

Site Access Diagram



- Residential
- Residential Circulation
- Pedestrian Entrance
- Disabled Access to Residential
- Vehicular Access
- Cycle Access
- Refuse Access

Existing vehicular access off Rickmansworth Road to be closed up and replaced with landscaping.

Proposed Area Schedule

Rickmansworth Road, Revised Scheme-June 2016				
Site Area	0.36 Hectares			
			GIA (sqm)	GIA (sqft)
Ground Floor			466.2	5018.4
First Floor			743.0	7997.3
Second Floor			715.3	7699.0
Third Floor			447.3	4815.2
Total			2371.8	25529.8
Unit Number/Room	Unit Type	No of Hab Rooms	Area (sqm)	Area (sqft)
Ground Floor				
1	2 bed	3	74.4	800.3
2	1 bed	2	50.9	547.9
3	1 bed	2	50.9	547.9
4	1 bed WC	2	64.1	690.3
First Floor				
5	2 bed	3	74.4	800.3
6	2 bed	3	74.4	800.3
7	1 bed	2	50.9	547.9
8	1 bed	2	50.9	547.9
9	1 bed WC	2	64.1	690.3
10	2 bed	3	73.0	785.8
11	2 bed	3	70.8	762.1
12	1 bed	2	50.3	541.4
13	1 bed	2	50.3	541.4
Second Floor				
14	3 bed duplex	4	130.6	1406.1
15	3 bed duplex	4	130.6	1406.1
16	1 bed	2	50.9	547.9
17	1 bed	2	50.9	547.9
18	1 bed WC	2	64.1	690.3
19	1 bed	2	50.0	538.2
20	2 bed	3	70.8	762.1
21	1 bed	2	50.3	541.8
22	1 bed	2	50.3	541.8
Third Floor				
23	2 bed	3	86.5	931.4
24	3 bed	4	107.8	1159.8
25	2 bed	3	77.0	828.8
RESIDENTIAL TOTAL	14 x 1-bed, 8 x 2-bed, 3 x 3-bed		1719.2	18506
				18506
			net to gross	72.49%

Accessibility Introduction

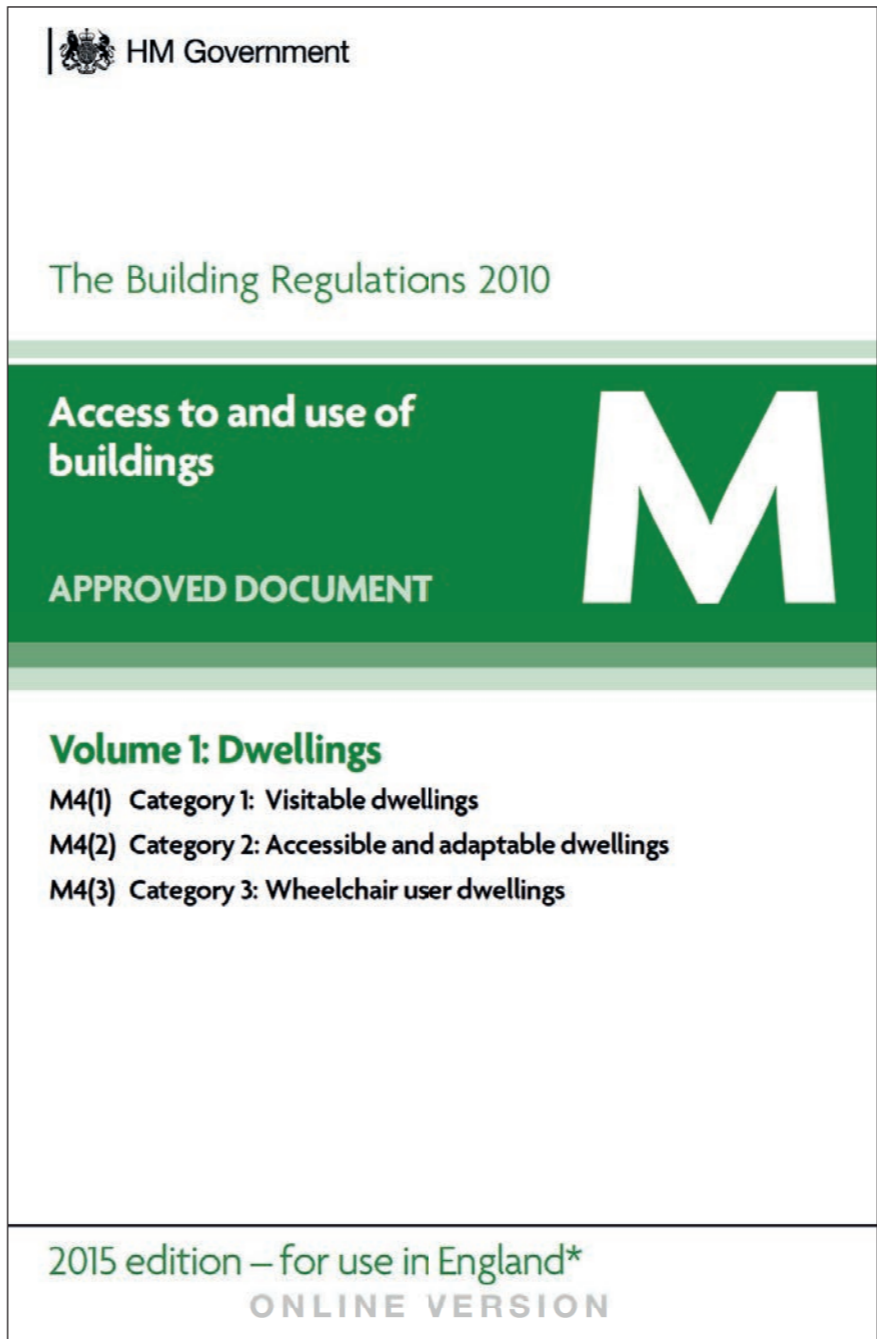
Introduction

The proposals have been developed to respond to the criteria set out in the following guidance documents:

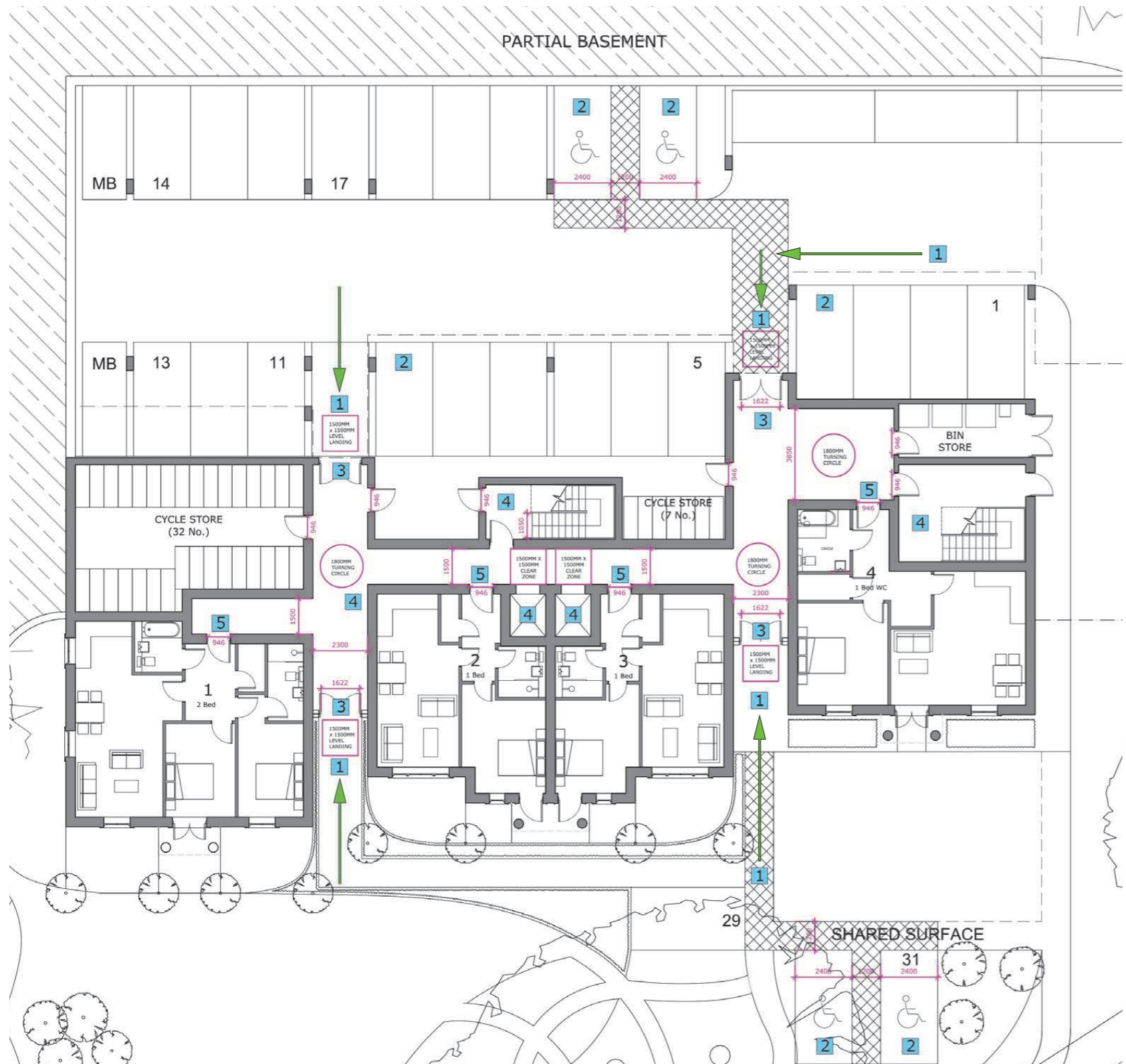
- **SPG Hillingdon Design and Accessibility Statement: Accessible Hillingdon**
- **London Plan: Minor Alterations to the London Plan (MALP), May 2015 - Housing Standards**
- **The Building Regulations parts M4(2) and M4(3)**

The MALP housing standards policy 3.8 specifies that 10% of new dwellings must be fully wheelchair accessible in accordance with Part M4(3) of the Building Regulations. The remaining 90% of units must be adaptable and accessible in line with Part M4(2) of the Building Regulations.

We have set out in the following text and drawings how, where possible, we have complied with all requirements set out within the above guidance documents.



Accessibility Diagrams - Common Parts Access Provision



1. Approach Routes

- The approach route should adopt the shallowest gradient that can be reasonably achieved and be step free
- Communal parts of an approach route have a min. clear width of 1200 mm or 1050 mm at localised obstructions
- The approach route has a min. clear width of 1200 mm
- A level space of min. width and depth of 1500 mm for passing and turning is provided at each end of the approach route or at max. 10 v intervals
- External parts of the approach route are illuminated by automatically activated lights on a dusk to dawn timer or by detecting motion
- Must provide slip resistant, level approach to entrances

2. Parking

- At least one parking bay is provided close to the communal entrance of each core of the block
- Access between the parking bay and the principal private entrance is step free.
- The parking space is level
- In a communal parking area, a wheelchair accessible parking bay is a standard parking bay with 1200 mm to both sides.
- Parking should be located to allow natural surveillance
- Provide a 2400 x 4800 mm parking space with an adjacent 1200mm side transfer area
- Allow a wheelchair user to remain dry while transferring in and out of the vehicle

Key

- Building Regulations Part M4 Category 2: Accessible and Adaptable Dwellings
- Building Regulations Part M4 Category 3: Wheelchair User Dwellings
- Additional Accessible Hillingdon Wheelchair Standard Homes Guidance

Accessibility Diagrams - Common Parts Access Provision 2



3. Communal Entrances

- There is a level landing of min. 1500 x 1500 mm
- Min. of 1200 x 900 mm of landing is covered
- Lighting is provided which uses dusk to dawn timers or motion sensors
- Entrance door has a min. clear opening width of 850 mm
- A min. 300mm nib is provided to the leading edge of the door
- The reveal on the leading side of the door has a max. width of 200 mm
- The threshold is an accessible threshold
- Where there is a lobby or porch, the doors are a min. of 1500 mm apart
- Min. of 1200 x 1200 mm of landing is covered
- A turning circle of 1500 mm diameter is provided inside the entrance area
- A min. 200 mm nib is provided to the following edge of the door
- Covered area minimum 900 deep x 1500 mm wide
- Entrance door to have 900 mm clear opening width
- 550 mm wide nib to leading edge on pull side of entrance door
- At least one step free access route into a block of flats located above ground floor level
- Entrance doors to open beyond 90°
- 1800 x 1500 mm entrance lobby

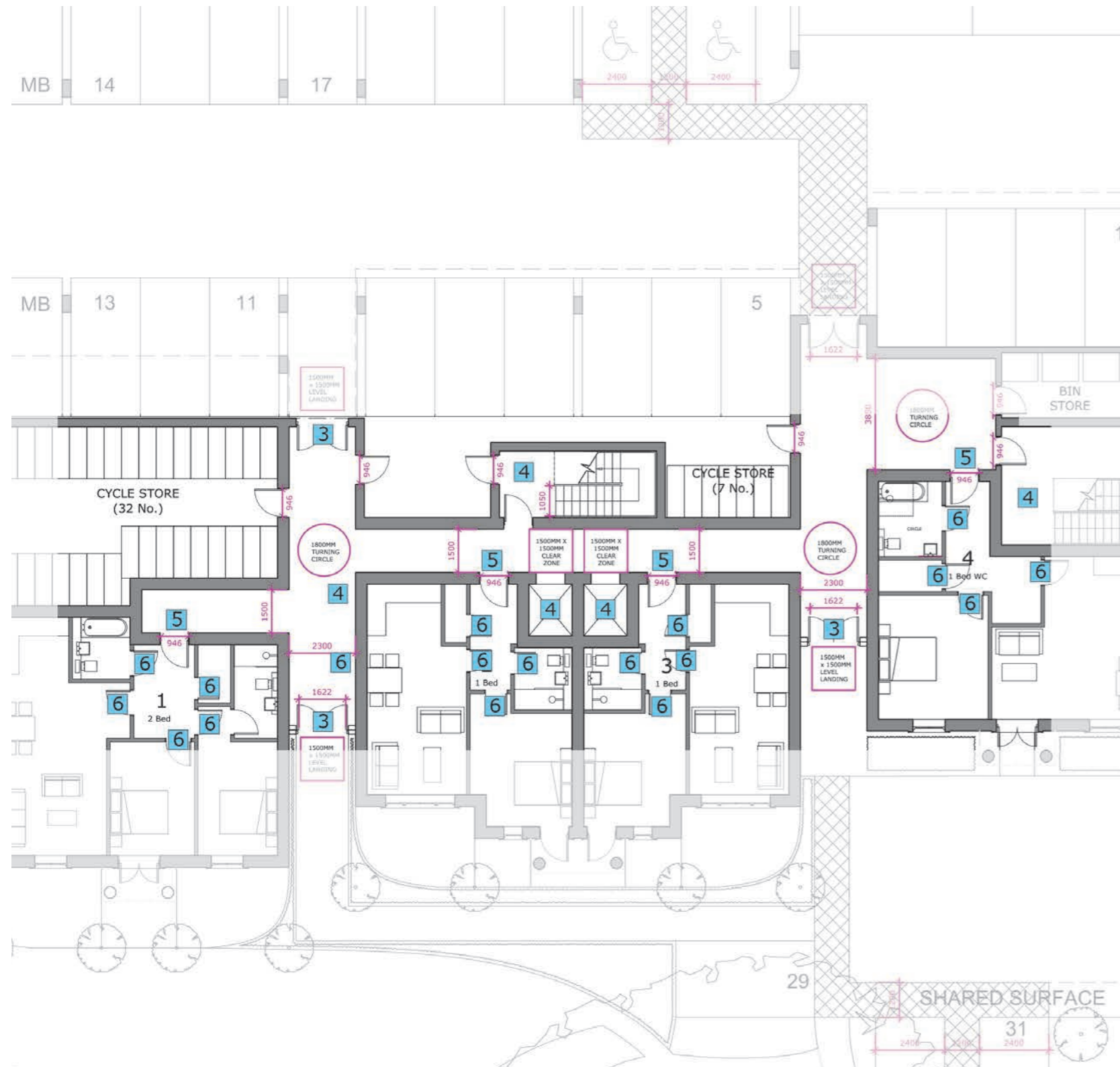
4. Communal lifts and stairs

- 1500 x 1500 mm clear landing to the lift door at every level
- The lift car is a min. of 1100 x 1400 mm inside
- Lift doors to have a min. of 800 mm clear width
- The stair from the entrance storey has a min. clear width of 850 mm
- No additional requirement
- Must ensure the design incorporates a through floor lift from a hallway and landing

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- Building Regulations Part M4 Category 3: Wheelchair User Dwellings
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Accessibility Diagrams - Private Circulation



Proposed Ground Floor extract showing private access principles

5. Private Entrances

- There is a level external landing with a min. width and depth of 1200 mm
- The door has a min. width of 850 mm
- A min. 300 mm nib is provided to the leading edge of the door
- The reveal on the leading side of the door has a max. v of 200 mm
- The threshold is an accessible threshold
- Where there is a lobby or porch, the doors are a min. of 1500 mm apart
- There is a level external landing with a min. width and depth of 1500 mm
- There is a min. 1500 mm clear turning circle inside the entrance area
- A min. 150 nib is provided on the hinge side of the door

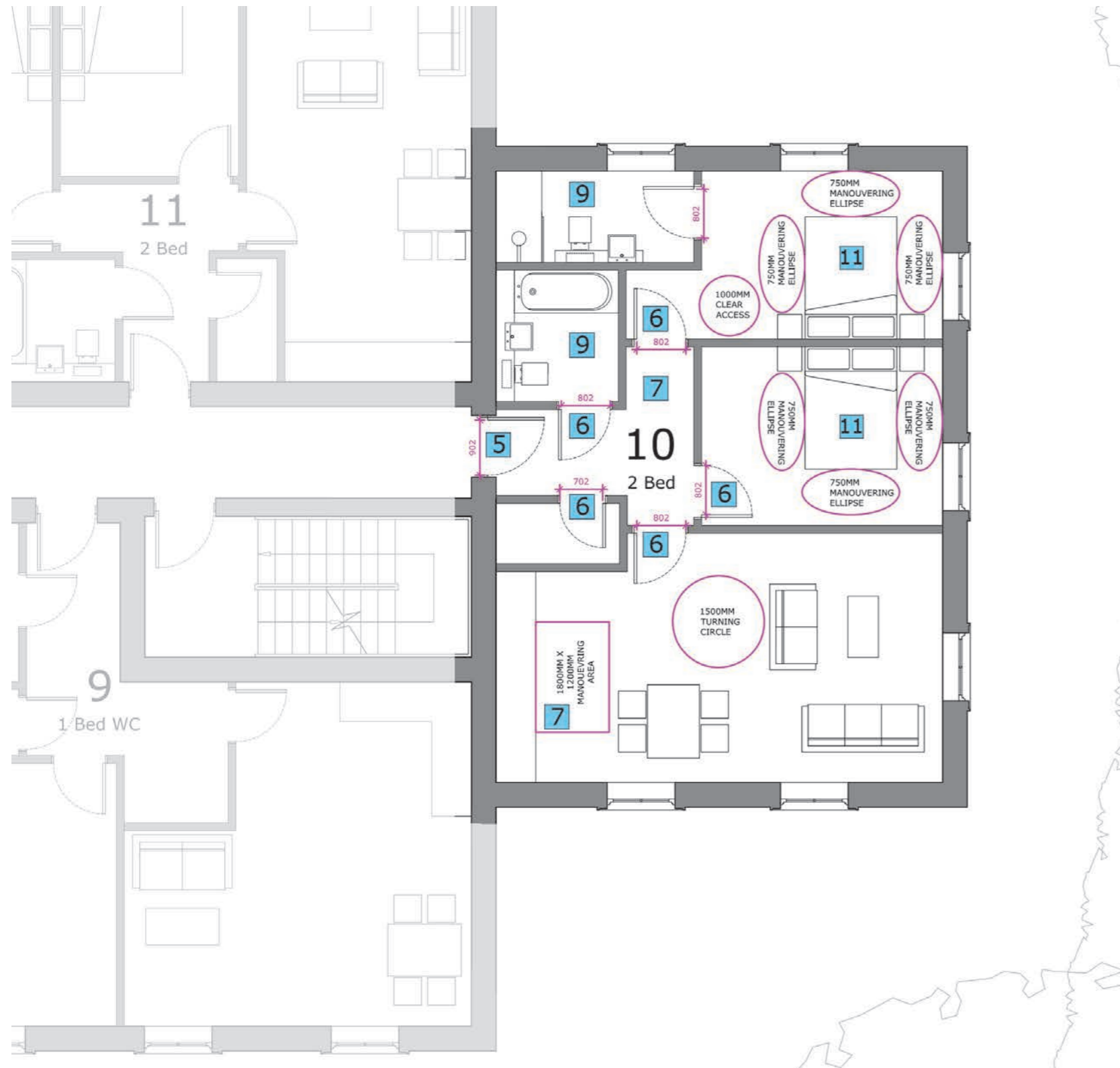
6. Internal doorways and Hallways

- The min. clear width of every hall or landing is 900mm
- The min. clear width of every hallway, approach or landing is 1050 mm. Where the approach to a doorway is not head on, the min. clear width is 1200 mm
- Every door has a min. clear width of 850 mm
- Where an outward opening door is located close to a corner, and another door is located on the return wall within 800 mm of that corner, the leading edge of the outward opening door is a min. 800 mm from that corner, unless a 1500 mm turning circle is provided
- Hallways within a dwelling to have a minimum width of 1200 mm after turning a corner from a hallway with a width of less than 1200mm
- Doors to have 850 mm clear opening width and open beyond 90°
- Doors to require opening force no more than 30N to 30 degrees open and 22.5N to 60 degrees open

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Accessibility Diagrams - Typical Adaptable and Accessible Unit



7. Circulation

- Access to all rooms and facilities within the ground floor are step free
- A min. 1200mm clear space is provided in front and between all kitchen units
- Kitchen to provide a clear manoeuvring area of 1800 x 1500 mm

8. Wheelchair Storage and Transfer Space

- A min. 1100 by 1700 mm wide space is available on the entrance storey.
- Is accessible from a space that has a min. clear width 1200 mm
- A power socket is provided

9. Bathrooms

- Every dwelling has a WC and basin on the entrance storey
- In a dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower
- The door opens outwards
- Every dwelling has a wet room that contains a WC, a basin and a 1200 by 1200 mm level access shower
- Bathroom adjacent to bedroom minimum dimension 2400 x 2200 mm
- Removable panel to provide potential future en-suite access
- 1500mm diameter manoeuvring space
- Minimum 500 mm from flank wall to the centreline of the toilet pan
- 1200mm square shower activity area
- 1700 x 700 mm bathtub with an end transfer space

Typical Adaptable and Accessible Unit

Key

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Accessibility Diagrams - Typical Wheelchair Accessible Unit



10. Habitable Rooms

- The min. combined floor area of the living, dining and kitchen for 2 bed is 25m2.
- The kitchen and principle eating area are within the same room or connected to each other
- There is a min. clear access zone of 1500 mm in front of and between all kitchen units
- Where the dwelling is defined as wheelchair accessible, the min. length of kitchen worktop for 2 bed is 6130 mm

11. Bedrooms

- Every bedroom can provide a clear access route of min. 750 mm from the doorway to the window
- At least one double bedroom can provide a clear access zone of 750 mm min. to both sides of the bed
- Every other bedroom can provide a clear access zone of 750 mm min. to one side of the bed
- One bedroom should be close to an accessible bathroom
- Every bedroom can provide a min. 1200 x 1200 mm manoeuvring space in the doorway clear of obstructions
- The principal bedroom is min. 13.5m2 and can provide min. 1000 mm clear access to both sides and the foot of the bed. A min. 1200 by 1200 mm manoeuvring space on either side of the bed is required
- Every other bedroom can provide 1000 mm clear access to one side and the foot of the bed
- One main bedroom with minimum dimensions of 4300 x 3600 mm
- Main bedroom to have 1800 mm diameter turning circle and allow access to both sides of a double bed
- Bedrooms and dining rooms to allow a 1500 mm turning circle or 1400 x 1700 mm ellipse

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Typical Wheelchair Accessible Units