Staff Terrace
Similar to the ground floor Outpatients terrace, the second floor terrace has been designed to provide a further external amenity space for building users. This terrace is for staff use only and is located directly adjacent to the main coffee area in the centre of the building. The space is also south facing and will benefit from good levels of sunlight and daylight throughout the day, especially with its raised position. It will provide an external space for interaction for users or alternatively for relaxation and contemplation.

A large raised planter framed in brickwork is proposed along for the southern and western edges which are geometrically arranged with the rooflight over the Outpatients department. This planter will limit access (other than for maintenance) to the edge of the terrace and prevent overlooking into adjacent residential gardens. A timber deck is proposed as the terrace floor. This will 'fold' up to create the fixed benching adjacent to the planter.

Currently there are two options for the planting scheme:

One is for the planter to be filled with mixed grasses and perennials. The typical planting structure would be formed of a basic structural grass matrix with seasonal emergent accent plants. A small multi- stem tree or a specimen shrub could be an option for added vertical structure and to create a 'green' canopy for dappled shade. Species would be carefully selected for year-round interest (attractive foliage, flowers, seed heads or plant structure) with the mixed planting contributing to local biodiversity.

The other planting option is for the entire planter to be filled with a single species evergreen shrub planting. Hedges would be carefully clipped to achieve a sculptural effect providing a year-round dense 'green' appearance. The proposed height of the hedge would be approximately 450-600mm.

The final planting plans will be developed post planning.

Possible mixed planting for second floor terrace

Planter layout plan on second floor terrace

Brown Roof
It is proposed that approximately 293m^2 of brown roof will be provided on top of the four storey south facing block adjacent to Millman Mews, equating to 22.8% coverage of the total roof area.

This roof will comprise a mixed substrate of soil and spoil (e.g. crushed masonry) with spatial heterogeneity in the form of varied depths, mounding features and variety of particle sizes to attract a variety of species. This will incorporate as much recycled content as possible allowing the roof to become naturally populated with local and indigenous plant species and a variety of insects and birds over time. The roof will also in corporate small log and rubble piles to increase biodiversity interest for other invertebrates and birds.

Photovoltaic panels will be located directly above approximately 553m^2 of the brown roof offering more shaded and protected habitat areas as well.

For further detailed information reference should be made to the Biodiversity/Ecology report.

Photovoltaic panels

3.13 External Lighting Design
The proposals for the building use light to create visual interest, enhance the architectural elements, and focus attention on the key internal areas.

The building is to have no dedicated façade lighting. Rather, the night-time appearance will be created by the effect of the interior lighting illuminating and shining out from the glazed areas. Spill light at street level will predominantly come from light from within the reception and double height laboratory space. It will be lit from reflected and direct light sources from deep ceiling coffers, creating a softer lit environment internally and through the façade to the street outside. This will also highlight the entrance and create a focal entry point for the building.

The issue of safety after dark is primarily addressed through the street and landscaping lighting around the building. Illumination at entrances to the building will be designed to interact with the proposed lighting schemes for the adjacent streets and areas of public realm to ensure light levels are appropriate for the video entry system and CCTV operation. Functional lighting will be provided in and around the cycle storage.

In order to minimise energy consumption and light spillage from the workspace/research areas, daylight control and presence detection shall be utilised to ensure that lights are switched or dimmed when a room or space is not in use.

Any external lighting equipment for amenity purposes will be carefully selected/designed to ensure that, where possible, the upward spread of light and glare will be kept to a minimum in compliance with the guidance set out in the ILE's 'Guidance Notes for the Reduction of Obtrusive Light'. This is a key requirement in reducing light pollution directly up into the evening sky and also in mitigating discomforting stray light into bedrooms.

Night image of north elevation

Possible material language for public realm areas

Proposed public realm

3.14 Public Realm Proposals
In addition to the proposals for CRRDC, areas of enhanced public realm adjacent to the building are also proposed. Due to its urban location there is a very strong relationship between the CRRDC and its surroundings. At pavement level this is especially important and careful consideration of how the building engages with the public realm has been an important aspect of design proposals. This includes the potential for improvements to Guilford Street, Guilford Place, Millman Street and Millman Mews.

The improvements include the filling and paving over the existing lightwells along Guilford Street, Guilford Place and Millman Street. This will effectively increase the overall pavement widths along the streets adjacent to the building, increasing the extent of the public realm by some 297m^2 in total.

The final finish of the new paved areas and kerbs will require to be agreed with LBC and whether they should match the existing palette of standard material or enhanced in any way.

Further potential improvements are identified below for each street. Detailed information is also provided in the accompanying Transport Assessment.

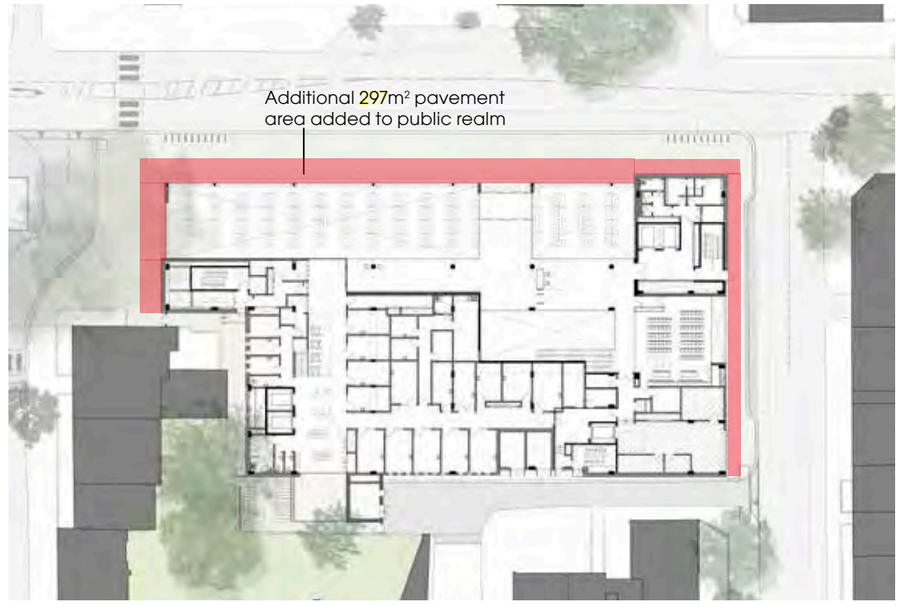
— Guilford Street
The effective width of the overall pavement is increased from 3.2m to 6.0m at its widest location underneath the overhang along the north elevation. Two new banks of Sheffield stands providing 20no public cycling parking spaces is proposed in two separate locations opposite the building. Depending on the agreed final finishes of the pavement the stands may be set within a 'pad' of granite setts.

— Guilford Place
The effective width of the pavement could be increased from 6.0m to 8.6m. A 'raised table' of granite setts across Guilford Place would improve pedestrian links and the physical connection of CRRDC with the main GOSH campus of buildings and ICH.

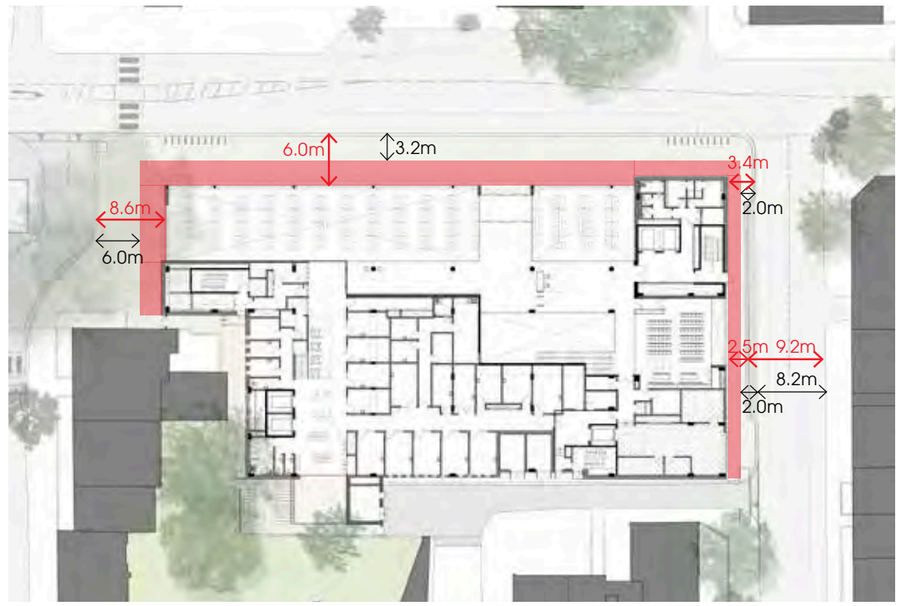
— Millman Street
The effective width of the overall pavement is increased from 1.9m to 3.3m at is widest location and to 2.3m at the location of the proposed delivery lay-by and adjusted parking bays. The delivery lay-by and parking bays (see section 5.1) could be delineated by granite setts to enable both pedestrian and vehicle driver recognition.

— Millman Mews
To enhance pedestrian safety, improvements are proposed to the junction of Millman Street and Millman Mews are proposed. This will also enable easier vehicle manoeuvres. This 'raised table' using granite setts at the entry to Millman Mews could be extended along the mews to provide a shared space. This will improve the appearance of the mews and the overall streetscape and provide access to the staff cycle parking area that is located behind a locked gate at the west end of the mews.

It is intended that further discussions will take place with Planning Officers to identify the extent to which the proposed development can contribute to the above suggested public realm improvements.

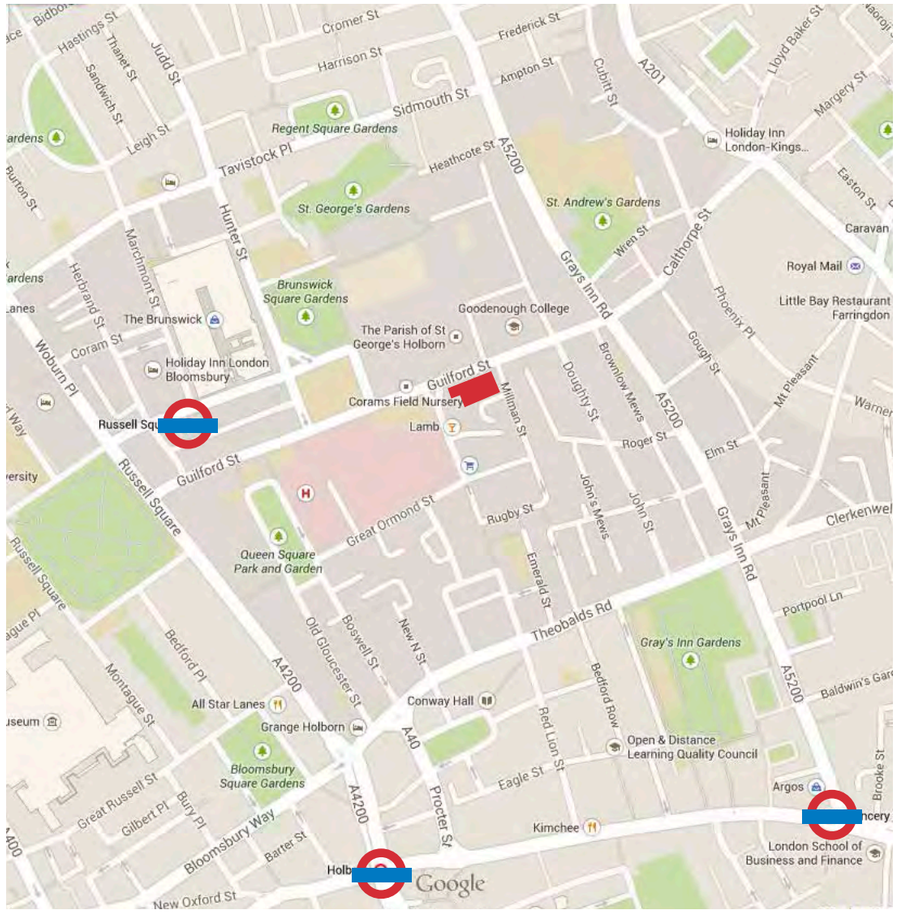


Additional public realm area



Existing (black) and proposed (red) pavement dimensions

4.0 Cycle and Vehicle Parking



Transport links to 20 Guilford Street

Proposed cycle rack provision

4.1 Transport links and pedestrian access
The site for CRRDC is well served by existing public transport facilities. Russell Square Underground Station is within a 10 minute walking distance and is served by the Piccadilly Line. From here there is a one stop connection to Kings' Cross St Pancras Railway Station, which itself has excellent mainline connections to national and international destinations as well as being served by five further underground lines allowing connections to all parts of London and beyond.

The site is similarly well connected by 14 bus routes running along Russell Square / Southampton Row, Theobald's Road and Gray's Inn Road, all within a 10 minute walk. The site is also well linked to the London Cycle Network.

It is envisaged that most visitors, staff and other building users will travel to and from the CRRDC building using one of these transport options. The design incorporates a significant number of cycle parking spaces to encourage cycling, while a small number of disabled car parking spaces are provided on street in relation to local policy guidelines. There is no other car parking facilities for building users other than short term set down / pick-up areas for Outpatient visitors. These are described in further detail below. Detailed information is provided in the Transport Assessment and Travel Plan documents.

4.2 Car parking provision

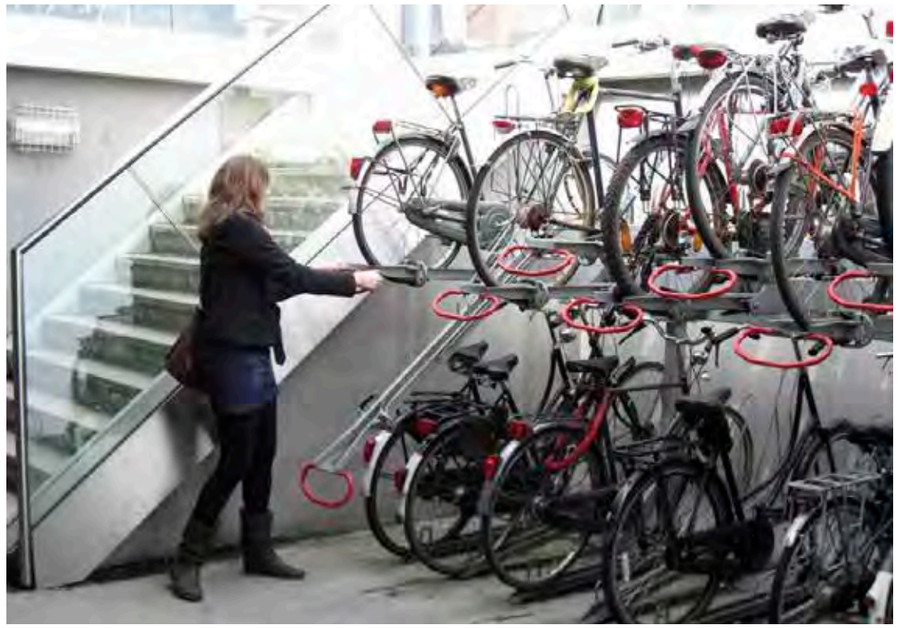
— Staff
1no disabled space is provided for staff use in accordance with LBC Development Planning Policies. No further general staff car parking is provided.

— Visitors
6no disabled parking spaces are provided for Outpatients use in accordance with local guidelines in association with floor area provision. The potential location of all disabled car parking spaces is identified in the Transport Assessment.

It is proposed that a 30m long drop off / pick-up area for the public visitor or staff use is located on Guilford Street directly adjacent to the main entrance. This will be suitable by all vehicles envisaged and which will be able to accommodate five or six vehicles at any one time. One clearly marked space dedicated to ambulance use (10m long) is located alongside this. The overall length of the drop-off area is dictated by the relationship to the Guilford Street junction with Millman Street and the location of the zebra crossing and zig-zag lines near the junction with Guilford Place.

4.3 Cycle Parking
Cycle parking provision is provided for the building in accordance with LBC Development Planning Policy 7. The development provides 52no 'safe-secure' cycle parking spaces dedicated for staff at the west end of Millman Mews. To reduce the cycle area footprint a two tier 'Josta' system rack is proposed as per LBC requirements. These cycle spaces are located within 50m of two staff only entrances / exits.
They will be accessible via improved public realm works within Millman Mews and located behind an access controlled gated entrance. In accordance with BREEAM requirements the cycle parking area will be covered. Staff changing, shower and locker areas will also be provided on the ground floor adjacent to Core 1.

Additionally, a total of 20no Sheffield stands for cycle parking for public visitors and short-stayed staff use is proposed in front of the building on Guilford Street close to the main entrance.



Josta double stacked parking system proposed for staff area

Part east elevation showing service area on Millman Street

5.1 Deliveries and Servicing
A number of alternative servicing options have been considered for CRRDC which have been discussed with LBC within the Pre-Application meetings. Through the detailed analysis of the existing arrangement and the impact of estimated number of new vehicular movements anticipated for CRRDC it is felt that a delivery lay-by on Millman Street is the best proposal. This enables the servicing demands of CRRDC to be accommodated whilst achieving an optimum balance for parking, pedestrian safety and traffic movement as well.

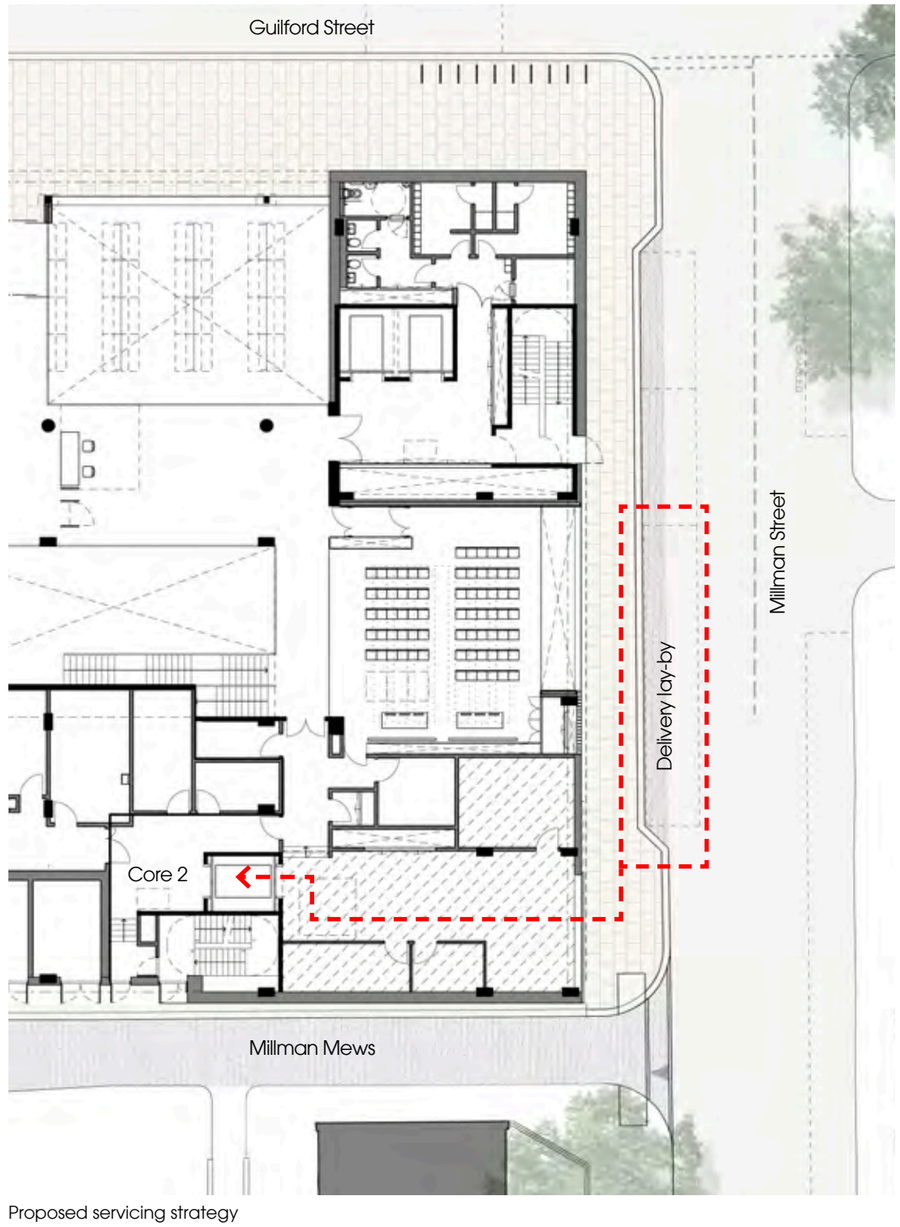
The proposed delivery lay-by will be accommodated adjacent to the building on the west side of Millman Street and will be able to accommodate vehicles up to 10m long including LGVs and medium sized refuse vehicles. This will enable vehicles to park-up and unload /load into the goods receipt area which is located close by on the ground floor plan. The loading bay sliding door will have a video intercom link to the goods receipt office and reception desk to enable entry and egress to be monitored.

5.2 Waste Storage and Collection
The building's waste storage is located in the basement directly under the goods receipt area. It will consist of a large, mechanically ventilated store with an integrated recycling area. The store sits conveniently adjacent to core 2 that serves the goods receipt/loading bay area so that waste bins can be stored in this location before/after the collection. External access to the delivery area is via a large robust sliding metal door on the east elevation, which will allow direct access to the adjacent delivery lay-by on Millman Street.

Collection of the waste by LBC or another contractor is to be agreed; however, at this stage a collection of every two days is assumed. Collection vehicles will be able to park within the delivery lay-by on Millman Street which has direct access to the adjacent goods receipt area. Alternatively, if the collection vehicle chooses to park within Millman Mews the waste bins can be easily wheeled to this location as well. Level access between the store and either collection point will be possible and will allow waste containers to be easily wheeled to/from the vehicle.

All CRRDC users will be encouraged to separate their waste through the provision of compartmentalised waste bins throughout the building. The facilities management team will be responsible to collect and take all refuse to the waste store.

With input from specialists Arup Logistics the refuse storage has been sized to offer appropriate numbers and sizes of containers, for the separation of recyclable, non-recyclable, clinical, chemical and radioactive waste.



Proposed servicing strategy

6.0 Energy and Sustainability

6.1 Overall approach to sustainability

The environmental performance of a building is a key feature to ensuring sustainable development. The proposals for CRRDC have been designed to minimise the impact on its local and global environment. In line with the most efficient approach to reducing the energy consumption (and resulting carbon emissions) from a building, passive and active design measures have been considered before the use of Low and Zero Carbon (LZC) technologies for the project.

A significant carbon saving against the applicable Part L Building Regulations (2013) can be made and will result in an overall reduction in carbon emissions of 36.8%. Additionally, the building will also look to achieve a BREEAM 'Excellent' rating under the current 2014 BREEAM criteria.

The energy efficiency measures that form part of the CRRDC design proposals and contribute to the carbon emissions savings and BREEAM rating are summarised below.

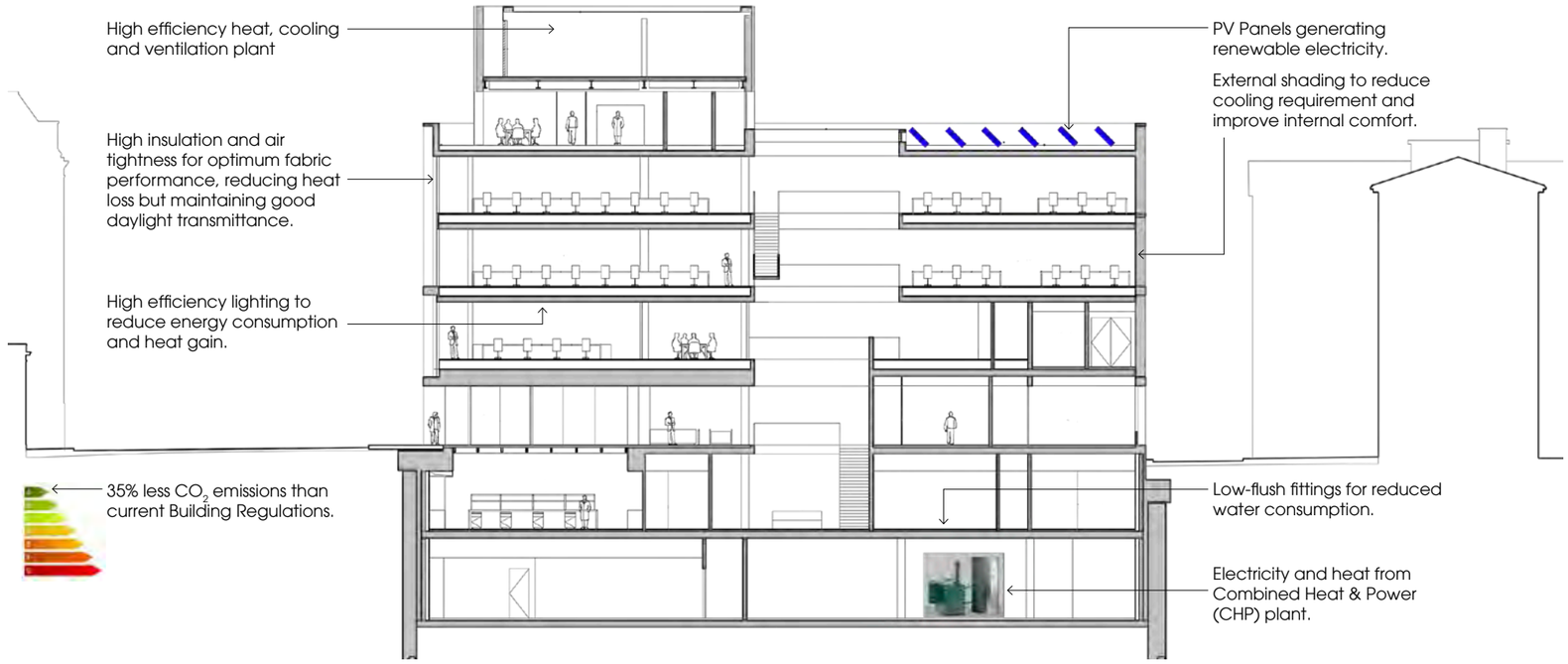
Further information can be found in the accompanying documents that support this planning submission:

— Energy and Sustainability Statement
— BREEAM Pre-Code Assessment
— Biodiversity / Ecology Report.

6.2 Passive Elements

The following passive measures are proposed for the building:

— Fabric performance targets will exceed those of national regulations by between 40-60% to minimise summer cooling loads and winter heating demand.
— A high building envelope performance will be achieved through the use of high levels of insulation and airtight construction methods that reflect best practice. Additionally, the effects of thermal bridging will be reduced through careful design and detailing.
— Facade design (glazing provision, external shading and glass specification) has been optimised through the use of an iterative thermal modelling exercise by the MEPH Engineers, Hoare Lea, to achieve good daylight levels, control solar gain and reduce overheating. This will optimise occupant comfort, also providing good daylight levels and views out.
— The solar gain through openings will be reduced further through the design of deep reveals which provide beneficial shading to limit unwanted summer time heat gain.
— A concrete frame and slabs will be used so that CRRDC has a high thermal mass.
— Ecological enhancements will be targeted in line with the Local Biodiversity Action Plan in order to significantly increase the ecological value of the site. This will include the planting to the ground floor outpatients terrace and the second floor staff terrace.
— A brown roof on the four storey block adjacent to Millman Street and Millman Mews will provide rainwater attenuation, as will the other planted areas.



6.3 Active Elements
The following active measures are proposed for the building:

— Numerous energy-reduction measures will be implemented on the building's fixed building services such as heat recovery and variable speed pumps/fans.
— Considered fume cupboard specification to ensure the best practice energy specification is achieved.
— The building will be specified with intelligent low energy lighting across all areas to reduce carbon emissions.
— The use of a BMS will enable automatic system control to ensure correct operation of the building. Monitoring of the building services systems will assist in maintaining optimum energy consumption through data interrogation and resolution of potential problems.
— The installation of roof mounted PV panels will provide approximately 12.8% of the building's yearly regulated electricity usage.
— Additionally, effective commissioning, seasonal commissioning and Post Occupancy Evaluation if properly managed will further reduce operational energy demand, when combined with a sufficiently detailed metering strategy and BMS system.
— Metering/sub-metering and BMS control strategy to support the Post Occupancy Evaluation process, and ensure the building system can achieve suitable levels of control without being too complicated to use.
— A further review of the building owner's equipment / small power procurement policy may also provide savings in unregulated energy consumption.

6.4 Low and Zero Carbon Technologies
The following Low and Zero Carbon (LZC) Technologies are proposed for the building:

— A Combined Heat and Power (CHP) unit to be located in the basement.
— A total area of 553m^2 Photovoltaic panels will be located on the lower roof on the southern side of the site. They will be located above the brown roof but will sit below the roof parapet and so will not have an impact on skyline views from lower levels.
— Rainwater collected from the roof will be used as a non-potable water source for WC flushing. Coupled with low-flush sanitary ware, this will reduce the building's water consumption.
— To ensure storm water flows are properly attenuated before discharge into public sewer an underground attenuation tank and rainwater harvesting tank will be installed.

6.5 Materials
The proposed building will use a palette of high quality materials within a robust durable construction, making the building inherently sustainable. Waste material during construction will be reduced through careful design and standardisation of façade and other elements such as glazing units.

— Metal
The metal elements, frames and panels will be durable and recyclable.
— Brick
The elevations will use a high quality textured brick which will provide good thermal performance. Brick is a sustainable and durable material with excellent life cycle performance, energy efficiency, high thermal mass and responsible manufacturing.
— Terracotta
Terracotta units are made from 100% natural raw materials and are extremely durable, low maintenance, weatherproof and completely recyclable making them a highly sustainable building material.
— Concrete
Concrete will provide the thermal mass and will use recycled content and secondary aggregate.

6.6 Biodiversity
An ecological assessment has been undertaken, which has established that the site is currently of negligible nature conservation interest. The proposals present an opportunity for significant ecological enhancement to benefit wildlife both within the site and the local area.

Brown Roof
The installation of a brown roof will enhance the local biodiversity and will be installed on top of the larger roof area on the south side of the site under the photovoltaic panels. It is proposed that approximately 293m^2 of brown roof will be installed, equating to 22.8% coverage of the total roof area of the scheme.

Bird and/or bat boxes will also be installed at roof level as advised by the project ecologist.

Overall these measures would represent a significant net gain for biodiversity within the site and the locality, in line with borough and London-wide priorities.

Further information can be found in the accompanying Biodiversity/Ecology report.

6.7 BREEAM
The Camden Planning Development Policy DP 22 identifies a minimum BREEAM rating of 'Excellent' is achieved. It also identifies a requirement for minimum standards to be achieved in Water, Energy and Materials sections. They are 60%, 60% and 40% respectively.

The proposed scheme requires a BREEAM Bespoke assessment due to the various usage types within the building. A BREEAM Pre-Assessment has been carried out, and a score of 74.32% has been achieved which does equate to an 'Excellent' rating. The aforementioned percentage requirements can also be met.

Further information can be found in the accompanying BREEAM Pre-Code Assessment document.

7.0 Accessibility

7.1 Introduction
This document sets out the process adopted to create an accessible and inclusive environment within the Centre for Research into Rare Disease in Children (CRRDC).

7.1.1 Context
Documents which relate to access and inclusivity which are developed under a document hierarchy as follows:

— Access Statement (this document)
A detailed document containing expanded descriptions explaining how the strategy has been implemented in the individual schemes.

— 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.

7.1.2 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 CABE (at the Design Council) guidance and addresses the items set out below, 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 polices and procedures to be adopted to enhance and maintain accessibility.

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

The areas covered in the building include entrances, horizontal and vertical circulation, facilities and sanitary accommodation. At this stage, the statement does not cover operational aspects in detail, but it identifies and comments on areas where management procedures are likely to be required to ensure good accessibility.

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

This Access Statement is based on, and should be read in conjunction with, the submitted scheme drawings and information provided by Stanton Williams Architects.

7.1.3 Role of Access Consultant
The access consultant has been actively involved in the preparation of the submitted proposals. The role of the access consultant is to advise the design team and appraise elements of the design at the relevant stages of the design process to ensure that the best possible level of access is achieved and that the proposals meet relevant legislation, the S106 Agreement requirements and recognised good practice guidance. The consultant also provides recommendations about measures that can be incorporated within the scheme to facilitate access and use by disabled people.

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

7.1.4 Criteria for assessment and design guidance references
The following documents and guidance have informed the proposals and are referenced where appropriate:

— GLA, Accessible London: Achieving an Inclusive Environment, April 2004;
— Building Regulations Part K, Approved Document K, 2004 edition (incorporating the 2013 amendments);
— Building Regulations Part M, Approved Document M, 2004 edition (incorporating the 2010 and 2013 amendments);
— British Standard BS8300:2010A Design of buildings and their approaches to meet the needs of disabled people – Code of Practice;
— British Standard BS9999:2008 Code of practice for fire safety in the design, management and use of buildings;
— DETR, Parking for Disabled People, Traffic Advisory Leaflet 5/95, 1995;
— Other currently recognised good practice design guidance including Sign Design Guide, (SDS, 2000); Guidance on the use of Tactile Paving (UK, DETR), Inclusive Mobility (DoT); Designing for Accessibility (CAE, 2004), The Access Manual, (Blackwell, 2006) and Manual for Streets (DfT and DCLG 2007).

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of this and its neighbouring buildings.

Wherever possible, the design team have gone beyond the minimum requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M. This will assist the occupier(s) in meeting its/their duties under the Equality Act 2010.

7.1.5 Factors contributing to accessibility
This Access Statement considers accessibility at an early stage in the design. Detailed design issues such as fixtures, fittings, street furniture, play equipment, lighting, communication systems, management and other issues which contribute to the accessibility of the services and facilities provided will need to be considered in the future.

The individual needs of visitors cannot always be known in advance, thus it is acknowledged that further adjustments to estate management policy or procedure or to the physical features of the building and landscaping may become necessary. However, it is the intention of the design team to ensure that the need for further physical alterations and cost implication of this is reduced to a minimum.

Further details are provided in the full assessment of the proposals set out in Section 7.2.

7.2 Scheme Proposal

7. 2.1 Description
The proposed building consists of a variety of functions which are spread over the eight levels of the building. The public areas are located on the ground and first floors within the Outpatients areas of the building. The remaining research areas are private and accessible for Great Ormond Street Hospital (GOSH) and University College London (UCL) employees.

7.2.2 Parking
One accessible space for staff use and 6 accessible spaces for Outpatients will be provided as a part of the scheme.

7.2.3 Entrances and exits
The CRRDC is accessed via the main front entrance from Guilford Street, which will be level.

A secondary entrance exists via Millman Mews into Core 2 which has a change in level of approximately 1 metre.

Core 4 to the east of the building is also a secondary entrance/exit and has a change in level of approximately 370mm

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.

7.2.4 Threshold Treatments
All external paving thresholds will be flush, with no more than a 5mm level change, and joints of no more than 10mm wide. Outside/inside thresholds will be no more than 15mm. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

7.2.5 Vertical Circulation, Cores – Lifts & Stairs
There are 4 main cores, servicing the building.

— **Core 1** to the east of the building contains two 13 person lifts and stairs which address the lower ground floors and one of the pair of lifts also accesses the roof plant area.
— **Core 2** contains one 13 person lifts and a staircase. The lift addresses the Ground, Lower Ground, Basement and First Floor and is predominantly a goods lift. The stairs also address first to basement and is predominantly an escape stair with some accommodation use by staff.
— **Core 3** contains a pair of 13 person passenger lifts which are for the movement of Outpatients between the Ground and the First Floor. The stairs associated with these lifts are internal accommodation stairs which are located to the north of the lifts in an open void area between floors.

— **Core 4** to the east of the building is predominantly an escape stair with some accommodation use by staff and connects all floors from Basement to 5th floor plant rooms.

There is a further flight of stairs in the central void area which addresses Ground to Lower Ground and Ground to 1st and 2nd. A further spiral stair offers an accommodation stair between second and third.

One lift will be fire fighting.

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

All staircases will fully meet all aspects of Part M of the Building Regulations and BS8300:2010A guidelines for use by people with ambulant and visual disabilities. The stairs are clearly articulated within the building cores and within immediate proximity to the lifts.

7.2.6 Doors
All main accessible entrance doors will provide a minimum clear opening width of 800mm (1000mm for external entrances) and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.

Air pressure differentials can sometimes make the doors difficult to open. In this eventuality, automated entrance doors will be utilised.

7.2.7 Floor Finishes
Floor finishes in public areas will provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004

7.2.8 Hearing Assistance

— Reception
The reception areas will be fitted with induction loop facilities.

— Seminar room
Seminar room on the ground floor of the research facilities and any meeting rooms will be fitted with an induction loop facility.

Interview and other outpatient facilities will be provided with a portable induction loop system so that individual needs can be accommodated.

7.2.9 Sanitary Accommodation
Accessible toilet accommodation, including specific cubicles for people with ambulant disabilities, has been provided throughout the core of the building on every floor.

More specifically;
— The Basement floor's only WC will be accessible
— The Lower Ground floor will have an accessible WC in the south east and south west corners to allow for a maximum travel distance of 40 metres.
— The Ground floor will have an accessible WC in Core 1, a Changing places WC in the Outpatient's department and an accessible WC/Shower next to Core 1.
— The first floor will have an accessible WC for research staff, and a changing places WC and accessible WC in the Outpatient's area.
— The second and third floors will have two accessible WCs
— The fourth floor will have an accessible WC in the western Core 1 location. While this will result in a travel distance of over 40 metres from the clean corridor – the clean rooms do not form part of a permanent workspace location. There are two labs at the eastern end of the building which are approximately 50 metres from the accessible WC but there are very few doors on this route and therefore this is felt to be acceptable.

These WCs, when there are two on a floor, will generally be handed to provide one left and one right handed per floor.

7.2.10 Escape Arrangements
Areas of refuge to, BS9999:2008 Code of practice for fire safety in the design, management and use of buildings to accommodate disabled people have been provided at all levels within the core designs.

Management procedures will be put in place by the operator 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.

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.

Visual fire alarms will be included in accessible WCs and where other WCs are cubiclised they will have individual visual fire alarm beacons in accordance with Part M requirements.

7.2.11 General Details
Details of the following areas and how they will be made accessible shall be addressed as the scheme develops and form part of any Building Regulations Submission:

- decoration
- lighting
- service counters
- sanitaryware selection and layouts
- fire alarm details
- lift details
- toilet layout details
- signage
- furniture selection
- kitchen layout

In addition, section 7.3 of this statement sets out the management issues which estate staff should be aware of to ensure access is achieved and maintained.

7.3 Management issues
The following management issues will be brought to the attention of relevant parties to ensure that access is achieved and maintained:

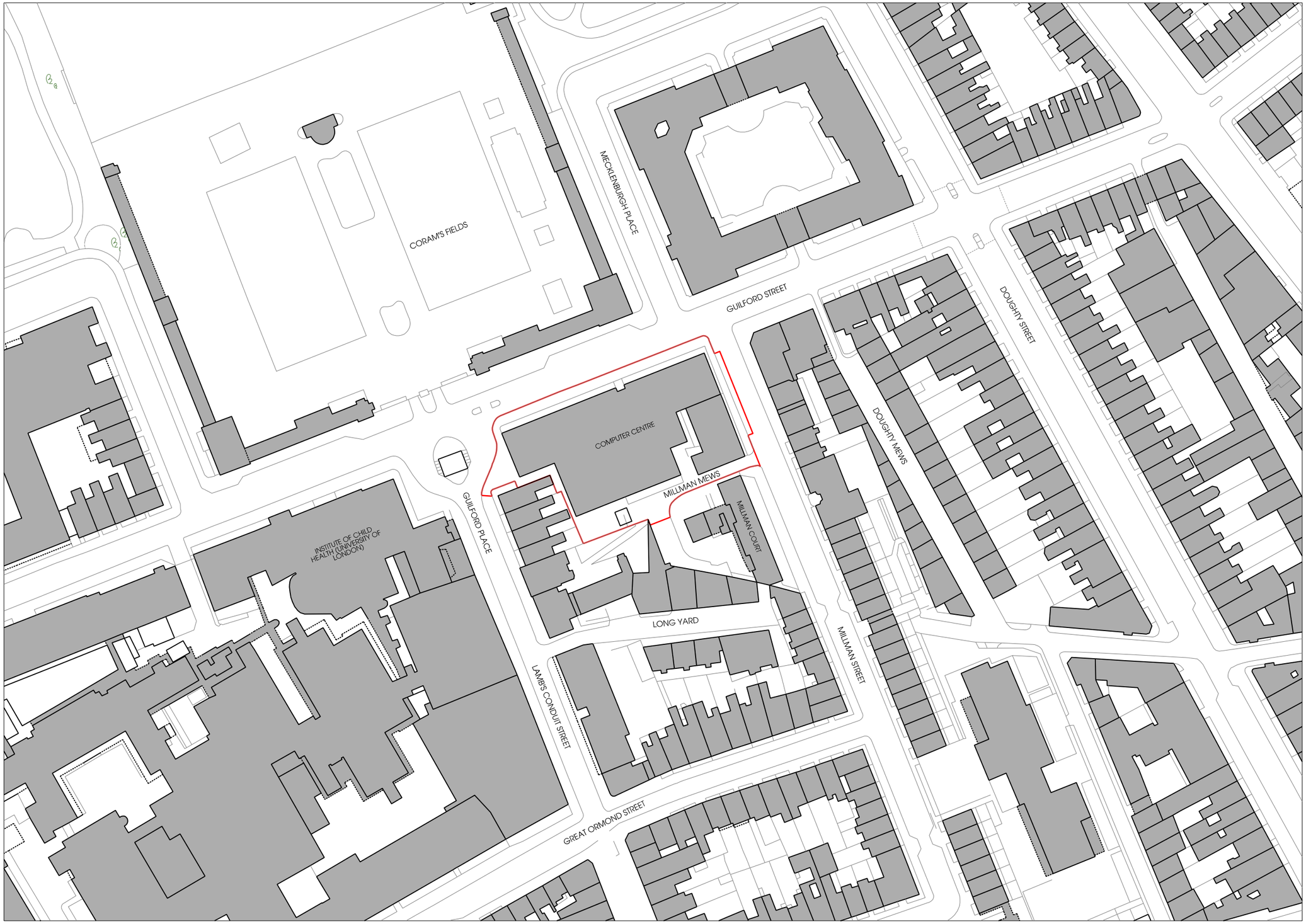
— external routes – keep in good repair and free of obstructions and leaves, ice, snow and surface water;
— doors – adjustment of door closers; ironmongery to be kept in good working order;
— horizontal circulation – keep routes free from obstructions and furniture layouts/ seating arrangements accessible;
— 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 1
Planning Drawings

1: Architectural Drawings

This appendix includes the architectural Planning drawings as listed below:

Drawing No.	Revision	Drawing Title
464_PL-001	0	Location Plan
464_PL-050	0	Existing Site Plan
464_PL-060	0	Existing Context North and East Elevations
464_PL-061	0	Existing Context South and West Elevations
464_PL-070	0	Existing North Elevation
464_PL-071	0	Existing East Elevation
464_PL-072	0	Existing South Elevation
464_PL-073	0	Existing West Elevation
464_PL-100	0	Proposed Site Plan
464_PL-200	0	Proposed Basement Floor Plan
464_PL-201	0	Proposed Lower Ground Floor Plan
464_PL-202	0	Proposed Ground Floor Plan
464_PL-203	0	Proposed First Floor Plan
464_PL-204	0	Proposed Second Floor Plan
464_PL-205	0	Proposed Third Floor Plan
464_PL-206	0	Proposed Fourth Floor Plan
464_PL-207	0	Proposed Fifth Floor Plan
464_PL-208	0	Proposed Roof Plan
464_PL-215	0	Proposed Context North and East Elevations
464_PL-216	0	Proposed Context South and West Elevations
464_PL-220	0	Proposed North Elevation
464_PL-221	0	Proposed East Elevation
464_PL-222	0	Proposed South Elevation
464_PL-223	0	Proposed West Elevation
464_PL-224	0	Proposed West Elevation (terraces removed)
464_PL-250	0	Proposed Section AA
464_PL-251	0	Proposed Section BB
464_PL-252	0	Proposed Section CC
464_PL-300	0	Typical Bay Study North Elevation through Workspaces
464_PL-301	0	Typical Bay Study East Elevation



Notes

Contractor to check all dimensions on site. Do not scale from this drawing. Stanton Williams to be advised of any variation between the drawings and site conditions.

To be read in conjunction with the specification and all relevant drawings.

Key

Site boundary

Revision	Date	Description
0	05.09.14	Issued for Planning

Location

0 50m (1:1250)

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STANTON WILLIAMS

Project
Centre for Research into Rare Disease in Children at Great Ormond Street Hospital

Drawing Title
Location Plan

Date	Scale @ A3	Status
05.09.2014	1:1250	Planning

Drawn	Checked	Approved
EM	KI	GH

Project No.	Drawing No.	Revision
464	PL_001	0