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King's Cross Central:

Regeneration House

Access & Inclusivity Statement

Addendum to Report Dated September 2012

Prepared by All Clear Designs Ltd

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1.0 Introduction

This document is an addendum to the Access Statement submitted in support of the Reserved Matters submission for Regeneration House in September 2012 (ref. 2012/4937/P).

1.1 Scope

This document contains specific updates relating to the areas addressed below. It should be read in conjunction with the submitted Access Statement for Regeneration House dated September 2012.

2.0 Regeneration House

Regeneration House lies in Development Zone K in the northern section of the KXC development site. It sits at the western end of Wharf Road, to the south east of the Granary Building and West Handyside Canopy.

2.1 Entrances and exits

Regeneration House will have two entrances, one on the east facade for the flexible gallery/office space at ground floor level, and one on the west facade for the offices at levels 1 and 2.

2.1.1 East Facade Entrance

The proposed entrance to the gallery/office space on the ground floor is located approximately 700mm above the existing public realm. The landscaping around and access to the building was previously approved as part of the Wharf Road Reserved Matters submission (ref. 2012/1883/P). The approved scheme was designed prior to the design and use of Regeneration House being known and therefore certain assumptions were made in terms of the access arrangements for the building. A number of minor amendments to that scheme were submitted to LB Camden on 22 October 2012 (ref. 2012/4348/P) with revised details of access to the building, including a new 1:22 slope and steps, shown illustratively on submitted drawing 1416-G200-P-00. Further information is provided in the Submission Statement which supports the minor amendments application.

2.1.2 West Facade Entrance

The current, raised entrance on the west façade will be lowered to be flush with the adjacent public realm¹ creating a more generous door height and internal lobby area for the office uses on the upper floors, and providing improved access to the building.

¹ This area of public realm has been partially completed pursuant to an earlier Reserved Matters approval for the Eastern Goods Yard (ref. 2007/5228/P).

Due to the existing finished floor levels and the surrounding site levels, the entrance will sit approximately 800mm lower than the rest of the ground floor. This differential will be addressed by an internal set of steps and a platform (or 'sesame') lift that will be discreetly concealed within the short flight of steps and will connect the small lobby area with the main corridor, eastern entrance and proposed passenger lift in the centre of the building.

The option to retain or re-provide a ramped entrance on this elevation was explored at the design stage. However, the desire to increase the height of the doorway appropriate to its status as a main entrance to the offices, provide a level threshold with the public realm and celebrate the heritage façade of the existing building were considered to outweigh the provision/retention of a second ramp given the proposal for a new ramp on the east façade only a short distance away. Further, even with the existing ramp, the current entrance arrangement does not provide level access due to differences in height between the door sill and the internal floor level. This would similarly be an issue with any new ramp.

The provision of an internal ramp was also considered but was ruled out due to space constraints which would prevent a suitable gradient being achieved and proximity to the stairs down to the basement.

It is considered that the insertion of the 'sesame' lift represents an improvement to access from the west, addressing both the external and internal level differences described above, and that the new ramp on the east elevation provides an acceptable alternative means of access in the event of breakdown.

All thresholds onto the public realm from buildings 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.

2.2 Sanitary Accommodation

An accessible WC (AWC) is conveniently located at ground floor for visitors to/employees of the gallery space. In response to comments from LB Camden's access officer, this WC has been increased in size to facilitate the provision of an accessible baby change. The changing table will be wall mounted so that it does not impinge on the space for wheelchair circulation. The revised arrangement is shown on the substitute ground floor plan 1416-G200-P-00 (rev 01) which is submitted alongside this statement.

The ground floor AWC will have a right hand transfer format.

An additional AWC will be located in the basement as part of the accessible shower room (ASR), accessed by way of the proposed passenger lift which will serve all floors. The provision of an AWC in this location represents a minor change to the submitted scheme which proposed only a shower room. The ASR has been enlarged to approximately 2200mm x 2500mm (internal) and the WC cubicles at basement level reconfigured in order to accommodate the AWC, as shown on substitute plan 1416-G200-P-LG (Rev 01).

The offices at levels 1 and 2 will have a separate accessible WC at level 1, with an enlarged cubicle to allow the door to open inwards. It will have emergency escape hardware, and an enlarged cubicle 2500mm in length to accommodate an inward swing.