

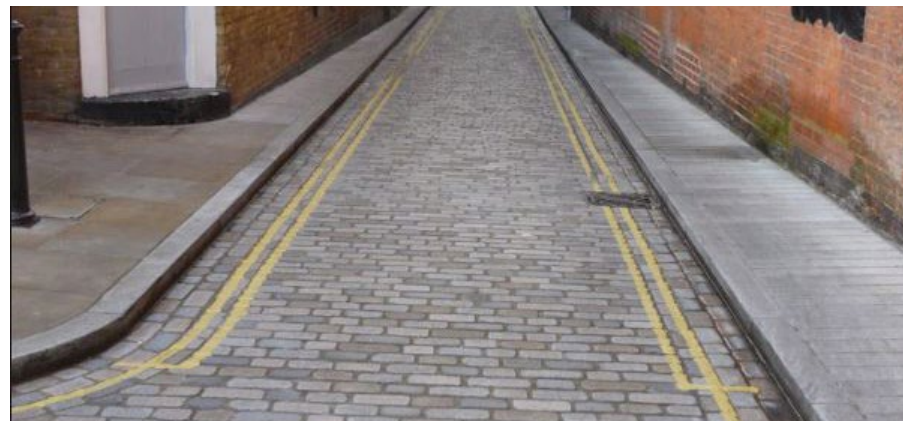
5.2 LANDSCAPE CHARACTER



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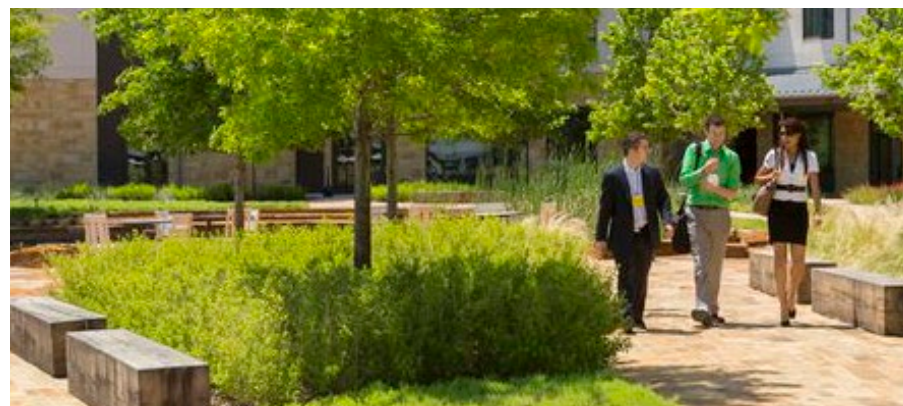

BRUNSWICK SQUARE

- Celebrate the entrance to Brunswick Square
- Introduce artwork and signage to further enhance the route
- Draw through the quality of High Road include feature tree planting and street furniture



STUDENT COURTS

- Establish a new amenity space for residents
- Two distinctive courtyard characters: Herald Yard to be open semi-public space supporting activities and events while Paintbox Yard aims to create smaller scaled spaces for more tranquil, contemplative uses.
- Planting is used to define the private and public edges
- Incorporate threshold spaces for all ground floor units



PEACOCK MEWS

- Extend high quality materiality to the streetscape
- Ensure clean detailing to thresholds and entrances
- Clutter-free streetscape and curtilage



ROOF GARDEN

- Verdant spaces with a garden character
- Opportunities for various informal activities, including group gatherings or individual seating.



- High Road
- Brunswick Square
- Peacock mews
- Student Courts
- Roof Garden
- Inaccessible green roofs harnessed for biodiversity enhancements

5.3 LANDSCAPE TYPOLOGIES

5.3.1 BRUNSWICK SQUARE

The widened opening to Brunswick Square offers an opportunity to celebrate the new entrance to the Printworks development and sets up a clear point of arrival into the future MP, as and when it is developed. A bespoke, decorative, metal arch marks this gateway. Interpretative graphics are embedded within the vertical supports depicting the history of the site as a former printworks. Integrated lighting further emphasises the prominence of the new gateway.

The landscape treatment beyond the gateway recognises the strong grain of lanes and yards that are characteristic of this part of the High Road area and aims to retain that. Clear surface demarcation between the carriageway and footway is proposed with street furniture elements further highlighting the changes in function between pedestrian and vehicular routes. Fastigate tree varieties are introduced along the length of the Square to help transform the character and appearance and better recognise the new PBSA uses

KEY

- | | |
|------------------------------|---|
| ① Decorative metal archway | ⑧ Brunswick Square |
| ② Feature tree | ⑨ Feature tree to mark the transition to Peacock Mews |
| ③ Bench | ⑩ Peacock Mews |
| ④ Small unit stone paving | ⑪ Access controlled gate to Peacock Mews for residents and maintenance only |
| ⑤ Fastigate tree in hard | ⑫ Peacock Industrial Estate |
| ⑥ Delivery and service layby | |
| ⑦ Refuse collection point | |



Not to scale



FIGURE 269. Extract from Illustrative Landscape Masterplan

LANDSCAPE TYPOLOGIES

BRUNSWICK SQUARE - CONTINUED



Not to scale



FIGURE 270. Example of high quality 'lanes'

FIGURE 271. Bespoke tree grilles

FIGURE 272. Decorative Metal Archway Entrance



FIGURE 273. Detailed render of streetscape materiality and gateway components

KEY

- A** Yorkstone pavements to High Road
- B** Decorative Metal Archway
- C** Feature tree- Liquidambar styraciflua 'Moraine'
- D** Laser cut steel tree grille with typography lettering linking to the site's former use
- E** Bespoke benching with integrated, backlit text
- F** Small unit natural stone paving
- G** Granite channel laid flush with carriageway surfacing

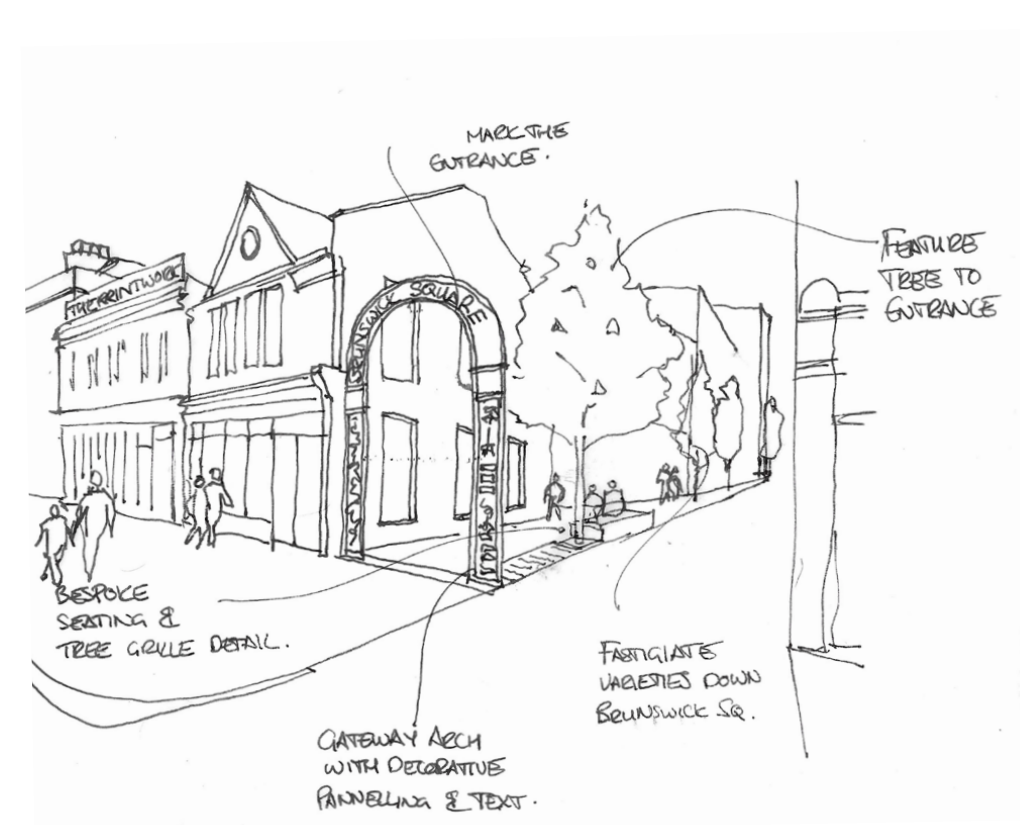


FIGURE 274. Sketch proposals of gateway arch

LANDSCAPE TYPOLOGIES

5.3.2 PEACOCK MEWS

The treatment along the western edge of the Printworks development must cater for the interim relationship with the neighbouring Peacock Industrial Estate and also when the future masterplan is realised.

In the interim scheme Peacock Mews is detailed as a gated lane with a 2.0m high brick wall with hit and miss vertical planting, creating a physical and visual separation to the industrial estate. The brick wall treatment will complement the building and create an acoustic buffer for residents and a temporary raised planter will be added to the building edge to soften the facade

When the future masterplan is realised this wall is removed and the ground floor units will directly address the new street and an avenue of trees that are intended. A Level access pathway to each duplex cluster will cut through a planting bed, acting as separation between the street and building curtilage.

KEY

- ① Northern gated access point with access control for residents
- ② Small unit, clay style paving surfacing
- ③ Southern gated access point with access control for residents
- ④ Small unit sett pavers to the continuation of Percival Court.
- ⑤ Planted threshold softens building edge
- ⑥ Intermittent hit and miss brickwork wall and planted screen boundary



FIGURE 275. Extract from Illustrative Landscape Masterplan

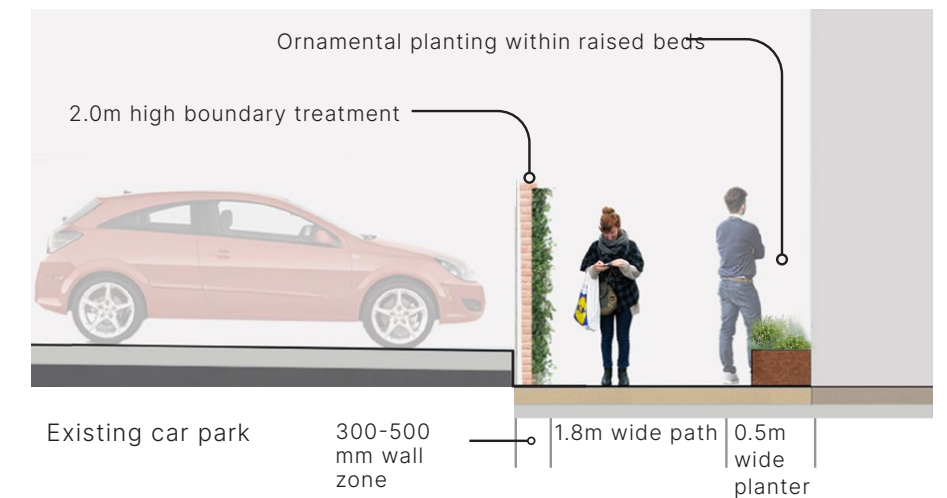


FIGURE 276. Section across street width - Interim treatment

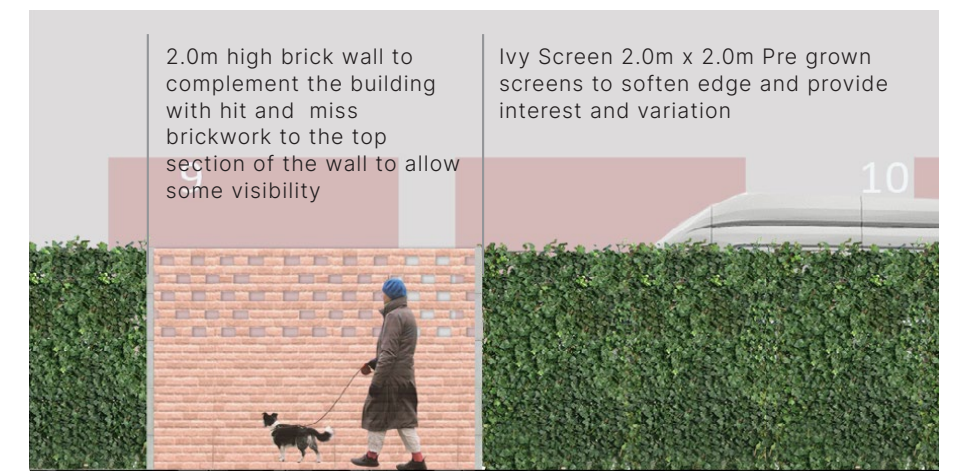


FIGURE 277. Elevation of boundary treatment - Interim

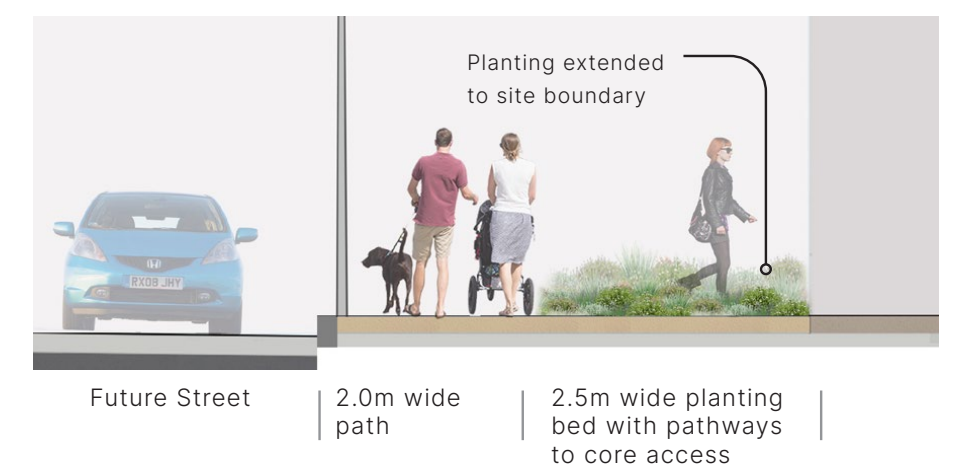


FIGURE 278. Section across street width - Future phase

LANDSCAPE TYPOLOGIES

PEACOCK MEWS - CONTINUED

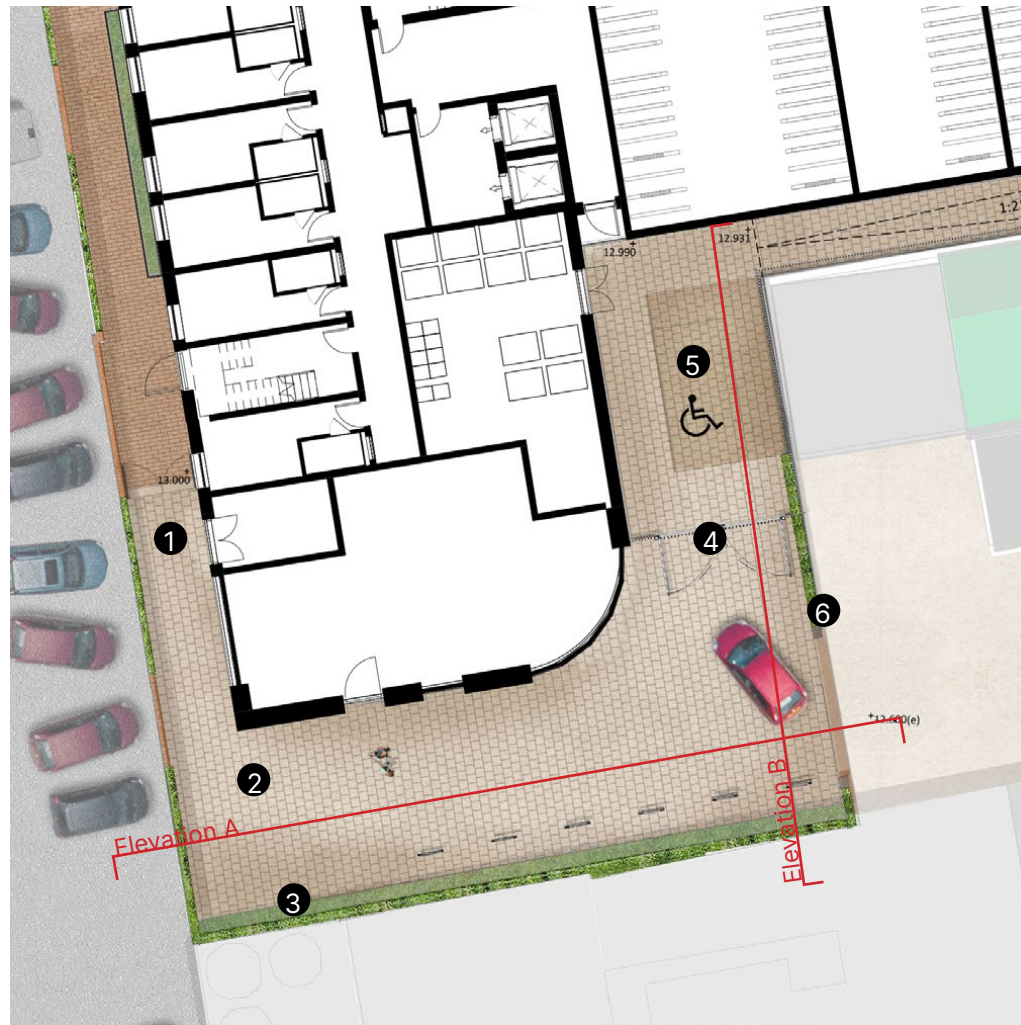


FIGURE 279. Extract from Illustrative Landscape Masterplan

KEY

- ① Gated access point with access control for residents
- ② Small unit sett pavers to the continuation of Percival court
- ③ Ornamental planting and greened walls to enhance the edges of the court
- ④ Vehicle and pedestrian gates to access the service area
- ⑤ Residents' blue badge parking bay
- ⑥ New gateway threshold to Percival Court



FIGURE 280. Elevation A of southern edge to Peacock Mews

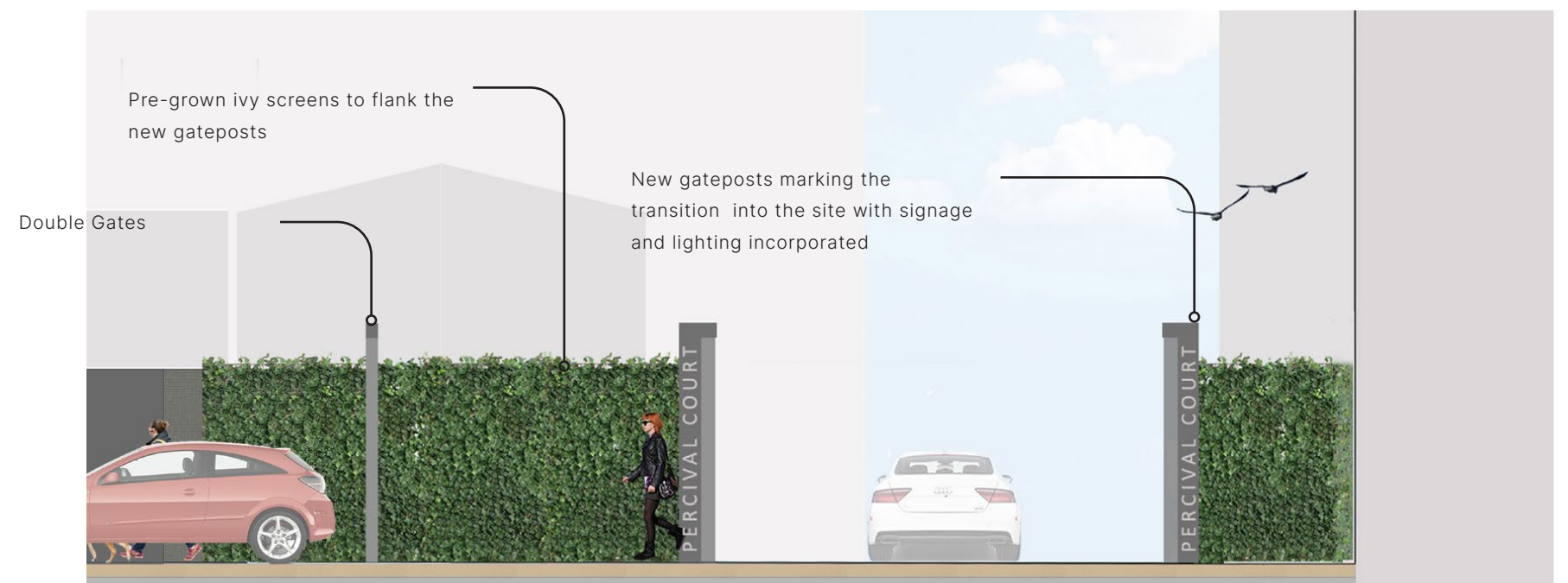


FIGURE 281. Elevation B of Peacock Mews boundary from within site boundary

LANDSCAPE TYPOLOGIES

5.3.3 HERALD YARD AND PAINTBOX YARD

The site has a rich and interesting heritage that has informed its identity which in turn has begun to inform the approach to the public realm design.

The landscape form and character draws from the machinery and processing that would have been undertaken within the buildings on site.

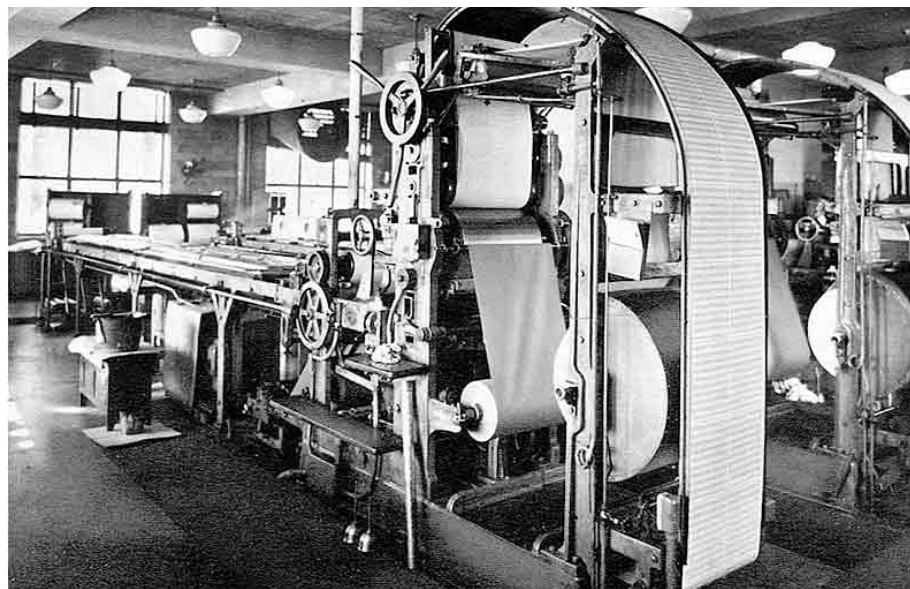
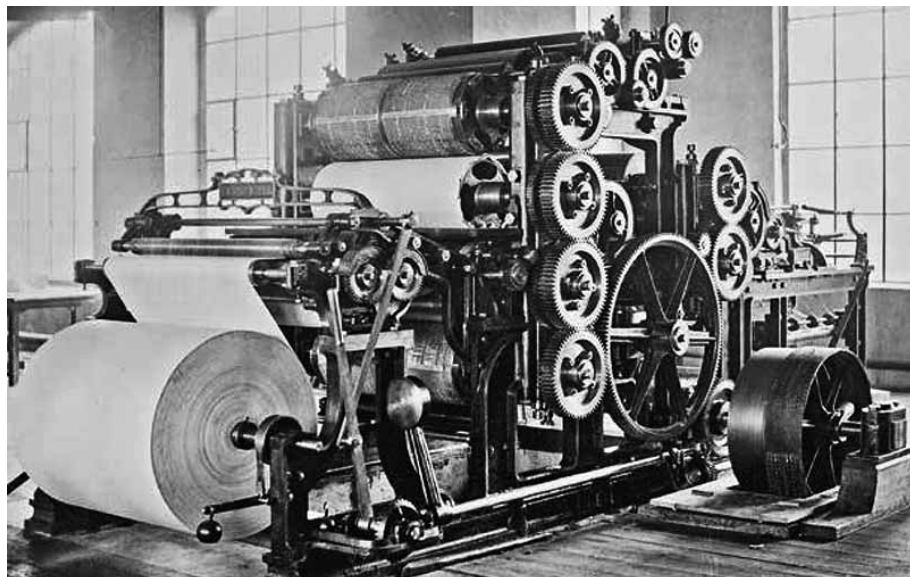


FIGURE 282. Images highlighting typical printing press machinery

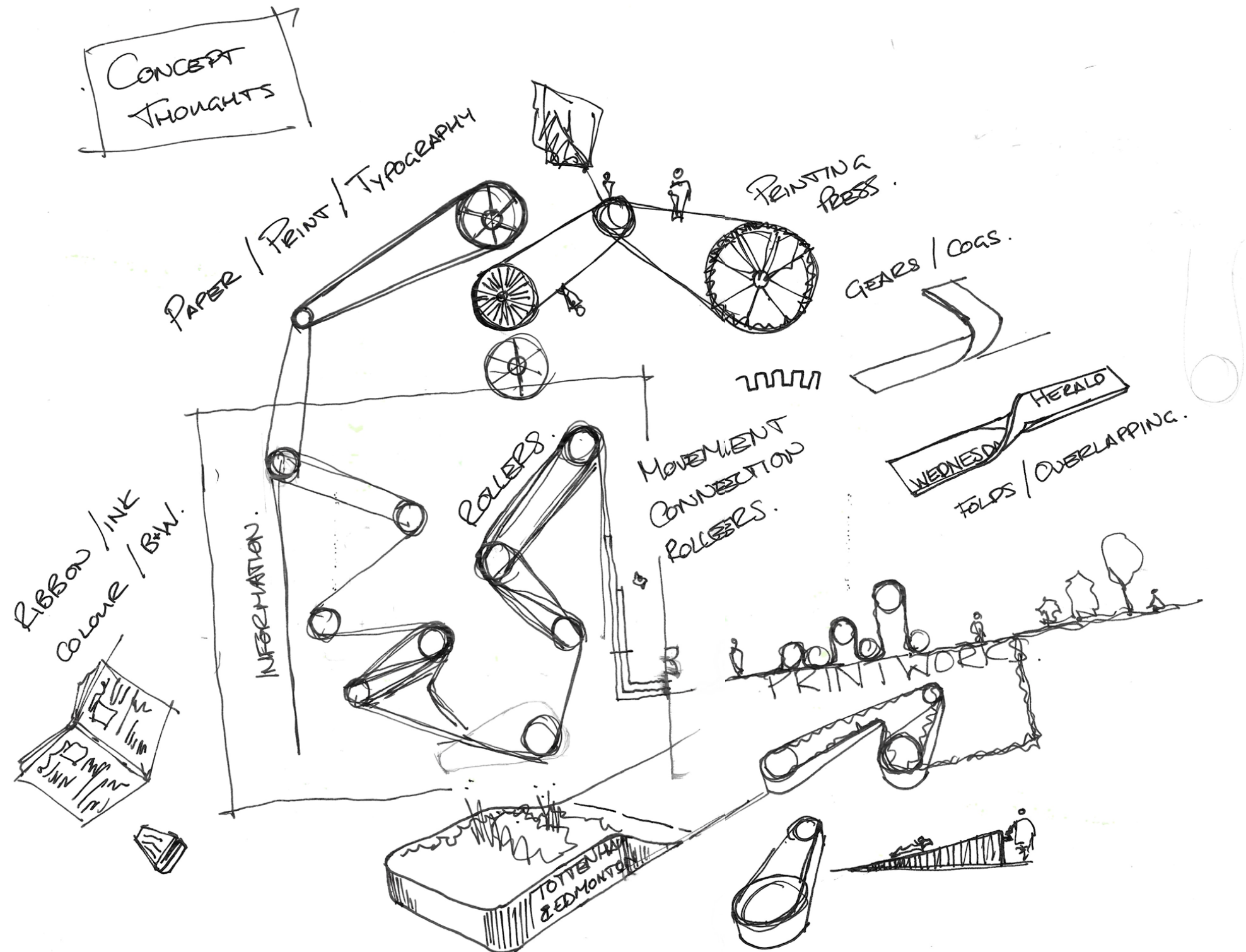


FIGURE 283. Initial Concept Sketches

LANDSCAPE TYPOLOGIES

5.3.4 HERALD YARD



KEY

- ① Step free route from reception through to the Lounge
- ② Flexible seating adjacent to commercial unit
- ③ Decked seating area positioned to capture south facing aspect
- ④ Planting areas with shrub and multistem trees provides backdrop to lounge area providing seasonal interest
- ⑤ Covered walkway to provide access to building entrances
- ⑥ Festoon lighting creates containment overhead at a more human scale amongst the taller surrounding building
- ⑦ Raised seating and planter edge faces showing stencilled 'printwork spool' graphic tying in with site heritage



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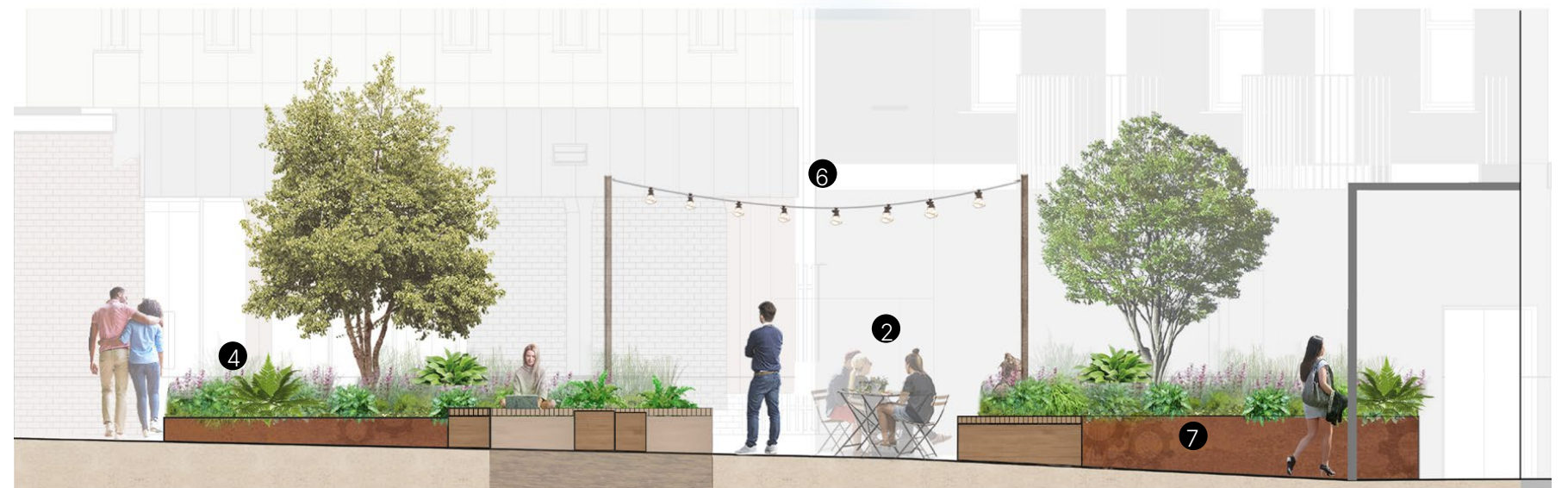


FIGURE 284. Section through Herald Yard



FIGURE 285. Creation of flexible communal spaces



FIGURE 286. Mixed seating encourages interaction and socialising

LANDSCAPE TYPOLOGIES

5.3.5 PAINTBOX YARD



KEY

- ① Step free access into the courtyard
- ② Stepped approach to the main courtyard with seating edges
- ③ Festoon lighting creates containment overhead at a more human scale amongst the taller surrounding building
- ④ Consistent small unit paving runs throughout the courtyard.
- ⑤ Shade tolerant planting species selected to provide year round amenity.
- ⑥ Maintenance vehicle access and fire tender access allowed
- ⑦ Covered walkway to provide access to building entrances

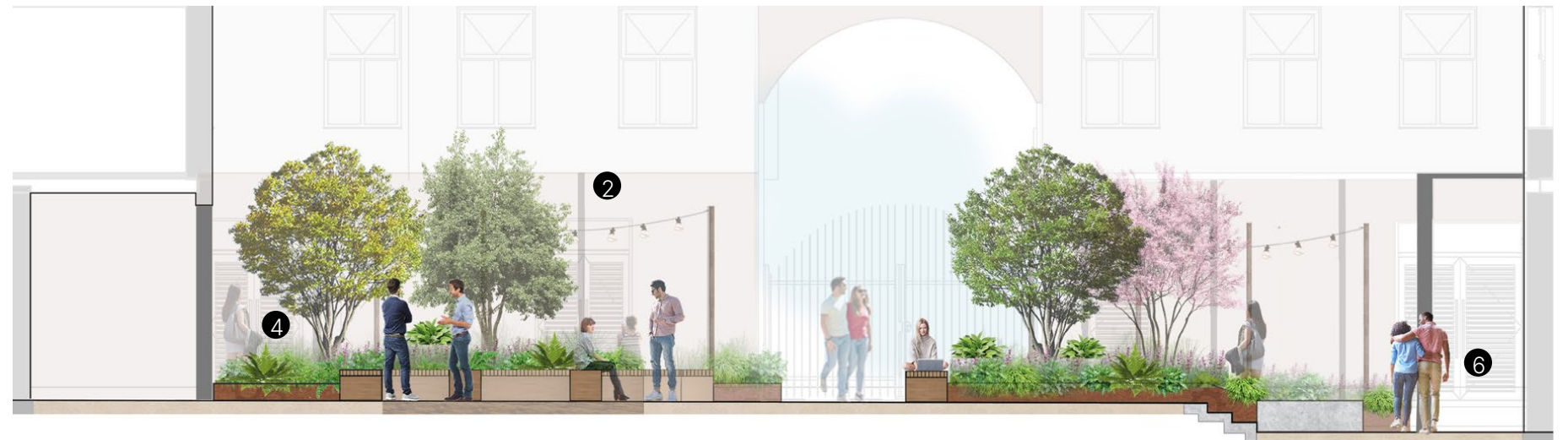


FIGURE 287. Section through Paintbox Yard



FIGURE 288. Seating pockets set within green, verdant setting



FIGURE 289. Lush, shade tolerant planting character

LANDSCAPE TYPOLOGIES

5.3.6 ROOF GARDEN



KEY

- ① Outdoor kitchen area
- ② Festoon lighting
- ③ Smaller, more intimate seating nooks
- ④ Pergola covered area providing shaded seating option including integrated safety features to avoid unwanted climbing/use.
- ⑤ Open lawn area for informal seating, lounging and small group activities such as yoga
- ⑥ Multistem tree planting
- ⑦ Pre grown ivy screen creates vertical divider panel between spaces
1.4m high balustrade set back from parapet edge
- ⑧ Planters next to balustrade at 1m high to act as edge protection

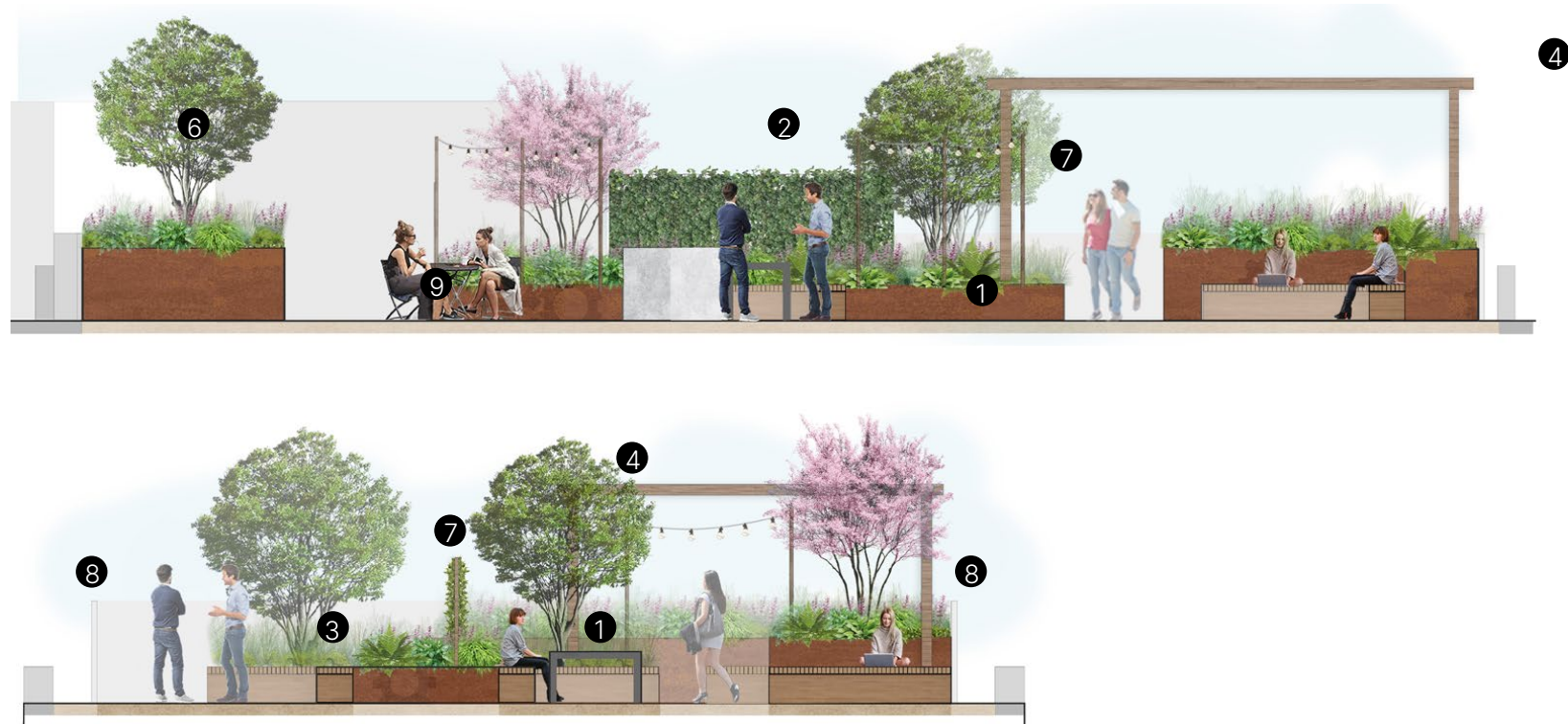


FIGURE 290. Sections through proposed roof terrace

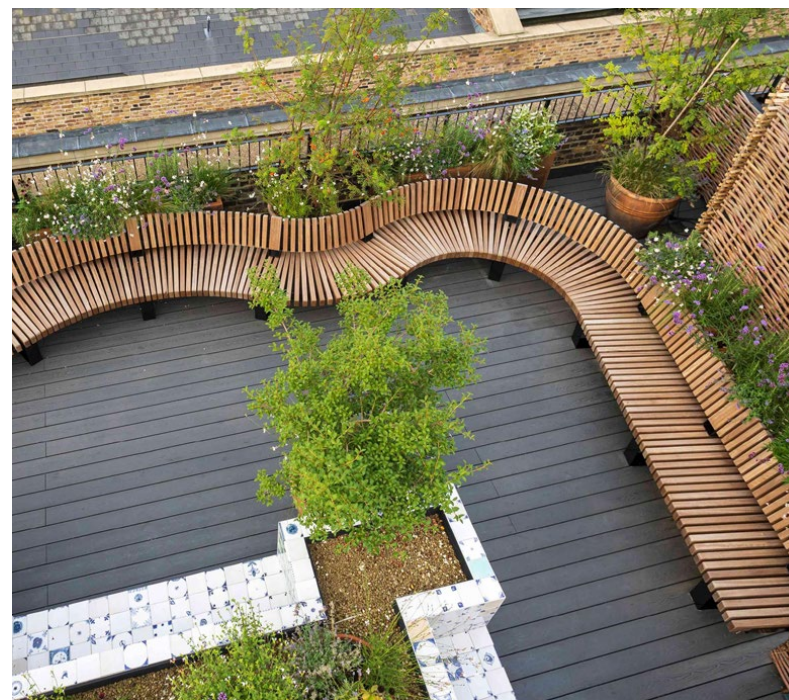


FIGURE 291. Examples of podium level external spaces and activity



Not to scale

5.4 MATERIALITY

5.4.1 SURFACE AND STREET FURNITURE

The materiality of the site aims to reference the high quality materials present within the wider public realm, particularly along High Road. Here the natural stone material is proposed to run into Brunswick Square reflecting the high quality nature and frontage along the street. Changes in unit size highlight the change in character and use, signifying vehicle overrun and drop off/delivery bays.

A clay format unit is proposed to Peacock Mews and through Percival Court referencing the smaller, more intimate scale to the streets and a character more akin to the Yards within the wider conservation area.

A comparable small unit paver is intended to be laid within the courtyard spaces too but as part of a permeable paving system to support the site's climate resilience.

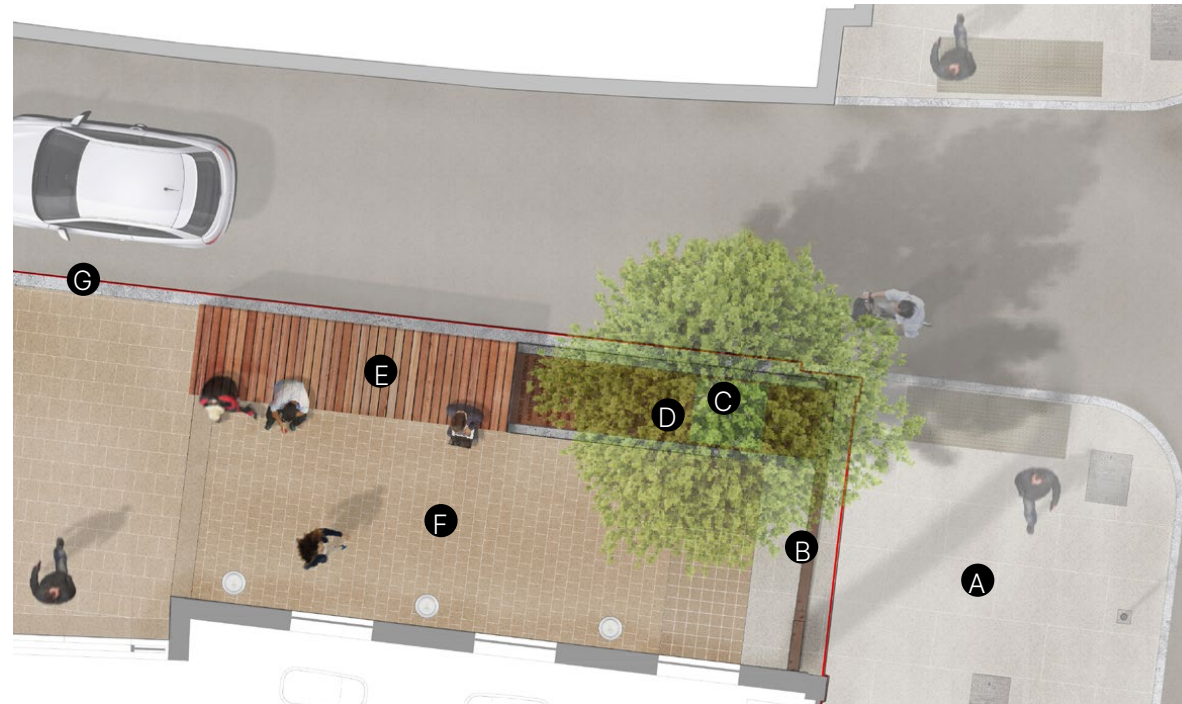


FIGURE 292. Materiality and detailing to Brunswick Terrace

KEY

- A** Yorkstone pavements to High Road
- B** Decorative Metal Archway
- C** Feature tree- Liquidambar styraciflua 'Moraine'
- D** Laser cut steel tree grille with typography lettering linking to the site's former use
- E** Bespoke benching with integrated, backlit text
- F** Small unit natural stone paving
- G** Granite channel laid flush with carriageway surfacing



FIGURE 293. Examples of key materials

MATERIALITY

SURFACE AND STREET FURNITURE - CONTINUED

Street furniture will support the design of the public realm around the Printworks and where possible draw out the identity of the site through graphics, materials, signage and interpretation.

A key element within the site will be a new gateway element at the mouth of Brunswick Square. Forming an arch way over the pedestrian footpath the structure will incorporate signage, lighting and a series of interpretation panels capturing the site's heritage and the identity of the wider High Road conservation area.

Bespoke seating elements will also form part of the gateway design along with detailed tree grilles that sit within the natural stone paving.

Street furniture is also used to help inform the delineation between vehicle and pedestrian areas to reduce the necessity for bollards along the street edge.

Furniture to the courtyards and roof gardens will largely be integrated alongside the raised planters with benches including back rests and arm rests available for all users. Spaces for wheel chairs are also planned beside integrated furniture to ensure inclusivity within the public realm.



FIGURE 294. Example images of street furniture used within the proposals

MATERIALITY

5.4.2 INTERFACES AND BOUNDARIES

Boundary treatments are designed to positively contribute to the public realm and streetscape they address. Given the current context surrounding the site they must function as both a visual and acoustic screen, particularly along the Peacock Industrial Estate boundary where the movement of vehicles is fairly regular.

Peacock Mews: A new boundary treatment is proposed along the western elevation of the site. This is predominantly a brick wall with pre-grown green screens proposed at intervals along its length. The planting will soften the edge offering a more appropriate boundary alongside the new PBSA units.

Percival Court: The south western corner of the site picks up a similar approach with pre-grown screens being used to mark the gateway and soften the perimeter of the 'yard'.

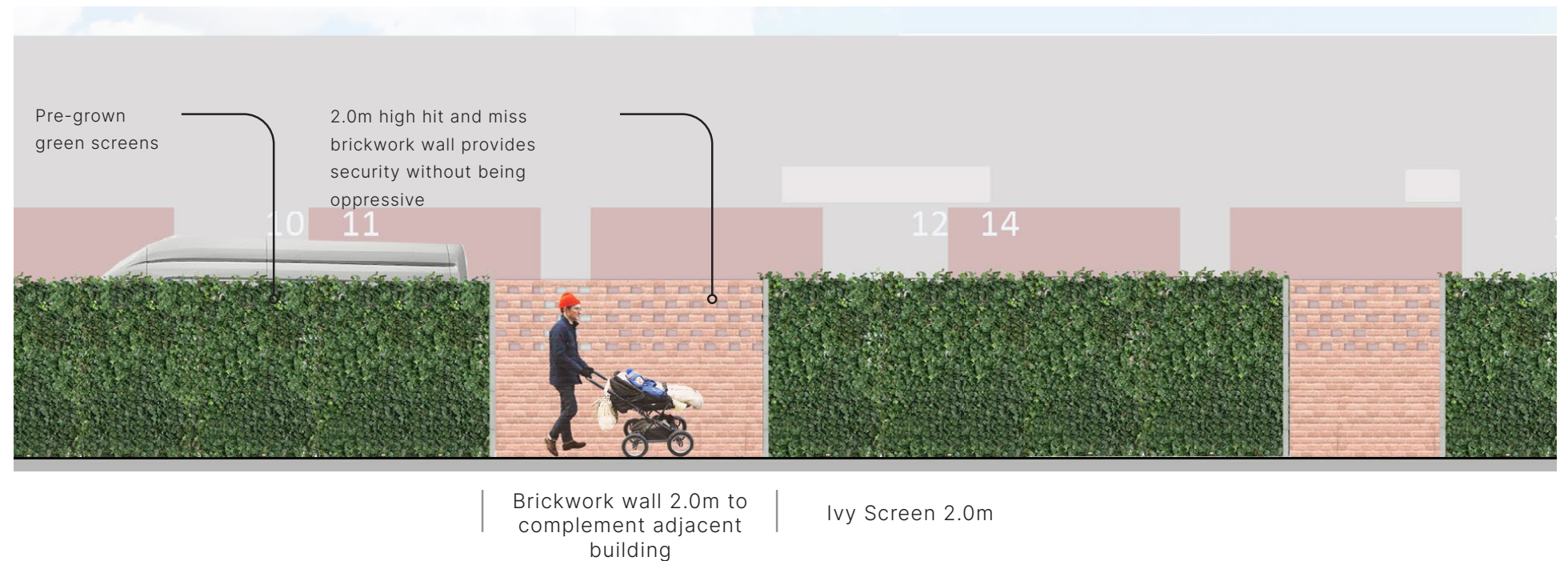


FIGURE 297. Peacock Mews Wall Elevation

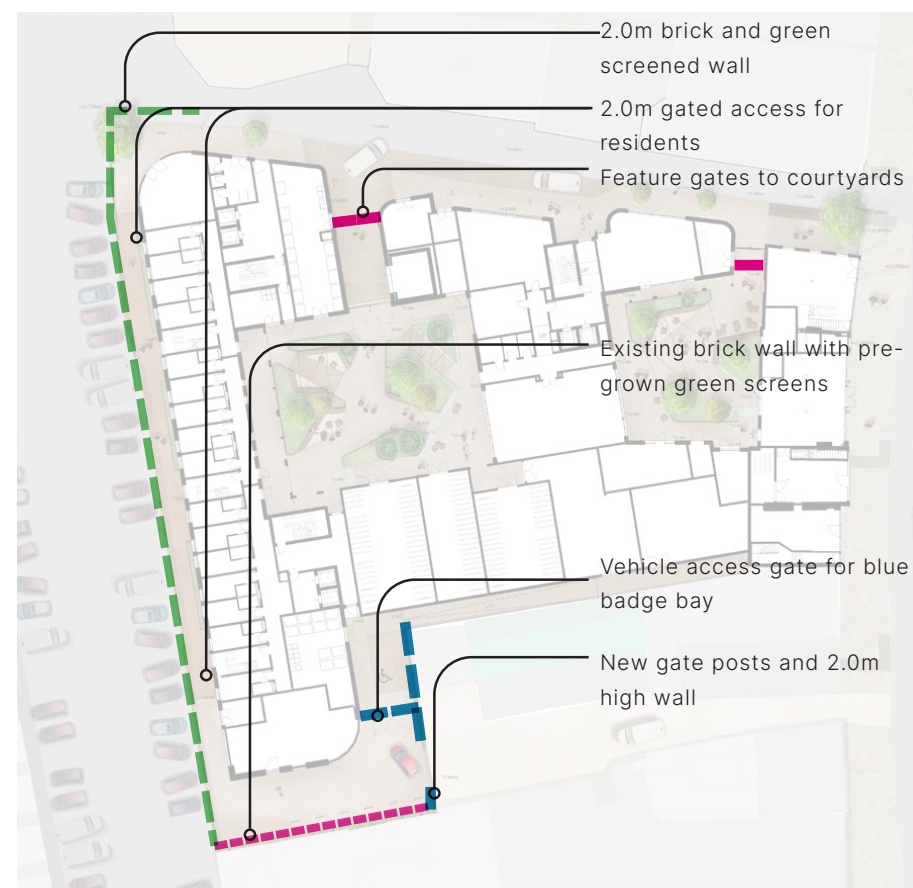


FIGURE 295. Boundary types and locations

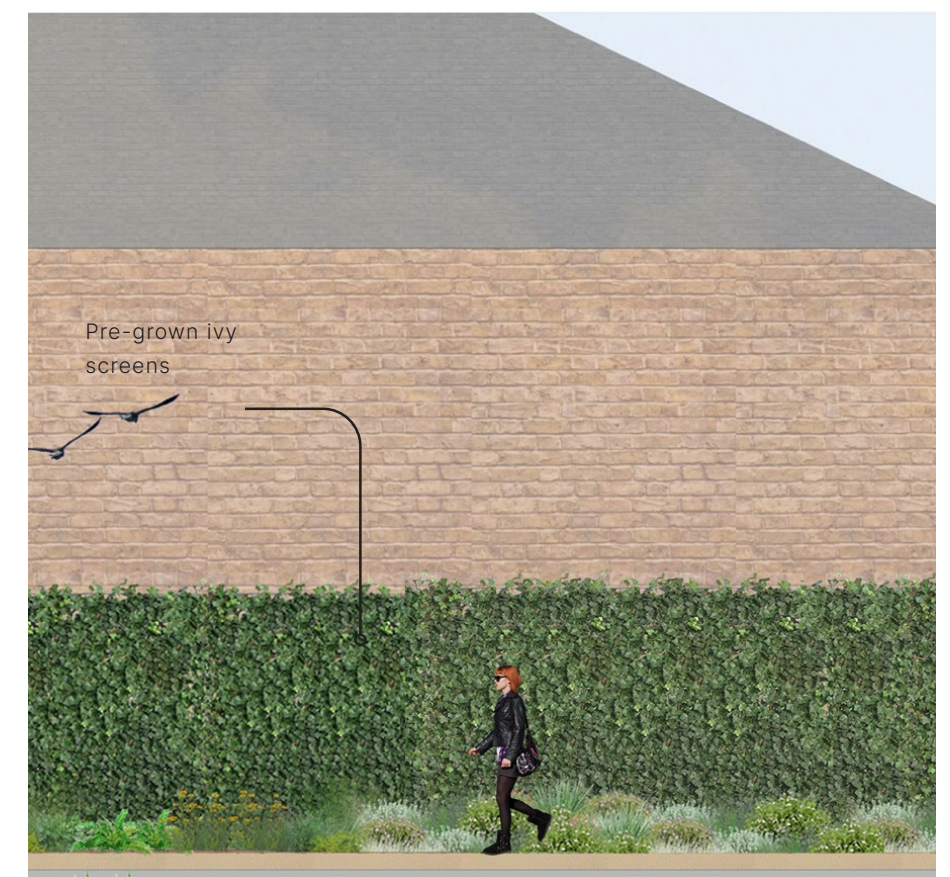


FIGURE 296. Peacock Mews South/ Percival Court Wall Elevation

MATERIALITY

5.4.3 LIGHTING

The lighting strategy will provide a safe and welcoming external environment ensuring that all footpaths and carriageways are well lit and feel secure. All primary routes and footpaths will be lit to relevant CIBSE standards with light fittings selected to ensure minimal light spillage, cowls should be used where columns sit adjacent to residential windows to reduce glare.

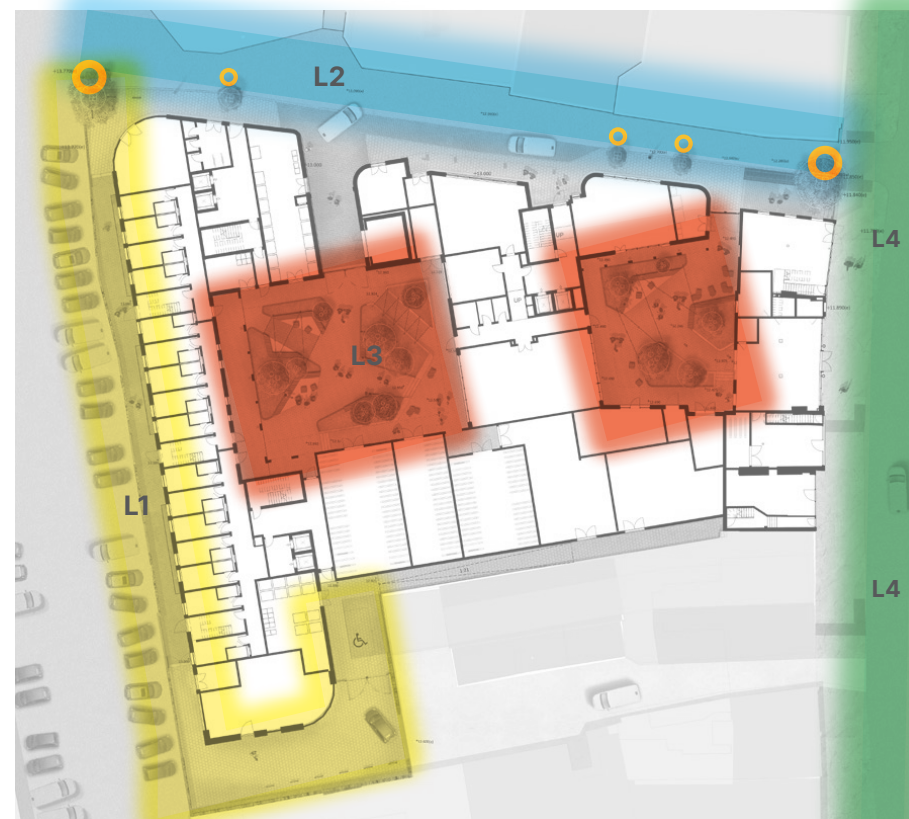
A detailed lighting design will be undertaken in line with a site wide security strategy ensuring CCTV coverage is supported with the appropriate light levels.

Visual interest will be created using architectural lighting illuminating key features such as focal trees along Brunswick Terrace and the gateway feature at the junction with High Road.

Communal and private entrances into buildings and gardens will be picked out in a brighter light to support the holistic way finding strategy. Social areas will have sufficient lighting to maintain clear sightlines and a sense of safety.

Courtyards and roof gardens should have a lower lighting level to reflect their use, with features such as key trees and structures highlighted by accent lighting.

Particular care will be given to Brunswick Square and the continuation of Percival Court to ensure the correct level of lighting is provided and the two existing columns are further supported with additional lighting positioned within the site boundary.



KEY

- L1** Primary column lighting to carriageways and adjacent footpaths- standard height 6-8m
- L2** Primary lighting to main routes to adoptable standards - standard height 6m, building or column mounted
- L3** Mixed lighting with festoon and low level fittings
-  Feature lighting to trees & gateway arch including up and down lighters and canopy pea lights
- L4** Assumed as existing- Primary lighting columns to High Road to adoptable standards

FIGURE 298. Lighting Strategy

A family of light fittings should be considered to create a palette of street furniture appropriate for the development with selected fittings robust and durable with their finish appropriate for a high level of wear and tear.



FIGURE 299. Family of light fittings



Not to scale

5.5 PLANTING

Whilst the site area is closely defined around the building edges there is still opportunity for the introduction of a diverse planting palette. This palette will provide year-round structure and seasonal interest, with selection informed by sun, shade, wet, dry and windy conditions.

The planting strategy aims to strike the balance between pleasing aesthetics, robustness for longevity and ease of maintenance to ensure it remains at its best. The key planting types are as follows:

Street Tree Planting: takes its cues from the adjacent High Road trees with the introduction of a series of anchor broad leaf trees at key interfaces in the site. Due to the limited space Planes will not be used, but instead a Liquidambar variety that will still offer a good structure and a decent sized canopy. A palette of medium and smaller ornamental tree varieties sit alongside the anchor trees with their selection influenced by the microclimatic constraints.

Mixed shrub planting: A mix of hedging and hardy evergreen shrubs have been selected to offer structure and year round interest to building thresholds and to offer a verge to entrances and ground level windows.

Ornamental & Herbaceous Planting: Raised planters are proposed within the courtyards and the roof terrace and will accommodate a diverse mix of plant varieties; evergreen species will create a year-round green foil through which colourful herbaceous varieties will emerge throughout the year. Planting has been selected that will respond to the sunnier aspect here as well as its more exposed position. In the courtyards, species will be chosen for their shade tolerant characteristics to suit the microclimate.



Liquidambar Moraine



Achillea filipendula



Geranium macrorrhizum



Magnolia kobus



Salvia nemorosa 'Caradonna'



Luzula sylvatica



Dryopteris



Cornus Kousa



Stipa gigantea



Sarcococca humilis

FIGURE 300. Species Selection

5.6 SUSTAINABILITY AND URBAN GREENING

Threading through the landscape approach is the desire to create and build a sustainable development that stands the test of time. Everything we do has an impact on the environment and the approach to the landscape design is informed by the need to conserve resources, preserve and enhance natural systems and minimise carbon emissions.

CLIMATE SENSITIVE DESIGN

The proposals are being developed with climate sensitive design in mind.

- Sustainable urban drainage systems have been introduced to capture rainwater and slow discharge rates, through the use of permeable paving to the courtyards and bio-retention tree pits.
- Street tree planting is detailed with linked tree pits and below ground cellular systems to create additional rainwater attenuation.
- Hedging species are proposed that are known to capture micro pollutants in the air, particularly from the surrounding road network.
- Responding to the microclimate of the site considering the aspect, daylight and shelter from the wind when designing the spaces

BIODIVERSITY

The landscape proposals have the opportunity to deliver a new richness of species through the development with the key driver to deliver and exceed a positive biodiversity net gain. Collaboration with ecologists have informed the landscape proposals which will incorporate;

- Careful selection of planting varieties including native species, with seasonal variation.
- Flowering and fruiting varieties that encourage pollinating insects, and intern attract birds and bats
- Maximise the roof garden spaces with a large proportion of green spaces

CARBON OFFSETTING

The landscape proposals have been developed with carbon offsetting in mind including:

- Careful specification of materials with consideration of percentage of recycled content, avoiding heavily processed materials such as plastics, considering longevity, durability and suitability of materials.
- Natural materials such as FSC wood which has less embodied carbon to be used within the street furniture
- Maximise the quantum of green spaces and incorporate trees and woody plant species that are known for their carbon sequestration properties.

URBAN GREENING

In line with Policy G5 of the New London Plan the site has been assessed for its urban greening factor (UGF). The Urban Greening Factor (UGF) is a tool used to evaluate and quantify the quality of urban greening provided by a development and aims to accelerate greening of the built environment, ensuring a greener London as it grows. As well as ensuring higher quality greening within the green infrastructure network.

The total urban greening factor for the site, based on the proposed post development habitats, is calculated to be 0.41 and therefore meets the recommended target of 0.4 for residential developments as outlined in the New London Plan.

This has been calculated using the UGF table and agreed method.

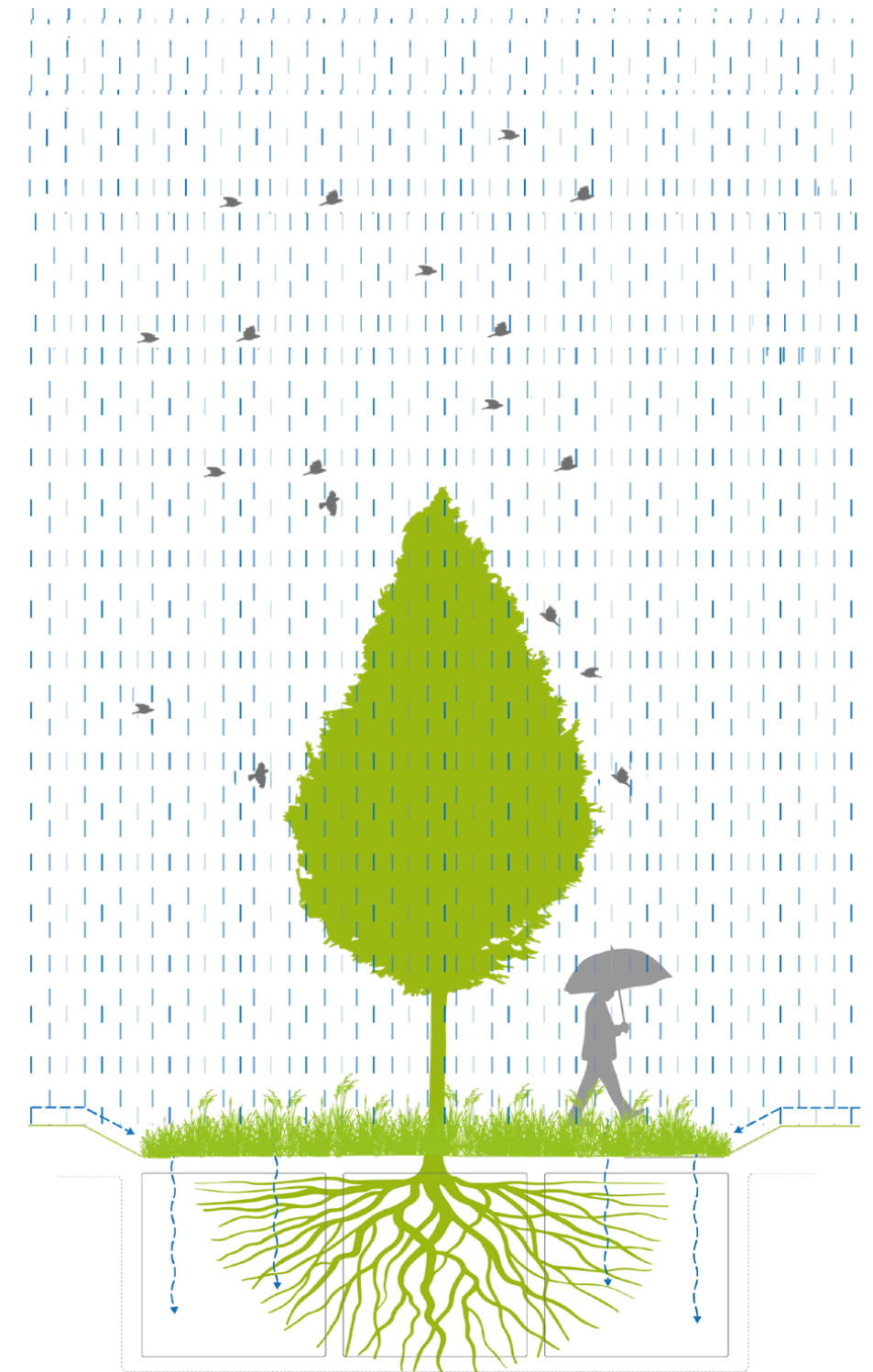


FIGURE 301. Sustainability and Urban Greening

SUSTAINABILITY AND URBAN GREENING- CONTINUED

The table outlines the calculations undertaken to determine the urban greening factor and is taken from the London Plan Guidance document March 2021 pre-consultation draft.

Surface Cover Type	Factor	Proposed M2	Proposed Factor
Semi natural vegetation (e.g.. Woodland, flower-rich grassland) created on site	1	0	0
Wetland or open water (semi-natural; not chlorinated) maintained or ESTABLISHED ON SITE	1	0	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	668	534.4
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	849	679.2
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014	0.7	0	0
Flower-rich perennial planting.	0.7	103	72.1
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0
Hedges (line of mature shrubs one or two shrubs wide)	0.6	0	0
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0
Green wall –modular system or climbers rooted in soil	0.6	162	97.2
Groundcover planting.	0.5	103	51.5
Amenity grassland (species-poor, regularly mown lawn)	0.4	0	0
Extensive green roof of sedum mat or other lightweight systems that do NOT MEET GRO CODE 2014	0.3	0	0
Water features (chlorinated) or unplanted detention basins	0.2	0	0
Permeable paving	0.1	526	52.6
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0	0	0
URBAN GREENING FACTOR	0.4125		

THE PRINTWORKS

SECTION 6.0 INCLUSIVE DESIGN

6.1 INCLUSIVE DESIGN PRINCIPLES

Inclusive Design

This access statement has been prepared to explain how the development will be achieved in accordance with the principles of inclusive design. In addition to discussing access requirement for the predominantly residential design, it includes elements relating to both the design and future running of the proposed commercial units, insofar as they relate to the Equality Act and inclusive design. It is intended that this access statement will therefore be the starting point of a developing document that will eventually encapsulate the full access philosophy of the commercial elements of the project.

Definition of Disability

The Equality Act 2010 describes a disabled person as someone who has a physical or mental impairment which has a substantial and long term effect on their ability to carry out normal daily activities.

Physical or mental impairment includes sensory impairments. Hidden impairments are also covered (e.g. mental illness or mental health problems, learning disabilities and conditions such as diabetes or epilepsy). People who have had a disability, within the terms of the Act, in the past are protected from discrimination even if they no longer have a disability at the current time.

Philosophy

- The principles of inclusive design include provision of places and homes that are:
- Inclusive so everyone can use them safely, easily and with dignity.
- Responsive taking account of what people say they need and want.
- Flexible so different people can use them in different ways.
- Convenient so everyone can use them without too much effort or separation.
- Accommodating for all people, regardless of their age, gender, mobility, ethnicity or circumstances.
- Welcoming with no disabling barriers that might exclude some people.
- Realistic offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

The Applicant is committed to a policy of equality, inclusion and accessibility in the delivery of their services to those who visit and work in the commercial units, in the employment opportunities afforded to future employees, in the use of the building for residential purposes and in providing inclusive access to The Site.

Equality of opportunity

The Applicant is committed to the promotion and development of equal opportunity in all aspects of their work.

Equal opportunity principles apply to everything – from recruitment and selection, to service delivery direct to their customers. The objective is to ensure that everyone, regardless of age, disability, ethnic origin or gender is treated equally.

Employment

For the commercial aspect of the proposal, the employment provisions of the Act assign rights to the disabled in the field of employment. Under the Act, it is unlawful for any employer to treat a disabled person less favourably than someone else because of their disability. Every aspect of employment is covered including recruitment, advertising, selection, carrying out the work, promotion and training, career development, as well as retention and staff redundancy.

The access strategy recognises that, when employing someone with a disability, it will be necessary to enable that person to undertake the full remit and responsibility of the job by independent means.

Access to Goods, Facilities, And Services

Service providers must take reasonable steps to:

- Change practices, policies or procedures which make it impossible or unreasonably difficult for disabled people to use a service.
- Provide auxiliary aids or services which would make it easier for, or enable, disabled people to use a service.
- Avoid physical features which make it impossible or unreasonably difficult for disabled people to use a service.

INCLUSIVE DESIGN PRINCIPLES

Approach

Consideration will be given to people arriving by public transport, community transport, taxi or by foot. The following provisions will apply:

- Footways and footpaths will be well lit and be a firm, even surface. Excessive cross falls will be avoided wherever possible and surfaces will be non-slip.
- Footpaths to main entrances will be a minimum width of 1.8m.
- A high quality inclusive shared surface treatment including dropped kerbs where necessary will be incorporated as a component of the landscaping scheme. Tactile paving will be installed to Department for Transport (DFT) guidelines where appropriate.
- Guarding, additional lighting and guidance tactile paving will be provided to avoid obstacles or hazards.

Physical Access

The Applicant recognises that, where redevelopment work is planned, every opportunity should be taken to facilitate access.

The latest legislation and good practice guidance on accessibility will be observed during the design and construction stages.

These will include the Building Regulations Part B (Fire Safety), Part M (Access To and Use of Buildings), Part K (Protection from Falling, Collision and Impact) and BS 5588 – part 8 (Fire Precautions in the Design, Construction and Use of Buildings).

Key Access Issues of the Design

The Applicant recognises that the way buildings are designed has a particular impact on disabled people, elderly people and parents with children.

By addressing the access needs of these groups, we will all benefit from a more easily accessible built environment as accessible design is invariably good design for all.

Entrances

The entrance to the apartment blocks will have a level approach:

- The threshold to the entrance door will be flush with the external surface.
- The entrance door will provide a minimum clear opening width of 850mm with an unobstructed space of 300mm at the leading edge and will be a power assisted swing door.
- Where doors have viewing panels, there will be a zone of visibility between 500mm and 1500mm from the floor.
- Manifestation will be present on glazing.
- Mats will not impede wheelchair access.

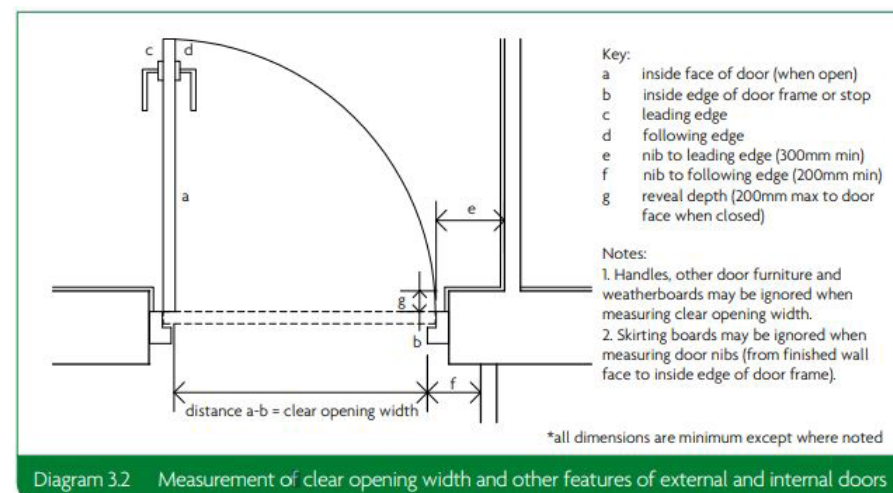


FIGURE 302. Part M Door Diagram

Horizontal Circulation

Corridors will be a minimum of 1200mm wide and clear of obstructions. Wherever possible, equipment such as fire extinguishers will be recessed or located to maintain unobstructed widths and reduce potential hazards.

Internal doors will provide a minimum clear opening width of 800mm. Where single leaf doors are proposed, 300mm of unobstructed space will be provided at the leading edge. Door furniture will contrast in colour from doors and door sets to assist partially sighted people. Vision panels will be provided in all circulation doors. Walls and floor surfaces will be chosen to minimise light reflection and sound reverberation, which can be confusing for people with sensory impairments.

Vertical Circulation

New internal steps will be designed to Approved Document M4(2) (2015) standards. The applicant recognises that appropriately designed lifts are the most accessible way for many people to travel between floors within buildings. In light of the proposed use, the applicant intends to install passenger lifts at least large enough to accommodate one manual wheelchair and an accompanying adult to the apartments.

A clear area of 1500mm x 1500mm will be provided at the lift entrance on both floors. BS EN 81-1 Electric Lifts, BS EN 81-2 Hydraulic Lifts and BS EN 81-70 Safety Rules for the Construction and Installation of Lifts will be conformed to in order to satisfy Part M.

INCLUSIVE DESIGN PRINCIPLES

Lighting

Care will be taken to ensure that lighting levels are as even as possible throughout the common parts of the building as shadows and pools of light can create optical illusions and mask potential hazards. Bright lights can produce excessive glare and be as uncomfortable as low lighting levels. Glazed screens will have the prescribed levels of manifestation so that there will be visual contrast with the background under all lighting conditions.

Emergency Access

To ensure adequate escape for disabled (wheelchair bound) customers and/or staff, personal emergency egress plans (PEEPs) will be developed as part of the management operational strategies.

Provision of evacuation plans for visitors to the commercial parts of the buildings will be developed during the project. The Applicant recognises that many people require assisted escape and therefore suitable standard PEEPs will be available for all disability groups.

Signage and Switch Heights

The Applicant recognises that good signage offers information to all users and greatly benefits people with disabilities who have difficulty with wayfinding. Information which helps orientation will be provided at junctions of circulation routes and at key destinations. Signage will comply with the guidance and design available in the Sign Design Guide: A Guide to Inclusive Signage.

The following provisions will apply:

- Key information will be available in visual, audible and tactile form and will be low enough to be touched.
- Signs will be positioned to avoid reflections from daylight and artificial lighting.
- Signs will consist of simple words, clearly separated from one another, in short sentences.
- Plain English and pictograms will be used to assist people with learning difficulties.
- Signs to facilities will incorporate the international symbol for access, for example, in the case of accessible WCs.
- The heights and overall dimensions of safety signs on glass doors and glazed screens will conform to BS 5378: Safety signs.
- Electric outlets, switches and controls will be positioned consistently throughout the building and will meet the needs of a variety of disabled people such as wheelchair users, visually impaired people and people with impaired hearing or dexterity.
- Wherever possible, controls and switches will not require the simultaneous use of both hands.
- Electric socket outlets will be switched.
- Controls will contrast in colour and luminance with backgrounds, with information associated with them embossed to aid tactile reading.
- Wherever possible, light switches will align horizontally with door handles for ease of location when entering a room.
- All switches and controls that require precise hand movement or dexterity will be in a zone 750mm –1000mm above floor level so that wheelchair users and those standing can operate them.
- Outlets, switches and controls will be at least 350mm from room corners.