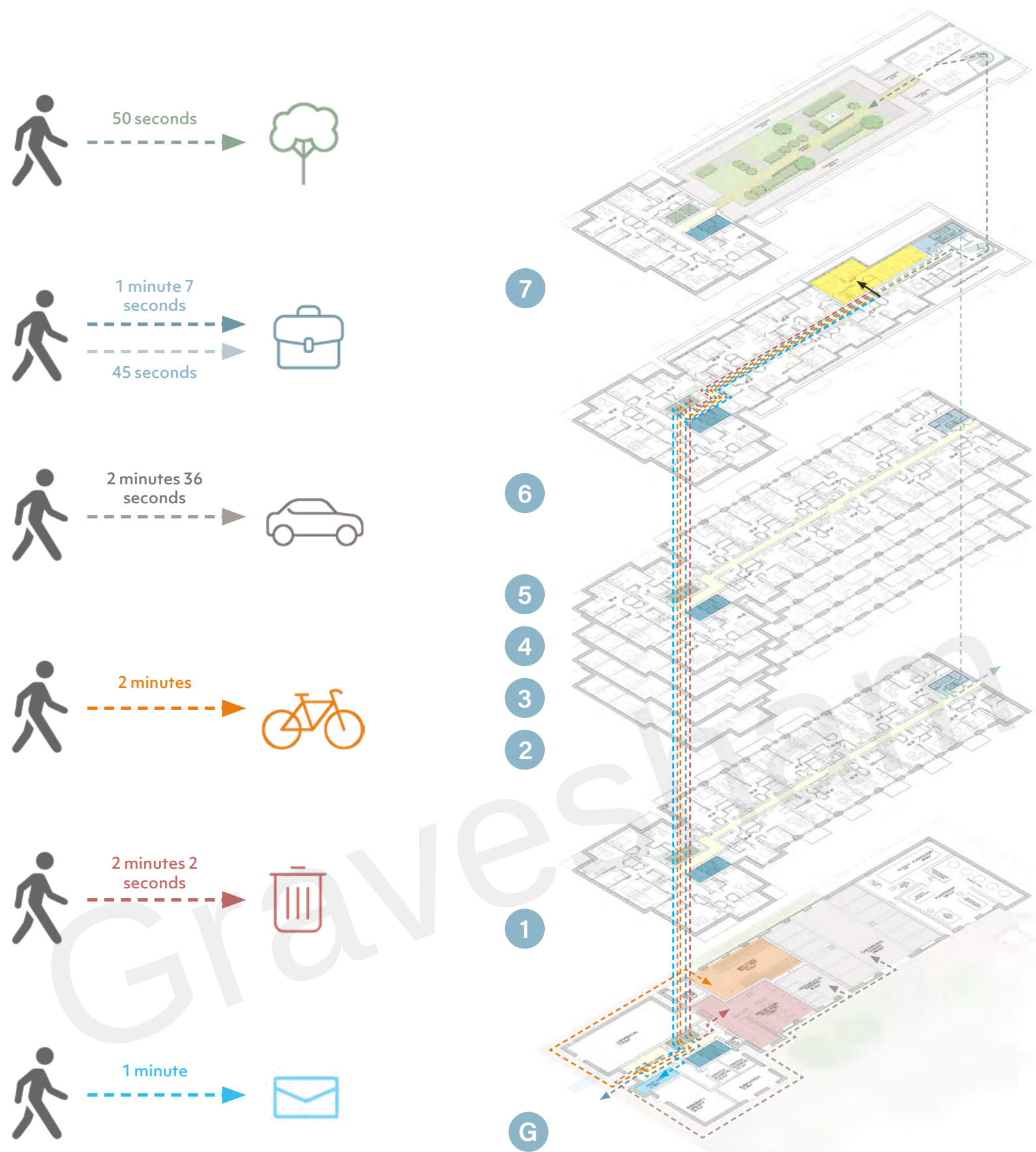


Section 15
Strategy Diagrams
Day and Life Scenario

This diagram shows ‘a day in the life’ of a resident of the building and how they would move around the building and use the facilities. The approximate time for the route has been calculated based on average walking speed and the distance between the furthest flat on the top floor of the building and the facility used. These facilities include the outdoor residential amenity space, primary and secondary communal entrances, car parking, cycle storage, refuse storage and the post room.

The Block M core is positioned in the northern end of the building and the core in the centre of Block T are both used for access to the building facilities, with lifts in Block T (Block T to be submitted as part of the next application) providing quick access to the ground floor. Facilities are located close to the main building entrance, internal communal cores and external paths to ensure they are easily accessible and keeping travel distances short for all residents.



Section 15
Strategy Diagrams
Fire Strategy

The following diagrams show the fire strategy principles for Block M. Due to the constraints of the existing building and its structural frame; the fire strategy relies on a new access core in the adjoining new building (Block T) to meet the Building Regulations (Part B compliance). The new building, Block T will be submitted as part of a future application but is relevant for discussion in this context as part of this s73 application.

The fire brigade can access the building from Clifton Road (directly through the main access core in base of Block T that serves both Block T and Block M) or access into the site from the car park entrance on the same street. There are two dry riser inlets proposed, one in each staircase, both serve Block M and T. The dry riser inlet within the main access core (located in Block T) can be easily accessed on the northern elevation on Clifton Road. The second dry riser inlet is located within a 20m reversing distance into the site, using a remote dry riser located within the landscaping to ensure that the maximum distance of 18m from the tender to the dry riser is not exceeded. This will then connect below ground to the dry riser outlet within the protected stair core.

Entrance lobbies will be ‘sterile’, meaning that there are no other amenities accessed from the lobby. Where this is required in Block M for the plant spaces, a ventilated lobby has been allowed for to ensure that the lobby is considered ‘sterile’.

Block M (and T) will be sprinklered, with a water tank room allowed for on the ground floor to house the sprinkler tanks and relevant associated plant.

All Residential flats in Block M have two means of escape, with a protected core at the southern end of Block M and a protected core to the northern end within Block T. These cores are within the maximum 30m escape distance required by Part B for all flat entrances. The flats have also been designed to ensure that the maximum distance from the furthest corner of the flat and the entrance door is not exceeded.

Block M has a central AOV shaft within the communal corridor that vents to the main roof, providing natural smoke ventilation in the event of a fire. Block T also has a dedicated AOV within the communal corridor and both protected staircores have an AOV vent at the top of the stair, naturally venting onto the main roof. The shaft and roof vents have been sized to ensure that the free area for ventilation meets the Part B requirements. There are also two lifts within the Block T core, one of which is to be a fire fighting lift for override use by the fire brigade in the event of a fire.

Section 16
Typical Flat Plans

Section Residential Typology

Unit Layouts
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).

All homes are designed to meet the requirements set out in the National Technical Standards. This will deliver new homes of the highest 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) 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).

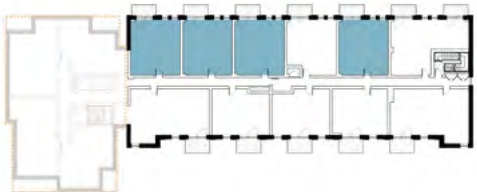
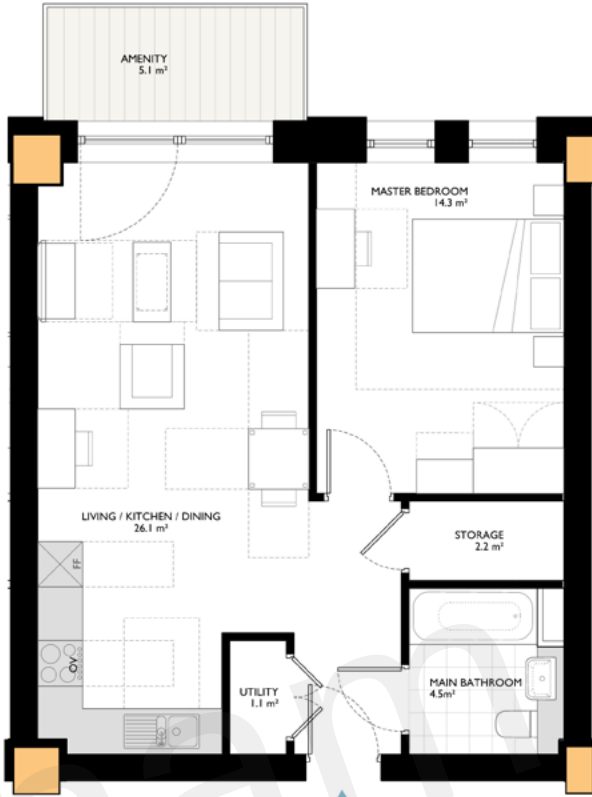
M4(2) Category 2: Accessible and Adaptable Dwellings

All units 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.

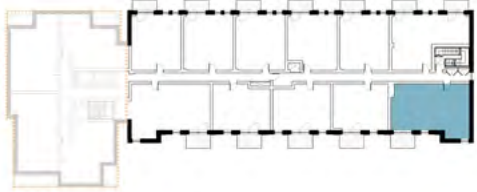
This includes the following features:

- 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).

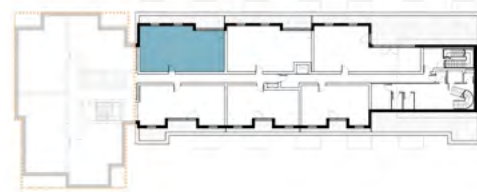
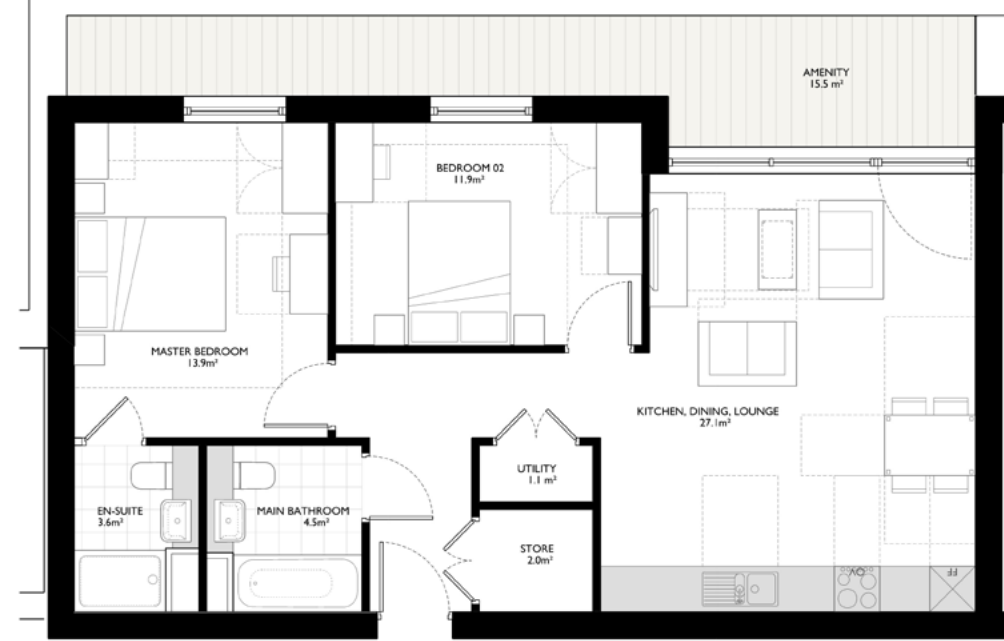
Typical Floor
1 Bed 2 Persons M4 (2) - 54.3 sq.m



Typical Floor
2 Bed 4 Persons M4 (2) - 73.6 sq.m



Top Floor
2 Bed 4 Persons M4 (2) - 74.0 sq.m



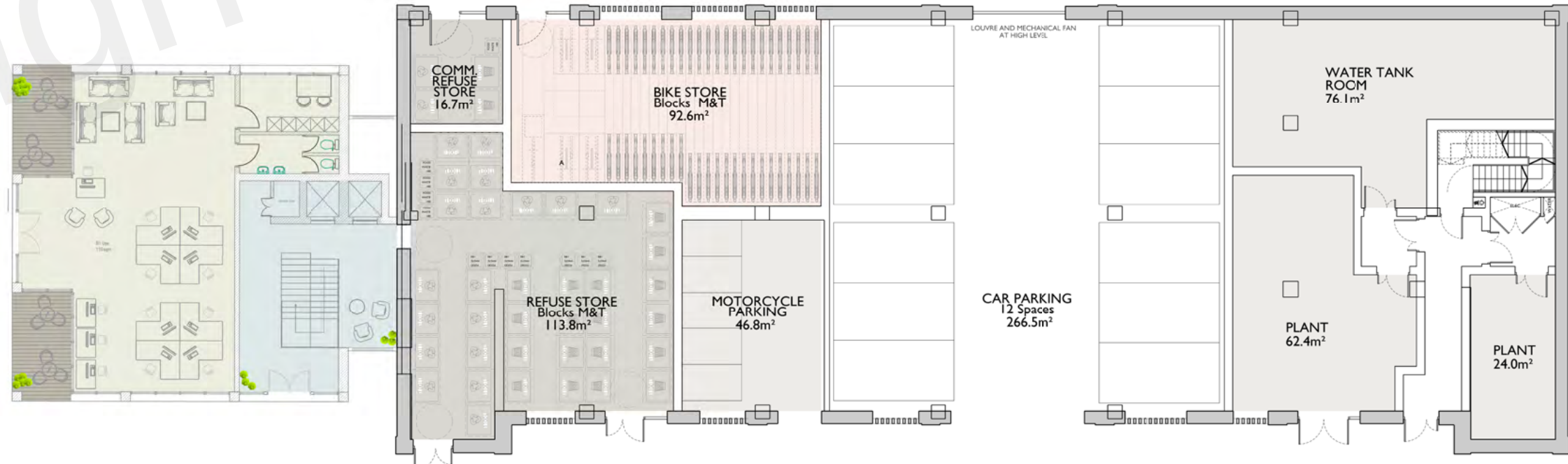
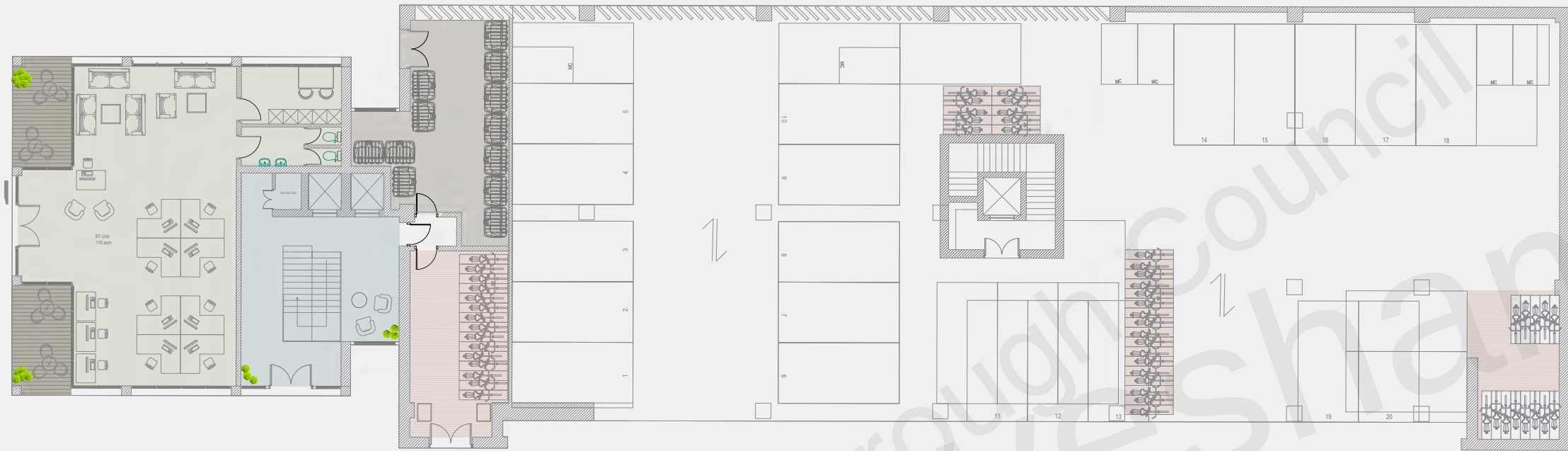
Gravesham Borough Council

THE FOLLOWING PAGES
PROVIDE A COMPARISON
WITH *THE CONSENTED*
SCHEME IN PLAN AND
ELEVATION

Comparison Block M
Ground Floor

Consented

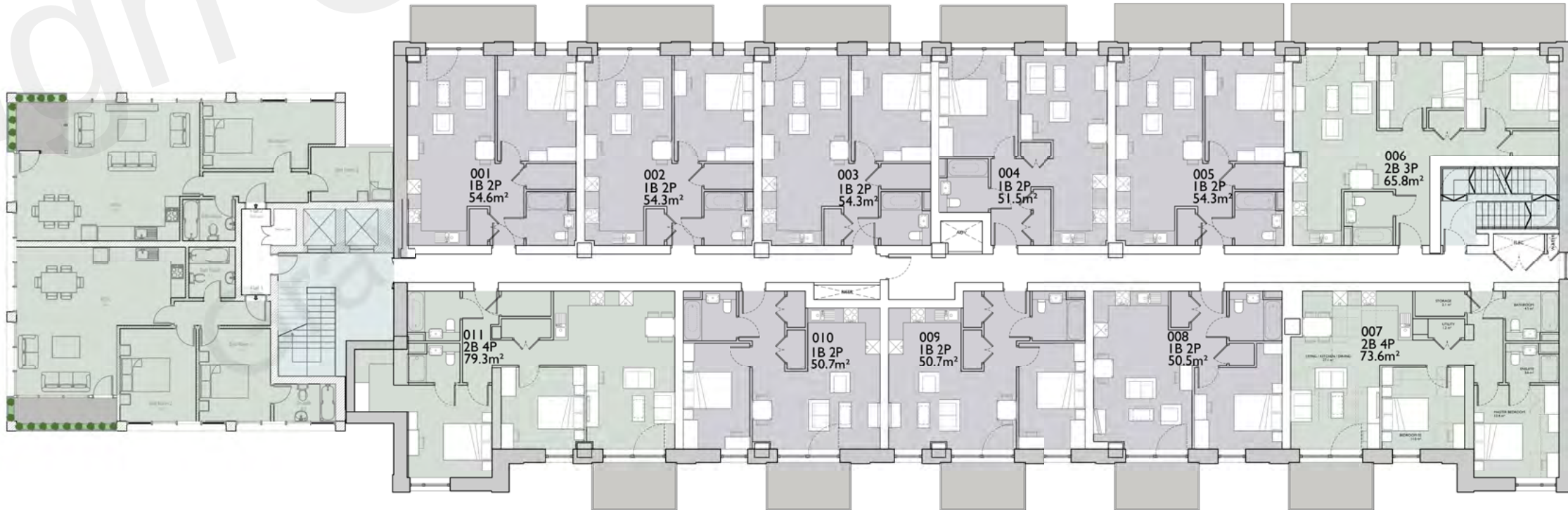
Proposed



Comparison Block M
First Floor

Consented

Proposed



Comparison Block M
Typical Floor

Consented

Proposed

