

# 10.6 Roof Access and Equipment

The flat roofs across the site are utilised for biodiverse roofs with PV's and Air Source Heat Pumps (ASHP).

Access will be for maintenance purposes only, and via either cores or access hatch.

All parapet conditions shall meet 1100mm, with either a brick parapet or with a brick/railing parapet.

ASHP enclosures are positioned to the North and discreet from within the site and its surrounds



## Key

- 1100mm balustrade
- PV panels
- ASHP enclosure

# 10.7 Wheelchair access

There are 21, M4(3) homes in the scheme, equating 10% of the overall dwellings. Examples of these are illustrated on the next page.

There is level access across the site and access to all the flat blocks, complying with M4(3).

Wheelchair parking has been placed in close proximity to wheelchair flats in accordance with Part M.

Initial wheelchair accessible and adaptable homes have been shown.



Key

- 2 bed
- 1 bed
- Disabled parking spaces

Key

- Accessible
- Adaptable

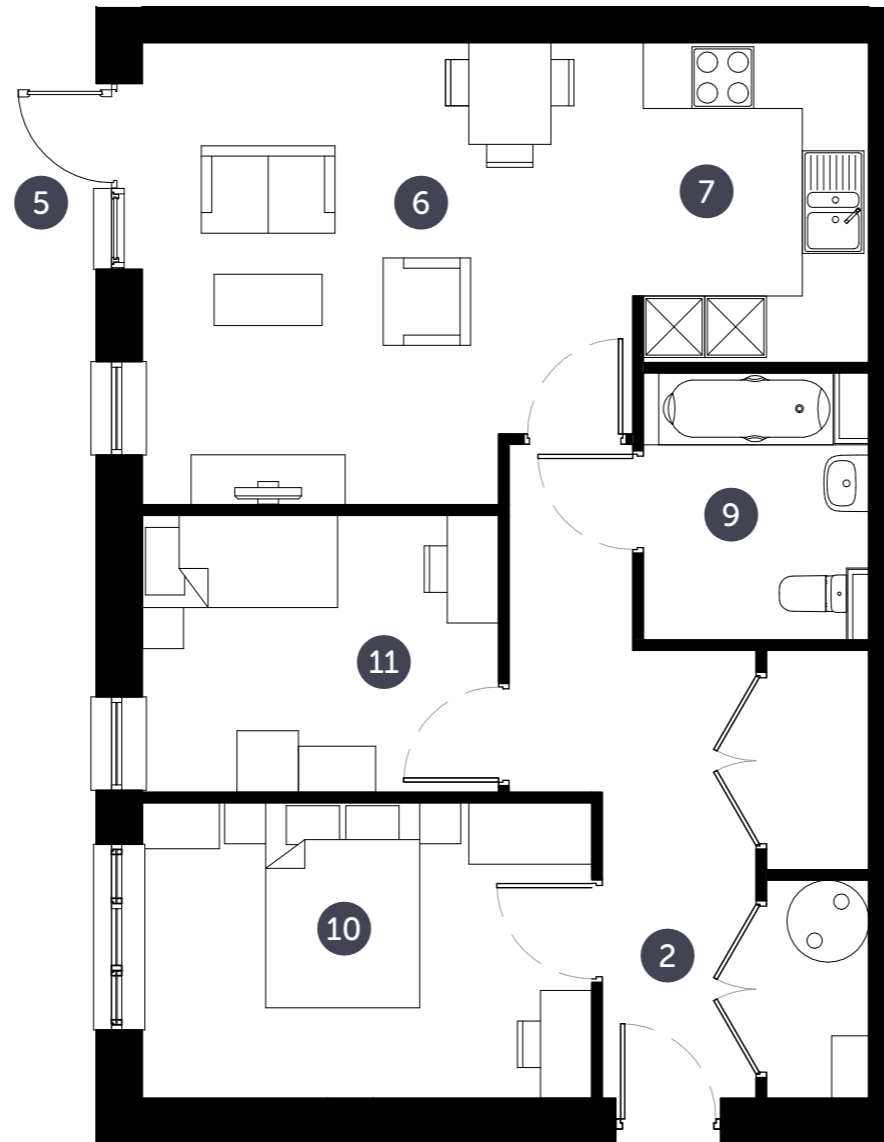
# 10.8 Typical wheelchair units

## Wheelchair adaptable layout pre and post adaptation

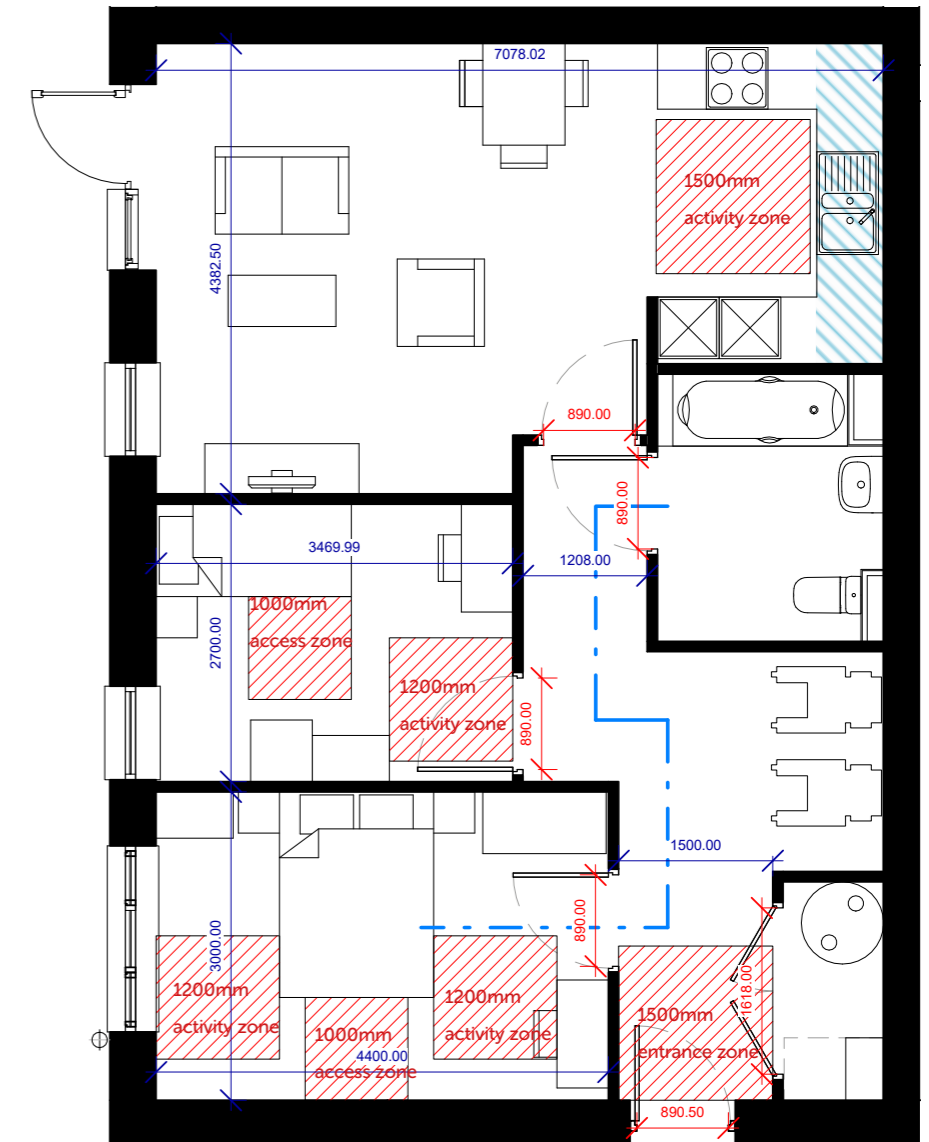
The ground floor dwelling will be designed in accordance with the Building Regulations Approved document Part M4(3): category 3- Wheelchair user dwellings. The flat layout along with annotated numbers show compliance with the approved document.

1. Where the parking space is within the private curtilage of a dwelling. It is a standard parking bay with an additional minimum clear access zone of 1200mm to one side and to the rear.
2. Principle private entrance -There is a level external landing with a minimum width and depth of 1500mm and clear of any door swing. The landing area is covered for a minimum and depth of 1200mm.
3. The entrance door (or gate) has a minimum clear opening width of 850mm. Minimum nib of 300mm on leading edge and 200mm on the following edge provided.
4. There is a minimum 1500mm clear turning circle inside the entrance area, in front of the door when closed.
5. Level access to private amenity.
6. The minimum combined floor is for living, dining and kitchen space for 3 bed spaces is 27m<sup>2</sup>
7. Minimum clear access zone of 1500mm in front of and between all kitchen units.
8. Any dwelling with four or more bed spaces provide access to minimum of two WCs in separate bathrooms or WC/clock rooms
9. Every dwelling has a bathroom which contains a WC, basin and bath that is located on the same level as the principal bedroom.
10. The principal double bedroom can provide a minimum clear access zone of 1000mm to both sides and the foot of the bed and a minimum manoeuvring space of 1200mm x 1200mm. The minimum floor is must be 13.5m<sup>2</sup> with a minimum width of 3m
11. All single and twin bedrooms provide a minimum clear access zone of 1000mm to one side of each bed and furniture. The minimum floor is must be 8.5m<sup>2</sup> with a minimum width of 2.4m

Example taken from Building 5



Pre Adaptation



Post Adaptation

- Key**
- Wheelchair movement zones
  - Adjustable height worktop - 2200 min
  - Potential hoist rack
  - Door - clear opening
  - Habitable room - clear opening

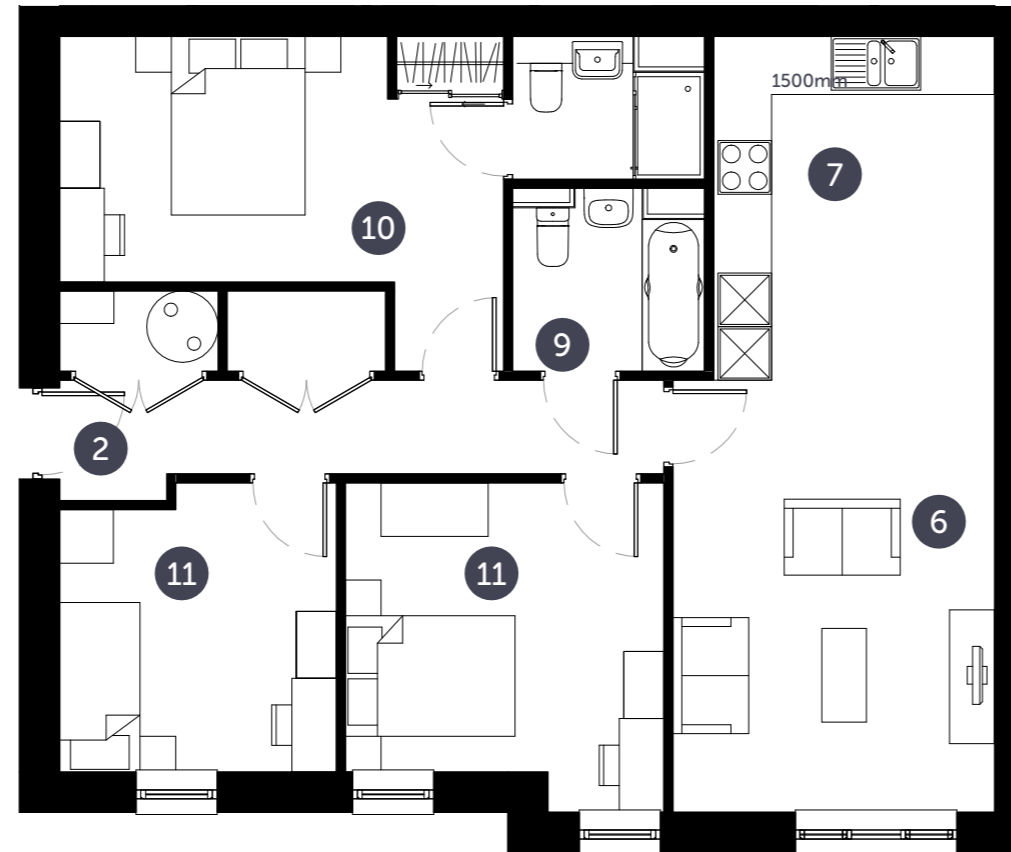
# 10.9 Typical wheelchair units

## Wheelchair adaptable layout pre and post adaptation

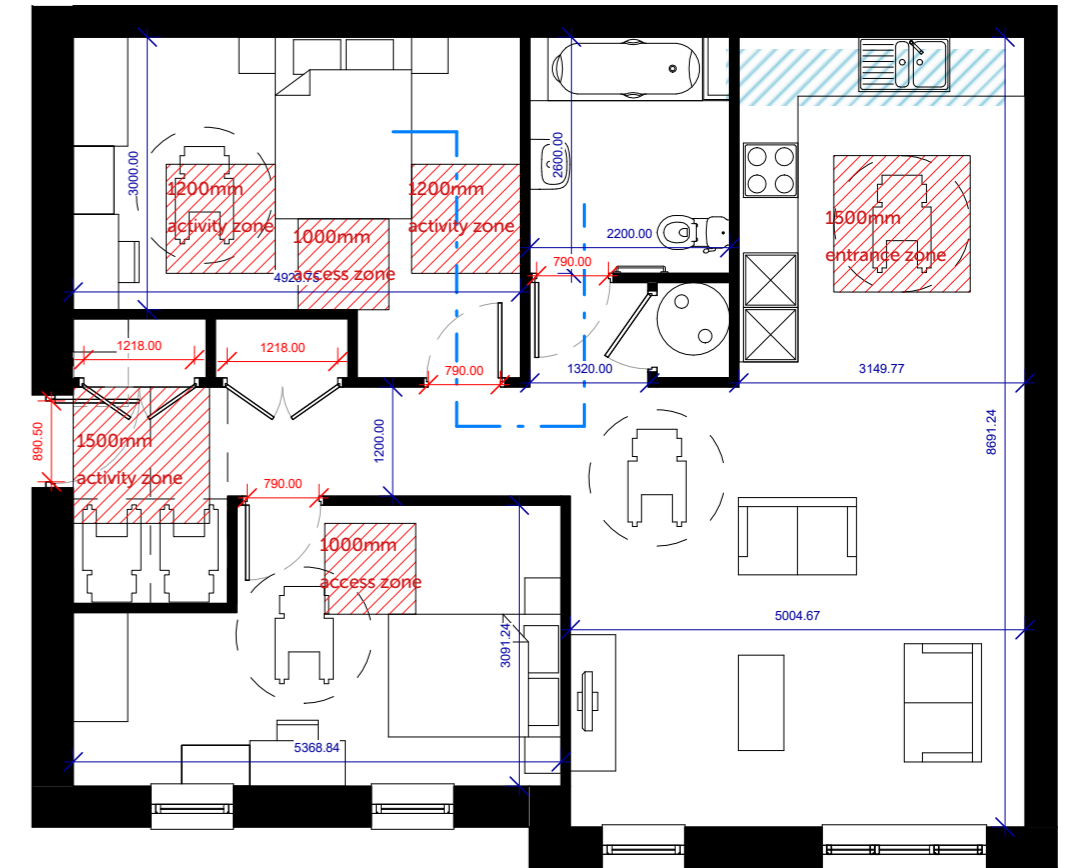
The ground floor dwelling will be designed in accordance with the Building Regulations Approved document Part M4(3): category 3- Wheelchair user dwellings. The flat layout along with annotated numbers show compliance with the approved document.

1. Where the parking space is within the private curtilage of a dwelling. It is a standard parking bay with an additional minimum clear access zone of 1200mm to one side and to the rear.
2. Principle private entrance -There is a level external landing with a minimum width and depth of 1500mm and clear of any door swing. The landing area is covered for a minimum and depth of 1200mm.
3. The entrance door (or gate) has a minimum clear opening width of 850mm. Minimum nib of 300mm on leading edge and 200mm on the following edge provided.
4. There is a minimum 1500mm clear turning circle inside the entrance area, in front of the door when closed.
5. Level access to private amenity.
6. The minimum combined floor is for living, dining and kitchen space for 3 bed spaces is 27m<sup>2</sup>
7. Minimum clear access zone of 1500mm in front of and between all kitchen units.
8. Any dwelling with four or more bed spaces provide access to minimum of two WCs in separate bathrooms or WC/clock rooms
9. Every dwelling has a bathroom which contains a WC, basin and bath that is located on the same level as the principal bedroom.
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11. All single and twin bedrooms provide a minimum clear access zone of 1000mm to one side of each bed and furniture. The minimum floor is must be 8.5m<sup>2</sup> with a minimum width of 2.4m






Example taken from Building 6



Pre Adaptation



Post Adaptation

- Key**
-  Wheelchair movement zones
  -  Adjustable height worktop - 2200 min
  -  Potential hoist rack
  -  876.00 Door - clear opening
  -  1500.00 Habitable room - clear opening

## 10.10 Courtyard View





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