

Accessibility

5 Residential Buildings

5.2 Blocks B

B buildings are arranged as a closed block around a communal open space. They provide 490 units, 39 of which will be designed to AD M4(3) for wheelchair users. The 9 cores have direct entrances from the surrounding vehicular Milk Street and Canal Street, and the pedestrianised Coffee Park and Sandow Square.

5.2.1 Entrances

AD M4(2) and M4(3) require communal and individual entrances to be illuminated and covered, and to have level access over the threshold. Entry systems such as video or audio entry systems, pass card systems and similar will be designed and located to be used by visitors and residents. Building users should be able to activate such a system with a closed fist and with minimal force.

All residential entrances will be equipped with a set of double doors. These lead into a first lobby where the communal stair can be reached - this is a double height space as the stair is open at GF and 1st floor, and enclosed onwards. A second set of doors lead into the lift/s lobby.

Access can be made from basement and GF levels of the central undercroft carpark directly into the communal circulation space through a single leaf door.



Fig. 5.2.1: Block B General Arrangement- Ground floor level



All units at GF are accessed individually from the front facade. At first floor, most units facing the central space have individual access only from the outside, except the units located the closest to the cores, which have also internal access from a communal corridor.

Entrance doors are either single or double doors which provide at least 850mm clear opening width through a single leaf, as required by AD Part M. All thresholds will be nominally level, with a maximum upstand of 15mm.

Lighting and further details will be designed at a later stage.

5.2.2 Reception areas

Reception areas in communal residential entrances will meet the Building Regulations Part M, Volume 2 as a minimum. It is not expected that reception areas will be staffed.

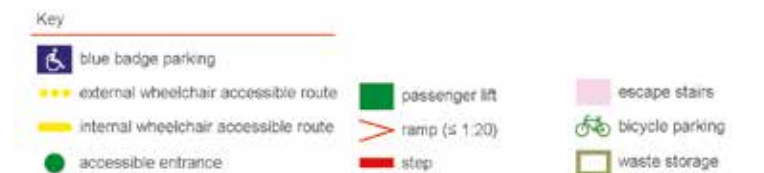
5.2.3 Horizontal circulation

The common residential corridors are 1300mm wide, and in any case no less than 1200mm wide, with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

Internal common corridors between lifts, stairs and apartment entrances are as short as possible to minimise the number of fire doors across corridors that are required.



Fig. 5.2.2: Block B General Arrangement- First floor



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5.2.4 Lifts

The revised draft (London Plan) Interim Housing SPG (May 2015) requires the following:

- Standard 3.2.6 - Every M4(2) dwelling should be provided with step-free access. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.
- Standard 3.2.7 - Every designated Wheelchair User Dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by more than one lift.
- Lifts to all residential levels will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm (the minimum dimensions for AD M4, 3.16).

At least one enlarged 1200mm X 2200mm lift is provided in every core. An additional 1100mm x 1400mm lift serves all dwellings located above the seventh floor. A 1500mm x 1500mm clear space will be provided outside the lift at every floor.

A rapid repair and maintenance contract will be implemented to keep single lifts in service.



Fig. 5.2.3: Block B General Arrangement- Second floor



5.2.5 Stairs

Communal stairs are unenclosed in the double height space between GF and first floor and enclosed above those levels.

All common stairs will be designed to meet AD Part K 'General use' stairs (ADM Volume 1, 2.17), having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900mm above nosings, and will extend 300mm beyond the top and bottom riser. Private stairs will be required to comply with the relevant AD Part M Category 2 or 3 provision as they apply.

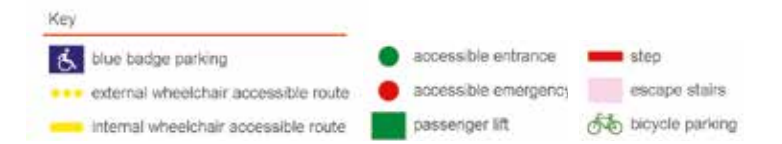
5.2.6 Communal open space

The blocks are arranged around a central communal landscaped podium raised by one storey from the surrounding ground level. This can be reached from the communal circulation space, using the residential lifts at each core for step-free access.

Two external stairs are provided at both east and west ends. Step-free access can be gained through the lifts in the residential cores.



Fig. 5.2.4: Block B General Arrangement- Typical floor



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Private gardens are provided in front of all units facing the exterior facade at GF, and units that open to the central communal space at first floor, providing a secondary access (primary in many cases) to each individual dwelling.

Access to communal open space from any dwelling will be step-free and will meet the requirements of AD M4(2), or (3) as they apply, including the requirement to have a 200mm clear space to the side of the push side of doors so that access in communal parts of the building is consistent with access within wheelchair accessible/adaptable dwellings, and more convenient for all users.

Secondary doors to gardens (whether communal or private) will have nominally level thresholds (a maximum upstand of 15mm). Paths within communal gardens will be designed to meet the requirements of AD M4(3).

Any play areas will be designed with reference to accessible play guidance, such as *Developing Accessible Play Space: A Good Practice Guide*, published by the Department for Communities and Local Government.

During detailed design consideration will be given to wayfinding and orientation throughout the open space and sensory planting that can be appreciated by people with visual impairments. Maintenance of the open space will ensure that surfaces, structures and plants do not become a hazard.



Fig. 5.2.5: Block B General Arrangement-Eighth floor



5.2.7 Refuse stores

The refuse stores are located in every core at GF, with internal access for residents through the covered parking and directly reached from the front facade. In B4, the refuse facility is a small space enclosed within the covered central space with no direct access from the outside.

The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).



Fig. 5.2.6: Block B General Arrangement- Ninth floor



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5.3 Blocks C, D, E

C buildings are arranged as a closed block around a communal open space. The 6 communal cores have direct entrances from the surrounding vehicular Milk Street and Canal Street, and the pedestrianised Sandow Square. D and E are two open blocks with their front facades facing Milk street and rear courtyards for parking.

These blocks provide 523 units in total, 43 of which will be designed to AD M4(3) for wheelchair users.

5.3.1 Entrances

Communal entrances are equipped with a double set of single doors that lead into a lobby which provides access to the lift/s and enclosed stair. All units at GF are accessed individually from the front facade.

At first floor, all units are accessed internally from communal corridors, except in block C3, where all of them have individual access only from the central open space.

C6 and D3 have duplex units at GF and 1st floor with direct private access off Nestles Avenue side. E1 duplex units are accessed directly from Viveash Squate and Milk Street Garden. Individual dwellings are accessed directly at GF by a single leaf door.

C1-C6 - Access can be made from the central undercroft carpark directly into the communal circulation space through a single leaf door.

D1, D2, D4 and E2 - Access can be made from the rear carpark courtyard directly into the communal circulation space through a single leaf door.

5.3.2 Reception areas

Reception areas in communal residential entrances will meet the Building Regulations Part M, Volume 2 as a minimum. It is not expected concierge staff.

5.3.3 Horizontal circulation

The common residential corridors are 1300 mm wide, and in any case no less than 1200mm wide, with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

Internal common corridors between lifts, stairs and apartment entrances are as short as possible to minimise the number of fire doors across corridors that are required.

5.3.4 Lifts

The revised draft (London Plan) Interim Housing SPG (May 2015) requires the following:

- Standard 3.2.6 - Every M4(2) dwelling should be provided with step-free access. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.

- Standard 3.2.7 - Every designated Wheelchair User Dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by more than one lift.

- Lifts to all residential levels will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm (the minimum dimensions for AD M4, 3.16).

At least one enlarged 1200mm X 2200mm lift is provided in every core,

An additional 1100mm x 1400mm lift serves all dwellings located above the seventh floor. A 1500mm x 1500mm clear space will be provided outside the lift at every floor.

A rapid repair and maintenance contract will be implemented to keep single lifts in service.

5.3.5 Stairs

All common stairs will be designed to meet AD Part K 'General use' stairs (ADM Volume 1, 2.17), having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900mm above nosings, and will extend 300mm beyond the top and bottom riser. Private stairs will be required to apply with the relevant AD Part M Category 2 or 3 provision as they apply.



Fig. 5.3.1: Block E -Ground floor lev

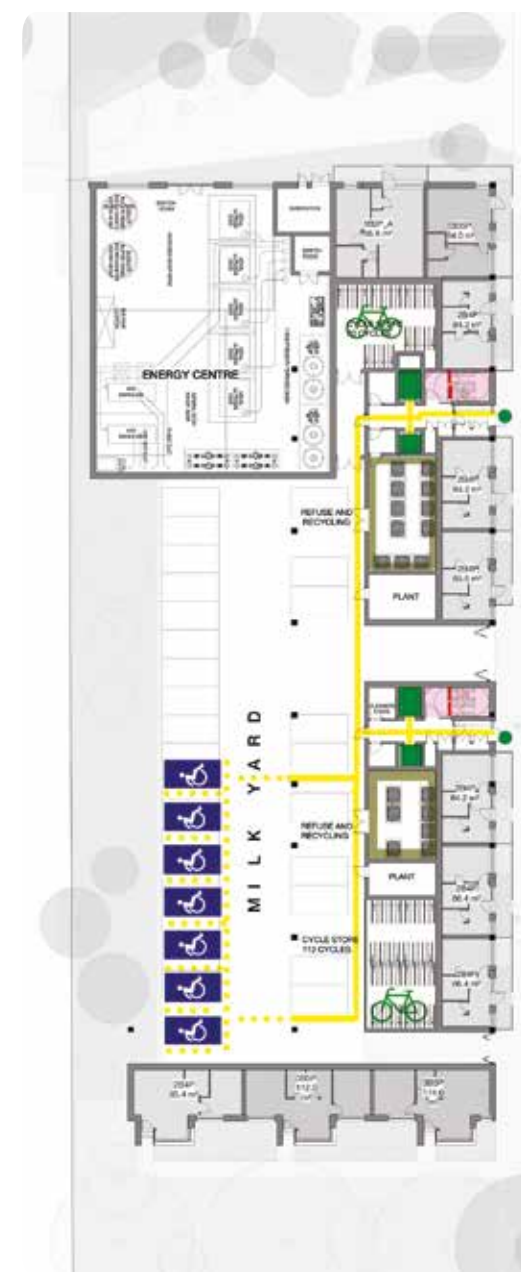


Fig. 5.3.2: Block D - Ground floor level

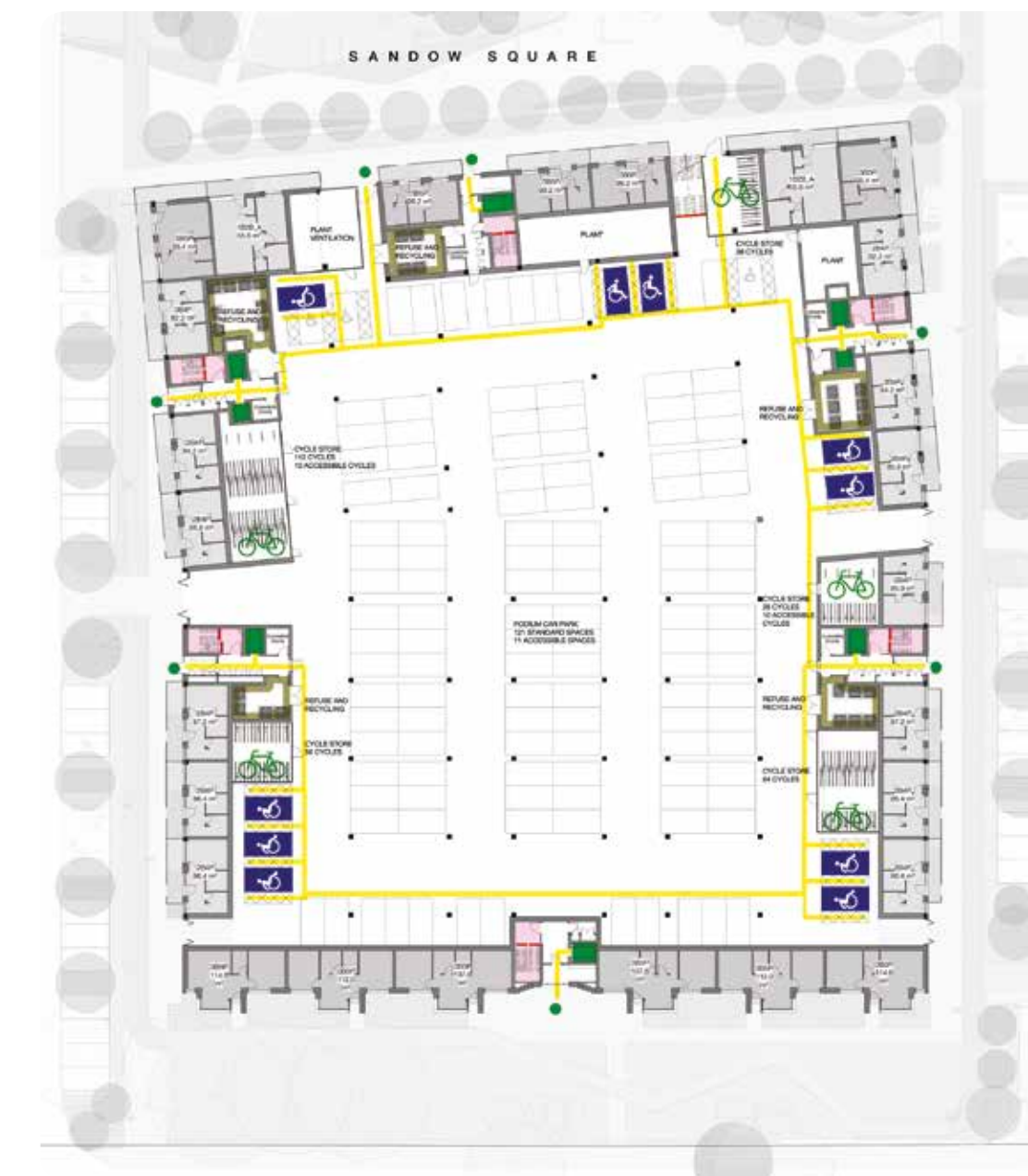


Fig. 5.3.3: Block C General Arrangement - Ground floor level

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- Key
- blue badge parking
 - external wheelchair accessible route
 - internal wheelchair accessible route
 - accessible entrance
 - passenger lift
 - step
 - escape stairs
 - bicycle parking
 - waste storage

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Fig. 5.3.4: Block E - First floor



Fig. 5.3.5: Block D - First floor



Fig. 5.3.6: Block C General Arrangement - First floor

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Key

- blue badge parking
- external wheelchair accessible route
- internal wheelchair accessible route
- accessible entrance
- passenger lift
- step
- escape stairs
- bicycle parking
- waste storage



Fig. 5.3.7: Block E - Second floor

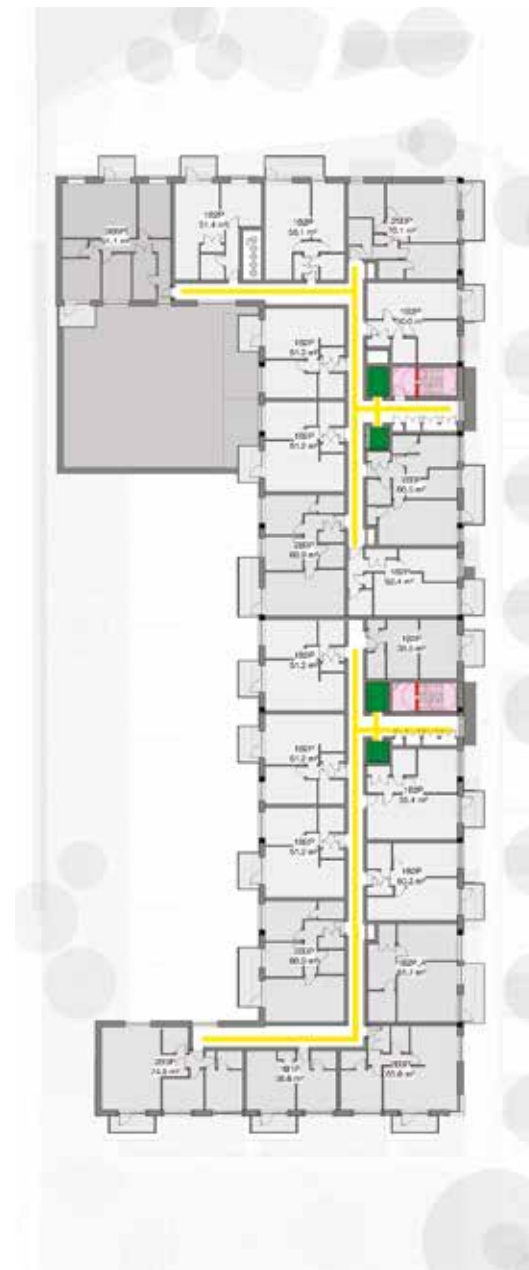


Fig. 5.3.8: Block D - Second floor



Fig. 5.3.9: Block C General Arrangement - Second floor

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Key

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Fig. 5.3.10: Block E - Third floor

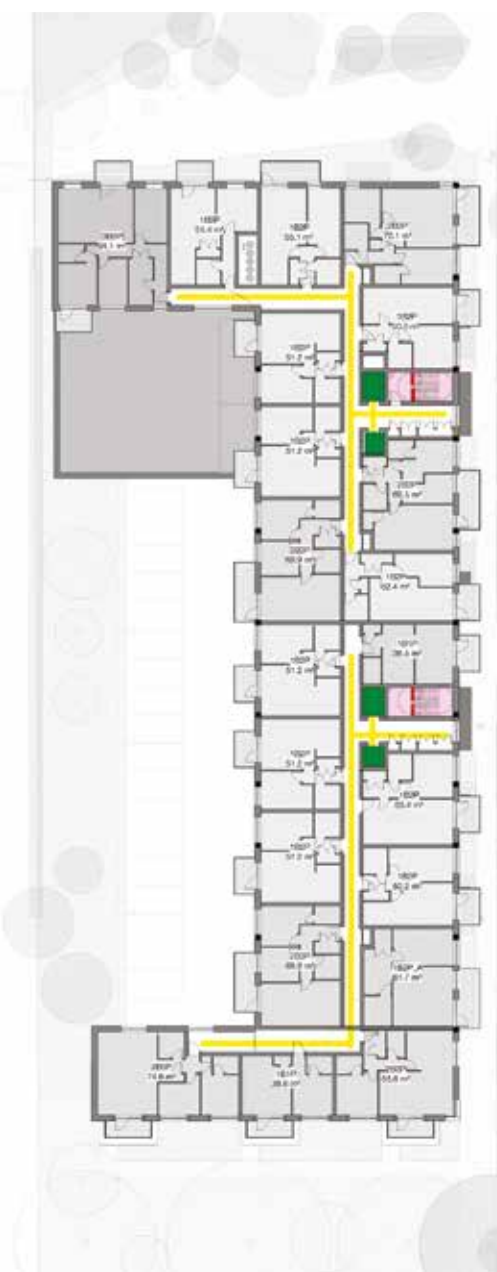


Fig. 5.3.11: Block D - Third floor

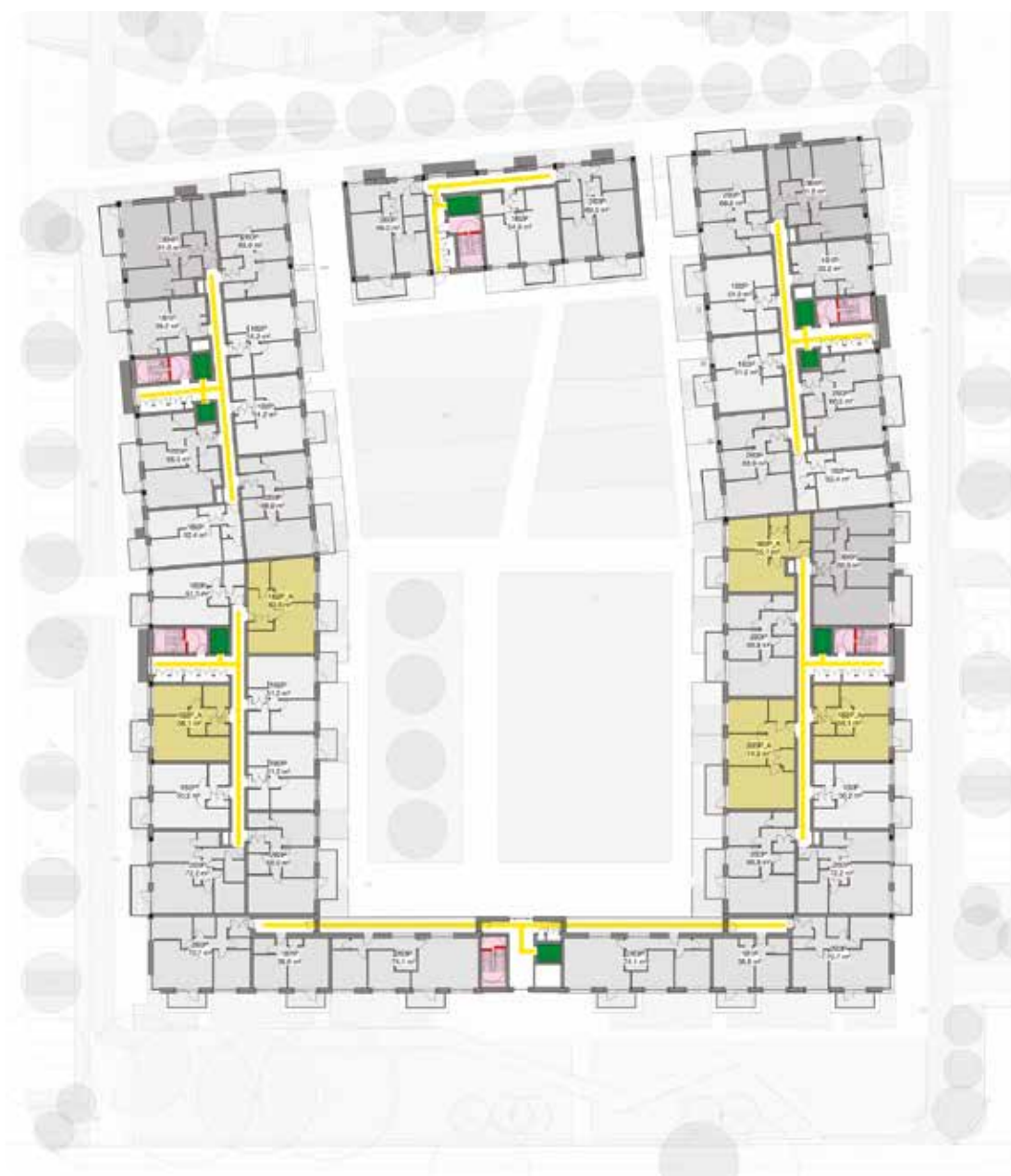


Fig. 5.3.12: Block C General Arrangement - Third floor

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Key

- blue badge parking
- external wheelchair accessible route
- internal wheelchair accessible route
- accessible entrance
- passenger lift
- step
- escape stairs
- bicycle parking
- waste storage

5.3.6 Communal open space

All C blocks are arranged around a central communal landscaped podium raised by one storey from the surrounding ground level. It can be reached from the communal circulation space, using the residential lifts at each core for step-free access.

Private gardens are provided in front of all units facing the central communal space at first floor, providing a secondary access (primary in block C3) to each individual dwelling.

C6 / D3 have duplex units at GF and 1st floor with a private garden facing Nestles Avenue.

A linear green surface is provided along the front facades at GF to act as a buffer between the public pavement and the dwellings for privacy.

Access to communal open space from any dwelling will be step-free and will meet the requirements of ADM4(2) or (3) as they apply, including the requirement to have a 200mm clear space to the side of the push side of doors so that access in communal parts of the building is consistent with access within wheelchair accessible/adaptable dwellings, and more convenient for all users.

Secondary doors to gardens (whether communal or private) will have nominally level thresholds (a maximum upstand of 15mm). Paths within communal gardens will be designed to meet the requirements ADM4(3).

Any play areas will be designed with reference to accessible play guidance, such as *Developing Accessible Play Space: A Good Practice Guide*, published by the Department for Communities and Local Government.

During detailed design consideration will be given to wayfinding and orientation throughout the open space and sensory planting that can be appreciated by people with visual impairments. Maintenance of the open space will ensure that surfaces, structures and plants do not become a hazard.

5.3.7 Refuse stores

The refuse stores are located in every core at GF, with internal access for residents from the communal circulation space and directly reached from the central space under the podium / rear courtyard.

The horizontal distance between any dwelling and its refuse collection point will be less than thirty metres to ensure compliance with Part H of the Building Regulations. This route will be level or gently sloping (a gradient of less than 1:20).

Dwellings with their own refuse storage area will have step-free, level or gently sloping access along the route from the front door to the refuse collection point.



Fig. 5.3.13: Block E - Eighth floor



Fig. 5.3.14: Block E - Ninth floor

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5.4 Blocks F,G,H

F and G are U-shaped buildings attached by the retained historic entrance block. All F blocks are accessed from Canal Street except F1 which has its access from Sandow Street. G has entrances off Wallis Garden and from Sandow Street at the corner with block F1. H is a free-standing 5-storeys block with its main access and residential entrances facing Sandow Street.

These blocks provide 368 units in total, 57 of which are provided as AD M4(3) units in blocks F1 and F2.

5.4.1 Entrances

All communal entrances to F have a double set of double doors leading into the stair and lift/s lobby. Access can be made from the rear carpark courtyard directly into the communal circulation space of F1, F2 and F3. Direct access into 10 individual units at GF of block F1 can also be gained from the back.

The historic entrance block at the front facade of F1 serves both as residential core and access for the retail unit proposed at GF. A double set of double doors leads into the residential stair and lifts' lobby.

The main entrance to G is reached from Wallis Gardens. A double set of double doors lead into the stair and lifts lobby. Access can be made at the front corner of the L-shaped block into the communal stair core.



Fig. 5.4.1: Block F2 - Ground floor level



Fig. 5.4.2: Blocks F3&F4 - Ground floor level

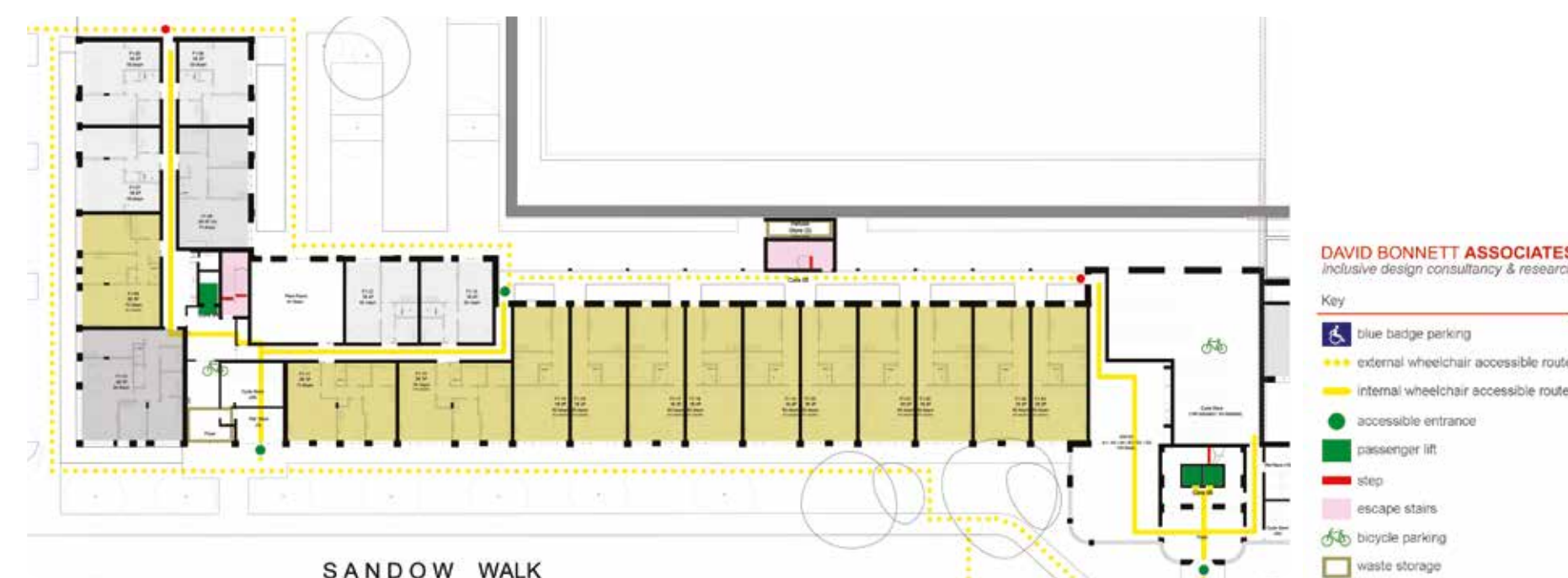


Fig. 5.4.3: Block F1 General Arrangement - Ground floor level

In block H, a single leaf door leads into a single lobby from where the stair and lift can be reached.

Entrance doors are either single or double doors which provide at least 850mm clear opening width through a single leaf, as required by AD Part M. All thresholds will be nominally level, with a maximum upstand of 15mm.

Lighting and further details will be designed at a later stage.

5.4.2 Reception areas

Reception areas in communal residential entrances will meet the Building Regulations Part M, Volume 2 as a minimum. It is not expected concierge staff.

5.4.3 Horizontal circulation

The common residential corridors are 1200mm wide, with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

Internal common corridors between lifts, stairs and apartment entrances are as short as possible to minimise the number of fire doors across corridors that are required.



Fig. 5.4.5: Block H - Ground floor level



Fig. 5.4.6: Block G General Arrangement - Ground floor level

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5.4.4 Lifts

The revised draft (London Plan) Interim Housing SPG (May 2015) requires the following:

- Standard 3.2.6 - Every M4(2) dwelling should be provided with step-free access. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.
- Standard 3.2.7 - Every designated Wheelchair User Dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by more than one lift.
- Lifts to all residential levels will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm (the minimum dimensions for AD M4, 3.16).

At least one enlarged 1200mm X 2200mm lift is provided in every core, except the core attached to the rear facade of F1 and the one in the corner of G building, which have a stair only and no lift.

An additional 1100mm x 1400mm lift serves all dwellings located above the seventh floor. The central core in F1 has existing lift shafts that have been upgraded to provide two AD M compliant 1100x1400mm lifts. A 1500mm x 1500mm clear space will be provided outside the lift at every floor.

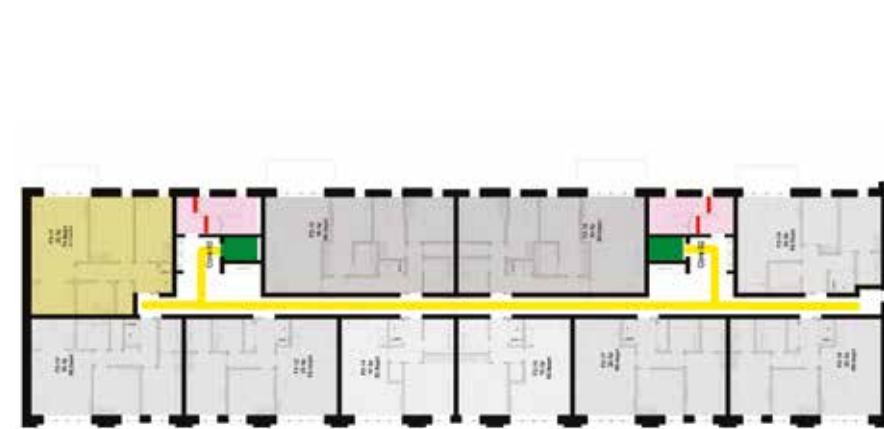


Fig. 5.4.7: Block F2 - First floor



Fig. 5.4.8: Blocks F3&F4 - First floor

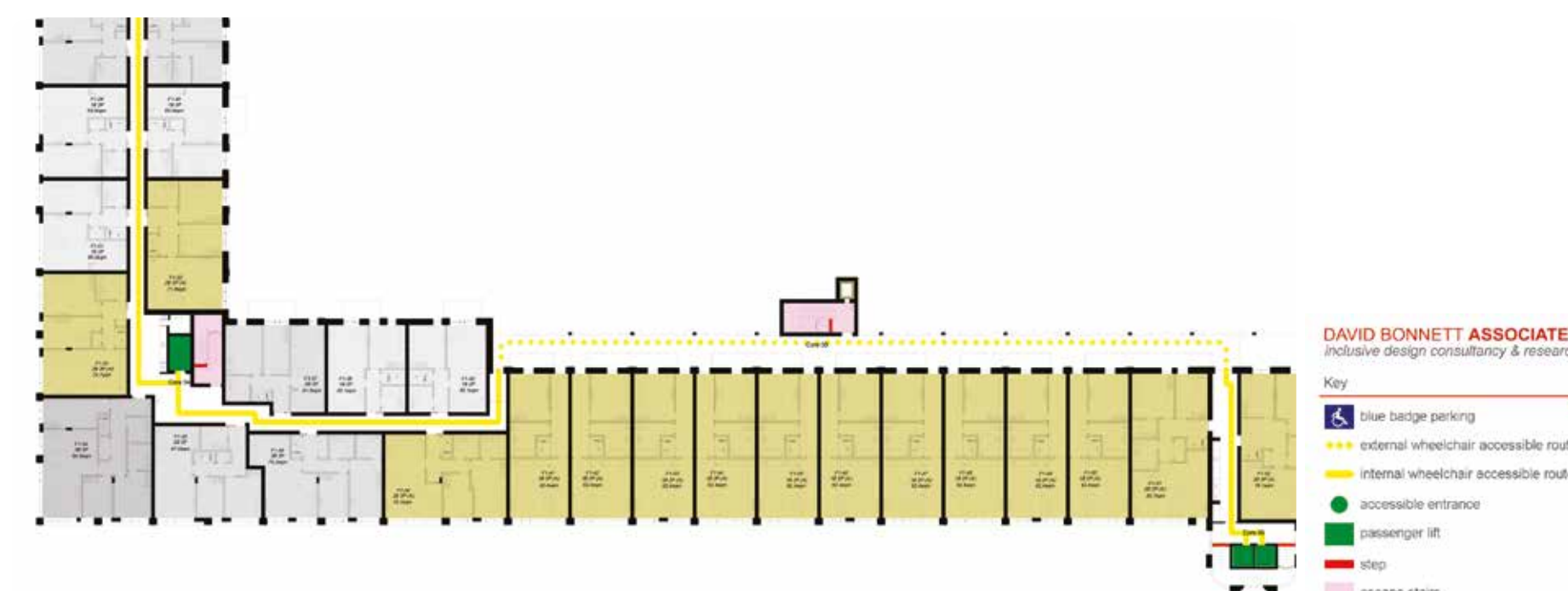


Fig. 5.4.9: Block F1 General Arrangement - First floor

A rapid repair and maintenance contract will be implemented to keep single lifts in service.

5.4.5 Stairs

Communal stairs are generally enclosed. In the retained listed vertical core in F1, the stair is open and wraps around the lifts from GF to second floor. From second to fourth floor a new enclosed stair is provided to serve the new residential accommodation.

An additional staircase has been added to the rear facade of F1 building.

The main core in G is provided with an enclosed staircase and two lifts. An additional staircase is located in the corner of the L-shaped block.

All common stairs will be designed to meet AD Part K 'General use' stairs (ADM Volume 1, 2.17), having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900mm above nosings, and will extend 300mm beyond the top and bottom riser. Private stairs will be required to apply with the relevant AD Part M Category 2 or 3 provision as they apply.



Fig. 5.4.10: Block H - First floor level



Fig. 5.4.11: Block G General Arrangement - First floor level

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5.4.6 Communal open space

A linear green surface is provided along the front and rear facades of F blocks at GF to act as buffer between the public pavement and the dwellings for privacy.

The 3 units in block G that adjoin F1 building at GF have large private gardens facing the front.

Access to communal open space from any dwelling will be step-free and will meet the requirements of ADM4(2,) or (3) as they apply, including the requirement to have a 200mm clear space to the side of the push side of doors so that access in communal parts of the building is consistent with access within wheelchair accessible/adaptable dwellings, and more convenient for all users.

Secondary doors to gardens (whether communal or private) will have nominally level thresholds (a maximum upstand of 15mm). Paths within communal gardens will be designed to meet the requirements ADM4(3).

Any play areas will be designed with reference to accessible play guidance, such as *Developing Accessible Play Space: A Good Practice Guide*, published by the Department for Communities and Local Government.

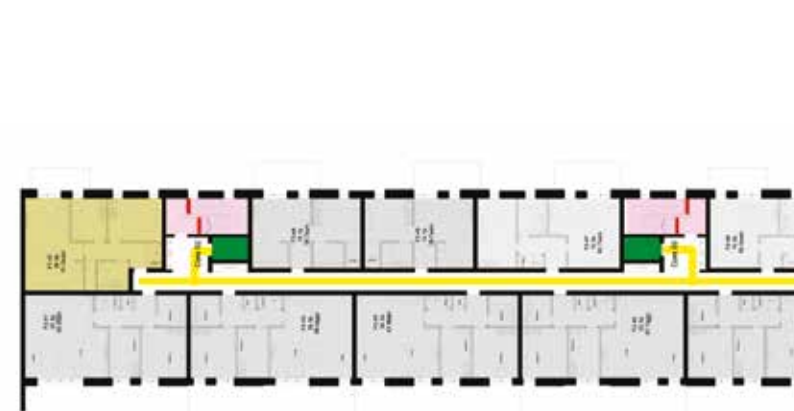


Fig. 5.4.12: Block F2 - Fourth floor



Fig. 5.4.13: Blocks F3&F4 - Fourth floor

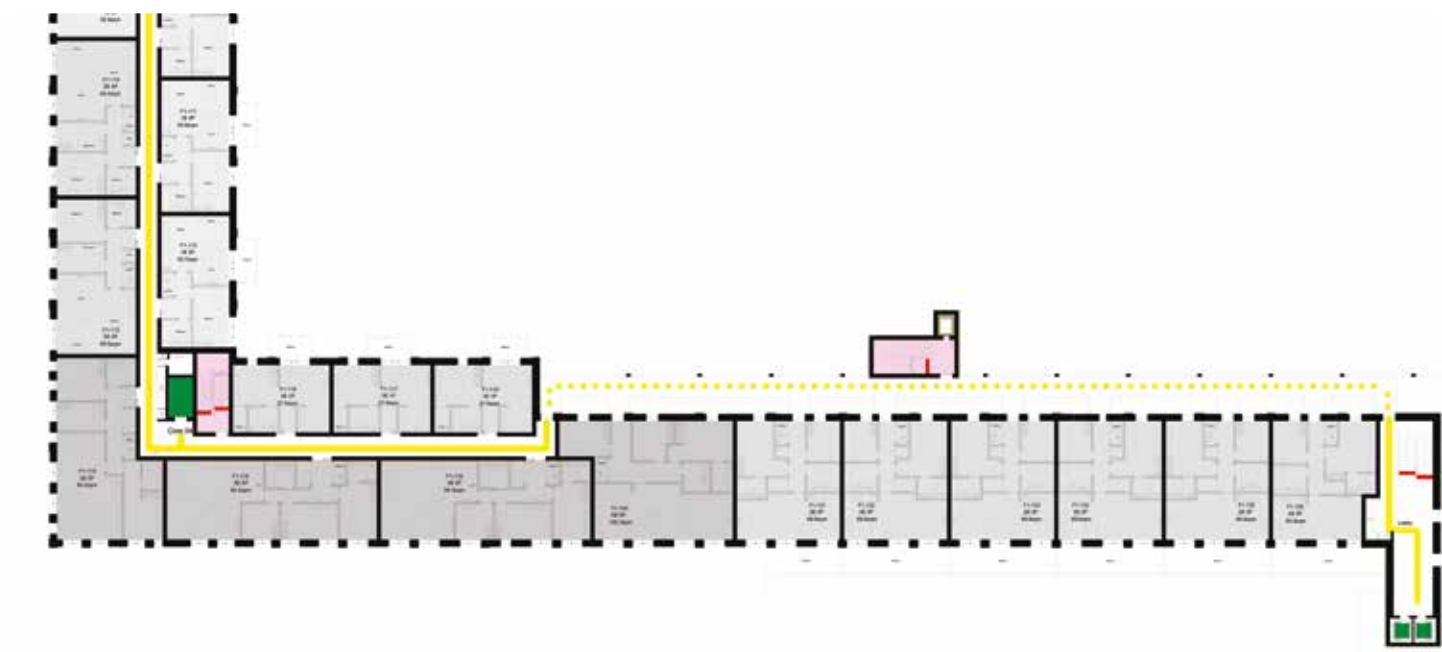


Fig. 5.4.14: Block F1 General Arrangement - Fourth floor

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Key

- blue badge parking
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- internal wheelchair accessible route
- accessible entrance
- passenger lift
- step
- escape stairs
- bicycle parking
- waste storage

During detailed design consideration will be given to wayfinding and orientation throughout the open space and sensory planting that can be appreciated by people with visual impairments. Maintenance of the open space will ensure that surfaces, structures and plants do not become a hazard.

5.4.7 Communal leisure facilities

At ground floor of F4 block there will be a Canoe store with storage area for residents' use. This will be accessible from the internal circulation areas at F4 and from the outside via the parking courtyard located at the rear of F blocks.

5.4.8 Refuse stores

The refuse stores blocks are located in every core at GF, with internal access for residents from the communal circulation space and directly reached from the rear courtyard in blocks F and from the front facade in block G.

A refuse chute facility is provided for all upper floors in block F1 and in block G at the northern end.

The refuse store for H block is near the core at GF, with internal access for residents from the communal circulation space and directly reached from the rear facade.

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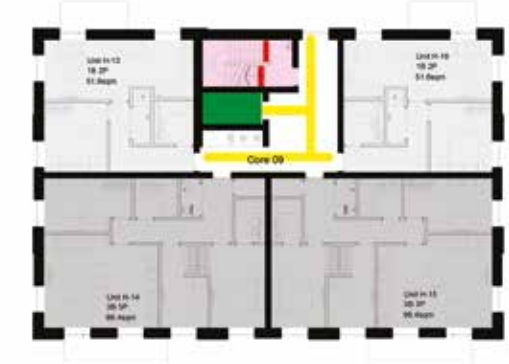


Fig. 5.4.15: Block H - Fifth floor



Fig. 5.4.16: Block G General Arrangement - Fourth floor