

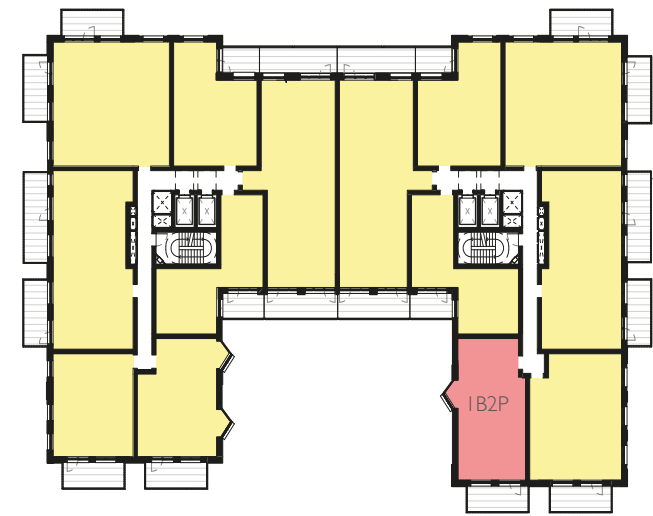
Access

ACCESSIBLE DWELLINGS

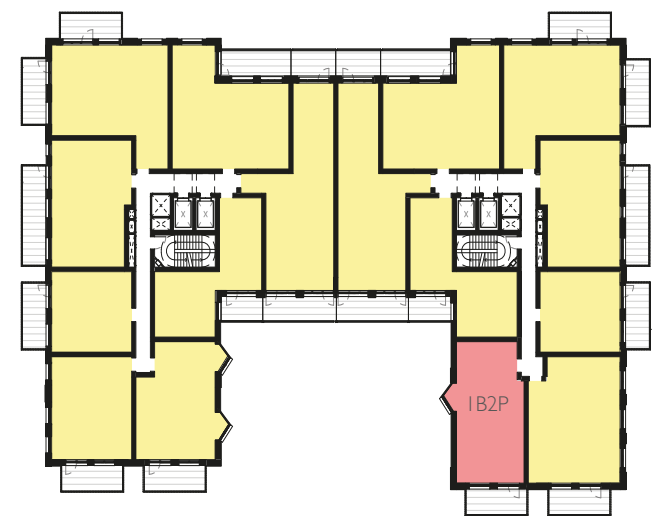
In line with the requirements of the London Housing SPG, 90% of the proposed homes meet the requirements of Approved Document M4(2) and 10% of the proposed homes meet the requirements of Approved Document M4(3). The location of the M4(3) homes is outlined here.

Wheelchair dwelling type	Number
1 Bed 2 person	8
2 Bed 3 person	6
Total	14
Percentage of overall dwellings (134)	10.4%

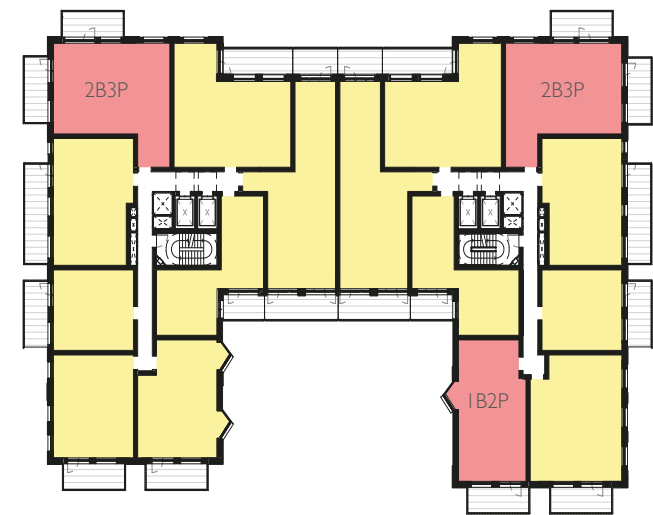
- M4(2) dwelling
- M4(3) dwelling



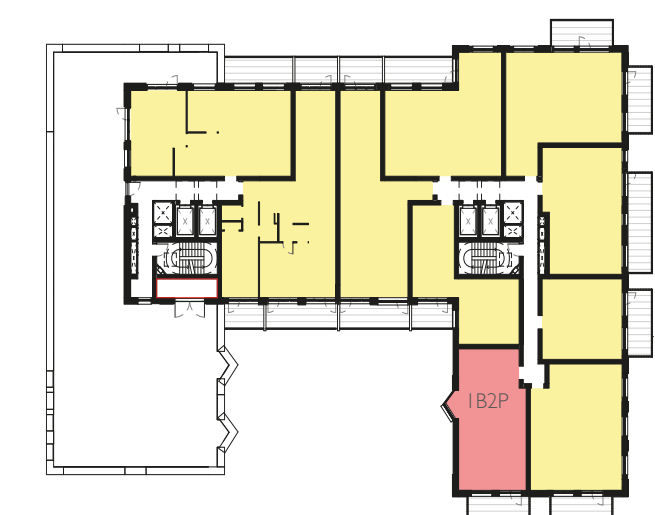
Levels 02-03



Level 08



Levels 04-05



Level 09

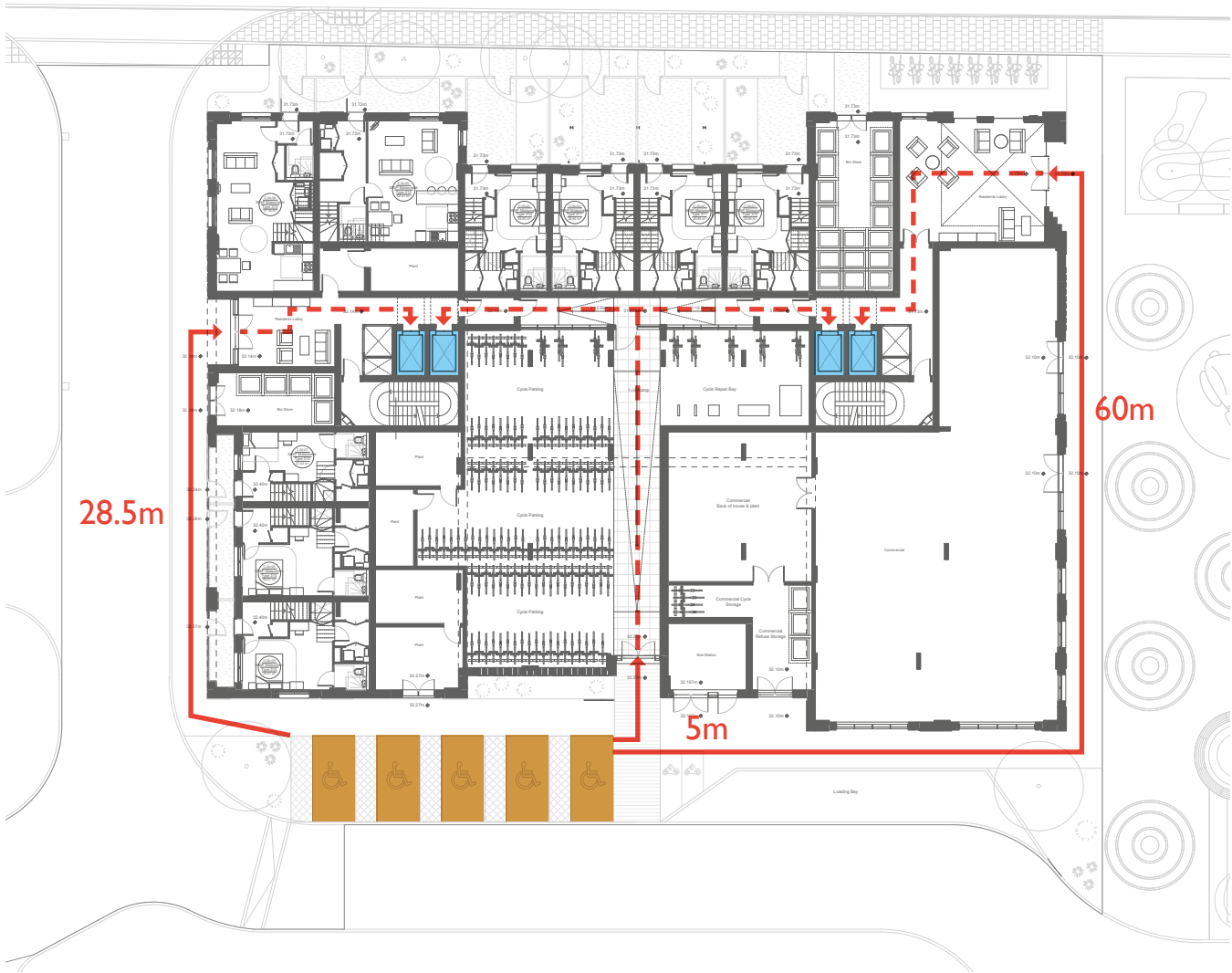


Levels 06-07

Access

ACCESSIBLE DWELLINGS

5 disabled parking spaces are located immediately to the south of the building. From this location, there is direct access (without having to cross any roads) to the three residential entrances.

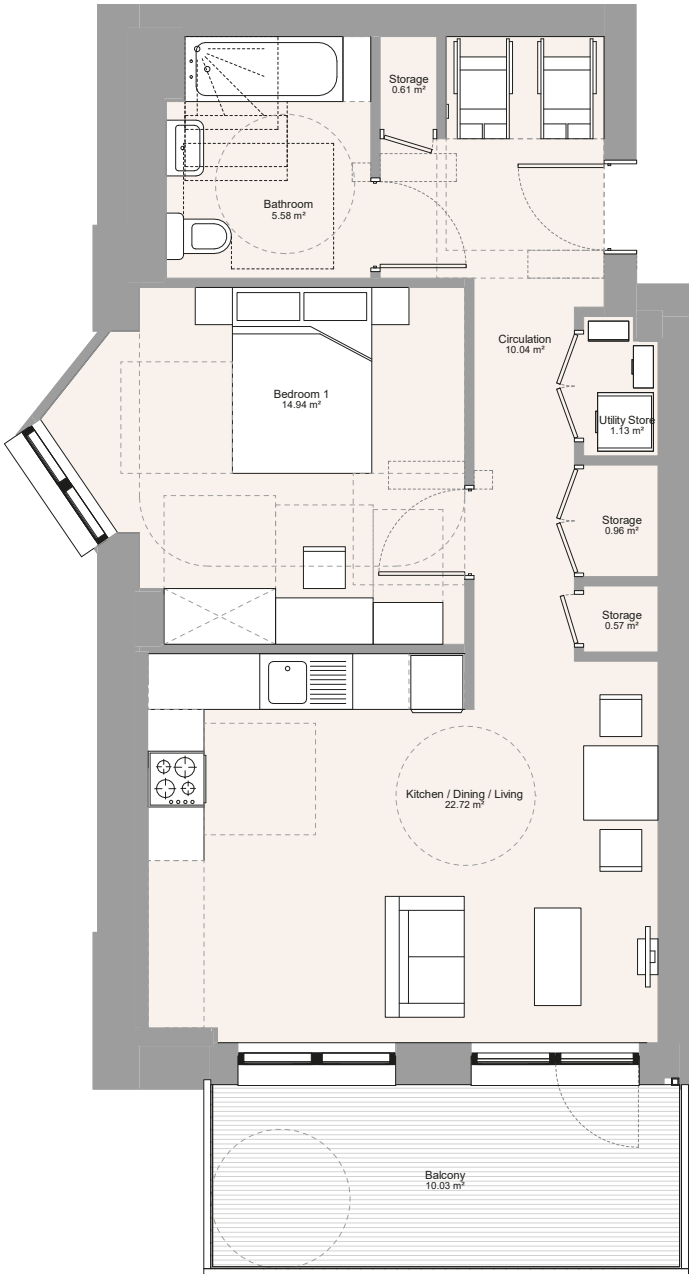


- Disabled parking
- External access routes
- Internal access routes
- Lifts

Access

1BED M4(3) HOME

The development includes two types of M4(3) homes, a one bedroom apartment and a two bedroom apartment. These have been designed to comply with the requirements of Approved Document M.



Access

2BED M4(3) HOME



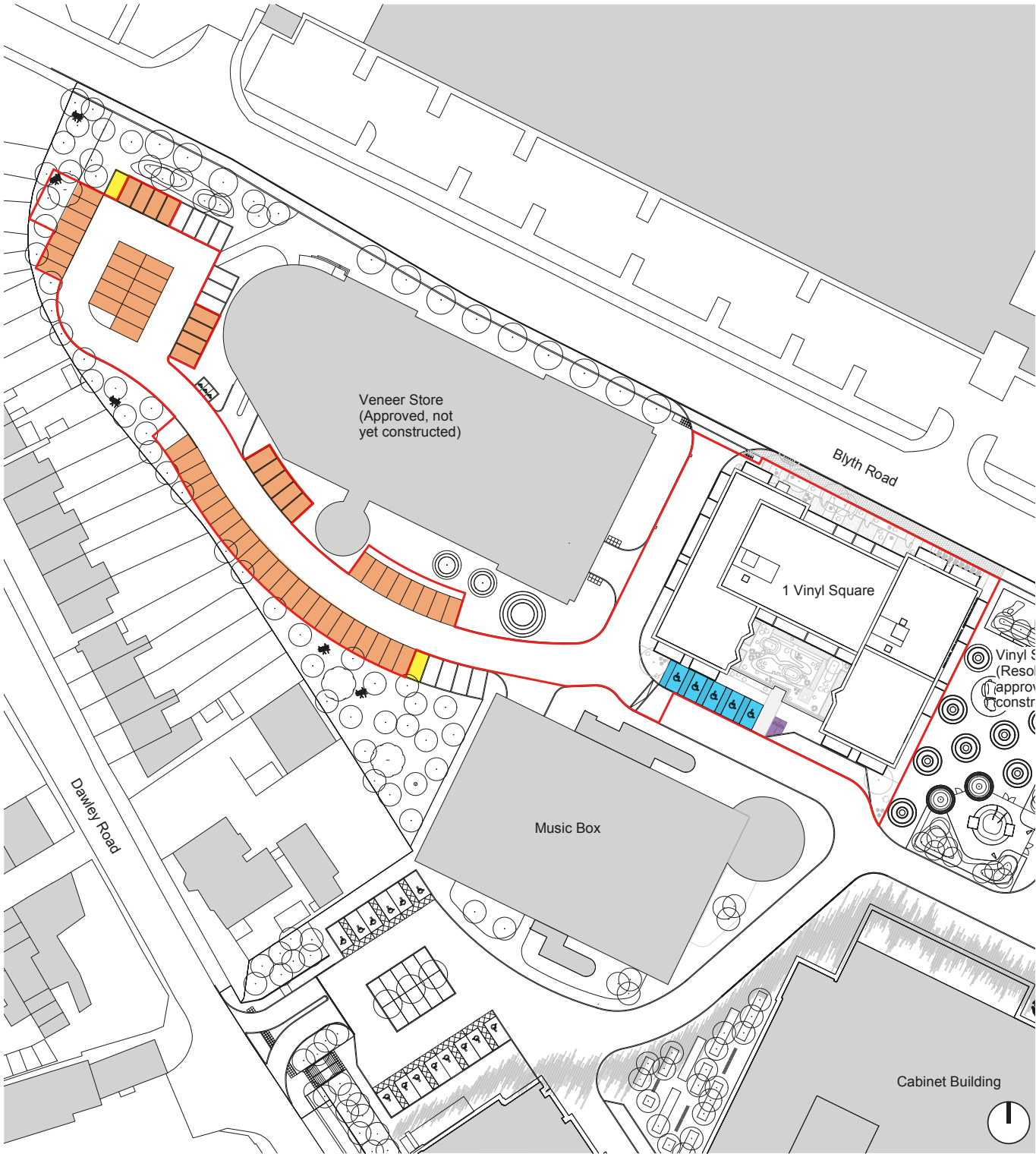
Access

CAR PARKING

Other than the 5 disabled spaces, parking for 1 Vinyl Square is provided within the Veneer Store surface level car park located to the west of the proposed development. 62 parking spaces will be provided in this area, which, along with the 5 disabled spaces gives a total of 67 parking spaces. This provides a ratio of 0.5 spaces per unit.

The site is also well located to take advantage of the 2 no. car club spaces that have been earmarked for provision within the Veneer Store surface level car park as part of The Old Vinyl Factory site-wide Car Park Management Plan.

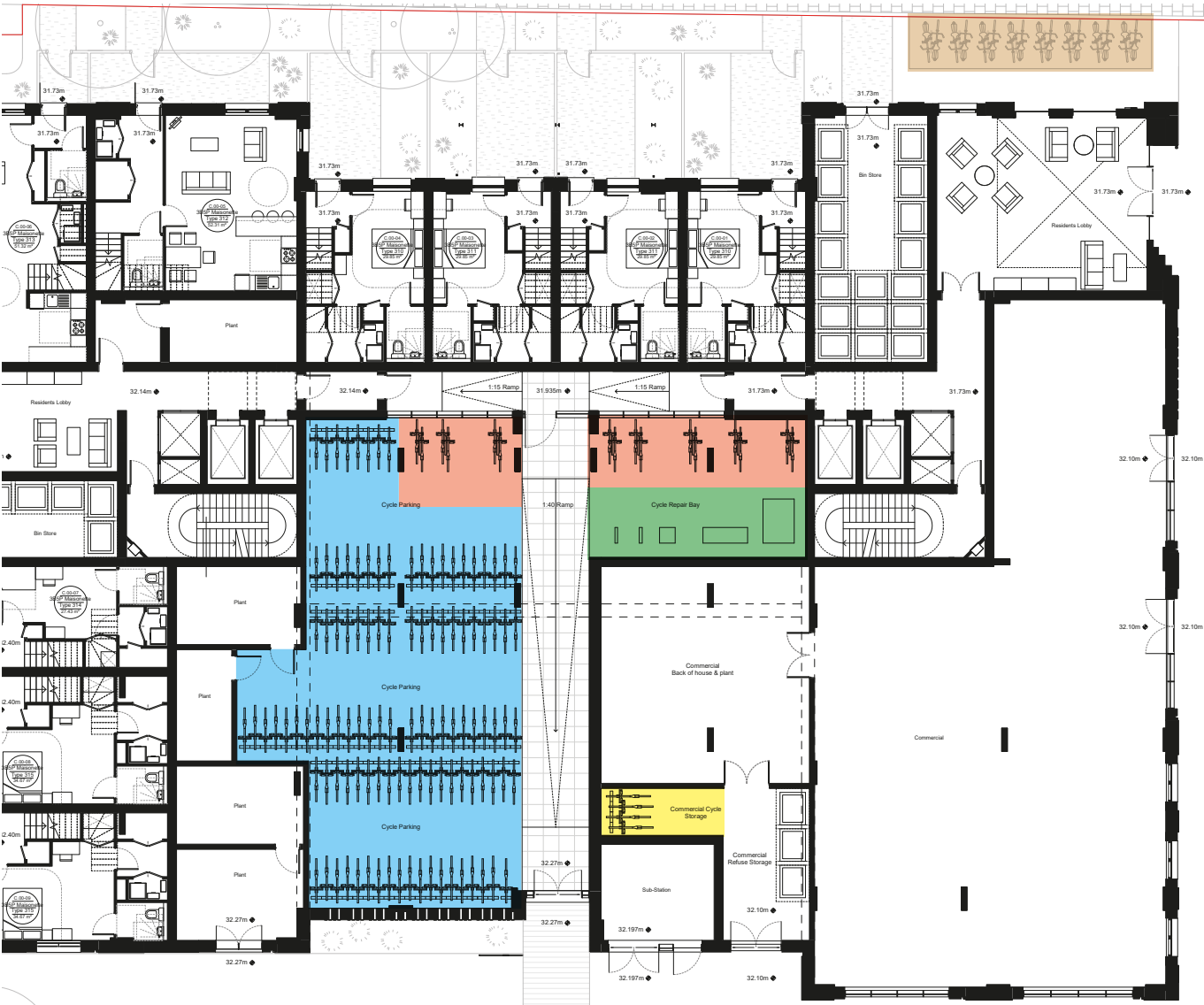
2 no. motor cycle parking spaces are provided to the south of the building, adjacent to the loading bay.



- 62 standard parking spaces
- 5 disabled parking spaces
- 2 car club spaces
- 2 motorcycle spaces

Access

CYCLE PARKING

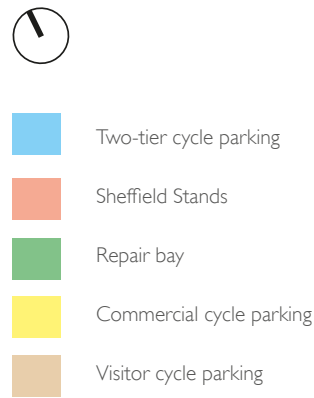


Cycling is encouraged through the provision of a cycle hub, where cycle storage is complemented by maintenance and cleaning facilities, local cycle route information and opportunities for residents to engage and cycle with their neighbours. This is accessed from a separate access on the south of the building

Cycle Parking is provided to the draft London Plan standards, with a total of 238 long stay cycle spaces provided.

16 of these spaces are provided as Sheffield stands, of which 6 spaces can accommodate larger size bicycles.

An additional 16 short stay visitor cycle parking spaces are provided to the north east of the building.



Entrance to the Cycle Hub

Access

FIRE STRATEGY

Sprinklers & Travel Distances

As the building is over 30m in height, sprinklers are provided throughout. This sets a maximum travel distance between apartments and the common escape stair of 15m. The proposed travel distances are within this.

Ground Floor Escape

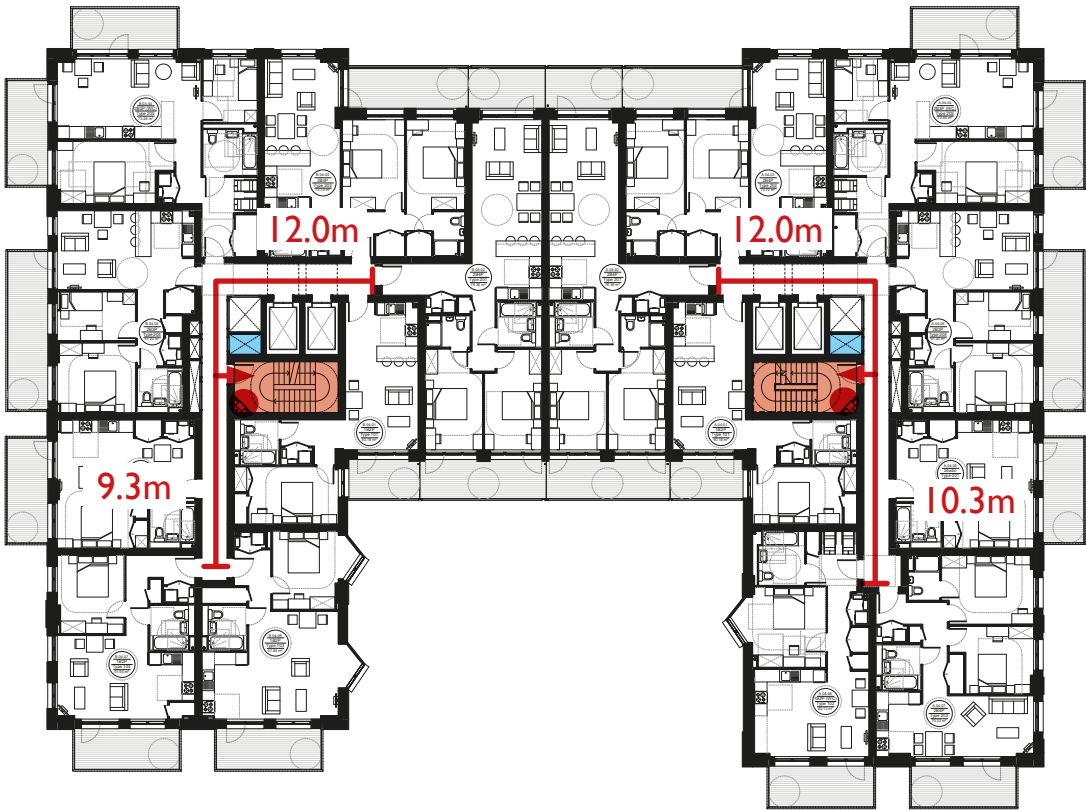
The common escape stairs discharge to outside through the Resident's lobbies, which will be designed with non-combustible materials and managed to reduce fire risk. Alternative means of escape are provided at ground floor via either the other Resident's lobby or the Cycle hub entrance.

Smoke Extract

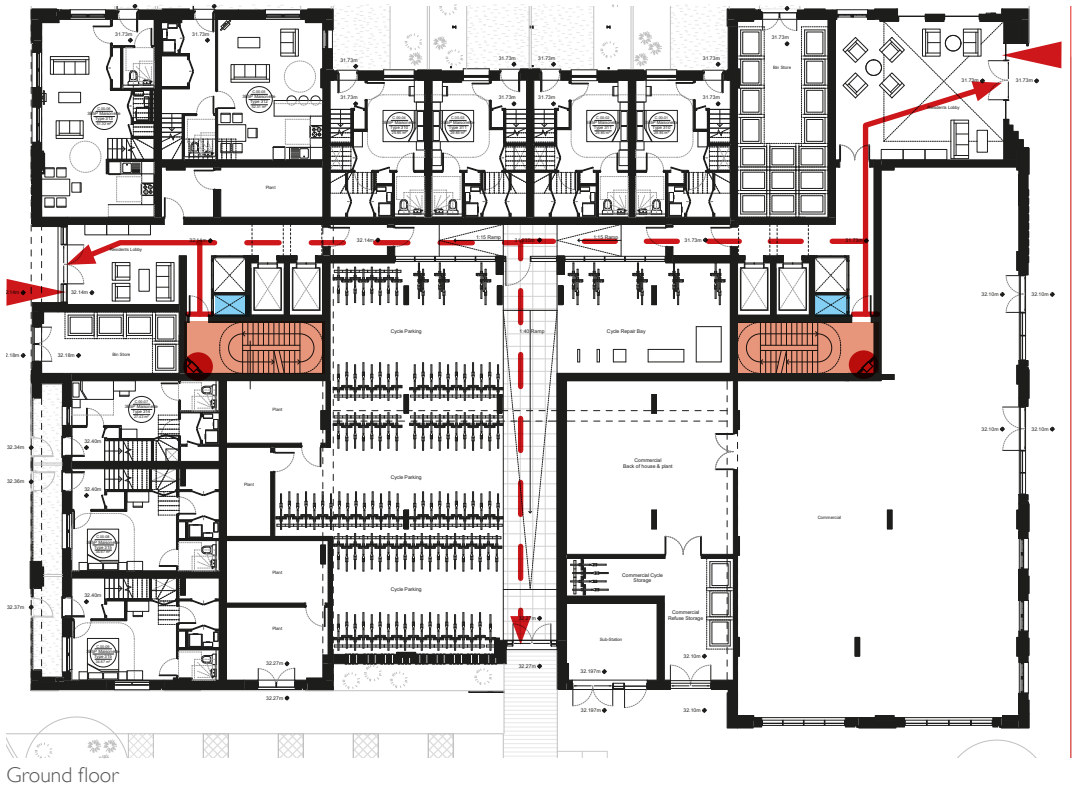
Smoke extract shafts are provided to the common escape corridors and a 1m² AOV is provided at the top of each escape stair.

Fire-Fighting Access

Vehicle access is provided on three sides of the building (north, west and south). Pumping appliances can therefore park within 18m of the two primary residential entrances, where dry riser inlets are located. Dry risers are provided within each stair core and each core is also provided with a fire-fighting lift.



Typical floor



Ground floor

- Escape Route
- - - Alternative Escape Route
- Escape Stair
- Dry Riser
- ▶ Dry Riser Inlet
- Smoke Shaft

Access

SECURE BY DESIGN

The development has been designed to Secure by Design (SBD) principles, including the following measures:

- Front doors onto the streets to the north and west to provide activity and natural surveillance.
- Entrances and commercial use facing Vinyl Square to provide activity and natural surveillance over this public space.
- Avoidance of 'inactive' frontages.
- Bin stores are externally-accessed and as such do not provide 'short-cut' access to cores.
- Entrance doors to SBD specification.
- Bin store doors to SBD specification.
- Windows at lower levels to SBD specification.
- Appropriate external lighting strategy.
- Management strategy for communal indoor and outdoor communal spaces.
- Fob access.





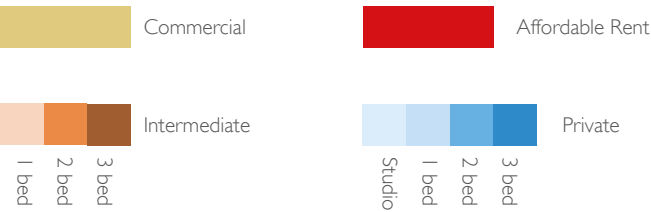


APPENDIX

Appendix

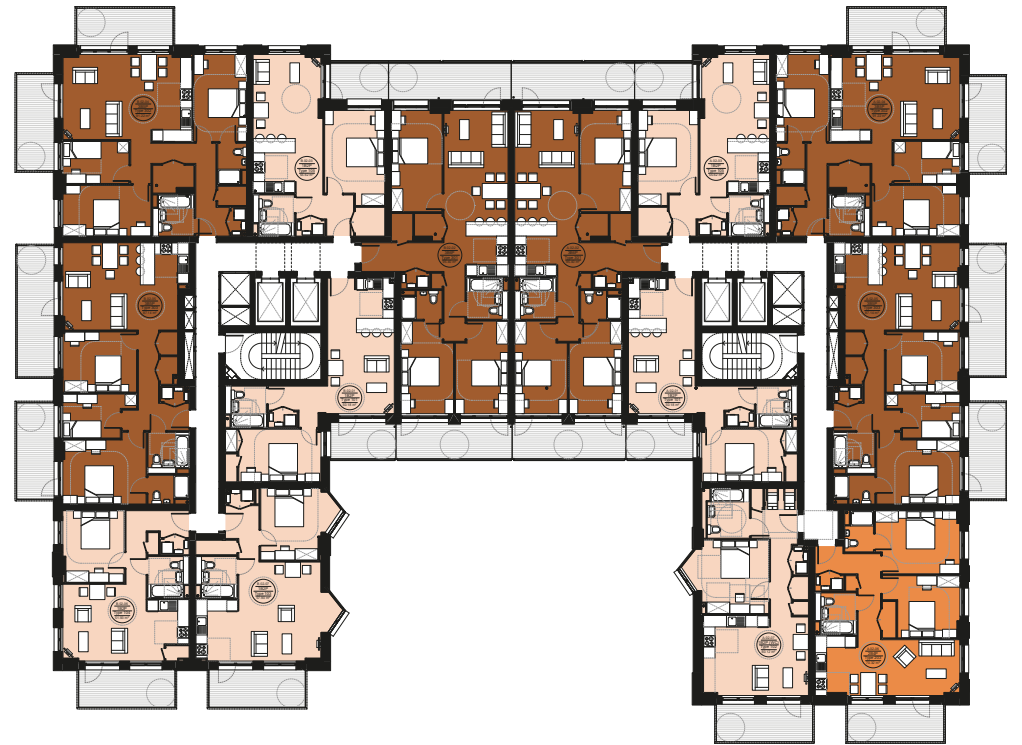
FLOOR PLANS

All homes have been designed to comply with the requirements of the ‘Technical housing standards – nationally described space standard’ as set out in the Mayor of London’s Housing SPG.





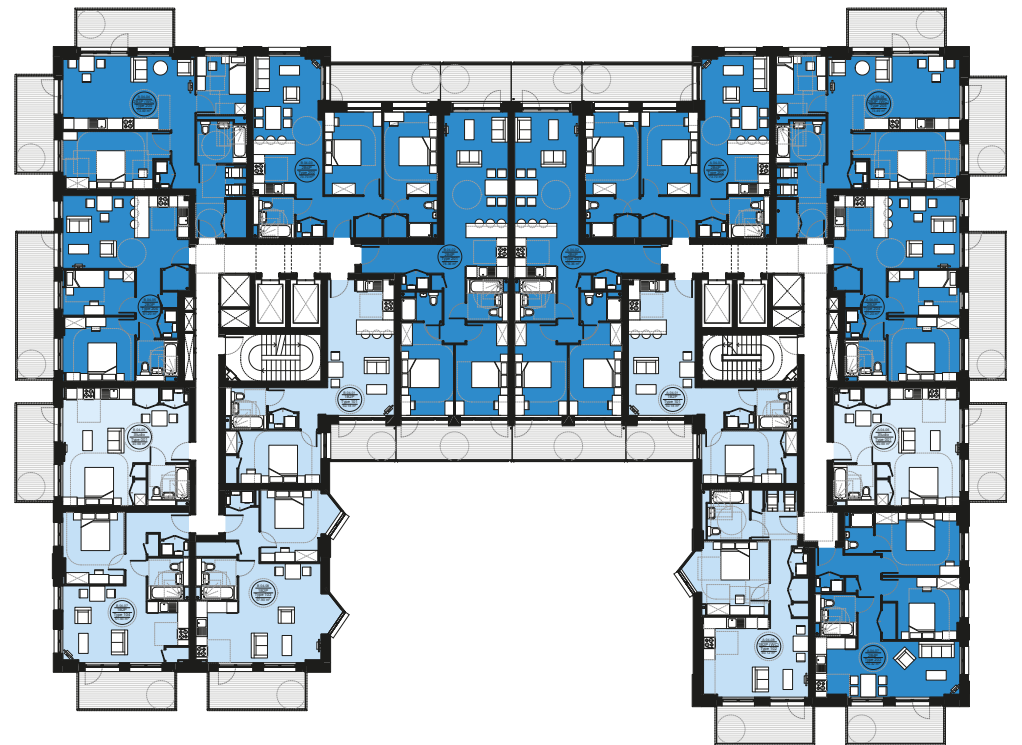
Level 1



Level 2



Level 3



Level 4