

12.0 ACCESS

Illustrative View - view along Euston Road - teal overlay





Illustrative View - View across terraced landscaping in Regent's Place Plaza with shallow accessible sloped access to level 01

12.0 Access

Creating a truly inclusive and accessible building has been a fundamental principle in the design of Euston Tower from the outset of the project, beyond just the requirements of the Accessibility Act.

In preparing these proposals, both British Land and the Design Team have reviewed and developed how the building can offer more to the surrounding communities.

David Bonnett Associates (DBA) was appointed by British Land as Access Consultant to the Euston Tower design team in August 2022.

David Bonnett Associates have been an integral part of the design team since the outset of the design process, advising on the best practices in accessible design.

The design for Euston Tower has been developed on the basis of the following accessible design principles:

- Unhindered level access to be provided to all entrances / exits from the building.
- Clear and legible wayfinding across the site and within the building.
- Careful consideration of acoustic design to make for a calm and navigable environment.
- Where possible, a choice of vertical transportation to be provided, particularly in public areas.
- Cycle facilities to make provision for a range of adaptive cycles and technologies.
- All WCs and sanitary provisions to make provision for a range of users, based on ability, gender and location.

DBA's Access Statement, which is submitted separately to this DAS as part of the application for planning permission, reviews in detail step-free external and internal routes, lifts, stairs, WCs and other access features. The Access Statement describes how the scheme will be progressed with consideration of the principles of inclusive design, and highlights areas that will continue to be developed in the following design stages.

12.1 Designing for Accessibility

Method of Review

The Access Statement describes the access provisions using a journey around the proposed development as follows:

- Arrival at the site
- Approaches to the building
- Entrance ways
- Horizontal and vertical circulation
- Access to facilities
- Sanitary provision
- The emergency evacuation strategy

The report considers the requirements of all users, visitors, staff and wider community including:

- People with mobility impairments
- People with vision impairments
- People with neuro-diverse requirements
- Deaf people
- Older people

Aim

The proposed development 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, as well as the wider community.

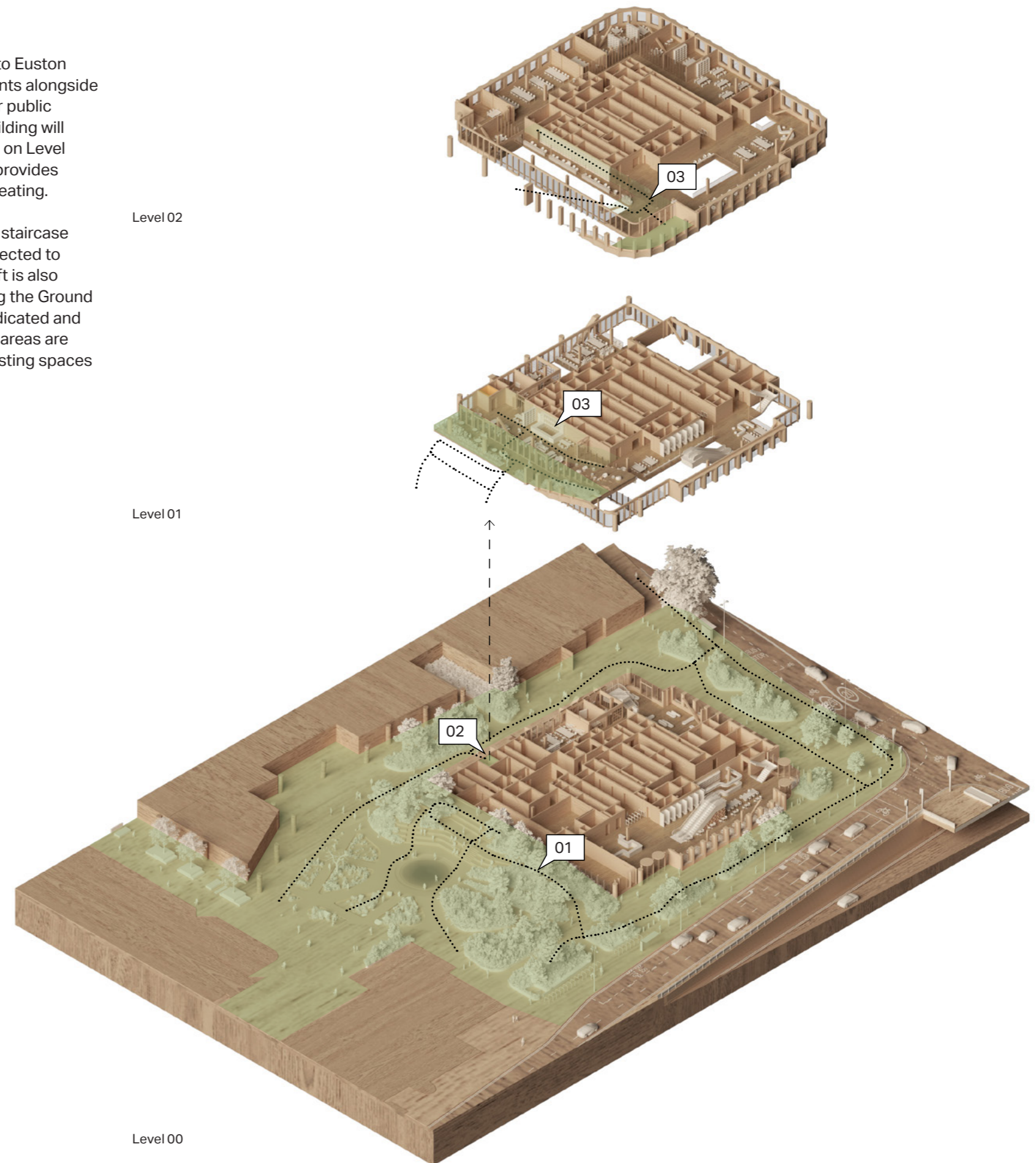
Designing Inclusively is defined by The Commission for Architecture and the Built Environment (CABE) as:

- Placing people at the heart of the design process;
- Acknowledging diversity and difference;
- Offering choice where a single design solution cannot accommodate all users;
- Providing for flexibility in use; and
- Providing buildings and environments that are convenient and enjoyable to use for everyone.
- Where possible the design of the proposed development has also considered and incorporated design guidance stated in relevant British Standards and other current good practice guidance about meeting the requirements of disabled people; and
- Contemporary requirements and expectations.

Public Realm

Pedestrian approaches to the entrances into Euston Tower will be made from the public pavements alongside Euston Road and Hampstead Road. A larger public square proposed to the west side of the building will offer access to the food and beverage area on Level 01. The square will be pedestrian only and provides landscape features such as greenery and seating.

Step free access to the publicly accessible staircase is provided by a ramp which is closely connected to the stairs. An externally accessible public lift is also provided to the north of the building serving the Ground Floor and Level 01. The lift will be clearly indicated and identifiable within the public realm. Seating areas are fully integrated into the landscaping with resting spaces provided.





Illustrative View - View across Regent's Place Plaza

12.2 Public & Enterprise Space Access

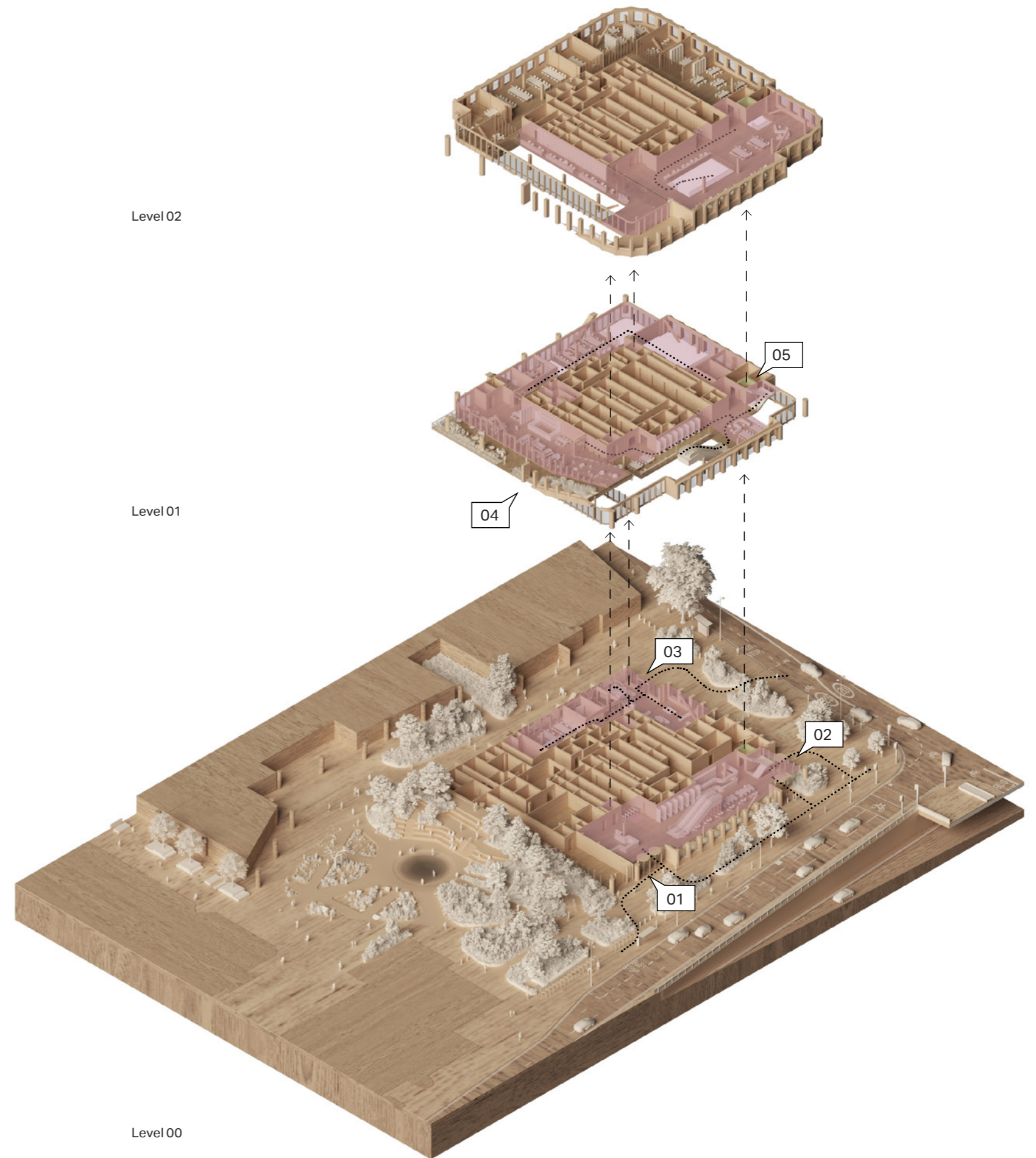
The public spaces are spread across two levels: Ground Floor and Level 01. Details of these spaces will be developed at subsequent stages of the design development and these areas will be designed to meet Approved Document M Vol.2 .

The Ground Floor contains the main lobby and public cafe space along Euston Road, and the ground floor of the Enterprise Space along Hampstead Road and Brock Street. Level 01 is a continuation of the lobby to the south, and Enterprise Space to the north and east, and also contains food & beverage facilities looking out over Regent's Place Plaza to the west. This level is accessed internally through the escalators and the podium lifts. Externally it can be accessed from the external feature terraced landscape, via the external sloped pathway and/or steps. Level 02 is a continuation of public amenity space and the main office lobby which is accessed through escalators and lifts internally, and via the external terraced landscape and stair between the Level 01 and 02 terraces.

There are four entrances providing step-free access to the Ground Floor to the building. The Enterprise Space is accessed via the north-east corner entrance along Hampstead Road, and an entrance along Brock Street. The office lobby and public cafe is accessed via Euston Road, at the south-west corner, next to Regent's Place Plaza, and at the south-east corner at the Euston Road and Hampstead Road junction. Two passenger lifts are provided in the office lobby and public cafe areas. The lift location near the main entrance serves the Ground Floor up to Level 03 and the other lift location near the secondary entrance provides access to Basement 01 and up to Level 03. Both lifts will be wheelchair accessible and provide the alternative needed from the escalators.

A wheelchair accessible lift is located next to the staircase in the Enterprise Space.

- Enterprise Space & public access
- 01 South-west entrance - Lobby
- 02 South-east entrance - Lobby
- 03 North-east entrance - Public area
- 04 Podium lift - L00 to L03
- 05 Podium lift - Basement 01 to L03





Illustrative View - Entrance area along Euston Road