

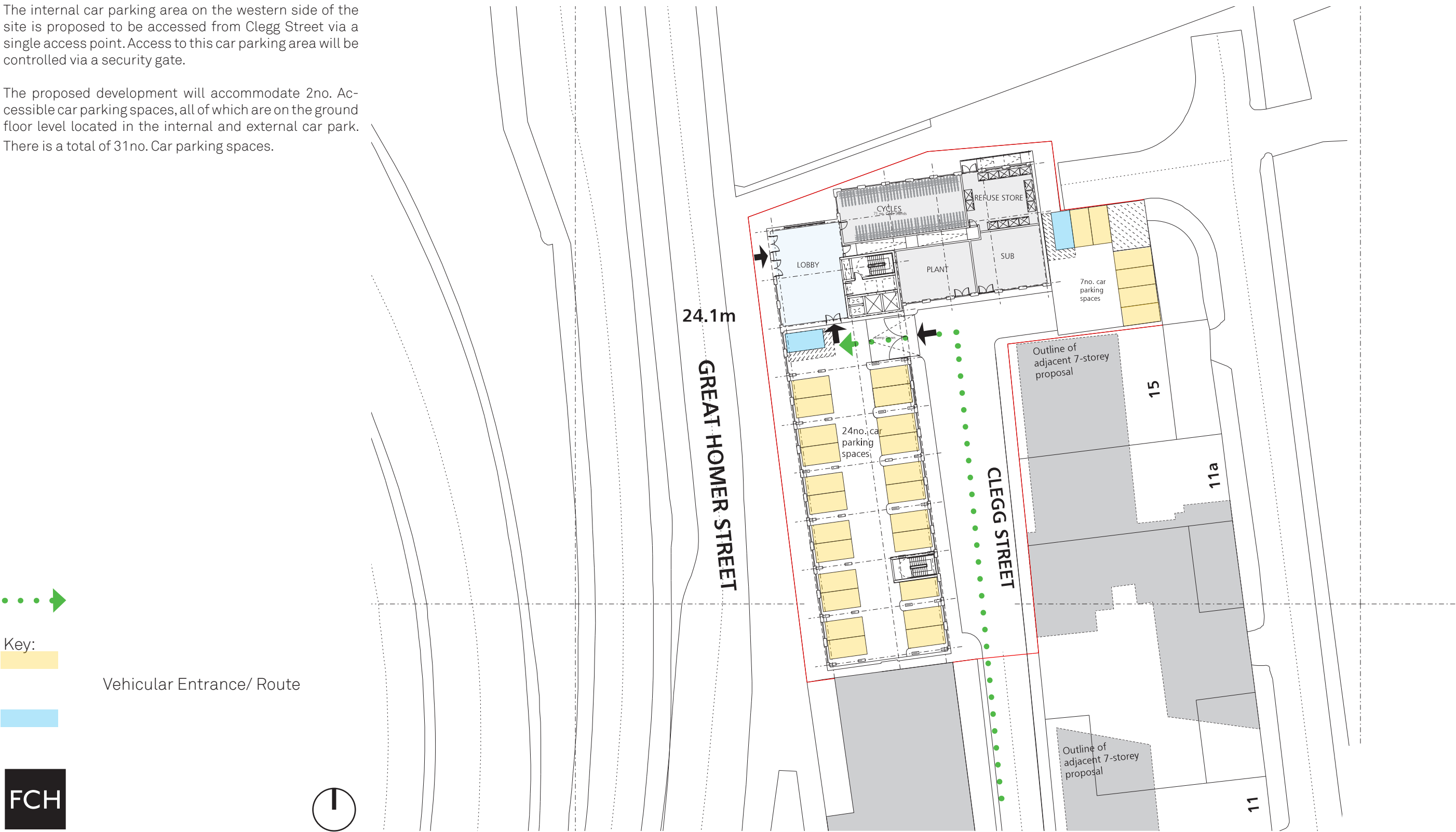
# 9.0 BUILDING ACCESS STATEMENT

## 9.1 ACCESS OVERVIEW

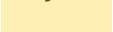
### 9.1.2 VEHICULAR ACCESS - LEVEL 01

The internal car parking area on the western side of the site is proposed to be accessed from Clegg Street via a single access point. Access to this car parking area will be controlled via a security gate.

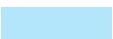
The proposed development will accommodate 2no. Accessible car parking spaces, all of which are on the ground floor level located in the internal and external car park. There is a total of 31no. Car parking spaces.



Key:



Vehicular Entrance/ Route

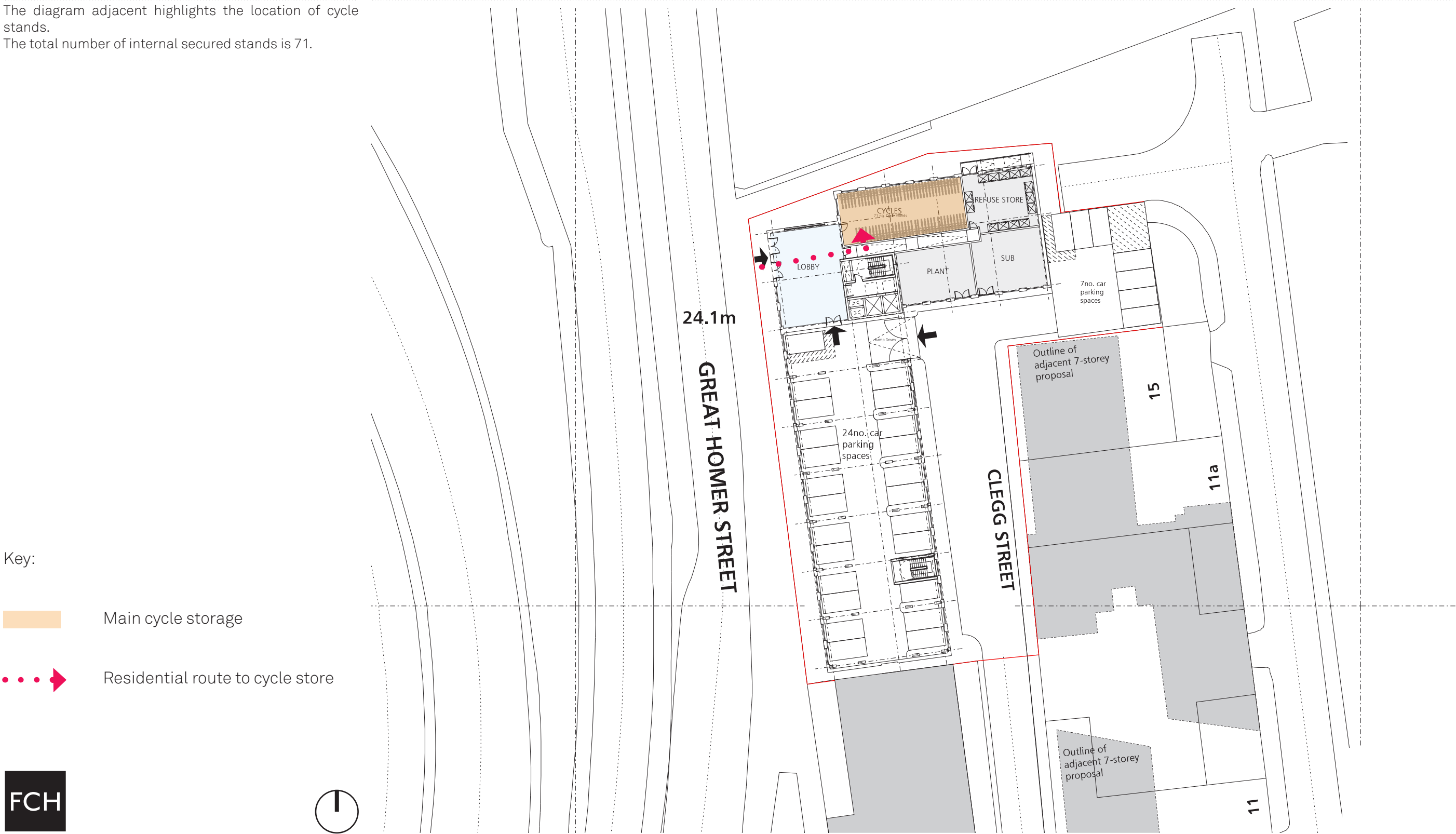


# 9.0 BUILDING ACCESS STATEMENT

## 9.1 ACCESS OVERVIEW

### 9.1.3 CYCLE SPACES - LEVEL 01

The diagram adjacent highlights the location of cycle stands.  
The total number of internal secured stands is 71.

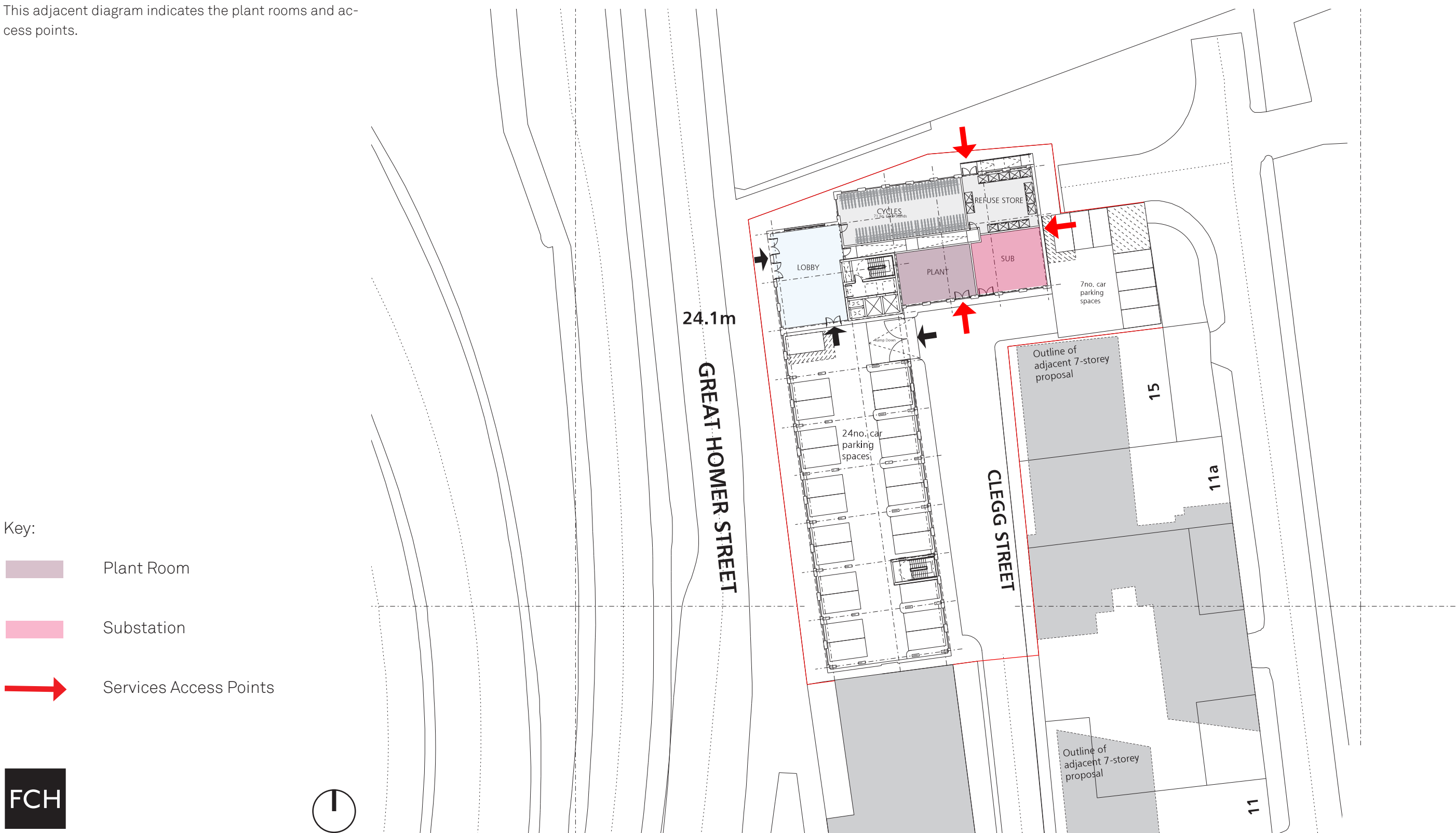


# 9.0 BUILDING ACCESS STATEMENT

## 9.2 SERVICING STRATEGY

### 9.2.1 ACCESS TO SERVICES - LEVEL 01

This adjacent diagram indicates the plant rooms and access points.



# 10.0 WASTE MANAGEMENT STRATEGY

## 10.1 REFUSE STRATEGY

### 10.1.1 REFUSE - LEVEL 01

The development will provide a refuse store in the northeast corner. Refuse vehicles will use the existing turning head on Iliad Road to directly access this storage area.

A management strategy will be put in to place to move bins to a holding area at ground floor on collection day. This is discretely positioned off the street.

Minimum 11 1100ltr Euro bins will be provided in the refuse store based on the weekly collection cycle- 6 general waste and 5 recyclable.

Key:

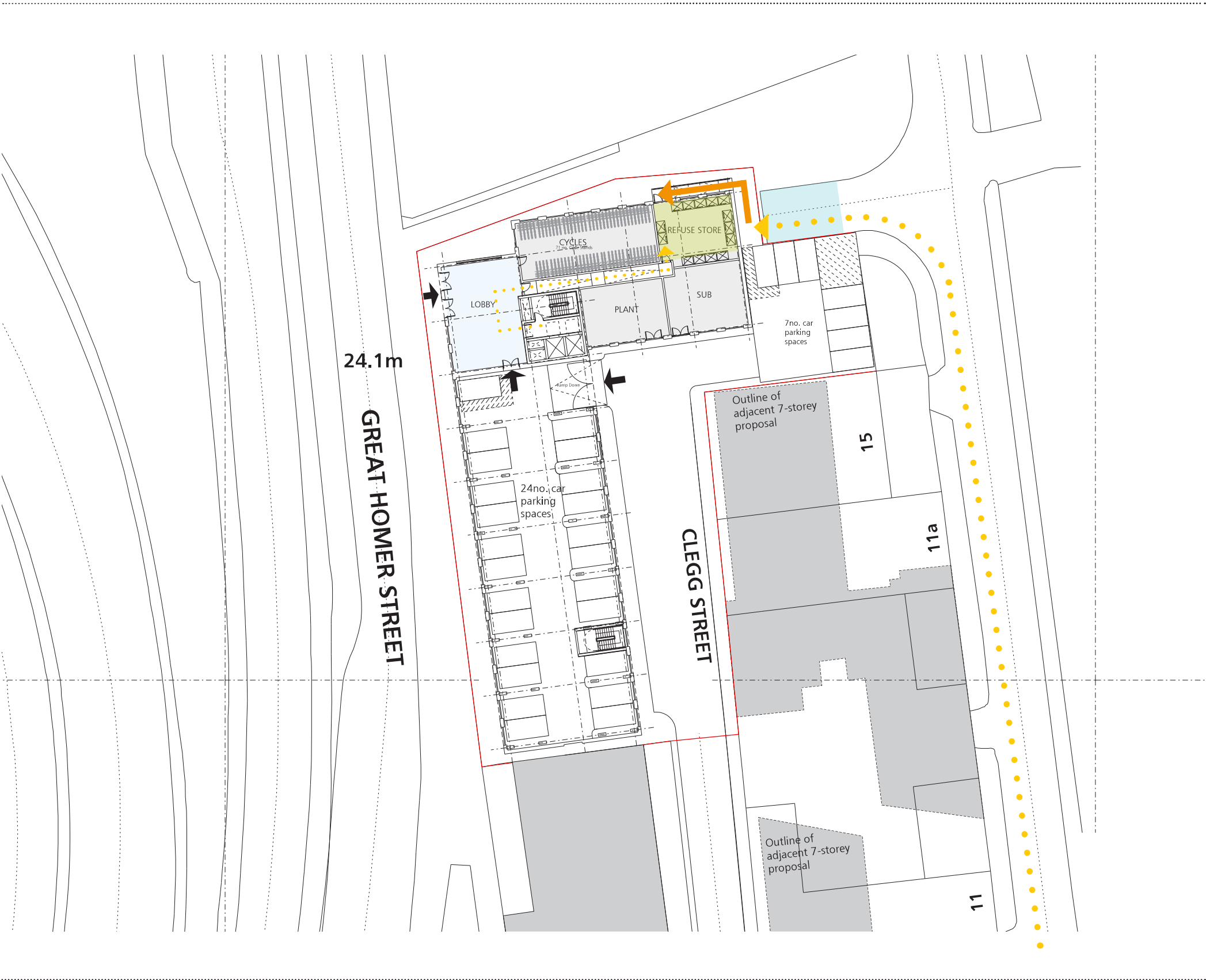
Bin store

Refuse Holding / Collection Point

Refuse access route

Direct Refuse Collection Access

FCH





# 11.0 OUTLINE FIRE STRATEGY




## 11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

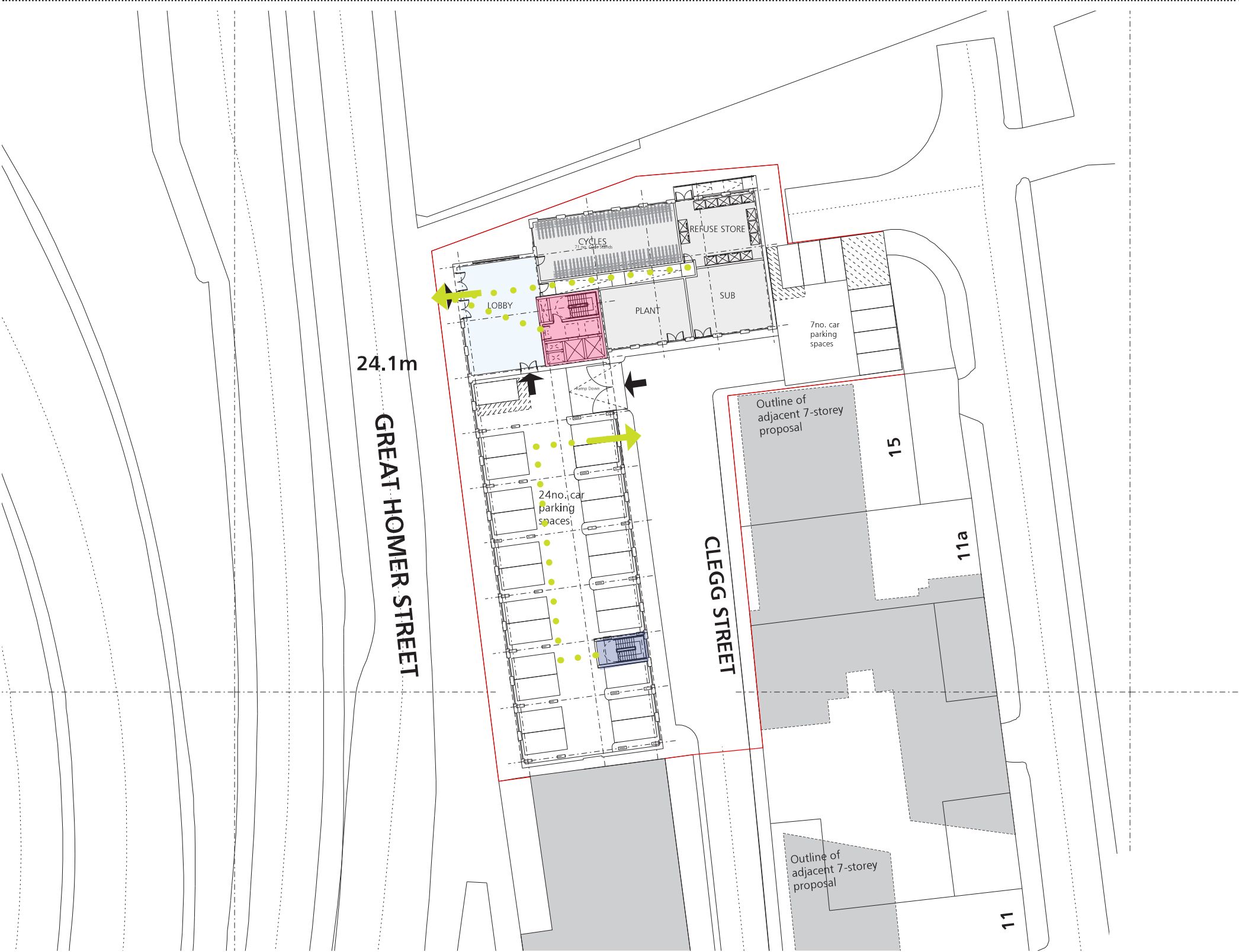
### 11.1.1 PROPOSED LEVEL 01 STRATEGY

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.

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, 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.
- 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.

Key:

-  Stair and fire fighting lift Core
-  Escape Route
-  Second Staircas



# 11.0 OUTLINE FIRE STRATEGY




## 11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

### 11.1.2 PROPOSED LEVEL 02 - 04 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.

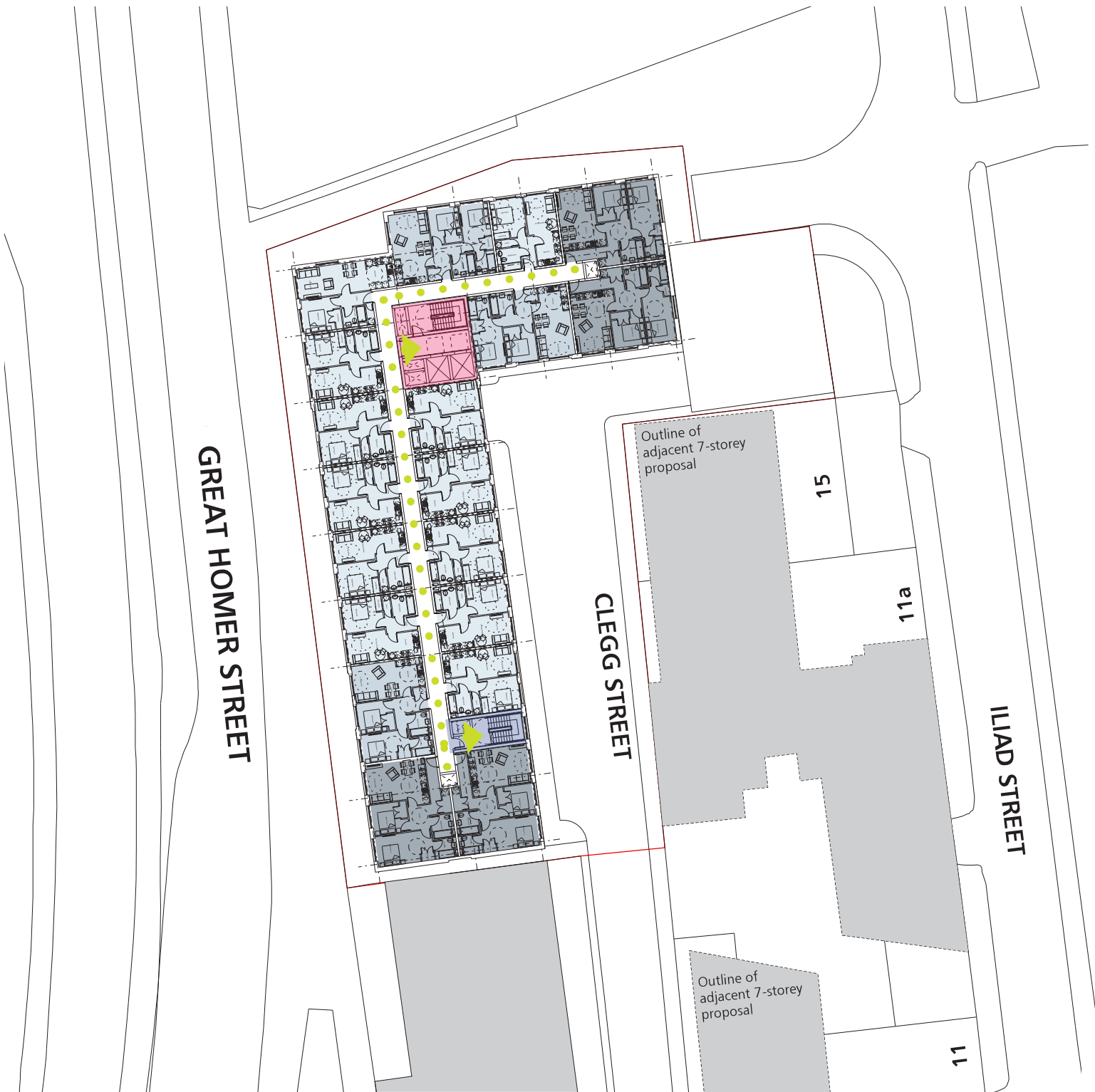
- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, 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.
- Compartmentation will be in line with current Building Regulations:
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  - 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.

Key:

-  Stair and fire fighting lift Core
-  Escape Route
-  Second Staircas



Design intelligence, commercial flair.



11.0 OUTLINE FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.3 PROPOSED LEVEL 05 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.

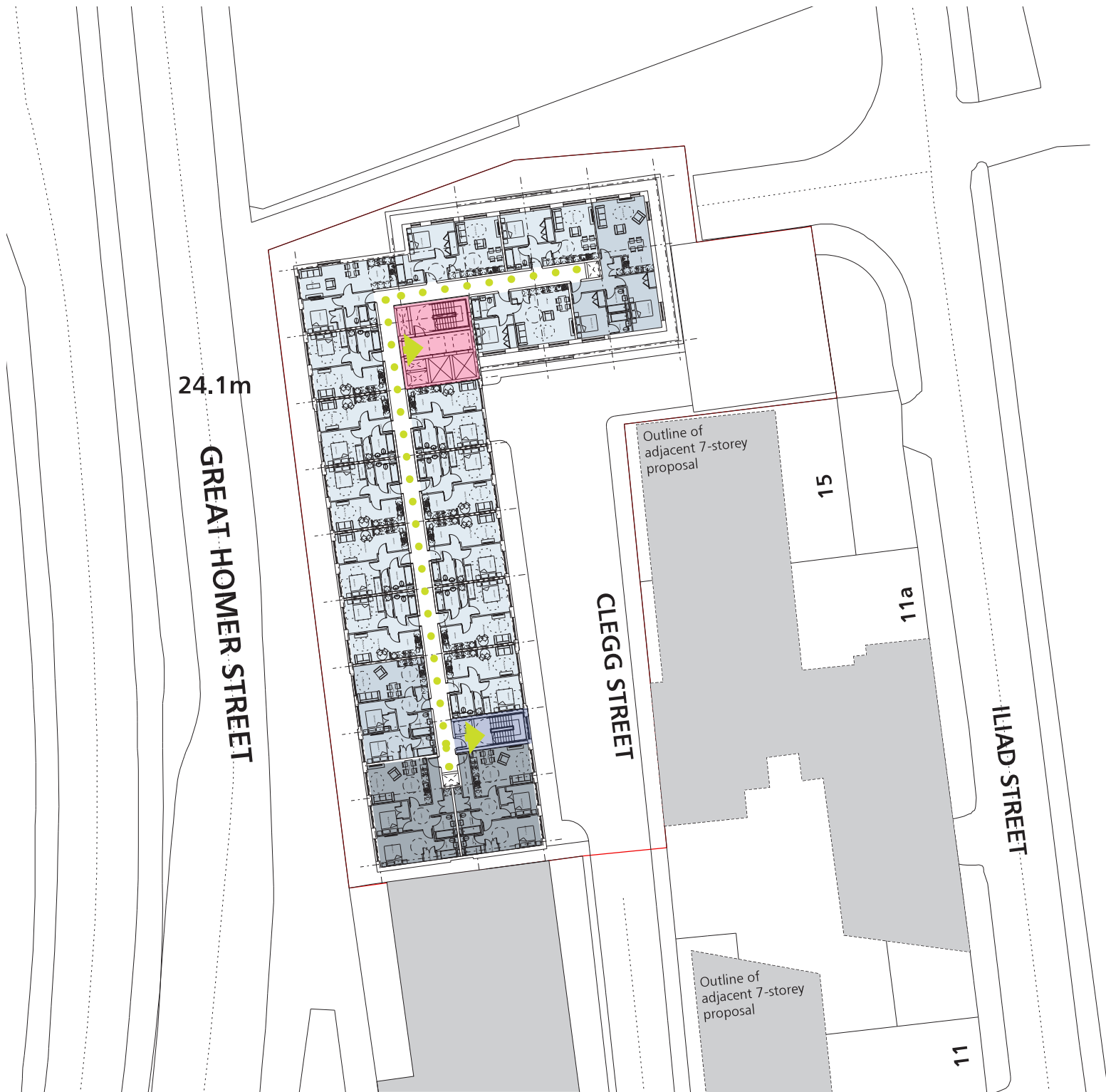
- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, 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.
- 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.

Key:

Stair and fire fighting lift Core

Escape Route

Second Staircas



11.0 FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.4 PROPOSED LEVEL 06 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.

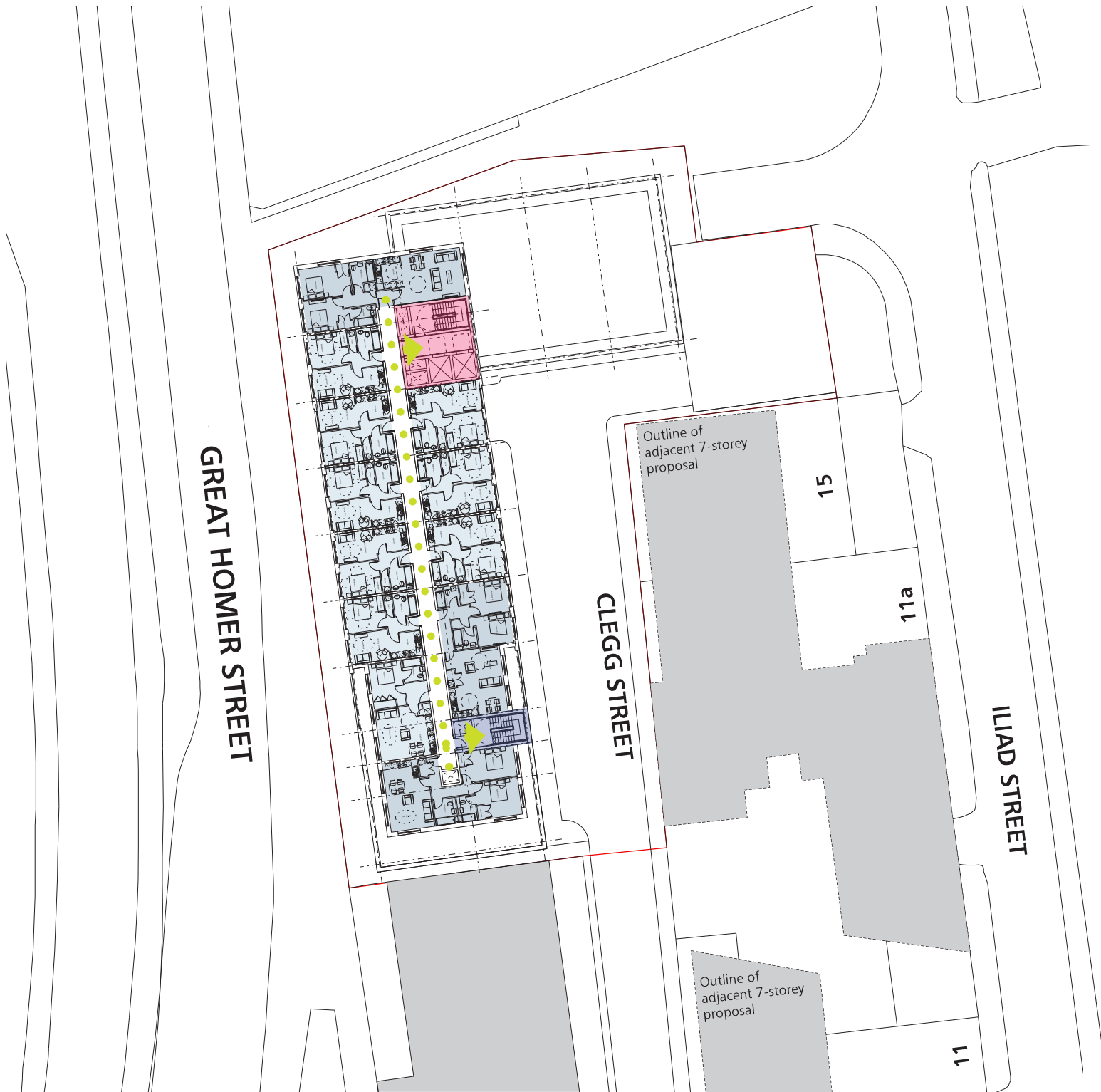
- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, 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.
- Compartmentation will be in line with current Building Regulations:
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  - the external walls of the building will be formed from non-combustible materials.

Key:

Stair and fire fighting lift Core

Escape Route

Second Staircas





# 11.0 FIRE STRATEGY




## 11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

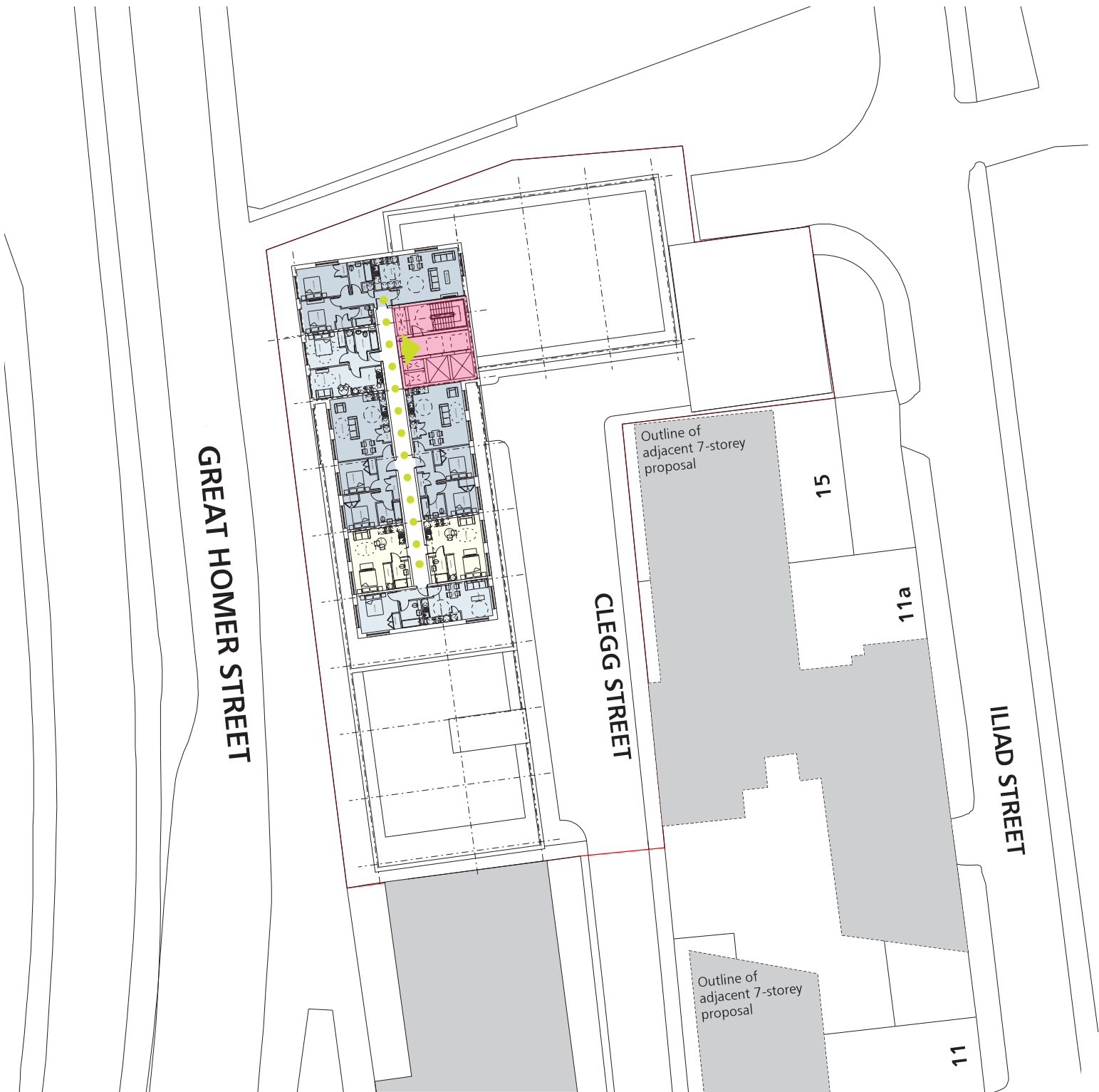
### 11.1.5 PROPOSED LEVEL 07 STRATEGY

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.

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, 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.
- Compartmentation will be in line with current Building Regulations:
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  - 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.

Key:

-  Stair and fire fighting lift Core
-  Escape Route
-  Second Staircas



11.0 FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.6 PROPOSED LEVEL 08 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.

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, 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.
- 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 firecurtains 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.

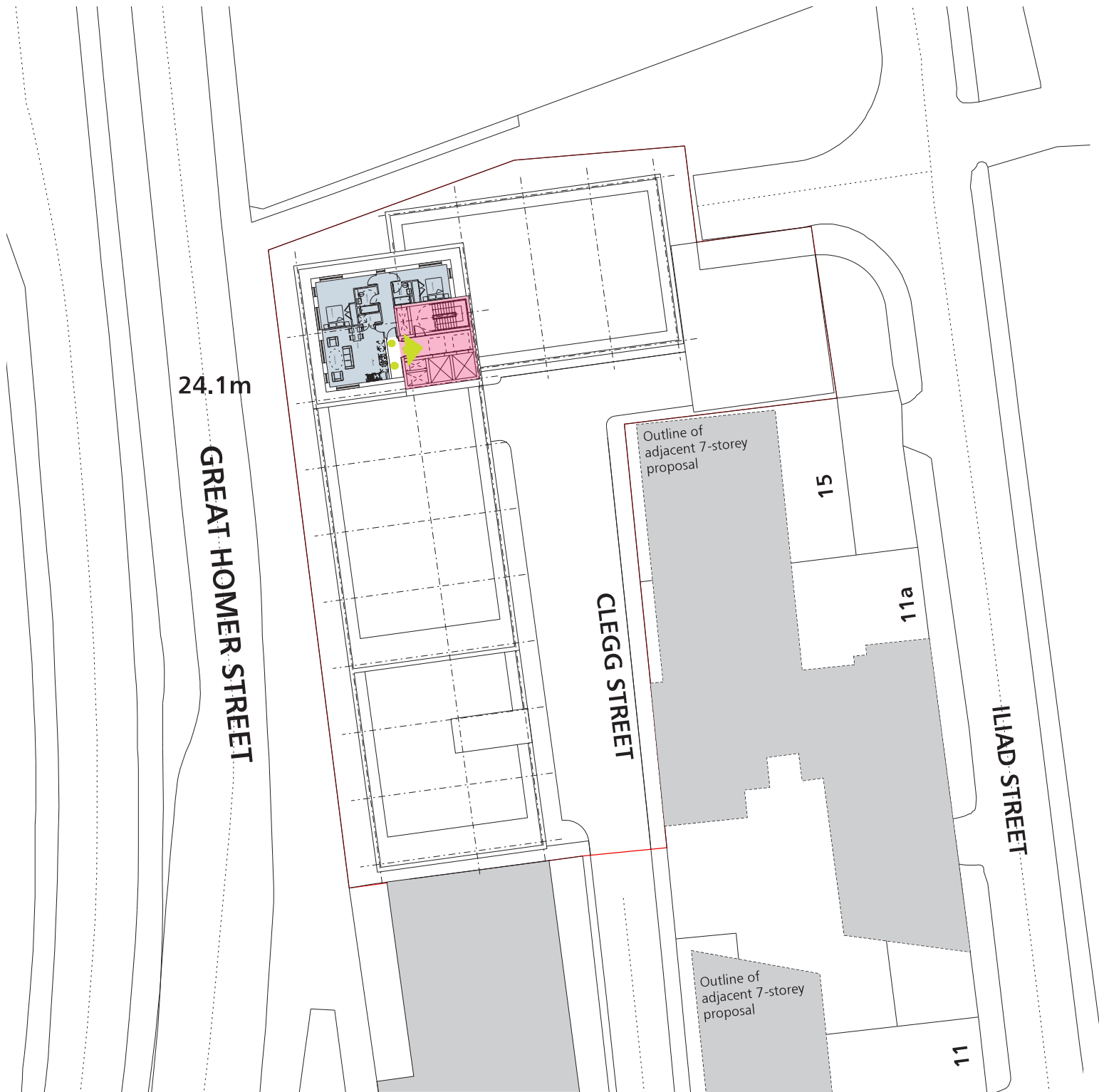
Key:

Stair and fire fighting lift Core

Escape Route

Second Staircas

FCH



12.0 SECURITY

12.1 DESIGN PRINCIPLES

13.1.1 DESIGN PRINCIPLES

Site Layout

The proposed building will allow passive surveillance on all sides, onto the adjacent streets and into the external landscaped areas.

External Communal Areas

These are overlooked to discourage anti-social behavior and will be lit with even light, avoiding shadowing which could hide people.

Layout and Orientation

Blank gables are avoided, with windows/balconies at corner positions ensuring all areas benefit from passive surveillance.

Landscaping

The height of planting will be low enough to prevent people hiding, or to prevent passive surveillance from habitable spaces.

Communal Doorways

These will be well lit, overlooked by other apartments or communal spaces and will not be small recessed spaces. Doors are controlled by fob access.

Windows

All ground floor glazing, including glazed doors, will be safety glazing to reduce the opportunities for damage and crime.

All windows on upper floors will be aluminium framed with double glazing.

Cycle Parking

All cycle stores are located internally, residential cycle stores are located on the ground floor, in close proximity to the lift and stair cores for ease of access.

Cycle parking will be covered by CCTV.

Car Parking

All car parking is located internally and externally on the ground floor level. There is direct access to the stair cores from the parking levels for ease of access. The car parks will be covered by CCTV.



# 13.0 SUMMARY OF ACCOMMODATION

## 13.1 DETAILED SUMMARY

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

SCHEDULE OF ACCOMMODATION: 95 UNITS

LEVEL 001	-	ENTRANCE/LOBBY CYCLE STORE REFUSE CAR PARK ENTRANCE PLANT SUBSTATION	TOTAL	-	95 APARTMENTS (32X2B / 61X1B / 2XSTUDIO)
			GROSS AREA:	7043 M2	
LEVEL 002	-	19 APARTMENTS (7X2B / 12X1B)	CAR PARKING SPACES		
LEVEL 003	-	19 APARTMENTS (7X2B / 12X1B)	GROUND LEVEL	-	31
LEVEL 004	-	19 APARTMENTS (7X2B / 12X1B)	TOTAL	-	31 SPACES
LEVEL 005	-	18 APARTMENTS (4X2B / 14X1B)	CYCLE SPACES		
LEVEL 006	-	12 APARTMENTS (3X2B / 9X1B)	TOTAL	-	71 SPACES
LEVEL 007	-	7 APARTMENTS (3X2B / 2X1B / 2XSTUDIO)			
LEVEL 008	-	1 APARTMENTS (1X2B)			





13.0 SUMMARY OF ACCOMMODATION

13.2 SCHEDULE OF ACCOMMODATION

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

SCHEDULE OF ACCOMMODATION:

PROPOSED DEVELOPMENT TOTAL

1 BEDROOM APARTMENTS-	61
2 BEDROOM APARTMENTS-	32
STUDIOS	- 2
CYCLE SPACES TOTAL-	71
CAR PARKING SPACES TOTAL-	31
APARTMENTS TOTAL-	95



14.0 APPENDIX

14.1 DRAWING SCHEDULE

15.1.1 SCHEDULE OF SUBMITTED DRAWINGS

LOCATION PLAN:

P17-030-01-91-001Location Plan 1:1500

PLANS:

P17-030-02-03-001EProposed Ground Floor Plan

P17-030-02-03-002DProposed Upper Floor Plan

P17-030-02-03-005Proposed Fourth Floor Plan

P17-030-02-03-006BProposed Fifth Floor Plan

P17-030-02-03-007DProposed Sixth Floor Plan

P17-030-02-03-008Proposed Seventh Floor Plan

ELEVATIONS:

P17-030-02-05-001DProposed Elevation 01

P17-030-02-05-002CProposed Elevation 02

P17-030-02-05-003DProposed Elevation 03

P17-030-02-05-004DProposed Elevation 04

P17-030-02-05-005Proposed Contextual Elevation 01

P17-030-02-05-006Proposed Contextual Elevation 02

P17-030-02-05-007Proposed Contextual Elevation 03

P17-030-02-05-008Proposed Contextual Elevation 04



# CONTACT

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