CCTV monitored.

The three residential receptions will be manned by a 24 hour concierge.

Environmental quality and sense of ownership

The overall high quality of the landscape proposals will help to create a sense of space and will strengthen community interaction and ownership.

In summary the nature of the site ensures a degree of natural surveillance at all times of the day. Security has been further enhanced by introducing the appropriate lighting along pedestrian and vehicular routes. Finally, CCTV surveillance is proposed to key locations.



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5.7 MAINTENANCE

5.7.1 Maintaining the Building.

The brief from the outset has been to use materials, detailing and services solutions that will require minimum maintenance. In developing the design of the proposal with respect to servicing and maintenance, regard has been made to:

- Refuse collection strategies for the residential uses are accessed off Gradwell Street.
- Service/utility metering is properly controlled at ground floor level.
- Plant is easily accessible for maintenance at ground floor level.
- Public realm - materials, planting and detailing carefully selected to ensure the new space is easily maintained.
- Window and façade cleaning, inspection, repair and replacement:

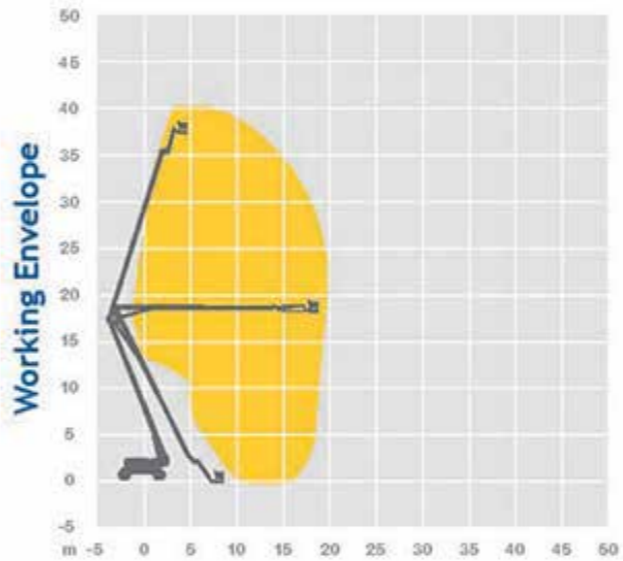
Ground and First Floor

Ground and First Floor elements (glazing, cladding, soffits, reveals) can be maintained regularly through arm reach ladders (up to 9m high) or platform steps (up to 9.5m). Low level windows or reveals (to 10m) can be cleaned by reach and wash extendable poles and zip up scaffolding.

Second Floor to Roof

High level façade elements cleaning, inspection, repair and replacement (Second floor and above): the buildings have a maximum working height of 37.6m from ground. To reach all levels of the façade from second floor to roof level the use of MEP or Boom Lift will be utilised to clean and maintain the façade such as the one illustrated by the diagram. Cleaning will occur several times a year as recommended by the cladding supplier.

The roof is accessed via the lift/ stair cores and will have permanent balustrades forming edge protection.



6.0 DESIGN CRITERIA

6.1 BUILDING REGULATIONS PART M: CATEGORY 1 DWELLINGS

The following pages show the main types of apartment with reference to Part M.

6.1.1 Studio Apartments

M4(1) covers the spatial and technical standards of:






Section 1A: Approach to the Dwelling

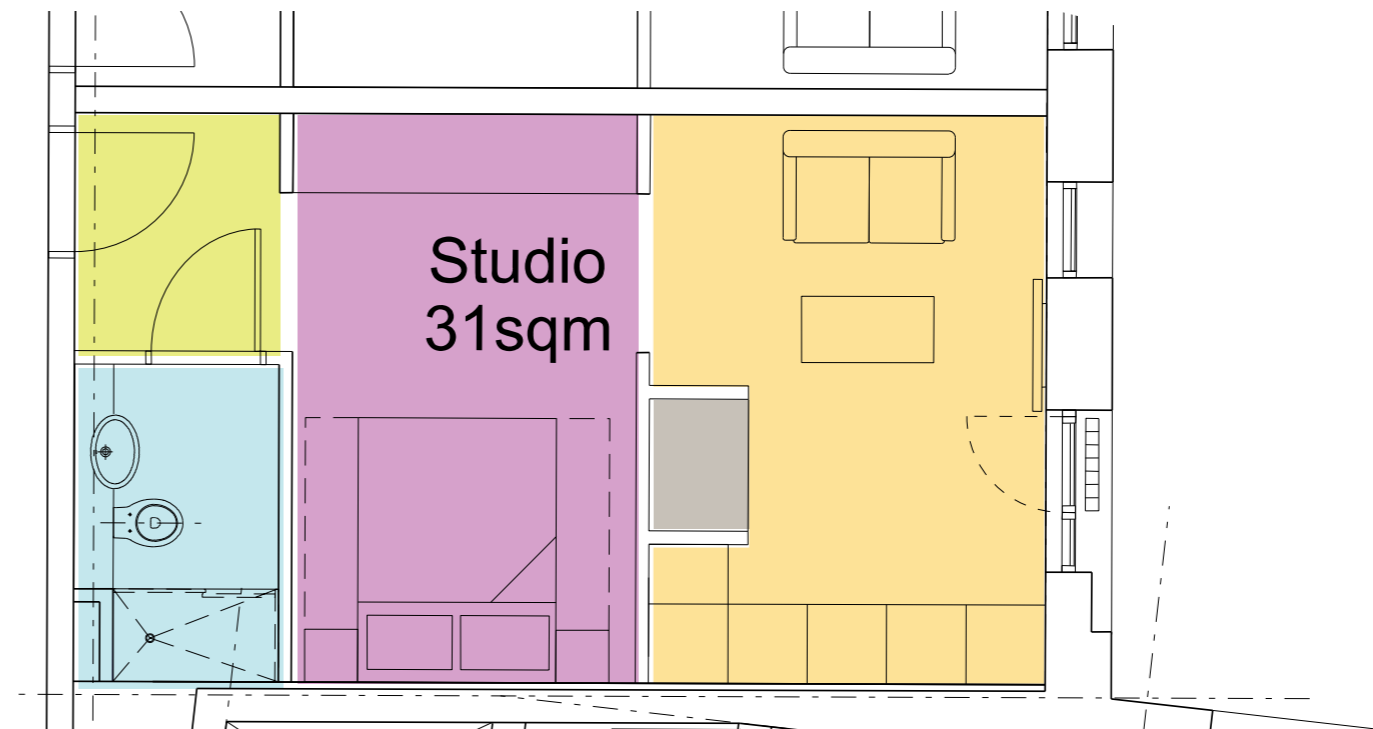
- Level approach route
- Communal lifts, ramps and steps
- Communal entrances
- Communal lifts and stairs

Section 1B: Private Entrances and Spaces within the Dwelling

- Private entrances and circulation areas
- Sanitary facilities
- Services and controls

Key

-  Kitchen/ Lounge/ Dining Area
-  Sleeping Area
-  Shower room
-  Corridor
-  Store



6.0 DESIGN CRITERIA

6.2 BUILDING REGULATIONS PART M: CATEGORY 2 DWELLINGS

6.2.1 1-Bedroom Apartments:

As previously discussed, the 1- and 2-bedroom apartments are category 2 dwellings, meaning that they incorporate features which make it suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

M4(2) covers the spatial and technical standards of:

Section 2A: Approach to the Dwelling


- Level approach route
- Car parking
- Communal lifts, ramps and steps
- Communal entrances
- Communal lifts and stairs

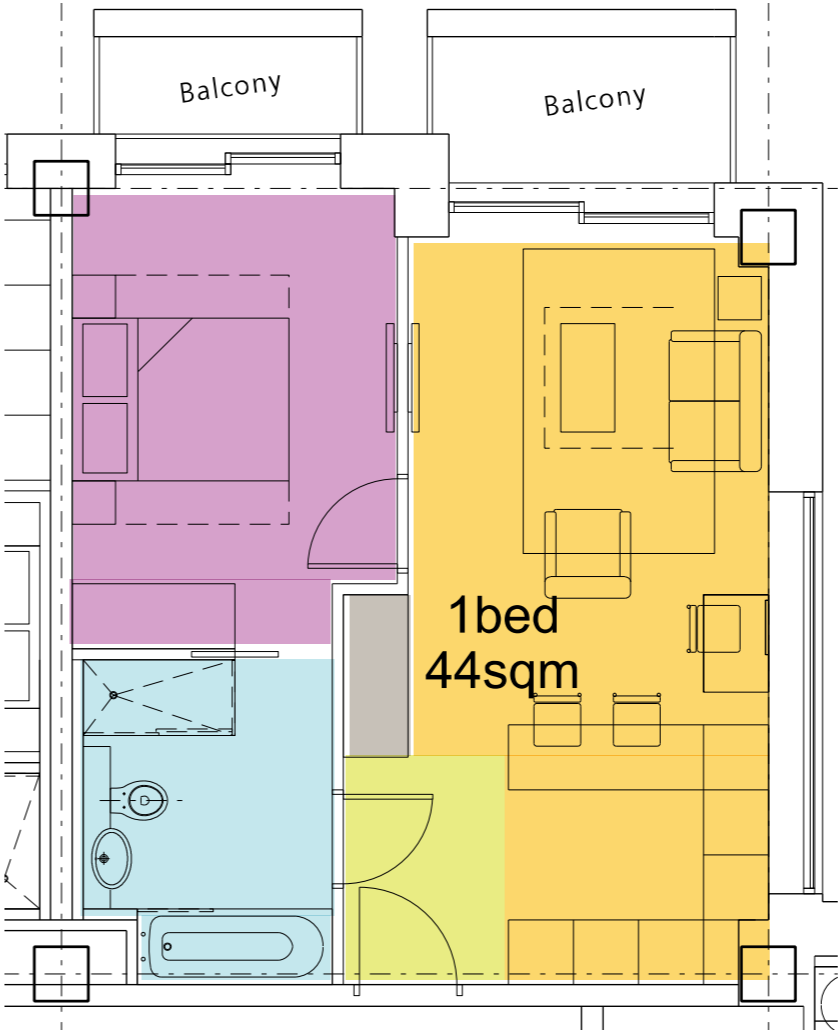
Section 2B: Private Entrances and Spaces within the Dwelling

- Private entrances and circulation areas
- Habitable rooms, spatial standards and minimum furniture sizes.
- Sanitary facilities
- Services and controls

The standards of M4(1) also apply.

Key

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



6.0 DESIGN CRITERIA

6.2 BUILDING REGULATIONS PART M: CATEGORY 2 DWELLINGS

6.2.2 2-Bedroom Apartments

M4(2) covers the spatial and technical standards of:

- Section 2A: Approach to the Dwelling
- Level approach route
 - Car parking
 - Communal lifts, ramps and steps
 - Communal entrances
 - Communal lifts and stairs
- Section 2B: Private Entrances and Spaces within the Dwelling
- Private entrances and circulation areas
 - Habitable rooms, spatial standards and minimum furniture sizes.
 - Sanitary facilities
 - Services and controls

The standards of M4(1) also apply.

Key

Kitchen/ Lounge/ Dining Area

Master Bedroom

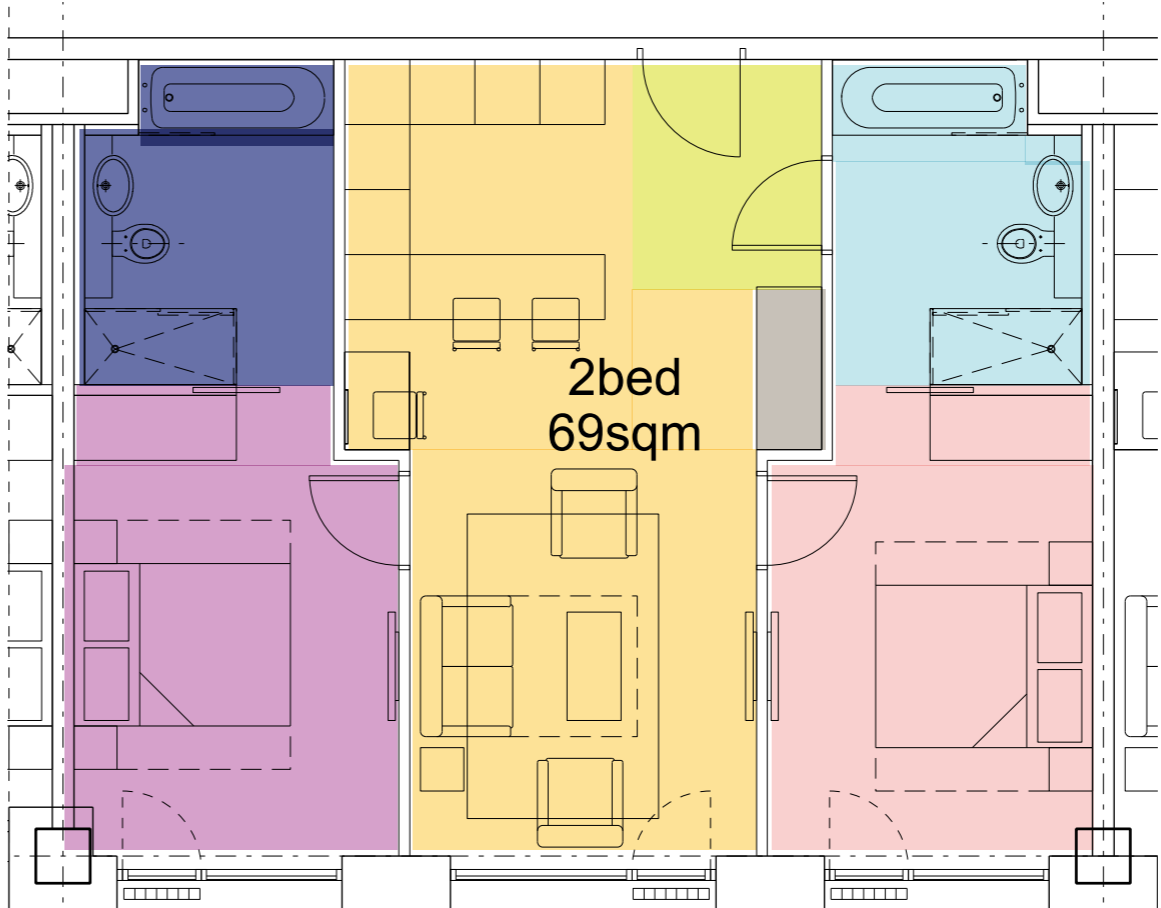
Secondary Bedroom

Bathroom

En-suite

Corridor

Store



7.0 ENERGY AND SUSTAINABILITY

7.1 OUTLINE STRATEGY

7.1.1 Outline Strategy

Ventilation Strategy

A full dynamic thermal analysis of the proposed development at 18-24 Seel Street, Liverpool will be carried out. The building will be assessed for compliance against Part L of the Building Regulations and EPC's will be produced for the various areas. A summertime overheating assessment will also be produced in accordance with CIBSE guidelines. Residential areas of the development (each and every apartment) will be provided with individual SAP calculations and EPC's.

All work will be carried out by suitably qualified Low Carbon Consultants (Design and Simulation registers) and Level 5 Energy Assessors. WYG have produced an Air Quality Assessment. This report calls for mitigation in the form of mechanical ventilation up to first floor level as levels of NO2 are above the Air Quality Objective. NOX filters will be provided on all ventilation systems up to level 1 to limit the exposure level to a maximum of 40ug/m3 annual mean. All ventilation systems will comply with the air filtration and attenuation requirements outlined in the Air Quality and Acoustic Reports.

Apartment Ventilation

The proposed mechanical ventilation systems in all residential areas will be in accordance with AD Part F System 4 - continuous mechanical supply and extract with heat recovery (MVHR). Ventilation rates will be designed to comply with table 5.1a and 5.1b AD Part F. However, the above thermal model overheating results will be interrogated and any uplift in flow rates to avoid overheating will be incorporated within the designs of these systems. With regards to purge ventilation, this will be accommodated via opening windows in accordance with AD Part F section 5.7 and Appendix B. This ventilation strategy will contribute towards SAP compliance for the apartments.

Commercial Units Ventilation

It is proposed that the two commercial units on the ground floor will be provided with mechanical supply and extract ventilation via ceiling void or plant room mounted heat recovery units located within the demise of the individual commercial units. External louvres will be provided for intake and exhaust air in the external walls of each unit. Ventilation flow rates for these units will be in accordance with CIBSE and AD Part F section 6. Any commercial kitchen extract systems installed will discharge at roof level.

Plunge Pool Ventilation

It is proposed that the plunge pool on the ground floor will be ventilated via air handling plant located in the ground floor plant room. External louvres will be provided for intake and exhaust air at the rear of the building on the ground floor. Ventilation flow rates will be calculated to provide sufficient heating and humidity control within the pool hall and changing areas.

Energy Strategy

Gas

It is proposed that the development will be provided with suitably sized incoming mains gas supplies to serve the following areas:-

- Landlord's metered supply for boiler plant to serve the swimming pool ventilation and heating within the landlord's common areas
- A metered supply into each Commercial unit plant room.

The Gas supplies will enter the building above external ground floor level to serve the landlord's plant room and the commercial units plant rooms at the rear of the building. The meters will be installed internally in accordance with National Grid and relevant gas shipper requirements.

Electrical

It is proposed that an electrical utility specialist will be appointed during the design stage to organise the HV point of connection with Scottish Power Energy Networks that will supply this scheme. The HV supply which is likely to be taken from David Lewis Street will serve a transformer to be installed within the sub-station at ground floor level. LV cables will connect from the transformer to a main LV switchboard and from this position the electrical network will be adopted by the building network operator (BNO) where all design, procurement and installation (excluding the meters) will be by the appointed M&E contractor. Electrical supplies will then distribute vertically through the electrical riser with meters being installed within each individual apartment. Separate metered supplies will also be installed from the LV switch room to serve the two commercial units and a separate metered supply also for the landlord's services. The electrical installation works will comply with BS.7671 and the main supply isolator in the LV switch room shall be able to be sealed by the BNO as it forms part of the BNO network in compliance with the ENA Engineering Recommendation G87.

