

Access Statement

R5 South

King's Cross Central
General Partner Ltd

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King's Cross

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1.0 Introduction

This document sets out the process adopted by the developer, King's Cross Central General Partner Limited ('KCCGPL'), to create an accessible and inclusive environment within the south block of development plot R5 at King's Cross Central (KXC) (referred to as 'R5 South'). The proposed development comprises a residential building of 76 Open Market apartments with a commercial unit at ground floor. The submission also includes a small area of public realm running along the southern facade of the building.

A separate reserved matters submission has already been submitted and approved for the north, east and west blocks which make up the rest of plot R5, referred to collectively as 'R5 North' (ref. 2011/0431/P). R5 North has recently been completed and handed over to One Housing Group, KCCGPL's affordable housing partner at King's Cross.

This statement has been prepared in response to Condition 19 (Access Statement) of the KXC outline planning permission 2004/2307/P granted in December 2006 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.
2. Access Statement (this document)	A detailed document containing expanded descriptions explaining how the framework has been implemented in the individual schemes.
3. Building Regulations Access Statement	A document accompanying the building regulations application for each of the buildings/areas being applied for individually. 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 will be incorporated within the R5 South proposals to facilitate access and use by all people including disabled people and 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 develops these as 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 circulation, vertical circulation, facilities and sanitary accommodation. At this stage the statement does not cover the operational aspects in detail, 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 the submission information and drawings provided by Maccleanor Lavington Architects and Townshend Landscape Architects. This information should be referred to while reading this report.

1.3 Role of Access Consultant

The access consultants have been actively involved in the preparation of the proposals for the building. Their role 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 proposals meet relevant legislation and recognised good practice guidance. The consultants also provide recommendations of measures that can be incorporated within the scheme to facilitate access and use by disabled people.

It is intended that the access consultancy services will ensure 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 are used for assessment and advice, having regard also to reasonable functional and financial practicalities:

- 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 M, *Approved Document M*, 2004 edition;
- British Standard BS8300:2010A Design of buildings and their approaches to meet the needs of disabled people : Code of Practice;
- British Standard BS9999:2008 Code of practice for fire safety in the design, management and use of buildings
- 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).

Design documents relating to housing include:

- GLA/Mayor for London, Wheelchair accessible housing designing homes that can easily be adapted for residents who are wheelchair users: Best Practice Guidance, September 2007
- Habinteg Housing Lifetime Homes, *Revised Lifetime Homes Standards*, July 2010
- Habinteg Housing, Wheelchair housing design guide (WHDG) 2nd Edition, 2006

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 assists occupiers in meeting 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, furniture, equipment, internal decoration, 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 management policy or procedure or to the physical features of the buildings may become necessary. However, it is the intention of the design team to ensure that the need for further physical alteration to the fabric of the buildings, and the inevitable cost implication of this, is reduced to a minimum.

1.6 Technical Constraints

There are no technical constraints which have prevented the scheme from achieving access for disabled people.

2.0 Building R5 South

2.1 Description of building

R5 South comprises the southernmost building of Plot R5, which is located on the north-east edge of the KXC site within Development Zone R. Reserved matters for three further residential blocks on the plot, referred to as 'R5 North', were previously approved in April 2011 and were recently completed and handed over to One Housing Group. These blocks comprise 143 affordable units (plus one Open Market unit), with a mix of General Needs Social Rented, Shared Ownership and Extra Care tenures.

The R5 South building is bound by Cubitt Square to the west, the Zone R garden to the south (a small part of which falls within the scope of this submission), East Street to the east and the communal courtyard of R5 North to the north.

The proposed building will range in height from 7 to 15 storeys (excluding ground floor) with predominantly residential uses. Overall, the building provides some 76 Open Market residential units at the upper levels (1-15), with a large commercial unit, capable of subdivision, at ground floor. The proposals also include residents' car parking across two levels of basement (see Section 3.2) alongside plant, refuse and cycle storage.

The residential apartments benefit from their own entrance from Cubitt Park which provides access to the lift/circulation core.

As well as private terraces or balconies for all of the apartments (except the 7 studios), residents will also have access to a communal terrace at 8th floor level.

2.2 Entrances and exits

As noted above, the main residential entrance to the building is located on the west façade, accessed via Cubitt Park. The finished floor level of this entrance sits at +25.30m AOD; the same level as the pathway running immediately adjacent to the west and south elevations of the building. This floor level has also been carried into the commercial unit extending across the south façade of the building.

All entrances will provide level thresholds, solid entrance matting and will be clearly articulated within the building elevation by both light and form.

Glazed doors and screens will have manifestation in line with guidance in Part M.

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

2.3 Vertical Circulation

2.3.1 Lifts

A pair of lifts with internal cars of approximately 1400mm by 1600mm will be provided in the residential core providing access to all floors including the basement. A further goods lift is provided to connect the refuse store at basement level -1 with the ground floor.

All lifts will meet or exceed the requirements of Part M of the Building regulations and BS/EN 81-70 2003.

The circulation core is designed to minimise corridors and give easy access to all parts of each floor. Both the lift lobby area and the staircase are naturally lit by windows on the north façade. The stairs and lifts are positioned adjacent to each other to ensure routes for lift and stair users are not separated.

2.3.2 Stairs

Stairs will fully meet all aspects of Part M of the Building Regulations and BS8300:2010 guidelines for use by people with ambulant and visual disabilities.

The stairs are clearly articulated within the building cores and the residential entrance lobby.

2.4 Doors

All publicly accessed doors will provide a minimum clear opening width of 850mm (1000mm for entrances) and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.

Air pressure differentials can sometimes make the doors difficult to open. In this eventuality, automated entrance doors will be utilised.

All residential doors will meet the requirements of the Lifetime Homes Standards.

2.5 Floor Finishes

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

2.6 Escape Arrangements

Areas of refuge have been provided at all levels within the core designs.

Management procedures will be put in place by the estate management team 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.

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.

2.7 General Details

Details of the following areas and how they will be made accessible shall be provided as a part of the building regulations submissions:

- 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.

2.8 Lifetime Homes

Section V of the KXC Section 106 Agreement requires the developer to undertake the detailed design of all residential units with the aim of meeting the Lifetime Homes Standards. These standards are defined in the Section 106 Agreement as follows:

..The specification and standards which meet the lifetime homes standards as set out in the document published by the Joseph Rowntree Foundation in 1999 entitled meeting Part M of and Designing Lifetime Homes (as amended from time to time)...

The proposed scheme therefore takes into account the recently amended Lifetimes Homes Standards which came into force in July 2010.

All residential accommodation in R5 South will include the following features such that every unit shall meet the more recent standards:

- Doors with clear open reveals
- Good internal circulation space
- Large internal doorway and corridor widths
- Level thresholds and step free, covered access to all entrances¹
- Illuminated external entrances
- Fully accessible lifts to the upper floors
- Switches, sockets, ventilation and service controls located at an accessible height
- The structure above a main bedroom and bathroom ceilings should be capable of supporting or being adapted to support future ceiling hoists.
- Bathroom designs should enable later adaptation to a shower wet-room and allow the installation of mobility aids such as handrails
- Height of living room glazing at 800mm or lower, with easy operation window catches
- In addition to the above, the three duplex penthouses at levels 14 and 15 have been designed so that in their existing configuration the internal staircases can be used to install a powered chair lift. Further, the staircase can be adapted as shown below to provide room for a well based platform lift.
- The adapted staircase/lift layout arrangements for each of the three penthouse units are illustrated in Figures 1 and 2 below.

¹ It should be noted that roof terraces are exempt from this requirement where the terrace sits above a habitable room and therefore achieving a level threshold would involve the lowering of the floor slab/ceiling to the unit below

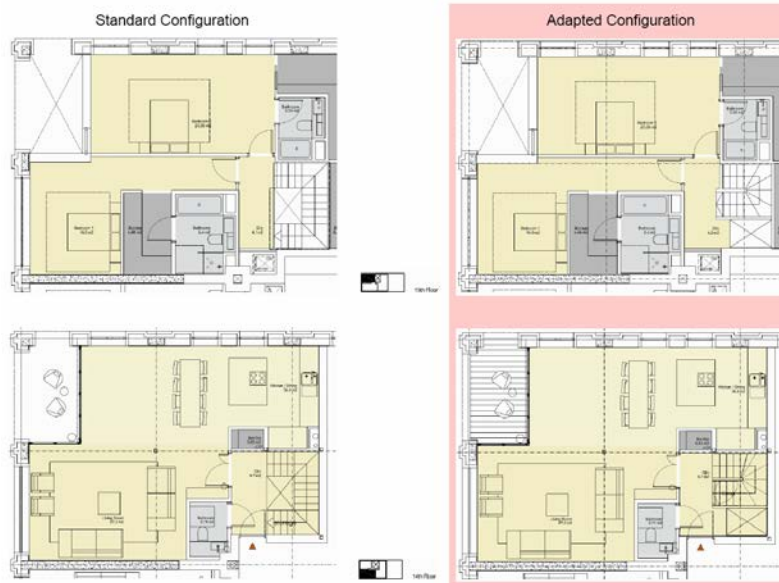


Figure 1

2b4P penthouse units showing altered staircase option with a platform lift



Figure 2

3b6P penthouse units showing altered staircase option with a platform lift

2.9 Wheelchair Accessible Homes

Section NN of the KXC Section 106 Agreement provides for 10% of “Market Housing and Intermediate Housing” units to be Wheelchair Accessible Homes, as defined in the agreement with reference to the standards set out in the GLA’s supplementary planning guidance entitled “Accessible London” of April 2004. Additional detail on the implementation of these standards has since been provided in the GLA’s best practice guidance on Wheelchair Accessible Housing (September 2007).

Alternatively, a unit may be a ‘Wheelchair Accessible Home’ under the Section 106 definition if it is “*easily adaptable at a reasonable cost for residents who are wheelchair users*”.

The proposed R5 South development will deliver a total of 76 Open Market units (no Intermediate Housing units are proposed within this building), of which 7 meet the Wheelchair Accessible Homes definition, representing 9.2%. Although this figure falls just below the 10% stated in the Section 106 Agreement, it should be read in the context of the 37.5% of wheelchair accessible/adaptable units achieved across the remaining R5 North blocks. Considered alongside the 54 wheelchair accessible units in R5 North, this equates to 27.7% of all units within R5 being either accessible or adaptable, thus making a significant contribution to the 10% requirement for Social Rented and Open Market/Intermediate tenures across the KXC site as a whole.

The relevant units in R5 South are 2 bed units, reflecting the predominant unit type in the building, and are located on the northern side of the building at levels 1 to 7, as shown in Figures 3 to 6 below.

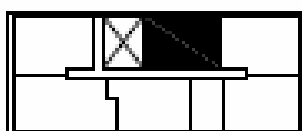


Figure 3

Location of 1st floor Wheelchair Accessible unit (type MA-2b4-K)

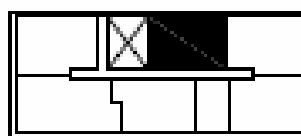


Figure 4

Location of Wheelchair Accessible units at levels 2 to 7 (type MA-2b4-L)

These apartments meet the circulation requirements but will require some minor adaptation to meet the specific user’s needs, for example, through the removal of cupboard doors and any necessary specific alterations to kitchens/bathrooms.

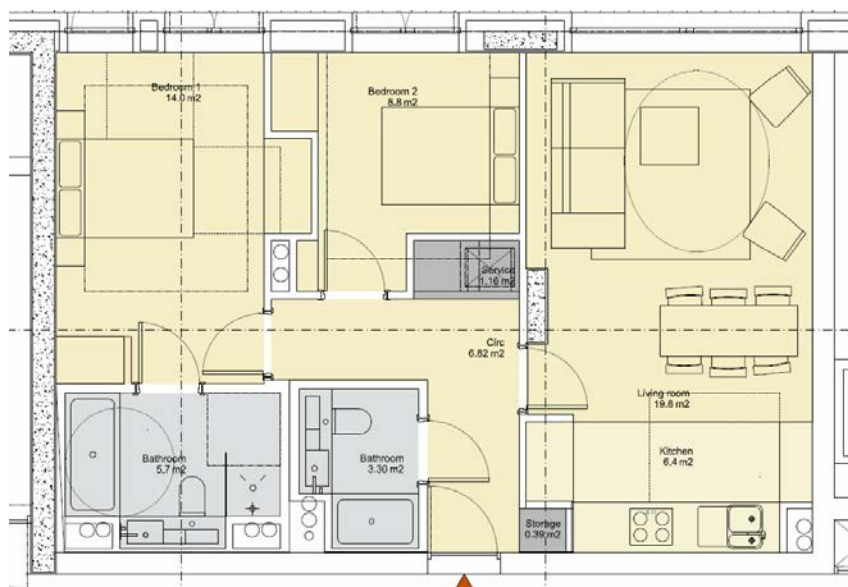


Figure 5

Wheelchair adaptable unit MA-2b4-K on the 1st floor in adapted format

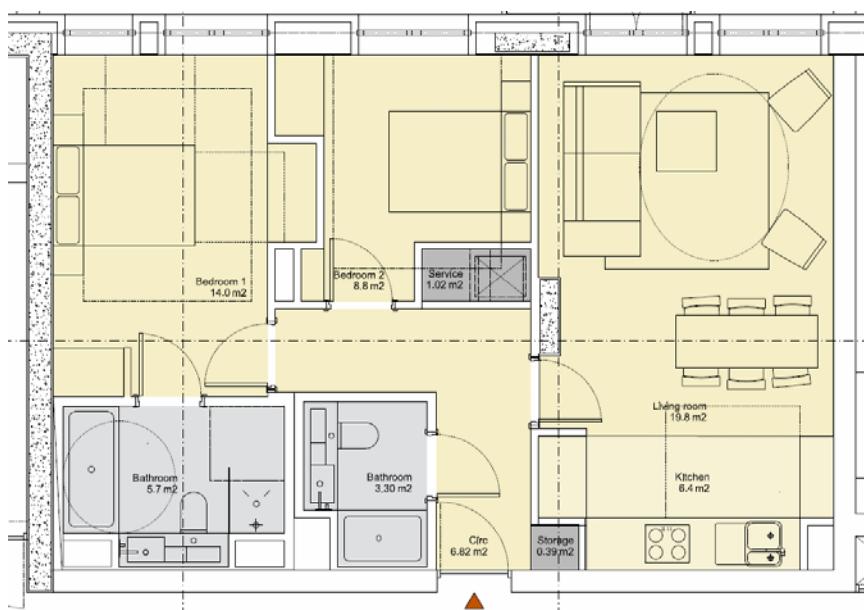


Figure 6

Wheelchair adapted unit MA-2b4-L on floors 2 to 7 in adapted format

Notwithstanding the Lifetime Homes measures which are incorporated into all the residential units (see above), the Wheelchair Accessible Homes will also include the following features in order to meet the standards set out in the above mentioned supplementary and best practice guidance:

- Level or gently sloping access to all external entrances and external facilities;
- Slip resistant external pathway materials;
- Illuminated external entrances;
- Good internal circulation space for corridors, kitchens and bathrooms, meeting the minimum turning and manoeuvring requirements set out in the SPG;
- Internal doorways with a clear opening width of 850mm and entrances with 1000mm, both with level thresholds;
- Storage and recharging point for a battery-operated wheelchair;
- Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180 degrees with furniture in place;
- Main bedroom to bathroom connected by a full height knockout panel and provision for future installation of a hoist between the two;
- Extra space in bathroom for both bath and shower with at least one to be fully installed. Shower area to be fully accessible with floor drain;
- Suitable controls of mains water stopcock, gas and electric main consumer units. Suitable isolating valves to sink, washing machine, etc;
- Rooms all on one level.
- Height of living/dining/bedroom room glazing at 810mm or lower.
- All of the proposed wheelchair accessible units include a large bathroom which exceeds the spatial requirements of WHDG 11.1.5, specifically, the opportunity to connect directly or via hoist into the master bedroom.
- As explained in section 3.2, the proposals include 4 accessible car parking spaces in the basement for use by residents.

3.0 Public Realm and Landscape Areas

3.1 Areas covered

The proposals include a small area of public realm to the south of the building, comprising a paved route and tree planting. The submission boundary and extent of the proposed landscaping is shown in Figure 7 below. This area connects with East Street which runs from York Way along the eastern boundary of Plot R5 and provides vehicular access to the R5 South basement and car parking at ground floor level. Reserved matters details for East Street have already been approved as part of the R5 North submission.

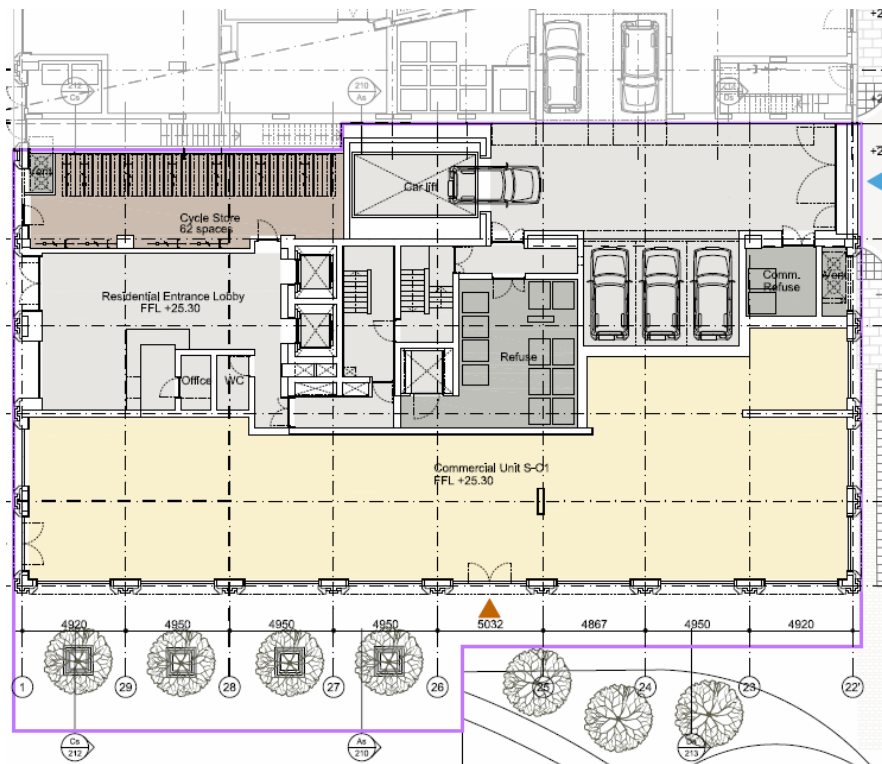


Figure 7

Landscape and car park arrangement

3.2 Parking and Servicing

An overall site-wide strategy for parking has been approved under the KXC outline planning permission, with maximum numbers of parking spaces agreed, and appropriate percentages of parking provision for disabled people.

Car parking for the R5 South residential units have been provided across two floors of basement, accessed via a car lift off East Street (see Figure 7 and submitted drawings

MLA/219/P/118 and 119). In total, 38 spaces will be provided, including 4 wheelchair accessible spaces (2 at each level).

The passenger lifts in the circulation core will extend across both basement levels and provide access to the rest of the building for residents (see section 2.3).

Three further parking bays have been provided alongside the basement entrance at ground level for use by employees of and visitors to the Extra Care accommodation in the West Block of R5 North (see drawing MLA/219/P/120). These spaces replace the temporary spaces proposed as part of the R5 North submission alongside the West block in what will be Cubitt Park. Two accessible parking bays (also for use by the Extra Care facility) are located at ground level opposite the proposed bays within the reserved matters boundary for R5 North. These have already been approved as part of a package of minor amendments to the R5 North scheme (ref. 2011/4263/P).

Although the R5 North submission indicated an intention to locate these 5 spaces in the basement, it is considered that the proposed location at ground floor level is more suitable given its proximity to the West Block (via a secure gate into the communal courtyard).

3.3 General Levels

As shown on submitted drawing TOWN279.18.1(08)5002, there is a gentle upwards gradient in finished ground level across the public realm to the south of the building, rising from +25.3m AOD at Cubitt Square to +25.75m AOD on East Lane. The route through this area will achieve a gradient of 1:80. No steps are proposed.

3.4 Wayfinding

Signage for the area has not yet been detailed. Much of the signage will be specified according to normal highway standards although there will also be signage that will form part of an overall Wayfinding Strategy.

3.5 Threshold Treatments

All thresholds will be flush, with no more than a 5mm level change, and joints of no more than 10mm wide. Where possible, thresholds between materials will also have a physical and/or tonal change to assist people with visual disabilities.

3.6 Security and lighting

A comprehensive CCTV system will form part of the estate wide management strategy, which will considerably improve user security across the site.

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

3.7 Materials and Street Furniture

A consistent palette of materials will be used throughout the KXC scheme to give a coherent and navigable landscape, whilst reinforcing pedestrian routes and crossings.

Generally there is a desire to minimize street clutter, and where possible, light fittings and other furniture will be mounted at high level on buildings.

Street furniture has been kept to a minimum with the design of the public realm being uncluttered to ensure legibility and ease of passage. Cycle racks and bench seating located to the south of the building have been aligned with the proposed row of trees in order to minimise obstructions for people with partial vision and/or mobility disabilities.

Appendix 1

Management issues

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

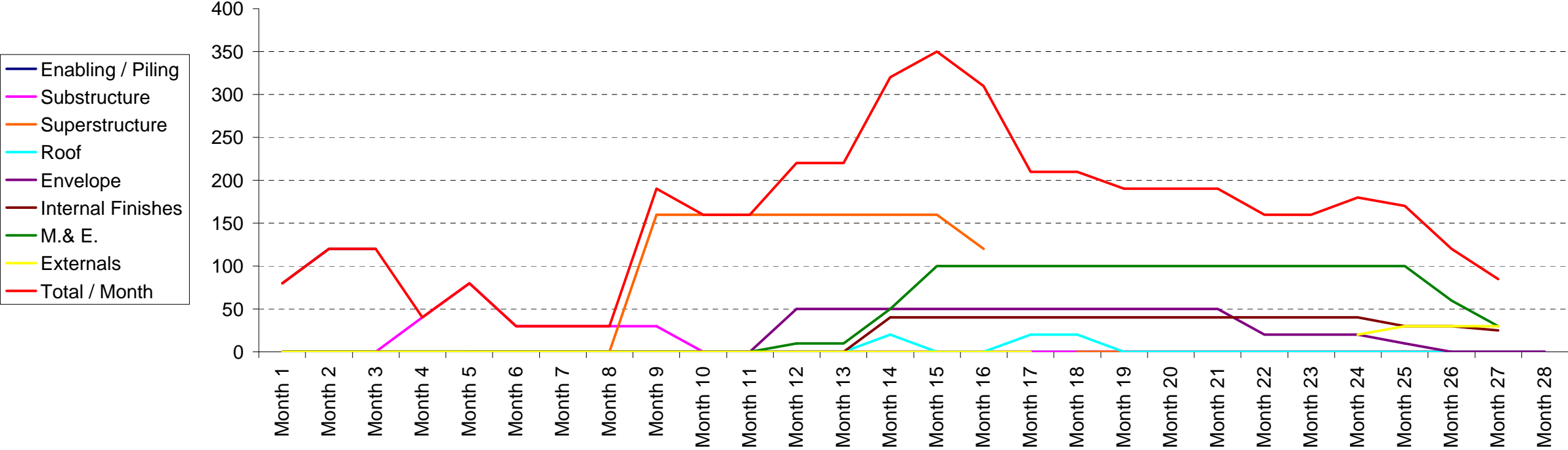
- **external routes:** keep in good repair and free of obstructions and leaves, ice, snow and surface water;
- **doors:** adjustment of door closers; ironmongery to be kept in good working order;
- **horizontal circulation:** keep routes free from obstructions and furniture layouts/seating arrangements 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.

Appendix 2

Construction Timetable

Kings Cross - R5 South Construction Delivery Forecast per Month



Construction Activity	Est. No. Loads	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28
Enabling / Piling	320	80	120	120																									
Substructure	240				40	80	30	30	30	30																			
Superstructure	1240									160	160	160	160	160	160	160	120												
Roof	60													20				20	20										
Envelope	570											50	50	50	50	50	50	50	50	50	50	50	20	20	20	10			
Internal Finishes	525														40	40	40	40	40	40	40	40	40	40	40	30	30	25	
M. & E.	1260											10	10	50	100	100	100	100	100	100	100	100	100	100	100	60	30		
Externals	110																								20	30	30	30	
Total / Month	4325	80	120	120	40	80	30	30	30	190	160	160	220	220	320	350	310	210	210	190	190	190	160	160	180	170	120	85	

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