

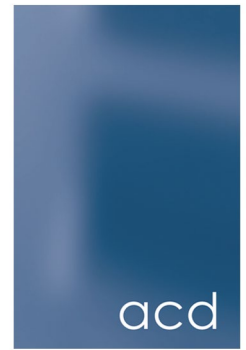
Access and Inclusivity Report

Building F1

King's Cross Central
General Partner Ltd

May 2023

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King's Cross Central: Building F1

Access & Inclusivity Statement

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March 2023

First Draft	08.03.23
Second Draft	30.03.23

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1.0 Introduction

This document sets out the process adopted by the developer (King's Cross Central General Partner Limited) to create an accessible and inclusive environment in Building F1 and its associated public realm located within the King's Cross Central (KXC) Development site.

This statement has been prepared to accompany the Building F1 Reserved Matters submission, which includes the surrounding public realm as shown on Site Location Plan in Figure 1 below.

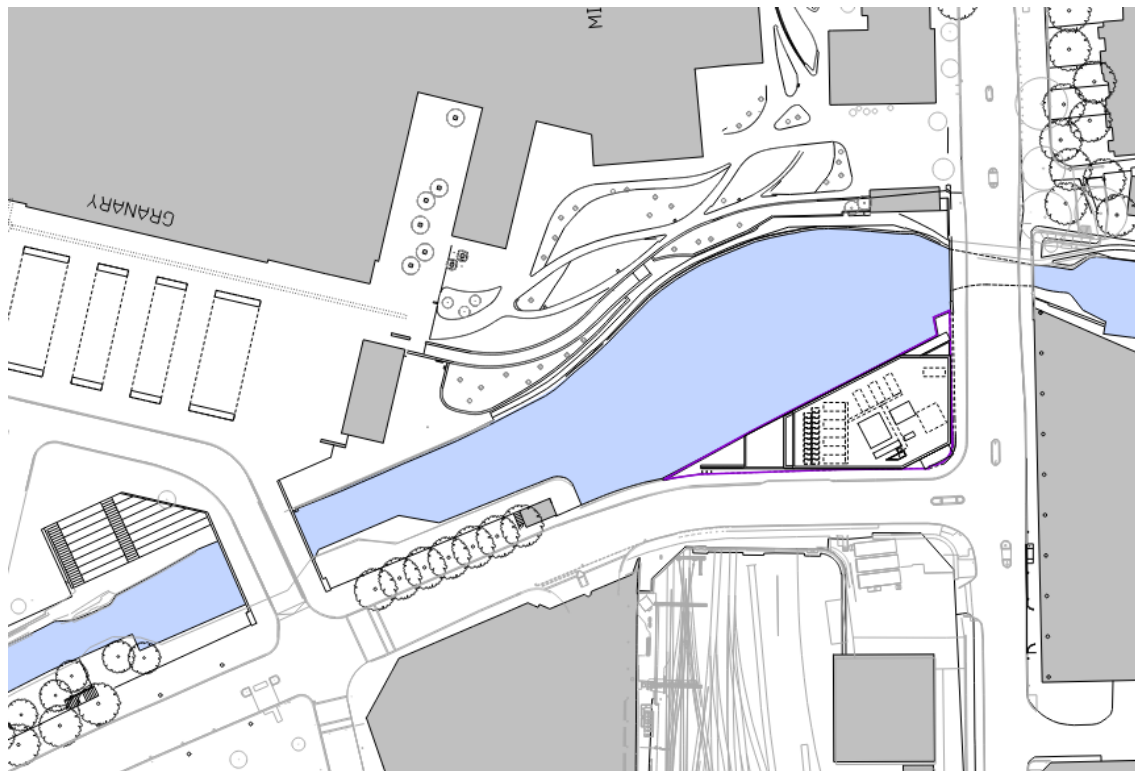


Figure 1 Building F1 location plan with the reserved matters boundary in purple.

Both the proposed building and the surrounding public realm are located within Development Zone F in the eastern portion of the KXC development.

The proposed Building F1 is a six storey office block with a flexible retail/A3 unit at ground and first floors, and a flexible B1 unit at ground floor.

This statement has been prepared in response to discharge Condition 19 (Access Statement) of the KXC Outline Planning Permission ('the Outline Planning Permission'), granted in December 2006 (with ref. 2004/2307/P) and Section V of the associated Section 106 Agreement on Access and Inclusivity.

1.1 Context

Documents which relate to access and inclusivity within KXC are developed under a document hierarchy as follows:

1. King's Cross Central Access and Inclusivity Strategy (Sept 2005)	A scene setting document establishing the principles and containing the master plan philosophy and over arching strategies, as referred to in the S106 Agreement.
2. Access Statement (this document)	A detailed document containing expanded descriptions explaining how the strategy has been implemented in the individual schemes.
3. Building Regulations Access Statement	A document which will accompany the building regulations application for the buildings. This document will contain a further level of detailed description to accompany the increased level of detail of the Building Regulations submission.

1.2 Scope

This Access Statement contains an explanation of measures that have been incorporated within the proposals for Building F1 and associated public realm to facilitate access and use by all people including disabled people. It indicates how the design meets the required design standards, good practice guidance and Building Regulations access requirements.

The statement takes into account the needs of people with mobility impairments including wheelchair users and those with sensory and cognitive impairments. However, it is recognised that the issues considered in this report will affect the convenience of access for all occupants, not just disabled people.

This Access Statement is based on the strategies set out in the King's Cross Central Access and Inclusivity Strategy (September 2005) and addresses the items set out in Appendix D of that document, including:

- Explanation of policy and approach to access;
- Sources of advice and guidance on accessibility;
- Details of consultations undertaken or planned;
- Details of access consultant involvement;
- Explanation of specific issues affecting accessibility and details of access solutions adopted; and
- Details of potential management policies and procedures to be adopted to enhance and maintain accessibility.

Areas where technical or other constraints have prevented or constrained the application of the principles set out in the above strategy are highlighted as appropriate.

The areas covered in the building include entrances, horizontal and vertical circulation, facilities and sanitary accommodation.

The plans include the indicative designs for the potential for a theatre and retail layout. These areas are not discussed in detail as they will be subject to Building Regulations applications and the arrangements for access for disabled people will be addressed in those applications.

This statement does not cover operational aspects in detail, (addressed during Building Regulations approval), but it identifies and comments on areas where management procedures are likely to be required to ensure good accessibility.

Landscape considerations are discussed where relevant, including materials, routes, lighting, parking and street furniture.

This Access Statement is based on, and should be read in conjunction with, the submitted scheme drawings and information provided by Lee + Wilkinson Architecture.

1.3 Role of Access Consultant

The access consultant has been actively involved in the preparation of the submitted proposals. The role of the access consultant is to advise the design team and appraise elements of the design at the relevant stages of the design process to ensure that the best possible level of access is achieved and that the proposals meet relevant legislation, the S106 Agreement requirements and recognised good practice guidance. The consultant also provides recommendations about measures that can be incorporated within the scheme to facilitate access and use by disabled people.

The access consultancy services have ensured the integration of accessibility measures into the building whilst also maintaining the overall concept of the design.

1.4 Criteria for assessment and design guidance references

The following documents and guidance have informed the proposals and are referenced where appropriate:

- The London Plan 2022
- Argent (King's Cross) Limited, King's Cross Central Access and Inclusivity Strategy, September 2005;
- GLA, Accessible London: Achieving an Inclusive Environment, April 2004;
- Building Regulations Part K, Approved Document K, 2013 edition;

- Building Regulations Part M, Approved Document M, 2015 edition;
- British Standard BS8300:2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice;
- British Standard BS8300:2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice;
- BS 9999:2017 Fire safety in the design, management and use of buildings - Code of practice;
- DETR, Parking for Disabled People, Traffic Advisory Leaflet 5/95, 1995;
- Other currently recognised good practice design guidance including *Sign Design Guide*, (SDS, 2000); *Guidance on the use of Tactile Paving* (UK, DETR), *Inclusive Mobility* (DoT); *Designing for Accessibility* (CAE, 2004), *The Access Manual*, (Blackwell, 2006) and *Manual for Streets* (DfT and DCLG 2007).

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of this and its neighbouring buildings. Wherever possible, the design team have gone beyond the minimum requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M. This will assist the occupier(s) in meeting its/their duties under the Equality Act 2010.

1.5 Factors contributing to accessibility

This Access Statement considers accessibility at an early stage in the design. Detailed design issues such as fixtures, fittings, street furniture, play equipment, lighting, communication systems, management and other issues which contribute to the accessibility of the services and facilities provided will need to be considered in the future.

The individual needs of visitors cannot always be known in advance, thus it is acknowledged that further adjustments to estate management policy or procedure or to the physical features of the building and landscaping may become necessary. However, it is the intention of the design team to ensure that the need for further physical alterations and cost implication of this is reduced to a minimum.

1.6 Consultation

The proposals were presented to and discussed with the King's Cross Design and Access Forum at a circulation of papers during February 2023.

Comment	Resolution
The site, hard on a traffic junction, makes access for servicing and special needs vehicles difficult. There should be a forecourt; cutting away the ground floor for this, and exploiting the cantilevered west end, offers scope for an elevated	The site is located on traffic junction. Accessible parking and drop-down is provided just north of the bridge, approximately 70 metres travel distance. Normally a bench would be provided when the distance is over 50 metres of

and more sculptural form.	travel, but the majority of the travel distance is currently on a canal bridge. In this situation, 70 metres of travel without a bench is felt to be acceptable.
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Further details are provided in the full assessment of the proposals set

2.0 Building F1

2.1 Building F1

The proposed Building F1 is a six storey office block, with a flexible retail unit at ground and first floors, and a self-contained office unit at ground floor. The building has been designed by Lee & Wilkinson Architecture, and the landscaping has been designed by Gillespies LLP. The proposed design responds to the local industrial heritage of the King's Cross area, as well as the Network Rail Gasworks Tunnels, which run approximately 1m below the western edge of the site, and warehouse building typologies within the Regent's Canal Conservation Area.

Office occupiers are provided with secure cycle parking on the ground floor level, and associated showers and changing facilities on the Lower Ground Level.

2.2 Landscape

The external perimeters are landscaped as shown in Figure 2 below. The main pavement on the adopted highways will be Yorkstone to match the existing and indicated in beige.

The new pavement within the building boundary will be large and small format granite slabs.

All paving will be laid with flush joints and meet the requirements of Part M of the building Regulations.

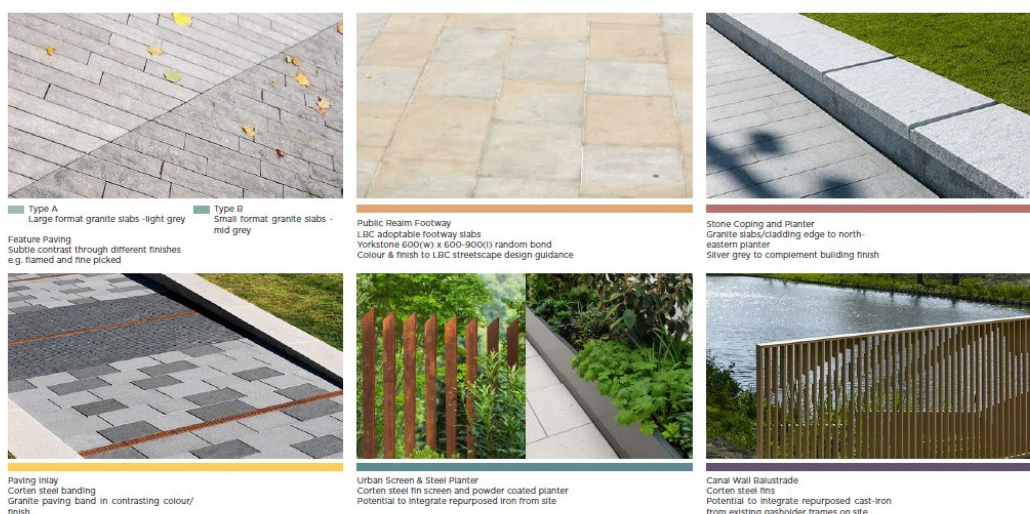


Figure 2 public realm materials

2.3 Parking

An overall site-wide strategy for parking has been approved under the KXC Outline Planning Permission, with maximum ratios of parking spaces agreed, and appropriate percentages of parking provision for disabled people.

The proposed Building F1 has no associated parking.

2.4 Entrances and exits

Proposed Building F1 will have several entrances (as shown on Figure 3);

- The main office entrance, which is shown in red and on the corner of the building;
- The Restaurant entrance shown in yellow and from Goods Way;
- The cycle parking and facilities entrance from a 1:21 slope located on York Way shown in Green.

Entrances will provide level thresholds and solid entrance matting. The various entrances will be clearly articulated within the building elevation using lighting, materials and decoration.

Glazed doors and screens will have manifestation to meet the guidance in Part M/K.

All fire exits have level thresholds and openings in line with guidance in Part M.

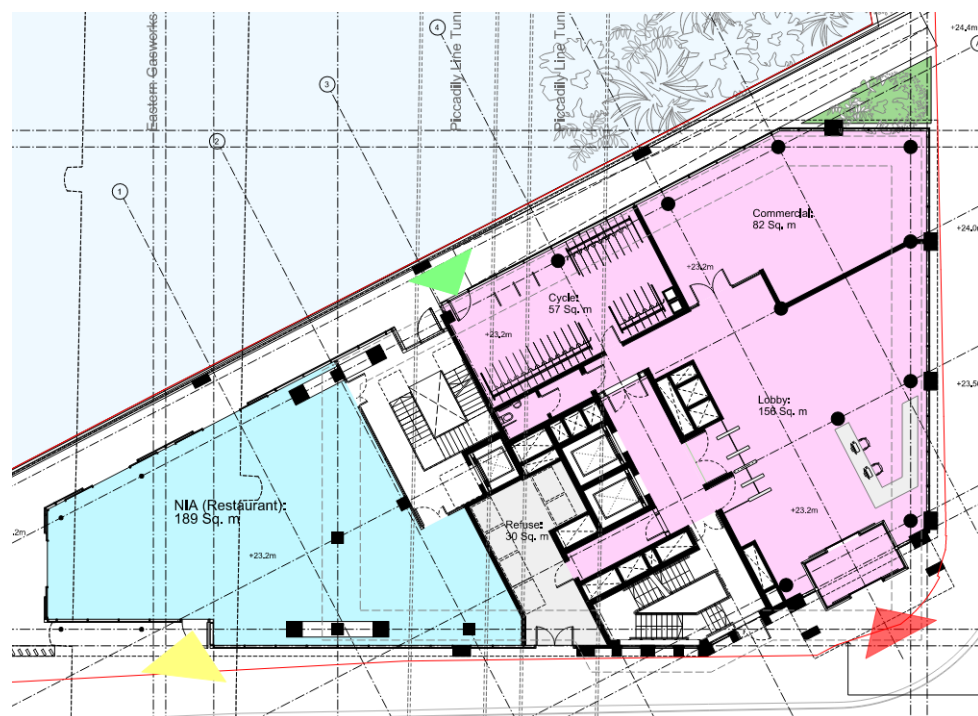


Figure 3 Entrance locations for Building F1

2.5 Threshold Treatments

All external material thresholds will be flush and materials will have no more than a +/-5mm level change over the surface and joints of no more than 10mm wide.

Outside/inside thresholds will have a height/upstand no more than 15mm. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

2.6 Vertical Circulation

2.6.1 Lifts

Office Lifts

- The office use is served by a pair of passenger lifts that have car sizes of approximately 1600mm by 2200mm and will serve levels B to 6;
- One of the passenger lifts is an emergency evacuation/fire-fighting lift and this serves all levels from the B to 6;
- The restaurant will have a passenger lift which travels between B to 1 and will provide evacuation in line with the London Plan Policy D5

All lifts will meet or exceed the requirements of Part M of the Building regulations and BS/EN 81-70 2003. The retail area also has a goods lift that connects the Lower Ground, ground and mezzanine levels, and soft spots have been designed into the floor slab (illustrated in dashed lines) to allow tenants to install further lifts and stairs as part of future fit-outs.

2.6.2 Stairs

The proposed building incorporates a principal accommodation/circulation/escape stairs within the central core. These address all floors, from Ground to Level 6.

The staircases will meet all aspects of Part M and Part K of the Building Regulations and BS8300 guidelines for use by people with ambulant and visual disabilities.

2.7 Cycle Parking

Cycle parking is accessed via a slope from York Way.

The Cycle Parking is located on the Ground floor. This will contain parking for adaptable bikes (Sheffield stands).

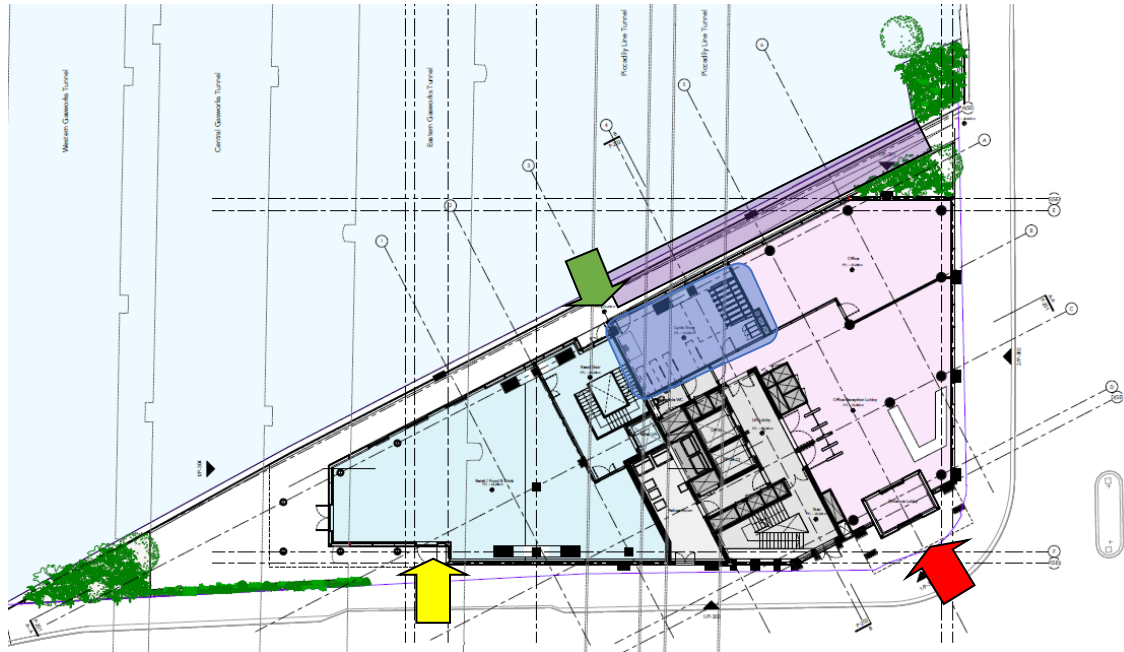


Figure 4 Cycle parking facilities in blue and slope marked in purple.

The shower areas in the building are located on the Lower Ground floor and illustrated in Figure 5 below, with an accessible shower and an accessible WC facility.



Figure 5 Cycle shower facilities

2.8 Doors

The main entrance doors comprise pairs of sliding doors in a draught lobby configuration.

All main accessible entrance doors will provide a minimum clear opening width of 1000mm and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.

2.9 Internal Floor Finishes

Floor finishes in the internal public areas will provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004).

2.10 Sanitary Accommodation

An accessible WC has been provided behind the office reception area, illustrated in Figure 6 below.

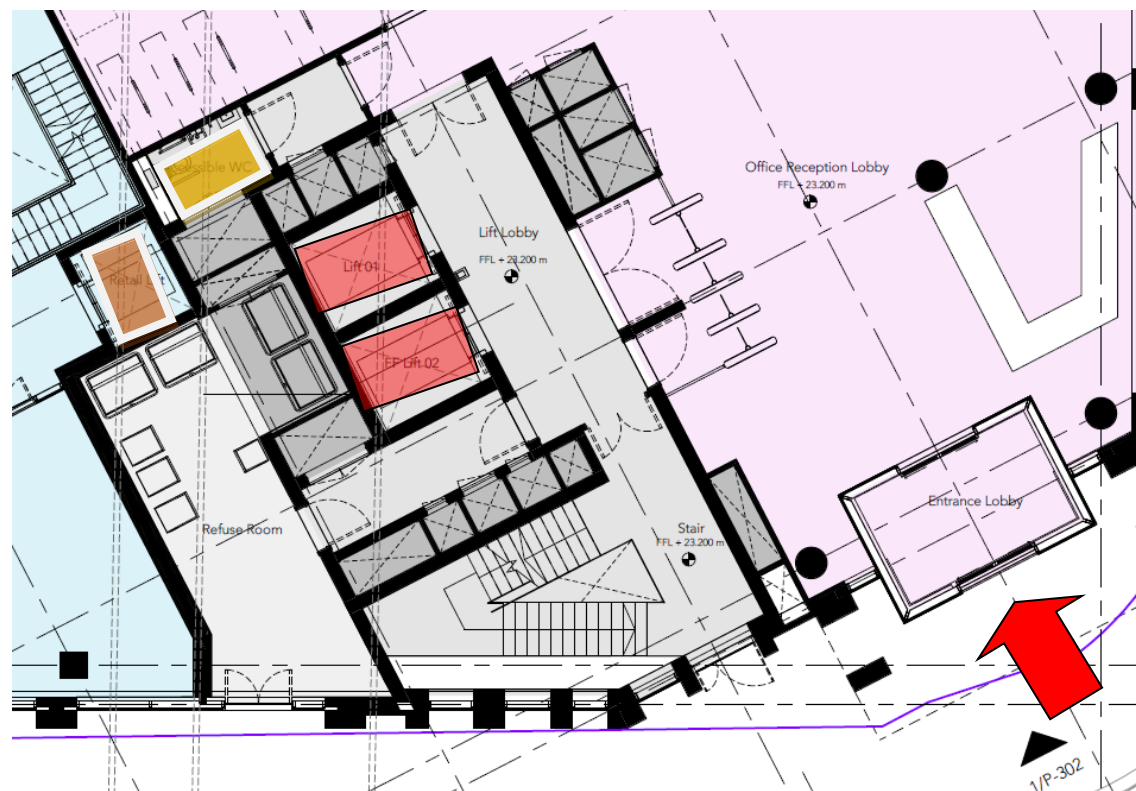
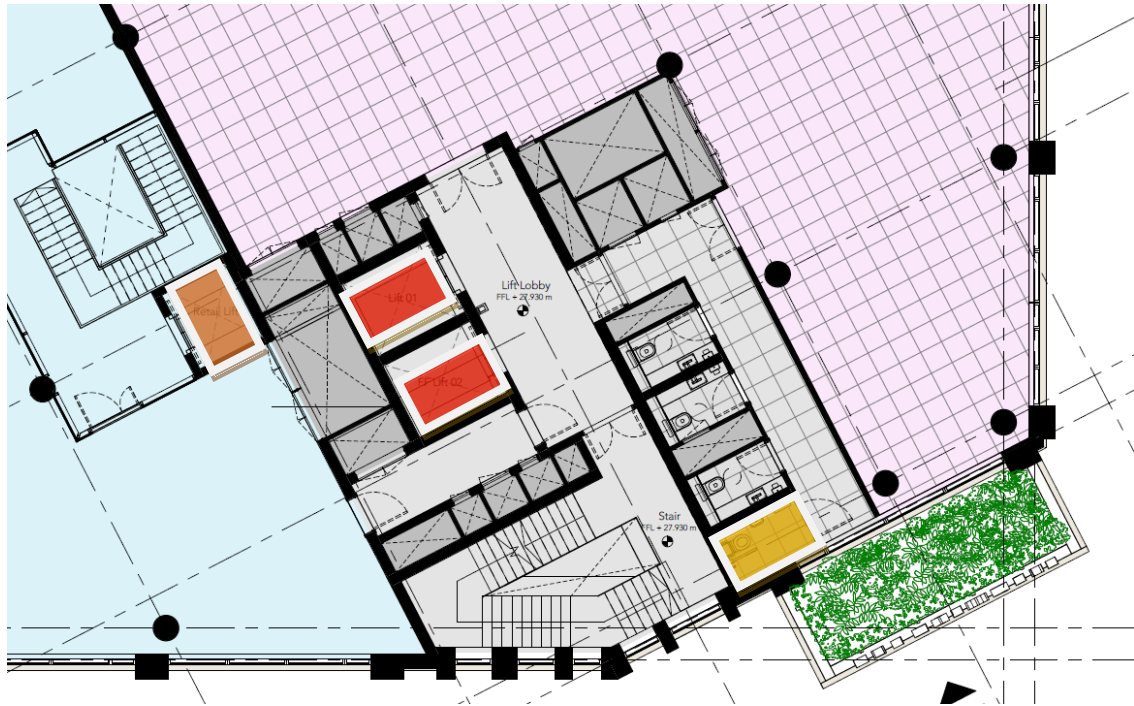


Figure 6 Reception Accessible WC

Accessible toilet accommodation has been provided throughout the core of the building on every floor. People with mobility disabilities are accommodated in the unisex cubicles.

On each floor an Accessible WC is alternately handed (handed = the side that the WC is located, left handed or right handed) and will comply with Part M of the Building Regulations and BS8300:2018 for an inward opening door arrangement as illustrated in Figure 7 below.

Figure 7 Core Accessible WC



2.11 Escape Arrangements

2.11.1 General Arrangements

Areas of refuge to, BS9999:2008 Code of practice for fire safety in the design, management and use of buildings to accommodate disabled people have been provided at all levels within the core designs.

One of the lifts will be available for Personal Evacuation to meet the requirements of Policy D5 of the London Plan.

Management procedures will be put in place by the operator and the estate management to ensure that refuges are checked in the event of an emergency and/or for staff to respond to a disabled person in the refuge.

Staff will be suitably trained to assist disabled people and to assist with use of evacuation chairs where provided.

Operator and estate management policy, procedures and practices will be developed together with a means of escape strategy for disabled people, whether staff or visitors. Personal Emergency Egress Plans (PEEP) for individual disabled users will be developed as required.

2.12 General Details

Details of the following areas and how they will be made accessible shall be addressed as the scheme develops and form part of any Building Regulations Submission:

- decoration
- lighting
- service counters
- sanitaryware selection and layouts
- fire alarm details
- lift details
- toilet layout details
- signage
- furniture selection
- kitchen layout

In addition, Appendix A of this statement sets out the management issues which estate staff should be aware of to ensure access is achieved and maintained.

Appendix A

Management issues

The following management issues will be brought to the attention of relevant parties to ensure that access is achieved and maintained:

- **external routes** – keep in good repair and free of obstructions and leaves, ice, snow and surface water;
- **doors** – adjustment of door closers; ironmongery to be kept in good working order;
- **horizontal circulation** – keep routes free from obstructions and furniture layouts/seating arrangements accessible;
- **vertical circulation** – regular checking of lifts to ensure floor of car aligns with finished floor level;
- **WCs** – checks to ensure that manoeuvring space in accessible compartments is not obstructed by bins, sanitary disposal equipment etc; replenishment of toilet paper and paper towels in accessible WCs as well as other WCs;
- **communication** – new signs to integrate with existing sign system, no ad hoc homemade signs; all information to be kept up-to-date; signers and translation services to be provided as necessary; appropriate provision of accurate access information and other literature;
- **hearing enhancement systems** – advertising; regular checking and maintenance of systems;
- **alarm systems** – checking of systems; staff training in procedures;
- **surfaces** – ensuring cleaning does not cause slippery surfaces; maintaining junctions to avoid worn surfaces becoming tripping hazards; replacing surfaces like with like; maintaining colour contrast in redecoration;
- **lighting** – prompt replacement of bulbs; keeping windows and light fittings clean;
- **means of escape** – specific evacuation strategies to be devised for people who need assistance, including staff and visitors; staff training; regular practice drills; maintenance of fittings and equipment; reviewing evacuation procedures;
- **security** – ensuring security procedures do not conflict with accessibility good practice;
- **training** – staff training is critical to maintain access and to provide accessible services and employment opportunities. Training can cover areas such as disability awareness and equality, use of equipment such as platform lifts and induction loops, British Sign Language, hearing awareness, clear lip speaking, guiding people with visual impairments and general access awareness.

- **health and safety policies** – implementation of policies on access, risk assessment;
- **responsibilities for access** – identification of responsible people to approve improvements, set priorities, ensure access is included in maintenance and refurbishment programmes, provide auxiliary aids, review numbers of disabled people using a service and establish and run user groups;
- **funding for access improvements** – identification of specific access funds or grants; funds for specific employees such as 'Access to work'; use of the maintenance budget;
- **policy review** – regular reviews of all policies, practices and procedures affecting access.

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