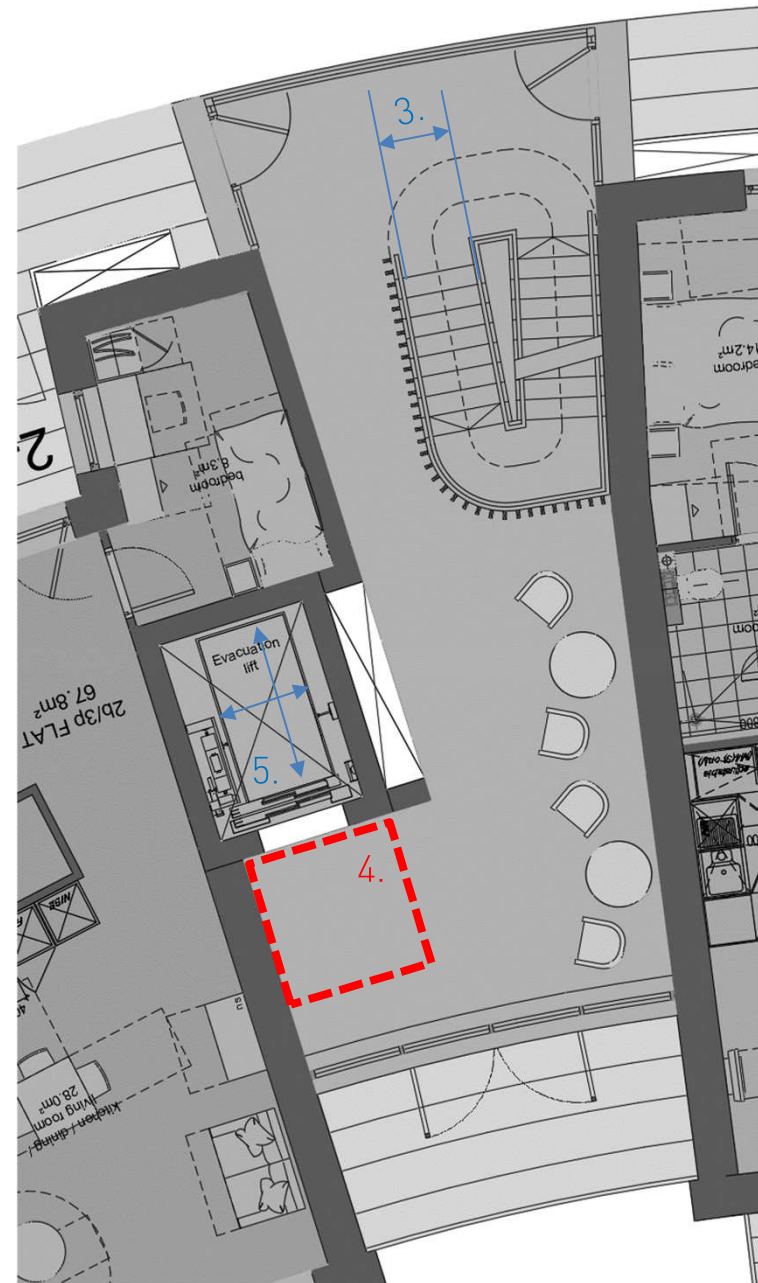


6. ACCESSIBILITY

6.5 COMMUNAL LIFTS & STAIRS

The principal communal stair shall comply with the general access stair requirements set in Part K and B:

1. Rise of stair between 150-170mm; going between 250-400mm (K1)
2. Minimum headroom of 2m (K1)
3. Width of stair is set out in compliance with Part B which allows a stair of 1100mm total width with handrails protruding a maximum of 100mm on either side. Clear width between handrails is 900mm (B1)
4. Clear landing 1500 x 1500mm directly in front of the lift at every level
5. The communal lift shall comply with the requirements of M4(2) 2.16 and BS EN 81-70:2003 for a type 2 lift. Part M requirements for internal dimensions of lift car minimum of 1100mm wide by 1400mm deep however this is exceeded by the current London Plan which requires a 13 person evacuation lift
6. Lift doors to have a minimum clear opening of 800mm
7. Landing and car controls are 900 – 1200mm above the car floor and a minimum of 400mm (horizontally) from the inside of the front wall



6. ACCESSIBILITY

6.6 PRIVATE ENTRANCES

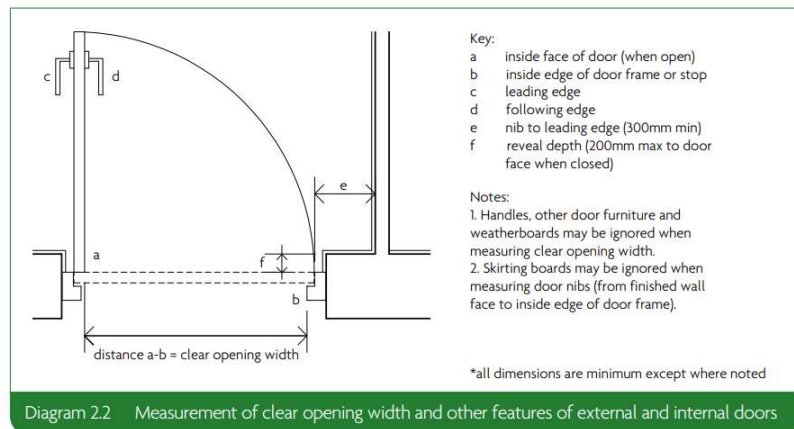
Private entrances to all dwellings are set out according to diagram 2.2 (see right)

1010mm doorsets to flat entrances provide a clear opening width in excess of the 850mm requirement

Communal corridors / deck access walkway are 1500mm in width at their narrowest point exceeding the minimum requirement for a level landing space outside the door of 1200 x 1200mm

Accessible threshold no greater than 15mm above finishes

NB The same criteria apply to doors to any external amenity space



6.7 CIRCULATION & INTERNAL DOORWAYS

Entrances are typically 1500mm in width to ensure compliance with the access requirements for the entrance door described in the previous section.

The units are open plan and don't make use of a traditional hallway arrangement, this minimises the number of doors a resident will need to negotiate in their day-to-day use of the flat

- In M4(2) units 910mm doorsets are provided throughout the internal flat layouts which allow a clear opening width of 775mm.
- For M4(3) units 1010mm doorsets are provided throughout the internal flat layouts which allow a clear opening width of 850mm
- All doors have a 300mm leading edge at the nib
- All doors have a 200mm following edge at the nib

6. ACCESSIBILITY

6.8 HABITABLE ROOMS

Bedrooms

A clear access route a minimum width of 750mm is provided from the bedroom door to the window.

At least one bedroom should provide 750mm clear access to both sides and the foot of the bed however we have provided this to both bedrooms

Bedrooms are sized at 13.5m² throughout in compliance with the M4(3) requirements for the master bedroom allowing flexibility and adaptability of the units should circumstances change

NB Beds are sized in accordance with Part M Appendix D furniture schedule (1500x2000mm)

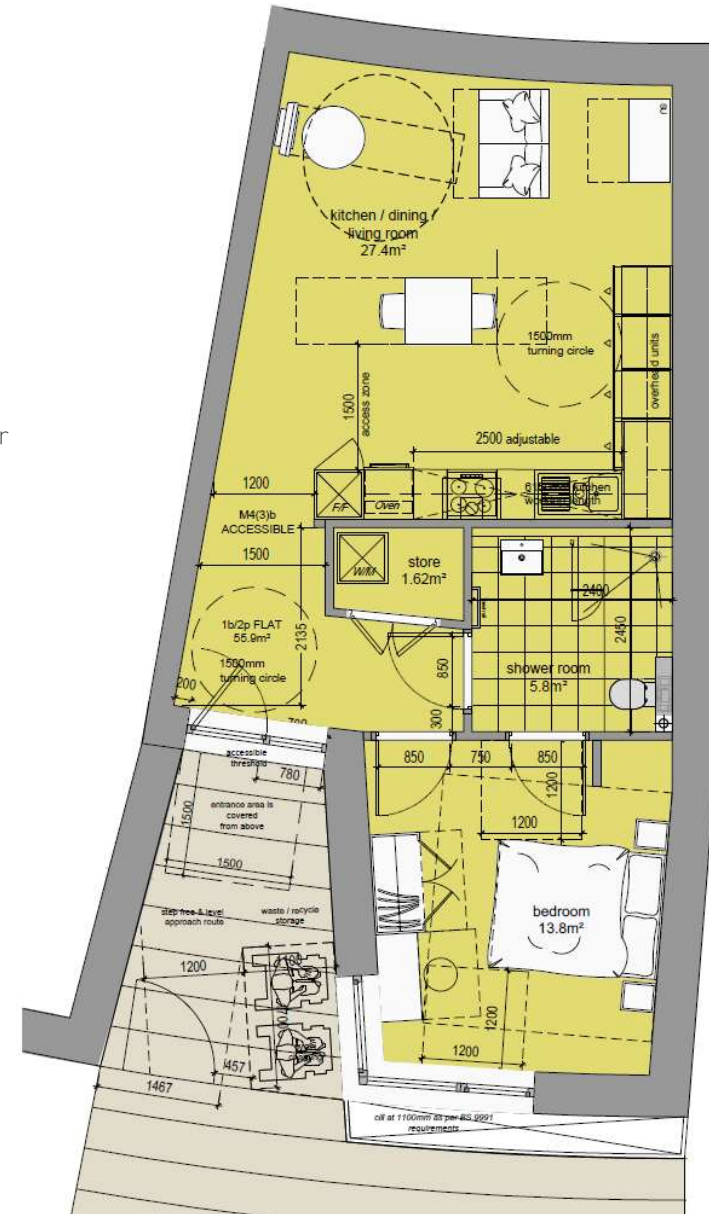
Kitchen / dining / living room

A minimum 1200mm clear space is provided in front of all kitchen units and appliances

Glazing to the principal window of the living area starts a maximum of 850mm above floor level. Full height glazing proposed throughout

Kitchen / dining / living rooms are sized at 13.5m² throughout in compliance with the M4(3) requirements allowing flexibility and adaptability of the units should circumstances change

Furniture indicated as per Part M Appendix D furniture schedule



6. ACCESSIBILITY

6.9 SANITARY FACILITIES

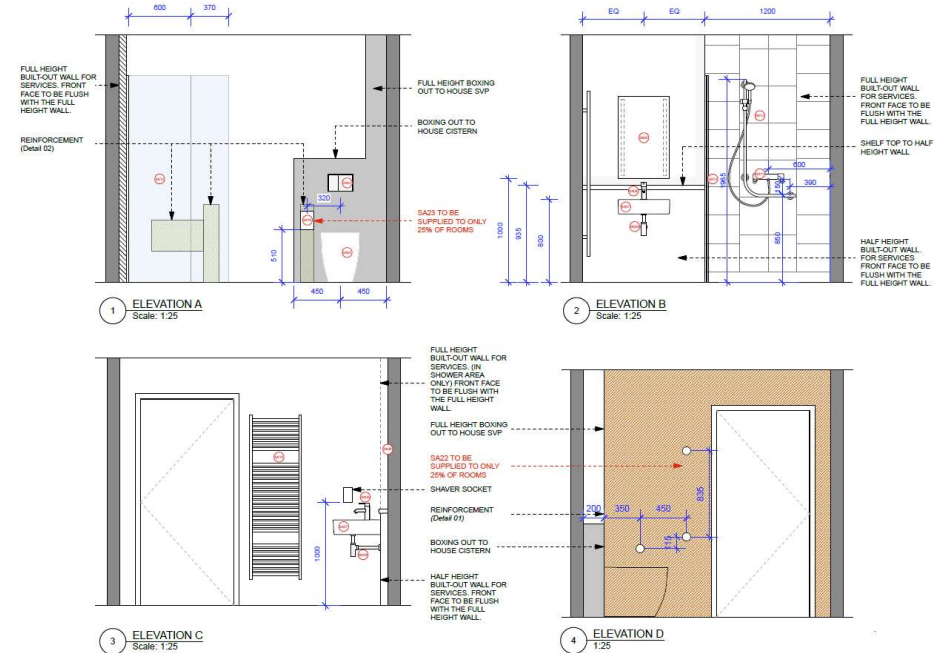
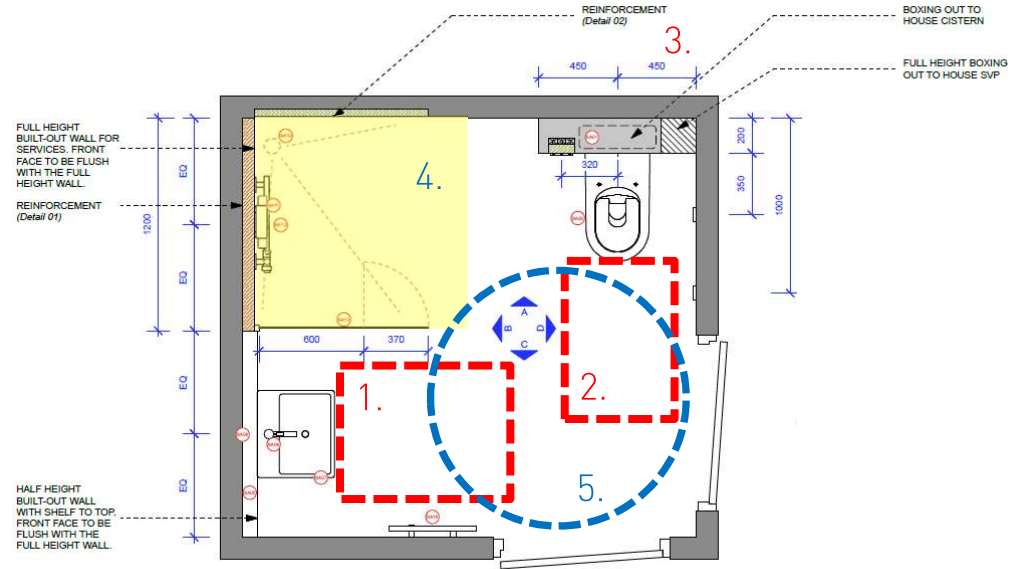
Sanitary facilities are standardised throughout and are drawn to a layout produced specifically for Housing 21 by the inclusive design specialist Motion Spot

General provisions

All walls ducts and boxings to the bathroom / en-suite (if applicable) should be strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m²

Manoeuvring zones shown as per diagram 3.15 of M4(3)

1. 700 x 1100mm to wash hand basin
2. 750mm clear in front of WC
3. WC mounted 450mm from the wall
4. 1200x1200mm level access shower as standard in lieu of bath (hatched yellow)
5. 1500mm diameter wheelchair turning circle



6. ACCESSIBILITY

6.10 SERVICES & CONTROLS

To assist people who have reduced reach, services and controls should comply with all of the following:

- Consumer units are mounted so that the switches are between 1350 and 1450mm above floor level
- Switches, sockets, stopcocks and controls have their centre line between 450 and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner
- Window handles to be located between 450 and 1400mm above floor level

NB controls that are part of a radiator or cooker hood are exempt from these provisions. Radiators are not applicable to this scheme except for heated towel rails in bathrooms

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7. LANDSCAPE



7. LANDSCAPE

7.1 LANDSCAPE

The landscape proposals for the site create a setting for the built form and provide visual amenity for residents and visitors. Close to the buildings ornamental planting and amenity grassland echoes the formal planting within Terrace Gardens. Species will be a mixture of native and ornamental plants to create seasonal interest with a good biodiversity value.

Swathes of wildflower grassland will provide further benefits for wildlife including nesting and foraging opportunities. A proposed native hedgerow will maintain a boundary that provides the residents with a level of privacy whilst allowing movement of wildlife between the site and into Terrace Gardens. Pockets of bulb planting will provide further seasonal interest and provide early foraging opportunities for bees.

The site benefits from a number of large existing trees within Terrace Gardens. These have been enhanced with specimen shrub and small multi-stem tree planting to create a diverse treed environment that provides additional seasonal interest.

A number of ecological measures have been included within the landscape proposals including hedgehog box along the eastern boundary. Further areas will be left for log piles or stag beetle loggeries. A number of bug hotels have been proposed in the southern corner. These will be located within the area wildflower meadow which will further enhance the biodiversity value of this area and create visual interest over the winter months.



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