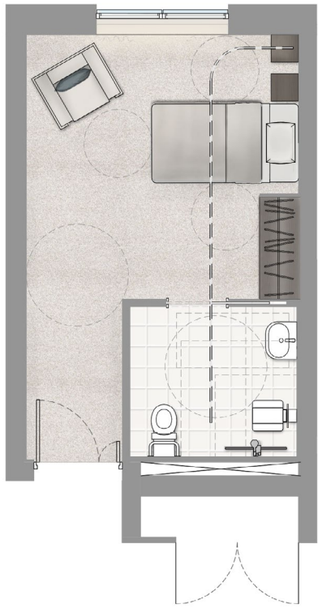
6.10 Proposed Care Floor



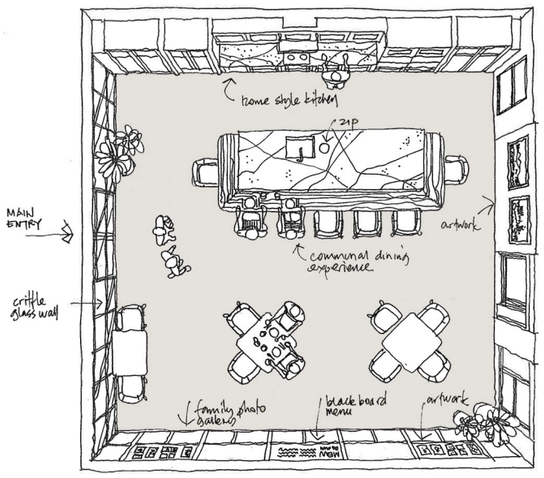
6.11 Proposed Care Floor



Typical Care Suite



Care Floor showing relationship between Amenities and Care Suites



Care Amenity Kitchen



Care Floor Communal Kitchen -
Aesthetically connected to the hallways through the colour ways and panelling, each kitchen is given a distinct colour to make sure the members find their way easily. The island is to be raised in height to allow the electric food trolley to be stored discretely within the space.



Distinctive Member's Doors -
Creating individuality to insure members find their way, each are invited to bring their house number, name and or front door furniture have it installed by their bedroom door which can be painted the same colour of their own home.



Communal Snugs and Lounges -
Encouraging members to connect with each other, the wide hallways play host to mixes of seating snugs which recreate a homely setting for different uses. Each space has its own
individuality and incorporates Toile du Jouy in different ways to increase the way finding strategy.

6.12 Typical Layouts - Design Principles and Key Aspects

Vertical and Horizontal Circulation

Lifts will be provided in the main cores of the building and at least one lift per core is to be wide enough for stretcher access. Circulation routes will be sufficiently wide, min 1500mm with 1800mm wide intervals to allow two wheelchairs to pass.

Landscaping

The landscaping concept centres on creating a beautiful, safe and functional public environment suitable for all users. A family of materials will be used that blend with the surroundings whilst complying with Part M and BS8300.

Access within Residences

All the specialist care residences are designed to Approved Document M43 of the Building Regulations and to enable older residents to ‘age in place’.

Where possible, the interiors will be designed to exceed Part M standards to suit the needs of the residents, with all master bedrooms having wheelchair accessible en-suites.

Materials and Surfaces

All adjoining floor finishes are flush with one another and all thresholds are level. For general circulation, the palette of floor finishes is to be kept as simple as possible with a durable and easily maintainable floor surface. Selectively and where appropriate, it is our ambition to accentuate public spaces with different materials or finishes.

There will be an area of wheelchair suitable entrance matting to all communal entrances. All floor finishes will be specified to be wheelchair compatible, with minimum changes in materials to avoid slips, trips and falls.

General points regarding surfaces

Colour and tonal contrast to be provided between the floors and walls. To be designed to not cause confusion.

The presence of doors, whether open or closed, to be apparent to visually impaired people through careful choice of colour and material for the door and its surroundings.

Contrast is to be provided between the ironmongery and the door, as well as clear delineation of vision panels and safety signage.

All glass doors, glass screens, fixed panels etc to be provided with the appropriate manifestation at two levels (where necessary) in a contrasting colour.

All disabled grab rails (WCs and showers) to be provided in a contrasting colour with the surrounding walls.

WC / sanitary ware fittings to have the appropriate visual contrast from its surroundings. For example, white sink set in a visually contrasting vanity top.

Bedroom and Living Room / Kitchen Furniture

Consideration will be given to the specific design of furniture in the flats in the next stage of the project, in particular bathroom and kitchen fit-out. All master bedrooms will have wheelchair accessible en-suites.

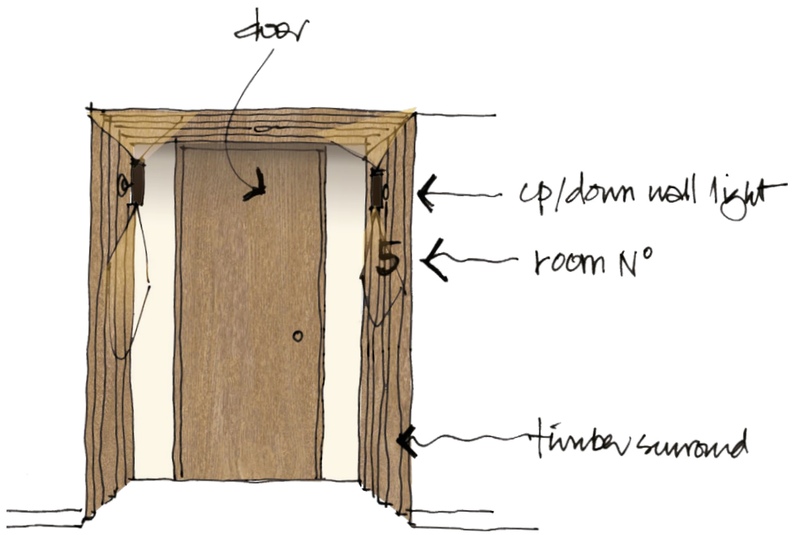
Escape in the Event of Fire

In the event of fire, wheelchair users on the ground level can evacuate directly out of the building, without any changes in level to a place of safety. A management strategy for monitoring and ensuring the safe evacuation of all disabled people within the buildings will need to be developed. Secure areas will need to be provided to ensure the safety of all the residents.





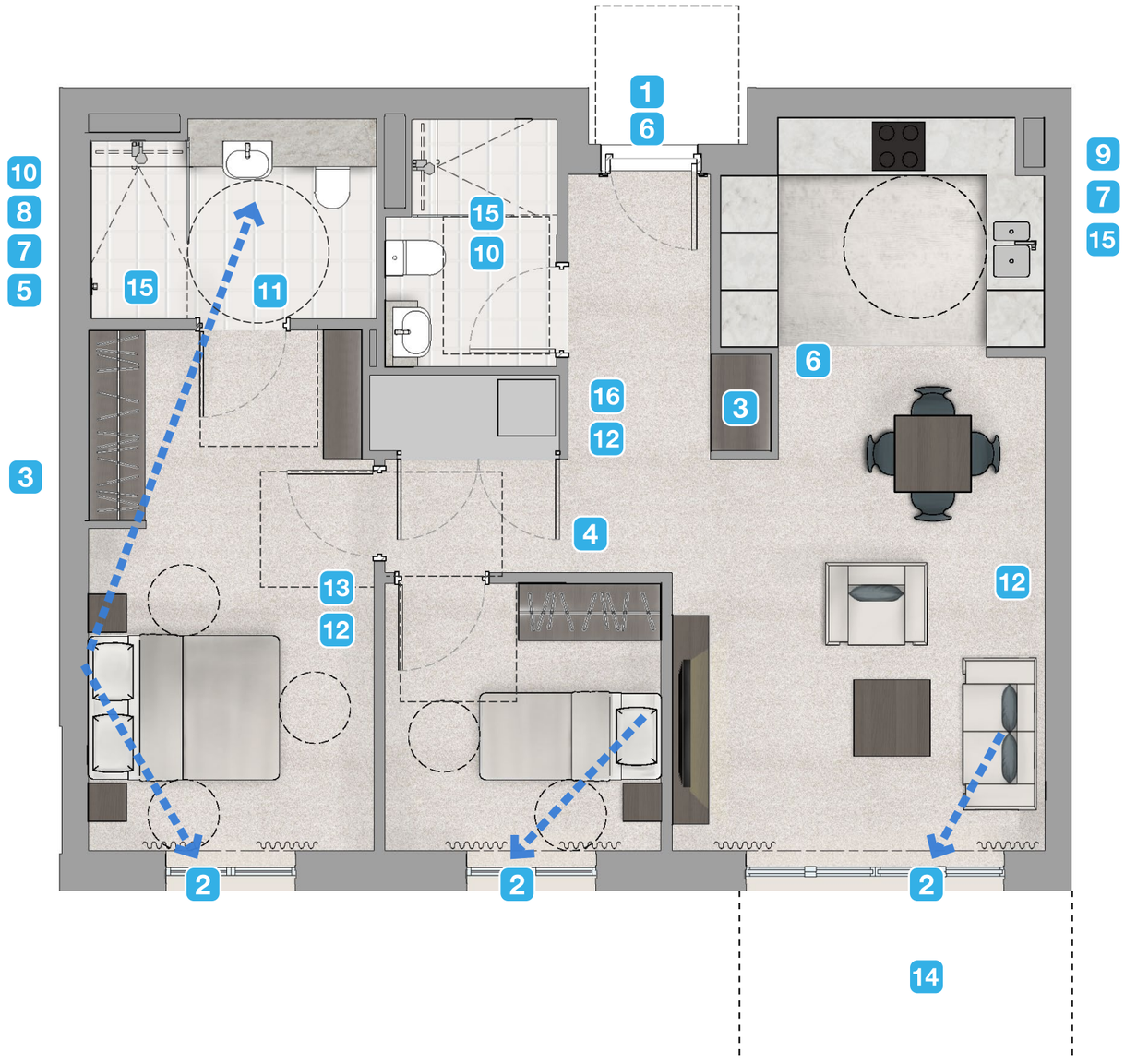




Typical Layouts - Design Principles and Key Aspects

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



6.13 Typical Layouts - One Bed Guild Living Residences

GLR

GLRs represent Guild Living's core product offering. Designed for ageing in place, GLRs support the Member's needs, allowing a seamless delivery of discreet and respectful services offered within the home. The design responds at every detail to the functional needs of an ageing person, without sacrificing Guild Living's design aesthetic.

GLR Members

- Any individual or couple, generally over the age of 65 who may aspire to live within an active community environment.
- Above all they value their personal well-being, their families, friendships and community connection.
- They appreciate that living within a Guild Residence enables them to live independently, for longer.



Denotes circulation required for M4(2) compliance



Typical 1 Bed GLR

Not to Scale

6.14 Typical Layouts - Two Bed Guild Living Residences

General

- Simple plan form and layout to aid way finding
- All residences to be single story
- Entrances maximise legibility and security
- Sliding doors are used in specific locations to improve accessibility
- Easy to use ironmongery
- Electrical sockets and switches located at an appropriate height
- Colour schemes which use contrasting tones to highlight locations and features within the building
- Building fully sprinklered

Apartments

- Master bedroom layout provides direct connection to the en-suite to allow a hoist to be used
- Visual connection to the en-suite from the bed
- Designed to M4(2) standards
- Dementia specific design standards
- Shower rooms comprise level threshold wet rooms
- Provision of telecare systems and alarms, also ability to install bed and floor sensors
- Design to accommodate, anti-scald/burn safety measures, fire detection and integrated hand rails
- Environmental control will include mechanical ventilation, wall-mounted heating and open-able windows
- Options for air-conditioning to be considered as a purchaser extra

Comfort and Security

- Carefully considered lighting e.g. colour options to replicate daylight, uplift mood or promote rest
- Low level sensor lighting which can be turned on by carers when entering at night
- Mix of overhead and wall lighting
- All lighting to bedrooms and living areas to be dimmable

Specific User Group Requirements Visual Impairment - dementia design elements

- A colour scheme with good contrast between the floors, walls and ceilings
- No glossy or reflective surfaces, particularly on floor coverings
- No highly patterned floors and worktops since it is harder to pick out objects against them
- Contrast between doors and their handles
- Contrast between walls and control switches

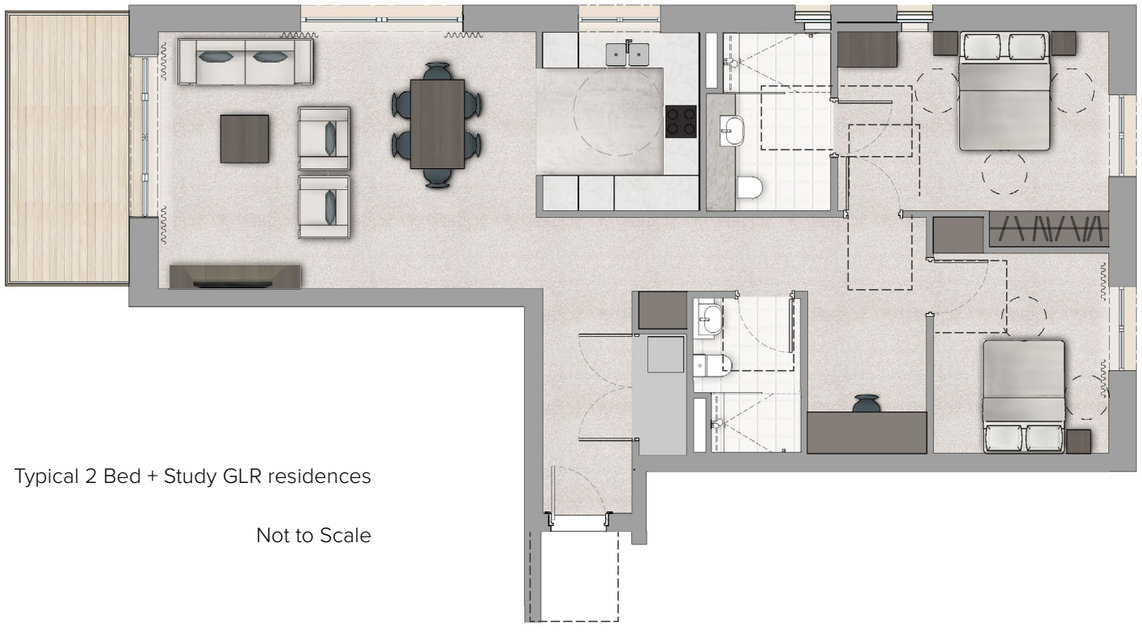
Hard of Hearing

- Ensure large spaces have a high acoustic absorbency to reduce echo
- Install an induction loop system in all communal area
- Ensure door bells, smoke alarms and telephone provide flashing lights and/or vibrate



Typical 2 Bed GLR

Not to Scale



Typical 2 Bed + Study GLR residences

Not to Scale

Denotes circulation required for M4(2) compliance

6.15 Typical Layouts - Three Bed Guild Living Residences

General

- Simple plan form and layout to aid way finding
- All residences to be single story
- Entrances maximise legibility and security
- Sliding doors are used in specific locations to improve accessibility
- Easy to use ironmongery
- Electrical sockets and switches located at an appropriate height
- Colour schemes which use contrasting tones to highlight locations and features within the building
- Building fully sprinklered

Apartments

- Master bedroom layout provides direct connection to the en-suite to allow a hoist to be used
- Visual connection to the en-suite from the bed
- Designed to M4(2) standards
- Dementia specific design standards
- Shower rooms comprise level threshold wet rooms
- Provision of telecare systems and alarms, also ability to install bed and floor sensors
- Design to accommodate, anti-scald/burn safety measures, fire detection and integrated hand rails
- Environmental control will include mechanical ventilation, wall-mounted heating and open-able windows
- Options for air-conditioning to be considered as a purchaser extra

Comfort and Security

- Carefully considered lighting e.g. colour options to replicate daylight, uplift mood or promote rest
- Low level sensor lighting which can be turned on by carers when entering at night
- Mix of overhead and wall lighting
- All lighting to bedrooms and living areas to be dimmable

Specific User Group Requirements Visual Impairment - dementia design elements

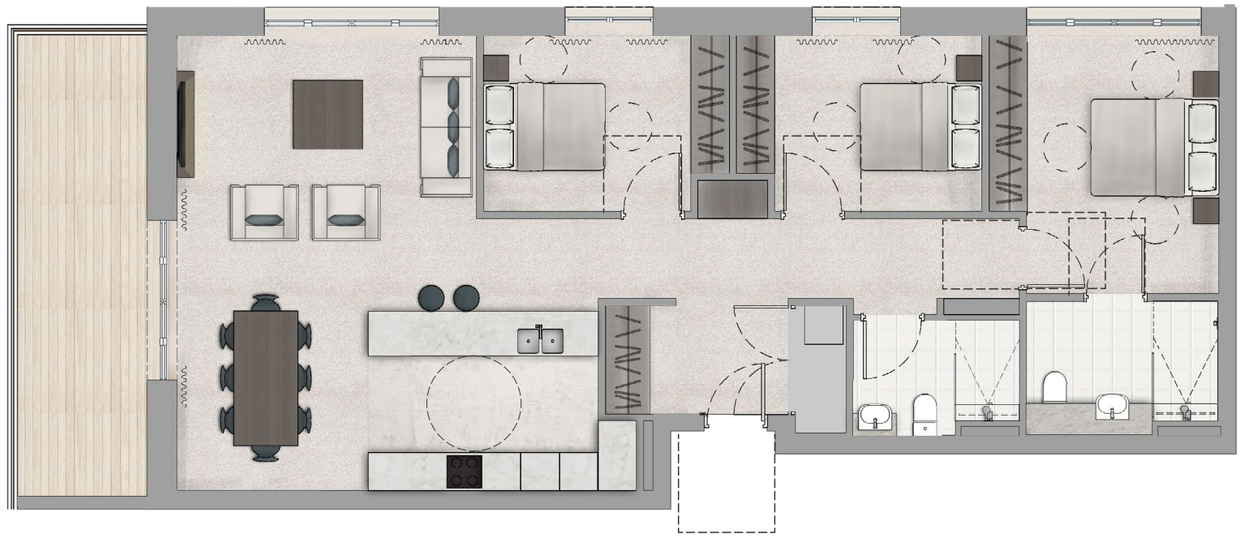
- A colour scheme with good contrast between the floors, walls and ceilings
- No glossy or reflective surfaces, particularly on floor coverings
- No highly patterned floors and worktops since it is harder to pick out objects against them
- Contrast between doors and their handles
- Contrast between walls and control switches

Hard of Hearing

- Ensure large spaces have a high acoustic absorbency to reduce echo
- Install an induction loop system in all communal area
- Ensure door bells, smoke alarms and telephone provide flashing lights and/or vibrate

Typical 3 Bed GLR

Not to Scale





Denotes circulation required for M4(2) compliance

6.16 Typical Layouts - Guild Care Residences & Care Suites

GCR

Guild Care residences provide the vibrancy, activity and social connection from the wider Guild Living Community, within an environment purposefully designed to enable a seamless delivery of domiciliary and clinical care services. Distinctive features aid way finding and create secure assisted living environments and integration of technology aids assist in providing fully accessible living spaces

Co-located with the Care suite community, the GCR receives the same level of support that a Care Suite may receive.

Provision of support Personal care, nursing care, dementia care & domiciliary Care (Regulated services registered with CQC)

GCR Members

An individual or couple, generally 70+ who aspires to retain an established sense of home, GCRs represent a true sense of a home environment.

An individual receiving higher level domestic or care support

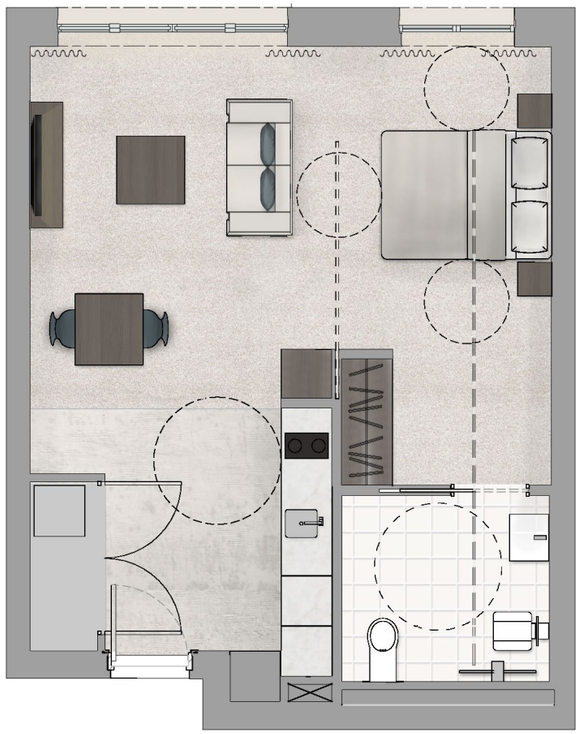
Individuals who prefer a more residential design environment than a care suite, one may live independently while receive higher care for their partner or move to be closer to their partner in higher care community

Individuals requiring greater care security

GCS

Care Suites are available within every scheme, designed to offer 24-hour care services.

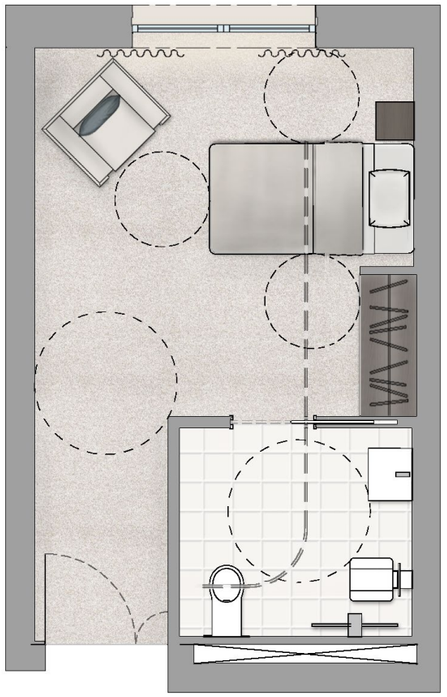
Provision of support; Personal care, nursing care, dementia care. Regulated services registered with CQC



Typical 1 Bed GCR

M4(3) compliant

Not to Scale



Typical GCS

M4(3) compliant

Not to Scale



Denotes circulation required for M4(2) compliance

6.17 Guild Living Residences - Living Room Features

Features and Later Living Requirements

- A colour scheme with good contrast between the floors, walls and ceiling
- Contrast between doors and their handles
- Contrast between walls and control switches
- The heights and locations of window and door handles, light switches and power points are considered, along with their style, so that they are easily accessed and clearly defined
- Easy to use ironmongery
- Level thresholds throughout provide accessible, non-trip environments
- View to the outside to create space and light within the apartment with low window sills
- Balconies to allow for wheelchair access and turning and to be pre-fabricated off site, where applicable
- Plenty of storage
- Provision of protected hall and addition of fire door, should the tenant become dependent (to comply with BS 9991:2015)

Non direct lighting with diffusers

Legibility
A layout identifiable as your home

Familiarity
Lounge at home



Large windows 60/40 ratio, allowing good visual and access to outside world

Accessibility
Level thresholds for full accessibility

Distinctiveness
A normal layout just like home.
A layout also allowing Individual Choice by adding personal items and furniture

Accessibility
Large areas to turn for less able



Indirect lighting

Familiarity
The kitchen is the heart of the home.
Large open kitchen, low utilities with option to reduce counter height.
Easy open handles with super slide doors and fully dampened closures.

*Furniture Layout Indicative Furniture Member's own

6.18 Guild Living Residences - Bedroom Room Features

Features and Later Living Requirements

- A colour scheme with good contrast between the floors, walls and ceiling
- Contrast between doors and their handles
- Contrast between walls and control switches
- The heights and locations of window and door handles, light switches and power points are considered, along with their style, so that they are easily accessed and clearly defined
- Easy to use ironmongery
- Level thresholds throughout provide accessible, non-trip environments
- View to the outside to create space and light within the apartment with low window sills
- Views, where possible, should be provided directly from the bed to the WC
- Provisions in master bedroom and en-suites to allow retro-fittings of hoists
- Plenty of storage



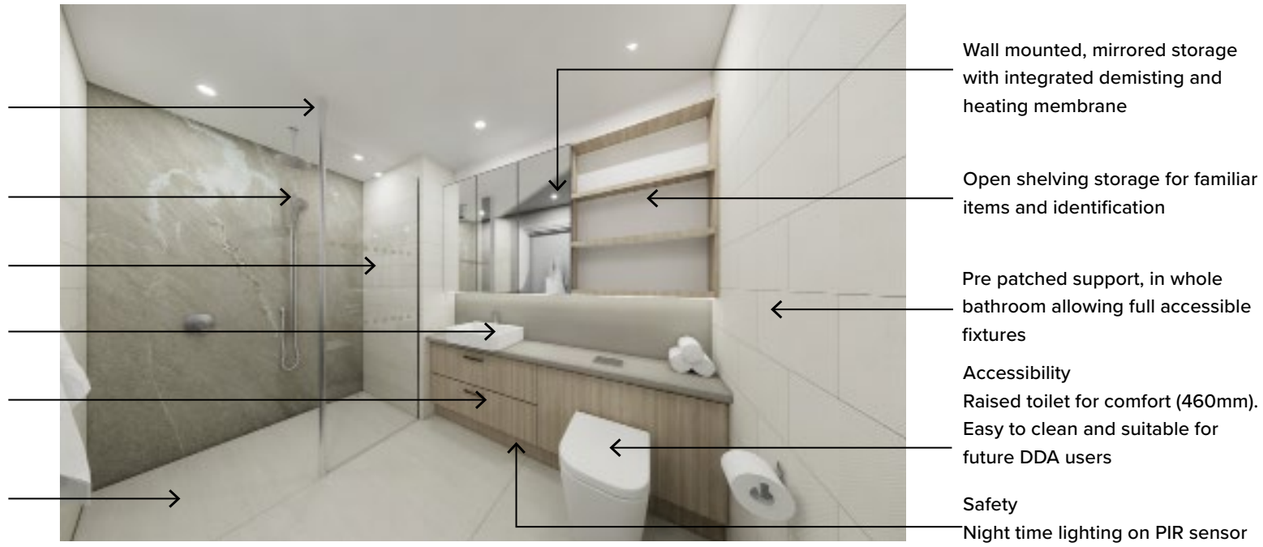


*Furniture Layout Indicative Furniture Member's own

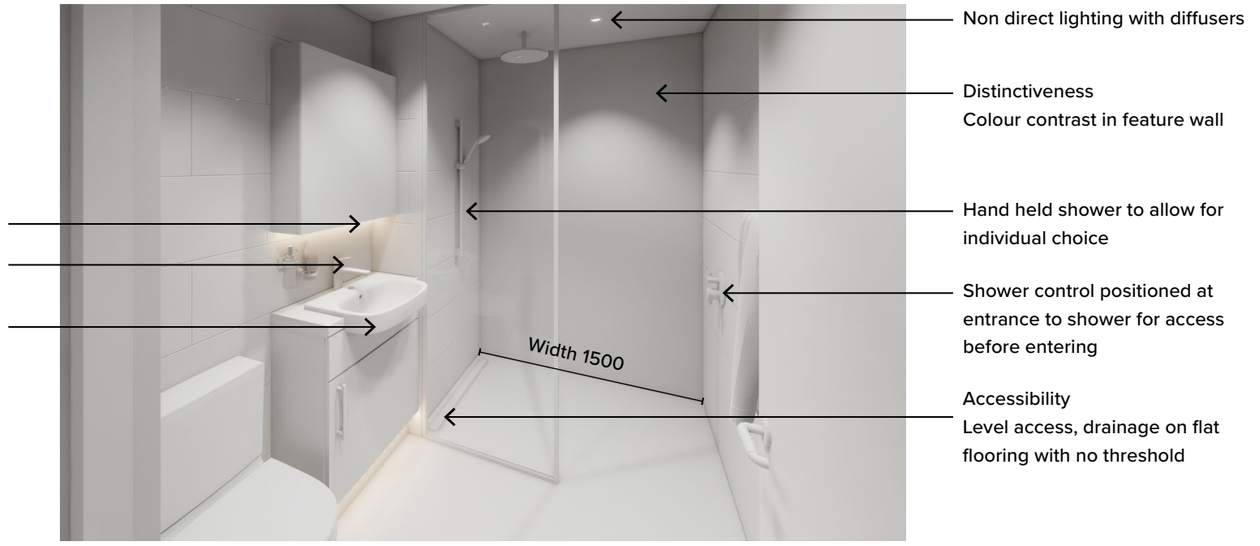
6.19 Guild Living Residences - Bathrooms and En-suites Features

Features and Later Living Requirements

- Ladder towel rail and underfloor heating to create warm & comfortable environment
- Ergonomically designed & easily adaptable bathroom layouts which include removable shower screen
- Embedded design features to assist members in living a comfortable and safe environments
- Contrast colours
- Slip resistant, level flooring
- Step-free walk-in shower/ wet rooms (fully waterproofed) which can accommodate a wheelchair and carer
- Shower support rail to support weight of human and glazing, aiding in the event of a fall
- Removable shower screen to meed DDA compliance
- Shower bar reinforced as grab bars
- Larger basins/ vanity units at 800 – 850 mm high, to accommodate a wheelchair
- Plenty of storage in vanity
- Open shelving above vanity
- Raised toilet (460mm) for DDA compliance
- Additional support to all walls and fixings to ensure fixings such as grab rails can withstand 180kg
- Note: low temperature fixtures and fittings to be specified to avoid risk of scalding
- Hot/ cold symbols clearly identified



Rendered Visual of En-suite Bathroom

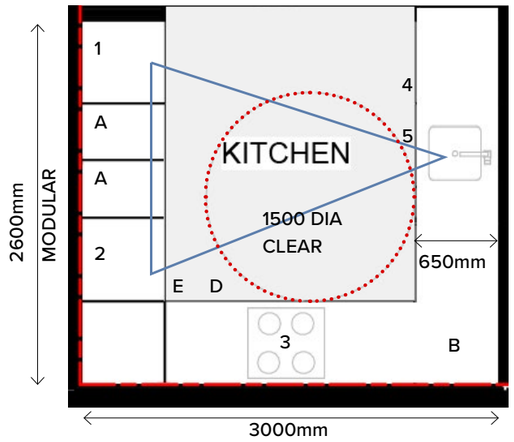


White Model Visual of Shower Room

6.20 Guild Living Residences - Kitchen Features

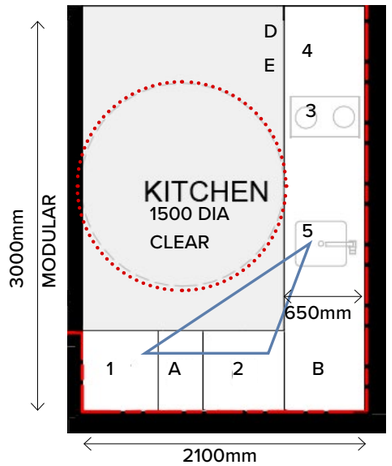
Features and Later Living Requirements

- Use of modular cabinet sizes
- Integrated oven at bench height
- Corner base units with pull out carousel fittings where applicable
- Pull-out pantry units for storage
- Glazed or open shelves for item identification - individual choice/ adaptable
- Oven & hob with easy to use dials
- Drawer and cupboard ergonomically designed handles that are easy to grab and use as rails in case of falling over handles
- Tall fridge freezer or under counter fridge freezer (dependant on apartment size)
- Smaller high level dishwasher/ dishdrawer
- Contrast colours
- Task lighting positioned over food preparation areas to avoid shadows on counter
- Swan neck tap with hose for accessibility
- All appliances to have large dials and knobs for identification
- Provision of electric, ceramic hobs to prevent injury
- Top layer of drawers removable for adaptability - allowing counter to be dropped to accessible height
- Drawer/door handles to be reinforced as grab bars to aid in the event of a fall
- Drawers to be fitted with safety catch to keep them secure if grab rails are in use
- Slip resistant, level flooring, flush threshold
- Note: low temperature fixtures and fittings to be specified to avoid risk of scalding
- Hot/ cold symbols clearly identified





U - Shape Kitchen





L - Shape Kitchen

Typical Kitchen Layouts

1. Fridge/ Freezer
2. Wall Oven/ Microwave
3. Cooktop with recirculating extractor
4. Dishwasher/ Dishdrawer
5. Sink /Sink Mixer

A. Pantry - pull out
B. Composite stone Benchtop/ Sidepanels
C. Tile Splashback
D. Doors and drawers with pull handles
E. Overhead Cupboards with pull handles

7.0

ACCESS & MANAGEMENT





7.1 Access Statement

Introduction

The Access Statement section of this Design and Access Statement was prepared by access consultant, Earnscliffe, Making Access Work. It was developed in line with the CABE publication 'Design and Access Statements, How to Write, Read and Use Them'. This statement seeks to demonstrate how the design proposals take full account of the following national legislation and local planning and development policy requirements in relation to C2 planning class.

Policy approach

The following documents were used as fundamental design references for the design of the Guild Living at Uxbridge community:

- Part M of the Building Regulations Approved Document M - Access to and use of buildings(edition 2015 edition incorporating 2016 amendments) Volume 1: Dwellings M4 (2) Category 2: Accessible and adaptable, M4 (3) Category 3: Wheelchair user dwellings (2) (a) – to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.
- Part M of the Building Regulations Approved Document M - Access to and use of buildings (edition 2015 edition incorporating 2016 amendments) Volume 2: Buildings other than Dwellings, relating to common parts.
- British Standards Institutions Code of Practice BS8300:2018 Design of an accessible and inclusive built environment, Part 1: External environment, and Part 2: Building.
- Equality Act 2010 and in particular the Disability Discrimination Act 1995 (DDA). Guild Living has ongoing obligations under the Equality Act as landlord, employer and service provider.
- Approved Document K of the Building Regulations 2010, Protection from falling, collision and impact
- British Standard 5839:2019, Fire Related Standard.
- Planning and Access for Disabled People – A Good Practice Guide, department for Communities and Local Government (DCLG).
- Dff Inclusive Mobility (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- Wheelchair Housing Guide, Habinteg.
- HAPPI Guidance.
- The Care Act 2015.
- The London Plan, specifically Policy 7.2 An inclusive Environment
- Guild's research into Later Living and impact on loneliness.

Consultation

Consultation on accessibility for the various building demographics has taken place with Jayne Earnscliffe (A Design Council CABE Built Environment Expert) from Earnscliffe Davies Associates Limited (trading as Earnscliffe, Making Access Work). Earnscliffe is a disabled-led consultancy that has been working across many sectors for over 30 years creating superior access for everyone, and the design principles embedded in the design will ensure the development embraces all levels of physical, sensory and cognitive impairment. Significant ongoing consultation and coordination takes place with the interior design team, Marchese Partners Interiors, who have international experience in specialist accommodation for older people.

Design philosophy

1. The Access Strategy is based on the social model of disability and the philosophy of inclusive design that maximises access, choice and opportunities for disabled people. Inclusive design is the process by which the needs of everybody are considered and embedded in the proposals for the design, development and subsequent management of the built environment from the outset. The key elements of inclusive design, which benefit everyone, are:
    - ease of use
    - freedom of choice and access to mainstream activities
    - embracing of diversity and difference
    - legibility and predictability
    - high quality.
2. Access has been considered in its broadest sense to reflect the needs of individuals with sensory, mobility, cognitive and hidden impairments, neuro-diverse conditions, mental health needs, reduced or hypersensitivity to temperature, and limited reach and stature. Others to whom the built environment can be disabling, including people who have little understanding of written English, are also considered. This approach should facilitate an inclusive approach to access and ensure that opportunities for maximizing access to all areas of the site development are identified throughout the design process.

Access Statement

Context

1. The site of approximately 2.3 acres is located in Uxbridge, Hillingdon, a suburban town in west London identified as one of the major metropolitan centres in the London Plan. The site is bounded by Uxbridge police station on Warwick Place to the southwest; the rear of the Penfield estate to the southeast; the B467 Harefield Road and back gardens of Lancaster Road housing to the north-west and east.

2. The scheme comprises two blocks, Buildings A and B, with a communal garden courtyard at the centre, and private gardens along the north and eastern perimeter of the site. The buildings range from 1 to 8 storeys.

3. 194 units will be provided, of which 161 will be Guild Living Residences (GLRs). Of these 121 no. will be 2 bed, 35 no.1 bed and 5 no. 5 bed. The 26 no. Guild Care Suites (GCSs) will all be 1 bed whilst the 7 no. Guild Care Residences (GCRs) will be 1 and 2 bed units.

4. *Guild Living Communities comprise self-contained residential apartments designed to meet the needs of older people (typically 65 years and above) and / or disabled people. Residents live independently with access to 24-hour on-site care that is tailored to be flexible to meet their changing needs and enable them to 'age in place'. Guild Care Residences offer the most independent living, whilst Guild Care Suites benefit from shared kitchen/dining rooms and lounges to encourage residents to socialise. These are generously proportioned to easily accommodate wheelchair users. Guild Care Residences have a self-contained kitchenette, assisted bathroom with hoists and good circulation throughout.

Access provisions

Drop off and Car parking

5. The vehicular approach to the site is from Harefield Road.

6. Vehicular access into the site is midway along the southern elevation of Building A, with a ramped approach to the double-stacker car park. An external walkway crosses the approach at the top of the ramp, with entrances at either end connecting the east and west sides of Building A.

7. Vehicular drop off to Buildings A and B is under the Porte Cochere that spans the courtyard between Building A and Building B. This has a level approach.

8. A total of 40 double car stackers will be provided for the use of residents, managed from the Concierge.

9. 15 additional parking bays are provided at grade along the entrance approach boulevard, including provision for the amenity and nursery. Ten of the bays are for disabled drivers, five being located within close proximity of the main Building A entrance and five bays further along to the south of Building B. These have ample dimensions to meet Part M requirement, including a width of 3.6m enabling disembarking from either side of a car onto a level paved surface.

Pedestrian Access

10. The pedestrian route to the principal building entrance from the perimeter of the site comprises a 10m wide, tree lined boulevard. The ground slopes at a gentle gradient of 1:21. The slope is necessary to address, in a single location, the marked change of ground level from the corner of the site on Harefield Road/Warwick Place to the ground level of Buildings A and B, rather than have multiple changes of level across the site. Only the publicly accessible amenity in the southwest corner of Building A and Circulation Core A2 will be accessed from the higher/external street level.

General Layout - Building A

11. From the main entrance building users will enter into a large Lounge, with a Restaurant at the far end with doors opening out onto the garden courtyard along its façade with spill out seating.

12. Off the Lounge is Circulation Core A1, one of the two Building A circulation cores that give access to the uppers storeys of residential accommodation. This core is also accessible from the external walkway (see point 6).

13. On the other side of the walkway is a large Wellness Centre with gym, toilets and changing rooms including accessible facilities. At least one of the treatment rooms will be fully wheelchair accessible with a height adjustable treatment bench. A platform lift is proposed within the Wellness Centre to address the 1.65m level change from Building A entrance level and Circulation Core A1.

14. Adjacent to the Wellness Centre are four, mainly 1 bed, GLRs. The circulation core in this side of Building A provides access to the residential accommodation at Mezzanine and all upper levels.

General Layout - Building B

15. Building B is accessed from the same principal entrance as Building A that leads into a large Lounge. At the far end, beyond the large Restaurant, is an entrance/exit door that connects to Core B1 of Building B for accessing the upper levels of residential accommodation

16. Adjacent to this is a large Café/Bar with doors onto the courtyard where there will be spill out seating.

17. A second circulation core B2 is located adjacent to the end of the Restaurant. Again, this offers access to all upper storeys of residential accommodation and Podium level.

18. Beyond core B2 at right angles to the Café/Bar is a large Nursery, also with doors opening onto a designated area of the courtyard garden.

19. Access to the Nursery will be from the southern end of Building B, conveniently close to the on-street parking.

20. Wrapped around the Café/Bar and Nursery and separated by a wide corridor will be 1 and 2 bed GLRs.

Landscaping Proposals

21. Landscaping works within and around the site will comprise a tree lined approach boulevard, a central public courtyard/square garden, and a large garden to the north of the site that connects to perimeter landscaping around the north-eastern and eastern elevations. Furthermore there is a large Podium Garden over the stacked car park for the benefit of residents.

22. The approach boulevard ends at the Porte Cochere where distinctive paving will highlight the entrance to the central courtyard garden and help orientate people towards the main entrance.

23. The central garden will have level access throughout. Two irregular axial pathways 2.5m wide cross in the middle, the southern ends roughly aligning with building entry points, thus aiding navigation. These will be paved in a distinct surface that differs from the surrounding paving to ensure they stand out as clear routes. On three sides will be lawn and on the fourth side planting beds. Around the perimeter will be level paved areas with sufficient space for circulation and spill out tables from the adjoining Restaurant and Café/Bar.

24. Small to medium height trees will be used, that will help define routes to aid way-finding. Planting will offer scent, texture, scale, and movement to help create a multi-sensory experience that can be enjoyed by all but particularly those with sensory, physical and cognitive impairment.

25. Running around the perimeter of buildings A and B will be an 1800mm wide path, with adjacent areas of lawn and planting. The path is sufficiently wide to enable the passage of two wheelchair users travelling in opposite directions. Trees and benches will line the route. These gardens will be accessed by residents

from the north-west from the corridor close to Core B1; from a northeast entrance close to Core B2 which is stepped and for which the feasibility of adding a platform lift is being considered; and from a level access entry point adjacent to Stair Core B3.

26. At the northern end of the site the garden becomes much deeper to accommodate raised beds for resident planting and lawns for outdoor exercise and other flexible use. This area of the garden will have a series of interconnected level access pathways, with clear vistas between trees to aid navigation.

27. Accessible benches will be provided at regular intervals throughout the gardens and will include back and arm rests.

28. All signage will be highly legible.

29. Lighting across the site will comprise discreet tree lighting along the approach boulevard, augmented by feature tree uplighting. Within the garden square will be tree uplighters and sculptural lighting, with the axial pathways clearly defined by post lighting. The perimeter of Building B will have low lighters to define the building.

30. The Podium Garden is located over the stacked car park. It will accessible on the level from the Dining spaces of Building A, close to Cores A1 and A2, and from Building B Core B1. The garden will comprise a large central lawn, with two generously proportioned areas of decked seating with furniture arranged to enable wheelchair users to sit amongst companions out of the circulation routes. A pergola will offer shaded table seating. The garden will be interspersed throughout with planted beds and low height trees, ranging from 3.5m – 4m. There will be level access throughout and plentiful bench seating adjacent the planted beds and lawn. The garden will be enclosed by hedging and low trees. As throughout the landscaping proposals, care will be given to offer a variety of plants that offer sensory access.

Accommodation

Buildings A and B

31. Each building will contain residential units ranging in size from 1 to 3 beds.

32. At First Floor level of Building A will be 26 no. Guild Care Suites whilst in Building B there will be 7 no. Guild Care Residences at this level.

33. Entrances to all types of residential accommodation throughout the buildings are set back from the line of the corridor to create more defined doorways.

34. The Guild Care Residences will have top hung windows on double restrictors to enable them to be opened no more than 100mm. An accessible WC and 2 no. kitchen/ dining spaces will be provided.

35. Circulation throughout will ensure ease of access. Lift cores will contain two 13 person lifts, those with single entry being a minimum 1650mm wide by 2500mm deep, double entry lifts being larger at 1700mm x 2550mm, all sufficient to accommodate a stretcher bed.

36. Circulation stairs will all meet Part K of the Building Regulations with easy risers and generous safe treads with contrast nosings and suitable easy-grip handrails.

37. Residential units in all buildings will be accessed from a generous 2.5m wide corridor. This will enable the passage of two wheelchair users passing in opposite directions with ease, as well as a stretcher bed. Entrance doors to units are recessed, again to maximise circulation and turning space, and offer 850mm clear opening width, thereby meeting the Part M3 requirement.

38. Buggy stores and charging points will be located in lift cores, out of circulation routes. Each core will accommodate 4-5 buggies, representing 10% or 20 scooter points across the site.

39. As throughout the development, units will generally be designed to M4 (3) standard in terms of door openings, floor plan, circulation, kitchen surface area, bedroom size, and with principal Jack and Jill bathrooms designed to be wheelchair adaptable. The wheelchair accessible units that are designed to be Part M4 (3) (a) from day one will have a power point to enable power assisted door opening to be installed at a later date, as required.

earnscliffe

making access work



Figures by Playmobil

Access Statement

Residential overview

Accommodation – General Principles

1. All proposed dwellings exceed Building Regulations 2015 Part M4 (2) in terms of layout and provision of an accessible bathroom that meets Part M4 (3) Category 3: Wheelchair user dwellings (2) (a).

2. Details of standard units include as a minimum:-

- level/ step free and unobstructed access to the building via a spacious lobbied communal entrance with level drop off immediately outside
- mobility scooter/ buggy parking and charging points within circulation cores
- spacious lift lobbies with ample level landings exceeding 1500mm2, with passenger lifts that exceed the required minimum 1100mm wide x 1400mm deep
- communal stairs in the vertical circulation cores meeting Part K for utility stairs
- level approach to each private dwelling with recessed doors and external landings of exceeding 1200mm wide, and wide doors along corridors being on a magnetic hold open devices
- private entrance door a minimum 850mm clear opening width, and with lever handles at 900mm ffl for ease of reach, and high visibility door numbers
- internal doors of 850mm exceed minimum widths, with 300mm clearance from wall on the leading edge
- wide lobbies and corridors that exceed minimum widths
- entrance level living area with glazing to principal window starting at a maximum 850mm ffl
- 1500mm clearance in front of kitchen units exceeding the 1200mm requirement
- every bedroom having a minimum clear 750mm approach zone from the doorway to the window
- minimum 750mm circulation around both sides and foot of the bed in the master bedroom
- minimum 750mm clearance to one side and the foot of the bed in every double bedroom
- minimum 750mm to one side of each bed in single and twin bedrooms
- step free access to a WC with an outward opening door, with a clear zone of 1100mm in front of the pan
- wheelchair adaptable main bathroom with side access to the WC and with shower access with suitable wall structure to accommodate future installation of grab rails
- power sockets located at 450-1200mm ffl
- window handles at 450-1200mm ffl, to window in principal living area at 700-1000mm ffl
- refuse facilities at Ground Floor close to the circulation cores with level access from the lifts and corridors and with a management strategy in place for refuse collection from disabled residents.

3. Details of wheelchair accessible units (26) to Part M4 (3) (a), far exceeding the Building Regulations requirement.

4. Details of 10% wheelchair accessible units include:-

- minimum 1500mm2 entrance landings
- minimum 850mm entrance door clear opening width minimum 1500mm2 internal landing clear of door swings
- 300mm nibs on leading edge, 200mm on following edge on entrance door
- minimum internal door openings of 850mm with 300mm clearance from wall on leading edge
- minimum corridor width a minimum 1200mm to enable 90o turning
- circulation within living, dining and kitchen areas to include at least 1500mm2 turning space
- bedroom space with 1000mm clear zone to side of double bed and in front of wardrobes
- bathrooms have 1000mm x 1000mm minimum circulation space in shower area
- ceiling track hoists could be fitted between principal bathroom and principal bedroom
- basins clear of pan with 1100mm clearance to enable frontal transfer
- window controls to top hung window in principal living space at a height of 700-1000mm ffl
- windows start at 850mm ffl
- wheelchair storage, transfer and charging areas provided.

5. There is a good spread of locations and aspects. All units are located within easy travel distance of a lift core.

6. The M4 (3) Guild Living Residences are located in Buildings A and B as follows:-

Level	Building	Number of units	Unit number and type
Ground	A	1	A2-003 - 1 bed
	B	2	B2-002 - 2 bed B2-005 - 2 bed
Level 1	B	9	B1-101 - 2 bed B1-102 - 2 bed B1-103 - 1 bed B1-104 - 1 bed B1-105 - 1 bed B1-106 - 1 bed B1-107 - 1 bed B2-106 - 2 bed B3-104 - 2 bed
Level 2	A	2	A1-202 - 2 bed A2-201 - 1 bed
	B	2	B2-206 - 2 bed B3-204 - 2 bed
Level 3	A	2	A1-302 - 2 bed A2-301 - 2 bed
	B	2	B2-306 - 2 bed B3-304 - 2 bed
Level 4	B	2	B2-401 - 2 bed B3-404 - 2 bed
Level 5	B	2	B2-501 - 2 bed B3-504 - 2 bed
Level 6	B	2	B2-601 - 2 bed B3-604 - 2 bed
TOTAL		**26**	

7. The 10% GLR units are in addition to the Guild Care Suites and Residences that are fully wheelchair accessible.

8. All meet the space requirements and layout to accommodate the furniture set out in ADM Appendix D: Furniture Schedule.

Fire Strategy

9. The buildings will be fully sprinklered. A stay-put policy will be in place with an override to allow for progressive horizontal evacuation. There will be a lift to fire evacuation standard in each core with and an on-site generator enabling them to run at all times. Additionally there will be areas of safe refuge in stair cores and 24 hour staffing.

Summary

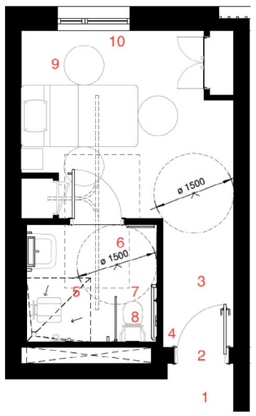
The proposals demonstrate a carefully considered approach to access.

There are currently no access constraints within the designs.

The proposals are compliant with the performance indicators being Building Regulations 2015 Part M4 (2) and (3), Part K, and BS8300:2009.

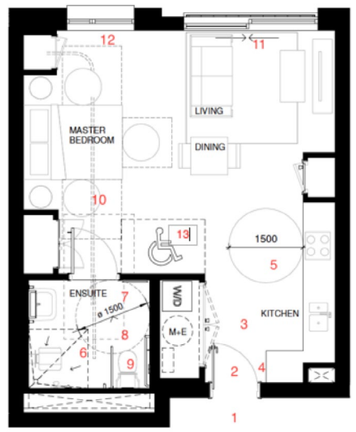
Access Statement

Typical Guild Care Suite



1. Exceeds 1200mm2 landing area
2. 850mm door opening
3. Meets 900mm hall width
4. 300mm nib on leading edge
5. Level shower
6. 1500mm2 clear turning space
7. 1100mm clearance in front of pan
8. Pan centred 450mm from return wall
9. Exceeds 750mm clearance around master bed
10. Handle to window in principal living area is located at 700-1000mm ffl.

Typical 1 Bed Guild Care Residence



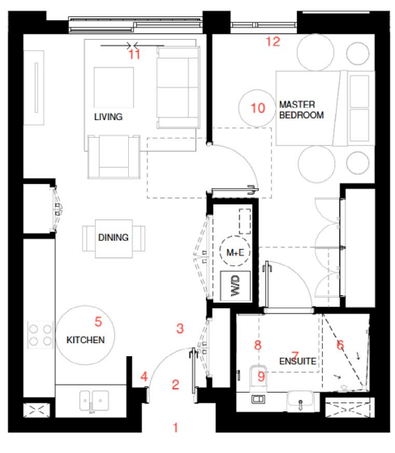
1. Exceeds 1200mm2 landing area 850mm door opening
2. 850mm door width
3. Meets 900mm hall width
4. 300mm nib on leading edge
5. Exceeds 1200mm2 clearance in front of active kitchen counter
6. Level shower
7. 1500mm2 clear turning space
8. 1100mm clearance in front of pan
9. Pan centred 450mm from return wall
10. Exceeds 750mm clearance around master bed
11. Handle to window in principal living area is located at 700-1000mm ffl
12. Handle to windows elsewhere at 450mm to 1200mm ffl
13. A wheelchair storage and charging area is provided.

Typical 2 Bed Guild Care Residence



1. Exceeds 1200mm2 landing area
2. 850mm door opening
3. Meets 900mm hall width
4. 300mm nib on leading edge
5. Exceeds 1200mm2 clearance in front of active kitchen counter
6. Level shower
7. 1500mm2 clear turning space
8. 1100mm clearance in front of pan
9. Pan centred 450mm from return wall
10. Exceeds 750mm clearance around master bed
11. Handle to window in principal living area is located at 700-1000mm ffl
12. Handle to windows elsewhere at 450mm to 1200mm ffl.
13. A wheelchair storage and charging area is provided.

Typical 1 Bed Guild Care Residence



1. Exceeds 1200mm2 landing area
2. 850mm door opening
3. Meets 900mm hall width
4. 300mm nib on leading edge
5. Exceeds 1200mm2 clearance in front of active kitchen counter
6. Level shower
7. 1500mm2 clear turning space
8. 1100mm clearance in front of pan
9. Pan centred 450mm from return wall
10. Exceeds 750mm clearance around master bed
11. Handle to window in principal living area is located at 700-1000mm ffl
12. Handle to windows elsewhere at 450mm to 1200mm ffl.

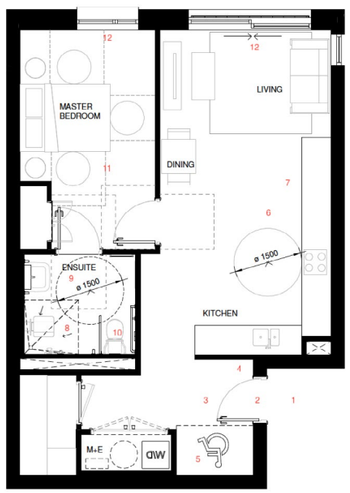
Access Statement

Typical 2 Bed Guild Living Residence



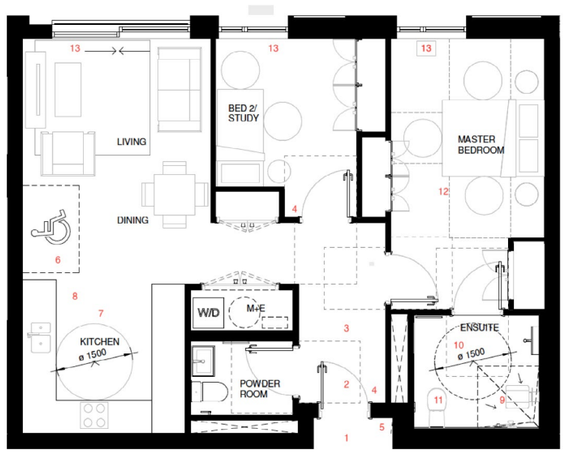
1. Exceeds 1200mm2 landing area
2. 850mm door opening
3. Meets 900mm hall width
4. 300mm nib on leading edge
5. Exceeds 1200mm2 clearance in front of active kitchen counter
6. Level shower
7. 1500mm2 clear turning space
8. 1100mm clearance in front of pan
9. Pan centred 450mm from return wall
10. Exceeds 750mm clearance around master bed
11. Handle to window in principal living area is located at 700-1000mm ffl
12. Handle to windows elsewhere at 450mm to 1200mm ffl.

Typical 1 Bed M4 (3) Wheelchair Accessible Guild Living Residence



1. Exceeds 1500mm2 landing area
2. 850mm door opening
3. Hall 1500mm wide maintained for 1800mm
4. 300mm nib on leading edge, 200mm on following edge
5. Wheelchair storage and charging point 1700mm x 1100mm
6. Exceeds 1800mm x 1500mm clearance in front of active kitchen counter
7. Counter length of 6130mm exceeded
8. Level access shower
9. 1500mm2 clear turning space
10. Pan centred 450mm from return wall
11. 1000mm clearance around master bed with 1200mm2 zones
12. Handle to all windows located at 700-1000mm ffl.

Typical 2 Bed M4 (3) Wheelchair Accessible Guild Living Residence



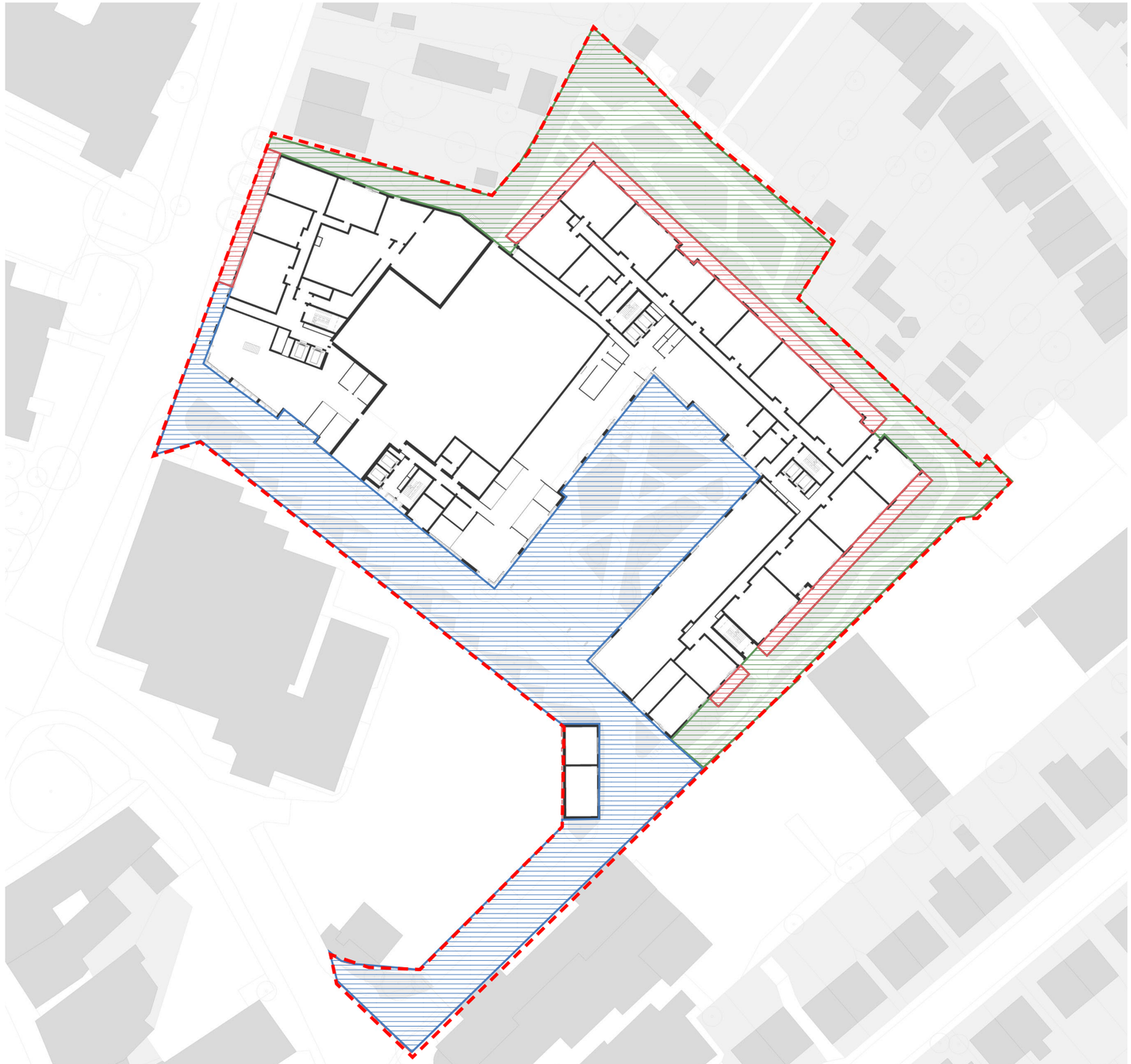
1. Exceeds 1500mm2 landing area
2. 850mm door opening
3. Hall 1500mm wide maintained for 1800mm
4. 300mm nib on leading edge
5. 200mm nib on following edge
6. Wheelchair storage and charging point 1700mm x 1100mm
7. Exceeds 1800mm x 1500mm clearance in front of active kitchen counter
8. Counter length of 6530mm exceeded
9. Level access shower
10. 1500mm2 clear turning space
11. Pan centred 450mm from return wall
12. 1000mm clearance around master bed with 1200mm2 zones
13. Handle to all windows located at 700-1000mm ffl.

7.2 Ground Floor Private/Public Spaces

- The retained boulevard provides public access to the main courtyard, from where the amenities open to both residents and the public can be accessed;
- the garden to the east of the site can be accessed through the path located at the southern corner of the site boundary or through the building. This courtyard has a semi-private character, being designated mainly for Guild Living Residents use
- the ground floor units are provided with private courtyards which also serve as defensible space
- the podium garden, located at first floor level is private amenity accessible only through the residential cores and its mainly function is to serve the Guild Care Suites and Residencies.

KEY

- Site Boundary
- Private
- Public
- Semi-public

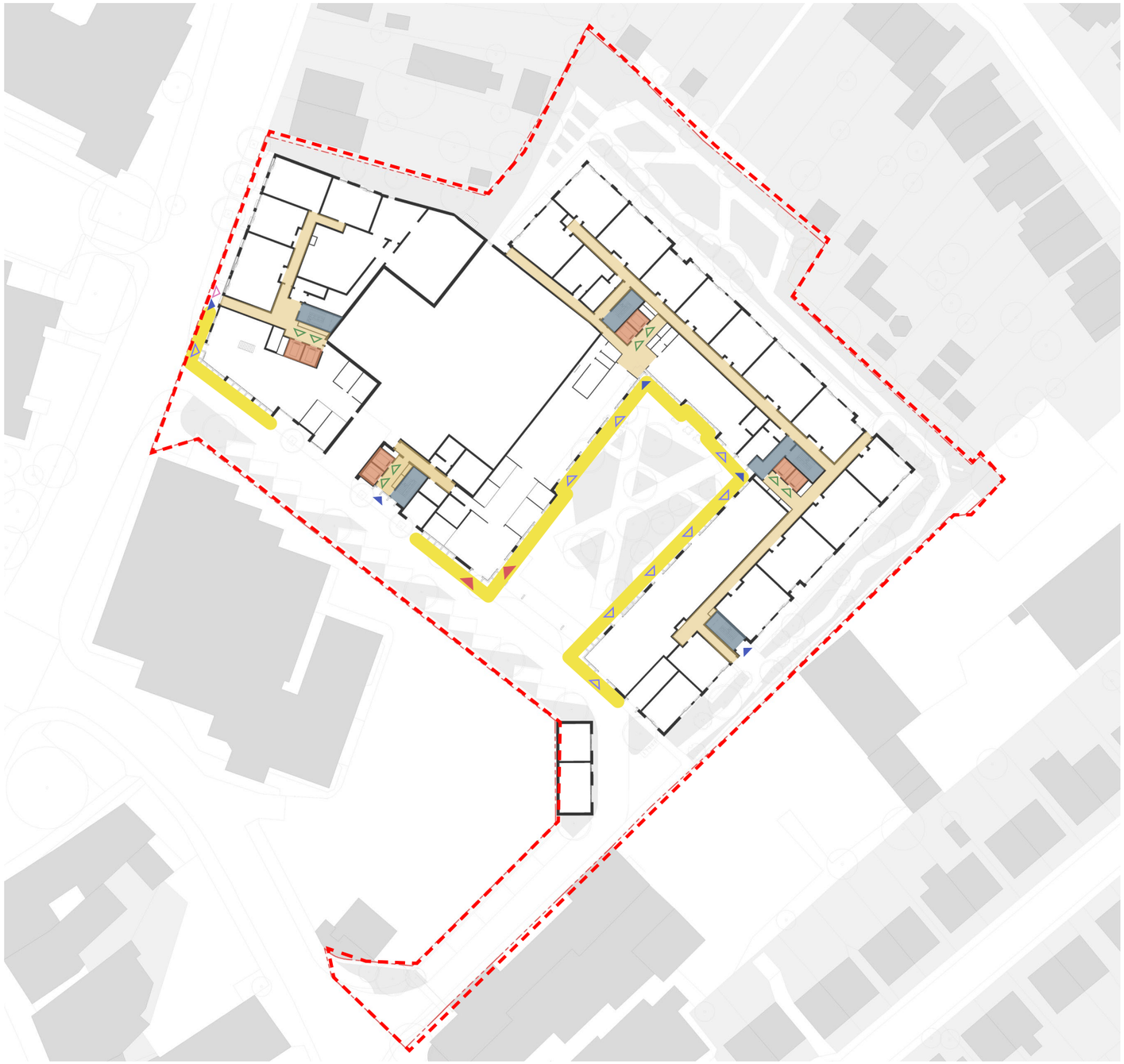


7.3 Ground Floor Entrances

- The main entrance for Guild Living Residents is located on the southern corner or Building A, accessible from the porte cochere. Residents are encouraged to cross amenity areas and mingle.
- every core is directly accessible through a secondary entrance;
- the restaurant, and bar are accessible from the main courtyard
- the nursery is accessible from under the porte cochere, opposite the main lobby entrance. Additional access points are located along the courtyard facing the play area
- the wellness centre has the entrance located on Harefield Road, emphasised by the double height gateway to the boulevard.

KEY

- Communal hallway
- Lift
- Staircase
- Communal active frontage
- Lift access
- Amenity access
- Primary entrances



7.4 Ground Floor Vehicle Access

- vehicular access is accommodated along the one-way boulevard
- residents parking is provided under the podium with a valet service in place
- the porte cochere and the covered parking area both serve alternatively as access points for servicing and ambulances

KEY

- Public zone
- Parking
- Critical Emergency Vehicle route
- Public Vehicle route

