

5.0 ACCESS STRATEGY

5.4 ACCESS AROUND THE SITE

5.4.1 Delivery, Servicing & Emergencies.

Emergency service vehicles will have access to the site from St James Street, New Bird Street and Greenland Street and will use the surrounding streets to access the building.

The substation and switch room servicing the building are located along the New Bird Street elevation and can be accessed externally. The buildings plant room is accessed internally from the car park.

Delivery vehicles can access the building from Greenland Street and can use the street to as this is a dead end with no access from St James Street.

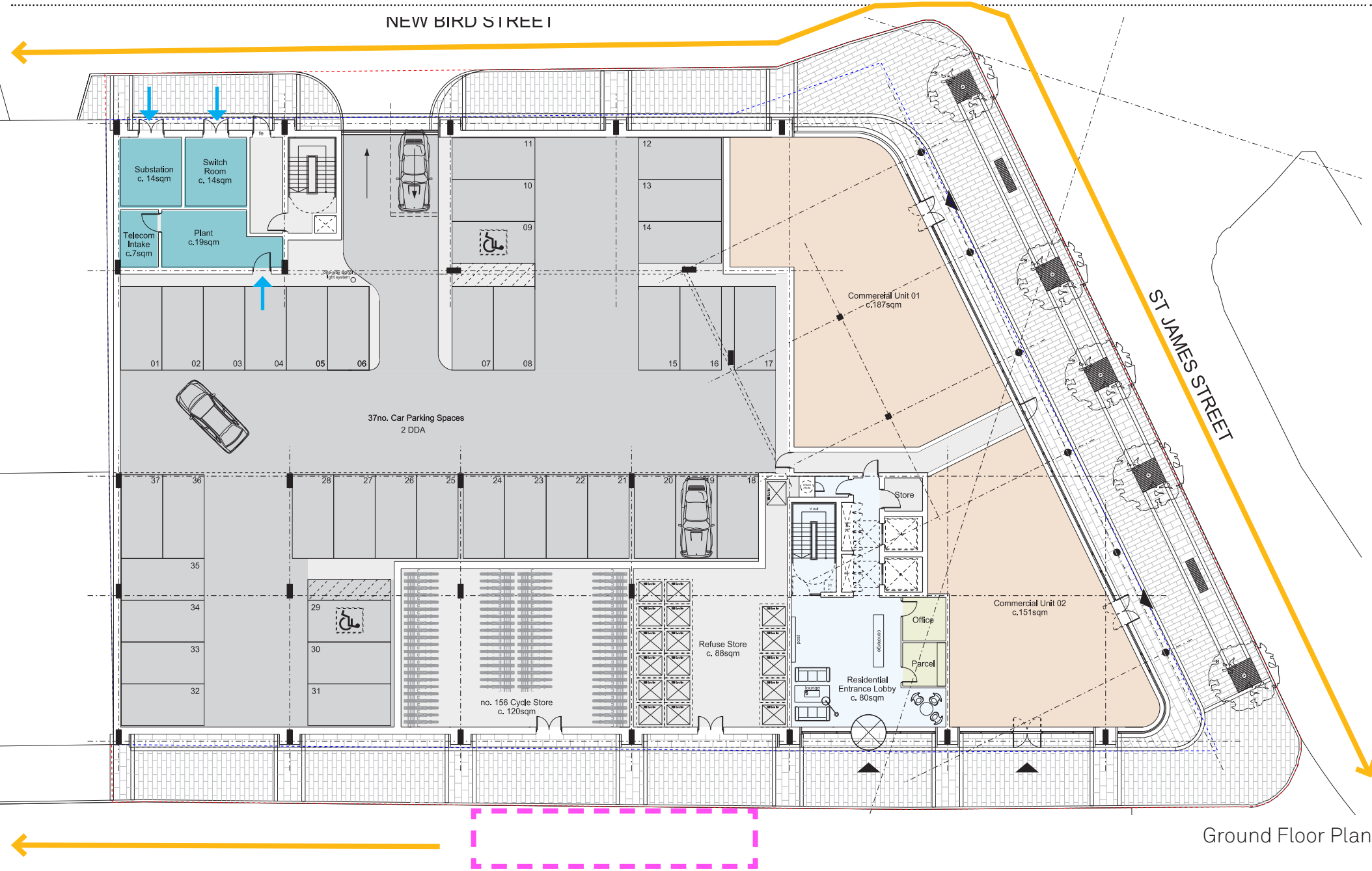
Key

Emergency/ servicing vehicular access

Servicing access

Plant room

Delivery Zone



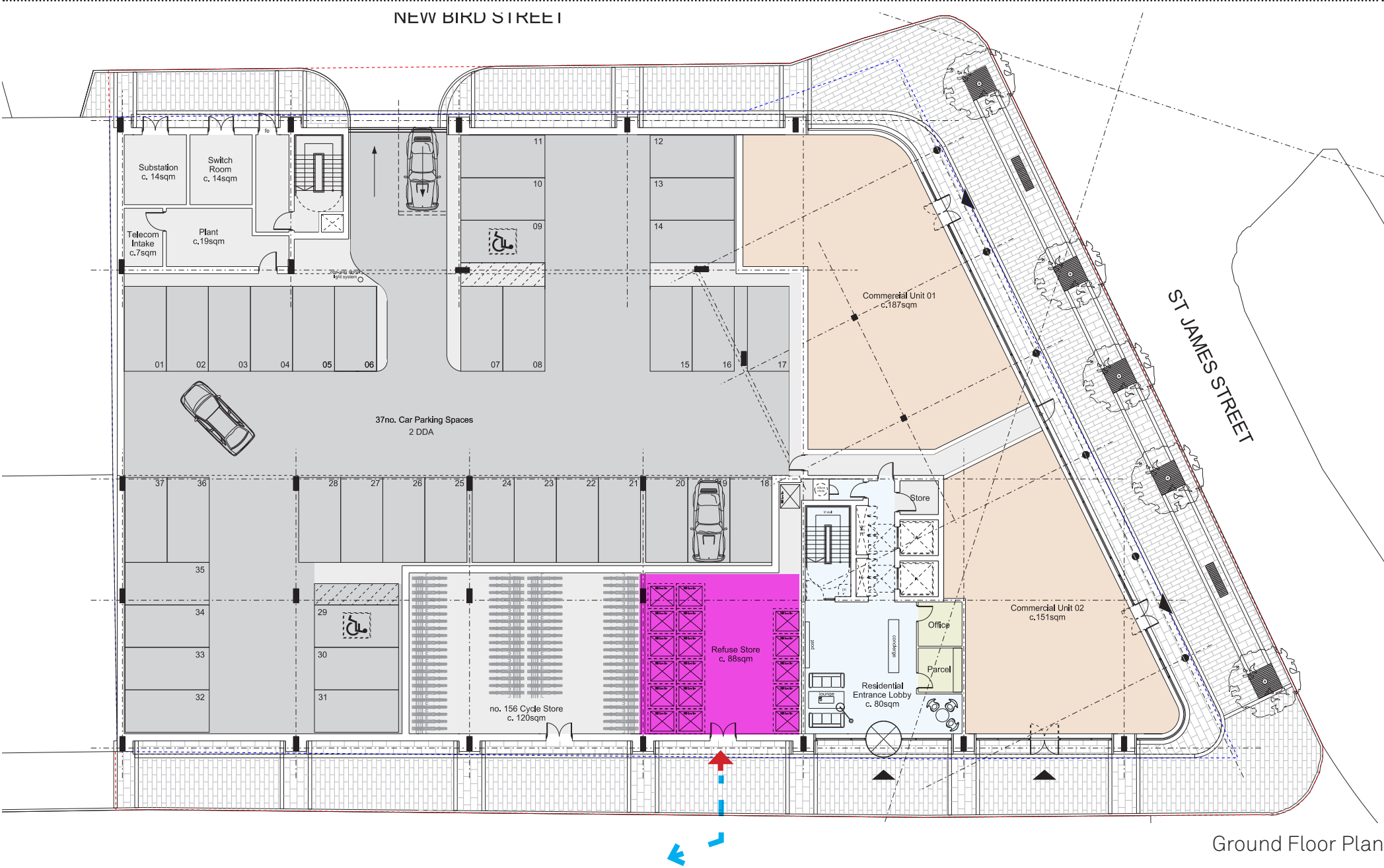
5.0 ACCESS STRATEGY

5.5 REFUSE STRATEGY

5.5.1 Refuse Strategy.

The refuse store for the building is located at Greenland Street and has external access to the street. From the street refuse collection can be easily and cleanly managed on a secondary street.

As Greenland Street is a dead end the refuse truck will not cause any traffic issues due to no traffic passing by this part of the site.



- Key
- ➡ Refuse access
 - ➡ Refuse Collection Route
 - Refuse Hold

5.0 ACCESS STRATEGY

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 St James Street, New Bird Street and Greenland Street as well as to the residents terrace and the public realm.

The scheme incorporates residential apartments from upper ground floor level and above, whilst providing a residents' entrance/lounge and ancillary spaces 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 to three sides, creating a safe, active pedestrian route along St James Street, New Bird Street and Greenland Street .

All the main residential access doors are located off Greenland Street There is a carpark lower ground floor level, the entrance to this is on New Bird 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 core, 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 homeowners 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.

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.

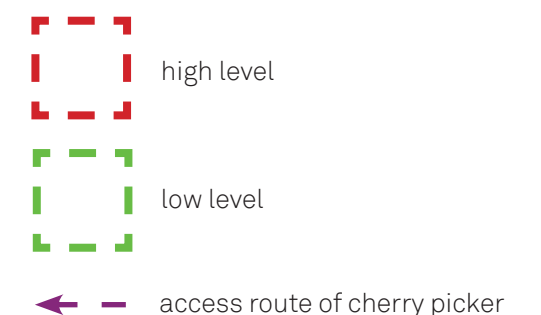
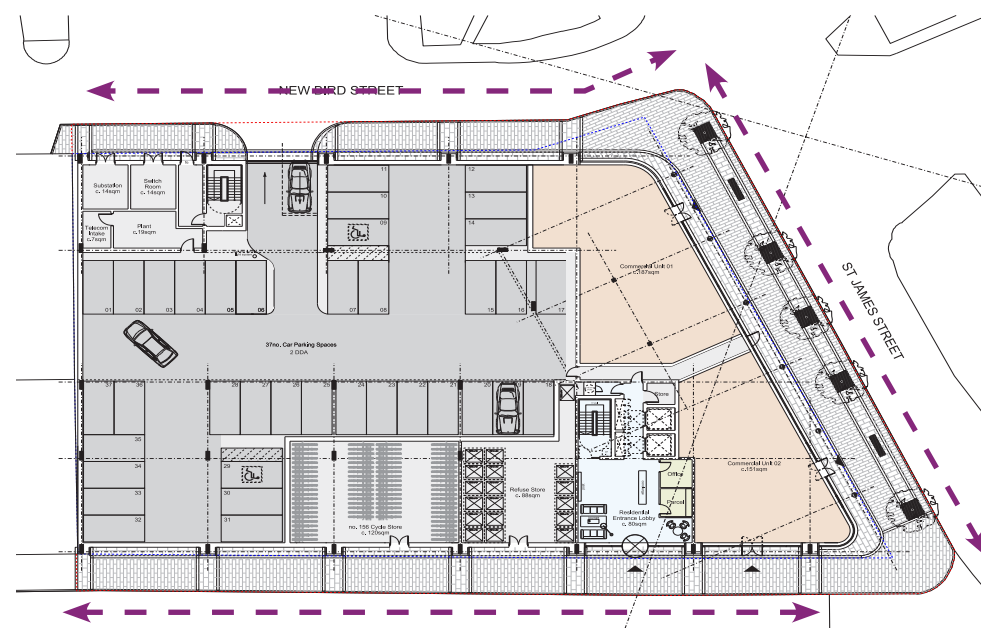
5.0 ACCESS STRATEGY

5.7 MAINTENANCE STRATEGY

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 Greenland Street.
- Service/utility metering is properly controlled at ground floor level
- Plant is easily accessible for maintenance.
- Public realm - materials, planting and detailing carefully selected to ensure the new space is easily maintained.
- Window and facade cleaning, inspection, repair, and replacement: Low-level elements 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 platforms.
- High level facade elements cleaning, inspection, repair, and replacement (first floor and above): the building facade has a maximum working height of maximum 34.9m (from ground), and will be reached with a cherry picker (up to 20m). To reach all levels of the facade from first floor to roof level the use of abseiling will be utilised to clean and maintain the facade. Cleaning will occur several times a year, as recommended by the cladding supplier.
- For roof access there will be defined walkways and a mansafe system (details to be confirmed and approved at detail design stage).



example of high reach cherry picker

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

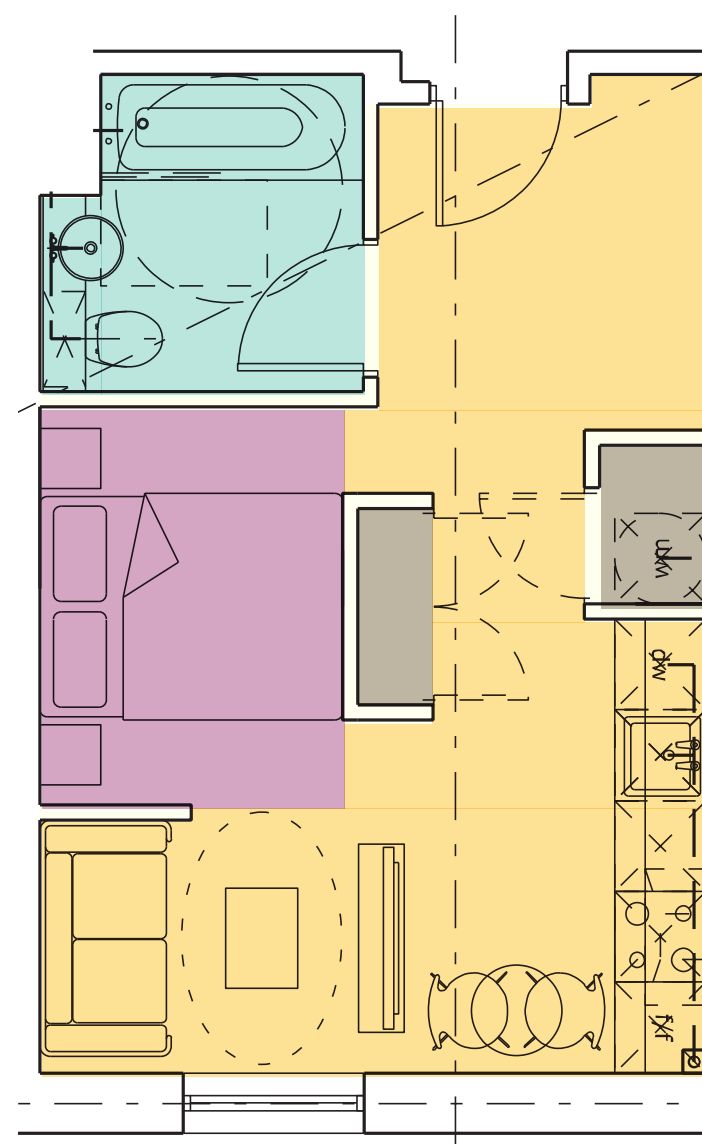
- Level approach route
- Communal lifts, ramps and steps
- Communal entrances
- Communal lifts and stairs

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
-  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

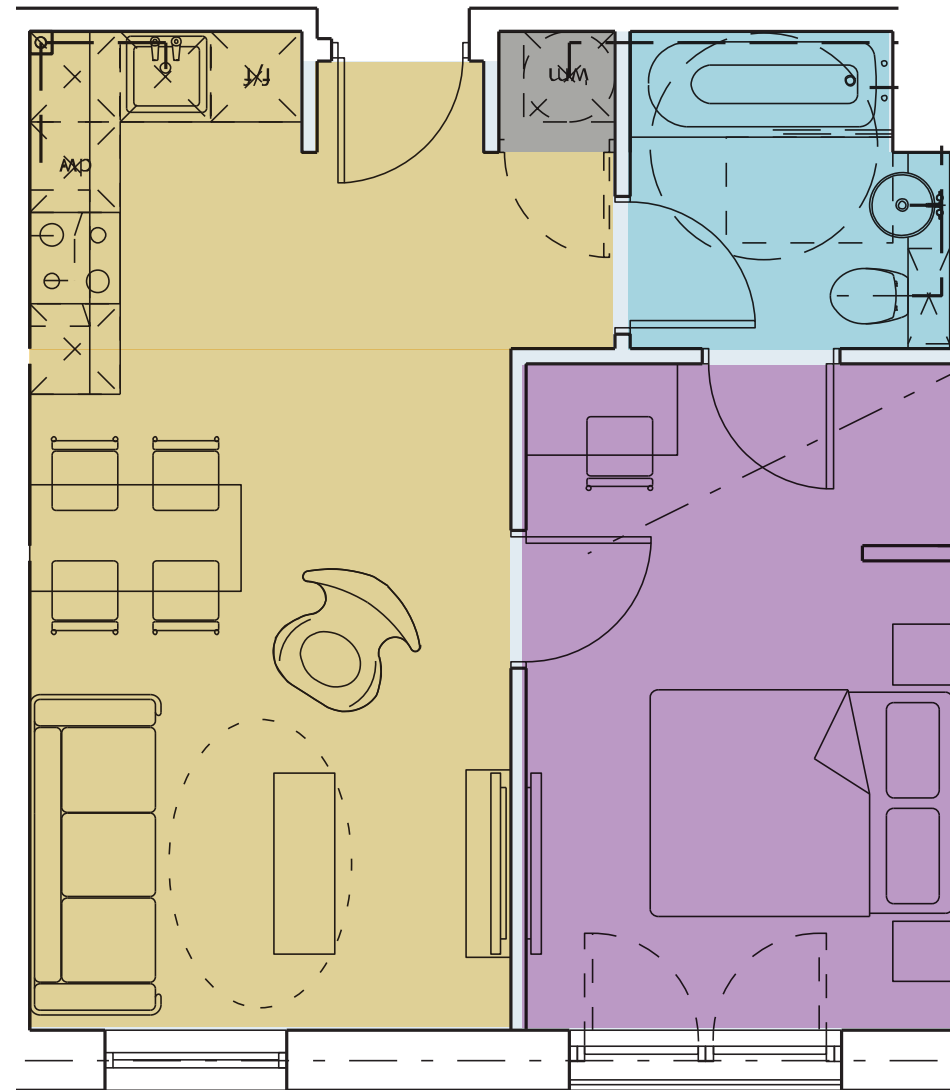
Section 2B: Private Entrances and Spaces within the Dwelling

- 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
-  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
-  Ensuite
-  Corridor
-  Store



7.0 ENERGY & SUSTAINABILITY

7.1 OUTLINE STRATEGY

7.1.1 Ventilation.

The proposal will be designed to meet the current Part L (2013) standards. The facade will be designed in close collaboration with the facade engineers and M&E consultant. Site calculations will be undertaken to inform the specification of materials and insulation.

The design team have worked together closely to ensure that the ventilation strategy meets the architectural requirements of the proposal.

Typical apartments will have Whole House ventilation system with intake and extract through the facade, concealed in the aluminum panels alongside the windows. There will also be opening lights to all habitable rooms for purge ventilation.

The ground floor communal spaces will be serviced by fan coil units with chillers which shall be located on the roof of the lower blocks and hidden by plant screening.

8.0 FIRE ENGINEERING

8.1 OUTLINE STRATEGY

8.1.1 Fire Strategy.

As the scheme develops, a fire safety strategy will be provided to set out how the requirements of the Building Regulations and any other relevant fire safety legislation will be satisfied by the design. The principal design guidance that will be considered is Approved Document B (ADB) 2006 Edition with 2013 amendments.

Fire Safety Design Summary

- The building will be served by two fire fighting stairs providing a clear width of 1.1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- The main fire fighting core in the building is designed to Part B Building Regulations standards and houses a fire-fighting lift, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- The travel distance within each apartment does not exceed 9m.
- There will be a sprinkler system, smoke detection and alarm systems within each apartment and also within the communal spaces where applicable.
- A mechanical smoke ventilation shaft measuring minimum 0.8 sqm will be located within corridors with a 1.5 sqm natural ventilated shaft in the core to ventilate the shared escape route. A 1 sqm AOV will be provided at the head of each stair.
- The refuse chute will be accessed via a ventilated lobby (0.2 sqm).
- A wet riser outlet is to be located within the fire fighting stair at each level and a wet riser main will be located at ground floor level, clearly visible and accessible within 18m of the building.
- Compartmentation will be in line with current Building Regulations:
 - all floors are to be compartment floors.
 - any areas of high risk will be constructed as separate fire compartments.
 - automatic fire curtains will be used where compartmentation is not achieved by doors.
 - all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.
 - the external walls of the building will be formed from non-combustible materials.



Ground Floor Plan

Key

Fire escape stair

Fire fighting lift

Fire escape routes

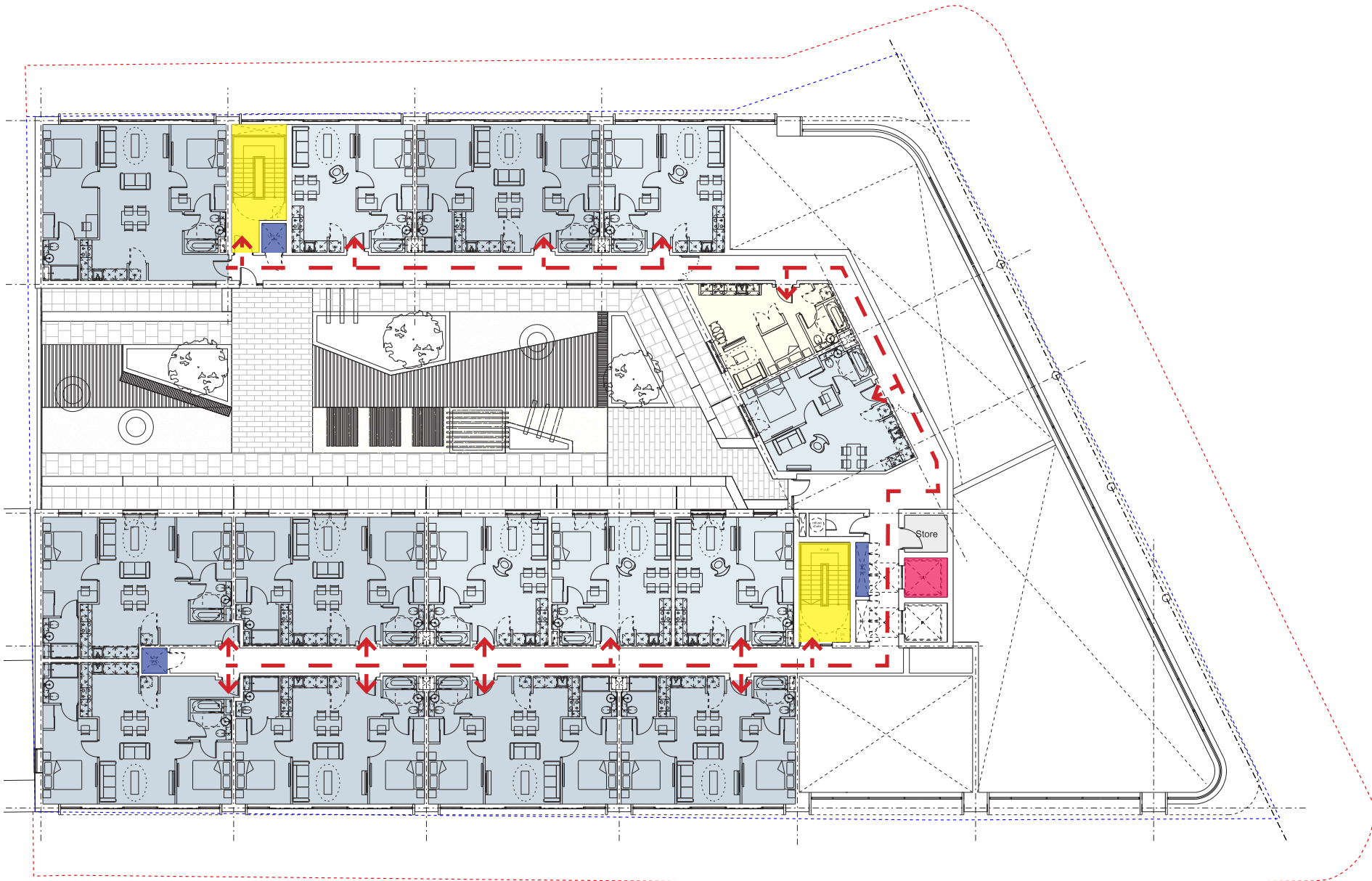
Mechanical smoke shaft

8.0 FIRE ENGINEERING

8.1 OUTLINE STRATEGY

8.1.2 Means of Escape.

The upper ground floor plan adjacent demonstrates how residents would evacuate the building in the event of a fire. The proposal has two fire escape stairs, with the main core having fire fighting lifts providing access to every level.



Upper Ground Floor Plan

- Key
- Fire escape stair
 - Fire fighting lift
 - Fire escape routes
 - Mechanical smoke shaft

8.0 FIRE ENGINEERING

8.1 OUTLINE STRATEGY

8.1.3 Means of Escape.

The first - seventh floor plan adjacent demonstrates how residents would evacuate the building in the event of a fire. The proposal has two fire escape stairs, with the main core having fire fighting lifts providing access to every level.



First - Seventh Floor Plan

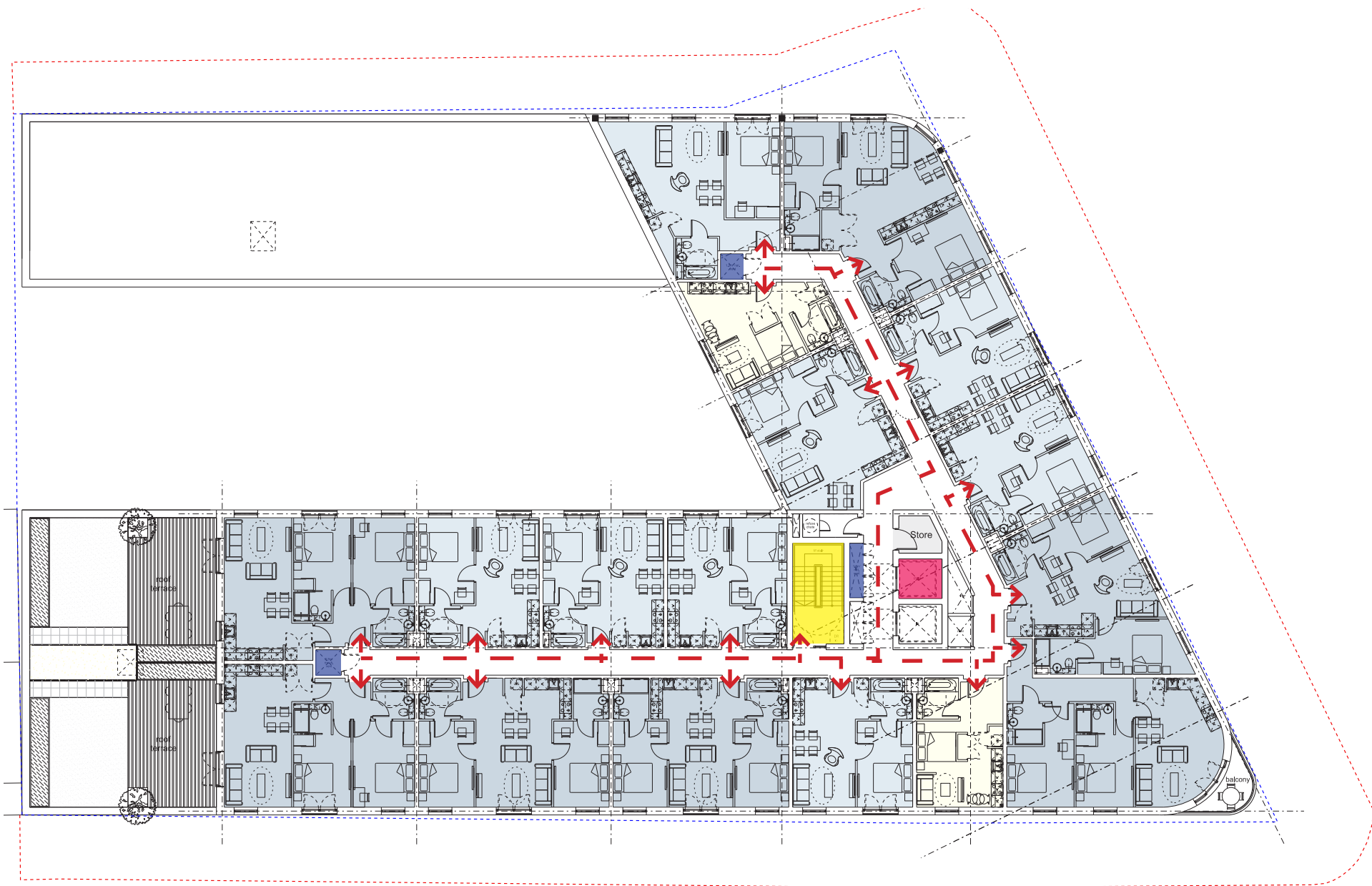
- Key
- Fire escape stair
 - Fire fighting lift
 - Fire escape routes
 - Mechanical smoke shaft

8.0 FIRE ENGINEERING

8.1 OUTLINE STRATEGY

8.1.4 Means of Escape.

The Eighth floor plan adjacent demonstrates how residents would evacuate the building in the event of a fire. The proposal has one with the main core containing the fire escape stairs, and fire fighting lift to provide access to every level.



Eighth Floor Plan

- Key
- Fire escape stair
 - Fire fighting lift
 - Fire escape routes
 - Mechanical smoke shaft