

ACCESSABILITY

INTRODUCTION

This Access Statement report contains an explanation of measures that are, and will, be incorporated within the scheme to facilitate access and use by all people including the disabled. It will demonstrate how the design of the proposed entrance alterations meets the relevant Planning and Building Regulation requirements and recognize good practice guidance. The assessment includes:-

- Approach
- Parking
- Entrance
- Reception
- Horizontal circulation vertical circulation
- Bedrooms
- Facilities within the building.

OUTLINE OF THE PROPOSALS

The proposal brings together three existing addresses (61-62 Lincoln's Inn Fields, 36-38 Kingsway and 40-42 Kingsway) into one entity and use. There will be complete refurbishment and some extension to provide hotel bedroom accommodation, conference facilities, bar and restaurant areas and residential apartments.

The existing entrance to 61-62 Lincoln's Inn Fields is at street level. The principle entrance to 40-42 Kingsway, leading to the stairs and lift, is at street level. Due to the differences between the levels of Kingsway and Lincoln's Inn Fields and differences between the existing buildings there are several unavoidable level changes inherent in our scheme. Our proposals set out to ameliorate the effects of these level differences and aim to provide the best possible independent access for all including those unable to use steps.

New linking routes created between 61-62 Lincoln's Inn and 40-42 Kingsway at ground floor level and at seventh floor require a few steps due to differences in slab levels. The existing lift in number 40-42 Kingsway is replaced and gives access to the residential apartments from ground to sixth floor. The constraints of the listing (Listed Building grade II) and the difference in sections has not been helpful but our proposals for 151 hotel bedrooms allows 151 to have unimpeded access for all people with 8 rooms designed specifically for use by the disabled. The bar and restaurant will be designed in detail by their respective tenants and therefore do not form part of this report,

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however, there will be lift access to all basement levels from ground via the new lift in the forecourt and the main lift core.

All of the building is being newly fitted out however consideration has been made to the existing layout within 40-42 Kingsway.

DESIGN APPROACH

The design team has adopted an approach, which will incorporate measures to facilitate access and use by all people who may visit or work in the hotel including the disabled, those with mobility, sensory and cognitive impairments.

We have ensured that the best possible level of access is achieved and that proposals meet relevant legislation and recognised good practice guidance as far as is practicably possible. Where it has not proven possible to meet the good practice guidance, this report outlines the reasons for this.

DESIGN CRITERIA

The design was assessed with reference to the following design criteria:

- Camden Planning Guidance (December 2006)
- Part M 2004 requirements - as recommended by Approved Document (ADM 2004)
- British Standard BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of Practice
- Requirements and implications of the Disability Discrimination Act 1995 (DDA)
- Other currently recognised good practice design guidance including the following: Sign Design Guide, Building Site (RNIB), Guidance on the use of Tactile Paving (DETR), Inclusive Mobility (Dept of Transport), Designing for Accessibility (CAE 2004)
- The operational knowledge of Club Quarters™

APPROACH AND ARRIVAL

Vehicle approach and routes

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The hotel entrance is 61-62 Lincoln's Inn Fields

Management will ensure clear and accessible information for potential visitors prior to arrival at the hotel. This information will generally follow clear print guidelines though alternative formats such as Braille, large print or audio will also be made available. It is recommended that design guidance be sought at graphic design stage.

Pedestrian routes

The pavements are existing and alterations to the pedestrian routes do not form part of this scheme.

Set-down

A Taxi or car set-down areas is currently provided at the main entrance to the building (Lincoln's Inn Fields).

Parking

There is no designated parking area for staff or visitors.

It is proposed that staff and visitors will arrive principally using taxis or via public transport. It is recommended that the hotel and restaurant operators are made aware of the location of the nearest on street accessible ("disabled") parking bays so that visitors can plan their journey and anticipate any additional costs that may be incurred.

Two existing bays opposite 61-62 Lincoln's Inn Fields are provided for disabled parking and designated as Disabled Green Badge. The bays are 6.1 and 29.6 meters from the site.

ENTRANCES

Approach and main entrance identification

Entrances to the building are via both Kingsway and Lincoln's Inn Fields.

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1. Hotel entrance from the forecourt of 61-62 Lincoln's Inn Fields.
2. Bar/restaurant entrance utilizing 36-38 Kingsway entrance lobby and staircase to the basement levels.
3. Service access basement levels is via the staircase located in the courtyard of 61-62 Lincoln's Inn Fields.
4. Entrance to the residential is through the the existing door to the northern edge of 40-42 Kingsway.

HOTEL ENTRANCE

Level change

The existing entrance from the set down is over a dropped kerb through the courtyard and through the front door with access for wheelchair users. This provides level access to the lifts of 61-62 Lincoln's Inn Fields accessing all floors to 61-62 Lincoln's Inn Fields.

Main entrance doors

The existing swing door is to be retained with sufficient clear opening and width of approach for access for wheelchair users, ambulant disabled people and assistance dog users. Staff will also be in attendance to assist at all times. The entrance doors provide a 900mm clear opening and have a 300mm space to the leading edge for easy approach and use of the door.

The door opening pressure is to be less than 20 Newtons.

Door furniture will be specified so that is easy to grip for people with limited manual dexterity, following recommendations in ADM 2004. A call bell will be provided to alert staff if assistance is required.

New entrance matting will be firm and flush (not coir) and extends a 1500mm into the building.

RESTAURANT ENTRANCE

There is 1 level of Basement restaurant in 36-38 Kingsway & 61-62 Lincoln's Inn Fields, which can be accessed from the entrance of 36-38 Kingsway. This provides access to a feature stair leading to the 1 level basement and also a lift serving the basement. The route to the lifts is on the level.

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There is a single swing door opening inwards that has a clear opening of –900mm. The route to the lift will be level to conform to Part M of the Building Regulations. The stair to the basements will conform to Part M of the Building Regulations.

The entrance to the Pitcher and Piano on the right hand side of 40-42 Kingsway remains as it is with a very low step and the semi circular doors in the centre of the elevation providing a level entrance to the pub.

Service entrance to basement of 36-38 Kingsway

The service entrance to the basements of 36-38 Kingsway and 61-62 Lincoln's Inn Field are from the forecourt, which provides the service access to the basements using the external separate existing staircase located in the courtyard and a new glass lift to all levels of the basements.

RESIDENTIAL ENTRANCE

The main entrance for the residential units is from street level of 42 Kingsway via a level threshold and existing entrance door, greater than 850mm in width. The lobby is 1600mm wide at the narrowest point and accesses the lift and stairwell.

There is a fire escape from the residential apartments via the stair within 42 Kingsway over a covered bridge link in through the hotel and out the reception through the front door and out to an external courtyard that leads to Lincoln's Inn Fields

This link bridge has five steps with risers and goings conforming to part M. There is not sufficient space in plan to provide a ramp and maintain access to the basement at the rear of 42 Kingsway. The part M compliant entrance to the residential units is via the door and entrance hall off of Kingsway.

The existing stair, which forms part of the Grade II listing, does not comply with accessibility standards. The new lift provides access to all five levels of residential accommodation (2nd through sixth) within 42 Kingsway.

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GROUND FLOOR

Hotel and Restaurant

The entire ground floor of the hotel is on one level allowing level access routes for wheelchair users and people with ambulant disabilities.

Entrance lobby and reception

The reception area is located directly inside the entrance to the hotel. Visual clues, lighting and signage will direct visitors to reception.

Check in and key dispensing will be provided by three simple card operated machines. In addition the reception is manned 24/7 if any assistance is required. The card slot will be set at a height between 900 and 1200mm from ffl and the key dispenser will be between 450mm and 1200mm from the floor level. This meets good practice guidance. A minimum 1500mm space is provided in front of the machines to allow good approach and use of the machine for wheelchair users.

Public WCs

There are no public WCs provided for hotel guests at ground or upper floor levels. It is intended that guests use their own bedroom WCs or the restaurant WCs that will be located in the Basement and with compliant level access from the lift.

General Circulation Routes

Level access throughout ground floor of hotel demise has been created.

Main corridors are equal to or exceed 1200mm, which meet the ADM 2004.

Doors in corridors are double swing doors and there are a range of single and double swing doors leading to other areas. New doors will provide a minimum 800mm clear opening. Door opening pressures will be adjusted to the minimum practicable with the aim of achieving 20 Newtons maximum.

BASEMENT LEVELS

There are three levels, or part levels of basement. Level-1 is a restaurant. Level-2 & -3 have space for retail and conference facilities as double height shells with the hotel back of house expressed over -2 and -3.

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Main Circulation corridor

The corridors will have an adequate width not falling below 1200mm clear.

The doors in the corridor to the lift access are double swing doors and there are a range of single and double swing doors leading to Offices and other rooms. New doors will provide a minimum 800mm clear opening. Door opening pressures will therefore be adjusted to the minimum practicable with the aim of achieving 20 Newtons maximum.

Basement Level -1

The basement level -1 is to be given over entirely to restaurant use. The space will be left as a shell for fitting out by the tenant.

Standard WCs (in restaurant)

One cubicle will be provided with grab rails and outward opening door for ambulant disabled people in each of the men's and women's facilities.

Other good practice measures will be incorporated such as good contrast in internal decoration, lever type flush mechanisms, lever locking devices to cubicles and lever or sensor taps for people with limited dexterity

Basement Level -2

To the west, the Kingsway side, there is a void forming the upper part of a potential double height retail space. In the centre area is an upper void of a conference space to allow for raked seating to the main volume of the conference area. To the south in the centre are guest service spaces for the hotel including an accessible guest shower room and WC. To the east, the Lincoln's Inn Fields side is hotel back of house.

This level is served by three lifts. The one to the west has the potential to serve the retail area, the one in the centre serves the hotel guest services and the eastern lift in the southern lightwell serves the upper level conference and hotel back of house.

Level -2 is at a single level with no steps or changes in level.

Basement Level -3

Level -3 has a similar layout to -2 with retail to the west, conference in the centre with break out spaces adjoining the main volume and Hotel back of house including mechanical and electrical plantrooms to the east.

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The floor is at a single level with all 3 lifts above serving this level.

Hearing enhancement systems

It is recommended that hearing induction loop systems be installed in all conference rooms to meet ADM. In the instance that conference facilities are provided in the basement or lower basement levels, induction loop systems will be installed. The systems will allow it to be divided if the room facilitates or used in the one larger arrangement. In addition, induction loops will be installed in the entrance to the hotel at ground floor 61-62 Lincoln's Inn Fields.

Staff areas

The staff areas comprise, WCs, changing facilities, showers, housekeeping, store areas, staff lounge/dining and offices. New doors will provide a minimum 800mm clear opening.

Staff WCs

Large WC compartments will be provided in each standard WC. Both will meet Part M requirements. Adequate grabrails are to be fitted to meet ADM.

HOTEL UPPER FLOORS

Corridors and circulation

40-42 Kingsway and 61-62 Lincoln's Inn Fields (which includes 36-38 Kingsway) the lifts in 61-62 Lincoln's Inn Fields provide access to all floors within 61-62 Lincoln's Inn Fields. The lift in 40-42 Kingsway at the fifth and sixth floors provides access to all floors in the building (which align with the sixth and seventh floors of 61-62 Lincoln's Inn Fields respectively). There is a level route through from the hotel to 42 Kingsway and a single hotel room on the roof of 42 Kingsway.

The lift in 40-42 Kingsway provides level access from the street on the Kingsway side and through the hotel on Lincoln's Inn Field to all floors. As these floors are designated for residential, the entrance door on the northern side of 40-42 Kingsway will be allocated for accessible access.

All main corridors are generally 1200mm clear width with occasional narrowings meeting ADM guidance.

The finishes specification will provide a good level of colour contrast in internal finishes specified. Generally, floors are to contrast walls, doors are to contrast walls and door furniture to contrast doors.

DOORS/ LOBBIES

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All new doors meet ADM guidance with a minimum 800mm clear opening width.

Maximum door opening pressures to be 20 Newtons. Where possible hold open electromagnetic devices are provided to enable unobstructed access during normal usage of the building.

All doors in corridor routes will have vision panels starting from 500mm from ffl. All door furniture will be suitable for people with limited manual dexterity with lever type handles.

Door numbering will be consistently positioned on each door and set between 1400 – 1700mm from ffl; contrasting and tactile embossed to assist people with visual impairments following guidance in Sign Design Guide.

HOTEL BEDROOMS

Standard rooms

These are to be designed following good practice principled as recommended in ADM. These include the following:

- Storage available at range of heights.
- Lever taps and controls, easy grip door/window levers and locks for people with limited dexterity
- Use of colour contrast in internal decorations for people with visual impairments
- Switches from 900 – 1100mm from ffl
- Sockets between 450mm – 1100mm
- Seating with arm and back rests for ambulant disabled people.
- Visual fire alarm indicators are provided in standard rooms as recommended in ADM.

Accessible rooms

There are a total of 151 bedrooms provided for the hotel. Of these, 8 (all within 61-62 Lincoln's Inn Fields and stacking in the same position in plan over the floors) are designed to be accessible for wheelchair users. This makes a ratio of 1 in 21. This is compliant with the ADM requirement for 1:20.

The rooms are distributed one per floor. There is only one grade of room available in the accessible option. All are located in the south side of the building with oblique views into the lightwell behind Victory House or over the roof of Lindsey house into Lincoln's Inn Fields. Each room is designed following guidance provided in ADM.

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The rooms contain the following features:

- An entrance door providing 800mm clear opening and a 300mm minimum space to the leading edge of the door to allow close approach when exiting.
- The WC/shower room is 2400mm x 2500mm, as recommended in the ADM.
- There is a 1500mm turning space to the side of the bed.
- There is a visual alarm system in the accessible rooms.
- There is an emergency assistance alarm cord fitted near the bed and in the bathroom and reachable from the floor. This will be linked to a staffed area and indicated with a call signal outside the room
- Desks at a height suitable for wheelchair users – 760 from ffl with 700 – 750 leg space below unobstructed
- Adequate widths to circulate through the room – 1200mm minimum recommended
- Storage available at lower heights.
- Controls and taps within reach
- Lever taps and controls for people with limited dexterity
- Use of colour contrast in internal decorations for people with visual impairments
- Switches from 900 – 1100mm from ffl
- Sockets between 450mm – 1100mm
- Wide angle viewers at a height of 1050 and 1500mm in the door.

Signage

Signage systems will be designed to be clear, consistent and accessible throughout following guidance in the Sign Design Guide and BS8300.

VERTICAL CIRCULATION

LIFTS

Existing lifts

The lift cars in 61-62 Lincoln's Inn Fields will be replaced though the existing shaft restricts the size. The new lift cars will be 1100 x 1400 and 1400 x 1500 deep which meets the ADM. Other features will be specified to meet ADM 2004 and EN81 standards for accessibility. The new lift in 40-42 Kingsway will be 1100 x 1400 deep.

Features included will be:

- Controls set at 900 – 1100mm from floor level
- Buttons to be contrasting and tactile embossed
- Visual and Voice floor announcer incorporated
- Handrail to one wall of the lift car for ambulant disabled people

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- Mirror to the rear wall set from 900mm from ffl.

Evacuation lifts

One lift, within 61-62 Lincoln's Inn Fields, is a firefighting lift, which could be used to evacuate disabled guests when required and will be incorporated into the Evacuation strategy for the building.

STAIRS

New stairs

New stairs have risers of 170mm, which meets the ADM requirements.

- The stairs are designed to meet good practice guidance included in ADM including:
 - Flights of no more than 12 risers (between landings)
 - Continuous handrails to both sides
 - Handrails extending 300mm minimum top and bottom and 45mm diameter max.
 - Contrasting nosings
 - 1200mm minimum width
 - Slip resistant
 - Adequately lit

Existing Stairs

The existing stairs in 40-42 Kingsway do not meet the AD. However demolition and replacement of this listed building fabric to meet the AD would not be acceptable.

MEANS OF ESCAPE FROM UPPER FLOORS

The means of escape strategy for disabled people will be covered in detail at the operational stage of the building. However, the following features are included in the design that can facilitate safe evacuation of the building and be built into any evacuation strategy:

Provision of Firefighting lift by agreement

Smoke detection systems specified to provide early warning and accuracy of fire location

Visible fire alarms in accessible hotel rooms for deaf people

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Design of stairs to meet some good practice features to facilitate escape by disabled people (particularly people with visual impairments)

Fully sprinklered building.