GUILD LIVING AT UXBRIDGE

Design & Access Statement Addendum

10th March 2021

marchesepartners Legal & General GUILD LIVING



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1.0

DESIGN



1.1 Summary of amendments

Scale, Height and Massing

- Reduction of one storey from Building B
- Reductions to mass of Building A
- Additional 2m setback fronting Harefield Road
- The height of Building A has been reduced by 300mm.
- The height of Building B has been reduced by 4125 mm

Units

Reduction of 12 units from 194 to 182 with units now provided where the wellness centre was previously located.

Wellness Centre

Relocated to main courtyard in location previously identified for nursery. This enlarged, reconfigured and better integrated space enables improved access to the facility and the inclusion of a hydrotherapy pool.

Nursery

Nursery and dedicated external play relocated to the south-eastern elevation. This provides an increase in publicly accessible space and improves the function of the courtyard. Access to the nursery is retained from the public courtyard.

Restaurant / Bar / Lounge

Area reconfigured to provide a more integrated offer and increased flexibility.

Back of House Spaces and Scooter Store

Scooter store has been relocated and increased in size. Small refuse store has been relocated to prevent bins being wheeled through the central courtyard. Quarter master space has been provided for large deliveries.

Access Road

Re-configured to provide increased pavement widths, better located cycle parking, a dedicated mini-bus space and amended parking spaces along with full tracking

Parking

Amended internal parking from 80 to 76 spaces retaining the same ratio of parking overall

Window treatment

For short elevation of Building A treatment is applied to non-primary windows to mitigate concerns regarding overlooking.



Updated artists impression of the proposal as viewed from Harefield Road looking north

1.2 Key Massing Changes

1 **Removal of storey from Building B**

Reduction in height and massing to assimilate successfully into the existing townscape. This reduction has had a notable benefit on the development as viewed from verified view points H, I, K and G.

2 **Removal of massing from Building A**

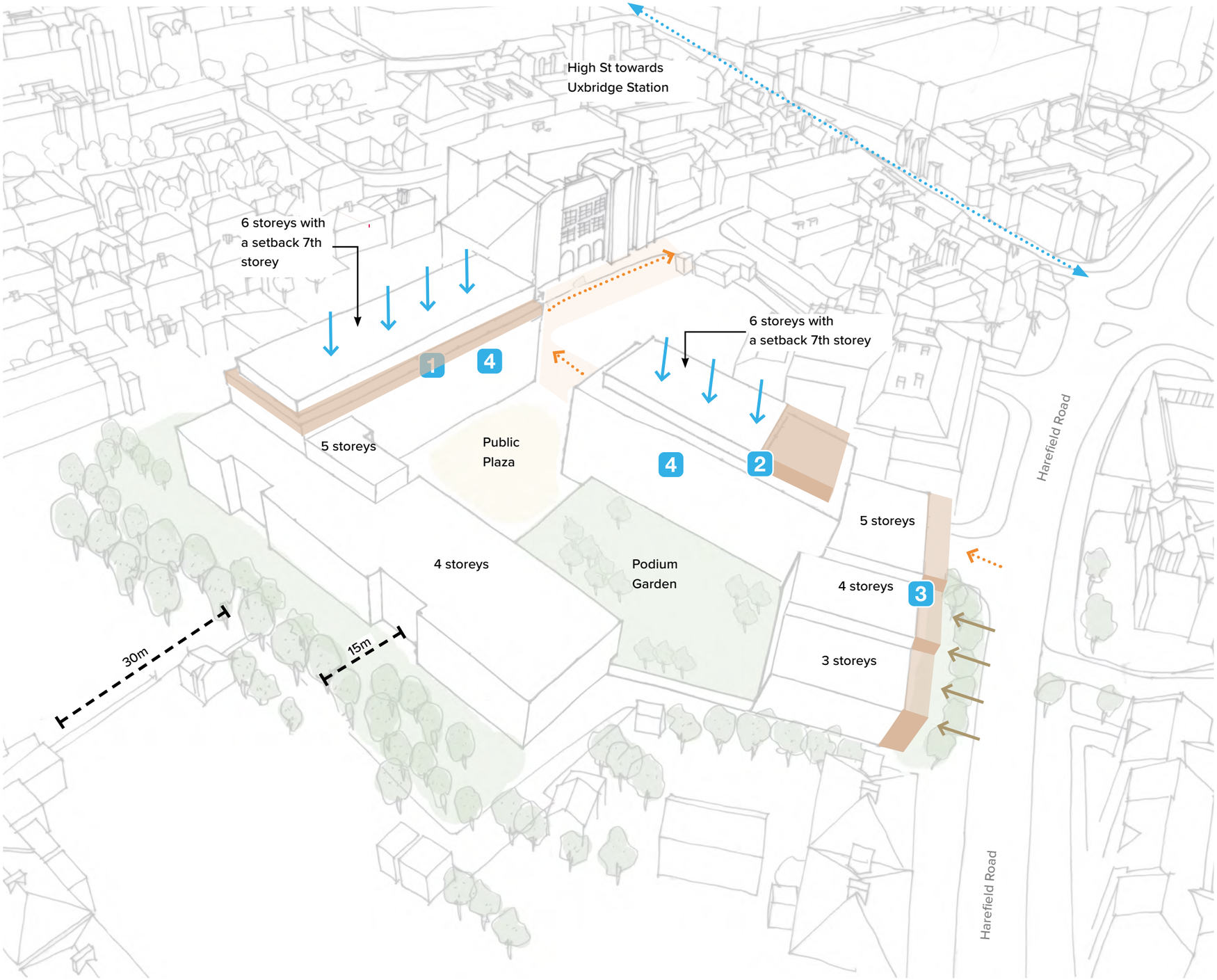
The removal of massing from Building A creates a graduation of massing which notably assists in the assimilation the proposed building into the townscape as perceived from views F, H and K.

3 **Set back to Building A frontage on Harefield Road**

Increased set back from Harefield Road to 4m (2m further) to create a comfortable relationship with adjacent buildings (set back behind the building line), creating the opportunity to 'green' the street.

4 **Reduction in floor to ceiling heights**

Reducing the floor to ceiling heights from 2.7m to 2.6m remains above the London standard ensuring high quality yet reduces the overall scale of the development.



Key

- Massing Removed
- Uxbridge High St
- Height reduction
- Site Access

1.3 Evolution of Massing Changes

The design refinements illustrated in summary at section 1.2 has evolved through an open and transparent scheme review and design iteration. This has included advice from Townscape Expert Andy Williams (of Define), a series of internal design workshops, a workshop with London Borough of Hillingdon Planning, Urban Design and Conservation Officers and the provision of revised / comparison visualisations and video clips to communicate how the proposed changes will be experienced by people living in and moving through the local area, and how this experience has changed from the previous scheme submitted.

The process followed had two objectives. Firstly to ensure that the proposed scheme assimilates into its townscape context, responding positively to its key elements and values, which included:

- The character of Harefield Road, including its building set back, green features and the visual experience when moving along this corridor (TVIA viewpoints F and H and kinetic movement between and beyond these locations with particular attention paid to the existing roof-line and how built form positively addresses this street with the inclusion of street trees);
- The character of Old Uxbridge / Windsor Conservation Area, including heritage assets, and the visual experience when moving towards this area, with the proposed scheme beyond, with particular attention said to the roof-line and composition of massing (TVIA viewpoint K and kinetic movement beyond this location);
- The character of the North Uxbridge Area of Special Local Character and the visual experience when moving towards the site from and through this areas (TVIA viewpoint I), and;
- Views from the Uxbridge Lock Conservation Area to the north of the site (TVIA viewpoint G).

Secondly, this process sought to optimise the use of the site in its development capacity, to ensure that massing reductions took place only where it positively assisted in achieving the first objective.

The viewpoints considered, and where applicable the kinetic experience, are identified on diagram shown right, and illustrated over the subsequent pages.

In summary, the design refinement process that led to this revised submission involved the following five stages:

EVALUATE CURRENT SCHEME AND IDENTIFY POTENTIAL MASSING REFINEMENT OPTIONS FOR FURTHER TESTING

↓

MODIFY THE ARCHITECTURAL MODEL TO REFLECT THESE OPTIONS AND TEST IN WORKSHOP, WITH FURTHER SUB-OPTIONS TESTED AS SEEN FROM GROUND LEVEL

↓

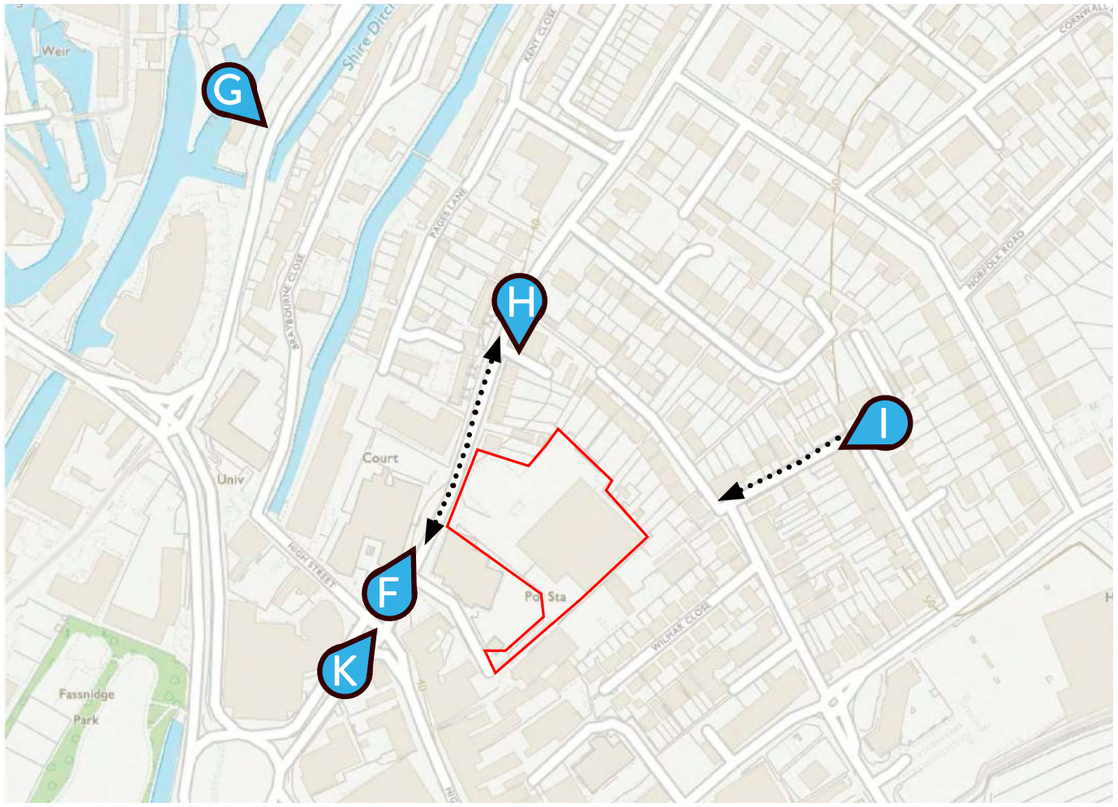
IDENTIFY THE OPTIMAL MASSING OPTION

↓

HOLD A DESIGN WORKSHOP WITH LBH OFFICERS TO PRESENT AND DISCUSS THE REVISED APPROACH (WITH COMPARISON VIEWPOINTS AND VIDEO CLIPS SENT TO FOLLOW)

↓

GAIN FEEDBACK FROM LBH OFFICERS



Key

- View F - Outside Uxbridge Magistrate's Court looking north east
- View G - Bridge 184 over the Grand Union Canal, looking south east
- View H - West side of Harefield road opposite 1-12 The Dell, looking south
- View I - Press Road just east of junction with Mead road, looking west
- View K - South of Junction with Harefield Road and High Street, looking north east

Kinetic View

Site Boundary

1.4 Height Reduction - Amended Townscape Views

View F - Outside Uxbridge Magistrate's Court looking north east

Planning Submission



Amended Proposal







1.5 Height Reduction - Amended Townscape Views

View H - West side of Harefield road opposite 1-12 The Dell, looking south

Planning Submission



Amended Proposal







1.6 Height Reduction - Amended Townscape Views

View I - Press Road just east of junction with Mead road, looking west

Planning Submission



Amended Proposal







1.7 Height Reduction - Amended Townscape Views

View K - South of Junction with Harefield Road and High Street, looking north east

Planning Submission



Amended Proposal







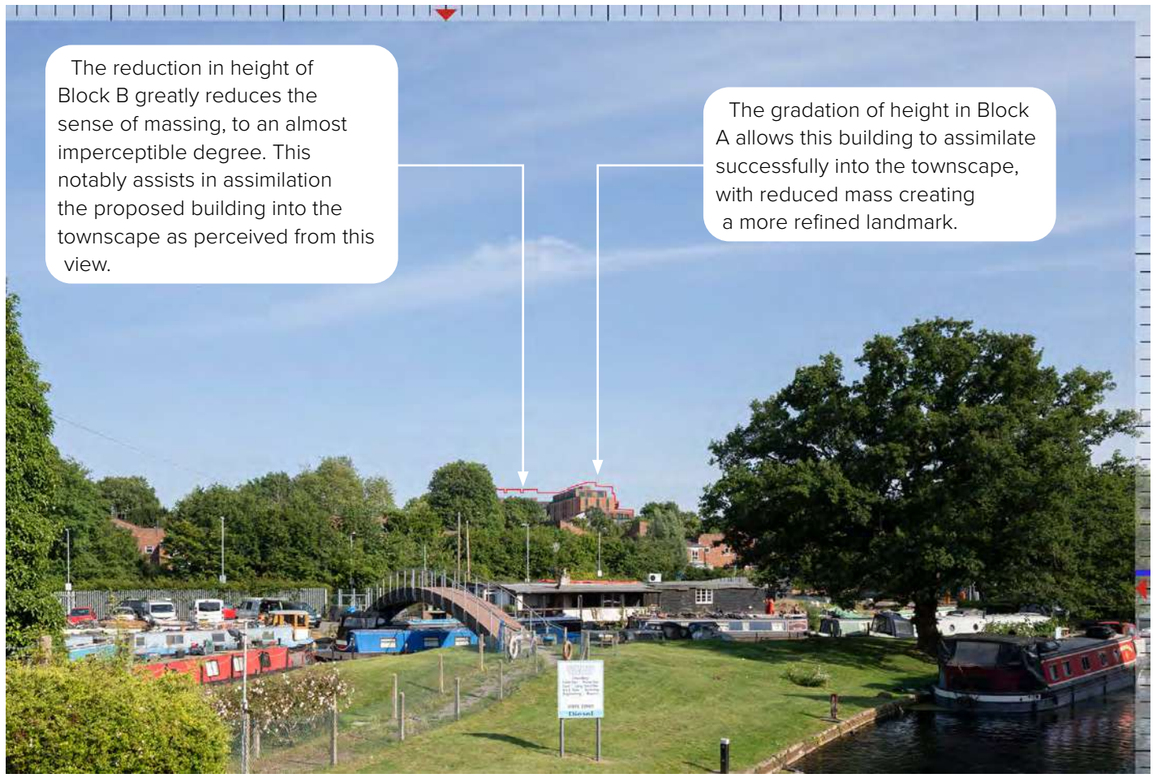
1.8 Height Reduction - Amended Townscape Views

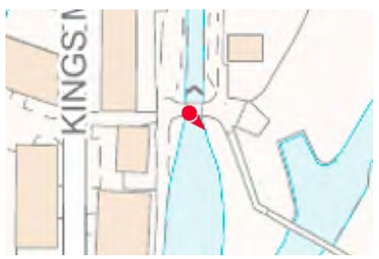
View G - Bridge 184 over the Grand Union Canal, looking south east

Planning Submission



Amended Proposal



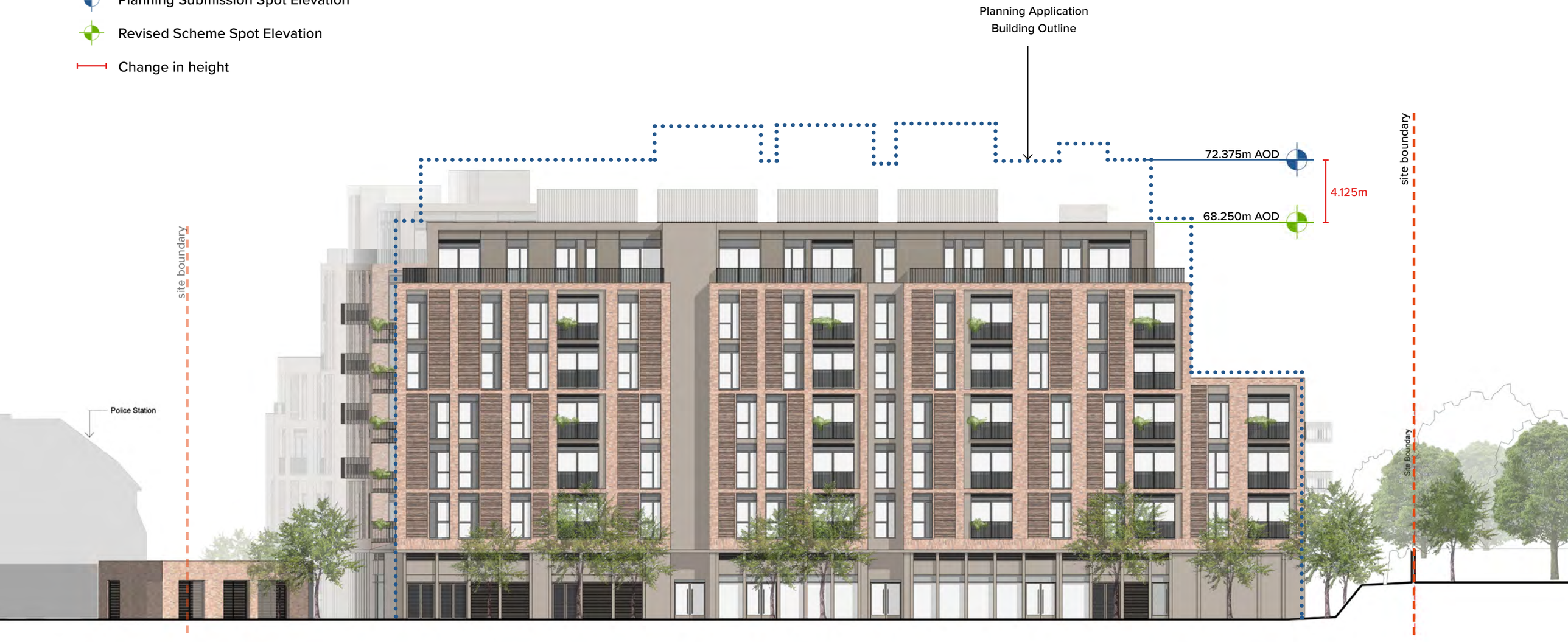




1.9 Height reduction - Building B, southern elevation

Key

- Site Boundary
- Planning Submission Outline
- Planning Submission Spot Elevation
- Revised Scheme Spot Elevation
- Change in height



1.10 Height reduction - Building B, west elevation

Key

- Site Boundary
- Planning Submission Outline
- Planning Submission Spot Elevation
- Revised Scheme Spot Elevation
- Change in height



1.11 Height reduction - Building A, west elevation

Key

- Site Boundary
- Planning Submission Outline
- Planning Submission Spot Elevation
- Revised Scheme Spot Elevation
- Change in height



1.12 Harefield Road Corner Facade Treatment

The wellness centre has been relocated from the corner of Harefield Road to the central courtyard. Guild living residences and back of house amenity space has been positioned in place. This has provides the opportunity to create a more domestic aesthetic along the entire length of the Harefield Road elevation, more in keeping with the street-scape to the north.

Planning Submission



Rendered plan of wellness centre on corner with Harefield Road as per original planning submission



Relocating the wellness centre to the central courtyard provided the opportunity to

Changes to the scheme include:

1. Double height glazed facade has been changed to brickwork and been given a domestic aesthetic.
2. Trees and defensible space have now been provided within the site boundary along Harefield Road.
3. Saw-tooth facade design has been extended the ground floor but set back to increase the pedestrian walkway and provide interest and articulation to the facade.

Amended Proposal



Rendered plan revised layout with GLRs and back of house amenity space on corner with Harefield Road



Relocating the wellness centre to the central courtyard provided the opportunity to

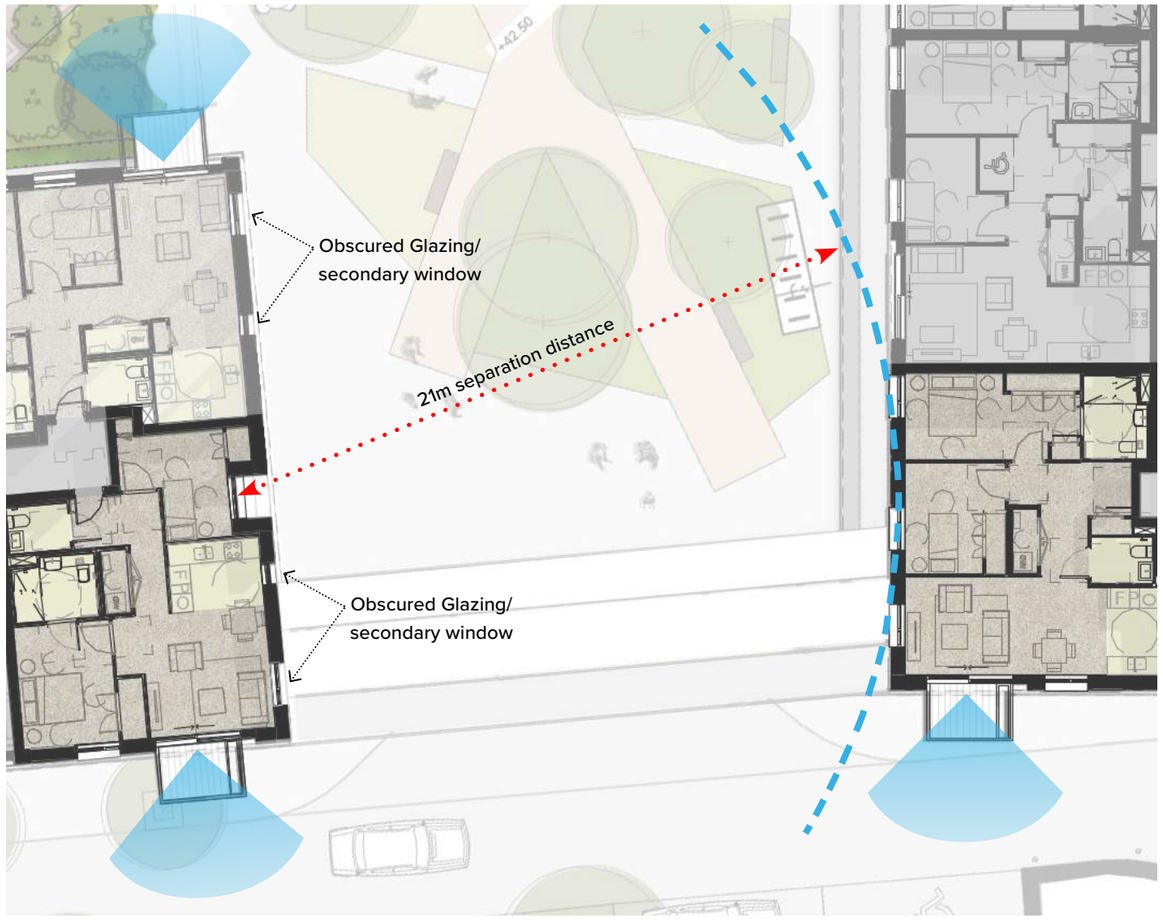
1.13 Ensuring Privacy for Future Occupiers

The planning officer identified localised instances where the building separation distance fell marginally shy of the 21m requirement for facing windows. In order to ensure the amenities of future occupiers are protected, the units in Building A have been reconfigured so their primary aspect faces away from Building B.

Where secondary windows are placed on the flanking wall of Building A, a translucent treatment will be applied to the glazing to obscure the view. In the singular instance where a primary window exists on the flanking wall of Building A, the window has been set back to ensure the 21m separation distance is achieved.



Building A **Building B**



1.14 Updates to Space Adjacencies

The diagrams shown right have been updated to illustrate the space adjacencies within the development. The changes include:

1 Wellness Centre

Relocated to main courtyard in location previously identified for nursery. This enlarged, reconfigured and better integrated space enables improved access to the facility and the inclusion of a hydrotherapy pool.

2 Nursery

Nursery and dedicated external play area relocated to the south-eastern elevation. This provides an increase in publicly accessible space and improves the function of the courtyard. Access to the nursery is retained from the public courtyard.

3 Restaurant / Bar / Lounge

Area reconfigured to provide a more integrated offer and increased flexibility.

4 Back of House Spaces and Scooter Store

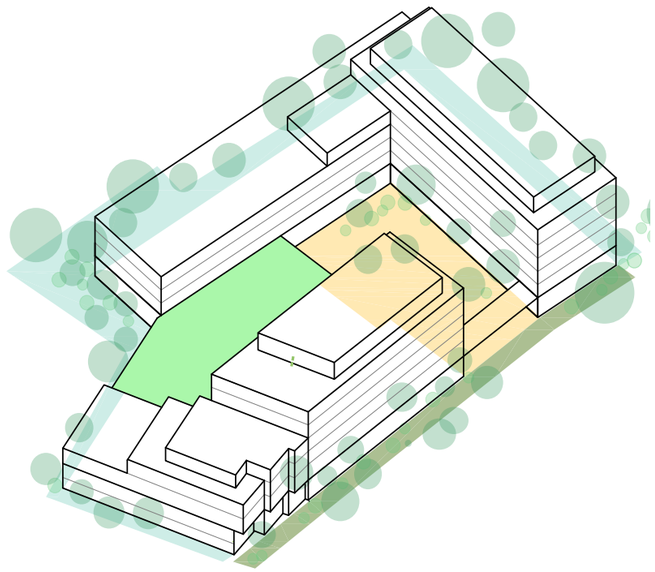
Scooter store has been relocated and increased in size. Small refuse store has been relocated to prevent bins being wheeled through the central courtyard. Quarter master space has been provided for large deliveries.

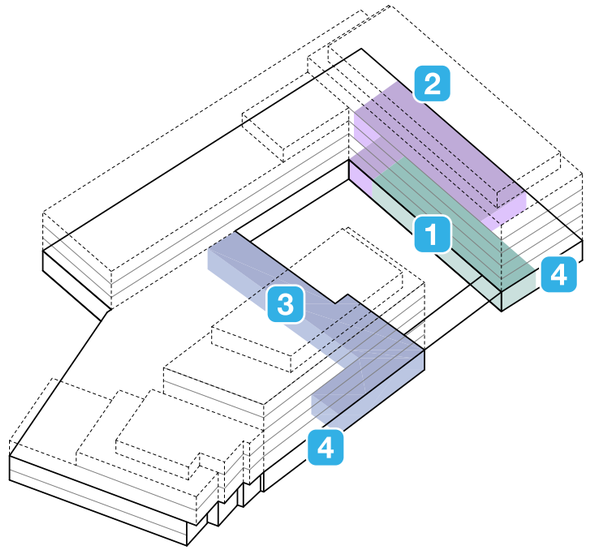
5 Guild Living Residences on Harefield Road

Guild Living Residences have been placed in the area previously identified for the Wellness Centre. Having residences along the entire length of the elevation creates an understated, domestic aesthetic consistent with the Harefield Road street-scape to the north.

6 GCSs and GCRs

Two Guild Care Suites and Guild Care Residences have been removed to provide space for back of house facilities required to support the care floor.



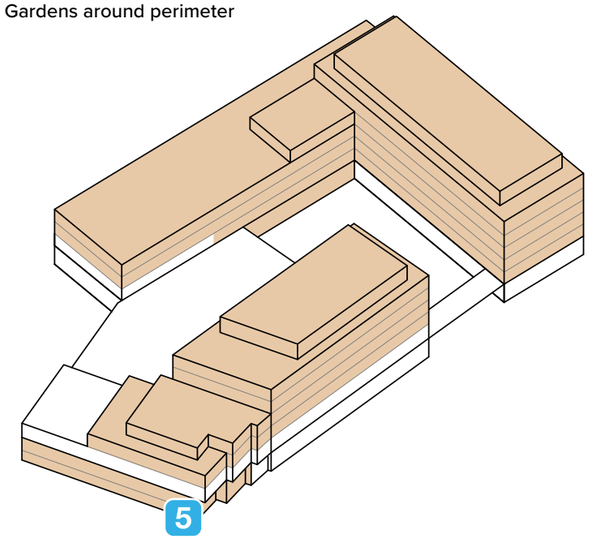


Central public courtyard

Podium garden

Tree lined entrance boulevard

Gardens around perimeter

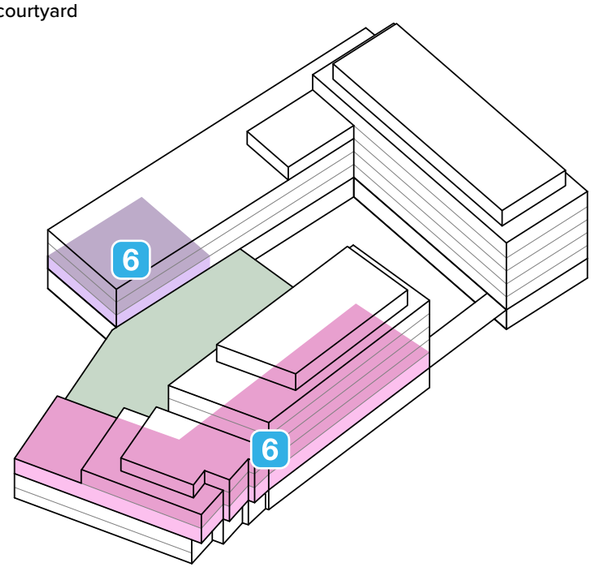


GLR

Nursery

Wellness

Amenities around courtyard



GCR

GCS

1.15 Ground Floor Layout - Before and After

Planning Submission



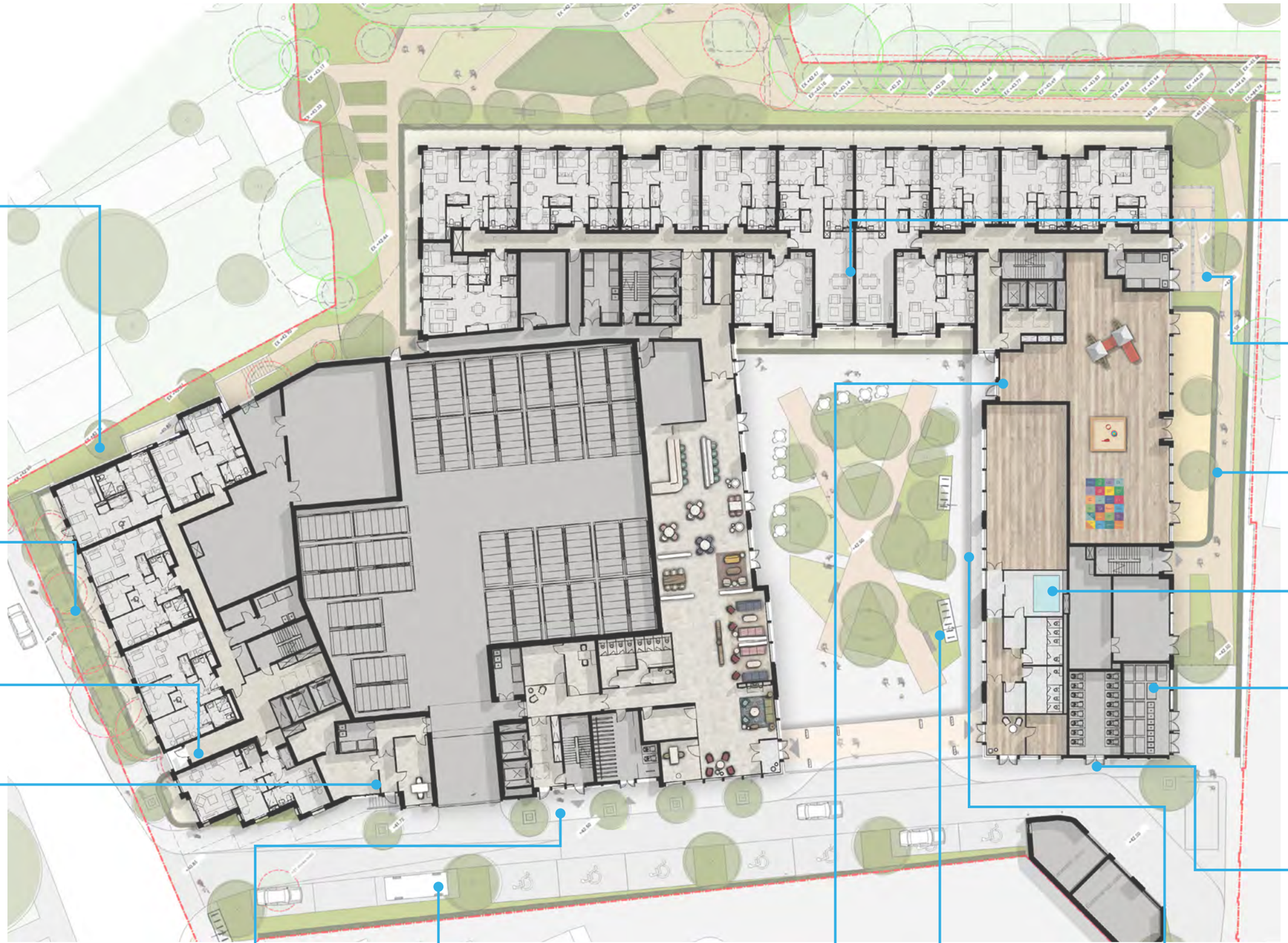
Amended Proposal



N

- 1 Bed GLR
- 2 Bed GLR
- 2 Bed GLR Dual Aspect
- Food and Beverage
- Amenity FoH
- Nursery
- Wellness
- Plant / BoH
- Parking

1.16 Ground Floor - Summary of Scheme Improvements



N

Access to the rear of the site from Harefield Road has been restricted for Secured by Design.

The building line has been pushed back from Harefield Road by 4m (increase of 2m). This allows a significantly more generous landscaping proposal along the length of the Harefield Road within the site. This proposal includes public seating and increased tree planting. Further details are provided in the Landscape DAS addendum.

Residences with defensible space have been provided along the length of the Harefield Road elevation, more in keeping with the domestic street-scape.

Back of House amenities have been relocated to the ground floor of Building A. Quarter Master space has been included for delivery and removal of large items.

Residences have been relocated from opposite the Penfield Road Industrial Estate, to the south-west elevation looking out onto the central courtyard. A defensible space is provided for each of these units.

An accessible pathway has provided access to the Magistrates Court Gardens

The nursery and its dedicated play area has been relocated to the south east elevation. This has allowed a more generous central courtyard open for public use.

Hydrotherapy pool has been included as part of the revised Wellness Centre offering

The temporary refuse store has been moved to the southern corner of Building B to provide more direct access to the refuse collection point.

The scooter store has been increased in size to provide for 10% of residences. Its been relocated to near the development entrance as is accessed directly off the facade and easily assisted by the concierge

The shared surface arrangement has been increased in width to make movement around the site more pedestrian friendly. Further details are provided in the Landscape DAS addendum.

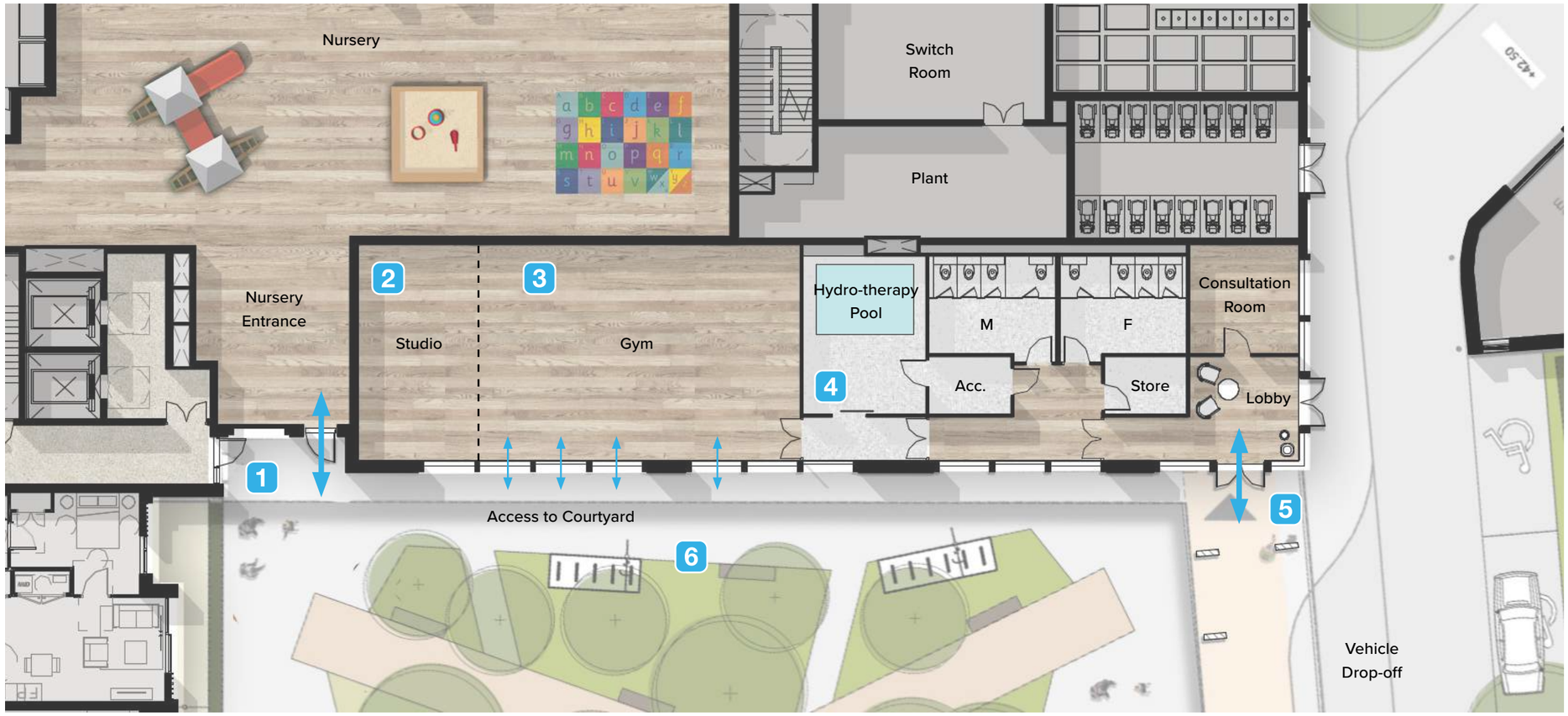
A dedicated space has been provided for a minibus

Access to the nursery is provided via the central courtyard to ensure the courtyard remains a vibrant and active. Having the entrance opposite the restaurant and cafe will encourage parents to make use of this facility.

Cycle sheffield stands have been relocated in the central courtyard for increased visibility.

Wellness centre exercise classes have the potential spill out onto the public courtyard

1.17 Relocation and Improvements to Wellness Centre



1. Entrance to the nursery has been retained in the central public courtyard. This allows parents to make use of the restaurant, bar, cafe space opposite and ensures the courtyard remains an active and lively space.

2. A flexible studio space for holding exercise classes is provide adjacent to the gym.

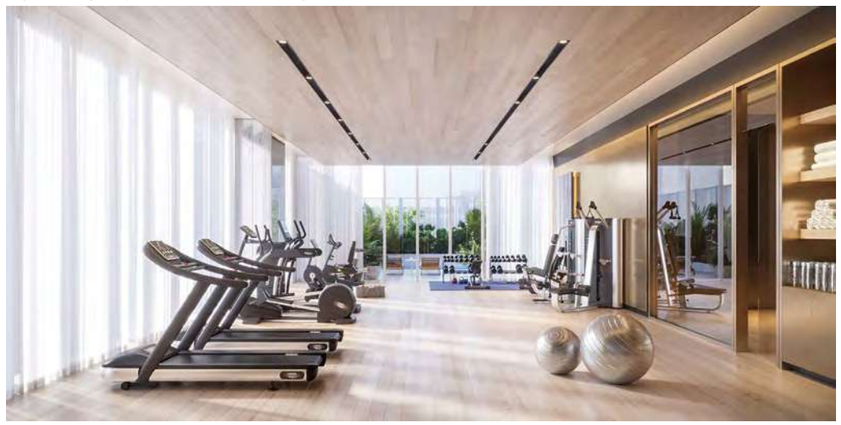
3. The generous gym space looks onto the central courtyard and accommodate a variety of exercise equipment

4. An intimate hydrotherapy pool is provided to offer therapeutic treatments to those suffering with physical impairment. The space allows for enhanced exercises and create a safe environment for rehabilitation.

5. The entrance to the wellness centre is provided under the porte cochere. Its revised location ensures the space is accessible too all.

6. The wellness centre has the capacity to open up onto the central courtyard for exercise classes.

Gym / Yoga Space Precedent Images



Hydrotherapy Pool Precedent Images





1.18 First Floor Layout - Before and After

Planning Submission



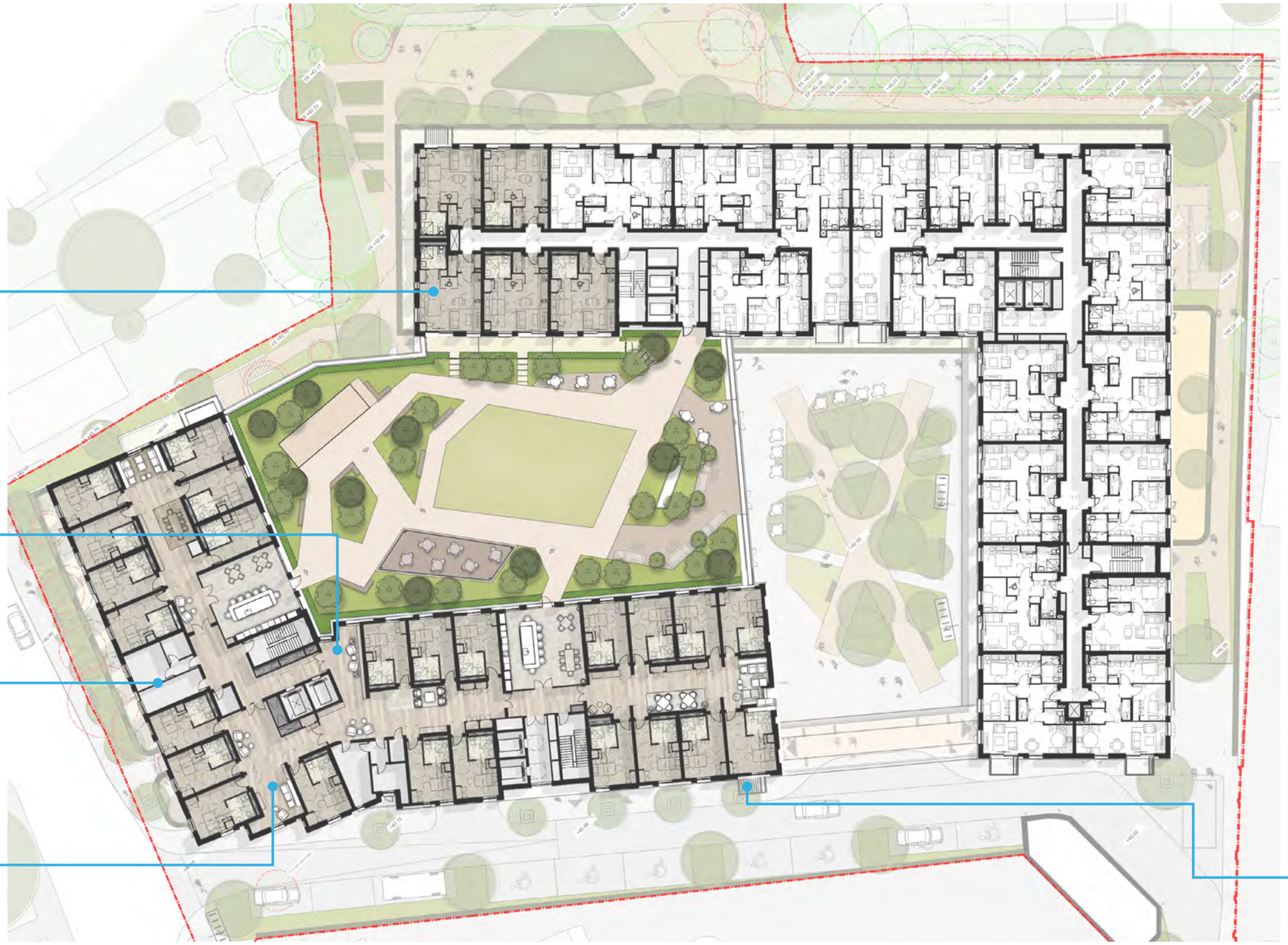
Amended Proposal



N

- 1 Bed GLR
- 2 Bed GLR
- 2 Bed GLR Dual Aspect
- Food and Beverage
- Amenity FoH
- Nursery
- Wellness
- Plant / BoH
- Parking

1.19 First Floor - Summary of Scheme Improvements



5 GCRs provided in total all with access to the sensory garden at podium level. 3 GCRs are provided with a private defensible space.

Guild Care Suite removed from corner to create additional communal living space with access to the podium garden

Guild Care Suite remove to provide additional back of house facilities to support the care floor.

Back of house facilities relocated to mezzanine level to create additional communal living space.

Orientation of balcony changed to mitigate overlooking of adjacent building.

1.20 **Amended Proposal:** Artist's Impression - View 1, Harefield Road looking North



1.21 **Amended Proposal:** Artist's Impression - View 2, Main Entrance and Public Courtyard



1.22 **Amended Proposal:** Artist's Impression, View 3 - Public Courtyard and Podium Garden



1.23 **Amended Proposal:** Artist's Impression - View 4, Harefield Road looking South



2.0

ACCESS & MANAGEMENT



2.1 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 and Partners (MP), who has 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.

This report reflects an appraisal of revision 'P2' following RIBA Stage 2 drawings:

UXB001-MPI-ZZ-00-DR-A-200100
UXB001-MPI-ZZ-00-DR-A-200101
UXB001-MPI-ZZ-00-DR-A-200102
UXB001-MPI-ZZ-00-DR-A-200103
UXB001-MPI-ZZ-00-DR-A-200104
UXB001-MPI-ZZ-00-DR-A-200105
UXB001-MPI-ZZ-00-DR-A-200106
UXB001-MPI-ZZ-00-DR-A-200100_02
UXB001-MPI-XX-XX-DR-A-300100
UXB001-MPI-XX-XX-DR-A-300101
UXB001-MPI-XX-XX-DR-A-300102

Access Statement

Context

1. The site of approximately 2.3 acres is located in Uxbridge in the London Borough of Hillingdon, a suburban town in west London identified as one of the major metropolitan centres in the London Plan. The site is located to the east of Harefield Road and north of Warwick Place within Uxbridge Town Centre. It is bound by the rear gardens of the residential properties of Harefield Road and Lancaster Road to the north; Warwick Place and Beasley Court to the south; Penfield Estate to the east; and Harefield Road to the west.

2. The scheme comprises two blocks, Buildings A and B, restaurant, wellness centre and nursery with a communal public garden courtyard at the centre, and private gardens along the north and eastern perimeter of the site. The buildings will range from one to seven storeys.

3. 182 units will be provided, of which 153 will be Guild Living Residences (GLR) with between one and threes beds (5 persons). The 24 no. Guild Care Suites (GCS) will all be one bed whilst the 5 no. Guild Care Residences (GCR) will be one and two bed units.

4. Guild Living Communities comprise self-contained residential apartments designed to meet the needs of older people (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 will be midway along the southern elevation of Building A, with a ramped approach to the double-stacker car park. The 38 double stacker car park will be managed by a concierge. Residents will park up in the dedicated external spaces and their car is parked for them. To collect their cars they contact the concierge and their car is retrieved.

7. An external walkway will cross the approach at the top of the ramp, with entrances at either end connecting the east and west sides of Building A. The walkway will only be used by staff.

8. Vehicular drop off to Buildings A and B will be under the Porte Cochere that spans the courtyard between Building A and Building B. This will have a level approach.

9. 15 additional parking bays will be provided at grade along the entrance approach boulevard, including provision for the amenity and nursery. Five of the bays are for disabled drivers located within close proximity of the main Building A entrance. These will have ample dimensions to meet Part M requirement, including a width of 3.6 m 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 will comprise an 8m wide, tree lined boulevard, the vehicular route being 3.7m width. The ground will slope 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. Distinctive paving along the western frontage of both buildings will delineate the pedestrian safe route.

11. A secondary entrance will be provided to Building A off Harefield Road that connects to Core A2.

12. A secondary entrance will be provided to Building B at the far end of the courtyard.

General Layout - Building A

13. From the principal entrance building users will enter into a large Lounge with adjacent Café/ Bar and nearby toilets including a unisex accessible cubicle. A Restaurant at the far end will have double leaf doors opening out onto the garden courtyard along its façade with spill out seating.

14. Beyond the corridor that leads off the Lounge past the toilet block, sales suites and back of house rooms will be Circulation Core A1, one of the two Building A circulation cores that give access to the uppers storeys of residential accommodation. This core will also be accessible from the external walkway (see point 10) by staff.

General Layout - Building B

15. Building B will be accessed from the same principal entrance as Building A. Beyond the Restaurant will be an entrance/ exit door that connects to Core B1 of Building B. Core B1 lifts and stair are used to access the upper levels of residential accommodation. Core B1 can also be accessed directly from the central courtyard via a secondary residential entrance.

16. On the opposite side of the central courtyard from the principal entrance, under the Porte Cochere, will be the entrance to the large Wellness Centre. This large facility will likely accommodate a gym, hydro pool, flexible studio, consultation room and accessible changing rooms. It is an aspiration to provide a Changing Places cubicle within the toilet facilities.

17. An additional secondary entrance is located on the opposite side of the central courtyard, opening into Core B2.

18. Adjacent to this residential entrance is the entrance to the Nursery that spans the width of the building here and wraps round on the eastern elevation. Both entrances are beneath a canopy that runs round to the Porte Cochere. The garden is on the eastern elevation, offering privacy from the public using the central courtyard.

Landscaping Proposals

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

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

21. The central garden will have level access throughout. Two irregular axial pathways 2.5m wide will cross in the middle, the southern ends roughly aligning with building entry points, thus aiding navigation. Two narrower pathways will cross the wider paths. All paths will be paved in a distinct surface that differs from the surrounding paving to ensure they stand out as clear routes. The area outside the Restaurant will be laid to lawn with a few trees whilst the remaining area outside the Wellness Centre will have planted beds with trees. Around the perimeter will be level paved areas with sufficient space for circulation and spill out tables from the adjoining Restaurant and Café/ Bar.

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

23. Running around the perimeter of buildings A and B will be a path varying in width from 1500-1800mm, with adjacent areas of lawn and planting. Most of 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 Lobby B1 at grade, from Core B2 via a dog-leg slope a very gentle gradient of 1:30, and from Core B3 where there is level access

24. At the northern end of the site the garden will become much deeper to accommodate raised beds for resident planting and large lawn 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.

25. Apartments facing onto the rear garden, courtyard and Harefield Road will have defensible space, affording privacy.

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

27. All signage will be highly legible.

28. 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.

29. The Podium Garden will be located over the stacked car park. It will be 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, a pergola offering shaded seating arranged to enable wheelchair users to sit amongst companions out of the circulation routes. The garden will be interspersed throughout with planted beds and low height trees, ranging from 3.5 m – 4 m. 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

30. Each building will contain residential units ranging in size from 1 to 3 beds (5 persons). These will be distributed over the ground to seventh storeys, including Mezzanine level.

31. First Floor is the Care Floor with the 24 no. Guild Care Suites located in Building A, and 5 no. Guild Care Residences in Building B, within easy reach of the care staff assistance in Building A.

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

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

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

35. 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.

36. Residential units in all buildings will be accessed from a generous 1.5m (minimum width) 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 will be recessed, again to maximise circulation and turning space, and offer 850 mm clear opening width, thereby meeting the Part M3 requirement.

37. A large 16 capacity Buggy Store with charging points will be located at Ground Floor Level 00 adjacent to the Wellness Centre, accessed and can be accessed directly from the boulevard, close to the main entrance for convenience. An additional store for two buggies is located close to Lobby A1, again accessed directly from but set back from the boulevard.

38. As throughout the development, units will generally be designed to M4(2) standard in terms of door openings, floor plan, circulation, kitchen surface area, bedroom and bathroom size. The wheelchair accessible units that are designed to be Part M4 (3) (a) from day one (5 no. GCRs and 24 no. Guild Care Suites) will have a power point to enable power assisted door opening to be installed at a later date, as required. There are an additional 13 GLRs designed to M4(3).

earnscliffe
making access work



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

Fire Strategy

7. The building is to be provided with a sprinkler system throughout in accordance with the relevant design standards for commercial and residential area. All residential areas of the scheme will adopt a stay-put strategy whereby upon confirmed fire, only the apartment of fire is to evacuate, all other dwellings will remain in place. The Guild Care Suits where occupants require assistance, enact a full evacuation of the care suits through a progressive horizontal movement to adjoining fire compartment where management can effectively assist with the evacuation via suitable evacuation lifts. An evacuation lit will be provided within each stair core with an on-site generator ensuring their availability at all times. Additional disabled refuges will be provided within all stair cores, with the site 24 hour managed.

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.

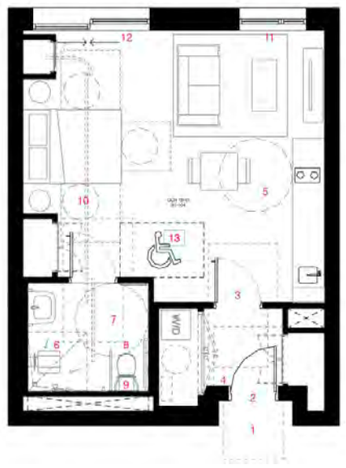
Access Statement

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 1 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.

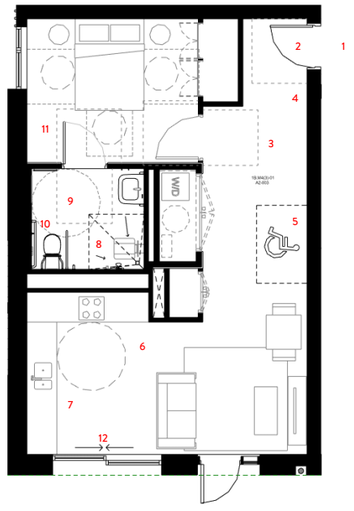
Access Statement

Typical 2 Bed Guild Living Residence



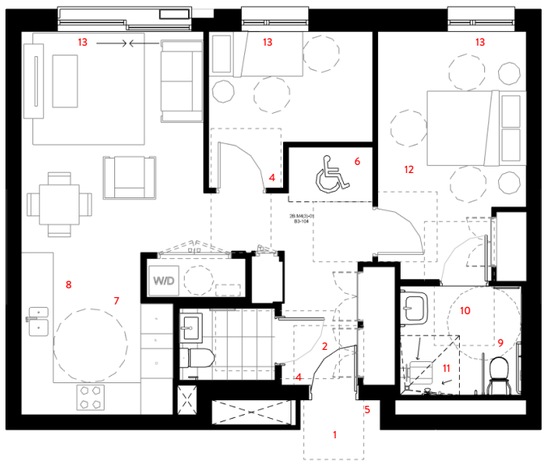
1. Exceeds 1200mm2 landing area
2. 850mm door opening
3. Meets 900mm hall width
4. 300mm nib on leading edge
5. Exceeds 1200mm2 clearance in front of active kitchen counter
6. Level shower
7. 1500mm2 clear turning space
8. 1100mm clearance in front of pan
9. Pan centred 450mm from return wall
10. Exceeds 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



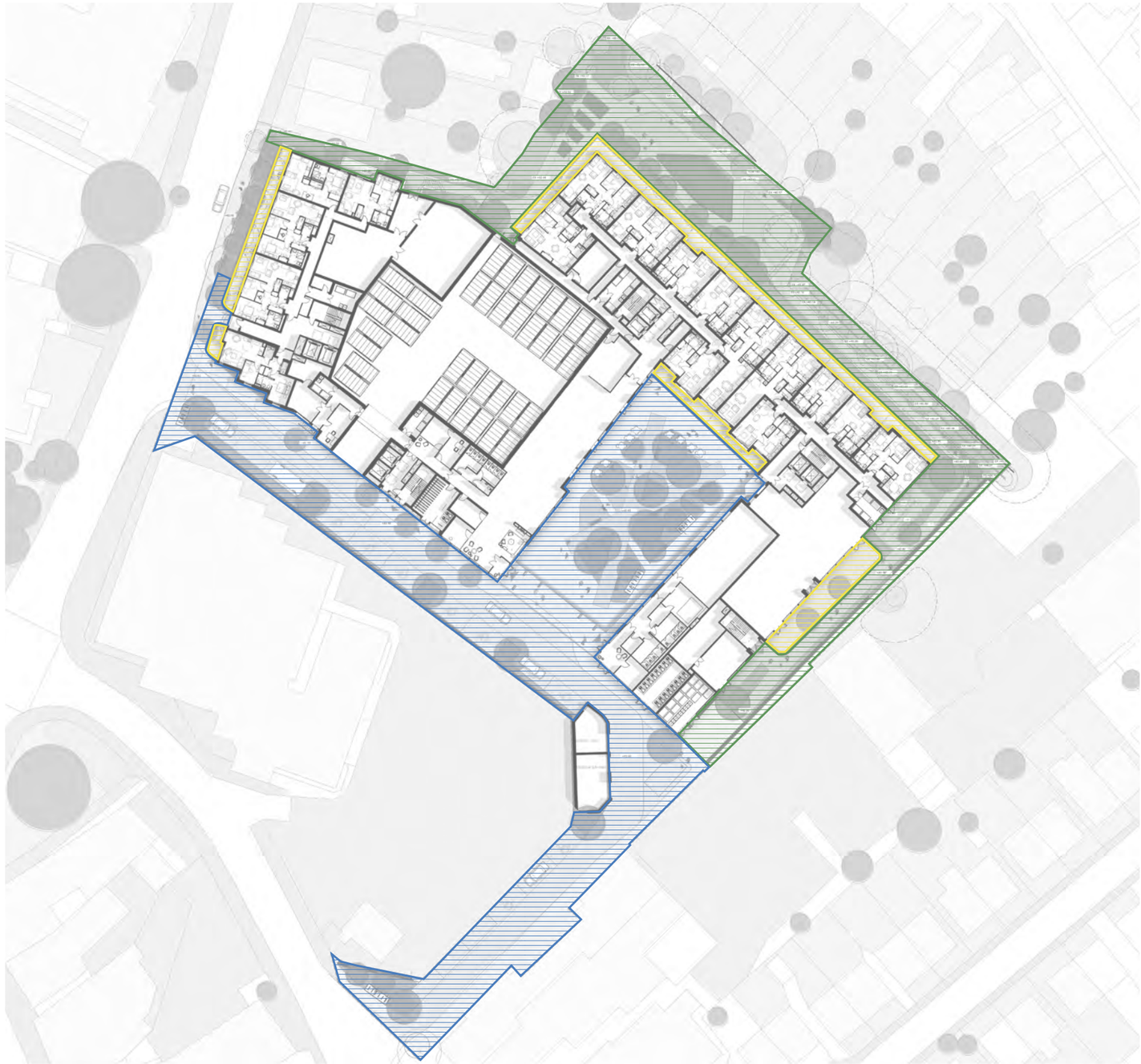
1. Exceeds 1500mm2 landing area
2. 850mm door opening
3. Hall 1500mm wide maintained for 1800mm
4. 300mm nib on leading edge
5. 200mm nib on following edge
6. Wheelchair storage and charging point 1700mm x 1100mm
7. Exceeds 1800mm x 1500mm clearance in front of active kitchen counter
8. Counter length 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.

2.2 **Amended Proposal:** Ground Floor Private/Public Spaces

- The retained boulevard provides public access to the main courtyard, from where 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
- Private Communal



2.3 Amended Proposal: 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 the main courtyard. The designated play area, located on the southern boundary, is accessible through the nursery
- the wellness centre is accessible from under the porte cochere, opposite the main lobby entrance.

KEY

- Communal hallway
- Lift
- Staircase
- Communal active frontage
- Lift access
- Amenity access
- Primary entrances
- Core entrances/exits



2.4 Amended Proposal: 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
- Emergency Vehicle Point
- Valet parking service
- Public Vehicle Route



2.5 Amended Proposal: Ground Floor Servicing, cycles and scooters

- servicing is accommodated through the covered car park, the porte cochere or the servicing bay, which is also designated for the use of 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 / Service bay
- Cycle Stands
- Services



2.6 Amended Proposal: 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



2.7 Area schedule

Planning Submission

Guild @ Uxbridge - Building Area Schedule		
Level	GIA (m2)	GEA (m2)
GROUND	4505	4760
MEZZ	526	561
LEVEL 1	3352	3568
LEVEL 2	3120	3326
LEVEL 3	2915	3109
LEVEL 4	1773	1907
LEVEL 5	1598	1717
LEVEL 6	1415	1528
LEVEL 7	636	692
TOTAL	**19839**	**21168**

Guild @ Uxbridge - Accommodation and Ancillary Area Schedule					
	GLR	**GCS**	**GCR**	**Plant / BOH**	**Amenity**
	NSA (m2)	NSA (m2)	NSA (m2)	GIA (m2)	GIA (m2)
GROUND	1084			630	1019
MEZZ	296			94	-
LEVEL 1	1120	659	390	99	-
LEVEL 2	2423			-	-
LEVEL 3	2258			-	-
LEVEL 4	1369			-	-
LEVEL 5	1217			-	-
LEVEL 6	1065			-	-
LEVEL 7	459			-	-
TOTAL	**11292**	**659**	**390**	**823**	**1019**
GRAND TOTAL	**12,341**			**823**	**1019**

GUILD LIVING AT UXBRIDGE - UNIT AREAS + MIX											
TOTAL											
LEVEL	**STUDIO (44-49 m2)**	**1 BED (S) (50-52 m2)**	**1 BED (M) (53-56 m2)**	**1 BED (L) (57-63 m2)**	**2 BED (C) (69-71 m2)**	**2 BED (S) (72-76 m2)**	**2 BED (M) (77-84 m2)**	**2 BED (XL) (91-100m2)**	**3 BED(M) (95-105 m2)**	**GCS**	**GCR**
GROUND	2	1	4	1	5	1	3	0	0	0	0
MEZZ	0	0	0	0	2	1	1	0	0	0	0
LEVEL 1	2	0	2	0	4	4	2	2	0	26	7
LEVEL 2	2	1	5	1	14	6	3	3	0	0	0
LEVEL 3	2	0	5	0	14	5	2	4	0	0	0
LEVEL 4	0	0	2	0	9	4	3	0	1	0	0
LEVEL 5	0	0	2	0	9	3	2	0	1	0	0
LEVEL 6	1	0	1	0	7	3	2	0	1	0	0
LEVEL 7	0	0	1	0	3	0	0	0	2	0	0
	9	2	22	2	67	27	18	9	5	26	7
MIX	6%	1%	14%	1%	42%	17%	11%	6%	3%		
UNITS									161	26	7
TOTAL											194

Amended Proposal

Guild @ Uxbridge - Building Area Schedule		
Level	GIA (m2)	GEA (m2)
GROUND	4413	4669
MEZZ	600	652
LEVEL 1	3321	3536
LEVEL 2	3089	3294
LEVEL 3	2905	3098
LEVEL 4	1771	1907
LEVEL 5	1596	1717
LEVEL 6	1076	1173
TOTAL	**18771**	**20046**

Guild @ Uxbridge - Accommodation and Ancillary Area Schedule					
	GLR	**GCS**	**GCR**	**Plant / BOH**	**Amenity**
	NSA (m2)	NSA (m2)	NSA (m2)	GIA (m2)	GIA (m2)
GROUND	1110			453	1060
MEZZ	378				-
LEVEL 1	1271	604	233		-
LEVEL 2	2368			-	-
LEVEL 3	2219			-	-
LEVEL 4	1365			-	-
LEVEL 5	1214			-	-
LEVEL 6	786			-	-
TOTAL	**10711**	**604**	**233**	**453**	**1060**
GRAND TOTAL	**11,548**			**453**	**1060**

GUILD LIVING AT UXBRIDGE - UNIT AREAS + MIX											
TOTAL											
LEVEL	**STUDIO**	**1BED (S)**	**1BED (M)**	**1BED (L)**	**2BED (C)**	**2BED (S)**	**2BED (M)**	**2BED (L)**	**2BED (XL)**	**3BED (M)**	**GCS**	**GCR**
	44 - 49m2	**50 - 52m2**	**53 - 56m2**	**57 - 63m2**	**69 - 71m2**	**72 - 76m2**	**77 - 84m2**	**85 - 90m2**	**91 - 100m2**	**95 - 105m2**		
GROUND	2	0	5	1	4	1	2	0	2	0		
MEZZ	0	0	0	0	2	2	0	1	0	0		
LEVEL 1	2	0	2	0	5	6	1	0	2	0	24	5
LEVEL 2	2	1	4	1	14	7	2	0	3	0		
LEVEL 3	2	0	6	0	13	6	1	2	2	0		
LEVEL 4	0	0	2	0	9	6	1	0	0	1		
LEVEL 5	0	0	2	0	9	5	0	0	0	1		
LEVEL 6	1	0	1	0	5	2	0	0	0	2		
	9	1	22	2	61	35	7	3	9	4	24	5
MIX	6%	1%	14%	1%	40%	23%	5%	2%	6%	3%		
UNITS										153	24	5
TOTAL												182