



Fig 12 Proposed Site Wide Plan

Circulation - Blocks A & B

Horizontal circulation

The residential accommodation in both blocks is organised around a central core.

All communal corridors will generally be 1500 mm or wider, and no less than 1200 mm, allowing sufficient space for wheelchair users to easily manoeuvre, and to pass in opposite directions. There will be a 1500 mm x 1500 mm turning space outside each wheelchair-accessible, or easily-adaptable dwelling, as a minimum.

Detailed design of doors accessing the private amenity and main entrance to the buildings, will be developed as part of the next stage. All doors to residential elements of the scheme will be designed to have accessible thresholds and minimum clear opening widths in accordance with ADM 1.

Details of horizontal circulation will be developed further at a subsequent stage of design development. Internal doors, internal lobbies, and corridors will be designed to meet the guidance of AD M Vol.2; good practice recommendations of BS 8300-2:2018 will be also be considered. Consideration will be given to materials and finishes at the appropriate stage of design development.

Lifts

One lift is provided per residential core. The published London Plan 2021, which refers to the Housing Supplementary Planning Guidance, Standard 15 states that all dwellings entered at the eighth storey and above should be served by at least two lifts. It is DBAs opinion that the need for a second lift has been negated by the height of the proposed blocks - both are only four storeys high - and by locating all category M4(3) wheelchair accessible/adaptable units at ground floor level.

All car lifts will be designed for eight or more people, with a minimum internal car size of 1100 mm x 1400 mm (the minimum dimensions for AD M Volume 2). All lift doorways will provide a minimum clear opening width of 800 mm and there will be a clear landing of at least 1500 x 1500 mm in front of all lift entrances.

Car controls and further details will be designed at a later stage according to AD Part M and the guidance of BS 8300 where relevant.



Fig 13 Block A Ground Floor - Residential

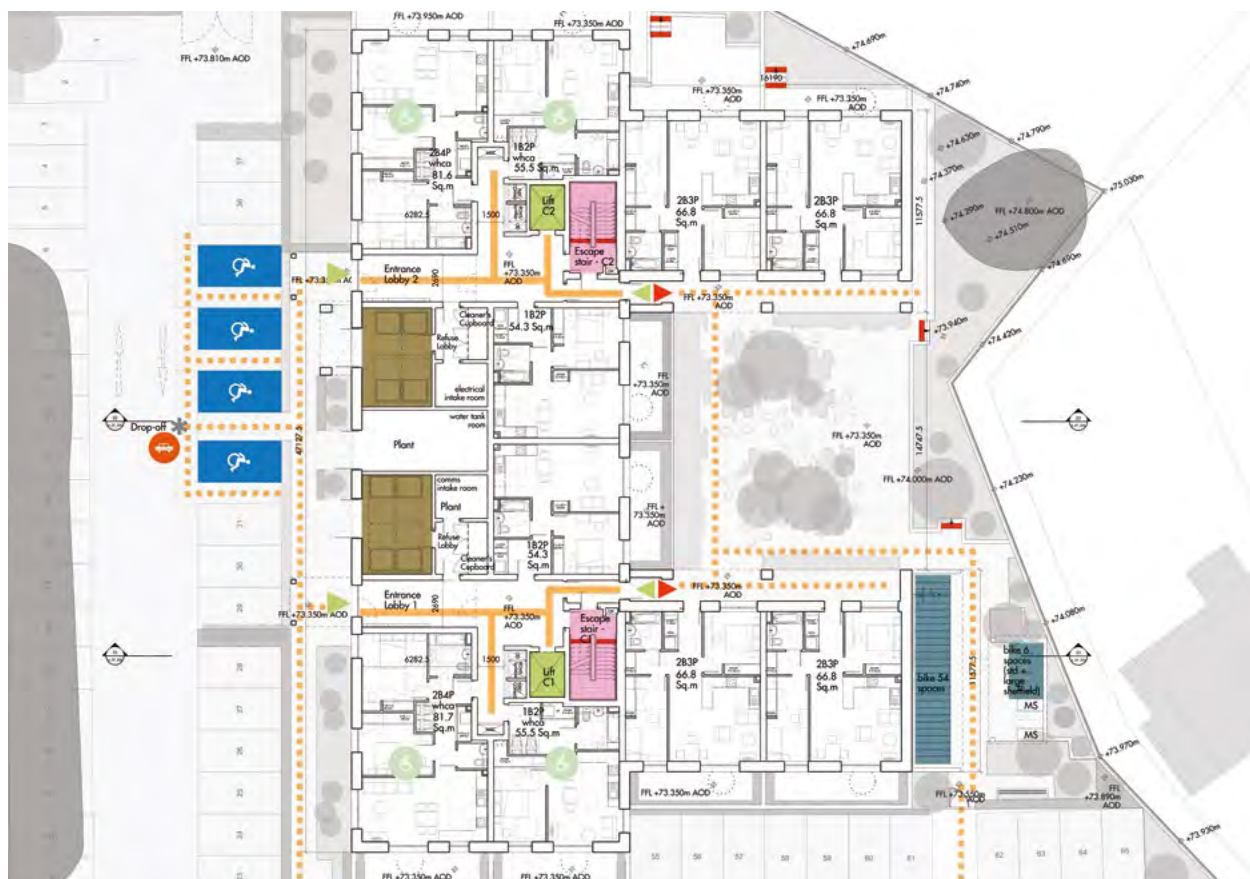


Fig 14 Block B Ground Floor - Residential



Stairs

Block A has a single core, with apartments easily accessible to either side. This core serves nine units at first floor and eight units on the second and third floors.

Block B has two separate, cores that function independently. Each core serves six units at first floor and four units at second and third floors.

All stairs will be designed to meet the requirements of Part K for a 'general access stair', and will be detailed at a later stage.

Emergency escape

Normal provisions for residential buildings will apply to the development whereby only the residents of an affected unit will evacuate. Other units and their residents are protected as the dwellings themselves function as safe refuges.



Fig 15 Block A Second Floor - Residential



Fig 16 Block B Second Floor - Residential

Residents Shared Courtyards

The residents shared courtyards can be accessed directly from the building or from the car park forecourts.

Access will be restricted to residents of the development only. This will be subject to further design development at a later stage.

Roof Terraces

Residents have access to roof terraces on the lower wings of each building, accessible via stairs and lifts from all apartments.

Refuse stores

Refuses stores in Block A and B are located at ground floor level. The former will provide one store while the latter will provide two refuse stores. The refuse stores are located within 30m (horizontal) travel of all dwellings.

The collection of refuse from the communal bin store will need to be managed as refuse vehicles will have to access the development to collect.