

12.0 ACCESS



KEY:

- Site Boundary
- ➔ Site entrance
- ⋯➔ Route to stair core
- ▨ Circulation
- ▨ Refuse storage
- ▨ Parking - disabled bay
- ▨ Cycle storage - residents
- Cycle storage - visitor
- Motor cycle bays

This plan shows the location of cycle, motorcycle and disabled car parking along with refuse storage which remains largely the same as the previous approval. It was agreed that the collection of refuse waste was deemed acceptable from Packet Boat Lane following a meeting with the highways officer, Senober Khan, on the 7th April 2022. The amount of refuse containers has not been amended since the approval.

A disabled car parking space is provided on site which complies with Building Regulations and provides the necessary clear zones around the parking bay.

12.1 Cycle / Car Parking

Cotswold Transport Planning have prepared a Transport Statement, a Travel Plan Statement and a Moving In/ Moving Out Strategy for student accommodation. For visibility and tracking please refer to the Transport Statement.

To maximise the potential for sustainable travel, the scheme provides no car parking on site, except for one disabled car parking space, and provides 37no. secure cycle parking spaces for residents. This is in line with the emerging guidance document 'The London Plan Guidance Support for Housebuilding' which has a ratio of 0.5 spaces per bedspace for band 3 (Hillingdon). A mixture of cycle storage is provided; the majority are double stacked cycle stands to achieve a more efficient storage solution. with some covered Sheffield stands located in the cycle storage area at the rear of the site. 2 visitor cycle spaces are located adjacent to the building entrance. The cycle stores are covered and open to the amenity space.

There are also 3no. motorcycle spaces adjacent to the main entrance off High Road.

12.3 Inclusive Access

The building has been designed to allow access for all. A disabled car parking space has been provided on site. All external and internal door thresholds are level and adequately wide. All external amenity areas will have level access, including external access routes to cycle stores. All levels of the building can be accessed by a lift and circulation spaces within the building which allows for adequate passing and turning for residents and visitors alike.

All dwellings will meet the following standards:

The scheme provides 10% Category 3- M4(3) studios which meet the requirements of the New London Plan 2021 and the remaining 90% studios are Category 2 - (M4 (2)).

To access the category 3, M4 (3) studios located on the upper levels, a wheelchair accessible lift has been provided, including a wheelchair refuge area adjacent to the main staircase. The lift is an evacuation lift. There is an accessible WC and laundry on the ground floor adjacent to the communal lounge.

12.2 Waste and Recycling

Within each studio space, refuse and recycling spaces will be provided within the kitchenette space. It is the residents responsibility to take refuse and recycling waste to the secure refuse collection space on the ground floor. The waste provisions adhere to the requirements of the London Plan 2021 which state 100 litres (ltr) for each unit. The scheme provides a total of 8 x 1100ltr wheelie bins including 4 general waste and 4 recycling bins. 2 food waste bins are also designed for.

The refuse collection area is adjacent to the highway, providing ease of collection for the council refuse team. The refuse store has secure locked doors for security and the corner of the main building is inset to provide a clear zone between the building and disabled car parking bay, to allow collection teams to collect bins easily.











Gas operated cycle stands



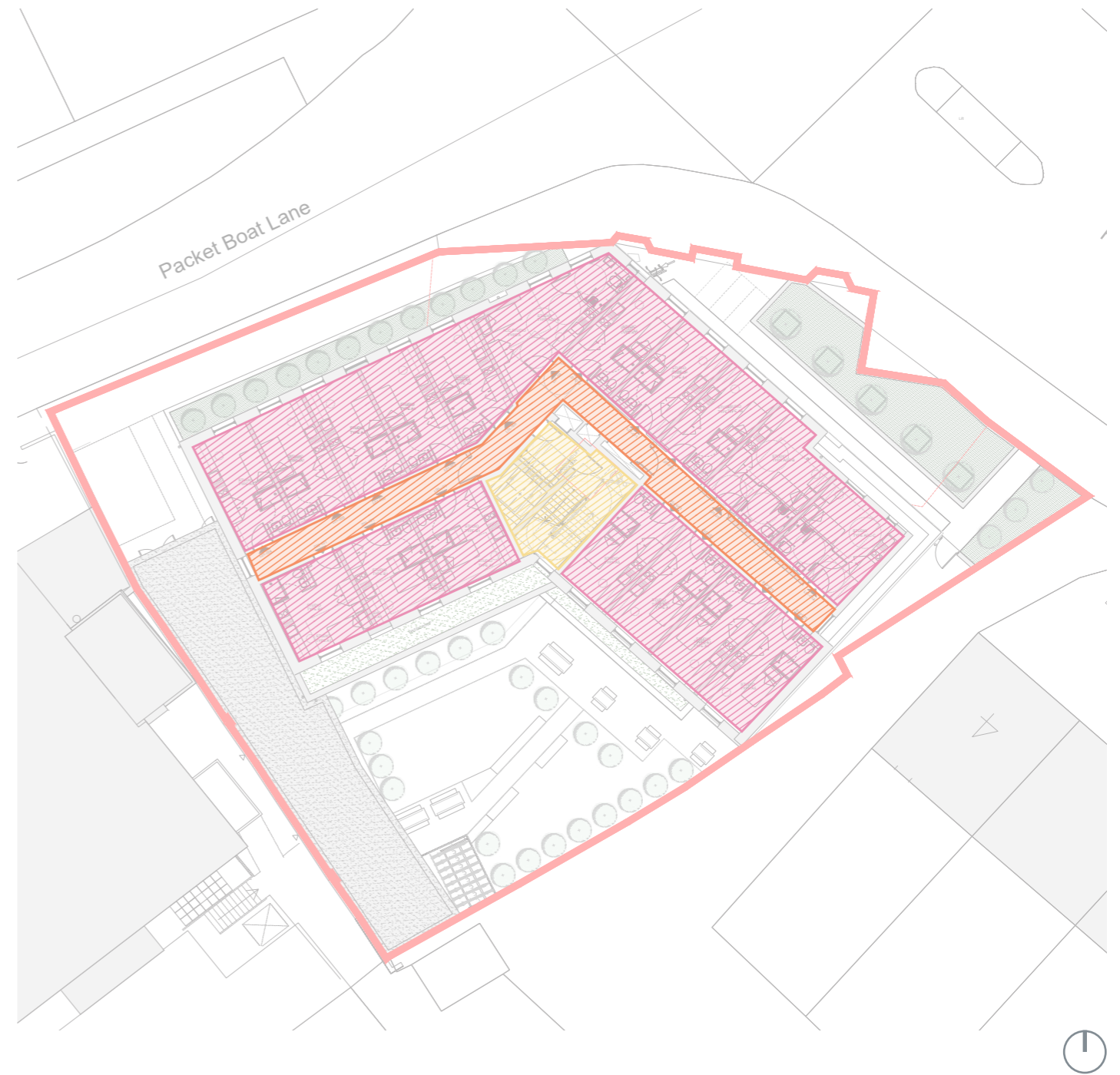
Sheffield Stands





12.0 ACCESS | 12.4 Access & Servicing - Level 00



- KEY:
-  Site Boundary
 -  Access / building entrances
 -  Parking access
 -  Refuse and cycle access
 -  Vertical circulation
 -  Studios
 -  Horizontal circulation
 -  Shared Amenity

12.0 ACCESS | 12.5 Access & Servicing - Level 01



- KEY:
-  Site Boundary
 -  Vertical circulation
 -  Studios
 -  Horizontal circulation