

9.7 Access to and around the building

Access to Edgware Road, Newcastle Place, Paddington Green and the Westway will be level with the pavement. Pavement surfacing will meet Westminster City Council requirements and an appropriate level of external lighting will be provided in open spaces which is captured in the Lighting Strategy that accompanies this application.

9.7.1 Access into the Building

- Flush thresholds are provided into all ground floor areas
- Flush thresholds are provided from all ground floor main lobbies to the residential cores.
- Ramped access in line with part M may be required in places from secondary entrances to the cores to negotiate the external pavement falls.
- Handrails to ramps, lifts and stairs provided are suitably detailed in line with Part M
- Minimum clear width to ramps (1.5m) and stairs (1.2m) will be provided

9.7.2 Within the Building - Access to Homes

The residential entrance lobbies are provided with adequate space to manoeuvre as required under Part M and Lifetime Homes. All common corridors are 1.5m wide and flush thresholds are provided to all lobbies, lifts and unit entrance doors. All unit sizes have been designed with the space requirements of Lifetime Homes and Part M in mind and all floors are served by adequately sized lifts for wheelchair users.

9.7.3 Within the Building - Elsewhere

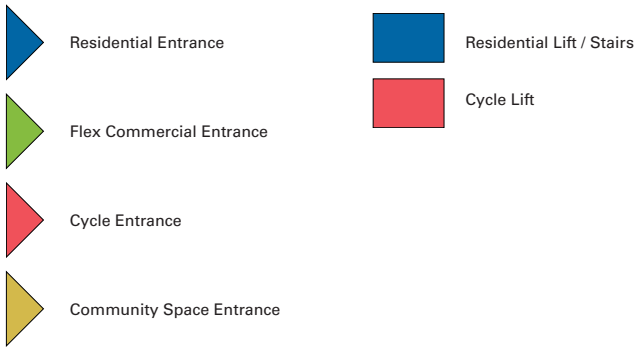
All service corridors are a minimum of 1.2m clear width.



Fig. 9.2 Ground Floor Building Uses and Entrances Plan



Paddington Green Police Station



9.8 Standards in Dwellings

All apartments should be suitable for all purchasers/occupiers, regardless of changes in personal ability or circumstances. The measures to achieve this are detailed below:

9.8.1 British Standards

The flats are capable of being developed to meet BS8300:2018.

9.8.2 Building Regulations Part M

Numerous Lifetime Home Standards overlap with requirements in Part M of the Building Regulations. The additional requirements under Part M include:

- Tactile pavers as required will be provided.
- Rise of external stair flights between landings will be less than 1.2 m. There are however no external stair flights.

9.8.3 London Housing Design Guide

London Housing Design Guidelines have been incorporated in the scheme. The principle aspects of the guide will be continually monitored through the detailed design stage to maintain compliance and best practise.

9.8.4 Disabled Housing Standards

Additional consideration have been taken to ensure that the flats can be adapted to be suitable for wheelchair users. This will include:

- Refuse stores located as conveniently as possible.
If necessary, refuse collection will be organised by the management company.
- Ironmongery will be addressed in detail design.
- Post collection will be located as conveniently as possible. If necessary, it can be organised by the management company.
- Most of the rooms in the development generally have good daylighting.
- Dwellings for wheelchair users will be addressed during detail design.
- Knockout panels will be provided between main bathrooms and bedrooms during detail design.

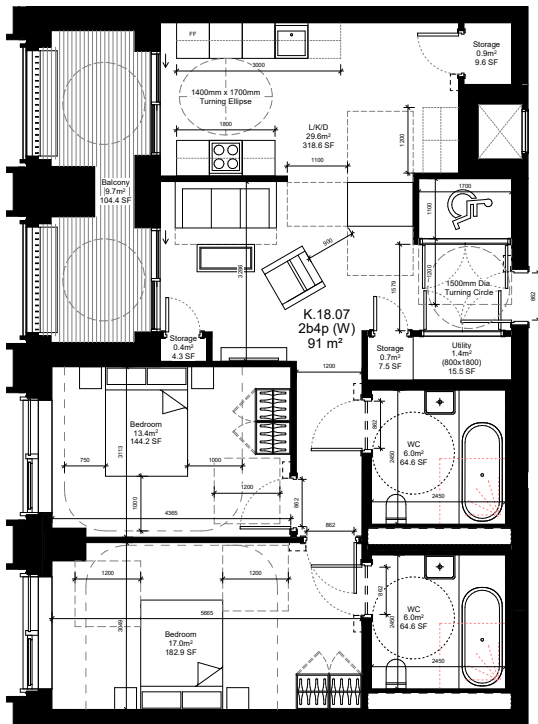
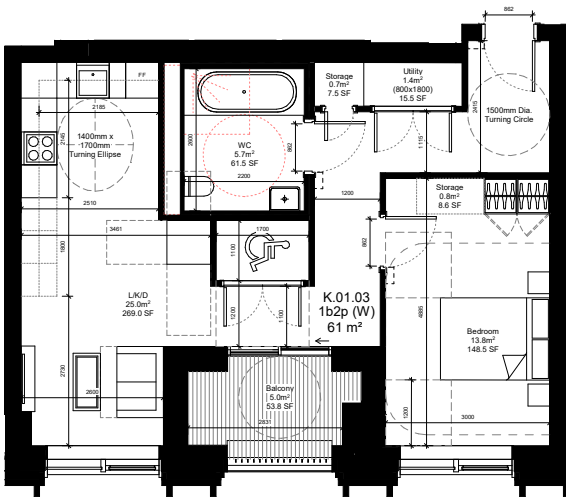
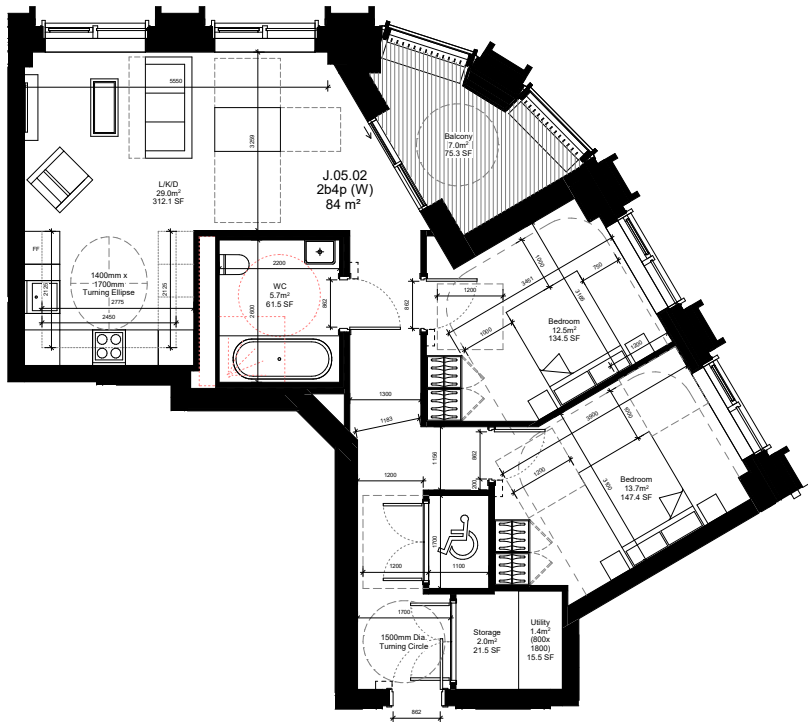
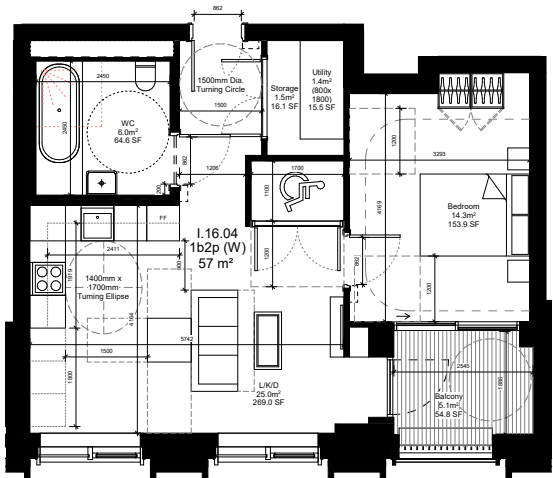


Fig. 9.4 Typical Wheelchair Accessible Apartment Plans

9.9 Communications and Controls

This will be addressed in greater detail during the detailed design stages. Generally signage will be clear, legible and consistent and consideration will be given to provide auditory signals for the visually impaired and visual signals for the auditory impaired. All fire alarms will be both visual and auditory in line with Part B of the building regulations.

Each building block will be managed separately by either the occupier or an appointed management company who will also take responsibility for any external areas belonging to the development.

9.10 Evacuation and means of escape

9.10.1 Overview

Fire and life safety has been of the paramount importance through all stages of the buildings design to date. The team have looked to address all key principles and requirements set out with the Building Regulations while keeping abreast of changing regulations to ensure the building is future proofed.

The design team have engaged with Westminster Building Control and held a pre-application with the HSE to ensure the fire and life safety strategy and building design meet with the aspirations of each of these key stakeholders.

The building has been designed in accordance with the principles set out in BS9991-2021(draft) and the fire consultant, AESG have produced: Fire statements, a Fire and Life Safety Strategy and a Qualitative Design Review (QDR) accompany this application.

As each Block is over 50m under BS 9991 a QDR is required and as such has been completed. Through this process key stakeholders were consulted, for example building control to confirm the proposed methodology and 'what-if' scenarios being proposed. The conclusions and findings of the QDR have been implement within the design of the building.

9.11 Facade Access

The facade access and maintenance strategy will be developed further by the Façade Access Consultants.

The points below are an initial evaluation of the cleaning and maintenance options for the building façades of the Paddington Green Police Station development. Key considerations in the selection of the systems have been;

- Compliance with all statutory regulations in Europe.
- Meeting the safety requirements of manned cradles.
- Incorporating safety devices for electrical/support cable failures as well as for operational malfunctions.
- Simplicity of operation and maintenance of the equipment.
- Minimising the cost of cleaning the façade.
- Environmentally acceptable both visually and in materials used and waste products generated.
- No physical contact with the building surfaces other than the buffers.
- Having the ability to access and clean a wide range of building surfaces during a single drop.
- Having the ability to handle inset windows or protrusions.
- No access through tenants or residential demise.

It is proposed that all buildings will be provided with extendable Building Maintenance Units (BMUs) operated on tracks that will run around the perimeter of each building roof. The BMUs shall be fully powered and operable from both the roof and from the suspended platform. It shall provide efficient access to the facades and be fully compliant with British Standards and local authority requirements. The BMU's will park within plant screen areas and retract from view when not in use. Low level and ground floor facades can be accessed directly from ground level with operatives using conventional tools. Inward opening windows will also allow for residents to clean windows safely from inside their apartments.

On rare occasions it may be necessary to employ a proprietary "spider" type Mobile Elevating Work Platform (MEWP) where necessary, as this is less affected by landscape, has outreach capacity over obstructions and has the lightest applied loads for comparable range of any MEWP.

These key elements in the design are based on the following:

- Legislation and codes of practice,
- The building and the structural requirements,
- Life cycle costs,
- Added value the system/design could bring,

The design has to be bench marked against the following standards:

- BS 6037-1:2003 Permanently Installed Suspended Access Equipment
- EN 1808 (1999) Safety Requirements on Suspended Access Equipment.

Overall the facade access solutions will use machines which are already tried and tested in the public domain and will minimise the risk to operatives in the maintenance of the facades.

9.11.1 Façade Maintenance and Glass replacement

In general it is proposed that the roof mounted suspended access systems may provide hoisting facilities for the replacement of cladding or façade panels. Any hoisting of cladding and panels is to be carried out using temporary equipment, specifically brought in and installed for the particular task. The exact method statement needs to be determined by the specialist contractor and the use of the façade access equipment may be considered in assisting the installation of the glazing and the final capping/sealing. Allowance in the loads for an additional 600Kgs materials lifting capacity of the BMU's to assist in façade replacement has been incorporated into the design proposals.

