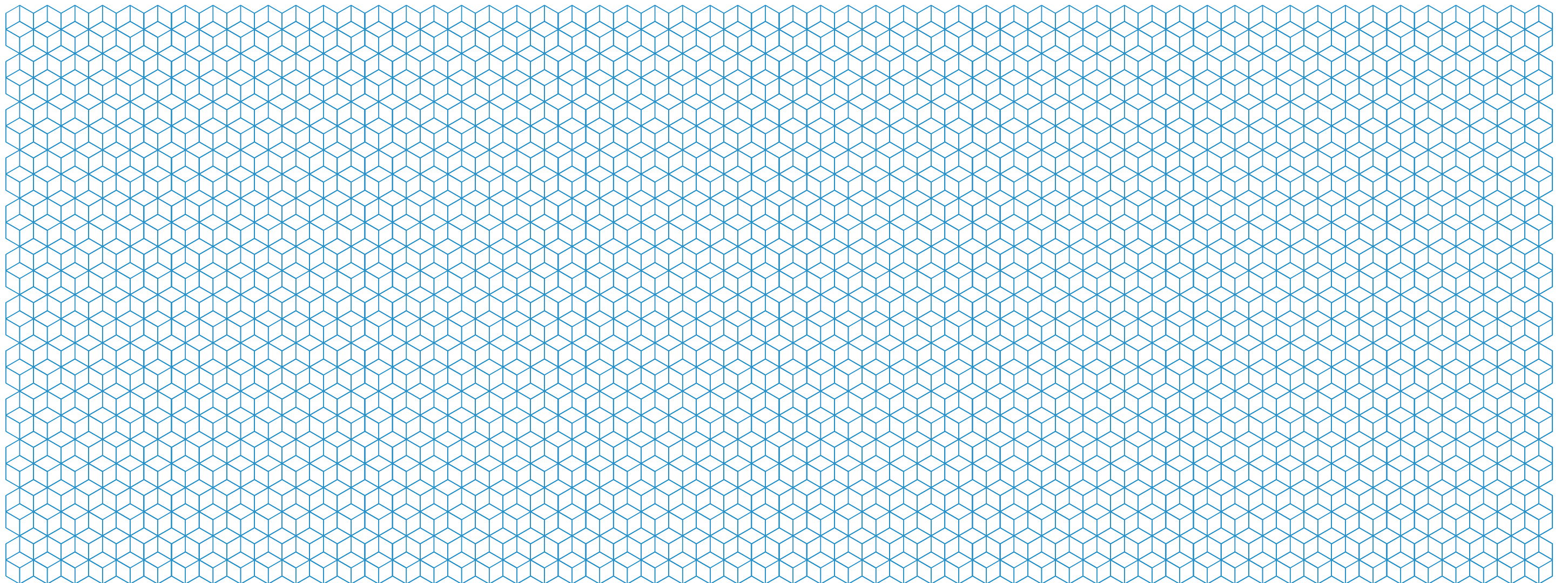




10.0

Technical Considerations



Introduction

The purpose of this section is to outline how the project has and will continue to be designed to deliver an accessible and inclusive environment for all. It illustrates how a clear strategy has been integrated into the development proposals, whether relevant and good practice standards have been complied with, and how inclusion will be maintained and managed.

The Development will be designed to be as inclusive as possible for:

- Residents of the development;
- Visitors to the development;
- People working in and visiting the commercial spaces; and
- The wider community beyond the site boundary.

The meaning of ‘disabled’ in this Design Code is the definition stated in the Equality Act 2010.

There has been a commitment by all stakeholders from the outset to ensure that the philosophy of inclusive design and consideration of all user needs now and in the future will be included within the project.

The principles of inclusive design are underpinned by the social model of disability, which supports the view that it is the attitude of society at large, and organisational and environmental structures, that restrict an individuals’ participation in mainstream activities.

The solution to this is, in part, to change the environment, to remove the barriers to full participation and ensure new developments are designed inclusively from the outset to ensure that developments can be used safely, easily and with dignity by all. All new developments should be convenient to use and welcoming with no disabling barriers, so everyone can use them independently, without undue effort, separation or special treatment.

The proposed development therefore aspires to be:

- Welcoming with no disabling barriers that might exclude people;
- Inclusive so everyone can use it safely and easily;
- Legible to ensure ease of movement and way-finding;
- Convenient so everyone can use it without too much effort or separation;
- Adaptable to respond to changing needs; and
- Flexible so different people can use it in different ways.

Planning Policy and Design Standards

The scheme and public realm will be subject to and required to comply with the appropriate building regulations covering accessibility, movement and navigation.

Policy objectives seek to provide inclusive and accessible environments for all members of society. The following legislation, regulations, standards, policy and guidance have been draw upon:

Legislation

- Equality Act 2010 and associated Codes of Practice, HMSO and EHRQ, 2010
- Regulatory Reform (Fire Safety) Order, 2005

Building Regulations

- Building Regulations: Approved Document M Volumes 1 and 2 – Access to and Use of Buildings (2015)
- The Building Regulations: Approved Document B – Fire Safety (2006, amended 2013)
- The Building Regulations: Approved Document K – Protection from Falling, Collision and Impact (2013)

British Standards

- BS 8300:2018 Parts 1 and 2 – Design of an Accessible and Inclusive Environment – Codes of Practice
- BS9999:2017 – Fire precautions in the design, construction and use of buildings – Code of practice for means of escape for disabled people

National Planning Policy

- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (NPPF)
- Reading Local Plan (2019)
- Technical Housing Standards – Nationally Described Space Standards (May 2016))
- Planning and Access for Disabled People – A Good Practice Guide (ODPM, 2003)
- Inclusive Mobility, Department for Transport (2002)

These documents have been applied where it is reasonable and practicable to do so. They are regarded as a minimum standard and opportunities to exceed have been explored. The proposals demonstrate how these standards have been applied and the process for design decisions where the solutions differ from these standards is due to site or other project constraints.

Both the architecture and the landscape design have been carefully considered and coordinated to reduce the number of steps, ramps or other barriers within the public realm.

10.2 Access and Entrances

The primary residential entrance is located on Mill Lane. Additional secondary residential entrances are provided from the Neighbourhood and Wellness Gardens.

The cycles store and community/commercial entrances are also located along Mill Lane adjacent to the primary residential entrance.

Both the architecture and the landscape design have been carefully considered and coordinated to reduce the number of steps, ramps or other barriers within the public realm.

Key



Primary Residential Entrance



Secondary Residential Entrance



Goods Entrance



Cycle Store Entrance



Community/Commercial Entrance



Neighbourhood Garden Entrance



Wellness Garden Entrance



Ramped Access

