



THE TERRACES (HOUSES)

The terraces are planned to reflect the angular pattern of radiating roads which run around the western side of this site. As a consequence, the houses are arranged in terraces and their material and rhythm is similar to the wider grain. The elevations have a repeating gable – a theme learned from the existing context and ensuring these terraces are part of a wider group with the street frontage buildings.



THE CENTRAL BLOCK (BLOCK C)

The Central Block is a simple L-shape which is designed to follow the new street pattern, and address the geometry of the site.

The building is a focal point, within a red brick context, and therefore is proposed to be a distinctive, lighter brick building. Its roof form is simpler, with a shallow angular parapet which provides some variety and elegance to the roofline. The patterning of windows is simple and repeating



THE CAVERSHAM ROAD FRONTAGE (BLOCKS A AND B)

The Caversham Road frontage learns from the existing character of Caversham Road, where the repetitious terraces of red brick gabled properties create a positive rhythm and recognisable theme. This frontage also replaces some existing buildings, to be demolished, which are familiar. The new building offers some recognition of the more fragmented form of those older buildings, to ensue this is not a monolithic frontage. The use of a predominance of red brick with grey brick as detailing, patterning and to break or structure the street scene, learns from the nearby houses.

Character and Appearance

The scheme has been designed to be heavily inspired by the prevailing context. That approach was discussed at pre-app stage and with the Design Review Panel who were particularly supportive of this, commenting that “The material submitted sets out a good study of the styles and materials within the immediate context”. As a consequence, the architectural character is a distinctive contemporary view on the traditional red and grey brick properties seen in the area. To form a street scene on the most public edges that is relevant to this location. The wider area follows this pattern, often with ‘special’ buildings in key positions – for instance the former Swansea Road Board School (now a Primary School) on the adjacent Swansea Road which celebrates its more public role in the community and its position in the street with a more distinctive and bolder form, and in this instance greater height. With that in mind, we have developed the design of block C, at the heart of the site, to be purposefully different. Whilst still capturing some of the detailing from the wider scheme, this building is a more sculptural form at the heart of the site, surrounded by the more typical red-bricked, gabled buildings.

This strategy divides the site into 3 distinct Character Areas;

- The Terraces (Houses)
- The Central Block (Block C)
- The Caversham Road frontage (Blocks A and B)

This diagram describes the key design principles and material strategy for these three Character Areas, the materials being part of a coherent sitewide approach meaning there is a clear resemblance between the blocks.





New frontage to Caversham Road. Four storeys with a strong rhythm of gable forms inspired by the nearby streetscene. Patterning the inset balconies and the projecting bays of windows adds a distinctive patterning with modelling and shadowing enhancing the interest. The use of a contrasting red and grey brick captures the palette nearby, but simplified in a fresh new way

**The Caversham Road frontage
(Blocks A and B)**

The existing buildings on this frontage are relatively significant 3 storey properties, now connected at ground floor. To the south of the entrance these are three buildings, with pitched roofs running parallel to the street. Beyond the accessway (where a building has been lost at some time), the final property is now different, rendered white, and connects to the residential neighbours extending north. Looking beyond the site, the frontage is typified with buildings presenting prominent gables to the street. There is an opportunity to add a greater degree of order in this frontage by replacing the now tired properties with a more unified building form, and with an architectural rigour that ties this whole frontage together, including the property on the north side of the access.

The design seeks to reflect the red brick character of the existing, and introduce a distinct rhythm of strong gables, with pitched roof forms, which retains a repeating form within the facade and rhythm that reflects the individual properties currently there. The proposals extend to four storeys, however through modelling the scale and proportions of the gables, this slight increase in height is managed well..

The façade is a pattern of two elements – panels of brickwork set forward with punched windows and areas of brickwork that can be heavily decorated, contrasting with recessed terraces – protecting private amenity on this frontage. These recessed bays increase the modelling and shadowing across the elevation and help to break the elevation into a series of distinct bays. Towards the top, the inset extends to break the roofline, further separating each of the gables. This pattern extends across the whole of the frontage (A and B) and the block steps down at either end to meet the neighbouring buildings and avoid dominating.

By turning the pitched roof to be perpendicular to the street, this accentuates the triangular form of the gable, mimicking the nearby dormers, and avoiding a long dominant roofline that might be created on a larger building here.

Brick decoration seeks to reflect some of the ideas of the existing buildings and those around. A paired back façade, where the overall order and structure is most dominant, the areas of decoration use the same grey brick to add patterning in key areas.



FORM INSPIRATION

Detailed view of the setback top floor showing the contrast bricks which accentuate the roof form



The darker slot separates each of the gable forms to create a strong rhythm, diminishing the scale to feel like a group of buildings.



- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Metal 01: Dark grey
- 5. Metal 02: Light grey
- 6. Grey Metal cladding
- 7. Glass balustrade
- 8. Roof tiles

MATERIAL PALETTE



The inset terraces provide some protection to those amenity spaces on the street frontage.



Elevation to Caversham Road
Block A and B



A view looking west along the new street into the heart of the site towards the Central Block (block C) and the houses beyond. The sculpted light brickwork form sits in the centre of the site providing a relief and contrast against the other buildings that have a more traditional detailing treatment relating to the local context. The new street is a shared surface leading residents through the site shared by vehicles, bicycles and pedestrians.

The Central Block (Block C)

The design of block C, at the heart of the site, is purposefully different.

Whilst still capturing some of the detailing from the wider scheme, this building is a more sculptural form at the heart of the site, surrounded by the more typical red-bricked, gabled buildings.

The plan is a simple L-shape around one core (previously C1/C2 at pre-app stage). This plan is designed to follow the new street pattern, and address the geometry of the site.

The building is a focal point at the heart of the site, within a red brick context, and therefore it is proposed as a distinctive, lighter brick building. This works well given it is set away from the public realm, and its differences ensure this is a highlight and avoids monotony. The plan stacks and therefore the elevation is simple – repeating punched windows across each floor forming a strong rhythm. Its roof form is simpler, with a shallow angular parapet which provides some variety and elegance to the roofline. The patterning of windows is repetitive making a light, gridded character to the façade.

The choice of a lighter brick, generally, means this is a contrasting and brighter building within this otherwise uniform context. Extending round to the south elevation, the block steps down from 4 to 3 storeys, and this element reverts to a panel of red brick, which mirrors the houses opposite. This is the location where the street may in the future extend through the neighbouring site – the masterplan approach. This reverts to a more -street-like' character at this point.



FORM INSPIRATION

A sculpted roofline in a light grey brickwork provides a feature form in the centre of the site and a contrast to the pitched gables ends of the red brick buildings that form the edges of the site.



As the sculpted block turns the corner within the site, the form and character change to provide a street character using the red brick and grey detailing.



Elevation to a new street
Block C



- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Metal 01: Dark grey
- 5. Metal 02: Light grey
- 6. Grey Metal cladding
- 7. Glass balustrade
- 8. Roof tiles

MATERIAL PALETTE



The sculpted central block has a strong rhythm of openings in a grid format, in stretcher bond brickwork. Minimal detailing provides a modern treatment and contrast to the red brick buildings. The entrance to this block is highlighted with flush contrasting striped brickwork which echoes the detailing across the rest of the scheme.



A view into the new street. The terraced houses have a similar repeating pattern as the existing roads nearby. The view is terminated as the road turns south - again typical of the surrounding area. The palette mixes the red and grey bricks found in the local area.

The Terraces (Houses)

Extending back from Caversham Road, a new link through the site will eventually connect with Northfield Road. The buildings here mix 2-3 storey houses with 3-4 storey small scale apartment block. This contrast in scale, set across a narrow street, reflects the mixed scale of buildings seen in nearby streets. Likewise, the plan of this street cranks in the middle, extending west into the site and then turning to the south. At this point the buildings beyond terminate the view, again a layout which can be seen locally to the north. These moves are intended to make this new street feel similar in layout, definition and scale those around.

The houses are 2-3 storey, and as short terraces present a rhythm of gabled elevations to the street. This is a further interpretation of the character of nearby terraced streets. Each has a narrow proportion, accentuating the rhythm. The recess between these projecting bays incorporates the front door, and there is a contrast in brick between these two elements, again reminiscent to the nearby character of red brick and grey brick.

Opposite are two 4 storey apartment blocks. These are simpler in character - more orthogonal – as a contrast to the more heavily detailed and modelled form of the previous two designs. This retains a level of calmness to the streetscene, to avoid every building competing. The palette is similar, mixing a predominance of red brick, with some decorative grey brick. Looking into the street the opposing buildings define the street and create a sense of enclosure comparable to the wider area, and by mixing scales, and closing off the view where the roadway turns, there is a strong sense of this new group belonging within this established neighbourhood, complimenting the existing pattern.



FORM INSPIRATION



The tall gables are inspired by the houses in the local context.



The front doors sit in a prominent location addressing the street.



Elevation to a new street.
Family Houses



- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Metal 01: Dark grey
- 5. Metal 02: Light grey
- 6. Grey Metal cladding
- 7. Glass balustrade
- 8. Roof tiles

MATERIAL PALETTE

Architectural Detailing

- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Alternating red ad grey flush striped brickwork in stretcher bond
- 5. Triple stacked, flush solidier course banding
- 6. Contrasting flush brick patterning
- 7. Flush contrasting soldier course brickwork at window head
- 8. Splayed brick parapet

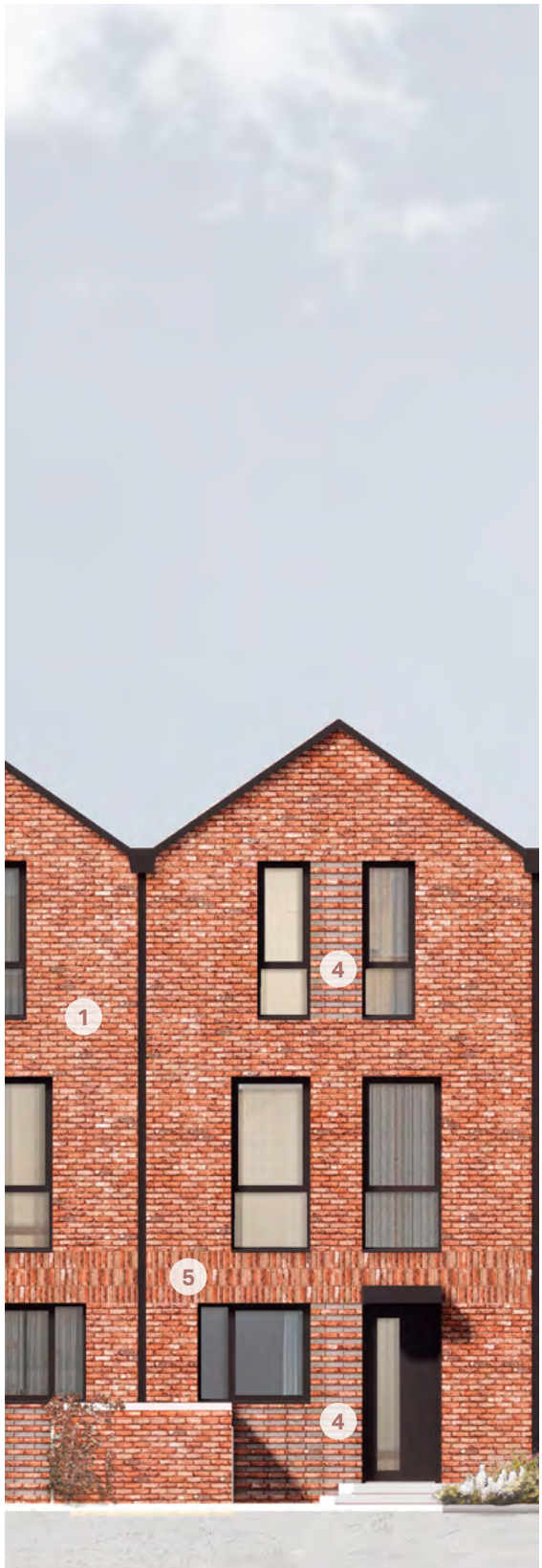


DETAILING PALETTE

THE CAVERSHAM ROAD FRONTAGE
(BLOCKS A AND B)



THE TERRACES
(HOUSES)



THE CENTRAL BLOCK (BLOCK C)



Use and Amount

The scheme proposes 60 new homes. The schedule illustrates the mix and types, and all homes will meet the requirements of the National Technical Standards. All apartment blocks will be designed to meet M4(2) with a number of wheelchair M4(3) homes included. The site has to manage changing levels to satisfy the FRA, and as a consequence the houses will have stepped access. These will therefore be M4(1), meeting the requirements of the Building Regulations.

Car parking is proposed at a level of 50% reflecting how well this site is connected to the centre of Reading and the station.

This is a sustainable location and residents are encouraged to use public transport as well as providing adequate cycle storage in line with local guidance.

Refuse storage is designed to be in accordance with local standards – it is anticipated a refuse truck can enter the site and turn to leave in a forward gear. In due course, should the remainder of the allocated land be developed, the layout anticipates a through road which will ease servicing and emergency access.

Tenure Diagram
1:500



The scheme's 60 homes have different tenures with 70% market sale, 20% affordable rental and 10% shared ownership with an overall affordable offer of 30%. The tenure diagram shows where the tenures are located on the site across the various blocks and houses. Blocks A, B1, C and Houses are market sale containing some shared ownership homes on the ground floors of blocks A and C, with B2 as the affordable rental block.

Residential Summary			
Type	No.	HR	
1 Bed	17	34	28%
2 Bed	19	57	32%
3 Bed	14	56	23%
4 Bed House	10	60	17%
Total	60	207	

Private Sale			
Type	No.	HR	
1 Bed	12	24	29%
2 Bed	11	33	26%
3 Bed	9	36	21%
4 Bed House	10	60	24%
Total	42	153	

Affordable Rental			
Type	No.	HR	
1 Bed	3	6	25%
2 Bed	6	18	50%
3 Bed	3	12	25%
Total	12	36	

Affordable Shared Ownership			
Type	No.	HR	
1 Bed	2	4	33%
2 Bed	2	6	33%
3 Bed	2	8	33%
Total	6	18	

Residential Parking Summary		
Location	Spaces	
Surface/undercroft	30	
Total	30	50.0%

Residential Typology & Quality

All units are designed to meet the requirements of the Building Regulations Approved Document for accessibility. This is in three categories – Approved Document Pt.M4(1), Pt.M4(2), Pt.M4(3). Most units are designed to meet the requirements of the Building Regulations Approved Document Pt.M4(2) 'accessible and adaptable dwelling with the houses as M4(1) to manage the changing levels of the site. In this scheme 5% of homes are designed to be fully wheelchair adaptable in accordance with Building Regulations Approved Document M4(3).

All homes are designed to meet the requirements set out in the National Technical Standards. This will achieve new homes of a high quality. Access to external private amenity space is important and this is proposed on all units ranging from private gardens to balconies.

The new dwellings all meet or exceed the minimum internal floor area required by the National Described Space Standards (NDSS) as per London Plan Table 3.3, and ensure adequate circulation space with bedrooms that meet the minimum floor areas in the NDSS (11.5 square metres for double and 7.5 square metres for single bedrooms).

M4(1) Category 1: Visitable Dwellings

The houses are designed to meet the minimum requirements of the Building Regulations Approved Document Pt.M4(1), which now supersedes Lifetime Homes standards.

This includes the following features:

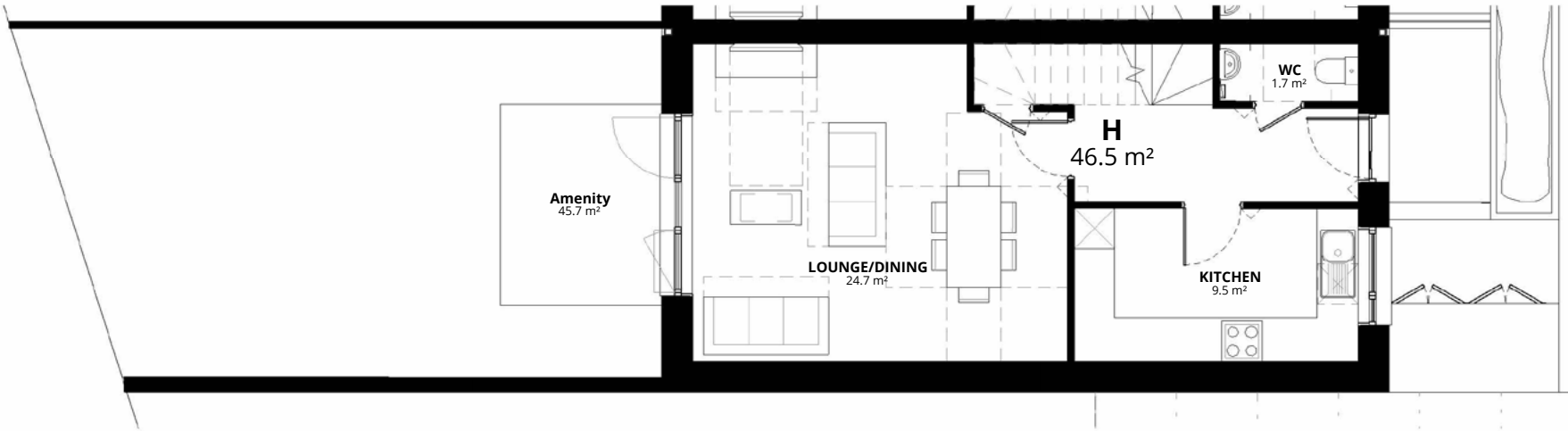
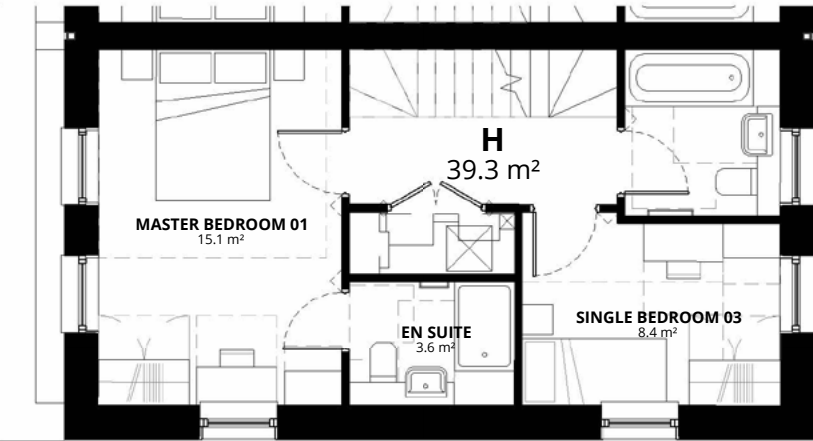
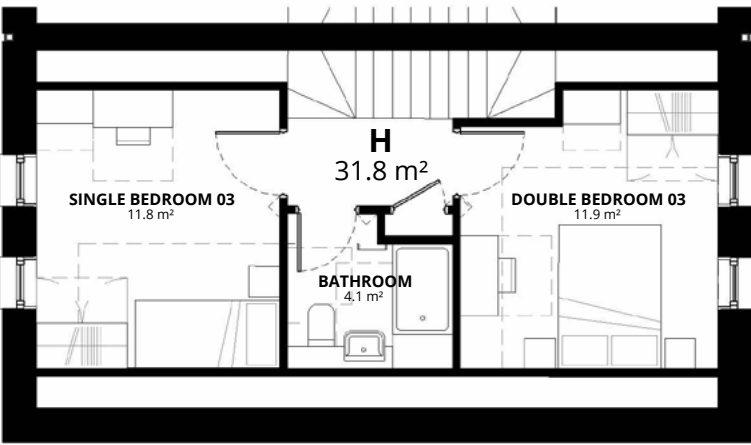
- Entrance - Entrance doors have a minimum clear opening width of 775mm.
- Internal doors - All internal doors will be a minimum of 750mm following diagram 1.2.
- Circulation - A stepped change of level within the entrance storey should be avoided where possible.
- Bathrooms & WCs - Bathrooms and WCs are designed to comply with diagrams 1.3 and 1.4.
- Services and Controls - Equipment will be mounted in accordance with Building Regulations Pt.M4(1).

M4(2) Category 2: Accessible and Adaptable Dwellings

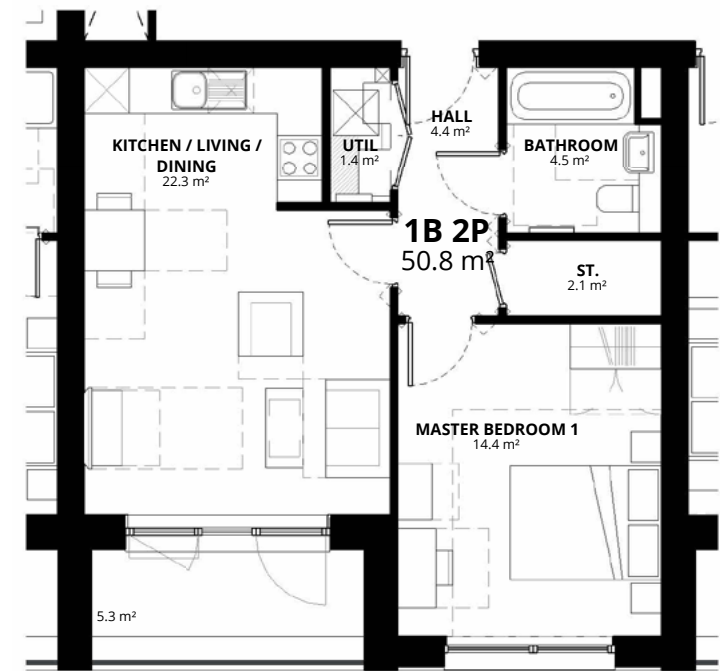
Most of the homes in blocks A,B and C are designed to meet the minimum requirements of the Building Regulations Approved Document Pt.M4(2) 'accessible and adaptable dwellings', which now supersedes Lifetime Homes standards.

This includes the following features:

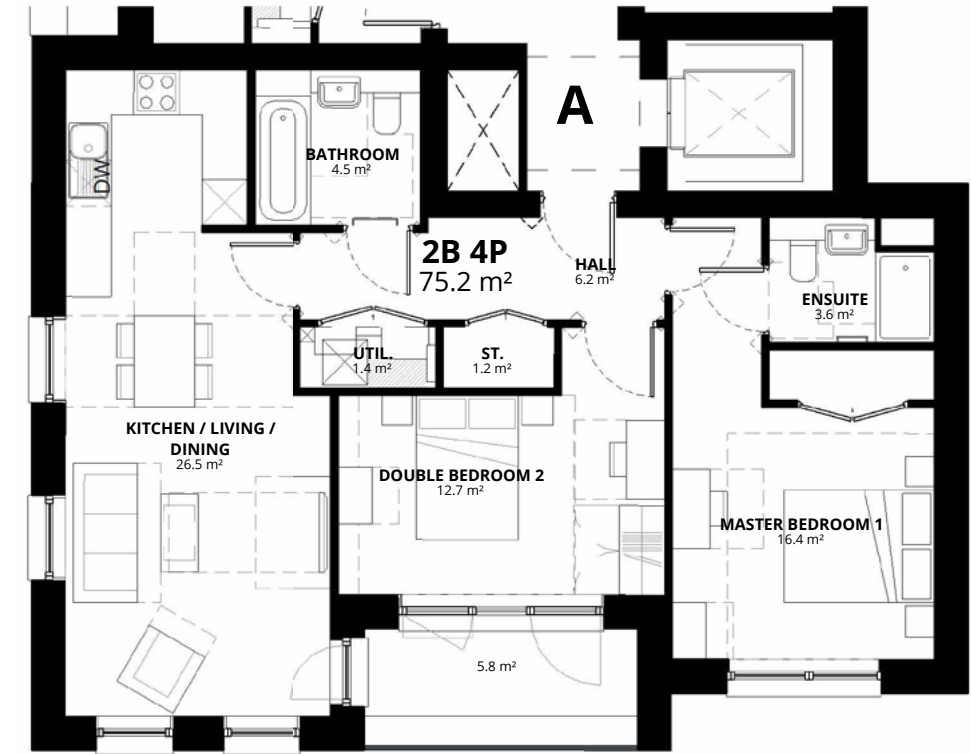
- Entrance - Entrance doors to houses and apartments will have clear opening of 850mm and a 300mm nib to the leading edge of the door, maintained for a minimum distance of 1200mm beyond the door.
- Internal doors - All internal doors will be 775mm clear opening
- Circulation - Corridors within dwellings are minimum 1050mm wide to allow for 90° door openings.
- Bathrooms & WCs - Bathrooms and WCs are designed to comply with diagrams 2.5, 2.6 or 2.7 of Building Regulations Pt.M4(2).
- Bedrooms - Every bedroom can provide a clear access route a minimum of 750mm wide from the doorway to the window and to the sides and foot of beds in accordance with Building Regulations Pt.M4(2).
- Services and Controls - Equipment will be mounted in accordance with Building Regulations Pt.M4(2).



4B 6P House
M4(1)



1B 2P Flat
M4(2)

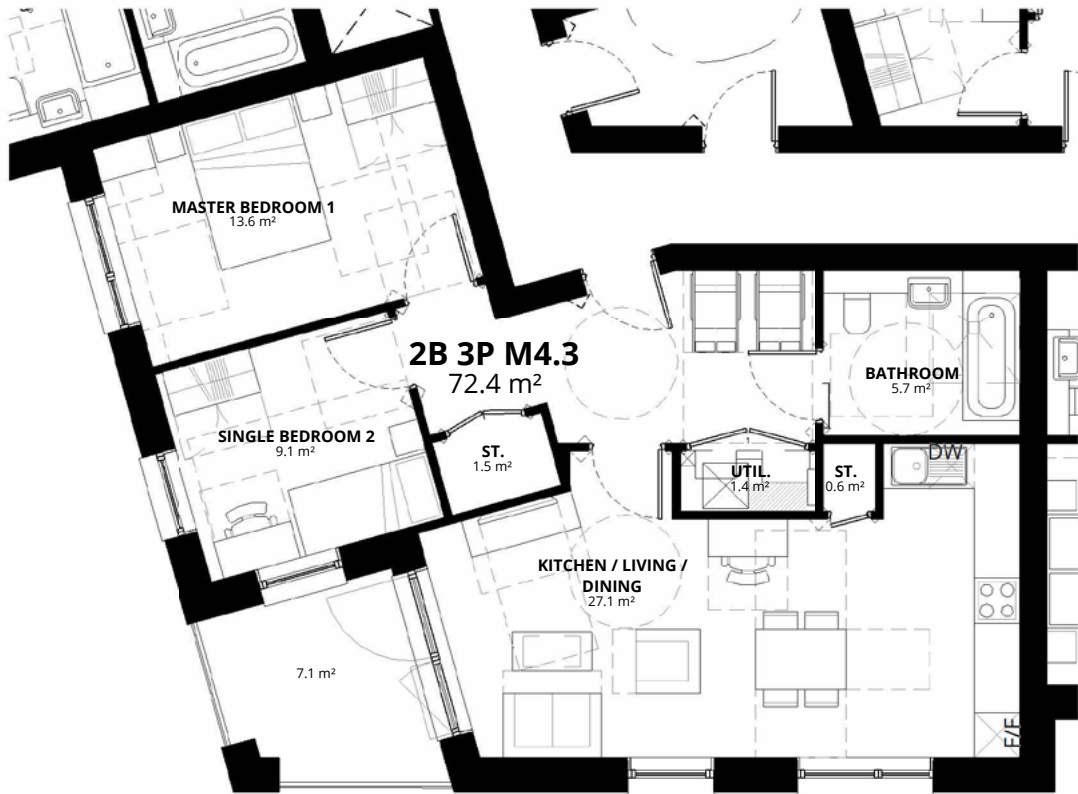


2B 4P Flat
M4(2)

M4(3) Category 3: Wheelchair User Dwellings

In this scheme 5% of homes are designed to be M4(3) units in accordance with Building Regulations Approved Document M4(3), 4 of the units are designed to be M4(3)b accessible units with other 6 as M4(3)a adaptable units. This includes the following features:

- Entrance - Entrance doors will have clear opening of 850mm, a 300mm nib to the leading edge of the door and a 150mm nib to the hinge side of the door, this space is maintained for a minimum distance of 1800mm beyond the door.
- Internal doors - All internal doors will be 850mm clear opening.
- Circulation - Corridors within dwellings are minimum 1050mm wide and 1200mm where approach to a doorway is not head on.
- Wheelchair storage and transfer space - A space 1100mm x 1700mm is available close to the entrance to enable a person to charge and store up to two wheelchairs and transfer between them.
- Bathrooms & WCs - Bathrooms and WCs are designed to comply with the detailed requirements of Building Regulations Pt.M4(3).
- Bedrooms - Every bedroom can provide a clear access route a minimum of 750mm wide from the doorway to the window plus a manoeuvring space of 1200mm x 1200mm inside the doorway. The principal double bedroom can provide 1000mm clear access and to both sides and foot of the bed and manoeuvring space on both sides, every other bedroom provides 100mm clear access to one side of each bed and in front of all furniture in accordance with Building Regulations Pt.M4(3).
- Services and Controls - Equipment will be mounted in accordance with Building Regulations Pt.M4(3).



2B 3P WC Flat
M4(3)

Landscape

The scheme proposes a landscape-led approach with the focus being that the outside spaces are for the resident's enjoyment providing usable high-quality private space alongside high-quality public space. The lane through the site provides a clear route for pedestrians, cyclists and vehicles accessing their homes, whilst balancing the relationship between public and private spaces through hard and soft landscaping. An important factor of the site is minimising the visual contact with vehicles, therefore pushing the car spaces to the rear or sides of the blocks with landscaped walls. In this instance a high proportion of parking is beyond block B and C, landscaped to ensure its visual amenity is positive, but generally screened from view. Two smaller walled areas for parking screen vehicles in the SW corner and between A and the first terrace.

Within the main public realm, the vehicular route is more prominent at the entrance, wider to accommodate cars and servicing vehicles. This diminishes extending into the site and car movement is entirely lost by the rear of the site the final area, which in the future will extend through to the neighbouring site a footway through a generous green play space' to - via a well landscaped footway. This is appropriate and well-sited in relation to the family houses and placed away from any cars.

A structured landscape addresses Caversham Road, enclosing and protecting the ground floor apartments here, and focussing movement on the entrances. Otherwise, tree planting is structured to add order and rhythm. All new homes private amenity as gardens or balconies.

PLANTING PALETTE



HARD SURFACES PALETTE



Landscape Plan
1:500



Site Strategies Diagrams

Car Parking
Car parking is proposed at a level of 50% provision. This reflects the good level of connectivity for this site, and how this will continue to improve through the delivery of regeneration schemes to the east which will greatly enhance the public realm and connections to the Station. Car parking can dominate a scheme if it is not organised or managed. The plan with this scheme is to place parking in distinct areas, discouraging over-flow or ad-hoc parking elsewhere by structured landscaping. The largest area of parking is between blocks B and C, is well designed and well overlooked where passive surveillance should help to minimise its misuse. Two smaller parking areas are close to the boundaries adjacent to the houses. This ensure the central spaces are generally free of parked cars to the benefit of residents.

All spaces are 2.5x5.0m bays, with spaces provided at ends of rows adjacent walls to assist with maneuvering. The proposals include M4(3) homes, and an M4(3) parking space is included for each, conveniently located close to the building entrance.

Refuse Storage and Collection
Dedicated refuse storage is provided in each block, convenient to the entrance and close to the highway for collection. This is designed to provide bins in line with LPA guidance, and in accordance with the Building Regs.

For the houses, each property has a small bin store suitable for the refuse and recycling, with wheelie bins located immediately adjacent to their front doors. These stores are simple brick structures which have a roof and door to ensure domestic bins are stored neatly, avoiding them compromising the character of the streets.

The highway is designed to enable the Council’s refuse vehicle to access the site in a forward direction. There is space for a full turning head at the end of the roadway, to allow a lorry to turn safely and leave n a forward gear. This limits conflicts with pedestrians to ensure and safe environment. All bins can be collected safely and conveniently through the proposed arrangements.

Cycle Storage
Dedicated cycle storage is provided close to each block entrance, convenient for the residents to encourage their use. This is designed to provide cycle storage in line with the LPA guidance.

For the houses, a smaller communal cycle store is located close to the end of each terrace of houses and shared by each of the two terraces.

Open Space
The site incorporates private amenity for every home, in the form of balconies and terraces for the apartments, and private gardens for each house. Towards the southern end of the site, the public realm shifts in character from the movement and access space close to the entrance, to an entirely green space at the end. This is a generous space (17 x 7.5m) providing green lawn for the enjoyment of all residents and provides a positive visual amenity for neighbouring homes.



Inclusive Access

Social Inclusion

It is an important principle of social inclusion that everyone, including older people and those with reduced mobility, should have dignified easy access to and within buildings and the spaces between them.

From October 2015, Buildings Regulations Approved Document M, Access to and Use of Buildings, impacts on most building work, and Volume 1: Dwellings relates specifically to the requirements for new dwellings. Design and Access Statements are an essential tool in demonstrating compliance at this stage.

This Access Statement aims to clearly identify:

- The philosophy and approach to inclusive design
- The key issues of the particular scheme
- The sources of advice and guidance used
- How the principles of inclusive design will be implemented into the scheme
- How inclusion will be maintained and managed

The Approach Access to and around the site
Access to the site is good. It is an approximate a 10-minute walk to Reading Station and on the edge of the town centre. Car parking spaces are also provided within residential car parking areas within the site.

- The Site - Access to & Around the Building Finishes**
- The site can be accessed from the east with level pavement, or across Roads with dropped kerbs with a generous 3m wide shared surface lane through the site.
 - The new pavement along the edge of the site is of generous width with the main paths at 2m and the secondary ranging between 1.2m to 3m and will be a robust, and suitably non-slip surface.
 - Lighting
 - Access points to buildings will be clearly identifiable by lighting, design and colour.
 - External lighting acts both as general level illuminance to provide a secure and safe environment, as well as directing lighting to indicate routes to entrances.
 - An appropriate level of external lighting will be provided. Main entrances will have key feature lighting.

Signage

- Signage is limited to block names and house numbers and will be provided on glazed entrance doors or glazed screens next to the doors. This will be in accordance with The Sign Design Guide (The Sign Design Society). It will be themed throughout the development.
- Mandatory Signage will be designed in accordance with specific Building Regulation Requirements during detailed design

Common Areas

- Floors within the residential development are level throughout.
- Corridors and circulation spaces within the apartment buildings are a minimum of 1200mm wide.
- Floorcoverings are carpet, tiling and timber flooring to interior designer specification.
- Lighting will be provided by mains low energy down lighters throughout to Electrical consultant specification.

Inclusive Access

- Staircases - Staircases are a minimum of 1100mm wide with continuous handrails on both sides – minimum clear width of 1025mm. All step nosings will be distinguishable through contrasting colours and brightness.
- Bin stores – are accessed externally or from within the car park through doors with clear opening of a minimum of 850mm with a level or gently sloping approach in line with the Building Regulations Approved Document Part M.

The Building – Access to Common Areas / Entrance / Exit

- Level or gently sloping access is provided to each Unit and the entrances to the apartment buildings.
- Slopes will be no greater than 1:20, designed in accordance with Building Regulations Approved Document to Part M4 (2).
 - A level landing with a minimum width and depth of 1500mm will be provided outside each communal entrance and entrances to wheelchair units in accordance with Building Regulations Approved Document to Part M4 (3).
 - Building entrance doors will have a minimum clear opening of 850mm and nibs to either side in accordance with the relevant requirements.
 - Fire Exit doors will be fitted with large lever handles with ‘push down to open’ signs.

The Design of the Residential Units

- Most the homes are designed to meet the requirements of the Building Regulations Approved Document Pt.M4(2) ‘accessible and adaptable dwellings’, which now supersedes Lifetime Homes standards. The houses are designed to meet M4(1)to manage the levels of the site and the flood risk requires the homes to be raised. Block C has 3 wheelchair M4(3) homes 5% of the whole scheme.

Entrance

- Entrance doors to houses and apartments will have clear opening of 850mm and a 300mm nib to the leading edge of the door, maintained for a minimum distance of 1200mm beyond the door.

Internal doors

- All internal doors will be 775mm clear opening Circulation
- Corridors within dwellings are minimum 1050mm wide to allow for 90° door openings Bathrooms and WCs
- Bathrooms and WCs are designed to comply with diagrams 2.5, 2.6 or 2.7 of Building Regulations Part M (2). Bedrooms
- Every bedroom can provide a clear access route a minimum of 750mm wide from the doorway to the window and to the sides and foot of beds.
- Services and Controls
- Equipment will be mounted at the necessary heights as required.
- Building Management - Communication and Control, Escape Strategy, and Maintenance Strategy

Internal Signage

The internal signage will be designed in accordance with The Sign Design Guide (The Sign Design Society) and themed and consistent throughout the building. The Sign Design Guide will assist in making the environment accessible to everyone. It addresses the concept of ‘Inclusive signage’ and provides clear guidance on producing signs and other wayfinding information, and will assist compliance with the Disabilities Discrimination Act.

Maintenance

The building will be maintained by the developer and/or its Management Agent. All external areas and finishes will be kept smooth and clean in

order to remove potential trip hazards and facilitate ease if movement around the site.

Means of Escape

Provision is based upon protected staircases, protected lobby between stair and flat, and a protected entrance hall within the flats. Smoke/ Heat detection is provided within the flats on an individual basis, mains-operated. Smoke detection is provided within each common lobby that operates on an individual basis the automatic smoke vent. There is a mechanically operated smoke vent at the head of the stairs to be controlled by the fire brigade by a fireman’s switch in the main entrance.

- In accordance with BS 5588, there will be no mass evacuation procedure from residential units.
- All flats are separate fire compartments within the block.
- Emergency lighting is provided to all common parts

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