

6.0 Access Statement

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6.1 Introduction

Overview

The proposed development of 45-54 Saffron Hill and 3 Saffron Street is designed to be as inclusive as possible so that it can be comfortably and independently used by people working in and visiting the development, and the wider community.

The project team is committed to providing an inclusive development that allows people with disabilities to easily use the facilities offered. This commitment goes beyond the physical and material aspects of the spaces, and includes active management to effectively integrate all occupants and visitors.

Each aspect of arriving, entering and using the building has been carefully considered during the design process.

References, guidance, and drawings

All provisions are designed to adhere to the following Building Regulations Approved Documents and guidance:

- Approved Document M Volume 2 (Access to and use of buildings) of the Building Regulations (2015 update).
- BS 8300-1: 2018 (Design of an accessible and inclusive built environment. Part 1: External environment -Code of practice).
- Approved Document K (Protection from falling, collision and impact) of the Building Regulations (2013 update).
- The London Plan 2021.
- London Cycling Design Standards –Chapter 8 Cycle parking.
- Consideration of Equality Act issues.



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6.2 Entrances







Building Entry

There is a significant change, of approximately 1.6m, in level from the Western most extent of the site to the Eastern boundary. The principle Office and Cafe entrances are located to the south along St. Cross Street, with the Affordable office entrance located along Saffron Hill, with Cycle and servicing entrance located along Saffron Street. A separate office, located at Ground floor, will have dual entry along St. Cross Street and Saffron street.

The Proposed Development, will provide level access for all uses. Entrances will be clearly articulated within the building elevation using setbacks, materials and signage. All external doors will have a sufficient clear width across a single leaf, and will be provided with manifestations where glazed, and/or vision panels where solid and on access route.

All external material thresholds will be flush, and materials will have no more than +/- 5mm level change over the surface and joints of no more than 10mm wide. Outside/inside thresholds will have a height/upstand of no more than 15mm. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

Key:

-  Principal Office Entrance
-  Affordable Office Entrance
-  Standalone Office Entrance
-  Cafe Entrance
-  Cycle Entrance
-  Service Entrance



Proposed Ground Floor Layout

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6.3 Cycle Facilities

Cycle Store

A total of 205no. cycle parking spaces will be provided for all office uses in the basement of the Proposed Development in a secure and sheltered location.

Approach to accessible cycle parking will be stepfree. 1no. lifts provide level access from Saffron Street to the cycle store. Each lift will be at least 1.2m x 2.3m with a lift door clear opening width of at least 1m.

At least 5% of cycle parking spaces will be easily accessible/larger to accommodate larger, adapted cycles or bicycles used by disabled cyclists in line with the London Cycling Design Standards as required in the London Plan. Additionally, provision for storage alternate forms of cycles, such as foldable bicycles, have been provided.

Basement level shower facilities/storage have been designed to provide two combined wheelchair accessible WC and showers.



Street-Level Cycle Storage:

A total of 18no. cycle spaces have been provided at Ground Floor, for short-term use.



Lower Ground Floor Layout

Key:

-  Cycle Lift
-  Cycle Stair

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6.4 Public Realm

Public Realm Proposals

The Proposed Development seeks to widen the street to create a more accessible footway. At its narrowest point, the proposed pavement width will be c.2m wide, compared to the existing width of 1.6m. Given the substantial level change across the site, gradients will be minimised where possible during detailed design.

Furthermore, proposals include additional short-stay cycle parking, and provisions for planting with integrated public seating.

Street Furniture

9no. cycle stands have been provided and incorporated in the landscape proposals, as well as 4no. benches for public seating. During detailed design, consideration will be given to providing seating to include spaces for wheelchair users, and a choice of arm rests and back rests where possible.

A lighting scheme will be developed to deliver light levels which support the safety initiatives in the area, and navigation by people with visual disabilities.



Ground Floor Proposed Public Realm

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6.5 Internal Circulation

Vertical and Horizontal Circulation

The proposals will incorporate multiple passenger lifts, serving each of the office floors. 2no. lifts will also serve as evacuation lift which can be used for evacuation as part of the building's evacuation strategy. Refuges with alarm call points will also be provided to each level of the building. Where lifts have been provided care will be given to maintaining appropriate clear zones in front of the doors. One dedicated passenger lift will be provided for the affordable entrance.



The proposed circulation routes will also be designed to be of good width, and with minimal obstructions and use elements such as hold-open doors to allow those with disabilities to easily navigate the building. Consideration will be given to materials and finishes of the building's common parts to ensure suitability for those with visual or hearing impairments.

Details of passenger lifting devices will be developed at a subsequent stage of design development, however lifts will be designed to meet the guidance of AD M Vol.2, and, for passenger lifts, BS EN 81-70.

Stairs

All internal stairs will be designed to meet the requirements of Part K for 'general access stair', and will be detailed at a later stage, including dimensions that suit ambulant disabled people, tonal contrast to aid people with impaired sight, and handrails that extend 300 mm beyond the top and bottom riser. It is understood that young children will not be regular users of the office areas of the building.

Key:

-  Passenger Lift
-  Stairs



Proposed Ground Floor Layout

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6.6 Sanitary Provision

Sanitary Facilities

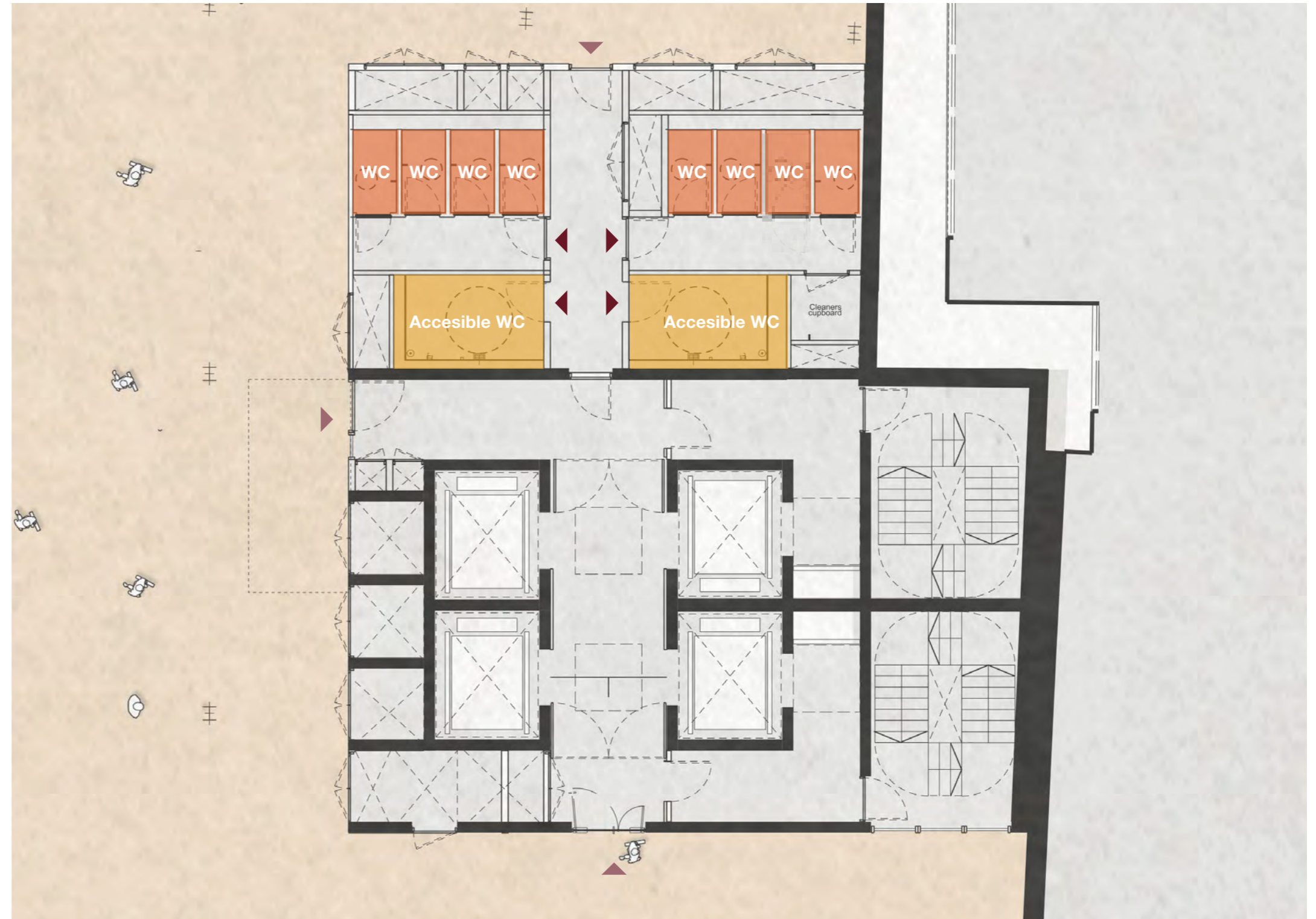
Provision has been made for a mix of standard, ambulant and wheelchair-accessible WCs on each office level. Travel distances do not exceed the maximum 40m required by ADM Vol2.

The primary office core has been designed with a mix of gender-neutral 'superloos' and unisex wheelchair-accessible WCs. The typical core provides 6no. standard-sized cubicles, 2no. ambulant cubicles, and 2no. unisex wheelchair-accessible WCs.

Within the affordable office unit, provision has been made for 3no. gender-neutral 'superloos' and 1no. unisex wheelchair-accessible WC.



Staff Cycle Showers, Changing & WCs:

Alongside cycle parking, shower and locker facilities will be provided at the Lower Ground Floor. Provision has been made for 2no blocks of Male/ Female shower and changing blocks (with WCs); with 9no. standard showers cubicles, 1no. accessible shower, and 1no. WC located within each block.



Typical Floor: Proposed Core Arrangement

Key:

-  Gender neutral 'superloo' WC
-  Unisex wheelchair-accessible WCs

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