

mab

Architecture, Design & Development LTD

November 2023

RE: 235 & 237 BROADWAY, Bexleyheath, Kent DA6 7EJ

Inclusivity statement.

Summary of Proposal

This statement summarises the key accessible aspects of the proposed design taking into account the relevant policy framework for mixed-use residential schemes. Key reference documents are;

- Approved document Part M of the Building regulations.
- The guide for lifetime homes.
- BS8300 where relevant.
- The London Plan – Policy D5-D7.

Inclusive design principles

The Mayor's Housing SPG is clear that new housing must also enhance the environment, improve choice and affordability, and provide better quality homes. London Plan Policy D6 states that housing development should be of high-quality design and meet the needs of Londoners without differentiating between tenures.

Policy D5 of the London Plan states that development proposals should achieve the highest standards of accessible and inclusive design such as being designed to incorporate safe and dignified emergency evacuation for all building users.

Policy D7 of the London Plan requires that 90% of new homes in all developments will need to meet 'Building Regulation requirement M4 (2)' of being 'accessible and adaptable', with the remaining 10% meeting 'Building Regulation requirement M4 (3)' of being wheelchair accessible or easily adaptable for wheelchair users.

The notes below set out the how the design has responded to these general aims.

Approach & entrances.

Step free access to the residential entrance and commercial ground floor retail unit is proposed. To transition between the existing street level and existing ground floor level of the commercial unit it is proposed to ease down the existing screed level (internally) to provide a step free transition between inside and outside. Flush mounted drainage for surface water will be provided at the junction between inside and outside to avoid rainwater ingress. The new external retail glazing units will be set down to meet the existing street level.

Residential entrance. Hallway and general corridor widths.

For the residential entrance a step free access is proposed.

The proposed hallway width is a minimum of 1500mm wide with a clear width entrance door of 910mm.

To distinguish the residential entrance door in elevation, a different colour is proposed between the external door frame and the surrounding brickwork finish to provide a clear, visual contrast of materials and highlight the entrance door.

Residential stairs.

The proposed new staircore is dedicated for residential access to the apartments above. A dedicated refuge area has been designed as part of the common balcony area on the apartment floors above sized at 1500mm x 1000mm in the event that a resident will require assistance to descend the stair for evacuation purposes. A dedicated link between the residential entrance at ground floor and each refuge zone on levels 1, 2, 3 & 4 will be provided for communication to the ground floor.

Lift

It is proposed to install a dedicated lift to serve the 1st floor apartments. This will provide a stair free means of access to 26% of the residential apartments proposed. This will also provide wheelchair access and access for anyone with mobility issues in lieu of using the staircase.

The lift zone would be accessed via the new staircore and will have a clear manoeuvring zone of 1500mm x 1500mm in front of the lift, as demonstrated on the proposed plans.

Adaptability

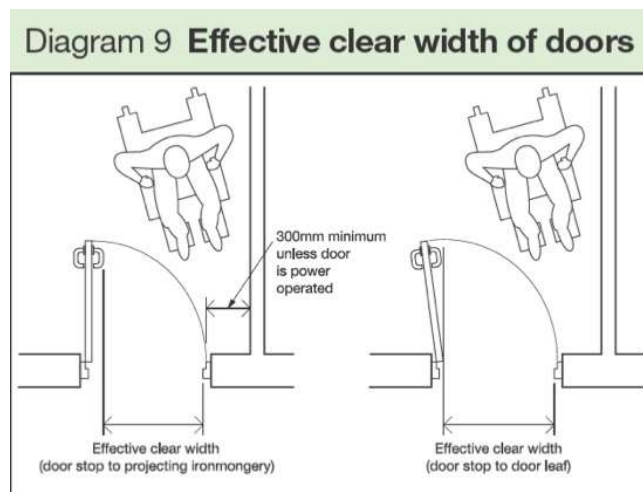
Proposed apartments 1 & 4 are the same layout. For apartment number 1 we have illustrated accessible zones in the bathroom, kitchen and bedroom of at least 1500mm to demonstrate the ability to manoeuvre around the layout. This is in line with the accessibility guidance in Part M of the building regulations.

General corridor & balcony widths.

The minimum width of the common balcony access is a 1.48m clear width. This provides a generous circulation zone to access each apartment with additional space included for external door mats and personal fixtures outside each apartment door, without impeding a clear access zone of 1500mm.

Door widths.

To comply with current standards (BS8300) and building regulations ([Approved Document M](#)), doors and entrance should be designed and specified using 'Effective Clear Opening Widths' or (ECW).



Note: The ECW is the width of the opening measured at right angles to the wall in which the door is situated from the outside of the door stop on the closing side to any obstruction on the hinge side e.g projecting door furniture, the door or the door stop. (see diagrams above)

Minimum Effective Clear Opening Widths (ECW)

Direction & width of approach	New Buildings (mm)	Existing Buildings (mm)
Straight-on (without a turn)	800	750
At right angles to an access route at least 1500mm wide	800	750
At right angles to an access route at least 1200mm wide	825	775
External doors to buildings used by the general public	1000	775

The above table has been used when preparing the proposed design for all new doors.

Building regulations & detailed design.

Whilst the above elements highlight specific elements of the current design, there will be further design development as the projects moves into the next stage. This will include a Building regulations submission to demonstrate compliance with approved document Part M of the regulations.

END OF STATEMENT.