

# Access Statement

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## Building P1

King's Cross Central  
General Partner Ltd

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**King's Cross**

# Contacts

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### 1.0 Introduction

This statement describes the process adopted by the developer (King's Cross Central General Partner Ltd; KCCGP) to create an inclusive environment within Building P1 and associated public realm at King's Cross Central (KXC). It acknowledges the general access and inclusivity statement format adopted by All Clear Designs Ltd for other buildings on the Kings Cross site.

### 1.1 Context

Documents which relate to access and inclusion within King's Cross Central are developed under the following hierarchy:

- |  |   |
|--|---|
| 1. King's Cross Central Access and Inclusivity Strategy September 2005 | An introductory document establishing the principles and containing the philosophy and overarching strategies of the masterplan.  |
| 2. Access Statement (this document)                                    | A detailed document containing extended descriptions explaining how the framework has been implemented in an individual scheme.   |
| 3. Building Regulations Access Statement                               | A document accompanying the building regulations application for each of the buildings being applied for. This document will contain an increased level of detail to reflect the requirements of the Building Regulations applications. |

### 1.2 Building P1

Building P1 is located to the west of the Kings Cross Central site, north of the site for the relocated gas holders. It is a new build fourteen storey building accommodating:

- A co-located primary school and special school to the ground and first floors
- Community meeting facilities to the ground floor
- Commercial unit to the ground floor
- Residential accommodation of 178 Open Market apartments with a leisure suite and 77 key worker units for Dolphin Square Foundation on floors two to thirteen
- Basement parking earmarked for the open market units

### 1.3 Public Realm

The proposals include a new access road (Holder Street) off Handyside Street between buildings P1 and P2, construction of pavements and vehicular bays along the Handyside Street North elevation of the building, pavements and hard surfacing immediately adjacent to the building perimeter along the Canal Reach elevation and a strip of hard surfacing to the South elevation facing the gas holders, pending development of this area.



A private garden for open market residents is proposed at the second floor podium, with a winter garden to floors twelve and thirteen.

### **1.4 Scope**

This Access Statement covers the measures adopted in the proposals to facilitate access for all users and meet best practice access standards and Building Regulations requirements, consistent with the spirit of the Equality Act 2010. It takes into account the requirements of all users, including children, older people, people with mobility impairments, wheelchair users and those with sensory and cognitive impairments.

The 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.
- Details of potential management policies and procedures to be adopted to enhance and maintain accessibility.

Areas where technical or other constraints have compromised the application of the principles set out in the above strategy are highlighted as appropriate.

Landscape considerations are discussed, including materials, routes, lighting, parking and street furniture.

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.

This Access Statement is based on the submission drawings and information provided by David Morley Architects, Johnson Naylor and Townsend Landscape Architects, to be read together with this report.

### **1.5 Access Consultant**

The role of the access consultant is to advise the design team and monitor the inclusive elements of the project with the aim of meeting and wherever possible exceeding current access legislation and best practice to achieve optimum outcomes. This assists employers and service providers in meeting their duties under the Equality Act 2010.

Where there are compromises imposed by site constraints, function, finances and other factors the access consultant will work with the design team and regulators to establish optimum reasonable approaches to facilitate access and use.

### **1.6 References**

The following design guidance is used in monitoring and advising:

Building Regulations Approved Document M 2004  
British Standard BS8300:2009+A1:2010 – Design of Buildings and their approaches to meet the needs of disabled people – Code of practice

## **Building P1 – Access and Inclusivity Statement**

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British Standard BS9999:2008 – Code of practice for fire safety in the design, management and use of buildings

Kings Cross Central Access and Inclusivity Strategy – Argent 2005

Building Bulletin 99 - Briefing Framework for Primary School Projects - DES

Building Bulletin 102 - Designing for disabled children and children with special educational needs – DCFS

Building Bulletin 93 – Acoustic Design of Schools – DES

Accessible London – Achieving an inclusive environment - GLA 2004

Housing – Draft Supplementary Planning Guidance – GLA 2011

Lifetime Homes – Revised Criteria – Habinteg 2010

Wheelchair Housing Design Guide – Habinteg 2006

Best Practice Guidance - Wheelchair Accessible Housing – GLA 2007

Guidance on the use of tactile paving - DETR

Inclusive Mobility - DfT

Manual for Streets – DfT/DCLG 2007

Parking for Disabled People – Traffic Advisory Leaflet 5/95 DETR 1995

Sign Design Guide

Designing for Accessibility – CAE 2004

The Access Manual – 2004

Building Sight – RNIB 1995

These are examples and other best practice guidance is consulted as appropriate.

### **1.7 Consultation**

There is ongoing consultation with the Kings Cross Access Forum, Frank Barnes School and an Acting Headteacher for the proposed Co-Located Primary School to enable users to inform the design process and for issues raised to be documented and incorporated into the design wherever possible and appropriate. The Access Consultant attends and supports these meetings as required and liaises with the Local Authority Access Officer as appropriate.

### **1.8 Factors contributing to accessibility**

This Access Statement considers accessibility from an early stage in the design. Detailed design items 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 will be considered further in the process.

The requirements of disabled visitors cannot always be predicted and it is acknowledged that further adjustment to management policy, procedures and physical features of the building may be necessary. However it is the intention of the design team to minimise the potential need for future reasonable adjustment.

### **1.9 Technical constraints**

There are no technical constraints which have compromised access for disabled people in the scheme.

## **2.0 The Proposals**

### **2.1 Summary**

Building P1 will provide a mix of uses, principally open market and key worker residential accommodation, with a co-located new primary school and special school for deaf pupils, community meeting facilities and a commercial unit. A new access road and associated landscaping will be created off Handyside Street as part of the scheme, along with vehicle bays and perimeter paving to the building.

Further details of the proposals and process adopted to ensure inclusive design are covered in the following report.

### **2.2 Construction Programme**

An anticipated Construction Programme will be submitted with the Compliance Report under the response to Condition 21. A more detailed construction programme will be available following appointment of the Contractor.

Access issues will need to be continually addressed during the detailed design and construction stages and in management of the building post-completion.

Further access statements will be required to support Building Regulations submissions during the construction process, in consultation with the Local Authority and Kings Cross Access Forum.

Future decisions affecting accessibility will include:

- Signage and wayfinding within the building and public realm.
- Choice of materials and finishes.
- Detailed design, including fixtures, sanitary provision, fittings, furniture, equipment, internal decoration, lighting, acoustics and communication systems.
- Ongoing management procedures.

### 3.0 Public Realm

#### 3.1 Areas Covered

The proposals include:

- A new access road (Holder Street) off Handyside Street between buildings P1 and P2.
- Pavements and vehicular bays along the Handyside Street North elevation to P1 and P2.
- Pavements and surfacing immediately adjacent to the perimeter of P1 along the Canal Reach elevation up to the schools playground entrance.
- A strip of hard surfacing to the South elevation of P1 facing the gas holders.

Cross reference is made to the overarching public realm proposals in terms of surface treatment, shared surfaces, tactile warning surfaces, dropped kerbs, planting, lighting and accessibility of street furniture, as these affect users of this building.

#### 3.2 Parking and Drop Off

The Kings Cross outline planning permission sets out the overall site wide parking strategy and maximum agreed ratio of parking spaces and Blue Badge spaces for disabled people.

There are 36 spaces for open market residents at basement level, two of which are for Blue Badge holders. Access is via vehicular lift in the South East corner of the building off the new access road. (Holder Street). The new access road incorporates a vehicular waiting and drop off bay to reduce congestion from lift waiting times.

There is no dedicated parking or Blue Badge parking within the building for Dolphin Square Foundation key worker residents or for the schools and community meeting facility. The multi storey car park to building T1 is adjacent and will include Blue Badge bays which will be available to users of P1. It is intended to construct buildings T1 and P1 at the same time.

Dolphin Square Foundation tenants will have the option to approach KCCLP regarding the right to park in T1 under the approved MSCP Management Plan. Dolphin Square Foundation have confirmed that if there are disabled residents who need a car, it is willing to absorb the cost of multi storey car parking within the base rent.

There is no dedicated parking or Blue Badge parking within the building for the schools or community meeting facilities. However there are three on-street Blue Badge bays for disabled visitors in the lay-by to Handyside Street outside the main entrance to the community meeting facilities and Blue Badge parking will also be available in the T1 multi storey car park.

There is a shared drop off and loading bay in the new access road directly outside the school main entrance for disabled pupils and others arriving at the building by accessible taxi, minibus or private vehicle. Separate times for goods loading and pupil drop off are to be agreed under the management strategy. There is a further drop off bay to Handyside Street adjacent to building P2 for coach drop off to avoid congestion in the access road at peak periods. This could also potentially accommodate additional Blue Badge spaces.

#### 3.3 General Levels

The landscape proposals are designed to accommodate topographical changes in level around the site boundaries and building perimeter, with a fall of between 1.2m – 1.5m from North to South and 0.8m from West to East along Handyside Street. Gradients along the Handyside Street and schools entrance access road (Holder Street) average 1:60. Gradients to Canal Reach on the West side of the building are approximately 1:35 at the steepest point. Gradients are shallower than the 1:20 maximum at which a level approach is deemed to become a ramp under Building Regulations Approved Document M. This facilitates wheelchair user movement around the building to principal entrances.

Despite the differences in level across the site, there is level access to the schools, open market and key worker residential main entrances to the building. To the community meeting facilities entrance there is a difference in level of around 900mm from the pavement entrance lobby down to reception internally, requiring internal ramping or a platform lift within the community meeting facilities reception, with further corridor ramping down from the community meeting facilities to the school. There are also internal stepped changes in level to the final exits of the North West and South East protected stair and lift cores, which are for evacuation only and incorporate refuges for assisted egress.

Playground surfaces will be a combination of hard and soft slip resistant safety surfaces and will be easily traversable by wheelchair and buggy users. Some areas will be under cover for play during wet weather.

Balconies to flats will be level with internal floor finishes. Open market communal and private rooftop gardens and terraces will have level access, with ramps at appropriate gradient and raised areas of planting to be considered to the podium gardens at Level 2 and dedicated lift access to the winter garden at Levels 12 and 13.

### **3.4 Wayfinding**

External signage to the area has not yet been detailed. Much of the signage will be to normal highways standards, although there will also be signage that will form part of an overall wayfinding strategy, including 'Legible London' signage within the estate.

### **3.5 Threshold treatments**

All thresholds will be flush, with maximum 5mm permitted upstands and joints not wider than 10mm. Where possible, thresholds between surfaces will be contrasted to assist people with visual disabilities.

### **3.6 Security and lighting**

There will be a comprehensive CCTV system for the building and also an estate system strategy to help ensure user security across the site.

A lighting scheme will be developed to provide appropriate lighting levels to support local safety initiatives and facilitate navigation by all users, including people with visual disabilities.

### **3.7 Materials and Street Furniture**

The proposals will follow a consistent approach to materials used across the Kings Cross Central scheme to provide continuity of pedestrian surfaces and crossing points. Street furniture is minimal to avoid clutter and cycle racks will be positioned off the main line of pedestrian travel to reduce risk to people with visual, mobility and hearing disabilities.



### 4.0 Building P1

#### 4.1 Description of the building

Building P1 is located to the west of the Kings Cross Central site, north of the gas holders. It incorporates a co-located primary school and special school for deaf pupils to the ground and first floors.

Above these is residential accommodation of 178 open market apartments and 77 key worker units for Dolphin Square Foundation on floors 2 to 13, with a leisure suite and roof garden for the open market residents at second floor and a winter garden for open market residents on floors 12 and 13. At ground floor there is a concierge reception serving the open market residential off Handyside Street, with a separate secure entrance off Holder Street for the Dolphin Square Foundation key worker units. Parking is available for the open market units in the basement.

There are community meeting facilities to the ground floor accessed by a separate entrance from Handyside Street, with an internal corridor link to the schools. A self contained commercial unit is proposed to the north east corner of the building at ground floor.

There is an overall difference in level of 1.5m across the site, with the schools reception and playground entrances at a lower level to the entrances for the open market, key worker residential, community meeting facilities and commercial unit. The ground floor to the schools is level access throughout, with an internal ramped change in level up to the community meeting facilities.

#### 4.2 Entrances and exits

All entrances have level thresholds, including to ground floor fire exits and school classroom exits and have projecting canopy or soffit weather protection where possible. Main entrance doors to the residential reception lobbies, schools and community meeting facilities will be clearly identifiable within the façade and automatic or power assisted, with safety sensor stops and designed to accommodate users of larger wheelchairs, walking aids, assistance dogs and double buggies. Large areas of full height glazing will incorporate warning manifestation at dual height. Automatic doors will be fitted with an emergency break out facility.

#### 4.3 Vertical Circulation

##### 4.4 Lifts

Duplicated lifts are provided to each of the three residential service and stairwell cores to ensure that wheelchair users continue to have access in the event of lift breakdown or maintenance. Open market residents enter via the Handyside Street concierge reception and take the lift to second floor, then traverse to the lifts in the north west and south east service cores to continue up through the building to units on the upper floors.

There is a dedicated express passenger lift from the concierge reception lobby exclusively to the upper floor open market residential apartments. This serves levels 0, 2, 12 and 13 only, including the winter garden. This lift is 1400mm x 1600mm and to an enhanced specification from the other residential lifts. At level 12 there is a corridor link between the open market lifts in the north west and south east service cores, which provides alternative lift access for disabled residents should the express lift not be operational.

Dolphin Square Foundation key worker residents enter via the Holder Street entrance where they take the north east service core lifts directly to upper floors.

Lift and stair cores are positioned to minimise travel distances along corridors to residential units.

The lifts to each of the three residential service cores and the lift to the schools are larger than the Building Regulations Approved Document M 1100 x 1400mm minimum. The lifts and firefighting lifts to the residential service cores are 1100mm x 2100mm and the lift to the schools is 1400mm x 2000mm. The latter will accommodate users of larger wheelchairs, including those with head restraints and extended footrests and also enable turning through 180 degrees and space for a personal assistant.

All lift landings have a minimum 1500mm x 1500mm manoeuvring space in front of the lift.

There is a single accessible lift serving the ground and first floor of the schools in accordance with the project brief and Building Regulations. The design team are aware from discussion with the access forum that a second lift is desirable in the event of main lift failure and also to give disabled pupils a choice of entering from the playground first floor walkway with other pupils. A potential location for an enclosed vertical platform lift has been identified and is indicated on David Morley Architects plans 1-111 Rev C and 1-112 Rev C should Camden decide to include this at the fit out stage. An external lift could also be used for emergency evacuation subject to agreement with the Fire Consultants.

### **4.5 Stairs**

Internal stairs will be set out to Building Regulations Approved Document M. Internal stairs to residential duplex units will be to Building Regulations Approved Document M and Lifetime Homes standards.

### **4.6 Ramps**

From the street entrance to the community meeting facilities there is a difference in level of approximately 900mm down from pavement to internal floor level, requiring a vertical platform lift or internal ramping. Both options have been explored in the design. Whereas a platform lift will take up less floor space, it is recognised that this may be subject to abuse and breakdown and a ramped solution has been indicated in the proposals following discussion with the access forum. There is a level means of escape corridor from the community meeting facilities to the new access road on Holder Street, which could be used as an alternative controlled entrance if required.

There is a corridor ramp with approximately 200mm difference in level linking the school and community meeting facilities. Ramps will be to Building Regulations Approved Document M.

### **4.7 Doors**

Main doors to the building will be not less than 850mm clear, (with 1000mm clear to external entrances). Fully glazed doors will incorporate warning manifestation at dual height and solid doors on circulation routes will incorporate vision panels.

Entrance doors and internal doors to individual residential accommodation will be to Building Regulations Approved Document M and Lifetime Homes standards.

### **4.8 Floor finishes**

Floor finishes to general areas used by the public will be contrasted from walls and to an appropriate level of slip resistance.

### **4.9 Means of Escape**

One lift to each pair of lifts in the residential service cores is designated as a firefighting lift. There is a 'remain in place' strategy for residents, including disabled residents, who will remain in their flats as protected zones prior to the arrival of emergency services, unless the fire is within the flat itself. Should descent to other floors or to the ground floor be necessary, this will be through controlled firefighting lift override or managed assisted stair descent.

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The first floor of the schools will be zoned to facilitate phased horizontal evacuation, with refuge lobby access points to the protected residential north west and south east escape stairs at first floor level, with exit to a place of safety via a further refuge point at ground level. The community meeting facilities and commercial unit are at ground floor with direct means of escape to Holder Street and stepped means of escape to Canal Reach.

Due to resolution of internal levels with site topography, there are internal stepped changes in level to the final exits of the North West and South East protected stair and lift cores, which incorporate additional refuges at ground floor for assisted egress.

Combined visual and audible emergency alerts will be provided to communal areas to alert deaf and hard of hearing residents and visitors. Systems will be put in place for building management to enable individual visual and tactile alerting systems to be fitted within flats occupied by any deaf and hard of hearing residents as required.

A means of escape strategy and management procedures will be developed by building management to check refuges in evacuation and for staff to respond to a disabled person using the refuge. Staff will be suitably trained in assisting disabled people and in the use of evacuation chairs where appropriate.

A Personal Emergency Egress Plans (PEEP) will be developed for individual disabled members of staff as required. A separate general evacuation strategy will be developed for disabled visitors.

### **4.10 General Details**

The following elements will be detailed further at Building Control submission:

- Sanitary provision and layouts
- Lift details
- Aids to communication
- Alerting systems
- Kitchen layouts
- Fittings
- Signage
- Décor and contrast
- Lighting
- Acoustics

In addition, Appendix 1 to this statement lists the management issues to be brought to the attention of building management and schools staff to ensure that continuity of access is maintained.

## **5.0 Co-Located Primary School, Frank Barnes School and Community Meeting Facilities**

The fit out of the schools does not form part of this submission, with KCCGPL responsible for shell and core only, with fit out to be commissioned by Camden, but the overarching inclusive design principles are indicated below.

The shell and core elements take into account the need for high quality acoustic separation and reduction of externally and internally generated invasive noise in order to provide optimum conditions for pupils and staff to communicate effectively and to minimise stress and distraction. This will be enhanced in specific areas such as Audiology where particular attention to detail is needed to ensure effective acoustic separation.

The co-located schools share core spaces and resources and the design criteria for the proposed primary school will be the same as for Frank Barnes School, to enable flexibility of use between the two and to facilitate inclusion for mainstream primary pupils who also have additional Special Educational Needs (SEN).

The design takes into account potential sharing of school facilities such as the hall with the community out of school hours and will be fully accessible to disabled visitors and staff.

Frank Barnes is a specialist school for deaf and hard of hearing children, some of whom have additional special educational needs, including mobility, vision, specific learning difficulties and moderate autistic spectrum disorder. A wide range of communication techniques are used, including sign language, spoken language with sign support and manual hand-under-hand communication for deafblind pupils. All pupils are encouraged to wear hearing aids and an increasing proportion have cochlear implants.

Teaching spaces are designed to permit maximum flexibility for different teaching conditions and grouping arrangements and are arranged around the perimeter of the schools to optimise natural lighting and provide flexible conditions for lipreading, sign language and the requirements of pupils who have additional visual impairments such as Usher syndrome.

The schools are designed to facilitate visual communication, with views through at different levels to promote a sense of community and to facilitate discreet supervision.

The schools are designed to be easily legible, with logical circulation routes and clear arrangement of shared facilities, including the main reception, halls, dining and library off a central dual height internal street, with staff facilities on a central bridge link for ease of availability and supervision.

The electrical substation and switchroom for the building are located on the ground floor beneath the Year 6 Classroom, which may potentially have electromagnetic interference implications for pupils and staff with cochlear implants and hearing aids when using assistive equipment. This is being investigated with the school and equipment manufacturers.

Special schools have greater storage requirements for assistive equipment and mobility aids and storage is provided off corridors and teaching spaces. The storage areas between teaching spaces also act as acoustic buffer zones.

Main circulation routes are not less than 1.8m wide to facilitate wheelchair user passing in two directions. Due to the tight footprint and structural constraints of the schools, secondary circulation routes are narrower at 1.3 – 1.5m width, with 1.5m – 1.8m passing points and 1.8m x 1.8m (min 1.5m x 1.5m) turning outside entrances to teaching spaces.

Corners to corridors are rounded to facilitate wheelchair user turning, tactile continuity for blind or partially sighted pupils and to enable deaf or hard of hearing pupils to see round corners before arriving at them.

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Internal stairs will be set out to Building Regulations Approved Document M with handrails at 600mm and 900mm dual height to facilitate use by younger pupils.

Accessible WC's will be at least to Approved Document M of the Building Regulations and BS8300:2009+A1:2010 or larger where possible and will be alternated to give a choice of left and right hand transfer. Grabrails to all accessible WC's used by pupils will have adjustable height grabrails to suit a varying range of pupil height and ability requirements.

A hygiene room will be provided, which will be capable of incorporating a dual transfer WC or Clos-O-Mat type WC, level access shower, variable height washbasin, tracked hoist and variable height mobile plinth for changing. It is anticipated that this may do double duty as a Changing Places WC shared with the community meeting facilities for use out of school hours.

Electronic equipment and cabling will be designed to reduce electronic interference with hearing enhancement systems, hearing aids and cochlear implants.

The above elements will form part of the schools fit out, which will be undertaken by others separately from the KCCGPL shell and core provision.

## **6.0 Open Market and Dolphin Square Foundation Key Worker Residential**

All residential units are designed to Building Regulations Approved Document M, BS8300 and revised Lifetime Homes standards 2010, with 10% designed to be Wheelchair Accessible as defined in the Section 106 Agreement (see Section 6.3 below).

### **6.1 Internal Spaces**

Internal spaces such as the reception and second floor leisure suite will be designed to inclusive design principles and will be detailed further at Building Control submission stage.

Separate cycle storage for open market and key worker residents is provided at second floor level, with lift access. Cycle stands for visitors are proposed to the public realm.

### **6.2 Lifetime Homes**

Section V of the Kings Cross Central Section 106 Agreement requires the developer to meet Lifetime Homes standards in the design of all residential units wherever possible. The design takes into account the Lifetime Homes (LTH) Revised Criteria 2010.

Building Regulations Approved Document M 2004 sets out minimum accessibility requirements for new homes. Lifetime Homes standards go further than this to ensure that homes can be easily adapted to the changing requirements of their occupants.

All the residential units to Building P1 meet and exceed Building Regulations Approved Document M for dwellings and include the following Lifetime Homes features:

- Level thresholds and covered access weather protection to external entrances
- Illuminated external entrances
- Appropriate effective clear widths to doors and side returns
- Easy rise communal stairs with closed risers and contrasted step edge nosings
- Accessible communal lifts with clear landings for turning
- Appropriate internal door and corridor widths to allow turning
- Good circulation space clear of furniture within rooms, including WC's and bathrooms
- Appropriate kitchen layouts with not less than 1200mm clear in front of units
- Living space and potential bed space at entrance level
- Bathroom/WC capable of adaptation from bath to level access shower with floor drain
- Walls to bathrooms and WC's suitable for firm fixing of grabrails and adaptations
- Internal stairs suitable for stairlift installation in duplex units
- Ceiling structure to main bedroom and bathroom capable of supporting ceiling hoist, with a reasonable route between this bedroom and bathroom (internal doors are full height)
- Living room window cill glazing not higher than 800mm AFL (there is full height glazing to all units) and easily operable opening lights, with handles or controls not higher than 1200mm AFL.
- Switches, sockets, stopcocks and service controls at accessible height

Lifetime Homes standards require a fully accessible WC in all flats at entrance level, which may be located in the bathroom. The bathrooms to residential units in Building P1 meet the following features:

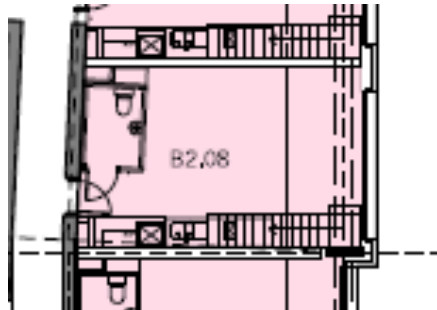
- 700mm clear transfer space to one side of the WC, measured from the outside edge of the cistern, or cistern housing if concealed, extending for the full depth of the WC bowl and cistern or equivalent, if the cistern is concealed.
- The washbasin may overhang the back edge of the side transfer space by not more than 250mm.
- The centreline of the WC should be 400mm-500mm from the adjacent wall or fixed structure.
- There should be 1100mm clear space to the front of the WC pan.

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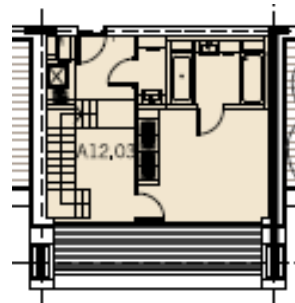
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“Entrance Level” for the purposes of Lifetime Homes criteria is generally deemed to be the storey containing the entrance door, whether the ground floor of a house or the storey containing the entrance door of a flat approached by a communal hall, stair or lift.

The duplex units on levels 2 and 3 have a fully accessible WC 1500mm wide x 2200mm long at entrance level which includes a floor drain for a shower. The duplex apartments on levels 12 and 13 have an accessible bathroom and bedroom at entrance level.



Duplex Level 2



Duplex Level 12

There is potential space for a vertical platform lift to the duplex units. Staircases are 900mm wide and capable of accommodating a stairclimber lift.

### 6.3 Wheelchair Accessible Homes

Section NN of the Kings Cross Central Section 106 Agreement provides for 10% of the social rented units and 10% of the market and intermediate housing to be Wheelchair Accessible Homes. These standards are as defined in the agreement with reference to the Wheelchair Housing Guide 1997 and the GLA Supplementary Planning Guidance “Accessible London: achieving an inclusive environment” April 2004.

These standards have since been amplified in the GLA’s best practice document “Wheelchair Accessible Housing” 2007 and the Wheelchair Housing Design Guide 2006 (Habinteg). Alternatively a unit may be considered wheelchair accessible under the section 106 definition if it is easily adaptable at reasonable cost for residents who are wheelchair users.

The proposed development consists of 178 Open Market apartments, of which 19 (10.6%) and 77 Dolphin Square Foundation apartments of which 9 (11.6%) will be wheelchair adaptable as follows:

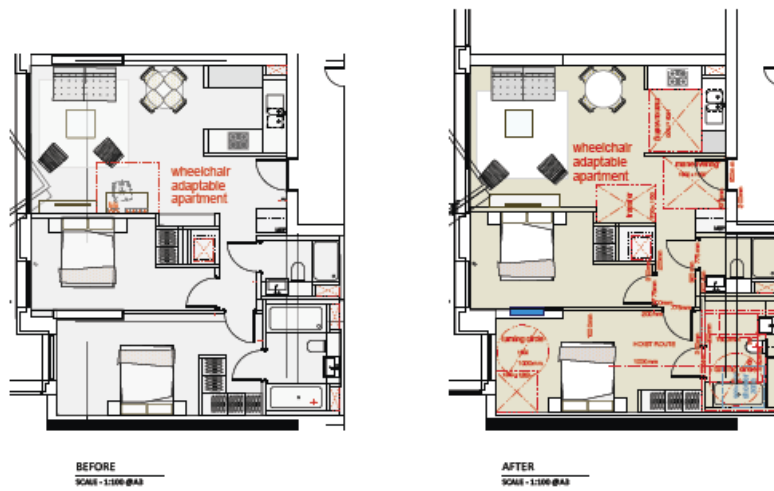
Open Market				
Floor Level	Unit	Type	Bedrooms	Area m <sup>2</sup>
Third	B3.04	3B	3B	144
	B3.08	2J	2B	79
Fourth	B4.04	3B	3B	144
	B4.08	2J	2B	79
Fifth	B5.04	3B	3B	144
	B5.08	2J	2B	79
	B5.11	2L	2B	77
Sixth	B6.04	3B	3B	144
	B6.08	2J	2B	79
	B6.11	2L	2B	77
Seventh	B7.04	3B	3B	144
	B7.08	2J	2B	79
	B7.11	2L	2B	77
Eighth	B8.04	3B	3B	144
	B8.08	2J	2B	79
	B8.11	2L	2B	77
Ninth	B9.04	3G	3B	145
Tenth	B10.04	3G	3B	145
Eleventh	B11.04	3H	3B	167
<b>TOTAL</b>	<b>19</b>			

Dolphin Square Foundation				
Floor Level	Unit	Type	Bedrooms	Area m <sup>2</sup>
Second	C2.01	DSF-2B	2B/4P	73
Third	C3.03	DSF-2B	2B/4P	73
Fourth	C4.03	DSF-2B	2B/4P	73
Fifth	C5.03	DSF-2B	2B/4P	73
Sixth	C6.03	DSF-2B	2B/4P	73
Seventh	C7.03	DSF-2B	2B/4P	73
Eighth	C8.03	DSF-2B	2B/4P	73
Ninth	C9.05	DSF-2E	2B/3P	67
Tenth	C10.05	DSF-2E	2B/3P	67
<b>TOTAL</b>	<b>9</b>			

The units are designed to be easily adaptable to wheelchair standard without major structural modification.

Johnson Naylor’s drawings below indicate how unit types 2J, 2L, 3B, 3B, 3G, 3H, DSF-2B and DSF-2E could be adapted.

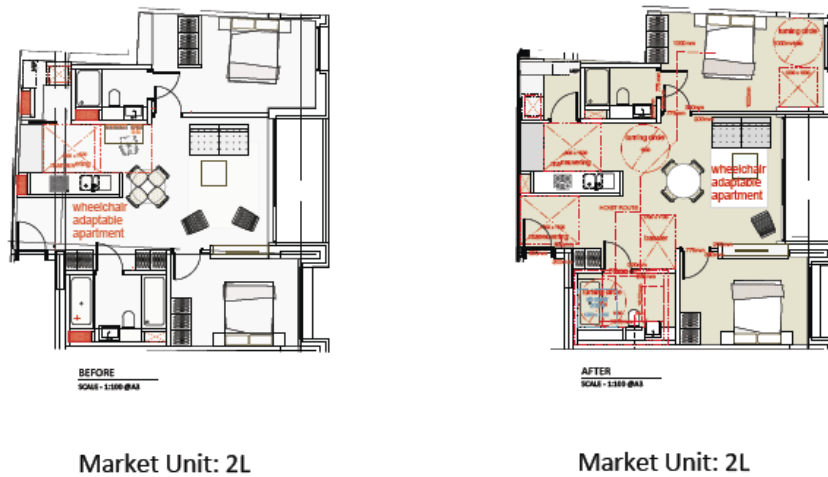




Market Unit: 2J

Market Unit: 2J

Fig 1



Market Unit: 2L

Market Unit: 2L

Fig 2



Market Unit: 3B

Market Unit: 3B

Fig 3

## Building P1 – Access and Inclusivity Statement

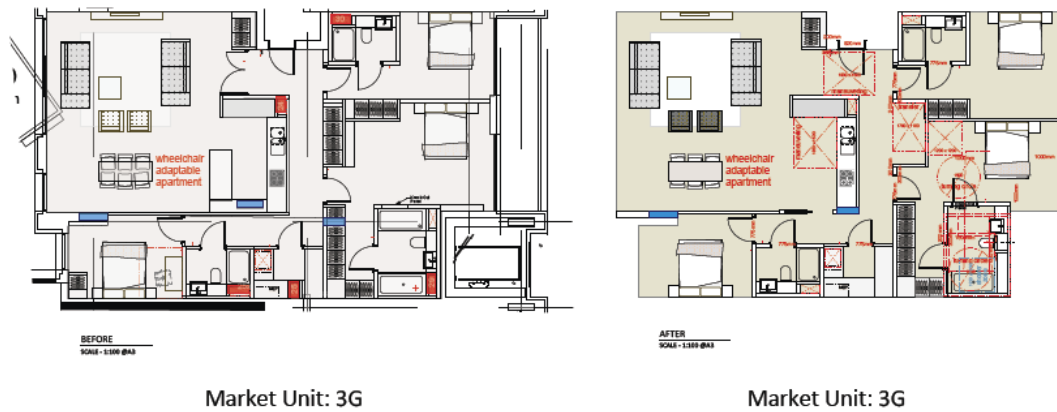


Fig 4

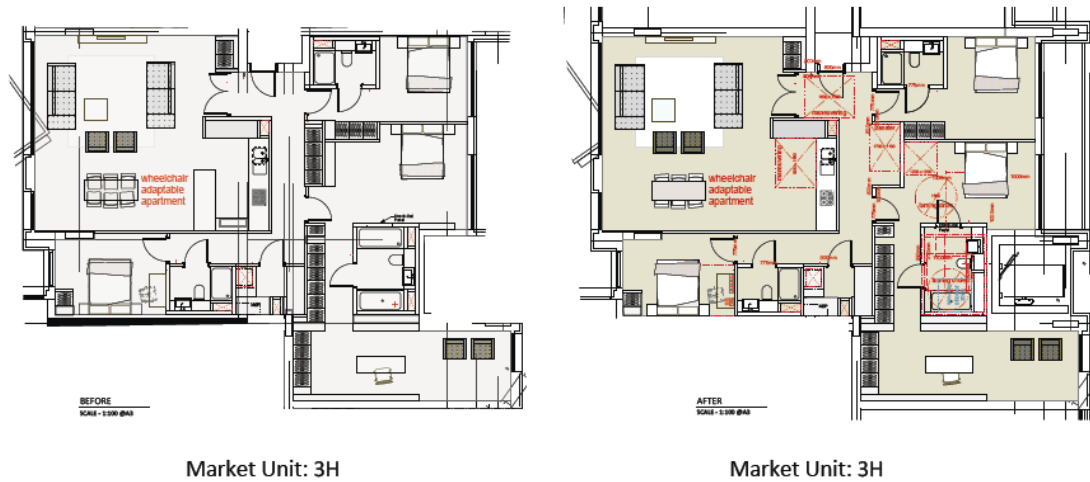


Fig 5

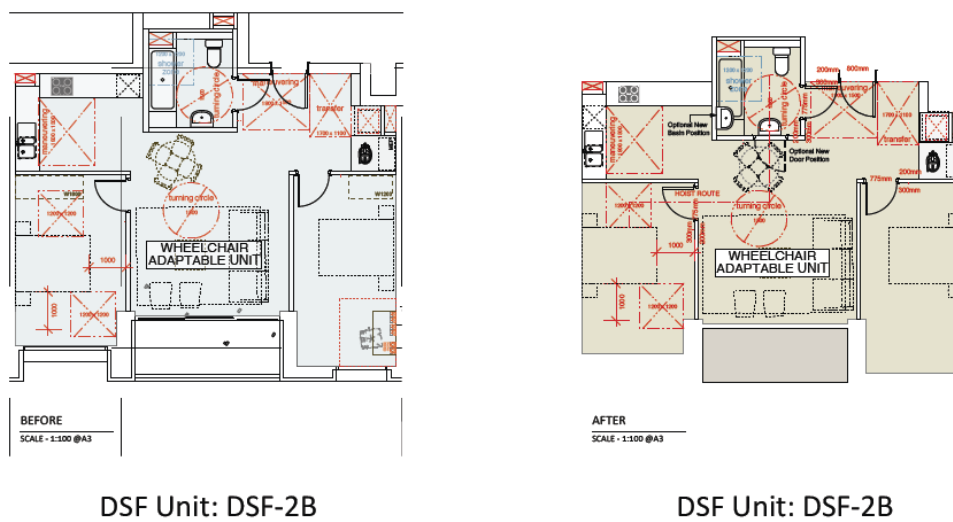


Fig 6



Fig 7

Units 3B, 3G and 3H have direct access from the main bedroom to the bathroom. Due to constraints on floor area and structural configuration, units 2L, DSF-2B, DSF-2E have hallway traverse from bedroom to bathroom.

In accordance with the wheelchair accessible housing design guide, the relevant residential units with the adaptations shown in Figures 1-7 above would provide:

- 1800mm x 1500mm manoeuvring zone inside the entrance door
- 1700mm x 1100mm transfer zone and charging point for a wheelchair
- 1800mm x 1500mm manoeuvring zone to the kitchen
- 1500mm turning space in bathroom
- Tracked hoist route from bedroom to bathroom
- 1200mm x 1200mm clear manoeuvring zone to bedrooms
- 1000mm clear between bed and wall or fittings

In addition to the Lifetime Homes standards which apply to all residential units, the units as adapted would meet the following Wheelchair Accessible Homes criteria:

- Level or gently sloping slip resistant surfaces to external entrances and facilities
- Level thresholds and external doorways with an effective clear width of not less than 800mm
- Space for a second transfer wheelchair or powered wheelchair charging, clear of circulation routes
- Good internal circulation space in corridors, kitchens, living spaces, bedrooms and bathrooms clear of furniture and fittings, meeting the minimum turning requirements set out in the SPG to enable a wheelchair user to turn through 180 degrees and to transfer to beds, furniture and fittings
- Knock out panel between main bedroom and bathroom, with ceiling structure to both capable of taking a ceiling hoist
- Fully accessible bathroom with WC, basin and level access shower with floor drain, provision for bath if needed and easily adaptable services
- Walls and ceiling capable of supporting adjustable height appliances, supports and other fittings
- Stopcocks, meters and service consumer units, isolating valves, thermostats and other controls at accessible height and easy to manipulate

## **APPENDIX 1**

### **1.0 Management**

The following management issues will be brought to the attention of relevant parties to support the inclusive design elements of the building and ensure that accessible facilities are kept maintained and in working order:

- External surfaces maintained in good repair and clear of leaves, snow and surface water.
- Internal circulation routes kept free of obstructions.
- Door closer pressures and ironmongery checked and maintained at appropriate levels.
- Accessible WC's maintained clean, stocked with supplies and clear of obstructions.
- Appropriate methods of waste disposal and collection provided for disabled residents.
- Lighting maintained in good condition and windows maintained clean.
- Lifts regularly maintained to ensure accurate floor-to-landing levelling.
- Arrangement and type of furniture to be accessible to disabled people.
- Appropriate colour contrasts maintained when redecorating.
- New signage to follow same principles as original accessible signage.
- Emergency alerts, sound enhancement systems and assistive equipment regularly checked
- Documented evacuation strategies for staff, visitors and residents. Regular fire drills, staff training and review.
- Ensure security procedures do not conflict with access requirements.
- Health and Safety policies and risk assessment applicable to access.
- Identification of responsible individuals, particularly for the schools, to ensure access principles are applied in maintenance and refurbishment programmes, provision of equipment and liaison with users.
- Staff training, access strategy policies, general awareness and regular review.



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