

## 9.0 Access and Inclusivity Statement

# 9.1 Introduction

## Overview

This statement has been prepared to support the planning application for 2 Waterhouse Square, 138-142 High Holborn.

The content of the statement is based on the plans submitted to Camden Planning Authority. The statement confines itself to issues of relevance to a planning stage only. Detailed issues relevant to Building Control approval will be dealt with as part of a further statement at a later stage.

## Design Standards and Guidance followed

- The following legislation and guidance has been followed in the preparation of the design:
- Approved Document M (the supporting document to Part M of the Building Regulations)
  - BS8300:2010 “Design of buildings and their approaches to meet the needs of disabled people”
  - BS5588 Part 8 and BS9999 Inclusive Mobility
  - The implications of the Equality Act (2010) were also considered
  - Camden Planning Guidance “Access for All”, 2019
  - London Plan 2021, Policy 7.2, An Inclusive Environment
  - London Plan, Policy D3, Inclusive Design

## Consultation

As level access is provided to all publicly accessible spaces, no consultation has been undertaken.

All entrances into the building are provided with level thresholds with the exception of two new entrances into existing listed fabric. Due to the level difference between the existing paving on Leather Lane and the existing internal floor level, it is not possible ot provide level access to these locations, however, tThis space is however provided with an alternative entrance for level access.

# 9.2 Entrances

## Transport

The building is very well served by public transport, being approximately 160m from Chancery Lane underground station and 500m from Farringdon underground and National Rail station. It is also served by many bus routes within walking distance of the site, as well as good connection to the cycle network. The result is a site with a PTAL 6B rating - the highest possible.

## Approach to the Building

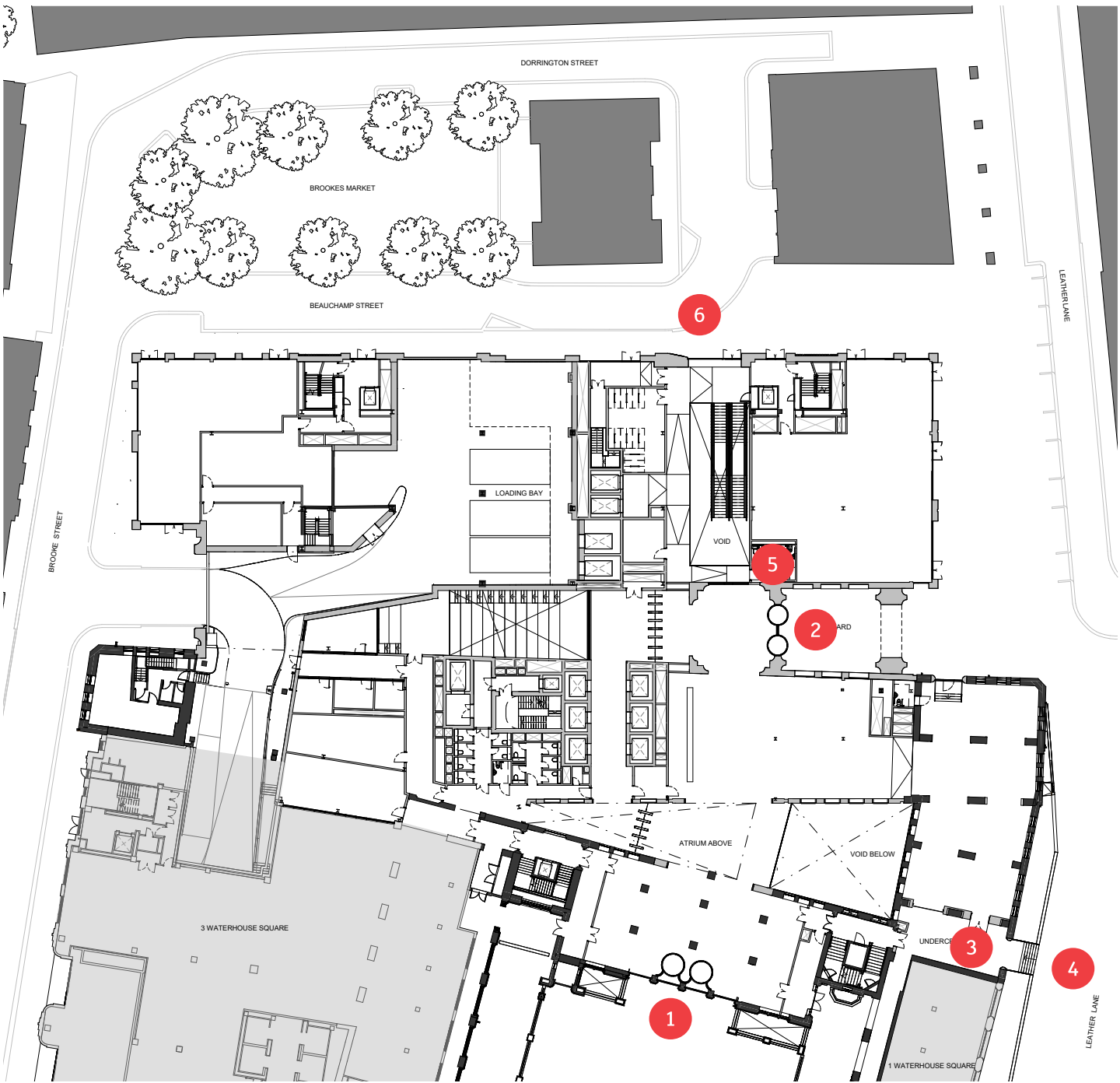
The entrance from Waterhouse Square has been retained with the entrance lobby re-configured to more sensitively interact with the existing heritage features. Level access is provided.

The new main entrance from Leather Lane/Greville Street is provided with level access.

The commercial use unit within the heritage fabric on the ground floor is provided with level access from Waterhouse Square, access is provided through an existing arch under 1 Waterhouse Square. Due to the gradient of the existing street and floor levels of the existing building only stepped access can be provided directly into 2 Waterhouse Square from Greville Street and Leather Lane respectively.

The proposed scheme would provide the following key improvements to the accessibility of the site:

- 1. Improved Waterhouse Square entrance with accessible access integrated into drum doors.
- 2. Level access from Greville Street creating an entrance into a clear main reception connecting through to the enhanced Waterhouse Square entrance.
- 3. Level access to new commercial unit (accessible from Waterhouse Square)
- 4. Improved access into the site via the new passageway into the courtyard.
- 5. Male, Female and Accessible WC provided within reception
- 6. A clear prominent cycle centre entrance visible from the main reception with dedicated cycle lifts and wheeling stair.
- 7. Note: sliding drum doors allow all building users to enter through the same doors.



# 9.3 Upper Floors

## Access

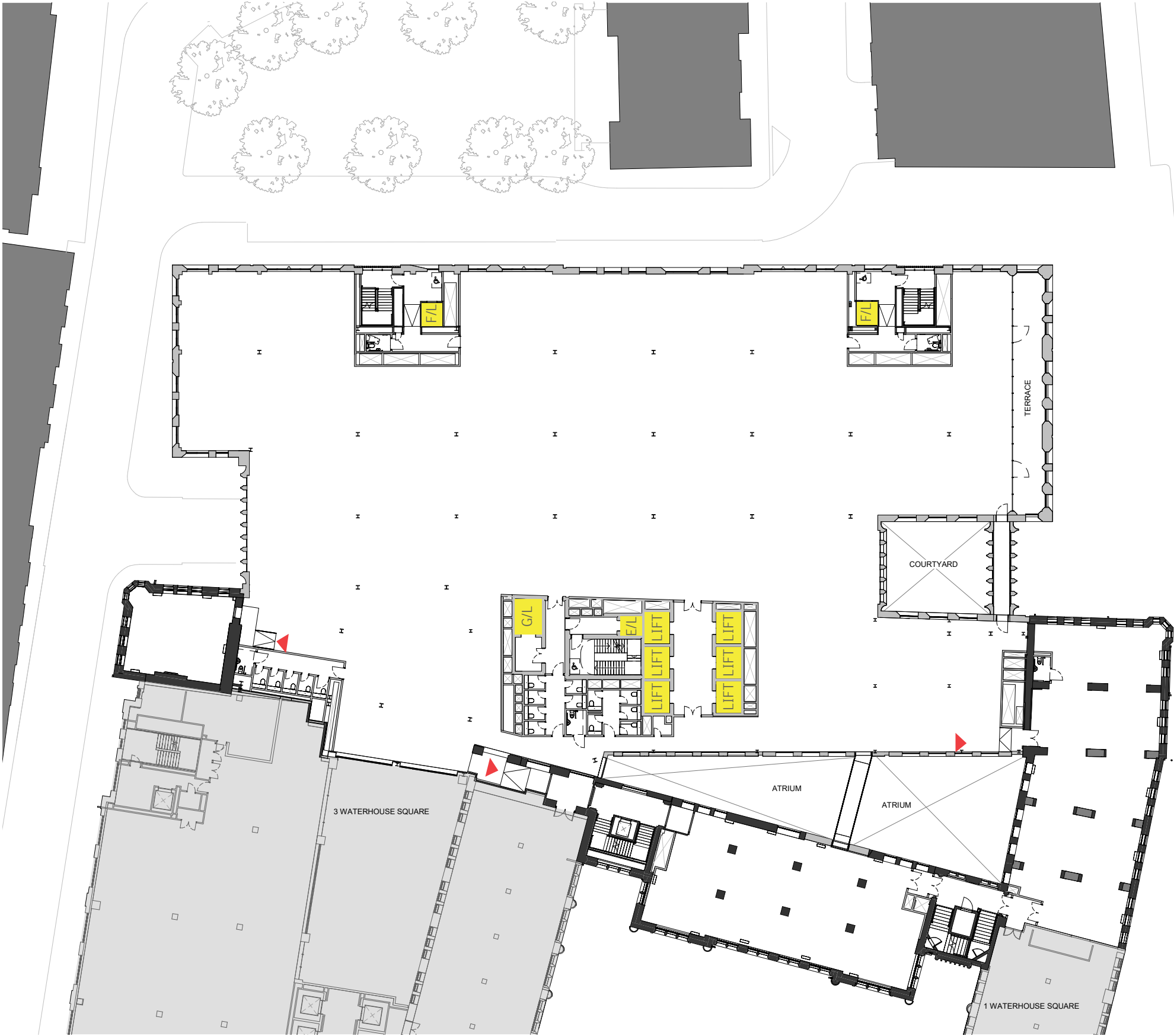
The existing Grade II\* listed Waterhouse structural slab levels are at differing levels to retained 1990’s structure. Ramped access in the existing and proposed plans provide DDA access between the modern and heritage areas. We will seek to reduce ramping and provide level access between elements of heritage and modern floorplate where possible.

### Vertical circulation

A new central core is proposed providing 6no. 21 person passenger lifts and able to accommodate wheelchair users.

In addition an independent goods lift is provided as well as a dedicated evacuation lift associated with the new stair.

The existing fire fighting cores are retained, enhanced and extended. It is proposed that the fire fighting lifts are to have a dual use as fire and evacuation lifts.



Typical Floor Plan

# 9.4 Lower Ground and Basement

## Access

Four of the central cores' passenger lifts serve lower ground floor, with two of these lifts also serving basement level. All stairs, with the exception of the existing stairs 9 & 10 serve lower ground and basement levels.

The cycle centre and associated facilities have two dedicated lifts as well as a wheeling stair and standard stair. The wheeling stair links ground and lower ground floor where the cycle store is located.

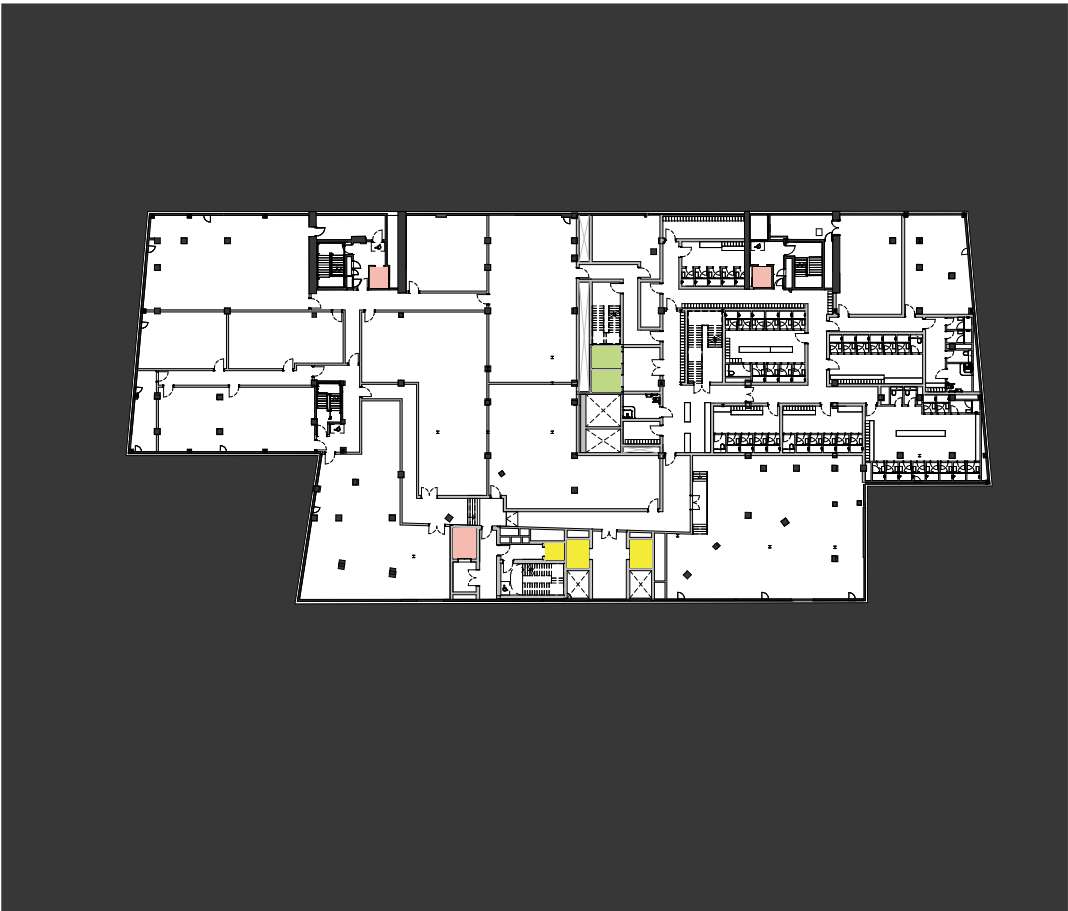
The cycle lifts and stairs link ground, lower ground and basement.

The refuse store located in the existing Car Park beneath 3 Waterhouse Square is accessible to 1, 2 & 3 Waterhouse Square through lifts located in each of the respective buildings. Stair access is also provided. Two goods lifts are provided for transportation of the bins from the refuse store to the bin presentation area located in the loading bay. The goods lifts also serve for goods in and out of 1, 2 & 3 Waterhouse Square respectively.




DDA access is provided to all regularly occupied areas of the building.



Lower Ground Floor Plan



Basement Floor Plan

-  Passenger lifts serving lower ground floor
-  Ancillary goods/fire fighting lifts
-  Cycle lifts (access from GF to B1)