7.5 Ground Floor Servicing, cycles and scooters

- servicing is accommodated through the covered car park, the porte cochere or the bay also used for the refuse truck.
- long term cycle storage is provided internally, through the use of double stacker systems; short term cycle spaces are provided externally within the landscaped courtyard, along the boulevard and to the south of the site.

KEY

- Cycle store
- Scooters store
- Waiting Bay
- Cycle Stands
- Services



7.6 Ground Floor Refuse Strategy

- a refuse collection point based on a twice weekly service is located to the south of the site, where a parking bay is purposefully provided
- a managed solution is employed for collecting refuse from store points located around the cores

KEY

Refuse

Refuse collection

Access route



7.7 Guild Living Residences - Wheelchair Typical Residence

1 Outdoor spaces

Where the outdoor space is a balcony it should be possible for a wheelchair user to enter it clear of any external door swings (1100mm min. clear of door swing) and with internal and external surfaces nominally level.

2 Entering and leaving

An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line. Where the door opens towards the direction of approach, the wheelchair user will need to approach the door head-on, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).

3 Transfer space

Provide space within the house to manoeuvre wheelchair to transfer to a second chair, to store the first, and if necessary to leave it on charge, clear of circulation routes and the required approach to furniture and doors (1100x1700mm).

4 Hallways and circulation

To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.

5 Kitchen

A wheelchair user needs a space under the work top at hob, sink and other critical points of 600mm deep and a clear manoeuvring space of not less than 1800 x 1500mm. The layout should maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this.

6 Ensuite

The following key factors should be noted:

- A minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; footrest space under fitting will maximise this
- The sitting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
- The space between shower area and WC should allow access to taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
- The basin should be sited clear of the frontal approach to the WC
- There should be provision for direct access from an adjoining bedroom

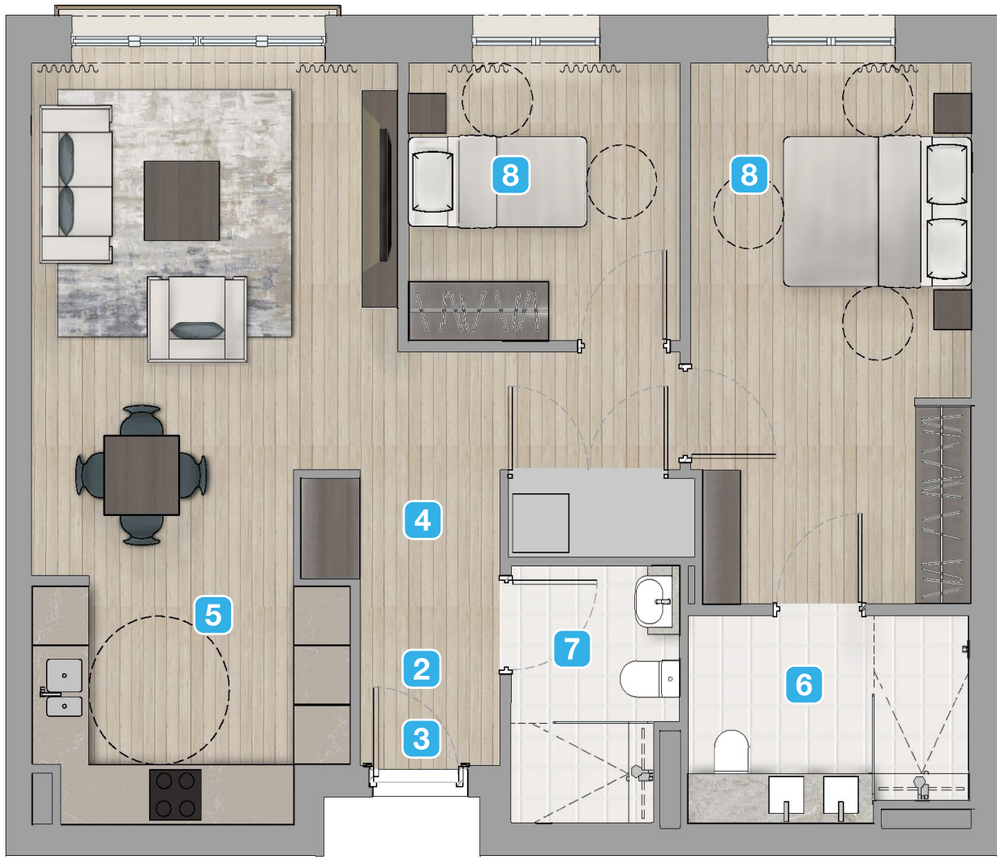
7 Shower Room

In shower room increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).

8 Bedrooms

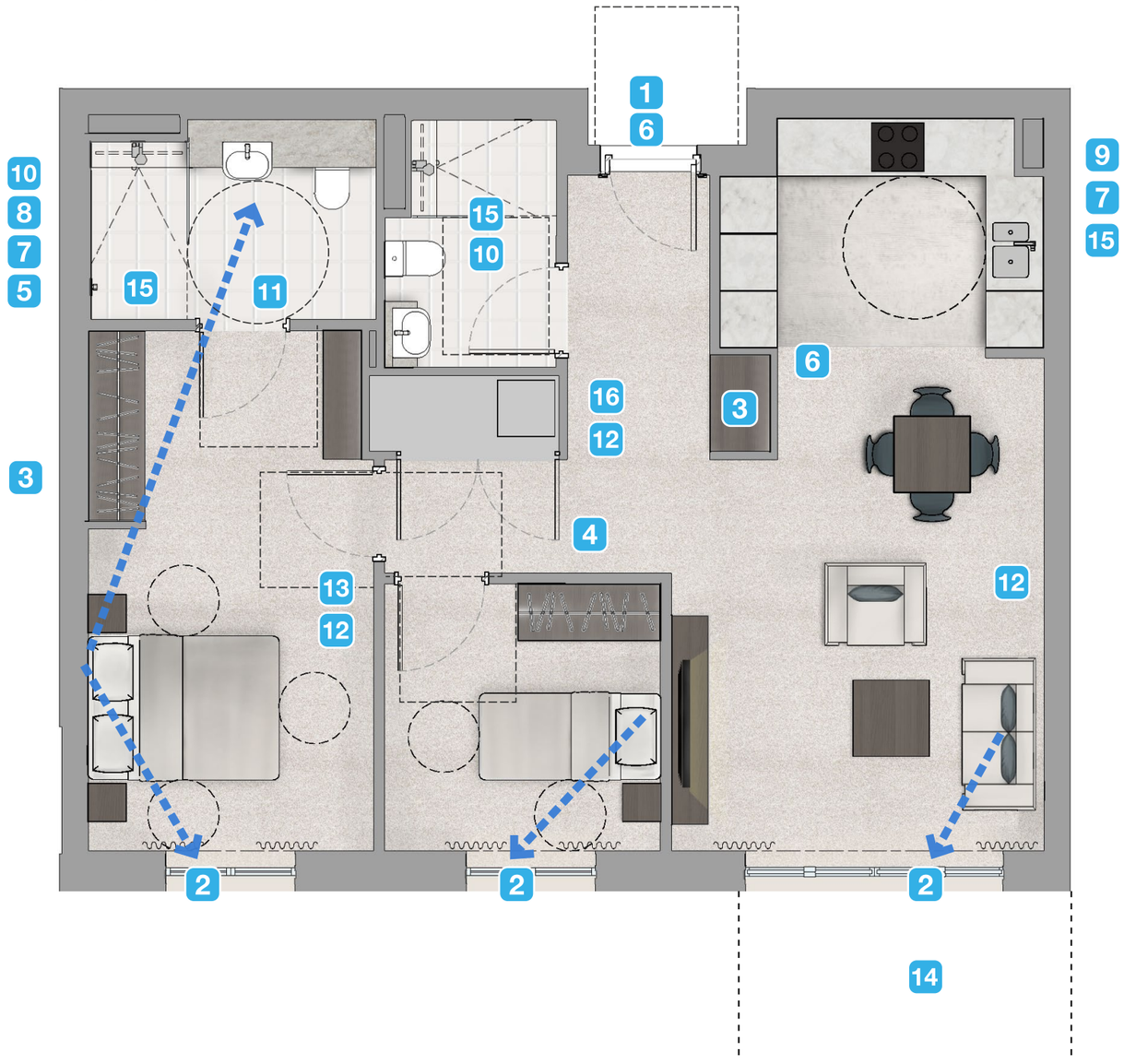
Direct access from the main bedroom into the bathroom should be made possible whether a door is incorporated from the outset or its futures provision is allowed for by means of a knock-out panel. An effective double bedroom layout should allow a wheelchair user to:

- Enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings)
- Approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (1000mm min to approach bed and transfer)
- Approach and control windows
- The layout of single bedrooms should follow a similar pattern but access to one side of the bed is acceptable



1. Recessed front door to create interest and highlight the entry.
2. View to the outside to create space and light within the apartment with low window sills.
3. Plenty of storage.
4. Flexibility is preferred - the ability to turn a bedroom into a study or extend the living area provides the resident options in living arrangements.
5. Large adaptable bath/ shower rooms which comply with life time homes and Part M4(2)/(3).
6. Level thresholds throughout provide accessible, non-trip environments.
7. Fixtures, fittings and materials are considered and designed with the resident and dementia design principles in mind, such as ergonomically designed door and joinery handles, contrasting colours and easy to use kitchen appliances.
8. Down-lights placed to not cast shadows on the residents' faces in bathrooms or in kitchen areas are key.
9. Washing machines, ovens and microwaves are provided at an accessible height, and where possible adjacent worktops.
10. Bathroom walls are lined internally with ply to allow for retro-fitting grab rails when required.
11. Views, where possible, should be provided directly from the bed to the WC (this is advocated by Elderly Living research.
12. The heights and locations of light switches and power points are considered, along with their style, so that they are easily accessed and clearly defined.
13. Provisions in master bedroom and en-suites to allow retro-fitting of hoists.
14. Balconies / juliette balustrades to allow for wheelchair access and turning and to be pre-fabricated off site.
15. Bathrooms and kitchens to be standard, repeated modules to be potentially be produced off site.
16. Provision of protected hall and addition of fire door, should the tenant become dependent (to comply with BS 9991:2015).

Denotes circulation required for M4(2) compliance



8.0

LANDSCAPE DESIGN





8.1 Proposed Landscape Masterplan



Trees to be removed

Existing trees

Proposed trees

Bioswale

Lawn

Outdoor play area

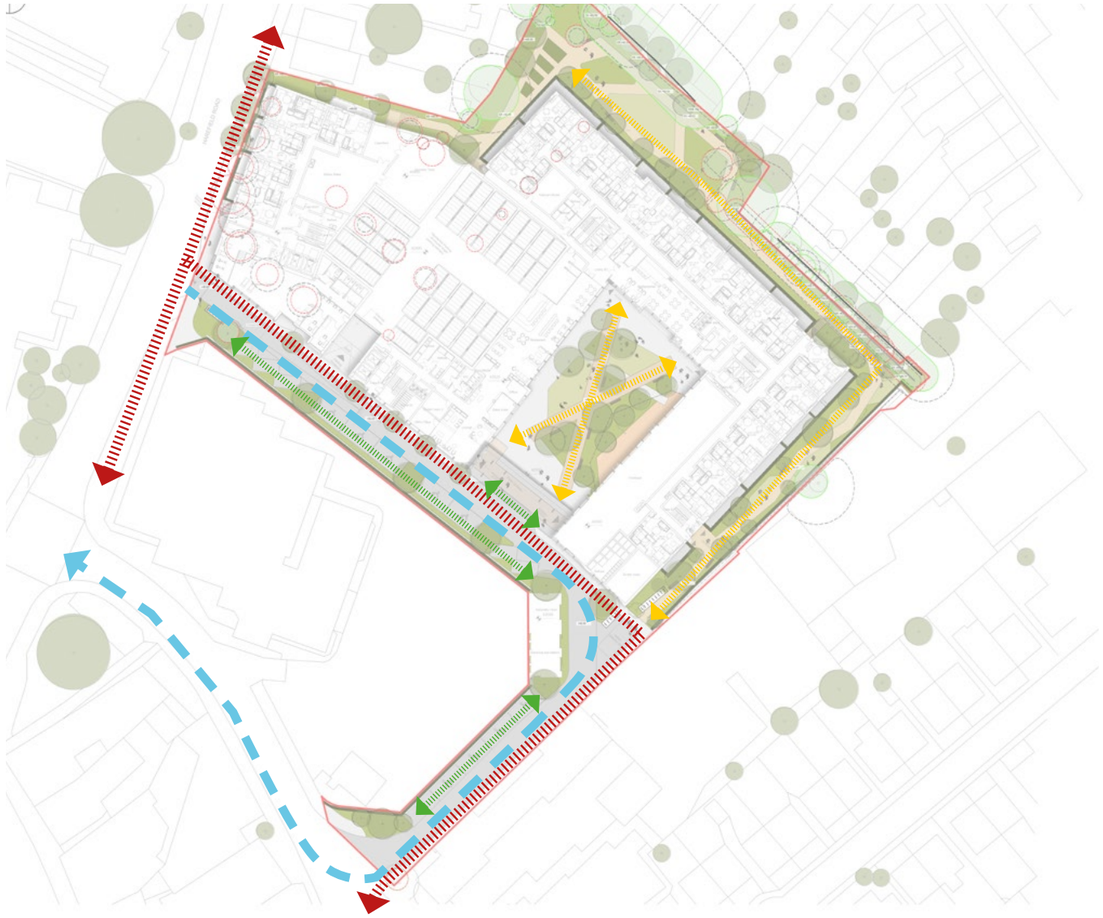
Edible garden

Defensible spaces

Proposed shrub planting

Proposed public seating

8.2 Connections and Movement





Disabled Vehicular Parking Areas



Vehicular Parking Areas



Cycle locks



Drop off zone



Vehicular route



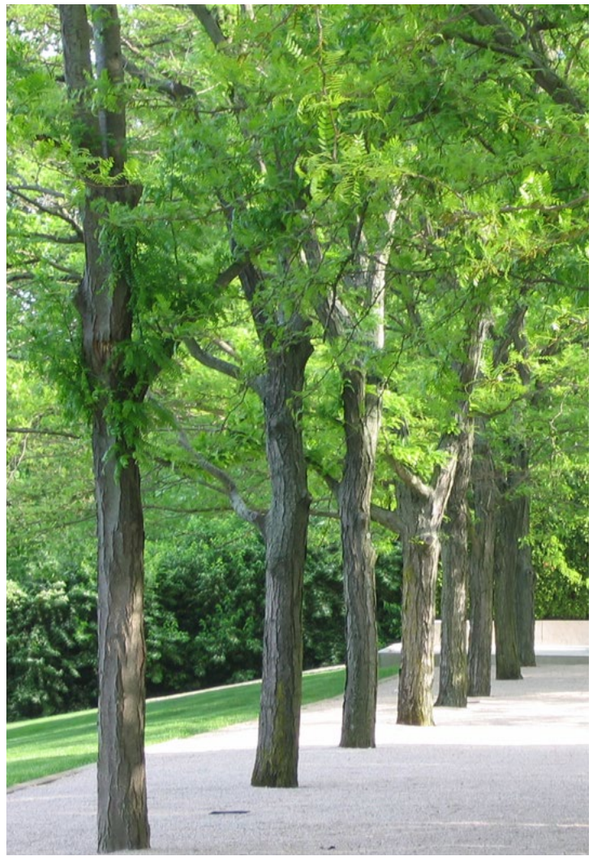
Primary pedestrian route



Secondary pedestrian route



Designated Parking Area/
Drop Off Zone



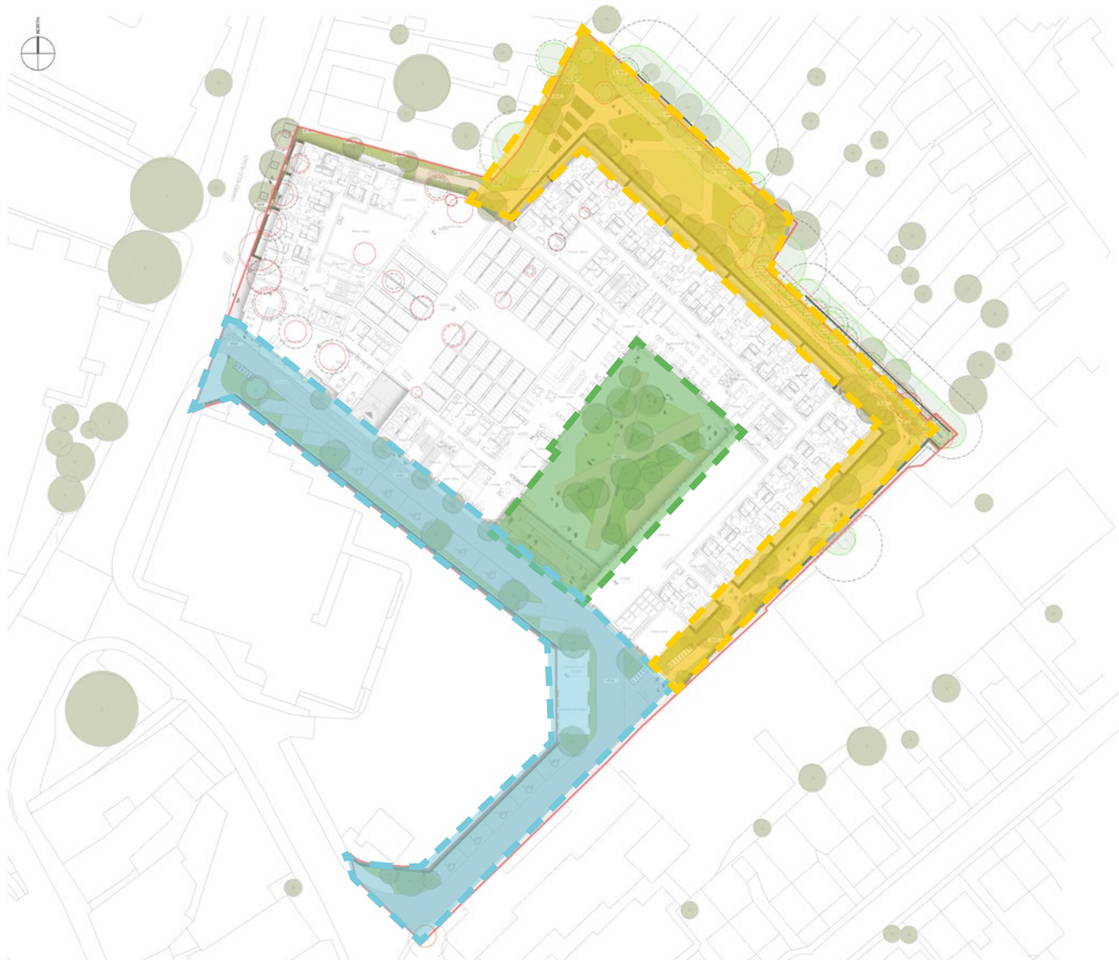
To be read in conjunction with the detailed Transport Assessment Report



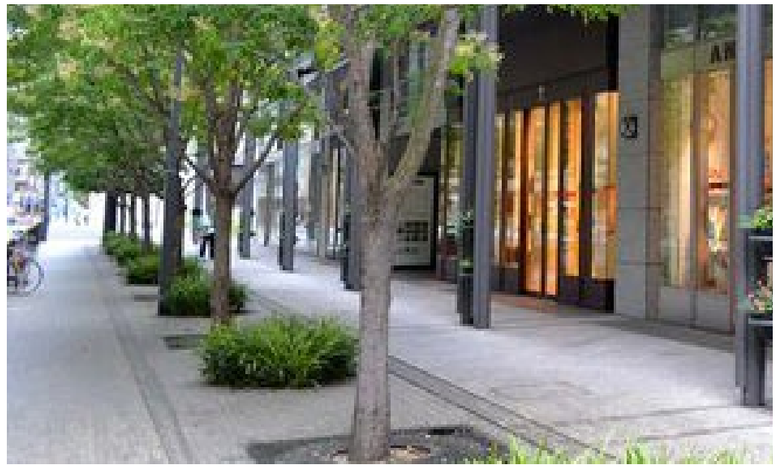




8.3 Character Areas



Boulevard
Access road



Magistrate
Court Gardens



Public



8.4 Character Areas - Plaza Design Principles - Sheet 1



The public plaza is the primary open space of the proposed development as well as a destination for the residents and the surrounding community.

The design brings together the planting richness of the adjacent parks and the vibrance and programmability of the High Street.

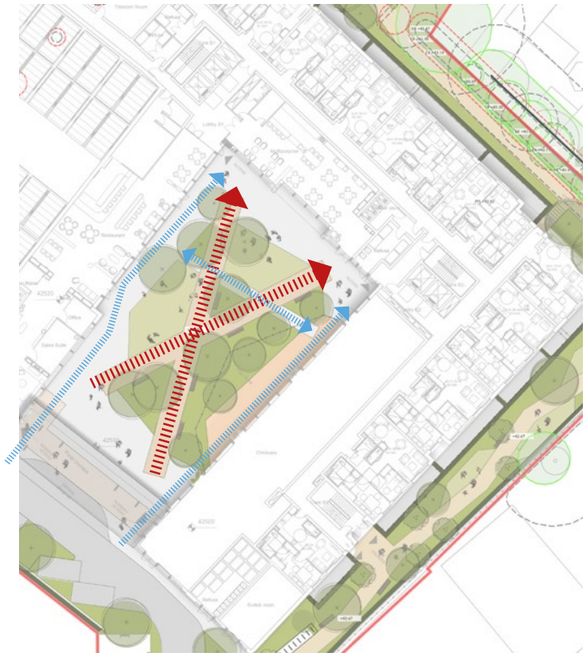
Two clear and direct paths guide the public and the residents through a dense layer of tree canopies which provides the main horizontal definition of the space making a strong and positive statement on the intense green character of the plaza.

A series of lawns located in the sunniest spot of the plaza provide flexible outdoor amenity for the public as well as interact with the building uses providing additional space for seating and social interaction



1. Main pedestrian access
2. Nursery playground
3. Spill-out space
4. Programmable lawns
5. Shrub planting and perennials
6. Proposed public seating

8.5 Character Areas - Plaza Design Principles - Sheet 2



Primary and secondary circulation routes



Main sunny areas



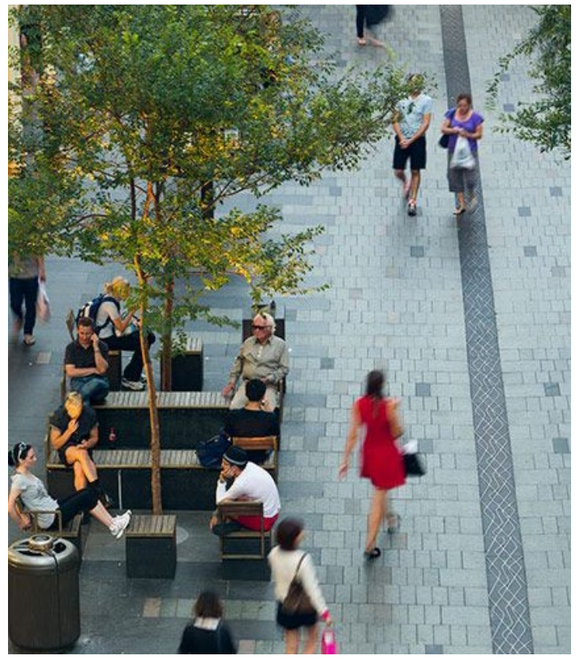
Threshold buffer zones



Programmable spaces









8.6 Character Areas - Plaza Sketch 1



Artist's impression







8.7 Character Areas - Magistrate Court Garden



The communal gardens to the rear of the development draw their naturalistic and horticulturally rich character from the tall existing trees and from the existing ecological value of this area.

A meandering path leads the public through a sensory experience characterized by richness and diversity in planting palette, colour and texture. The path also features frequent public seating opportunities to minimize travel distances and fostering socialization

The generous public space at the end of the linear park offers a series of public lawns bordered with colourful perennial planting which provide the opportunity for outdoor activities and communal interaction such as sport activities, outdoor classes, picnic, reading, gardening and vegetable cultivation and relaxing.



1. Main public pedestrian access
2. Programmable lawns
3. Allotment garden
4. Planting borders reinforced with native, ecologically rich under-story planting
5. Retained existing trees

8.8 Character Areas - Magistrate Court Garden - Sketch









8.9 Character Areas - Access Road Design Principles



The entrance from Harefield Road is of primary importance to draw the general public to the plaza and to the Magistrates Court Gardens. As such it had been conceived as a boulevard with trees on both sides of the road which frame the historical Magistrates' Court building.

On the left hand side, a row of mature Ginkgo biloba will provide a strong visual signal to draw residents and members of the local community into the site. On the right hand side a series of fastigit Hornbeams will define the space dedicated to pedestrians so that they can comfortably walk towards the plaza.

Street trees will be planted to the highest standard using structural soil cells modules to maximize their longevity and to ensure that trees mature forming outstanding canopies.
The access road also features a series of parking spaces drop off areas and bike racks.



1. Entrance boulevard
2. Drop off area
3. Parking spaces
4. Bike racks
5. Pedestrian access

8.10 Character Areas - Boulevard Sketch 1









8.11 Character Areas - Tree Plan



N. 4 Alnus glutinosa- 20/25cm girth
N. 12 Amelanchier lamarckii- 300/350cm high multistem
N. 9 Betula pendula- 20/25cm girth
N. 9 Carpinus betulus ‘Frans fontaine’ 25/30 cm girth
N. 2 Liquidambar styraciflua ‘Worplesdon’ 25/30 girth
N. 2 Metasequoia glyptostroboides- 50/55cm girth
N. 3 Prunus avium ‘Plena’- 20/25cm girth
N. 5 Gleditsia triacanthos ‘Inermis’- 25/30 cm girth
N. 5 Parrotia persica- 300/350cm high multi stem
N. 3 Ulmus ‘New Horizon’- 20/25cm girth
N. 5 Fagus sylvatica ‘Dawyck Gold’ 400/450 cm high
N. 8 Ginkgo biloba 25/30 cm girth
N. 2 Fagus sylvatica- 25/30 girth

N. 69 Total Proposed Trees



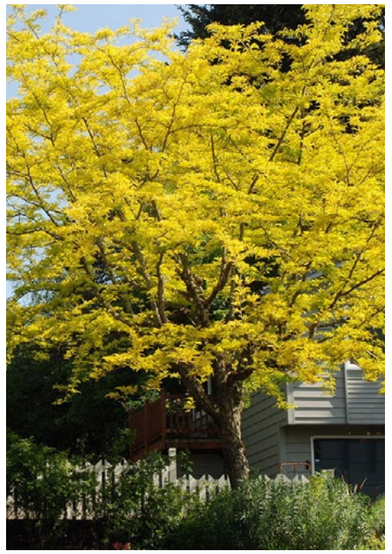
Carpinus betulus ‘Frans fontaine’



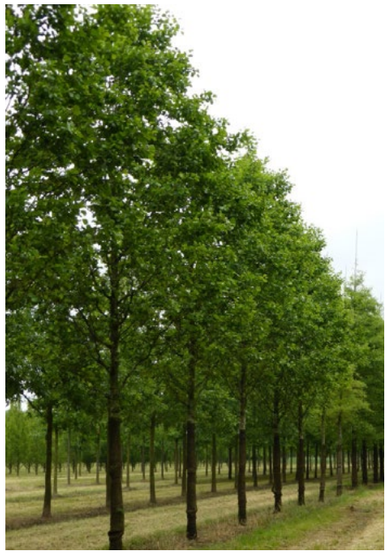
Betula pendula



Prunus avium ‘Plena’



Gleditsia triacanthos ‘Inermis’



Alnus glutinosa



Amelanchier lamarckii

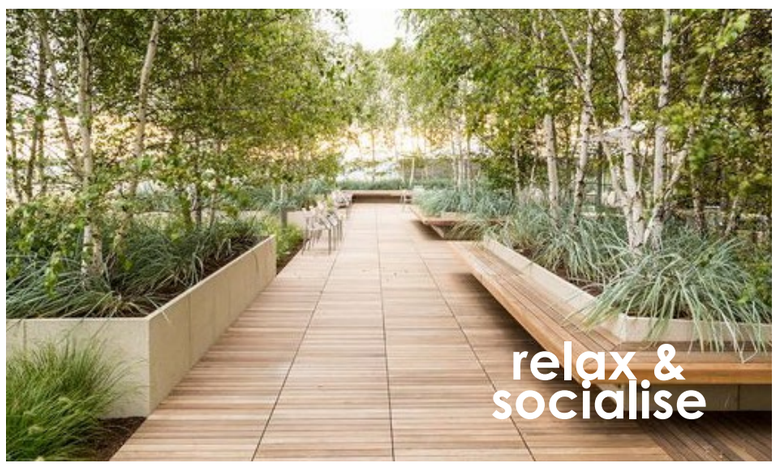
8.12 Character Areas - Green Roofs



8.13 Proposed Roof Garden











9.0

CLEANING & MAINTENANCE





9.1 Typical Facade - Fixed & Opening Windows

Glazing Cleaning Method

Glazing to common /commercial areas can be cleaned by the landlord using a short reach water-fed pole and traditional hand wash methods.

Cleaning of internal open-able windows/doors from interior and/or off accessible balconies or terraces.

All fixed windows / outward opening single pane windows which are not reachable from balconies and terraces can be cleaned from the ground floor / communal terraces via a water fed pole by a specialist cleaning contractor. The maximum height cleaned is approximately 24m above ground level / communal terrace. These windows are highlighted in pink on the following elevations

Inspection of roof rainwater outlets and roof maintenance off roof terraces/flat roof areas.

KEY

Water-fed Pole system:
Windows unable to be cleaned from the inside up to 24m above ground level.
Glazing systems/ Glazed doors on Ground Floor , to be cleaned with manual cleaning methods.

Windows cleaned from interior by either the occupier or the management company, by arrangement.

Windows cleaned from exterior, accessible from balcony/ terrace.

Windows/ Doors cleaned from exterior, Ground Floor, either by hand or short reach water-fed pole.

