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AVONMOUTH HOUSE

Inclusive Design Statement

May 2022



TRIBE

INCLUSIVE DESIGN STATEMENT

Design concept

The design concept from the outset aims to improve the current streetscape and enhance connection through the wider public realm to create a welcoming and accessible addition to the neighbourhood.

Both the student accommodation & employment spaces facilitate ease of maneuverability through out the spaces and aim to cater for a variety of user needs.

The scheme:

- 1) Is accessible to all sectors of the population
- 2) Provides spaces for social interaction and inclusion
- 3) Is convenient and welcoming
- 4) Provides safe and easy access to all parts of the building
- 5) Provides safe and dignified emergency evacuation for all building users

Best practice standards

The proposals follow the principles set out the policy D5 of the London Plan and the requirements set out in the Building Regulation Approved Documents, British Standards and other currently published good practice guidance about meeting inclusive design standards. Cycle storage is provided in accordance with London Cycle Design Standards making provision for a variety of cycle users.

Inclusive design considerations

Landscaping

The existing narrow footpaths along Avonmouth Street have been widened to encourage safe and easy access around and into the new building. The design also aims to deliver wider public realm improvements including reducing the impact of carriageway by extending raised table and providing integrated parking and street trees to improve access links to the new building.

WCH units

Every part of the building can be reached via lift and level access.

5% of student bedspaces are designed to accommodate wheelchair users meeting the requirements of Approved Document M(4)3 Volume 01.

Shared kitchens in the student accommodation are designed to ensure enough circulation and space for wheelchair users and the amenity space has level access.

There is level access to the outdoor amenity space.

The employment space has been designed with space to plan layouts flexible enough to cater for a range of individual and community needs.

Entrances

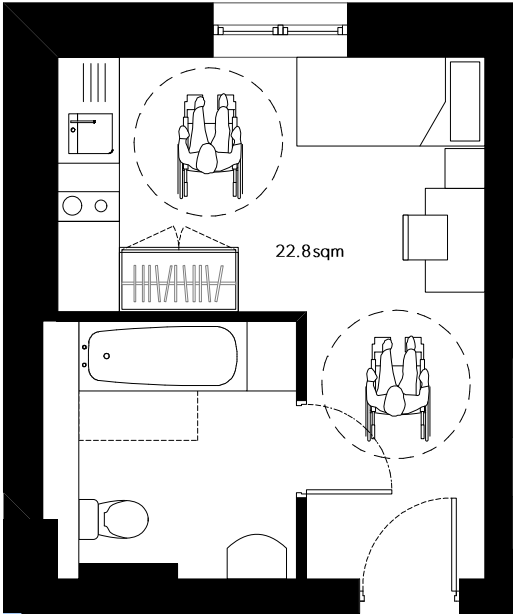
The student accommodation is easily accessed from the street, signposted by a generous entrance porch and level access into the lobby space to facilitate easy maneuverability into the building.

The commercial space bookends the site with another identifiable covered entrance facing Tiverton Street with level access into the main entrance space.

Break out space

The student social break out space is on the 7th floor and provides level access to quality external amenity space to complement the green space offered by Newington Gardens.

Here the design creates opportunity to bring all students together, whether socialising or studying and capitalise on the views out across Newington Gardens.



WCH accessible studio plan



WCH accessible student rooms, typical floor



WCH accessible student rooms, upper floor

INCLUSIVE DESIGN STATEMENT

Accessibility and inclusion implementation

The scheme has been designed to incorporate safe and dignified emergency evacuation for all building users with a suitably sized evacuation lift to be used to evacuate people who require level access from the building.

The proposed development offers inclusive design that fulfills access requirements of the Building Regulations and London-wide access policies, following the principles and strategies below:

- The scheme addresses the small level changes across the site by locating building entrances where they are easily accessible with level routes into the building entrances, cycle storage and bin stores.
- The circulation areas within the buildings have been designed to ensure unobstructed access. All internal accommodation corridors have been designed to accommodate a minimum width of 1200mm with no obstructions such as furniture or fire extinguishers. Minimum requirements have been exceeded by increasing the corridor width to 1400mm in the most of the building's circulation areas.

Fire strategy and meand of escape

The means of escape and fire strategy has been guided by advice from Clarke Banks fire engineers. The key elements of the strategy are:

- The whole building will be installed with sprinklers.
- Vertical escape from the all flats will be via a single stair core or evacuation lift with final exit at ground floor.
- The stair includes ventilated lobby protection at all levels. The lobby includes mechanical smoke extract.
- Travel distances in a single direction within internal cluster corridors will be limited to 15m in a single direction of escape and 35m in more than one direction where there is an exit via the adjoining cluster flat.
- Travel distances within studio flats is limited to 9m.

Escape from the 7th floor terrace is no greater than 18m as there is a single direction of escape towards the stair and lift core.

Escape from the commercial area is provided by more than 2 means of escape with an evacuation lift provided for those occupants unable to use the stairs.

Engagement

The design proposals were shared and discussed with the wider local community during the pre-application consultation, and the client and design team engaged with a variety of groups from a range of age groups and backgrounds. The following sectors were approached for feedback:

- Locally elected political representatives
- Local community groups
- Local residents & businesses around the Avonmouth House; and
- Statutory bodies

Feedback from local residents was generally supportive for proposals to “green” Tiverton Street that would build upon LB Southwark’s plans to upgrade the public realm further west along the street.

Involving local community in the evolving design proposals for this site has helped us create a connected addition to the neighbourhood and to provide spaces and streetscape that facilitate social integration and enable people to lead their lives in a safe, healthy, supportive and inclusive environment.



Widened footpaths and improved public realm add to the ease of access and use of the site with the student accommodation entrance clearly identifiable at the corner of the street.