

Access Statement

Building T1

King's Cross Central
General Partner Ltd

January 2013

King's Cross

Contacts

All Clear Designs Ltd

3 Devonshire Mews
London
W4 2HA

T: +44 (0) 20 8400 5093
F: +44 (0) 20 8400 5094
W: www.allclear.co.uk

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Appendix A

Management Issues

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 within Building T1 and associated public realm at the King's Cross Central Development.

There is an extant approval for Building T1, granted in 2009 (2009/0415/P). That proposal was supported by an Access and Inclusivity Statement and this document refers to that previous Statement where appropriate. Parts of the scheme granted approval in 2009 have already been constructed, including an Energy Centre (Phase 1 of the Building), Handyside Street (previously referred to as Goods Street) and the services within it.

This Statement relates to the new proposals for Phase 2 of Building T1. It has been prepared in response to Condition 19 (Access Statement) of the King's Cross Central (KXC) outline planning permission (ref. 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, 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 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 proposals for Building T1 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 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. At this stage, the statement does not cover 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. However, in this case, the submission does not include any principal public realm as the adjacent areas of Handyside Street and Canal Reach have already been approved as part of the previous T1 submission and a more recent submission for Building P1.

This Access Statement is based on, and should be read in conjunction with, the submitted scheme drawings and information provided by Níall McLaughlin Architects and Dan Pearson Studio, Landscape Architects and Townshend Landscape Architects.

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 are used for assessment:

- 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 (incorporating the 2010 amendments);
- 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 be easily adapted for residents who are wheelchair users: Best Practice Guidance 2007*
- Habinteg Housing Lifetime Homes: *Revised Lifetime Homes Standard*. Published 5 July 2010 (web edition).
- Habinteg Housing: *Wheelchair housing Design guide (WHDG) 2nd Edition 2006*

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of the Building. 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 landscaping may become necessary. However, it is the intention of the design team to ensure that the need for further physical alterations and the inevitable 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 meeting held in November 2012. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process.

Issues raised at this meeting have been noted and where possible, incorporated into the scheme, for example:

- The access to the MUGA was discussed. It will be general practice for users to go to the changing rooms and then to the MUGA so the use of the lift will not generally be an unusual thing and the MUGA is not a drop in facility but will be booked through the Estate Manager.

Further details are provided in the full assessment of the proposals set out in Section 2.0.

2.0 The proposals

Building T1 will provide a mix of uses, including a Multi Storey Car Park (MSCP) including accessible spaces for disabled drivers, a Multi Use Games Area (MUGA), residential accommodation and café/bar/restaurant and retail units alongside an existing electrical sub-station and Energy Centre, constructed pursuant to an earlier approval. The Energy Centre is part of the site-wide strategy for low-carbon energy at King's Cross.

Areas of principal public realm adjacent to the building have already been approved as part of earlier proposals for Building T1 itself and also the adjacent Building P1. Other landscaping will come forward as part of future proposals for Gas Holder Number 8.

A podium garden is provided at the 8th floor level for use by residents.

Further details of the proposals and the process adopted by the team to create an accessible and inclusive environment throughout the scheme are outlined in the chapter below.

3.0 T1 Building

T1 consists of a new building with:

- the existing Energy Centre and main electrical sub-station for the site
- the Multi Story Car Park (MSCP)
- the Multi Use Games Area (MUGA)
- residential accommodation
- café/bar, restaurant and retail units
- podium garden for residents at level 8

3.1 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 visual contrast to assist people with visual disabilities.

3.2 Parking

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.

The Building T1 Multi Storey Car Park (MSCP) will provide 418 car parking spaces including 26 accessible parking spaces and 12 parent and child spaces (these will be larger than standard spaces). There is also additional parking for 27 motorbikes.

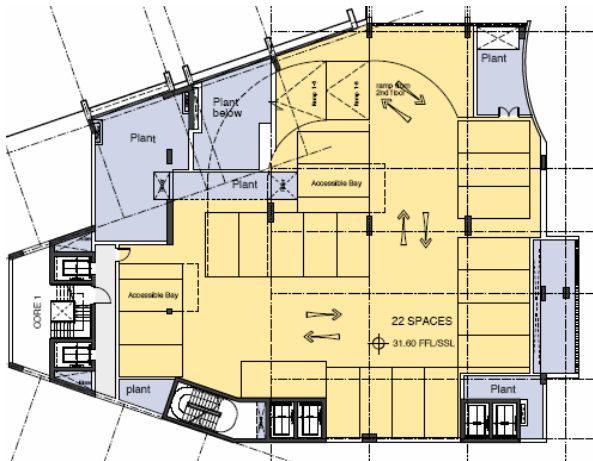
A proportion of MSCP spaces will be available for “public” parking and a proportion will be earmarked for residential occupiers in Building T1 itself, Building P1 and the adjacent Gas Holder Triplet development. The lower floors will provide public parking and the upper floors will be for residential parking. All floors provide accessible spaces.

The numbers stated above also include a ‘private’ car parking floor (between floors 1 and 2) for T1 residents. The ‘private’ floor provides 22 spaces including 2 accessible bays.

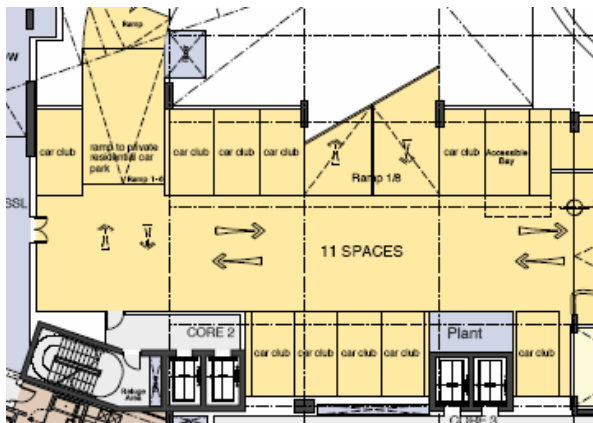
The accessible spaces have been located close to the car park lift core, and will offer a combination of Part M (diagram 2) formats, and BS8300:2010A Figure 2 format.

Care will need to be taken at the MSCP/service road entrance for Building T1 where vehicles cross the pavement. A change of surface materials and flush granite kerbs are proposed to demarcate the service entrance approach/taxi set down from the pavement, but it is anticipated that the traffic in this area will be relatively light and the risks to users low.

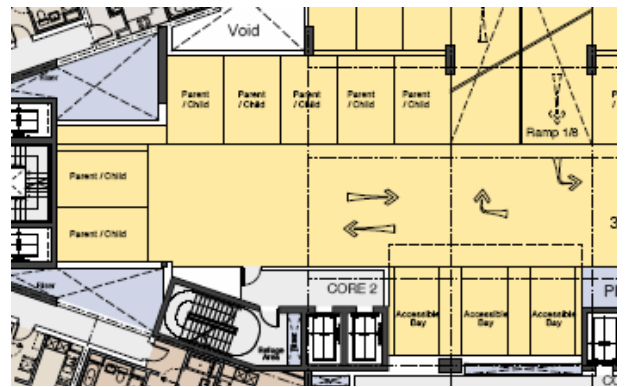
Residential Parking



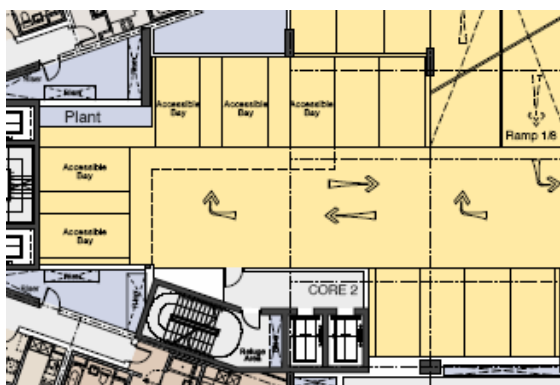
Second Floor



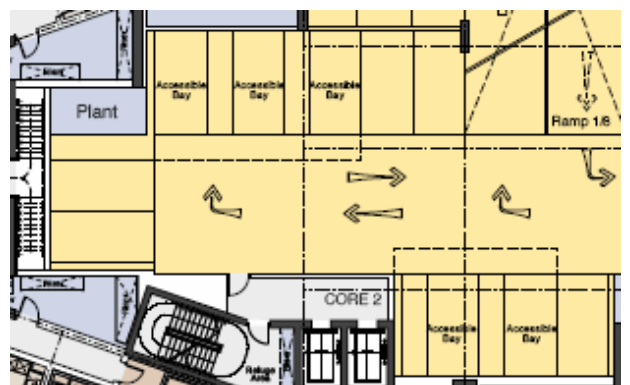
Third Floor



Fourth and Fifth Floors



Sixth and Seventh Floors



3.3 Entrances and exits

Building T1 has several pedestrian entrances related to its various functions, specifically:

- entrance from Canal Reach to residential properties located in the tower;
- entrance from Canal Reach into a series of foyers that provide access to
 - the MSCP;
 - MUGA; and
 - affordable residential properties;
- entrance from Canal Reach into the main open market residential entrance; and
- the café/bar/restaurant units

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.

3.4 Vertical Circulation

3.4.1 Lifts

A pair of lifts has been provided in each of the residential cores. All lifts will meet or exceed the requirements of Part M of the Building regulations and BS/EN 81-70 2003.

The circulation cores are located to give easy access to all parts of each floor. In all main circulation cores, the stairs and lifts are positioned adjacent to each other to ensure routes for lift and stair users are not separated.

3.4.2 Stairs

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

The stairs are clearly articulated within the building cores.

3.5 Doors

All publicly accessed doors will provide a minimum clear opening width of 800mm (1000mm for external 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 internal residential doors will meet the requirements of the Lifetime Homes Standards.

3.6 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).

3.7 Sanitary Accommodation

Accessible toilet accommodation, including specific cubicles for people with ambulant disabilities, has been provided throughout the building and will comply with Part M of the Building Regulations and BS8300:2010A.

3.8 Escape Arrangements

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

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.

3.9 General Details

Details of the following areas and how they will be made accessible shall be addressed as the scheme develops:

- 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.

3.10 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. In line with the aspiration of this obligation, the vast majority of the residential accommodation in Building T1 will meet the Lifetime Homes standards (5th July 2010 Web Edition) through the provision of the following features:

- Criterion 1-3 relating to getting to the front door
- External front doors with a 1500mm x 1500mm landing & level thresholds
- Internal front doors with a minimum of a 1300 x 1300 landing and a 1200mm corridor and level thresholds
- Internal doors with 300mm clear open reveals and level thresholds
- Good internal circulation space in all areas
- Ground floor WC's in duplexes and entrance level WC's in apartments (often accommodated in the main bathrooms)
- Large internal doorway and corridor widths
- Bedroom and bathroom layouts that will make retrospective tracking hoist installation between the two rooms straightforward and allow easy access to sanitaryware
- Bathroom designs that will enable later adaptation to 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 and controls (sockets etc)

Specifically:

- Affordable units will meet lifetime homes standards (and have been checked)
- The exceptions to meeting the Lifetime Homes Standards are restricted to a few of the smaller duplex apartments where there is insufficient space for the safe insertion of soft spots for later lift installation. These units represent an extremely small percentage of the available units and are in line with the Section 106 agreement;
 1. Unit 34 which is too small to have a through floor lift soft spot
 2. Unit 13 which is too small to have a through floor lift soft spot
 3. Unit 14 which is too small to have a through floor lift soft spot
 4. Unit 16 which is too small to have a through floor lift soft spot
 5. Unit 17 which is too small to have a through floor lift soft spot
 6. Unit 18 which is too small to have a through floor lift soft spot and does not have an entry level WC
 7. Unit 19 which is too small to have a through floor lift soft spot
 8. Unit 21 which is too small to have a through floor lift soft spot (see discussion of townhouses below)

All properties are assessed during the scheme development and the following matrix captures the assessed status of each unit type.

Lifetime Homes Analysis Open Market

Flat type	Beds	Location	Level(s)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
01-2B	2 bed/4P	Beak East	2, -7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
02-ST	Suite/1P	Beak East	2, -7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
03-2B	2 bed/4P	Beak East	2, -7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
04-2B	2 bed/4P	Beak West	3, -7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
05-ST	Suite/1P	Beak West	3, -7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
06-1B	1 bed/2P	Beak West	3, -7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
07-2B	2 bed/4P	Beak East	7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
08-2B	2 bed/4P	Beak East	7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
10-3B	3 bed/6P	Podium	7, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
10A-3B	3 bed/6P	Podium	7, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
11-3B	3 bed/6P	Podium	7, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
12-3B	3 bed/6P	Beak East	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
34-2B	2 bed/4P	Beak East	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
13-2B	2 bed/4P	Beak East	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
14-2B	2 bed/4P	Beak East	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
15-3B	3 bed/6P	Beak West	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
16-2B	2 bed/4P	Beak West	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
17-2B	2 bed/4P	Beak West	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
18-1B	1 bed/2P	Podium	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
19-2B	2 bed/4P	Podium	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
20-2B	2 bed/4P	Podium	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
21-2B	2 bed/4P	Podium	8, -9	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
22-2B	2 bed/4P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
23-1B	1 bed/2P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
24-1B	1 bed/2P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
25-2B-W	2 bed/4P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
25A-2B-W	2 bed/4P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
26-2B	2 bed/4P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
27-1B	1 bed/2P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
28-2B	2 bed/4P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
29-2B-W	2 bed/4P	Podium	10, -13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
30-3B	3 bed/6P	Podium	13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
31-3B	3 bed/6P	Podium	13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
32-3B	3 bed/6P	Podium	14	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails
33-3B	3 bed/6P	Podium	14	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Glazed Screen in Bathroom will hold rails

Wheelchair Adaptability Analysis open Market

Flat No	Beds	Location	Level(s)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
25-2B Tower	2	and (a)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Wall move
29-2B Tower	2			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Carpentry changes

Lifetime Homes Analysis Affordable

Flat type	Bed(s)	Location	Level(s)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
AT-A01	1B-2P			Car Parking capable of being enlarged to 3300mm for (i) set of 7 overall IGS to have increased size	Access From GP 2	Approach - as 2	Entrance are a) illuminated, (b) level thresholds, (c) door widths of 800mm & (d) 1100x1400 & level landing.	stairs: 170mm rise, 250mm going handrails nosing & nosing & 300mm n/s, (i) and (ii) Part M.	Hallway 900mm or pinch points of 750mm. Communal 1200mm or pinch points 1050mm. Door clear opening width 750mm	Circulation in living/ dining/ kitchen or 1500mm circle or 1700mmx1400mm ellipse - small fan overlap.	Living room at entrance level	Potential bed space. Bed plus 750mm wide space to side in entrance level	a) A wheelchair accessible entrance level (WC with b) Drainage provision enabling a shower to be fitted in the future 1750mm by 1500 & 1100mm in front unless provided in main bathroom	Walls strong enough to take adaptations	a) provision of stairs; and through floor lift-Spenn stair & lift of 1500mm by 1500mm	Reasonable route for bath - in private	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Living room window glazing should be at 800mm or above and windows should be easy (i.e. between 450mm and 1200mm from the floor)	Switches, sockets, ventilation and service controls should be at a height usable by all	
AT-A02	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A03	3B-5P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A04	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A05	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A06	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A07	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A08	1B-2P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A09	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A10	1B-2P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A11	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A12	1B-2P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A13	1B-2P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A14	1B-2P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A15	1B-2P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y
AT-A16	2B-4P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y

Wheelchair Adaptability Analysis Affordable

Flat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Beds	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Outside. Gradients, footpath widths (1200) and crossings	Outdoor Spaces - access to gardens, terraces etc	Approaching - covered parking in Stamen's A second lift available when the lift is being maintained	Entrance Door 800mm wide, 200mm outside	Entering & Leaving - 1800x1500 corridor. Space within home of 1100x1700 for second chair	Secondary Door 800 wide and level etc	Moving around inside - 900mm corridor and 775mm doors	Moving between levels - through floor lifts	Using Living Spaces. Circulation and approaches available	Using the Kitchen. 1500 space	Using the bathroom. 1500 turning circle and adaptable	Using Bedrooms. 1200mm activity area and 1000mm around beds with good hoist route	Internal Doors - 800mm lift	Windows - 800mm lift	Easy Connection?	
AT-A01	1B-2P	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
AT-A04	2B-4P	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
AT-A05	2B-4P	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y
AT-A10	1B-2P	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y

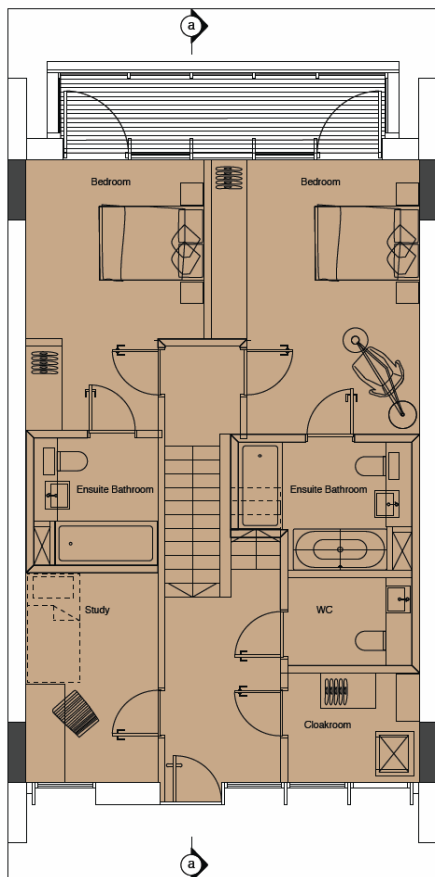
Cosmetic Changes Only
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Cosmetic Changes Only

3.10.1 8th Floor Town Houses (Type 21)

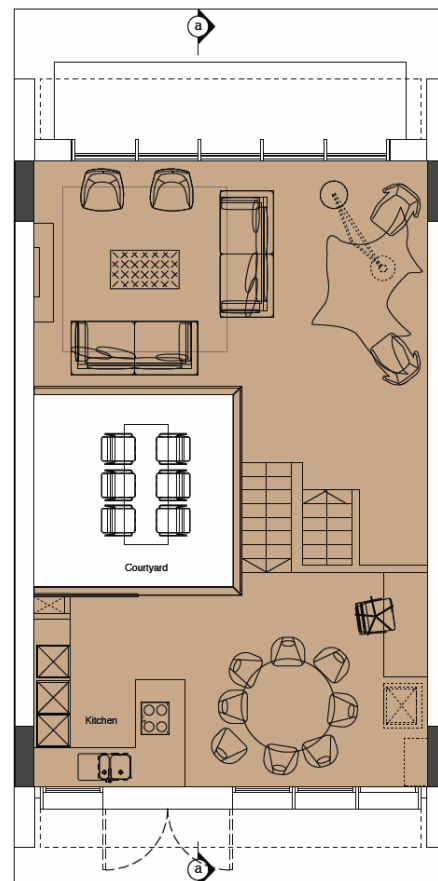
The 8th floor contains includes four townhouses type 21 units arranged internally over four internal levels.

For these unit types the “entrance level” (as defined in Appendix 1 of the Lifetime Homes Standards) will contain the following;

- a utilities room;
- a room which can be a living space to meet lifetime homes criterion 8; and/or
- an entry level bed space to meet Criterion 9; and
- an entry level WC to meet Criterion 10.



LEVEL 08 - Entrance Level



LEVEL 09

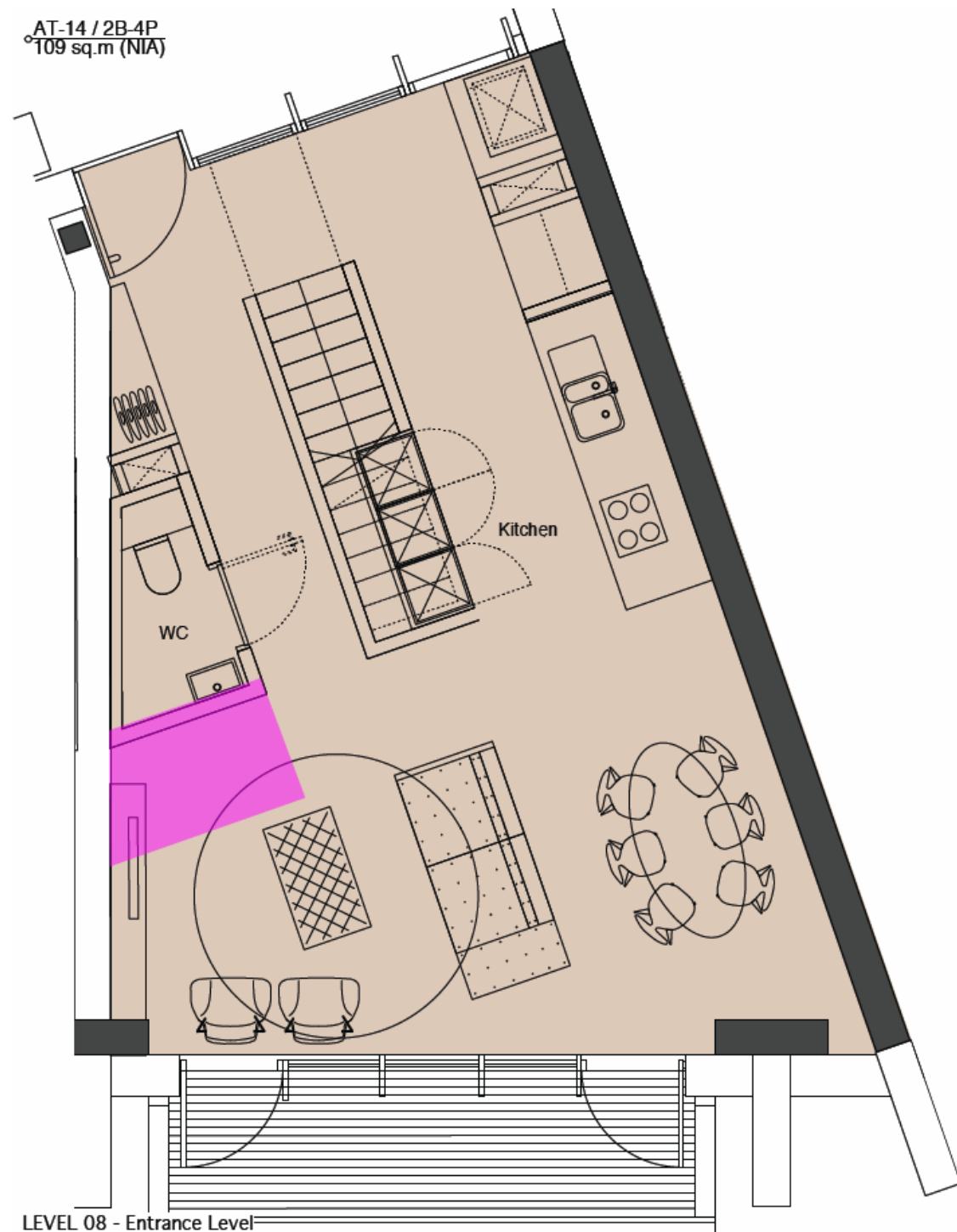
Straight run easy use staircases are provided on each floor which will accommodate a wheelchair stair lift.

3.10.2 Duplex (Type 14)

The 8th floor contains includes a duplex type 14 unit.

This unit achieves Criterion 10 by providing initially a Part M WC compartment – i.e. the transfer space in front of the WC.

To achieve Criterion 10 adaptability for a shower; drainage will be supplied in the main floor area and the indicated area can be added to the WC to create an accessible shower facility. No services will be contained in the wall which needs to be removed.



3.11 Wheelchair Accessible Homes

Section NN of the KXC Section 106 Agreement provides for 10% of the total Social Rented units and up to 10% of the total Open Market 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 guidance has since been provided in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007).

The S106 Agreement defines Wheelchair Accessible Homes as those which;

(a) meets the minimum requirements of the Wheelchair Housing Design Guide 1997 published by the National Wheelchair Housing Association Group (NATWHAG) and as amended from time to time as set out in Appendix 5 of the GLA Supplementary Planning Guidance "Accessible London: achieving an inclusive environment" dated April 2004 at Schedule NN, Part 5 as amended from time to time; or

(b) are easily adaptable at a reasonable cost for residents who are wheelchair users

The proposals for Building T1 meet the requirements of the Section 106 Agreement across all tenures.

Building T1 will provide 14 Wheelchair Accessible Homes (10 in private ownership and 4 in affordable homes) and these will include the following features in order to meet the standards required:

- Good internal circulation space for corridors, kitchens and bathrooms, meeting the minimum turning and manoeuvring requirements set out in the SPG; (The communication corridors within the building are taken to be internal entrance doors as opposed to external entrance doors and do not therefore provide a 1500x1500 entrance space, which relates to entrance to houses not flats)
- Internal doorways with a clear opening width of 800mm and entrances with 1000mm, both with level thresholds;
- Storage and recharging and transfer point for battery-operated wheelchair;
- Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180° 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 either a bath and/or 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 or, in the case of certain duplex apartments, location of open circulation areas next to the staircases, where a vertical lift can be easily installed with no alteration to the flooring to comply with BS5900:1991;
- Height of living/dining/bedroom room glazing at 810mm or lower.

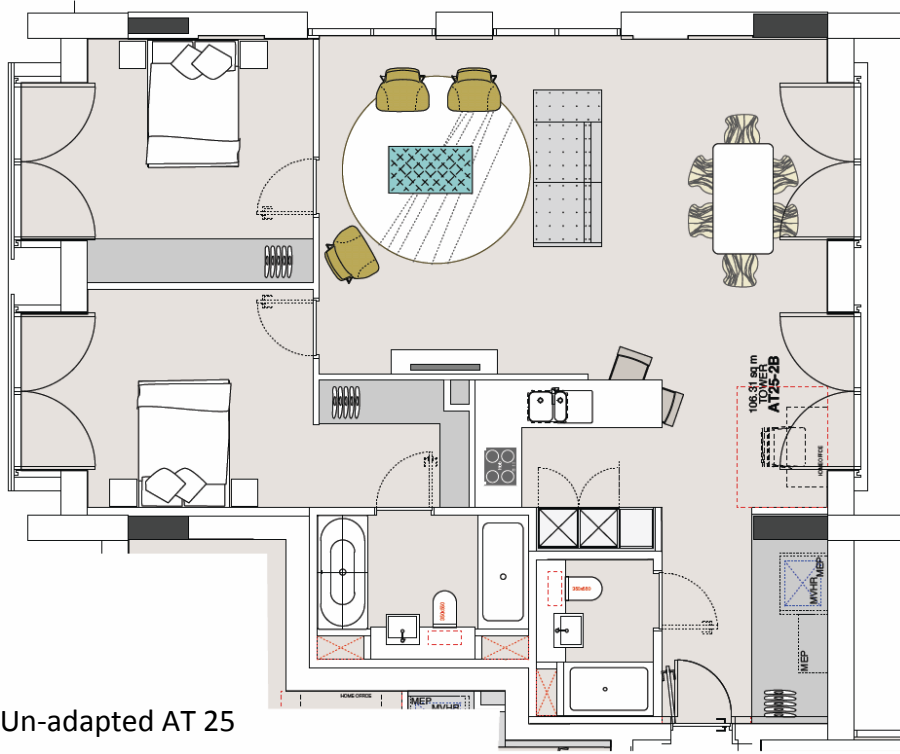
3.11.1 Under Occupancy Approach

Note: The apartments where necessary will make use of the under occupancy approach in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007). Section 7.12 states the following;

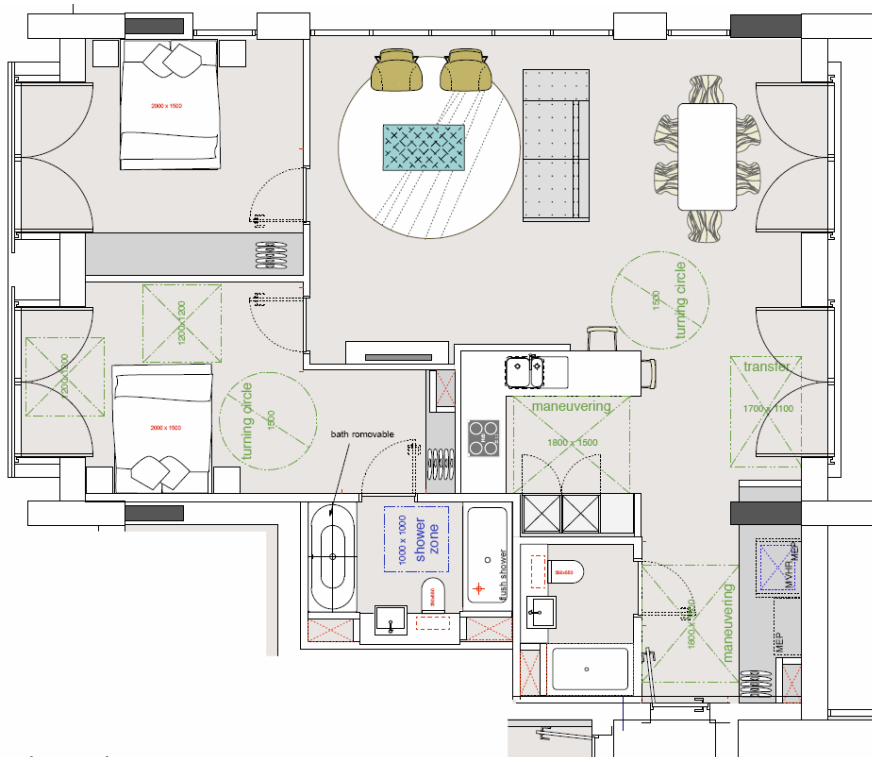
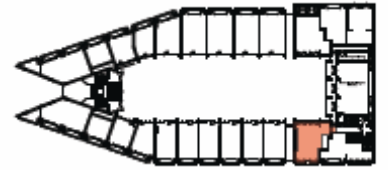
Market housing that is capable of being adapted to meet all of the requirements of the WHDG may be under-occupied for use by a wheelchair user. For example, a small bedroom may be used as a store for a wheelchair and other equipment, or a twin bedroom may be used as a single bedroom to provide adequate space around the furniture. This 'under-occupancy' approach to creating adaptable homes must be made clear at the planning stage. However, in a one-bedroom apartment the related spatial requirements for two persons must be included.

Each of the adapted and un-adapted unit types are illustrated below

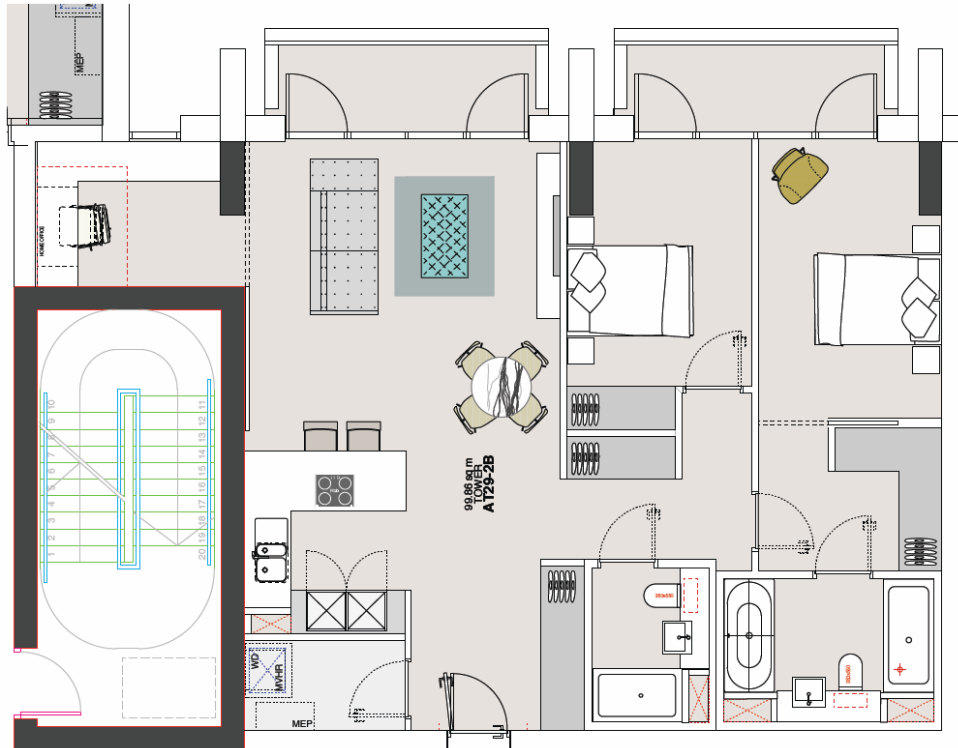
Open Market Flats



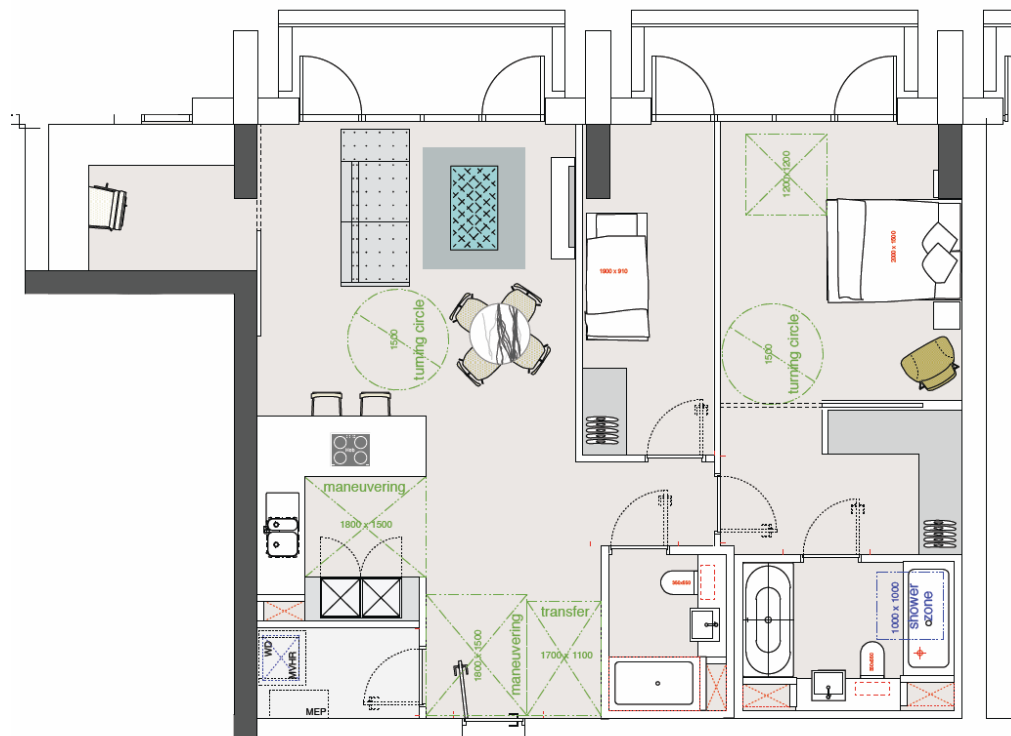
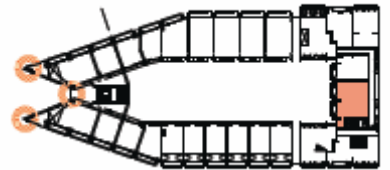
Un-adapted AT 25



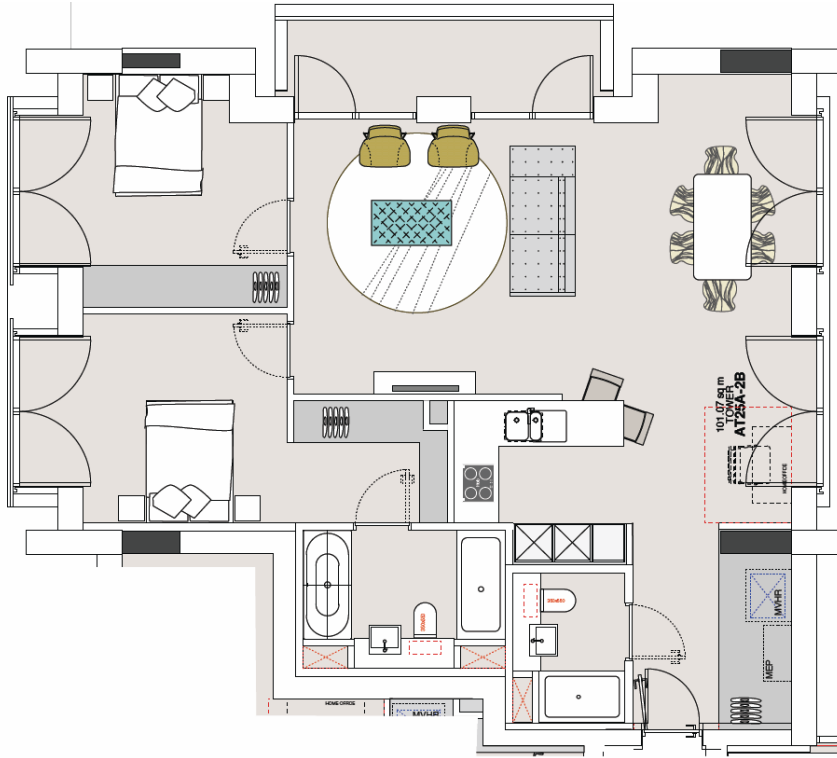
Adapted AT 25



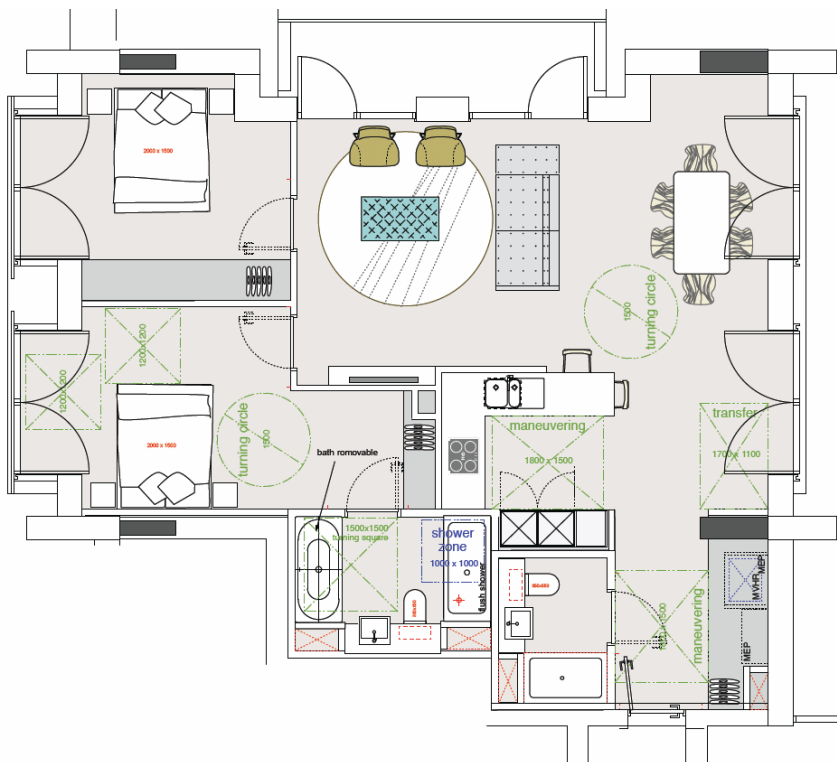
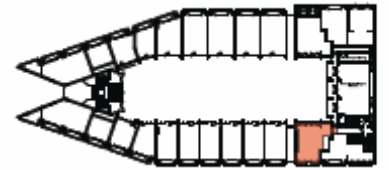
Un-Adapted AT 29



Adapted AT 29

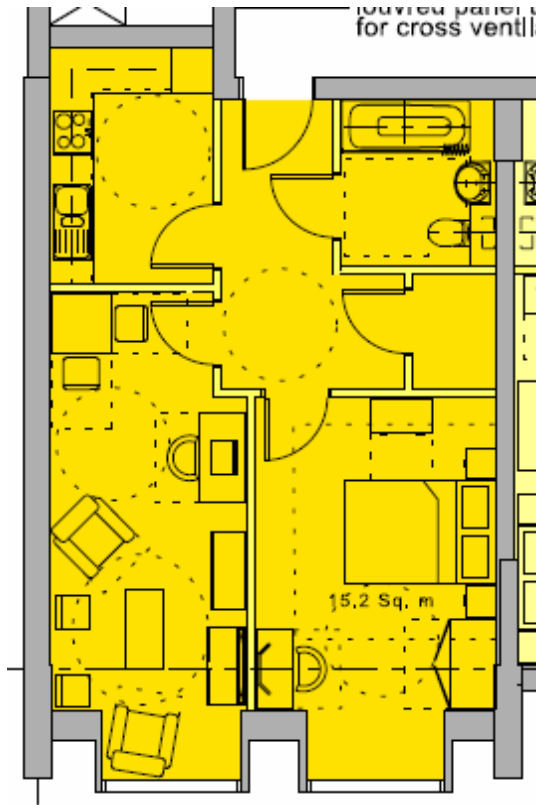


Un-adapted AT 25a

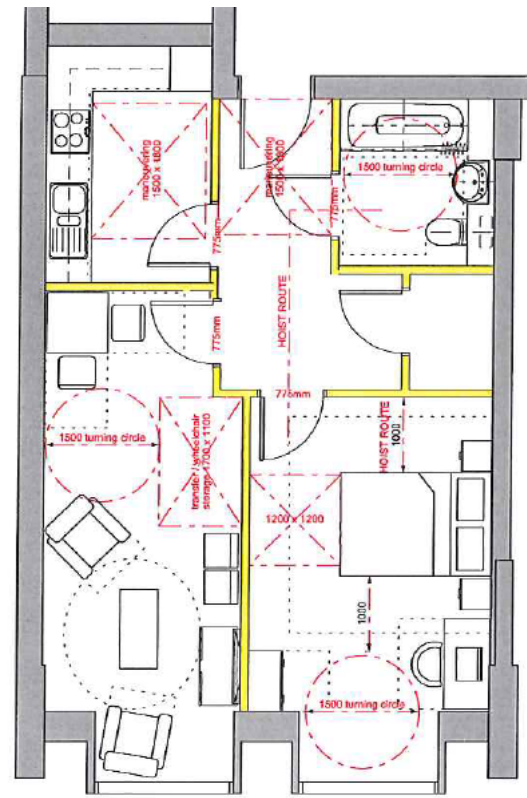


Adapted AT 25a

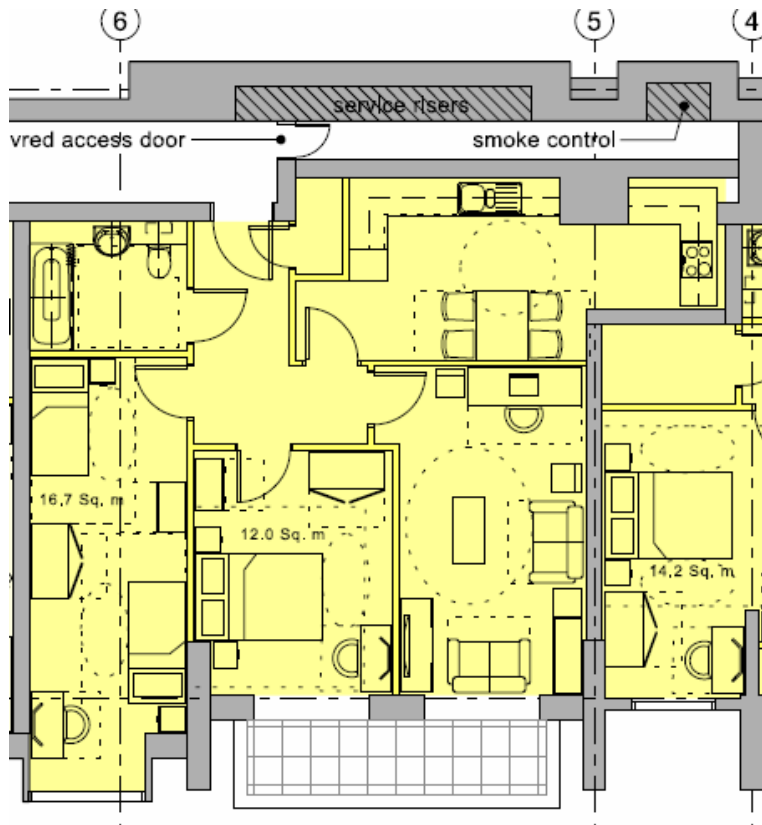
Affordable Rent and Shared Ownership



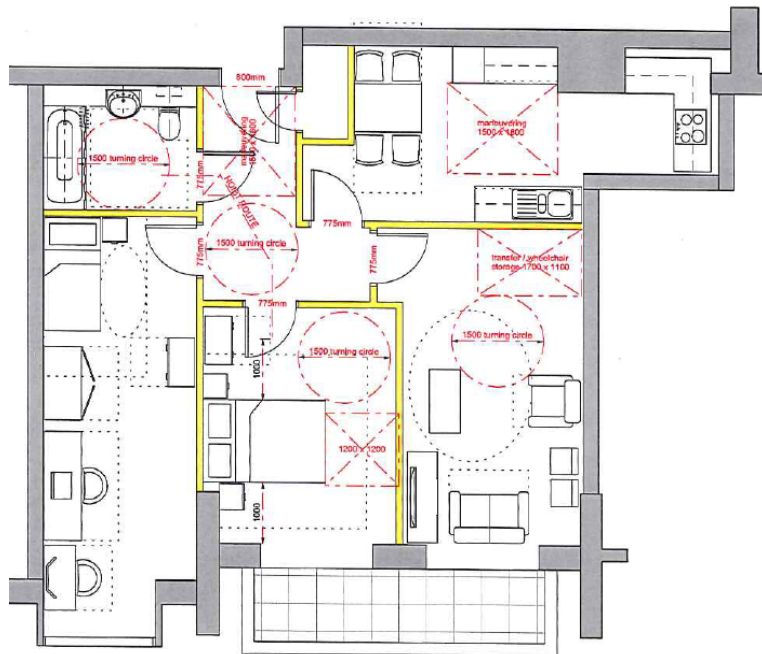
Apartment 01 Un-adapted



Apartment 01 Adapted



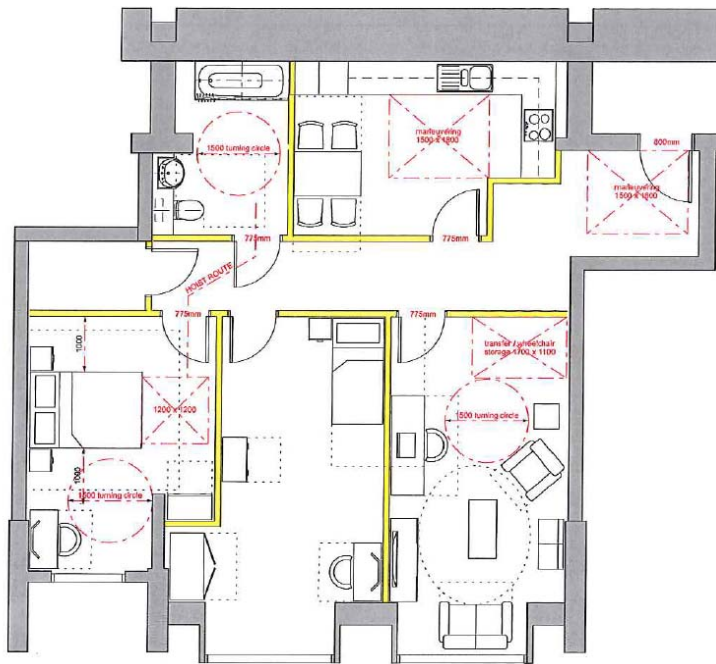
Apartment 04 Un-Adapted



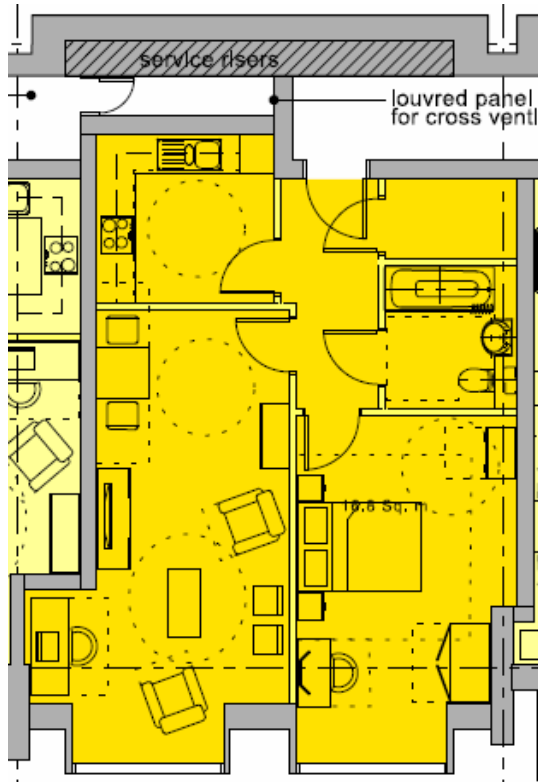
Apartment 04 Adapted



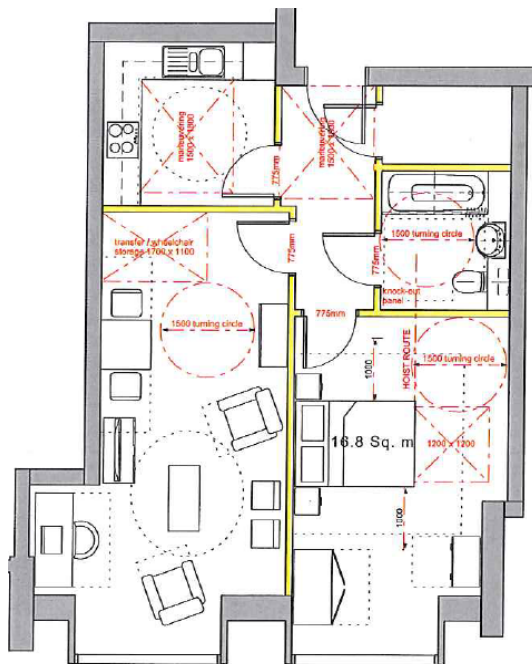
Apartment 05 Un-Adapted



Apartment 05 Adapted



Apartment 10 Un-Adapted



Apartment 10 Adapted

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.

King's Cross

5 Albany Courtyard
Piccadilly
London
W1J 0HF

T +44 (0)20 3664 0200
www.kingscross.co.uk