



Fig.11 Triangle Site - One Chesterton Square (S9) Ground floor | access overlay.



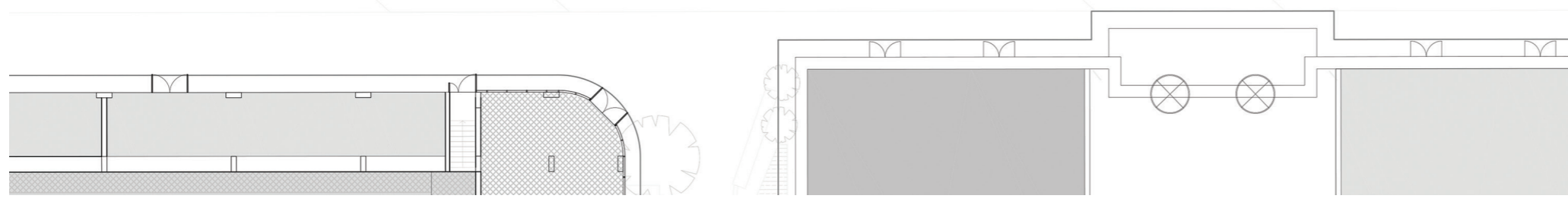
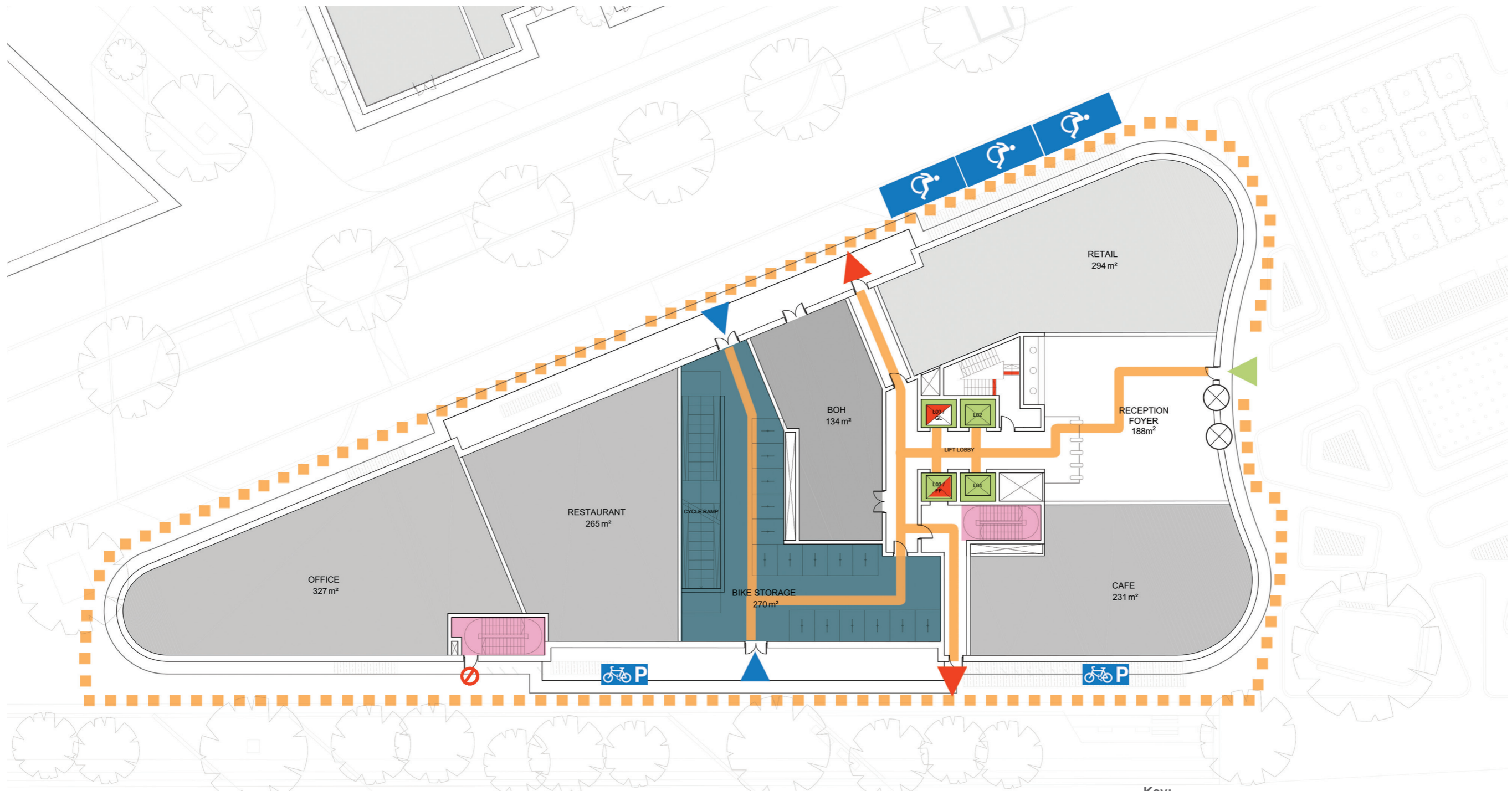
Fig.12 Triangle Site - One Chesterton Square (S9) Typical floor I access overlay.



Key:

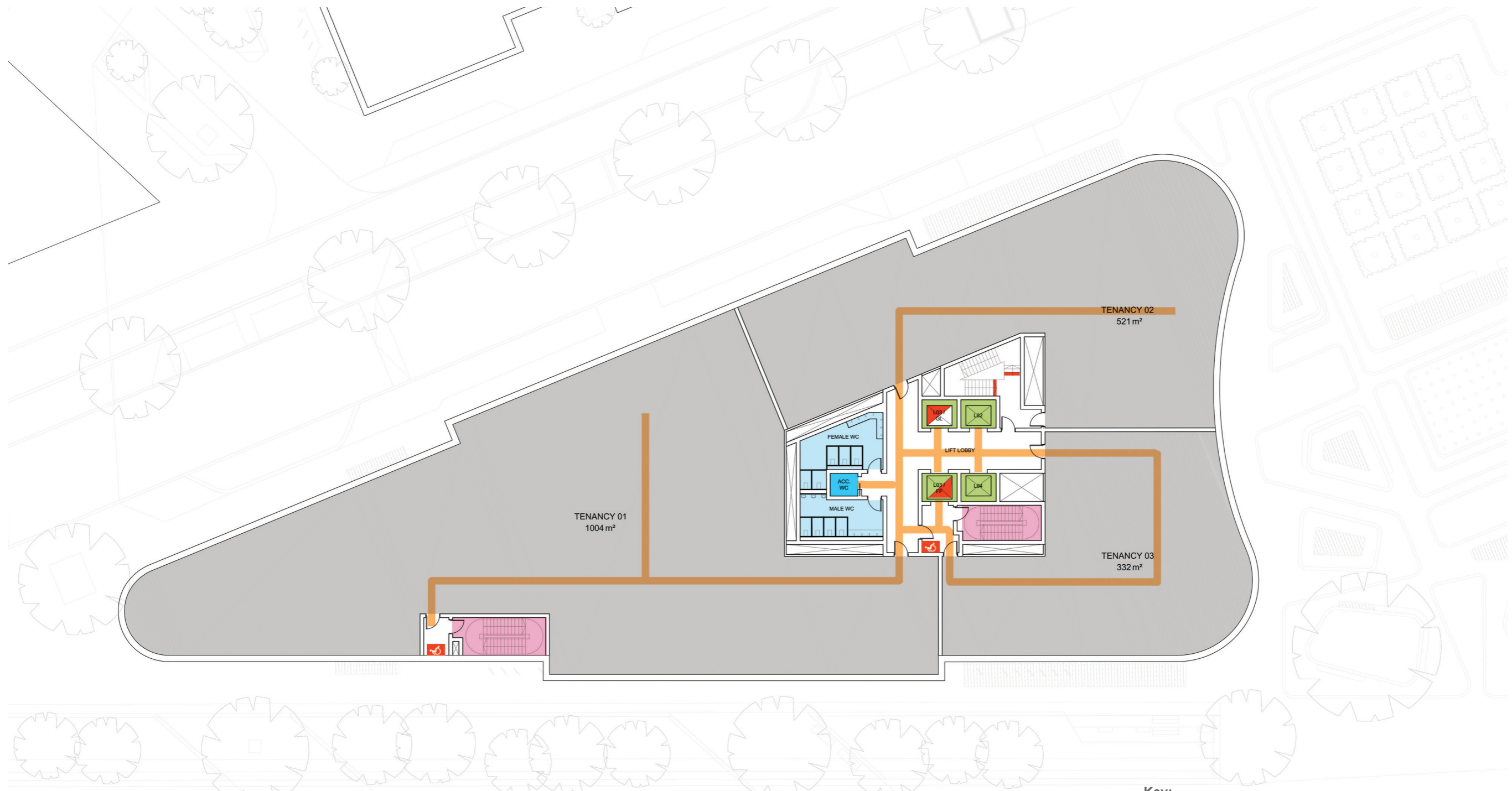
- | | | | |
|--|--------------------------------------|--|---------------------------|
| | blue badge parking | | goods lift/passenger lift |
| | external wheelchair accessible route | | accessible WC |
| | internal wheelchair accessible route | | WC/showers/changing rooms |
| | public accessible entrance | | step |
| | office accessible entrance | | escape stairs |
| | retail accessible entrance | | safe refuge |
| | accessible emergency exit | | ramp (≤ 1:20) |
| | stepped entry / exit | | external bicycle parking |
| | cycle entrance | | internal cycle storage |
| | passenger / fire-fighting lift | | loading bay |

Fig.13 Triangle Site - Basement floor | access overlay.



- Key:**
- blue badge parking
 - external wheelchair accessible route
 - internal wheelchair accessible route
 - public accessible entrance
 - office accessible entrance
 - retail accessible entrance
 - accessible emergency exit
 - stepped entry / exit
 - cycle entrance
 - passenger / fire-fighting lift
 - goods lift/passenger lift
 - accessible WC
 - WC/showers/changing rooms
 - step
 - escape stairs
 - safe refuge
 - ramp (≤ 1:20)
 - external bicycle parking
 - internal cycle storage
 - loading bay

Fig.14 Triangle Site - Two Milton Avenue (S8) Ground floor | access overlay.



Key:

- | | | | |
|--|--------------------------------------|--|---------------------------|
| | blue badge parking | | goods lift/passenger lift |
| | external wheelchair accessible route | | accessible WC |
| | internal wheelchair accessible route | | WC/showers/changing rooms |
| | public accessible entrance | | step |
| | office accessible entrance | | escape stairs |
| | retail accessible entrance | | safe refuge |
| | accessible emergency exit | | ramp (≤ 1:20) |
| | stepped entry / exit | | external bicycle parking |
| | cycle entrance | | internal cycle storage |
| | passenger / fire-fighting lift | | loading bay |

Fig.15 Triangle Site - Two Milton Avenue (S8) Typical floor I access overlay.

9. Residential Quarter (Outline Planning)

The Residential Quarter sits on the north-west part of the site and comprises 3 linear buildings located in a triangular shape creating a generous courtyard between them.

Each building is made up of different blocks with central cores that provide access to all dwellings. Building heights varies between 5/6/7 storeys.

9.1 Residential communal areas

Residential communal areas will be designed in accordance to Building Regulations Approved Document Volume 1, Category 3, as all buildings contain M4(3) units.

The following features are the minimum access provisions required, which have been reviewed against the proposed design. Further details will be detailed at the appropriate stage of design development.

- Entrances will be covered by at least 1200mm deep, by either having them recessed or by a canopy.
- All door thresholds will be accessible.

- All communal doors within the building will have a minimum clear opening width of 850mm, through single leaf doors, or one leaf in double-leaf doors.
- All communal doors within the building will have a minimum 300mm nib on the leading edge of every door, and a minimum 200mm nib on the following edge of every door.
- Communal corridors will be generally 1500mm wide and no less than 1200 mm, allowing sufficient space for wheelchair users to easily manoeuvre, and to pass in opposite directions.
- There will be a 1500 mm x 1500 mm turning space outside each wheelchair user dwelling, as a minimum.
- All blocks have 2 passenger lifts that serve all floors, so there is always an alternative in case of a lift breakdown.
- Communal stairs will be designed to meet the requirements of Part K for 'general access stair'.
- Communal bin stores will be located at ground floor, within 30m travel distance from wheelchair user flat entrances and routes to them will be step-free.

9.2 Accessible housing

The residential quarter will provide 425 residential units, with a wide choice, type and mix of housing to meet the needs of different groups in the community in line with Policy H/9 (Housing Mix) of the South Cambridgeshire Local.

All units will be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met; and 5% of the affordable housing component will meet Building Regulations requirement M4(3) 'wheelchair user dwellings' to be wheelchair accessible, or easily adapted for residents who are wheelchair users.

Wheelchair user dwellings will be distributed throughout the development, across type, size and level, as far as possible to ensure that:

- Wheelchair user units are not clustered together; and
- Wheelchair users have as much choice about the location and level of their home as anybody else, as far as possible.



Key:

- internal wheelchair accessible route
- ▶ residential accessible entrance
- passenger lift
- escape stairs
- internal cycle storage
- refuse storage

Fig.16 Residential - Ground floor | access overlay.