7.4 Access philosophy

The development is easily accessible by foot, cycle, public transport and car.

Pedestrian approach

Located at the site of the now disused Greggs Bakery in Twickenham, the proposed scheme borders the River Crane and sits south of Craneford Way Recreation Ground; it forms a backland vacant industrial site behind houses on Crane Road, Gould Road and Norcutt Road.

The mixed-use scheme is composed of three character areas, with an entrance building and mews houses along a shared-surface avenue, leading to apartment buildings of three - five storeys. Site access is maintained from existing access points, one from the junction of Crane Road and Gould Road, the other along the street frontage at Edwin Road. This principle allows for the creation of a new neighbourhood street, along which the 51 mews houses are aligned, providing individual street-level residential entrances and passive security along the proposal's principle entrance, with a small E use class unit benefiting from direct access off Edwin Road.

To the north of the site alongside the River Crane residential, entrances are located at the bases of Buildings E and F in prominent and obvious locations. The proposals include residents' cycle and refuse stores, located adjacent to cores.

The site is well served by good footpath connectivity to the The Green, Twickenham Railway Station and Twickenham Centre. In addition to a range of public transport options, the site is also within walking distance of several local amenities and services, thus reducing the need for residents to travel by private car. The southern entry treatment and kerb radii will allow for the footway on Edwin Road to continue across the access with pedestrians holding right of way over vehicle traffic in the site, particularly on the access or egress. In this respect, the proposed configuration of the southern access will act more as a crossover than a formal junction.

Public transport

The site has PTAL rating of 2/3. Strawberry Hill Railway station is located approximately 950 metres to the south of the site (directly accessible by foot) on the South Western line serving destinations on the Kingston Loop and Shepperton Branch. Situated close by, 1.2km to the north east is Twickenham station, also serving the Hounslow loop. Through these two stations, Hounslow, Kingston, Twickenham, Clapham Junction, Wimbledon, Vauxhall, and Waterloo, among others, can be reached directly.

The nearest bus stops to the site are located on both sides of Twickenham Green (circa 4- 6 minute walk) which provide frequent services (every 10-13 minutes) to Heathrow Terminal 5, Hounslow, Richmond, Hammersmith, Hampton and Staines.

Vehicular access

There are currently two vehicular access points to the site: one to the south from Edwin Road and one to the north from the corner of Gould Road and Crane Road. The former was primarily used to accommodate larger operational HGVs associated with the sites former industrial use and the latter generally used for staff and visitor parking.

The proposed scheme retains the two existing access points in broadly the same locations, however these would be connected through a vehicular link allowing traffic to pass through the site. The link is expected to be a two-way access; but given the low speeds and residential nature of the site, a less formal shared-surface street scene is proposed as opposed to a full suite of formal road markings and signage. The northern access will lead directly to an area of formal car parking and landscaping for residents within apartment type dwellings which are planned to the north of the site. The southern access will open onto a north-south orientated mews with a mix of driveway and garage parking serving the respective dwellings.

The scheme provides a total of 101 car parking spaces, ten of which are accessible (8.6% by unit) with the potential for 2 additional accessible parking spaces (1.7% by unit), demonstrating 10% accessible provision can be delivered on site as required by the London Plan. Four of these are located on the drive-way of the accessible houses, two are located below the podium and the other four are located within the public realm. These will be allocated to the accessible/adaptable apartments as required. One additional accessible parking space for staff of the commercial unit is provided behind the commercial unit.

Emergency vehicles and refuse vehicles

The scheme has been tracked by the transport consultant to ensure safe movement for a refuse and fire tender vehicle through the scheme. Entrances have been reviewed to ensure adequate splays are provided when turning into the site. The schemes design incorporates a through route which means large vehicles are not required to turn on site and perform difficult manoeuvres. This increases the sites usability and safety. Further, the landscaping design has incorporated traffic calming features such as the planting elements in the north of the scheme which create a gentle zig-zag in the road, forcing drivers of large vehicles to take extra care and drive slowly through the site.

Public realm

The public realm will be accessible to all as part of an inclusive design philosophy. Users with disabilities are not segregated and are able to move through the public realm and the buildings. They will use the same entrance, corridors and rooms as everyone else without detour.

Entrances

The entrances to all buildings and apartments have been designed and located in such a manner as to make them obvious and easily accessible from the public realm. This is the same for access for disabled people.

The main residential lobby entrances are designed to provide level access from the public realm, as required by Part M, with a clear open space in front of the doors. This accessible approach leads to a level entry threshold and to the internal lobby. A slip resistant material for this walkway will be provided. The routes to the entrance, from the public footpath, will be well lit. A similar approach is applied to the entrances of all non-residential uses.

Recessed doorways and timber panelling is used to denote entrances to the mews houses, with principle entrances to apartment buildings featuring recessed doorways. These easily read openings are designed to be obvious on the elevation to ensure they are easy to find and are further highlighted by landscaping. The reception aesthetic is separated from the main body of the building by the use of contrasting materials, making identification easier for the visually impaired.

Hard and soft landscaping

The hard and soft landscape design is based on a strategy to ensure ease of long-term maintenance and management. Practical considerations will include the use of durable, non-slip hard landscape materials, benefiting not only disabled people, but older people and children too.

The provision of direct routes between well-used locations, the utilising of the adjacent River Crane as an amenity for a riverside walk with regular placement of seating and resting points, the use of quality tactile and textured surfaces, contrasting colours, appropriate lighting and signage, will be utilised to aid navigation around the site. Visual clutter and obstructions will be minimised, where possible. See the Landscape section of this document for all details regarding hard and soft landscaping materials and design.

Surface materials

The entire public realm will be accessible as a shared surface with the pavement textures selected in order to balance the needs of wheelchair users (who require a low resistant surface) with the needs of crutch and stick users (who require more purchase during wet weather).

The key principles for the palette of considered surface materials will include the following:

- A visual contrast in colour between the pedestrian and vehicular access
- Tactile paving defining pedestrian and vehicular areas
- Surfacing designed to aid way-finding

Surface textures

Manual wheelchairs require smoother surfaces to move across. The more tactile the surface, the harder it is for the user. Counter to this is the need for ambulant disabled people to gain some purchase for their sticks or crutches. Where footpaths and road surfaces are flush, careful consideration of the transition between the two needs to take place, as flush transitions cause guide dogs difficulty in sensing the change in condition.

Width/gradient to footways

Pedestrian routes will follow desire lines as much as possible; street furniture such as directional signs, lighting and seating will be located just off the perimeter of the access routes to minimise obstructions. All signage will be colour contrasted.

Where required, ramps have been used in favour of steps when changes in level are required, avoiding segregation of users with disabilities and allowing access for wheeled vehicles. All external ramps within the public realm are of a gradient no steeper than 1:30.

Landings will be provided along all long lengths of steps or ramps to allow resting points. Hand rails are provided to all ramps and steps where required to provide support and guidance. They will: be colour-contrasted to make them easily visible; be easy and comfortable to grip without sharp or protruding edges; be located at the correct height (900mm); and extend 300mm, in line with building regulations.

Cross falls to footpaths

Cross falls are important on footpaths to move standing water to the edges, stopping ice from forming on cold days. The need for this surface drainage must be balanced with the difficulty a manual operated wheelchair has moving across a cross fall. The design of the footpaths around the site have minimal cross fall to balance both needs.

External street lighting & CCTV

A balanced level of lighting has been considered. This will be designed to avoid strong contrasting pools of light and silhouette and be sensitive to the site's proximity to the River Crane. The lighting design will assist access, improve security, be of a safe and comfortable illumination levels, and comply with SBD guidance received and so as not to disturb or negatively affect wildlife.

Routes across the site will be lit in accordance with BS 5489 and CIBSE Standards, subject to planning. The spread of light will be even and the lamp type chosen will provide a light with good colour rendering properties. Timing controls will be introduced to allow the switching off of certain parts of the lighting at key times to save energy and discourage use at night close to residential areas. Key entrances to the buildings will remain illuminated.

All open spaces on upper floors such as the podium and other accessible areas within the development will be illuminated at low levels at the appropriate lux figure for their contextual setting.

Access to roof terraces and podium amenity

Building F is provided with lifts and has direct level access to a communal roof terrace at third floor level suitable for disabled occupants. Selected apartments have direct level access to the podium at first floor in Building F.

7.5 Building environment

The buildings are set within a landscaped environment at street level. There is a level change across the site of approximately 650mm from the highest point at the Edwin Road entrance to the lowest point at the River Crane riverside, 189m to the North. This will be accommodated at street level by stepping the first four houses closest to Edwin Road to adjust to the levels across the site, and using ramps of very shallow gradients integrated into the landscape design. A level threshold is provided to the commercial units.

Level access is provided to all residential apartments and each building has its own entrance with level access from the street. Podium and roof level external amenity space is provided, which is only accessible by residents. The podium will include hard and soft landscaped environments that are fully accessible. Level access is provided to the podium.

7.6 Building & structures

7.6.1 Materials

The proposed materials have been specified in accordance with Approved Document M of the Building Regulations to contrast tonally with the ground finishes, enabling people with visual impairments to identify building boundaries.

7.6.2 Construction

The design follows a simple concept based on the clarity of the overall structure of the building. Slab levels have been set to ensure that the structure will not impose restraints upon individuals using and moving through the building, including ensuring obstructions are avoided in pedestrian/common areas and that level access can be provided throughout.

7.6.3 Internal floor surfaces

The floor finishes will contrast tonally with the walls and will be of a non-slip material. Finishes will be contrasting in the vertical and horizontal situations. Floor surfaces will not be overly resistant to wheelchair users, but will aid crutch users in gaining purchase. As well as this, floor finishes will be of a robust and durable nature.

7.6.4 Entrances

Each building provides a correct transition from outer spaces to inner spaces to all users. The approach to the buildings will be well lit and obvious. Covered entrances are provided in accordance with building regulations M4(2) and M4(3).

7.6.5 Transition to internal

The entrances will be designed so as to be easily identifiable, and the frames will be of a strong tone or colour to visually separate them from the surroundings. Entrances will be appropriately lit. The main entrance doors are designed to comply with relevant legislation in terms of minimum width opening and closing and the thresholds will be level.

7.6.6 Opening windows & projections on public routes

Obstructions at head height can be dangerous to the visually impaired. All opening windows and projections have been minimised within the design. Where they can't be removed completely, vegetation has been provided at ground floor to distance people from locations where there are any outward opening windows. Where possible, outward swinging doors are avoided and, where required due to fire escapes, they will be clearly demarcated.

7.6.7 Steps & ramps

All steps, stairs and ramps have been designed to comply with Approved Document M 2015 and BS 8300:2009. This includes tread, risers, handrails, lighting and nosings.

7.6.8 Door design

All doors of the scheme, both manually operated or automated, are compliant with Approved Document M 2015 and BS 8300:2018 according to different uses and users of the buildings, specifically in relation to vision panels, weight, colour, door ironmongery and materials.

To meet the requirements of Approved Document M, door closer tensions will be set to a maximum of 20N. The clear opening widths of all doors in common areas are a minimum of 850mm and there will always be 300mm nib on the leading edge of a door.

7.6.9 Movement within buildings

This key subsection relates to the internal circulation within each building, considering specific needs of disabled people.

The buildings are accessed via horizontal corridors. Vertical circulation is via Part M compliant ambulant disabled staircase and lifts in the cores.

Provision of lifts:

All lifts, in all buildings, are designed to comply with Approved Document M and BS 8300:2018, including: size, internal materials, door opening width, and operating apparatus.

Stairs:

Stairs comply with Approved Document M and BS 8300:2018 in terms of widths, treads, risers, hand rails, nosings, top and bottom surfaces, landings and finishes.

They have also been designed for ambulant disabled people, including the fire escape stairs.

Corridor and lobby design:

All corridors within the buildings comply according with their specific uses and with Approved Document M in terms of size, lighting, materials, signings, doors and colours.

There are no changes in level to any corridors and width is consistent. Vision panels in corridor doors will be designed to allow people both seated or standing to be seen.

Pull handles will only be fitted on the pull side of doors and fingerplates will be fitted on the push side. This assists all users, but especially people with learning difficulties and people with visual impairments. Handles will not extend down to floor level since this type of handle can become caught in the wheels or footplates of a wheelchair.

7.7 Means of escape

7.7.1 Design for independent means of escape

All features and materials comply with Approved Document B (2018). In addition, a management plan will be prepared for the evacuation of the buildings together with the preparation of a Personal Egress Emergency Plan.

With residential buildings it is encouraged that, in the case of fire, inhabitants stay in their apartments. Each apartment has a 60 minute fire rated compartment surrounding it, to ensure that residents are protected from the source of the fire. Sprinklers are also provided to all residential units in buildings F.

7.7.2 Facilities for physical evacuation

The escape routes, horizontal and vertical, meet the minimum widths to comply with requirements for ambulant disabled people. Escape stairs meet goings and risings required for ambulant disabled people. At upper residential levels no refuge has been allowed for, as the fire strategy is for people to remain in their apartments while the fire brigade deal with the fire.

Together with the Fire Alarm System and the Personal Egress Emergency Plan, the buildings are designed to provide, according with their different uses, safe evacuation routes in the case of emergencies.

7.8 Signs & wayfinding

7.8.1 External signage

The signage strategy for the development will follow good practice guidelines, such as the “Sign Design Guide”. All signage will be designed for those with learning difficulties or visual impairments.

7.8.2 Internal signage

All the buildings according to their uses are designed to enable clear signposting and a messaging system complying with the Sign Design Society Guidance.

All internal signs to communal areas will be clear, with contrasting symbols to help the visually impaired. All signage will be located in obvious locations and will be well-lit.

7.8.3 The use of differing tactile materials

A palette of tactile handrails/support rails showing directions of travel to the nearest fire exit has been considered through the design of each building.

7.8.4 The layout of the buildings

The clear layout of each building, generally arranged with a sequence of entrance/lobby/lift/stair core/corridors, allows a simple circulation throughout and between the floors. The massing of each Building has been designed to be distinguishable and readable, with shapes that provide an easy indication to distinguish different uses within the site.

7.9 Accessible & adaptable dwellings

In accordance with the Draft London Plan (2021), 90% of the new dwellings proposed are M4(2) compliant. The remaining 10% will be M4(3) compliant. The following section demonstrates compliance with the criteria set out by M4(2).

7.10 Part M4(2) compliance

M4(2) Section 2A: Approach to the Dwelling

7.10.1 Approach routes

General

The approach route to all dwellings is level, gently sloping or ramped where necessary. Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm. All parts of the external approach routes will have a suitable ground surface.

External and internal ramps forming part of an approach route

All ramps comply with diagram 2.1, have a top and bottom landing of the minimum width required and have a clear width of at least 1200mm.

7.10.2 External steps forming part of an escape route

All external steps will be uniform with a rise of between 150mm and 170mm, a going of between 280mm and 425mm, and a minimum clear width of 900mm. Landings are provided where required and are of the size required. Graspable handrails are provided to every flight of three or more risers and these extend beyond the top and bottom nosing of the steps.

7.10.3 Car parking & drop-off

Parking space

Disabled parking bays are located close to the entrance to the lift cores and M4(3) dwelling houses and have a minimum clear access zone of 1200mm to one side. The access to the lift is step free and the parking spaces are level with a suitable ground surface.

Drop-off point

Drop off points are located close to the principle communal entrance in building F and E, are level and have a suitable ground surface.

7.10.4 Communal entrance

Principal communal entrances

The principle communal entrance has a level landing 1500mm x 1500mm directly outside and clear of any door swing. This will be covered to a minimum of 1200mm width and 900mm depth. Lighting will use fully diffused luminaires that are activated automatically by a dusk to dawn timer or a motion detector. The entrance door (including double doors) has a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2. Door entry controls will be mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

Other communal doors

All other communal doors have a minimum clear opening width of 850mm, and a 300mm nib will be provided to the leading edge of the door, in accordance with diagram 2.2. Door entry controls will be mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

7.10.5 Communal lifts & stairs

Communal lifts

Lifts are provided to all apartment buildings with a minimum car size of 1100mm wide and 1400mm deep. Each lift has a clear landing of at least 1,500mm x 1,500mm directly in front of the lift door at every floor level, a door clear opening width of at least 800mm and meet BS EN 81-70:2018. Landing and car controls will be 900-1200mm above the car floor and a minimum of 400mm from the inside of the front wall.

Communal stairs

Each apartment building is served by 1 communal stair core which meets the requirements of Approved Document K for a general access stair.

7.10.6 Private entrances

Principal private entrance and alternative entrance

The principle private entrance to each apartment will have a level landing 1200mm x 1200mm directly outside. This will be covered to a minimum of 900mm width and 600mm depth. Lighting will use fully diffused luminaires that are activated automatically by a dusk to dawn timer or a motion detector. The entrance door (including double doors) has a minimum clear opening width of 850mm, and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2.

Other external doors

All other doors connected to the dwelling will have a minimum clear opening width of 850mm and a 300mm nib is provided to the leading edge of the door, in accordance with diagram 2.2.

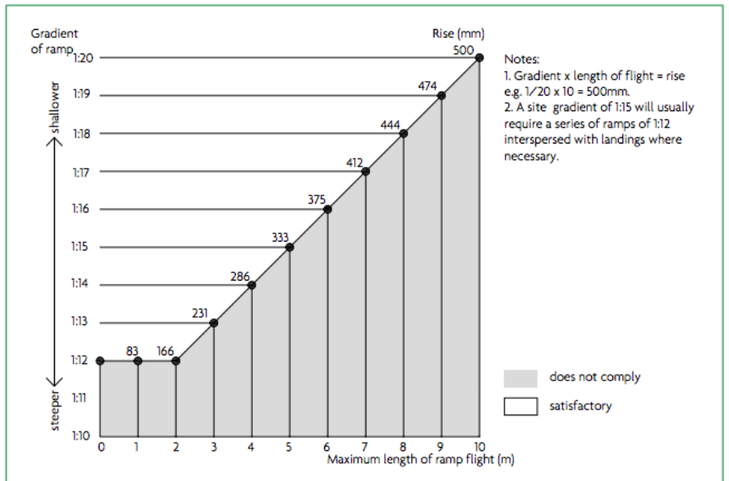


Diagram 2.1 Maximum length of ramp at a given gradient

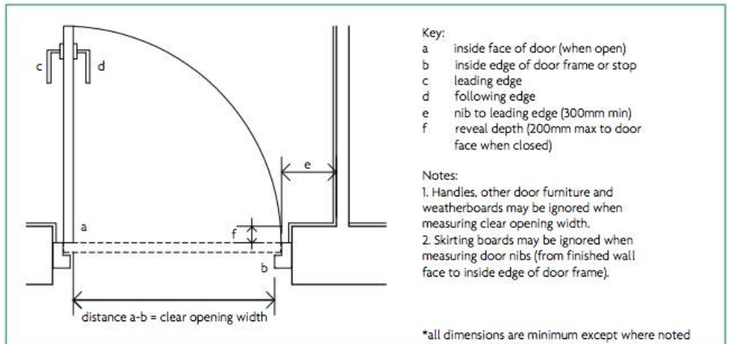


Diagram 2.2 Measurement of clear opening width and other features of external and internal doors

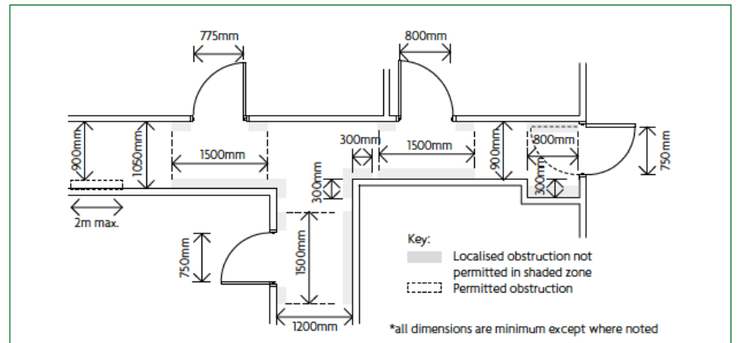


Diagram 2.3 Minimum door and hall widths and restrictions on localised obstructions

7.10.7 Circulation areas & doorways

Door and hall widths

The minimum clear width of every hall or landing is 900mm. Localised obstructions will not occur opposite or close to a doorway and the corridor will not be reduced below 750mm width at any point. The clear opening widths will conform to those set by Approved Document M and a 300mm nib will be provided to the leading edge of every door within the entrance storey.

Private stairs and changes of level within the dwelling

Access to all rooms and facilities within the entrance storey will be step-free, with no level changes. The stair from the entrance storey to the storey above will have a minimum clear width of 850mm when measured above the pitch line of the treads. All stairs meet the provisions of Approved Document K for private stairs.

7.10.8 Habitable rooms

Living, kitchen and dining areas

There is a living area within the entrance storey of all units (which maybe a living room, dining room or a combined kitchen dining room). A minimum of 1200mm clear space is provided in front and between all kitchen units and appliances.

Bedrooms

Every bedroom has a clear access route, minimum of 750mm wide from the doorway to the window, and at least one double bedroom will provide a clear access zone a minimum of 750mm wide to both sides and the foot of the bed. Other double bedrooms have a clear access zone a minimum of 750mm wide to one side and the foot of the bed.

7.10.9 Sanitary facilities

General provisions

All walls, ducts and boxing to the WC/Cloakroom, bathroom and shower rooms will be strong enough to support adaptations that could impose a load of up to 1.5N/m2.

WC facilities on the entrance storey

Every dwelling will have a room that provides a WC and basin on the entrance storey. In two storey dwellings, with one or two bedrooms, the WC meets the provisions of diagram 1.3 and the basin does not impede access to the WC.

In two storey dwellings with three bedrooms, the room with the WC and basin provides a potential level access shower.

The door to the WC will open outwards.

Bathrooms

Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom described as the principle bedroom above.

7.10.10 Services & controls

Consumer units will be mounted so that the switches are between 1350mm and 1450mm above floor level. Switches, sockets and controls will have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm from an inside corner.

The handle to at least one window in the principle living area is located between 450mm and 1200mm, or a remote opening device will be fitted. Handles to other windows will be located between 450mm and 1400mm above floor level or a remote opening device will be fitted.

Boiler controller will be mounted in an accessible location between 900mm - 1200mm above finished floor level.

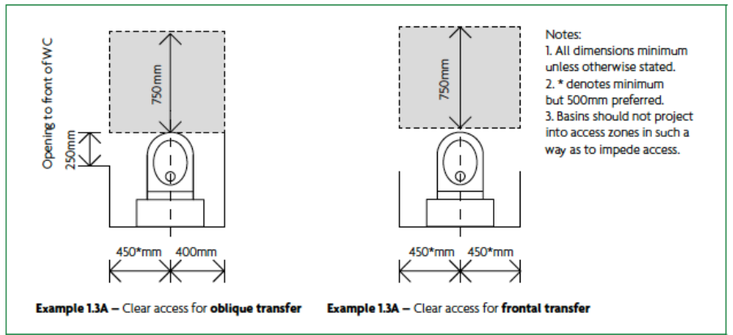


Diagram 1.3 WC access zones

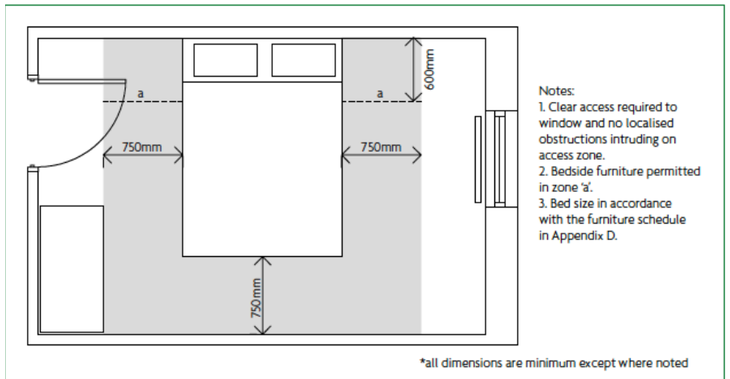


Diagram 2.4 Clear access zones to principal bedroom

7.11 Part M4(3) compliance

M4 (3) Wheelchair User Dwellings

10% of the residential dwellings will comply with the requirements of Approved Document Part M4(3) of the Building Regulations.

The following section covers the specific requirements of M4(3).

Ground floor M4(3) house type and apartment locations

Typical floor M4(3) house type and apartment locations

Storage

Each wheelchair user dwelling layout provides a wheelchair storage (1,100mm x 1,700mm) and transfer space with a clear width of at least 1,200mm. Storage is provided in accordance with the minimum areas given. The M4(3) units that are multi-story dwellings are designed to allow for provisional through floor lifting devices.

Living, kitchen and dining area

All apartments are single storey therefore the principal living area is on the entrance storey. The minimum internal floor area of the living room, dining room and kitchen meets the figures in table 3.2. The glazing system features a transom that is no higher than 850mm above floor level.

Each wheelchair user dwelling features an open plan living, dining and kitchen arrangement and the kitchen has a clear access zone of 1,500mm in front and between all unit and appliances.

The (adaptable) dwellings have worktop runs in accordance with table 3.3 and the layouts demonstrate how the kitchen could be easily adapted to meet the provisions of wheelchair user accessible requirements at a future date without significant structural alterations or impact upon the rest of the dwelling.

The accessible dwellings have the full run of worktops required, as stated in table 3.4. The worktop incorporates a 2200mm minimum continuous section which includes a combined sink, drainer unit and hob. This section is either a height adjustable worktop or a fixed section capable of being fixed at various heights as required.

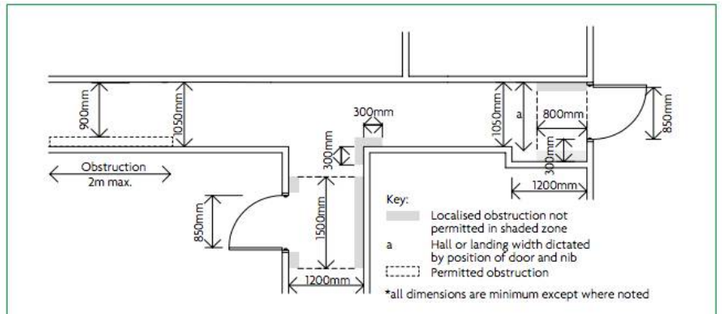


Diagram 3.4 Minimum door and hall widths and restrictions on localised obstructions

Table 3.2 Minimum combined floor area for living, dining, and kitchen space

Number of bedspaces	2	3	4	5	6	7	8
Minimum floor area m^2	25	27	29	31	33	35	37

Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling

Number of bedspaces	2	3 & 4	5	6–8
Minimum worktop length (mm)	4330	4730	5630	6730

Table 3.4 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling

Number of bedspaces	2	3 & 4	5	6–8
Minimum worktop length (mm)	6130	6530	7430	8530

Bedrooms

Every bedroom provides a 1000mm wide clear access route from the doorway to the window. Every bedroom has a 1,200mm x 1,200mm manoeuvring space inside the doorway, clear of the bed and closed door. The principal double bedroom has a minimum floor area of at least 13.5 sq m and a minimum width of at least 3m. The principal bedroom also has a clear access zone 1,000mm wide to both sides and the foot of the bed and 1,200mm x 1,200mm manoeuvring spaces on both sides of the bed.

Every other double bedroom has a minimum floor area of at least 12.5 sq m, a minimum width of 3m and a 1,000mm clearance zone to one side of the bed and in front of all furniture. Every other single bedroom has a minimum floor area of at least 8.5 sq m, a minimum width of 2.4m and a 1,000mm clearance zone to one side of the bed and in front of all furniture.

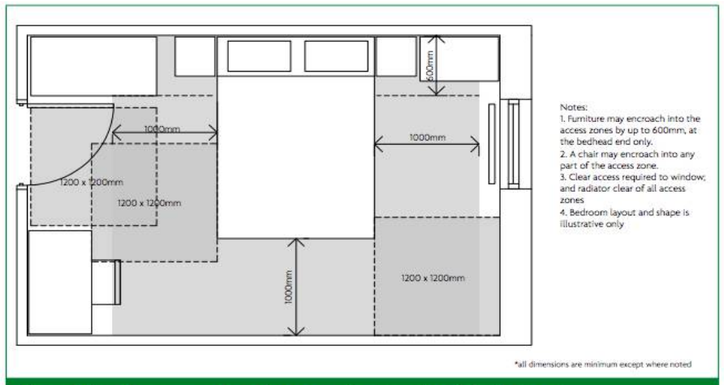


Diagram 3.9 Clear access zones and manoeuvering spaces to principal bedroom

Sanitary facilities

All wheelchair user dwellings meet the requirements of table 3.5.

Every wheelchair user dwelling provides a wet room on the entrance storey which contains a WC, wash hand basin and installed level access shower and features an outward opening door.

The (adaptable) dwellings have bathrooms which comply with diagram 3.10 and can be easily adapted in future to become wheelchair user accessible.

The (accessible) dwellings have bathrooms which comply with diagram 3.11.

All 2 and 3 bedroom apartments have a compliant bathroom and a separate compliant en-suite for the master bedroom, with outward opening doors.

All principle bathrooms and en-suites provide a minimum 1500mm clear wheelchair turning circle. This applies to both adaptable and accessible units.

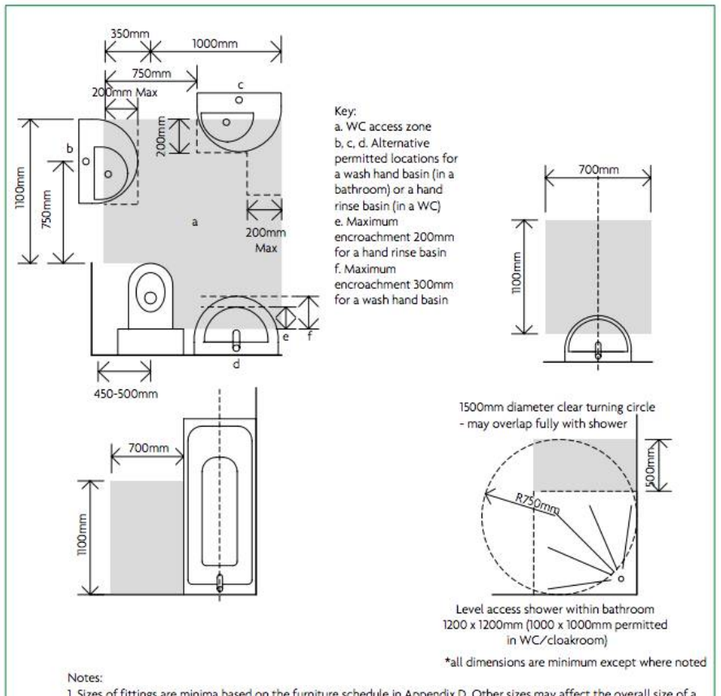
Table 3.5 Summary of minimum requirements for sanitary provision in typical dwelling types (dwellings should also comply with relevant detailed requirements set out in paragraphs 3.36-3.43)

Single storey dwelling (typically a flat or bungalow)

Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower
4 bedspaces	Bathroom with level access shower and separate WC/cloakroom
5 bedspaces or more	Bathroom with level access shower and separate WC/cloakroom (or second bathroom). Wheelchair accessible dwellings must also provide both a level access shower and a bath

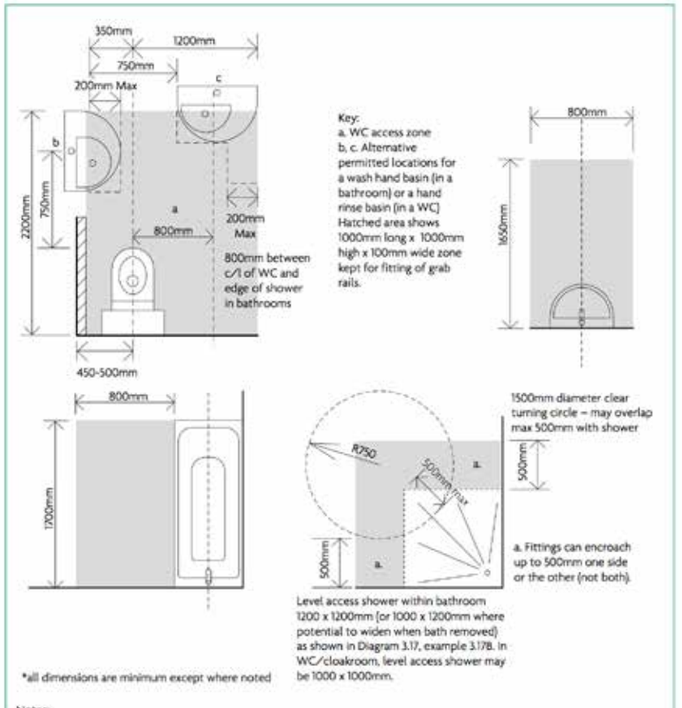
Two or three storey dwelling (typically a house or maisonette)

Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom (where bathroom not on the entrance storey)
4 bedspaces	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom
5 bedspaces or more	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom. Wheelchair accessible dwellings must also provide both a level access shower and a bath



Notes:
1. Sizes of fittings are minima based on the furniture schedule in Appendix D. Other sizes may affect the overall size of a bathroom or WC/cloakroom.
2. Access zones may overlap except where noted.
3. In WC/cloakrooms the basin and/or WC may encroach into the shower space but this should be minimised.
4. Any radiator or towel rail should be clear of all access zones.

Diagram 3.10 Sanitary fittings associated clear access zones and permitted encroachment of basins – wheelchair adaptable



Notes:
1. Sizes of fittings are minima based on the furniture schedule in Appendix D. Other sizes may affect the overall size of a bathroom or WC/cloakroom.
2. Access zones may overlap except where noted.
3. Clear access zone minimum 400mm-600mm high required under all basins other than essential traps and drainage connections providing these do not impede approach by a wheelchair user.
4. Any radiator or towel rail should be clear of all access zones.

Diagram 3.11 Sanitary fittings, associated clear access zones and permitted encroachment of basins – wheelchair accessible

7.12 Part M4(3) compliance layouts

In accordance with the Draft London Plan (2021), 90% of the new dwellings are M4(2) compliant and 10% are M4(3) compliant.

The proposed locations, layouts and mix of the M4(2) and M4(3) compliant wheelchair user dwellings are detailed in the following table, diagrams and plans.

DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	(sq.m)	*(sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	*Hab Rooms*	Occupants
	C-9	HT 4" 3 Bed	130	*1,399*	27	*291*							1		1	*4*	5
	C-10	HT 4*" 3 Bed	130	*1,399*	26	*280*							1		1	*4*	5
	C-15	HT 4" 3 Bed	130	*1,399*	20	*215*							1		1	*4*	5
	C-16	HT 4*" 3 Bed	130	*1,399*	19	*205*							1		1	*4*	5
G	E0-1"	1 Bed	55	*592*	12.0	*129*					1				1	*2*	2
G	E0-2"	1 Bed	55	*592*	9.0	*97*					1				1	*2*	2
G	F0-5"	3 Bed	100	*1,076*	32.0	*344*							1		1	*4*	4
G	F0-8"	1 Bed	61	*657*	28.0	*301*					1				1	*2*	3
1	F1-8"	1 Bed	55	*592*	14	*151*					1				1	*2*	2
2	F2-8"	1 Bed	55	*592*	5	*54*					1				1	*2*	2
3	F3-7"	1 Bed	55	*592*	5	*54*					1				1	*2*	2
4	F4-1"	1 Bed	55	*592*	5	*54*					1				1	*2*	2
4	F4-4"	2 Bed	80	*861*	12	*129*						1			1	*3*	4
Building G Total			**1,091**	**11,744**	**214**	**2,304**					**7**	**1**	**5**	**-**	**13**	**37**	**43**
											54%	8%	38%	0%			

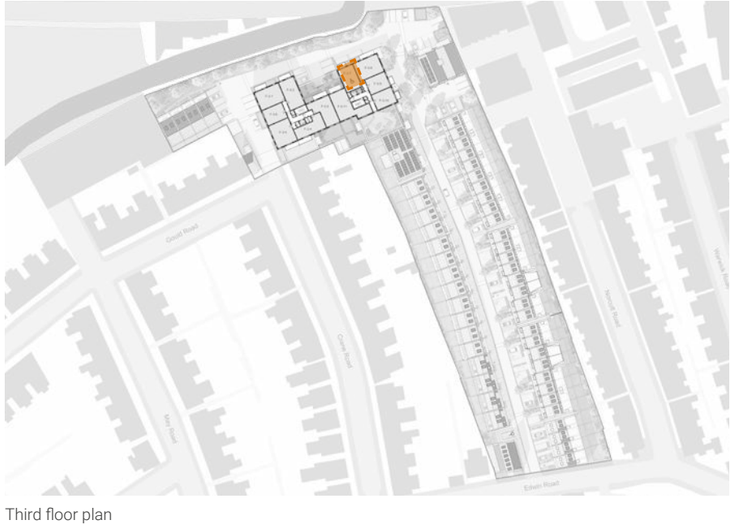
Key

Accessible units

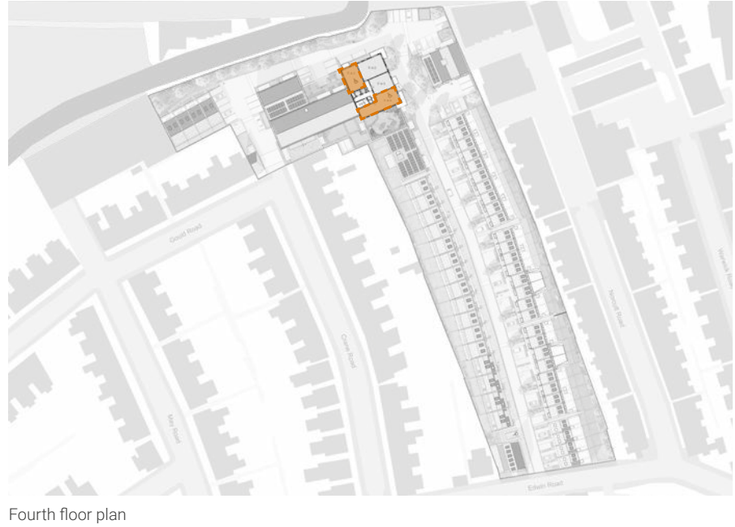
Ground floor plan

First floor plan

Second floor plan



Third floor plan

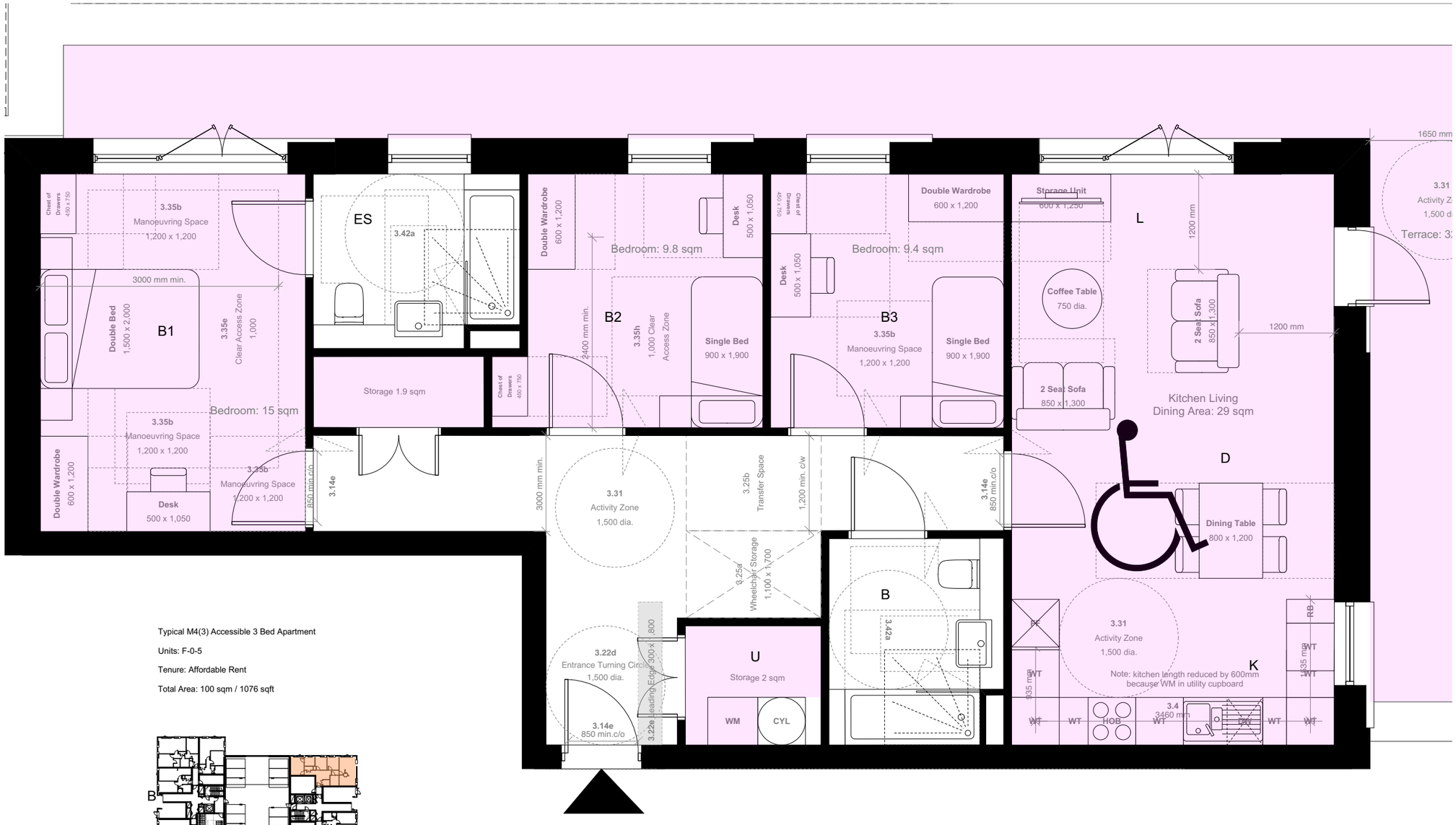


Fourth floor plan

Part M(4)3 Accessible - 3 bedroom apartment (ground floor)

Occurs within Building F

0m 0.5m 1.5m 3m

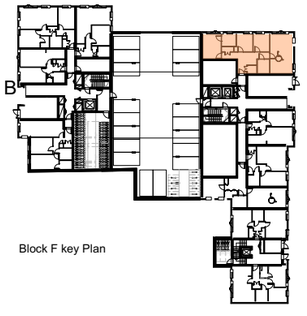


Typical M4(3) Accessible 3 Bed Apartment

Units: F-0-5

Tenure: Affordable Rent

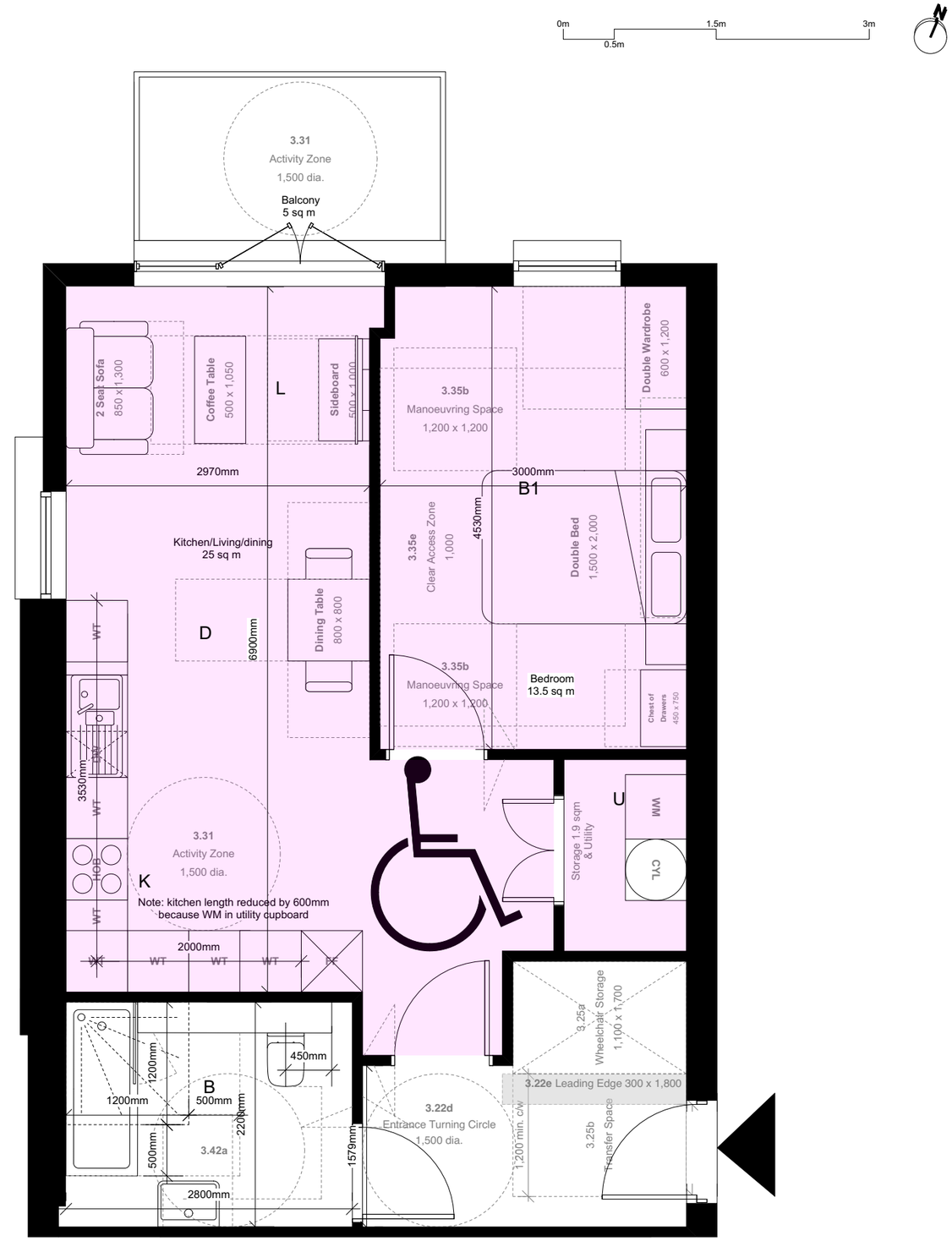
Total Area: 100 sqm / 1076 sqft



Block F key Plan

Part M(4)3 Accessible - 1 bedroom apartment (multiple floors)

Occurs within Building F

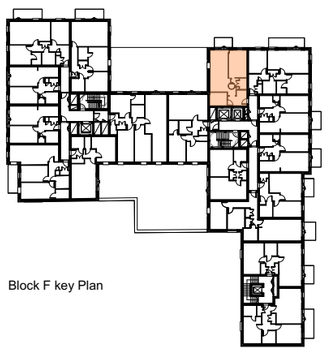


Typical M4(3) Accessible 1 Bed Apartment

Units: F-1-8, F-2-8, F-3-7 and F-4-1

Tenure: Affordable Rent

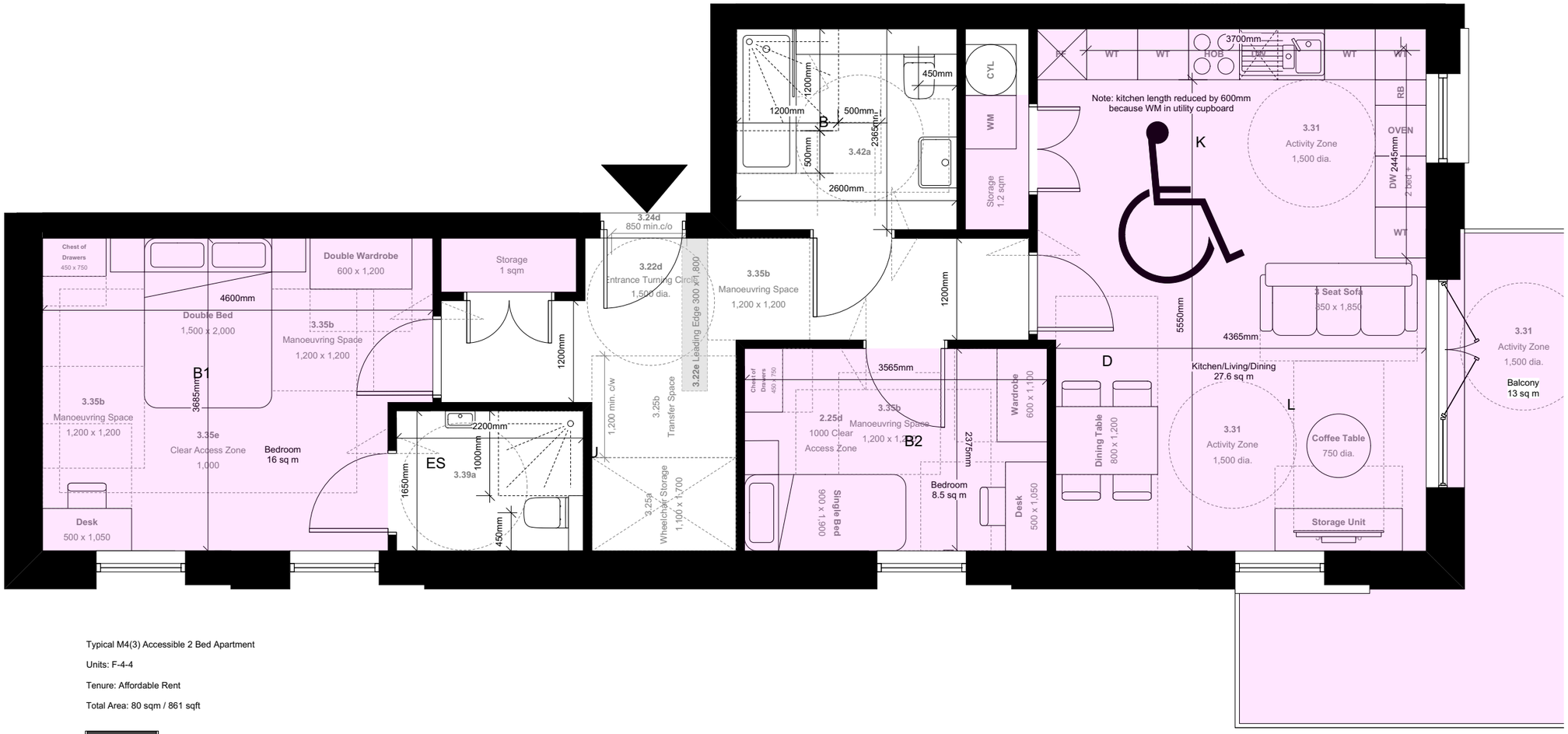
Total Area: 55 sqm / 592 sqft



Block F key Plan

Part M(4) 3 Accessible - 2 bedroom apartment (fourth floor)

Occurs within Building F

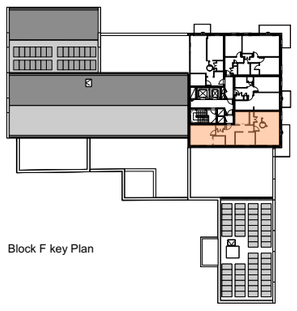


Typical M4(3) Accessible 2 Bed Apartment

Units: F-4-4

Tenure: Affordable Rent

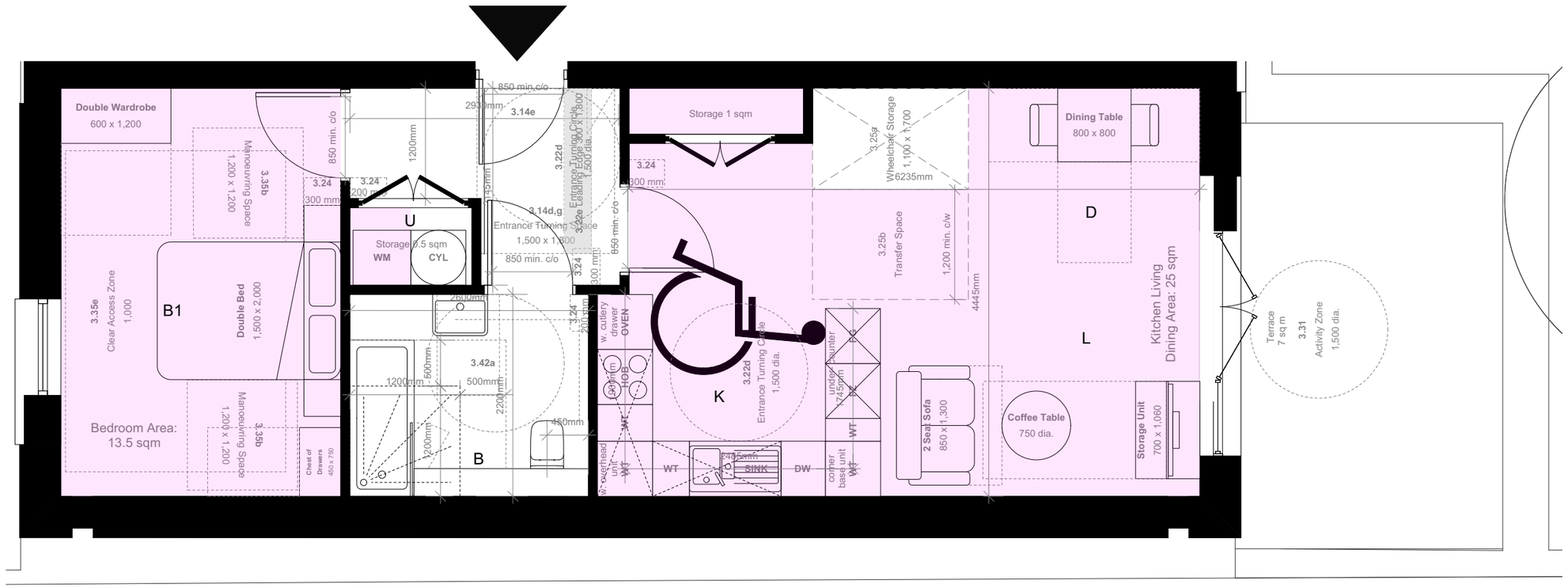
Total Area: 80 sqm / 861 sqft



Block F key Plan

Part M(4) 3 Accessible - 1 bedroom apartment (ground floor)

Occurs within Building E

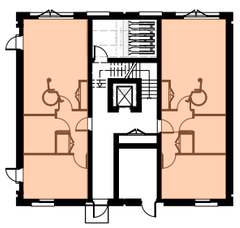


Typical M4(3) Accessible 1 Bed Apartment

Units: E-0-1 and E-0-2

Tenure: Affordable Rent

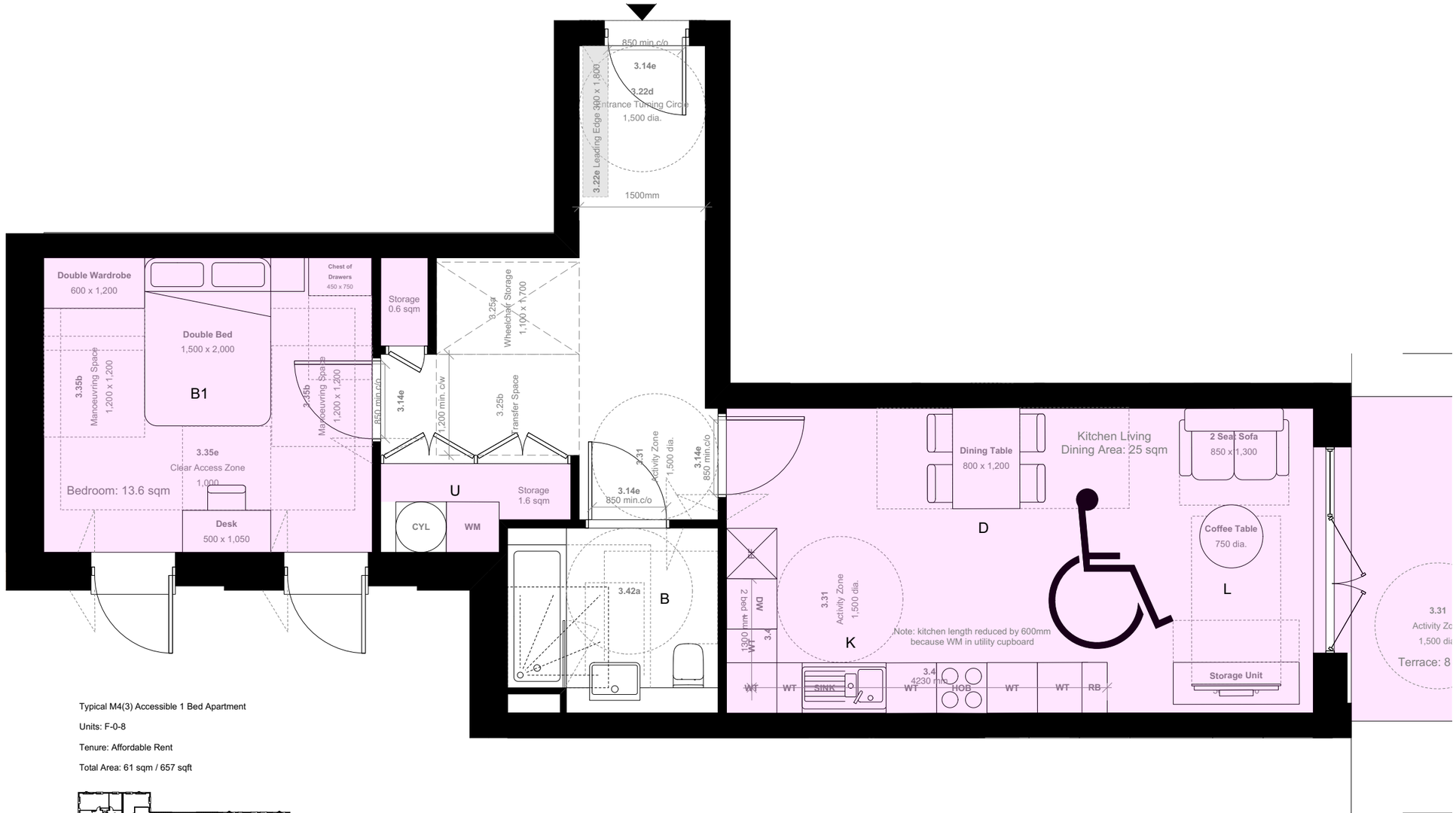
Total Area: 55 sqm / 592 sqft



Block E key Plan

Part M(4) 3 Accessible - 1 bedroom apartment (ground floor)

Occurs within Building F

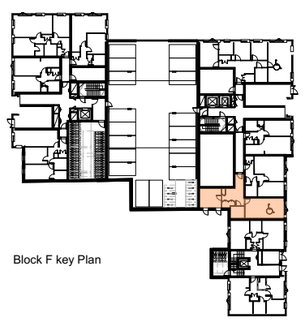


Typical M4(3) Accessible 1 Bed Apartment

Units: F-0-8

Tenure: Affordable Rent

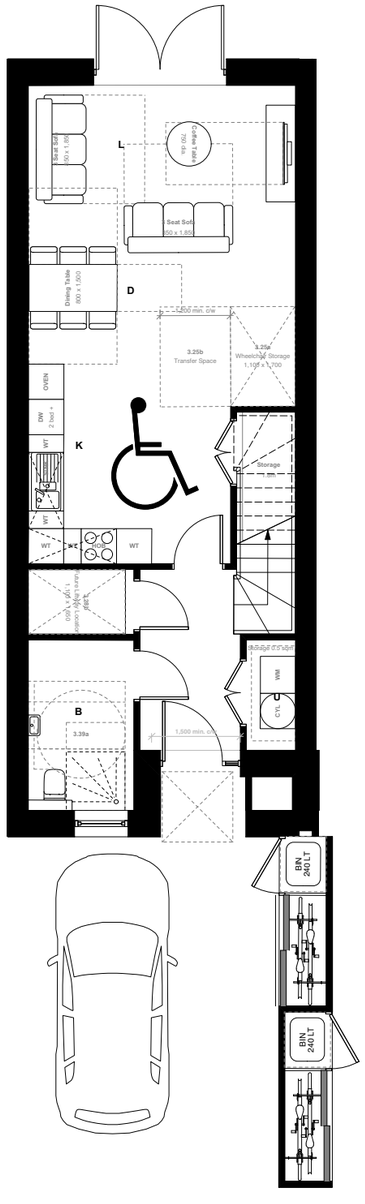
Total Area: 61 sqm / 657 sqft

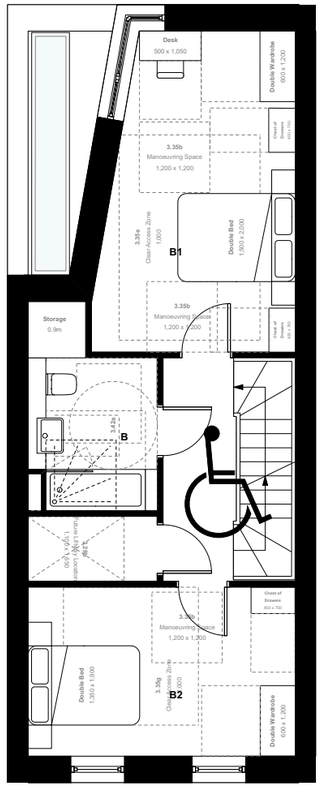


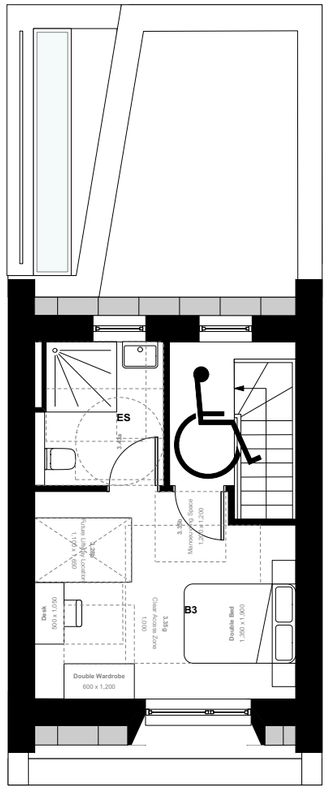
Block F key Plan

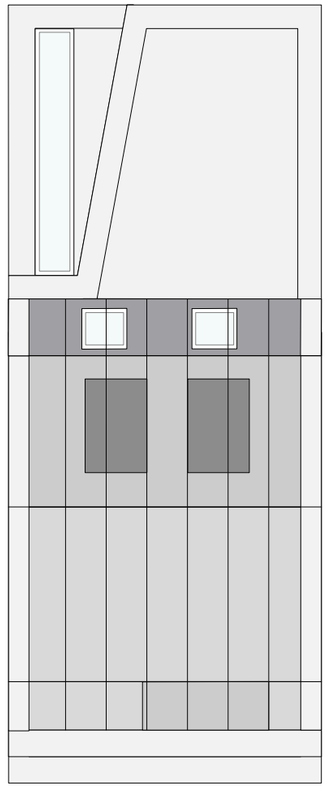
House type 4 (M4(3) 3B6P)

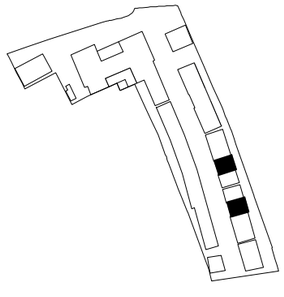
Occurs within Building C









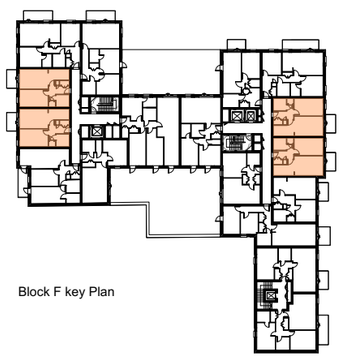


7.13 Part M4(2) compliance - 1 bedroom apartment

Occurs within Building F

Typical M4(2) Accessible and Adaptable 1 Bed Apartments

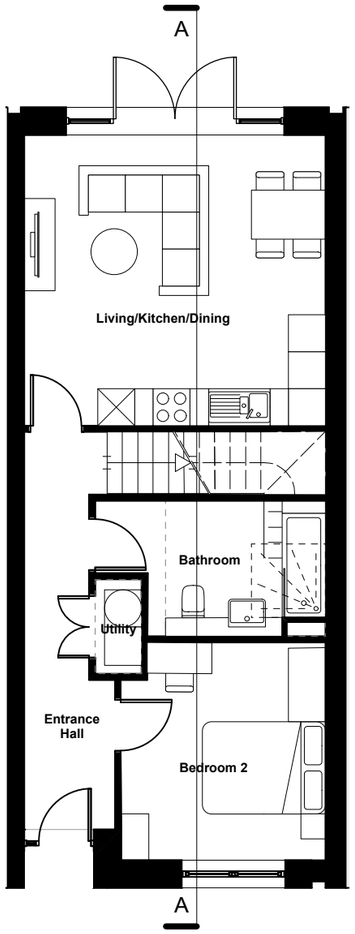
Total Area: 50 sqm / 538 sqft

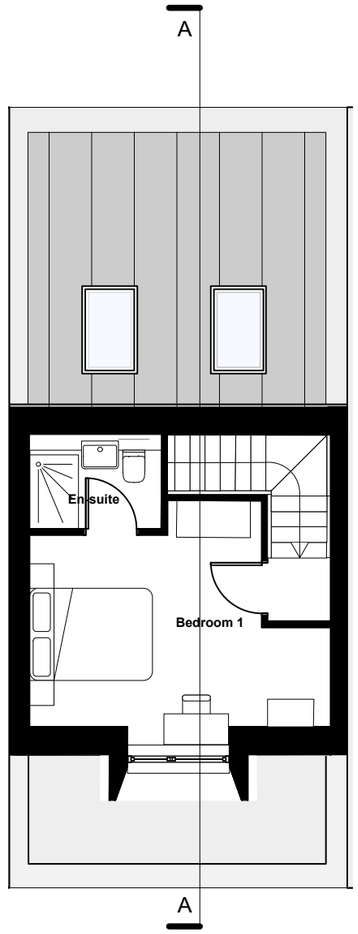


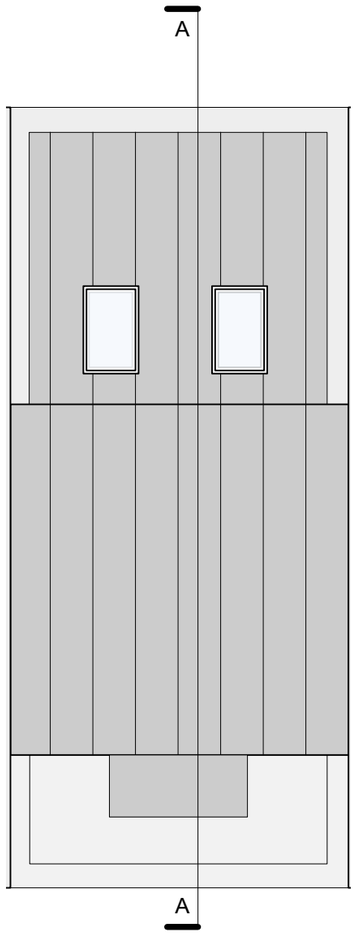
Block F key Plan

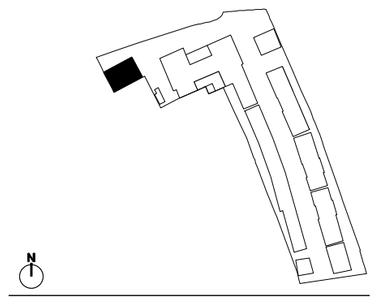
House Type 1 (M4(2) 2B4P)

Occurs within Building G



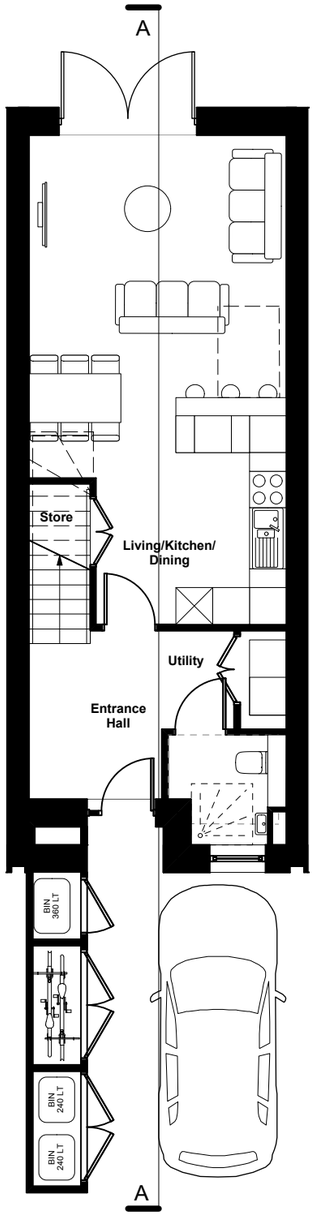


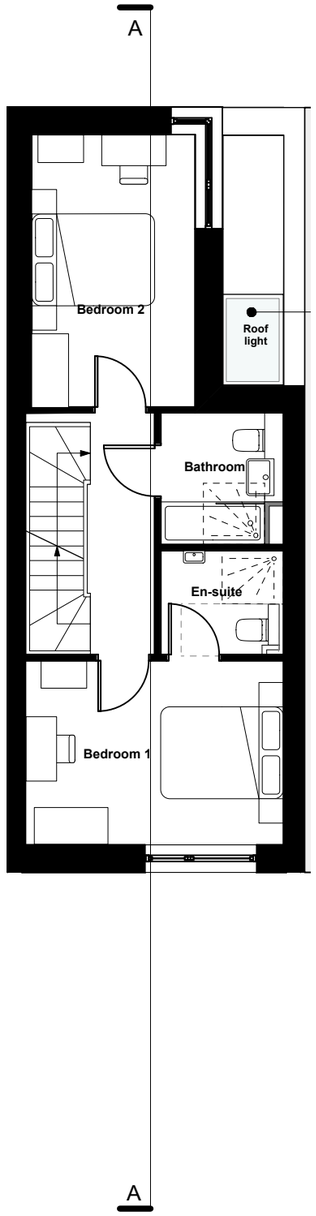


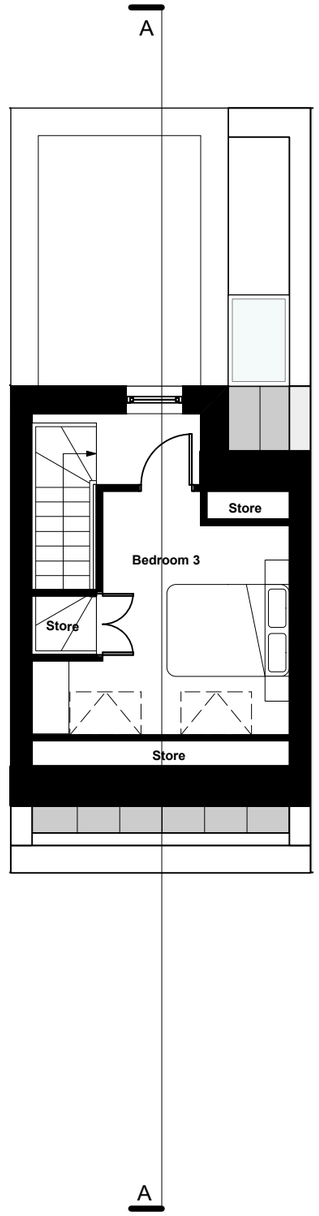


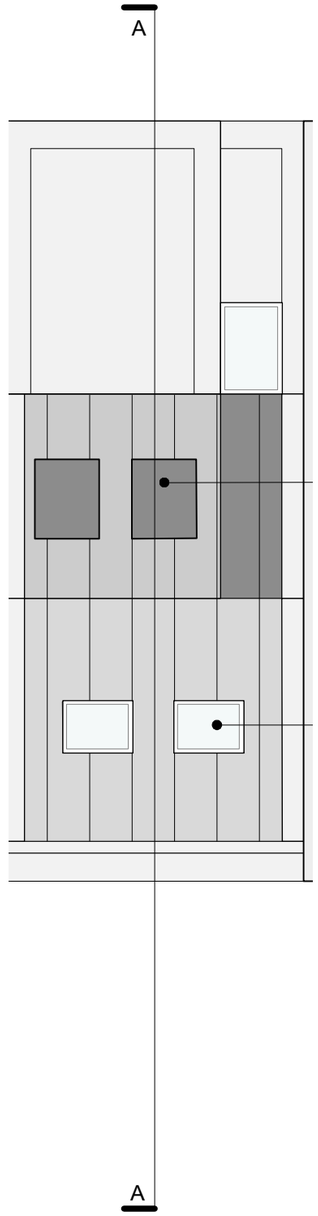
House Type 2 (M4(2) 3B6P)

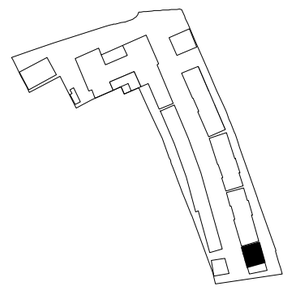
Occurs within Building C





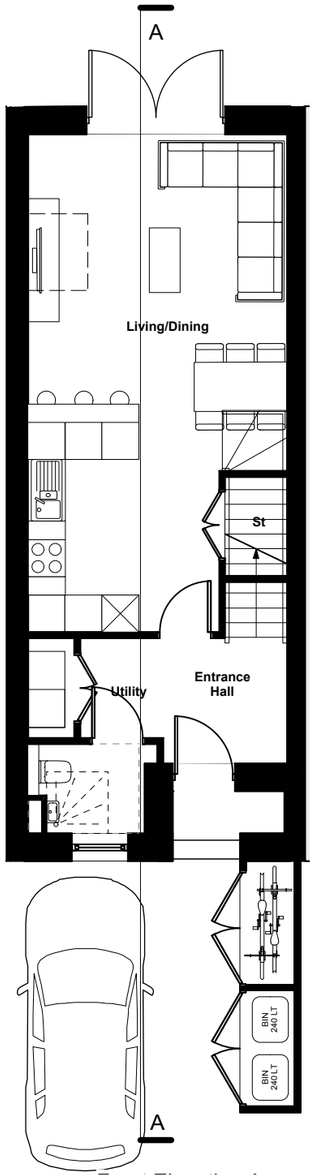


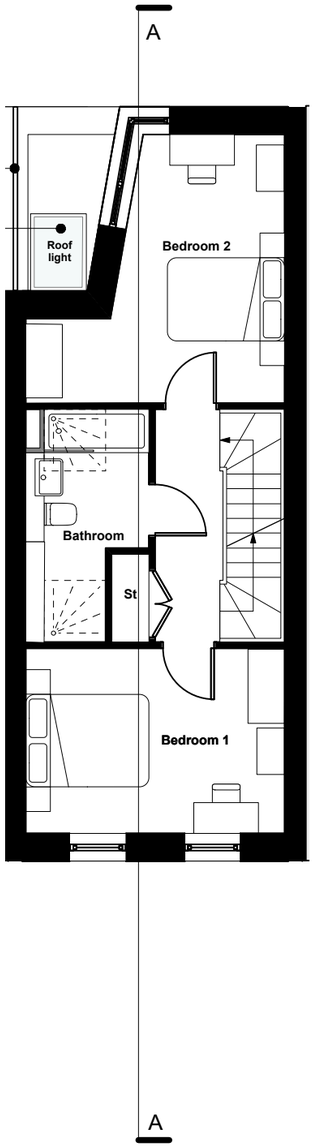


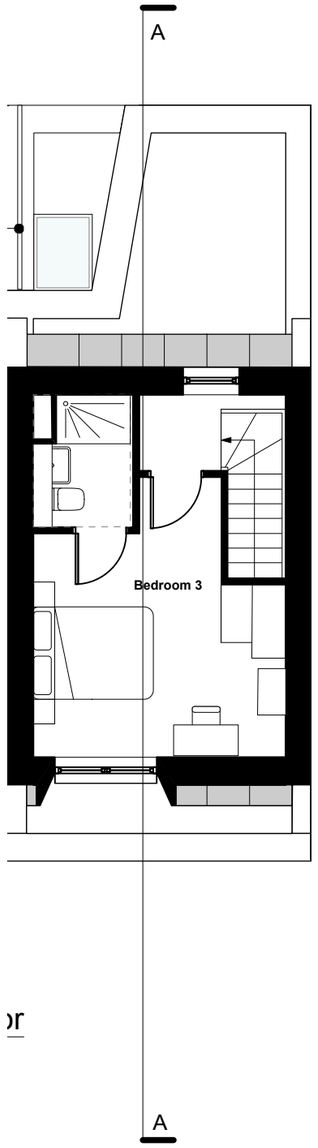


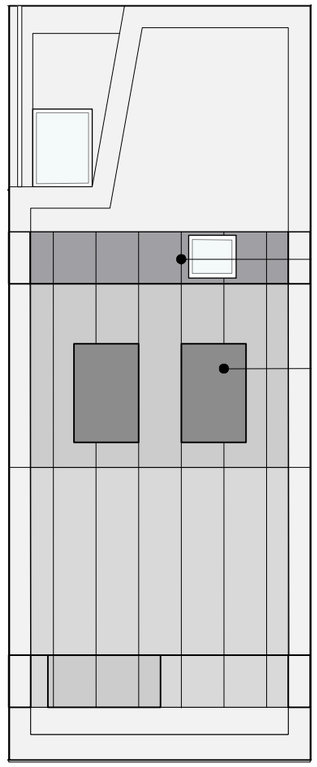
House Type 3 (M4(2) 3B6P)

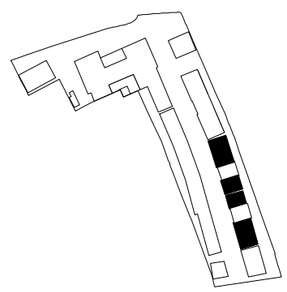
Occurs within Building C











House Type 6 (M4(2) 3B6P)

Occurs within Building D