

Access and Inclusivity Statement Building B1



**BNP PARIBAS
REAL ESTATE**

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1.

Introduction

This document sets out the process adopted by the developer BNP Paribas Real Estate Property Development UK to create an accessible and inclusive environment within Building B1 and the associated public realm, at King's Cross Central (KXC).

It has been prepared in response to Condition 19 (Access Statement) of the KXC outline planning permission 2004/2307/P granted in December 2006.

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 Building B1

This statement relates to the Reserved Matters submission for Building B1. It follows recent submissions for the neighbouring building, B3 (decision pending with reference 2011/4090/P), and a number of earlier submissions approved in April 2010 for Buildings B2, B4 and B6 which lie to the east of B1 (refs. 2010/0864/P, 2010/0868/P and 2010/0870/P respectively) and the Zone B public realm, comprising Pancras Square, Turnhalle Square, Canal Square¹ and the secondary streets between the Zone B buildings (ref. 2010/0872/P). Details of the shared Zone B basement were also approved at the same time (ref 2010/0862/P). However, this is the subject of a recent reserved matters submission for a revised basement scheme with reference 2011/XXXX/P.

¹ These are working names for identification purposes only

Building B1 lies in the southern area of the KXC site, on the west side of Development Zone B. The building is bounded by Pancras Road to the west and secondary streets to the north and south. Pancras Square lies immediately to the east of the building.

B1 is predominantly an office building ranging in height from 9 storeys at its southern end to 11 storeys at its northern end, including upper and lower ground floors, but excluding basement levels. Commercial units providing retail/restaurant/cafe uses are proposed at upper ground floor level overlooking Pancras Square. The building also accommodates a bicycle storage facility at lower ground floor level and a Police office within the basement. Due to level changes across the site, the building has two entrances; one at lower ground level from Pancras Road and one at Upper ground level on Pancras Square. Both entrances are linked by a central atrium, with a lift and escalators addressing the change in level.

Roof terraces on the 8th floor and 11th floors provide external amenity space for the building's occupants.

1.3 Public Realm

This submission relates to Building B1 only and does not include any areas of public realm for approval. Details of the public realm alongside Building B1 on Goods Way and Pancras Road have already been completed pursuant to 2007/0729/P.

As indicated above, Pancras Square and the secondary streets to the north and south of Building B1 were also approved as part of the Zone B public realm submission in April 2010. Revised details of the secondary street to the north, between B1 and B3, were submitted as part of the recent B3 Reserved Matters submission. It is also intended to submit a separate application for minor amendments to the approved scheme for Pancras Square and the secondary street to the south of B1, in part to take account of the positioning of entrances and other ground floor uses such as the Bicycle Storage Facility and commercial units. The impact of those amendments on the accessibility of these areas will be considered as part of that submission.

1.4 Scope

This Access Statement contains an explanation of measures that will be incorporated within the 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.

This Access Statement is based on the submission information and drawings provided by Wilmotte Architects and included within the submitted Drawing Packages and Urban Design Report.

1.5 Role of Access Consultant

The access consultants have been actively involved in the preparation and evolution 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.

The access consultancy services have ensured and will continue to ensure the integration of accessibility measures into the building whilst also maintaining the overall concept of the design.

1.6 Criteria for assessment and design guidance references

The following documents and guidance are used for assessment and advice:

- 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 BS8300:2010 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
- GLA, Best Practice Guidance: Wheelchair Accessible Housing, September 2007
- 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).

It is also necessary to observe reasonable, functional and financial practicalities and to take into account the historic nature of the neighbouring buildings and the KXC site.

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.

1.7 Consultation

Consultation has taken place with the King's Cross Access Forum, the last meeting (related to this building) having been held in August 2011. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process.

1.8 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 and occupiers 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.

1.9 Technical Constraints

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

Construction Programme

An indication of the anticipated construction programme is attached at Appendix 2. Contractors will be appointed and a detailed construction programme devised in the future.

Accessibility issues will need to be considered throughout the detailed design and construction programme and in the final management of the scheme.

Future decisions affecting accessibility will include:

- Signage/wayfinding within the building;
- Choice of materials;
- Detailed design issues including fixtures, fittings, furniture, equipment, internal decoration, lighting and communication systems; and
- Future management procedures.

Future Building Regulations submissions will address detailed design issues, for which the required access statement will be submitted. During the construction process and through the Building Regulations submissions the team will continue to liaise with the local planning authority (LPA) on relevant matters affecting accessibility.

3.

Proposals

3.1 Description of building

Building B1 lies on the west side of Pancras Square, which itself sits in the southern part of the KXC site. The proposed scheme comprises a single building of up to 11 storeys above-ground (including lower and upper ground floors) plus basement levels. The building comprises the following main uses:

- Police office within the basement;
- Bicycle storage facility at lower ground floor level;
- Commercial units comprising retail, food and drink uses at upper ground level ; and
- Offices on all floors.

Due to the disparity between the finished site levels on Pancras Road and Pancras Square, there are two main entrances to the building; one at lower ground level and one at upper ground level. Both entrances are linked by an atrium which extends the full height of the building.

The reception area is located at the upper ground floor level and accessed either by escalator and/or a lift from Pancras Road or directly from Pancras Square.

The offices benefit from large open floor plates with two lifts and stair cores, located to the north and south of the central atrium.

External amenity space is provided to staff in the form of landscaped roof terraces on 8th and 11th floor levels.

In common with the other Zone B buildings, B1 has its own service and storage area within the shared Zone B basement. As well as accommodating the service functions for the building, the basement also accommodates car and cycle parking, the police office and facilities ancillary to the main office use, for example the staff gym and shared changing areas. These facilities are accessed by a separate passenger lift located alongside a staircase within each of the building's two cores.

Revised proposals for the Zone B basement were recently submitted for approval which retain the concept of an access ramp off Pancras Road, (albeit positioned slightly further north) and a communal service road linking the individual basement areas for each building.

B1 Vehicles will access the loading bay or the car parking spaces via the access ramp and the vehicular service road.

3.2 Entrances and exits

As stated above, there are two main entrances; one on Pancras Road at lower ground floor level and the other on Pancras Square at upper ground floor. Both provide access to the main reception area located within the atrium at the upper ground floor level.

The building design includes revolving access doors with separate automatic side doors. Members of the Access Forum and Camden's Access Officer have expressed concerns about these arrangements, which are less desirable from an access point of

view than potential alternatives. All Clear Designs has also advised that the revolving doors should be reviewed.

BNP Paribas Real Estate Property Development UK and its design team have reviewed carefully the doors in the light of the Access Forum and other comments but continue to believe they are the most appropriate solution, taking all considerations into account. BNP Paribas Real Estate Property Development UK has provided the explanation below:

"B1 will be a major office building with potentially a number of occupiers and circa 4,000 occupants. The specification for such a building is critical to its marketing and the entrance arrangements are an important consideration. The number of people entering and exiting the building will be very high, particularly in the peak hours. Hoare Lea (services consultant) predicts that a combined total of 410 people will enter via both Pancras Square and Pancras Road in a peak 5 minutes interval. Revolving doors are the most efficient way of accommodating these movements and are far less susceptible to losing heat/cooling and creating draughts at high footfall times than the alternatives of, for example, automatic sliding doors (or double automatic doors). At high footfall times automatic doors are likely to be permanently open.

On the Pancras Road side, the pass door would lead towards the lift that provides disabled access up to the atrium level. The entrance arrangements are therefore consistent with the space planning which seeks to provide for safe, comfortable movements by all users of the building.

The entrance doors would of course be Part M compliant in terms of Building Regulations. Overall, revolving doors are considered to represent the most appropriate design solution."

All entrances will provide level thresholds, solid entrance matting and will be clearly articulated within the building elevation by both light and form. Thresholds will have no more than a 5mm level change and no more than 10mm wide. Where possible, thresholds between materials will also have a physical or tonal change to assist people with visual disabilities.

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

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

3.3 Vertical Circulation

3.3.1 Lifts

There are three sets of lifts in the building.

There are 3 passenger lifts and 2 scenic lifts in each core running from upper ground floor level to the upper floors of the building. One passenger/fire evacuation lift in each core will also extend to the basement service area. Each passenger lift will have minimum internal car dimensions of 2350 x 1700mm (2000mm x 1750mm for the scenic lifts).

A goods lift of approximately 2700mm by 2000mm is provided away from the main bank of lifts (but within the main core) and will service all floors.

Within the basement, lower ground, mezzanine and upper ground a dedicated lift core which will provide access between these levels. The lifts will have internal car measuring approximately 2000mm by 1400mm.

There will also be a further passenger lift to connect the lower and upper ground floor entrances. This sits alongside the main cores adjacent to the escalators, and measures 2000mm x 1400mm.

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

3.3.2 Stairs

The building incorporates stairs located as follows:

- Within the main cores on the north and south side of the building, serving all floors between the basement service area and 11th floor level (the southern core extends only to the 9th floor);
- In the foyer, adjacent to the southern lift core, linking the basement, mezzanine, lower and upper ground floor levels;
- A pair of escalators carries passengers from the lower ground floor entrance to the upper ground floor entrance.

All staircases will fully meet Part M of the Building Regulations for use by people with ambulant and visual disabilities.

3.4 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.

3.5 Floor Finishes

Floor finishes in public areas will contrast with the walls and provide a slip resistance equal to or greater than R11 (to meet DIN51130:2004).

3.6 Sanitary Accommodation

Accessible toilet accommodation has been provided throughout the building and will comply with Part M of the Building Regulations and BS8300:2001. Ambulant cubicles have been provided within the sexed WC areas located adjacent to the main cores. The main office WC clusters located adjacent to the main cores also incorporate a separate unisex accessible toilet. Applying a typical furniture layout to the office floor plans, the maximum travel distance to this accessible facility would be below 40m in accordance with Part M of the Building Regulations.

Accessible changing facilities have been provided within the staff gym in the basement.

3.7 Parking and Servicing

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

A total of 27 car parking spaces are proposed within the B1 basement service area, of which two accessible spaces are provided for disabled members of staff working within the building. Users will access the space via the access ramps to the shared zone B basement located in the west facade of B1 on Pancras Road and the vehicular service road. A safe pedestrian route will be provided from the parking spaces to a dedicated lift core, located approximately 5m away. As the spaces will be located in a secure area, they will not be available to members of the public or visitors to the building.

3.8 Terraces

The 8th and 11th floor roof terraces will be provided with level thresholds and doors which sit flush against the wall to maximise available space.

Both the balcony spaces and roof terrace offer the potential for some container planting and outdoor furniture. The layout of any tables/chairs, integrated seating and landscape elements will be spaced to assist people with visual disabilities and to allow for wheelchair users to manoeuvre around the space and sit alongside their companions.

3.9 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.

3.10 Security and Lighting

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

The external lighting scheme will be developed in conjunction with the wider Zone B public realm lighting to deliver lighting levels which support the safety initiatives in the area, and navigation by people with visual disabilities.

3.11 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.

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

Submitted with Planning Application

BNP PARIBAS REAL ESTATE		2011												2012												2013												2014														
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
PLANNING	Reserved Matters Application	Start Date	End Date	Months																																																
		Sep-11	Jan-12	5																																																
SITE PREPARATION	Clear B1 Site (by others)	Dec-11	Oct-12	11																																																
	Further Site Investigation (by others)	Jun-12	Aug-12	3																																																
	Bulk Excavation and Site Remediation (by others)	Jun-12	Oct-12	5																																																
	Procurement	Sep-11	Oct-12	13																																																
CONSTRUCTION	Substructure	Jan-13	May-13	5																																																
	Superstructure	May-13	Jun-14	14																																																
	Roof and External Cladding	Dec-13	Jul-14	8																																																
	Environmental Services	Jul-13	Mar-14	9																																																
	Finishes	Oct-13	Aug-14	11																																																
	Tenant Fit-Out	Dec-13	Oct-14	11																																																



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