

3.0 BUILDING ACCESS STRATEGY

3.2 ACCESS OVERVIEW

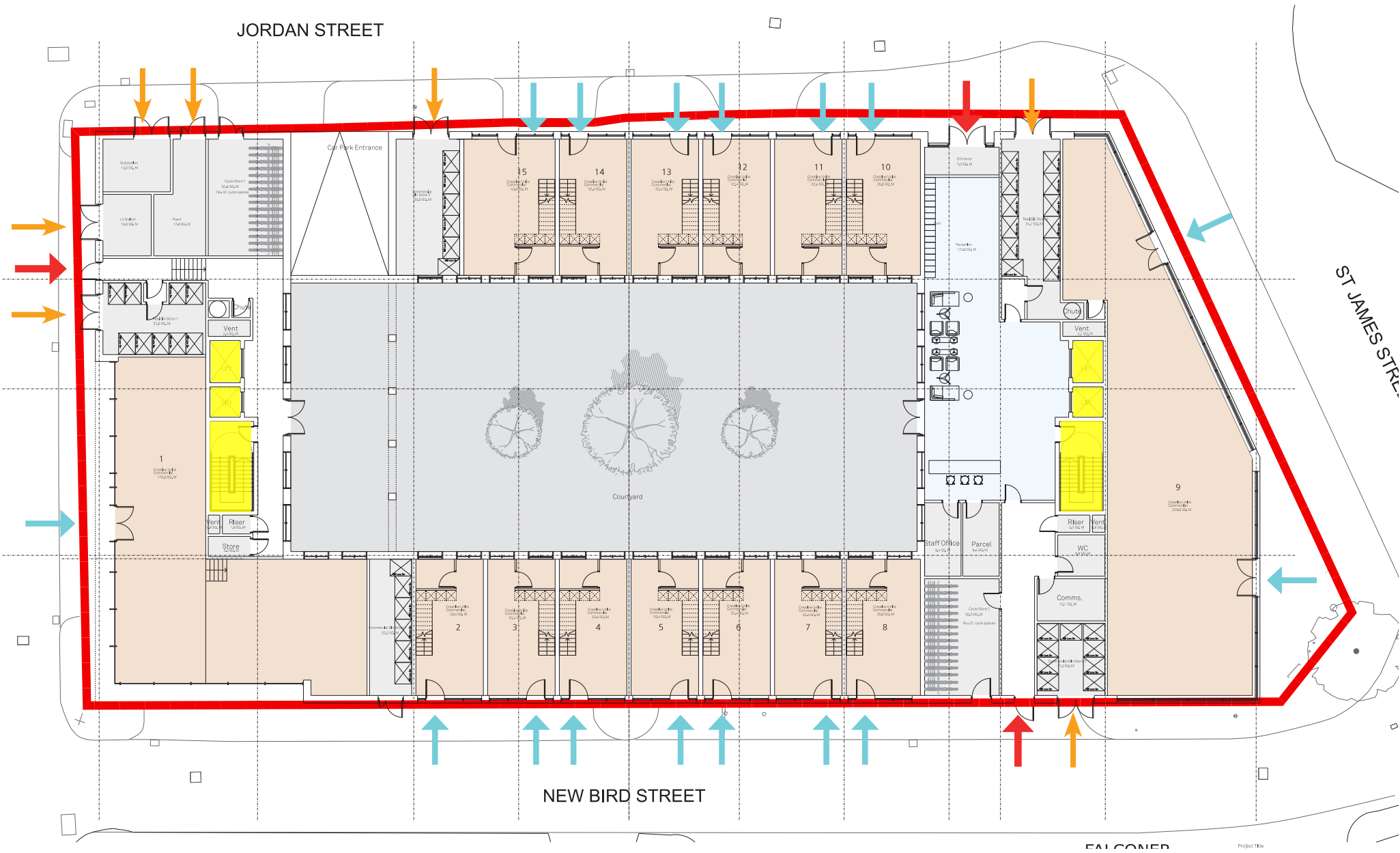
As this report has discussed previously, the site benefits from a highly accessible location.

3.2.1 Pedestrian Access

Access to all commercial units will be via level thresholds at street levels.

Access to all residential entrances will be via level thresholds. Primary entrances to residential areas are situated on Jordan & New Bird Street. A secondary residential entrance is situated on Newhall Street.

The site is situated in a location where walking provides a convenient mode of travel to a variety of local facilities. The adjacent road network contains a fully integrated network of footways that combine to provide direct and safe links to local facilities in the immediate area, both of which are important factors in encouraging travelling on foot.



- KEY
- Site Boundary
 - Entry points to residential zones
 - Entry points to service & refuse areas
 - Entry points to commercial units
 - Lift & Stair Cores



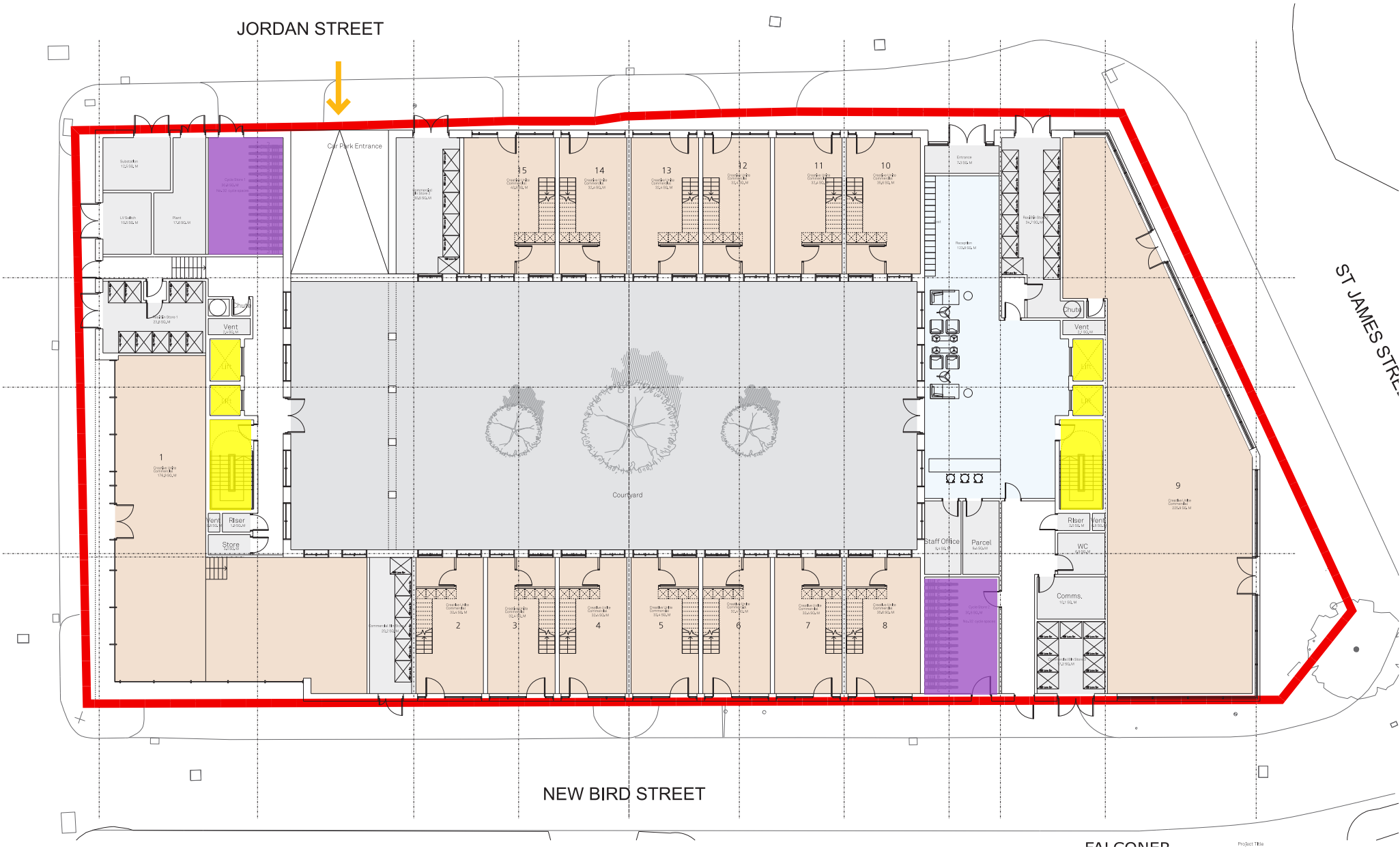
3.0 BUILDING ACCESS STRATEGY

3.2 ACCESS OVERVIEW

3.2.2 Vehicular and Cycle Access

Parking provision for the development will be provided internally within the basement of the building and is accessed off Jordan Street. The scheme provides 49 parking spaces, 5 of these are large accessible space.

176 secure cycle spaces are located on the basement and ground levels.

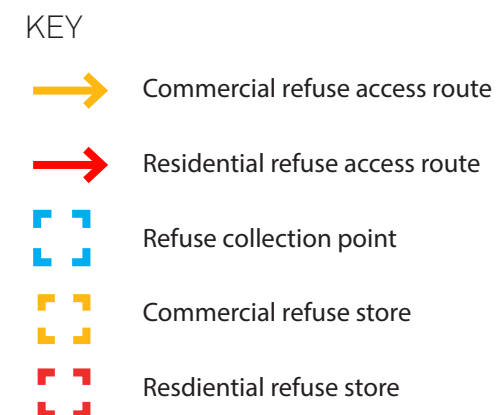


- KEY
- Site Boundary
 - Primary Vehicular Access
 - Pedestrian Entrance
 - Cycle Store
 - Lift & Stair Cores



3.3 OUTLINE SERVICING & REFUSE STRATEGY

The plant rooms and sub-station locations allows for vehicular access required for maintenance.



4.0 ACCESSIBILITY





4.1 OUTLINE FIRE STRATEGY

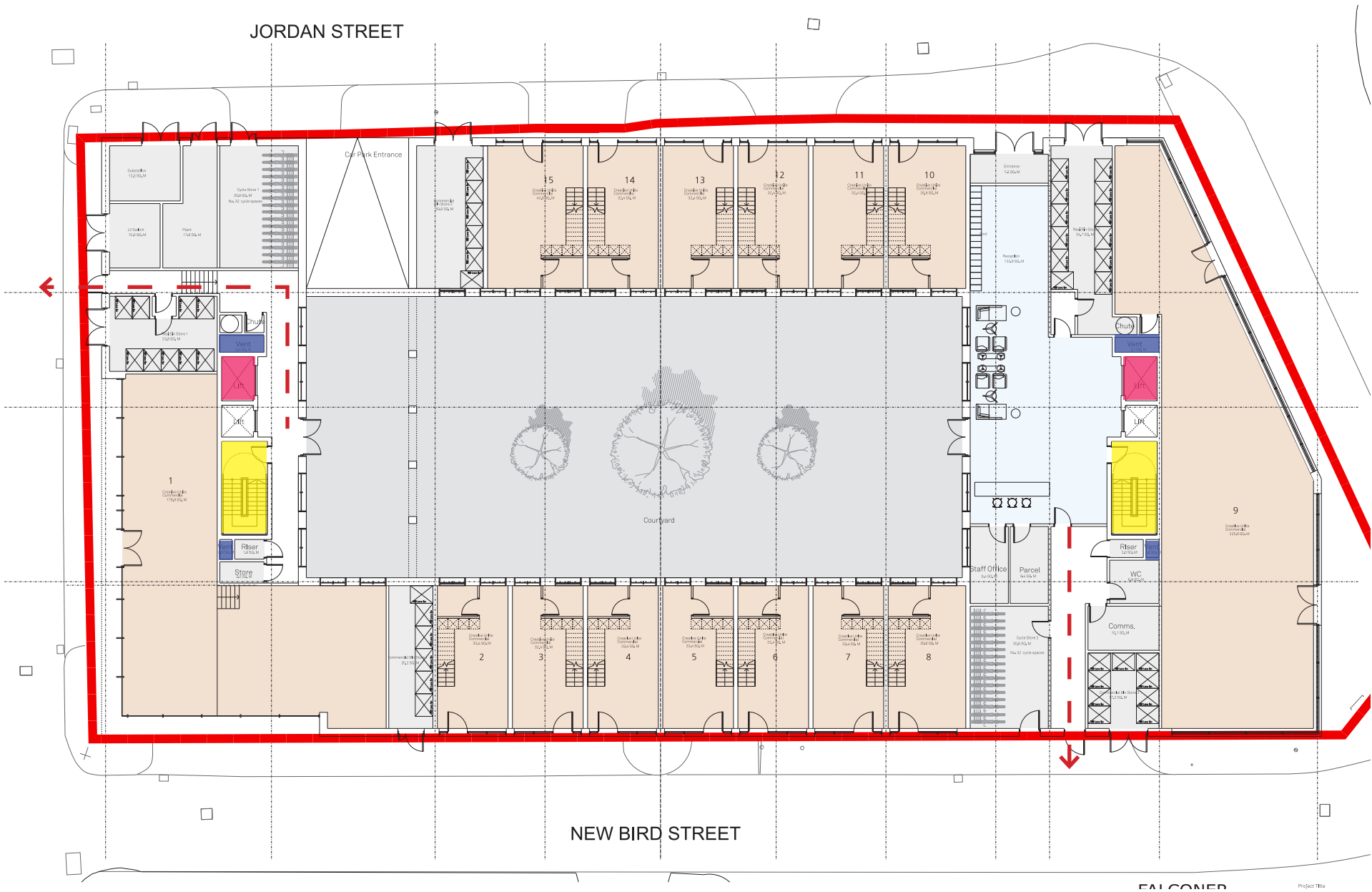
4.1.0 Ground Floor Plan

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 stair providing a clear width of 1.1m. 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.
- The travel distance within each apartment does not exceed 9m.
- There will be 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 at the end of each corridor . A 1 sqm AOV will be provided at the head of the stair.
- 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
-  Fire escape stair
 -  Fire fighting lift
 -  Fire escape routes
 -  Mechanical smoke shaft



4.0 ACCESSIBILITY





4.1 OUTLINE FIRE STRATEGY

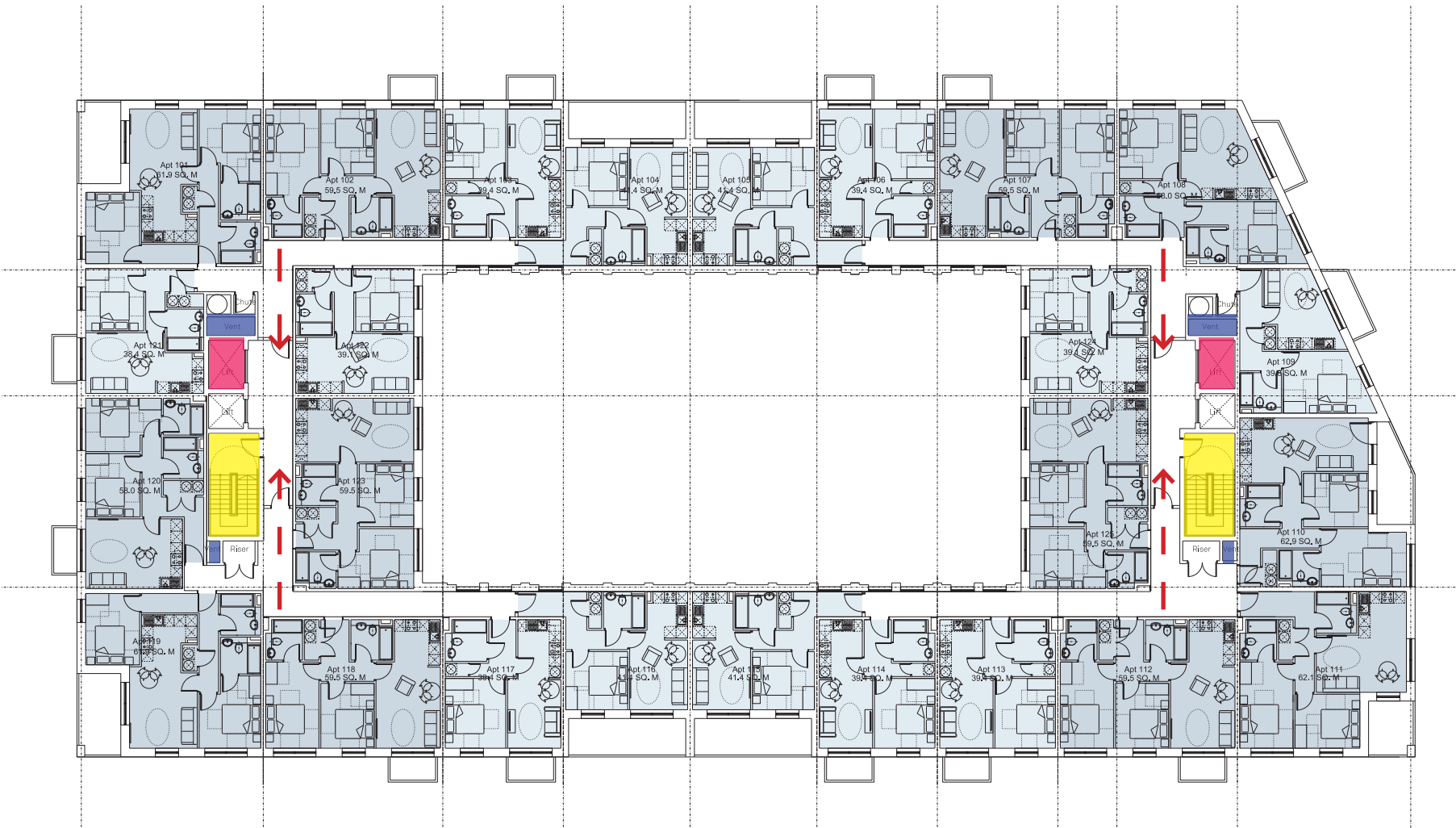
4.1.1 Upper Floor Plan

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 four fire fighting stair providing a clear width of 1.1m. 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.
- The travel distance within each apartment does not exceed 9m.
- There will be 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 at the end of each corridor . A 1 sqm AOV will be provided at the head of the stair.
- 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.

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



Upper Floor Plan



4.0 ACCESSIBILITY

4.2 BUILDING REGULATIONS PART M: CATEGORY 2 DWELLINGS

4.2.0. 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
- Carparking
- Communal lifts, ramps and steps
- Communal entrances
- Communal lifts and stairs

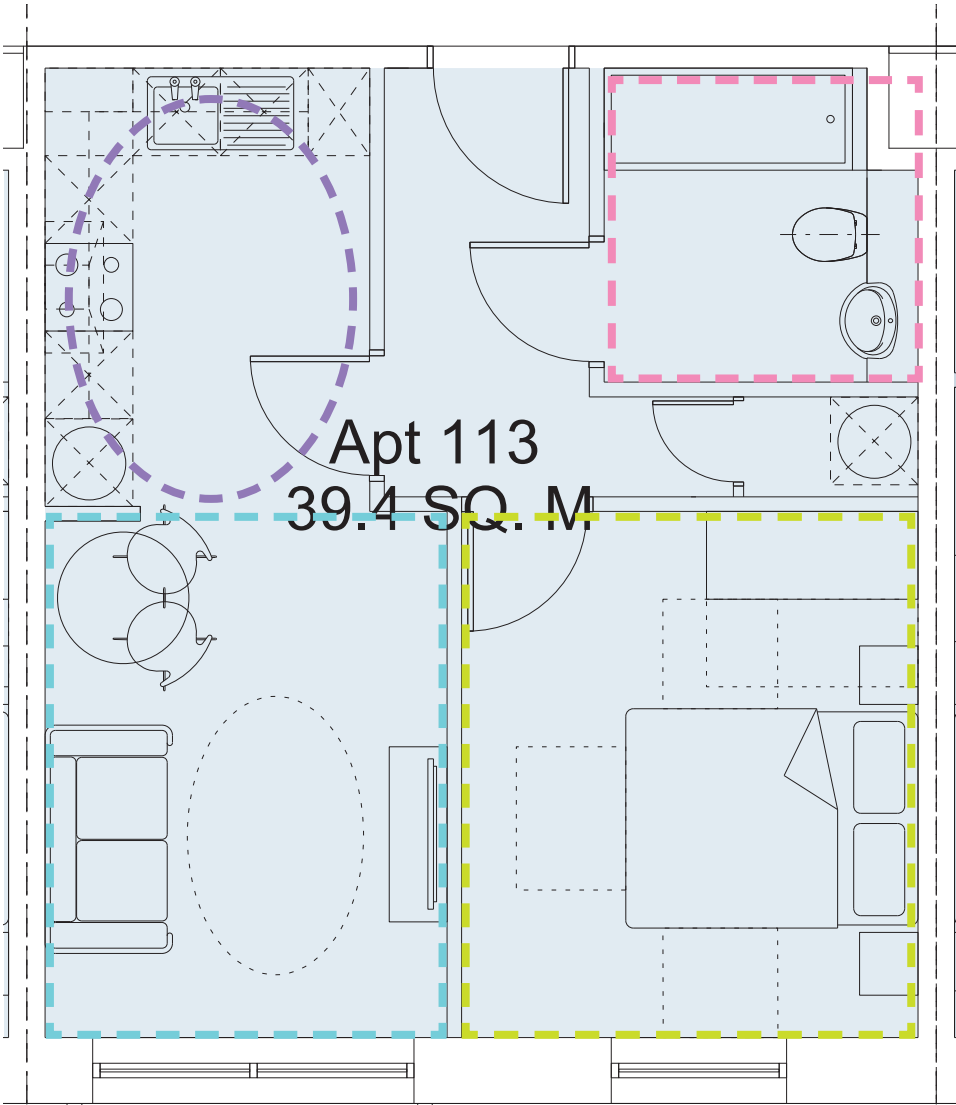
Section 2B: Private Entrances and Spaces within the Dwelling

- 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

- Bedroom
- Bathroom
- Living room
- Kitchen
- Corridor/Store



4.0 ACCESSIBILITY

4.2 BUILDING REGULATIONS PART M: CATEGORY 2 DWELLINGS

4.2.1. 2-Bedroom Apartments

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

Section 2A: Approach to the Dwelling

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

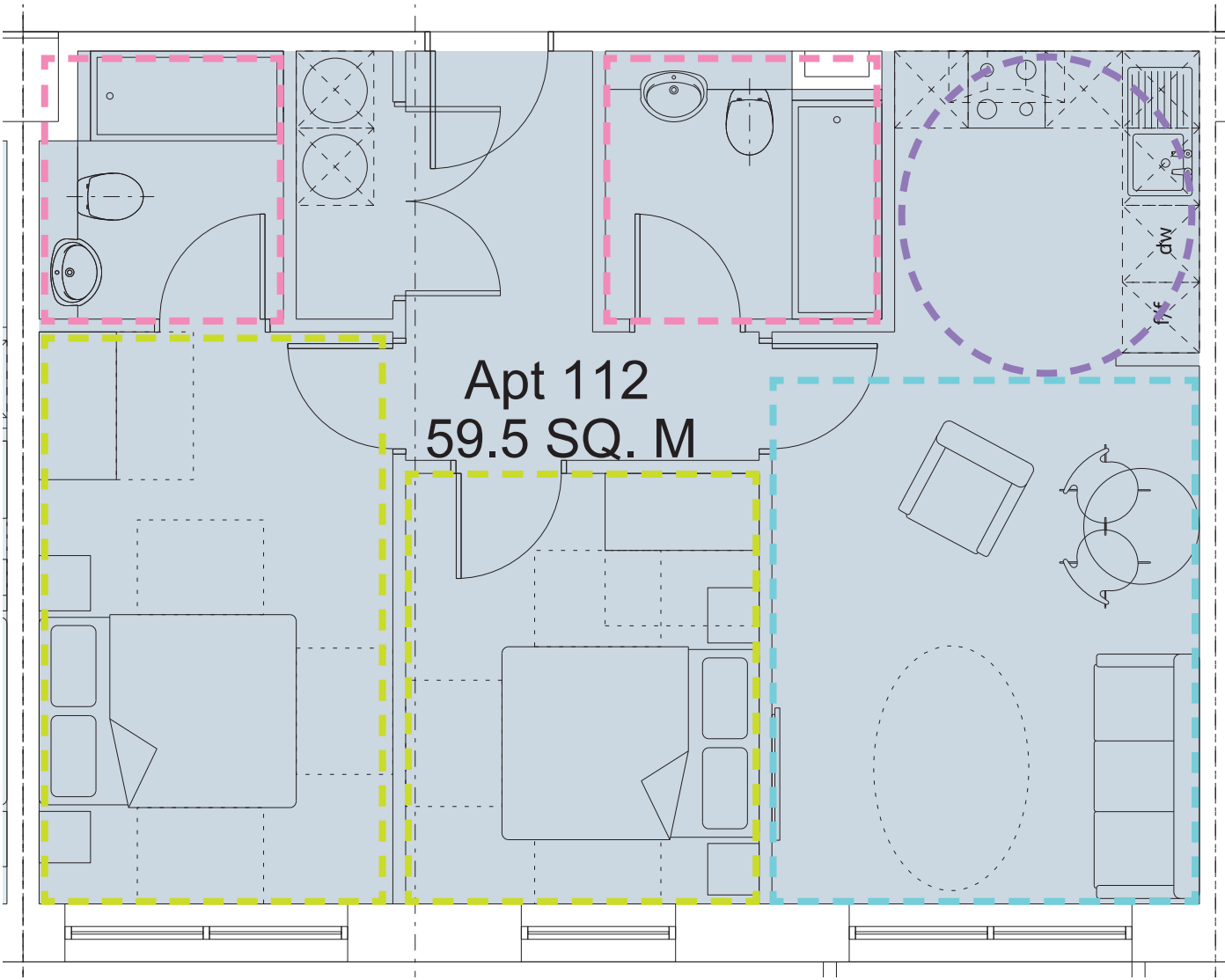
Section 2B: Private Entrances and Spaces within the Dwelling

- 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

- Bedroom
- Bathroom
- Living room
- Kitchen
- Corridor/Store



4.0 ACCESSIBILITY

4.3 BUILDING REGULATIONS PART M: CATEGORY 3 DWELLINGS

4.3.0. Wheelchair Accessible Apartments

M4(3) covers the spatial and technical standards of wheelchair user dwellings. It describes the standards for wheelchair adaptable dwellings and the extra specifications required for wheelchair accessible dwellings.

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 apartments can achieve M4(2) category, equivalent to Lifetime Homes status. Given the above provisions, it is proposed that non of the residential apartments are initially fitted out to Part M4(3) level (fully wheelchair adaptable/accessible). Although the apartment blueprint allows that as the demand for accessible dwellings presents itself, the large 2 bed apartments can be converted into Part M4(3) 1 bed apartments 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. The apartments can be adapted and fitted out on an on-demand basis up to 10% of the overall development.

The diagram opposite describes how the footprint of a large 2-bedroom apartment can be re-planned and fitted out to accommodate a 1-bedroom wheelchair accessible apartment respectively (to comply with M4(3)).

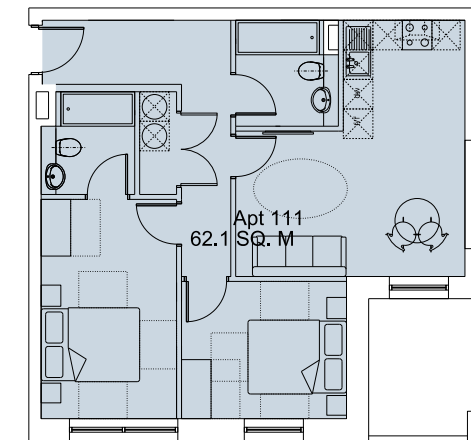
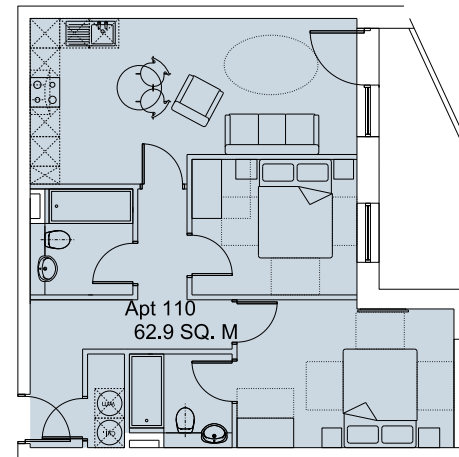
M4(3) covers the spatial and technical standards of:

Section 3A: Approach to the Dwelling

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

Section 3B: Private Entrances and Spaces within the Dwelling

- Private entrances and circulation areas.
- Wheelchair storage and transfer space.
- Storage space provision.
- Habitable rooms, spatial standards, minimum area requirements and minimum furniture provision/sizes.
- Kitchen and eating areas, minimum worktop length, kitchen layout requirements and height adjustable worktops.
- Bedroom spatial standards and minimum furniture provision/sizes.
- Sanitary facilities.
- Services and controls.
- Private outdoor space (where provided).



Conversion of the 2 bed apartment
from category M4(2) to category
M4(3) 1 bed apartment

