

# **APPENDIX 8**

# **WALKWAYS**





## WALKWAYS

### DESIGN SPECIFICATIONS FOR DEVELOPMENT BONUSES

#### WALKWAYS GENERAL

Except where otherwise specified below, the dimensions and design of walkways (including escalators, staircases, shops, ramps, landings, handrails and balustrades) shall comply with:-

- a) Acceptable solution DI ASI (Access Routes) and, where applicable, D2 AS1 (Mechanical installation for access); or
- b) N25 4121:1985 (Design for Access and Use of Buildings and Facilities by Disabled Persons) as an acceptable alternative solution to (a); or
- c) Such other acceptable solution as may be approved by the Council.

#### WIDTHS

The required widths of walkways will depend on the traffic flow requirements and the amount of pedestrian space available in the immediate surroundings at the same level. Walkways will be of such minimum and maximum widths as may be specified for the particular facility in 6.7.5.

#### HEIGHT

The minimum clear height within covered walkways will be 2.75m unless otherwise specified by the Council in individual briefs.

#### VERTICAL ACCESS

##### Staircases

Minimum width..... 2.4m exclusive of handrails

Minimum clear height..... 2.75m or as approved by the Council

### WALKWAY SERVICES

#### ELECTRICAL

Electrical services will be required on all pedestrian routes for lighting, signs, cleansing equipment etc. Where electrical equipment is installed within the pedestrian network, each item and its method of installation and proposals regarding future maintenance must be approved by the Council.

Recommended horizontal lighting levels, at floor level, are:-

Lift lobbies, Internal Stairways, Escalators, Ramps	150 lux at minimum uniformity of 0.6
Overpasses, Underpasses, Corridors	100 lux of minimum uniformity of 0.6

#### VENTILATION

All enclosed walkways, including overpasses and underpasses, will be ventilated to provide six air changes per hour.

#### CLEANSING

Where pedestrian routes are under cover, gullies and hose points will be provided at not more than 36.6m intervals. Every consideration must be given to the easy access of mechanical cleansing equipment and to the facility of cleansing and sweeping the pedestrian route. Footings of walls of buildings abutting on the walkway will be straight and smooth for a minimum height of 600mm above the ground.

Alternatively, a balustrade with a covered base will be provided to the walkway clear of the building wall.



## **MAINTENANCE**

The Council will determine that the facilities be maintained either by the owner of the development, or by the Council, in each particular case. Maintenance will include repair or replacement of all elements of the walkways system.

## **WALKWAY MATERIALS**

## **FLOOR PAVING**

Materials used on floors, treads of stairs and ramps will be those with long term maintenance characteristics, non-skid qualities and visual attraction.

## **DRAINAGE**

The finished surfaces of all routes will be laid to falls of at least 1 in 40 to assist drainage. Gullies, downpipes etc. may be required to be incorporated within adjacent development.

## **WALLS**

Walls will be of design and function consistent with the use and architectural form of adjacent buildings. Wall finishes will be of durable, easily maintainable materials.

## **COLOURS**

Graphics and private signs in the pedestrian movement system will be designed with a specific, consistent and visually attractive colour scheme, and shall not conflict with public signs.

